

# Desk-based assessment of Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West Midlands



© Worcestershire County Council

Worcestershire Archaeology  
Archive and Archaeology Service  
The Hive, Sawmill Walk,  
The Butts, Worcester  
WR1 3PB

Date: 6 January 2014  
Author: Elizabeth Connolly, [econnolly1@worcestershire.gov.uk](mailto:econnolly1@worcestershire.gov.uk)  
Illustrator: Shona Robson-Glyde  
Project reference: P4245  
Report reference: 2082



# Contents

## Summary

1

## Report

<b>1 Background.....</b>	<b>3</b>
1.1 Reasons for the project .....	3
1.2 Planning background.....	3
<b>2 Aims.....</b>	<b>3</b>
<b>3 Methods.....</b>	<b>3</b>
3.1 Personnel.....	3
3.2 Documentary research .....	3
3.3 List of sources consulted .....	4
3.4 Other methods .....	4
3.5 Impact assessment criteria.....	5
<b>4 The application site .....</b>	<b>5</b>
4.1 Location and size .....	5
4.2 Topography, geology and soils.....	6
4.3 Current land-use .....	6
4.4 Historic land-use and archaeological character .....	6
<b>5 Heritage assets .....</b>	<b>8</b>
5.1 Designated heritage assets .....	8
5.2 Undesignated heritage assets .....	8
5.2.1 Medieval .....	8
5.2.2 Post-medieval .....	9
5.3 Potential heritage assets .....	9
<b>6 Assessment of the significance of heritage assets .....</b>	<b>10</b>
6.1 Designated assets.....	10
6.1.1 Scheduled ancient monument.....	10
6.1.2 Listed building.....	10
6.1.3 Registered parks and gardens .....	10
6.2 Undesignated assets.....	10
6.2.1 Historic buildings.....	10
6.2.2 Sites of archaeological interest .....	10
<b>7 The impact of the development .....</b>	<b>11</b>
7.1 Impacts during construction.....	11
7.2 Impacts on sustainability .....	11
7.3 Residual impacts .....	11
7.4 Unknown impacts.....	11
<b>8 Recommendations.....</b>	<b>11</b>
<b>9 Publication summary .....</b>	<b>12</b>
<b>10 Acknowledgements .....</b>	<b>12</b>



---

## **Desk-based assessment of Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West-Midlands**

Elizabeth Connolly

### **Summary**

A desk-based assessment for the historic environment was undertaken of Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West Midlands (NGR SO 97763 84701). It was undertaken on behalf of Neil Shepherd Design Ltd, in response to the requirements of the Senior Conservation Officer, Dudley Metropolitan Borough Council (DMBC). The requirement results from the submission of a planning application to DMBC, which proposes part demolition and alteration of two existing barns for conversion into three dwellings of which Barn 2 (Unit 3) is the subject of this assessment.

This report describes and assesses the significance of the heritage assets (and potential heritage assets) that are potentially affected by the application. The setting of heritage assets is considered. The potential impact of the application and the need for further mitigation is assessed.

Barn 2 is a brick and stone construction which stands on the northern edge of a former farm, known as Pottery Farm which lies to the east of Halesowen on the road between Quinton and Birmingham. The barns of the farm are now derelict, but the 20<sup>th</sup> century farmhouse is inhabited, as is the original house to the farm, now called The Old House.

The barn itself is first depicted on the 1<sup>st</sup> edition Ordnance Survey map of 1883. It is not depicted on the tithe map for the township of Hill, dated 1846, but it is conjectured from the style of its construction and form of bricks that it probably have existed at this time.

Barn 2 is one of two surviving buildings which were formerly associated with a small pottery known as Bellevue Potteries which is first depicted on the 1<sup>st</sup> edition Ordnance Survey map as a linear set of buildings including two which are circular and likely to have been kilns. There is little available historic evidence for the pottery (although Dudley Records were not available at the time of this study).

The pottery was demolished by 1919 and the area where it formerly stood is now rough open ground. Barn 2 is currently derelict with a galvanised frontage into which wooden doors are set. The roof is shored with plastic sheeting. A considerable depth of made ground has been deposited to the rear in recent years.

It is recommended that prior to the proposed development, a programme of building recording be undertaken on the barn, which will cast light upon the date and original function of the building. Furthermore it is recommended that all groundworks associated with the development, particularly those which lie to the rear of Barn 2 and in the former area of Bellevue Pottery, should be subject to an archaeological watching brief.



---

## Report

### 1 Background

#### 1.1 Reasons for the project

A desk-based assessment was undertaken at Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West Midlands (NGR SO 97763 84701). It was undertaken on behalf of Neil Shepherd of Neil Shepherd design Ltd, in response to the requirements of Jayne Pilkington, Senior Conservation Officer, Dudley Metropolitan Borough Council (the Curator) set out in correspondence dated 14 November 2013. The requirement results from the submission of a planning application to Dudley Metropolitan Borough Council (DMBC reference number P09/1586). This proposes part demolition and alteration of two existing barns for conversion into three dwellings of which one, Barn 2, is the subject of this assessment.

The proposed development site is considered to include heritage assets, the significance of which may be affected by the application: the site of Bellevue Potteries (7876 MDD1826); the Old House (875-MDD43) and Pottery Farm Barn (876-MDD44). The proposed development site is c 40m east of Pottery Farm Holloway.

The project conforms to a project proposal (including detailed specification; WA 2013). The project also conforms to the *Standard and guidance for historic environment desk-based assessment* (IfA 2012).

#### 1.2 Planning background

Present government planning policy is contained within the *National Planning Policy Framework* (DCLG 2012). This is supplemented by detailed guidance which had related to earlier government policy but which is at least partially still relevant to the present policy (DCLG/DCMS/EH 2010).

The Black Country Core Strategy 'seeks to protect and enhance heritage assets and local character and distinctiveness' (NPPF Conformity BCCS Checklist, available online at <http://blackcountrycorestrategy.dudley.gov.uk/>)

### 2 Aims

The general aims of this assessment are to:

- establish the nature and extent of the heritage assets;
- assesses the significance of the heritage assets within the application site and affected by the proposed development;
- assess the impact of the application on the heritage assets.

### 3 Methods

#### 3.1 Personnel

The assessment was undertaken by Elizabeth Connolly MA, who joined Worcestershire Archaeology in 2013 and has been practicing archaeology since 1999. The project manager responsible for the quality of the project was Tom Vaughan MA, AIfA who joined WA in 2001 and has been practising archaeology since 1991. Illustrations were prepared by Shona Robson-Glyde. BA (Hons), Dip Arch.

#### 3.2 Documentary research

Relevant information on the history of the site and past land-use was collected and assessed. Records of known archaeological sites and monuments were obtained from Dudley Metropolitan Borough Historic Environment Record (HER). Historic maps and published sources were consulted at Worcestershire Record Office. Dudley Record Office was closed while this assessment was being prepared.

The results are mapped on Figure 2 and the details of individual features of the historic environment are given in Appendix 1. Event records have been omitted where this would repeat information in other record types, and would not materially affect the assessment. HER references have been used throughout this assessment.

### 3.3 List of sources consulted

#### *Cartographic sources*

- 1846 Hill Township tithe map
- 1883 1<sup>st</sup> edition Ordnance Survey, Worcestershire Sheet 5, Scale 25" to 1 mile
- 1886-1890 Ordnance Survey, Worcestershire, scale 1:10,560
- 1903-1905 Ordnance Survey, Worcestershire, scale 1:10,560
- 1904 Ordnance Survey, Staffordshire, scale 1:10,560
- 1919 Ordnance Survey, Staffordshire, scale 1:2,500
- 1921 Ordnance Survey, Staffordshire, scale 1:10,560
- 1938-1946 Ordnance Survey, Worcestershire, scale 1:10,560
- 1955 Ordnance Survey, Staffordshire, scale 1:2,500

#### *Documentary sources*

- BUFAU 2000 *Building Recording and an archaeological watching brief at the Old Barn, Halesowen, Dudley*, Birmingham University Field Archaeology Unit, Project No 707
- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
- DCLG/DCMS/EH 2010 *PPS5 Planning for the historic environment: historic environment planning practice guide*, Department for Communities and Local Government/Department for Culture, Media and Sport/English Heritage
- British Geological Survey website, accessed 12 December 2013.
- English Heritage 2011 *The setting of heritage assets*, English Heritage
- Hemingway, J, 2005 "Township" of Hill, 1750, accessed at [www.dudley.gov.uk/EasysiteWeb/getresource.axd?AssetID=5771](http://www.dudley.gov.uk/EasysiteWeb/getresource.axd?AssetID=5771) on 20 December 2013
- IfA 2012 *Standard and guidance for historic environment desk-based assessment*, Institute for Archaeologists, updated 16 November 2012
- Page, W (ed), 1913 *Victoria History of the County of Worcestershire*, Volume 3 accessed online 19<sup>h</sup> December 2013
- WA 2013 *Proposal for an desk-based assessment at Pottery Farm, Mucklow Hill, Halesowen*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 14 November 2013, P4245

### 3.4 Other methods

A site visit was undertaken on 13 December 2013.

This assessment is limited to consideration of heritage assets and potential assets that are relevant to the application site.



### 3.5 Impact assessment criteria

The criteria cited in Table 1 have been used.

<p><b>Major Beneficial:</b> Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area's significance.</p>
<p><b>Beneficial:</b> Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of improvement will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
<p><b>Not Significant:</b> Impacts that have no long-term effect on any heritage asset.</p>
<p><b>Minor Adverse:</b> Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Moderate Adverse:</b> Minor harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Major Adverse:</b> Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Severe Adverse:</b> Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p>
<p><b>Unknown:</b> Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

Table 1: Impact assessment criteria for heritage asset

## 4 The application site

### 4.1 Location and size

Barn 2 (Plate 1) stands on the northern edge of Pottery Farm, a former farm which lies immediately north-west of the A458 Mucklow Hill Road. Pottery Farm and the site of Bellevue Potteries occupy

a prominent position in the landscape, having good views from the south and south west to the north west. A public footpath passes east-west between Barn 2 and the other buildings of Pottery Farm, continuing down Pottery Farm Holloway. The study area included the application site (Fig 1 and 2), although heritage assets were considered within 500m of the site in order to provide a broader understanding of the local context.

#### **4.2 Topography, geology and soils**

The site is located on the Etruria formation. The bedrock is mudstone, sandstone and conglomerate. It was formed approximately 307-313 million years ago in the Carboniferous period. The local environment was previously dominated by rivers. (British Geological Survey website, accessed 12 December 2013).

#### **4.3 Current land-use**

Barn 2 is a derelict structure (Plates 2-4) which lies immediately to the north of the complex of buildings which comprise Pottery Farm (Plates 5-6); c 20m from The Old House (875-MDD43) (the original farm house to the farm), less than 10m from Pottery Farm Barn (876-MDD44). It is located c 40m from Pottery Farm Holloway (7077-MDD1131). It is a rectangular building approximately 7m by 5m constructed of brick with a rough stone base. The roof is currently plastic sheeting over rafters but was previously tiled. The frontage of the barn is currently galvanised metal into which a window and double wooden doors are set.

The barn was once associated with Bellevue Potteries (7876-MDD1826) the site of which is immediately to the north, and of which one other derelict building now remains, outside of the Pottery Farm complex, to the north-east.

The barn is surrounded from the south-west to the north-east by dumped material, which is banked up behind the barn and onto the site of the former pottery. Two small elder bushes are growing from directly behind the barn and some tires and plastic are dumped behind the north-west wall. A modern (post 1955) barn has been renovated recently, which abuts Barn 2 to the north-east. From the south-east to the south-west the ground around Barn 2 is laid with tarmac.

#### **4.4 Historic land-use and archaeological character**

The historic location of Pottery Farm is in Hill Township (12338 - MDD2520), one of several townships (local divisions or districts of a large parish) which comprise the parish of Halesowen. Halesowen itself is a detached part of Shropshire before it was incorporated into Worcestershire in 1844. Since 1974 it has formed a part of the West Midlands Metropolitan County and Conurbation in the Dudley Metropolitan Borough.

Hemingway (2005) provides a comprehensive history of the township of Hill which is summarised below. The township's name derives from the Anglo-Saxon *hulle*, meaning 'hill'. The topography of the township is high land in the east, sloping land to the west and in the centre and meadow lands along the River Stour.

The name Mucklow is derived from *micel hlaw*, the great burial mound. There is evidence of early mining in Hill; a mining lease was granted to Henry Knyth and Henry de la Hulle in 1307, at 'La Combes'. In 1302 Roger Snode, Henry de la Heathe, and John de la Heathe were colliers in Coombes wood (a large wood which took up the central slope of Hill). They paid £4 each to dig two bell pits with two colliers in each pit.

Great quantities of medieval scoriae (smelting slag) have been found in the township which indicates that iron smelting went on in the area in this period. A Philip de Balismith (a travelling smith) is referred to in 1279 and William Fabri de Hulle, is recorded in 1297; 'fabri' implies a worker in iron. In 1304 Nicholas de Yrenmongere witnessed a Halesowen deed.

During the post-medieval period agriculture was the predominant activity in the township. A stream that fed into the Stour and emanating from Warden Hill had three corn mills on it, but iron

---

manufacturing still continued. The manufacture of iron objects by the 17<sup>th</sup> century included a range of objects: nails, gun barrels, files and chains. During the Civil War arms were made and supplied to the royalist garrison of Dudley Castle, probably from Halesowen Furnace. Coal was still being dug out from near Coombes Wood in 1607, when Muriel Lyttelton, brought out an action against Thomas and John Low for sinking pits. A number of forges and furnaces ran along the Hill side of the River Stour, including Halesowen Forge. In 1797 the course of the Dudley Number 2 Canal (Lapal Canal) was laid out; it ran straight through the middle of Coombes Wood. This gave a transportation route for iron from the district and foundries were soon established alongside the canal. By this period most of Coombes Wood was in the process of being cut down and collieries followed the destruction of the woodland.

The buildings of Pottery Farm are depicted on the 1846 tithe map of the Township of Hill (Figure 3) as a cluster of buildings west of a road, almost at a curve. The Old House (875-MDD43) is shown as an irregular shaped building south of a track, while Pottery Farm Barn (876-MDD44) is shown as an inverted L-shaped building to the west. The Old House is in a sub-trapezoidal plot with a track immediately to the north. The track opens out towards Pottery Farm Barn which is enclosed from west to south-west in a curving boundary with the south-east corner joining the boundary of The Old House. In the tithe map apportionment, the 'Farmhouse, Buildings, Yard, Garden etc.' are described as occupied by John Bullar on lease from George William, Lord Lyttelton. The field to the west of the farm, 'The Hill', was also occupied by Bullar and was set to pasture, whilst he set the field to the north of the farm, 'Clover Hill', to arable. North of the track, within 'Clover Hill', a narrow plot of land extends northwards bounded to the east by an irregular field boundary, with a sub-rectangular building shown to the north-east corner of the plot. Pottery Farm Holloway (7077-MDD-1131) is clearly visible as an earthwork running roughly east to west (Plate 11).

Barn 2 is marked on the 1<sup>st</sup> edition Ordnance Survey map (Figure 4) as a rectangular building in the southern corner of a cluster of buildings referred to on the map as Bellevue Potteries. These are depicted as both within and running along the western boundary of the narrow plot of land shown on the tithe map. Barn 2 has a distinctive north-east by south-west orientation and is shown almost abutting a sub-circular building, itself just south of another circular building, both presumably kilns. The northernmost building on the western edge of the potteries is sub-rectangular and runs roughly north to south. Two further buildings are shown on the eastern edge of the potteries, one is rectangular and runs roughly north to south, the other, also rectangular runs roughly east to west at the south-eastern base of the potteries. To the south of the southernmost kiln, a small square building protrudes southwards.

Barn 2 is shown north of the buildings that make up Pottery Farm, including the farmhouse (The Old House 875-MDD43) and orchard to the south-east, bounded by the road, and an inverted 'L' of buildings including Pottery Farm Barn (876-MDD44) immediately to the south-west, with a small paddock or haggard east-south-east of this, with a small building shown on the southern corner of this small field. The line of Pottery Farm Holloway (7077-MDD1131) is shown running west-south-west from the farmstead and pottery.

On the 1886-1890 OS map the potteries are shown unchanged.

On the 1919 OS map (Figure 5) most of the buildings comprising Bellevue Potteries apart from the two southernmost are no longer depicted. Barn 2 is still visible along the northern boundary of the track which runs roughly east to west, with the other building depicted to the north-east on an east to west orientation. The new Pottery Farm house is shown, built perpendicular to Pottery Farm Barn (876 - MDD44).

On the 1938-1946 map the fence line is no longer visible.

On the 1955 Staffordshire 1:2,500 map, Barn 2 and the other rectangular building are still visible as the only buildings north of the Pottery Farm complex.

Barn 2 has a strong relationship with the site of Bellevue Potteries (7876 - MDD1826) and with Pottery Barn farm. It may be contemporary with the barn (876 - MDD44) and The Old House (875 -

MDD43), previously the farmhouse for Pottery Farm. The leaseholder mentioned in the 1846 tithe map, John Bullas, leased both the farmhouse and yard as well as 'Clover Hill' the field that had the long thin plot later shown on the 1883 OS 1<sup>st</sup> edition to be the site of Bellevue Potteries.

Barn 2 has a distinctive orientation when seen in relation to the other buildings of Pottery Farm. When seen in relation to the kilns of Bellevue Potteries, it still stands out as regards its orientation. Barn 2 may therefore predate the kilns, if the potteries were constructed in such a way as to fit in with existing buildings. The bricks used in the construction of Barn 2; measuring 9"x 4.25"x 2.5" are typical of mid-17<sup>th</sup> to early 18<sup>th</sup> century date (pers comm Shona Robson-Glyde), and while the two stub walls with doors between them (Plate 3) look like they have been rebuilt to create the curved corners typical for a shelter shed; the brickwork elsewhere looks original, especially paired with the stonework at the base of the walls (pers comm Shona Robson-Glyde).

## 5 Heritage assets

### 5.1 Designated heritage assets

There are three Grade II listed buildings within the study area, one of which is part of the larger development site; Pottery Farm Barn (876-MDD44) is Barn 1 in the proposed development (Plate 6). It is described in the HER as a 17<sup>th</sup> century barn with a hay loft of timber frame with red brick infilling. The timber frame is recorded on the HER as reputed to contain timbers of Anglo-Saxon origin although the reference for this is not stated.

The Old House (875-MDD43) was previously known as Pottery Farm farm house (Plate 7), and is within 20 metres of Barn 2. It has a late 16<sup>th</sup> - early 17<sup>th</sup> century timber frame with later infilling of rough cast brick. It comprises one-storey and an attic, with a projecting gabled wing on the left hand side.

Greenhill House (877-MD45) dates from c 1830 or earlier. It is a two-storey timber frame and rough cast house. It is suggested in the HER that the house may have been built earlier than 1650 and also that a castellated frontage may have been added before 1794.

Leasowes Landscape Garden (3954-MDD391) is a Grade I registered park and garden (Plates 8-9). Covering 58 hectares, including Halesowen Golf Club (housed in a Grade I listed house c 800m south-east of Pottery Farm), it was once owned by the famous poet and landscape gardener William Shenstone. The golf course now forms a central core of Leasowes parkland. Shenstone's landscaping of the garden started in the 1740s. It had become famous in this country and abroad by the time of his death in 1763. He called it a *Ferm Ornee* (ornamental farm). Thomas Jefferson and John Adams visited the garden in April 1786. Adams wrote in his diary "Shenstone's Leasowes is the simplest and plainest [garden], but the most rural of all. I saw no spot so small that exhibited such a variety of beauties" ([http://en.wikipedia.org/wiki/The\\_Leasowes](http://en.wikipedia.org/wiki/The_Leasowes), accessed 6 January 2014). The park is in a Local Authority Conservation Area, the area of which is the same as the registered park and garden. In 2008 DMBC began to restore picturesque features within the garden, including 'Virgil's Grove', a cascade and a 'Chalybeate' spring.

### 5.2 Undesignated heritage assets

There is no evidence for Prehistoric or Roman archaeology in the study area.

#### 5.2.1 Medieval

The earliest feature recorded on the HER within the study area is the Pottery Farm Holloway (Plate 11; 7077-MDD1131) which runs westwards from close to the site of the proposed development. It is clearly visible, although recently there has been a large amount of spoil dumped just west of a gateway that forms part of the boundary of Pottery Farm. The spoil is several metres in depth and includes earth, rubble and tree roots. The Holloway is visible beyond the dumped spoil, and beyond this is in good condition.

---

Hollies Wood South (4481-MDD530), described on the HER as a semi-natural ancient woodland could potentially have Medieval origins. Called the 'hanging wood' by William Shenstone, the 4 ha woodland is circa 300m south east of Pottery Farm, across the A458 Mucklow Hill road and down the hill. Similarly, Green Hill Wood (12774-MDD2789), c 400m north of Pottery Farm, described in the HER as ancient woodland, and designated a SINC (Site of Importance for Nature Conservation) by Natural England, could be Medieval in origin.

### 5.2.2 Post-medieval

Bellevue Potteries (7876-MDD1826) are first depicted on the 1883 OS 1<sup>st</sup> Edition, occupying a plot depicted on the 1846 tithe map. The potteries are also depicted on the 1886-1890 map, but by 1919 most of the buildings are no longer shown, presumably demolished, with Barn 2 and another building, now also derelict, clearly visible on the map. There is a strong potential for the survival of buried remains associated with the pottery in the form of surfaces, foundations and artefacts. The ground in this area is markedly irregular lending weight to this supposition (Plate 10).

Old Barn Cottages (7928-MDD1877), c 250m from Pottery Farm, are recorded as part of Greenhill Farm (875-MDD43). The farmyard was to the east of the farmhouse and was composed of a square yard surrounded by structures. Old Barn Cottages was on the south side of this yard and was connected to the east range, now demolished. Prior to demolition of Old Barn Cottages, in 2000, a survey was carried out by (BUFAU 2000) which revealed that the Old Barn incorporated the northernmost bay of a timber-framed building that was once part of the Old Barn Cottage located immediately to the south. The surviving roof structure in this part suggested a date of construction between 1550 and 1650. Subsequently, in the first half of the 18<sup>th</sup> century the Old Barn was constructed as a three-bay threshing barn incorporating the earlier building at its southern end (Dudley HER). A 19<sup>th</sup> century stable and pigsty (12446 - MDD2361), now in use as a private wine bar, appears to be associated with buildings from Greenhill Farm.

Fir Tree Farm (7177-MDD1211) c 200m south of Pottery Farm, is recorded on the Dudley HER as a post medieval farmstead and is on the local list. Fir Tree Farm enjoys a similar location and prominence in the landscape to Pottery Farm, the proximity of both to each other giving an unusually rural feel to an otherwise heavily developed area.

Bellevue House (7398-MDD1383) c 150m from Pottery Farm was first mentioned in 1791 when it was attacked by Birmingham rioters, where it was described as a 'neat little house' belonging to Mr Male (Dudley HER report). The house was bought in the 1940s by the Worcester and Staffordshire Electricity Company. They and the Midland Electricity Board who followed, trebled the size of the house with various extensions. The house was demolished in 1999.

The Stag and Horse Shoes (12877-MD2976) which stands 500m to the east of Pottery Farm is an early 20<sup>th</sup> century roadhouse, which was recorded on the site of an earlier pub, also known as the Stag and Horse Shoes. It is now known as the Stag and Three Horse Shoes.

Coombes Wood Colliery (7078-MDD1132) the site of which is 500m to the west of Pottery Farm was first called Golden Orchard Mine when it was acquired by Benjamin Hingley in 1891. Two shafts were sunk in 1908. Steam power was used for the winding gear and electricity was used underground. Output amounted to 3,200 tons per week in the 1930s. The colliery closed in 1948 due to water problems.

Dudley No 2 Canal (Lapel section) (7371-MDD1359) was built in 1798 and ran from Netherton tunnel at Bumble Hole to Lapal tunnel and across the western boundary of The Leasowes park.

### 5.3 Potential heritage assets

The proximity of a holloway with possible medieval origins indicates that there may have been settlement in this area from the medieval period.

## 6 Assessment of the significance of heritage assets

### 6.1 Designated assets

#### 6.1.1 Scheduled ancient monument

There are no Scheduled Ancient Monuments within the study area.

#### 6.1.2 Listed building

There are three Grade II listed buildings in the study area, two of which are directly associated with Barn 2.

The Old House (875 - MDD43), the original farmhouse to Pottery Farm, is now fenced off from the other buildings with a high board fence. A brick built barn, stands north of The Old House just inside the fence. Renovation of Barn 2 retaining and re-using original fabric where possible to effect conversion into a dwelling sympathetic to its location on the edge of a farmstead would have **Beneficial** impact on the setting of The Old House.

Pottery Farm Barn (876 - MDD44) stands c 10m south-west of Barn 2. The Pottery Farm development will involve the refurbishment of the derelict Pottery Farm Barn and conversion to two dwellings. It is currently separated from Barn 2 by an unobtrusive fence with iron gates. Pottery Farm Barn has an inverted 'L' shape in plan. The part aligned north-west by south-east, faces The Old House, while the part of the building aligned north-east by south-west effectively backs onto Barn 2. Renovation of Barn 2 retaining and re-using original fabric where possible to effect conversion into a dwelling sympathetic to its location on the edge of a farmstead would have **Beneficial** impact on the setting of Pottery Farm Barn.

Greenhill House (877 - MDD45) is not visible from Pottery Farm, and Pottery Farm is not visible from Greenhill House. The impact of proposed development on Greenhill House is considered to be **Not Significant**.

#### 6.1.3 Registered parks and gardens

The Leasowes Landscape Garden (3954 - MDD391) is situated to the south east of Barn 2, across the A458, Mucklow Hill Road, and down the hill. Halesowen Golf Course forms the central core of the parkland, but the 'hanging wood', or Hollies Wood South (4481-MDD530), one of the facets of the garden and a monument in its own right is visible from the road. The setting of The Leasowes is enhanced by the surprisingly rural character of the enclave of Fir Tree Farm and Pottery Farm. Renovation of Barn 2 retaining and re-using original fabric where possible to effect conversion into a dwelling sympathetic to its location on the edge of a farmstead would have **Beneficial** impact on the setting of The Leasowes.

### 6.2 Undesignated assets

#### 6.2.1 Historic buildings

Fir Tree Farm (7177-MDD1211) c 200m south of Pottery Farm, is recorded on the Dudley HER as a post-medieval farmstead and is on the local list. Fir Tree Farm enjoys a similar location and prominence in the landscape to Pottery Farm. It is visible from Pottery Farm and has good views to Pottery Farm. Renovation of Barn 2 into a dwelling sympathetic to its location on the edge of a farmstead would have **Beneficial** impact on the setting of Fir Tree Farm.

#### 6.2.2 Sites of archaeological interest

*Nature of the archaeological interest in the site*

Barn 2 survives as part of a small rural enclave within a heavily built up area. The building is likely to have been associated both with a farm and a small rural pottery. The fabric of the building and buried archaeological features associated with it have the potential to yield valuable information

---

both about the date of the building, its various functions and the wider operation of the farm and pottery.

*Relative importance of the archaeological interest in the site*

Whilst the survival of a barn is not exceptional, the association of Barn 2 with former small scale industrial activity in an area noted for a strong contribution to the industrial revolution enhances the significance of this heritage asset.

*Physical extent of the archaeological interest in the site*

Barn 2 is limited in physical nature to the structure itself including foundations and former buried surfaces. Deposits related to the former pottery to the north may survive immediately adjacent to the barn.

## 7 The impact of the development

The proposed renovation of Barn 2 will alter the character and function of the building and as part of a wider development this will also substantially alter the character of a historic farm. However, sympathetic renovation would significantly mitigate this alteration. The retention of historic fabric and general form of the barn would serve to preserve the overall character of the building. Rescuing the building from dereliction and eventual collapse through neglect would allow future generations to benefit from the survival of this interesting heritage asset.

Renovation of Barn 2 has the potential to have a **positive impact** on the two listed buildings in its immediate vicinity.

### 7.1 Impacts during construction

Groundworks associated with the renovation of the barn including the laying of service runs, additional foundations and underpinning works have the potential to disturb buried surfaces and features within the fabric of the barn which could yield important historic information. This loss may be mitigated by archaeological intervention prior to and during the construction process.

### 7.2 Impacts on sustainability

The NPPF emphasises the importance of sustainability (DCLG 2012, section 131).

The renovation of Barn 2 as part of wider farm complex has the potential to enhance the significance of this group of heritage assets. The long term conservation of this cluster of buildings may positively contribute to the character and distinctiveness of the local environment as well as making a positive contribution to its economic vitality therefore ensuring its sustainability.

The historic environment is a non-renewable resource and therefore cannot be directly replaced. However mitigation through recording and investigation also produces an important research dividend that can be used for the better understanding of the area's history and contribute to local and regional research agendas (cf NPPF, DCLG 2012, section 141).

### 7.3 Residual impacts

Implementation of the mitigation proposed below should ensure that there are no residual effects on the historic environment and archaeological resource from the proposed development. Mitigation should ensure that adverse impacts are restricted in scope to **not significant**.

### 7.4 Unknown impacts

The potential for impacts on unknown archaeological sites is considered to be low.

## 8 Recommendations

In order to mitigate the impacts identified above, it is recommended that a programme of building recording be carried out prior to the renovation of Barn 2. Furthermore it is recommended that

groundworks associated with the renovation of the barn including the laying of service runs, additional foundations and underpinning works be subject to an archaeological watching brief.

The scope and specification of mitigation works should be agreed with the Senior Conservation Officer, DMBC.

Any site investigation works would be concluded by production of an archaeological report (and appropriate publication) and a project archive to be deposited at a local museum.

## **9 Publication summary**

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

*A desk-based assessment for the historic environment was undertaken at Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West Midlands (NGR SO 97763 84701). It was undertaken on behalf of Neil Shepherd Design Ltd, in response to the requirements of the Senior Conservation Officer, Dudley Metropolitan Borough Council. The requirement results from the submission of a planning application to DMBC. This proposes part demolition and alteration of two existing barns for conversion into three dwellings of which Barn 2 (Unit 3) is the subject of this assessment.*

*Barn 2 is a brick and stone construction which stands on the northern edge of a former farm, known as Pottery Farm which lies to the east of Halesowen on the road between Quinton and Birmingham. The barns of the farm are now derelict, but the 20<sup>th</sup> century farmhouse is inhabited, as is the original house to the farm, now called The Old House.*

*The barn itself is first depicted on the 1st edition Ordnance Survey map of 1883. It is not depicted on the tithe map for the township of Hill, dated 1846, but it is conjectured from the style of its construction and form of bricks that it probably have existed at this time.*

*Barn 2 is one of two surviving buildings which were formerly associated with a small pottery known as Bellevue Potteries which is first depicted on the 1st edition Ordnance Survey map as a linear set of buildings including two which are circular and likely to have been kilns. There is little available historic evidence for the pottery (although Dudley Records were not available at the time of this study).*

*The pottery was demolished by 1919 and the area where it formerly stood is now rough open ground. Barn 2 is currently derelict with a galvanised frontage into which wooden doors are set. The roof is shored with plastic sheeting. A considerable depth of made ground has been deposited to the rear in recent years.*

*It is recommended that prior to the proposed development, a programme of building recording be undertaken on the barn, which will cast light upon the date and original function of the building. Furthermore it is recommended that all groundworks associated with the development, particularly those which lie to the rear of Barn 2 and in the former area of Bellevue Pottery, should be subject to an archaeological watching brief.*

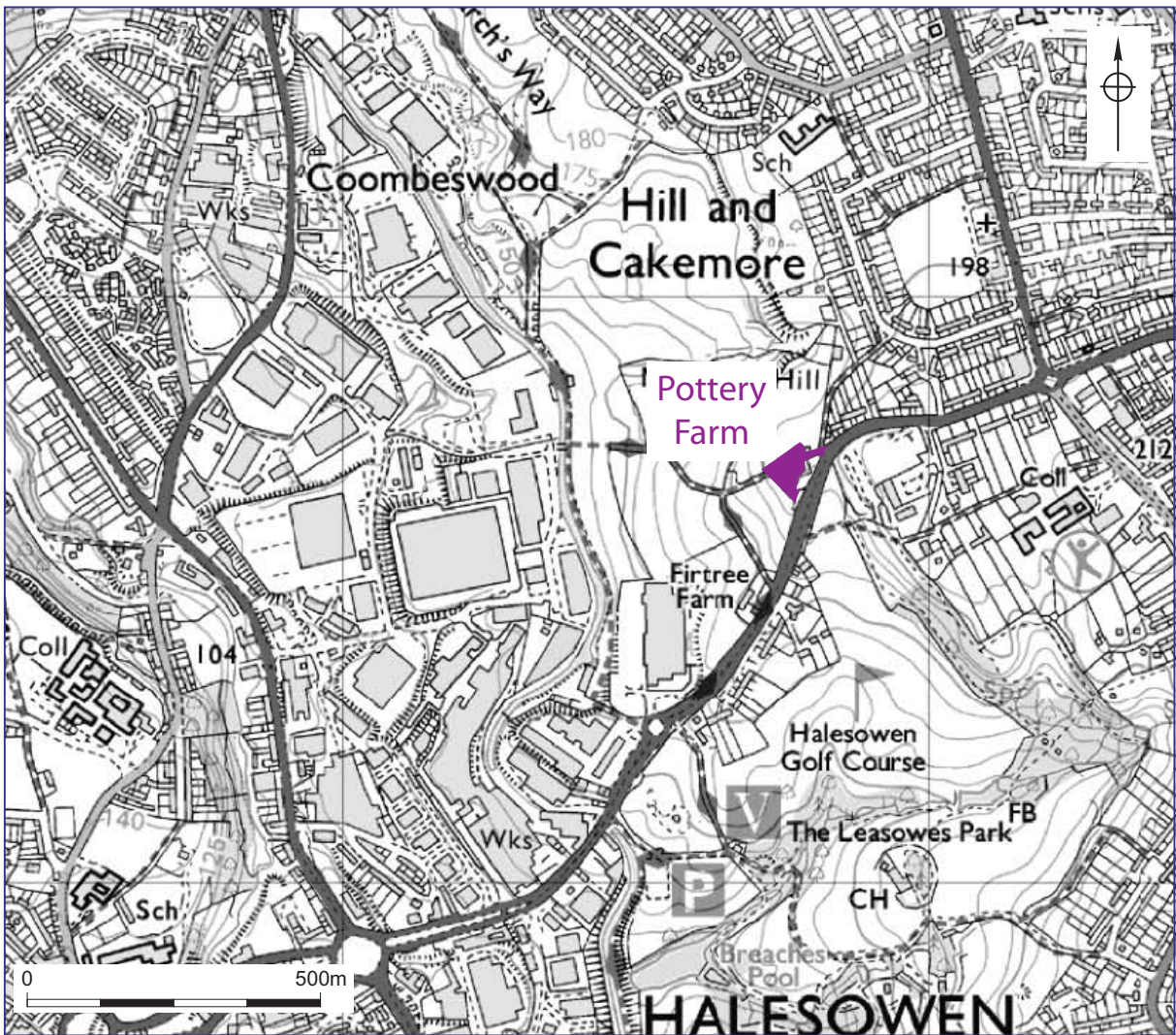
## **10 Acknowledgements**

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Neil Shepherd (Neil Shepherd Design Ltd), Jayne Pilkington, (Senior Conservation Officer, Dudley Metropolitan Borough Council) and Mark Mather (Historic Environment, Dudley Metropolitan Borough Council).



**Figures**

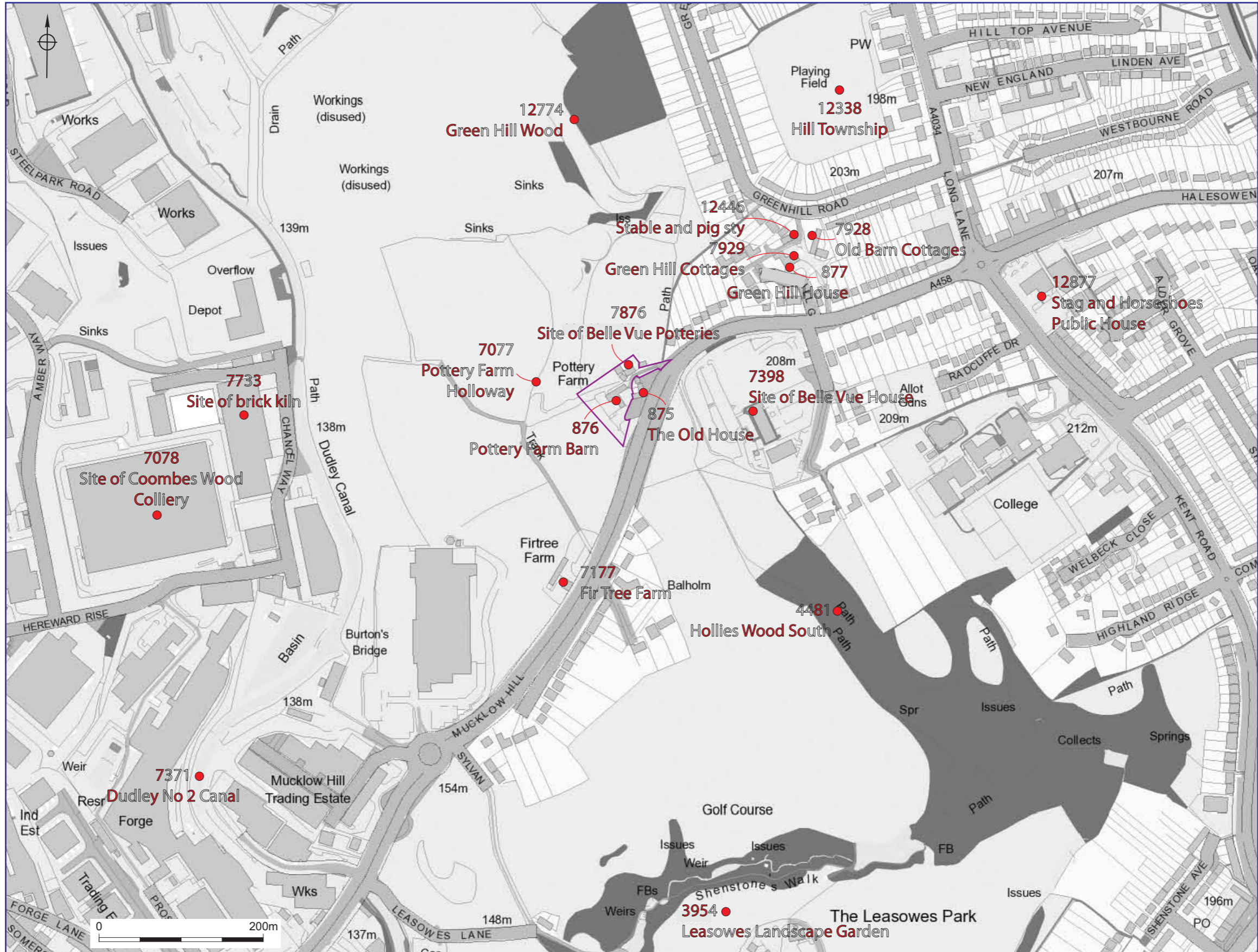




© Crown copyright and database rights 2013 Ordnance Survey 100024230

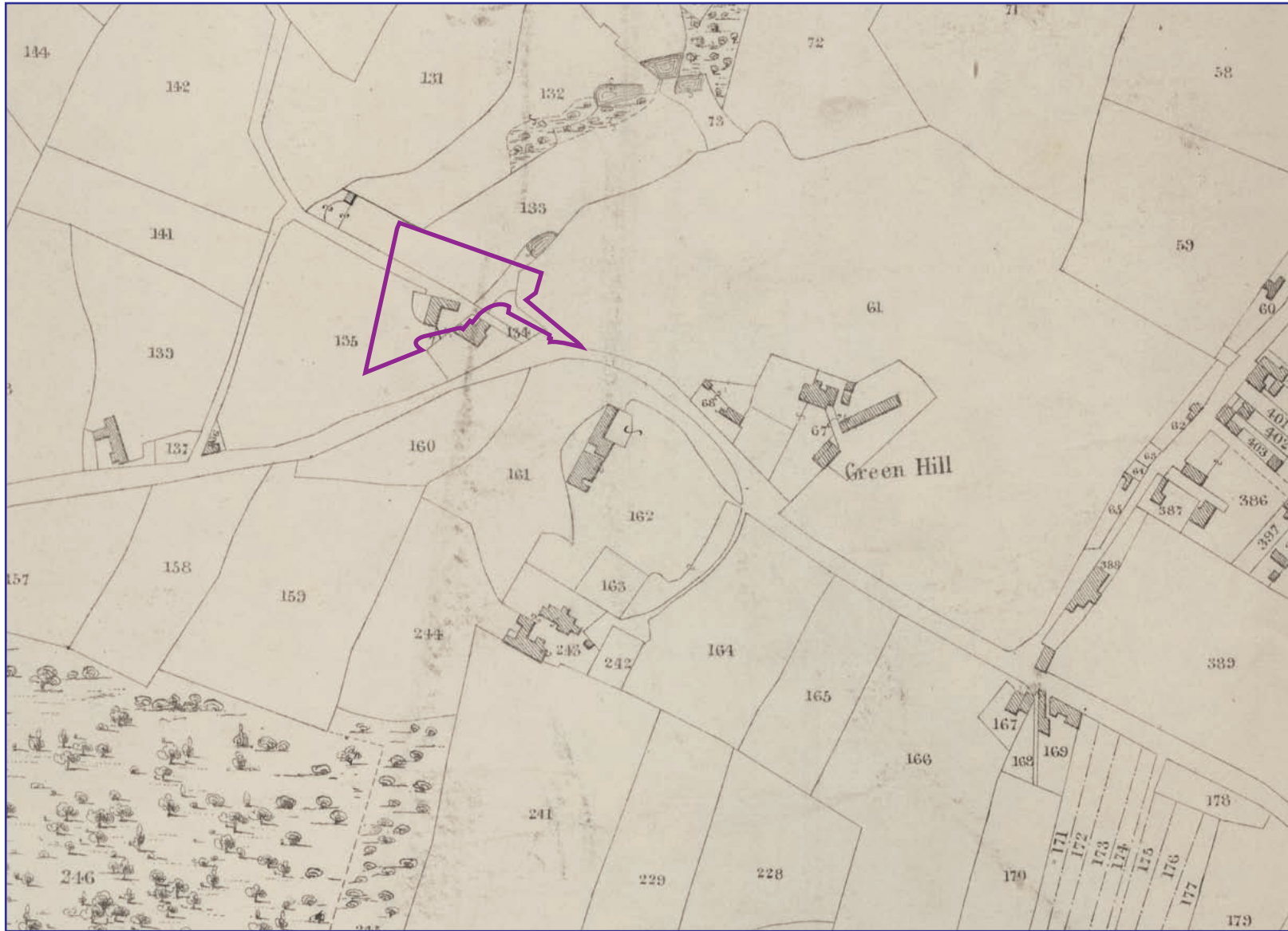
Location of the site

Figure 1



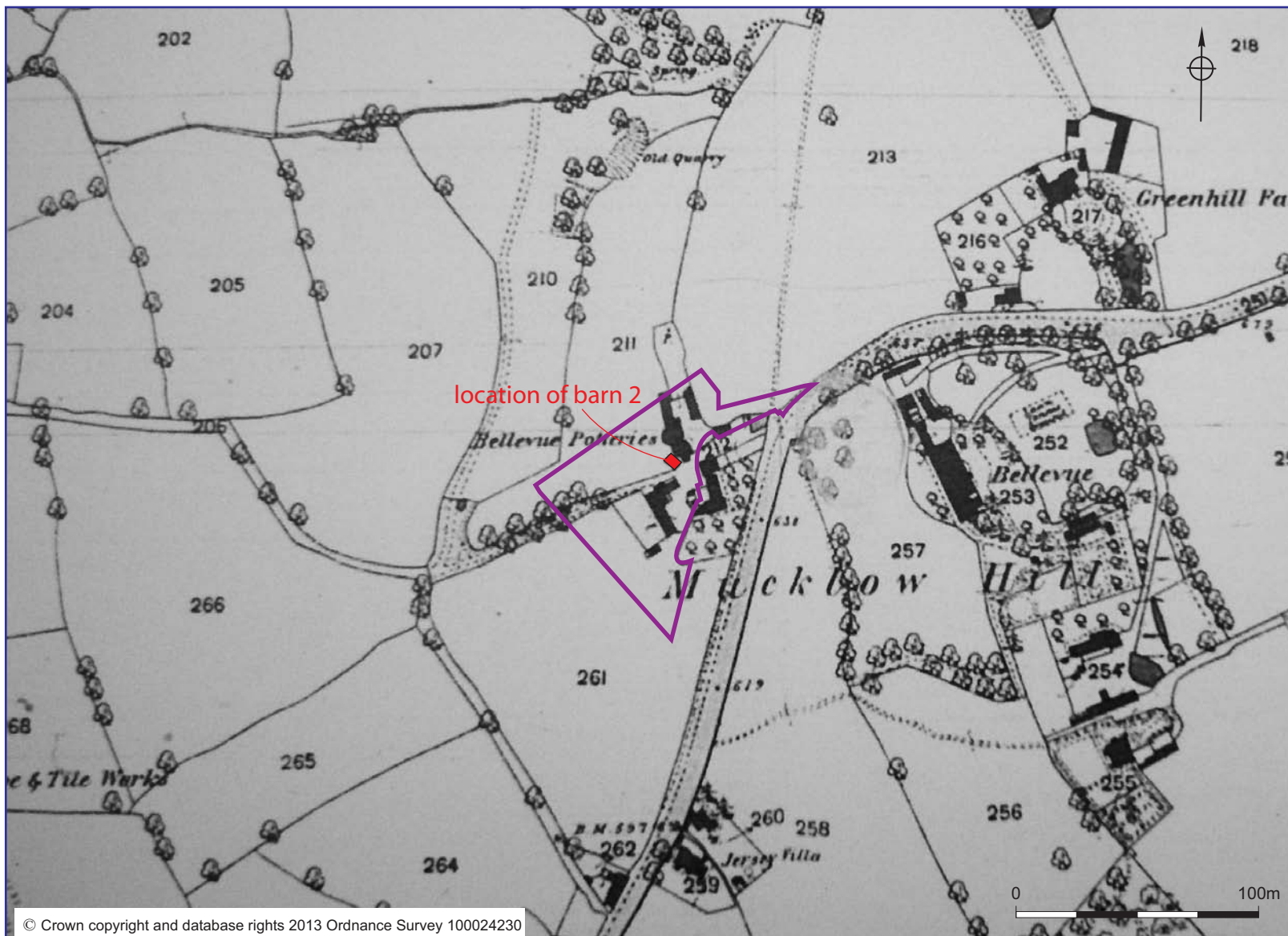
Historic Environment Record information

Figure 2



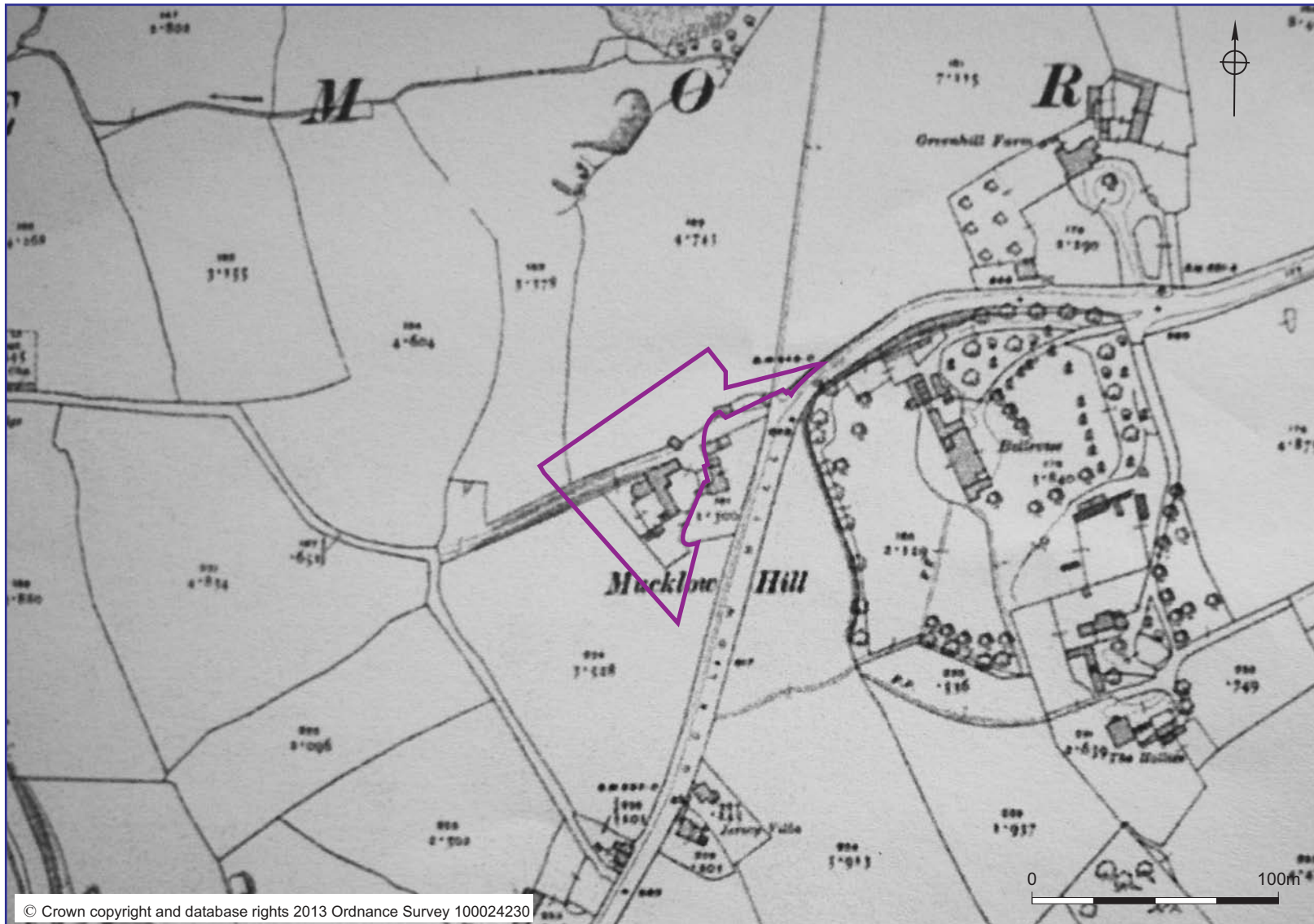
Detail from 1846 Hill Township tithing map

Figure 3



Detail from 1883 Ordnance Survey 1st edition map

Figure 4



Detail from 1919 Ordnance Survey map

Figure 5

## Plates



*Plate 1 Barn 2 from south-west*



*Plate 2 Barn 2 from south-east*

---





*Plate 3 Barn 2 from south*



*Plate 4 Barn 2 from north-west*

---



*Plate 5 Barn 2 from north-west, showing The Old House and some of Pottery Farm Barn*



*Plate 6 Barn 2 from north-east, showing Pottery Farm Barn (Barn 1)*

---



*Plate 7 The Old House from north-west, from Barn 2*



*Plate 8 Halesowen Golf Course and The Leasowes, from the roadside by Pottery Farm, from west*

---



*Plate 9 Pottery Farm from The Leasowes, from east*



*Plate 10 Site of Bellevue Potteries, from east*

---



*Plate 11 Pottery Farm Holloway, from west*

---

## Appendix 1 Heritage assets registered with the Historic Environment Record (those within the application site are indicated in bold)

HER number (and legal status)	Site name	Grid ref	Record type	Date	Description
875-MDD43	The Old House (formerly known as Pottery Farm farmhouse)	SO 97797 84697	Building	Post-Medieval	Listed Grade II. Late 16 <sup>th</sup> to Early 17 <sup>th</sup> timber frame with infilling of later rough cast brick.
876-MDD44	Pottery Farm Barn	SO 97758 84693	Building	Post-Medieval	Grade II listed. 17 <sup>th</sup> Century barn with hay loft of timber frame with red brick infilling.
877-MDD45	Greenhill House	SO9768 84860	Building	Post-Medieval	Grade II Listed
3954-MDD391	Leasowes Landscape Garden	SO 97976 84139	Monument	Post-Medieval	Registered Park and Garden
4481-MDD530	Hollies Wood South	SO 98049 84407	Monument	Unknown	Semi-natural ancient woodland of 4 ha. William Shenstone called it 'the Hanging Wood' in the first part of the 18 <sup>th</sup> Century.
7077-MDD1131	Pottery Farm Holloway	SO 97666 84711	Monument	Medieval Holloway	Worn trackway on west slope between Pottery Farm and the canal.
7078-MDD1132	Site of Coombes Wood Colliery	SO 97204 84548	Monument	Post-Medieval colliery	First called Golden Orchard Mine when it was acquired by Benjamin Hingley in 1891. Work began by sinking two shafts in 1908. Closed in 1948.
7177-MDD1211	Fir Tree Farm	SO 97701 84466	Building	Farm, Post-Medieval	Farmstead. On local list.
7371-MDD1359	Dudley No. 2 Canal (Lapal Section)	SO 97259 84228	Monument	Canal, Post-Medieval	The Dudley No. 2 Canal was built in 1798 and ran from Netherton Tunnel at Bumble Hole to Lapal Tunnel and across the western boundary of Leasowes Park.
7398-MDD1383	Site of Belle Vue House	SO 9731 84675	Building	Post-Medieval	The house was first mentioned in 1791 when it was attacked by Birmingham Rioters, where it was described as a 'neat little house'. Bought by Worcestershire and Staffs Electricity Company. Demolished in 1999.
7733	Site of Brick Kiln		No HER record		Chancel Way; Site of Brick Kiln Leasowe – Recorded in the Tithe Map of Hill 1845

Barn 2 (Unit 3), Pottery Farm, Mucklow Hill, Halesowen, West Midlands

7876-MDD1826	Site of Belle Vue Potteries	SO 97779 84731	Buildings	Post Medieval	Pottery works, now only two buildings survive. Recorded on 1884 Ordnance Survey Map.
7928-MDD1877	Old Barn Cottages	SO 98002 84889	Building	Post-Medieval	House. Recorded as a building associated with Greenhill Farm in the 1845 Tithe Map of the Township of Hill. Present name and structure of the building suggests it was used as a barn.
7929-MDD1878	Greenhill Cottages	SO 97980 84867	Building	Post-Medieval	House. Recorded on the 1845 Tithe map of Hill as part of the farmhouse and outbuildings.
12446-MDD2361	Stable and Pig Sty	Not recorded	Building	Post-Medieval	A 19 <sup>th</sup> century structure now used as a private 'wine bar'.
12338-MDD2520	Hill Township	SO 98036 85067	Landscape		Township area as designated on Township area map. The name is of Anglo-Saxon origin and is a single element, the topographical word Hulle meaning Hull.
12774-MDD2789	Green Hill Wood	Not recorded	Landscape	Post-Medieval	Wood. Designated a SINC by Natural England. Recorded by Natural England as 'Ancient Woodland' in their 2008 Inventory. Information taken from the OS 1826, 1830, 1843 maps.
12877-MDD2976	Stag and Horseshoes Public House	Not recorded	Building	Modern	Early 20 <sup>th</sup> century road house on the site of an earlier public house also called the Stag and Horseshoes. An impressive building with Dutch gables. First appears on the 4 <sup>th</sup> edition OS map.