

Archaeological Standing Building Recording



**Brickhouse Farm
Chargrove Lane
Up Hatherley
Cheltenham
Gloucestershire
GL51 4XD**

On behalf of

Tom Stephenson Esq

February 2022

GENERAL ENQUIRIES

e: info@borderarchaeology.com **t:** 01568 610101 **w:** borderarchaeology.com

Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

Post-Ex Facility – Leominster

t: 01568 610101
e: postex@@borderarchaeology.com

Post-Ex Facility – Milton Keynes

t: 01908 533233
e: postexmk@borderarchaeology.com

REGIONAL OFFICES

Milton Keynes

Common Farm
Calverton Lane
Milton Keynes
MK19 6EU
t: 01908 533233

Leeds

No 1 Leeds
26 Whitehall Road
Leeds
LS12 1BE
t: 0113 8187959

London

The Old Fire Station
140 Tabernacle Street
London
EC2A 4SD
t: 02033 015670

Newport

Merlin House
No1 Langstone Business Park
Newport
NP18 2HJ
t: 01633 415339

Bristol

First Floor,
Citibase Bristol Aztec West
Aztec Centre, Aztec West
Almondsbury
Bristol
BS32 4TD
t: 0117 9110767

Winchester

Basepoint Business Centre
Winnall Valley Road
Winchester
SO23 0LD
t: 01962 832777



COMPILATION

Stephen Priestley MA MCIfA

ARTWORK

Holly Litherland BA (Hons.)

EDITING

George Children MA MCIfA

FINAL EDIT & APPROVAL

George Children MA MCIfA

REPORT REFERENCE

BA2203BFC

GRID REFERENCE

NGR SO 92045 20043

OS LICENCE NUMBER

100055758

DATE

February 2022

Cover: View looking south south-east across the yard towards the L-shaped outbuilding at Brickhouse Farm

ISO 9001 | ISO 14001 | ISO 45001

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

Contents:

1	Executive Summary	1
2	Introduction.....	2
3	Site Description.....	2
	3.1 Soils and Geology.....	2
4	Project Aim	5
5	Summary Historical & Archaeological Background	5
6	Methodology	9
	6.1 Drawn Record	9
	6.2 Photographic Record	10
	6.3 Written Account	10
	6.4 Recording Methodology	10
7	Results	13
	7.1 Exterior	13
	7.2 Interior.....	19
8	Conclusions.....	30
9	Archive.....	32
10	Copyright	32
11	References	32
	11.1 Cartography.....	34

1 Executive Summary

Border Archaeology Ltd (BA) has been instructed to undertake a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 of a curtilage listed former agricultural outbuilding associated with Brickhouse Farm (Grade II listed) Chargrove Lane Up Hatherley Cheltenham Gloucestershire prior to its demolition and replacement with new garage building

The building which forms the subject of this study consists of a low, single-storey L-plan outbuilding of probable 19th century date situated to the southeast of the Grade II listed late 18th century farmhouse at Brickhouse Farm. The L-plan outbuilding, which is in a heavily dilapidated condition, comprises two distinct elements, a four-bay gabled range aligned northeast-southwest and largely of timber-framed construction with a brick rear wall which appears to represent evidence of a later rebuilding, together with a two-bay gabled barn attached to the southwestern end of this range, oriented northwest-southeast and mostly of brick construction.

The outbuilding as a whole has been subject to considerable modern alteration associated with its conversion to usage as a garage, workshop and storerooms and is in a heavily decayed state with the northeastern gable end having completely collapsed and the rear wall in a very poor state of repair. The northwestern gable end has been rebuilt and a set of modern double doors inserted. Two of the internal subdivisions, represented by walls of brick and concrete breezeblock construction, are evidently modern insertions but probably replaced earlier partitions.

Both ranges appear to have been in existence by the late 1880s as they are shown on the OS 1st edition 25-inch map of 1887 which distinguishes between the timber-framed and brick construction of the two ranges. The evidence of the extant fabric suggests that the four-bay timber-framed range may be of early to mid-19th century date and may originally have been built as a livestock shelter shed (which was open fronted to the northwest).

However, at some point during the mid-to-late 19th century (before c.1887), the four-bay timber-framed range appears to have been converted into accommodation for fattening cattle or pigs as indicated by the subdivision into four distinct pens, the infilling of the northwest-facing elevation with featheredged boarding and broad planked doors and the construction of the brick rear wall (laid in English Garden Wall Bond, commonly used in Victorian agricultural outbuildings). The brick paved flooring noted in these compartments also appears to be of late 19th century date. No evidence for a hayloft at roof level was noted and most features relating to the original usage of the four-bay range appear to have been removed when it was converted to a workshop and storerooms.

The two-bay barn range to the southwest appears to be of mid to late 19th century date and contemporary with the reconstruction of the rear wall of the four-bay timber-framed range. This date is suggested by the similarity of the brickwork (laid in English Garden Wall Bond) and the slightly different roof construction. This range also appears to have been used as livestock accommodation but was converted to use as a garage in the mid to late 20th century and heavily renewed. Very few fixtures or fittings associated with the original usage of the outbuilding as livestock accommodation (such as hayracks or mangers) appears to have survived; these presumably having been removed when the structure was converted to use as a garage, workshops and storage spaces.

2 Introduction

Border Archaeology Ltd (BA) has been instructed by Tom Stephenson Esq to undertake a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 of a curtilage listed former agricultural outbuilding associated with Brickhouse Farm (Grade II listed) Chargrove Lane Up Hatherley Cheltenham Gloucestershire prior to its demolition and replacement with new garage building (Planning Ref. 21/00006/FUL).

Condition 6 of the Planning Decision states that: *No demolition/development shall take place until a programme of archaeological building recording work including a Written Scheme of Investigation followed by a final report has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of the affected building which is to be recorded to a standard equivalent to a Level 2 (descriptive record) as specified by Historic England in its publication Understanding Historic Buildings: A Guide to Good Recording Practice (2016). Reason: To ensure that the necessary investigation works take place before demolition.*

This ASBR report has been compiled in accordance with a Written Scheme of Investigation submitted to and approved by the Heritage Team Leader Gloucestershire County Council on 3rd February 2022.

3 Site Description

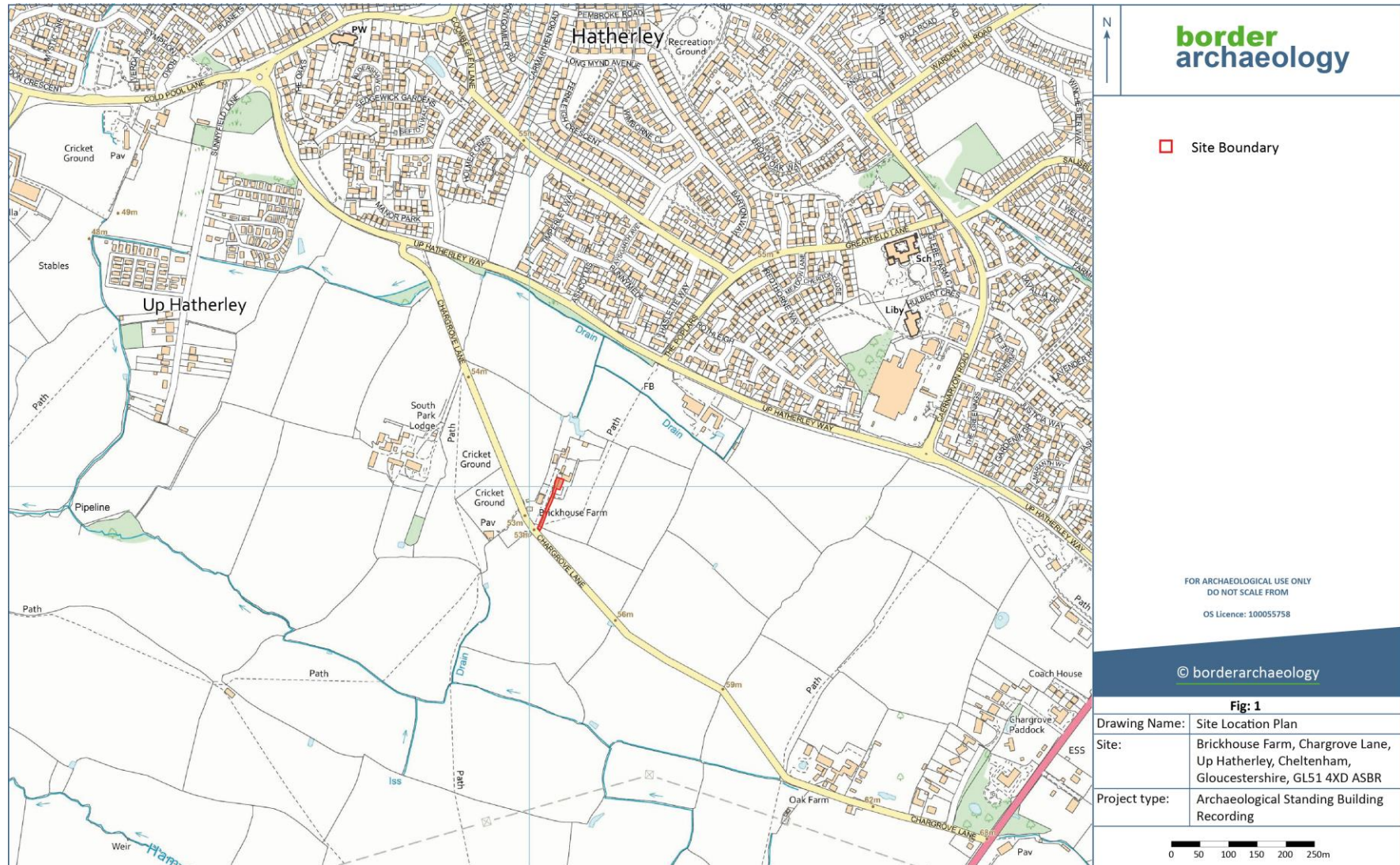
The building which forms the subject of this programme of ASBR comprises a small L-shaped livestock shed of 18th or early 19th century date situated to the SE of the farmhouse at Brickhouse Farm; which has more recently been used as a garage, workshop and storage space. The building, which is considered to be curtilage listed with the nearby Grade II listed late 18th century farmhouse (HER 35715), survives in a dilapidated condition and has been extensively altered, including the insertion of a concrete block wall partition and modern brick gable end.

Brickhouse Farm was designated as a Grade II listed building on 22nd October 1987 (List Entry No. 1152994) the listing description extracted from the National Heritage List for England reads as follows:

Farmhouse. Late C18. Red brick, stone slate roof with brick stack. Rectangular plan extended by one bay in the same style C20. Two storeys and attic. Four-windowed east front with two 3-light segmental-headed C19 casements to the ground floor; three 3-light casements to the first floor; central C18 door-with 6 flush panels, two glazed, under a projecting gabled canopy. Segmental-headed plank door; 2-light casement with concrete lintel to the right; 2-light casement to the first floor. Large projecting gable-end stack. Segmental-headed windows at the rear. Interior not accessible.

3.1 Soils and Geology

The British Geological Survey records the underlying solid geology as consisting of rocks of the Charmouth Mudstone Formation, a sedimentary bedrock formed approximately 183 to 199 million years ago in the Jurassic Period in a local environment previously dominated by shallow seas. No superficial deposits are recorded in the vicinity of the site. There is no historic borehole data available for the site or its immediate surroundings (BGS 2021).





4 Project Aim

The aim of the project is to undertake a programme of ASBR of the curtilage listed outbuilding at Brickhouse Farm Chargrove Lane Up Hatherley Cheltenham to Historic England/RCHME Level 2, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016) to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

5 Summary Historical & Archaeological Background

The building forming the subject of this programme of building recording comprises a small L-shaped single-storey livestock shed lying within the curtilage of Brickhouse Farm, a post-medieval farmstead located to the SE of the village of Up Hatherley, on the southern outskirts of Cheltenham.

The village of Up Hatherley is a settlement of medieval origin, first documented in Domesday Book as 'Hegberleo' in 1022 and as 'Athelai' in the Domesday Survey of 1086 (Smith 1964, 146). Up Hatherley appears to have formed a single landholding, combined with the nearby manor of Down Hatherley, but it acquired a separate identity by the 13th century when it was granted by the de Clare family to the Priory of Usk. Documentary references to 'Uphatherleye' as a separate settlement occur from the late 13th century onwards. An evaluation undertaken in 2017 on land at Chargrove Orchard, surrounding the site, revealed a ditch and pit potentially dating to the medieval period in the NW corner of the site, as well as a large number of undated furrows (Cotswold Archaeology 2017).

The livestock shed appears originally to be of 18th or early 19th century date and is situated to the SE of the farmhouse at Brickhouse Farm (Gloucestershire HER 35715), which is a Grade II listed building of late 18th century date with 19th/20th century alterations and additions (*Plate A*). The shed has been subject to extensive later 20th century alterations including replacement of the original roof covering and insertion of a concrete partition wall and a new brick gable; however, it may be roughly contemporary or slightly later in date than the farmhouse. Brickhouse Farm may be described as a loose linear plan farmstead, comprising the farmhouse and a series of separate farm outbuildings to the E and SE, a number of which have been converted to residential use (*Plate B*).

As far as can be ascertained, the farmstead appears to be of late 18th century origin; the earliest references found in cartographic and documentary sources occur in the early 19th century and the farmstead is first marked, though unnamed on the OS surveyor's drawing of Cheltenham and district dated 1804 (*fig. 5*) which shows the farmhouse and several ranges of outbuildings to the S and SE. Documentary records relating to the farm are sparse but it appears historically to have been primarily a livestock farm; the earliest reference to it by name occurs in the 1881 census when it was occupied by Daniel Herbert, a farmer of 60 acres. The farmstead was specifically described as a pasture farm at the time of its sale in February 1939 (Gloucestershire Echo).

The OS 1st edition map of 1887 (*fig. 6*) clearly depicts the layout of the farmstead and shows a long, narrow oblong structure aligned NE-SW of timber construction (shaded in grey), attached to the NE side of a rectangular range of brick construction (shaded in carmine) aligned NW-SE. Extending to the SW of this is another oblong brick range

aligned NE-SW, while further to the S is a larger complex of outbuildings, possibly including a piggery and poultry sheds. It may be noted that the main frontage of the NE-SW timber-built range is specifically not shown as open-fronted (which would usually be indicated by a dashed line). Little change is indicated on the OS 2nd edition map of 1903 (fig. 7). However, the OS 3rd edition map of 1923 (fig. 8) shows that a large open shed had been erected to the S of the L-shaped outbuilding and further additions to the complex are shown on OS maps of 1947 and 1968.

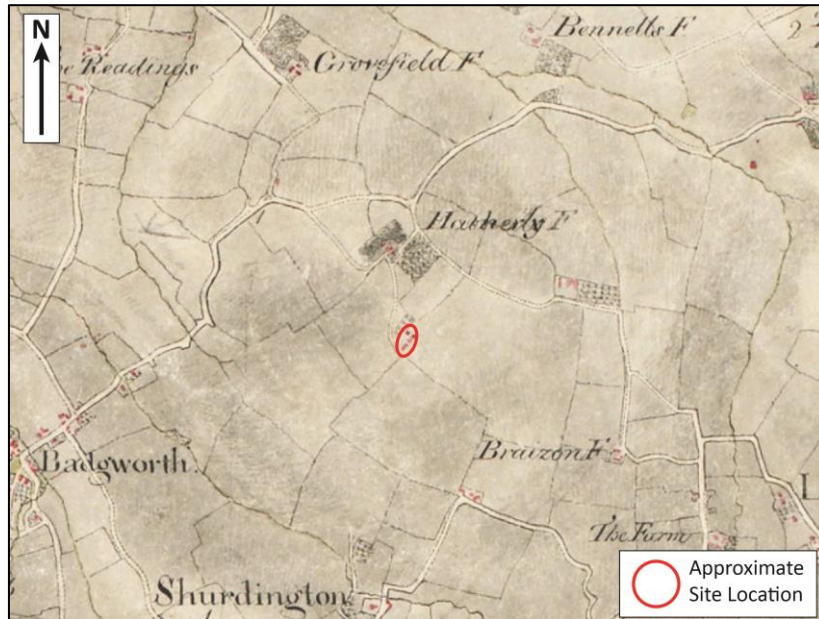


Fig. 5: Extract from the OS surveyor's drawing of 1804 (with site marked in red)
(Reproduced by courtesy of the British Library)

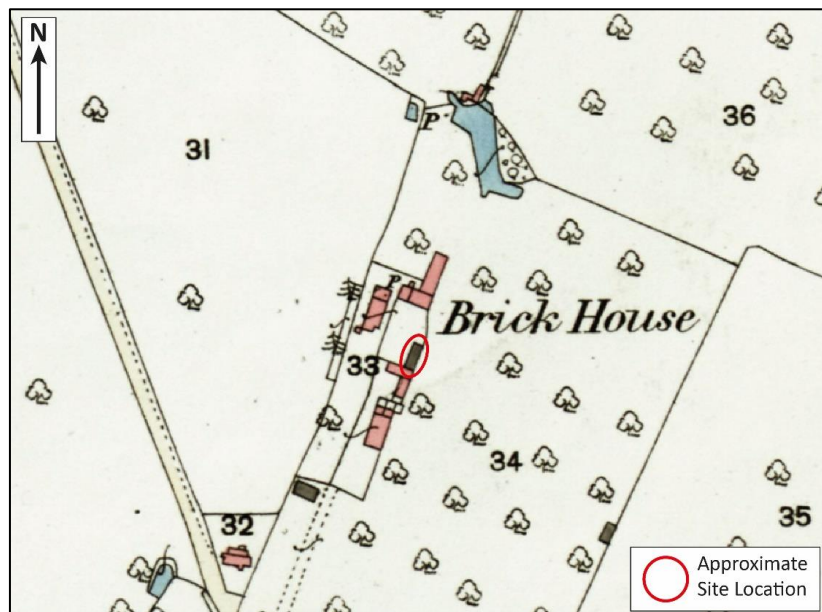


Fig. 6: Extract from the OS 1st edition 25-inch map of 1887
(Reproduced by courtesy of the National Archives)

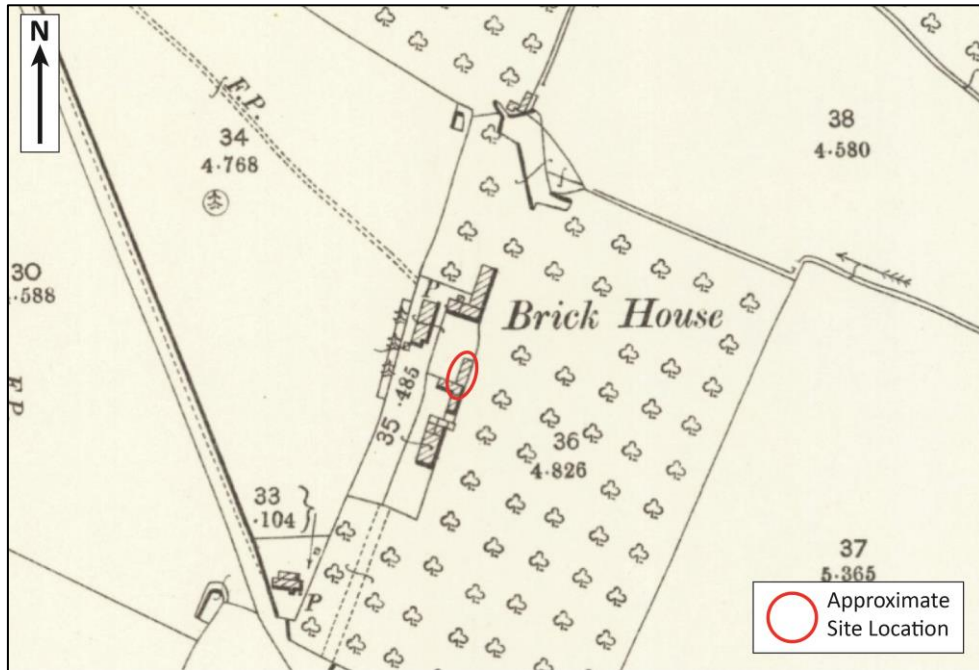


Fig. 7: Extract from the OS 2nd edition 25-inch map of 1903
(Reproduced by courtesy of the National Archives)

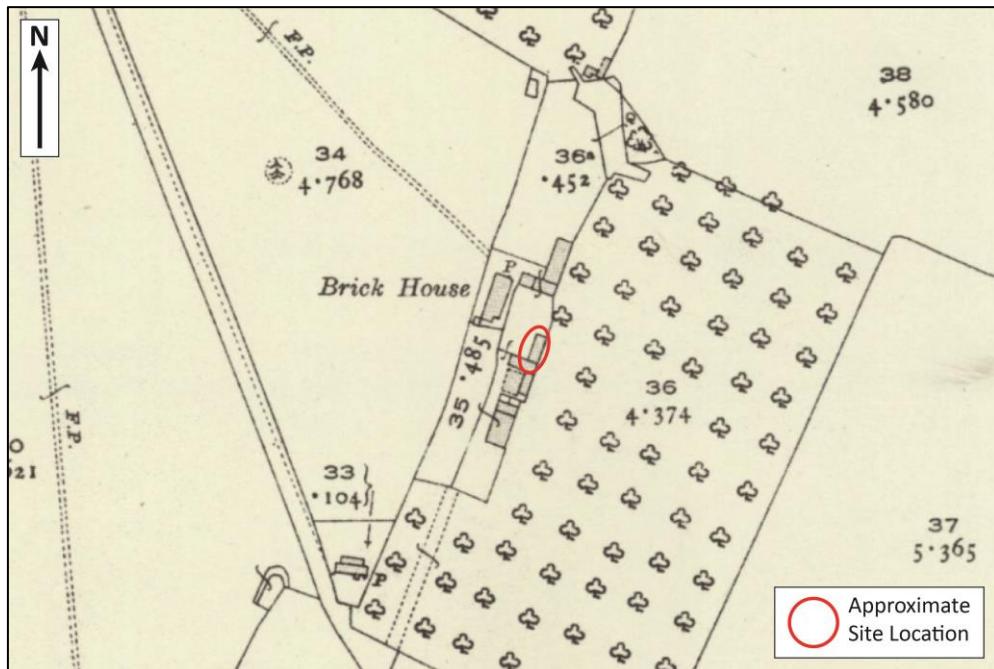


Fig. 8: Extract from the OS 3rd edition 25-inch map of 1923
(Reproduced by courtesy of the National Archives)



Plate A: View looking NW across yard towards farmhouse at Brickhouse Farm



Plate B: General view looking NE towards farmstead at Brickhouse Farm, with single-storey L-shaped outbuilding (recently used as a garage, a workshop and storage space) to right of picture

6 Methodology

Recording reflects Historic England/RCHME guidance and was undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020a) and *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2020b). BA adheres to the CIfA *Code of conduct* (CIfA 2019) and to project management advice set out in *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The specific recording methodology is based on a Historic England/RCHME Level 2 record as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 2 is defined as follows:

Level 2 is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project (Lane 2016).

This Level 2 record comprises the following specifics:

6.1 Drawn Record

The drawn record consists of the following:

- Plans of the building, with photo locations clearly marked, and a location plan related to the national grid
 - Annotated elevation drawings;
 - Appropriate additional illustrations that help support findings and the interpretation of the building;
 - Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
 - A summary description of the building in its current form in the format of a typical listed building description.
-

6.2 Photographic Record

- The photographic survey consists of the following:

High-resolution colour digital photographs, with suitable scales, of the following:

- All external elevations;
- All internal room spaces (where accessible);
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building;
- General photographs illustrating the building's relationship to the surrounding buildings and setting.

6.3 Written Account

The written record comprises the following:

- A summary statement describing the building's significance and purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

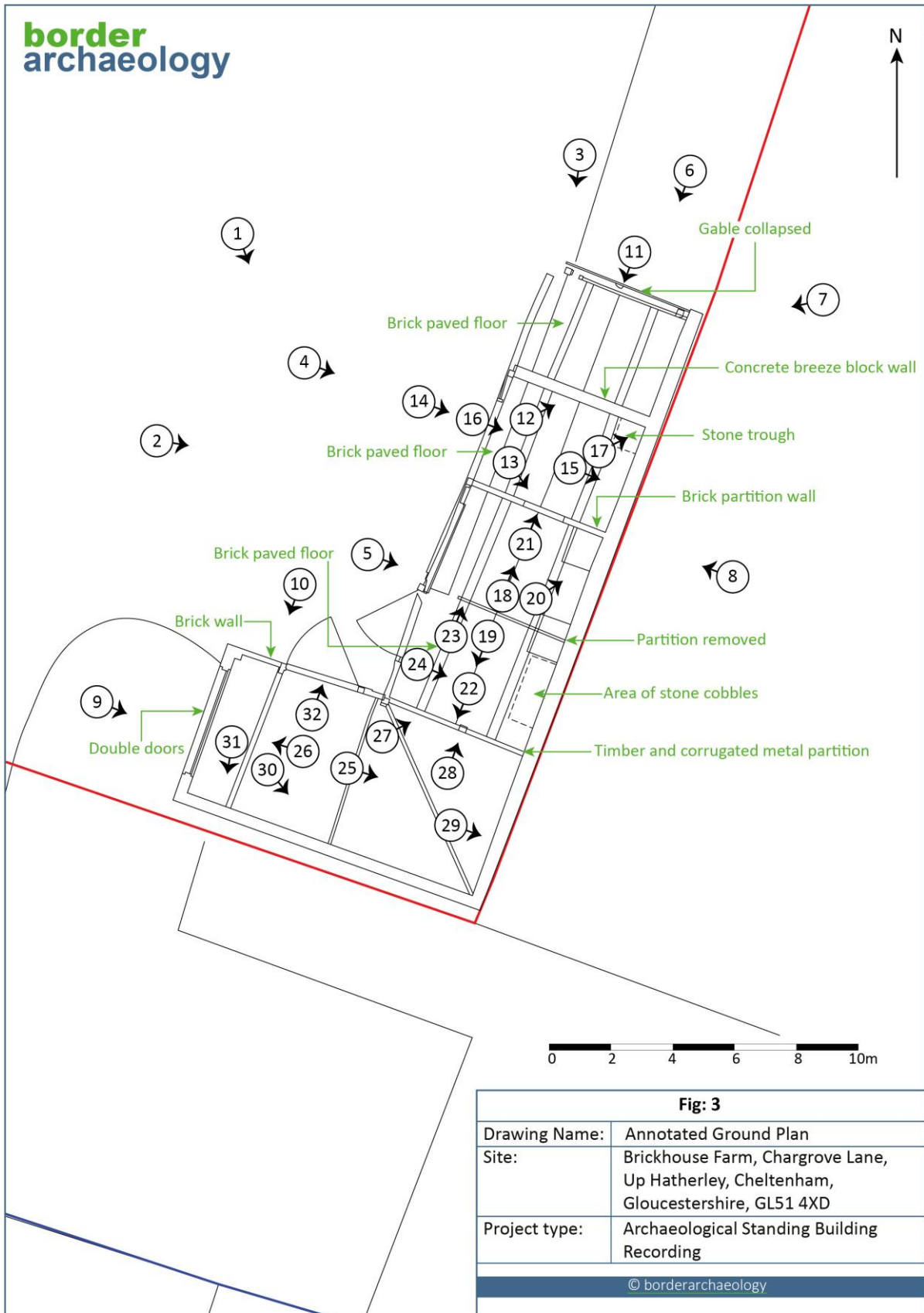
6.4 Recording Methodology

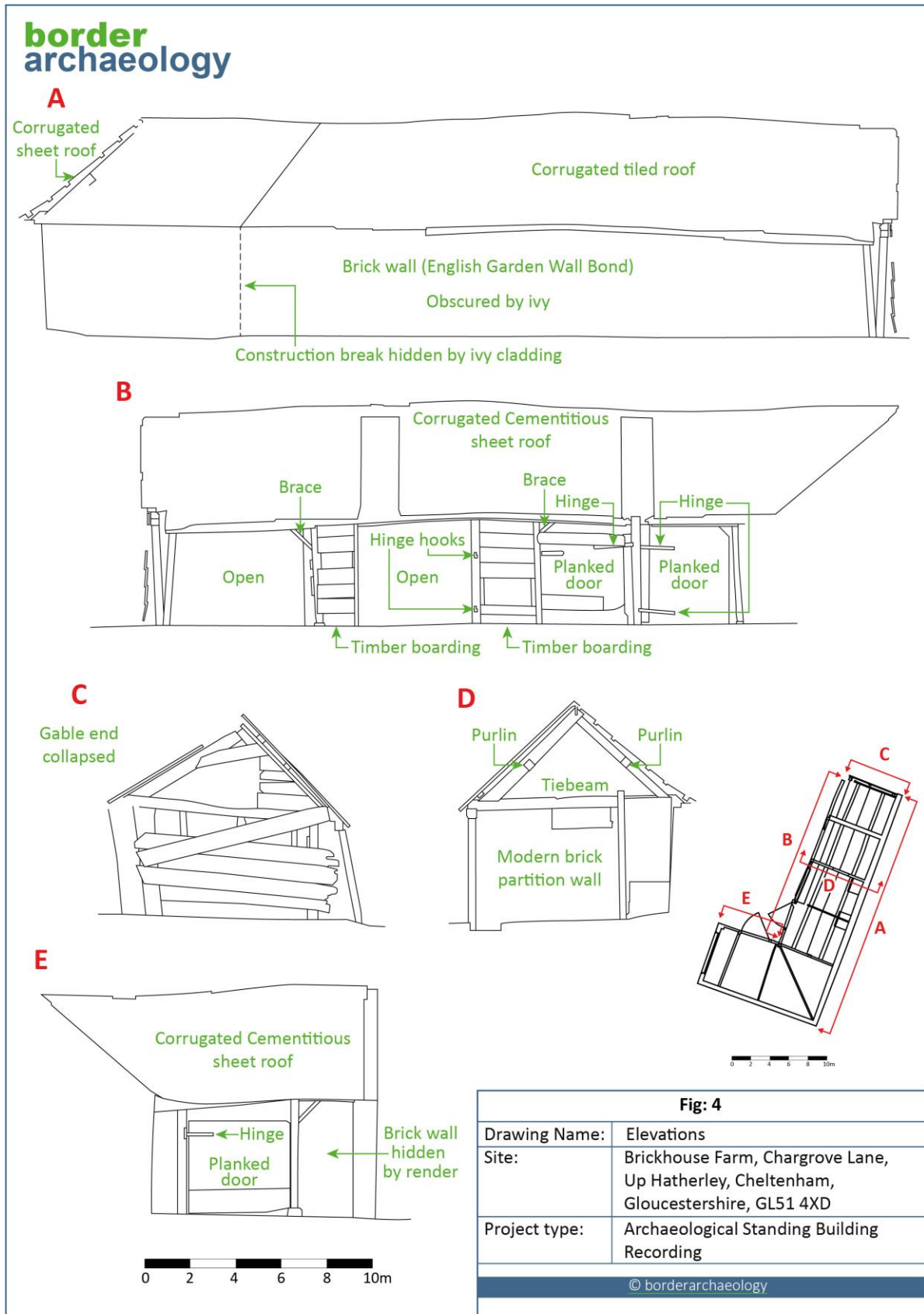
Records have been made in accordance with BA's *Archaeological Field Recording Manual* (2017) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016). BA adheres to the *CIfA Code of conduct* (2021).

The photographic record was produced using a Sony RX100 Mk. II digital camera at a greater than 20mpx resolution. Photographs were taken of all the external elevations where possible with an appropriate scale.

General views of the building and its setting (for contextual purposes) and additional photographs of relevant architectural details were also taken. Individual features were photographed as separate items and in detail. Each feature was photographed and placed into a wider context (ie. the surrounding elevation).

Each photograph (both external and internal) contains an appropriate scale and all photographic images were indexed and cross-referenced to a written photographic register, which includes full details concerning subject and direction of view.





7 Results

7.1 Exterior

The building forming the subject of this programme of building recording is a single-storey L-plan outbuilding located to the SE of the Grade II listed farmhouse at Brickhouse Farm. It appears originally to have been built as a livestock shelter shed and subsequently converted to pens for fattening cattle or pigs (it was traditionally known as a 'pig shed'). At some point, the outbuilding has been converted to use as a garage with workshops and storage space and is currently in a heavily dilapidated and overgrown state. It comprises a four-bay gabled range aligned NE-SW chiefly of timber-framed construction with a brick rear wall, attached to the SW end of which is a two-bay gabled barn structure, mostly of brick construction and aligned NW-SE (*Plates 1 & 2*).

The existing roof appears to be of modern date, consisting mostly of corrugated cementitious sheeting with corrugated tile to the rear slope, and has partially collapsed at the NE gable end of the building (*Plate 3*). It appears likely that the original roof covering consisted of clay tiles, the wallplate survives in a partially truncated state along the front (NW-facing) elevation however the wallplate along the rear elevation appears to have been largely removed. No evidence was noted for a loading bay or pitching hole indicative of a hayloft.



Plate 1: View looking SSE across the yard towards the L-shaped outbuilding at Brickhouse Farm

The principal NW-facing elevation of the four-bay range appears originally to have been open-fronted to the NW as indicated by the presence of angled braces connecting the vertical posts to the wallplate (*Plate 4*). Historic mapping suggests that this elevation had been infilled by the late 19th century, based on the evidence of the OS 1st edition map of 1887. The two northeastern bays are both currently open-fronted although it appears that at least one of these bays had doors as indicated by the presence of hooks for hinges, while the two southwestern bays are clad in horizontal timber featheredged boarding, with the subdivision between the two bays indicated by two

broad planked stall doors extending almost up to eaves level with long wrought-iron strap hinges (*Plate 5*). As far as can be ascertained, the existing superstructure appears to rest on a low brick plinth with no indication of a stone dwarf wall or sill; no obvious evidence was noted to indicate that the extant vertical posts supporting the wallplate originally rested on staddle stones.



Plate 2: General view looking SE towards the L-plan single-storey outbuilding at Brickhouse Farm



Plate 3: View looking SSW towards the collapsed NE-gable end of the L-plan outbuilding at Brickhouse Farm



Plate 4: View looking SE showing front elevation of two open-fronted bays at NE end of four-bay range



Plate 5: View looking SE showing detail of bays at SW end of four-bay range, with planked stall doors with strap hinges



Plate 6: View looking SW showing detail of collapsed NE-gable end of four-bay range



Plate 7: View WSW showing rear wall of four bay range, laid in English Garden Wall Bond and heavily clad in ivy

The NE gable end of the four-bay range was originally clad with horizontal boarding (heavily obscured by ivy creeper) but has recently collapsed (*Plate 6*). The rear (SE) facing elevation consists of a brick wall constructed of yellowish-red brick laid in English Garden Wall Bond with no evidence for windows or ventilation slots (*Plate 7*). It appears that this wall may represent a later addition, as timber-framed cattle sheds were often partially reclad in brick to ensure structural stability (Lake & Edwards 2006, 58); however, the wall has evidently bowed outwards (presumably as a result of failure of the roof trusses) and is in a poor state of repair.

The construction break between the four-bay range and attached the two-bay structure aligned NW-SE was not visible as the majority of the wall is ivy clad, though it may be noted that there is a marked difference in roofing materials between the two ranges, with the rear slope of the four-bay range being roofed with corrugated tiles while the two-bay range aligned NW-SE is covered in corrugated sheeting (*Plate 8*).



Plate 8: View NW showing the rear (SE) facing elevation of the L-plan outbuilding, heavily obscured by ivy creeper

The two-bay structure aligned NW-SE appears originally to have been a constructed as a livestock barn and later converted to use as a garage; it has a pitched roof and brick side walls to the SW and SE laid in English Garden Wall Bond (comprising three rows of stretchers separated by an intervening row of headers), the NW gable end has clearly been rebuilt in red brick (laid in Stretcher Bond) with metal bargeboards and a set of broad modern double doors inserted for vehicular access (*Plate 9*). The NE-facing elevation appears to be of timber-framed construction with a section of brick walling (clad in buff render) inserted to the right of a broad planked door with strap hinges (*Plate 10*).



Plate 9: View looking SE showing the NW-gable end of the two-bay range with double-doors for vehicles



Plate 10: View looking SW showing NE-facing elevation of the two-bay range with planked door and adjoining brick masonry wall clad in buff render

7.2 Interior

The NE-SW aligned four-bay range comprises two separate compartments (recently used for storage of farm equipment and household items) and a third compartment, two bays long, which was originally sub-divided into two by a wooden partition which appears to have been removed recently. The roof structure, which has partially collapsed at the NE end of the building, is of simple open-truss construction with the principal rafters carried on a tiebeam and connected by a single pair of roughly hewn trenched purlins. The roof trusses have all been whitewashed, presumably for hygiene purposes, consistent with the usage of the structure for cattle housing.

The roofing and external cladding of the compartment at the NE end of the range have almost completely collapsed and consequently little of interest was recovered in this area, with the exception of a brick paved floor heavily obscured by debris. A modern concrete breezeblock partition wall has been inserted at the SW end of the compartment (*Plates 11 & 12*). It is unclear whether this compartment was intended to be open-fronted.



Plate 11: View looking SW showing detail of collapsed NE compartment of four-bay range with brick paved floor

The adjacent compartment is currently used for storage of building materials and equipment; it originally had a door as evidenced by the presence of hooks for hinges in the wall post to the right of the entrance (*Plate 14*). A modern brick partition wall with a concrete plinth, partially coated in a greyish-white render, has been inserted at the SW end of the compartment up to the level of the wallplate, with a rectangular slot inserted just below the tiebeam, either for viewing purposes or ventilation (*Plate 13*). The rear wall of the compartment appears originally to have been whitewashed (*Plate 15*); the floor is paved with red bricks with a drain indicated by blue brick edging in front of the entrance (*Plate 16*). No visible evidence for hayracks or mangers was recorded; however, a stone trough (partially obscured by building materials) was noted in the far NE corner of the compartment (*Plate 17*)



Plate 12: Internal view looking ENE showing concrete breeze block wall and roof trusses in second compartment at NE end of four-bay range

Plate 13: Internal view looking ESE showing SW-facing brick wall in second compartment at NE end of four-bay range



Plate 14: View looking SE showing interior of second compartment at NE end of four-bay range, with hooks for hinges visible to right of picture



Plate 15: Internal view looking SE towards rear wall of second compartment at NE end of four bay range, with stone trough visible to left of picture



Plate 16: View looking SE showing detail of brick paved floor with blue-brick edging for drain



Plate 17: View looking NE showing stone trough in far NE corner of second compartment in four-bay range

The southwestern two bays of the four-bay range have been combined to form a single compartment (*Plates 18 & 19*) which has been converted to use as a workshop as evidenced by the wooden shelving and work benches lining the rear (SE) wall, supported by squared wooden posts carried on square, hollow brick stanchions (*Plate 20*). At the NE end of the compartment is a brick wall extending up to tie beam level while the SW end is defined by timber-framing clad with corrugated metal sheeting below the tiebeam and horizontal edged boarding at the apex of the gable (*Plates 21 & 22*).

The rear wall and the roof trusses at the NE and SW ends of the compartment have been whitewashed (again consistent with its original usage as livestock accommodation) although some of the paintwork has been removed. It originally appears to have been subdivided into two separate units as evidenced by the disturbed stone footings of a wall aligned NW-SE extending across the middle of the compartment (*Plate 23*) which presumably would have supported a timber partition (since removed).

The SW portion of the compartment has an intact brick paved floor with a disturbed area of stone cobbling against the rear wall; however, the brick flooring within the NE half appears to have been largely removed (*Plate 24*). No evidence for fixtures or fittings associated with its former usage as a livestock shed, such as hayracks or mangers, appears to have survived intact.



*Plate 18: Internal view of two-bay compartment in four-bay range looking NE
Plate 19: Internal view of two-bay compartment in four-bay range looking SW*



Plate 20: View looking ENE showing rear wall of two-bay compartment (partially whitewashed) with modern work benches



Plate 21: View looking NE showing detail of roof truss at NE end of two-bay compartment



Plate 22: Internal view looking SW showing detail of SW gable end of four-bay range and whitewashed roof trusses



Plate 23: Internal view looking NE showing detail of floor in two-bay compartment with footings of wall aligned NW-SE



Plate 24: Internal view looking SE showing detail of brick paved floor with area of disturbed stone cobbling against rear wall

The two-bay range consists of a single chamber aligned NW-SE with no evidence for an internal subdivision; the SW and SE walls are of brick while the NE-facing elevation is timber-framed with brick infill. The roof structure, which appears to have been heavily renewed, is of simple collar and tiebeam construction with a single pair of trenched purlins (which appear to be modern in date) and a longitudinal beam running NW-SE along the entire length of the building (*Plates 25 & 26*).

Examination of the timber-framing at the juncture between this range and the gable end of the four bay NE-SW range suggests (*Plates 27 & 28*) suggests the two-bay range probably represents a later addition. It could well have been contemporary with the reconstruction of the rear (SE) wall of the four-bay timber-framed range in brick (as suggested by the fact that the brickwork is laid in English Garden Wall Bond) which appears to have taken place in the mid-late 19th century. No visible evidence was noted for a connecting door linking the two ranges.

The flooring of the two-bay range consists of concrete slabs which represent a modern insertion contemporary with its usage as a garage or storage place for farm machinery (*Plate 29 & 30*). The interior walls have been heavily whitewashed (which may be associated with its former usage as livestock housing) except for the NW gable end with its garage doors, of mid-late 20th century date. The apex of the gable has been partially rebuilt in concrete breezeblocks. The construction break between the earlier brickwork and the modern NW gable end is clearly discernible (*Plate 31*). Little evidence for fixtures or fittings associated with its usage as livestock housing were noted except for a number of hooks embedded in the SW wall and the stall door in the NE-facing wall (*Plate 32*).



Plate 25: Internal view SE showing southeastern portion of two-bay range and roof trusses

Plate 26: Internal view NW showing northwestern portion of two-bay range and modern double doors



Plate 27: Internal view E showing juncture between SW gable end of four-bay range and two-bay structure



Plate 28: Internal view NE showing SW-gable end of four bay range



Plate 29: Internal view showing SE end of two-bay range with whitewashed walls and concrete screed floor



Plate 30: Internal view SE showing whitewashed SW wall of two-bay range



Plate 31: Internal view showing SW wall of two-bay range with construction break with NW gable end visible to far right of picture



Plate 32: Internal view NE showing stall door in NE wall of two bay range with section of brick walling to left of picture

8 Conclusions

The programme of Level 2 Archaeological Standing Building Recording undertaken by Border Archaeology with regard to the traditional farm outbuilding at Brickhouse Farm, Chargrove Lane, Up Hatherley, Cheltenham (Glos.) has reached the following conclusions briefly detailed below:

The building in question consists of a low, single-storey L-plan outbuilding of probable 19th century date situated to the SE of the Grade II listed late 18th century farmhouse at Brickhouse Farm. Historical evidence shows that Brickhouse Farm was primarily a pastoral farmstead and this is evidenced by the presence of several ranges of outbuildings associated with livestock accommodation.

The L-plan outbuilding, which is in a heavily dilapidated condition, comprises two distinct elements, a four-bay gabled range aligned NE-SW and largely of timber-framed construction with a brick rear wall which appears to represent evidence of a later rebuilding, together with a two-bay gabled barn attached to the SW end of this range, oriented NW-SE and chiefly of brick construction.

The outbuilding as a whole has been subject to considerable modern alteration associated with its conversion to usage as a garage, workshop and storerooms and is in a heavily decayed state with the NE gable end having completely collapsed and the rear (SE) wall in a very poor state of repair. The NW gable end has been rebuilt and a set of modern double doors inserted. Two of the internal subdivisions, represented by walls of brick and concrete breezeblock construction, are evidently modern insertions but probably replaced earlier partitions.

Both ranges appear to have been in existence by the late 1880s as they are shown on the OS 1st edition 25-inch map of 1887 which distinguishes between the timber-framed and brick construction of the two ranges. The evidence of the extant fabric suggests that the four-bay timber-framed range may be of early to mid-19th century date and may originally have been built as a livestock shelter shed (which was open fronted to the NW). This identification is further supported by the close proximity of the outbuilding to the farmhouse.

However, by the late 19th century the shelter shed appears to have been converted into accommodation for fattening cattle or pigs as indicated by the subdivision into four distinct pens and the infilling of the NW-facing elevation with featheredged boarding and broad planked doors. No visible evidence for a hayloft at roof level was noted. The brick rear wall and brick paved flooring noted in these compartments appears to be of mid-late 19th century date; the brickwork of the rear wall (consisting of yellowish-red bricks laid in English Garden Wall Bond) is characteristic of Victorian agricultural outbuildings and is noticeably different from that employed in the construction of the nearby late 18th century farmhouse.

The two-bay barn range to the SW appears to be of mid to late 19th century date and contemporary with the reconstruction of the rear wall of the four-bay timber-framed range. This range also appears to have been used as livestock accommodation but was converted to use as a garage in the mid to late 20th century and extensively refurbished as indicated by the modern double doors and concrete slab floor. Very few fixtures or fittings associated with the original usage of the outbuilding as livestock accommodation appears to have survived, including hayracks and mangers, except for a stone trough in one of the compartments in the four-bay range.

Plate No.	Description
1	View looking SSE across the yard towards the L-shaped outbuilding at Brickhouse Farm
2	General view looking SE towards the L-plan single-storey outbuilding at Brickhouse Farm
3	View looking SSW towards the collapsed NE-gable end of the L-plan outbuilding at Brickhouse Farm
4	View looking SE showing front elevation of two open-fronted bays at NE end of four-bay range
5	View looking SE showing detail of bays at SW end of four-bay range, with planked stall doors with strap hinges
6	View looking SW showing detail of collapsed NE-gable end of four-bay range
7	View WSW showing rear wall of four bay range, laid in English Garden Wall Bond and heavily clad in ivy
8	View NW showing the rear (SE) facing elevation of the L-plan outbuilding, heavily obscured by ivy creeper
9	View looking SE showing the NW-gable end of the two-bay range with double-doors for vehicles
10	View looking SW showing NE-facing elevation of the two-bay range with planked door and adjoining brick masonry wall clad in buff render
11	View looking SW showing detail of collapsed NE compartment of four-bay range with brick paved floor
12	Internal view looking ENE showing concrete breeze block wall and roof trusses in second compartment at NE end of four-bay range
13	Internal view looking ESE showing SW-facing brick wall in second compartment at NE end of four-bay range
14	View looking SE showing interior of second compartment at NE end of four-bay range, with hooks for hinges visible to right of picture
15	Internal view looking SE towards rear wall of second compartment at NE end of four bay range, with stone trough visible to left of picture
16	View looking SE showing detail of brick paved floor with blue-brick edging for drain
17	View looking NE showing stone trough in far NE corner of second compartment in four-bay range
18	Internal view of two-bay compartment in four-bay range looking NE
19	Internal view of two-bay compartment in four-bay range looking SW
20	View looking ENE showing rear wall of two-bay compartment (partially whitewashed) with modern work benches
21	View looking NE showing detail of roof truss at NE end of two-bay compartment
22	Internal view looking SW showing detail of SW gable end of four-bay range and whitewashed roof trusses
23	Internal view looking NE showing detail of floor in two-bay compartment with footings of wall aligned NW-SE
24	Internal view looking SE showing detail of brick paved floor with area of disturbed stone cobbling against rear wall
25	Internal view SE showing southeastern portion of two-bay range and roof trusses
26	Internal view NW showing northwestern portion of two-bay range and modern double doors
27	Internal view E showing juncture between SW gable end of four-bay range and two-bay structure
28	Internal view NE showing SW-gable end of four bay range
29	Internal view showing SE end of two-bay range with whitewashed walls and concrete screed floor
30	Internal view SE showing whitewashed SW wall of two-bay range
31	Internal view showing SW wall of two-bay range with construction break with NW gable end visible to far right of picture
32	Internal view NE showing stall door in NE wall of two bay range with section of brick walling to left of picture

Table 1: List of plates

9 Archive

Both paper records and digital files will be deposited with the Wilson Museum: Cheltenham Art Gallery and Museum and archive compilation will be consistent with specific deposition guidelines set out in *Gloucestershire Archaeological Archives Standards: A Countywide Standard for the Creation, Compilation and Transfer of Archaeological Archives in Gloucestershire* (Paul 2017) and with guidance contained in *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020b).

Archiving will be consistent with advice detailed in *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990), *Standards in the museum care of archaeological collections* (Paine 1993), *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2011a) and *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives* (Brown 2011b).

10 Copyright

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

11 References

Border Archaeology, 2021, *Archaeological Field Manual*.

British Geological Survey, *Geology of Britain Viewer*, <http://mapapps.bgs.ac.uk/geologyofbritain/home> [accessed 14-01-22].

Brown, D., 2011a, *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*.

Brown, D., 2011b, *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives*, English Heritage.

Brunskill, R.W., 1978, *Illustrated Handbook to Vernacular Architecture*, London

Brunskill, R.W., 2007, *Traditional Farm Buildings of Britain and Their Conservation*, Yale

ClfA, *Toolkit for Selecting Archaeological Archives* (<https://www.archaeologists.net/selection-toolkit/toolkit/>) [accessed 14-01-22].

ClfA, 2020a, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*.

ClfA, 2020b, *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*.

ClfA, 2021, *Code of conduct*.

Cotswold Archaeology, 2017, *Chargrove Orchard, Land at Up Hatherley Way, Gloucestershire: Archaeological Evaluation* (unpublished report)

Lake, J. & Edwards, B., 2006, *Historic Farmsteads. Preliminary Character Statement: South West Region*, English Heritage

Lane, R., 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*, Historic England.

Lee, E., 2015, *Management of Research Projects in the Historic Environment: The Project Managers' Guide*, Historic England.

Paul, S. (Ed.), 2017, *Gloucestershire Archaeological Archives Standards: A Countywide Standard for the Creation, Compilation and Transfer of Archaeological Archives in Gloucestershire*.

Paine, S., 1993, *Standards in the museum care of archaeological collections*, Museums & Galleries Commission.

Rawes, B., 1986, 'Archaeological Review No. 10, 1985', *Transactions of the Bristol and Gloucestershire Archaeological Society* **104**, 231-47

Royal Commission on the Historical Monuments of England, 1996, *Recording Historic Buildings: A Descriptive Specification*.

Smith, A.H., 1964, *The Place Names of Gloucestershire Volume II*, Cambridge

Society of Museum Archaeologists, 1993, *Selection, Retention and Dispersal of Archaeological Collections: Guidelines for use in England, Wales and Northern Ireland*.

Walker, K., 1990, *Guidelines for the preparation of excavation archives for long-term storage*, UKIC Archaeology Section.

11.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

OS Surveyor's Drawing of Cheltenham and District – 1804 (British Library)

Ordnance Survey 1st edition 1-inch map – 1828

OS 1st edition 25-inch map – 1887

OS 2nd edition 25-inch map – 1903

OS 3rd edition 25-inch map – 1923

OS provisional edition 6-inch map – 1947

OS 1:10000 National Survey - 1968

Document Title		Document Reference	
Archaeological Standing Building Recording: Brickhouse Farm Chargrove Lane Up Hatherley Cheltenham Gloucestershire GL51 4XD.		BA2203BFC	
Compilation	Stephen Priestley MA MCI fA		
Editing	George Children MA MCI fA		
Artwork	Holly Litherland BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	February 2022	George Children MA MCI fA