

**Historic building recording
of an ancillary storage building
adjoining the Bakehouse,
Back Lane,
Broadway,
Worcestershire
WR12 7BP**

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23rd November 2019

WSM 71720

Oasis ref martinco1- 374841

Sundowner
Circus Field Basin
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Historic building recording of an ancillary storage building adjoining the Bakehouse, Back Lane, Broadway, Worcestershire WR12 7BP

Introduction

Historic building recording of an ancillary storage building adjoining the Bakehouse, Back Lane, Broadway, Worcestershire, WR12 7BP (SP 095 376, Fig 1), was undertaken at the request of Mr Tom Morris. This was done according to a written scheme of investigation provided by Martin Cook BA MCI(A), based upon a condition recommended by Aidan Smyth of Wychavon District Council (planning ref 18/01895/CU and 19/00619/LB) and an email exchange with Aidan Smyth. The WSI was approved by Aidan Smyth.

The project was undertaken to level two standard, in advance of conversion and restoration of the property.

Summary

Historic building recording was undertaken at the Bakehouse, Back Lane, Broadway, Worcestershire, WR12 7BP. The recorded building, thought to have been a domestic house, one-up-one-down, in the mid to later 18th century because of its stone mullioned windows subsequently became a slaughterhouse/meat preparation/storage building, probably associated with the shop on the High Street frontage. After this, there was a period as a light engineering or repair workshop after which it became an aviary.

The documentary material

Documentary research at the Worcestershire Archives and Archaeology Service took place on the 7th August 2019 and a search of the Historic Environment Record was received on the 15th October 2019.

Historic mapping

The earliest available map is the Broadway inclosure map of 1771 (Fig 2.1). The area of the site is badly faded but the recorded building can just be made out. The Ordnance Survey maps of 1902 and 1923 (Figs 2.2 and 2.3) show the recorded building as part of a range running approximately east-north-east to west-south-west, across the width of its tenement plot.

The Worcestershire Historic Environment Record: geology and topography

General

The site sits on bedrock geology made up of mudstone with superficial geology made up of a large deposit of clay, silt, sand and gravel. The surrounding area is within the village of Broadway situated at the foot of Fish Hill, which is the western escarpment of the Cotswolds. The village of Broadway was a borough established in the 13th century when the manor was held by the monastery at Pershore. The village remained little changed until the 20th century, during which settlement was expanded to the north of the High Street. Within the search area the historic core of the village is surrounded by modern infill, expansion, new town and interrupted row settlement, which in turn is surrounded by field amalgamation, piecemeal enclosure and recreational grounds.

Historic buildings apparently within the same original tenement plot as the site

WSM 16895

4a High Street, House (19th century AD to 21st century AD)

Shop. Early 19th century. Listed Grade II. Limestone ashlar with welsh slate roof. three storeys, two bays. On the ground floor are two timber canted bay windows with glazing bars on stone bases. At the left is a sashed window with glazing bars. On the first floor are 20th century metal casement windows with plain reveals. Band below second floor window sills. Doors between windows and at right. Coped gables. Gable chimneys have moulded tabling and cyma cornices

WSM 45019

6 High Street, House (18th century AD to 21st century AD)

Shop (18th century AD to 21st century AD)

House and shop. Circa 1700, altered 19th century and 20th century. Limestone ashlar with stone slate roof. Two storeys with attic, three bays. Original windows are rebated and chamfered with mullions. At the left on the ground floor is one of three lights. The first floor windows of the first and second bays are of two lights. In the second bay is a single-storey canted bay window with stone base, which has sashes with glazing bars. In the third bay is a 20th century bowed shop front with a slated canopy which extends to the left over a doorway with plain reveals. The first floor window of the third bay also has plain reveals. House doorway between first and second bays. Chimney to right.

Historic buildings adjacent to the site

WSM 10895

Swan Inn Hotel, High Street (18th century AD to 21st century AD)

WSM 10896

8 High Street, House (18th century AD to 21st century AD)

WSM 16896

10 High Street, Shop (18th century AD to 21st century AD)

WSM 16897

14, 16 and 18 High Street, Shop (17th century AD to 21st century AD)

WSM 48268

Former drawing office at Gordon Russell Ltd, Back Lane Industrial Building (20th century AD to 21st century AD)

Monuments adjacent to the site

WSM 33211

Water Tank, Springfield Lane (World War Two - 1939 AD to 1945 AD)

Settlement components adjacent to the site

WSM 17729

Tenement plots north of High Street and west of Leamington Road, Planned Development (Medieval - 1066 AD to 1539 AD)

Archaeological events adjacent to the site

WSM 29073 CMHTS survey extent of Broadway

Historic landscape character of the site

HWR 8778

Settlement, medieval - 1066 AD to 1539 AD), Broadway's historic core, according to the CMHTS

Summary of the documentary material

The Central Marches Historic Town Survey (Dalwood 1996) indicates that the tenement plot within which the recorded building lies is of medieval origin (WSM 17729). The main street frontage of this tenement plot is currently occupied by two different buildings: 4a High Street, which is a house and shop of the early 19th century and 6 High Street, which is a house and shop originally of c 1700, with later modifications. Of particular note are the original windows which are rebated and chamfered with mullions, those on the ground floor being of three lights and those on the first floor being of two lights. These windows are very similar in appearance to those on the front elevation of 6 High Street. In addition, the roof is covered with stone slates similar in appearance to those of the recorded building (Fig 8). Similarly, the gable was originally (before the roof collapse) coped in the same manner (Figs 3.2, 3.3 and 3.4).

The fieldwork

General

Fieldwork took place on the 18th October 2019. The building recording comprised a walk-over survey of the building with 'as existing' architect's plans and elevations. The plans and elevations were annotated with historic information relating to the construction and sequence of development of the

building with photographs taken as appropriate (Figs 3.1 to 22). The western end of the building's roof and part of the first floor had collapsed not long before the recording took place.

Description - the building recording

Phase 1: construction of original house – before 1771

The recorded building was built onto an existing building to its west (Fig 3.1). The evidence for this is that the western boundary wall of the recorded building is unequivocally part of the existing building to its west (Fig 21) with the stone coursing being continuous across the roof scar. Additionally, there are three window openings (Figs 11 and 21) in this boundary wall that are unlikely to be contemporary with the recorded building.

The plan form

At ground floor level the building is rectangular, probably originally of a single cell, with opposing doorways near the middle of its long sides (Fig 3.1). Both of its windows are in the eastern side of its north-west and south-east elevations. There is evidence for a hearth and chimney built-in to its north-east elevation. At first floor level, again, the building was probably originally of single cell form but little examination could take place at this level due to the collapse referred to above. It is unknown what method of access was provided to the first floor.

The elevations

The north-west elevation was built of semi-squared stone blocks in courses (Figs 3.2, 6 and 7), with large quoin stones at the north-east corner and eastern jamb of the doorway. It has a stone, mullioned, three-light window with chamfered jamb and mullion profiles as shown on Fig 3.5. The south-east elevation was carefully built-in to the existing building to its west (Figs 3.3 and 9) utilizing mostly squared stone, mostly in courses. It has large quoin stones at its south-east corner and on both sides of its door jambs. The door lintel is a substantial stone but it has not been carefully squared on either its ends or its upper face. The elevation has a stone, mullioned, two-light window with chamfered jamb and mullion profiles as shown on Fig 3.5. The jamb and mullion profiles of the two windows are of different sizes.

On the door of the south-east elevation is a fire insurance plaque of the Sun Fire Office (Fig 10). These are embossed metal signs, marked with the emblem of the insurance company, which were placed on the front of buildings indicating they were insured against fire and by whom. The private fire services, often operated by the insurance companies themselves, then knew which houses were insured by them and therefore which ones to save. The fire marks were provided by the insurance companies and appeared on buildings from 1710 onwards when the Sun Fire Office was founded. The example on the recorded building has an index number of 203085.

The north-east elevation (Figs 3.4 and 4) was built of squared stone in courses with large quoin stones at the corners. There is a small, scribed circular mark near ground level on the north-east corner (Fig 5).

The roof structure

There was a single roof truss in the centre of the long side of the building (Fig 3.6). This was of queen post design, the main members being pegged together, with two purlins each side, halved into the principal rafters. The lower purlin on each side was supported by a brace. The braces were not obviously pegged and they are probably later additions. The purlins were built into the gable end of the recorded building and the wall of the adjacent building. The purlins supported common rafters which in turn carried stone roof tiles. These decreased in size from the eaves to the ridge (Fig 8). Some were nailed and others were secured to the roof structure with wooden pegs.

Carpenter's assembly marks were identified on the lower ends of the queen posts and the side of the tie beam (Fig 3.6).

Phase 2: alterations to the north-west elevation - undated

The western end of the north-west elevation was rebuilt, stepped slightly back from the original building line. A timber lintel was employed over the door with a brick relieving arch to carry the load of the surmounting stone wall (Figs 3.1 and 3.2).

Interpretation

The changing use of the building

General

It is clear that the building has been used for a number of different purposes, often without the removal of evidence for an earlier use. It is thought that the sequence of use was as follows.

Domestic house

The use of stone mullioned windows in the building (Figs 6 and 9) suggests that it was originally for some form of domestic occupation, perhaps contemporary with, and associated with, the building with similar windows (6 High Street; WSM 45019) on the High Street frontage. Unfortunately, chamfered mullion and jamb profiles were in use at many periods of architectural history and they do not provide useful dating evidence.

The map evidence only allows dating of this phase to before 1771. However, if the fire insurance plaque on the south-east elevation is actually associated with the recorded building, then a better date might be possible. Closely dated examples of these plaques are difficult to find without visiting the National Archives where many of these early insurance policies are held. However, a number of dated examples can be found online. An example in the Museum of English Rural Life, Reading, with an index number of 72223, is dated to 1736. A fire plaque formerly on a house in Headington, near Oxford has an index number of 371401 and is dated on their website to between 1770-1790. However, this can be more closely dated to between 1770 and 1779 due to work by the Walton and Weybridge Local History Society. This society has identified the dates of a number of Sun Fire Office fire plaques whose index numbers are 413756 – 1779 and 676559 – 1795. An example in the Museum of London, index number 683129, is dated to 1798. These have been plotted on a graph (Fig 3.7) and from this it is possible to deduce that the example on the recorded building was issued around 1756. This may be a better date for the construction of the recorded building.

These fire insurance policies were often taken up by the poorer class of people who could ill-afford the total loss of their belongings. The recorded building, notwithstanding the mullioned windows, and stone roof slates, was a small, one-up-one-down dwelling, the first floor probably being accessed by a ladder, with a single hearth against the ground floor gable wall. Such a dwelling is unlikely to have been occupied by anyone of any significant means.

Slaughterhouse/meat preparation/storage

Butcher's hooks (Fig 18) and possibly the two large tanks (Fig 13) indicate that the building was in use for a period for slaughter, meat preparation and storage, probably associated with the shop on the High Street frontage.

Light engineering/repair workshop

Various vices, a pillar drill (Fig 17) and a treadle grindstone (Fig 20) suggest that the ground floor was in use for engineering purposes or as a repair workshop of some kind.

Aviary

The enclosing of the ground floor, either side of the cross passage with chicken wire (Figs 15 and 16), suggests that keeping of birds, perhaps hens, was the final use of the ground floor of the building.

The roof structure

General

A considerable amount of labour would be involved in forming every pair of rafters into a truss (Ednie 1925). Recourse is now generally had to the trussed-principal roof, in which framed trusses are fixed across the space to be roofed at convenient distances. Between these trusses, and supported by them, horizontal members known as purlins are placed, and on these the common rafters are supported.

A truss or framed truss is the name given to an assemblage of heavy timbers forming units of roof support (placed at wide intervals) to which the load of the roof covering is transmitted by means of common rafters and purlins. This form of construction lends itself to the formation of transverse gables, dormers and other projecting features; and the concentration of the weight of the roof at somewhat distant points is often an advantage, as in the case of roofs supported on wood or iron columns or on piers between large windows. It can also be economically used for much larger spans

than the trussed-rafter roof.

It is sometimes inconvenient to have the centre of the truss occupied by a member, especially where it is necessary to have apartments in the roof. In such a case recourse may be had to the queen-post truss. Two suspending posts, known as queen-posts, are used, and a fourth element is introduced, namely the straining beam, extending between the heads of the posts. The principle of trussing is the same. The rafters, struts and straining beam are compressed and the tie beam and queen-posts are in a state of tension. For larger spans, three or more suspending posts may be used.

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Archive

The physical archive consists of:

8 x A4 pages

21 x illustrations of various sizes

The text of the report

Illustrations for the report

It has been deposited at Worcestershire County Museum, Hartlebury.

The digital archive consists of:

8 x A4 pages

21 x illustrations of various sizes

1 x copy of the combined report

The text of the report (.docx format)

Illustrations for the report (.bmp format)

(.pdf format)

This has been deposited with OASIS.

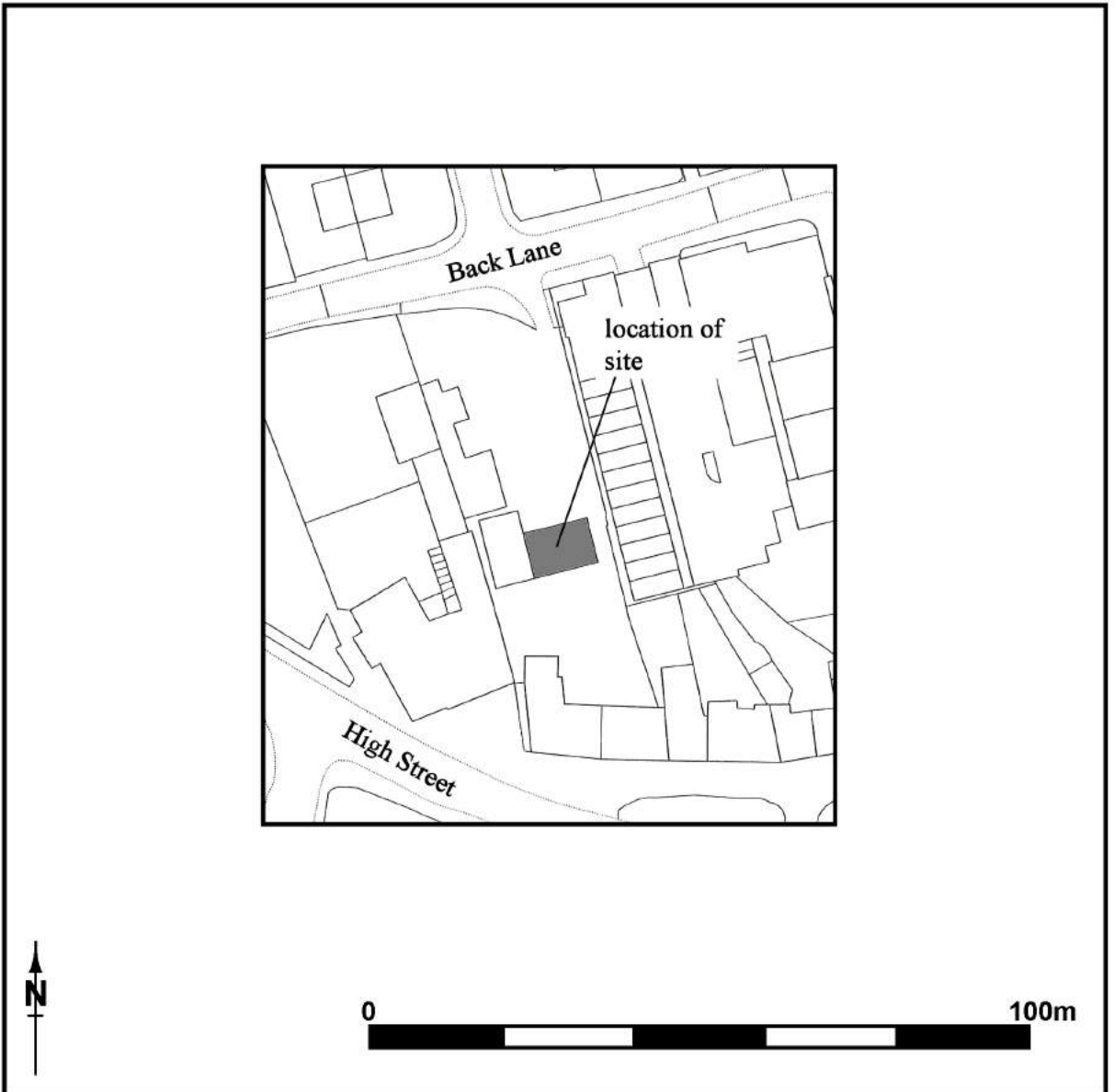
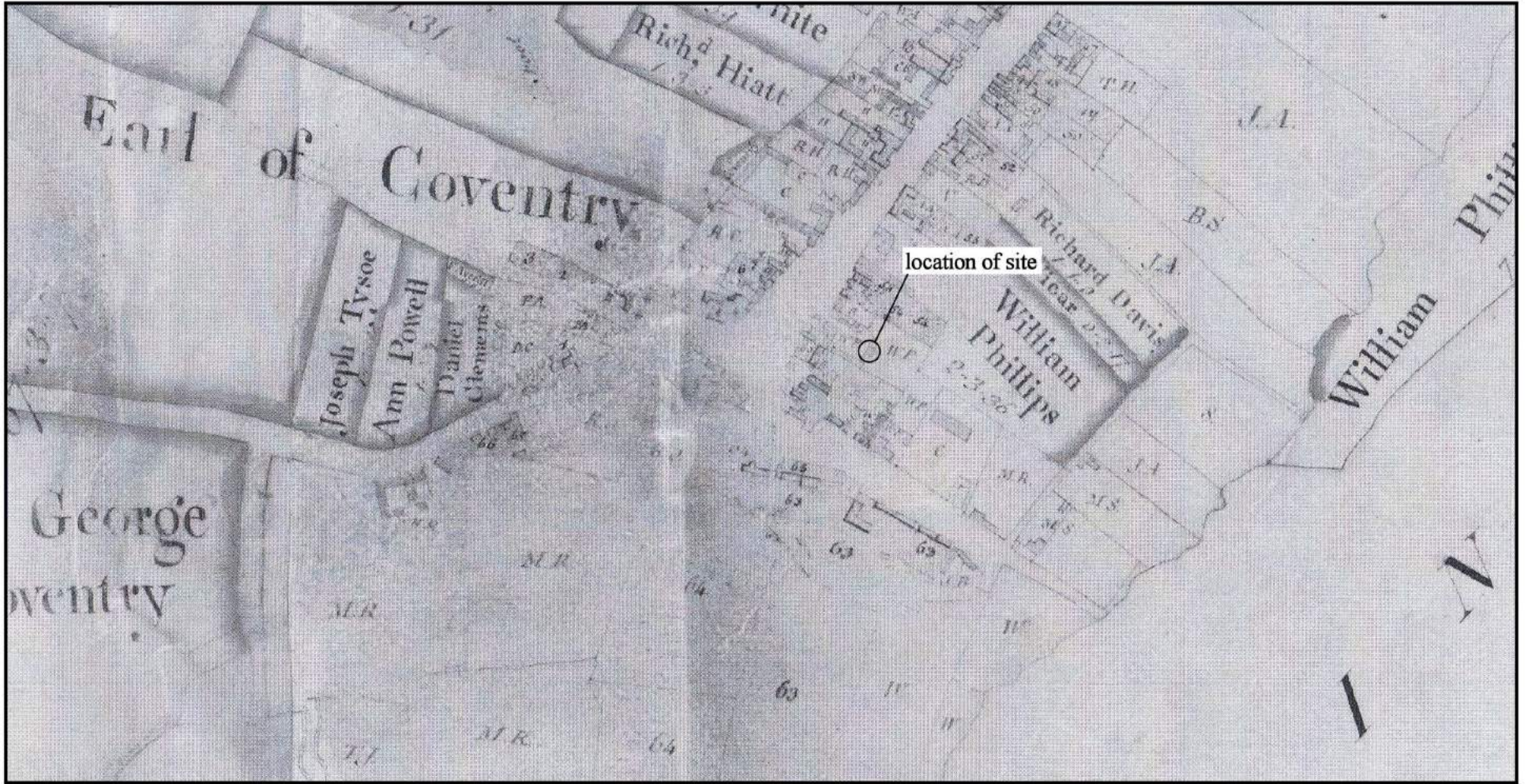


Fig 1: Location of site



Not to scale

Fig 2.1: Broadway inclosure, 1771



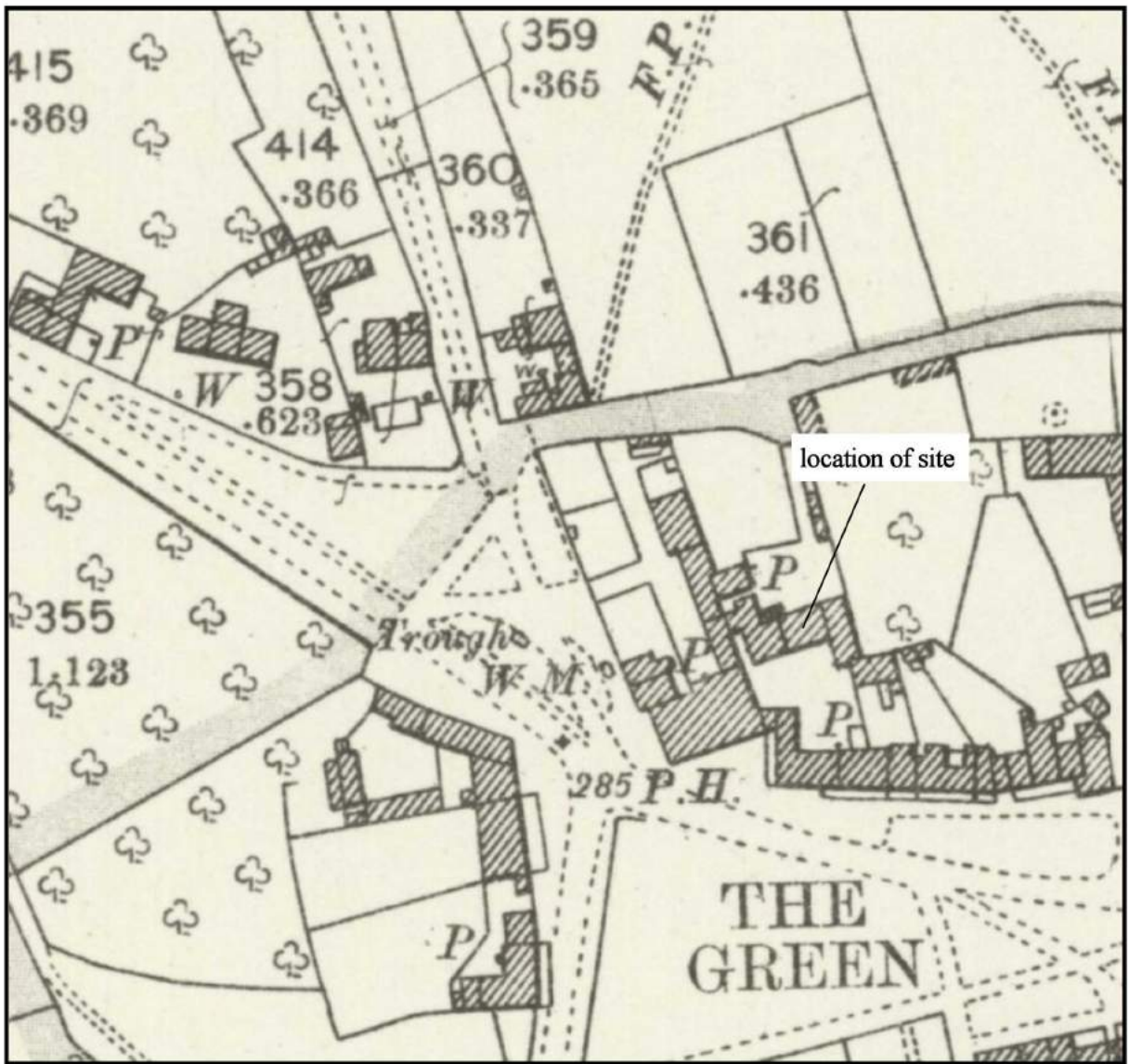


Fig 2.2: Ordnance Survey map of 1902

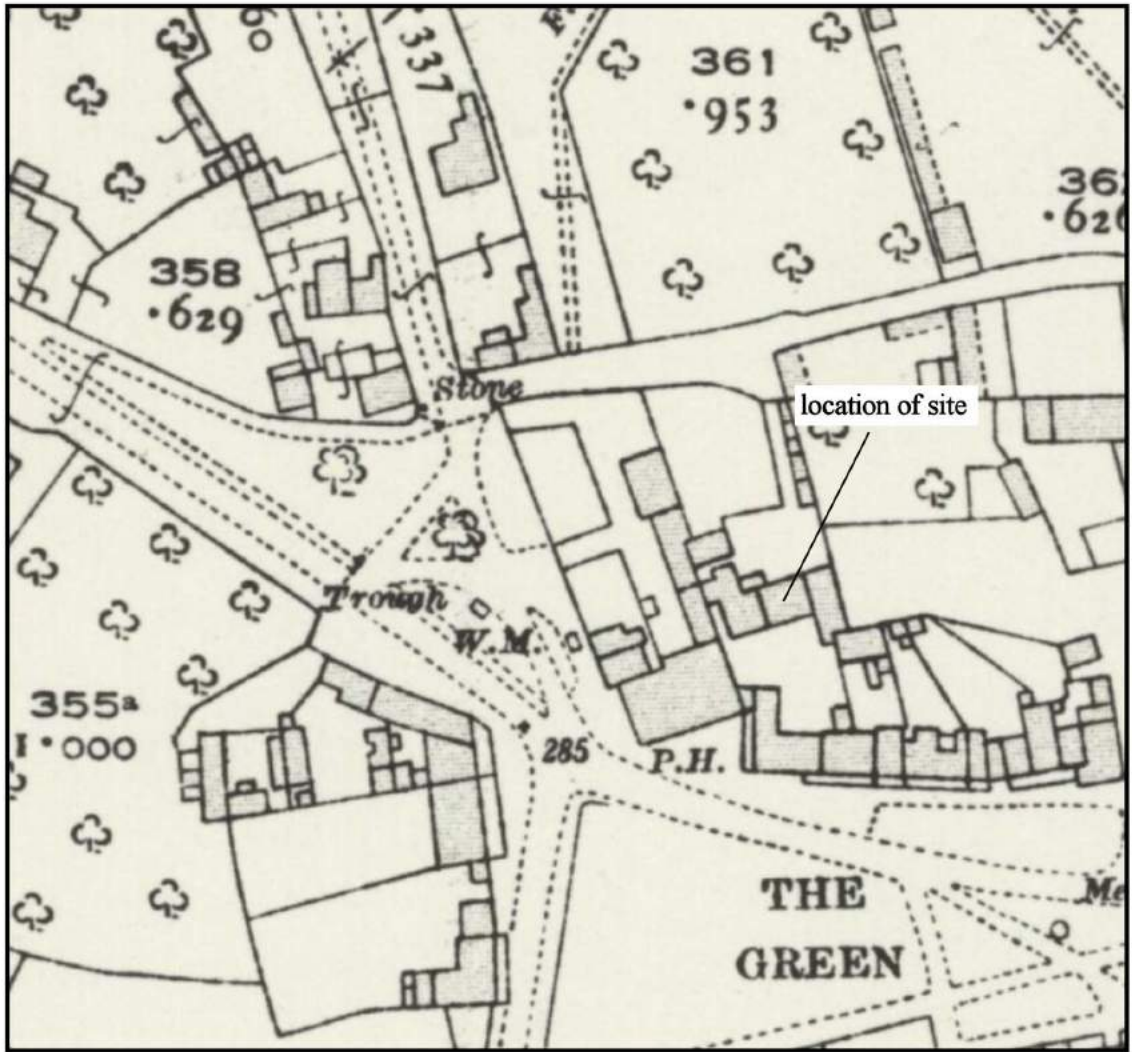


Fig 2.3: Ordnance Survey map of 1923



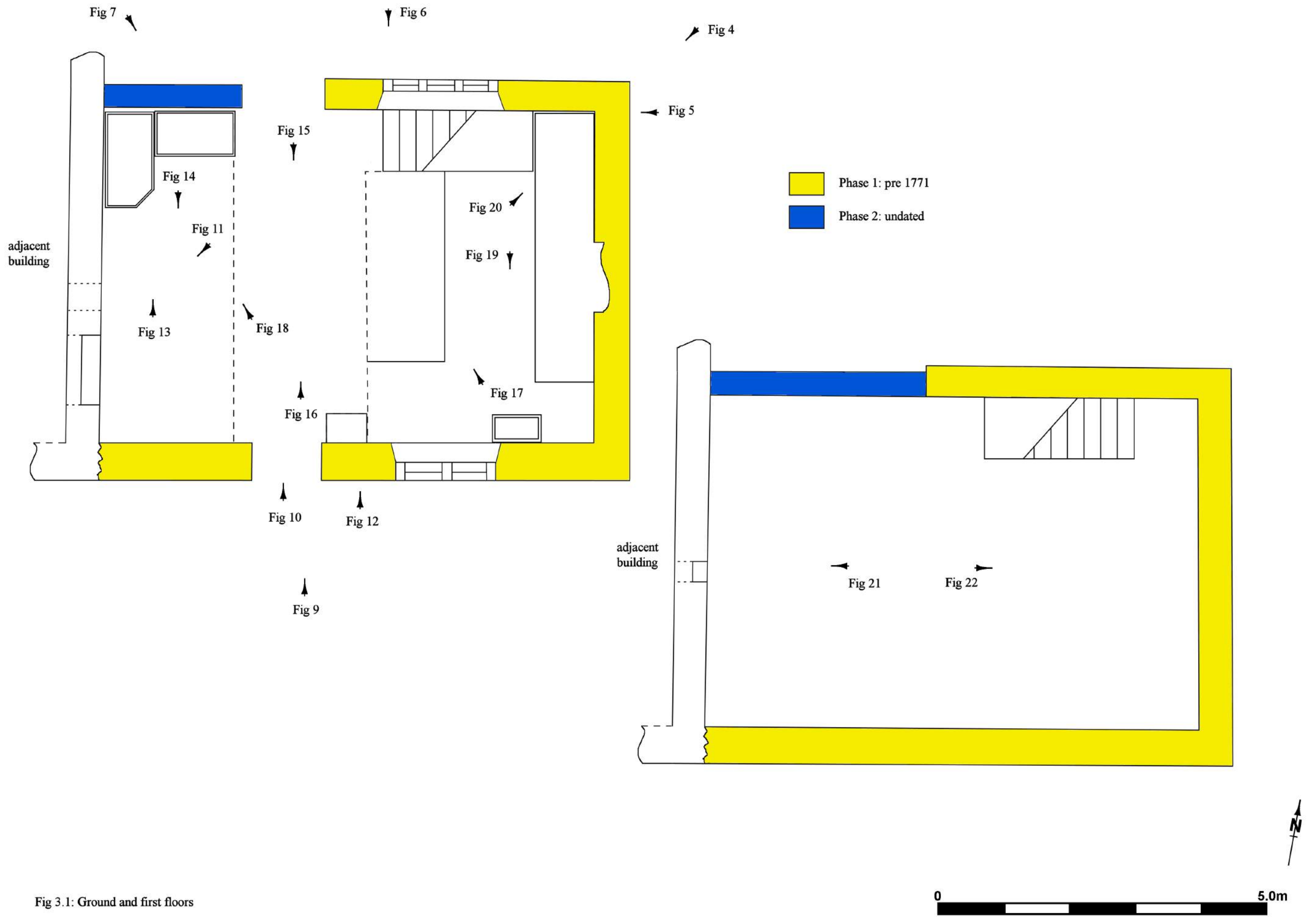


Fig 3.1: Ground and first floors

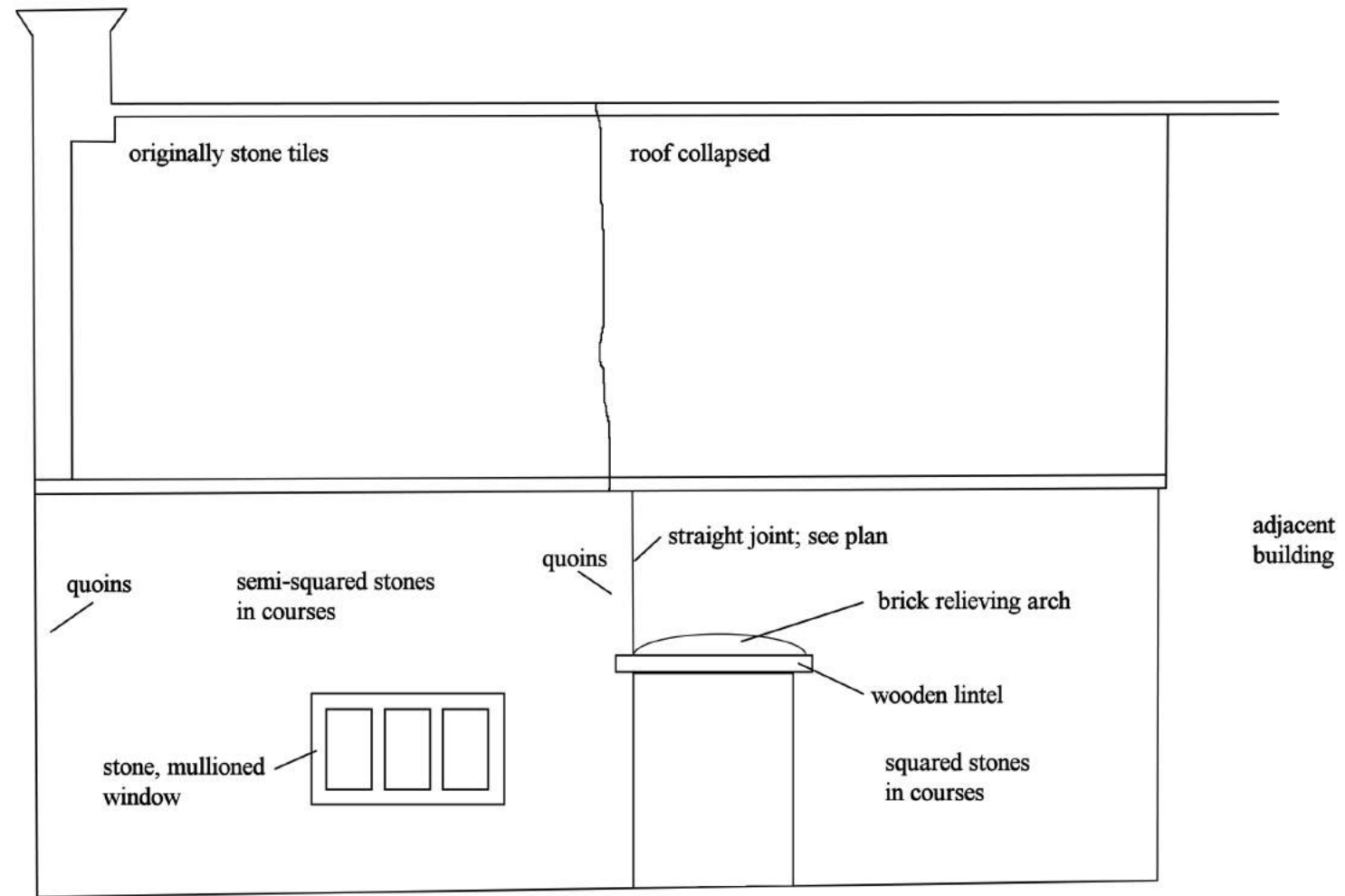


Fig 3.2: North-west elevation

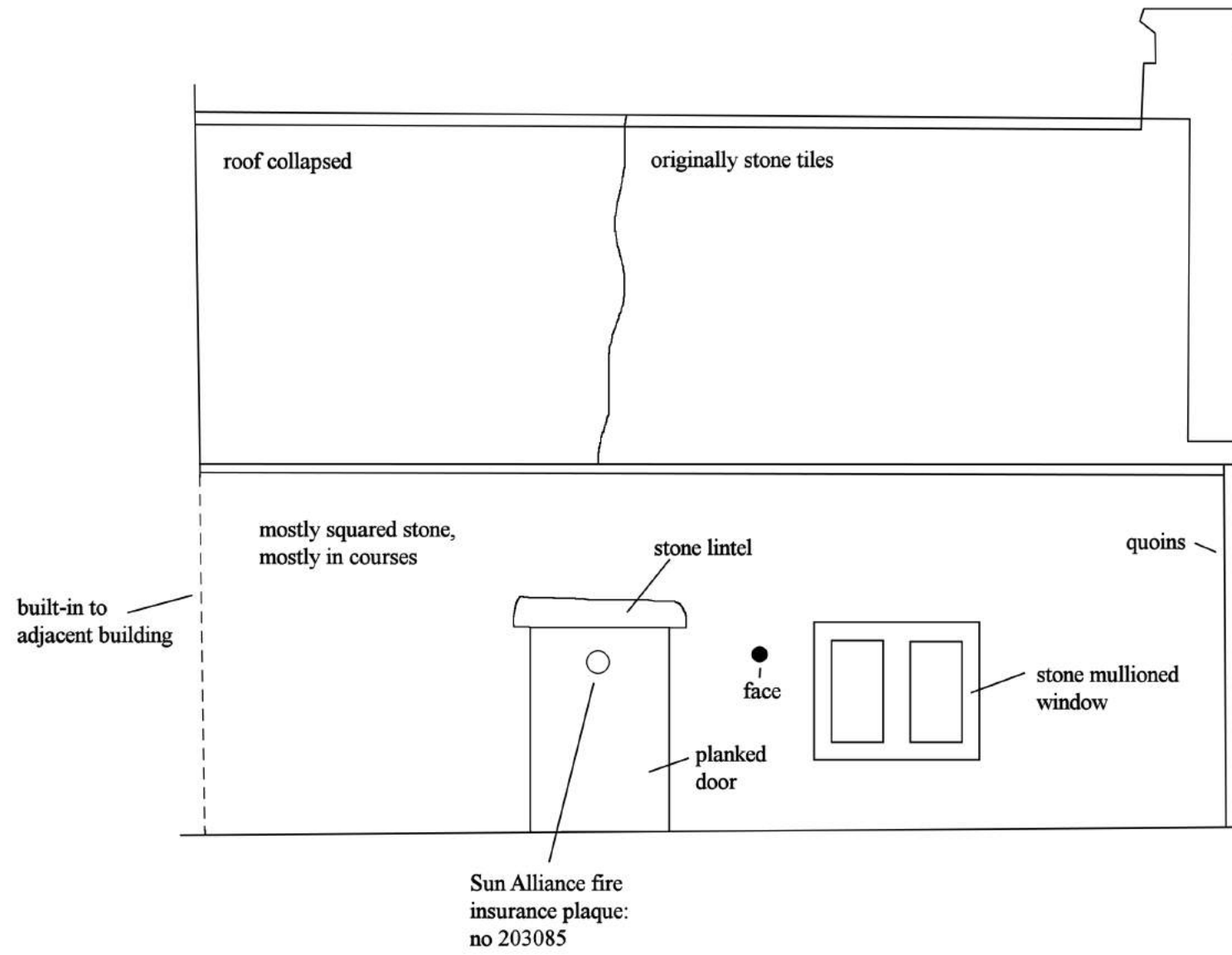


Fig 3.3: South-east elevation

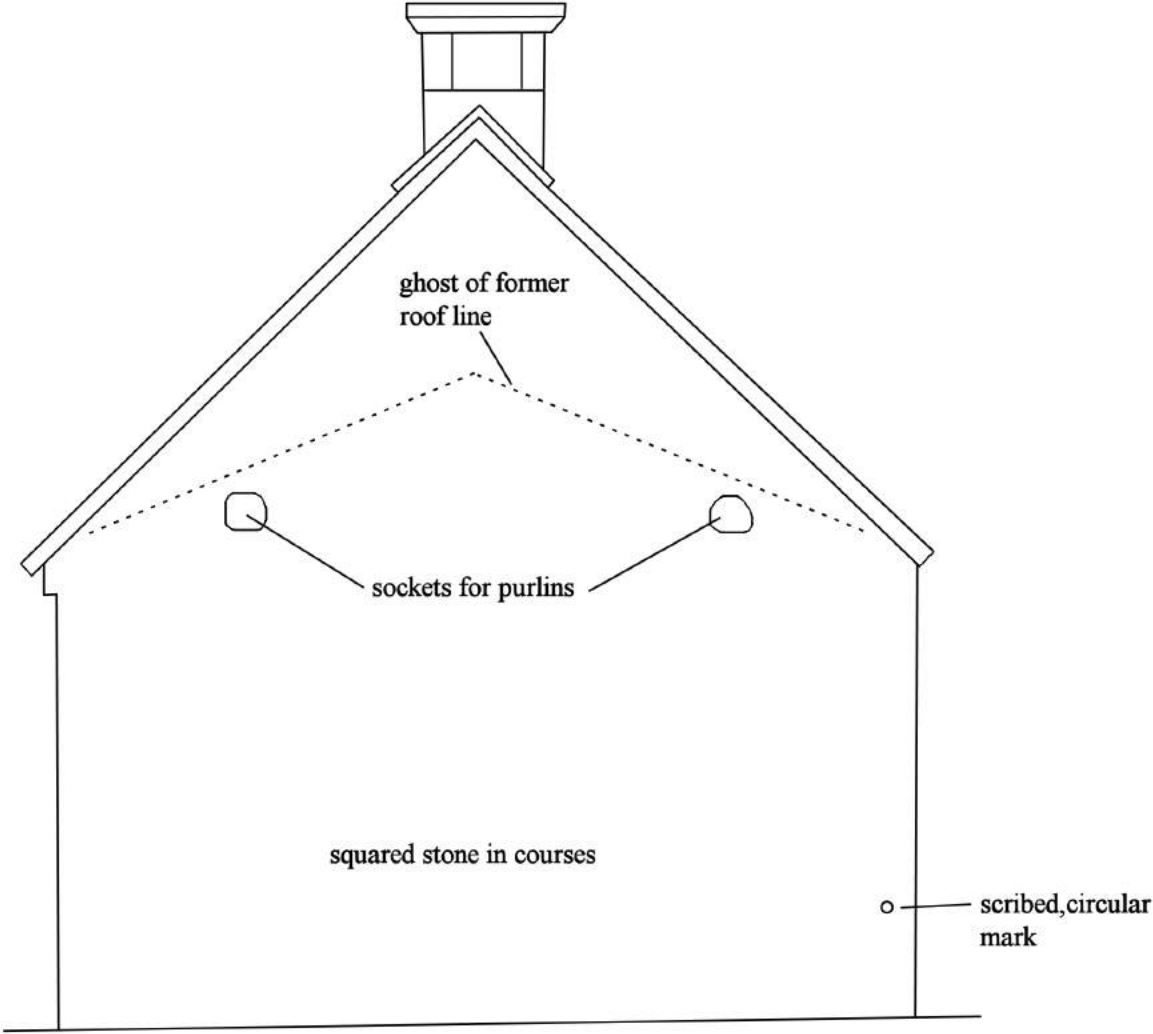


Fig 3.4: North-east elevation



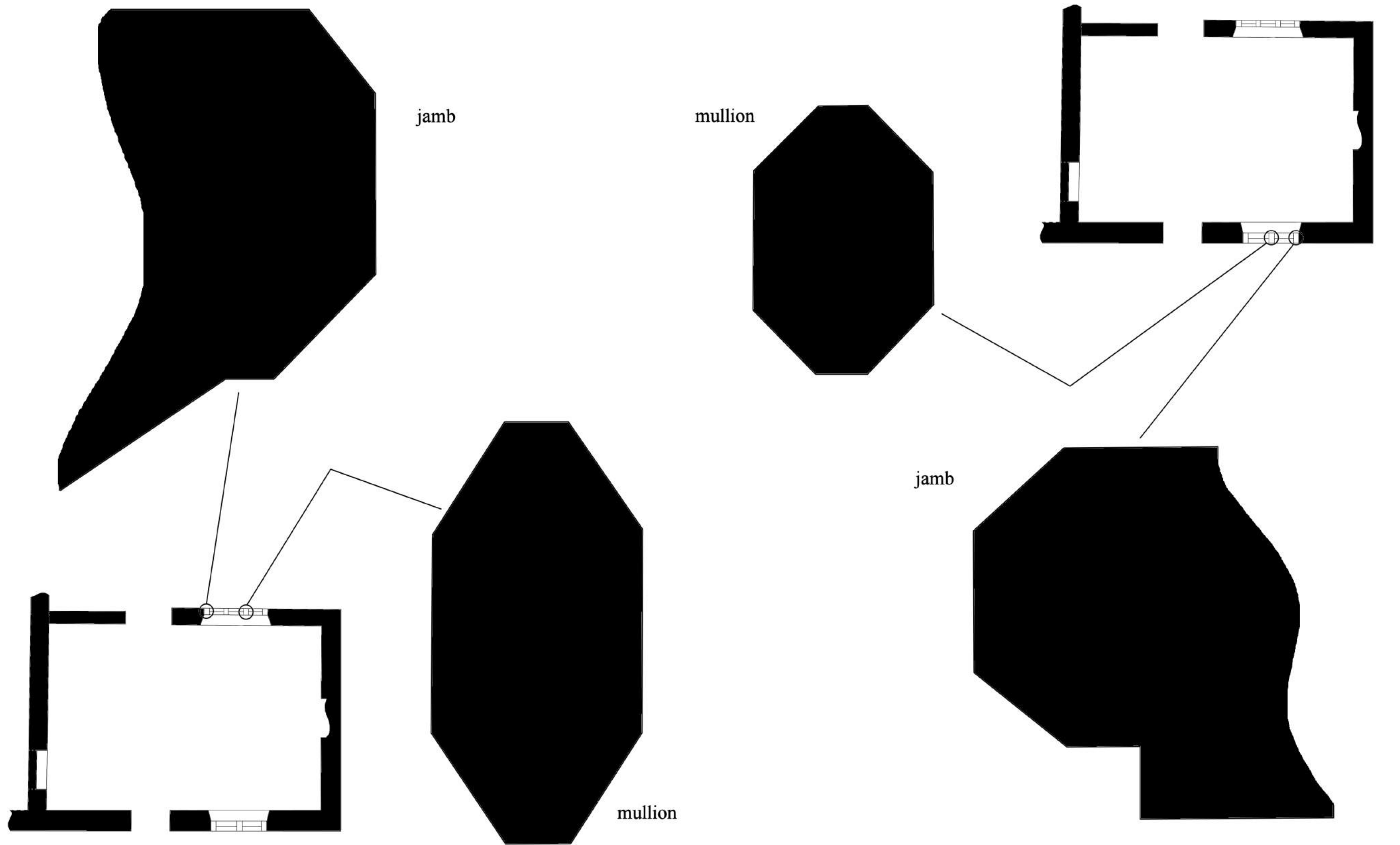


Fig 3.5: Sections of stone window mouldings

0 0.1 0.2m

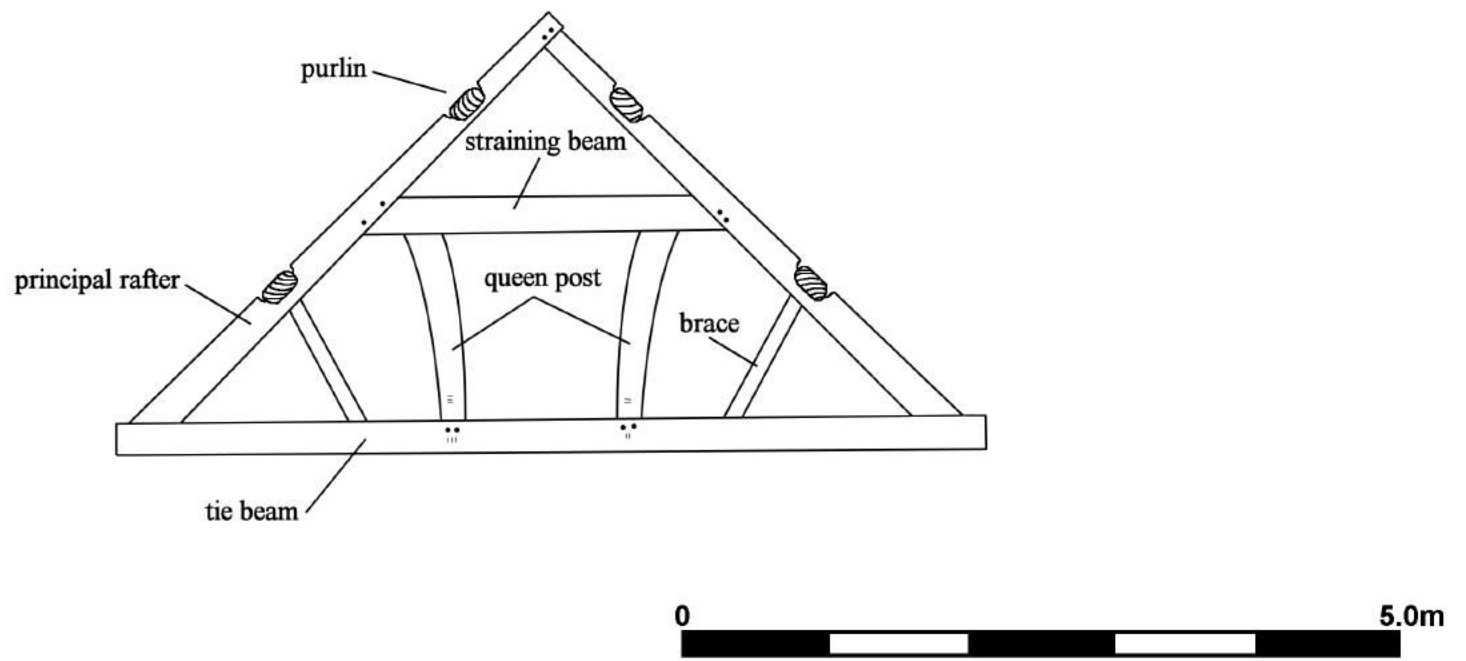


Fig 3.5 Roof truss showing principal components and carpenter's marks

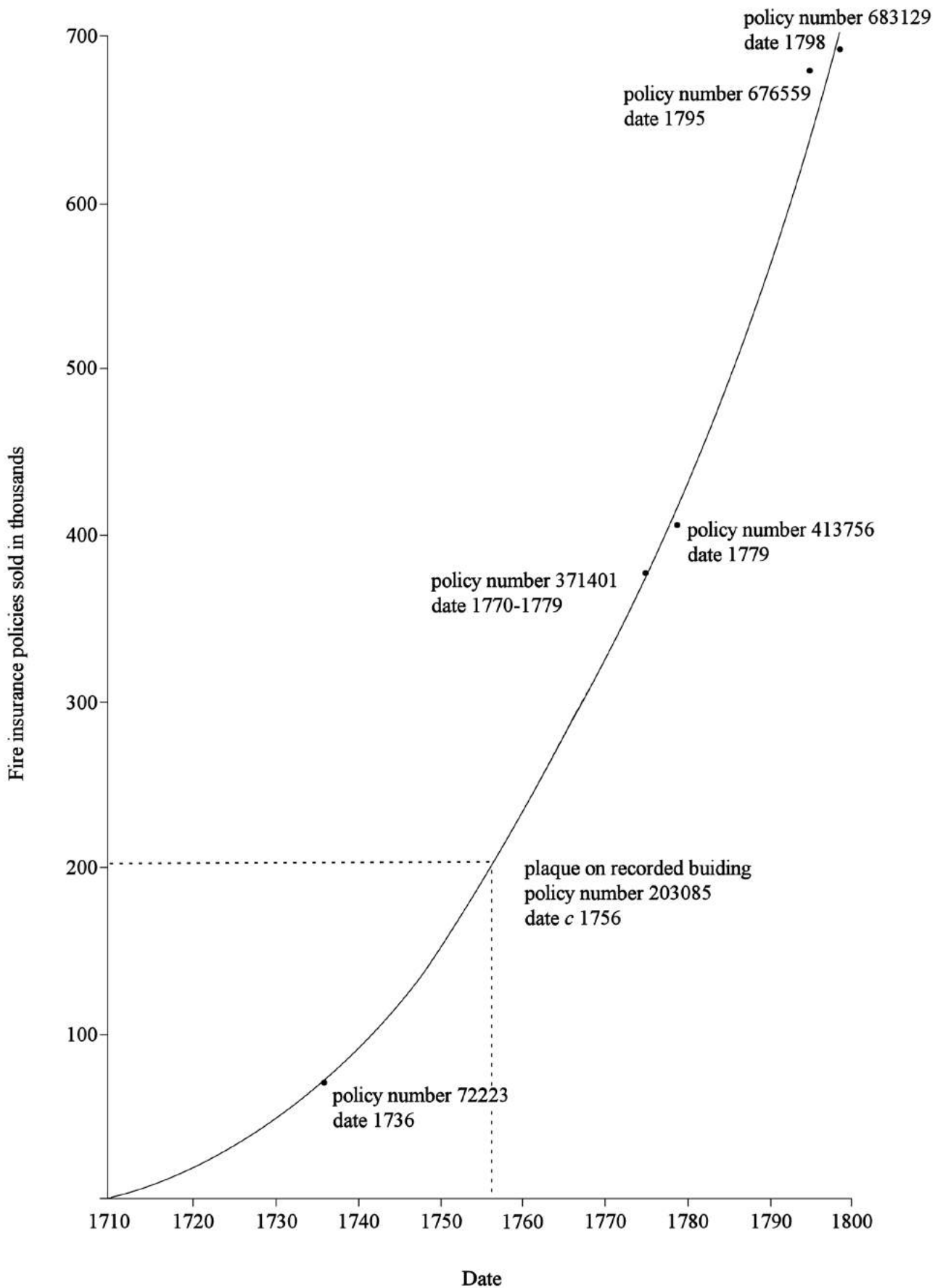


Fig 3.7: Numbers of fire insurance policies sold by Sun Fire Office from its founding in 1710



Fig 4: North-east and north-west elevations



Fig 5: North-east elevation; showing scribed circular mark, c 2cm diameter



Fig 6: North-west elevation



Fig 7: North-west elevation



Fig 8: Stone tiles removed from collapsed roof



Fig 9: South-east elevation



Fig 10: South-east elevation; showing Sun Fire Office plaque



Fig 11: Interior, south-west end; showing two blocked windows



Fig 12: South-east elevation showing carved head adjacent to door



Fig 13: Interior, south-west end showing tanks and stone floor



Fig 14: Interior, south-west end; showing stone floor



Fig 15: Interior; showing cross-passage, south end



Fig 16: Interior; showing cross-passage, north end



Fig 17: Interior, north-east end; showing work bench and equipment



Fig 18: Interior, cross-passage; showing row of butcher's hooks



Fig 19: Interior, north-east end; showing sink



Fig 20: Interior, north-east end; showing pedal grindstone



Fig 21: Scar on wall of building to south-west, showing blocked window and sockets for purlins



Fig 22: First floor, north-east gable wall

Appendix 1: OASIS form

OASIS DATA COLLECTION FORM: England

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Printable version

OASIS ID: martinco1-374841

Project details

Project name	Storage building, Back Lane, Broadway
Short description of the project	Historic building recording at storage building, Back Lane Broadway
Project dates	Start: 07-08-2019 End: 23-11-2019
Previous/future work	No / Not known
Any associated project reference codes	WSM 71720 - HER event no.
Any associated project reference codes	19/00619/LB - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	DWELLING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch","Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	WORCESTERSHIRE WYCHAVON BROADWAY The Bakehouse, Back Lane, Broadway, Worcestershire
Postcode	WR12 7BP
Study area	50 Square metres
Site coordinates	SP 095 376 52.036301482425 -1.861492599099 52 02 10 N 001 51 41 W Point
Height OD / Depth	Min: 0m Max: 0m

Project creators

Name of Organisation	Martin Cook BA MCIfA
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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","Text"
Paper Archive recipient	Worcestershire County Museum
Paper Contents	"none"
Paper Media available	"Report"

Project bibliography 1

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