

STANDING BUILDING RECORDING SURVEY

Stretford Bridge Farm
Stretford
Leominster
Herefordshire HR6 9DQ

NGR: SO 44118 55325
JOB No: BA1134SBFSL
SMR Event No. 1928



Head Office: Chapel Walk Burgess Street Leominster Herefordshire HR6 8DE
Tel: 01568 610101

Winchester Office: Unit 25 Basepoint Business Centre Winnall Valley Road Winchester Hampshire SO23 0LD
Tel: 01962 832720
Email: neil@borderarchaeology.com
Web: borderarchaeology.com



Contents

1. Non-Technical Summary.....	3
2. Introduction	4
3. Standing Building Recording Methodology	5
4. Brief Historical and Archaeological Background	6
5. Summary Description and Phasing	8
6. Conclusions.....	16
7. Copyright	17
8. Bibliography.....	18
9. Cartography	19

Report specification:

Report: Stephen Priestley MA & Ross Shurety BA

Artwork: Stephen Priestley MA

Report editing: George Children MA MifA

Approved: Neil Shurety Dip.M. G.M.Inst.M



1. Non-Technical Summary

The standing building recording survey of the farmhouse at Stretford Bridge Farm, supplemented by limited documentary and cartographic research, has identified evidence of three major phases of construction from the 18th century up to the present day.

- The earliest component consists of the two and a half storey rectangular block of three bays with pitched roof, aligned NW-SE. Although there is little visible evidence to establish a definite construction date, a probable 18th century date can be suggested, based on the extensive use of timber framing with brick infill.*
- The one and a half storey extension to the rear of the main block was probably added at some time between 1837 and 1887. This addition may have been associated with the use of the house as an inn during the mid to late 19th century.*
- The single-storey lean-to extension attached to the NW end of the farmhouse appears to have been added in the 1960s-early 1970s, and evidence of extensive mid to late 20th century alterations and refurbishment to the exterior and interior of the house is visible.*



2. Introduction

Border Archaeology was instructed in December 2011 by Mr M. Bound, Border Oak Design & Construction Ltd., on behalf of Mr B. Thomas, to undertake a programme of archaeological building recording in respect of the proposed demolition of the existing farmhouse at Stretford Bridge Farm (Planning Ref. DMN/112408/F), the exact scope of which was agreed with Julian Cotton Archaeological Advisor Herefordshire Council, specifically taking into account the substantial damage caused to the building in October 2009 (**Fig. 1**).



Fig. 1: Plan showing location of Stretford Bridge Farm at NGR SO 44118 55325 (circled in red)

Copies of the report will be submitted to Border Oak, Julian Cotton Esq. and the Herefordshire Council Sites and Monuments Record.

3. Standing Building Recording Methodology

This standing building recording survey was carried out to RCHME Level 2 as defined within *Understanding Historic Buildings - A guide to good recording practice* (English Heritage, 2006), comprising a photographic survey of a farmhouse at Stretford Bridge Farm, Stretford, Leominster, Herefordshire.

This programme of work was undertaken in accordance with the *Standards for Archaeological Projects in Herefordshire (Issue 1)* and in compliance with the Institute for Archaeologists' *Code of conduct* (2010) and *Code of approved practice for the regulation of contractual arrangements in field archaeology* (2008). The aim of the programme of standing building recording was to allow for the preservation by record of all standing building fabric of historical interest that will be affected by the proposed works.

Border Archaeology carried out a building survey programme to RCHME Level 2, consisting of a limited written, drawn and photographic record of all standing walls likely to be affected by the proposed development. This included a brief written description of the buildings surveyed, a photographic survey of all significant internal and external features (including all door and window openings and external elevations) and an annotated sketch plan.

This programme of building recording followed guidelines set out within Planning Policy Statement 5 (DCLG, 2010), *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Institute for Archaeologists, 2008) and standards defined by English Heritage/RCHME in *Understanding Historic Buildings – A guide to good recording practice* (English Heritage, 2006).

A photographic record was made using a high-resolution colour digital camera of 12MPX capacity. Individual features were photographed as separate items and in detail. Each feature was also photographed and placed into a wider context (i.e. the surrounding elevation). The photographic record comprises a total of 55 photographs and has been incorporated into the site archive.

4. Historical and Archaeological Background

Stretford Bridge Farm (SMR No. 46297) is located immediately N of the junction of the A4110 and B4457 roads, approximately 100m N of where the A4110 crosses the Stretford Brook. The line of a Roman road running due S from Leintwardine towards Kenchester is believed to run in close proximity to, if not directly beneath the site of the existing farmhouse (Archaeological Investigations, 2005, 6). An archaeological evaluation was carried out on a plot of land to the W of the farmhouse in 2005 in respect of the proposed construction of a new access and a storage barn; however no deposits or features of archaeological significance were identified (Archaeological Investigations, 2005).

The boundary between the parishes of Stretford (to the E) and Dilwyn (to the W) runs along the A4110 road immediately E of the farmhouse, which lies just within Dilwyn parish. Stretford Bridge marked the terminus of the turnpike road from Hereford, established in 1730, and the beginning of the Blue Mantle Trust turnpike running from Stretford Bridge via Leintwardine to Wistanstow, established in 1758 (Tonkin, 1996). The line of these two turnpike roads is preserved by the existing A4110 trunk road.

The house at Stretford Bridge is shown as an oblong structure oriented NW-SE on an Ordnance Survey drawing of 1815 at a scale of 2 inches to the mile (**Fig. 2**). The Dilwyn parish tithe map of 1837 similarly shows the house as a narrow oblong structure with outbuildings to the NW; the corresponding tithe apportionment lists the owner as one William Millichamp. It appears that by no later than c.1840, the house at Stretford Bridge was in use as a tavern; the 1841 census return lists the innkeeper as one George Palmer, who resided there with his wife, four children and two servants.

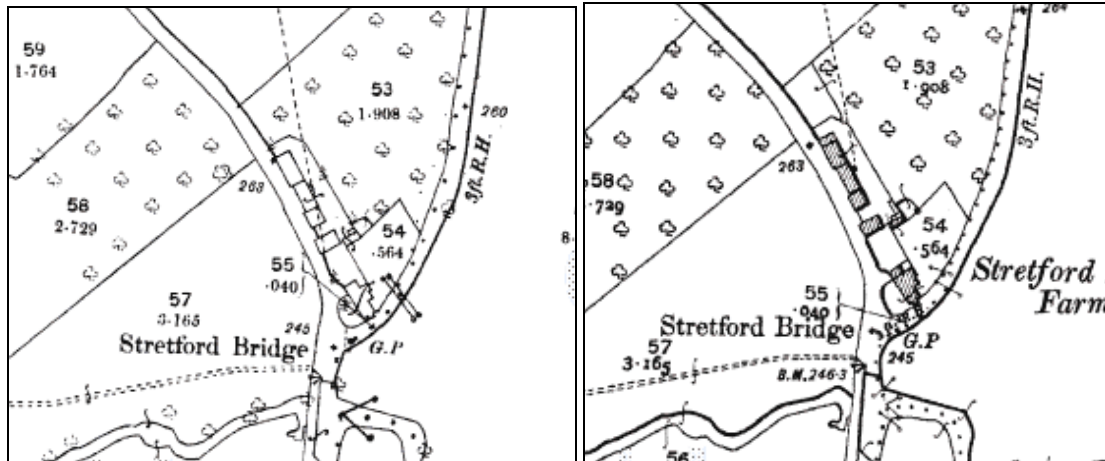


Fig. 2: Extract from an Ordnance Survey drawing dated 1815 showing the house and curtilage at Stretford Bridge situated at the junction of the Hereford to Leintwardine turnpike road (A4110) and the road from Stretford to Dilwyn (B4457)

(Reproduced by courtesy of Herefordshire Record Office)



By 1851, however, Stretford Bridge appears to have functioned both as a farmhouse and hostelry, the census return lists the occupier as one Thomas Cleaton, a farmer and victualler. From 1861 to 1881, the property at Stretford Bridge was occupied by one George Richards, described variously as an innkeeper or a 'farmer and publican', together with his wife, children and other relatives. It appears that the house at Stretford Bridge had ceased to be used as an inn by the late 1880s; it is not marked as a public house on the OS 1st edition map of 1887 and the census return for 1891 lists the occupier as a farmer named Charles Haynes. Haynes and his family appear to have continued in residence at Stretford Bridge until the early 1920s (based on the evidence of census returns and trade directories).



*Fig. 3: Extracts from the OS 1st edition 25 inch map (1887) and the OS 2nd edition 25 inch map (1904) showing the farmhouse and outbuildings at Stretford Bridge Farm
(Reproduced by courtesy of the Herefordshire Record Office)*

Comparison between the Dilwyn tithe map (1837) and the OS 1st edition map of 1887 shows that the farmhouse had been substantially enlarged during the mid to late 19th century (**Fig.3**), with the construction of the substantial extension to the rear of the farmhouse (housing the kitchen). Little subsequent change to the farmhouse is indicated on the OS 2nd and 3rd edition maps (1904 and 1928 respectively), however by 1974 it appears that an extension had been added to the NW end of the house, which may be identified with the existing single storey lean-to structure.

5. Summary Description and Phasing

5.1 General Building Plan

The farmhouse forming the subject of this programme of standing building recording is located at Stretford Bridge Farm, within a narrow oblong plot of land immediately N of the junction of the A4110 and B4457 roads. The farmhouse is oriented NW-SE, of two and a half storeys (including a converted attic) with a pitched slate roof and a substantial cellar located beneath the SE end of the building, and two lean-to extensions added to the NE and NW of the property.

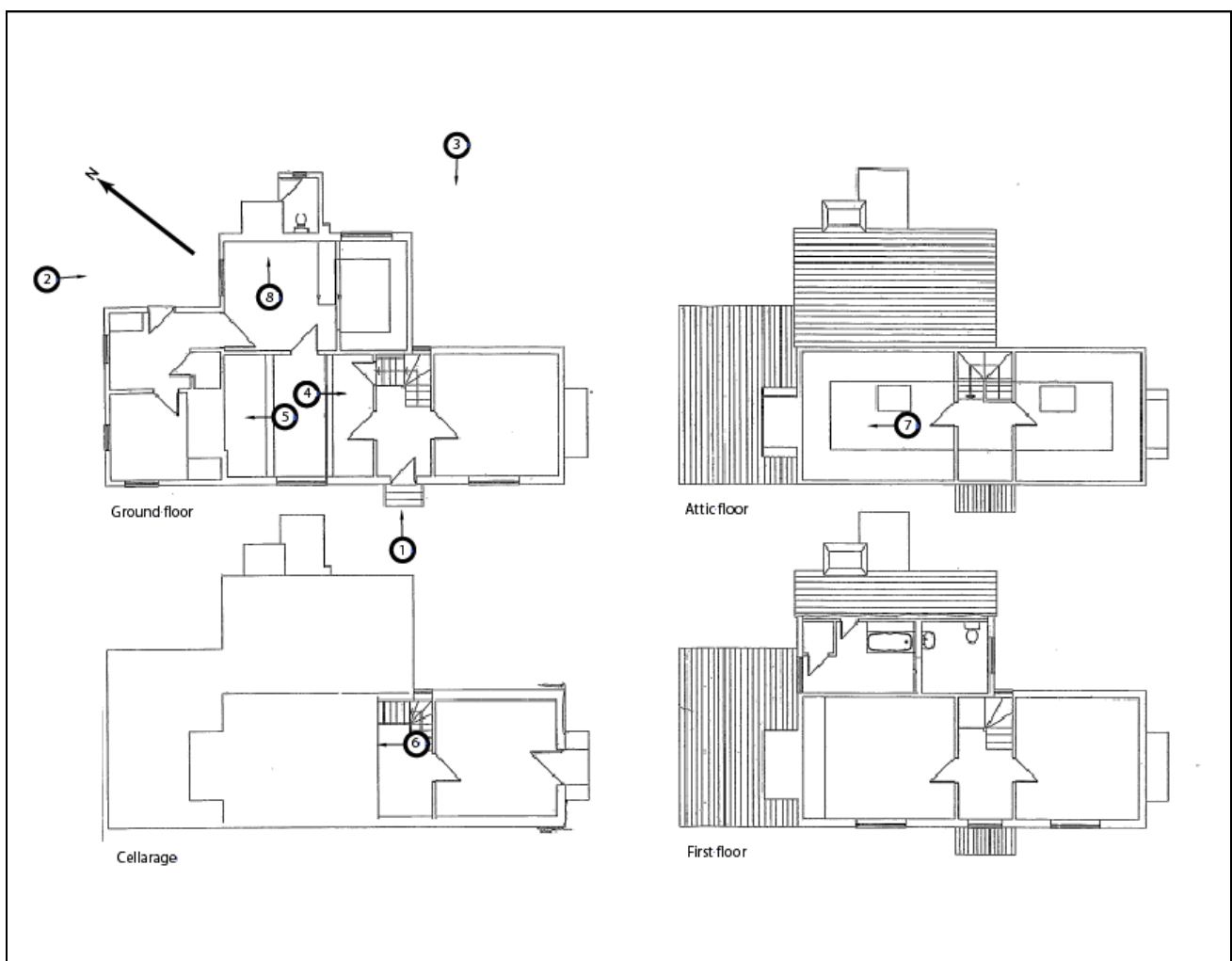


Fig. 4 Annotated sketch plan of existing farmhouse at Stretford Bridge Farm (Scale 1:100)

Plate 1: View looking NE showing principal (SW-facing) elevation of farmhouse

Plate 2: View looking SE showing NW-facing elevation with projecting chimney stack and lean-to extension

Plate 3: View looking SW showing rear (NE-facing) elevation with projecting one and a half storey extension

Plate 4: Internal view of sitting room looking SE showing exposed ceiling beam with mortice slots

Plate 5: Internal view of living room looking NW showing exposed ceiling beams and fireplace

Plate 6: Internal view showing NW cellar wall with roughly coursed, irregularly sized masonry blocks

Plate 7: Internal view looking NW showing detail of collar truss roof construction in attic

Plate 8: Internal view looking NE showing blocked up segmental brick fireplace and adjacent oven in rear extension (kitchen)



5.2 Structural Description

Exterior Description

The earliest component of the house appears to be the rectangular, three-bay block containing the living room and sitting room at ground floor level with bedrooms at first floor and attic level. Originally there were projecting chimney stacks at the NW and SE gable ends of the three-bay block; the NW chimney stack remains intact but the SE chimney stack, together with the rest of the SE elevation was destroyed when a lorry collided into the building at cellar/ground floor level in October 2009.

The exterior of the building is uniformly roughcast, with the exception of the exposed, roughly coursed sandstone masonry plinth below ground level and the upper tier of the NW chimneystack. Although evidence of original external detailing has largely been concealed by the roughcasting, it appears that the main block is of timber framed construction with brick infilling (suggestive of an 18th or early 19th century date), resting upon the roughly coursed masonry plinth.

The fenestration of the principal (SW-facing) elevation consists of a centrally placed doorway with a gabled, weatherboarded porch at ground level accessed by a flight of stone steps and flanked by two six-light flat headed casemented windows; above the doorway is a single four-light flat headed casemented window, again flanked by two six light casements. The door and casement window fittings all appear to be of recent (eg. late 20th century) date.



Plate 1: View looking NE showing principal (SW-facing) elevation of farmhouse

The most noteworthy feature of the NW-facing elevation is the substantial projecting tiered chimney stack (**Plate 2**). It is unclear whether the lower stages, which are completely covered in roughcast, are of masonry or brick construction (the latter being more likely) however the uppermost tier is evidently brick-built. Also attached to the NW elevation (and obscuring the lower stages of the chimney stack) is a single storey lean-to extension, two bays long and a single bay in width, with a catslide slate roof containing a lobby and utility room. This extension appears to have been added in the 1960s-early 1970s, it is first shown on an Ordnance Survey OS 1:2500 map of 1974.



Plate 2: View looking SE showing NW-facing elevation with projecting chimney stack and single storey lean-to extension.

Attached to the rear (NE-facing) elevation is a substantial lean-to extension with a steeply pitched catslide roof, one and half storeys in height, three bays long and two bays in width, with a kitchen and dining area at ground floor level and a substantial attic space which has been converted to use as a bathroom (**Plate 3**). A substantial brick chimney stack (the upper tier of which has collapsed) projects from the NW corner of the extension, adjoining which is a rectangular, brick-built outhouse with a flat roof. This extension is first shown on the OS 1st edition map of 1887, which indicates a probable mid to late 19th century date for its construction. The rest of the NE elevation is largely devoid of detailing, with the exception of three flat headed single light windows inserted at cellar, first floor landing and eaves level.



Plate 3: View looking SW showing rear (NE-facing) elevation with projecting one and a half storey extension (and partially collapsed chimney)

Interior Description

It should be noted that access to the SE half of the farmhouse, both at ground and upper floor level, was not possible due to safety considerations, consequently it was only possible to record the NW half of the main block (including the hallway and landing at first floor level), as well as the extensions to the NW and NE respectively.

Main Block (including Cellar)

The main entrance at ground level leads into a cross-axial hallway with a stairwell at the far (NE) end leading to the first floor and attic. The hallway has a plain, flat ceiling with a simple dado rail and moulded skirting extending the full length of the hallway. Two flat headed doorways with plain moulded architraves provide access to the living room (to the NW) and the sitting room (to the SE). The doorway leading to the sitting room was blocked up and therefore not accessible.

Little architectural detailing was visible in the living room with the exception of the exposed ceiling beams and rafters. A series of regularly distributed mortice slots had been inserted into the ceiling beam nearest the hallway; these could simply be an indicator that the beam was salvaged from another building or they could represent evidence for a wooden partition wall dividing the room into two compartments (**Plate 4**). The stone fireplace and surround at the NW end of the living room is clearly a modern insertion (**Plate 5**).



Plate 4: Internal view of living room looking SE showing exposed ceiling beam with mortice slots and doorways to hallway and cellar (to left)



Plate 5: Internal view of living room looking NW showing exposed ceiling beams and fireplace

In the SE corner of the living room, to the left of the door leading to the hallway, a flat headed doorway leads down via a narrow wooden staircase to the cellar space. Only the cellar staircase and landing were accessible as the majority of the cellar is located beneath the SE half of the house which could not be accessed for safety reasons. An exposed section of the NW cellar wall was visible, constructed of roughly coursed, irregularly sized sandstone masonry blocks bonded with a greyish white mortar, heavily repointed in cement (**Plate 6**). The construction of the NE wall of the building was also visible, with timber framed panels (the brick infill concealed by plaster) resting on a roughly coursed masonry plinth.



Plate 6: Internal view showing NW cellar wall with roughly coursed, irregularly sized masonry blocks

At first floor level, the only accessible room was the NW bedroom, which was largely devoid of architectural detail, the ceiling beams having been concealed by plaster. The attic has been converted into a bedroom in fairly recent years, as evidenced by the large rectangular window inserted into the roof. Within the accessible part of the attic space, the exposed timbers of the roof were clearly visible, consisting of a simple collar truss construction (**Plate 7**). The collar, principal rafters and purlins are all roughly hewn timbers which appear to have been heavily refurbished in recent years.



Plate 7: Internal view looking NW showing detail of collar truss roof construction in attic

Rear (NE) Extension

The three-bay extension to the rear of the main block was formerly used as a kitchen and dining room. It appears to have been largely built of roughly coursed masonry with evidence of extensive repairs in brick, as evidenced by an exposed section of the NE wall where the plaster and tiling has been removed. Evidence of a brick segmental arched fireplace and a brick segmental arched oven was noted, inserted into the thickness of the masonry wall (**Plate 8**). The segmental arched fireplace in turn appears to have been blocked up and replaced by a gas stove with a plain tiled surround (probably of mid-20th century date). Also of note are the exposed beams and rafters; the ceiling beam adjacent to the blocked up fireplace shows evidence of mortice slots which may indicate that the beams were re-used from another building or that they represent evidence of internal partitions.

Within the attic space above the kitchen (now converted into a bathroom) two exposed roof purlins are visible however no other features of interest were noted.



Plate 8: Internal view looking NE showing blocked up segmental brick fireplace and adjacent oven in rear extension (kitchen)

NW Extension

No features of architectural interest were noted within this modern extension, which contains a lobby, utility room and shower cubicle.



6. Conclusions

This limited programme of building recording at Stretford Bridge farmhouse has identified three principal construction phases, ranging from the 18th century to the present day.

1/The earliest component consists of the two and a half storey rectangular block of three bays with pitched roof, aligned NW-SE. While there is little visible evidence, in terms of external or internal detailing, to establish when it was actually built, a likely 18th century date can be suggested, based on the extensive use of timber framing with brick infill. The house is shown on an Ordnance Survey drawing of 1815 and appears to have been in use as an inn by no later than 1841.

2/The substantial extension to the rear of the main block was probably added at some time between 1837 and 1887. This addition to the house may have been connected with a documented period of usage as an inn during the mid to late 19th century.

3/The single-storey lean-to extension attached to the NW end of the farmhouse appears to have been added in the 1960s-early 1970s, while the exterior and interior of the farmhouse display evidence of considerable mid to late 20th century alterations and refurbishment throughout.

7. Copyright

Border Archaeology shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs & Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of the report by the client in all matters directly relating to the project as described in the Project Specification.

8. Bibliography

8.1 Primary Sources

Herefordshire Record Office

Dilwyn tithe apportionment- 1837

Stretford tithe apportionment – 1840

8.2 Secondary Sources

Herefordshire Archaeology Sites and Monuments Record – SMR Printout

Archaeological Investigations, 2005, *Stretford Bridge Farm, Stretford Bridge, Monkland, Leominster – Archaeological Monitoring* (Hereford Archaeology Series 684)

Brunskill, R. W, 1999, *Traditional buildings of Britain: an introduction to vernacular architecture*, London

DCLG, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*

EH, 1991, *Management of Archaeological Projects (Appendix 3)*

English Heritage, 2006, *Management of Research Projects in the Historic Environment (MORPHE) Project Management Methodology*

EH, 2006, *Understanding Historic Buildings – A guide to good recording practice*

Herefordshire Council, 2004, *Standards for Archaeological Projects in Herefordshire (Issue 1)*

Herefordshire Council, 2010, *Archaeology and Development Supplementary Planning Document*

IfA, 2001, *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*

IfA, 2008, *Standard and Guidance for the archaeological investigation of standing buildings or structures*

IfA, 2008, *Code of approved practice for the regulation of contractual arrangements in field archaeology*

IfA, 2010, *Code of Conduct*

Thorn, F., & Thorn, C. (eds), 1982, *Domesday Book – Herefordshire*, Chichester

SSEW, 1983, *Soil Map of England and Wales Scale 1:250,000*, Silsoe



9. Cartography

(All historic mapping was consulted using the collections held at the Herefordshire Record Office unless otherwise stated)

OS Surveyors Drawing (Scale of 2 inches to the mile) - 1815

Dilwyn tithe map - 1837

Stretford tithe map – 1840

OS 1st edition 25 inch map – 1887

OS 2nd edition 25 inch map – 1904

OS 3rd edition 25 inch map – 1928

OS 1:2500 map – 1974



10. Appendix 1: Photographic Register

No.	Description	View
1	External shot of SW-facing elevation, showing front door & scaffolding/propping to SE	NE
2	External shot of SW-facing elevation, showing front door & later addition to NW	N
3	External shot of SW-facing elevation, showing front door	NNE
4	External shot of SW-facing elevation, showing front door	NE
5	External shot of SW-facing elevation, showing front door & scaffolding/propping to SE	NE
6	External shot of NW-facing elevation, showing later addition at NW end of house & living room chimney stack	SE
7	External shot of NW-facing elevation, showing later addition at NW end of house & living room chimney stack	SE
8	External shot of NW-facing elevation, showing later addition at NW end of house, kitchen window & outhouse	SSE
9	External shot of back door, later addition at NW end of house & NW chimney stack	S
10	External shot of NE-facing elevation, with outhouse in foreground & ruined kitchen chimney stack	SW
11	External shot of NE-facing elevation, chimney and coal chute	SW
12	External shot of NE-facing elevation, chimney and coal chute	SW
13	External shot of NE-facing elevation, showing damaged & propped portion of house at SE	SW
14	External shot of NE-facing elevation, showing kitchen window	WSW
15	External shot of NE-facing elevation, showing damaged & propped portion of house at SE	SW
16	External shot of NE-facing elevation, showing external kitchen window	W
17	Internal shot of front door hall, showing stairway	NE
18	Internal shot of blocked up doorway to damaged & unsafe sitting room at SE end of house	SSE
19	Shot of front door (internal shot)	SW
20	Internal shot of living room, showing window frame	WSW
21	Internal shot of living room fire-place, showing ceiling beams	NW
22	Internal shot of living room doorways to cellar & hall, showing ceiling beams	SE
23	Internal shot of living room ceiling beams, showing mortice slots	SE
24	Internal shot of blocked up fireplace & possible 'oven' feature in kitchen	NE
25	Internal shot of blocked up fireplace & possible 'oven' feature in kitchen	NE
26	Internal shot of kitchen, showing exposed ceiling beams	E
27	Internal shot of kitchen, showing window & doorway to 'rear lobby'	NW
28	Internal shot of kitchen, showing window & doorway to 'rear lobby'	NW



No.	Description	View
29	Internal close up shot of blocked up kitchen fireplace & adjacent oven, showing brickwork inserted into thickness of masonry wall	NE
30	Internal close up shot of blocked up kitchen fireplace & adjacent oven, showing brickwork inserted into thickness of masonry wall	NE
31	Internal shot of door to 'rear lobby' cupboard	SE
32	Internal shot of 'rear lobby' doorway to 'utility'	SW
33	Internal shot of access to shower in 'utility'	S
34	Internal shot of doorway to cellar (in living room)	SE
35	Internal shot of doorway & stairs to cellar	SE
36	Internal view of cellar, showing stonework	NW
37	Internal shot of stonework in wall by cellar stairway	NE
38	Internal shot of stonework in wall by cellar stairway	NE
39	General shot of 1st floor bathroom interior	NW
40	Shot of beam in 1st floor bathroom interior	N
41	General shot of 1st floor bathroom, showing exposed roof purlins	SE
42	General shot of stairway (outside 1st floor bathroom)	SW
43	General shot of 1 st floor bedroom	NW
44	Shot of window in first floor bedroom	W
45	Internal shot of attic bedroom, showing roof construction	NW
46	Internal shot of attic bedroom, showing roof construction	NW
47	Internal shot of attic bedroom, showing roof construction	NW
48	Internal shot of attic bedroom, showing beams & brickwork in corner of room	NW
49	General shot of attic bedroom, showing beams & doorway to landing	SE
50	Shot of brickwork in SE-facing internal wall of bedroom 3	N
51	General shot of roof beams in landing (outside bedroom 3)	E
52	Shot of roof beams in bedroom 3, showing relationship with beams in landing	E
53	Shot of window on stairway (between 1st & 2nd floors)	NE
54	External shot of house, showing heavily damaged SE-facing elevation	N
55	External shot of house, showing heavily damaged SE-facing elevation	N



Site Summary

Report Name & Title	Standing Building Recording Survey – Stretford Bridge Farm, Stretford, Leominster, Herefordshire
Contractor's Name and Address	Border Archaeology, PO Box 36, Leominster, Herefordshire, HR6 8DE
Site Name	Stretford Bridge Farm, Stretford, Leominster, Herefordshire, HR6 9DQ
Grid Reference (8 fig)	SO 4411 5532
SMR number/s of site	EHE 1928
Date of Field Work	January 2012
Date of Report	January 2012
	NUMBER AND TYPE OF FINDS
Pottery	Period: N/A Number of sherds: N/A
Other	Period: N/A Quantity: N/A
	NUMBER AND TYPE OF SAMPLES COLLECTED
Sieving for charred plant remains	No of features sampled N/A No of buckets N/A
C¹⁴/scientific dates	No and Type N/A Result N/A
Pollen	No of columns/spot samples N/A Name of pollen specialist N/A
Bone	Number of buckets sieved for bone N/A Quantity Recovered N/A Period N/A
Summary of the report	<p>This limited programme of building recording at Stretford Bridge farmhouse has identified three main construction phases, ranging from the 18th century to the present day.</p> <p>1/The earliest component consists of the two and a half storey rectangular block of three bays with pitched roof, aligned NW-SE. While there is little visible evidence, in terms of external or internal detailing, to establish when it was actually built, a likely 18th century date can be suggested, based on the extensive use of timber framing with brick infill. The house is shown on an Ordnance Survey drawing of 1815 and appears to have been in use as an inn by no later than 1841.</p> <p>2/The substantial extension to the rear of the main block was probably added at some time between 1837 and 1887. This addition to the house may have been connected with a documented period of usage as an inn during the mid to late 19th century.</p> <p>3/The single-storey lean-to extension attached to the NW end of the farmhouse appears to have been added in the 1960s-early 1970s, while the exterior and interior of the farmhouse display evidence of considerable mid to late 20th century alterations and refurbishment throughout.</p>



Document Control

Job title	Standing Building Recording Survey – Stretford Bridge Farm, Stretford, Leominster, Herefordshire HR6 9DQ	Job No	BA1134SBFSL
Report written by	<i>Stephen Priestley MA & Ross Shurety BA</i>		
Report edited by	<i>George Children MA MfA</i>		
Issue No	Status	Date	Approved for issue
1	Final	January 2012	<i>Neil Shurety Dip M.GM Inst. M</i>