

HISTORIC BUILDING SURVEY REPORT:
HUTTS FARM, ELLASTONE, STAFFORDSHIRE

Planning Application: P/2012/01103
NGR: SK 12700 44400
AAL Site Code: ELLA 13
OASIS ID: allenarc1-149662



Report prepared for
Mr Paul Wilkes
On behalf of Mr and Mrs Woods

By
Allen Archaeology Limited
Report Number 2013048

May 2013



Allenarchaeology



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Executive Summary

- Allen Archaeology Limited was commissioned by Mr Paul Wilkes on behalf of Mr and Mrs Woods to undertake a historic building survey of agricultural buildings at Hutts Farm, Ellastone, Staffordshire, as a condition for planning permission to convert the buildings into dwellings.
- The buildings surveyed comprised a T-shaped complex of farm buildings of late 18th to 19th century date, all with extensive later additions and repairs. A threshing barn, granary with stable and outbuilding were all built in ashlar stones with a later brick cowhouse extending to the northeast.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Mr Paul Wilkes on behalf of Mr and Mrs Woods, to undertake an historic building survey as a condition of planning permission for the conversion of farm buildings into dwellings at Hutts Farm, Ellastone in Staffordshire.
- 1.2 The methodology conforms to the guidelines established by English Heritage in '*Understanding Historic Buildings: A guide to good recording practice*' (2006), the guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008) and a specification prepared by this company (AAL 2013).
- 1.3 A copy of the survey report and the full project archive will be submitted to Staffordshire Arts and Museum Service within six months of the completion of this report.

2.0 Site Location and Description

- 2.1 Ellastone is located in the administrative district of East Staffordshire Borough Council, approximately 28km northeast of central Stafford. Hutts Farm is located c.1.5km northeast of the village, to the east of Ousley Lane, and is centred on NGR SK 1269 4440.

3.0 Planning Background

- 3.1 A planning application has been submitted to East Staffordshire Borough Council for '*conversion of existing outbuildings to form a dwelling, installation of a package treatment plant and demolition of a steel framed building*' (Reference P/2012/01103). Planning permission was granted subject to conditions, including the undertaking of a programme of building recording prior to any demolition or alterations.
- 3.2 The approach adopted is consistent with the guidelines set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Historical Background

- 4.1 The buildings proposed for conversion are believed to be part of a loose courtyard farmstead of mid 19th century date, and appear to remain relatively unaltered from their original form.

5.0 Methodology

- 5.1 The building survey was undertaken by the author on Friday 19th April 2013. The weather was bright and sunny and light was generally good for external shots. Natural light was poor inside the buildings and no artificial lighting was available and as such the flash as used where required.
- 5.2 At the time of the survey many of the openings had been boarded up. A former steel framed building adjacent to the historic farm buildings had been largely demolished immediately prior to the survey.
- 5.3 The works described below are based on the specification for the works (AAL 2013) and equate to a level of detail commensurate with a Level 2 survey as detailed in the English Heritage document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (English Heritage 2006).

With regard to the constraints above, wherever possible, photographs were taken of the following: -

- All external elevations;
- All internal elevations, including internal walls and subdivisions;
- The roof structure of the buildings, internally and externally, where visible;
- The relationship of the structures to their surroundings;
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure; and
- A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.

Metric scales of appropriate scales were used and all photos annotated and linked to a floor plan.

6.0 Results (Figures 2 – 4)

- 6.0.1 The buildings considered in this report comprise a T-shaped complex of barns, and for the purpose of this report they have been divided into four buildings, numbered Barns A - D. Each cell within the buildings has also been separately numbered i.e. Barn A1, A2, Barn C1, C2, and C3 etc. Each building will be described separately starting with the exterior to be followed by an interior description.

6.1 Barn A (Figures 2 - 4)

- 6.1.1 Barn A is square in plan and measures c.7 x 7m. It is a two storey ashlar stone structure with stone cornice at the eaves, returning at the gables. The double pitched gabled roof is covered in plain ceramic tiles with two new roof lights facing northwest (Plates 1 - 4).
- 6.1.2 The southwest elevation has three square openings: a loft pitching hole just below eaves level with a wooden door on 18th century style spearhead shaped strap hinges; a small boarded up window opening directly below, and a later square window with stone lintel on the southwest corner, formed from infilling the lower part of a doorway (Plate 2).
- 6.1.3 The entire northwest elevation has been recently rebuilt, with the addition of two mullioned windows on ground and first floor (Plate 3).
- 6.1.4 The northeast elevation also has a mullioned window on the first floor although the mullion is probably a later addition, bisecting a former pitching hole. The square window at ground floor level is again likely to be a partially infilled doorway (Plate 4).
- 6.1.5 The interior walls of A1 are rendered and painted; it has a concrete floor and wooden lintels above all openings apart from that on the northeast elevation. A small section of the ceiling was exposed, which showed cob above thin wooden laths (Plate 7). The entirety of newly erected northwest elevation is in breeze blocks. The roof structure comprises common rafters resting on the back of the purlins (Plate 8).

6.2 Barn B (Figures 2 - 4)

- 6.2.1 Barn B, aligned northwest to southeast, measures c.7m x 17m and is a later addition keyed in between Barn A and Barn D. The double pitched gabled roof is covered in plain ceramic tiles and has three new roof lights facing southwest. The southwest elevation has a small doorway at the northwest end and a larger doorway at the southeast end. In between is a largely boarded up window beneath which there is evidence for the infilling of the lower part of a former doorway (Plate 9).
- 6.2.2 A partially rendered brick wall forms the partition between Barn A and Barn B, and has a doorway into the loft above Barn A (Plate 10).
- 6.2.3 The interior walls of Barn B have all been rendered and painted and it has a concrete floor with drainage channels running northeast to southwest that continue into Barn C. The barn has a queen post roof with principal purlins trenched into the back of the rafters. At the pitch there is a ridge plank, which tended to replace the ridge beam in the 18th and 19th centuries (Harris 2003) (Plates 10 and 11).

6.3 Barn C (Figures 2 -4)

- 6.3.1 Barn C is a rectangular building aligned northeast to southwest and measures c.7m x 30m. As with the previous buildings the roof is a double pitched gabled roof with plain ceramic tiles and added roof lights. The building is later in date than Barn B and is built in an irregular Flemish Garden Wall Bond, with between three and six courses of stretchers in between each course of alternating headers and stretchers (Plates 12 - 21). Both the northwest and southeast elevations have honeycomb ventilation holes (Plate 13).
- 6.3.2 The northwest elevation has a doorway at its southwest end with a plank and batten door with round ended strap hinges (Plate 14). Further north is a sash window with jamb stones and large stone lintel. There is brick infill below the window indicating this was a former doorway (Plate 15). Breeze blocks at the northeast end of the elevation infill a wide square opening, and the jamb stones still have iron pintles fitted (Plate 16). There is a square window opening within the breeze block infill.
- 6.3.3 The first floor window on the northeast elevation has partially been used to block up a doorway with jamb stones, stone lintel and sill. A doorway with wooden lintel has been added at ground floor level which opens into an enclosed yard or animal pen (Plate 17).
- 6.3.4 The southeast elevation also displays a series of boarded and blocked up openings (Plate 18). At the centre of the elevation is a large opening into C2, which has been partially bricked up on its southwest side (Plate 19). Directly north of the opening is a square window that has been fitted in an earlier doorway (Plate 20), with another square window in a partially bricked up doorway to the southwest, again with stone jambs.
- 6.3.5 C1 joins directly to an opening in Barn B where a section of the original stone wall has been removed. As with Barn B all the internal walls of Barn C have been rendered and painted and the roof structure is also the same as Barn B, comprising a queen post roof with trenched purlins (Plates 22 and 23). Barn C has a concrete floor with a channel running the full length of the building.
- 6.3.6 A doorway between C1 and C2 has been partially bricked up, to the edge of the channel in the floor, beyond which the channel in C2 has also been infilled with brick (Plates 24 and 25). There is a second blocked opening in the opposite side of the partition.
- 6.3.7 As with the access between C1 and C2, the access between C2 and C3 has been made narrower, with the brick infill again extending across the channel in the floor. Concrete stalls in C3 are later additions which do not abut the southeast elevation (Plate 26).

6.4 Barn D (Figures 3, 4 and 6)

- 6.4.1 Barn D is c.19m x 8m and aligned northwest to southeast. It is again built in ashlar with a double pitched gabled roof with plain tiles, a stone cornice returning at the gables and coping on the northwest gable. The southwest elevation has three doorways with large stone lintels, the northernmost one being boarded up, with two square windows with fixed lights at first floor level and two small windows on the ground floor (Plate 27). A flight of well worn stone

steps lead up the side of the barn. It was also noted that the stone in the northwest end of the elevation was somewhat less weathered, possibly indicating a recent rebuilding.

- 6.4.2 Breeze blocks on the northeast elevation infill a former wide opening with a small doorway to the northwest. Approximately two metres northwest of the smaller doorway are a number of large jamb stones indicating the position of a much larger opening that probably incorporated the existing small doorway (Plate 28).
- 6.4.3 The southeast elevation has a pitching hole with a wooden door on 18th century style strap hinges. The opening has been fitted into the upper part of a former doorway (Plate 29).
- 6.4.4 The northwest cell of Barn D has been divided with a brick partition, with a loft above the northwestern part, D1, resting on wooden supports extending from the brick partition. The walls in D1 and D2 are painted and the floor is of concrete (Plates 30 – 32).
- 6.4.5 The king post roof structure of Barn D appears to be a later repair to the building, the relatively fresh condition of the wood suggesting a later 20th century date (Plate 32). Behind the truss the through purlin is held in place by a wooden chuck and the king post is bolted to the tie beam. Stylistically the roof is very much in keeping with local traditions, with around half of Staffordshire farm buildings built up to 1880 having a king post roof (Wade-Martins 1991).
- 6.4.6 A raised doorway leads from D2 into a small storage room D3 (Plate 33), which may have been a former cornhole. Cornholes developed in Staffordshire in the mid 18th century and were usually built of brick. It was found in threshing barns where it stored the grain prior to winnowing (Peters 1969, 1981), although if so this may be a relatively late example of such a feature.
- 6.4.7 The southeast elevation of D4 has two square ventilation holes on either side of the pitching hole, which have been infilled (Plate 34).
- 6.4.8 Most of the floor of Barn D was covered in concrete apart from a patch in front of the doorway which had been laid with rectangular cut stones (Plate 36).

7.0 Discussion and Conclusion

- 7.1 The buildings retained few original fixtures and fitting, however the architectural features that survived suggest the buildings are of late 18th or early 19th century date, with numerous later alterations and repairs during the 20th and 21st centuries. The First Edition Ordnance Survey map of 1881 shows the entire T-shaped arrangement of the Barns A – D was present by this time.
- 7.2 The earliest buildings on site appear to be Barns A and D with Barn D likely to have functioned as a threshing barn and Barn A possibly as a granary with stable below. Barn A has been subject to extensive restoration in recent years, with the complete rebuilding of the northwest elevation. It was noted during the survey that the ground level is significantly higher at the southeast end of Barn D, suggesting that the area was subject to substantial landscaping prior to construction of the barns.

- 7.3 Barn B infills the space between Barns A and D. It is clearly later than Barn D, but the relationship with Barn A is less clear. It is either later than Barn A, or more probably contemporary.
- 7.4 The single storey brick built Barn C is a yet later addition. This has clearly served as a cowhouse or animal shelter, with a later concrete floor containing a central channel to help carry away waste. Concrete stalls at the northeast end of the building are likely to be a later 20th century addition and probably represent the conversion of this part of the barns to a dairy unit. Whether the barn was initially built for dairying or simply as animal shelters is unclear, but there is a wider historical context for the development of dairying facilities on farms during the second half of the 19th century. At this time, the price of wheat was falling, and there was a shift towards milk production, particularly after the expansion of the railway network allowed the rapid transportation of fresh farm produce to the expanding urban populations (Wade Martins 1991).
- 7.5 A modern steel frame building was added to the group in the 1970s, between Barns C and D, and this has since been largely removed.

8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Mr Paul Wilkes, and his clients Mr and Mrs Woods for this commission.

9.0 References

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Appendix 1: Colour Plates



Plate 1 (Shot 1): Southwest elevation of Barn A. Scale is 2m



Plate 2 (Shot 3): Openings on the southwest elevation, looking northeast. Scale is 1m



Plate 3 (Shot 6): New northwest elevation, looking southeast. Scale is 2m



Plate 4 (Shot 7): Northeast elevation of Barns A and B, looking southwest. Scale is 2m



Plate 5 (Shot 24): Interior view of Barn A1, looking north-northeast. Scale is 1m



Plate 6 (Shot 26): Interior view of Barn A1, looking south. Scale is 1m



Plate 7 (Shot 53): Floor and ceiling material of Barn A, looking southwest



Plate 8 (Shot 52): Loft space A2, looking northwest



Plate 9 (Shot 2): Southwest elevation of Barn B, looking northeast. Scale is 2m



Plate 10 (Shot 27): Interior view of Barn B, looking northwest. Scale is 1m



Plate 11 (Shot 29): Barn B showing Barn D in the background, looking southwest. Scale is 1m



Plate 12 (Shot 8): Northwest elevation of Barn C, looking southeast. Scale is 2m.

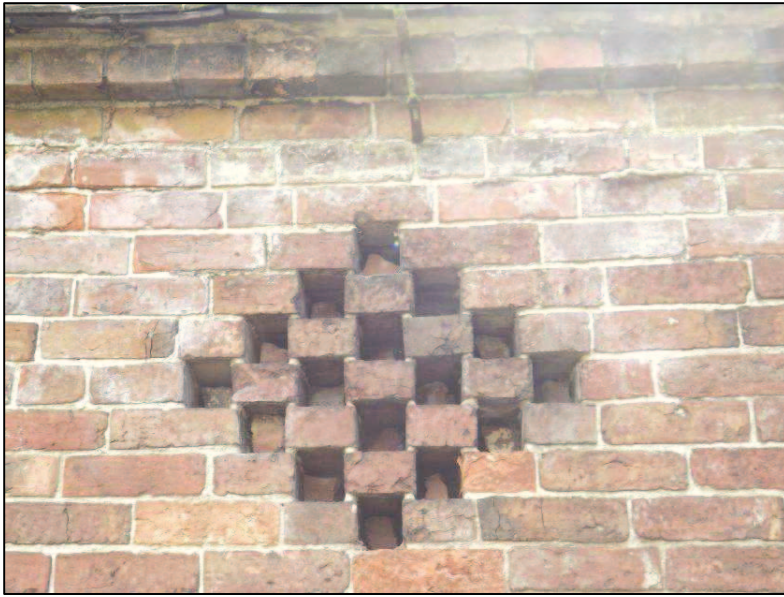


Plate 13 (Shot 10): Honeycomb ventilation on northwest elevation of Barn C, looking southeast.

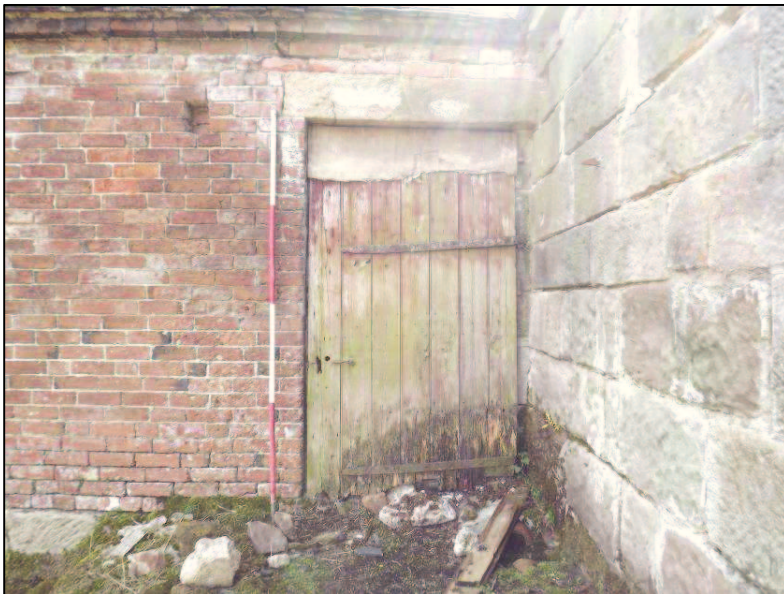


Plate 14 (Shot 9): Door on the northwest elevation of Barn C, looking southeast. Scale is 2m



Plate 15 (Shot 11): Opening on the northwest elevation of Barn C, looking southeast. Scale is 1m



Plate 16 (Shot 12): Recently blocked up opening on the northwest elevation of Barn C, looking southeast. Scale is 2m



Plate 17 (Shot 13): Northeast elevation of Barn C, looking southwest. Scale is 2m



Plate 18 (Shot 14): Southeast elevation of Barn C, looking west. Scale is 1m



Plate 19 (Shot 15): Opening on southeast elevation of Barn C, looking west-northwest. Scale is 1m



Plate 20 (Shot 17): Blocked up opening on the southeast elevation of Barn C, looking west-northwest. Scale is 1m



Plate 21 (Shot 18): Blocked up opening on the southeast elevation of Barn C, looking west-northwest. Scale is 1m



Plate 22 (Shot 30): Interior view of Barn C, looking southwest. Scale is 1m



Plate 23 (Shot 31): Interior view of Barn C, looking northeast. Scale is 1m



Plate 24 (Shot 49): Blocked openings in the partition wall between C1 and C2, looking northwest. Scale is 1m



Plate 25 (Shot 32): Interior view of Barn C2, looking southwest



Plate 26 (Shot 35): Interior of Barn C3, looking southwest. Scale is 1m



Plate 27 (Shot 4): Southwest elevation of Barn D, looking east-northeast



Plate 28 (Shot 16): Northeast elevation of Barn D, looking southwest. Scale is 2m



Plate 29 (Shot 19): Southeast elevation of Barn D, looking northwest



Plate 30 (Shot 36): Interior view of Barn D1, looking west. Scale is 1m



Plate 31 (Shot 38): Interior view of Barn D2, looking south. Scale is 1m



Plate 32 (Shot 48): Loft space above Barn D1, looking northwest



Plate 33 (Shot 39): Opening in partition wall between D2 and D4, looking south. Scale is 1m



Plate 34 (Shot 42): Interior view of Barn D4, looking south. Scale is 1m



Plate 35 (Shot 43): Interior view of Barn D4 also showing D3, looking southwest. Scale is 1m



Plate 36 (Shot 47): Floor of D4, looking west. Scale is 1m.

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Building	Description
01	NE	Exterior	Barn A, B	Southwest elevation
02	NE	Exterior	Barn B	Southwest elevation
03	NE	Exterior/detail	Barn A	Representative windows
04	ENE	Exterior	Barn D	Southwest elevation
05	NE	Exterior/detail	Barn D	First floor window/pitching hole southwest elevation
06	SE	Exterior	Barn A	Northwest elevation
07	SW	Exterior	Barn A, B	Northeast elevation
08	SE	Exterior	Barn C	Northwest elevation
09	SE	Exterior	Barn C/detail	Northwest elevation, door
10	SE	Exterior	Barn C/detail	Honeycomb ventilation
11	SE	Exterior	Barn C	Window or former door, northwest elevation
12	SE	Exterior	Barn C	Breeze block fill, northwest elevation
13	SW	Exterior	Barn C	Northeast elevation
14	W	Exterior	Barn C	Southeast elevation
15	WNW	Exterior	Barn C	Opening, southeast elevation
16	SW	Exterior	Barn D	Northeast elevation
17	WNW	Exterior	Barn C	Blocked up opening, southeast elevation
18	WNW	Exterior	Barn C	Blocked up opening, southeast elevation
19	NW	Exterior	Barn D	Southeast elevation
20	W	Exterior	Barn C, D	General site shot
21	W	Exterior	Barn D	Modern roof above Barn D
22	NW	Exterior	Barn D/detail	Pitching hole
23	NNW	Interior	Barn A	Northwest and northeast elevation
24	NNE	Interior	Barn A	Northeast elevation
25	SW	Interior	Barn A	Southwest elevation
26	S	Interior	Barn A	Southeast elevation
27	NW	Interior	Barn B	Northwest elevation
28	NW	Interior	Barn B	Southwest, northwest northeast elevation
29	SE	Interior	Barn B, D	Northwest, southwest, southeast elevation
30	NE	Interior	Barn C1	Southeast, southwest elevation
31	NE	Interior	Barn C1	Southwest, southeast and northeast elevation
32	SW	Interior	Barn C2	Southeast, southwest, northwest elevation
33	NE	Interior	Barn C2	Southeast, northeast, southeast elevation
34	NE	Interior	Barn C3	Northwest, northeast, southeast elevation
35	SW	Interior	Barn C3	Northeast, southwest, northeast elevation
36	W	Interior	Barn D1	General interior, northwest, southwest elevation
37	SW	Interior	Barn D2	General interior, southwest elevation and partition
38	NE	Interior	Barn D2	General interior partition and northeast elevation
39	S	Interior	Barn D2, D4	Opening in partition wall
40	SE	Interior	Barn D3	Storage space
41	NW	Interior	Barn D4	Northwest elevation
42	S	Interior	Barn D4	Southeast elevation
43	SW	Interior	Barn D4	Southwest elevation

44	W	Interior	Barn D4	Roof structure
45	NE	Interior	Barn D4	Breeze block infill, northeast elevation
46	SW	Interior/detail	Barn D4	Pitching hole and infilled ventilation holes
47	W	Interior/detail	Barn D4	Possibly original floor
48	NW	Interior	Barn D1	Loft
49	NW	Interior	Barn C1, C2	Blocked openings in the partition wall
50	W	Interior	Barn A2	Loft, southwest elevation
51	N	Interior	Barn A2	Loft, northeast elevation
52	NW	Interior	Barn A2	Loft, northwest elevation
53	SW	Interior/detail	Barn A1, A2	Floor/ceiling material
54	S	Exterior	Barn C, B, A	General site shot
55	E	Exterior	Barn A, B, D	General site shot



Figure 1: Site location outlined in red
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Site Code	ELLA 13
Scales	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Piirainen
Date	10/05/2013

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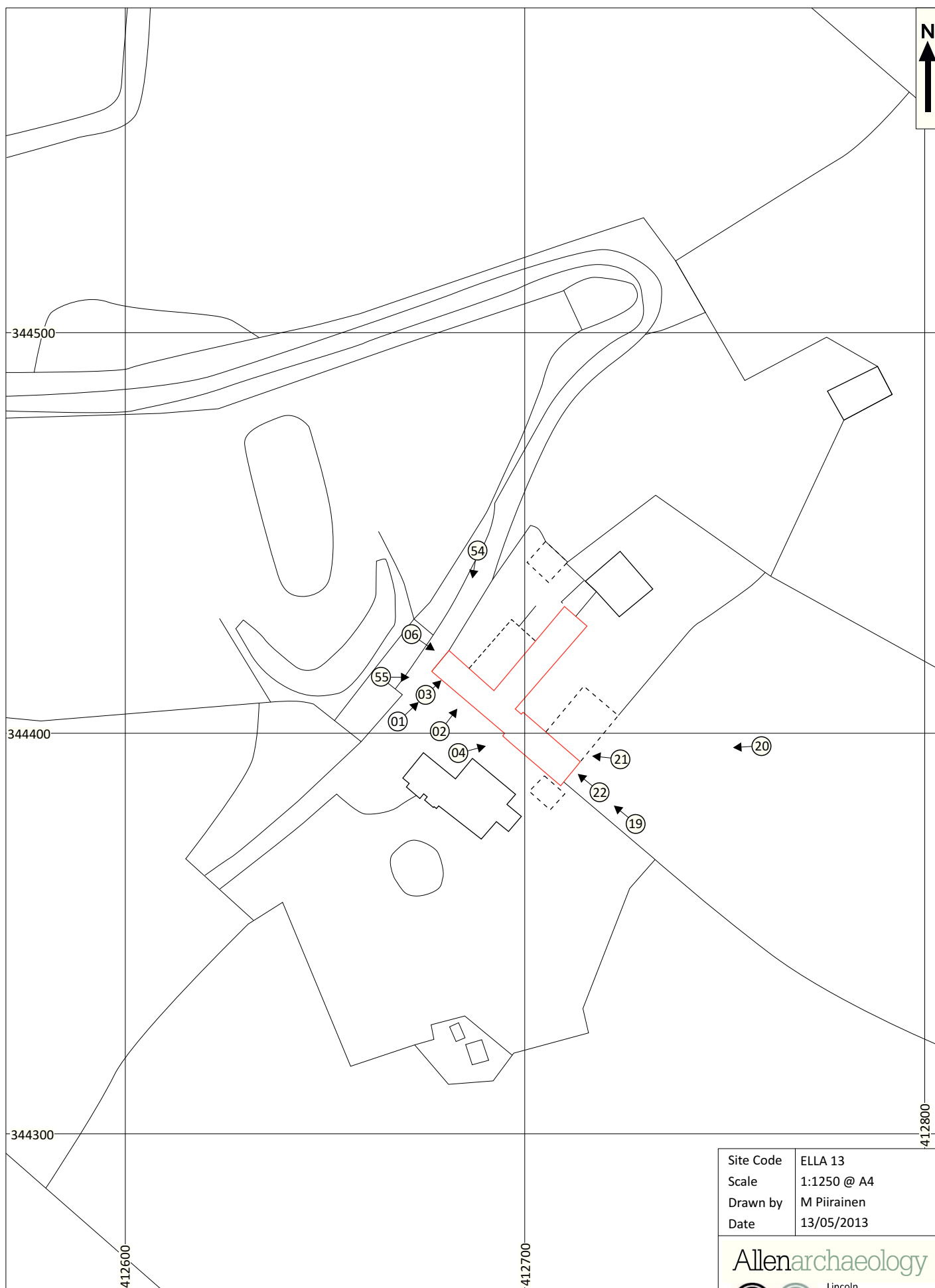


Figure 2: Site location map showing location and direction of photos taken during the survey. Surveyed buildings are outlined in red, removed structures in dashed lines.
(Base plan provided by the client)

Site Code	ELLA 13
Scale	1:1250 @ A4
Drawn by	M Piirainen
Date	13/05/2013

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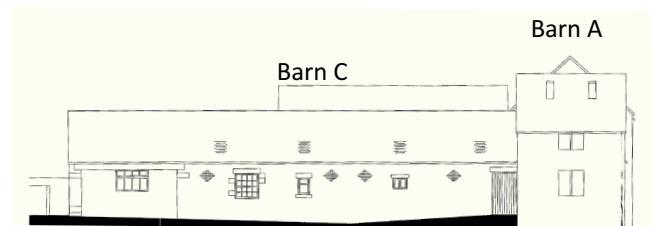
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Date	13/05/2013

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Southwest Elevations



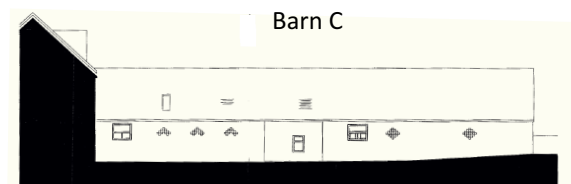
Northwest Elevations



Northeast Elevations



Southeast Elevation



Southeast Elevation

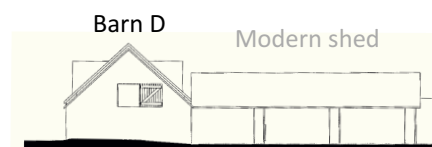


Figure 4: Existing elevations (provided by the client)

Site Code	ELLA 13
Scale	1:500 @ A4
Drawn by	M Piirainen
Date	13/05/2013



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