

Archaeological Standing Building Recording



**Pigeon House Farm  
The Green  
Uckington  
Cheltenham  
Gloucestershire  
GL51 9SR**

On behalf of

**Mr E. Tipper**

**November 2022**

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*Cover: View looking northeast towards southwest-facing elevation of shed*

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## 1 Executive Summary

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Border Archaeology Ltd (BA) has undertaken a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 of a curtilage listed former agricultural outbuilding associated with Pigeon House Farm (Grade II listed) The Green Uckington Gloucestershire GL51 9SR prior to its demolition and replacement, the results of which can be briefly summarised thus:

The traditional farm outbuilding comprises a single-storey rectangular structure aligned roughly northwest-southeast, situated about 75-80m northeast of Pigeon House Farm, an unlisted farmhouse of early-19<sup>th</sup> century date (with possible earlier 17<sup>th</sup> century origins) and an adjoining L-plan range of 19<sup>th</sup> century brick outbuildings (now converted to residential use).

The outbuilding appears to have been built at some time between c.1839 and 1884, based on cartographic evidence. It is not shown on the Elmstone Hardwicke tithe map of 1839 but does appear on the OS 1<sup>st</sup> edition map of 1884. The extant evidence of the structure itself appear to be wholly consistent with a mid-19<sup>th</sup> century date for its construction. Its width and height and the fact that it originally had doors at the southeast (front) end of the building suggests that it was probably built as a cart shed (rather than an open-ended shelter for livestock) and was also probably used for the storage of farm implements.

The outbuilding is a single-celled structure, five bays long, of timber-framed construction with a hipped, open-truss roof with three sets of butt purlins linking the principal rafters. It is likely that the building was originally clad in weatherboarding and had a thatched roof; however, the cladding and roof covering appears to have been entirely removed at some point in the mid-late 20<sup>th</sup> century and replaced by the existing corrugated metal sheeting.

The interior of the shed consists of five bays, the subdivisions marked by timber wall posts with metal straps linking the posts to the wallplates. The wall posts exhibited considerable evidence of reuse and replacement and mostly appear to be re-purposed railway sleepers. No evidence was noted to indicate that the framing of the shed rested upon a timber sill plate or stone foundation; the existing wall posts appear to have been set directly into the ground.

Little evidence for original fixtures or fittings relating to the original usage of the shed was noted; it has been separated from its original setting in relation to the historic farm buildings at Pigeon House Farm by the construction of a large modern steel-framed portal barn to the southwest.

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## 2 Introduction

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Border Archaeology Ltd (BA) has been instructed by Mr E. Tipper 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 Pigeon House Farm (Grade II listed) The Green Uckington Gloucestershire GL51 9SR prior to its demolition and replacement.

This is in connection with an application for the removal of an agricultural building and the erection of four dwellings with associated access (Planning Ref. 22/00466/FUL).

The structure has been identified as a non-designated heritage asset based on criteria set out in the Tewkesbury District Council Supplementary Planning Document entitled *Local Heritage List: Selection Criteria for Tewkesbury Borough* (2022). However, the site does not at present appear to be included in the available Local Heritage List for Tewkesbury District. The Parish Tithe Map of 1839 does not show the building but it is recorded on the Ordnance Survey 1<sup>st</sup> edition 25-inch plan of 1884 and a construction date of c. 1840 has been suggested by the local authority Conservation Officer.

The structure is described based on submitted client information as an open-ended agricultural implement/cart store and comprises a timber-framed agricultural building clad in corrugated metal sheeting which in its original form is likely to have been thatched with weatherboarded sides (*Cover*). Although the significance of the non-designated heritage asset is considered to be moderate to low due to the dilution of its character resulting from later changes and alterations, it retains some evidence of its original roof structure and wall-framing and for this reason, demolition of this historic local feature if agreed would require implementation of an appropriate programme of ASBR, in this case being Historic England/RCHME Level 2, for preservation by record.

Condition 1 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 be the subject of an assessment of the historic agricultural 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: In the interests of the historic environment. This condition is required to be pre-commencement as archaeological building recording work is required prior to the loss of the historic building. This requirement is in compliance with Paragraph 205 of the NPPF.*

This ASBR report has been compiled in accordance with a Written Scheme of Investigation submitted to and approved by Mr Julian Bagg, Conservation Officer, Tewkesbury Borough Council on 17<sup>th</sup> October 2022.

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## 3 Site Description

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The traditional farm building forming the subject of this programme of historic building recording is located to the NE of Pigeon House Farm, which is situated on the NW side of The Green and N of the A4019 Tewkesbury Road, Uckington (NGR SO 91686 25074).

The outbuilding is not located within a Conservation Area but is situated about 70m NW of Uckington Farmhouse (List Entry No. 1303770) a Grade II listed farmhouse of 17<sup>th</sup> -early 19<sup>th</sup> century date and about 75m W of a Grade II Listed stable block and open fronted cart store of early 19<sup>th</sup> century date (List Entry No. 1091875) located just to the N of the farmhouse. Moat House, a mid-13<sup>th</sup>-mid-14<sup>th</sup> century moated site and, is the nearest Scheduled Monument (List Entry No. 1016835) located c. 380m to the S on the opposite side of the A4019 Tewkesbury Road (NGR SO 91608 24691).

### 3.1 Soils and Geology

The British Geological Survey records the underlying solid geology as consisting of sedimentary mudstone of the Charmouth Mudstone Formation, formed approximately 199.3-182.7 million years ago during the Jurassic period 183 to 199 million years ago in the Jurassic Period in a local environment previously dominated by shallow seas. Superficial deposits are described as Cheltenham Sand and Gravel, a sedimentary deposit formed between 2.588 million years ago and the present during the Quaternary period (BGS 2022).

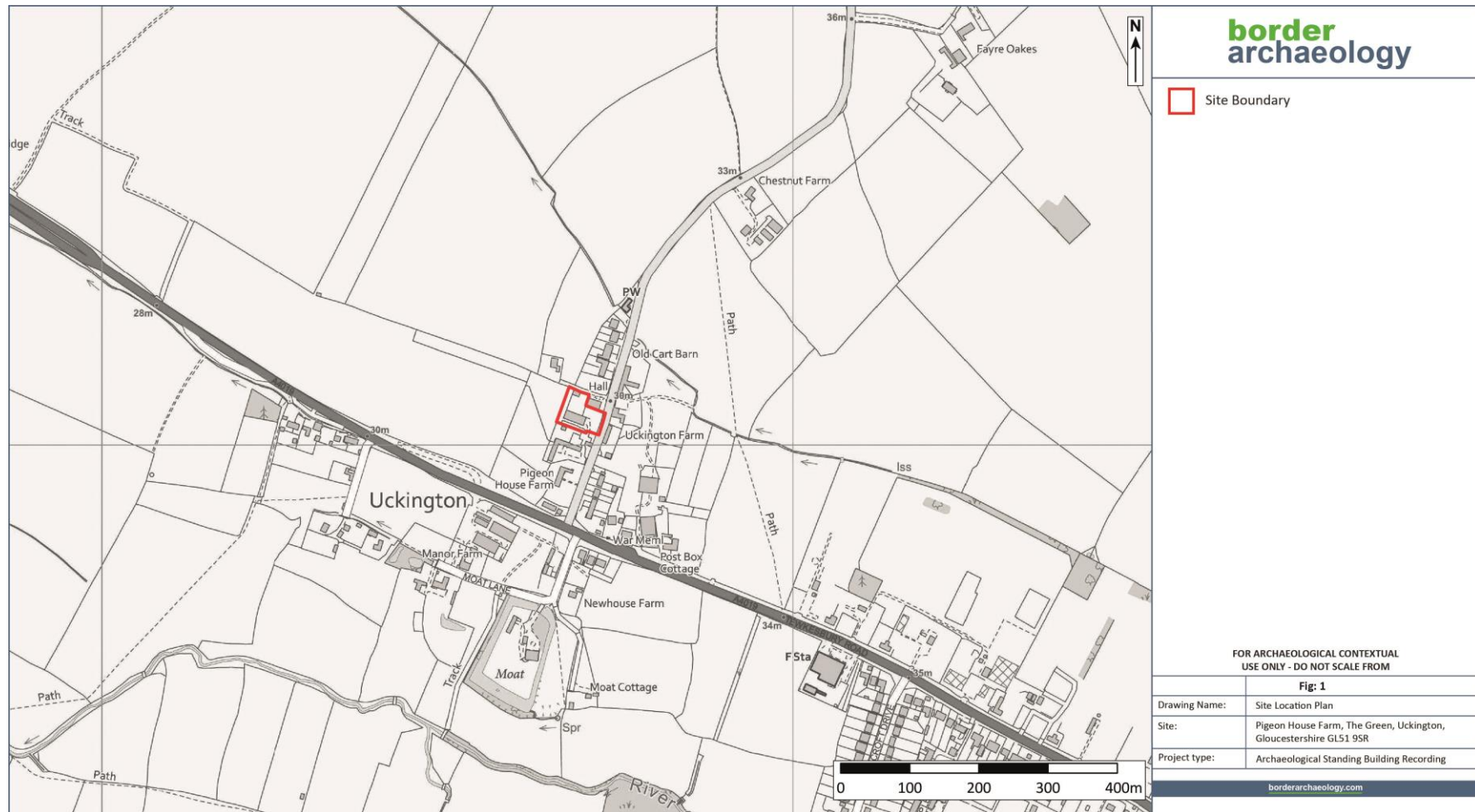
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## 4 Project Aim

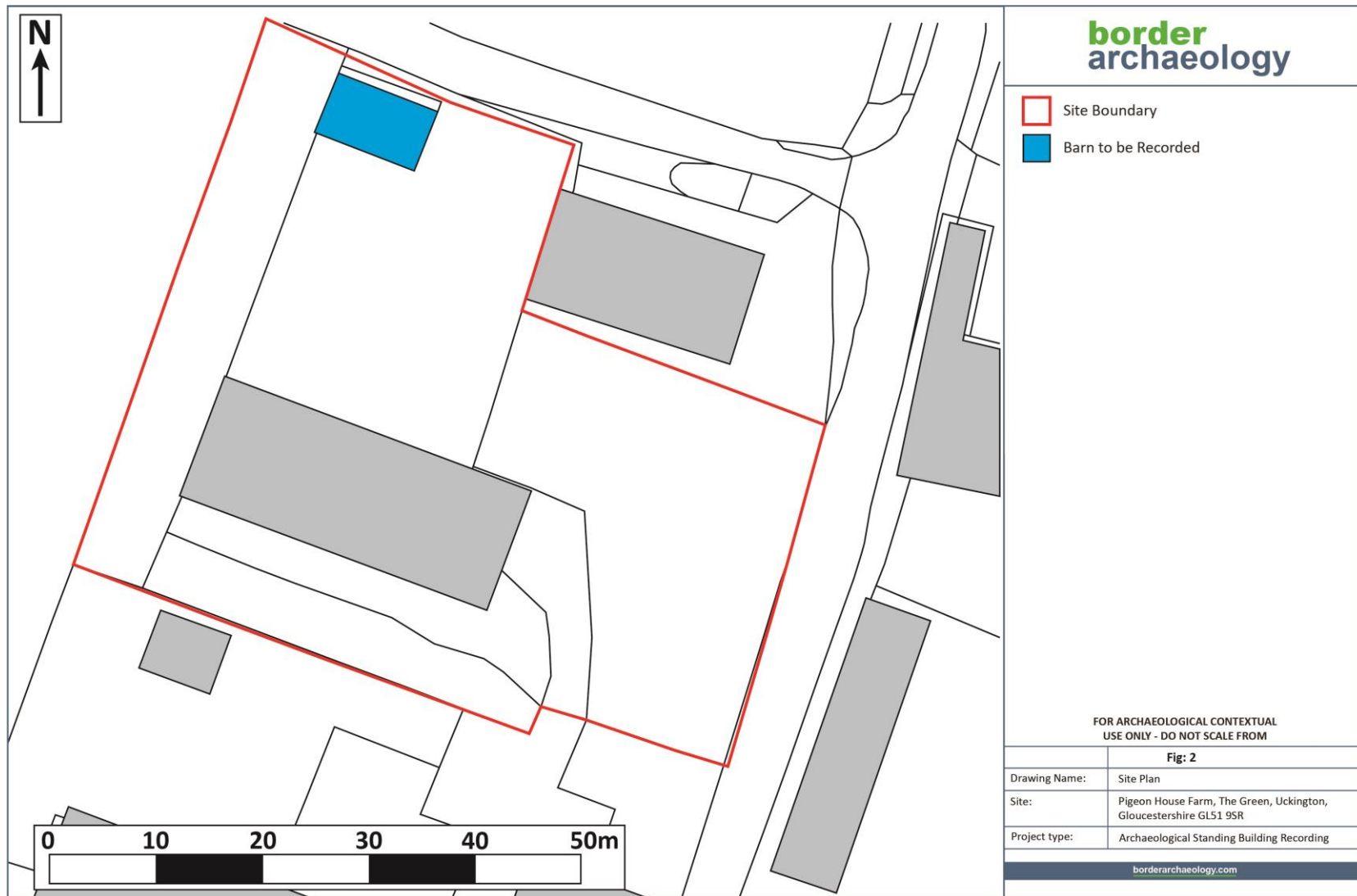
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The aim of the project was to undertake a programme of ASBR of the traditional farm outbuilding at Pigeon House Farm, The Green, Uckington, Gloucestershire to Historic England/RCHME Level 2, as detailed in *Understanding Historic Buildings – A guide 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.

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## 5 Summary Historical & Archaeological Background

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A detailed historical and archaeological background, informed by consultation of the Gloucestershire Historic Environment Record, has been included in the Written Scheme of Investigation submitted in October 2022 (BA 2022), of which this represents a short summary.

Recent aerial reconnaissance and archaeological investigations undertaken in the vicinity of Uckington have revealed significant evidence of Iron Age and Romano-British activity (Crowther & Dickson 2016).

The site lies to the NE of Pigeon House Farm, a farmstead of post-medieval origin situated within the hamlet of Uckington, an outlier of the parish of Elmstone Hardwicke which is first recorded as 'Hochinton' in the Domesday Survey of 1086. The place name is of Old English origin, denoting 'an estate associated with a man named Ucca' (Mills, 2003, 474). The manor of Uckington appears to have been in the hands of Deerhurst Priory before the Norman Conquest and subsequently was granted to the Abbey of St Denis in Paris, who held the estate until 1467 when it passes to Tewkesbury Abbey (Elrington 1968, 81). Moat House, the Scheduled earthworks of a quadrangular moated manorial site of 13<sup>th</sup>-14<sup>th</sup> century date, is located about 380m to the S of the site.

The origins of the farmstead at Pigeon House Farm may date back to the 17<sup>th</sup> century, based on the evidence of documentary references to a farmhouse at 'Pigeon Hole Farm' in Uckington (Elrington 1968, 82); however the present farmhouse and outbuildings appear to date back no earlier than the early 19<sup>th</sup> century. The farmstead appears primarily to have been associated with an extensive, long-established arable farming regime in Uckington as indicated by the evidence of a parochial survey in 1779 and the Elmstone Hardwicke tithe map of 1839 and the presence of extensive blocks of ridge and furrow cultivation features to the NW and SW of the site (HER 50485; 50463). An Ordnance Survey drawing of Cheltenham and district dated 1804 (*fig. 3*) shows the hamlet of Uckington but does not appear to depict the farmstead at Pigeon House Farm, the site being shown as lying within a large square orchard enclosure framed on three sides by a road/track with several small rectangular buildings depicted in the SE corner adjacent to the present A4019 Tewkesbury Road.

The 1839 tithe map for Elmstone Hardwicke parish (*fig. 4*) clearly shows the farmhouse at Pigeon House Farm with a separate L-plan outbuilding range to the NE, surrounding three sides of a large pond feature within the farmyard. The farm was then owned by Francis Paul Stratford and occupied by one John Read. However, the open-fronted agricultural implement store and cart shed is not shown, the land to the NE of the farmyard being identified as House Close (Plot 434) which is listed in the accompanying apportionment as being under pasture.

The traditional farm outbuilding forming the subject of this programme of recording is first shown on the OS 1<sup>st</sup> edition 25-inch map of 1884 (*fig. 5*), situated some distance to the NE of the farmhouse and outbuildings at Pigeon House Farm. It is noticeable that it is not shown as an open-ended structure on the 1884 map or later OS mapping of the site, suggesting that it was probably not built as an open shelter for livestock and was more likely erected as a cart shed. Little change to the outbuilding is indicated on the OS 2<sup>nd</sup> and 3<sup>rd</sup> edition maps of 1903 and 1923 respectively (*figs. 6-7*); the OS provisional edition map of 1954 (*fig. 8*) marks a rectangular structure to the SE of the shed which may be identified with the existing modern brick utilitarian building. The large portal framed structure to the SW appears to be of late 20<sup>th</sup> century date.

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Fig. 3: Extract from the Ordnance Survey Surveyors Drawing of Cheltenham and District (1804)  
(Reproduced by courtesy of the British Library)

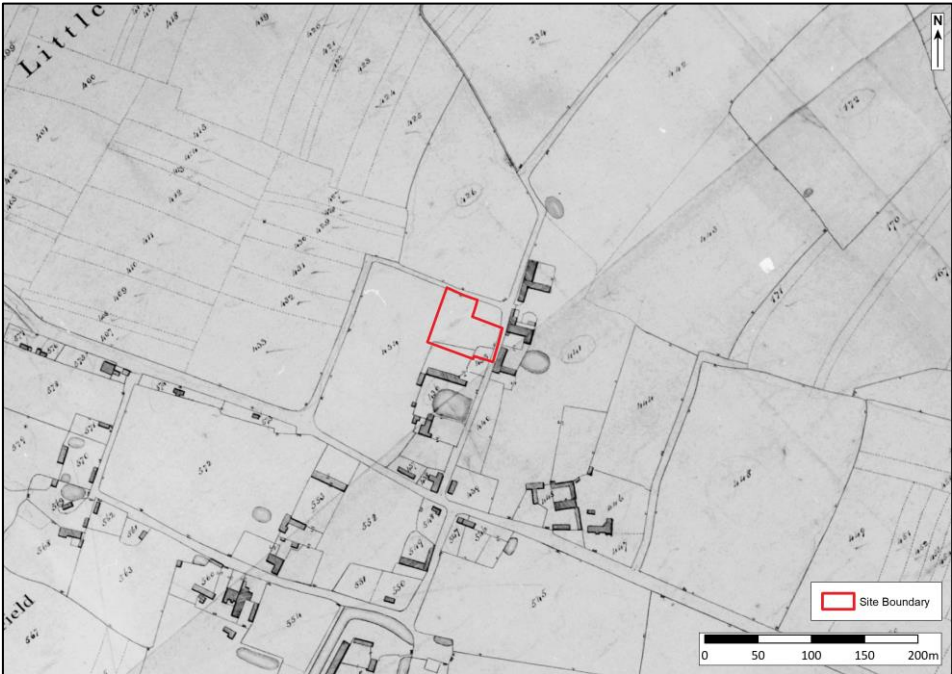


Fig. 4: Extract from the Elmstone Hardwicke (Uckington hamlet) Parish Tithe Map (1839)  
(Reproduced by courtesy of the National Archives)



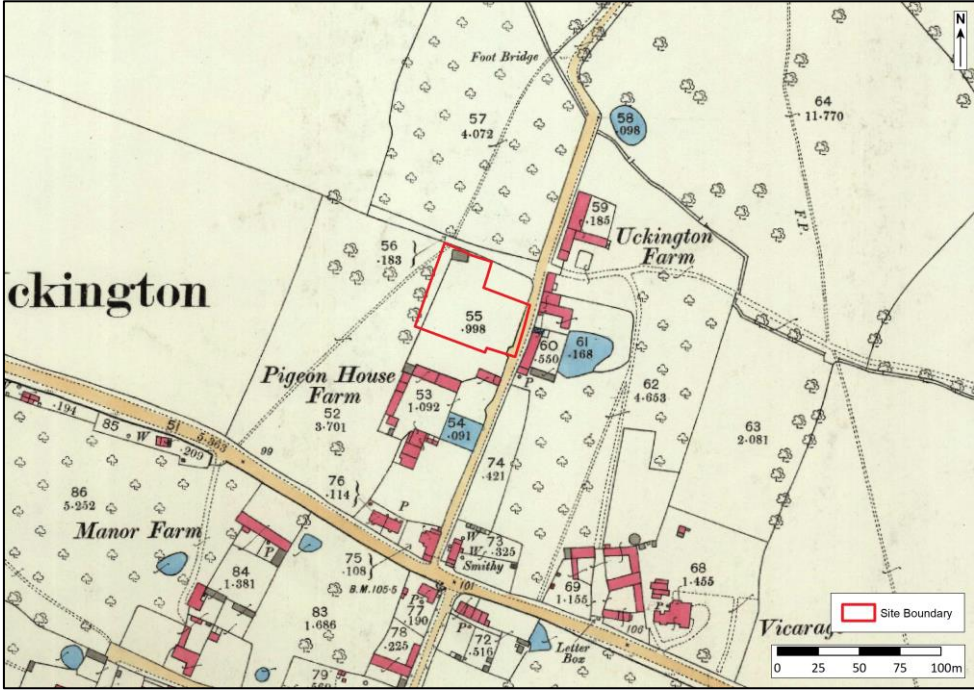


Fig. 5: Extract from the Ordnance Survey 1<sup>st</sup> edition 25-inch map (1884)  
(Reproduced by courtesy of the National Archives)

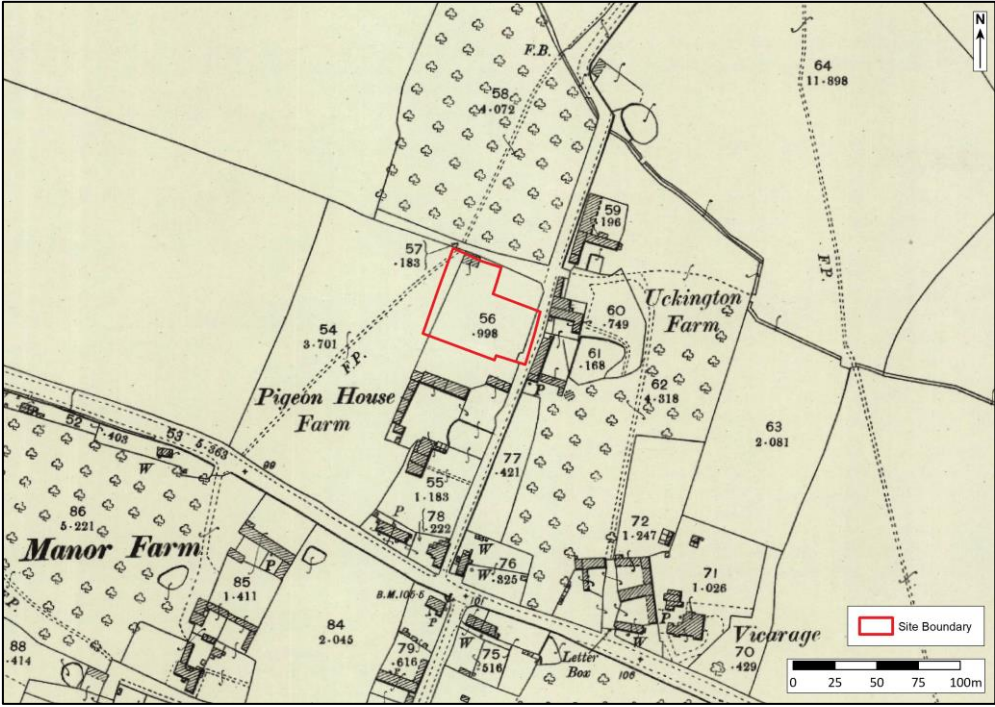


Fig. 6: Extract from the Ordnance Survey 2<sup>nd</sup> edition 25-inch map (1903)  
(Reproduced by courtesy of the National Archives)

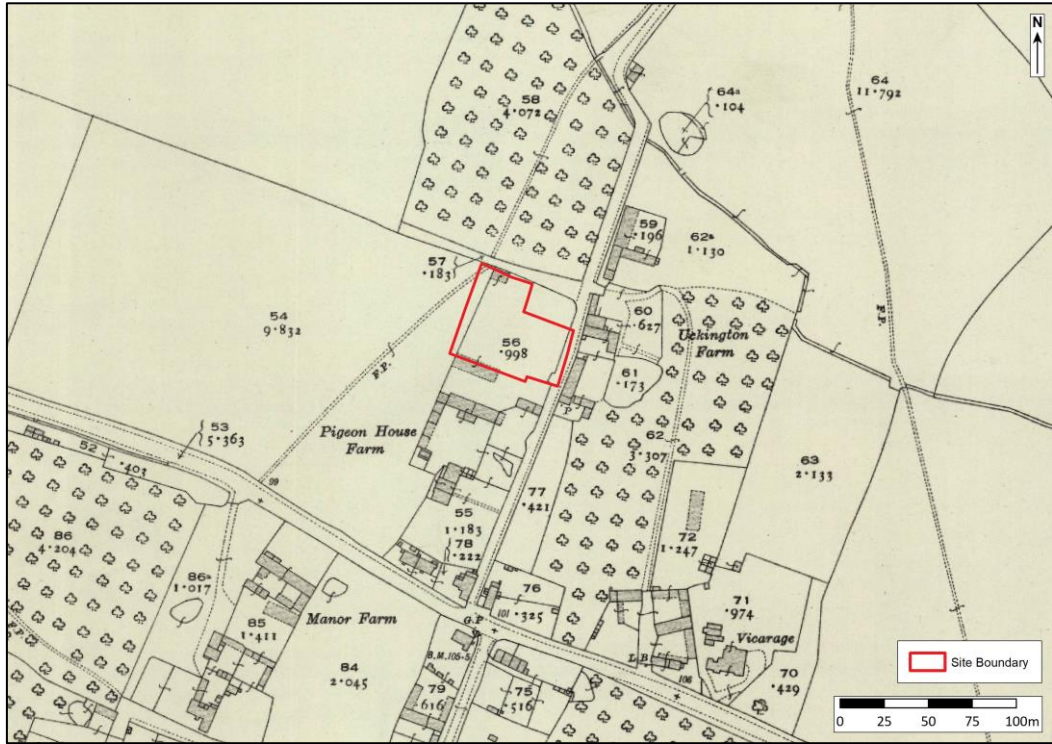


Fig. 7: Extract from the Ordnance Survey 25-inch 3<sup>rd</sup> Edition map (1923)  
(Reproduced by courtesy of the National Archives)

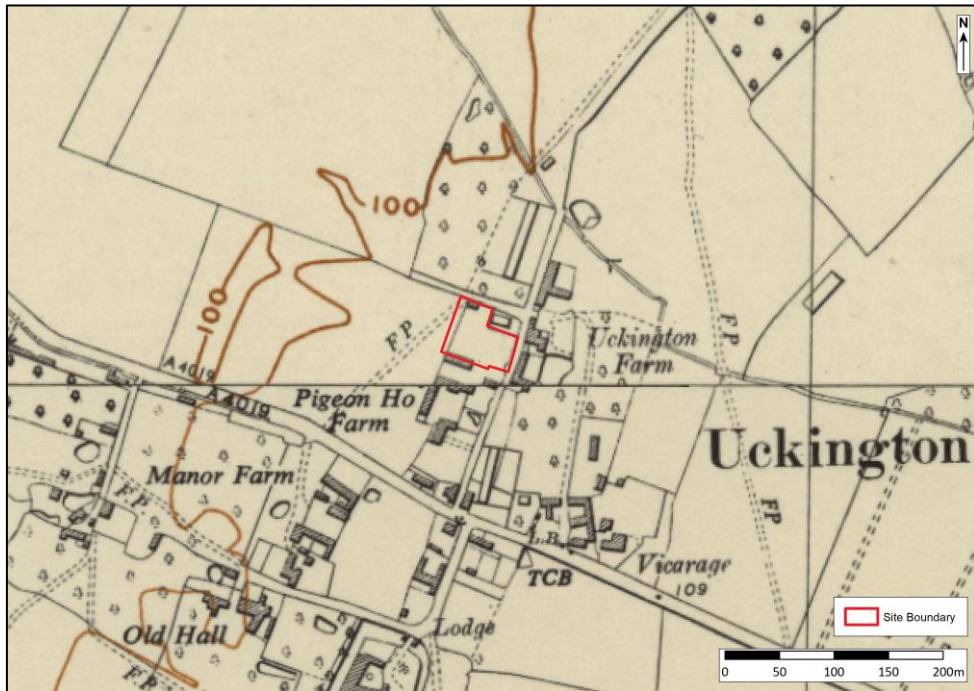


Fig. 8: Extract from the Ordnance Survey provisional edition 6-inch map (1954)  
(Reproduced by courtesy of the National Archives)



## 6 Methodology

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The programme of 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

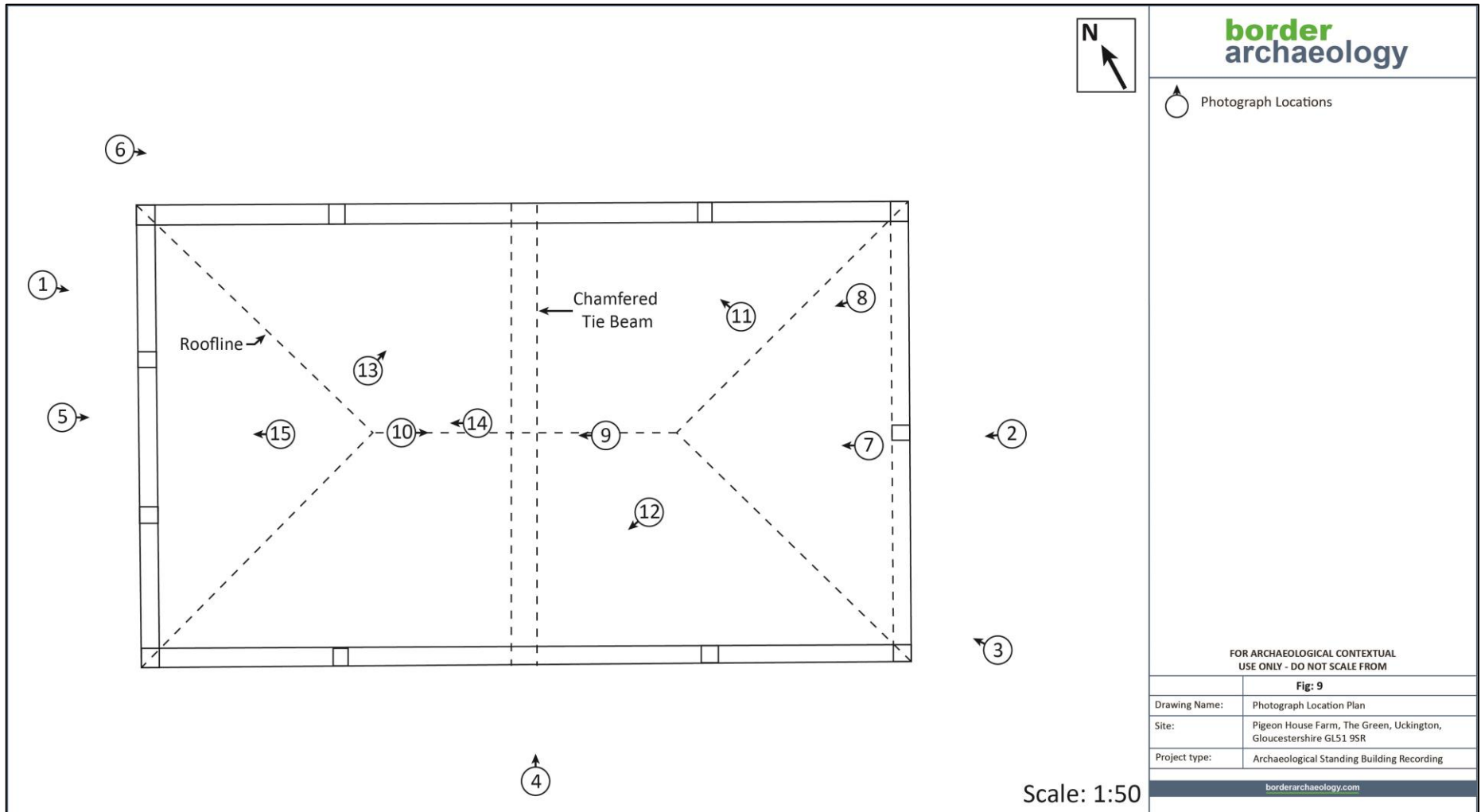
Records have been made in accordance with BA's *Archaeological Field Recording Manual* (2017) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016). BA adheres to the *CIfA Code of conduct* (2021).

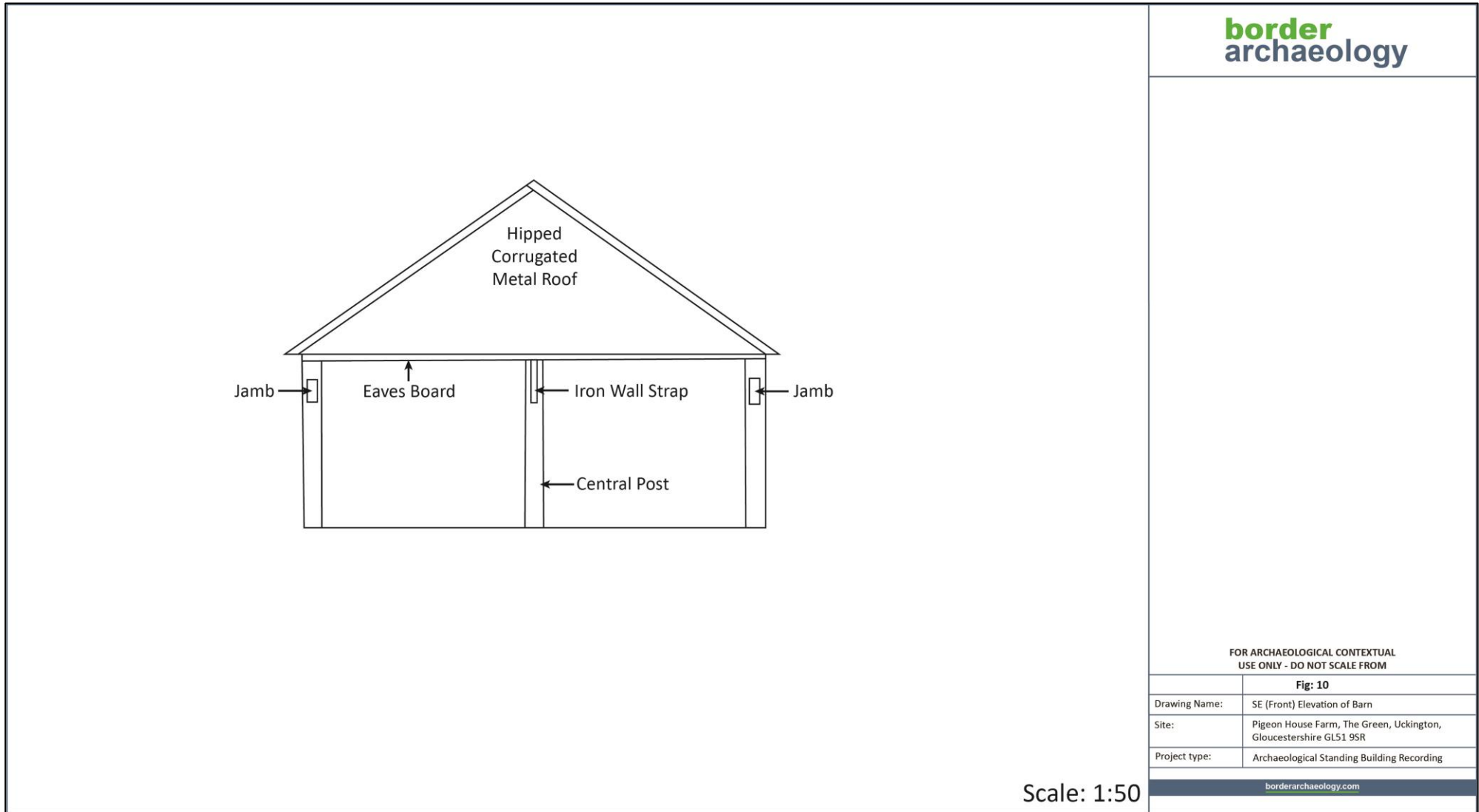
The photographic record was produced using a Sony RX100 Mk. II digital camera at a greater than 20mpx resolution. Photographs were taken of all the external elevations where possible with an appropriate scale.

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.

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FOR ARCHAEOLOGICAL CONTEXTUAL  
USE ONLY - DO NOT SCALE FROM

**Fig: 10**

Drawing Name:	SE (Front) Elevation of Barn
Site:	Pigeon House Farm, The Green, Uckington, Gloucestershire GL51 9SR
Project type:	Archaeological Standing Building Recording

## 7 Results

### 7.1 Exterior

The building forming the subject of this programme of building recording is a small single-storey rectangular outbuilding situated within a grassy paddock on the NW side of the road leading from Uckington to Elmstone Hardwick (The Green), c.75-80m NE of the former farmhouse at Pigeon House Farm and the adjoining L-plan range of 19<sup>th</sup> century brick outbuildings which have now been converted to residential use. Located to the SW of the small outbuilding is a large modern steel-framed portal shed (which effectively screens views looking towards Pigeon House Farm), while to the immediate SW is a single storey modern brick utilitarian building (*Plate 1*).



*Plate 1: General view looking SE showing small outbuilding (to left of picture) with modern steel framed shed to right*

The small rectangular outbuilding, which appears historically to have been used as a cart shed and/or implement storage shed, is a single storey structure measuring 10m NW-SE × 6m NE-SW. The shed is clad in corrugated metal panels (except for the SE end) which probably replaced weatherboarding which has since been removed. The roof (which rises to a maximum height of 4.6m) is hipped and may originally have been thatched but is now covered in corrugated metal sheeting. The SE (front) elevation of the barn (*Plate 2*) is open ended with a central post with two wall posts at either end, both of which have rectangular indentations and slots for hinges which indicate that the outbuilding originally had a pair of double doors (*Plate 3*). This interpretation appears to be supported by the evidence of the OS mapping which does not show the building as an open-ended structure. No features of architectural interest were noted on the SW, NW and NE facing elevations of the structure (*Plates 4-6*)





*Plate 2: General view looking NW towards front (SE-facing) elevation of cart shed*



*Plate 3: View looking NNW showing detail of wall posts at SE end of shed*

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*Plate 4: View looking NE showing SW facing elevation of cart shed*



*Plate 5: View looking SE showing NW elevation of shed*

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*Plate 6: Oblique view looking ESE showing NE elevation of cart shed*



*Plate 7: General view looking NW showing interior of shed from SE entrance*

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## 7.2 Interior

The interior of the cart shed consists of a single-celled structure, oriented NW-SE and subdivided into five bays with a slightly uneven rammed earth floor with no obvious evidence of cobbling (*Plate 7*). The shed appears to have been used recently for the storage of fencing; it may also have been used at some point as an open shelter for livestock. The roof comprises a simple open-truss structure, hipped at either end, with a single roughly chamfered tie beam extending across the central bay and angled braces at each corner linking the wallplates. The principal rafters are linked by three sets of butt purlins which appear to have been renewed in places (*Plates 8-10; Plate 15*).



*Plate 8: View looking NW showing roof structure and central tiebeam*

The interior of the shed consists of five bays, the subdivisions marked by timber wall posts with metal straps linking the posts to the horizontal wallplates (*Plates 11-13*). The wall posts exhibited considerable evidence of reuse and replacement, in fact most if not all appear to be reused railway sleepers (the original timber verticals having been largely removed due to their decaying condition some years ago, according to the landowner). No evidence was noted to indicate that the framing of the shed rested upon a timber sill plate or stone foundation; the existing wall posts appear to have been set directly into the ground. A large number of the cast-iron wall straps appear to have been replaced in recent years, particularly towards the NW end of the shed. At the NW end of the shed, several diagonal wall braces have been inserted to support the wall posts, with horizontal angled timbers linking the wallplates (*Plates 14 & 15*). No evidence of internal partitions was noted within the structure and there was very little evidence of extant fixtures or fittings relating to its original historic function.





*Plate 9: View looking NW showing detail of roughly chamfered central tiebeam*



*Plate 10: View looking SE showing southeastern portion of shed and tiebeam*

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*Plate 11: View looking NNE showing timber-framing along NE side of shed with subdivisions marked by vertical wall posts*



*Plate 12: View looking WSW showing timber-framing along SW side of shed with subdivisions marked by vertical wall posts connected to the wallplates by metal straps*

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*Plate 13: Oblique view looking ENE showing timber-framing along NE side of shed*



*Plate 14: View looking NW towards NW end of shed showing diagonal wall braces with metal straps with horizontal angled timbers linking the wallplates*

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*Plate 15: View looking NW showing detail of timber-framing and roof structure at NW end of shed*

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## 8 Conclusions

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The programme of Level 2 Archaeological Standing Building Recording undertaken by Border Archaeology with regards to the traditional farm outbuilding at Pigeon House Farm, Uckington, Gloucestershire, has reached the following conclusions briefly detailed below:

The building in question consists of a single-storey rectangular timber-framed structure aligned roughly NW-SE, situated about 75-80m NE of Pigeon House Farm, an unlisted farmhouse of early 19<sup>th</sup> century date (with possible earlier 17<sup>th</sup> century origins) and an adjoining L-plan range of 19<sup>th</sup> century brick outbuildings (now converted to residential use).

The timber-framed outbuilding appears to have been built at some time between c.1839 and 1884; it is not shown on the Elmstone Hardwicke tithe map of 1839 but it does appear on the OS 1<sup>st</sup> edition map of 1884. The extant evidence of the structure itself appear to be consistent with a mid-19<sup>th</sup> century date for its construction. Its width and height and the fact that it originally had doors at the SE (front) end of the building suggests that it was probably built as a cart shed (rather than an open-ended shelter for livestock) and was also probably used for the storage of farm implements.

The outbuilding is a single-celled structure, five bays long, of timber-framed construction with a hipped, open-truss roof with three sets of butt purlins linking the principal rafters. It is likely that the building was originally clad in weatherboarding and had a thatched roof; however, the cladding and roof covering appears to have been entirely removed at some point in the mid-late 20<sup>th</sup> century and replaced by the existing corrugated metal sheeting.

The interior of the shed consists of five bays, the subdivisions marked by timber wall posts with metal straps linking the posts to the horizontal wallplates. The wall posts exhibited considerable evidence of reuse and replacement, in fact most appear to be reused railway sleepers which replaced the original timber posts which were removed due to their decaying condition. No evidence was noted to indicate that the framing of the shed previously rested upon a timber sill plate or stone foundation; the existing wall posts appear to have been set directly into the ground.

Little evidence for original fixtures or fittings relating to the original usage of the shed was noted; it has been divorced from its original setting in relation to the historic farm buildings at Pigeon House Farm by the construction of a large modern steel-framed barn to the SW.

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Plate No.	Description
1	General view looking SE showing small outbuilding (to left of picture) with modern steel framed shed to right
2	General view looking NW towards front (SE-facing) elevation of cart shed
3	View looking NNW showing detail of wall posts at SE end of shed
4	View looking NE showing SW facing elevation of cart shed
5	View looking SE showing NW elevation of shed
6	Oblique view looking ESE showing NE elevation of cart shed
7	General view looking NW showing interior of shed from SE entrance
8	View looking NW showing roof structure and central tiebeam
9	View looking NW showing detail of roughly chamfered central tiebeam
10	View looking SE showing southeastern portion of shed and tiebeam
11	View looking NNE showing timber-framing along NE side of shed with subdivisions marked by vertical wall posts
12	View looking WSW showing timber-framing along SW side of shed with subdivisions marked by vertical wall posts connected to the wallplates by metal straps
13	Oblique view looking ENE showing timber-framing along NE side of shed
14	View looking NW towards NW end of shed showing diagonal wall braces
15	View looking NW showing detail of timber-framing and roof structure at NW end of shed

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).

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## 11 References

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Gloucestershire Historic Environment Record: HER Report and GIS Dataset

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## 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)

Elmstone Hardwicke tithe map - 1839

OS 1<sup>st</sup> edition 25-inch map – 1884

OS 2<sup>nd</sup> edition 25-inch map – 1903

OS 3<sup>rd</sup> edition 25-inch map – 1923

OS provisional edition 6-inch map – 1954

OS 1:10000 National Survey - 1968

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