

**MANOR FARM
QUEDGELEY
GLOUCESTERSHIRE**

HISTORIC BUILDING RECORDING

For

MASON CONSERVATION


CA PROJECT: 3073
CA REPORT: 10048

APRIL 2010

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SUMMARY

Site Name:	Manor Farm
Location:	Quedgeley, Gloucestershire
NGR:	SO 8157 1359
Type:	Historic Building Recording
Date:	17 March 2010
Planning Reference:	N/A
Location of Archive:	To be deposited with the Gloucester City Museum

A programme of building recording/appraisal was undertaken by Cotswold Archaeology at Manor Farm Barn prior to an application for Planning Permission and Listed Building Consent for works to convert the farm into a public house/restaurant and residence. This work was undertaken to inform these applications.

The complex consists of an acute angled L-plan structure in brick and masonry. It is evident that the range is made up of three elements, in three chronological stages. A fourth element is evident as fragments. The southern arm of the L (Building 1) is the oldest, the high masonry plinth being of medieval or early post-medieval date. The northern part of the long arm of the L (Building 3) is in brick and probably of late 18th or very early 19th century date. Linking the two elements is a barn of London stock brick (Building 2), probably of the middle third of the 19th century. The southern barn was originally timber framed above its plinth, but the current superstructure is of stock brick, with large lap boarded openings. This rebuild is essentially one with Building 2. The roof is covered with Cotswold, presumably Stonesfield, stone "slates" and contains significant elements of re-used structural timbers. The build in general contains a high proportion of recycled structural timber. The other two buildings are covered with double roman tiles, clearly of one building phase. The roof structures use traditional vernacular construction techniques, ultimately derived from medieval tradition, and use no iron work or even nails. The buildings have been refurbished and modernised in the 20th century, and some single storey additions are probably of this date. Two wall stubs were seen running at right angles from the north-east corner and north wall of Building 1. They represent a narrow masonry structure (Building 4) butting the north face of the building, largely destroyed by the construction of Building 2. This structure appears to be not much later than the first phase of Building 1.

1. INTRODUCTION

- 1.1 In March 2010 Cotswold Archaeology (CA) carried out a photographic record and building analysis within Level 3 of the English Heritage specification for building recording (English Heritage 2006) for Mason Conservation at Manor Farm, Quedgeley, Gloucestershire. The main house of Manor Farm, within the moat, was not part of the analysis, but work was aimed at an L-shaped range of farm buildings on the west side, probably outside the moat (whose western arm has been filled in), centred on NGR: SO 8157 1359 (Fig. 1).
- 1.2 This work was undertaken to inform an application for Planning Permission and Listed Building Consent for the works. The objective of the work was to inform consideration of any proposals for alteration, demolition or extension to the historic fabric.
- 1.3 The work was carried out in accordance with a *Written Scheme of Investigation* (CA 2010), compiled to fulfil the requirements of a *Brief for Archaeological Historic Environment Building Appraisal* (Gloucester City Council 2010), which was submitted to and approved in advance of the works by Jonathan Smith, Historic Environment Manager, Gloucester City Council. The work followed the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 2008), the *Management of Archaeological Projects* (English Heritage 1991), *Understanding Historic Buildings; A guide to good recording practice* (English Heritage 2006), *Management of Research Projects in the Historic Environment (MORPHE): Project Manager's Guide* (EH 2006) and the *Standards for Archaeological Fieldwork in the East of England* (ALGAO).

The site

- 1.4 The site lies on the valley floor of the River Severn, 2.1km south-west of the river itself and just below the 25m contour (Fig. 1). This places it on a low river terrace of Cheltenham sand and gravel over the Blue Lias and Charmouth Mudstone of the Severn Vale (BGS 2008). The landscape is level and was presumably largely pastoral in the immediate past. It is now rapidly being built up with houses and light industry.

Background

- 1.5 The barn, which is mostly of brick and timber construction, with some masonry elements, lies within the curtilage of the Grade II Listed Manor Farm. The farmhouse is late 15th century in date but there are references to occupation on the site from the 12th century and the site is Scheduled under the 1979 Ancient Monuments and Archaeological Areas Act, including the remains of a moat surrounding the farm. The barn lies outside the moat and the Scheduled area.

Methodology

- 1.7 The record of the historic buildings was carried out within Level 3, as described in *Understanding Historic Buildings* (English Heritage 2006). The record comprised three elements; photographic survey, annotations of the measured survey of the barn ground plan, elevations and cross sections, prepared by surveyors Bucknall Austin, and written notes. Fieldwork was carried out on 17 March 2009.
- 1.8 The buildings were photographed in 35mm black and white and in digital format. These films and copies of the digital images on CD are in the site archive, as are the associated lists and indexes. Site plans and elevations provided by the client provided the basis for annotations and records of what was seen. Notes which formed the basis of the written record were completed during the fieldwork. No further documentary or historical research was carried out as part of the recording exercise. Consequently, the dating and phasing suggested in the following report are based on structural and stylistic analysis.
- 1.9 The rooms in the complex were given numbers by the client and as far as possible these have been used in the descriptions. However, the elements of the barn have been named Building 1, 2 (and 2a), 3 and 4 (Figs 2-4).
- 1.10 The site archive will be deposited with Gloucester City Museum.

2. DESCRIPTION

Building 1 (Fig. 5)

- 2.1 This is the southern arm of the L, and is a rectangle 18.48m by 7.47m (60' 7½" x 24' 6"), labelled as Room 6. The lower part of the walls are built of coursed blocks of

roughly finished lias and oolite limestone (Fig. 6). The upper parts of the stone walls contain very little oolite and are more consistently of lias limestone (Figs 6, 10 and 11). The quoins are built of large oolite ashlar blocks from 0.30m to 0.50m thick. The walls are topped at about 2m (slightly less to the north as the ground rises) by oolite ashlar chamfered plinth blocks c.0.25m thick, and vary from 0.60m thick (1' 11½") to 0.46m (1' 6") on the south-western side north-west of the porch. The centre of each long side is broken by an entrance marked by large oolite quoins. On the north side these are contained within the width of the wall (Fig 7), but at the south they project raggedly as if a porch flanking wall has been removed (Fig 8). Under the ends of the brick porch on the south (described below), in line with these projections, is on each side a squared block of oolite currently serving as the base for the end of the brick porch wall (Fig. 9). Internal stone responds the full height of the plinth divide the remainder of the side walls into two equal parts at the south end and three at the north (Figs 3 and 10). On the north-west gable end are three ventilation slots, clearly original to the stone plinth, but there are none on the north (Fig. 6). A wing wall, integral with south-eastern gable end continues its line to the south-west. This steps up 0.36m and end in massive quoins. It has no return to the north-west (Figs 3, 5 and 11).

- 2.2 Above the plinth the barn is constructed in stock bricks ranging from yellow to orangey-red (Figs 6 and 11). The bricks are typically 9¼" by 2¾" by 4¼" (there is some variation from 9" to 8½") set in a hard pale ochre lime mortar with cinder and lime specks. In the south-east gable end are some thin, evenly-fired, soft, red bricks which have clearly been reused from another structure (Fig. 12). They are 9" by 2" by 4½". These are interspersed with the stock brick just above the plinth and below the windows, but immediately above the plinth at the south end are three courses dwindling to one. They are the same size as the other thin bricks but are set in a hard pinky-grey mortar as if they are the survivors of an earlier brick phase *in situ*. Similar bricks are seen in two levelling courses under the timber in the south-eastern wall of the south porch. These older bricks and, oddly, the area of wall reusing them below the windows are in Flemish bond. The rest of the brick structure is in English bond.
- 2.3 The brick structure is effectively a set of piers on the plinth, framing large openings that go right up to the eaves. The openings are currently closed with clap boarding as are the gables (Figs 5, 6, 11). The porch on the south side is of the same build using the stone blocks and jambs of the plinth in its base (Fig. 8). It has timber wall

beams set in its sides at about 1.7m high. Below the beams the brick work is in Flemish bond but above is in English bond. The north porch is a later addition (but within this general phase), using a reddish brick 9" by 3" by 4" in English bond. Along the south-west wall either side of the porch are two lean-to timber structures (Figs 3 and 5). These were inaccessible.

- 2.4 The floor of the barn could not in general be seen because of the material and hay still in the building. However, the floor between the doors was of large flat slabs of Old Red Sandstone. In the south porch, the floor was of very large slabs of Grey Lias (up to 2.2m by 0.88m) and, probably, Pennant sandstone, but was, again, much obscured. It sloped down towards the exterior, dropping by 0.25m. At its lower end was a set of lias and sandstone blocks which had been much disturbed by the removal of the stone sett surface to the south (GCC 2009), but that was evidently a kerb to the ramp.
- 2.5 The internal first floor was completely modern, having been inserted in the second half of the 20th century (Fig. 13). It was inaccessible for safety reasons but was anyway much obscured by four large feed vats, which also made inspection of the upper walls impossible. It was at a level above the cills of the large openings, which had been partly filled with timber structures to support the beam ends (Fig. 10). No sign of an earlier first floor was visible, as far as could be seen.
- 2.6 The roof of the barn was of the same style and design as the other barns, a simple collar and tie beam principal truss design with small queen struts (Fig. 13). The purlins were shallowly trenched and overlapped. The joints were all mortised and pegged. The tie beams had plain run out chamfers on the undersides (as did the beams in Building 3, see below). Despite this detail much of the timber was wany. The trusses were carried on double wall plates at the wall top. These were rather small but were carried over the doorways by large timbers (Fig. 13). These were re-used and showed irregular, large chamfered mortises as if for wall muntins. This detail was also evident in timber reused as cills in the large wall openings. The rafters supported a roof of Stonesfield "slates".
- 2.7 Other re-used timbers were noted. Two in particular were of some interest. The first truss south-east of the south porch contained a principal made of a cut down tie beam. This had been shortened and reduced in scantling, but still showed pegged mortises for large braces at each end. The tie beam over the south porch inner end,

just south of the spanning wall plate, seemed to be a cut-down arch-braced collar with long, pegged mortises, again with its scantling somewhat reduced.

Building 4 (Fig. 3)

2.8 This was merely a fragment of a building, stubs of its east and west walls visible in the space between Building 1 and Building 2. Each had clearly been built against the north wall of Building 1. The southern wall was the best preserved at full height and a maximum of 0.75m long. It was similar in style to the stone plinth of Building 1. The chamfered course at the top was slightly bigger in scale and there were no quoins (Fig. 14). In fact there were no quoins in the upper part of the corner of Building 1 where this wall abutted it, but there is some indication here that they had been removed before the addition was made, probably in relation to removing the chamfered corner block of the plinth top. The west wall was barely 0.15 metres long, but was quite clear under the abutment of Building 2 to Building 1 (Fig. 15). The building was quite narrow at 3.4m externally and only 2.3m internally. Unlike building 2, Building 4 was at right angles to Building 1.

2.9 Access to this part of the interior of Building 1 was very limited, but it seems that the doorway from here into Building 2 may have been in existence when Building 4 still stood, although it was heavily modified when Building 2 was built. This is based on the existence of possible jamb stones in the north side of the opening in Building 1 fabric. However, these also form the north-eastern internal respond of the stone plinth (Fig. 16).

Building 3 (Fig. 17)

2.10 This is the section of farm building at the north end of the range, described here as it is the next in structural sequence. It is not a barn but an animal house, its most recent form, a cattle byre or milking parlour. It is a simple rectangle in plan, 19.54m by 6.29m (62' 11" by 20' 7½") with three rooms downstairs (Room 1 to 3 north to south) and two up (Rooms 7 and 8, Fig. 3). It is built of a brick that is of London stock type but generally reddish orange and slop-moulded in wooden moulds (shown by the warped shapes in drying) and 9" by 2¾" by 4". The bricks were laid in a slightly disorganised English bond in a firm pale ochre mortar with larger lime flecks than in Building 1 and some cinder grit. The north gable incorporates a dove cot with stone ledges under the nest holes for landing (Fig. 18) and the gable is internally thickened to allow space for the birds.

- 2.11 The building is essentially of one build, but various changes and alterations can be seen. The internal first floor joists and boards are a 20th century replacement. They rest on beams that appear to be original to the building (Fig. 19). They are plain rectangular section, with a small chamfer with a run-out stop on each lower arris. The original mortises for the joists are not used by the present joists but can be seen to line up with pockets in the end walls. The joints are stepped cogs, i.e. very simple.
- 2.12 Four long and shallow openings in the east wall of Room 1 are cut across by the floor and would also have been by the original floor (Fig. 20). However, they are insertions into the original east wall to do with servicing the lean-to shelters (now loose boxes) along the eastern flank (see below and Fig. 26). They would have allowed the overhead delivery of feed from the hay loft into these flanking rooms, and cut-outs in the floor would have provided the space for the chute. There is no evidence of a cut-out in the present floor which must post-date the closing of these openings. In the central room (2) a similar, single opening is below the level of the floor. The doorframes in the openings between these rooms have run-out chamfers on the jambs. These are badly worn but seem to run out top and bottom. The actual doors seem to be mostly late 19th or 20th century in style.
- 2.13 The present floor is probably contemporary with the insertion of metal Crittall-type window frames in the ground floor openings, and drains to the south. The windows are largely in original form otherwise, with large wooden lintels internally and external brick segmental arched heads. The second window from the north on the west face, however, has been converted from a door which was originally similar to the other two in this wall (Figs 17 and 19). Two doors here probably imply that the first use of Room 1 was as a stable, perhaps for two working horses. That Room 2 was also a stable is perhaps indicated by its size, separate door and separate hayloft over it. Room 3 at the south end seems only to have been reached via this second stable in its first form, as the two doors in its south and east walls are secondary insertions. If the other rooms were indeed stables, Room 3 would be a tack room. Although an insertion, the doorway to the east is closed with a ledger door with very wide boards, and a hand-smithed lock plate. This is an early door, reset, very probably of 18th-century (or earlier) date (Fig. 21).
- 2.14 The upper floor is reached by two loading doors in the west elevation and a third in the east in the centre of Room 8. Another eastern door in Room 7 is blocked in. These last are, like all the openings on this wall, covered in by the lean-to described below. The actual doors are probably of 20th-century construction as are most of

those downstairs. The roof is a standard tie beam and collar truss design with small queen struts (Figs 20 and 22). The purlins are deeply trenched and overlapped and all joints are neatly mortised and pegged. Timbers are machine sawn but many. Many of the common rafters still have bark on. The timber is probably oak. The trusses rest on short baulks of timber on the wall tops nailed back to the thinner wall plates which take only the common rafters.

- 2.15 The middle truss in Room 8 is unusual, in that it is a queen post truss (the queen posts are reused wall posts with mortises for a mid rail) and the panels are infilled in brick. Above the collar, the panel is filled with wide lapped planks. There is no sign of a wall below the tie beam either in timber or brick on beam or wall. The other trusses are equally bare of any indications of infill. The truss is close to but not over the cross wall between Rooms 1 and 2 downstairs. The bricks are similar overall to the rest of the building and set in lime mortar (Fig. 23).
- 2.16 Room 1 is currently set up as a byre, with remains of stalls along the east wall. Rendered walls and drains in the floor at the west end of the stalls are standard features (Fig. 19). Room 2 may be a feed preparation space and Room 3 a sort of work room. Room 3 however, has ventilation slits in the south gable end, suggesting earlier use as a grain store.
- 2.17 Along the north and east sides of Building 3 is a range of lean-to timber stalls with a corrugated metal roof. These are of relatively recent construction and seem to have functioned as loose boxes (Fig. 26). However, they incorporate some fragments of an earlier building of similar plan. This is indicated by a set of stone post-bases. These have an iron spigot to locate a wooden post. Five of these (at least) survive along the east side and two on the north (Fig. 24). Some of the wooden posts also survive, incorporated in the more recent rebuild. This original range appears to have its south wall still standing in timber (Fig. 25), meaning that the inserted door in Room 3 (with the old ledger re-used in it) would have opened alongside this range, not into it. It now opens into Room 5. The roof was probably the same shape and size as the current one, as there is no sign of a roof line internally. This range was only partly accessible, and the northern end not at all. A photo was taken of the east wall of Building 3 as seen in the northernmost of these boxes, showing that the loading slots are insertions and the blocking of earlier windows similar to those in the west elevation (Fig. 26)

Building 2 (Fig. 3)

- 2.18 Building 2 is a barn built against the south end of Building 3 and the western corner of Building 1 (Room number 4). It is a rectangle 13.85m by 6.29m (45' 5" x 20' 7½" – Fig. 3). The eastern wall has been taken out, and arcade of posts set in to hold up the roof (Fig. 20), and a lean-to added (Building 2a or Room 4a – Fig. 3). This barn is the same height and style as Building 3, but its bricks are generally more consistently yellow stock brick. They are the same size but are laid in thicker joints so the courses do not run in line (Fig. 27).
- 2.19 It was clearly built as a store barn as it has four surviving diamond-shaped ventilation grills, and a huge loading door, now blocked in (Figs 11, 17 and 27). The upper loading door in the west elevation is an oddity as there is no sign of there ever having been an upper floor in the barn. It appears to be an insertion and there may have been a temporary floor that has left no trace. The ground floor was not visible due to a thick layer of hay. The main door has been partly blocked in two phases leaving a tall door on the north. The south wall (Figs 11 and 28) butted the western corner of Building 1 and a door into it (which it has been suggested above was on the site of an earlier door) constructed. Another door to the outside through this wall was also part of the original design of Building 2 (Fig. 28). The roof is of exactly similar design to the other roofs described (Figs 20, 28 and 29).
- 2.20 The removal of the east wall and the addition of the lean-to required the insertion of posts to support an inserted wall or arcade plate which was also braced (Figs 20 and 29). The posts were set on short lengths of the original east wall acting as post pads (Fig. 30). The post opposite the door is on a stone block. This suggests that there was no wall here to use, and so perhaps a door opposite the existing one may be postulated. A new large door into the south end of the lean-to was probably the reason for blocking the smaller one next to it in the same red brick as the addition (Figs 17 and 31), and probably for the first phase blocking of the main door in red brick.
- 2.21 The south-east wall of the rebuilt Building 1 butts against the south gable end of Building 2 and this suggests that the tidying up of the awkward junction here took place after the completion of Building 2 (Fig. 11). Essentially the gable end of Building 1 was extended (probably immediately the Building 2 wall was erected) to meet the gable end of Building 2 (incorporating a fragment of Building 4) and the difficult re-entrant angle filled-in (Fig. 3), and the roof here was also slightly re-jigged to fit.

Other structures

- 2.22 A modern in-fill shed of timber on a brick and concrete base (Room 5) was constructed between the lean-tos on the east side of Buildings 2 and 3. It is probably of 20th-century date. It shares the roof covering of Building 2a and was clearly last roofed with it, in double romans at the same time as Buildings 2 and 3.
- 2.23 Two rough timber and corrugated metal lean-tos were also added to the north side of Building 1, either side of the porch. The northern one was longer than the porch and there were scars of a smaller one on the west face of Building 2. The one on the west of the porch contained a brick boiler base and chimney (Fig. 33). This was probably an installation for preparing animal feed. It had gone out of use before the present (collapsed) iron roof was put on, as the chimney was truncated and covered by it. It may have been part of a more substantial structure originally as there appeared to be a brick skin built integrally with the oven against the porch wall (access was limited for safety reasons).

3. DISCUSSION

- 3.1 The farmyard buildings have obviously grown up over time. The southern arm of the L is the oldest, its stone plinth being probably of late medieval date. Apart from general character, the plinth is identical in materials and appearance to the plinth under the oldest part of the Manor House, itself of 15th or early 16th century date (Fig. 34). That it was a store for cereal is indicated by ventilation slits, the stone threshing floor and the opposing doorways. There is some indication of either a rebuild of the plinth wall or a change in the source of materials during building. A glance at Figs 6, 10 and 11 shows that the upper and lower parts of the wall are of different character, the upper metre or so being of a much more homogeneous material, with little oolite and of a more regular size
- 3.2 The timber recycled in the walls of this barn and in the lintels of Building 2 suggests the plinth supported timber walls of vertical planks or muntins set in heavy horizontal beams (implying heavy wall posts). The re-used timbers in the rebuilt roof of this barn include a tie beam and a collar. The tie beam in its truncated state was approximately 4.8m long and the mortises for the braces are truncated at each end. The peg holes are now only semicircles on the edge of the beam, showing it had been reduced in scantling as well, but it is still somewhat larger than the other principal rafters. If it was from this barn then it would need to have been originally

about 6.7-6.9 metres long, meaning that about one metre has been taken off each end. The brace mortises are rather close to the end and may therefore suggest arch-type braces. The collar over the south porch (now the tie beam to the first truss) is slightly cranked and again the peg holes (four visible at each end) have been cut across in reducing the scantling. In length it is about 3.93m. The mortises are long and suggest arch bracing. One possible explanation for these timbers is that the tie beam represents a tie-beam truss either side of the threshing floor and the collar represents a collar-and-arch-braced raised cruck or post-and-beam arch-braced collared truss, raised on the internal responds in the east and west walls.

- 3.3 The stone plinth shows clearly that there were two opposed entrances, marked with stone quoins. On the north the quoins show no evidence of side walls for a porch, indeed it is quite clear there were none (Fig. 7). This does not mean that there may not have been a timber porch. On the south the quoins showed that the plinth had originally incorporated masonry side walls, and that these had been partly demolished for the construction of the present brick ones (Fig. 8). At the base of the southern ends of the present side walls, the two large oolite blocks forming the foundations seem to be the remains of the ends of the original stone porch walls (Fig. 9). As with the rest of the building of this period, the upper porch walls would have been of timber.
- 3.4 The south-eastern gable end is extended by a short wing wall integral with the first build. The space between it and the porch is now filled in with a high, modern lean-to of timber, but the wall and the strong likelihood of an original porch shows that there was probably a roofed space here in the first phase of Building 1, probably an animal shed of some kind.
- 3.5 Whereas the lias blocks are local, it is an interesting question as to where such large blocks of oolite would have been obtained. Those in the walling are large, but the quoins are very big indeed. The suspicion must be that they were recycled from another building. Llanthony Priory, who owned the property before the Dissolution, may have had access to Roman buildings in or around Gloucester, but it seems unlikely that there was much around of such quality in the 15th or 16th century. Of course, if the barn is post-dissolution, then the stone could have come from any local monastic establishment. However, the cranked collar and the possibility of a raised cruck roof, would support a late medieval date, and the working, such as it is (the stones are rather eroded) is not very distinctive of any specific period, being a mix of pecking, narrow chiselling and fine striations, perhaps from a punch or comb.

- 3.6 The stub of Building 4 suggests a relatively narrow building added to the north side of the barn (Figs 14 and 15). It perhaps was an animal byre. Both buildings are set at a different alignment from the other barns/byres, but are more or less aligned with the main house. The exact line of the moat on the east side is unclear but it appears that the barns are to its east and line up with its southern arm, and probably extended along the eastern side of the eastern arm. The lack of any subsidence in the barn makes it unlikely that it was built over an in-filled arm. Presumably the farm buildings were beyond the polite enclosure of the moat but still, as an expression of wealth, given a certain formal expression by the geometrical relationship to the house and moat.
- 3.7 The pitched stone setts forming the farmyard surface in the crook of the L-plan are aligned with Building 1 and noticeably not with the other buildings, although they obviously functioned with the latter up to recent times. They are still visible within the angle of the buildings but were recorded as extending about 25m to the west by GCCAS (GCC 2009 Area D). It is not clear from these records whether or not the setts post-dated the infilling of the eastern moat arm, but at least seem to have continued up to its edge. A wall at the north end of the excavated setts lined the south side of the track that crosses the supposed line of the moat and may represent a bridge position (*ibid*). A similar wall base was noted a little to the north during the site visit, but not further investigated. It seems likely that this farmyard paving predates Buildings 2 and 3, but is very probably post-medieval (and presumably much repaired). The paving was also recorded by GCCAS as Area C south of Building 1 and contiguous with the paved entrance ramp in the south porch. Building 1 was some 0.5m above this surface, suggesting a continuing concern for drainage and damp avoidance.
- 3.8 It seems likely that the medieval farm buildings continued in use until, or even after the construction of Building 3. This is difficult to date closely, but is probably around 1800. The character of the bricks suggest this and the size might suggest a pre-brick tax date but this is not conclusive. Brunskill claims that English bond is only reintroduced in the 1830s or so, under the influence of the Gothic Revival, and there is not much that says this barn has to be much earlier (Brunskill 1990, 00). However, the roof is of traditional design, and shows no sign of nails or ironwork, nor the introduction of king posts (which start to appear in the late 18th century and become more common in the 19th) but is not really any different from that in Building 2. The traditional dove cot with its stone ledges looks older than the 19th

century but again does not give a precise date. The run-out chamfered beams look 17th century but, unless from a building of precisely the same dimensions as this one, do not appear to be re-used. They may again point to a Gothic revival influence or it may just be a vernacular survival, as are then the similar chamfers on the internal door jambs. The argument against re-use is reinforced by the alignment of the joist pockets in the walls with the mortises in the beams. It is tempting to associate the construction of this building with the reconstruction of the south wing of the house in 1811, but there is no other evidence for this.

- 3.9 The internal ground floor walls are original. The ventilation slits in the south wall suggest feed storage in this end of the building, and the rest of the ground floor is thought to have been a set of stables originally. It was most recently a cow byre.
- 3.10 Building 2 is clearly an addition to the south end of Building 3 and was most probably the occasion for the demolition of Building 4. Stylistically, it is very little different from Building 3, although it has been noted that the bricks are basically London stock bricks. If this is so (and they may be a more local copy), then they can only have been imported after the canals were opened. The Thames and Severn completed the link to the south-east in 1789 but it is probably not until the Kennet and Avon and Gloucester and Sharpness route became available in 1827 that the navigation difficulties in the Thames above Oxford could be avoided and heavy, bulky loads easily moved. This line of argument would imply that the barn post-dates 1827.
- 3.11 However, as it was built as a cereal or hay storage barn, and this was added to the capacity of the rebuilt Building 1, it may well be that it reflects the period of high grain prices in the 1820s to 50s, and the “high farming” of the decades up to the depression of the 1870s. In general the design is acceptable for the early to mid 19th century, but exhibits (in its roof structure) very conservative aspects.
- 3.12 There is little evidence for new farming techniques or mechanisation. Large through-doors, indicating hand-threshing, were kept in the rebuilding of Building 1 and perhaps in Building 3, although this seems unlikely at a date after about 1830 (the floor behind the door was unavailable for inspection in the latter building). No engine houses or other evidence for “gins” was noted. The blocking of the large door in the west wall of Building 2 indicates the end of large hay waggons unloading and this shows changes in farming practice, probably in the later 19th or early 20th century.

- 3.13 Later changes indicate abandonment of stables for working horses and conversion to cattle and dairy farming. This has been indicated in Building 3 and may be the function of the lean-to added to its east side. Torching in the roof in Building 2a (straw insulation like thatching added to the underside of the tiles) is probably evidence for stalling fat stock and the oven or boiler added to the north side of the south barn is perhaps evidence for feed preparation. A late 19th-century date seems likely for these changes.
- 3.14 In the later 20th century the buildings seem to have been used as stables for riding horses and store for feed and hay. The lean-tos around Building 3 were all rebuilt as loose boxes.

4. CONCLUSION

- 4.1 The farm building east of the moat have their origins in the later middle ages and the earliest elements are clearly aligned on the house and moat and share construction characteristics with the former. The buildings were replaced with a new range at a different angle, the reasons for which are unclear. A late 18th-century date is possible but there are reasons for thinking that the first element of the range was built in the early part of the 19th century, and the second a few decades later. It may be that the prosperity of the second third of the century was the impetus for the later changes, which included the provision of a much increased cereal storage capacity. Changes in the economics and technology of farming in the later 19th century led to further changes, perhaps in the direction of increased beef or dairy farming.
- 4.2 The bricks in Building 2 are visually identical to London stock bricks and the possibility of import has been considered. This nonetheless, seems less likely than local manufacture copying stock bricks, perhaps a natural development from the stock-like bricks in Building 3.
- 4.3 Later 20th century use was as stables for riding horses.
- 4.4 Two other buildings were part of the farmyard complex west of the moat line. One, aligned east-west and of two floors was broadly similar to Building 3 and probably of the same date. The stables further west again were probably late 19th or early 20th-century sheds, converted to stables during the currency of concrete block work walls. Neither of these buildings were investigated nor recorded.

5. CA PROJECT TEAM

- 5.1 Fieldwork was undertaken by Peter Davenport who also wrote this report. The illustrations were prepared by Lorna Gray. The archive has been compiled by Peter Davenport, and prepared for deposition by Jonathan Hart. The project was managed for CA by Mark Collard.

6. REFERENCES

Brunskill, R. W. 1990 *Brick Building in Britain* (Gollancz, London)

CA (Cotswold Archaeology) 2010 *Manor Farm, Quedgeley, Gloucestershire: Written Scheme of Investigation for Standing Building Recording*

English Heritage 2006 *Historic Buildings: A guide to good recording practice* (English Heritage, Swindon)

GCC (Gloucestershire County Council) 2009 *An Archaeological Watching Brief During contaminated land remediation at Manor Farm, Quedgeley, Gloucester Gloucestershire*. Gloucestershire County Council Archaeology Service Typescript Planning Report

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Appendix 1

The DCMS Listing description

Location: MANOR FARMHOUSE, 257 259 BRISTOL ROAD (east side)

QUEDGELEY, GLOUCESTER, GLOUCESTERSHIRE

Photographer: Mr Jack Farley FRPS

Date Photographed: 09 September 1999

Date listed: 30 September 1985

Date of last amendment: 30 September 1985

Grade II


SO 81 SW QUEDGELEYBRISTOL ROAD (east side) 5/156Nos 257 & 259 (Manor Farmhouse)

SO 81 SW QUEDGELEY BRISTOL ROAD (east side) 5/156 Nos 257 & 259 (Manor Farmhouse) II
Formerly large detached manor house; now 2 houses. Probably late C15; C16 north wing; south wing c1811. Timber framed; brick; all roughcast; brick chimneys; clay plain tile roof. H-plan; 2-storey with cellar and attic; single-storey additions to north. West side: 2 gables to left, recessed linking range to centre, gable to right; large gable to left has outshut to left; 4 scattered casements to gable with small upper floor casement to left in outshut; timber louvred attic vent in gable; lias plinth; smaller gabled projection to right with upper floor casement and attic vent, possibly former entrance porch. Range in centre said to be close studded; single casement fenestration; masonry projection to right with clay tile coping; ridge-mounted brick chimney. C19 gable end of south wing to right with roof brought down to 2-storey outshut to left; 6-panel door with pedimented porch to outshut; sash above with stepped voussoir lintel; projecting brick chimney to right. South elevation: rendered in imitation ashlar with moulded cornice to parapet and blocking course; 3-window 12-pane sash fenestration. East side: gable ends to north and south wings to right and left; C19 gable to left rendered with ridge-mounted brick chimney; cellar doorway with cambered stone arch. Central range has single casement fenestration; 6-panel fielded door to left with fanlight over in moulded timber architraves. Brick gable end to north wing is rebuilding after fire: single ground floor casement with 2 to upper floor, all with cambered brick arches. C18 timber framed 2- storey service addition to right with brick infill; opening through to service courtyard. North wing said to contain moulded beams to ground floor ceiling; carved timber posts in upper floor room with later coved ceiling; and blocked cambered arched external upper floor doorway. C16 close studded south gable end of central range visible in attic. Early C19 marble fireplace in south wing. Large part of moat survives to west. Before the Dissolution the manor house was a possession of Llanthony Priory, the Prior being recorded as having held court here in 1524, possibly in the north wing. (K.Morgan, 'Quedgeley' in V.C.H. Glos. x, 1972, pp.215-224; D. Verey, Gloucestershire: The Vale and the Forest of Dean, 1976.)

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Due to open
 Early 2007



 COTSWOLD ARCHAEOLOGY			
PROJECT TITLE Manor Farm, Quedgeley Gloucestershire			
FIGURE TITLE Site location plan			
DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:25,000@A4	3073	1



 recorded building



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Manor Farm, Quedgeley
Gloucestershire

FIGURE TITLE

**The site, showing location of
buildings**

DRAWN BY

LG

SCALE

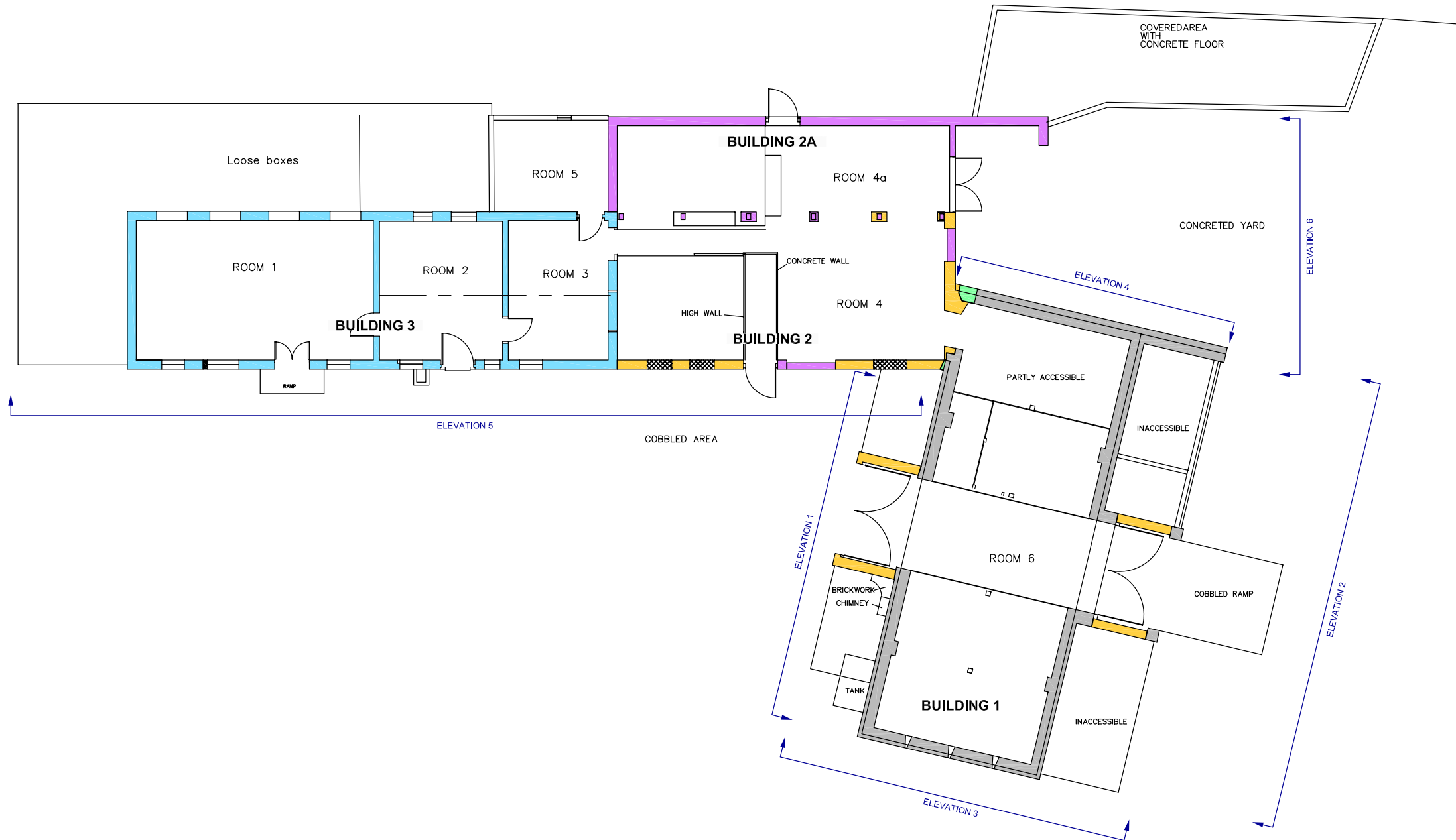
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PROJECT NO.

3073

FIGURE NO.

2



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

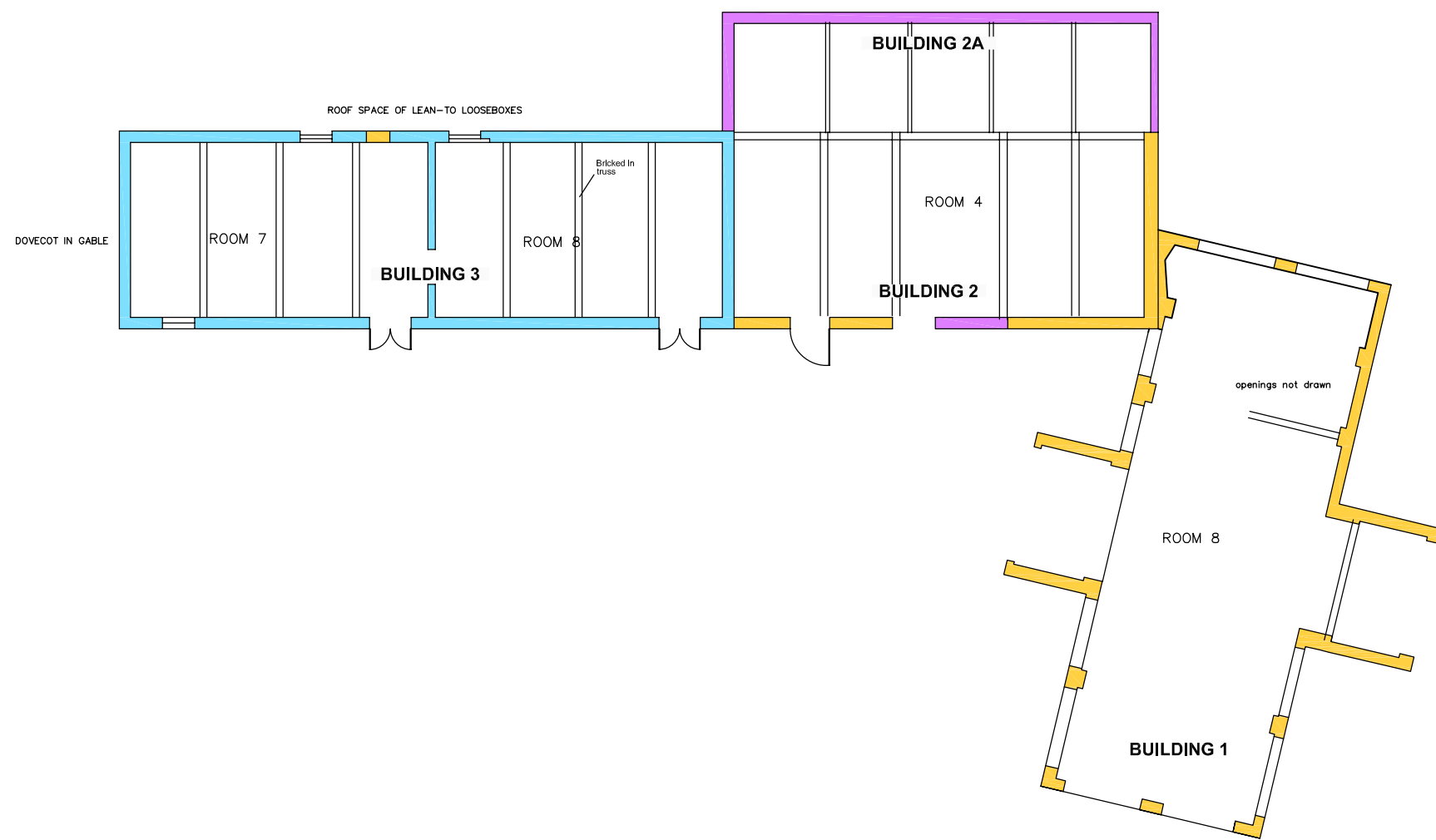
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PROJECT TITLE
 Manor Farm, Quedgeley
 Gloucestershire

FIGURE TITLE
Ground floor phased plan

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
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- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

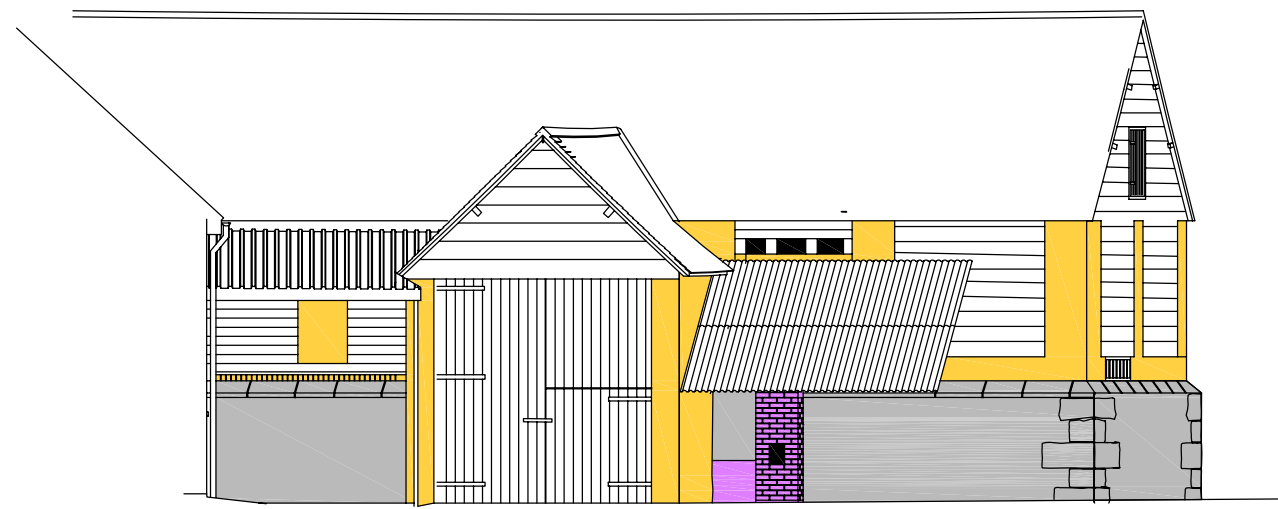
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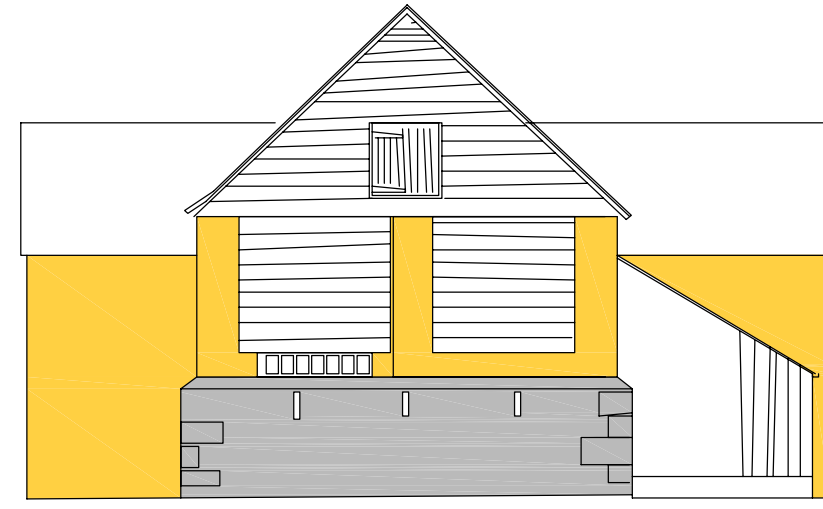
PROJECT TITLE
 Manor Farm, Quedgeley
 Gloucestershire

FIGURE TITLE
First floor phased plan

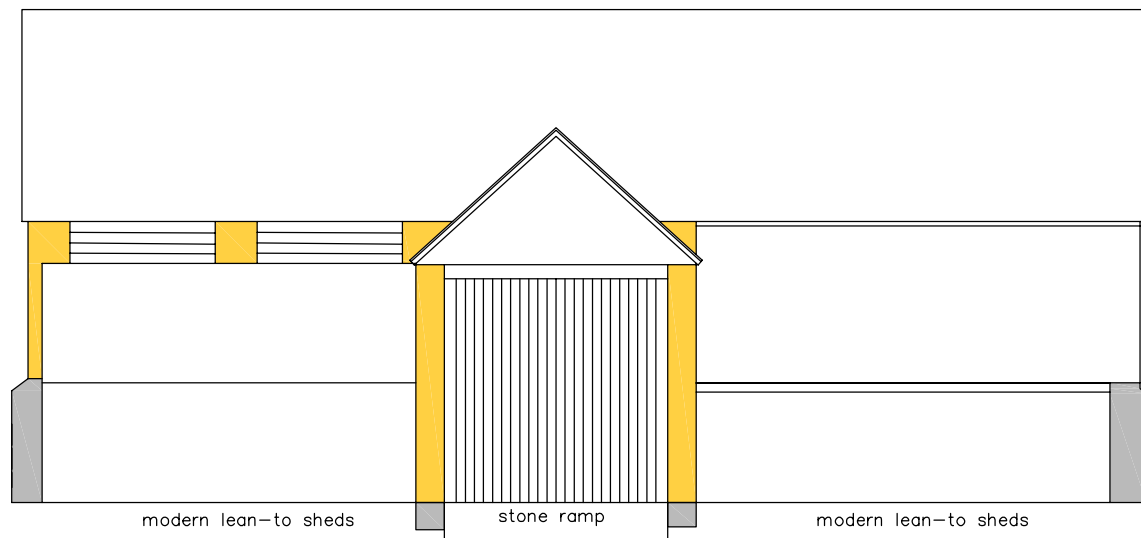
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NORTH-EAST ELEVATION 1



NORTH-WEST ELEVATION 3



SOUTH-WEST ELEVATION 2



SOUTH-EAST ELEVATION 4

- Phase 1
- Phase 2
- Phase 3
- Phase 4
weatherboarding is also Phase 4
- Phase 5



COTSWOLD ARCHAEOLOGY

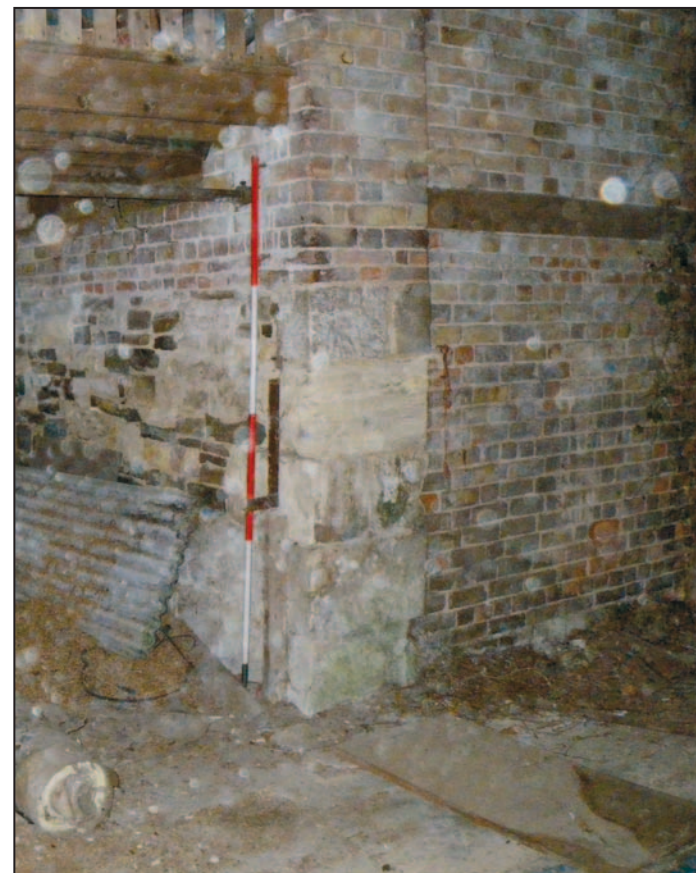
PROJECT TITLE
**Manor Farm, Quedgeley
 Gloucestershire**

FIGURE TITLE
Elevations of Building 1

<small>DRAWN BY</small> LG	<small>SCALE</small> 1:125@A3	<small>PROJECT NO.</small> 3073	<small>FIGURE NO.</small> 5
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6 West elevation of Building 1, looking north. Scale 2m.



7 Quoins to the north entrance in Building 1, looking north-west. Scale 2m.



8 Quoins to the south entrance in Building 1, looking west. Scale 2m.



9 Stone block under end of west porch wall of south porch, Building 1, looking north. Scales 1m.



10 Interior of south wall of Building 1, looking south-west. Scale 2m.



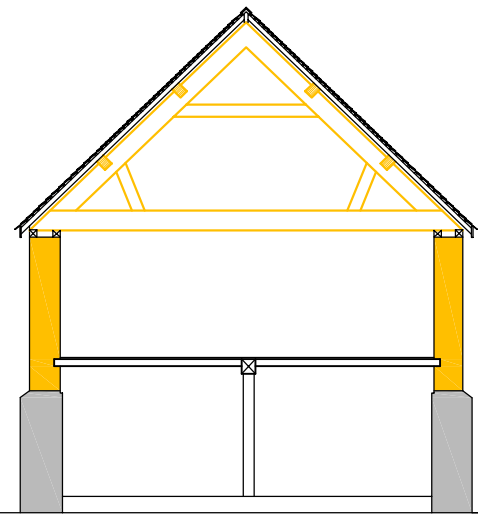
11 South-east elevation of Building 1 and south elevation of Building 2, looking north-west. Scale 2m.



12 Detail of old bricks in south east gable end of Building 1. Scale 2m.

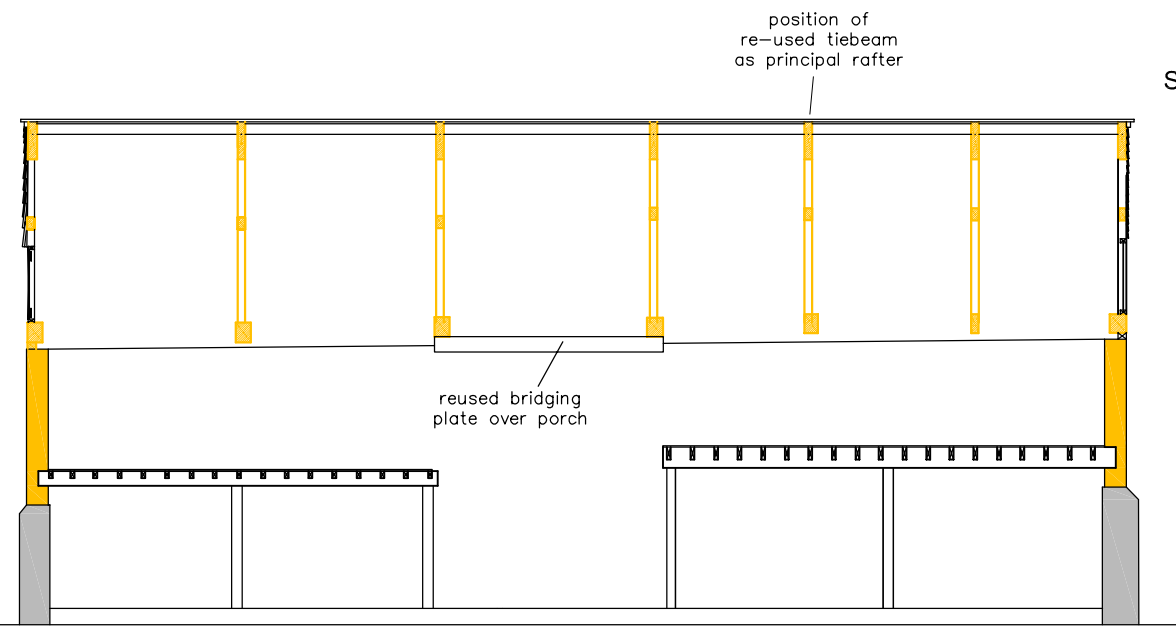


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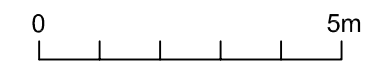
Short Section through Building 1


E N



Long Section through Building 1

-  Phase 1
-  Phase 4
-  Phase 4 beam



 **COTSWOLD ARCHAEOLOGY**

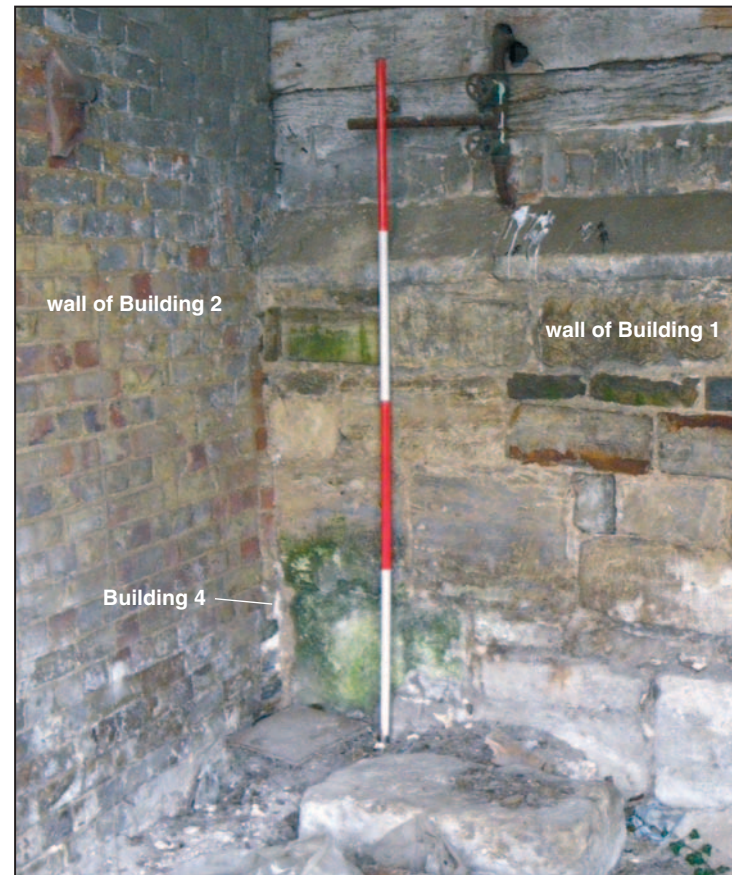
PROJECT TITLE
Manor Farm, Quedgeley
Gloucestershire

FIGURE TITLE
Cross sections of building 1

<small>DRAWN BY</small> LG	<small>SCALE</small> 1:125@A3	<small>PROJECT NO.</small> 3073	<small>FIGURE NO.</small> 13
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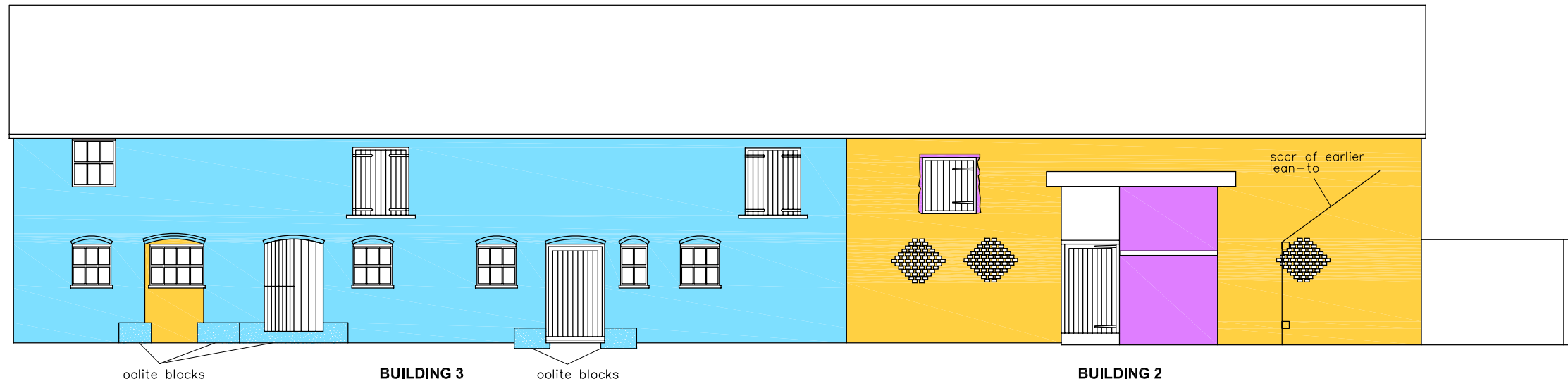
14 Fragment of Building 4 between Buildings 1 and 2, looking north-west. Scale 2m.



15 North wall fragment of Building 4, looking south-east. Scale 2m.



16 Doorway from the east corner of Building 1 into Building 2. (no scale area inaccessible)



ELEVATION 5 OF MAIN BARN



SOUTH ELEVATION 6 of Building 2, Building 1 south-east gable to left

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



PROJECT TITLE
 Manor Farm, Quedgeley
 Gloucestershire

FIGURE TITLE
Elevations of Buildings 2 and 3

DRAWN BY	SCALE	PROJECT NO.	FIGURE NO.
LG	1:125@A3	3073	17



18 The north gable of Building 2 with dove cot



19 Room 1 in Building 2, looking north-west. Scale 2m.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Manor Farm, Quedgeley
Gloucestershire

FIGURE TITLE

Photographs

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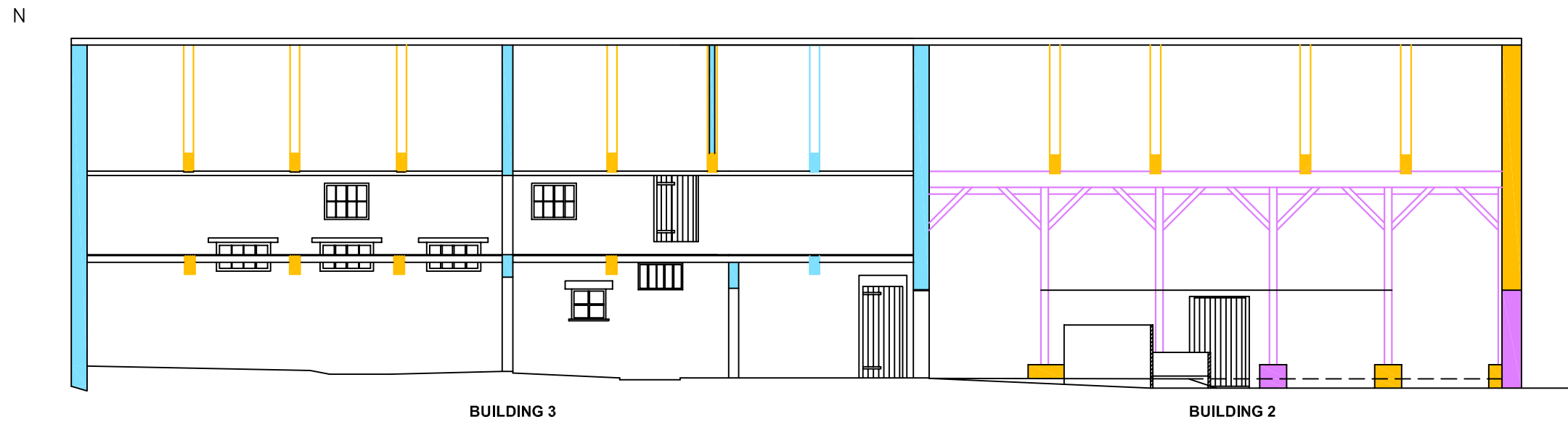
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PROJECT NO.

3073

FIGURE NO.

18&19

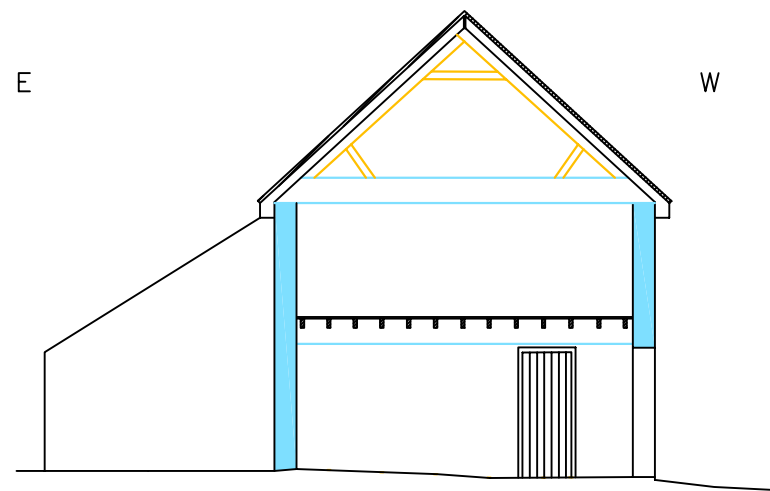


BUILDING 3

BUILDING 2

SECTION THROUGH BUILDINGS 2 AND 3

- Phase 3
- Phase 4
- Phase 4 beam
- Phase 5
- Phase 5 beam



SECTION THROUGH BUILDING 3



COTSWOLD ARCHAEOLOGY

PROJECT TITLE
**Manor Farm, Quedgeley
 Gloucestershire**

FIGURE TITLE
**Cross-sections of Buildings 2 and
 3**

<small>DRAWN BY</small>	<small>SCALE</small>	<small>PROJECT NO.</small>	<small>FIGURE NO.</small>
LG	1:125@A3	3073	20



21 The early ledger door in Room 3. Scale 2m.



22 The roof structure in Building 2, Room 7, looking north.



23 The in-filled Truss in Room 8, Building 3, looking north. Scale bar 0.5m.



24 Stone post bases in the lean-to along the east side of Building 3, looking west. Scale 2m.



25 The south wall of the lean-to along the east side of Building 3, looking west from within Room 5. Scale 2m.



26 The east wall of Building 2 at the north end, inside one of the loose boxes. Scale 2m.



27 The west elevation of Building 2 and its junction with Building 3.



28 The interior of the south wall of Building 2, looking south. Scale 2m.



29 The roof timbers of Building 2, looking north.



30 Fragment of east wall of Building 2 used as base of one of the southern arcade posts of Building 2/2a, looking west. Scales 1m.



31 The blocked-in doorway in the south gable end of Building 2, looking north. Scale 2m.



32 The lean-tos against the north side of Building 1, looking south.



33 The boiler base and chimney in the western lean-to against Building 1, looking south.



34 The plinth under the central wing of the Manor House, looking north-east. Scale 1m.



COTSWOLD ARCHAEOLOGY

PROJECT TITLE

Manor Farm, Quedgeley
Gloucestershire

FIGURE TITLE

Photographs

DRAWN BY

LG

SCALE

n/a

PROJECT NO.

3073

FIGURE NO.

33&34