Historic building recording at Tanwood Cottages, Tanwood Lane, Bluntington, Chaddesley Corbett, DY10 4NT

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30th June 2016

WSM 67962

OASIS reference number martinco1-256518

The School House Church Lane Tardebigge Worcestershire B60 3AH

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Historic building recording at Tanwood Cottages, Tanwood Lane, Bluntington, Chaddesley Corbett, DY10 4NT

Introduction

Historic building recording of a building known as Tanwood Cottages at Tanwood Lane, Bluntington, Chaddesley Corbett, DY10 4NT (390378 274607; Fig 1) was undertaken at the request of Penny Searley according to a written scheme of investigation provided by Martin Cook BA MCIfA and approved by Adrian Scruby, of Worcestershire Archives and Archaeology Service.

This proposal is based upon a heritage statement by Peter Bassett RIBA, Conservation Officer to Wyre Forest District Council, an email exchange with Peter Bassett to identify the scope of the recording and a generic brief for building recording from Adrian Scruby of Worcestershire Archive and Archaeology Service.

The project was undertaken in advance of the proposed demolition of the building (Wyre Forest District Council, planning ref 16/0169/FULL). A level 3 project was undertaken.

Summary

A one-up-one-down cottage of the early 19th century was recorded. It had been extended on a number of occasions, up to and including the early to mid 20th century. It was associated with a conjoined privy, wood/coal shed and pig sty which themselves demonstrated a sequence of development. It was possible, in part, to link the development of the cottage with the development of the privy/pig sty and to tie both to changing social mores and attitudes of the last one hundred and fifty years or so.

A summary will be published in West Midlands Archaeology.

The documentary material

Documentary research at the Worcestershire County Record Office took place on the 15th June 2016 and a search of the Historic Environment Record was received on the 10th June 2016.

Historic mapping

The earliest available map was the Throckmorton Estate map of 1745 (which cannot be reproduced for copyright reasons). This does not show the cottage. The Chaddesley Corbett tithe map of 1838 (Fig 2.1) shows a rectangular building orientated approximately north-east — south-west. It also shows two ponds, one larger than the other, adjacent to the cottage. The Ordnance Survey map of 1902 (Fig 2.2) shows the cottage, very substantially, in its current configuration. It also shows a small rectangular building to the north-west of the cottage. The Ordnance Survey map of 1927 (Fig 2.2) shows no significant changes to the cottage but the small building to the north-west has been significantly extended.

The Worcestershire Historic Environment Record

An HER search was carried out on a 500m search area around the proposed development. The site itself, WSM 67320, known as:

2 Tanwood Cottages, Tanwood Lane, Chaddesley Corbett,

is described as:

A small two-storey early 19th century cottage in garden plot (possibly of earlier origins), rendered/painted brick construction with clay tile roof. Stacks to the east and south gables. There are large single storey non-pitched mid 20th century extensions to the west and north elevations.

There are no entries in the immediate vicinity of Tanwood Cottage. There are a small number of sites at a little distance and near the periphery of the search area. These were summarised by the Historic Environment as follows:

Within the search area lies one listed historic building dating to the 15th century as well as seven other unlisted historic buildings dating generally to the post medieval period and more specifically to the 18th and 19th centuries. An Historic England project to identify the historic farmsteads of Worcestershire also recorded two farmsteads within the search area dating to the 15th and 18th centuries. In addition to the built environment there are also monument records for the site of a medieval wayside cross and trackway.

Locally unstratified finds are recorded within the search area and include Roman and later coins and pottery.

The fieldwork

General

Fieldwork took place on the 20th and 21st June 2016. It comprised measured survey of the floor plans and elevations of Tanwood Cottage cottage and the pigsty and privy which were annotated with historic information relating to the construction and sequence of development of the building. As a result of an email exchange with the conservation officer, Peter Bassett, the presumed mid-late 18th century historic core of the cottage, its presumed mid 19th century extension and the pigsty and privy were recorded to level 3 standard, with the later, and less significant 20th century extensions, being recorded in less detail. Flimsy minor extensions, *ad hoc* modifications and repairs were not recorded. Photographs were taken as appropriate.

The plans and elevations of the cottage

Most of the elevations of the cottage were covered in render or pebbledash and were particularly uninformative. In a few places, small areas of this had been removed and in addition, removal of interior plaster, permitted the identification of the brick bond.

Phase 1 – before 1838

The original structure comprised a one-up-one-down rectangular cottage (Figs 3.1 and 3.2). The phase 1 structure is now almost completely surrounded by later extensions and very little of it now shows in elevation (Fig 3.4 provides the only unobstructed view). Its walls, including the back of the chimney, were half-a-brick thick with the sides of the chimney being one brick thick. It had a single door approximately in the middle of the south-east elevation (Fig 12) and a single window on each floor at the north-eastern end of the north-west elevation. The stairs, although being modern, are probably in their original position, against the south-west wall. On the ground floor, the hearth, although now partially blocked (Fig 8), was of sufficient size for a small range.

The joists supporting the first floor have redundant mortice and tenon joints (Fig 9) suggesting that these timbers are reused from a timber-framed structure.

The stair case is now partitioned from the ground and first floor rooms but this partition is modern and it is likely that originally the stair area was integral with both rooms.

On the first floor there was no clear sign of a hearth in the corresponding position to the one on the ground floor. The plaster was removed from the wall (Fig 10) and what appeared to be a blocked opening was revealed. Curiously, the blocking brickwork was partially built-in to the adjoining walls. It was not possible to be certain whether:

- there was originally a hearth that was subsequently blocked or
- the position of the hearth was covered with brickwork that cold be easily removed if it was
 desired to install a hearth in this position at some later date

The existing ceiling to the first floor was a false one which, once removed, revealed a lathe and plaster ceiling (Fig 11) installed directly upon the roof timbers.

Phase 2 – between 1838 and 1902

A one-up-one down extension was built against the south-eastern face of the phase 1 structure (Figs 3.1, 3.2, 3.4, 3.6 and 3.7). Its walls were also half-a-brick in thickness, although the chimney stack was more substantially built and there was a thicker buttress in the north-east wall, which carried a very substantial wooden beam supporting the first floor. This extension straddled the entrance to the phase 1 cottage and another entrance was provided in the north-east wall of the phase 2 structure. A single window was provided to each floor, the ground floor one being approximately double the width of the first floor one. On the ground floor a hearth was provided in the south-east wall.

The substantial wooden beam (Fig 14) provided the principal support for the first floor. This beam was massively over-sized for the task it was required to perform and it is practically certain that it was reused from a higher status and probably older building.

On the first floor, the floor boards were variable in width, from approximately 170mm to 240mm wide. These were probably also reused from elsewhere. Removal of the plaster in the middle of the south-east wall revealed a blocked hearth (Fig 15). The existing ceiling was, again, a false one and its removal exposed a lathe and plaster ceiling immediately behind (Fig 16).

Around this time, lavatory facilities were provided in a detached building to the north-west (see below).

Phase 3 – between 1902 and 1927

A single storey extension was constructed against the south-west faces of phases 1 and 2 (Figs 3.5, 3.6, 3.7, 17, 18 and 19). This provided a dedicated kitchen/diner, bathroom/toilet and utility room. Until this was built, cooking and hot water for bathing would have been provided by the range in the phase 1 structure.

Phase 4 – between 1902 and 1927

A garage/workshop was built against the north-east elevation of the phase 1 structure (Figs 3.4, 3.5, 3.7 and 21). This straddled the original window on the ground floor in the north-west elevation of the phase 1 structure and it was blocked-up. A replacement was provided in the north-west end of the north-east elevation (Fig 3.1).

Phase 5 – after 1927

A porch was built against the south-west face of the phase 3 structure (Figs 3.5, 3.6, 3.7 and 20).

The plan and elevations of the privy and pig sty

It was possible, because of the fortuitous revision dates of the available historic mapping, to tie the earlier parts of the phasing of the privy and pig sty to that of the cottage. At the time of the Chaddesley Corbett tithe map, 1838, there is no sign of any structure to the north-west of the cottage.

Phase 2 – between 1838 and 1902

A small, rectangular building was erected with its entrance facing away from the cottage (Fig 3.3). It was constructed in stretcher bond with a red tile roof (Figs 3.8, 22 and 25).

Phase 3 – between 1902 and 1927

This building was first extended to the south-east to create a coal/wood shed, also in stretcher bond (Figs 3.3, 3.8 and 22). Subsequently, a pig sty was added to the south-west (Fig 3.3). This was built in Flemish garden wall bond with half-round blue coping stones (Figs 3.8, 22, 23 and 24). The rear wall (south-west elevation) had a steel shutter closing a rectangular opening at ground level. A concrete trough was added later (Figs 3.3 and 24).

Discussion

A very great deal has been written across the centuries regarding cottages. The following discussion is taken from accounts of contemporary and modern commentators, drawing attention to where their opinions throw light on Tanwood Cottage. A cottage of comparable size and form, recorded by the

author, has been included to illustrate how cottages, such as the example at Chaddesley Corbettt, although diminishing in number, may still be found nationally.

The earliest contemporary commentator available to the author was Rees (1819-20). He suggested that a cottage, or a small house was:

usually erected for the use and accommodation chiefly of those involved in agriculture. Very early examples were built of very perishable materials but of late this method of construction has given way to more substantial forms.

Quoting Beatson, apparently with approval, he continued:

...an apartment 12 feet square is sufficiently large for a labourer and his family to eat in, and to hold besides all the furniture and utensils therein. One sleeping apartment over that, partitioned in such a manner so as to be most convenient to the family and least offensive to decency, at particular times, will constitute all the lodging required in a simple cottage. Square single cottages of this sort may be easily conceived with any plan but when they are formed so as to have about four feet more in length than they have in breadth, then they may be divided with respect to convenience and be rendered more comfortable, while the additional expense is only trifling.

Commentary

In the example above, a cottage 12 feet square gives a floor area of 144 square feet. At Tanwood Cottage, each floor is about 15 feet by 10 feet providing an area of about 150 square feet. In addition, the width is about 5 feet more than the breadth. This arrangement conforms quite closely with that recommended by Beatson.

Quotating the Rev Mr Luxmore of Bridestow in Devonshire, Rees continued:

...in building cottages in rows, [he] found the following plan perfectly convenient and at the same time economical. The room below 16 feet square with one door and window in the front; the fireplace with an oven opening into it by means of a flue; a door opening back into a shed or leanto, for covering fuel, the tools of the labourer, and sheltering a pig etc and another door from the shed opens into a small back yard, fenced off from the small garden attached to the cottage. A pantry made up with shelves is made under the stairs in the front room, which lead up to the bedroom, and opposite to the fireplace, over which there is a mantle-piece; a kind of dresser is fastened to the wall, with shelves, which constitute the fixtures of the room below.

Commentary

A single door and window at ground floor level was considered sufficient and this is reflected in the arrangement at Tanwood Cottage. The original fixtures and fittings at Tanwood Cottage are no longer in evidence but it is clear that the cottage didn't receive its pig sty, or even its privy, until rather later in its history.

A visit was paid to the library of the Royal Institute of British Architects, Portland Place, London. Available there is the *Encyclopaedia of cottage, farm and villa architecture and furniture* (Loudon, 1846). He had the following to say regarding a dwelling for a man and his wife, without children:

This dwelling we consider as exhibiting the minimum of accommodation which ought to exist for a man and his wife, without children, even in a country where there is an uneven distribution of civil rights. It contains one room (a) in which the cooking and ordinary avocations of the family are carried on, and which serves at the same time as a sleeping room; a wash house with a copper (b), which must also serve as a store room, pantry, and for various other purposes; a porch (c), for wood or other fuel and or tools of husbandry and outdoor work; a privy (d), and an enclosed yard, with a dung pit (e), forming a circular basin and having a well in the centre for liquid manure from the privy.

Commentary

Loudon appears to be describing a single storey building. In some respects Tanwood Cottage provided superior accommodation, it was a two storey building, but otherwise it seems rather

lacking. There appears to have been no dedicated wash house, porch or store for fuel until later in its history. However, it may well have had a dung pit as two ponds are shown on the map of 1838.

An early 20th century commentator (Weaver 1926) had reviewed the cottage question in 1919 and revised his work in 1926. His work therefore straddles the period when the original Tanwood Cottage saw its greatest periods of alteration and extension.

A hotly debated question [of the early 20th century] was whether a parlour should be regarded as an essential feature of all new cottages. Until the 1st World War Weaver had considered that it was extremely desirable but unobtainable due to the cost. It was still unobtainable in 1926 but he felt that no housing policy could be regarded as ideal unless a parlour was provided in all new cottages...

It appeared that the:

desire for a parlour, or third room, is remarkably widespread both among urban and rural workers. The provision of a living room of sufficient size and of a scullery so equipped as to relieve the living room of cooking and other such work goes some way to meet the wishes of many of the tenants, particularly in view of the extra rent which the provision of a parlour must involve; nevertheless, it is the parlour which the majority desire. Numbers of individual tenants would undoubtedly be willing to sacrifice the size of the living room and scullery in order to secure the parlour; some would even be willing to adopt the old type of house with combined living room and scullery in order that the second room might be retained as a parlour. We were struck by the fact that none of those who spoke on behalf of working men or women regarded such alterations as desirable; and while they were emphatic as to the need of addition of a small parlour, they were equally emphatic that the parlour should not be given at the expense of the necessary accommodation and area of the living room and scullery, but should either be given in addition to those or omitted altogether.

Such witnesses state that the parlour is needed to enable the older members of the family to hold social intercourse with their friends without interruption from the children, that it is required in case of sickness in the house, as a quiet room for convalescent members of the family, or for any who may be suffering from a long-continued illness or weakness; that it is needed for the youth of the family in order that they may meet their friends; that it is generally required for home lessons by the children of school age, or for similar work of study, serious reading, or writing, on the part of any member of the family; that it is also needed for occasional visitors who it may not be convenient to interview in the living room in the presence of the whole family. It will seen from these instances that considerable importance is attached to the provision of a parlour and that the difficulties arising from the absence of one are only partially met by transferring cooking and other similar work from the living room to the scullery and by increasing the size of the scullery so that it may occasionally be used as a second room.

Commentary

It is to this period that the most significant extension to Tanwood Cottage took place (phase 3), providing, at a stroke, a kitchen diner, a utility room and a bathroom/toilet. Weaver had a pithy remark to make about the latter:

As to the bath, it is no longer necessary to argue the need of one. No one believes now that the working classes prefer to keep coal or potatoes in it.

The second group of commentators are those of the mid to late 20th century. Woodforde (1970) had this to say about the sanitary arrangements:

Privies, that is to say sheds, containing a bucket or opening in the ground were a luxury for cottagers until far into the 19th century. Waste matter of all kinds was simply thrown outside. Given plenty of space the results need not have been intolerable. In Ireland

it was customary for women to use the byre and men the stable.

Commentary

Such practices would account for the absence of a privy in the first phase of the Tanwood Cottage. It is possible that the privy did not make its appearance until the very end of the 19th century.

The final commentator is Brunskill (1997) who had the following to say:

Nowadays the term 'cottage' is rather loosely used. In the past the term was used much more precisely: a cottage being the dwelling of a member of the lower levels of society who lacked the position which comes from having a secure stake in a substantial amount of farmland. Cottages were inhabited by those who might have a couple of pigs or even 'four acres and a cow', but were labourers on other men's land rather than full time farmers on their own account. They were occupied by miners, quarrymen or industrial workers who laboured or plied their trade as circumstances allowed but who might take advantage of grazing rights on the common land when seasonal or cyclical fluctuations meant the loss of their main employment. They were occupied by craftsmen, tradesmen, widows, the elderly and the poor generally. Cottages have probably always existed but they became numerous and proportionately more significant during the 18th and 19th centuries. Relatively few survive in villages and the countryside from before about 1700 and the vast majority are of late 18th century and 19th century date.

Commentary

It is easy to identify Tanwood Cottage as being part of the scene described above. The 'couple of pigs' striking a clear chord. The earliest phase of Tanwood Cottage clearly dates from the period from which most such cottages survive.

Brunskill identified a form of cottage that he described as one-and-a-half-unit cottages. These comprised:

a single living kitchen off which opens a narrow pantry: a ladder or very steep staircase gives access to a small bedroom over the living kitchen and often partly in the roof space, with a still smaller room, barely a cubicle, above the pantry. The pantry was only a few feet wide and yet it confined some of the activities and contained some of the storage that would otherwise have intruded on to the floor space of the single room. Where the ladder or staircase was squeezed into the back of the half-room, a further intrusion on to the living kitchen floor was eliminated.

Commentary

The one-and-a-half-room cottage may easily be identified with Tanwood Cottage. Like its smaller counterpart it is only one room deep, but the extra space gives an elongated plan rather than a square one. Brunskill considered that examples are found quite widely but the plan was especially popular in the West Midlands.

Comparative examples

Peter Bassett, Conservation Officer to Wyre Forest District Council, stated that:

Unaltered cottages pre-dating 1840 are quite rare. Although this cottage has been somewhat altered (and the mid-C20 flat roofed-extensions are highly unsympathetic to the character of the building), it does represent one of a dwindling stock of such properties within the Wyre Forest. The pig-sty and attached privy is also of considerable local interest. Several privies survive locally but a detached privy with pig-sty is rare.

The consequence of this is that the opportunity to record such buildings occurs infrequently. The author had to go a considerable way (geographically) to provide an example of a comparable cottage with which he was familiar. Although much altered, like the example at Chaddesley Corbett, a cottage in Church Square, Cockfield, County Durham (Figs 27 and 28) has many points of similarity. Reliably dated to c 1624, this one-up-one-down example originally had a single entrance facing the road and a single window on each floor. There was a hearth, or provision for a hearth, in both ground and first floor rooms. The stair was integral with both rooms. A noticeable difference is that the walls are considerably thicker that the Chaddesley Corbett example but this is due to their being of stone rather than brick construction.

Assessment of the building's significance

Peter Bassett, Conservation Officer to Wyre Forest District Council was of the opinion that both Tanwood Cottage and the combined privy and pig sty were of local interest and worth adding to the Local Heritage List for Chaddesley Corbett Parish. Brunskill (1997) considered that examples of what he termed the 'one-and-a-half-room cottage were to be found quite widely and the example recorded by the author at Cockfield, County Durham clearly supports this view. However, he considered them to be especially characteristic of the West Midlands.

Unfortunately, this particular example has been much altered and extended and there are no surviving fixtures and fittings from its earliest period. Thus it can only achieve limited local significance.

Bibliography

Brunskill, R W, 1997 Houses and cottages of Britain

Loudon, J C, 1846 Encyclopaedia of cottage, farm and villa architecture and furniture

Rees, A, 1819-20 Cyclopaedia

Weaver, L, 1926 Cottages: their planning, design and materials

Woodforde, J, 1970 The truth about cottages

Acknowledgements

The author would particularly like to thank Penny Searley, the client and Adrian Scruby and Aisling Nash of Worcestershire Archives and Archaeology Service for their kind co-operation.

Archive

The physical archive consists of:

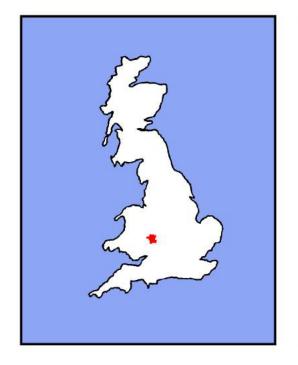
- 1 Hard copy of the report
- 1 Hard copy of the brief
- 1 Hard copy of the written scheme of investigation

It will be deposited at Worcestershire County Museum, Hartlebury upon approval of the report.

The digital archive consists of:

- 1 text of the report (.doc format)
- drawings (.bmp format)
- 24 photographs (.bmp format)

The digital archive will be deposited with the Archaeology Data Service.





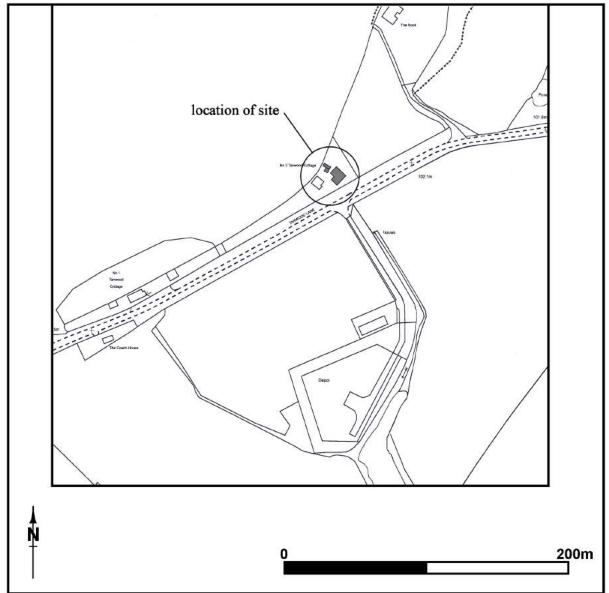
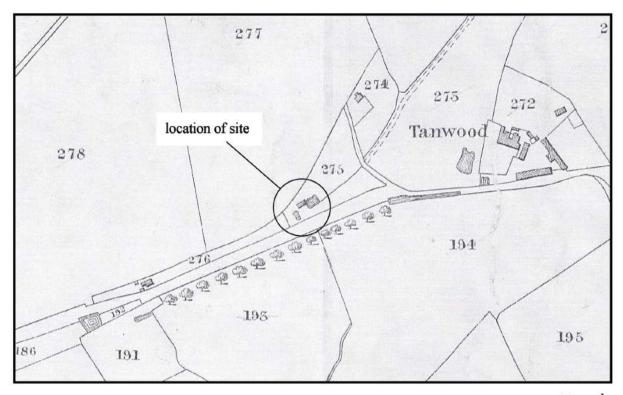
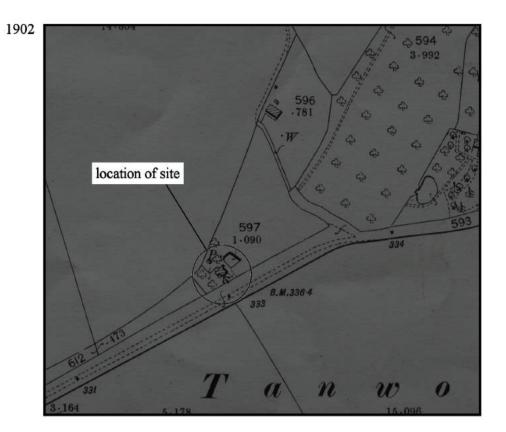


Fig 1: Location of site



not to scale

Fig 2.1: Historic mapping, Chaddesley Corbett tithe, 1838



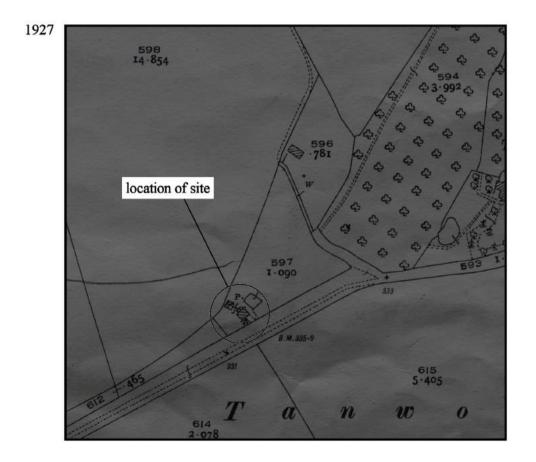
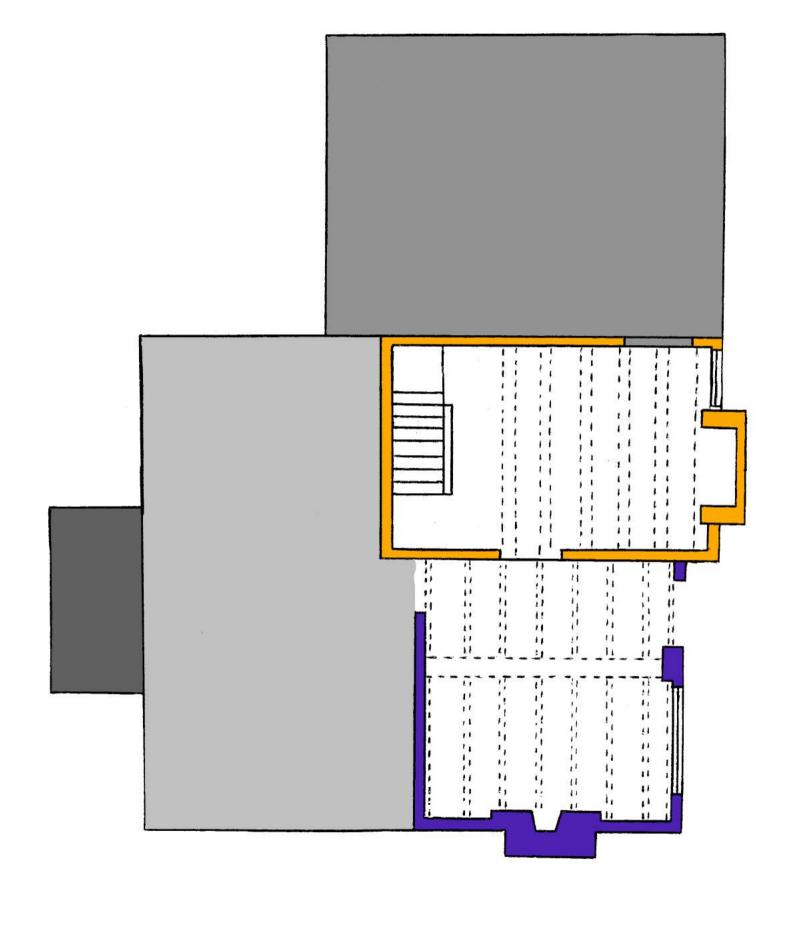


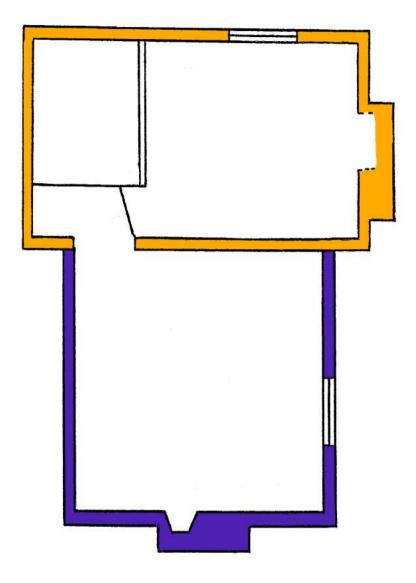


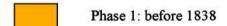
Fig 2.2: Historic mapping

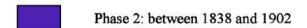




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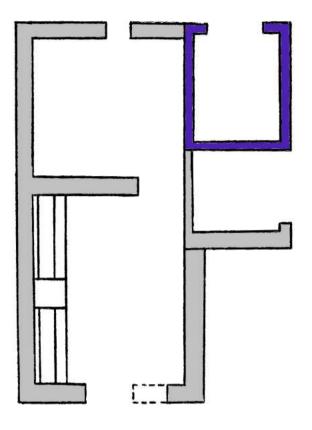


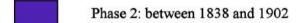








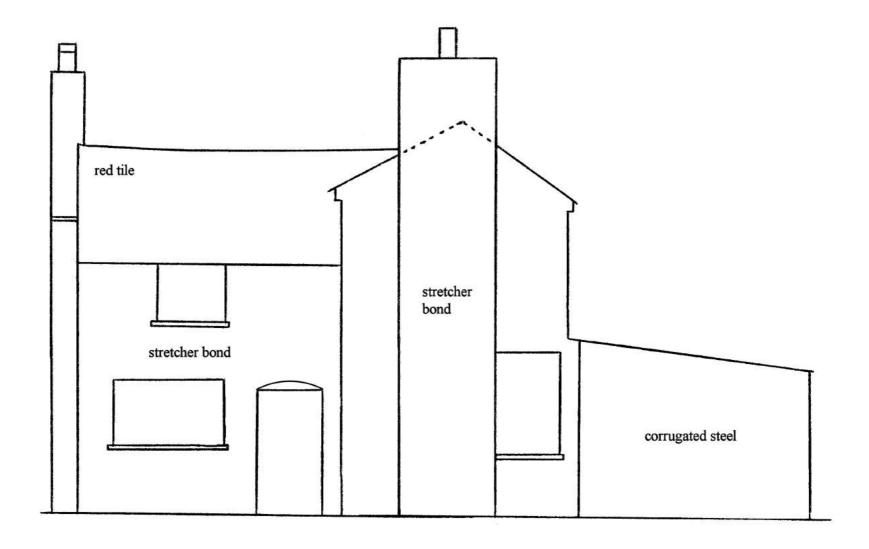




Phase 3: between 1902 and 1927



Fig 3.3: Plan of privy and pig sty





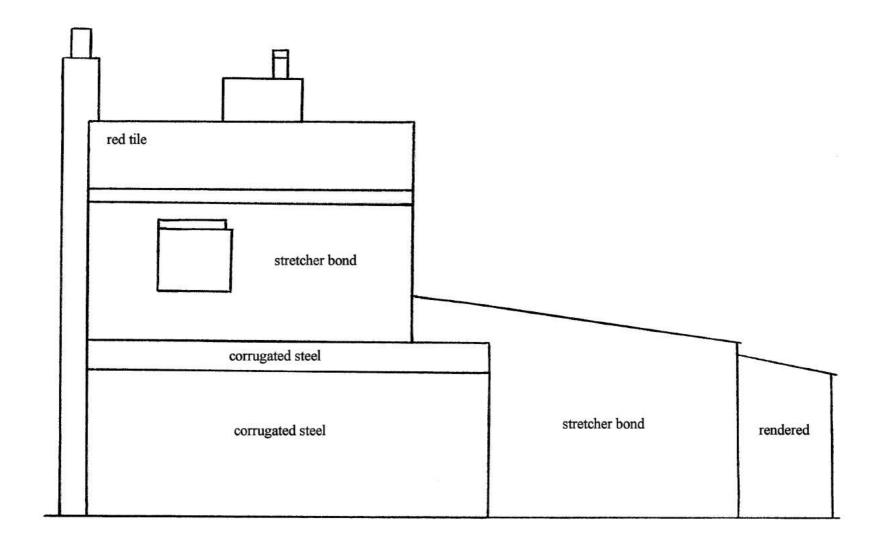
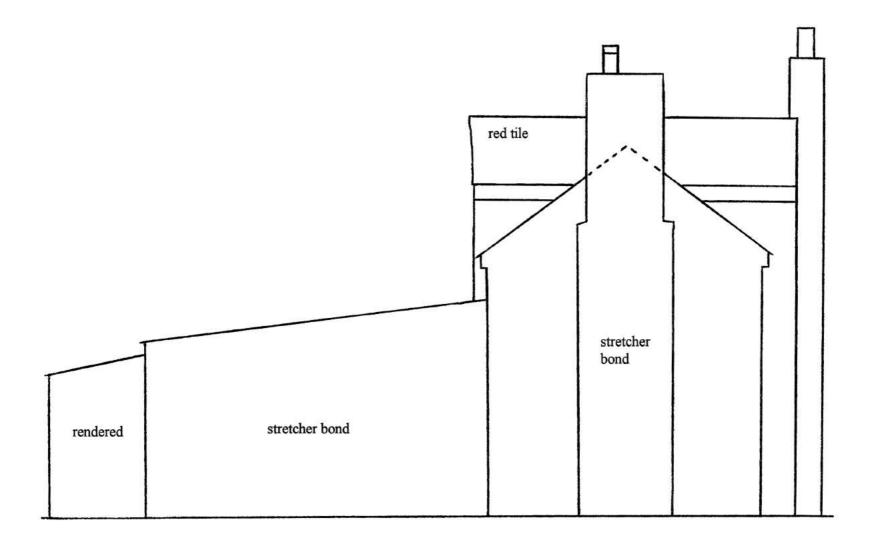
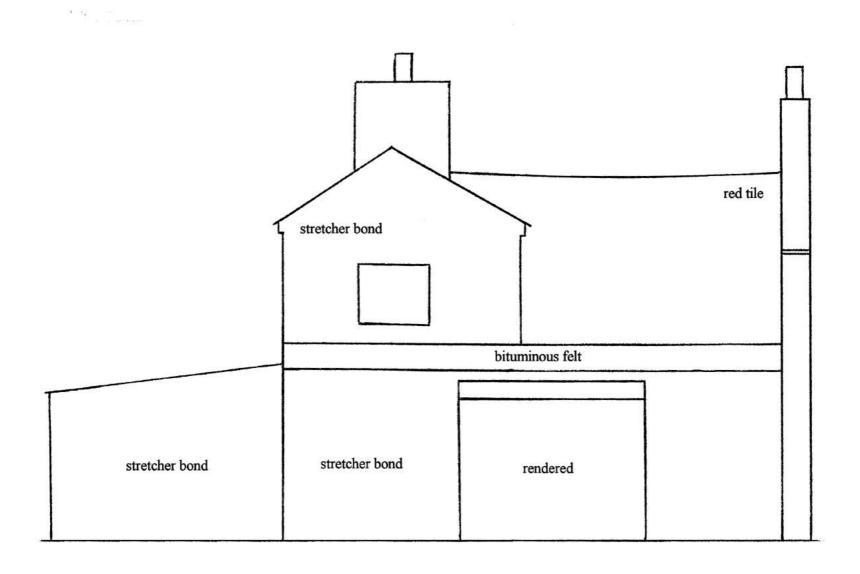


Fig 3.5: North-west elevation of cottage



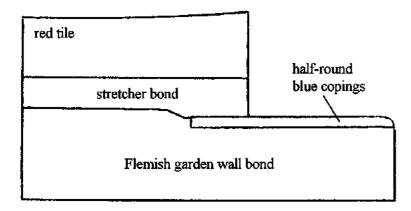




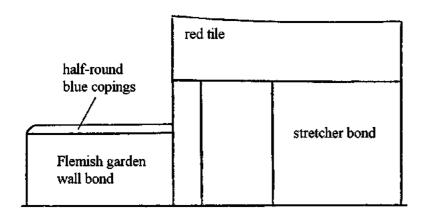
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Fig 3.7: South-west elevation of cottage

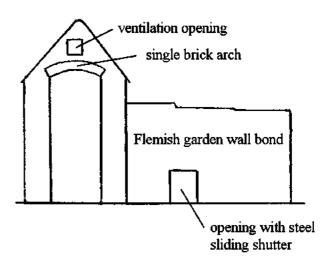
South-west elevation



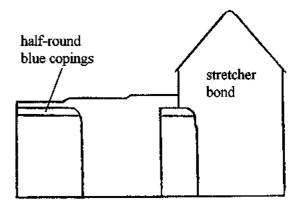
North-east elevation



North-west elevation



South-east elevation



Flemish garden wall bond





Fig 4: North-east elevation



Fig 5: North-west elevation



Fig 6: South-west elevation



Fig 7: South-east elevation



Fig 8: Phase 1, ground floor



Fig 9: Phase 1, ground floor; showing re-used ceiling joist with redundant mortice and tenon joint



Fig 10: Phase 1, first floor; showing blocked fireplace



Fig 11: Phase 1, first floor; showing lathe and plaster ceiling



Fig 12: Phase 2, ground floor; showing original entrance to phase $1\,$



Fig 13: Phase 2, ground floor



Fig 14: Phase 2, ground floor; showing massive timber supporting first floor



Fig 15: Phase 2, first floor; showing blocked fireplace



Fig 16: Phase 2, first floor; showing lathe and plaster ceiling

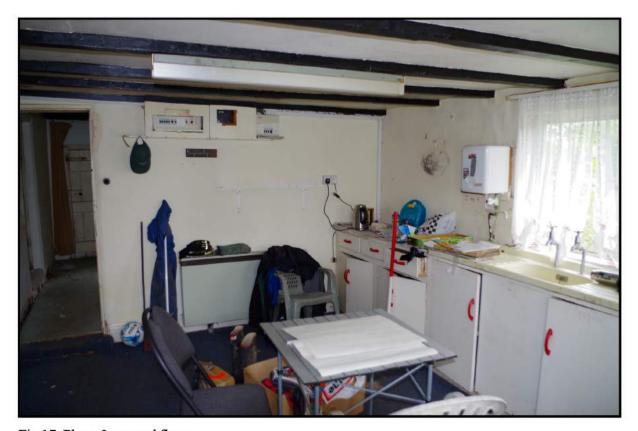


Fig 17: Phase 3, ground floor

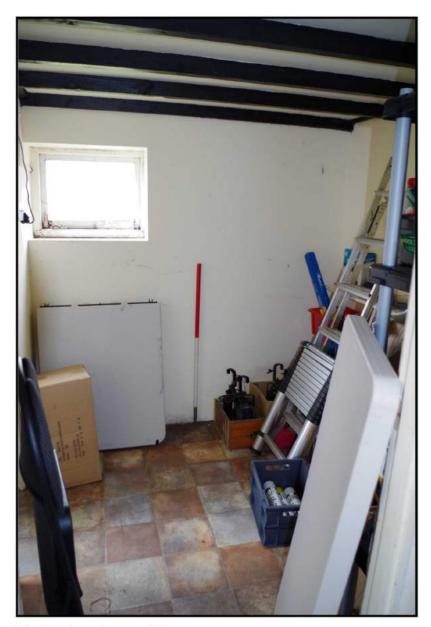


Fig 18: Phase 3, ground floor

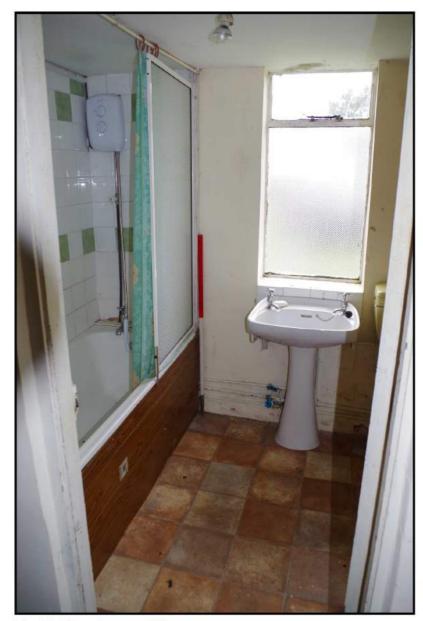


Fig 19: Phase 3, ground floor



Fig 20: Phase 5, ground floor



Fig 21: Phase 4, ground floor



Fig 22: South-east elevation of privy and pig sty



Fig 23: South-west elevation of privy and pig sty



Fig 24: Interior of pig sty showing trough



Fig 25: Interior of privy



Fig 26: Hatch access to rear of pig sty

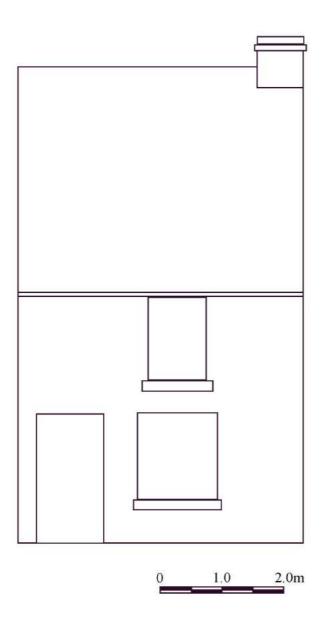




Fig 27: Comparative material, one-up-one-down cottage, Cockfield, County Durham

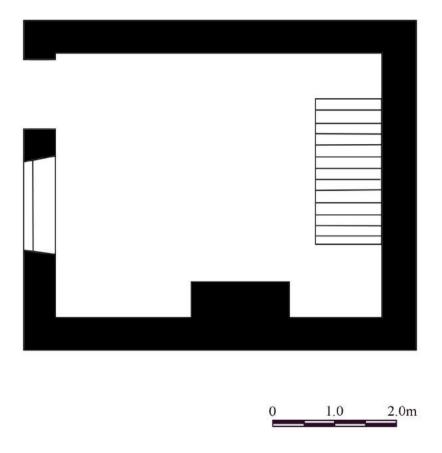


Fig 28: Comparative material, one-up-one-down cottage, Cockfield, County Durham; ground floor

Appendix 1: OASIS form

OASIS DATA COLLECTION FORM: England

List of Projects | Manage Projects | Search Projects | New project | Change your details | HER coverage | Change country | Log out

Printable version

OASIS ID: martinco1-256518

Project details

Project name Tanwood Cottage

Short description of the

project

Building recording at Tanwood Cottage

Project dates Start: 20-06-2016 End: 30-06-2016

Previous/future work No / No

Any associated project

reference codes

WSM 67962 - HER event no.

Type of project Building Recording

Site status Local Authority Designated Archaeological Area

Current Land use Other 2 - In use as a building Monument type COTTAGE Post Medieval

Significant Finds NONE None

Methods & techniques "Annotated Sketch", "Measured

Survey", "Survey/Recording Of Fabric/Structure"

Prompt National Planning Policy Framework - NPPF

Project location

Country England

Site location WORCESTERSHIRE WYRE FOREST CHADDESLEY

CORBETT Tanwood Cottage

Postcode DY10 4NT

Study area 100 Square metres

Site coordinates SO 90378 74607 52.369044248618 -2.141337831527

52 22 08 N 002 08 28 W Point

Height OD / Depth Min: 0m Max: 0m

Project creators

Name of Organisation Martin Cook BA MCIfA

Project brief originator

Local Authority Archaeologist and/or Planning

Authority/advisory body

Project design originator Martin Cook BA MCIfA
Project director/manager Martin Cook BA MCIfA
Project supervisor Martin Cook BA MCIfA

Type of sponsor/funding

body

Developer

Project archives

Physical Archive Exists? No
Digital Archive recipient ADS
Digital Contents "none"

Digital Media available "Images raster / digital photography", "Survey", "Text"

Paper Archive recipient Worcestershire County Museum

Paper Contents "none"
Paper Media available "Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic building recording at Tanwood Cottages,

Bluntington, Chaddesley Corbett DY10 4NT

Author(s)/Editor(s) Cook, M. Date 2016

Issuer or publisher Martin Cook BA MCIfA

Place of issue or

publication

School House, Tardebigge

Description A4, Blue card cover with transparent front cover

Entered by Martin Cook (office@martinjcook.com)

Entered on 1 August 2016