

Archaeological Standing Building Recording



**Oxnalls Farm
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8LP**

On behalf of

Mrs Fiona Griffith

June 2020

REPORT SPECIFICATION

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Cover: View looking south towards northwest-facing elevation of Oxalls Farm Barn

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 at Oxnalls Farm, Newnham Bridge, Tenbury Wells, Worcestershire, WR15 8LP, with regard to a planning application for conversion of a traditional farm outbuilding into residential accommodation. The results of this programme of work may be summarised thus:

The building may be regarded as a largely intact example of a mid to late 19th century combination range, comprising a two-storey cartshed and granary with conjoined stable and hayloft, along with the remnants of a single-storey outbuilding attached to the northeastern end of the granary/cartshed range. Historic maps show that the traditional farm building was constructed at some time between 1843 and 1885, forming part of a regular 'U-plan' farmstead which is first depicted on the OS 1st edition 25-inch map of 1885.

This complex of outbuildings is slightly earlier in date than the existing farmhouse at Oxnalls Farm which was probably built c.1885-1890 (replacing an earlier cottage first shown on the Lindridge tithe map of 1843). The outbuildings were probably erected when the farmstead was occupied as a tenancy of the Bickley Estate, an extensive landholding in the vicinity of Knighton on Teme and Newnham. Mid-19th century newspaper records show that Oxnalls Farm (also referred to as 'Oxlands') was a medium-sized arable and livestock farm and the extant range of outbuildings reflects the prevailing mixed farming regime at that time.

The extant traditional farm outbuilding at Oxnalls Farm was built in a single phase during the mid to late-19th century with few subsequent alterations. The brickwork (laid in Flemish Stretcher Bond) and consistent architectural detailing (with frequent use of blue brick dressings for the doors and windows) clearly attest to the building having been erected in a single phase of construction.

Of particular interest is the cartshed/granary range which retains significant evidence of original fabric and fittings relating to its former function as a grain store, including its whitewashed walls, tight-fitted floorboards (upon which the grain would have been unloaded and processed), two trap doors and grain chutes.

Both the granary and the hayloft above the stable also have well-preserved kingpost roof structures, while the stable block has a largely intact brick cobbled floor at ground level. Limited alterations were made to the interior of the granary at some point during the 20th century, with the insertion of a plasterboard partition wall and ceiling in the northeastern compartment.

The traditional farm building at Oxnalls Farm be considered to be a well-preserved example of a mid to late-19th century combination range, forming part of a regular 'U-plan' courtyard farmstead constructed during the 'High Farming' period of the 1840s-70s and retaining significant evidence of original fabric, fixtures and fittings (particularly in the granary/cartshed range).

2 Introduction

Border Archaeology (BA) was instructed by Mrs Fiona Griffith to undertake a programme of Archaeological Standing Building Recording (ASBR) of a traditional farm outbuilding situated at Oxnalls Farm, Newnham Bridge, Tenbury Wells, Worcestershire, WR15 8LP (*fig. 1*).

This programme of ASBR has been undertaken to Historic England/RCHME Level 2 in relation to a planning application for conversion of the traditional farm outbuilding into a detached 4-bedroom residence (Malvern Hills District Council Planning Ref. 16/00277/FUL). Condition 7 of the planning decision provided for a programme of archaeological work (specifically recording of the traditional farm outbuilding) to be carried out prior to the commencement of development works.

2.1 Site Location

The traditional farm building (comprising a granary/cartshed range and attached stable block and outbuilding) is situated 15m N of the farmhouse at Oxnalls Farm, which is located in an isolated rural setting close to the River Rea about 490m NE of the hamlet of Newnham Bridge on the A443 Worcester Road, about 5km ENE of the market town of Tenbury Wells. The farmstead, which stands at a height of approximately 64m AOD, is accessed from a track leading off from Bickley Lane which follows the course of the old Leominster Canal.

The grid reference for the site (approximate centre) is NGR SO 64528 69791.

2.2 Soils and Geology

The predominant soil type in the vicinity of the study area is characterised by typical brown earths of the Newnham (541w) series comprising well drained reddish coarse and fine loamy soils over gravel, locally deep, with some similar soils affected by groundwater. The underlying drift geology is recorded as river terrace drift (SSEW 1983).

The British Geological Survey records the solid geology of the site as comprising Interbedded Siltstone and Mudstone of the Raglan Mudstone Formation (BGS 2020).



Fig. 1: Site Location
Plan (Scale 1:25000)

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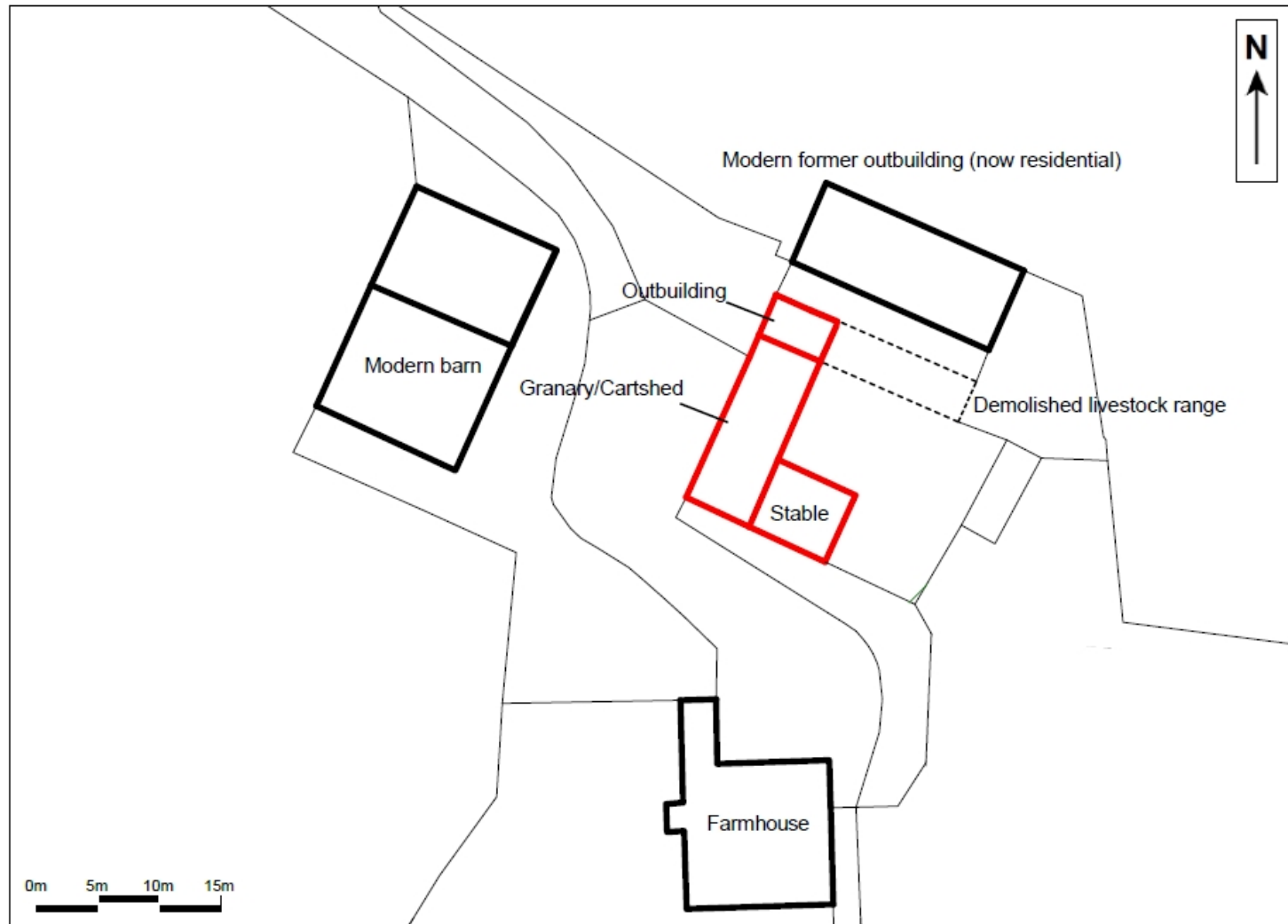


Fig. 2: General Building Plan - Oxnalls Farm (with buildings recorded marked in red)

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3 Site Specific Historical Background

The site at Oxnalls Farm is recorded on the Worcestershire Historic Environment Record (HER) as an undesignated heritage asset; the HER entry (WSM54498) describes it as a 'partially extant 19th century unlisted farmstead with unconverted buildings. Regular courtyard plan with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. Mapping suggests that a new farmhouse was constructed in the late 19th -early 20th century, replacing an earlier building that previously stood to the E of the current farmhouse'.

The farm located to the NE of Newnham Bridge, a settlement of Anglo-Saxon origin first recorded as 'Neowanham' in a charter of AD 781-796 by which Wiferd, ealdorman of the Hwicce and his wife Alta granted 15 'cassati' (hides) of land at Newnham, Knighton on Teme and Eardiston to the church of St Peter at Worcester (Hooke 1990, 82-87). Newnham later appears to have formed a landholding within the manor and chapelry of Knighton-on-Teme, which in turn lay within the extensive parish of Lindridge. The manor appears to have remained in the possession of Worcester Cathedral Priory until the Dissolution and subsequently was granted to the Dean and Chapter of Worcester who held it until the mid-19th century (Willis-Bund 1913, 443).

The origins of the farmstead at Oxnalls Farm are difficult to trace; the place name is first mentioned in a charter of Worcester Cathedral Priory dated c.1230-40 which refers to two acres and 11 selions of land at 'Oxenahle' (Mawer & Stenton 1927, 55; Darlington 1968, 156) and later records dated 1572 and 1589 refer to several grants of land and meadow at 'Oxenahle' (Amphlett 1901, 67, 72). However, while it is clear that Oxnalls is a long-established place name (of Old English origin denoting an 'oxen nook' or 'corner of land used for pasturing oxen') no evidence has yet been found to confirm the existence of a farmstead on the site until the early 19th century.

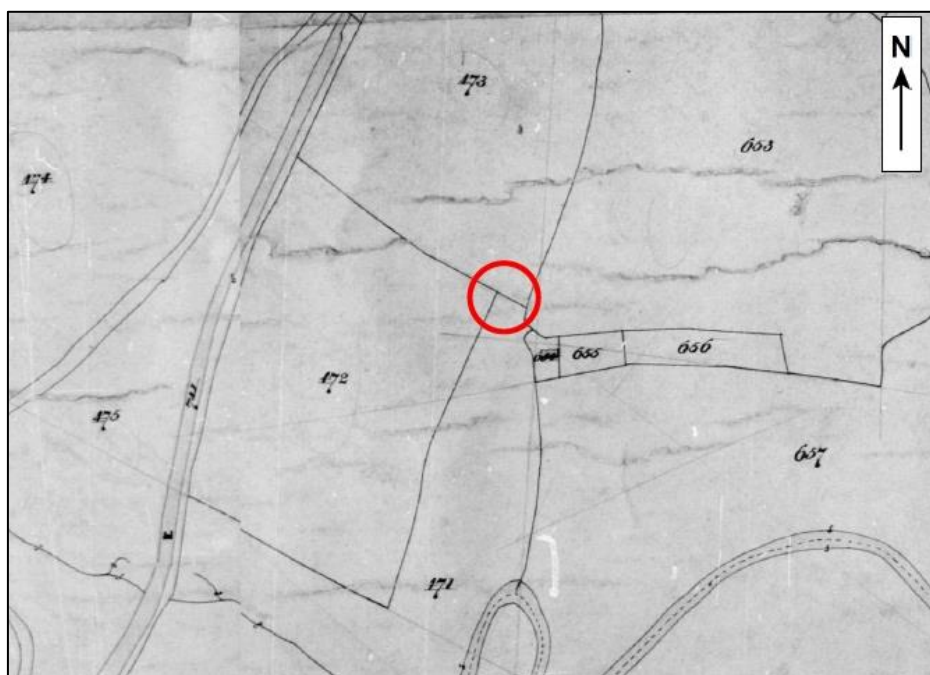


Fig. 3: Extract from the Lindridge tithe map (Knighton chapelry) of 1843 with site marked in red
(Reproduced by courtesy of the National Archives)

The farmstead at Oxnalls is not depicted on an Ordnance Survey drawing of Tenbury Wells and district dated 1816 which does however show a section of the Leominster Canal carried beneath a tunnel running N-S to the W of the site, which was constructed between 1791 and 1796 (Cohen 1957, 267-86). The earliest plan to clearly show the farmstead at Oxnalls is the Lindridge tithe map of 1843 (*fig. 3*) which depicts a rectangular building aligned E-W and situated within a small enclosure marked on the tithe map as Plot No. 654 ('cottage and garden'), then owned and occupied by one William Potter. This cottage was situated to the NE of the site of the present farmhouse, although no trace of it survives today; it appears to have been demolished at some point in the late 20th century.

The 1841 census records William Potter as in residence at 'Oxnall', at which time he is described as a boatman, suggesting that he was employed on the Canal in some capacity; he was still in residence there in 1851 when his profession is given as an agricultural labourer. The 1851 refers to the farm as 'Oxlands' rather than Oxnall and it is often referred by that name in newspaper records, trade directories and census returns until the early 20th century.

By no later than 1862, the cottage at Oxnalls had been acquired by the Bickley Estate, an extensive landholding belonging to nearby Bickley House in Knighton-on-Teme and had been put up for sale, it is described as a 'very fertile farm known as Newnham or Oxlands, comprising 148 acres 2 rods 15 perches of fine land, in the occupation of Mr Powis and others' (*Worcestershire Chronicle 23 July 1862*). The 1871 census records the farm at Oxlands as unoccupied, but at some time between 1871 and 1881 it had been acquired by James Booton, proprietor of the nearby Railway Inn at Newnham Bridge. Booton died in 1889 and the livestock, horses and produce on the farm were sold at that date, comprising 12 head of Hereford Cattle, 3 'grand upstanding young wagon horses and a well-known fast 6-year old harness cob', about 40 bags of threshed oats and beans, 2300 gallons of prime cider and an unusually good assortment of nearly new agricultural implements' (*Tenbury Wells Advertiser 18 June 1889*). From this sale advertisement, it is evident that a mixed farming regime was being practised at Oxnalls Farm, comprising livestock husbandry, arable farming and the production of cider. In connection with this, it may be noted that orchards are depicted to the E of the farmstead on the 1843 tithe map and later OS mapping.

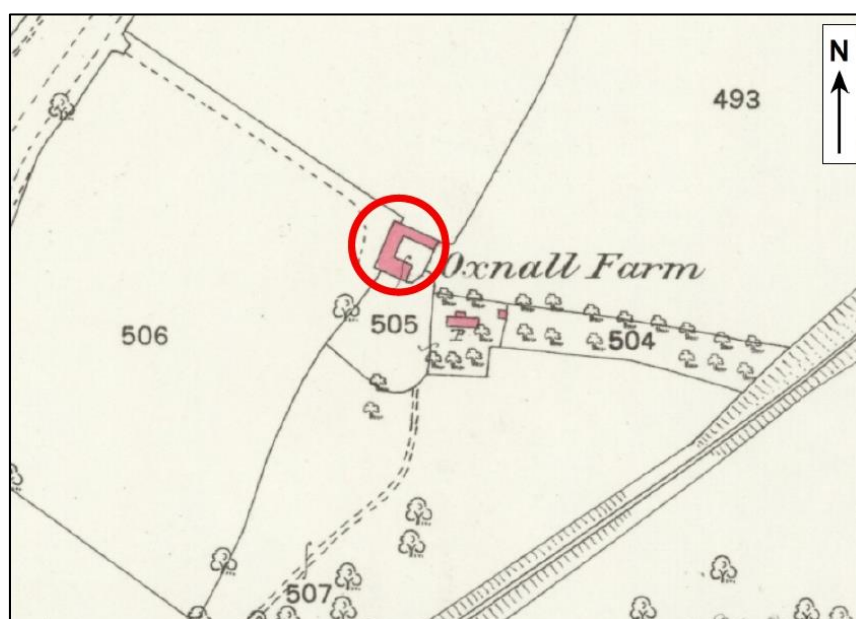
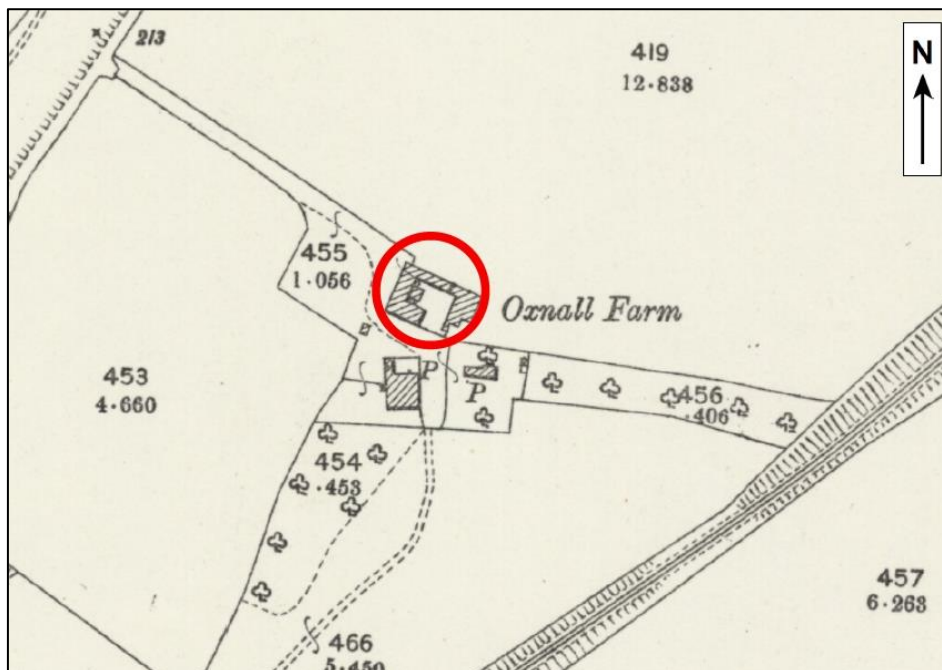


Fig. 4: Extract from the OS 1st edition 25-inch map of 1885 (with site circled in red)
(Reproduced by courtesy of the National Archives)

The OS 1st edition 25-inch map of 1885 (*fig. 4*) is the first plan to show the existing complex of traditional farm outbuildings situated to the NW of the old farmhouse site, which was originally built on a U-shaped plan with ranges enclosing three sides of a courtyard. The outline of the existing granary and cartshed with attached stable block to the SW are shown, together with an oblong range to the NE. This latter range, a long rectangular gabled structure of red brick construction, partially clad with wooden slats and corrugated metal sheeting with a corrugated metal roof, was used for livestock accommodation and was largely demolished quite recently, with the exception of the compartment attached to the NE end of the granary/cartshed.

The OS 2nd edition map of 1904 (*fig. 5*) shows that the present farmhouse had been built to W of the old farmhouse site and to the S of the complex of farm outbuildings (*Plate A*). The outbuildings had also been enlarged with the addition of a range to the rear of the granary/cartshed range and a substantial new outbuilding range on the SE side of the courtyard. It appears likely that the farmhouse was built at some time between 1885 and 1890 for James Booton the younger, who is recorded as living at the farm with his large family at the time of the 1891 census. At this point it appears that Booton held Oxnalls Farm as a tenancy of the Bickley Estate; however in 1902 the property was sold to James Booton for the sum of £2900 in 1902 and it thereafter remained in the possession of the Booton family until 2011.



*Fig. 5: Extract from the OS 2nd edition 25-inch map of 1904 with site circled in red
(Reproduced by courtesy of the National Archives)*

Later OS maps of the site dated 1955 and 1971 show that there had been some minor additions to the existing farm outbuildings at Oxnalls Farm. A small detached open shed is shown on the 1955 map to the W of the main complex of farm outbuildings, which appears to have been superseded by the existing steel framed barn by no later than 1971. The OS 1:2500 map of 1971 also shows that a long rectangular range had been erected to the immediate N of the complex of farm outbuildings; this structure has recently been converted into a bungalow-type dwelling (*Plate B*).



Plate A: View SW towards the farmhouse at Oxnalls Farm, probably built c.1885-1890



Plate B: View showing late 20th century outbuilding (now converted into a bungalow) to NE of the traditional farm building

4 Methodology

This Archaeological Standing Building Recording (ASBR) was undertaken by Border Archaeology on 8th June 2020.

The specific recording methodology consists of a drawn and photographic record undertaken to Historic England/RCHME Level 2 as defined 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).

It has also been informed by relevant guidance contained in *Worcestershire Farmsteads Recording and Research Guidance* (Lake, Hathaway & Robson-Glyde, 2014) and the *Standard & Guidance for the archaeological investigation and recording of standing buildings or structures* produced by the Chartered Institute for Archaeologists (CIfA, 2014a).

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).

The Level 2 record consists of the following specifics:

4.1 Drawn record

This comprises the following:

- Plans of the buildings, 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 buildings;
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
- A summary description of the buildings in their current form in the format of a typical listed building description.

4.2 Photographic record

The photographic survey consists of the following:

1. 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.

4.3 Written account

This consists of 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.

4.4 Recording methodology

Records were 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 ClfA *Code of conduct* (2014b).

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

General views of the farmstead (for contextual purposes) and additional photographs of relevant architectural details were also taken. All internal room spaces were photographed as obliques, with additional photographs of fixtures and fittings as appropriate. Each interior photograph contains an appropriate scale and all photographic images have been indexed and cross-referenced to a written photographic register. Details concerning subject and direction of view were maintained in a photographic register, indexed by frame number.

5 Results

5.1 Exterior

The traditional farm outbuilding forming the subject of this programme of standing building recording is located about 15m to the N of the farmhouse at Oxnalls Farm (*Plate 1*) and consists of a two-storey gabled cartshed with granary above, four bays long and oriented NE-SW, with an attached two-storey range (formerly a stable with loft above), three bays in length and aligned NW-SE, located at right angles to the cartshed/granary (*Plate 2*). The building is of red brick construction (laid in Flemish Stretcher Bond) and has a cross-gabled, tiled roof. No evidence for a construction break was noted between the cartshed/granary and the stable range, indicating that both represent a single phase of building activity.

Attached to the NE end of the cartshed/granary range is a single storey structure, also of red brick construction (also laid in Flemish Stretcher Bond) with a cross-gabled slate roof which forms the remaining portion of an outbuilding range aligned NW-SE which was demolished recently and was used as accommodation for livestock (*Plate 3*).



Plate 1: View looking S towards granary/cartshed range with farmhouse to right of picture

The granary/cartshed range is a rectangular gabled building with a pitched tiled roof with broad eaves and plain bargeboarded gables, of brick construction (laid in Flemish Stretcher Bond), two storeys high, four bays long (aligned NE-SW) and a single bay in width (*Plate 4*). The principal, NW-facing elevation of the cartshed at ground level has four open fronted bays subdivided by three square wooden arcade posts which have stop-chamfered heads and are carried on roughly chamfered stone bases (*Plate 5*).



Plate 2: View looking NNW showing SE gable of two storey-stable range attached to rear of the granary/cartshed



Plate 3: View looking SE showing principal NW-facing elevation of granary/cartshed with attached single storey outbuilding to the NE



Plate 4: View looking SE showing open-fronted cartshed and first floor granary with segmental-arched casement windows

Above each bay of the cartshed is a segmental arch comprising two courses of Staffordshire blue bricks which appear to be purely decorative in purpose (*Plate 5*). The upper storey, housing the granary is lit by three two-light glazed casement windows set within segmental arched openings with Staffordshire blue brick dressings and chamfered brick lintels.



Plate 5: View looking SE showing detail of cartshed openings with stop-chamfered posts and lintel with segmental Staffordshire blue-brick arches above

The SW-facing elevation of the granary/cartshed and attached two-storey stable range is largely devoid of architectural detailing except for the bargeboarded gable end and two openings at upper storey level, comprising a segmental arched window with blue-brick lintel and sill (now boarded up) at the SE gable end of the granary and a plank and batten loft door just below eaves level within the stable, which is also set within a segmental arched opening with a cross-tie plate located just beneath the sill (*Plate 6*). The SE-facing gable elevation of the two-storey stable block is also bargeboarded and is lit by a single window at ground level and a centrally placed window in the upper storey, both of which have been boarded up and are set within segmental arched openings with blue brick lintels and chamfered sills (*Plate 7*).



Plate 6: View looking NE showing SW-facing elevation of the granary/cartshed and attached two storey stable block



Plate 7: View looking NW showing SE-gable end of two storey stable range with bargeboarded gable

The rear elevation of the cartshed/granary and stable block overlooks a yard which is now heavily overgrown and occupied by rubble and debris associated with the recently demolished outbuilding range which bordered the NE edge of the yard (*Plate 8*). An external staircase of brick construction with stone treads located in the corner between the two ranges leads up to two flat arched doorways set at right angles to each other, respectively providing access to the granary and hayloft over the stable (*Plate 9*).



Plate 8: View looking W across former yard towards rear elevation of granary/cartshed and attached stable range with external staircase



Plate 9: View looking NW showing rear elevation of granary/cartshed range and staircase leading up to granary and hayloft

At the foot of the staircase is a plank-and-batten stable door with a glazed 3-pane overlight and strap hinges providing access to the stable range (*Plate 10*). Two cross-tie plates are set in the wall of the granary/cartshed and stable range between ground and upper storey level. The lower portion of the rear wall of the granary/cartshed range exhibits evidence of whitewash, which may be associated with a rectangular structure in this location marked on the OS 2nd edition map of 1904.



Plate 10: View looking SW showing detail of rear elevation of stable range with segmental-arched stable door



Plate 11: View looking NW showing gabled outbuilding with slate roof to NE of granary/cartshed

Attached to the NE gable end of the granary is a single storey L-shaped brick range with a partially denuded cross-gabled slate roof, comprising a narrow compartment or vestibule aligned NE-SW and open-fronted to the rear, linking the cartshed range to a low-gabled rectangular building, oriented NW-SE (*Plate 11*). The vestibule is accessed from an opening at the NE end of the cartshed and a plank and batten door in the front (NW-facing) elevation (*Plate 12*). The gabled rectangular structure appears to represent the remaining portion of a long rectangular single-storey range aligned NW-SE formerly used as livestock accommodation and extending along the N side of the courtyard but was clearly separated from the rest of that range by a brick wall (*Plate 13*).



Plate 12: View looking SE showing front elevation of single-storey outbuilding with slate roof attached to NE end of granary/cartshed



Plate 13: View looking S showing single storey outbuilding with slate roof attached to NE gable end of granary/cartshed

5.2 Interior

- *Cartshed*

The interior of the cartshed is currently used as a garage for farm vehicles and for the storage of brick and tiles which appear to be reclaimed from a demolished outbuilding. The floor is of rammed earth with no obvious evidence for cobbling or hardstanding. The cartshed comprises four bays subdivided by transverse ceiling beams which are in turn supported by arcade posts resting on squared stone bases (*Plate 14*) with ogee-moulded wooden capitals and three shallow brick pilasters attached to the rear wall of the cartshed. A plank and batten door with strap hinges set within a segmental arched doorway in the back wall provides access to the stable range (*Plate 15*), to the left of which was a hook which may have been used for the hanging of harness associated with the carts that would have been stored in this location.



Plate 14: View looking SW showing interior of cartshed with arcade posts and a grain chute visible in the ceiling

Two trap doors of plank-and-batten construction had been inserted in the ceiling within the NE and SW compartments of the cartshed, which would have been used for moving sacks of corn hoisted up directly from the carts into the granary (*Plate 16 & 20*). Two small angled wooden grain chutes with associated horizontal timbers (noggins) and attached metal handles with ropes were also noted within the exposed ceiling joists in the northeasternmost compartment of the cartshed and within the bay containing the entrance to the stable block (*Plates 17 & 18*).



Plate 15: View E showing interior of central bays of cartshed with segmental-arched doorway in wall leading to stable range (to right of picture)



Plate 16: View looking NE showing northeasternmost bay of cartshed with grain chute and trapdoor in ceiling



Plate 17: View looking NE showing detail of grain chute in ceiling of northeasternmost bay of cartshed with trap door visible to right of picture



Plate 18: View looking SW showing detail of grain chute in cartshed bay opposite entrance to stable block

The compartment at the SW end of the cartshed has been demarcated from the other three bays by horizontal wooden slats with shelving attached, suggesting that this was used for the storage of farm implements or possibly produce that was kept intentionally separate from the other compartments (*Plate 19*). Three hooks were attached to the ceiling joists at the far end of this compartment, used for hanging equipment or harness.



Plate 19: View looking SE showing interior of compartment within southwesternmost bay of cartshed, demarcated by horizontal wooden slats with shelving (to left of picture)



Plate 20: View looking SE showing detail of trap door in ceiling within southwesternmost bay of cartshed

- *Granary*

The granary above the cartshed is accessed via a flat-arched plank and batten door at the top of a staircase leading up from the rear of the building (*Plate 21*). The interior is four bays long and sub-divided into two compartments, with the NE bay separated from the remaining three bays by a plasterboard partition wall which appears to be a later insertion (*Plate 22*). The NE compartment also has a plasterboard ceiling which is evidently a modern addition.



Plate 21: Internal view SE showing plank-and-batten door in SE wall of first floor granary

The roof structure comprises four kingpost roof trusses with angled-struts connecting the kingpost to the principal rafters which in turn are linked by a single pair of trenched purlins. Each truss has a cast iron bolt connecting the tie beam to the kingpost and strap plates linking the tiebeam to the wallplate (*Plate 23*). Within the southwesternmost bay, this roof structure intersects at right angles with the roofline of the stable block aligned NW-SE, however there was no evidence to indicate the presence of a connecting door directly linking the granary to the loft above the stable (*Plate 24*)



Plate 22: Internal view looking NE showing interior of granary with kingpost roof trusses and modern partition wall demarcating the NE compartment



Plate 23: Internal view looking SW showing detail of kingpost roof trusses in granary with angled struts connecting the kingpost to the principal rafters, which are connected by a pair of trenched purlins



Plate 24: Internal view looking SE showing cross-gabled roof structure in SW bay of granary

The interior of the granary is lime-washed (a common feature in buildings of this type, to keep the grain dry and reduce vermin) and lit by three windows in the NW wall and a single window in the SW gable end (*Plate 25*). The floor is laid with tight-fitted lapped floorboards (to prevent loss of grain) and has two trap doors with cast-iron strap hinges measuring 1m × 0.80m, centrally placed within the NE and SW bays of the barn (*Plates 26-28*).

It is presumed that there would have been a pulley or hoist used for bringing the sacks of grain up from the cartshed. A circular metal pipe was noted attached to the SW wall of the granary and resting on the tiebeam above the trapdoor in the SW compartment which might possibly have been associated with a hoist (although it may represent a later insertion for ventilation purposes). No evidence for a pulley or hoist was noted in association with the trap door in the NE compartment of the granary.

Two hatches for grain chutes were also noted in the granary floor; the hatch in the NE bay, which is L-shaped in plan (measuring 0.80m × 0.55m) is set to the left of the trap door while the hatch in the bay opposite the entrance to the granary is rectangular in shape, measuring 0.60m × 0.50m (*Plates 29 & 30*). No other fixtures or fittings of architectural interest were noted within the granary.



Plate 25: Internal view looking SW showing southwesternmost bay of granary with kingpost roof structure and segmental-arched window in SW wall



Plate 26: Internal view looking SW showing detail of floorboards and trap door in SW bay of granary



Plate 27: Internal view looking NE showing northeasternmost bay of granary with trap door and grain chute to left of picture

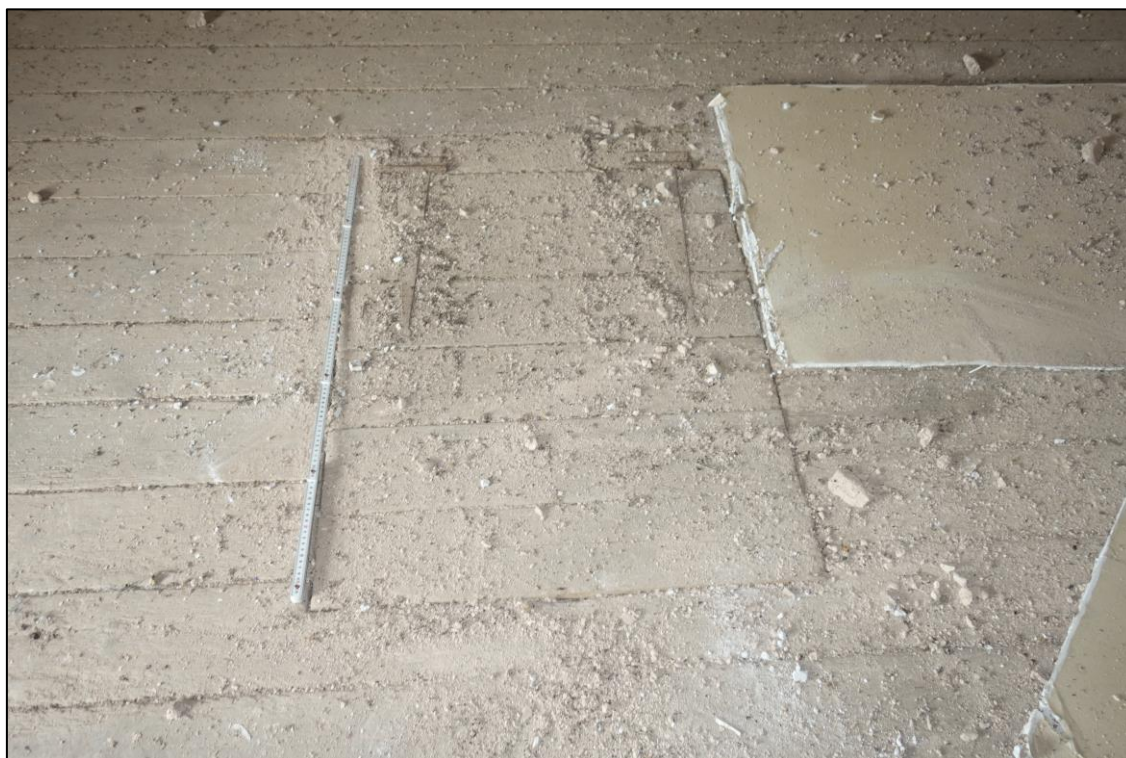


Plate 28: Internal view showing detail of trap door with strap hinges in northeasternmost bay of granary



Plate 29: Internal view looking NW showing segmental-arched window and grain chute in northeasternmost bay of granary



Plate 30: Internal view looking NW showing central two bays of granary lit by segmental-arched casement windows and rectangular grain chute in floor (in centre of picture)

- *Stable block (ground floor)*

The former stable range at ground floor level is accessed from the cartshed via a plank and batten door set within the NW wall (*Plate 31*), immediately to the left of which is a narrow segmental arched opening leading to a small alcove beneath the external staircase leading to the granary and hayloft above (*Plate 32*). The function of the alcove is unclear; dog kennels were often sited beneath staircases leading up to granaries, however the alcove appears too small and no evidence for kennels was noted in this location. It seems more likely that the alcove was used for storage purposes.



Plate 31: Internal view of stable range showing exposed ceiling joists and segmental-arched door in NW wall

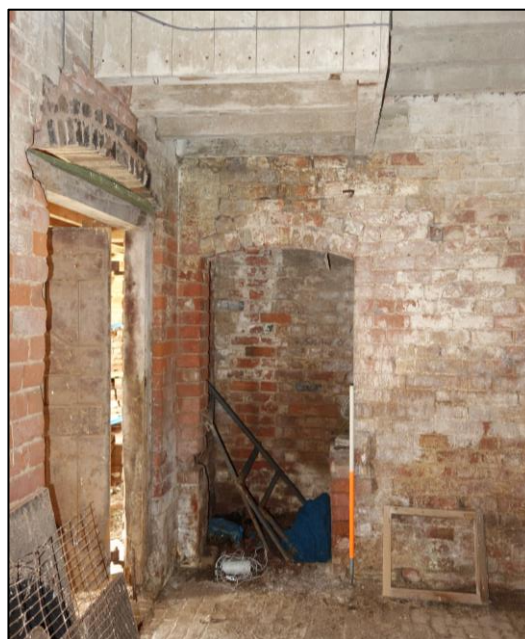


Plate 32: Internal view looking NE showing alcove beneath staircase to left of stable door

Inserted centrally within the NE wall of the range is a tall plank and batten stable door with a glazed overhead; flanking it on either side are three square indentations for horizontal harness rails, only one of which has remained intact (*Plate 33*). The room is lit by a segmental arched window with wooden frame in the SE gable end wall of the range, which has since been boarded up (*Plate 34*). Further indentations were noted at a lower level in the SE and SW walls of the range which probably relate to hay rack or mangers; however no trace of these fixtures appears to have survived. It is presumed that the range housed two loose boxes; the subdivision between the two may be represented by the vertical wooden post located roughly midway along the SW wall (*Plate 35*)



Plate 33: View looking N showing segmental-arched door with glazed overhead in NE wall of stable flanked by indentations for harness rails (with an intact harness rail to right of picture)



Plate 34: Internal view looking SE showing interior of granary and segmental-arched window (now boarded up)

The exposed ceiling beams and joists and the walls of the range are coated with whitewash although some of the whitewash appears to have been removed and the boards carried on the joists have decayed in places. Evidence of hooks and chains attached to the ceiling beams were noted, these were presumably used for the hanging of tack. No evidence for trap doors or chutes were noted in the ceiling. Few fixtures or fittings associated with its original usage as a stable appear to have survived, however the slightly cambered brick cobbled floor has remained largely intact, with a shallow drainage channel running NW-SE parallel to the NE wall of the stable range (*Plate 36*).



Plate 35: View looking SW showing vertical post midway along SW wall, representing a subdivision within the stable range



Plate 36: View looking NE showing detail of cobbled floor and drainage channel within stable range

- *Hayloft above stable range*

The loft above the stable range is accessed from the external staircase to the rear of the block, via a flat-arched plank and batten door. It was evidently used until recently for the storage of hay and the floor is covered throughout by hay and other detritus. Recording of the loft was limited for health and safety reasons due to holes and large damp patches in various places within the loft floor. The loft floor is raised slightly above the threshold of the doorway; a considerable portion of the original floorboards appear to have been replaced with large square boards along the NE side of the loft, which may represent a later repair due to the floorboards having decayed or an attempt to reinforce the floor for storage purposes. The loft is sub-divided into three bays and has whitewashed walls; it is lit by a single segmental arched window in the SE wall which has been boarded up (*Plate 37*).



Plate 37: View looking SE showing southeasternmost bay of hayloft with segmental-arched window in SE wall and partially denuded flooring in loft

Located roughly midway along the SW wall of the stable range is a plank-and-batten loading bay door set within a segmental arched opening (*Plate 38*). To the right of the loading bay door, a large rectangular metal tub was noted in the extreme SW corner of the loft which appears to have been used as a grain bin and has evidently been moved from its original location. The roof structure is of kingpost construction with angled struts and trenched purlins identical to that found in the granary and evidently of similar date (*Plate 39*). No other fixtures or fittings of architectural or historical interest were noted within the loft.



Plate 38: View looking SW showing interior of hayloft above stable with loading bay door in SW wall and metal tub (grain bin) to right of picture



Plate 39: Internal view looking S showing detail of roof structure with central kingpost truss and angled struts in hayloft

- *Outbuilding to NE of granary/cartshed range*

Attached to the NE end of the cartshed is an open fronted shed or vestibule, slate-roofed and open-fronted to the rear, which provides access to a single-storey rectangular gabled outbuilding oriented NW-SE with a cross-gabled slate roof (*Plates 40 & 41*). This gabled structure appears originally to have formed part of a long outbuilding range aligned NW-SE and used as livestock accommodation which appears to have been heavily rebuilt and clad with wooden slats and corrugated metal sheeting and was demolished in recent years. However, this gabled structure was separated from the rest of the range by a brick partition wall.



Plate 40: View looking NW showing interior of open-fronted shed/vestibule between cartshed and outbuilding



Plate 41: View looking W showing lower portion of NE wall of cartshed, partially whitewashed



Plate 42: View looking E showing flat-arched door in SW-facing elevation of brick outbuilding to NE of cartshed

The gabled outbuilding is accessed by a plan-and batten door set in a flat-arched doorway in the SW-facing elevation (*Plate 42*). The interior consists of a single compartment which has been entirely coated with whitewash while the roof structure (which has partially collapsed in places) is of open truss type with trenched purlins (*Plate 43*). Indentations for hay racks were noted in the SE wall but no surviving historic fittings or fixtures were observed within this outbuilding, which may have been used to isolate horses (such as mares in foal) or livestock.



Plate 43: View looking SE showing interior of gabled outbuilding to NE of cartshed

Plate No.	Description
1	View looking SE towards granary/cartshed range with farmhouse to right of picture
2	View looking NNW showing SE gable of two storey-stable range attached to rear of the granary/cartshed
3	View looking SE showing principal NW-facing elevation of granary/cartshed with attached single storey outbuilding to the NE
4	View looking SE showing open-fronted cartshed and first floor granary with segmental-arched casement windows
5	View looking SE showing detail of cartshed openings with stop-chamfered posts and lintel with segmental Staffordshire blue-brick arches above
6	View looking NE showing SW-facing elevation of the granary/cartshed and attached two storey stable block
7	View looking NW showing SE-gable end of two storey stable range with bargeboarded gable
8	View looking W across former yard towards rear elevation of granary/cartshed and attached stable range with external staircase
9	View looking NW showing rear elevation of granary/cartshed range and staircase leading up to granary and hayloft
10	View looking SW showing detail of rear elevation of stable range with segmental-arched stable door
11	View looking NW showing gabled outbuilding with slate roof to NE of granary/cartshed
12	View looking SE showing front elevation of single-storey outbuilding with slate roof attached to NE end of granary/cartshed
13	View looking S showing single storey outbuilding with slate roof attached to NE gable end of granary/cartshed
14	View looking SW showing interior of cartshed with arcade posts and a grain chute visible in the ceiling
15	View NE showing interior of central bays of cartshed with segmental-arched doorway in wall leading to stable range (to right of picture)
16	View looking NE showing northeasternmost bay of cartshed with grain chute and trapdoor in ceiling
17	View looking NE showing detail of grain chute in ceiling of northeasternmost bay of cartshed with trap door visible to right of picture
18	View looking SW showing detail of grain chute in cartshed bay opposite entrance to stable block
19	View looking SE showing interior of compartment within southwesternmost bay of cartshed, demarcated by horizontal wooden slats with shelving (to left of picture)
20	View looking SE showing detail of trap door in ceiling within southwesternmost bay of cartshed
21	Internal view SE showing plank-and-batten door in SE wall of first floor granary
22	Internal view looking NE showing interior of granary with kingpost roof trusses and modern partition wall demarcating the NE compartment
23	Internal view looking SW showing detail of kingpost roof trusses in granary with angled struts connecting the kingpost to the principal rafters, which are connected by a pair of trenched purlins
24	Internal view looking SE showing cross-gabled roof structure in SW bay of granary
25	Internal view looking SW showing southwesternmost bay of granary with kingpost roof structure and segmental-arched window in SW wall
26	Internal view looking SW showing detail of floorboards and trap door in SW bay of granary
27	Internal view looking NE showing northeasternmost bay of granary with trap door and grain chute to left of picture
28	Internal view showing detail of trap door with strap hinges in northeasternmost bay of granary
29	Internal view looking NW showing segmental-arched window and grain chute in northeasternmost bay of granary
30	Internal view looking NW showing central two bays of granary lit by segmental-arched casement windows and rectangular grain chute in floor (in centre of picture)
31	Internal view of stable range showing exposed ceiling joists and segmental-arched door in NW wall
32	Internal view looking NE showing alcove beneath staircase to left of stable door
33	View looking N showing segmental-arched door with glazed overlight in NE wall of stable flanked by indentations for harness rails (with an intact harness rail to right of picture)
34	Internal view looking SE showing interior of granary and segmental-arched window (now boarded up)

Plate No.	Description
35	View looking SW showing vertical post midway along SW wall, representing a subdivision within the stable range
36	View looking NE showing detail of cobbled floor and drainage channel within stable range
37	View looking SE showing southeasternmost bay of hayloft with segmental-arched window in SE wall and partially denuded flooring in loft
38	View looking SW showing interior of hayloft above stable with loading bay door in SW wall and metal tub (grain bin) to right of picture
39	Internal view looking S showing detail of roof structure with central kingpost truss and angled struts in hayloft
40	View looking NW showing interior of open-fronted shed/vestibule between cartshed and outbuilding
41	View looking W showing lower portion of NE wall of cartshed, partially whitewashed
42	View looking E showing flat-arched door in SW-facing elevation of brick outbuilding to NE of cartshed
43	View looking SE showing interior of gabled outbuilding to NE of cartshed

Table 1: List of plates

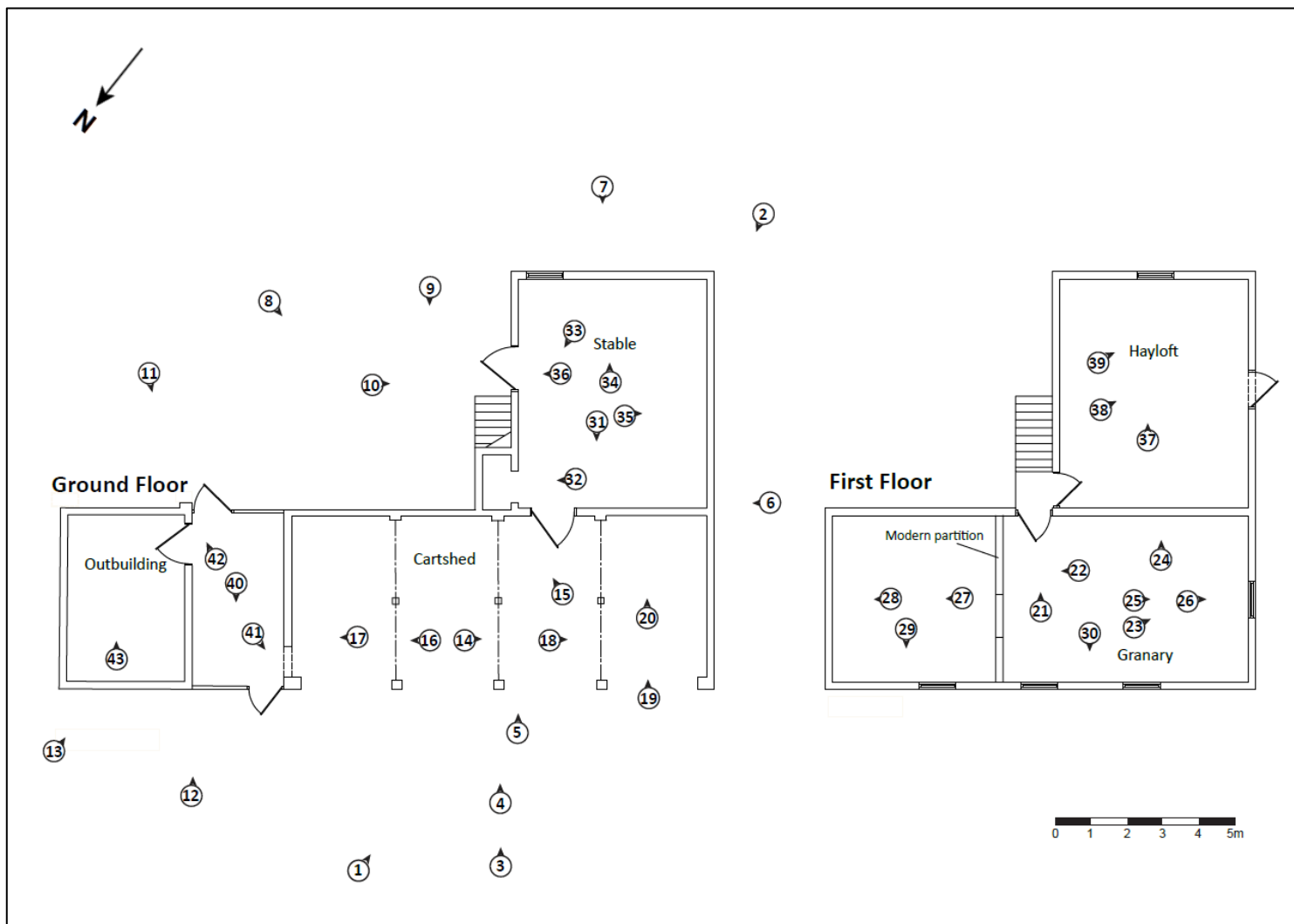


Fig 6: Plan showing location of photos referred to in the report

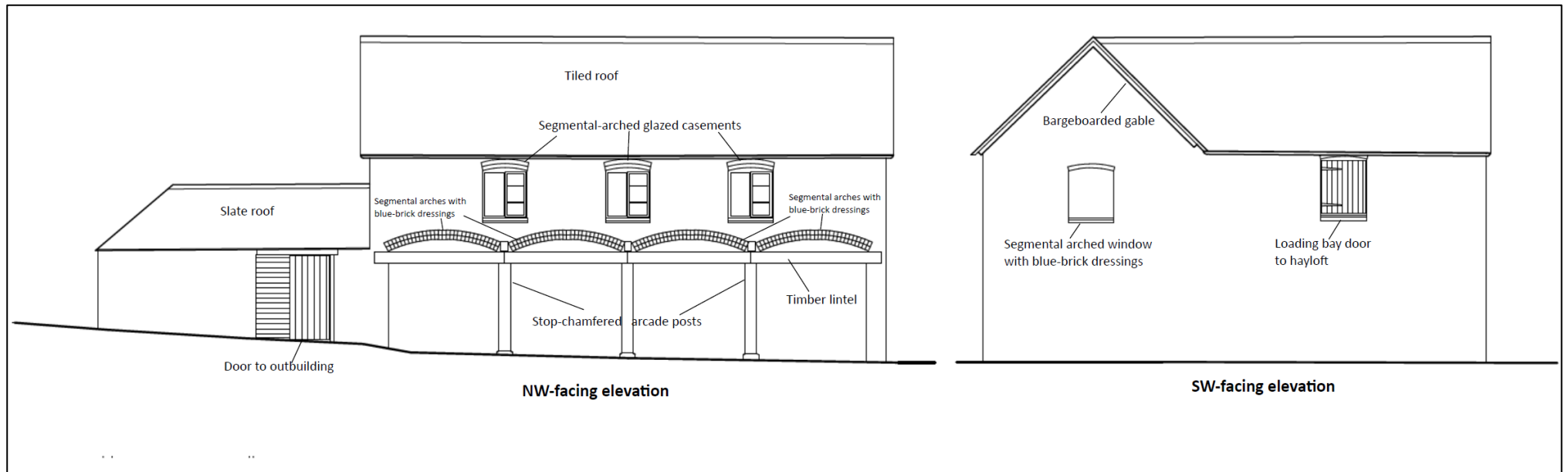


Fig. 7: NW and SW facing elevations of traditional farm outbuilding at Oxnalls Farm

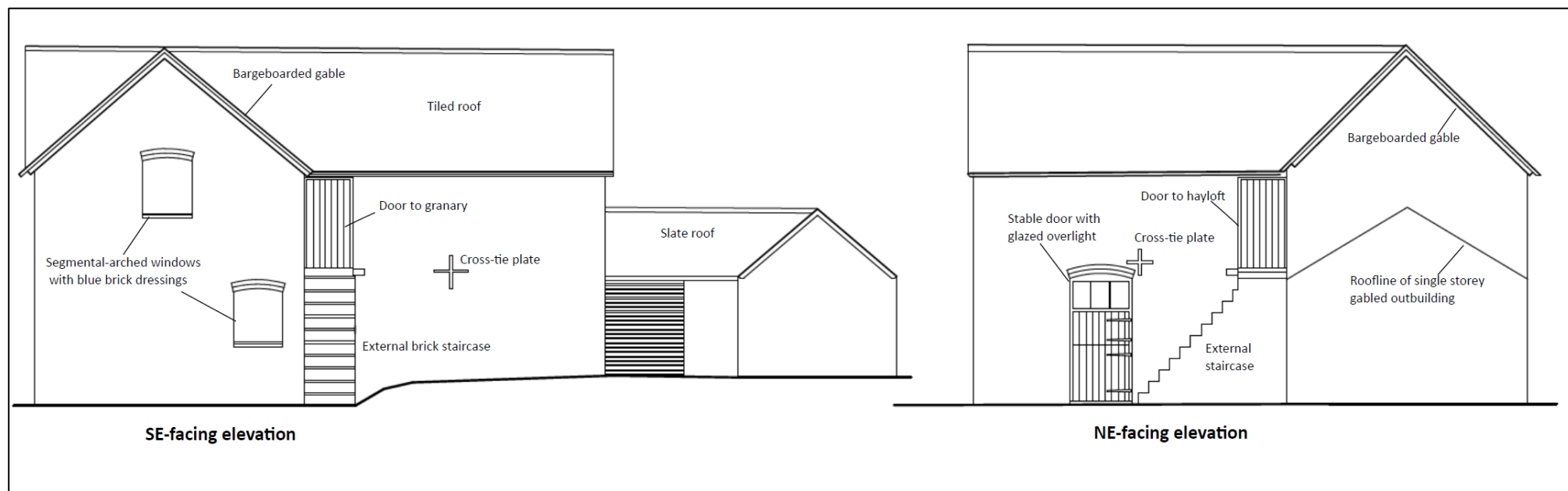


Fig. 8: SE and NE-facing elevations of traditional farm outbuilding at Oxnalls Farm

6 Conclusions

The programme of ASBR undertaken by Border Archaeology with regard to the traditional farm building at Oxnalls Farm, Newnham Bridge, Tenbury Wells, supported by documentary research, has reached the following conclusions briefly detailed below:

The building may be regarded as a largely intact example of a mid to late 19th century combination range, comprising a two-storey cartshed and granary with conjoined stable and hayloft, along with the remnants of a single-storey outbuilding attached to the NW end of the granary. Cartographic evidence shows that the traditional farm building was constructed at some time between 1843 and 1885, forming part of a regular U-plan courtyard range of outbuildings which is first shown on the OS 1st edition 25-inch map of 1885.

This combination range is slightly earlier in date than the existing farmhouse at Oxnalls Farm which was probably built c.1885-1890 (replacing an earlier cottage first shown on the Lindridge tithe map of 1843); its construction reflects the fact that a mixed farming regime was practised there during the mid-late 19th century. It appears likely that the outbuildings were erected when the farmstead was occupied as a tenancy of the Bickley Estate, an extensive landed estate in the vicinity of Knighton on Teme and Newnham. Mid-19th century newspaper records show that Oxnalls Farm (then often referred to in census returns and other documentary records as Oxlands) was both an arable and livestock farm and had also diversified into the production of cider.

The extant traditional farm building at Oxnalls Farm may be considered to be a fairly well-preserved example of its type, built in a single phase during the mid to late 19th century with few subsequent alterations. The brickwork (laid in Flemish Stretcher Bond) and consistent architectural detailing (with frequent use of blue brick dressings for the doors and windows) attests to the building having been erected in a single phase of construction.

Of particular interest is the cartshed/granary building which retains significant evidence of original fabric and fittings relating to its former function as a grain store, including its whitewashed walls, tight-fitted floorboards (upon which the grain would have been unloaded and processed), two trap doors and grain chutes. Both the granary and the hayloft above the stable also have well-preserved kingpost roof structures, while the stable block has a largely intact brick cobbled floor at ground level. Limited alterations were made to the interior of the granary at some point during the 20th century, with the insertion of a partition wall and ceiling in the NW compartment.

It may be regarded as a fairly well-preserved example of a combination barn (comprising a granary, cartshed and attached stable) forming part of a regular 'U-plan' farmstead dating from the 'High Farming' period of the 1840s-70s, when agricultural productivity was boosted by good manure from livestock increasingly wintered in yards or buildings, leading to a rapid growth in the numbers of farm buildings across the country, especially for cattle (Hathaway et al., 2012). In terms of its layout, it may be compared to a nearby Grade II listed combined granary, cartshed and stable of mid-19th century date at Eastham Court Farm, although the detailing is somewhat different.

The complex at Oxnalls Farm is distinguished by the fact that it was erected in a single phase of activity rather than being added to piecemeal (as many local farmsteads appear to have been) and by the survival of much original fabric, fixtures and fittings, although it may be noted that the hayloft over the stable, in particular, is in a somewhat dilapidated condition with many floorboards having been removed. The proposed conversion of this traditional farm building into a dwelling will thus ensure its long-term preservation, which is to be welcomed.

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9 Cartography and Aerial Photography

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

1816: Ordnance Survey drawing of Tenbury Wells and District (British Library)

1843: Lindridge parish tithe map, Knighton on Teme chapelry (NA IR 30/39/82)

1885: Ordnance Survey 1st Edition 25-Inch Map.

1901: Ordnance Survey 2nd Edition 25-Inch Map.

1955: Ordnance Survey provisional edition 6-Inch Map

1971: Ordnance Survey 1:2500 map.

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