

Building recording at Woodend Farm, 193 Upper Welland Road, Welland, Worcestershire



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Tim Cornah

Summary

Building recording was required to meet a planning condition relating to the redevelopment of Woodend Farm, 193 Upper Welland Road, Welland, Worcestershire.

The planning condition specified that the buildings should be recorded and to English Heritage specified standards. This required photographing the exterior and interior of the building and producing survey drawings. This produced an archive of Woodend Farm before any changes were made to the building.

An element of historical research and synthesis was also a condition of planning approval. Original records relating to Woodend Farm were studied at Worcestershire Archives along with historic maps. Online census records were accessed along with digitised historic mapping, aerial photographs and other online sources.

Analysis of Woodend Farm was based upon the recorded fabric and documentary research. The development of the buildings was reconstructed and illustrated on phased ground plans and elevations. These have been reproduced at the end of the report along with relevant photographs.

The buildings at Woodend Farm were built within the middle of the 19th century, of which a brick built house and stable with hayloft above remained extant. The house consisted of at least three rooms on each floor bisected by a central staircase, and formerly extended further west than the remaining buildings. The stable consisted of a room on each floor, though bisected by a partition on the ground floor and roof truss on the first floor. It was extended at ground floor level before 1904 with the addition of further stabling and a possible cart shed. A number of other buildings which have since been demolished are visible on historic mapping and formed the remainder of the farmstead.

The site underwent significant change during the Second World War with the construction of six buildings to the north and west of the stables that housed German prisoners. These structures are visible on a 1955 Ordnance Survey map but no longer remain.

Report

1 Background

1.1 Reasons for the project

Recording of a historic building was undertaken at Woodend Farm, 193 Upper Welland Road, Welland, Worcestershire (NGR 7810 4081). It was commissioned by Mr and Mrs Horn, who intends to construct 3 new dwellings on the site. This will include the demolition of the existing dwelling and agricultural buildings. A planning application has been submitted to, and approved by Malvern Hills District Council (reference (14/01047/OUT)).

The buildings are undesignated heritage assets, within the terms used by the *National Planning Policy Framework*. The buildings are registered with the Worcestershire Historic Environment Record (HER; WSM52171, WSM67679).

The project conforms to a brief prepared by Worcestershire County Council (WCC 2015) and for which a project proposal (including detailed specification) was produced (WA 2015).

The project also conforms to the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2014), *Standards and guidelines for archaeological projects in Worcestershire* (WCC 2010).

The event reference for this project, given by the HER is WSM67620.

2 Aims

The Chartered Institute for Archaeologists defines the aims of building recording as 'a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building' (*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, ClfA 2014a).

The aims and scope of the project, as detailed in the Brief, are as follows:

- A programme of historic building recording to Historic England (formerly English Heritage) Level III standard is required prior to the demolition of the farmstead (farmhouse, any surviving traditional pre-War agricultural buildings and any surviving structures associated with the WWII prisoner of war camp), in order to ensure the preservation by record of these heritage assets prior to destruction.
- to provide a descriptive and illustrative account and provide a descriptive and illustrative account and interpretation of the farm, including discussion of its local, regional and national significance.

3 Methods

3.1 Personnel

The project was undertaken by Timothy Cornah (BA (hons), MSc); who joined Worcestershire Archaeology in 2006. The project manager responsible for the quality of the project was Tom Rogers (BA (hons), MSc). Illustrations were prepared by Carolyn Hunt (BSc (hons); PG Cert; MCIfA).

3.2 Documentary research

Prior to fieldwork commencing a search was made of the Historic Environment Record (HER). County Trade Directories of the 19th and 20th centuries were also searched.

3.3 List of sources consulted

Cartographic sources

- 1840 Tithe Map (Figure 6)
- 1886 Ordnance Survey Map
- 1904 Ordnance Survey Map (Figure 7)
- 1927 Ordnance Survey Map

Documentary sources

Published and grey literature sources are listed in the bibliography.

3.4 Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2015).

Fieldwork was undertaken between 14th and 16th of December 2015. The site reference number and site code is WSM67620.

Building recording consisted of a photographic survey of the interior and exterior of the buildings, analysis of their development, and measured survey. All photographs were taken with photographic scales visible in each shot. The photographic survey was carried out with a Sony α350 digital SLR camera. All photographs were recorded on a pro-forma Photographic Record Sheet. The completion of pro-forma Building Record, complemented the photographic record along with measured drawings completed to scale on drawing film at 1:100 scale.

The project conformed to the specification for a level 3 survey as defined in the English Heritage document *Understanding historic buildings: a guide to good recording practice* (EH 2006). This level of survey is described as 'an analytical record' comprising of 'an introductory description followed by a systematic account of the buildings origins, development and use' (EH 2006). This required the following elements of survey.

Survey and drawings

- Plans of all main floors as existing.
- Measured drawings showing the form of any architectural or functional detail not more readily captured by photography.

Photography

- Overall appearance of rooms and circulation areas.
- Detailed coverage of the building's external appearance.
- Any detail, structural or decorative, relevant to the building's design, development and use, which does not show on general photographs.

3.5 Building analysis

Analysis of the building was based on the study of the photographic record, building recording forms, and measured drawings. It was also informed by the documentary sources listed above. This allowed plans to be drawn up showing the structural development of the building.

The building as recorded is depicted in Plates 1-29. Ground plans and phase plans have been reproduced as Figures 1-5.

3.6 Statement of confidence in the methods and results

The methods adopted allow a high degree of confidence that the aims of the project have been achieved.

4 Context

The geological and historical background information given below is derived from the Worcestershire Historic Environment Record (HER) data, based upon a 500m radius search centred on the site.

Woodend Farm is located on a relatively flat area on the eastern side of the Malvern Hills, within the settlement Upper Welland, which is itself located between Malvern Wells and Welland. The bedrock geology of the area is Mercian Mudstone whilst the superficial deposits are of sand, clay and gravel formed by glacial drift.

No certain archaeological features have been identified within the wider area that date to any earlier than the medieval period. This activity consisted of ridge and furrow, suggesting the use of this area as agricultural land only. It is likely that the immediate area of the site was part of an area of common land, shown on historic mapping as Assarts Common. This name itself suggests that the area was previously wooded which had been cleared for cultivation.

The current landscape developed within the post-medieval period with wide spread Parliamentary enclosure, including Assarts Common though some common land was retained at the northern extent of the search area. Increasingly clear evidence of agricultural use of the area within the 19th century is seen from the presence of five farms of this date. These were Woodend Farm itself (WSM52171), Days Farm (WSM52124), Yew Tree Farm (WSM52126), Harmans Farm (WSM53376) and Mayalls Farm (WSM52125). All of these formerly had or retain a set of L shaped farm buildings associated with the farm houses. The area increasingly became part of the wider setting of the town of Malvern within the 19th century, as demonstrated by the presence of two Grade II listed gas street lamps on Watery lane to the west of Woodend Farm (WSM48072 and WSM37849). Woodend Farm also had further six associated out buildings as seen on the 1886 OS Map, though these are no longer extant. These are numbered collectively as (WSM67680) though one further building to the west of the house which is also part of this group is not visible in 1886 but appears on the 1904 OS map. This building remains and is a brick built building which may have been an outside toilet.

A significant 20th century development was the presence of a Second World War German prisoner of war camp on both Assarts Common to the north of the site, which extended into its bounds. Five buildings (numbered collectively as WSM29391) are depicted on a 1955 OS map. Four of these were aligned north-west to south-east along the north-western site boundary, with a further two to the north and north-west of the Phase 1 stable, as discussed below. The forms of these buildings are not documented but are likely to have been Nissen Huts. None of these remain on the site, though rubble in the sites north-west corner may relate to such former structures.

5 The building

5.1 Historical information

The earliest mapping of the site is the Tythe Map of 1840, Figure 6. Whilst the site plot is clearly visible, there are no buildings which relate closely to the phases described below. A building likely to be a house did exist in the position of the Phase 1 house, but of a smaller scale and different layout. This building may have been two houses, as suggested by the way it is illustrated. There is also a further outbuilding shown to its north.

The 1886 OS map shows the house with the same layout as that shown in 1904, Figure 7. The eastern half of the house shown on the maps relates closely to the Phase 1 house as described below and illustrated on Figure 5. Its L shaped plan is visible on the mapping, along with the porch. The significant difference is that the extant house is about half the size of that on the mapping as it formerly extended to the west. This extension appears to have had a separate porch and is illustrated as having a separating internal wall. It is not clear as to whether this extension is contemporary with Phase 1, or part of the building shown in 1840.

The Phase 1 stable is shown on the 1886 OS map as an entirely free standing building but by 1904 had the L shaped extension on its eastern end, as is consistent with Phase 2. The 1886 and 1904 OS maps also show the outbuildings previously discussed. The 1927 OS map shows no change in layout from 1904.

The prisoner of war buildings to the north and west of the stables as recorded in the HER were derived from the 1955 OS map.

5.2 Building development

The individual phases discussed below are illustrated on Figs 4 and 5 as well as on Plates 1-29.

5.2.1 Phase 1: 1840-1886

The main surviving element of this phase consisted of a farmhouse, the front of which faced to the south and was accessed via a porch and front door, Plate 2 and Plate 3. The ground floor was split by a hallway with a staircase to the first floor, Plate 4, Plate 5 and Plate 6. To the east of the hallway was a room used as a lounge or living room, Plate 7. To the west was a larger room, Plate 8, with a wider fireplace. This room originally had a door within its south west corner which led to a further building, no longer extant. Evidence for a former fireplace contemporary with this phase exists, as does a former roof line visible on the western side of the house, Plate 9. The roof line of this former building is lower than that of the house and may have comprised either a single-storey building or one with a low storage space in the roof. Whilst the function of this building is speculative, it was heated so a kitchen or wash room is possible, with the surviving room in the house being a dining room. The passageway in the house continued to the north to a further room to the north which was used until recently as a utility room, Plate 10. This room was not heated, so a function such as a dairy or buttery may be envisioned. Whether this room had a window originally is unclear due to Phase 3 alterations. Similarly, a potential door within the north end of the passage is obscured by these alterations.

The central staircase led to a landing on the first floor, Plate 11, which accessed three further rooms, all likely to have been bedrooms, Plate 12, Plate 13 and Plate 14. The two southern rooms had fireplaces and raised ceilings which were covered with laths and lime plaster. Access to the roof space was not possible and little is likely to have been visible due to the high ceilings.

The northernmost of these rooms had a corner fireplace, the flue of which fed into the chimney stack to its south. Whilst the possible buttery in the room below may have had a similar fireplace, this is unlikely as the chimney stack visible on the eastern gable of the house is of insufficient width to hold four flues.

Contemporary with the house was a stable with loft above, Plate 15. This continued some of the architectural chamfer detailing of the house, Plate 5 and Plate 16, as well as using the same bricks. Its ground floor has a central stable door and windows either side. It also had a central wooden divide, though this is not original, Plate 17. These features are consistent with a stable. Above this was a room accessed by a set of steps at the west, though these were a replacement, Plate 18. The room was divided by an interrupted tie beam truss, Plate 19, constructed out of softwood and using nails rather than wood pegs at the joints with softwood rafters and purlins above. This space is likely to have been used as a hayloft.

5.2.2 Phase 2 1886-1904

This phase consisted of an L shaped structure which butted the west end of the Phase 1 stable, Plate 20. This had two rooms, the northernmost of which itself formed an L Plate 21 and Plate 22. This was accessed by two doors which had adjacent windows. The function of this space is likely to have been for the housing of animals, a lack of internal division does not suggest whether it was for horses or cattle. Whilst the position of windows next to doors is more suggestive of stabling, these became a feature of some cow houses in Worcestershire from the late 19th century (Lake,

Hathaway and Robson-Glyde 2014). This room also formerly had a door within its north-west corner.

The southern room was largely rebuilt within Phase 3 but evidence remained of wide entrance on its southern end, potentially suggestive of use as a cart shed, Plate 23.

5.2.3 Phase 3 2nd half of the 20th century

This mostly consisted of a major single-storey extension to the west end of the house, Plate 24, along with the addition of a kitchen, Plate 25, with a new bathroom above, Plate 26. Two stud walls were also added creating a further landing on the first floor and a toilet which blocked the passage on the ground floor. It is likely that it was during this period that the Phase 1 building on the west end of the house was removed. It was replaced by two store rooms, Plate 27 and Plate 28 and a garage which was not accessed. The dating of this phase is based on its simple function style and the use of materials such as concrete lintels. These were used extensively in the 1950s and 1960s but a slightly earlier or later date cannot be precluded. These alterations are certainly not visible on the 1927 OS map.

A further wall was added within the Phase 2 structure and the potential cart shed was rebuilt using breeze block and a corrugated flat roof.

To the west of the stable block, a rectangular iron-framed farm building was also constructed, as is plotted on Figure 1.

A further interesting feature of this date is a cat paw and a fox paw nailed to the lintel of the stable, along with a horseshoe, Plate 29. The position of nails and stains suggest earlier such paws having been placed here too. There are numerous suggestions for these practices such as luck and ritual protection. Fox paws were often removed after a hunt and used as luck symbols. This practice is seen elsewhere in Worcestershire (Robson-Glyde 2006) and there is anecdotal evidence of small creatures such as moles being nailed to doors in this way by farmers within the county (James Spry *pers comm*).

6 Discussion

Analysis of the standing fabric at Woodend Farm along with a consideration of its historical setting allows it to be placed within its wider context whilst documenting its construction, use and development.

The earliest mapping shows a house on the site, set within a broadly post-medieval landscape of parliamentary enclosure and scattered farmsteads. This was replaced at some point within the middle of the 19th century by the current house which was modest in size and suggestive of small-scale farming only with only three rooms on each floor remaining. The mapping and building evidence does show that this house formerly extended further to the west, one room of which is likely to have been a kitchen or washroom. It is possible that the westernmost extent of the house shown on the mapping was an entirely separate dwelling. The mapping further suggests that there were seven agricultural buildings broadly contemporary with the house, though only the stable with hayloft above remained. This was itself extended by 1904.

During the Second World War, the site was partly used to house German prisoners. These comprised of five buildings on the site as seen on 1955 mapping and are likely to have been Nissen huts. None of these structures remained extant. The house was also further modified within the second half of the 20th century.

The structures recorded here can be seen as being locally significant, due to them maintaining the character and evidence of use of the area before the village of Upper Welland increasingly joined with Malvern Wells within the later 20th century. The structures can be seen the regional context as set out by Lake, Hathaway and Robson-Glyde (2014) but do not present any significant variation from many other farms seen within this study.

6.1 Research frameworks

Farmsteads have been the subject of extensive study with general information assessments including *Traditional farm buildings of Britain and their conservation* (Brunskill 2007), *The English Model Farm* (Wade Martins 2002) and *Historic Farm Buildings* (Lake 1989). More detailed studies of particular areas have also been carried out including *The development of farm buildings in Western Lowland Staffordshire up to 1880* (Peters 1969). Whilst these sources provide a framework for reference, they are not specific to the Worcestershire area.

The Worcestershire Historic Farmsteads Project, part of a country-wide English Heritage project to categorise farm buildings, has recently been completed and has allowed farmstead sizes and layouts to be tied to the landscapes in which they stand, for example (Lake, Hathaway and Robson-Glyde 2014). These allow comparison between farms in Worcestershire to take place and to identify areas where further research is needed.

7 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.

Recording of a historic building was undertaken at Woodend Farm, 193 Upper Welland Road, Welland, Worcestershire (NGR 7810 4081, WSM67620). It was commissioned ahead of the construction of 3 new dwellings on the site. This will include the demolition of the existing dwelling and agricultural buildings.

The buildings at Woodend Farm were built within the middle of the 19th century, of which a house and stable with hayloft above remained extant. The house consisted of at least three rooms on each floor bisected by a central staircase, and formerly extended further west than that which remained. The stable consisted of a room on each floor, though bisected by a partition on the ground floor and roof truss on the first floor. It was extended at ground floor level before 1904 with the addition of further stabling and a possible cart shed. A number of other no longer extant buildings are visible on historic mapping and formed the remainder of the farmstead.

The site underwent significant change during the Second World War with the construction of six buildings to the north and west of the stables that housed German prisoners. These structures are visible on a 1955 Ordnance Survey map but no longer remained.

8 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Mr and Mrs Horn, the client, and Adrian Scruby, Historic Environment Planning Advisor.

9 Bibliography

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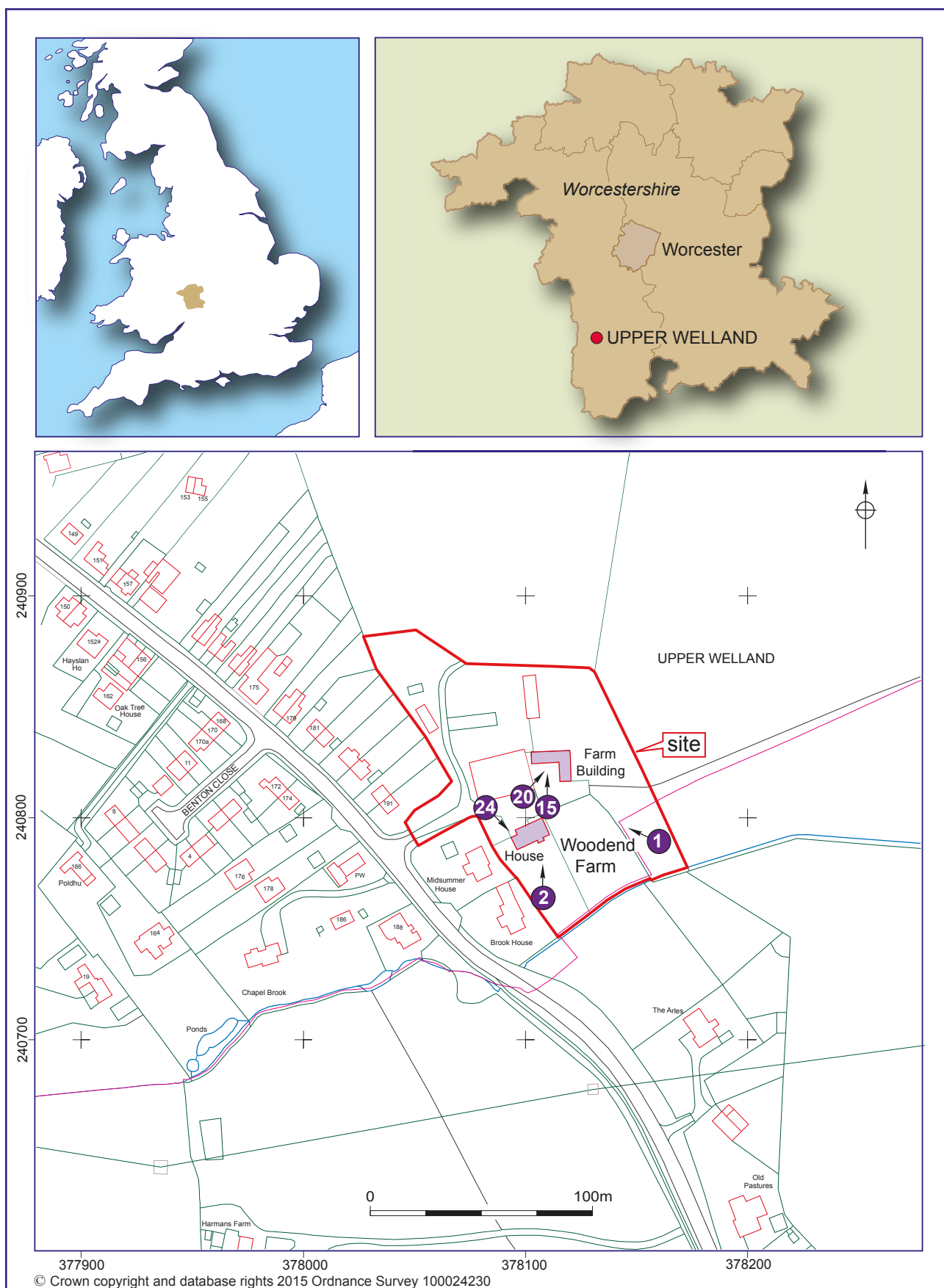
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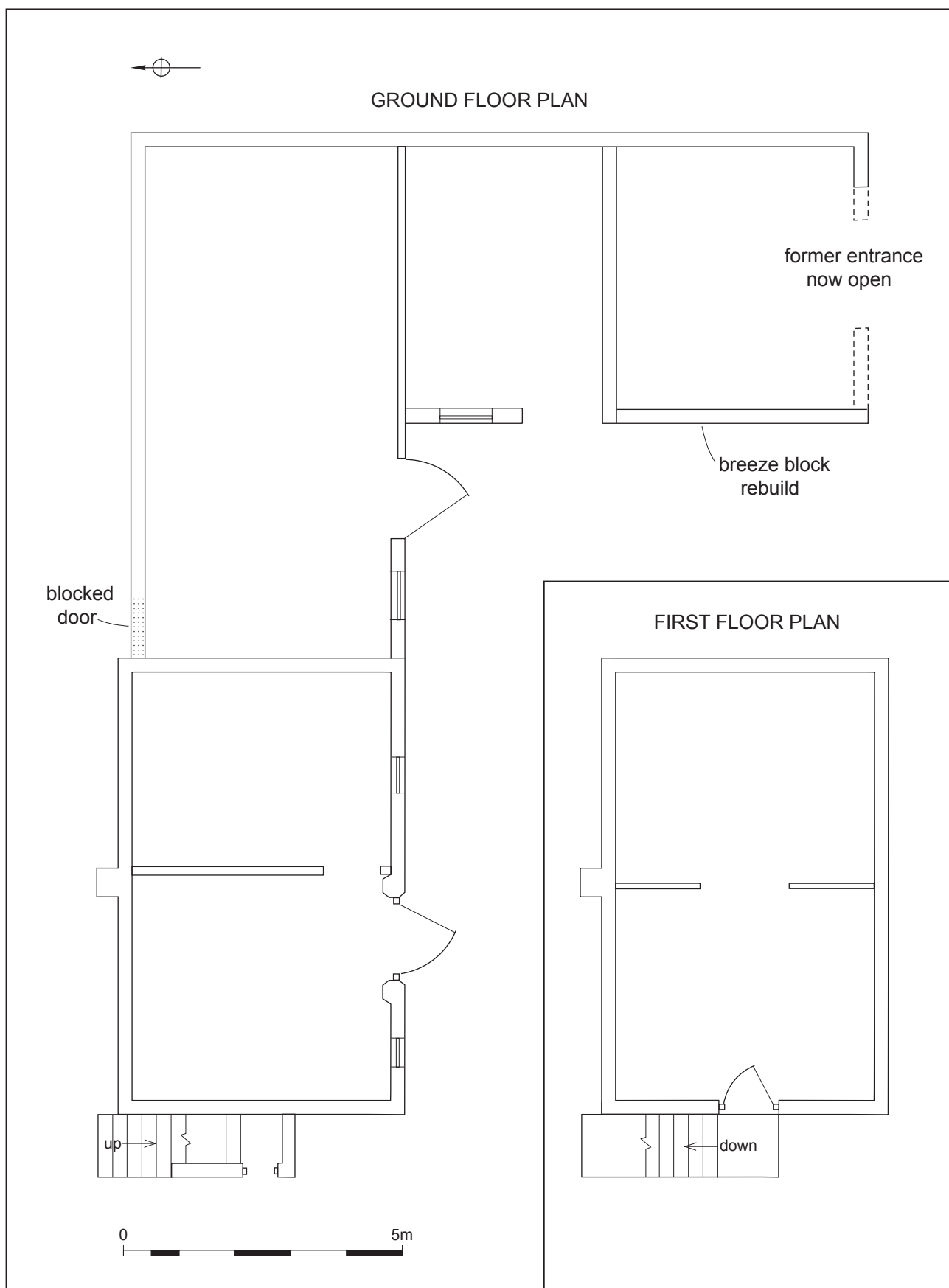
WCC 2015 *Brief for Historic Building Recording Woodend Farm, 193 Upper Welland Road, Malvern, WR14 4LB, Worcestershire*, Information and Advisory Section, Worcestershire Archive and Archaeology Service, Worcestershire County Council unpublished document dated November 2015

Figures



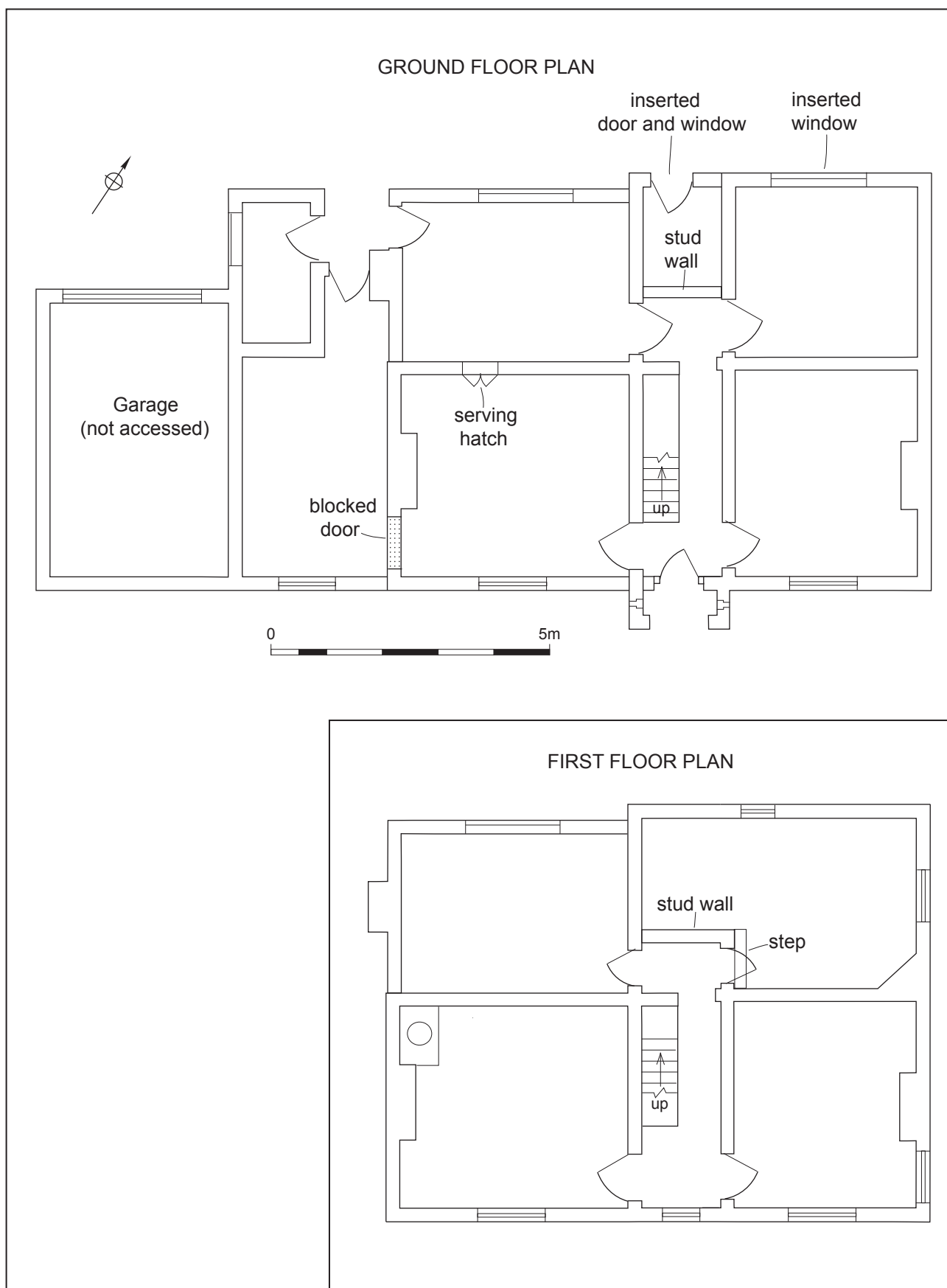
Location of the site (with photo locations)

Figure 1



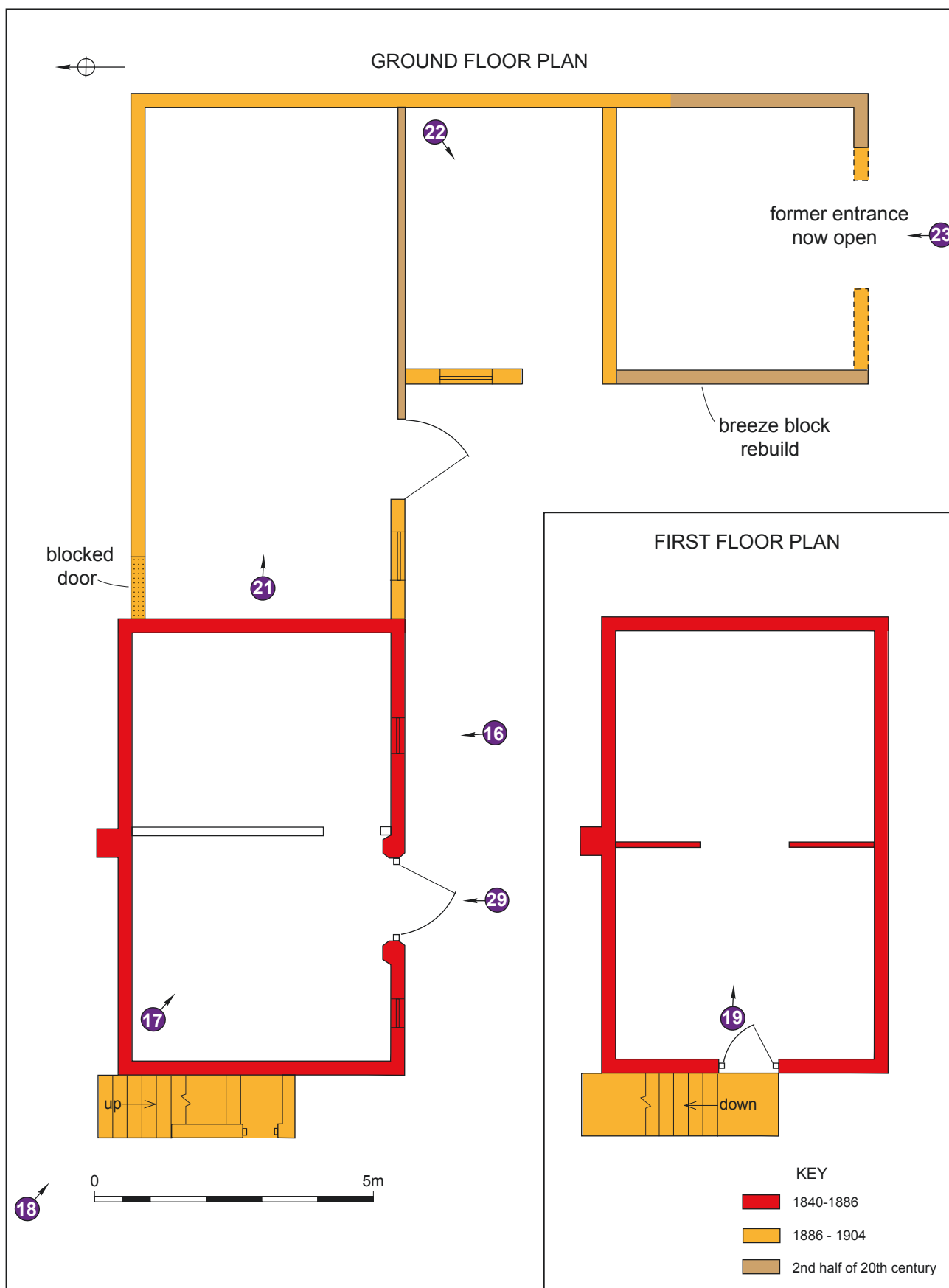
Farm Building: ground floor and first floor plans

Figure 2



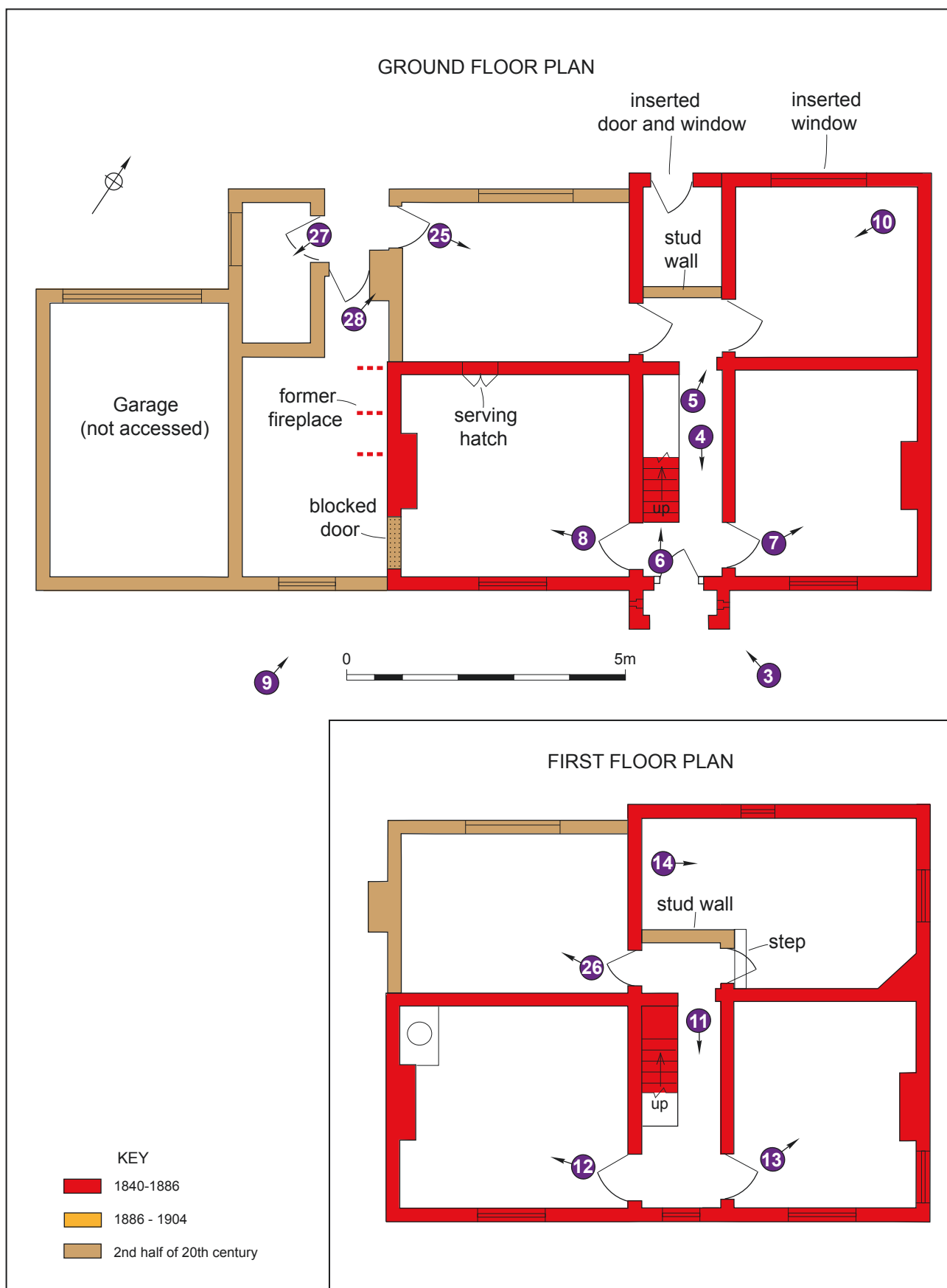
Farmhouse: ground floor and first floor plans

Figure 3



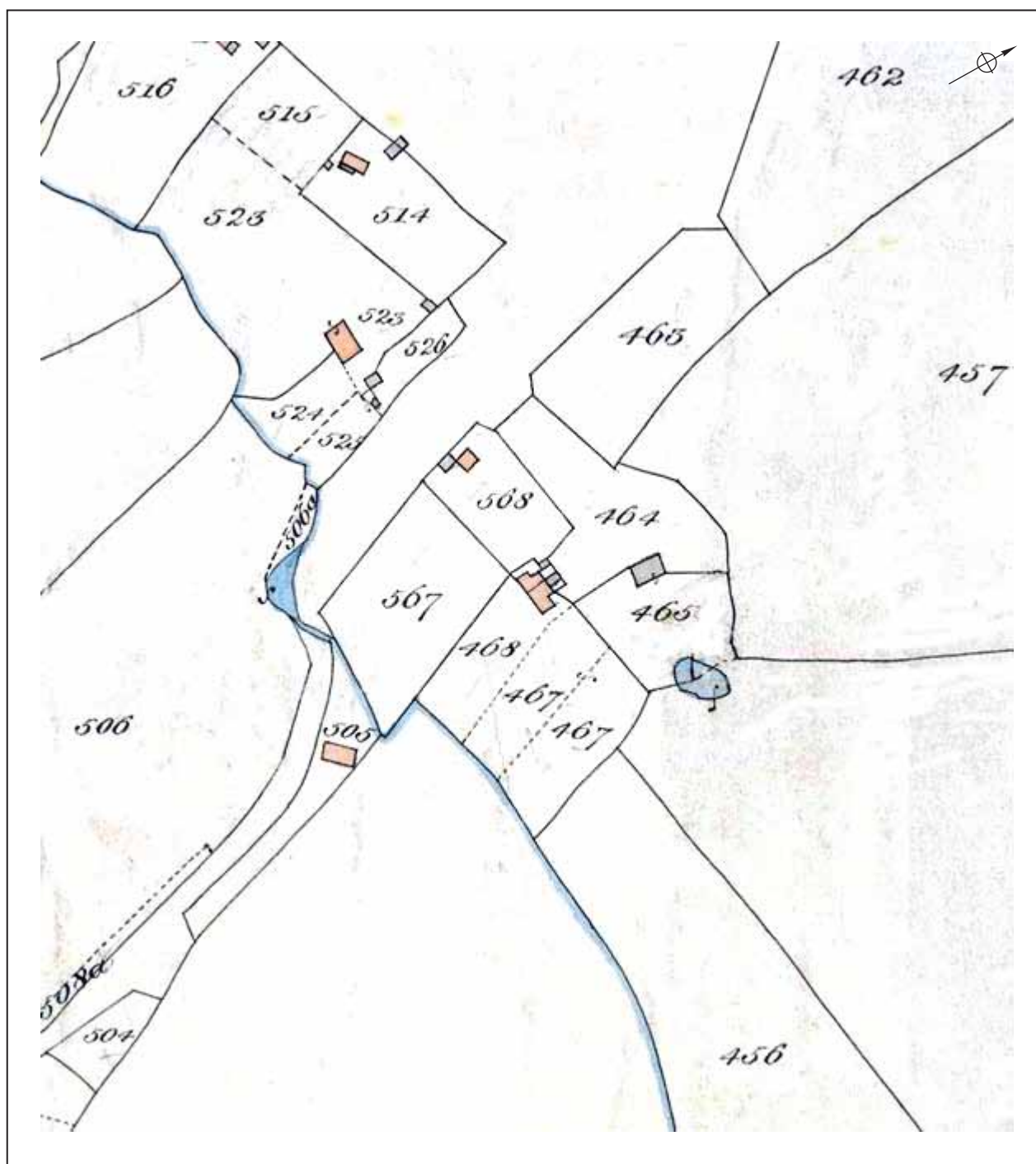
Farm Building: Phase plans (with photo locations)

Figure 4



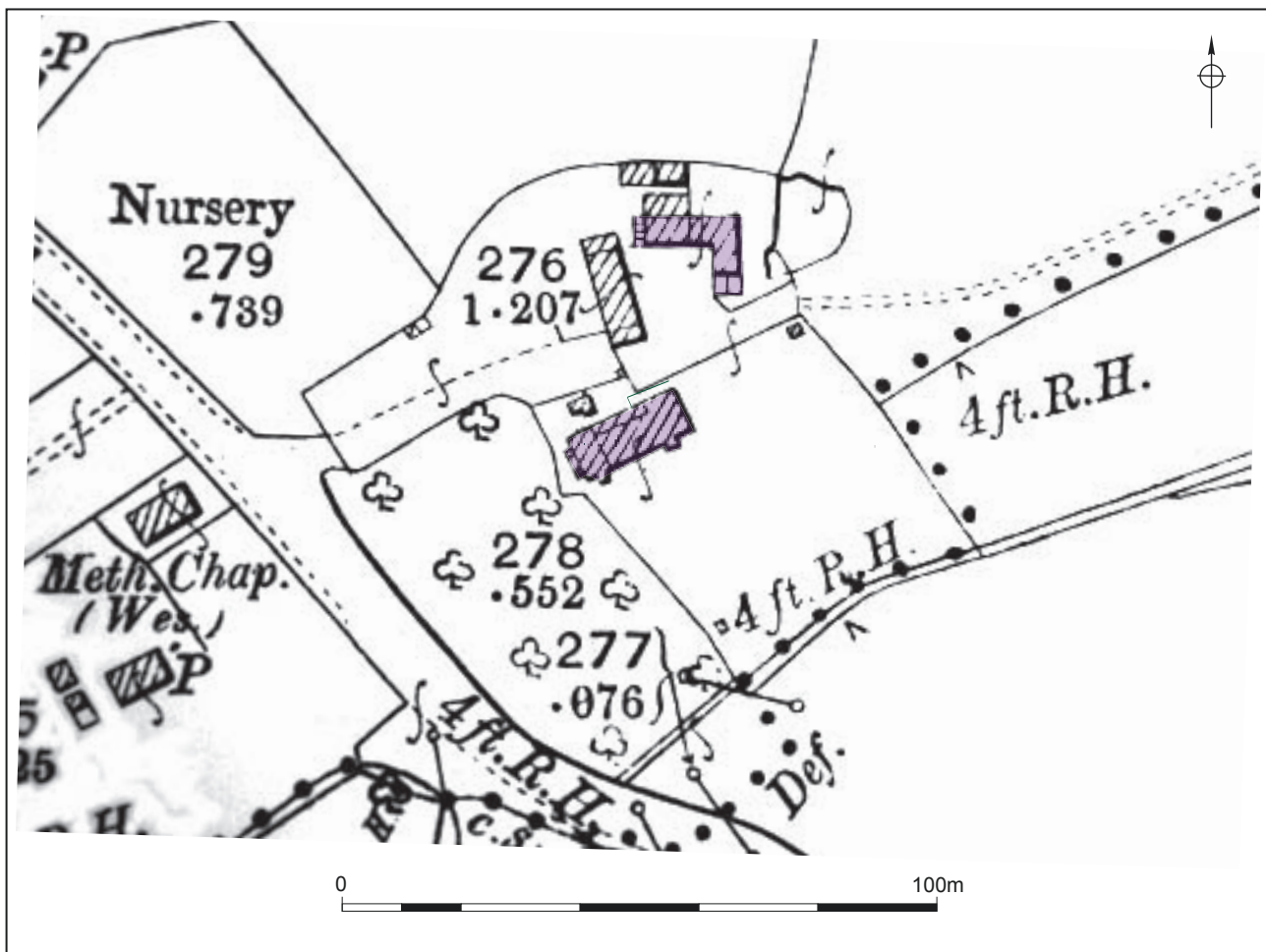
Farmhouse: Phase plans (with photo locations)

Figure 5



Extract of 1840 Tythe Map

Figure 6



Extract of 1904 OS

Figure 7

Plates



Plate 1 The house and farm, looking west



Plate 2 The Farmhouse, looking north east



Plate 3 The farmhouse porch, looking west



Plate 4 Hallway, looking south east



Plate 5 Doorway chamfer detailing, looking north

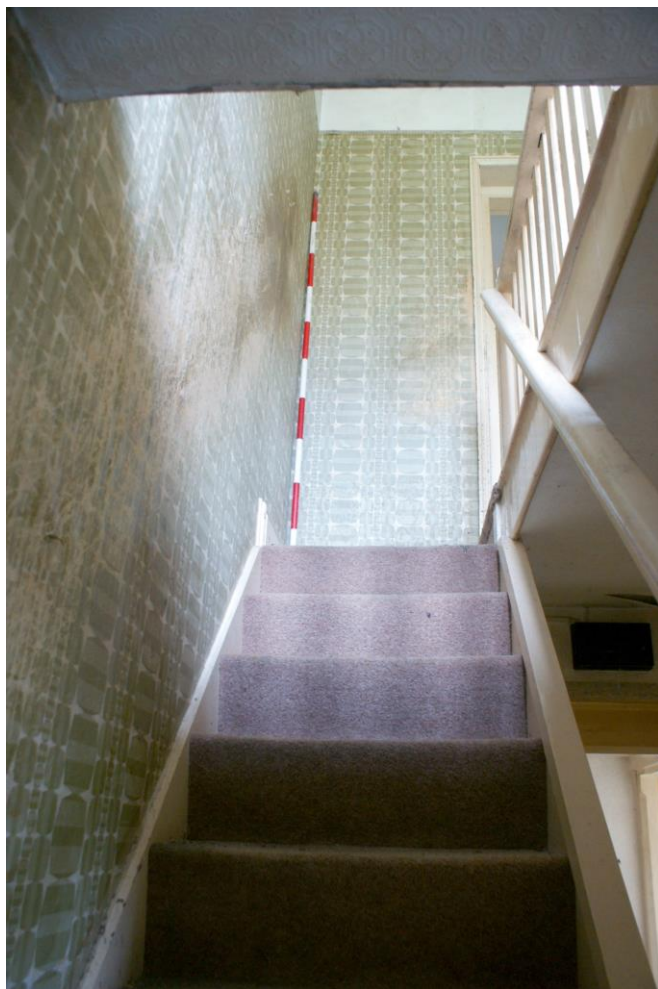


Plate 6 Staircase to first floor, looking north west



Plate 7 Living room, looking north east



Plate 8 Dining room, looking west



Plate 9 Former gable of demolished building visible in the brickwork, looking north



Plate 10 Possible buttery, looking south west



Plate 11 First floor landing, looking south east



Plate 12 Bedroom, looking west



Plate 13 Bedroom, looking north east



Plate 14 Bedroom, looking north east



Plate 15 Stable and hayloft, looking north west



Plate 16 Architectural detailing of stable windows, looking north



Plate 17 Stable, looking south east



Plate 18 Steps to hayloft, looking south east



Plate 19 Hayloft, looking east



Plate 20 Phase 2 Stabling, looking north east



Plate 21 Possible former stabling, looking east



Plate 22 Possible former stabling, looking south west



Plate 23 Former possible cart shed, looking north



Plate 24 Phase 3 extension to the house, looking east



Plate 25 Kitchen, looking east



Plate 26 Bathroom, looking west



Plate 27 Store room, looking south



Plate 28 Store room, looking south east



Plate 29 Fox and cat paws along with a horseshoe on the lintel above the phase 1 stable entrance, looking north

Appendix 1 Technical information

The archive (site code: WSM 67620)

The archive consists of:

- 1 Field progress reports AS2
- 2 Photographic records AS3
- 163 Digital photographs
- 4 Scale drawings
- 1 CD-Rom/DVDs
- 1 Copy of this report (bound hard copy)

The project archive is intended to be placed at:

Worcestershire County Museum
Museums Worcestershire
Hartlebury Castle
Hartlebury
Near Kidderminster
Worcestershire DY11 7XZ
Tel Hartlebury (01299) 250416