

Archaeology England

Moat Bank Barns, Moat Bank, Lichfield, Staffordshire,

Archaeological Building Recording
(Level 2)



By
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Archaeology England

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Non-technical summary

This report results from work undertaken by Archaeology England Ltd (AE) on behalf of Nicky Alsop at Moat Bank Barns, Moat Bank, Lichfield, Staffordshire, WS14 0AY at the request of Lichfield District Council (LDC). The site is centred on grid reference SK 08765 06745. The report details the results of a Level 2 Building Survey that took place to adequately record any features of historical or architectural interest prior to the barn conversion to form a 3-bedroom dwelling together with the formation of a double garage to the north east of the existing barns. The relevant LDC planning application number is LDC Application No: 20/00055/COU).

The building survey identified four distinct phases of construction of the existing Moat Bank Barns. The Main Barn in the north wing, probably originally a threshing barn and grain store, is the earliest surviving part of the complex. Documentary evidence indicates that there was a settlement at Moat Bank from at least the 16th century and the roof timbers in the central and eastern end of the barn could have a late medieval origin. At this time the barn may have been half timbered with a sandstone foundation to the walls. The current brick structure dates from circa the mid-18th century, albeit modified and substantially repaired during the early 20th century. The Tithe map of 1845 indicates that this barn formed part of a regular 'U' shaped courtyard farmstead by that time. In 1865 Moat Bank House was owned by the master of the fledgling South Staffordshire Hunt and was the location for the hunt's first dog kennels as well as a stud for racing horses. This seems to have resulted in a substantial re-building of the east wing of the barns to provide purpose-built accommodation for the dogs and horses. This included a rebuilt barn appended to the east gable of the main barn, replacing an earlier building on the site but apparently re-using some of the original roof timbers. The east wing was also re-built, along with the provision of two attached enclosed courtyards constructed in Staffordshire blue brick with blue brick floors. Modern 20th century alterations include the construction of a brick garage within the southern courtyard and the partition and subdivision of spaces within the main barn and the east wing.

The historic structure of the building survives well. However, mid – late 20th alterations and additions have created a cluttered appearance within the courtyard, with obstructed views of the south and west facing elevations. Original fixtures or fittings include metal fastenings in the walls, a hayloft and grain chute in the main barn, a louvered beehive vent to the apex of the east wing roof, batten and ledged and stable doors and window shutters, and an early well-preserved king post truss roof structure to the main barn.

All work was undertaken to the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2019) as set by the Chartered Institute for Archaeologists (CIfA).

1 Introduction

1.1 Location and scope of work

1.1.1 In February 2021 AE was commissioned by Nicky Alsop to carry out a programme of Archaeological Building Recording, Level 2, to be undertaken in association with the Barn conversion to form a 3-bedroom dwelling at Moat Bank Barns, Moat Bank, Lichfield, Staffordshire, WS14 0AY (Figure 1). The relevant LDC planning application number is LDC Application No: 20/00055/COU.

1.1.2 The recommendation for a level 2 building survey was laid out in a letter from Staffordshire Historic Environment Advisory Service (SHEAS) to LDC, dated 18th August 2020, which states:

it is recommended that a programme of historic building recording is required in advance of the proposed works. This should take the form of a Level 2 historic building record (as outlined in the Historic England document 'Understanding Historic Buildings)' of the buildings to be converted in advance of conversion works commencing and should utilise the existing architect's plans where possible- these should be checked and annotated on site.

The above recording works should be undertaken by a suitably experienced archaeologist/heritage professional working to the Chartered Institute for Archaeologists code of conduct and their relevant standards and guidance or equivalent.

Planning permission was duly granted for the proposed development (LDC Application No: 20/00055/COU) with an archaeological condition (Condition 3) attached as follows:

3. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.

The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under the above condition.

The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under the condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that the development does not impact on potential archaeological assets and to conform to NR5 of the Lichfield Local Plan Strategy.

- 1.1.3 As a consequence, a Written Scheme of Investigation (WSI) was prepared by John Davey (AE) prior to the work taking place (Appendix III). This was subsequently approved by SHEAS in their role as archaeological advisors to LDC.
- 1.1.4 The purpose of the archaeological mitigation is to provide the local planning authority with sufficient information regarding the nature of the remains on the site of the development, the requirements for which are set out within Policy 16 (paras. 189, 199, etc. of the NPPF (2019 updated version) and relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015). The work is to ensure that all archaeological and historical components of the affected buildings are fully investigated and recorded if they are disturbed or revealed as a result of activities associated with the development.
- 1.1.5 The building recording was undertaken by Dr Susan Stratton on 1ST March 2021. The project was managed by Dr John Davey MCIfA (AE).
- 1.1.6 All work was undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AE is a Registered Organisation with the CIfA.

1.2 Topography and Geology

The proposed development site comprises a collection of unused barns located within the curtilage of Moat Bank House, Moat Bank, Lichfield, Staffordshire, WS14 0AY (Figure 1). The development will comprise a barn conversion to form a 3-bedroom dwelling together with the formation of a double garage to the north east of the existing barns.

The underlying bedrock of the area comprises Sandstone, Pebbly (gravelly), of the Helsby Sandstone Formation - Sedimentary Bedrock formed approximately 242 to 247 million years ago in the Triassic Period. Local environment previously dominated by rivers (BGS 2020).

2 Methodology

- 2.1.1 An Historic England Level 2 Building Survey is a descriptive record. Its primary objective is to describe and record, by means of high-resolution digital photography, all of the key internal and external components of the affected building so that a permanent record survives prior to works. Plans and Elevations were provided by the Client, checked onsite and modified if necessary (Figures 3 and 4).
- 2.1.2 The research and investigation into the building and its setting has included an examination of primary and secondary sources, including information provided by SHEAS

and Historic England on designated historic and archaeological assets, all relevant archaeological reports on works undertaken on the site and in the area, aerial photographic evidence, historic mapping, place name evidence and all relevant sources held online in local, regional and national archives.

- 2.1.3 The Level 2 Building Survey was undertaken by Dr. Susan Stratton (AE) a suitably experienced Building Recording Archaeologist who can understand and interpret the structure and record the important details. The survey was undertaken prior to any development works on the structure. The building was complete, unoccupied and in reasonable condition.
- 2.1.4 Full access was possible to all parts of the building included in the application area, both externally and internally. It was not possible to access the private residence of Moat Bank Cottage which now forms the west wing of the courtyard complex. It was also not possible to access some modern buildings within the complex that fall outside of the application area. Descriptive records were made, and photographs taken, in high-resolution digital format, of the historic structure. Plans were provided by the client.
- 2.1.5 The work has been completed in accordance with the ClfA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2019) and to a standard equivalent to *Historic England Level 2 Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

3 Archaeological and Historical Background

3.1 Documentary Research

- 3.1.1 The grade II listed Moat Bank House (LB 1188327) approximately 10m east of the barns, is located 2.4 miles southwest of Lichfield just off Moat Bank Lane, a tertiary route linking the A5 Wall Bypass and Walsall Road. The property is located to the north of Moat Bank Lane and is accessed via a single-track road leading to a cluster of buildings, comprising of Moat Bank House to the east and Moat Bank Cottage to the west. These form the established residential properties.
- 3.1.2 Immediately to the north of the barns is a stretch of open grass land which borders an area of deciduous woodland. Beyond the woodland, agricultural land encompasses the north and east boundaries. To the south is Moat Bank lane a single-track lane which dog legs along the south and west boundaries providing access to stables and No.2 residential properties.
- 3.1.3 The existing collection of barns have an area of 189sqm (Figures 2-4) centred on NGR SK 08765 06745.
- 3.1.4 The extant barns at the site conform with the layout of the barns shown on the 1884 OS 1:2500 scale County Series map of Staffordshire and they must therefore pre-date 1884.

3.1.5 Moat Bank House is a grade II listed Farmhouse (LB 1188327). The Historic England listing description describes it as follows:

Farmhouse. Late C18 over possibly earlier core with mid-C19 and C20 alterations. Red brick, part rendered. Hipped tile roof; end stack to left. Three-storey, four-window front; exposed brickwork to right and larger part of two windows. Segmental-head casements of two lights to left and 3 to right; single, small, central window to top storey. Entrance at left side of exposed brick part but centre of building; C20 pedimented porch on columns to C18 moulded surround and overlight, C20 panelled door. Rendered part to left of two windows, closely spaced segmental-head casements; lean-to on left end. Wing to rear may contain earlier core.

3.1.6 The Staffordshire Historic Environment Record (HER) records that the building proposed for conversion forms part of Moat Bank Farm (sic), an isolated farmstead laid out around a regular U-plan courtyard with detached farmhouse. The farmstead may have been extant by at least the later 18th century, if not earlier. The HER records Moat Bank House as a late 18th century farmhouse, possibly built around an earlier core.

3.1.7 The HER records a great deal of Romano British activity in the wider area, presumably associated with the scheduled Romano British town of Letocetum (Wall) approx. 630m to the east and the Roman road, Watling Street, approx. 200m to the south. Such activity includes cropmarks which were originally thought to be a Roman marching camp but is now thought to be the remains of a Roman cemetery approx. 220m to the east, a possible cremation cemetery, approx. 450m to the southeast, and various Romano British findspots. In addition, the site of a possible medieval moat, which may have given Moat Bank its name, is located approx. 350m to the southeast.

3.1.8 The Staffordshire Historic Farmsteads & Landscape Character study lists Moat Bank Barns as having a Regular Courtyard 'U' shaped plan; isolated from settlement and detached from their farmhouse; of medium scale and displaying very little change to its plan from the late 19th century. The Barns are located within the National Landscape Character Area (NCA) 67 (Cannock Chase and Cank Wood) where 78% of farmsteads are isolated, 20% survive with little change from the late 19th century; 37% are detached from their associated farmhouse and 9.6% are of the Regular Courtyard 'U' shaped plan (Edwards and Lake, 2012). This type of plan is characterised as consisting of a series of buildings arranged around a yard, all interlinked, often with the open end of the yard facing towards the south and east. These types of farmstead mostly arise from 18th and 19th century farm amalgamation and improvement and are most common in the SE and SW parts of the county (ibid, 4-8).

3.1.9 Farming in Staffordshire was in recovery from 1740 onwards, initially due to a rise in larger tenant farmers and Yeomen occupiers. Farming practices were also improved which in turn allowed improvements in the provision of farm buildings. Pitt (1796) reproduced plans for farm buildings set in ranges to either two or three sides of a yard. Enclosures further accelerated the process from c.1800 and there was a further rise in demand due to the Napoleonic Wars (1793-1815). Large scale rebuilding of farm buildings occurred from the mid-19th century as Landlords became responsible for the provision of

buildings due to rising building costs. These farms were often re-built in new, centrally located sites (Edwards and Lake, 2012, 26-7).

3.1.10 The typical farmstead contained cattle yards and areas for stacking corn, hay etc, gardens and enclosures for milking and sorting livestock. Barns were the dominant building on a farmstead. A barn for storing and processing the harvested corn crop over winter was the basic requirement of most farms. Corn could also be stacked in a yard next to the barn. Corn was threshed on a threshing floor and the resulting grain stored in the barn or sometimes, the farmhouse. Barns are multifunctional, sub-divided with partitions and floors to allow both the housing of cattle and the corn crop and other produce. Straw would be taken from the barn to the cattle yards and stables for bedding. The resulting manure would then be loaded on to carts and distributed back over the fields. Ancillary buildings developed around cattle yards, most commonly open fronted shelter sheds and cow houses. Internal cattle yards typically face south and east to capture light and warmth from the sun. Openings were concentrated on the yard sides of buildings. Typical smaller ancillary buildings included cart sheds and stables etc which would typically face routes and tracks (ibid, 19-20).

3.1.11 The Victoria County History of Staffordshire indicates that Moat Bank already existed as a settlement by the end of the 16th century, with the name being derived from a rabbit warren there. Lord Henry Paget (later 4th marquess of Anglesey), first master of the South Staffordshire Hunt, established in 1865, built the hunt's first stables and kennels at Moat Bank House, and established a stud for racehorses there. In 1873 the kennels were moved to Fosseyway Court in Pipehill (Greenslade, 1990).

3.2 Map Regression

3.2.1 A historic map regression of the building and its immediacies is included below to provide further information on the building and its surrounding's development over time.

Parish of Lichfield St Michael Tithe Map, 1845

3.2.2 The 1845 Tithe Map shows that Moat Bank Barns were already in existence at that time. Although the survey is not entirely accurate, it already consisted of a complete 'U' shaped regular courtyard plan. Nevertheless, there is some demarcation indicated in the buildings suggesting that the North and West 'L' shaped ranges may have been a separate phase of structures from the east range. Furthermore, the north facing elevation of the north wing appears to be continuous rather than the stepped frontage of today. Whilst the accuracy of the Tithe Map is not great enough to be certain, it is possible that the original east wing was demolished to be replaced at some point after 1845. The presence on the tithe map of a building at an angle at the south end of the east wing, gone by the 1st edition OS map of 1884, might support the theory that major alterations to the east wing were undertaken in the intervening period. Furthermore, a separate small square building is shown detached from and south of the south end of the west range. There is also a pond depicted to the NE of Moat Bank House.

3.2.3 The associated Tithe Award (Staffordshire Record Office ref: B/A/15/422) indicates that Moat Bank was owned and occupied by Thomas Bradburne at that time. Mary

Bradburne was the owner of the field to the south and east of the farm, known as 'part of House Croft'. The Bradburnes also had family connections with Fossey Court and Pipehill House in the neighbouring Hamlet of Pipehill. The kennels of the South Staffordshire Hunt were moved from Moat Bank to Fossey Court in 1873 (Greenslade, 1990).

3.2.4 The tithes from Moat Bank formed part of the Prebend of Weeford.

OS County Series, Staffordshire, First Edition, 1884, originally printed at 1:2500

3.2.5 This detailed historic OS plan accurately depicts the layout of the building for the first time and clearly shows the regular courtyard 'U' shaped plan structure of the main buildings arranged around a courtyard open to the south, with the main house detached to the east. The main house has been extended to incorporate both former detached buildings into a single large house. There is some suggestion from the map that the Barn buildings may have had a previous incarnation as an 'L' shaped range covering the North and West sides of the current courtyard, and that the east range was added later to complete the current 'U' shaped plan. The detached square outbuilding depicted on the tithe map to the south of the west range has gone by this time. Three enclosed yards are also depicted on the 1884 map, including the current walled courtyard to the east of the main range and one within the central courtyard now partly enclosed and used as a garage. Smaller structures and small pens are also shown appended to the northern end of the west facing external elevation of the main range. The size and position of these structures is consistent with their being stairs leading to a hay loft at the west end of the main barn. The pond to the NE of Moat Bank House has gone and has been replaced by a small outbuilding approximately 50m NE of the house.

It is also clear from this map that Moat Bank House was extraordinarily well appointed in terms of communications links during the late 19th century. The barns lay just over 200m north of Watling Street and approximately 300m SE of a wharf on the Wyrley and Essington Canal, which linked Lichfield to the Birmingham Canal at Wolverhampton and was opened in 1797. Furthermore, the barns were located approximately 1.3km from Hammerwich station on the South Staffordshire Railway line, operational from 1849.

OS County Series, Staffordshire, Second Edition, 1902, originally printed at 1:2500

3.2.6 No discernible change to the barns from the previous map. A new glass house has been built approximately 50m NE of the main house.

OS County Series, Staffordshire, Third Edition, 1923, originally printed at 1:2500

3.2.7 Little discernible change to the barns from the previous map, other than a small enclosure has been added to the south end of the east range at a 45° angle to the main range. Other small enclosures within the yard have been removed as have the small structures, possibly stairs, against the west facing elevation of the main barn.

OS Plan, 1963-5, originally printed at 1:2500

- 3.2.8 There is little discernible change visible on this map. The southern end of the west range of the barns has been converted to residential use and called 'Moat Bank Cottage'. Furthermore, the access lane serving the north side of the barns has been constructed. This new access lane terminated at a small square building to the north of the main house.

OS Plan, 1975, 1:2,500

- 3.2.9 Further small enclosures have been added in association with Moat Bank Cottage.
- Readily available maps dating from later than 1975 are not of sufficient scale to document subsequent alterations to the buildings.

4 Building Recording

4.1 General

- 4.1.1 The barns sit within a U-shape collection of buildings. The buildings either side of the proposed development are used as private residential properties. The barns are of single skin brick walls with clay tile roofs. A tall hay barn is central to the formation and flanked either side by smaller buildings. The barns have been altered and extended over many decades as the needs of the owners changed, today they no longer function as farm buildings. With their ever-increasing degradations the barns have fallen into disrepair only a small area is now used to for the storage of a vehicle.
- 4.1.2 A detailed description of the building's exterior and interior rooms as observed during the site visit on the 1st March 2021 is given below.

4.2 Building Exterior

Front (North-Facing) Elevation (Figure 4; Plates 1-8)

- 4.2.1 The north-facing elevation is a long façade with a stepped profile comprising four elements. To the east is the north wall of the eastern courtyard, to the west of this is the north elevation of the dog kennels. The dominant element is the north facing elevation of the main barn, with the north wall of Moat Bank Cottage at the west end. Apart from the latter, which is rendered, the north facing elevation is constructed entirely in brick with plain tile roof covering (Plate 1).
- 4.2.2 The north wall of the courtyard (plate 2) is constructed in Staffordshire Blue Brick laid in a stretcher bond with occasional headers. The bricks measure 0.23m x 0.11m x 0.07m and are bonded with a pink lime mortar. The wall measures 7m long x 2.7m high and has a single centrally positioned opening for a gate which measures 0.95m wide. The gate piers project slightly and have rounded bricks to the corners. The coping bricks are also rounded. The extensive use of Staffordshire blue brick may indicate a mid-late 19th century date for this courtyard wall. It is shown on historic maps dating from 1884

onwards. The wall is not keyed into the dog kennels to the west suggesting that it is later than the east range of the barns.

4.2.3 The north facing elevation of the dog kennels lies to the west of the eastern courtyard wall (plate 3). It is of a single storey and constructed in red brick with a plain ceramic tile roof with ornamental ridge tiles and a decorative ceramic finial to the apex of the east gable. The brickwork is laid in a mixture of stretcher bond and Flemish bond. While there is no obvious or clear-cut demarcation of the two types of bond, stretcher bond does seem to be more dominant around the door opening and in the upper two courses below the roof line. However, even in areas where Flemish bond is more prevalent, there are patches laid in an irregular stretcher bond. Part of the reason for this variation may be because the bricks are of varying sizes (commonly circa 0.21m x 0.11m x 0.06m), with potentially re-used from an earlier structure. The bonding material is a cream-coloured lime mortar.

This elevation currently has three openings; one for a door positioned slightly off centre to the west. And two for windows either side of the door. However there have been a number of alterations to the openings over the life of the building. The door opening is 1.1m wide and 1.95m high with plain wooden jambs and lintel painted black. However, it is clear from the brickwork that the door opening was originally slightly wider to the east, now partially and crudely blocked. Above the modern lintel is a shallow segmental arch with brick voussoirs and infilled with blockwork. The brick voussoirs are bonded or re-pointed with cement, but the span conforms to that of the original opening rather than that of the modern partially blocked opening.

The window opening to the west of the door is original. It measures 0.9m x 0.4m and contains a plain wooden mullion frame. There is a matching opening, now blocked to the east of the door. This former opening is blocked with Staffordshire blue brick similar to that used in the eastern courtyard wall. The modern window opening to the east of the door sits below the blocked original. It is slightly larger than the original but also contains a plain wooden mullion frame painted white. There is a single Staffordshire blue brick header east of this modern opening that cuts across two brick courses suggesting it may be blocking a former slit opening or the location of a former external fitting.

The north facing external wall of the dog kennel is not keyed into the east facing gable of the main barn, suggesting that the dog kennels are later than the barn. The former kennels are also set back from the main barn by approximately 1m.

4.2.4 The north facing elevation of the main barn lies to the west of the dog kennels and projects forward by approximately 1m (plate 4). The wall is constructed in red brick with plain ceramic roof tiles. The east gable end has a brick parapet whereas the west gable does not. There is a disparity between the west and east ends of this wall. The wall to the west of the central double doors has a higher proportion of Staffordshire blue brick bricks and no evidence for blocked slit windows, Whereas the wall east of the double doors is largely in hand made red brick and contains a several alternating rows of blocked slit openings each measuring one header's width by three brick courses high. These slits have subsequently been blocked with Staffordshire blue brick. The western half of the wall

appears to be later than, suggesting that there may have been a partial collapse and reconstruction at some point in the mid-19th-early 20th centuries.

The re-constructed western half of the wall has some evidence for horizontal variation in the brickwork indicating that the lower part of the wall may be original (plate 5). The lower section the wall is constructed using a thin hand-made red brick measuring 0.25m x 0.11m x 0.06m and bonded with a soft sandy lime mortar. The upper section on the west side is markedly different and clearly more recent. It comprises slightly larger bricks, including some blue brick of a similar size to those used in the courtyard wall laid in a combination of English bond and stretcher bond, pointed with cement. This later lift is keyed into the main opening for the barn doors whereas the lower and eastern lifts are not (plate 6). Furthermore, this upper west lift is keyed in with alterations to the roof visible in the west facing elevation discussed below.

There are two openings for doors in the north facing elevation of the main barn, both potentially representing later insertions. The opening for the central double barn doors measures approximately 3.4m wide by 3.55m high. The brick jambs are clearly a later insertion and comprise the potentially mid-late 19th century Staffordshire blue bricks identified in the courtyard wall (plate 7). They are only properly keyed in on the upper west side of the opening indicating that the western part of the wall was re-built while the opening was modified or created. The smaller opening in the eastern bay of the main barn is similar in size to that in the north wall of the dog kennels (approximately 1.1m wide x 1.9m high). This opening has plain wooden door jambs and lintels painted black and contains a batten and ledged door painted black with iron fittings.

The north facing elevation of Moat Bank Cottage (plate 8), to the west of the main barn is in private ownership and access was not available. This collection of buildings forms the west wing of the former barn buildings. Those visible at the north end are modern 20th century additions.

East-Facing External Elevation (Figure 4; plates 9-19)

- 4.2.5 The east facing external elevation of the barns comprises a number of different elements which include the east facing wall of the courtyard (plate 9), the east facing gable end of the dog kennels, (plate 10) with the east facing gable end of the main barn partially obscured and set back from it (plates 11 & 12), and the east facing wall of the east range (plates 13-15). All walls are constructed in brick and all roof coverings are in plain tile.
- 4.2.6 The east wall of the courtyard (plate 9) is constructed in Staffordshire Blue Brick laid in a stretcher bond with occasional headers. The bricks measure 0.23m x 0.11m x 0.07m and are bonded with a pink lime mortar. The wall measures just over 8m long x 1.45m high and has three equally spaced projecting brick piers with rounded bricks to the corners. The coping bricks are also rounded.
- 4.2.7 The east facing gable end of the dog kennels It is of two storeys and constructed in red brick with an ornamental projecting stepped brick verge to the roof line and a decorative ceramic finial capping the apex (plate 10). The brickwork is laid in a type of English Garden bond for the main body of the wall and in Common bond within the gable itself.

Nevertheless, the brickwork appears to be of a single phase and the bricks of a single size (commonly circa 0.21m x 0.11m x 0.07m). The bonding material is a cream-coloured lime mortar.

- 4.2.8 This section of the elevation currently has two openings; one for a door positioned off centre to the south, and one for a window centrally positioned to the first floor within the gable. Both openings are unmodified and of a single phase and are topped with shallow segmental arches with brick voussoirs laid as headers. The frames are plain wood, painted black, they may not be original as the space below the arches is blocked with modern laminated panel or similar painted black (plate 16). The panel above the door bears a centrally mounted horseshoe. The door frame measures 2.1m x 1.13m containing a battened stable door (plate 17), and the window has a three panelled wooden mullion frame, both painted black.
- 4.2.9 The east facing gable end of the main barn is mostly obscured by that of the dog kennel. Nevertheless, the upper section of the gable and brick parapet is visible. The parapet springs from a sandstone corbel on the south side of the gable only (plate 11). The parapet is topped with a single projecting stretcher course and a single header course. The pattern of weathering on the face of the bricks that make up the gable wall may suggest that there was an earlier building adjoining the east end of the main barn prior to the construction of the dog kennels, although the evidence is not clear due to recent re-pointing (plate 18).
- 4.2.10 The east facing elevation of the east range is of a single storey constructed in brick with plain tile roof covering. The bricks measure 0.23m x 0.11m x 0.06m are laid with lime mortar in English Garden Bond. The junction of the east range to the dog kennels is mostly obscured by the door frame but it appears that the east range is butting against the south wall of the dog kennels (plate 13). There is a short section of the wall at the south end of the elevation which is not keyed into the main wall and appears to be a later extension (plate 19). The roof tiles measure a consistent 0.17m x 0.1m but appear newer at the southern end. There is a wooden louvered 'beehive' vent on the apex of the ridge at the south end of the roof with a pyramidal cap covered in copper sheet.
- 4.2.11 There are two openings for doors and one for a window in the east facing elevation of the east wing. The northern most door opening (to the stores) now contains a batten and ledged door with diagonal bracing and a plain wooden frame, both painted black. However, this frame appears to be set outside the original opening which is slightly narrower. The southernmost door opening is to the shed, which falls outside of the proposed development area. This opening has a plain wooden frame containing a batten and ledged door, both painted black. The window opening is positioned high in the wall between the two doors, and contains a plain wooden frame painted white with a three-light casement.

South-Facing Elevation (Figure 4, Plates 20-26)

- 4.2.12 The south-facing elevation of the main barn and dog kennels fronts on to the central yard area. To the east is the south wall of the dog kennels (plate 20). To the west is the south

facing elevation of the main barn (plate 21). The elevation is constructed almost entirely in brick with plain tile roof covering.

- 4.2.13 The south facing elevation of the dog kennels is partly obscured by the projecting east range and views are obstructed by a modern brick structure erected within the central yard (plate 20). It is of a single storey and constructed in red brick with a plain ceramic tile roof with ornamental ridge tiles and a decorative ceramic finial capping the apex of the east gable. The brickwork is laid in Flemish bond with bricks measuring 0.21m x 0.11m x 0.06m). The bonding material is a cream-coloured lime mortar. There is a projecting stretcher course below the eaves.

This elevation currently has two openings; one for a centrally positioned door. And one for a small window to the west. The door opening is 0.93m wide and 2m high and contains a wooden stable door with cast iron hinges. The jambs are in brick set back slightly from the elevation and topped with a segmental shallow brick arch. The window opening measures 0.76m high and 0.63m wide and is closed with a painted plain wooden frame containing wooden battened shutter with cast iron hinges (plate 22).

- 4.2.14 The south facing elevation of the main barn lies to the west of the dog kennels and is flush with it, although the dog kennels are not keyed into the main barn and are clearly a later addition (plate 23). The wall is partially obscured by an extensive rabbit run, vegetation, parked cars, the west wing (Moat Bank Cottages) and later yard walls (plate 21). Nevertheless, it is constructed in red brick with plain ceramic roof tiles. The lowest course of bricks can be seen to rest upon a foundation of rubble sandstone at the east end of the wall (plate 26). The east gable end has a brick parapet whereas the west gable has a partial parapet (plate 24). The bricks are laid in an irregular English garden bond with a regular series of slit openings measuring one headers width by three brick courses high. These openings are largely blocked with later blue brick. There has clearly been a great deal of alteration and re-pointing/renovation leading to variations in the above. In particular the construction of the west range, now in private ownership (Moat Bank Cottage) appears to have caused some damage to the west end of the south wall when it was inserted. Furthermore, the north wall of the west wing blocks the slit openings in the south elevation of the main barn. Also, the main central barn doors appear to be a later insertion with blue brick jambs crudely keyed into the older fabric of the wall (plate 25).

The opening for the central double barn doors measures approximately 2.95m wide by 3.15m high. To the east of the main barn doors a blue brick wall projects marking the position of the southern enclosed yard. East of this projecting wall is a single opening for a small window and another for a door which formerly opened to the enclosed yard. These openings have plain wooden frames and plain wooden lintels. The window is a single light casement, and the door is a wooden batten and ledged door, all painted blue. The wooden lintels for both of these openings are clearly later insertions and it seems likely that the openings themselves are not original in their current form (plate 26).

West-Facing Elevation of Main Barn (Figure 4; plate 27)

- 4.2.15 The west gable of the main barn is partially obscured by 20th century buildings associated with the private residence of Moat Bank Cottage, which lie outside of the proposed development area. Nevertheless, the pattern of the brickwork visible on the upper west wall of the main barn, may suggest that this elevation previously took the form of a crow stepped gable (plate 27). Stepped gables in Staffordshire tend to date from the 17th century; the grade II listed Mere Farmhouse, Enville near Dudley for example (LB 1230771) and the grade II listed Bobbington Hall (LB 1230364). It is interesting to note that this gable form is at variance from that of the east gable of the Barn which has a verge parapet typical of the mid-18th century; cf. the grade II listed Pipe Place (LB 1038844) and Wall House (LB 1038842) both in neighbouring Wall village. It is possible that the west stepped gable also dates from the early to mid-18th century and had a profile intended to be visible from Moat Bank Lane. However, an important caveat may be that the visible outline of the suggested former steps is not regular and could be alternatively explained by the knocking back of the upper part of the gable to a stable platform on which to reconstruct the wall and roof. Either way, it would certainly appear that the main barn has gone through a long process of re-construction, repair and updating over its lifespan.

West-Facing Elevation of East Range (Figure 4; Plates 28-30)

- 4.2.16 The west-facing elevation of the east range fronts on to the central yard but views towards it are now partially obscured by a modern brick garage (plates 28-29). The frontage appears to have been originally open to the southern enclosed courtyard but with a central brick pillar bearing rounded corners. The formerly open spaces either side of the pillar have since been closed by a combination of shiplap, tongue and groove boarding and modern low plinth brick walling. The roof is covered in plain tile showing evidence for a recent repair and replacement with more modern plain tiles to the northern bay of the wing (plate 28). The northern opening now contains two large wooden doors each 1.78m high, the southern door measuring 0.9m wide and the northern 1.48m wide. The panelling to the south of the brick pillar contains a single six light wooden mullion window (plate 29).

The west front of a large shed appended to the south end of the east wing also forms part of the west facing elevation, although not part of the proposed development (plate 30). It is constructed in Staffordshire blue brick with plain tile roof coverings. The roof is topped with a louvered 'beehive' vent with pyramidal cap covered in sheet copper. There is a single opening for a window with painted plain wooden frame containing three vertical wooden casements each subdivided in to three lights with horizontal wooden glazing bars. Two crude modern brick buttresses are clearly later additions.

There is a brick garage with plain tile roof appended at an angle projecting from the south end of this shed which also falls outside of the proposed development. This garage appears to have been constructed on the footprint of a small enclosure first shown on the OS County Series map of 1923.

4.3 Building Interior

4.3.1 Main Barn (Figure 3; plates 31-45)

Description: The main barn comprises three bays. The western two bays of the barn are full height, open plan and open to the rafters. The eastern bay has three rooms below with a hay loft above.

4.3.2 Open Barn Area

Dimensions: 9.4m x 5.04m

Floor: from double doors west: concrete; east end large brick/ceramic floor tiles (0.15x 0.3m).

Walls: General: Double skin of brick up to 0.95m height then stepped into single skin above.

West gable wall brick re-pointed with cement mortar. Infilled slits; 6 rows of alternating slits blocked with brickwork. There is also a large infilled former central opening possibly a blocked external door to a former hayloft (plate 31). The position of this blocked opening suggests it may be related to small structures, possibly external stairs, shown on the historic OS mapping as being present by 1884 and removed between 1902 and 1923. The blocking of this opening could be broadly contemporary with the re-roofing of the west end of the barn, evidence for which is also visible in the upper part of the brickwork of this wall.

North wall: blue and red brick upper, double thickness red brick lower with sandy lime mortar. Upper level re-constructed and clearly later than west gable wall (plate 32). Three small slit vents not infilled. Blue brick surround to double doors with re-enforced concrete lintel above. Original timber principal post for roof reset on reconstructed brick pillar (plate 33).

South wall: rendered with sandy lime mortar, alternating blocked slits (plate 34). Principal post for roof truss bricked into later door surround (plate 35).

East partition wall to room below hayloft has modern brick plinth wall with timber panels above (plate 36).

Ceiling: Exposed roof timbers. To the west of the double doors the rafters and purlins are modern machine sawn wood replacements. To the east the original hand cut rafters and purlins survive. Both sets of hand cut timber king post roof trusses, struts and braces survive. They are jointed using hand cut mortice and tenon joints held in place with hand carved wooden pegs (plate 37). Documentary evidence suggest that a settlement was in existence at Moat Bank by the 16th century (Greenslade, 1990), and it is possible that this roof structure could be contemporary with that period. The principal posts are now built into the brick walls but may originally have sprung from a stone or brick plinth with half-timbered upper sections to the walls. The original barn

would have comprised three bays with the original doors likely occupying the central bay.

Internal openings: two openings in east wall to a storeroom and a partitioned room below the hayloft have plain sawn timber frames (plate 38).

Furniture: currently used for vehicle storage. Has a metal cover for an inspection chamber in centre of floor of middle bay (plate 39). Sawn timber hay loft ladder leaning against double doors.

4.3.3 Store Cupboard

Description: small room under hay loft on south side of barn (plate 40)

Dimensions: 1.3m x 1.5m

Floor: part earth with square of laid bricks/ ceramic floor tiles in centre.

Walls: brick

Ceiling: Exposed hand carved joists and lathes with timber grain chute in ceiling (plate 41).

Furniture: timber shelves on north and south (now missing) walls with brackets set into the brick walls. Unknown item of machinery on floor with belt drive attachment. This belt drive was used during the late 20th century for driving a conveyor belt up to the hayloft when the barn was used for sorting and storing second-hand clothes. It is not known if the belt drive was introduced new to the barn at that time (N. Alsop pers. Comm.).

4.3.2 Room below Hayloft

Description: room under hay loft on north side of barn, created by construction of a modern brick and timber partition from main barn. currently used for storing lawn mowers (plate 42).

Dimensions: 5.9m x 5.04m

Floor: painted concrete

Walls: whitewashed brick. South wall a later brick insertion with a blocked former opening to store (plate 43).

Ceiling: exposed sawn timber joists with mdf or similar boards for floor of hayloft above.

Furniture: painted timber shelf high on south wall. Modern strip light.

4.3.3 *Store*

Description: A further storeroom on the south side of the barn below the hay loft is accessed only by an external door from the yard (plate 44).

Dimensions: 3m x 1.5m

Floor: brick

Walls: whitewashed brick. The east and south walls contain blocked slit openings, whereas the north and west walls do not, indicating that this room has been partitioned from the main body of the barn.

Ceiling: whitewashed boards

Furniture: modern shelves on west and north walls with modern metal brackets.

4.3.4 *Hay Loft*

Description: An open space occupying the upper level of the eastern bay of the main barn (plate 45). Currently a hayloft, formerly a grain store, at least in part.

Dimensions: 4.5m x 5.04m

Floor: modern wooden board to the north, plaster and lathe to the south

Walls: brick. The presence of blocked slits in the east gable wall indicates that this wall is, at least in part, original.

Ceiling: Exposed roof timbers, the original timber king post roof trusses survive and may potentially date from the 17th century.

Furniture: blocked former grain chute in NW corner.

4.3.5 **Dog Kennels** (Figure 3; plates 46-50)

Description: A small barn attached to the eastern gable of the main barn. open to the roof trusses. But with a central cross corridor and another corridor perpendicular to it running east along the south wall to the door in the east gable end (plate 46). The space to the west of the central corridor is now divided into stable stalls with timber panelling (plate 47). The space to the north of the side corridor is subdivided into kennels and is currently used as such (plate 48). This panelling and kennel partitions were constructed by the current owners circa 1989, prior to which the room was undivided (N. Alsop, pers. Comm).

Dimensions: 6.7m x 4.47m

Floor: blue brick floors to central passage and stables, concrete floor to kennels.

Walls: brick

Ceiling: Exposed roof timbers, the original braced collar beam roof trusses survive (plate 49). Joints secured with timber pegs. Slightly angled principal posts rise from wooden springers set into the brick walls (plate 50). There is a possibility that the roof has been reconstructed from re-used and modified roof trusses as the angle of the common rafters is at variance to that of the main trusses. This roof structure then, in its current form, dates from the mid-late 19th century but potentially re-using timbers from an earlier roof of similar design to that of the main barn.

Furniture: late 20th century panelled stable partitions and sawn timber framework to dog kennels.

4.3.6 East Wing (Figure 3; plates 51-58)

The east wing comprises a storeroom and a shed appended to and projecting from the east end of the south facing elevation of the Dog Kennels. The shed falls outside of the proposed development and will remain unaltered. The storeroom has been subdivided using a panelled partition in to two small stores: the north store and the south store. The external walls are largely constructed in brick with some later panelled infill on the west facing elevation and plain tile roof coverings. Historic mapping indicates this wing was largely in place in its current plan form by 1884. Access was not possible to a small cupboard store in the SE corner of this wing, due to overgrown vegetation, although this room appears to be a later addition and falls outside of the proposed development.

4.3.7 North Store

Description: A small room currently used for storing furniture attached to the southern wall gable of the dog kennels (plate 51). Open to the roof trusses but partitioned from an earlier larger store.

Dimensions: 2.9m x 2.8m

Floor: blue brick.

Walls: *N wall: whitewashed brick to height of 1.9m, then open to south wall of dog kennels above.*

E wall: whitewashed rick

S wall: Timber panel partition

W wall: timber with two openings for external doors (plate 51)

Ceiling: Exposed roof timbers, machine cut timber rafters. purlins supported by and cut into end wall brickwork. Single machine cut tie beam above central partition supported on brick pillars with crude Queen posts linking tie beam to support the centre of the purlins (plate 52).

Furniture: doors are batten and ledged with diagonal bracing within plain wooden frames and iron fittings.

4.3.8 South Store

Description: A small room currently used for storing miscellaneous items. Open to the roof trusses and partitioned from the adjacent north store (plate 53).

Dimensions: 2.95m x 2.8m

Floor: blue brick.

Walls: S wall: whitewashed brick with tie beam for roof set within it.

E wall: whitewashed rick

N wall: Timber panel partition

W wall: low brick plinth with timber above.

Ceiling: Exposed roof timbers continued from adjacent North Store. Machine cut timber rafters. purlins supported by and cut into end wall brickwork. Single machine cut tie beam above central partition supported on brick pillars with crude Queen posts linking tie beam to support the centre of the purlins.

Openings: opening for window in east wall is a three light plain wooden casement with plain timber frame painted white (plate 54). Opening for window in west wall is a pair of wooden three light mullioned windows in a plain timber frame painted white (plate 55). Opening for door in south wall has a plain wooden frame containing a panel and ledged door painted black with iron fittings (plate 56).

4.3.9 *Shed*

Description: An 'L' shaped room at the south end of the east wing currently used as a tool store/workshop (plate 57). Open to the roof trusses. Presence of a 'beehive' roof vent in the centre of the roof ridge may suggest this room was originally built to house livestock (plate 58). This room does not form part of the proposed development and will remain unaltered. It has been included in the report for group value.

Max Dimensions: 5.2m x 5.5m

Floor: concrete.

Walls: whitewashed brick

Ceiling: Exposed roof timbers machine cut, similar in structure to the adjacent storerooms to the north but higher and covering a wider span.

Openings: Single opening for a window 1m high and 1.7m wide with a plain painted wood frame. Painted wooden frame with wooden mullions. Opening for door to store in north wall. External opening in east wall. Square opening in centre apex of roof for louvered wooden 'beehive' vent with pyramidal copper covered cap.

Furniture: wooden work bench against west wall below window, covered with sheet metal and with various bench mounted tools. Tubular metal racking against south wall. Timber stored above roof tie beams. Wall mounted wooden racking for garden tools to left of entrance and wooden shelving with wooden brackets on north wall.

4.4 External structures (Figure 3; Plates 59-61)

External Courtyards

4.4.1 There are two contemporary external walled courtyards at Moat Bank Barns, one to the east of the dog kennels (plates 59-60) and one to the south (plate 60). The one to the south has been partially enclosed by a modern brick garage (plate 61). Both courtyards are constructed in Staffordshire blue brick with blue brick floors. The eastern courtyard measures approximately 7.8m x 7.6m and the southern one measures approximately 7.8m x 6m. The bricks in the wall measure 0.23m x 0.11m x 0.07m and are bonded with a pink lime mortar. The floor bricks measure 0.26m x 0.11m. The walls of the eastern courtyard are approximately 1.45m high, although the north wall is higher (2.7m). There are two openings to the eastern courtyard, one in the north wall and one in the south, each approximately 0.95m wide. Any former openings to the southern courtyard are now blocked. There is evidence for iron fittings fixed externally to the north wall of the eastern courtyard (plate 60), suitable for tethering horses or dogs.

These structures are shown on historic maps from 1884. The style of the blue brick walls and floors suggests they are broadly contemporary with the dog kennels and the east

range, although structurally they were constructed after both. The wall of the southern courtyard is lower but with high equally spaced tall brick pillars. This may indicate that they originally held a fence above the low brick walls to contain dogs or horses. The east range was formerly open to the southern courtyard and the east barn/dog kennels had openings to both.

Modern brick garage

- 4.4.2 A modern brick garage occupies the central yard area (plate 61). The lower part of the walls are in Staffordshire blue brick as are regularly spaced brick pillars set within the walls. These walls form the south and west walls of the southern courtyard described above. The gaps between the pillars have been built up, probably in the late 20th century, with modern brick to support a crude flat roof.

5 Discussion and Interpretation

- 5.1.1 Moat Bank Barns represent a well-preserved range of agricultural buildings of regular courtyard 'U' shaped plan. However, the building recording, coupled with documentary research, has shown that the individual buildings are not all of the same date and that they are the subject of a complex history of construction, modification, extension and change of use.
- 5.1.2 Historical documents indicate that a settlement or farmstead existed at Moat Bank by the 16th century (Greenslade, 1990). The earliest structural evidence for activity on the site lies within the main barn. The surviving king post roof trusses with hand carved mortice and tenon joints secured with hand carved pegs could potentially be medieval in origin. However, the half-height principal posts set on to later brick pillars and plinths suggest that the roof structure has been re-used or modified in its current context. The earliest structural evidence surviving within the walls of the barn may be a small section of sandstone rubble foundations at the east end of the south wall. It is possible that the barn or its predecessor originated as a half-timbered structure with principal posts set on to stone post pads or plinth foundations. The outline of a possible former stepped gable at the west end, potentially dating from the 17th century is not certain. The steps are not regular in size and it is possible that they result from a process of knocking the damaged wall back to a stepped profile in order to set the early 20th century repairs on to a more solid platform. However, the style of the verge parapet topping the east gable wall would indicate that the barn in its current brick form, with slit vents, dates from circa the mid-18th century. The west gable wall also contains evidence for a blocked 1st floor opening suggesting that the building formerly had a raised floor at the west end, potentially for a granary. The presence of vent slits throughout the walls and a former grain chute in the eastern hayloft lends further support to this theory. The opposing double doors are later insertions but may have functioned as openings for a threshing floor. The presence of a former belt drive stored in a side room may lend support to this theory. Although its history not known prior to the previous owners who used it in the late 20th century to drive a conveyor for sorting second-hand clothes. However, the current jambs of these doors are contemporary with a laid brick floor into which a rectangular pit with a metal

cover has been inserted. This may suggest that the barn also partly functioned as a cart shed. Thus, it appears that the barn, in its present form, was a multi-purpose threshing barn and granary from at least the mid-18th century to the late 19th century incorporating elements of an earlier structure on the site dating potentially dating from the 16th-17th century.

- 5.1.3 Map regression has demonstrated that the 'U' shaped regular courtyard plan was already in existence at Moat Bank by the time of the Tithe Map in 1845.
- 5.1.4 Moat Bank House was owned by the first master of the South Staffordshire Hunt, established in 1865, and the hunt's first stables and kennels were built here. Although in 1873 the kennels were moved to Fosseyway Court in Pipehill (Greenlade, 1990). Elements of an early roof structure also survive, in the dog kennels, adjoining the main barn to the east, albeit in a modified state. However, weathering patterns on the east facing gable wall of the main barn, as well as a possible change in pitch to the roof, suggest that the smaller eastern barn/dog kennels were completely remodelled during the late 19th century. This major episode of re-construction could be contemporary with the establishment of the South Staffordshire Hunt and their first kennels. There is currently accommodation in the dog kennels suitable for horses and dogs with separate external walled exercise yards to the east and south, potentially one for horses and the other for dogs. However, a stud for race horses is also recorded here and it may be that this high roofed building was originally a stable with the dogs housed in the open fronted east wing. The accommodation is modest in size, perhaps indicating that the hunt had modest origins. The modest size might also explain the need to move the kennels to Fosseyway Court by 1873.
- 5.1.5 The east wing appears to be appended to the south wall of the dog kennels, however, this may be a function of the order of construction rather than indicating a separate phase of construction. Nevertheless, the exposed roof trusses are of machine cut timber, similar to those used in repairs to the west end of the roof to the main barn. Cartographic evidence suggests that the western end of the main barn was modified between 1902 and 1923 when the stair to a hayloft was removed. This also appears to be the time at which new double doors to the main barn were inserted as evidenced by the fact that the upper section of the north wall, built to accommodate the new roof section, is keyed into the new blue brick jambs for the north double doors.
- 5.1.6 A fourth and final phase of alterations involved the modification of the central exercise yard to create a modern garage and the creation of a new small store in the SE corner of the shed at the south end of the east wing.
- 5.1.7 Access was not possible to the former west wing of the barns, now a private residence (Moat Bank Cottage). However, it appears to be constructed later than the main barn and elements of it are clearly modern. The NW corner of the property clearly postdates the blocking of the opening in the western gable wall of the main barn. The former west wing buildings are now rendered with modified openings and their history of construction and modification remains unclear.
- 5.1.8 Four phases of construction and modification can be identified at Moat Bank Barns then (Figure 5):

Phase 1: circa. 16th-18th century. The Main Barn is the earliest surviving element of the buildings with a roof structure that suggests a possible late medieval origin. Documentary evidence indicates a settlement on site by the 16th century. The brick walls and gables, together with their slit vents were in place largely in their present form circa the mid-18th century. The associated Moat Bank house is also described as an 18th century building with a possibly earlier core. At this time the barn functioned as a multi-purpose threshing barn and granary. The tithe map suggests that by 1845 this barn already formed part of a 'U' shaped courtyard farmstead arrangement, detached from the farmhouse which lay to the east.

Phase 2: circa. 1865. It appears from documentary and structural evidence that in the years immediately prior to 1865, the pre-existing farmyard buildings depicted on the tithe map to the east of the main barn were demolished and replaced with purpose-built brick structures that likely included a stables and kennel building. It appears that the stables may have been re-built on the site of a pre-existing barn of similar roof structure to that of the main barn and that some of the timbers from the pre-existing building were re-used in the new roof.

Phase 2a: circa 1865-1923. A new east range of buildings was constructed to the south of the kennels at some point between 1865 and 1923, together with the blue brick courtyard walls and floors to the exercise yards east and south of the kennels.

Phase 3: circa 1902-23. Alterations to the main barn included a new roof structure at the west end of the old barn, the blocking up of a former raised entrance at the west gable end and the removal of the associated steps, the insertion of new double doors in the centre of the north and south walls and the blocking of many slit openings.

Phase 4: mid-20th century or later. The exercise yard to the south of the kennels was converted to a garage as was the small, enclosed yard appended to the south end of the east range. The SE corner of the east range was also enclosed as a new storeroom. The west range of the barns were converted into a residence including the modernisation of existing buildings as well as the construction of new extensions.

6 Conclusions

6.1 Research questions arising from the Staffordshire Historic Farmsteads Character Survey that relate directly to Regular 'U' plan Courtyards include:

- Is there any evidence for buildings with Regular Courtyard groups that pre-date enclosures?
- Do Regular 'U' plan Courtyard groups absorb earlier 'L' plan and linear groups (Edwards & Lake, 2012, 98).

The evidence from Moat Bank Barns suggests that the answer to both research questions is yes. The evidence from the roof structure of the main barn at Moat Bank suggests that it may date from the 17th century or earlier. Enclosures in Staffordshire primarily date from the 18th century, accelerating in the 19th century (Edwards and Lake, 2012, 26).

For the second point, the combination of structural and documentary evidence for a complex history of development at Moat Bank Barns shows that there was clearly a linear origin to the barns, perhaps in the 17th century or earlier. The Tithe map suggests that this may have developed first in to an 'L' plan and eventually a full 'U' plan by 1845. This was not the end of the story, however. The particular and individual circumstances of ownership at Moat Bank dictated that the barns be modified for the specific purpose of stables and kennels for the fledgling South Staffordshire Hunt.

6.2 Reliability of field investigation

The building is generally in a good state of repair and access was possible to all of the interior and exterior of the building. Access was not possible to the private property of Moat Bank Cottage which occupies the site of the west wing of the former barn buildings.

All photographs taken on site are included within the archive.

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OS Plan, 1963-5, originally printed at 1:2500

OS Plan, 1975, originally printed at 1:2500

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APPENDIX I: **Figures**



Figure 1: Location plan,

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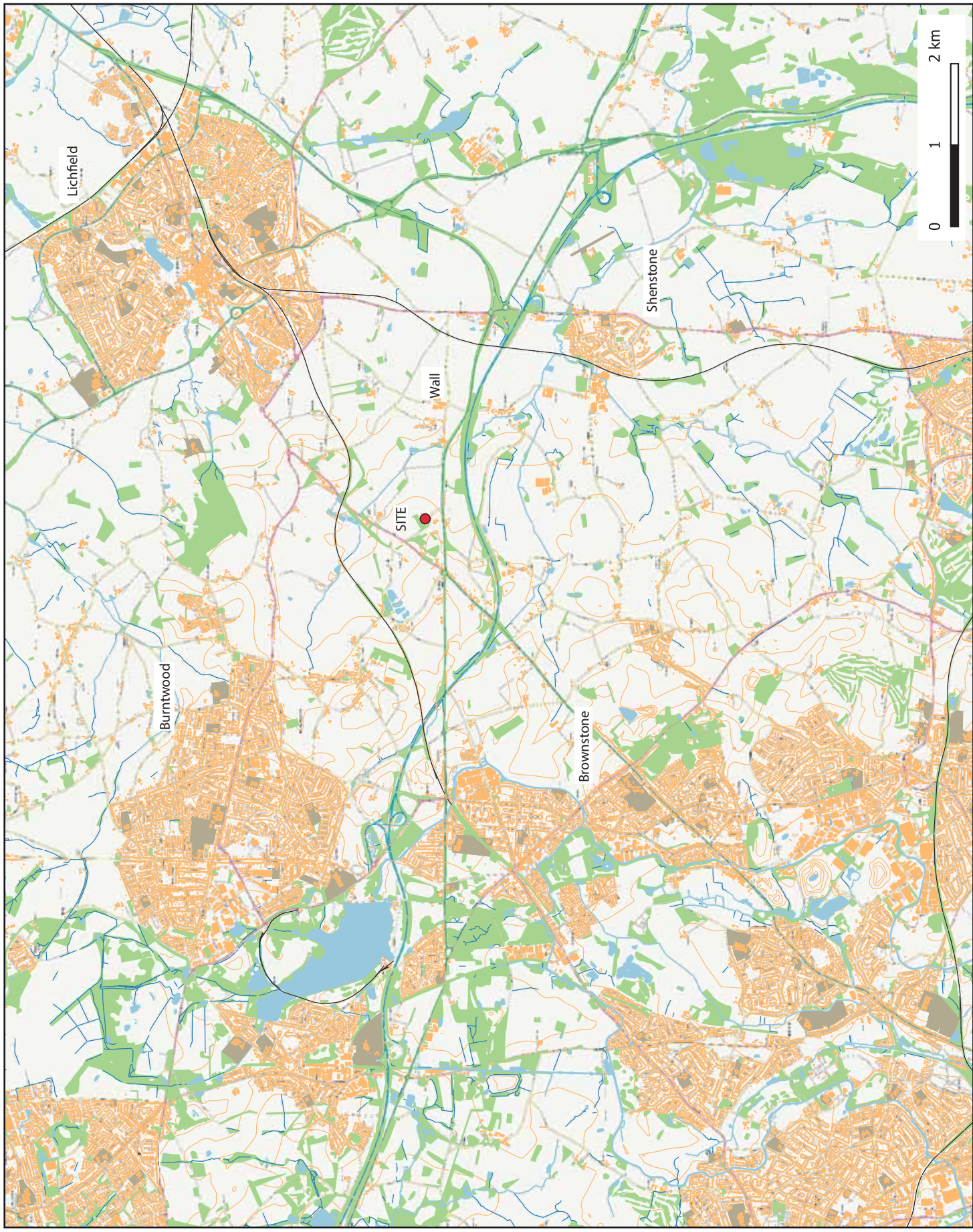
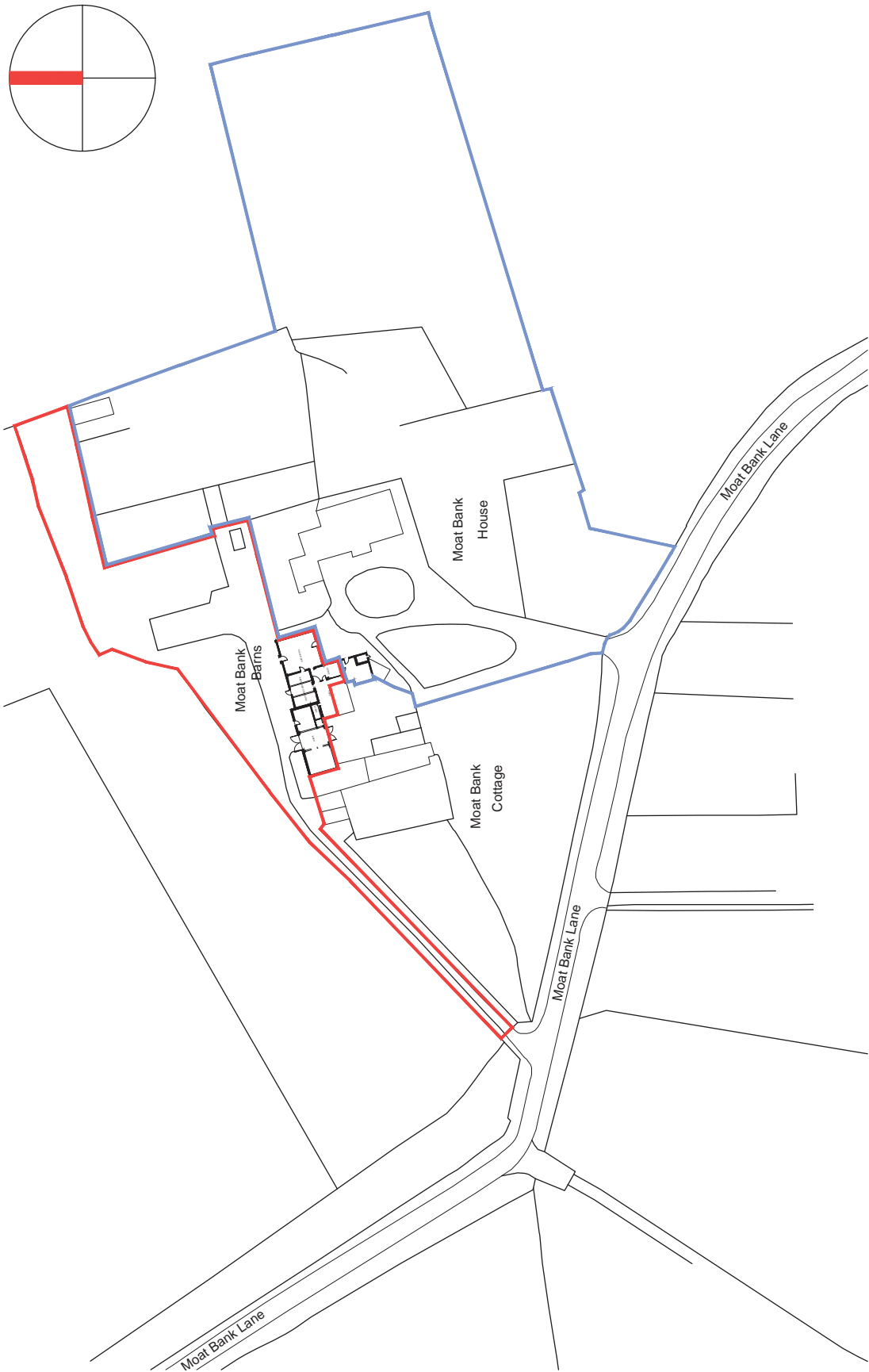


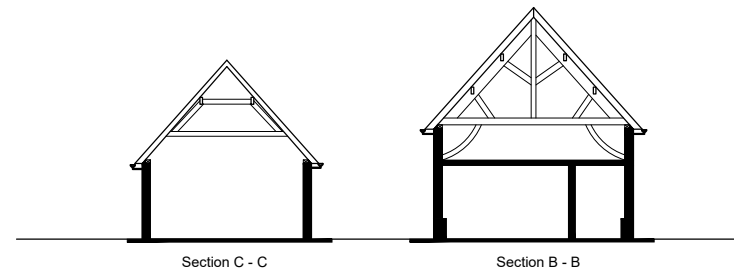
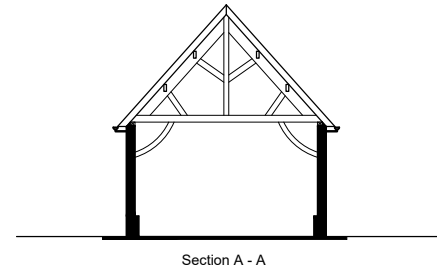
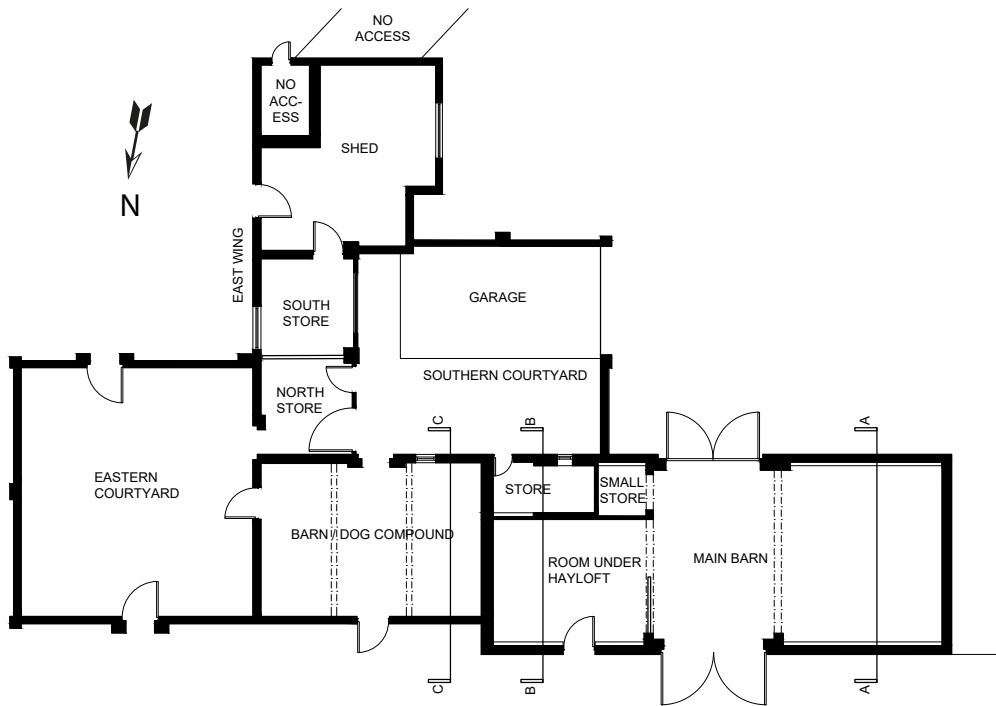


Figure 2: Detailed Site plan,

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Existing Site Plan 1:1250@A2



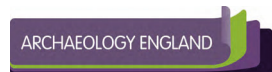
Existing Ground Floor Plan (modified from existing plans and elevations supplied by client)

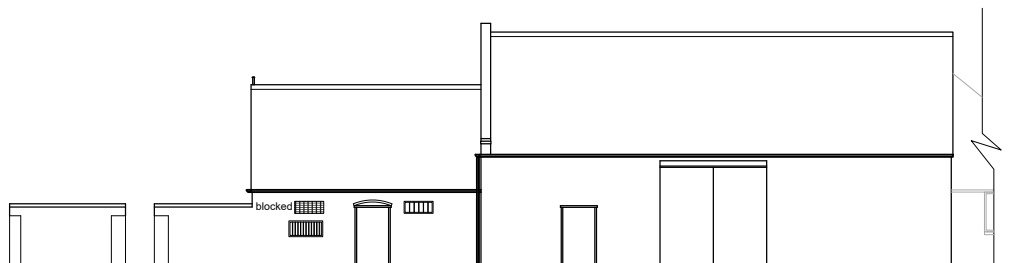
Figure 3: Existing Plans and Sections

Revision	Date	Details

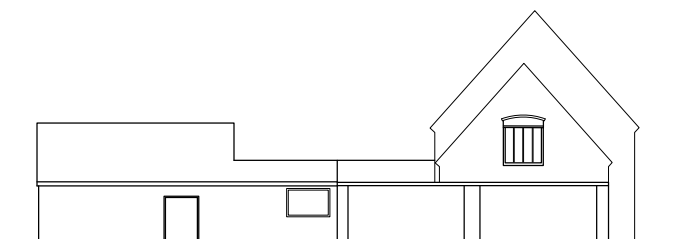
SCALE 1:100
SCALE 1:1

Client:	Nicky and Sean		
Job:	Most Bank Barns		
Drawing title:	Existing Plans and Sections		
Drawing Number:	100	PL	001
Scale:	1/100 at A2		
Date:	Dec 2019		
Drawn by / checked by:			

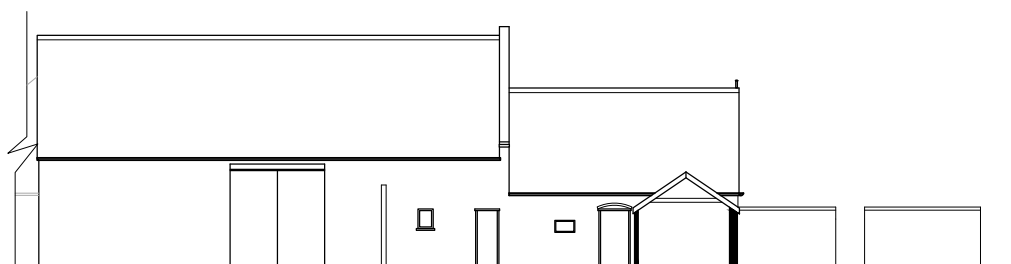




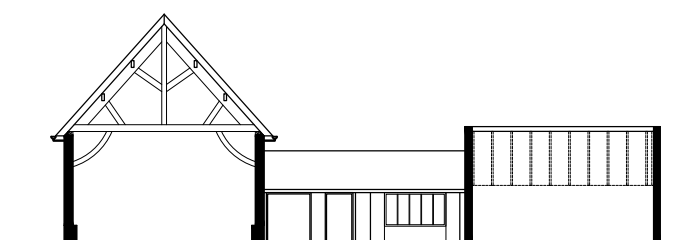
Existing North Facing Elevation



Existing East Facing Elevation

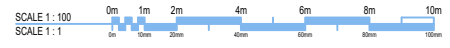


Existing South Facing Elevation



Existing West Facing Elevation

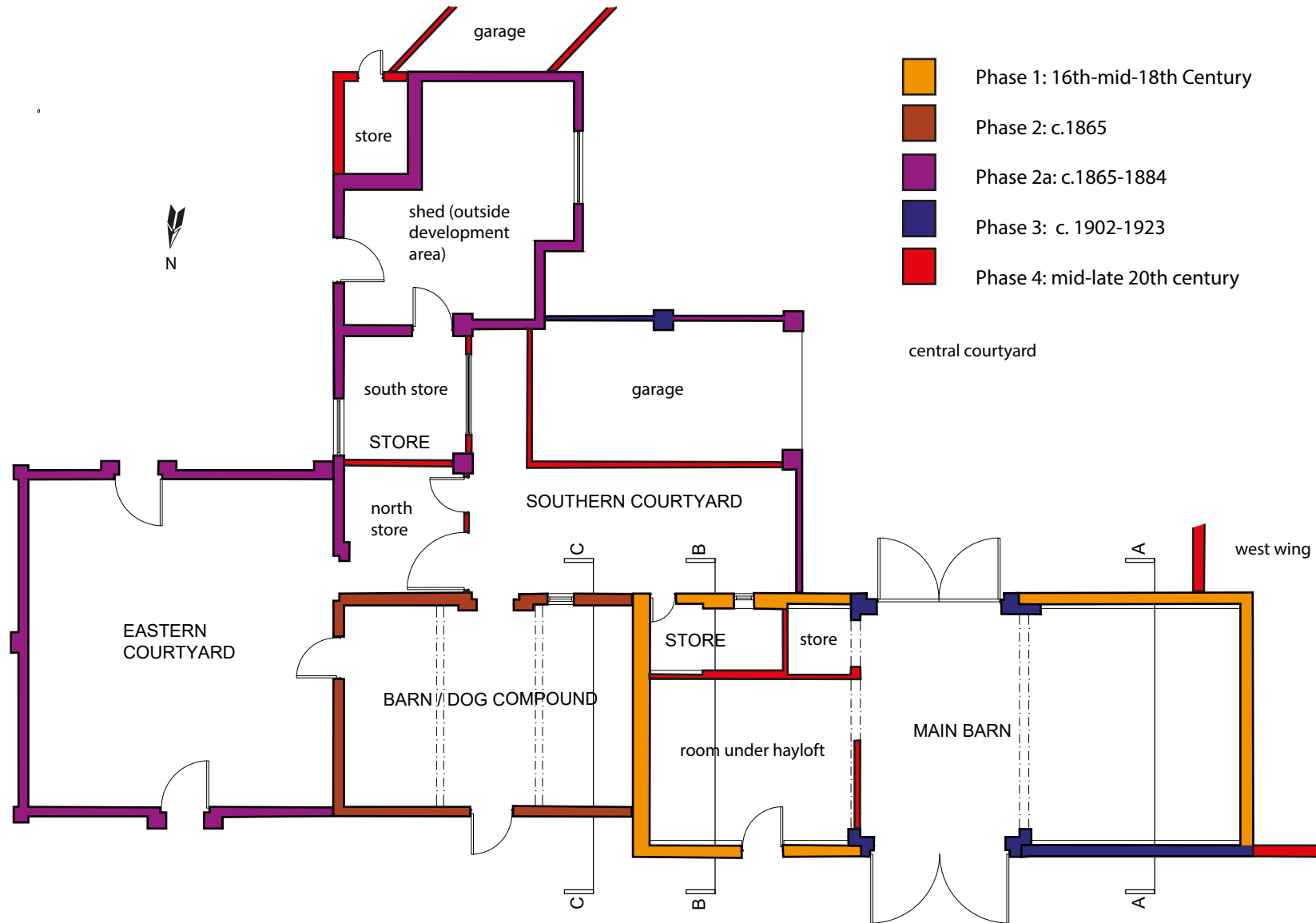
Revision	Date	Details



Client:	Nicky and Sean		
Job:	Moat Bank Barns		
Drawing title:	Existing Elevations		
Drawing Number: (Job number)	100	PL 002	Revision: -
Scale:	1/100 at A2		
Date:	Dec 2019		
Drawn by/checked by:			

Figure 4: Existing Elevations (Modified from existing elevations supplied by the client)





- Phase 1: 16th-mid-18th Century
- Phase 2: c.1865
- Phase 2a: c.1865-1884
- Phase 3: c.1902-1923
- Phase 4: mid-late 20th century

Existing Ground Floor Plan



Figure 5: Phased Plan

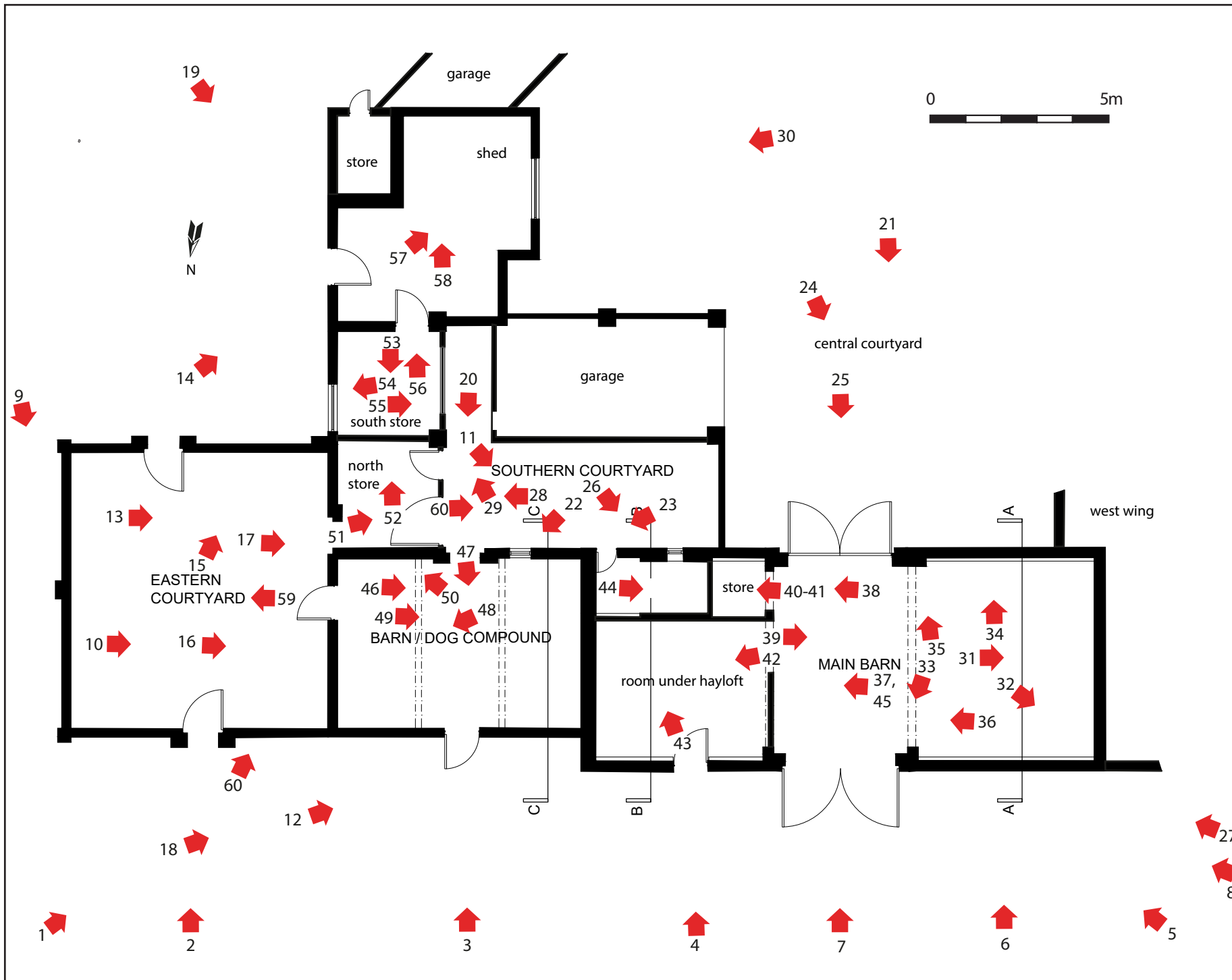


Figure 6: Photo Location Plan

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APPENDIX II:
Plates



Plate 1: The north facing elevation of Moat Bank Barns, looking WSW.



Plate 2: The North Facing Elevation of the Eastern Courtyard, looking S. 2m scale



Plate 3: The North Facing Elevation of the Dog Kennels, looking S. 2m scale.



Plate 4: North Facing Elevation of the east end of the Main Barn, looking S. 2m scale.



Plate 5: North Facing Elevation of the Main Barn, looking SE.



Plate 6: North Facing Elevation of the west end of the Main Barn, looking S. 2m scale.



Plate 7: North Facing Elevation of the Main Barn, Central double doors, looking S. 2m scale.



Plate 8: North Facing Elevation of Moat Bank Cottage, looking ESE.



Plate 9: East facing elevation of the eastern courtyard, WNW, 1m scale.



Plate 10: East Facing Elevation of the Dog Kennels and the N end of the East Wing, looking W. 2m scale.



Plate 11: East facing elevation of the main barn (south side) showing sandstone corbel springer to verge parapet, looking NW.



Plate 12: East facing elevation of the main barn (north side) looking ESE.



Plate 13: East Facing Elevation of the East Wing, looking W. 2m scale.



Plate 14: East Facing Elevation of the S end of the East Wing, looking SW. 1m scale.



Plate 15: East Facing Elevation of the East Wing, looking SW. 2m scale.



Plate 16: East Facing Elevation of the east gable of the Dog Kennels, looking W.



Plate 17: East Facing Elevation of the Dog Kennels, looking W. 2m scale.



Plate 18: East facing elevation of the main barn (north side) looking ESE.



Plate 19: East Facing Elevation of the S end of the East Wing, looking NW.



Plate 20: South Facing Elevation of the Dog Kennels, Looking N.



Plate 21: South Facing Elevation of the Main Barn, looking N.



Plate 22: South Facing Elevation of the Dog Kennels, detail of shuttered opening Looking NE.



Plate 23: South Facing Elevation of the east end of the main barn and Dog Kennels, Looking ENE. 2m scale.



Plate 24: South Facing Elevation of the Main Barn, looking WNW.



Plate 25: South Facing Elevation of the Main Barn, central double doors, looking N.



Plate 26: South Facing Elevation of the Main Barn (east end), showing partial sandstone base to wall and unkeyed junction with dog kennels. looking NNW. 2m scale.



Plate 27: West facing elevation of the main barn, view to the SE.



Plate 28: West facing elevation of the East Wing (north end), looking E, 2m scale.



Plate 29: West facing elevation of the East Wing (central section), looking SSE, 2m scale.



Plate 30: West facing elevation of the East Wing (south end shed), looking ENE.



Plate 31: Main Barn, west wall, looking W.



Plate 32: Main Barn, junction of north (right) and west (left) walls, looking NW.



Plate 33: Main Barn, north wall, double doors, looking N. 2m scale



Plate 34: Main Barn, south wall (west end), looking S. 2m scale.

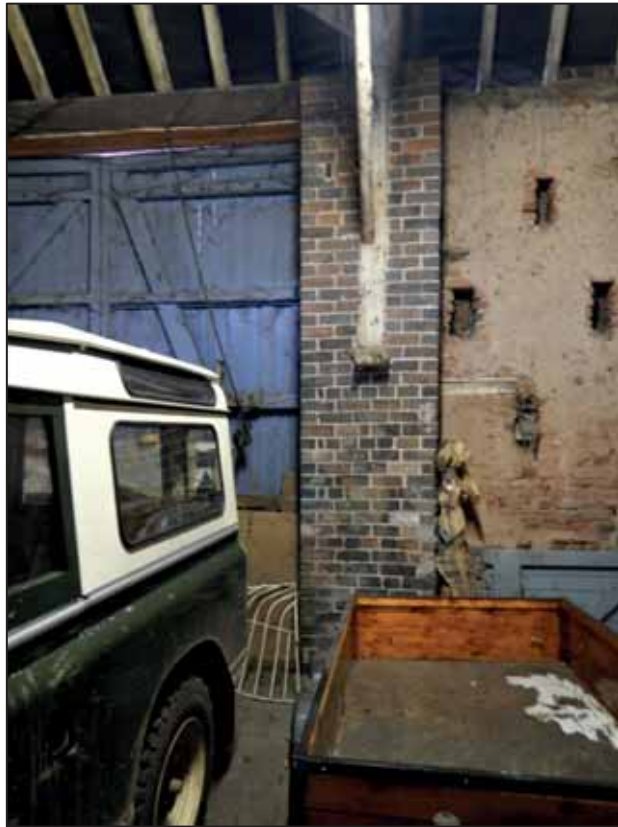


Plate 35: Main Barn, south wall showing principal post bricked in to later brick door jamb. looking S.



Plate 36: Main Barn, east partition wall looking E. 2m scale.



Plate 37: Main Barn, roof structure (east end), looking E.



Plate 38: Main Barn, opening to small store looking E. 2m scale.



Plate 39: Main Barn, central bay, possible inspection pit, looking W. 2m scale.



Plate 40: Main Barn, small store looking E.



Plate 41: Main Barn, small store, showing original joists, lathes and former grain chute. looking E.



Plate 42: Main Barn, partitioned room under hayloft looking E. 2m scale



Plate 43: Main Barn, partitioned room under hayloft showing blocked former opening at east end of S wall. looking SSE.



Plate 44: Main Barn, storeroom looking W. 1m scale



Plate 45: Main Barn, hayloft, looking E.



Plate 46: Dog Kennels view to the W. 2m scale.



Plate 47: Dog Kennels, possible former stables, view to NNW. 2m scale.



Plate 48: Dog Kennels view to the NE.



Plate 49: Dog Kennels modified roof structure, view to the W. 2m scale.



Plate 50: Dog Kennels, principal post, south wall, view to the SE.



Plate 51: East Wing, North Store, view to the W. 2m scale.



Plate 52: East Wing, North Store roof structure, view to the S.



Plate 53: East Wing, South Store, view to the N. 1m scale.



Plate 54: East Wing, South Store, view to the E. 1m scale.



Plate 55: East Wing, South Store, view to the W.



Plate 56: East Wing, South Store, view to the S. 1m scale.



Plate 57: East Wing, Shed, view to the SW.



Plate 58: East Wing, Shed, roof structure including internal view of beehive vent. view to the S.



Plate 59: Eastern Courtyard, view to the E. 2m scale.



Plate 60: Eastern Courtyard, north external wall showing metal fixing. view to the SW.



Plate 61: Southern Courtyard, partially enclosed, view to W. 2m scale.

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**APPENDIX III:
Written Scheme of
Investigation**



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WRITTEN SCHEME OF INVESTIGATION

Level 2 Building Recording

at

Moat Bank Barns, Moat Bank, Lichfield, Staffordshire.

Prepared for:

Nicky Alsop

Project No: 2862

(Lichfield District Council Planning Application No: 20/00055/COU)

04.02.2021



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Figure 1. Site location

Figure 2. Detailed plan of the site

Figure 3. Existing Plans and Sections

Figure 4. Existing Elevations

Summary

This Written Scheme of Investigation (WSI) details a programme of Building Recording – Level 2, to be undertaken by Archaeology England at the request of Nicky Alsop.

The Archaeological Building Recording will consist of a Level 2 standard according to Historic England 'Understanding Historic Buildings' guidelines. It will be undertaken prior to any works commencing or alterations associated with the development at Moat bank Barns. The current barns form part of Moat Bank Farm, an isolated farmstead laid out around a regular U-plan courtyard with detached farmhouse. The farmstead may have been extant by at least the later 18th century, if not earlier. The detached farmhouse, approx. 10m to the east, is a Grade II listed, late 18th century farmhouse, possibly built around an earlier core.

All work will be undertaken in accordance with the standards and guidelines of the Chartered Institute for Archaeologists (2014).

1. Introduction and planning background

This WSI details the methodology for a programme of Archaeological Building Recording, Level 2, to be undertaken in association with the Barn conversion to form a 3 bedroom dwelling at Moat Bank Barns, Moat Bank, Lichfield, Staffordshire, WS14 0AY.

This WSI has been prepared by John Davey PhD MCIfA MISCT (RSci), Project Manager, Archaeology England Ltd (henceforth - AE) at the request of Nicky Alsop (henceforth – the client).

The methodology set out in this WSI has been agreed with Staffordshire Historic Environment advisory Service (henceforth – SHEAS) in its capacity as archaeological advisors to the local planning authority, Lichfield District Council (LDC). SHEAS has recommended that an Archaeological Building Recording Level 2, is undertaken prior to the proposed development in order to mitigate its impact on the archaeological resource.

These recommendations are laid out in a letter from SHEAS to LDC, dated 18th August 2020, which states:

it is recommended that a programme of historic building recording is required in advance of the proposed works. This should take the form of a Level 2 historic building record (as outlined in the Historic England document 'Understanding Historic Buildings)' of the buildings to be converted in advance of conversion works commencing and should utilise the existing architect's plans where possible- these should be checked and annotated on site.

The above recording works should be undertaken by a suitably experienced archaeologist/heritage professional working to the Chartered Institute for Archaeologists code of conduct and their relevant standards and guidance or equivalent.

Planning permission was duly granted for the proposed development (LDC Application No: 20/00055/COU) with an archaeological condition (Condition 3) attached as follows:

3. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.

The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under the above condition.

The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under the condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that the development does not impact on potential archaeological assets and to conform to NR5 of the Lichfield Local Plan Strategy.

The purpose of the archaeological mitigation is to provide the local planning authority with sufficient information regarding the nature of the remains on the site of the development, the requirements for which are set out within Policy 16 (paras. 189, 199, etc. of the NPPF (2019 updated version) and relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015). The work is to ensure that all archaeological and historical components of the affected buildings are fully investigated and recorded if they are disturbed or revealed as a result of activities associated with the development.

All work will be undertaken to the standards and guidance set by the Chartered Institute for Archaeologists (2014). AE is a Registered Organisation with the CIFA.

2. Site Description and historic background

The proposed development site comprises a collection of unused barns located within the curtilage of Moat Bank House, Moat Bank, Lichfield, Staffordshire, WS14 0AY (Figure 1). The development will comprise a barn conversion to form a 3-bedroom dwelling together with the formation of a double garage to the north east of the existing barns.

The barns sit within a U-shape collection of buildings. The buildings either side of the proposed development are used as private residential properties. The barns are of single skin brick walls with clay tile roofs. A tall hay barn is central to the formation and flanked either side by two smaller barns. The barns have been altered and extended over many decades as the needs of the owners change, today they no longer function as farm buildings. With their ever-increasing degradations the barns have fallen into disrepair only a small area is now used to for the storage of a vehicle.

The grade II listed Moat Bank House (LB 1188327) approximately 10m east of the barns, is located 2.4 miles southwest of Lichfield just off Moat Bank Lane, a tertiary route linking the A5 Wall Bypass and Walsall Road. The property is located to the north of Moat Bank Lane and is accessed via a single-track road leading to a cluster of buildings, comprising of Moat Bank House to the east and Moat Bank Cottage to the west. These form the established residential properties.

Immediately to the north of the barns is a stretch of open grass land which borders an area of deciduous woodland. Beyond the woodland, agricultural land encompasses the north and east boundaries. To the south is Moat Bank lane a single track lane which dog legs along the south and west boundaries providing access to stables and No.2 residential properties.

The existing collection of barns have an area of 189sqm (Figures 2-4) centred on NGR SK 08765 06745.

The extant barns at the site conform with the layout of the barns shown on the 1884 OS 1:2500 scale County Series map of Staffordshire and while their date is uncertain, they must therefore pre-date 1884.

Moat Bank House is a grade II listed Farmhouse (LB 1188327). The Historic England listing description describes it as follows:

Farmhouse. Late C18 over possibly earlier core with mid-C19 and C20 alterations. Red brick, part rendered. Hipped tile roof; end stack to left. Three-storey, four-window front; exposed brickwork to right and larger part of two windows. Segmental-head casements of two lights to left and 3 to right; single, small, central window to top storey. Entrance at left side of exposed brick part but centre of building; C20 pedimented porch on columns to C18 moulded surround and overlight, C20 panelled door. Rendered part to left of two windows, closely spaced segmental-head casements; lean-to on left end. Wing to rear may contain earlier core.

The Staffordshire Historic Environment Record (HER) records that the building proposed for conversion forms part of Moat Bank Farm, an isolated farmstead laid out around a regular U-plan courtyard with detached farmhouse. The farmstead may have been extant by at least the later 18th century, if not earlier. The HER records Moat Bank House as a late 18th century farmhouse, possibly built around an earlier core.

The HER records a great deal of Romano British activity in the wider area, presumably associated with the scheduled Romano British town of Letocetum (Wall) approx. 630m to the east and the Roman road, Watling Street, approx. 200m to the south. Such activity includes cropmarks which were originally thought to be a Roman marching camp but is now thought to be the remains of a Roman cemetery approx. 220m to the east, a possible cremation cemetery, approx. 450m to the southeast, and various Romano British findspots. In addition, the site of a possible medieval moat, which assumedly gave Moat Bank its name, is located approx. 350m to the southeast.

The underlying bedrock of the area comprises Sandstone, Pebbly (gravelly), of the Helsby Sandstone Formation - Sedimentary Bedrock formed approximately 242 to 247 million years ago in the Triassic Period. Local environment previously dominated by rivers (BGS 2020).

3. Objectives

This WSI sets out a program of works to ensure that the Archaeological Building Recording Level 2 will meet the standard required by The Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Building Investigation and Recording* (2014), and according to Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

The primary objective of the Building Recording will be to describe and record, by means of high-resolution digital photography, all of the key internal and external components of the affected building so that a permanent record survives. This will be supported by available drawn records and an appropriate level of readily available documentary, cartographic and historic imagery research. This might include historic Ordnance Survey maps, trade directories and other published sources such as the Staffordshire Historic Farmstead Survey. This work will be completed by means of an Historic England Level 2 Building survey.

Following all stages of the work report will be produced that will provide a detailed account of all the archaeological work undertaken. Sufficient desk-top research will be undertaken as outlined above to ensure that the results of this work are properly understood, interpreted and reported.

The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks. The Staffordshire Historic Farmstead Survey will be utilised to provide additional context to the background research and findings, and to enhance the

report. The work will result in a report, which will provide a comprehensive record of all the work undertaken.

4. Timetable of works

4.1. Fieldwork

The programme of mitigation will be undertaken prior to any alterations associated with the development. A start date for the building recording has not yet been finalised, but it is likely that it will commence shortly after the approval of this WSI. AE will update SHEAS with the exact date when known.

4.2. Report delivery

The report will be submitted to the client and to LDC within three months of the completion of the fieldwork. A pdf copy of the report will also be sent to the Staffordshire HER.

5. Building Recording Methodology

5.1. General

Recording will be undertaken in accordance with HE level 2 requirements (Historic England 2006, revised 2016). Level 2 is a descriptive record, both the exterior and interior of the building will be seen, described and photographed. The survey will analyse its development and use, and the record will include the conclusions reached.

5.2. Building Investigation

The Level 2 Archaeological Building Recording will be undertaken by a suitably experienced Building Recording Archaeologist who will be able to 'read' the structure and record the important details. The photographic record will be a comprehensive record to archive standard of the existing buildings and structures, both externally and internally.

It is not anticipated that there will be any significant constraint to the ability to record the exterior or interior of the structure. Should this prove to be the case however further consultation with the Client and SHEAS will be undertaken on the appropriate level of internal recording required.

The work will be completed in accordance with CIfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and to a standard equivalent to Historic England Level 2 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016).

The following will be considered:

- Site layout and organisation
- Function

- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

All photographs will be taken in a high-resolution digital format (10+ Mega Pixel). For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot. Photographs will include:

- a general view, or views, of the building in its wider setting
- views of all external elevations (largely oblique, but taken at right-angles to illustrate specific areas of historical detail)
- overall appearance of internal spaces and elevation (largely oblique, but taken at right-angles to illustrate specific areas of historical detail)

Accurate and detailed plans, elevations and cross sections of the current building are available, and these will be used to supplement the report. These existing architect's drawings, will be checked, updated if required, and annotated on site. Further measured plans and elevations may also be provided to illustrate features not more readily obtained by photography. Plans will be used to highlight photographic locations within the final report.

The descriptive record will include locational and designation detail. It will summarise the building's form, function, date and sequence of development. A phased plan will also be included in the final report if deemed necessary to illustrate the site narrative. The names of architects, builders, patrons, owners and associated historical figures of note will be given if known.

6. Monitoring

SHEAS will be contacted approximately three days prior to the commencement of archaeological site works, and subsequently once the work is underway.

Any changes to the WSI that AE may wish to make after approval will be communicated to SHEAS for approval on behalf of Planning Authority.

Representatives of SHEAS will be given access to the site so that they may monitor the progress of the survey. SHEAS will be kept regularly informed about

developments, both during the site works and subsequently during the production of the report.

7. Post-fieldwork programme

7.1. Archive assessment

7.1.1. Site archive

An ordered and integrated site archive will be prepared in accordance with: Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2006) upon completion of the project.

The site archive (including artefacts and samples) will be prepared in accordance with the National Monuments Record agreed structure and deposited with the Potteries Museum and Art Gallery. The Curator of Local History, (Joseph Perry Joseph.Perry@stoke.gov.uk) will be contacted for an accession number and site code, and a copy of their terms and conditions/costs, in advance of fieldwork commencing. The site archive will also be prepared in compliance with CIfA Guidelines (*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*, 2014). The legal landowner's consent will be gained for deposition of finds.

7.1.2. Analysis

Following a rapid review of the potential of the site archive, a programme of analysis and reporting will be undertaken. This will result in the following inclusions in the final report:

- Non-technical summary
- The aims and methods adopted in the course of the archaeological works, and the background and circumstances of the report (including development proposals and planning background)
- Location plan showing the building/s assessed by the building recording, with all structures and features investigated
- Plan and elevation drawings with ground level, ordnance datum and vertical and horizontal scales.
- Written description and interpretation of all structural features identified, including their character, function, potential dating and relationship to adjacent features.
- Conclusion(s) as appropriate of all the structural and archaeological remains investigated.
- A discussion of the local, regional and national context of the building and archaeological remains by means of reviewing published reports, unpublished

reports, historical maps, documents from local archives and the regional HER as appropriate.

- Appendices as appropriate including maps, drawings and photographs taken. This will include a completed Staffordshire HER Summary sheet and a copy of this WSI.

7.2. Reports and archive deposition

7.2.1. Report to client

Copies of all reports associated with the Archaeological Building Recording Level 2 together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client and SHEAS upon completion.

7.2.2. Additional reports

After an appropriate period has elapsed, copies of all reports will be deposited with the relevant county Historical Environment Record, the Archaeology Data Service (ADS) and, if appropriate, Historic England and the National Monuments Record.

7.2.3. Summary reports for publication

Short archaeological reports will be submitted for publication in relevant journals; as a minimum, a report will be submitted to the annual publication of the regional CBA group or equivalent journal.

7.2.4. Notification of important remains

Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, AE will submit preliminary notification of the remains to Historic England.

7.2.5. Archive deposition

The final archive (site and research) will, whenever appropriate, be deposited with The Potteries Museum and Art Gallery. The Curator of Local History (Joseph Perry Joseph.Perry@stoke.gov.uk) will be contacted for an accession number and site code, and a copy of their terms and conditions/costs, in advance of fieldwork commencing.

Although there may be a period during which client confidentiality will need to be maintained, copies of all reports and the final archive will be deposited no later than six months after completion of the work.

Wherever the archive is deposited, this information will be relayed to the HER. A summary of the contents of the archive will be supplied to SHEAS.

An OASIS project reporting form will be completed when the project is completed.

7.2.6. Finds deposition

The finds, excepting those which may be subject to the Treasure Act, will be deposited with the same institution, subject to the agreement of the legal landowners.

8. Staff

The project will be managed by John Davey, PhD MCIFA MIScT (RSci), and the fieldwork undertaken by a competent Archaeology England staff member. Any alteration to staffing before or during the work will be brought to the attention of SHEAS and the client.

Additional Considerations

9. Health and Safety

9.1. Risk assessment

Prior to the commencement of work AE will carry out and produce a formal Health and Safety Risk Assessment in accordance with *The Management of Health and Safety Regulations* 1992. A copy of the risk assessment will be kept on site and be available for inspection on request. A copy will be sent to the client (or their agent as necessary) for their information. All members of AE staff will adhere to the content of this document.

9.2. Other guidelines

AE will adhere to best practice with regard to Health and Safety in Archaeology as set out in the FAME (Federation of Archaeological Managers and Employers) health and safety manual *Health and Safety in Field Archaeology (2002)*.

9.3. Covid-19 Specific Considerations

If an AW Staff member believes they are at an increased risk from the virus they are to contact management.

- If anyone is showing symptoms of Covid-19 they are to go home immediately and notify the appropriate people.
- Staff will drive to site in a private vehicle alone or with someone from their household only. If sites require multiple staff members to attend, they will travel separately and will try to avoid the use of public transport (walking, cycling etc)
- Staff will stay at least 2m away from any person, who does not live within their own household, AT ALL TIMES. This includes on site, within office space, in the canteen and all other parts of the compound.
- Staff will wash hands regularly and thoroughly, especially on arriving to site, leaving site and before eating.
- The staff members should take their own food and drink to site.

- Once returning home, appropriate care should be taken to ensure that contamination does not spread (change clothes, shower etc)
- Staff will avoid touching surfaces if possible. If they have to touch a surface, such as a door handle or toilet seat, staff must either wear gloves or wash their hands/ relevant body part with sterilising hand wash immediately afterwards. DO NOT touch your face after touching any surface. Staff should also disinfect surfaces before and after touching. Staff must bring their own sterilising handwash, wipes and gloves and dispose of them safely after use.
- All staff will read, sign and adhere to the separate AW Covid – 19 risk assessment AND Site Operating Procedures for full details and work in accordance with them.
- If any AW staff, contractor or any other persons on site are not abiding by these rules, the staff member will remove themselves from the risk and contact the Project Manager immediately.

10. Community Engagement and Outreach

Wherever possible, AE will ensure suitable measures are in place to inform the local community and any interested parties of the results of the site investigation work. This may occur during the site investigation work or following completion of the work. The form of any potential outreach activities may include lectures and talks to local groups, interested parties and persons, information boards, flyers and other forms of communication (social media and websites), and press releases to local and national media.

The form of any outreach will respect client confidentiality or contractual agreements. As a rule, outreach will be proportional to the size of the project.

Where outreach activities have a cost implication these will need to be negotiated in advance and in accordance with the nature of the desired response and learning outcomes.

11. Insurance

AE is fully insured for this type of work and holds Insurance with Aviva Insurance Ltd and Hiscox Insurance Company Limited through Towergate Insurance. Full details of these and other relevant policies can be supplied on request.

12. Quality Control

12.1. Professional standards

AE works to the standards and guidance provided by the *Chartered Institute for Archaeologists*. AE fully recognise and endorse the Chartered Institute for

Archaeologists' *Code of Conduct*, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* and the *Standard and Guidance for archaeological watching briefs* currently in force. All employees of AE whether corporate members of the Chartered Institute for Archaeologists or not, are expected to adhere to these Codes and Standards during their employment.

12.2. Project tracking

The designated AE manager will monitor all projects in order to ensure that agreed targets are met without reduction in quality of service.

13. Arbitration

Disputes or differences arising in relation to this work shall be referred for a decision in accordance with the Rules of the Chartered Institute of Arbitrators' *Arbitration Scheme for the Institute for Archaeologists* applying at the date of the agreement.

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14. References

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