

# birmingham archaeology

Bluntings Farm House,  
Chaddesley Corbett,  
Worcestershire

Historic Building Recording and  
Interpretation, 2007  
(WSM 37550)

UNIVERSITY OF  
BIRMINGHAM



Project No. 1647

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## **Bluntington Farm House, Chaddesley Corbett, Worcestershire**

### **Historic Building Recording and Interpretation, 2007 (WSM 37550)**

#### *SUMMARY*

*In July 2007, Birmingham Archaeology undertook a programme of building assessment and recording at Bluntington Farm House, Chaddesley Corbett, Worcestershire (NGR SO 8965074357). The work was undertaken at the request of the planning archaeologist for Worcestershire County Council in relation to a planning application for alteration and refurbishment of the building.*

*A measured survey of the timber-frame, plans and a photographic survey of the building were made, together with a written description of the existing structure. Historical research and map regression analysis was undertaken confirming the 17<sup>th</sup> century date of the house.*

*The timber-frame survived throughout much of the house but was in need of repair and conservation. Alteration to the internal areas of the house had been limited and the house maintained substantial elements of the original layout as well as the overall character of the building. The original layout conformed to a two-cell main range and northern wing. The north wing displayed decorative ashlar sandstone around the ground floor whilst the remainder of the original build was in square timber-frames, four panels high. Later alterations included 18<sup>th</sup> century replacement of the wattle and daub with brick nogging and the addition of 19<sup>th</sup> century brick-built extensions to the west.*

#### **1 PLANNING BACKGROUND**

In April 2005 Birmingham Archaeology carried out historic building recording and interpretation at Bluntington Farm House, Chaddesley Corbett, Worcestershire (Plate 1), for Dr. Richard Shelton and Ms. Marion Doyle. The recording programme was prompted by a planning application that had been submitted to and approved by Wyre Forest District Council for the restoration of the property. Because these proposals were likely to affect a grade II listed building which is also registered on the County Sites and Monuments Record (WSM 36198), in line with guidance given in Planning Policy Guidance Note 15, Section 3.23 (Department of Environment 1994), the Planning Authority was advised that a programme of historic building recording was required. This could also have been secured by a negative condition as outlined in PPG16, section 30.

#### **2 SITE LOCATION**

Bluntington Farm House is situated to the north of the village of Chaddesley Corbett, Worcestershire, on the main road between Chaddesley Corbett and Drayton in the hamlet of Bluntington some 5 miles southwest of Kidderminster, at NGR SO 8965074357 (Fig. 1). The buildings lie in an acre of land that slopes from north to south.

### 3 OBJECTIVES

The overall objective was to obtain an interpretative record of the buildings prior redevelopment.

Specific aims were as follows:

- A detailed photographic survey of the following:
  - All external elevations
  - All internal room spaces and roof structures (where accessible)
  - Details of any architectural or functional fixtures and fittings and features relating to either the function or development of the building.
  - Photographs illustrating the building's relationship to surrounding buildings and setting.
- A 1:20 measured and annotated drawing of the existing visible timber frame.
- A phased plan of the building
- A location plan related to the national grid.
- An interpretative written record.

### 4 METHODS

#### Desk-Based Research

Historical research of readily available published and non-published documentary sources, including local histories, census returns, trade directories, historic maps and photographs, and other appropriate was carried out at Worcestershire Records Office, Worcestershire Library and History Centre and the Library of the University of Birmingham.

#### Fieldwork

The main photographic survey was carried out with a 9MP resolution digital camera. All photographs included suitable scales and were catalogued with photographic aspect on available plans.

The measured survey of the timber frame was undertaken with a reflectorless total station, and the data used to produce AutoCAD drawings presented in a .dwg format and subsequently transferred to .pdf for sustainable archive purposes.

A written description comprising building type, date(s), architectural character, construction materials and techniques, spatial character and phasing was compiled.

Structural analysis of the existing building was carried out on site, and compiled survey

drawing used as a basis for a phased plan at a scale of 1:50.

## 5 HISTORICAL BACKGROUND

The building was located within the parish of Chaddesley Corbett in the hamlet of Bluntington. The earliest reference to Chaddesley Corbett dates to 816 when King Cenwulf of Mercia granted lands to Bishop Deneberht and priory of Worcester and exempted the lands of 'Ceadesleaghe' from tax. The Domesday list for Chaddesley includes eight berewicks associated with Chaddesley but Bluntington had clearly not developed as an associated hamlet by this point (VCH 1971, 36). The first mention of Bluntington is in the 'Assizes of the County of Worcester' and the 'Lay Subsidiary Rolls' both of 1275 where it is described as 'Bluntindon' or 'Blontindon' respectively referring in Old English to Blunt's Hill (Mawer & Stenton 1927, 236).

The remainder of the history of the parish of Chaddesley had a close association with the lords of the neighbouring hall at Harvington. The addition of Corbett to the name of the parish occurred at the end of the 12<sup>th</sup> century in 1199 when the manor passed to Robert Corbett by Marriage of the Corbett family (VCH 1971, 36). From then the parish passed first to the Beauchamps in 1349 and then was purchased by John Packington in 1569. By 1696 the manor had passed to the Throckmortons by marriage whom retained stewardship until the 20<sup>th</sup> century (Nash 1781).

The history of the farm house itself is less clear. The HER listing gives the date of the farm house as 17<sup>th</sup> century and this is supported by an inscription high on the northern gable of 'WK 1686'. The road between Chaddesley Corbett and Drayton existed since at least the early post-medieval period and was known from at least the 18<sup>th</sup> century as 'Briar Hill'. It led from the turnpiked road known as the Holloway to the south but had been rerouted onto its present route by the enclosure of 1799. The former road still exists as a track to the south of Bluntington Farm House.

The 18<sup>th</sup> century tenancy of the property suggested that James Parker lived and farmed there from the mid-18<sup>th</sup> century until the early-19<sup>th</sup> century. The earliest reference to James Parker at Bluntington is to a deed dated 1 May 1764 for a lease for a period of 21 years from Sir Robert Throckmorton of a messuage at Bluntington (SBTRO: DR5/1450). He is also listed as being a tenant of a messuage at Bournes Green. In the 1767 'List of Catholics at Chaddesley Corbett Parish', James Parker is listed as a farmer at Bluntington Green for five years, so he may have resided there since 1762 (Higham 2006, 104-106). A later deed was renewed on the 1 July 1795 and records James Parker as the tenant of a messuage but the lease is now from the Mayor and Alderman of the Corporation of Warwick to John Throckmorton for 21 years again (SBTRO: DR5/1431). It is interesting to note the close link between a catholic tenant and the devout catholic family of the Throckmorton's at Harvington Hall.

James Parker appears not to have fulfilled his tenancy because the messuage is leased to Samuel Ayers of Bluntington for 13 years on the 20<sup>th</sup> August 1803. The tenancy includes not just the house but also lands here and at Bournes Green totalling 67 acres. Samuel Ayers presumably continued his tenancy until the time of the tithe apportionment in c. 1840.

The farm house was defined in its present form by the tithe apportionment of c. 1840 (Fig. 3). By this period the 1838 tithe apportionment showed all the buildings surveyed under the present work, the definition of several adjacent farm buildings currently standing and the land encapsulated by the present survey. The land itself is owned by the Corporation of Warwick

with the tenant listed as Samuel Ayers. This may suggest that the property was sold between 1803 and 1838 but retained the same tenant. The apportionment lists the garden (163), the house (166), several other fields to the south known by the names Chaddesley Meadow (164), Briar Hill (165) and Cow Pasture (167) as well as three fields in the newly apportioned common land north of the road (Stoney Field 588, New House Piece 593 and Beauty Bank Piece 594). In total the lands encapsulate 21 acres considerably less than the 67 acres sited in the tenancy agreement of 1803 but it may be the land at Bourne Green were substantially greater.

Mesdames Ayers was known to have run a boarding school in Bluntington with Mesdames Ellis in the mid-Victorian period. Whether this was housed in the present property or elsewhere is unclear (Stroller 1932, 88). One of the most interesting anecdotal stories refers to Mr. Ayers (possibly Samuel or an immediate relation) of Bluntington and a local saying coined referring to him. Mr. Ayers used to keep an exotic breed of foreign duck that instead of roosting in a pen preferred the branches of a tree, and if disturbed during the day took flight to the tree. Hence anyone who took offence was locally said to be;

*“Up in the boughs, like Ayerses Ducks” (ibid, 88).*

The 1887 ‘Plan of the Chaddesley Corbett Estate’ lists the holdings of the Throckmorton’s of Harvington and shows the land as being under the ownership or tenure of the Nickolls family (WRO: 705:550/BA4600/531/vi). The Nickolls family are known to have owned adjacent Swancote Farm in the late-19<sup>th</sup> or early-20<sup>th</sup> century (Stroller 1932, 58). On the 1887 estate map it is still part of the Throckmorton Estate so they may originally have lived at Bluntington Farm House prior to expanding their holdings to the adjacent farm.

#### Results from the HER

An immediate 500m radius search of the surrounding area was undertaken. Earlier features within the search area included the line of the Roman road (WSM30543) from Droitwich to Greensforge that was postulated to run directly through the property boundary of Bluntington Farm House but may in fact run at least a 100m either side. However, the evidence is largely conjectural and based on documentary sources and aerial photographic evidence from other areas of the route. The closest confirmed location lies to the south at Woodhouse Farm, Chaddesley Corbett where a recorded section has been excavated (Whitehouse 1962). Further evidence suggests that Tanwood lane and Woodrow Lane may relate to the Ridgeway (WSM10557) (Grundy ??). A further undated enclosure has been identified by aerial photographic survey to the south-east of the farm house in the land of Swancote Farm (WSM06052).

The medieval and post-medieval period is defined by a series of monuments in the village. Within the radius was the remains of Grade II listed Stuarts cottage just to the east of Briars Hill. This was a contemporary 17<sup>th</sup> century farm house constructed in timber-frame with painted brick infill and a tile roof, with later alterations. To the south-west was another Grade II listed farmhouse, Swancote Farmhouse, probably 15<sup>th</sup> century in date, Timber-frame but clad in stuccoed brick from the early 19<sup>th</sup> century with some mid-20<sup>th</sup> century alterations and a tile roof.

The only other feature relating to the post-Medieval era was the postulated outline of the pound (WSM12861). The enclosure is clearly referenced in a number of property names in the village The Pond, The Pound Barn and Pound House all to the west of the Drayton Road and is attested as relating to the small enclosure opposite on the east of the Drayton Road.



## 6 SURVEY RESULTS (FIGS. 05-12, PLATES 1-16)

At the time of the survey the building consisted of three main parts (Plate 1). The main range was a two-bay, timber-framed structure with internal stack between the two bays. A northern entrance wing to the north had a base in red sandstone and timber frame above. The timber-framed building was two-and-a-half stories in height. Attached to the west of the main range was a later two-storey brick built extension with later addition lean-to one storey extensions to the south.

Four principal phases of development were identified within the fabric of the building.

### The Main Range

This was a two-and-a-half-storey building (Plate 2) constructed originally of oak timber-frame with original wattle and daub in-fill later replaced in clamped brick. The roof was pitched and clad in ceramic tiles that were entirely a late-20<sup>th</sup> century replacement.

The original build consisted of two stories of box-frame construction on a sandstone sill, the main corner posts were plain. The timber-frame consisted of single-storey studs interspaced by rails with downward tension-braces at each corner post. Mid-rails were spaced between each stud. Mortice and tenon joints were secured mostly with single pegs, often only on the upper tenon.

The southern façade (Plate 2) was split into two bays (Fig. 05). On the southern façade the lower ground floor had been entirely replaced in clamped red brick in the English Garden Wall bond (brick size 9"x4¼"x2¾"). Above this the building retained the oak timber-framed construction with tension-braces at either end of the range. The wattle and daub in-fill had been largely replaced by brick noggin throughout (2¾" width bricks). Two lights on the ground floor and two lights on the first floor were 19<sup>th</sup> century replacements in the location of the original lights.

The eastern façade (Fig 06, Plate 4)) had been entirely replaced in clamped red brick in the Flemish Garden Wall bond (brick size 9¾"x4½"x2¾"). The original timber-frame only survived as the principals and tie-beam of the gable truss. The through-purlins projected from the façade. A single light was located within the gable on the second floor. A later projected brick storey may have replaced an earlier doorway located within the reworked brick gable.

The northern façade (Fig. 07, Plate 1Plate 3) was visible either side of the north wing. It was constructed predominantly in timber-frame with downward tension-braces in common with the southern façade. Although the sill-beam had been almost entirely removed (some evidence for its survival can be seen in room G.05) the majority of the timber-frame survived on the ground floor. On the western side this had been obscured by a 20<sup>th</sup> century lean-to porch that sought to mimic the main range and failed. However, it was visible in the interior of the porch. The stone sill had been replaced by blue engineering bricks (again survival occurred in room G.05). In places the lathe and daub in-fill survived but had been replaced elsewhere in two stages in brick-nogging in clamped brick (brick size (9¼"x4½"x2½"). The location of the original lights was visible within the timber-frame arrangement on both ground and first floor. These had been subsequently in-filled.

The western façade (Fig. 08, Plate 6) had been extensively obscured by the red-brick extension. However, internal evidence suggested there was large scale survival of the timber-frame to ground floor level (as seen in the eastern wall of G.08). Survival of the stone sill

occurred within the western wall of room G.01. Externally the timber-frame was visible at first floor level with downward braces as with the southern façade. Within the gable the internal area was of closed truss construction. A single light was set centrally within the gable with original chamfered mullion.

The roof was supported by the end gables and two trusses. The trusses were roughly identical and were of king-post construction with a noticeable high set collar (Fig. 12, Plate 16). The internal area was infilled with studs and lathe and plaster construction originally. Twin through-purlins ran either side of the principals with a square cross-section ridge purlin at the apex. Wind-braces were present jointed to the exterior purlins at either end of the range but only on the southern side.

The three bay plan occurred on all three floors with minimal alteration. Two large rooms were set either side of a central narrow bay. Within the central bay was the original chimney-stack. The stack was constructed in well faced red sandstone ashlar blocks up until just below the ridge level. The remainder of the stack was taken up in clamped red-brick (2¼" width bricks).

### The North Wing

The two-and-a-half storey wing (Plate 5) projected north from the main range and was gabled on its principal northern façade. The ground floor was original constructed in faced red sandstone ashlar blocks. This had been heavily replaced on all three façades with clamped red brick (brick size 8¾"x4¼"x2½"). The first floor was carried up in timber-frame in common with the main range with full length studs from the rail and boxed with mid-rails. The posts displayed gunstock heads with downward tension-braces extending from them. The in-fill was predominantly original wattle and daub. Mortice and tenon joints were secured mostly with single pegs, often only on the upper tenon.

The northern façade (Fig. 07, Plate 5) was gabled and decorated with curved upward braces to the gable and a decorative collar inscribed 'WK 1686'. It had a single light centrally placed on all three floors. Extensive alteration had occurred to the ground floor with an entire replacement of the light. The lower ground floor was rendered obscuring the build of the wall. However, the visible elements suggested that the light had replaced a full length doorway. The first floor light was a wood casement replacement in the original location. The second storey light was original with a chamfered wood mullion.

The eastern façade (Fig. 06, Plate 3) continued the pattern of the northern façade. On the ground floor the red sandstone had been replaced extensively in clamped red brick in the stretcher bond on the eastern side (brick size 9"x4¼"x2½"). A single original light with ogee moulded jambs was blocked with clamped red brick. Directly above on the first floor a further timber framed original light was likewise blocked. A single light was placed in the southern frame and appeared to replace an earlier light in the same location.

The western façade (Fig.08, Plate 1) mirrored the eastern façade. The sandstone blocks had been largely replaced by red brick. Internally within the porch was the remains of a blocked sandstone window with ogee moulded surround. A wood casement light on the ground floor replaced an earlier one in stone. On the first floor a wood casement window was placed in the original location of the light.

The plan was two cell separated by partition timber-frame. A quarter-turn newel staircase dominated the southern cell and led to the upper stories of the main block.

The roof structure was supported by the closed gable to the north and a single tie-beam truss with king-post and high collar in common with the trusses in the main range. The upper through-purlins ran south to rest on the purlins of the main range but were not jointed. The lower through-purlins were reused beams with joist slots visible cut into them. The rafters appeared to be original and were pegged to the ridge-beam.

### The Western Extension

To the west of the gable of the main range (Figs 05, 07 and 08, Plate 1 and 6) was a two-storey brick-built extension dating stylistically to the late-18<sup>th</sup> or early-19<sup>th</sup> century. It was built in clamped red brick (brick size 8½"x4¼"x2½") in the Flemish Garden Wall bond. The surface was painted black and white to mimic the timber-frame of the main house. The roof was pitched with red ceramic tile. A single chimney stack was placed below the ridge-line and was later reduced and then heightened. A single light is present on the ground floor placed in the corner and may be an alteration. On the first floor a single segmental arched light with wood casement was placed on the western gable. The interior plan was a single room with access to the main range to the west.

Two later phases of extensions were added to the south of this build. The first was a single-storey lean-to extension built in machine-cut red brick (brick size 9"x4½"x3"). The pitch of the roof had been carried down from the previous extension. The extension incorporated a single storey porch entrance to the main range. Internally was a single room off this porch to the west.

A single low 20<sup>th</sup> century lean-to structure housed an outside toilet.

### Interior Details

The ground floor (fig. 09) of the main range was dominated by the centrally placed framed fireplace with hearths (Plate 7) to both eastern and western rooms. The jambs were of red sandstone with splayed brick interiors (2¼" bricks). These infilled the original barrel vaulted layout. Large beams acted as the mantels in both rooms. In the western room the fireplace was originally framed by two studs but these had been truncated. A single passage ran between the two rooms on the southern side with plain joists running between the hearth and the exterior wall.

The eastern room had 6¼" floor boards. The ceiling was supported by an axial beam supported at one end by the chimney stack with a chamfered soffit face. Plain joists were jointed into the beam. The western room was carpeted. The ceiling was supported by a transverse beam with chamfered soffit face. The door to the south was an early plank and batten door with late-17<sup>th</sup> to early-18<sup>th</sup> century hung spearhead hinges (Plate 10) and a simple metal latch. Studding and false hinges have been applied on the exterior face. The door to the north and the stairwell is a plank and batten door again with contemporary hung spearhead hinges. A wood latch with cord opens the door (Plate 9).

The ground floor room of the northern wing is plain with a transverse beam supporting the ceiling with chamfered soffit face with plain joists either side. Access between this and the main range is via a corridor with access to the quarter-turn stairwell. On the western wall was a blocked light with stone jambs in common with that surviving on the exterior eastern façade. A plank door led beneath the stair. The underside of the stairwell was partitioned by lath and plaster. To the east an alcove led to the side of the chimney stack. A single diagonally leaded light with chamfered stone jambs opened onto the western fire hearth (Plate 13). The half-turn

stairwell was supported throughout by a plain chamfered newel post that extended to the attic space.

The western room on the first floor (Fig. 10) was sub-divided by a series of plain oak panels (Plate 8). The panels were an agglomeration of designs and had been removed from elsewhere and subsequently erected. This was probably contemporary with the extension to the west as they acted as a corridor with access to the upper storey of the extension. The panelled door to the extension had been cut at the base and removed from elsewhere. It had distinctive cockshead hinges (Plate 11).

The floor boards were original 9" oak boards laid transverse across the room. The ceiling was supported by a single transverse beam with chamfered soffit face. On the eastern wall of the room a single beam ran above the fire place with two peg-holes denoting stud partition. A plank and batten door with spearhead hinge passed to a cupboard that ran to the south of the chimney stack. A panelled door was set within the panelling with early-18<sup>th</sup> century L-hinges (Plate 12).

The eastern room had original 9" oak floorboards. The ceiling was supported by a transverse beam with chamfered soffit face. The western wall bulged and had a cast iron hearth of 19<sup>th</sup> century date set centrally within it. A plank and batten door with late 17<sup>th</sup> or early 18<sup>th</sup> century spearhead hinges led to the corridor.

The room in the north wing was plain with a chamfered transverse beam that had a considerable bend within it. A plain plank and batten door with spearhead hinges led to the stairwell.

The attic was approached by a quarter-turn stairwell continued from below. A ledge and batten door with simple spearhead hinges and a wood latch was placed two steps up the stairwell. The attic maintained the floor plan from below. The central bay was dominated by the chimney-stack continued up in red sandstone ashlar blocks and taken up above the roof-line in clamped red brick (2¼" wide bricks). There were later additions to the chimney stack in 3" wide machine-cut red brick to create extra flues.

Two rooms set either side of the main chimney-stack on the main range and were partitioned by stud-walling within the trusses. Entered by plank and batten doors between the studs with spearhead hinges and distinctive wood handles (Plate 14, this have been mimicked elsewhere in the house, however these appeared to be original). There were 9" oak floorboards throughout. The room in the north wing was separated by a vertical stud wall partition unconnected to the truss. A single plank and batten door with central light was set between the studs. The floor was of 9" oak boards but was raised above the level of the rest of the range.

## 7 INTERPRETATION

### Phase 1 (17<sup>th</sup> century)

The earliest build of the house appeared to equate to the majority of the east-west main range constructed in timber-frame of square panels with wattle and daub in-fill. It is unclear whether the northern wing was a contemporary structure or a later addition. A number of pieces of evidence suggested it was contemporary. Firstly the base of the northern wing was originally constructed in red sandstone ashlar blocks in common with the earliest build of the chimney-

stack suggesting they were contemporary structures. Combined with this the sill along the northern façade was discontinuous where it is enclosed by the northern wing within the interior of the building. If it was originally a single block and the northern wing a later addition it would have continued.

The roof-structure also appeared to be entirely contemporary. All three surviving trusses were of a similar style. The purlins on the main range all ended abruptly adjacent to the chimney stack and there was no evidence of former scarf joints to connect them and suggest the chimney was inserted. Noticeably wind braces were only present on the southern side of the roof structure of the main range (with no evidence for former braces on the northern side of the structure) which suggested there was always the added support of the central northern wing that meant they were not necessitated on the northern side.

Some evidence suggested that the north wing was slightly later. The main rails between the north wing and main range were of different heights and not jointed to one another. There was variation in the heights of the floor levels in the attic. However, there is no conclusive evidence for either theory and therefore they should be seen as contemporary structures with the use of stone in the north wing as a sign of status as opposed to a change in building technique over time. Stylistically the building fits closely with the date inscribed on the gable of the northern range of 1685.

The two cell house began to become more common by the 17<sup>th</sup> century. The local design particular to the Severn Valley was the two-celled plan with a large external stack at the end with three tiers of panels along the side (Mercer 1975, 29). This may suggest that a radical reworking of the timber frame occurred with the eastern gable (now in brick) the location of an external chimney stack. However, this would suggest half the house was without hearths and the present plan seems more realistic. Also the truss present in the eastern gable end would not have been necessitated if the roof structure was supported by an external stack. Although not uncommon in the local area (eg The Old Grammar School, Kings Norton) the use of stone to accentuate the ground floor, suggested that the building was of a relatively high status. The use of red sandstone is typical of the Worcestershire region and it is presumed to be locally sourced.

The original fenestration on the southern façade had been completely lost, although there was some suggestion that the western of the two windows on the first floor was in the original location. However, the northern façade demonstrated some evidence of the original fenestration with subsequently blocked windows located in-line on ground and first floors (Fig. 07). Likewise, the northern wing had a single blocked window on the first floor as well as two blocked windows with ogee moulded surrounds on the ground floor. There was also evidence to suggest originally the principal entrance was through the north wing. The brick-work on the ground floor on the north façade replaced the original stonework and suggested that originally access was through a vertical doorway in this façade. The original fenestration displayed balance particularly in respect to the north wing suggesting this may have originally have been the principal façade with direct access to the road.

Many of the fittings within the building, particularly the doors appeared to have been original to the late-17<sup>th</sup> century. The extensive use of spearhead hinges on plank and batten doors fitted closely with this date (Plate 10, Alcock and Hall 1994, 22). Although the stairwell had no distinctive decoration that could have dated it to a specific period the use of the chamfered plain Newel post was common as far back as the 17<sup>th</sup> century and before and the evidence would suggest it was an original feature. Likewise the majority of floorboards and ceiling joist remain original with 9" floorboards common throughout the building.

### Phase 2 (18<sup>th</sup> Century Repair and Alteration)

Replacement of both the wattle and daub and the stonework occurred throughout the 18<sup>th</sup> and early-19<sup>th</sup> century. The earliest stage of work resulted in brick-nogging between the timber-frame in narrow 2¼" bricks. A second phase of brick-nogging replacing the original wattle and daub had slightly larger bricks of 2¾" width. This appeared to be roughly contemporary with the large-scale replacement of the ground floor in brick and the replacement of the eastern gable of the main range.

### Phase 3 (19<sup>th</sup> century)

The early 19<sup>th</sup> century saw the large-scale addition of the two-storey western extension. The building appeared on the c. 1840 tithe map and probably dated to the earliest part of the century. The change of ownership or tenancy around the earliest part of the century from James Parker to Samuel Ayers may have been the impetus for such a large scale addition.

Alteration of the access to the building may have occurred at this time. Certainly alteration had occurred to the northern wing. The north facing window on the ground floor is a replacement of an earlier. The episode probably dated to some time in the 19<sup>th</sup> century but probably replaced an earlier vertical doorway in this façade that was subsequently removed.

Large scale bricking-up of an opening on the eastern façade of the north wing also occurred. However it is difficult to see this as a change in access as it led directly to the pantry beneath the stairs. The area beneath the stairs suffered heavily from damp when surveyed and it may be this had a resultant detrimental effect on the friable sandstone and hence large scale replacement was necessary.

The western brick extension was replaced shortly after the first extension and was likewise visible on the c. 1840 Tithe Map. This was concurrent with the creation of porch covered access on the southern façade and may relate to the episode that related to a whole-scale change in access.

The construction of the western extension also resulted in the alteration of the interior plan on the first floor. The necessity for access to the first floor of the extension resulted in the partition of the western room of the main range. This was accomplished by the insertion of a series of plain wood panels. These appear to be older than the alteration and may date to the eighteenth century before. The lack of distinctive decoration prevents more accurate dating. However, it may be that they have been reused from elsewhere in the building in particular the principal room. The distinctive L-form hinges (Plate 12) on the door associated with the panelling typically date to the early 18<sup>th</sup> century in Gloucestershire (Alcock & Hall 1994, 25). The doorway to room F.08 had likewise re-used a door from elsewhere, cut at its base to fit. A plain panel door it had distinctive cockshead hinges (Plate 11, examples date to the early-to-mid-17<sup>th</sup> century *ibid*, 25).

### Phase 4 (20<sup>th</sup> century)

A low- lean-to outside toilet was added in the late-19<sup>th</sup> century or early-20<sup>th</sup> century to the exterior, adjacent to the western extension. This may have been concurrent with the change in sanitary laws in the late-19<sup>th</sup> century.

Alteration in the 20<sup>th</sup> century was minimal and only involved the addition of a low-porch structure that sort to mimic the timber-frame of the original house on the northern façade. The attempts to 'gentrify' the building probably resulted in the large-scale addition of false timber lines in black paint to the remainder of the external brickwork at this time.

## 8 CONCLUSION

The building represents one of a series of timber-framed buildings that characterise Chaddesley Corbett but are seen throughout the West Midlands. The timber-frame survives extensively on all four facades of the main-range and on the north-wing. However, considerable degradation has resulted from the weather, particularly on the exposed southern façade. Although, aesthetically it has seen alteration to the structure of the timber-frame survival of the interior fixtures has been particularly good and many distinctive original or early fittings exist. Combined with this much of the original fabric of the floors and ceilings survive.

## 9 ACKNOWLEDGEMENTS

The project was managed undertaken Birmingham Archaeology by Christopher Hewitson. The illustrations were prepared by Christopher Hewitson and Nigel Dodds. The project was sponsored by the owners Dr. Richard Shelton and Ms Marion Doyle. Thanks to the staff of the Worcestershire County Records Office, The Worcestershire Historic Environment Record, The Worcester Library and History Centre and The Warwickshire County Record Office. Thanks also to Mike Glyde the Worcestershire Historic Environment Planning Advisor who monitored and assisted this project.

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### Primary Sources

SBTRO: DR5/1431 - date: 1 July 1795 Lease for 21 years from the Mayor, Aldermen and Burgesses of Warwick to Sir John Throckmorton of Buckland, Berks. bart. of the impropriate, [...] recorial or great tithes, being the tithes of corn and grain from messuages etc. in Chaddesley Corbett parish, also a messuage at Bluntington in Chaddesley Corbett in the tenure of James Parker, with lands (described), a barn called the Tythe Barne in Chaddesley Corbett with other messuages and lands (described).

SBTRO: DR5/1450 - date: 1 May 1764 Counterpart of lease for 21 years from Sir Robert Throckmorton of Buckland, Berks. bart. to James Parker of Chaddesley Corbett, yeoman of a messuage at Bournes Green in the tenure of the said James, lands being part of Lane Leasows etc. (described) a messuage at Bluntington in the tenure of the said James, also a barn and 3 lands called Well closes and 2 closes near Dirty Lake, all in Chaddesley Corbett.

SBTRO DR5/1451 - date: 20 August 1803 Lease for 13 years from Sir John Throckmorton of Coughton Court, Warws. bart. to Samuel Ayres of Bluntington in Chaddesley Corbett, yeoman of a messuage and lands (described) at Bluntington, and a messuage with lands (described) at Bournes Green and Shutthill in Chaddesley Corbett, late in the tenure of James Parker, in all 67 acres.

WRO: 705:550/BA4600/531/vi FILE - date: 1862 - 1887 c.10 papers relating to property in Chaddesley Corbett. Throckmorton family. 1862-1887. Plan of the Chaddesley Corbett estate. Scale: 1/5000. 1887. Enlarged plan of Chaddesley Corbett estate smallholdings. Scale: 1/2500. 1887

WKRO CR 2323 - date: 1744-1754 - Creator(s): Throckmorton family, baronets, of Coughton Court, Warwickshire SURVEYS AND VALUATIONS FILE - "Mr. Colclough's valuation of the estates belonging to Sir Robert Throckmorton [including... valuation of Sir Robert Throckmorton's Estates lying in the county of Worcester" which relate to Throckmorton, Chaddesley Corbett and Harvington],

### Maps

Tithe Apportionment of the County of Worcester c. 1840

1<sup>st</sup> Edition Ordnance Survey County Series 6" to 1 mile Sheet



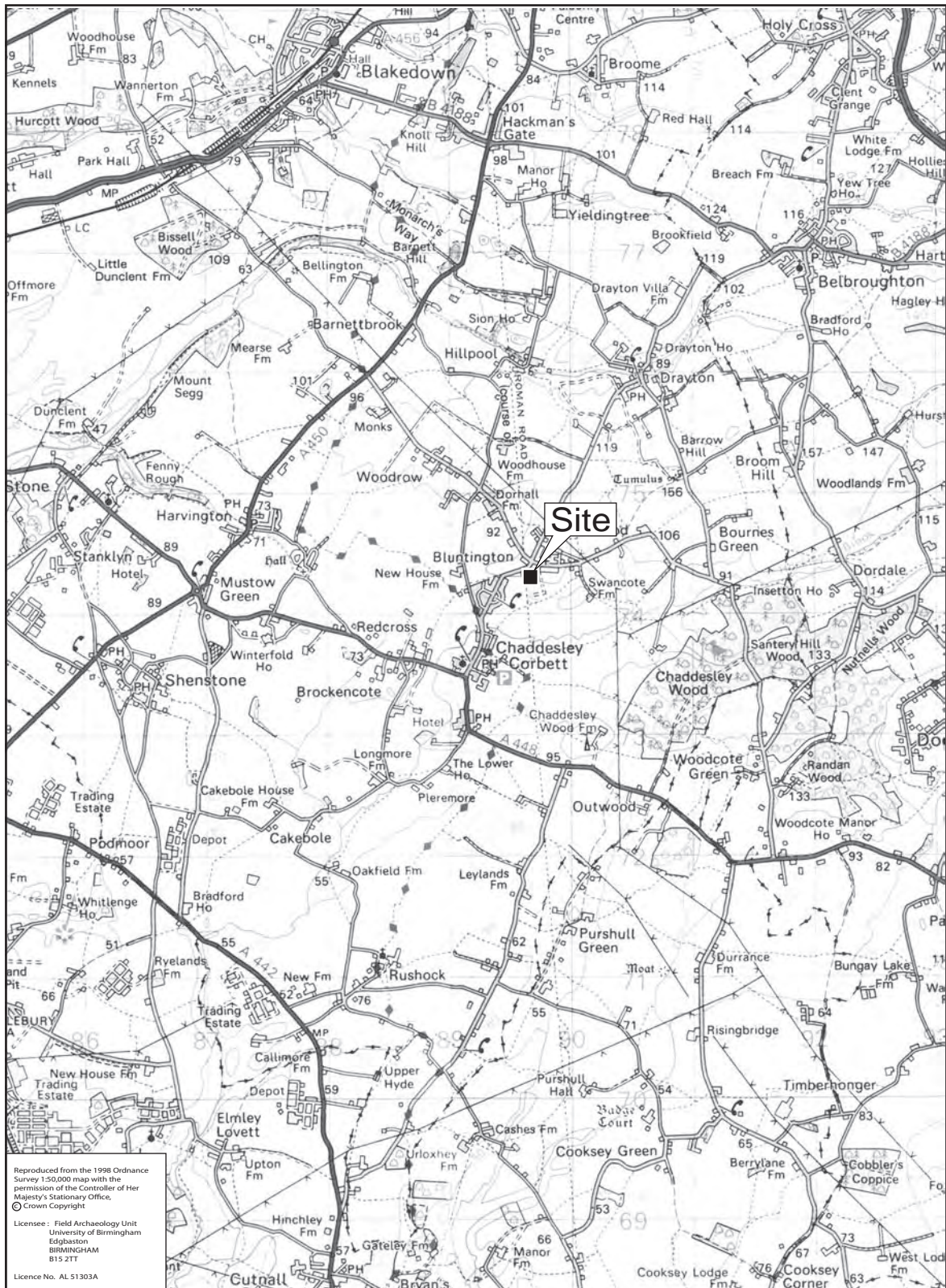


Fig.1

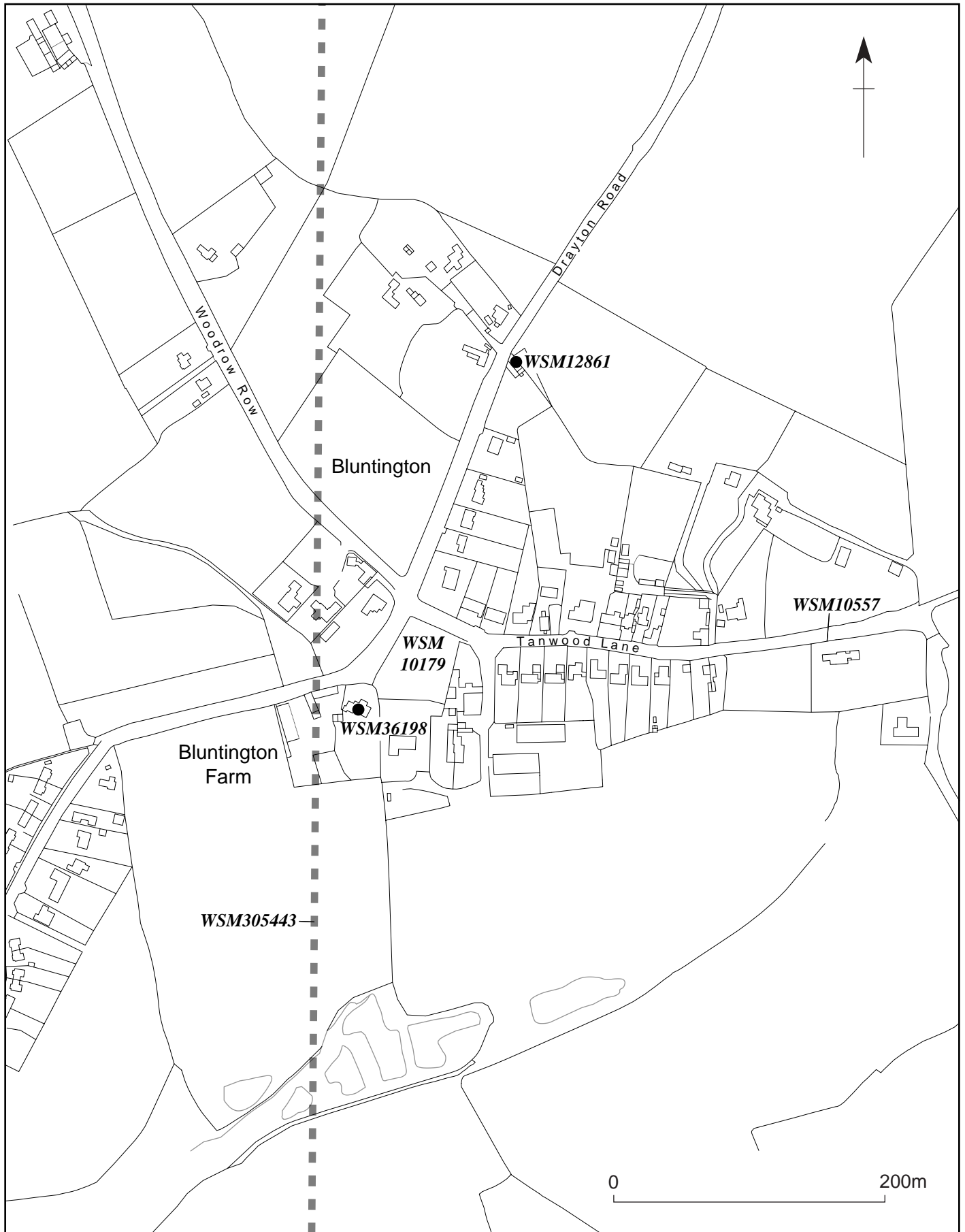


Fig.2



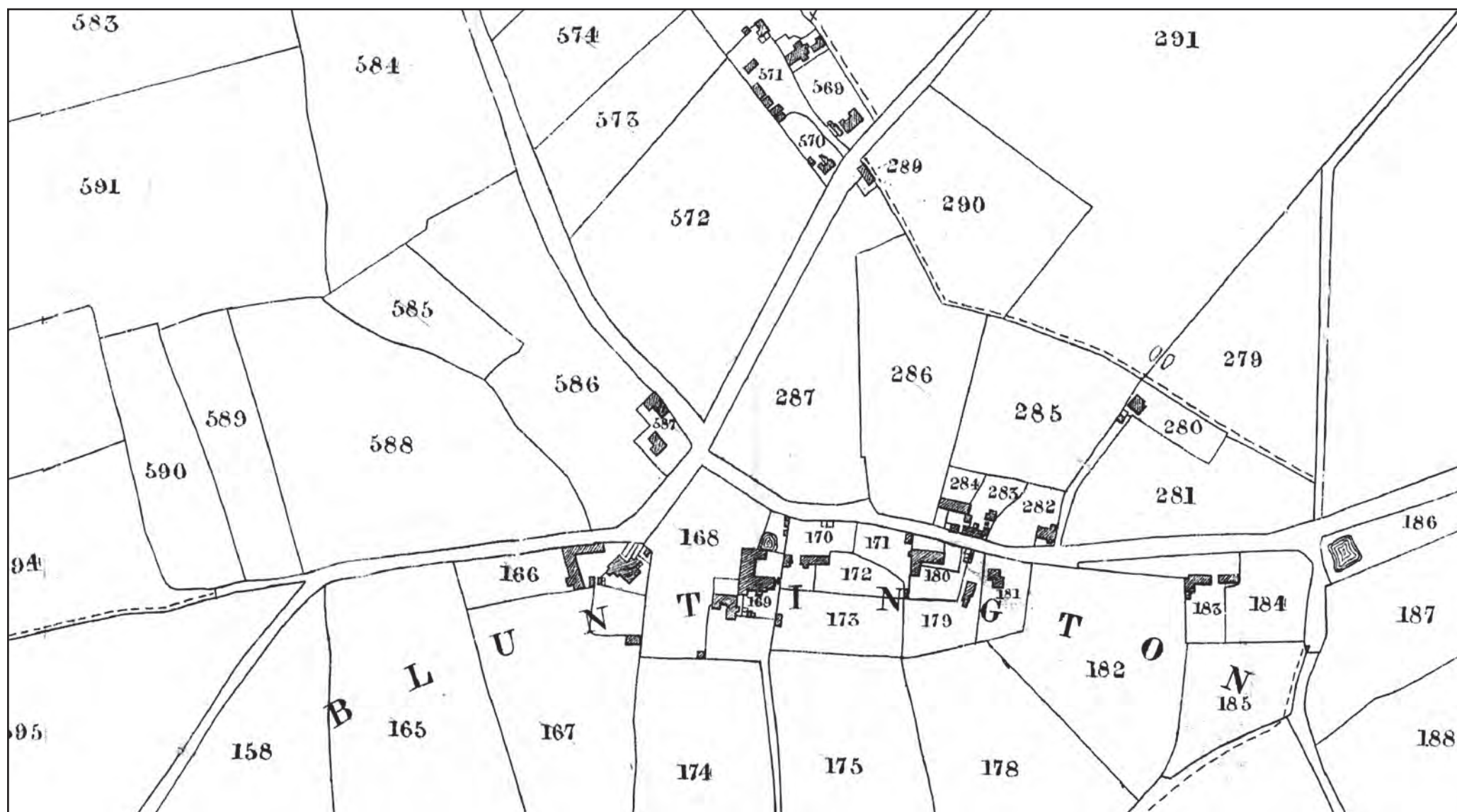


Fig.3

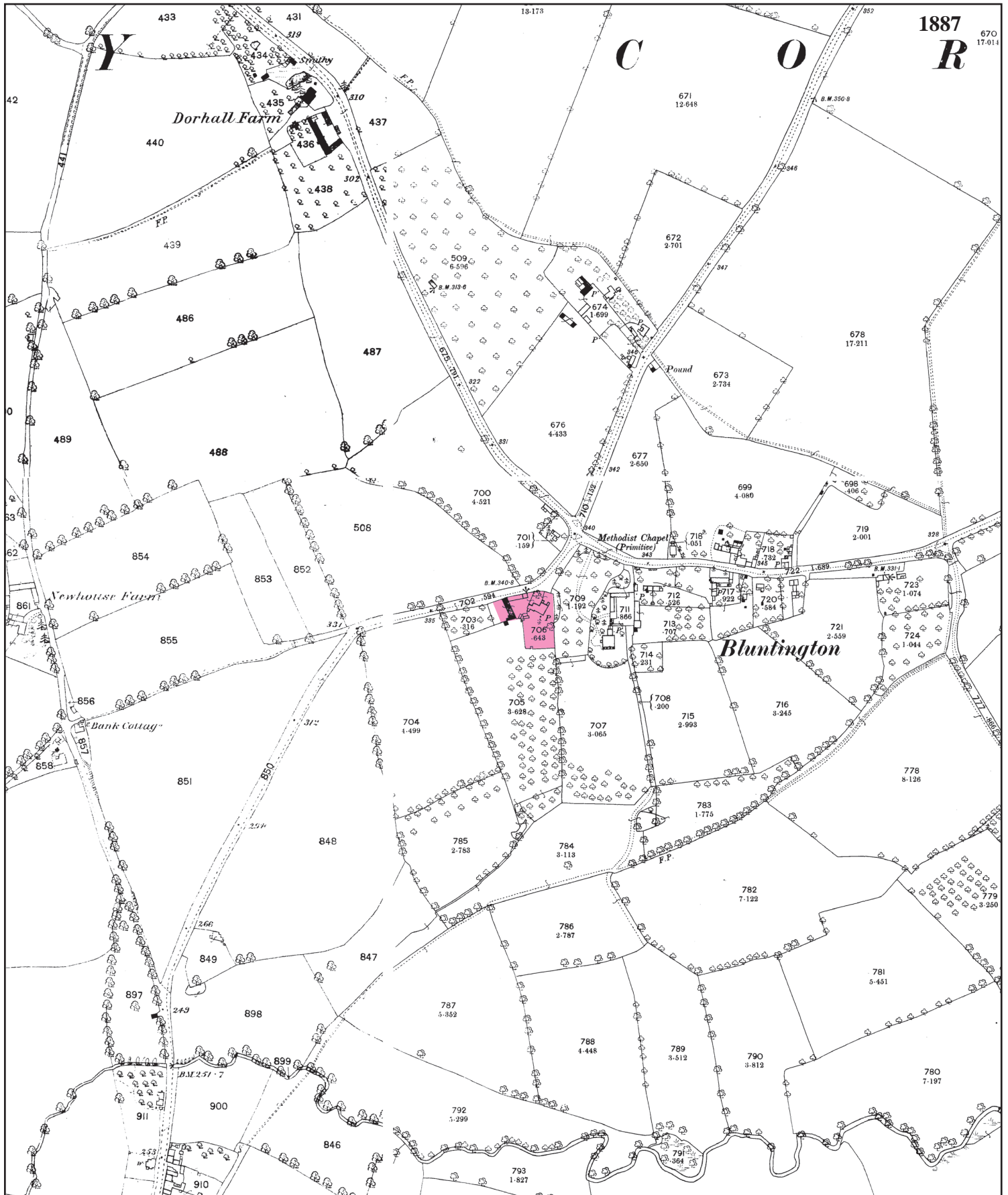


Fig.4

## Notes

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Ms Marion  
Doyle

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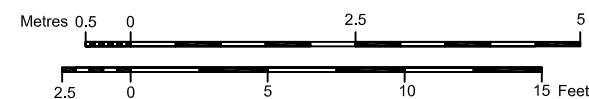
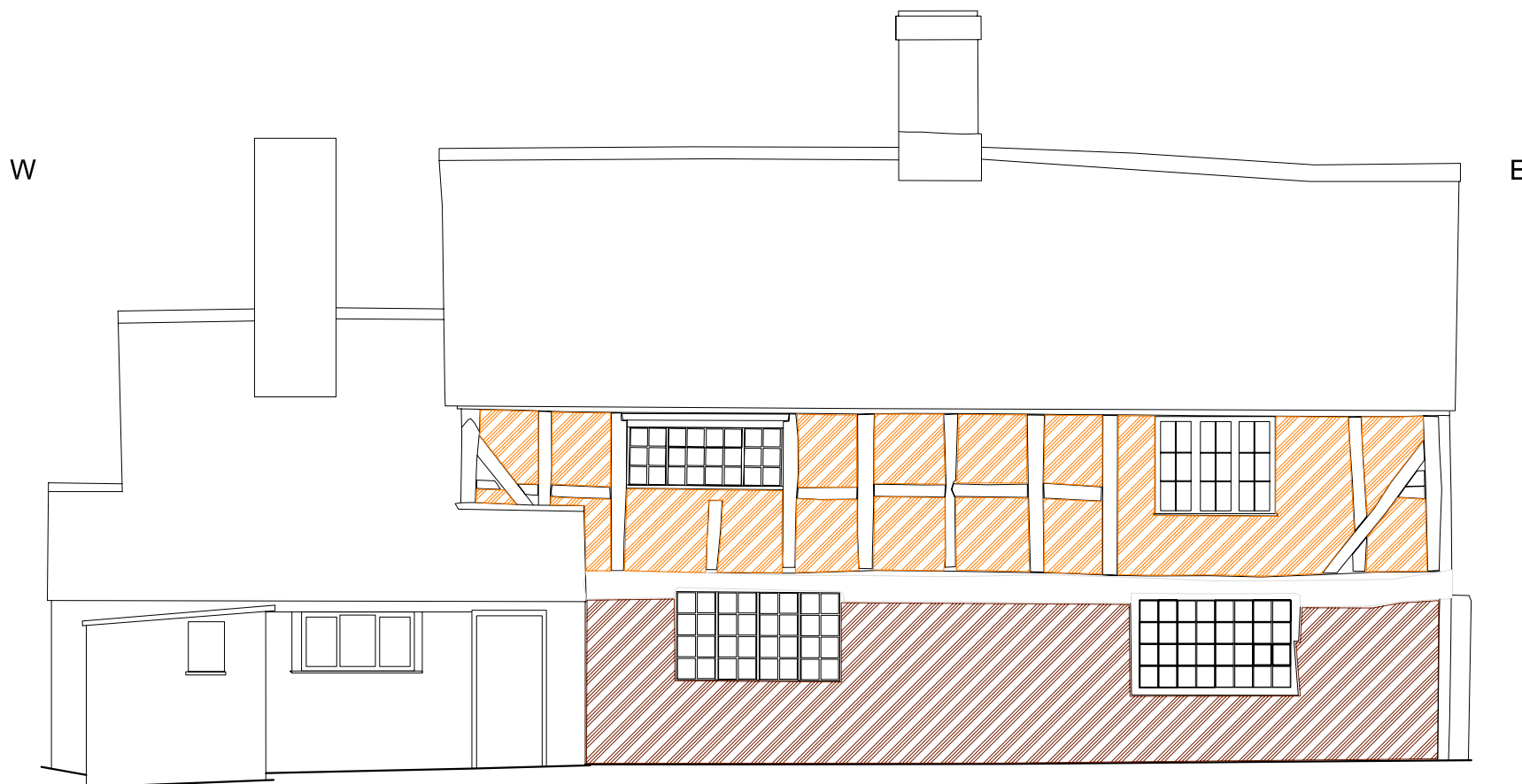
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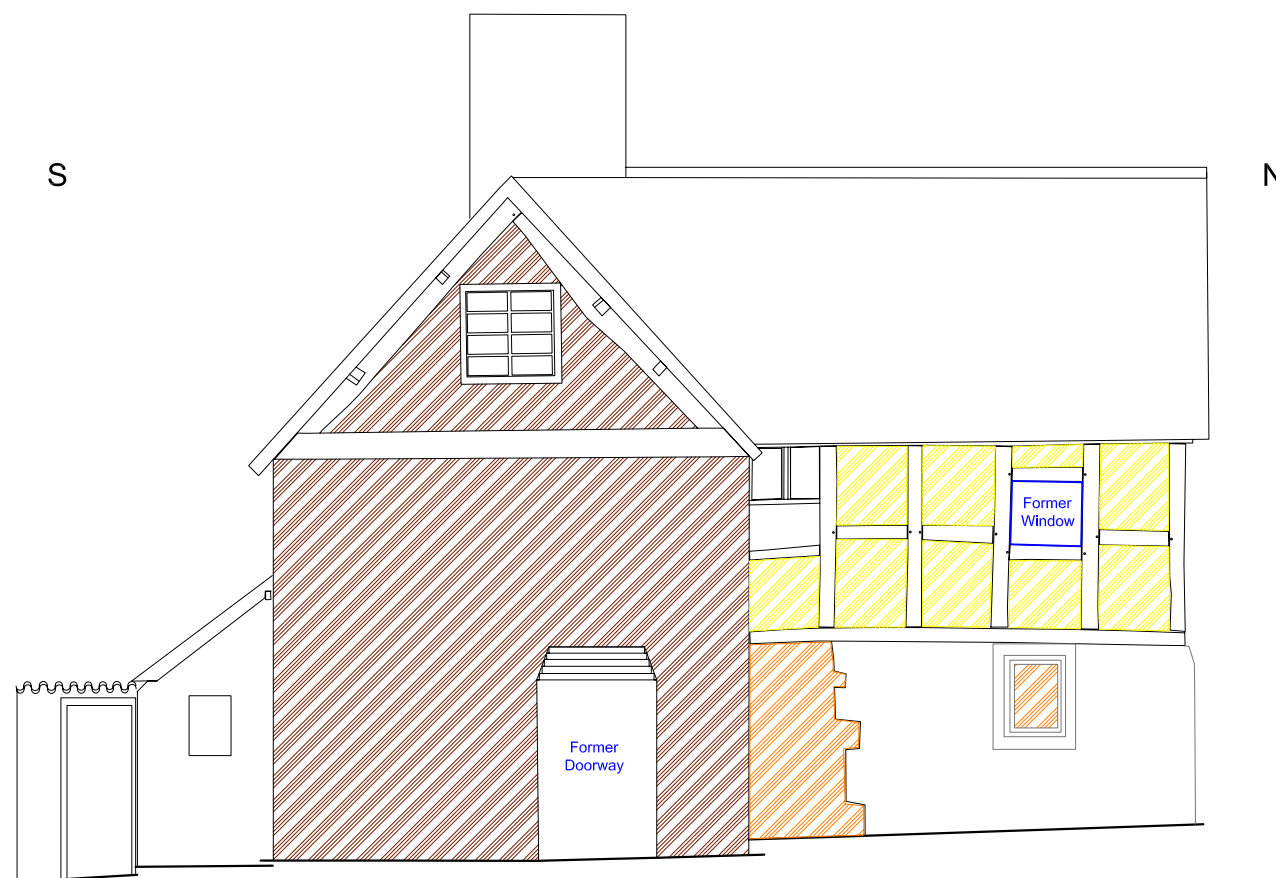
Email: barch@bham.ac.uk

Web: <http://www.barch.ac.uk>

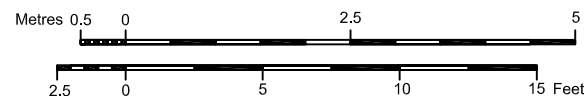


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- Phase 1: 17th Century Wattle and Daub
- Phase 2a: 18th Century Brick
- Phase 2b: 18th Century Brick



Drawing Location

#### Notes

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Building Address

Bluntington Farm House, Chaddesley Corbett, Worcestershire

NGR

SO 89647435

Pro No.

1647

Fig No.

Fig. 06

Date

17/07/2007

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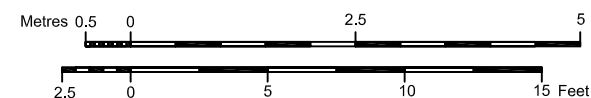


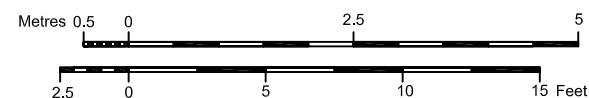
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 Phase 2a: 18th Century Brick

 Phase 2b: 18th Century Brick

 Phase 3: 19th Century Brick





#### Notes

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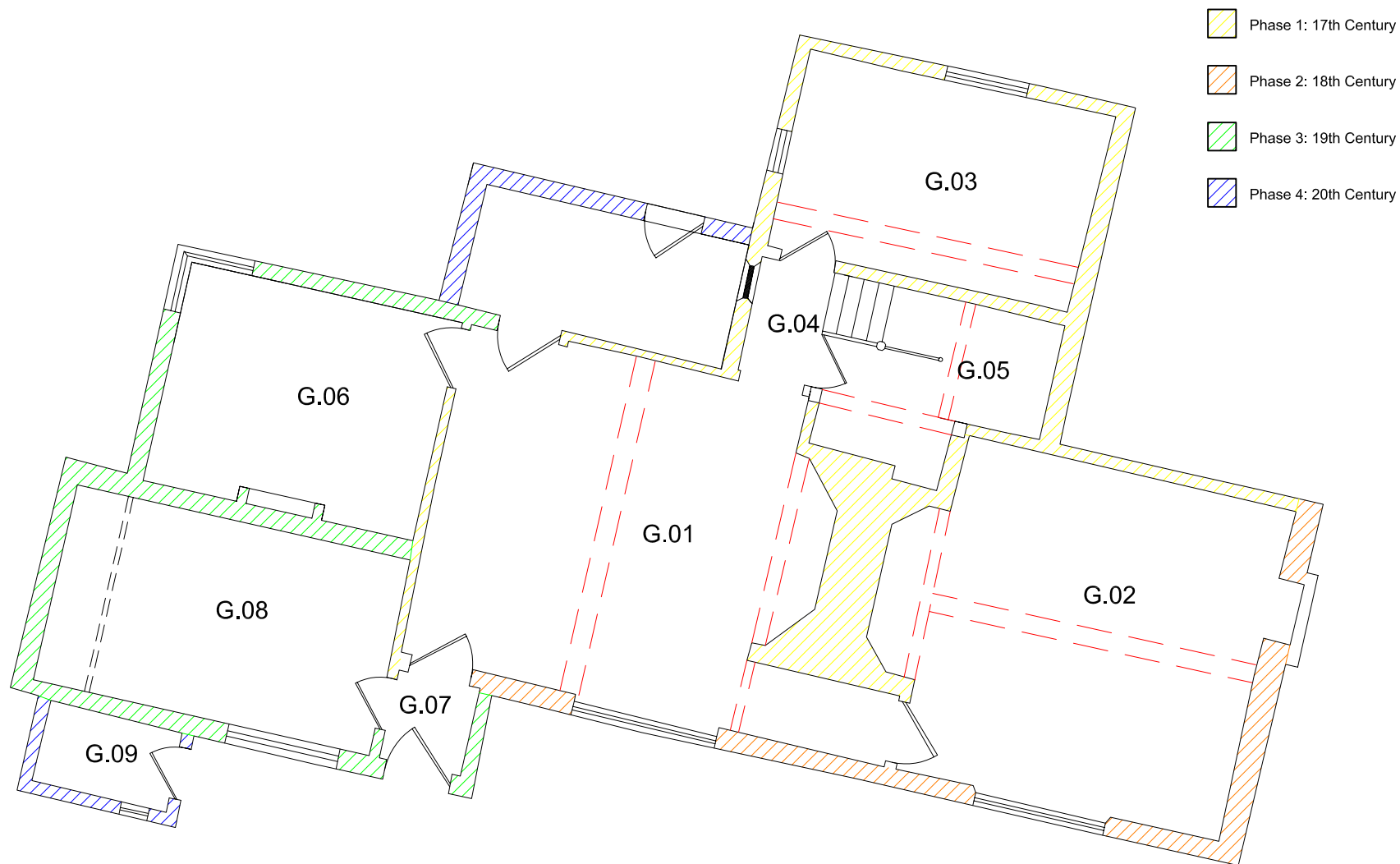
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Fig. 08

#### Date

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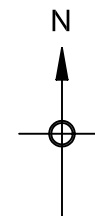
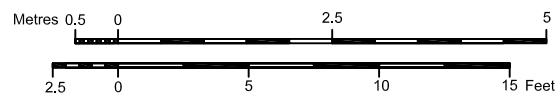
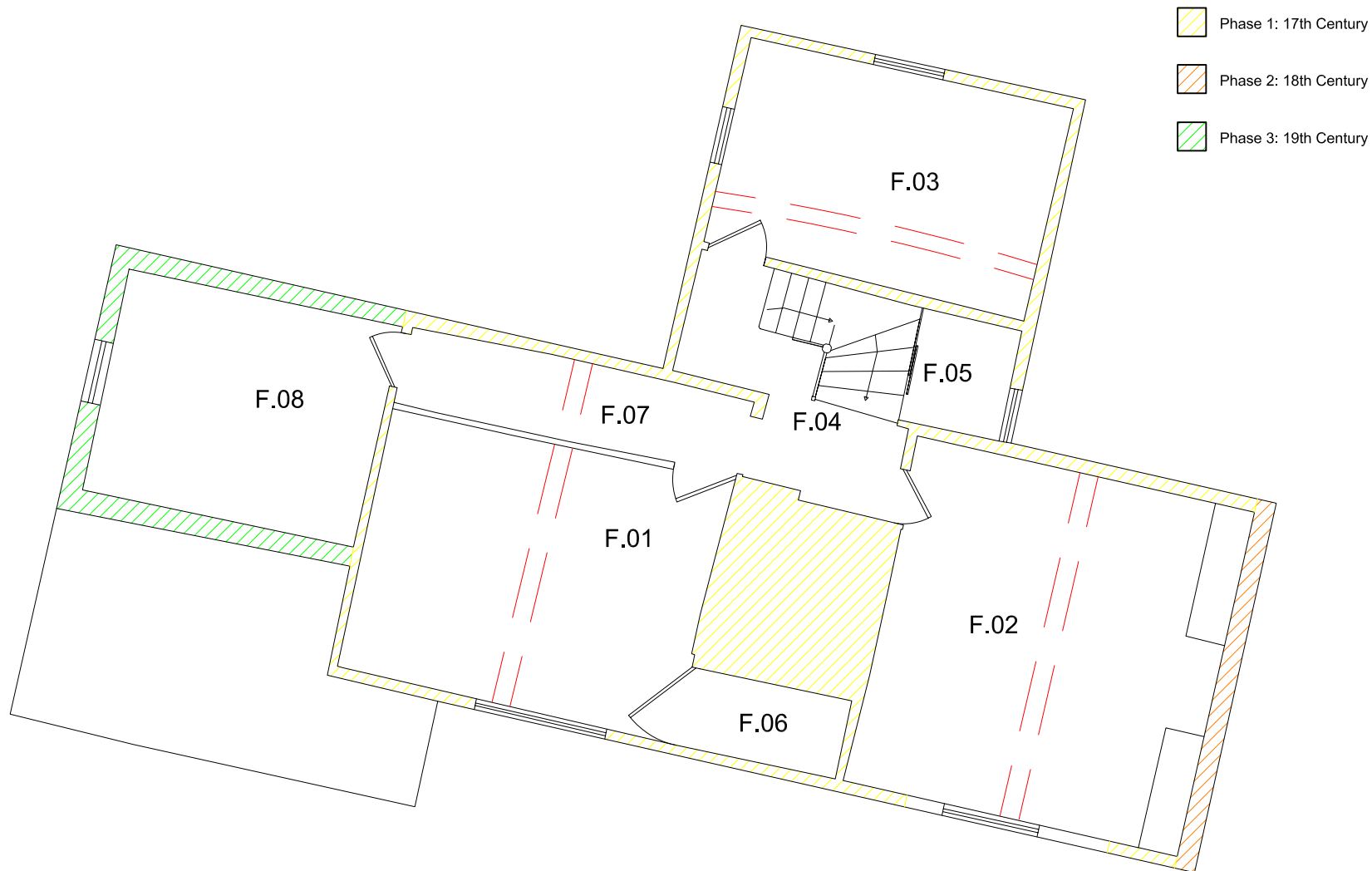
1647

#### Fig No.

Fig. 09

#### Date

17/07/2007



- Phase 1: 17th Century
- Phase 2: 18th Century
- Phase 3: 19th Century

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#### Fig No.

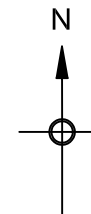
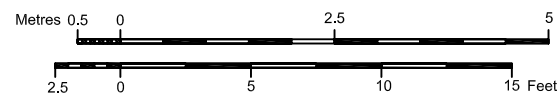
Fig. 10

#### Date

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- Phase 1: 17th Century
- Phase 2: 18th Century
- Phase 3: 19th Century



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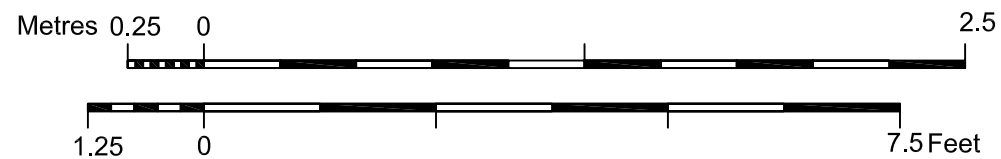
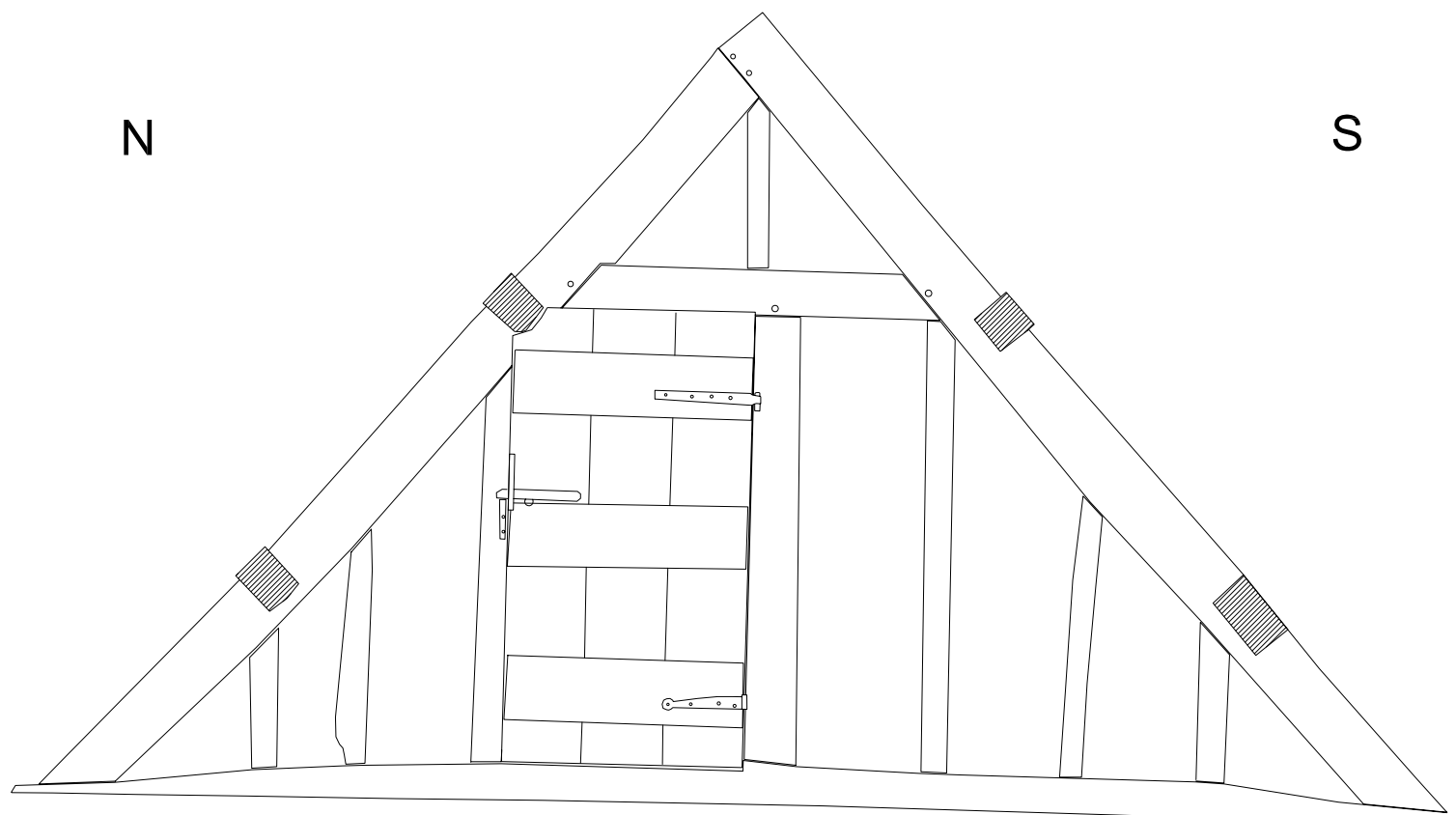
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#### Pro No.

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#### Fig No.

Fig. 12

#### Date

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**Plate 1**



**Plate 2**





**Plate 3**



**Plate 4**



**Plate 5**



**Plate 6**

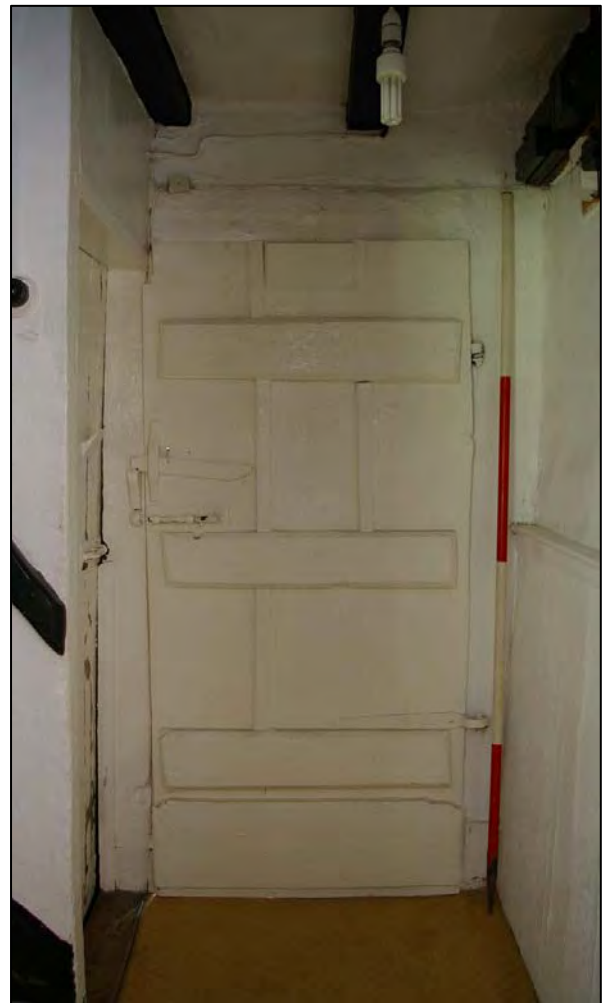


**Plate 7**





**Plate 8**



**Plate 9**





**Plate 10**



**Plate 11**



**Plate 12**



**Plate 13**



**Plate 14**



**Plate 15**



**Plate 16**

# **Written Scheme of Investigation for a Programme of Historic Building Recording and Interpretation at Bluntington Farmhouse, Chaddesley Corbett, Worcestershire**

**Planning Application Number: WF/07/0520**

**Listed Building Survey Number: 157012**

**Grade: II**

## **Summary**

*This written scheme of investigation describes historic building recording and interpretation of grade II listed Bluntington Farmhouse, Chaddesley Corbett, Worcestershire (NGR SO8965074357) for Dr. Richard Shelton as a condition of planning permission for restoration of the building. The objective of obtaining an interpretative archaeological record of the buildings prior to restoration will be met by a digital photographic survey, the compilation of a written description, a measured survey of the timber framing, structural analysis, the creation of a phased plan, and historical research.. The results of the project will be presented in an illustrated report.*

## **1.0 Planning Background**

This written scheme of investigation describes historic building recording and interpretation work to be carried out by Birmingham Archaeology at Bluntington Farmhouse, Chaddesley Corbett, Worcestershire (NGR SO8965074357) for Dr. Richard Shelton. The recording programme has been prompted by a planning application (WF/07/0520) submitted to Wyre Forest District Council for alterations and refurbishment. Because these proposals are likely to affect a grade II listed building (LBS 157012) on the County Historic Environment Record (WSM36198 – Statutory Instruments 1988 no. 1813), in line with guidance given in Planning Policy Guidance Note 15, Section 3.23 (Department of Environment 1994), the Planning Authority has been advised that a programme of historic building recording is required.

## **2.0 Site Location**

Bluntington Farmhouse is situated north of Chaddesley Corbett on the main road through the village in the district of Wyre Forest NGR SO8965074357.

## **3.0 Objectives**

The overall objective is to obtain an interpretative record of the buildings prior redevelopment. The project will be carried out to the standards set out in ‘Understanding Historic Buildings- A guide to good practice’ English Heritage 2006.

Specific aims are as follows:

- Historic assessment of the building prior to the commencement of work.



- An interpretative written record and detailed analysis of the history, character, date, techniques of construction, phasing and significance of the structures.
- A detailed photographic survey of the following:
  - An illustrative three-quarter view of the building.
  - All external elevations.
  - All internal room spaces and roof structures (where accessible).
  - Details of any architectural or functional fixtures and fittings and features relating to either the function or development of the building.
  - Photographs illustrating the building's relationship to surrounding buildings and setting.
- A 1:20 measured and annotated drawing of the existing visible timber frame.
- A phased plan of the building
  - A location plan related to the national grid.

#### 4.0 Methods

##### Assessment

- **HER assessment.** This will be carried out prior to any fieldwork being carried out. It will include consulting all available maps (OS and Tithe), aerial photographs and archive material etc. These will be plotted in the final report if they aid interpretation of the building. This aims to put the building in its historic environment context
- **Record Office Search.** Information on the building and immediate vicinity will be searched and referenced. Primary and secondary documentary sources relating to the area will be consulted.

Historical research of readily available published and non-published documentary sources, including local histories, census returns, trade directories, historic maps and photographs, and other documents appropriate to the age of the buildings in question. This work will be carried out at Worcestershire Records Office, Worcestershire Library and History Centre and the library of the University of Birmingham.

##### Fieldwork

The photographic survey will be carried out with a high resolution digital photography of a minimum of 6 MP. All photographs will include suitable scales and will be catalogued on *pro forma* index sheets.

The measured survey of the timber frame will be undertaken with a reflectorless total station.

A written description comprising building type(s), date(s), architectural character, construction materials and techniques, spatial character and phasing will be undertaken.

Structural analysis of the existing building will be carried out on site, and plans produced to be used as a basis for compiling a phased plan. Drawings will be catalogued on reproduced digital archives with a paper copy provided.

#### Post-Fieldwork

Any digital photographs will be transferred to CD-ROM.

An analytical written description, based on the field notes and historical research, will be compiled in electronic form (Microsoft Word) (see section 5.0 below).

The data from the measured survey will be used to produce AutoCAD drawings, which will be transferred to CD-ROM.

### **5.0 Reporting**

The results of the project will be presented in a bound report, which will include the following elements:-

- Non-technical summary
- Introduction
- Site Location
- Objectives
- Methods
- Historical background
- Description, analysis and significance of the building(s)
- Conclusions
- Acknowledgements
- Sources
- A selection of illustrations.

One copy of this report will be issued to the Planning Advisory Section, and two copies to the County Sites and Monuments Record within two weeks of completing the fieldwork. In addition a digital copy will be deposited with the Historic Environment Record in .pdf format.

Copyright for material produced by Birmingham Archaeology in the course of a commercial project remains with the University of Birmingham. No material will be published without the consent of the clients.

## **6.0 Archive**

The site archive will conform to guidelines set down in Appendix 3 of the Management of Archaeological Projects. It will be deposited with Worcestershire County Museum within six months of completion of the fieldwork.

## **7.0 Staffing**

The project will be managed for Birmingham Archaeology by Malcolm Hislop BA, PhD, MIFA. The fieldwork will be carried out by Christopher Hewitson, BA, MA, AIFA.

## **8.0 Timetable**

The clients have asked for the photographic survey to be carried out from the week commencing Monday 2<sup>nd</sup> July 2007. It is intended to carry out most if not all of the fieldwork during that week. The report should be available within two weeks of the start date.

## **9.0 General**

All project staff will adhere to the Code of Conduct of the Institute of Field Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Institute of Field Archaeologists.

Birmingham Archaeology

29.06.2007.





Cultural Services  
HISTORIC ENVIRONMENT  
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# **REQUIREMENTS FOR A PROGRAMME OF HISTORIC BUILDING RECORDING AT BLUNTINGTON FARMHOUSE BLUNTINGTON CHADDESLEY CORBETT WORCESTERSHIRE**

**WF/07/520**

**This document was created on 28<sup>th</sup> June 2007 and is valid until 28<sup>th</sup> December 2007**

Please contact the Planning Advisory Section if you are intending to carry out this work after this date.

[www.worcestershire.gov.uk/archaeology](http://www.worcestershire.gov.uk/archaeology)



**worcestershire**  
countycouncil

# Requirements for a programme of historic building recording at Bluntington Farmhouse Bluntington Chaddesley Corbett, Worcestershire.

## Definition

'Archaeological Building Investigation and Recording is defined as a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, or structure, or complex and its setting, including its buried components, on land or under water'. *IFA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

## 1 Site Description

The site is located at SO89647435 as shown on the attached plan.

## 2 Planning background

A planning application has been submitted to and approved by Wyre Forest District Council for the restoration of Bluntington Farmhouse., planning application WF/07/0520. (Applicant and agent details shown in section 7 of this brief)

The extent of the proposed works are detailed in the Schedule of Listed Building Works, provided with the application.

The proposed development will affect a building registered on the County Historic Environment Record (reference WSM36198- Statutory Instruments 1988 no 1813) and listed Grade II by the Department of the Environment. In line with guidance given in Planning Policy Guidance Note 15, Section 3.23 (Department of the Environment, 1994), the Planning Authority has been advised that a programme of building recording is required. This could be secured by a negative condition as outlined in PPG16, section 30.

The County and the District has a responsibility to protect, either by preservation or record, cultural remains within its jurisdiction, and this is emphasised by **Policy CTC16-18 Policy** in the County Structure Plan - June 2001 and by **Policies LB1, LB2 and AR2** in the Wyre Forest Adopted Local Plan – January 2004.

## 3 Archaeological Background

Current Listed Building description –

*Farmhouse. C17 with some mid-C19 and late C20 alterations. Timber-frame with painted brick infill, machine tile roof. Two storeys, two windows: 3-light casements. Ground floor with entrance to left-hand corner through C19 lean-to tiled porch with C20 ledged and boarded door. Framing: two square panels high on first floor with straight tension braces.*

The proposed works to the listed building present an opportunity to provide a detailed record of the structure prior to restoration works. The survey will ultimately provide a valuable source for the future management and preservation of this building.

*The above is not a full SMR assessment as required by this brief.*

## 4 Scope of the Project

### A detailed photographic and descriptive survey consisting of the following minimum requirements:-

- All organisations tendering for this work are advised to visit and briefly 'assess' the site prior to submitting a proposal. This is to ensure that adequate time and resources will be applied to the evaluation and recording project.

The survey will be in line with a Level 3 survey as defined in '**Understanding Historic Buildings- A guide to good recording practice**' *English Heritage 2006*.

*"Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use. The records will include and account on which the evidence is based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure and support an historical analysis."*

### This survey will include..

- **HER assessment.** This must be carried out prior to any fieldwork being carried out. It will include consulting all available maps (OS and Tithe), aerial photographs and archive material etc. Where their inclusion in the final report will aid interpretation then these should be plotted or reproduced in the final report. This aims to put the building in its historic environment context
- **Record Office Search.** Information on the building and immediate vicinity shall be searched and referenced.
- Detailed analysis and description of the history, character, date, techniques of construction, phasing and significance of the structure(s).
- Provision should be made to allow appropriate time *on site for visual interpretation and analysis* of the buildings design, phasing and construction.
- Primary and secondary documentary sources relating to the area must be consulted.

### Building recording will consist of:-

- 35mm or Medium format black & white and colour print photographs or high-resolution digital photography, all with suitable scales, of the following. These must be reproduced at an appropriate size (min 15cm x 10cm) in the report
  - An illustrative  $\frac{3}{4}$  view of the building.
  - All external elevations.
  - All internal room spaces and roof structures (where accessible)
  - Details of any architectural or functional fixtures and features relating to either the function or development of the building.
  - Photographs illustrating the buildings relationship to surrounding buildings and setting.

*A suitable sample of these photographs must be included in the final report, and should include examples which illustrate not only the general character of the buildings, but details relating to specific elements discussed in the text. A general view of the structures in their wider setting should also be included.*

- A phased 1:20 measured survey of the timber frame of the building, annotated with details of existing joint types, carpenters marks etc.
- A phased plan of the building, with photo locations clearly marked, and a location plan related to the national grid. *This may be based on an existing survey plan.*

**Final Report:** A programme of Archaeological Building Investigation and Recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. The results should inform the research cycle and should take into account local, regional and national research frameworks. Archaeological projects carried out within historic towns must be designed and carried out to further the understanding of these towns achieved by the Central Marches Historic Towns Survey.

- Fulfilment of the research aims will be by the submission of a final report, in accordance with the IFA Code of Conduct, Principle 2.

## 5 Minimum Requirements

**The Code of Conduct of the Institute of Field Archaeologists will be followed.**

**Fieldwork must be carried out in accordance with the *Requirements and Guidelines for Archaeological Projects in Worcestershire*. Copies are available from the Planning Advisory Section on request.**

1. Before the project commences a proposal including a methods statement detailing approaches to the site, must be submitted to and approved by the Planning Advisory Section.
2. The project proposal must include appropriate named specialist provision.
3. The finds assessment report must reference all ceramics to the county type fabric series
4. Prior to commencement of any fieldwork the archaeological contractor must contact the Information and Records Officer of the Worcestershire Archaeological Service for an HER fieldwork reference number. This must be clearly marked on all reports, finds and archive material. Tel **01905 855494**
5. The landowner must be encouraged to deposit artefacts with a local or relevant specialist museum. This must have Museum and Galleries Commission approved storage facilities. Artefacts may only be deposited in accordance with the selected museum's collections policy.
6. At least one week's notice shall be given to the Planning Advisory Section prior to commencement of fieldwork, unless otherwise agreed.
7. At least two colour slides (or high-resolution digital images) showing general views of fieldwork in progress and where appropriate key finds / features. These shall be used for educational / promotional displays.
8. For work carried out as a condition of planning permission, one copy of the report must be submitted to the Planning Advisory Section within three months of completion of fieldwork.
9. **The report shall also be submitted in .PDF format for inclusion (where permission has been given) in the online library. Should the archaeological contractor not have the facility to convert to .PDF then the staff of the HER will do this for a small fee. Contact Information and Records Officer for further information.**
10. Two copies must be lodged with the County Historic Environment Record within three months of completion of fieldwork. One copy should be provided to the Planning Advisory Section.
11. The Planning Advisory Section of the County Archaeological Service must be invited to monitor the fieldwork.

## 6 Disclaimer

- This brief has been prepared on the basis of information available through the County Sites and Monuments Record. If the Applicant has further information which may be relevant to the site they should contact the Planning Advisory Section as soon as possible.
- The Planning Advisory Section cannot accept responsibility for the following:
  - Notification of hazards, e.g. services, contaminated ground, the condition of the building
  - Obstacles to fieldwork
  - Access to the site
- It will be the responsibility of the contractor, any sub contractors and the applicant to establish safe working practices based on Construction Design and Management (regulations) and other current health and safety legislation.

## 7 Contact Numbers (Correct at the time of preparing this document)

### Applicant

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Worcestershire  
DY10 4NP

### Agent

Dean Walker Bateman Architects  
Solcum House  
Drakelow Lane  
Wolverley  
Kidderminster  
DY11 5RU

Tel; 01562-850072  
Fax 01562-850673

### Other useful numbers

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Historic Environment Record, County Archaeological Service	01905 855494
Inspector of Ancient Monuments, English Heritage	0121 6256820
Institute of Field Archaeologists	0118 09316446
Worcestershire County Records Office (Head Office)	01905 763612
Worcester	01905 763616
Worcestershire County Museum	01299 250416
Keeper of Archaeology, Worcester City Museum	01905 25371
Coroner's Officer, Worcester Police	01905 723888

Midlands Electricity	0845 7331331
Transco (Gas)	0800 111999
Severn Trent Water	0800 7834444

For further information regarding this brief please contact

Mike Glyde – Historic Environment Planning Advisor  
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**A DIGITAL VERSION OF THIS BRIEF IS AVAILABLE UPON REQUEST**

