

**Free Rangers Nursery
Welton Manor Farm
Midsomer Norton
Bath & North East Somerset**

Historic Building Recording



Report prepared for:
Studio LIME

CA Project: CR0041

CA Report: CR0041_1

April 2019



Free Rangers Nursery Welton Manor Farm Midsomer Norton BaNES

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prepared by	Kimberley Dowding, Assistant Heritage Consultant
date	April 2019
checked by	Joanne Robinson, Heritage Consultant
date	April 2019
approved by	Andrew Burn, Principal Heritage Consultant
signed	
date	April 2019
issue	1

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<p>Cirencester Building 11 Kemble Enterprise Park Cirencester Gloucestershire GL7 6BQ</p> <p>t. 01285 771022 f. 01285 771033</p>	<p>Milton Keynes Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT</p> <p>t. 01908 564660</p>	<p>Andover Stanley House Walworth Road Andover Hampshire SP10 5LH</p> <p>t. 01264 347630</p>	<p>Exeter Unit 1 – Clyst Units Cofton Road Marsh Barton Exeter EX2 8QW</p> <p>t. 01392 573970</p>	<p>Suffolk Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ</p> <p>t. 01449 900120</p>
e. enquiries@cotswoldarchaeology.co.uk				

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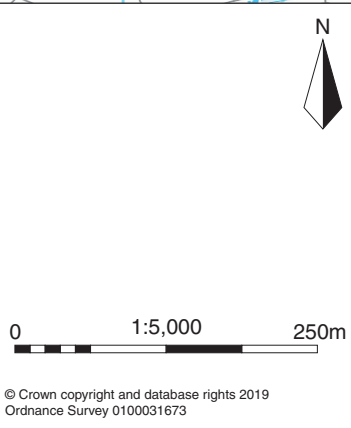
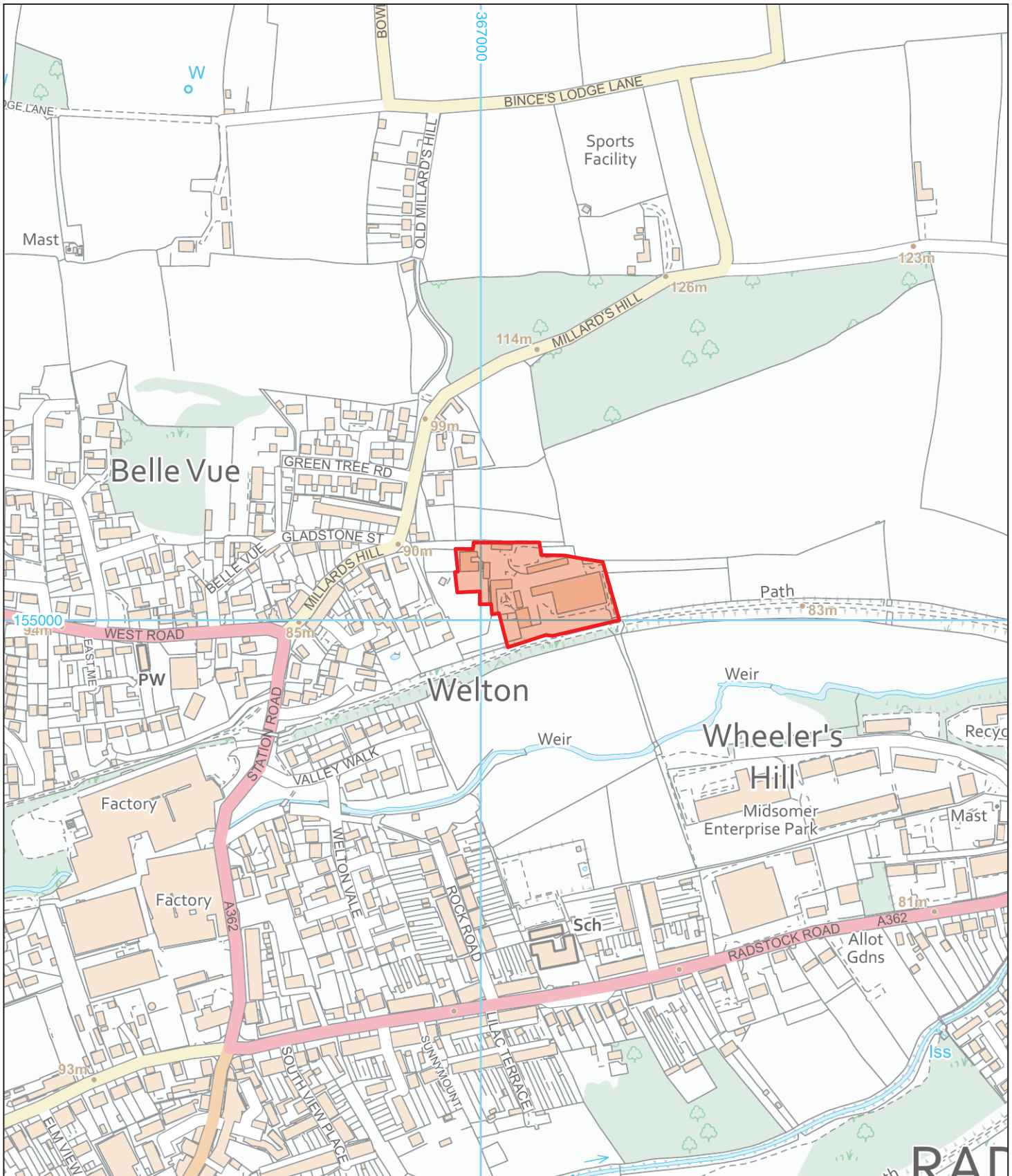
SUMMARY

Project Name: Free Rangers Nursery
Location: Welton Manor Farm, Midsomer Norton, BaNES
NGR: 367042 155024

Cotswold Archaeology was commissioned to undertake a historic building recording of the buildings at Welton Farm, Midsomer Norton, Bath and North East Somerset (BaNES) which are currently in use by Free Rangers Nursery, prior to building works. Planning permission was granted for the works in 2017 which is still live with a condition requiring the recording of the buildings prior to any works.

The buildings are a collection of former farm buildings, now used for general storage for the nursery. The works will provide for a new entrance and use of one of the buildings for additional nursery accommodation and a play area. The buildings are constructed of stone and brick with modern concrete alterations.

Due to dense vegetation, it was not possible to record the pig sty to an appropriate level. As such a second Site visit will be undertaken following the clearance of the vegetation in order to undertake the recording of the structure.



Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 573970
 Milton Keynes 01908 564660
 Suffolk 01449 900120
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

Cotswold Archaeology

PROJECT TITLE
 Freen Rangers Nursery, Welton Manor Farm, Midsomer Norton

FIGURE TITLE
 Site location plan

DRAWN BY	RW	PROJECT NO.	CR0041	FIGURE NO.	
CHECKED BY	AO	DATE	15/04/2019		
APPROVED BY	KD	SCALE@A4	1:5000		1

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1. INTRODUCTION

1.1. In March 2019, Cotswold Archaeology (CA) was commissioned by Studio Lime on behalf of Free Rangers Nursery to undertake a Historic Building Recording of the collection of buildings at Welton Manor Farm, Midsomer Norton, Bath and North East Somerset (BaNES) (hereafter referred to as 'the Site'). Presently in use for storage, the Site is on the eastern edge of Welton, north-east of Midsomer Norton. The Site is located c. 140m east of the A362 and 1.8km west of Radstock.

1.2. The Site forms part of an historic farmstead which includes the Grade II* Listed Welton Manor House (NHLE: 1136842) and Grade II Listed Large barn immediately south east of Welton Manor House (NHLE: 1115175). The former farm buildings which are the primary subject of this recording comprise:

- Bull pen;
- Stable and Dairy; and
- Pig sty.

Objectives and professional standards

1.3. The objectives of the building recording programme are to ensure that a photographic and written record of the buildings is created, and an archive deposited at a suitable location. This report is to be completed in accordance with Condition 3: Archaeology – Historic Building Recording (Pre-commencement) of the planning permission from Bath and North East Somerset Council (BaNES), which states that:

No development or demolition shall commence, except archaeological investigation work, until the applicant, or agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a record of those parts of the building(s), which are to be demolished, disturbed or concealed by the proposed development, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Consultation

- 1.4. A Written Scheme of Investigation (WSI) (Cotswold Archaeology 2019) was submitted and approved by Steve Membury, Senior Historic Environment Officer at the South West Heritage Trust, whom are responsible for commenting and advising on the scope of works for BaNES. The WSI outlined the scope and methodology of the Level 2 survey to be undertaken for the relevant buildings, in accordance with Historic England *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) and the Chartered Institute for Archaeologists *Standard and Guidance for the Archaeological Investigation and Recording of Standing or Structures* (2014).

2. METHODOLOGY

Data acquisition

- 2.1. This report has been informed by a proportionate level of information sufficient to understand the historic development of the Site, as required within a Level 2 building recording in accordance with the guidance issued by Historic England (2016). A design and access statement which included a section on the historic development of Welton Manor Farm was submitted as part of the 2016 planning application (Studio LIME 2016).

Building inspection and recording

- 2.2. A Site visit was undertaken 10 April 2019, in order to inspect the buildings, both internally and externally in accordance with the afore mentioned guidance (Historic England, 2016).
- 2.3. A Level 2 survey comprises a photographic survey of the buildings to be recorded showing its present condition and a detailed recording of the structure and features of significance. The survey involves an inspection of the building exterior, and interior when possible. Typically, the record of the Level 2 survey would comprise a number of general and detailed photographs of the building, in addition to details of its appearance, including architectural details of interest, and a written record including the type, function, materials and dates of the structure concerned. The record will present conclusions regarding the buildings' development and use.
- 2.4. The focus of the survey is the photographic record, accompanied by annotations and descriptions. Previously prepared architect's plans have been utilised as the basis of the historic fabric recording. These have been annotated as necessary to illustrate the report and provide a context for the photographic and written record. Plans are used to show the form and location of any structural features of historic significance, such as blocked doors, windows, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including machinery.
- 2.5. The photographic record includes:
- A general view or views of the buildings (in their wider setting or landscape).
 - The external appearance of the buildings.
 - The overall appearance of the interior of the buildings (where relevant).

-
- 2.6. The written record includes the location of the building (with relation to National Grid Reference); the date of the record (including the name(s) of the record(s) and the location of the archive. This report presents the findings of the recording and summarises the form, function, date and sequence of development of the relevant buildings.

Limitations of the assessment

- 2.7. The survey was conducted on the Site on 10 April 2019. Whilst the bull pen was fully accessible, due to the extension being used for storage it was not possible to fully view the interior. Additionally, it was not possible to view the interior of the stable and dairy complex as it was being used for storage and as geese coops. The pig sty was overgrown with dense vegetation which prevented the undertaking of a detailed photographic survey.

3. HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located on a former farm complex known as Welton Manor Farm, immediately east of the village of Welton, in the historic parish of Midsomer Norton. It is enclosed by fields to the north, east and south, with Wellow Brook running c. 120m to the south and the River Somer c. 530m south of the Site. West of the farm complex and south of Wellow Brook is modern residential development.

Historic context

- 3.2. Whilst the earliest record of the historic parish of Midsomer Norton is a Royal Charter for weekly market and mid-summer fair of 1242-1248, there is archaeological evidence to indicate activity within the area from at least the Roman period (Bath and North East Somerset Council 2018). It is assumed that medieval activity was based around the parish church of St John the Baptist, c. 1.1km south-west of the Site, which retains 13th-century features.
- 3.3. Welton Manor Farm has been identified as a subsidiary medieval settlement area of Midsomer Norton, with an associated hollow way (Bath and North East Somerset Council 2018). Mining played an important role in the development of Welton and the industry was established within the area with a series of small pits opened by the early 17th century. Welton acted as the focus of the industry, with the high street of Midsomer Norton acting as the residential base away from the works. As a result of the success of the mining activities, the town of Midsomer Norton developed rapidly between the 17th and 19th century.

Historical development of the Site

- 3.4. As part of the initial planning application a heritage statement was submitted as part of the design and access statement (Studio LIME 2016), which has been summarised here. For further detail, this assessment should be consulted.
- 3.5. Welton Manor Farm comprises a series of farm buildings, including one Grade II* Listed Welton Manor House (NHLE: 1136842) dated to 1620 and Grade II Listed Large barn immediately south east of Welton Manor House (NHLE: 1115175) dated to before the late-18th century. Ordnance Survey maps show that with the exception of expansion in the form of additional farm buildings during the late-19th and 20th century, the farmstead has been subject to minimal changes.

3.6. The bull pen is dated to between 1902 and 1929 based on cartographic sources and is currently in good condition and used as storage. To the east of the bull pen is a former stable and dairy which is recorded on the 1839 Tithe map of Midsomer Norton parish. The stable and dairy complex is in good condition and currently used as storage and goose coops. The pig sty, to the west of the bull pen, is also recorded on the 1840 tithe map. It is in an extremely derelict condition with up to 1m of wall height surviving and no roof or gables.

4. BUILDING RECORDING

Introduction

- 4.1. The former farm complex comprises eleven buildings, however, only three buildings (Fig. 2), comprising the bull pen, pig sty and stable and dairy block are to be altered or demolished and thus subject to the Level 2 survey. The remainder were photographed when considered necessary to show the bull pen, pig sty, and stable and dairy block within their wider context.

Bull Pen

- 4.2. The bull pen (Fig. 3; photographs 1-10, below) is a single-story, four-bay building, constructed of stone with a concrete rendered extension at the northern extent. It is located at the south-east corner of the Grade II Listed Mill Barn and is currently used as storage. The extension is to be removed and a new entrance of glass and timber construction built in its place. The remainder of the bull pen is to be converted into additional accommodation for the nursery.
- 4.3. The north elevation is of two ranges; the east is a stone gable with a central door and appears to have been repointed. The door has a segmental arch head and is lined by brick (Photograph 1). The edge of the gable has barge boards and the purlins are visible in the wall plain. At the western extent of the gable is a brick chimney. The second range to the west is formed of the concrete rendered extension. It has a door to the west and a two by four light window to the east (Photograph 2). The joint between the bull pen (i.e. the host building) is concealed by render which prevents an understanding of how the structures are joint.
- 4.4. The east elevation is of two ranges (Photograph 3). The north range is of the concrete rendered extension and has no features or evidence of previously having any. The southern range is of the bull pen and comprises three windows interspaced with a door. There is a fourth window at the junction between the extension and host building which has been blocked up concrete blocks and is partially overlaid by the extension. The windows and doors are all lined with brick and set at eaves height. The base of the southernmost window has been relined with concrete.
- 4.5. The south facing elevation of the bull pen is formed of a gable with a door in the centre (Photograph 4). The sides of the door are lined with brick, whereas it has a concrete lintel. This indicates that it has been the subject of alteration or repair at

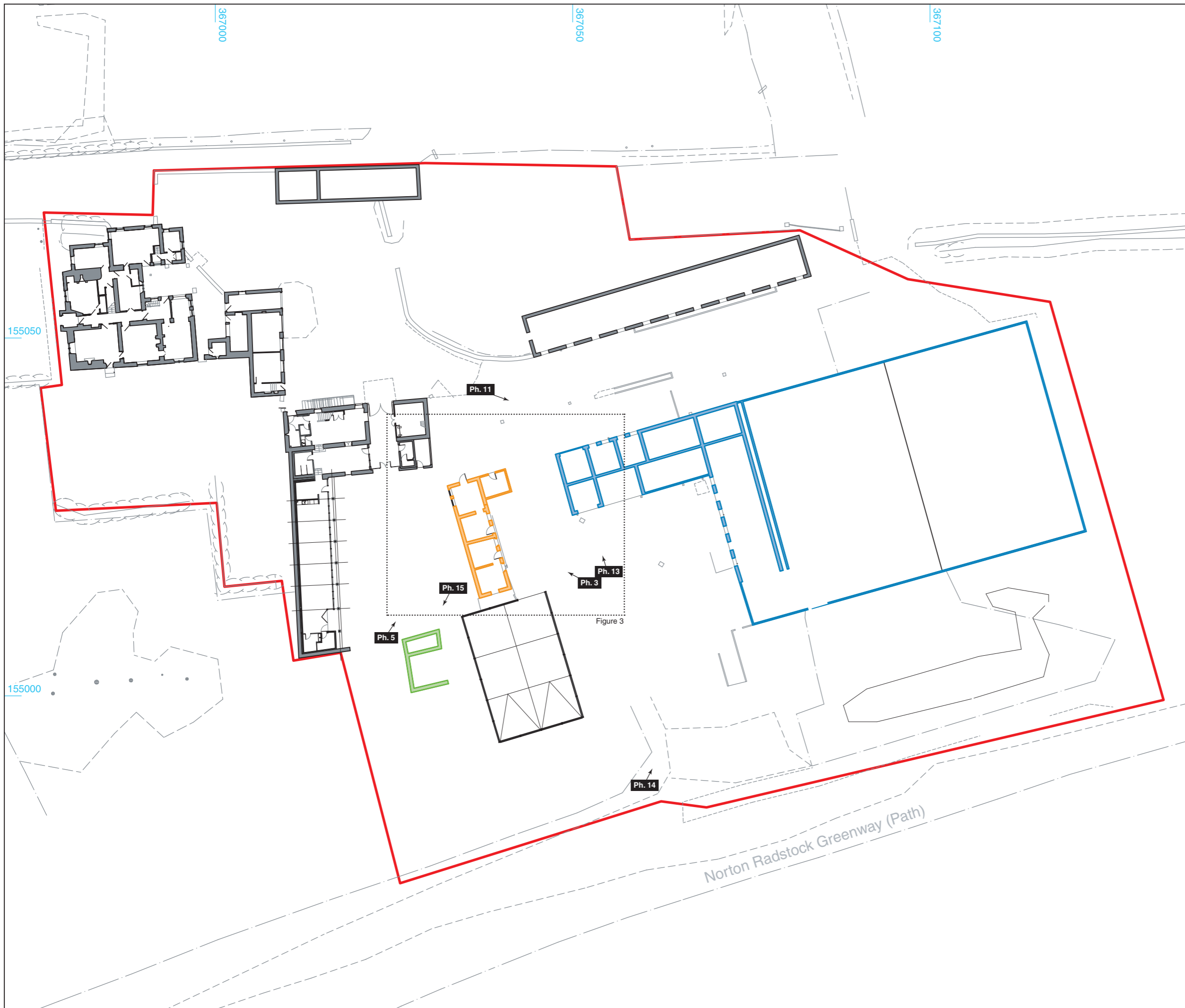
some instance. There is also a section of concrete render on the east of the door with a metal bar, which appears to relate to the metal grate over the door. In contrast to the north gable, there are no barge boards along the edge of the roof. The south elevation of the extension has no features.



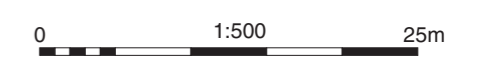
Photograph 1 Western range of north facing elevation of the bull pen



Photograph 2 Eastern range of north facing elevation of the bull pen



- Site boundary
- Bull pen
- Pig sty
- Stable and dairy block
- Ph. 1 Photograph location and direction



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Andover 01264 347630
Cirencester 01285 771022
Exeter 01392 573970
Milton Keynes 01908 564660
Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Freen Rangers Nursery, Welton Manor Farm, Midsomer Norton

FIGURE TITLE
 Detailed site plan

<small>DRAWN BY</small> RW	<small>PROJECT NO.</small> CR0041	<small>FIGURE NO.</small>
<small>CHECKED BY</small> AO	<small>DATE</small> 16/04/2019	2
<small>APPROVED BY</small> KD	<small>SCALE@A3</small> 1:500	



Photograph 3 East facing elevation of the bull pen and south facing elevation of the extension. The red arrow shows the blocked-in window and the blue arrow the concrete base of window



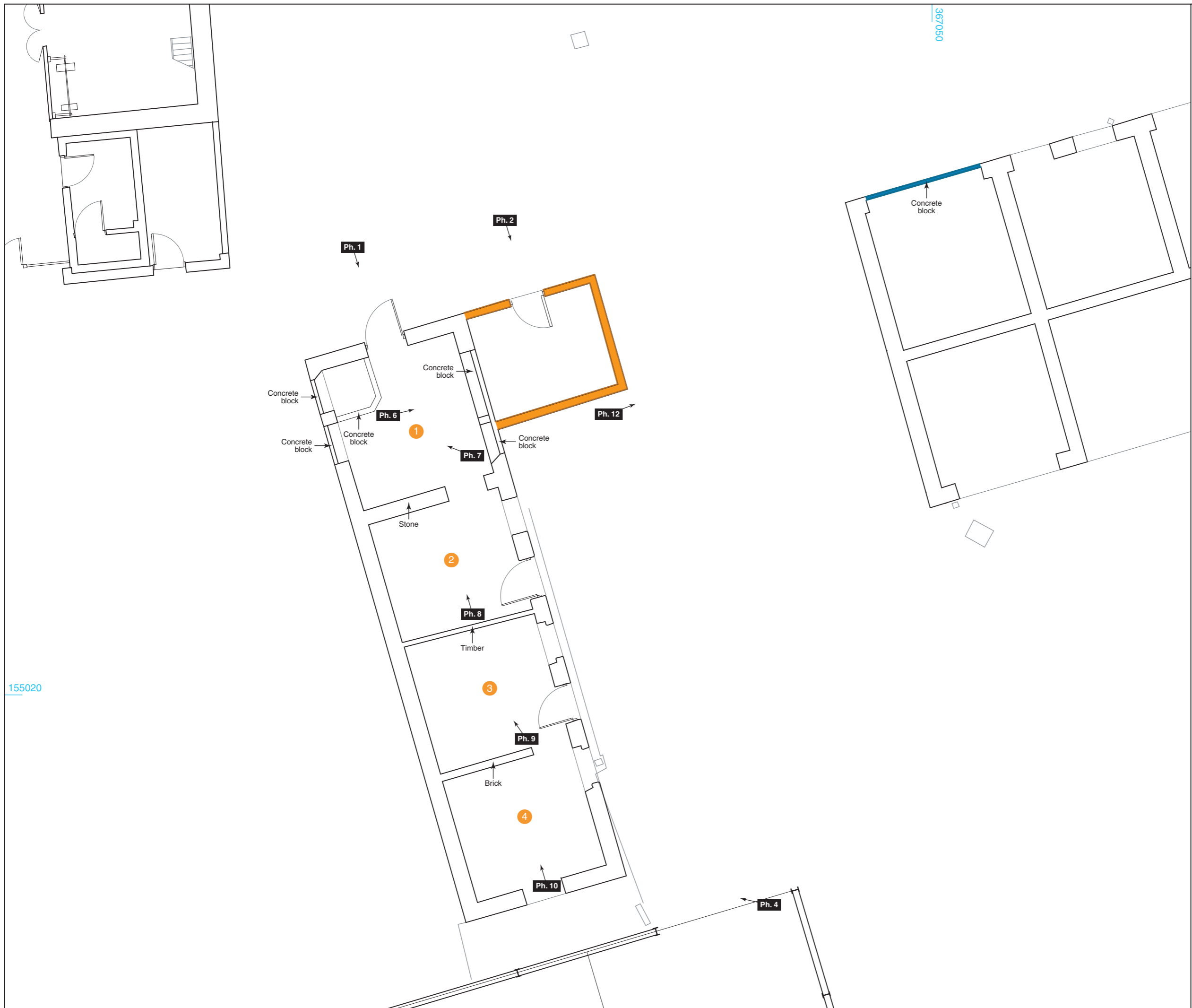
Photograph 4 South elevation of the bull pen

-
- 4.6. The west elevation is a single range, with a blocked-in door and window at the northern extent, both of which were originally lined with brick and set at eave height (Photograph 5).



Photograph 5 West elevation of the bull pen. Red arrow shows the blocked-in window and door

- 4.7. The interior of the bull pen comprises four rooms with the majority of the features relating to those on the exterior; for example, windows and doors. The additional features include a blocked-in door in the east wall of the room 1 (north), as noted on the west elevation (Photograph 6) and a concrete block sty in the north-west corner of the room (Photograph 7). Whilst the dividing wall between rooms 1 and 2 is of stone (Photograph 8), the wall between rooms 2 and 3 is timber (Photograph 9) and the wall between rooms 3 and 4 is of brick (Photograph 10). These walls retain no features which might relate to the buildings former use as a bull pen, for example feeders or tethering rings, except for a hatch in the brick wall between rooms 3 and 4.



- Site boundary
- Concrete blocks to be removed
- Extension to be demolished
- 1 Room number
- Ph. 1 Photograph location and direction



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Andover 01264 347630
Cirencester 01285 771022
Exeter 01392 573970
Milton Keynes 01908 564660
Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
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FIGURE TITLE
 Bull pen and west extent of stable and dairy block

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APPROVED BY	KD	SCALE@A3	1:100	



Photograph 6 Blocked-in door in east wall of room 1
Photograph 7 Concrete block sty in north-west corner of room 1



Photograph 8 Stone dividing wall between rooms 1 and 2



Photograph 9 Timber dividing wall between rooms 2 and 3



Photograph 10 Brick dividing wall between rooms 3 and 4 with hatch

- 4.8. The roof of the bull pen is pitched and constructed of common rafters with paired purlins, covered in tile. The extension roof is flat and the roof treatment was not visible at the time of the survey due to the height of the structure. The interior of the extension comprises a single room which could not be viewed during the Site visit.

subsequent photographs provided by the client following the clearance of the extension, confirms that there are no features.

Stable and dairy block

- 4.9. As the works for the stable and dairy are to be concentrated at the western extent of the building, this part has been the focus of the recording. The remainder of the building will be briefly discussed so as to place the features in context. The interior of the building was not accessible at the time of the visit, however, as there are to be no alterations to the interior, this was deemed acceptable. The stable and dairy is located east of the bull pen and consists a stone-built L-shaped building with an asymmetrical or 'saltbox' roof, covered with tiles. The eastern elevation of the building is obscured by a modern metal framed building, clad in timber siding with corrugated roof (Fig. 2; photograph 14).
- 4.10. The western extent of the north elevation is a stone construction, with the eastern extent obscured by concrete render (Photograph 11). The eastern extent may have formerly been open and later infilled, with a pattern of windows and doors replicating the pattern of alternating doors and windows within stone (west) part. The western most bay, which is to be subject to the alterations, comprises a blocked-in opening using concrete blocks with a door and windows framed in timber.



Photograph 11 North facing elevation of the stable and dairy block

-
- 4.11. The west elevation is a gable of stone construction with a metal plate in the centre, the nature of which is unknown and barge boards (Photograph 12). The elevation is a-symmetrical with the southern extent extended out, as a result, the south eaves are at a lower height.



Photograph 12 West elevation of the stable and dairy block. Red arrow shows metal plate

- 4.12. The south facing elevation is similar to the north in that the eastern extent has been the subject of later alterations with inserted concrete block walls. The western extent is of two large openings lined in brick and a small section of stone walling at the corner of the building (Photograph 13).
- 4.13. The north-south aligned section of the building is of stone construction and is the same design as the remainder of the buildings (Photograph 14).



Photograph 13 Western extent of the south facing elevation of the stable and dairy block



Photograph 14 West facing elevation of the stable and dairy block with modern timber clad structure behind, indicated by red arrow

Pig sty

- 4.14. The pig sty is constructed of semi coursed lias lime stone with modern concrete block for the upper sections of the walls. It has no roof and the walls are too

degraded to determine the former profile of the roof. The walls survive to a maximum height of 900mm.

- 4.15. Due to the structure being heavily overgrown with vegetation it was not possible to view it or record it at an appropriate level during the Site visit (Photograph 14). As such, a subsequent phase of recording will be undertaken following the clearance of the vegetation.



Photograph 14 General view of pig sty

5. CONCLUSION

- 5.1. Cotswold Archaeology was commissioned to undertake a Level 2 historic building recording of former farm buildings at Free Rangers Nursery, Welton Manor Farm, Midsomer Norton, prior to conversion into nursery buildings and partial demolition. The recording has been carried out as part of a condition for granted planning permission from Bath and North East Somerset Council.
- 5.2. The buildings recorded comprise a bull pen and combined stable and dairy, now used for general storage, and the remains of a pig sty not currently in use. All of the buildings are constructed of stone with brick detailing, and concrete block infilling which relates to later alterations, including the small extension on the northern extent of the bull pen. However, there is a lack of datable material to establish a chronology of the buildings beyond the map regression which provides all the buildings with a pre-1906 date. There are limited features which relate to the use of the buildings beyond windows and doors.
- 5.3. A subsequent phase of recording will be undertaken in relation to the pig sty following the clearance of vegetation.

6. REFERENCES

Bath and North East Somerset Council 2018 *Midsomer Norton and Welton: Conservation Area Character Appraisal and Management Plan*

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Cotswold Archaeology 2019 *Free Rangers Nursery, Welton Manor Farm, Midsomer Norton, Bath & North East Somerset: Written Scheme of Investigation for Historic Building Recording* Unpublished report

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Studio LIME 2016 *Heritage , Design and Access Statement: Free Rangers Nursery – Phase 2* Unpublished document ref: SL/AR/P16010/REP02

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Exeter Office

Unit 1, Clyst Units
Cofton Road
Marsh Barton
Exeter
EX2 8QW

t: 01392 573970

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

