

BUILDING APPRAISAL
AT
THE GRANGE, NEWLAND,
MALVERN, WORCESTERSHIRE

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Illustrations by Carolyn Hunt

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INVESTOR IN PEOPLE

Project 3144
Report 1560
WSM 38294

Contents

Part 1 Project summary	1
Part 2 Detailed report	
1. Background	2
1.1 Reasons for the project	2
1.2 Project parameters	2
1.3 Aims	2
2. Methods	2
2.1 Documentary search	2
2.2 Building recording methodology.....	2
2.2.1 Structural analysis	3
2.3 The methods in retrospect	3
3. Topographical and archaeological context	3
4. Results	3
4.1 Description	3
4.2 Discussion	4
4.2.1 Date	4
4.2.2 Anomalies.....	4
5. Recommendations	4
6. Publication summary	4
7. Acknowledgements	4
8. Personnel	4
9. Bibliography	4

Building appraisal at The Grange, Newland, Malvern, Worcestershire

Shona Robson-Glyde

Part 1 Project summary

A building appraisal was undertaken at The Grange, Newland, Malvern, Worcestershire (NGR SO 7977 4845). It was undertaken on behalf of Mr and Mrs Fairlie, who propose to convert the building to a changing and games room for which a planning application has been submitted. The project aimed to assess the impact of the proposed development upon the building.

The survey was of a small brick built structure to the rear of The Grange. It is constructed of red brick with segmental arch head window and door openings accentuated with arches of blue brick headers. This building appeared to be a kiln due its saddle louvre and vented ceiling. A number of anomalies suggest the building may not be a kiln but could have a domestic function associated with The Grange farmhouse.

Part 2 Detailed report

1. Background

1.1 Reasons for the project

A building appraisal was undertaken at The Grange (NGR SO 7977 4845), Newland, Malvern, Worcestershire (Fig 1), on behalf of Mr and Mrs Fairlie. They have proposed conversion of the building to a changing and games room. A planning application has been submitted to Malvern Hills District Council (reference MH/07/01292), who consider that a site of archaeological interest may be affected (WSM 37457).

1.2 Project parameters

The project conforms to the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 2001).

The project also conforms to a brief prepared by the Planning Advisory Section of Worcestershire Historic Environment and Archaeology Service (HEAS 2007a) and for which a project proposal (including detailed specification) was produced (HEAS 2007b).

1.3 Aims

The aim of the building appraisal was to ‘assess the structure’s character, extent and significance’ (HEAS 2007a, 3).

More specifically the following aims have been identified:

- To provide an informed and coherent report that details the potential for further works
- To provide an adequate record of the structure if no further recording or mitigation is deemed necessary or appropriate
- To provide a record that will be used to assess the impact of the proposed development on the building.

2. Methods

2.1 Documentary search

Prior to fieldwork commencing a search was made of the Historic Environment Record (HER).

Cartographic sources

- Ordnance Survey maps, 1887-8, 1904, 1927, 1938
- Newland Tithe, 1840 (WRO BA 1572 s760/643)

2.2 Building recording methodology

A detailed specification has been prepared by the Service (HEAS 200Xb).

Fieldwork was undertaken on 11th October 2007. The site reference number and site code is WSM 38294.

The project conformed to the specification for a level 1 survey as defined by the English Heritage guidelines *Understanding historic buildings: a guide to good working practice* (EH 2006). This is defined as a 'basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type'. As well as the elements required for a level 1 survey, the project also included the following elements as required by the brief:

- Basic photographs of the buildings interior
- Annotated ground plans.

2.2.1 **Structural analysis**

All fieldwork records were checked and cross-referenced. Analysis was effected through a combination of structural evidence allied to the information derived from other sources.

2.3 **The methods in retrospect**

It was not possible to photograph the east elevation, as access was not available from the clients' property. However, the survey produced has provided a very good record of the building, its location, structure, age and significance and therefore the aims of the project have been achieved.

3. **Topographical and archaeological context**

Newland lies close to Malvern and is included within the Malvern Hills District. The village of Newland is a linear settlement that forms its own Conservation Area. It is separated into two halves by the main A449 Worcester Road to Malvern. The building recorded is situated in the south area of the settlement and to the immediate south west of The Grange at Newland (Fig 1).

The Grange is listed on the HER as WSM 37458. It is a grade II listed building of early 19th century date. On the Newland Tithe map of 1840, The Grange is called 'Newlands' and lies adjacent to a large range of farm buildings. These buildings have recently been converted to residential accommodation. The building recorded is on the HER as WSM 37457. This record states the building is a possible kiln.

4. **Results**

An annotated ground plan and elevations have been produced as Figure 2 and photographs of the building have been reproduced as Figure 3-14.

4.1 **Description**

The building recorded lies very close to The Grange house (Fig 3 and 4). Its frontage faces the rear of the low end of The Grange with its back to the farmyard and barns to its east (Fig 1).

It is a small two bay brick structure (Fig 5), capped with a saddle louvre running its entire length (Fig 6). The north elevation (Fig 7) contains a central doorway with segmental arch head. The west elevation (Fig 8) has two large segmental arches containing iron framed twin light windows and doors. The arches on both the north and west elevations are accentuated by an extra row of brick headers of blue engineering bricks. The south elevation (Fig 9) has two small windows at first floor level and a projecting chimney above the roofline. The chimney also has a vent with a metal covering. The exterior of the building also has many scratched marks on the bricks. One of which can be easily read 'Carol Merrick' (Fig 10) possibly with the date 1901.

The interior has been divided into two parts, the north part being slightly larger than the south. Both parts have had the internal walls concreted to windowsill height. The north part has a first floor, the

joists of which still survive, which contains two louvred vents (Fig 11). The south side interior has a chimney projecting from the face of the south wall (Fig 12).

4.2 Discussion

4.2.1 Date

The Grange is a listed structure dated to the early 19th century. It is a three bay, two storey house with a low range attached to the east of the main house (Fig 13). The building recorded is situated to the east of the low range. The building is visible on the 1st edition Ordnance Survey map of 1887-8. It had not been constructed at the time of 1840 Tithe map. At this time there is a different shaped structure, which looks like a piggery, in its position on the map. Therefore the building can be dated to the later 19th century, which fits with the date of the bricks. These measure 9” by 3” by 4 1/4 “ (0.23m by 0.075m by 0.11m) and are coursed in Flemish Garden Wall (or Sussex) bond. This type of brickwork is more common in the later 19th century and the brick size appears around 1850 when the brick tax was repealed. The door handle and latch are also typical of late 19th century examples (Fig 14).

4.2.2 Anomalies

The building recorded has the initial appearance of a kiln due to its saddle louvre, chimney and vented ceiling. On the Ordnance Survey maps of 1887 to 1938, there is a range of buildings to its immediate north. These are 4 round hop kilns and their associated storage. It therefore seems unlikely for this small building to be a hop kiln as it stands alone from these other structures.

The location of the building in relation to the farmhouse and other farm buildings is very significant. It is very close to the rear of the lower end of The Grange, that is the kitchen and serving part of the building. It also faces away from the farm buildings and looks on to The Grange. This shows that the building is associated with the farmhouse rather than the farm functions and would therefore have a domestic use. It is still possible for the building to be a kiln, despite its association with the house, as farmhouses often had attached or close small malt kilns.

However, the west elevation arches and the windows are original, therefore it does not seem possible that the building could have had a kiln function as the windows would be blocked by the conical fire flue of the kiln. The south part did not contain a ceiling, like the north part of the structure did, as the floor would have cut through the windows on the south elevation of the building.

Whatever the original function of the building it was something that required heat, hence the chimney. Its association with the farmhouse would suggest a function that would set well with the domestic side of the farmhouse, for example a dairy, scullery or washhouse and the north part of the building contains one part of a much larger stone-surface work bench on brick piers (Fig 15). This type of bench is typical in a dairy, where cheese and butter would be made.

5. Recommendations

The Grange is a listed building and the building recorded stands within the curtilage of this structure and also within a conservation area. Its significance as an independent structure is very low but it has a greater significance due to its association with The Grange. The Service understands that the proposed conversion will not seriously alter the fabric of the building. Therefore the survey completed and documented above may provide enough information to fulfil the planning requirements without any further record being needed. However there are a number of particular features of interest within the building that could be retained to retain the character of the building. These are:

- saddle louvre
- ceiling vents
- chimney with its vent
- windows with blue engineering arches
- stone work bench
- door handles and latches

The survey has also opened up lines of questioning that are not addressed by the needs of the appraisal. A small desk-based assessment to look at the historic background of the building and its association with The Grange, should address the anomalies detailed above if further work should be considered in the future.

6. **Publication summary**

The Service has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, the Service 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 building appraisal was undertaken on behalf of Mr and Mrs Fairlie at The Grange, Newland, Malvern, Worcestershire (NGR ref SO 7977 4845; SMR ref WSM 38294). The survey was of a small brick built structure to the rear of The Grange. This building appeared to be a kiln due its saddle louvre and vented ceiling. A number of anomalies suggest the building may not be a kiln but could have a domestic function associated with The Grange farmhouse.

7. **Acknowledgements**

The Service would like to thank the following for their kind assistance in the successful conclusion of this project, Mr and Mrs Fairlie, Patrick Bartlett of Taylor and Co and Mike Glyde (Planning Archaeology Advisor).

8. **Personnel**

The fieldwork and report preparation was led by Shona Robson-Glyde. The project manager responsible for the quality of the project was Simon Woodiwiss. Fieldwork was undertaken by Shona Robson-Glyde, illustration by Carolyn Hunt and photograph preparation by Shona Robson-Glyde

9. **Bibliography**

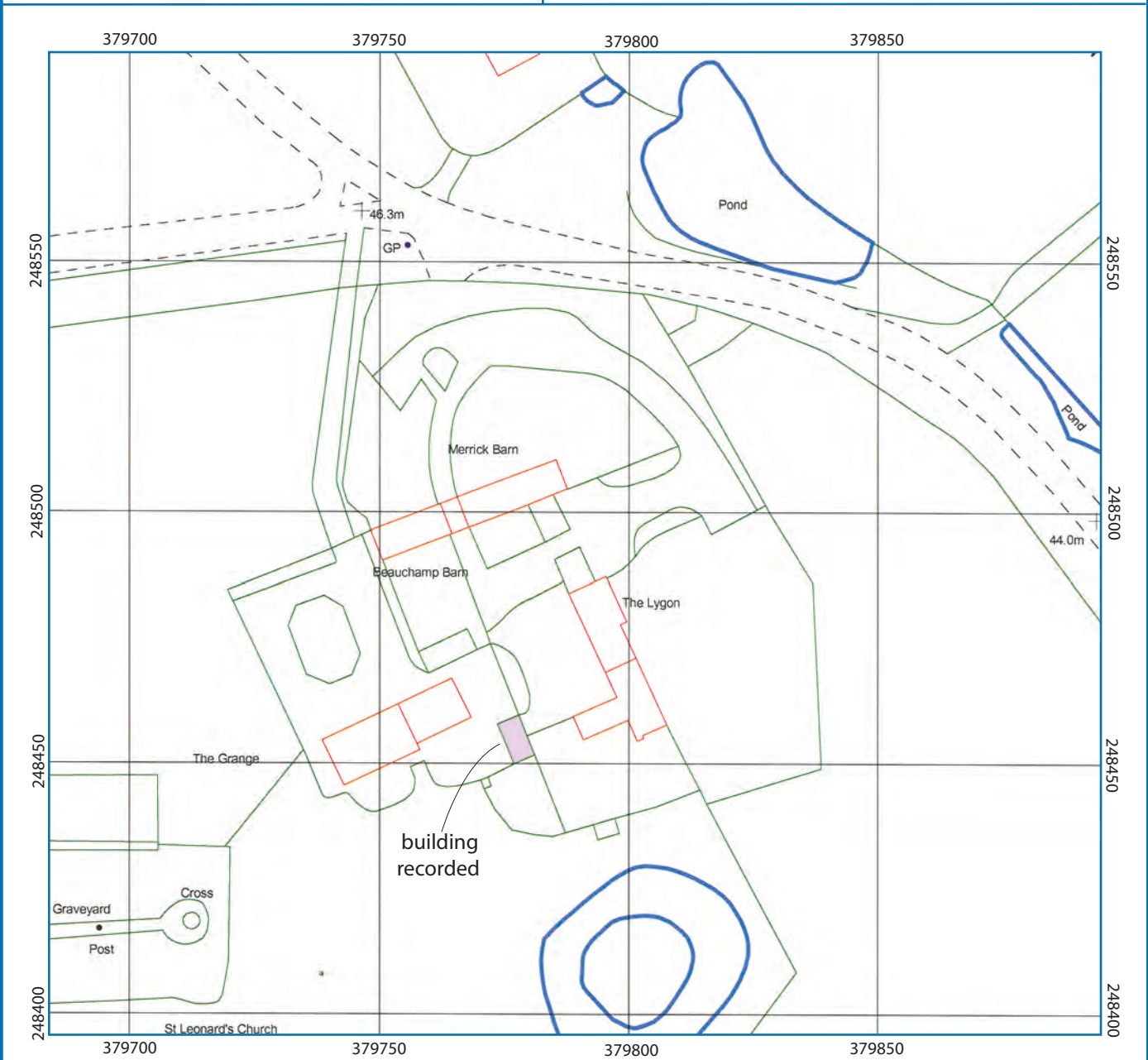
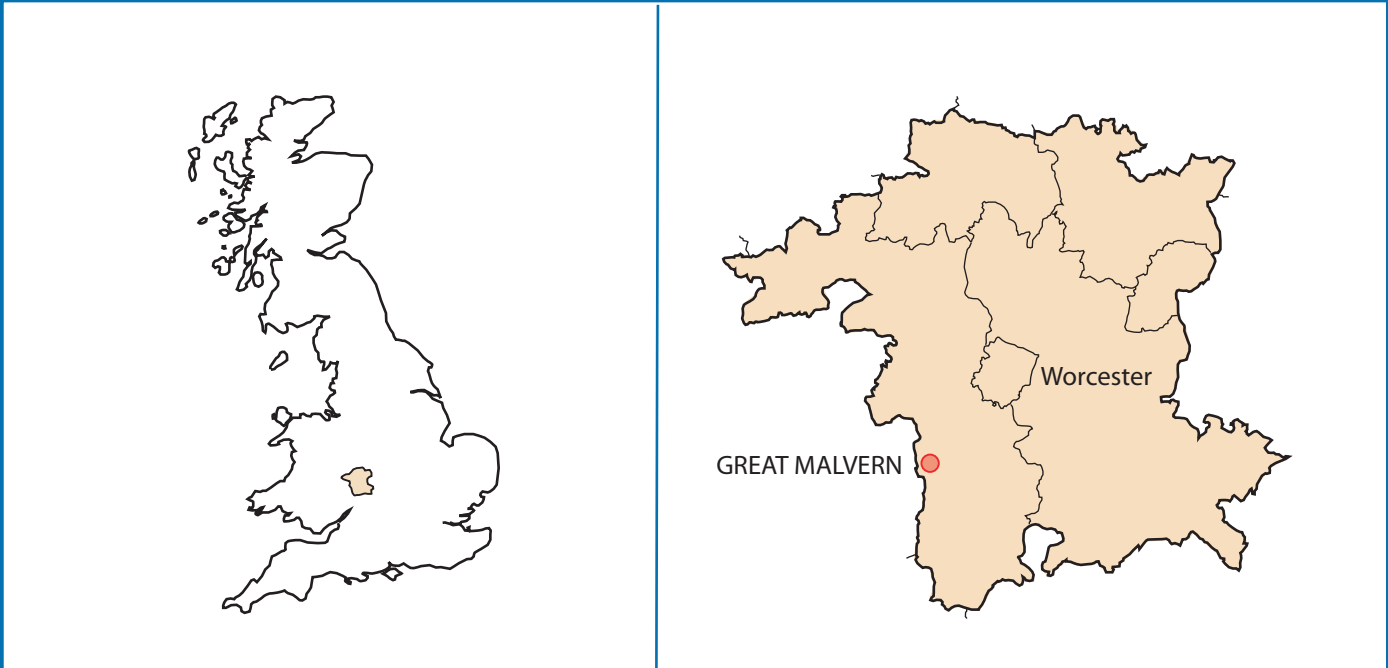
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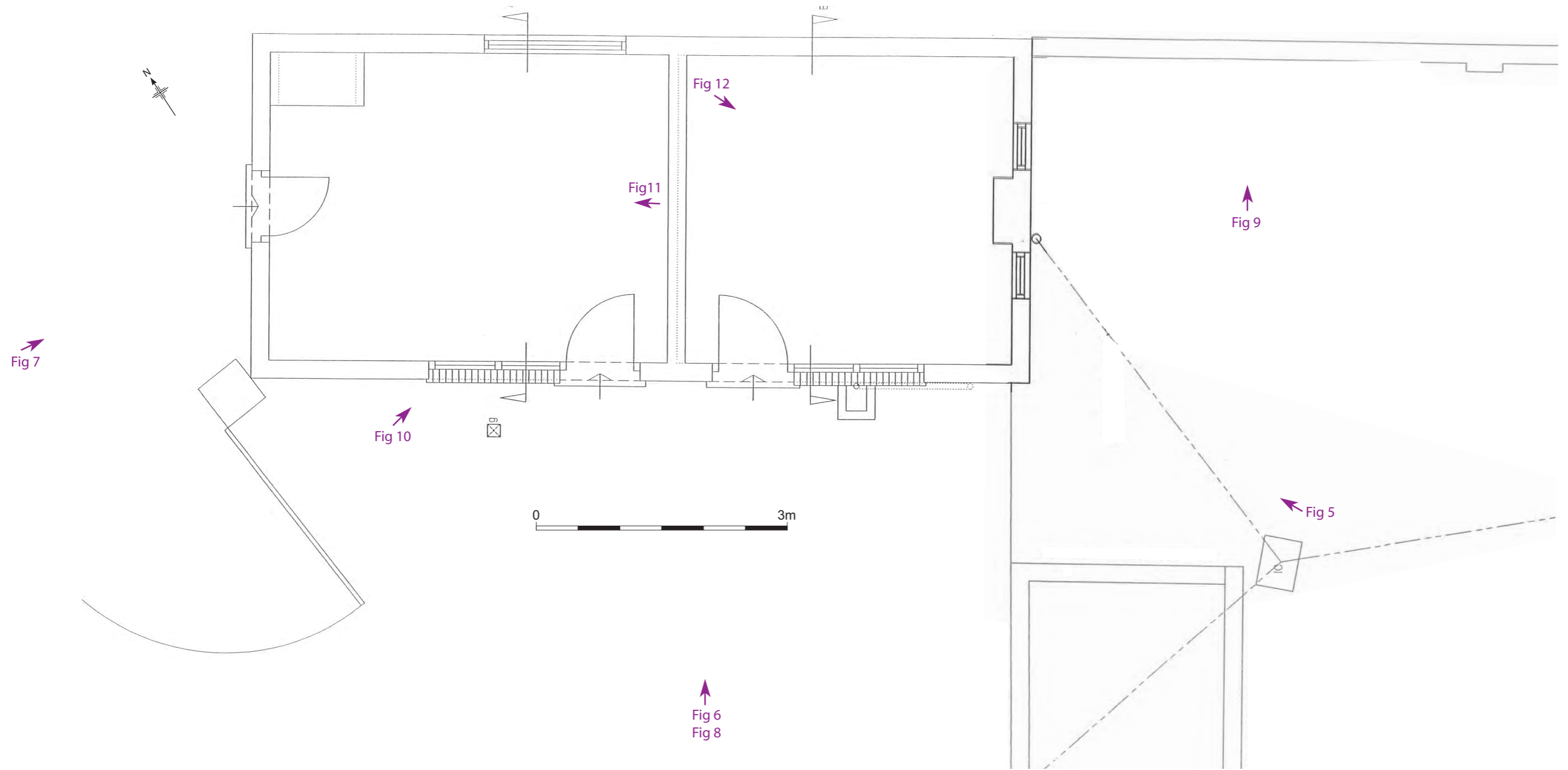
Figures



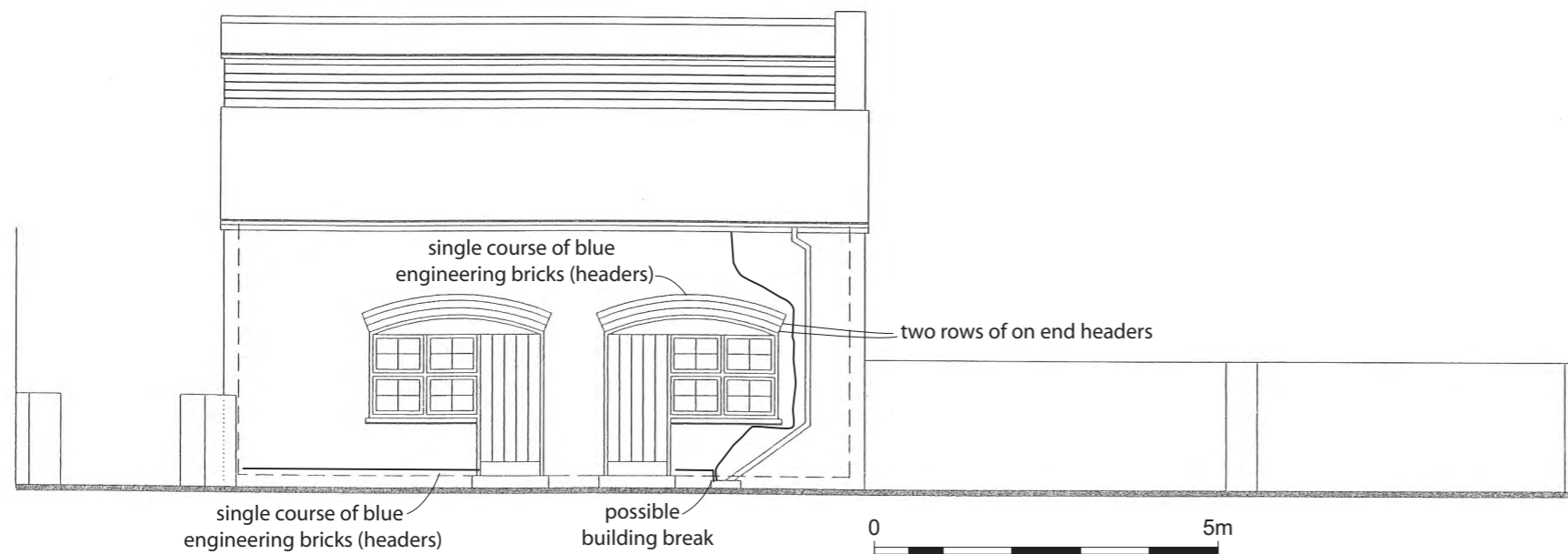
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Location of the site.

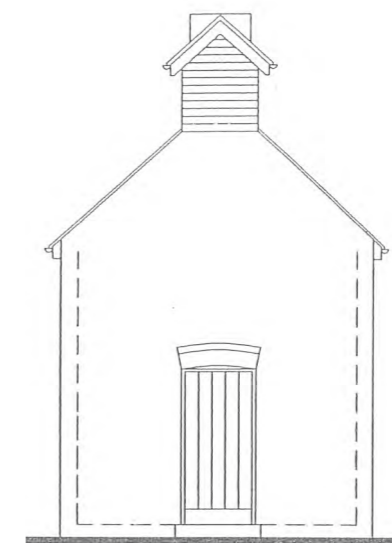
Figure 1



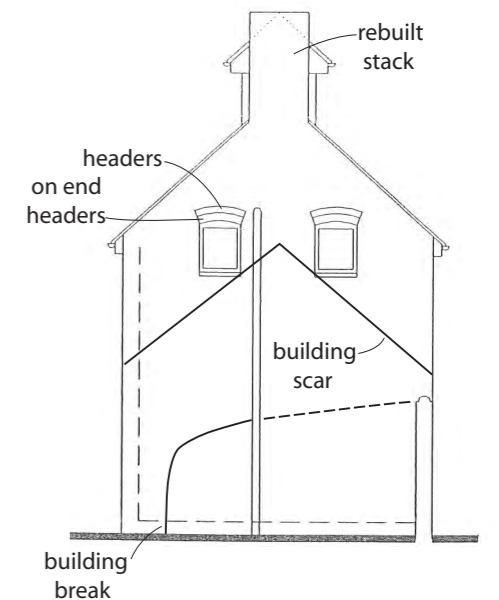
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



Plan and elevations

Figure 2



Figure 3: The Grange and the building from the south



Figure 4: The Grange and the building from the north



Figure 5: The building



Figure 6: The saddle louvre



Figure 7: The north elevation



Figure 8: The west elevation



Figure 9: The south elevation



Figure 10: Graffito on the west elevation



Figure 11: The vented ceiling



Figure 12: The chimney in the south part



Figure 13: The Grange from the north with low range on the left



Figure 14: Late 19th century door handle



Figure 15: Work bench in north part of building

Appendix 1 Technical information

The archive

The archive consists of:

- 1 Fieldwork progress records AS2
- 1 Photographic records AS3
- 45 Digital photographs
- 1 Building Record Form AS43
- 3 Scale drawings