BUILDING RECORDING AT HORSELEY HILLS FARM, WOLVERLEY, WORCESTERSHIRE



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Building recording at Horseley Hills Farm, Wolverley, Worcestershire.

Timothy Cornah and Shona Robson-Glyde

Summary

This section of the report is an overview of the building recording required to meet a planning condition relating to the redevelopment of agricultural barns at Horseley Hills Farm.

The brief specified that the agricultural barns should be recorded to English Heritage level 3 standard. This required photographing the exterior and interior of the agricultural barns and annotating existing survey drawings. This produced an archive of the agricultural barns before any changes were made to the building.

The brief also required an element of historical research and synthesis. Historic maps and trade directories were accessed along with online census records, digitised historic mapping, aerial photographs and other online sources.

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

The agricultural barns at Horseley Hills Farm are a collection of barns, the first of which dates originally to 1772, though some evidence of reuse of materials was seen within the fabric of this building. One further barn and a workshop were later added to this barn forming a range of L shaped buildings as seen today.



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Horseley Hills Farm, Wolverley, Worcestershire				

Report

1 Background

1.1 Reasons for the project

Recording of a historic building was undertaken at Horseley Hills Farm, Wolverley, Worcestershire (NGR SO 80745 80429). It was commissioned by Roger Knight (Agent) for the client Luke Roper, who intends to convert the redundant brick barns to form a residential annex for which a planning application was submitted to Wyre Forest District Council (reference 12/0392 and 12/0394).

The building is an undesignated heritage asset, within the terms used by the *National Planning Policy Framework*. The building is also registered with the Worcestershire Historic Environment Record (HER; WSM30698).

The project conforms to a brief prepared by the Historic Environment Planning Officer (Glyde 2012) and for which a project proposal (including detailed specification) was produced (WA 2012).

The project also conforms to the Standard and guidance for the archaeological investigation and recording of standing buildings or structures (IfA 2008) and the Standards and guidelines for archaeological projects in Worcestershire (WCC 2010).

The event reference for this desk-based assessment given by the HER is WSM47416.

2 Aims

The aims of this project were to provide a descriptive and illustrative account of the building including discussion of its local, regional and national significance.

3 Methods

3.1 Personnel

The project was undertaken by Timothy Cornah (BA) who joined Worcestershire Archaeology in 2006 and has been practicing buildings archaeology since 2011. Shona Robson-Glyde (BA, PG Dip Arch) who joined Worcestershire Archaeology in 1998 and has been practicing buildings archaeology since 1996 also contributed to the project and report. The project manager responsible for the quality of the project was Hal Dalwood (BA, MlfA). Illustrations were prepared by Shona Robson-Glyde.

3.2 Documentary research

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

3.3 List of sources consulted

Cartographic sources

- Ordnance Survey Map 1884
- Tithe Map of 1859

Documentary sources

Published and grey literature sources are listed in the bibliography.

- County Histories (VCH 1913)
- Domesday (Thorn and Thorn 1983)
- Place-names (Mawer and Stenton 1927)
 - Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2012a).

Fieldwork was undertaken between 8th October 2012 and the 9th October 2012. The site reference number and site code is WSM47416.

Building recording consisted of a photographic survey of the interior and exterior of the buildings, analysis of their development, annotation of existing survey drawings and measured survey. All photographs were taken with photographic scales visible in each shot. The photographic survey was carried out with a Sony $\alpha 350$ digital SLR camera. All photographs were recorded on a proforma Photographic Record Sheet. Annotation of existing ground plans and elevations complemented the photographic record.

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 and elevations as existing (provided by client).

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.

3.4 Building analysis

Analysis of the building was based on the study of the photographic record, building recording forms and annotated 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 1-14. Ground plans, phase plans and elevations have been reproduced as Figures 3 and 4.

3.5 Statement of confidence in the methods and results

The recording of structures at Horseley Hills Farm has produced an in-depth record of buildings though this excludes the farmhouse and modern farm buildings as these are not part of the development scheme.

The record produced of the buildings has successfully fulfilled the requirements for a level 3 building recording survey, as defined by English Heritage, specified in the brief produced by the curator.

4 Context

Horseley Hills Farm is situated within the parish of Wolverley (Fig 1), to the north of Kidderminster. The parish of Wolverley is within the far north of Worcestershire. The landscape situation is one of sparse settlement within enclosed fields also with 20th century amalgamations. There are also some areas of recent and semi-natural woodlands, especially to the south of the farm.

Wolverley is an ancient settlement that is recorded within the Domesday survey as being a large settlement, taxable to the value of 5 geld units. This included 17 households and was held by the Bishop of Worcester (Thorn and Thorn 1983 2, 83). Horseley was said to be a member of the liberty of the hundred of Wolverley in 1240 and was assessed as a one third part of it (VCH 1913). The name Horseley itself appears to mean "horses' clearing". The farm also lies close to a "horses brook" which bounded the parish of Wolverley (Mawer and Stenton, 1941)

A search of the Historic Environment Record (HER) returned a number of records for the area the site (Fig 2). It lists two buildings within the given search area, one of which is part of the barns to be recorded (WSM 30698) and the other is the adjacent farmhouse (WSM 36173). The barn is listed as being a range of brick multiphase barns of which the earliest is dated to 1772. The adjacent farmhouse is a Grade II listed building with an earliest phase of 15th to 16th centuries, evidence for which includes a stone built cellar and other architectural features in the house.

The Historic Environment Record has a number of general records relating to the parish of Wolverley. From the medieval period these include a fishpond (WSM 1496), quarry (WSM 12726), and a possible chapel site (WSM 4215). These are recorded as monuments all of which are likely to have related to the farm at Horseley Hills. The possible chapel site is within very close proximity to the farmhouse mentioned above and a tenurial relationship would be of importance if proven.

Also recorded within the HER are some post-medieval monuments including two field boundaries, part of a field system, to the west of the farm (WSM 36174). A possible brick kiln is recorded to the south west of the farm (WSM 12729) and in this area, during a survey (WSM 40242), post-medieval brick and tile were observed. To the north west of the farm, a lime kiln (WSM 12728) is also recorded. These could all be of direct relevance to the farm and its buildings. Although lime kilns were predominantly used for producing for lime for soil enrichment within the post-medieval period, they were also used to create lime as a building material for mortar and plaster. Also related to the farm, though undated, is a disused track way (WSM 36813) running away from the farm towards the south. This runs directly past the farm and may have once connected to the Bridgnorth road.

Within the field to the immediate west of the farm are recorded some unstratified finds (WSM 8202 and 39593) dating from the Lower Palaeolithic to the post-medieval period. Also recorded to the east is the site of Drakelow Hostel which was used within the Second World War (WSM 17236).

5 The building

5.1 Building description

Horseley Hills Farm consists of a farmhouse (Plate 1) and an L-shaped range of barns (Plate 2) to its north (Fig 1). The farmhouse is Grade II listed and consists of a house which is largely of 18th century date based on architectural features and the 1772 date built into the eastern gable of the barn. Although this is the presumed date of the building of the barn, it is also probably when the farmhouse was rebuilt. The cellar of this building is sandstone built as opposed to brick and is dated to the 15th/16th centuries (English Heritage 2012). To the north of the farmhouse are located the range of L shaped barns that were recorded for this project and have been named as Buildings 1, 2 and 3.

Building 1 (Plate 3) is a roughly rectangular structure of largely brick construction with a timber roof. The roof was originally tiled but a large number of the tiles had been removed before recording took place. The northern and eastern walls of this building sit on sandstone block footings (Plate 4) and the walls themselves are in places heavily bowed. Metal ties have been added across the building as well as internal modern brick and breeze block buttresses to combat this. The northern wall has also possibly been underpinned. It is a two storey structure with a wooden floor between the storeys. At the time of recording, the majority of this floor had been removed leaving only floor beams. Both ground and first floor are divided by a brick partition wall though this is open at first floor level (Plate 5). This partition supports the roof in place of a roof truss and supports either one or two purlins on either side of the roof as well as two further tie beam trusses to the west of the partition (Plate 6). The ground floor has a modern concrete floor and breeze block partitions presumably for stabling of animals. A date of 1772 is built into the eastern gable of this building (Plate 7).

Building 2 (Plate 8) is built onto the west gable end of Building 1 to form an L-shaped range. This building is of brick construction though its northern and western exterior walls are built upon a sandstone base (Plate 9). The building is single storey and consists of two rooms. At the time of

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recording both the roof and floors had been entirely recently replaced with concrete floors and new timber and tile roofs. This building is in better condition than Building 1, with only some new brickwork on its exterior northern and western walls.

Attached to the southern wall of Building 2 is the workshop, Building 3, (Plate 10). This is also of largely brick construction but with some sandstone block work on its western and southern walls. The western wall is precarious and heavily bowed inwards. The roof is timber built with corrugated sheet roof on the western side and tiled on the eastern side. Its eastern elevation is entirely made up of a pair of large double doors rather than a wall.

5.2 Historical information

The history of Horseley Hill Farm appears to be complicated. There was certainly a building on the site in the medieval period, as the farmhouse has elements of 15th and 16th century fabric within it. The possible existence of a chapel close to the site also suggests that Horseley was quite a large medieval estate. The current buildings however date to the late 18th century. The earliest record revealed for the farm is the 1841 census and it is these records that provide a complication. The 1841 and 1851 census records show that there were two farmers at Horseley Hills, Elizabeth Wager and John Winnall in 1841 and William Dorrell and Samuel Holloway in 1851. It is likely that Horseley Hills was seen as a settlement and only one of each of these was farming at Horseley Hills Farm itself. In 1851 was probably William Dorrell who lived at Horseley Hills Farm as he is also included as the farmer of Horseley Hills Farm in the 1855 trade directory (Billing 1855, 143). The 1861 and 1871 censuses record that John Thurstan was farming at Horseley Hills. He had 180 acres and was employing three men and two boys. He is also shown in the trade directories for 1860 (Kelly 1860, 263), 1870 (Kelly 1870, 1381), 1872 (Kelly 1872, 1525), 1873 (Littlebury 1873, 776) and 1876 (Kelly 1876, 1070). The 1881 census shows that William Holloway was farming the 180 acres of Horseley Hills Farm and employed two men. He is also shown in the 1884 and 1888 trade directories (Kelly 1884, 1208 and Kelly 1888, 213). He is again recorded at Horseley Hills in the 1891 census and 1890s trade directories (Kelly 1892, 224; Kelly 1896, 10). The 1891 census also shows that John W Smith is farming at Horseley Hills and he is shown in the 1900 trade directory at the farm (Kelly 1900, 260). The 1901 census shows that Charles Dimeton is a farmer at Horseley Hills but in 1911 the census records Arthur Law Clibbery as the farmer at Horseley. This has again changed by the 1912 trade directory when Jeff Goff is shown at the farm (Kelly 1912, 285). Between at least 1924 and 1932 William Colebatch was farming over 150 acres at Horseley Hills as can be seen by the 1924 and 1932 directories (Kelly 1924, 293 and Kelly 1932, 285). By 1940 there is again another person recorded at the farm Herbert Nicholls Jr. (Kelly 1940, 286). The many changes in occupant at the farm suggests that, rather than the farm being privately owned, it was tenanted and therefore may have been part of a larger estate.

5.3 Building development

5.4 Phase 1 15th to 18th centuries (Figs 3 and 4)

The farmhouse to the south of the range of buildings recorded has a squared block sandstone cellar with a stone mullioned window at its eastern end. This cellar has been dated to the 15th to 16th centuries (NHLE 2012).

Although Building 1 was clearly built after this period, there are some reused materials evident within its structure. As mentioned within the buildings description, the northern and eastern exterior walls are built upon a sandstone base (Plate 4). It is possible these are delineating the line of an earlier building but is more likely that they are building materials reused from elsewhere as footings. Within the barn itself, there is evidence of an earlier timber structure primarily in the form of mortices cut into two purlins (Plate 11) and a lap joint in a floor beam.

5.5 Phase 2 Late 18th century (Figs 3 and 4)

Building 1 has a date of 1772 (Plate 8) built into the brickwork of its eastern gable. One internal division remains of the original phase on the ground floor and that is the brick division as

mentioned in the buildings description (Plate 5). This wall created a room at the western end that may have served as a stable. The stairs to the first floor (Plate 12) are situated within this room but are clearly not part of the original design as they are not built at the same time as the original wall. There are holes for joists in the bridging beam that would have crossed where this later staircase is situated. There is no evidence of any internal staircase within the original design. Also within this room is a doorway into the larger room. There is no obvious evidence that this was part of the original design but at a later date has been inserted, blocked up and then cut through for a second time. The larger room of Building 1 has no original divisions remaining and was probably used for keeping livestock.

The first floor space (Plate 13) appears to be as originally designed except for small alterations and missing floor boards. This space was probably used as a hayloft although the original access is not discernible in the current fabric of the building.

5.6 Phase 3 19th and 20th centuries (Figs 3 and 4)

Building 2 (Plate 8) was added onto the western end of the barn, probably in the 19th century. This building appears in its current position on the 1884 Ordnance Survey map so must have been constructed between the dates of 1772 and 1884. The barn consists of two rooms that would originally have made up either storage or stabling. Like Building 1 to the east, the north and west external walls of this building are sat upon sandstone blocks (Plate 9), presumably reused rather than delineating an earlier building.

Building 3 (Plate 10) was added on to the southern side of the later barn. It is a building that until recently been used as a workshop (Plate 14) and does not appear on the 1924 OS map of the farm. Another small building in its place can be seen but it is clearly a different layout to the present building. Like the other two buildings, this has reused sandstone blocks within its footings (Plate 10).

6 Discussion

Horsley Hills Farm consists of two main structures, the farmhouse and L-shaped range of barns. The buildings date from the 18th century onwards with the main development of the site occurring in the 1770s. The presence of a 15th to 16th century phase within the fabric of the farmhouse suggests a continuity of the use of this farm from that date. This is confirmed with the reuse of stone and timber within the standing barns. Possibly associated with this early phase are three features identified within the Historic Environment Record. These are the fishponds (WSM 1496), the stone quarry (WSM 12726) and the site of a possible chapel (WSM 4215). All three of these features, if proven to be associated with the farm, give important clues to the social status of this farmstead.

The late 18th century saw a period of heavy rebuilding and renovation at Horseley Hills Farm both in the farmhouse itself and its outbuildings. This is evident from the fabric of the farmhouse and barn built in 1772. Three further features recorded within the Historic Environment Record which could be contemporary with this post-medieval phase are a possible brick kiln (WSM 12729), a lime kiln (WSM 12728) and field system (WSM 36174). It is even possible that the brick kiln and lime kiln were used for the construction of the barn and rebuilding of the farmhouse. A further two buildings were added in the 19th and 20th centuries, leaving us with the range of farm buildings seen today.

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) and *The English Model Farm* (Wade Martins 2002). More detailed studies of particular areas have also been carried out including *The development of farm buildings in Western Lowland Staffordshire up*

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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 sit. A full report on the findings of this project will be available shortly along with a guidance document designed to assist owner and planners when considering plans for historic farmsteads. These documents will 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.

A building recording project was undertaken on behalf of Roger Knight (Agent) for the client Luke Roper at Horseley Hills Farm, Wolverley, Worcestershire (NGR ref SO 80745 80429; HER ref WSM47414). The agricultural barns at Horseley Hills Farm are a collection of barns, the first of which dates originally to 1772, though some evidence of reuse of materials was seen within the fabric of this building. One further barn and a workshop were later added to this barn forming a range of L shaped buildings as seen today

8 Acknowledgements

Worcestershire Archaeology would like to thank Mr Luke Roper, the client and Mr Roger Knight, the agent as well as Mr Mike Glyde, the curator, for their kind assistance in the successful conclusion of this project.

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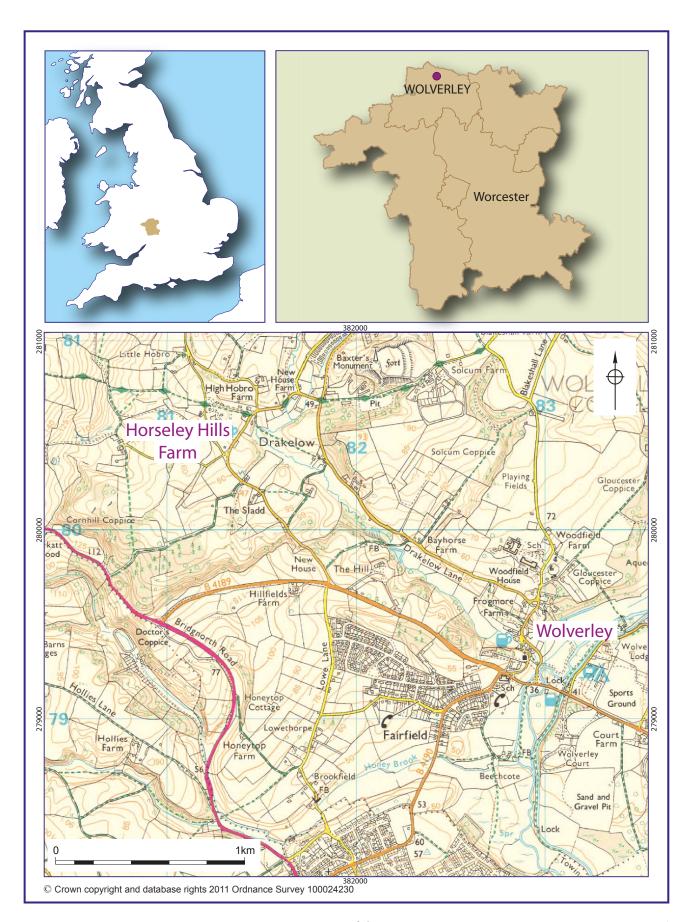
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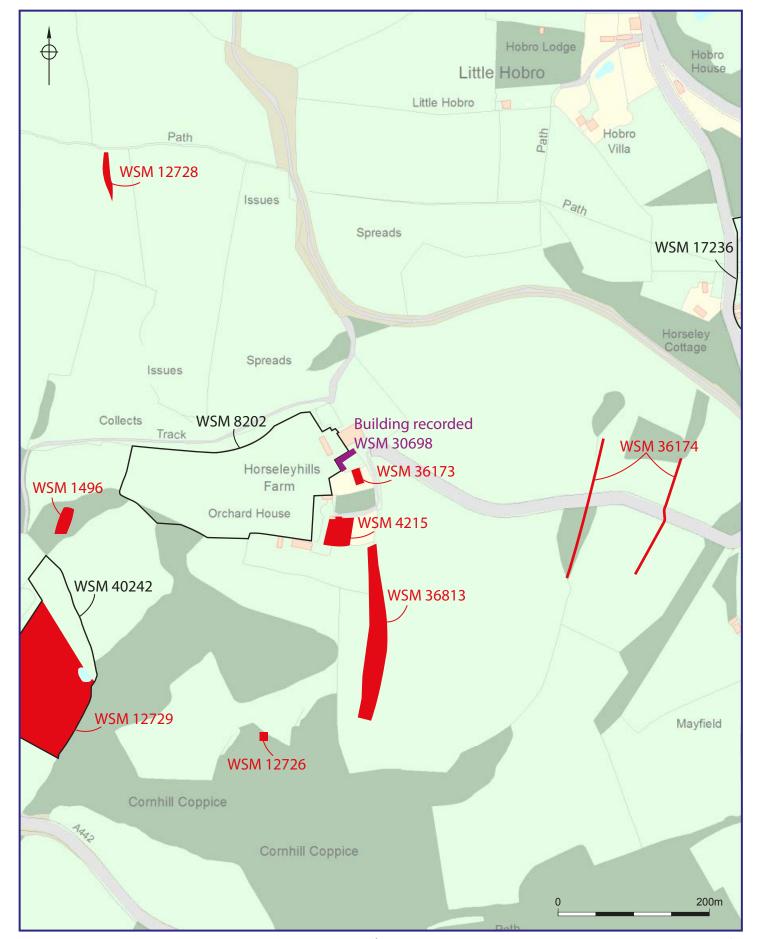
Figures			

Horseley Hills Farm, Wolverley, Worcestershire



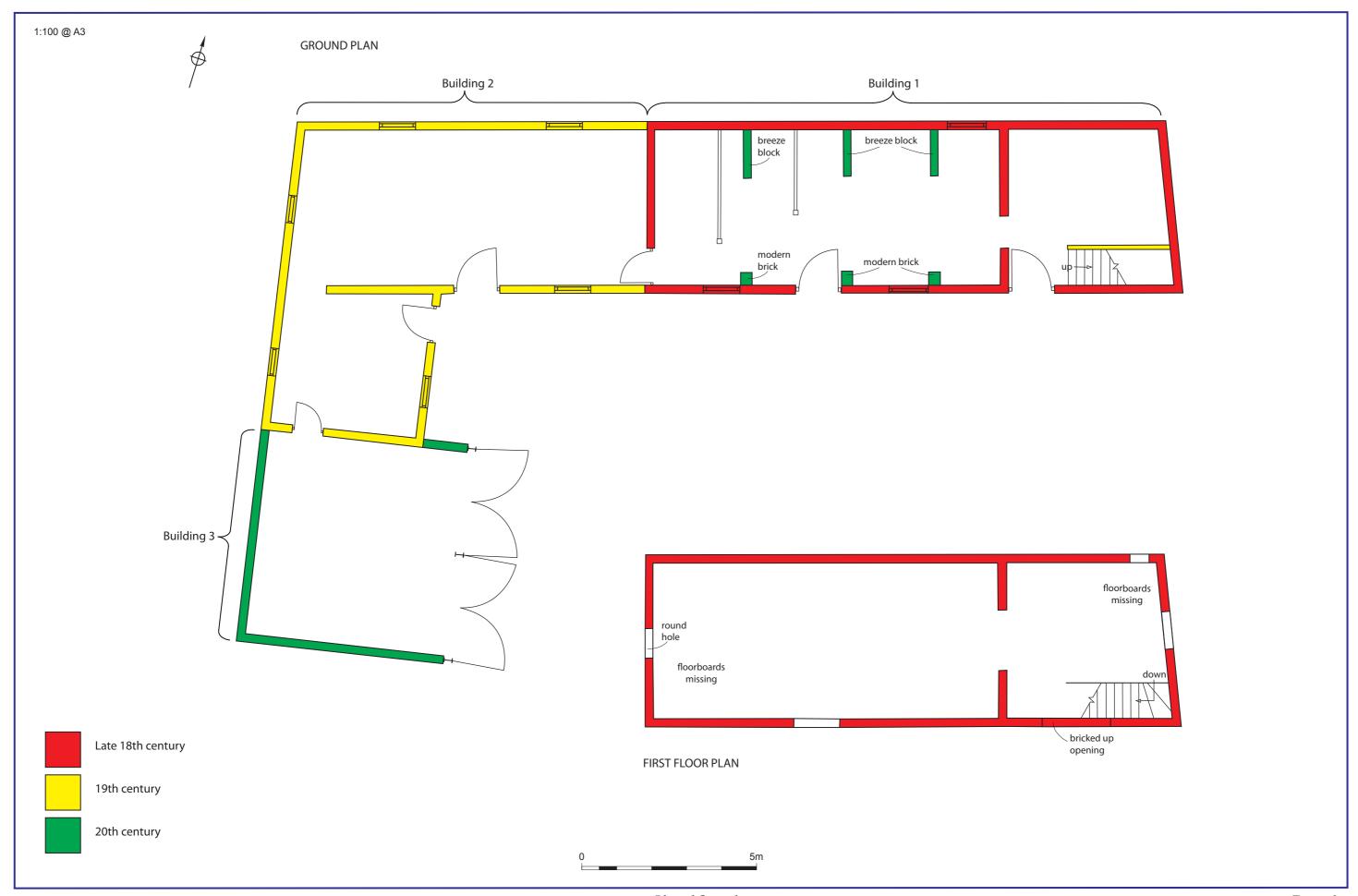
Location of the site

Figure 1

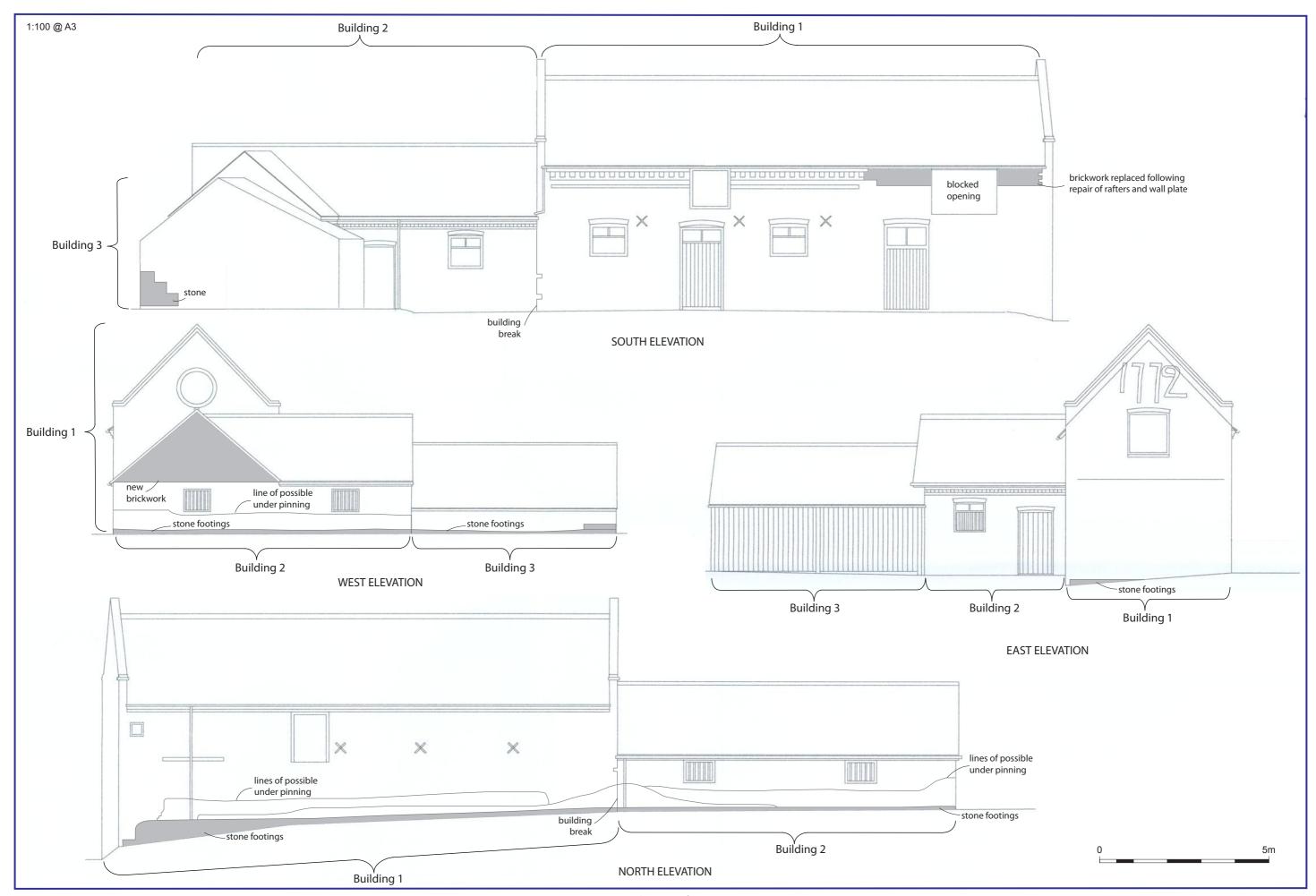


HER information

Figure 2



Phased floor plans Figure 3



Annotated eevations Figure 4

Worcestershire Archaeology	Worcestershire County Council
Plates	



Plate 1: The farmhouse at Horseley Hills Farm from the south west



Plate 2: The L-shaped range of barns from the south east



Plate 3: Building 1, the late 18th century barn from the south east



Plate 4: Reused sandstone blocks at the base of northern wall of Building 1, from the north east

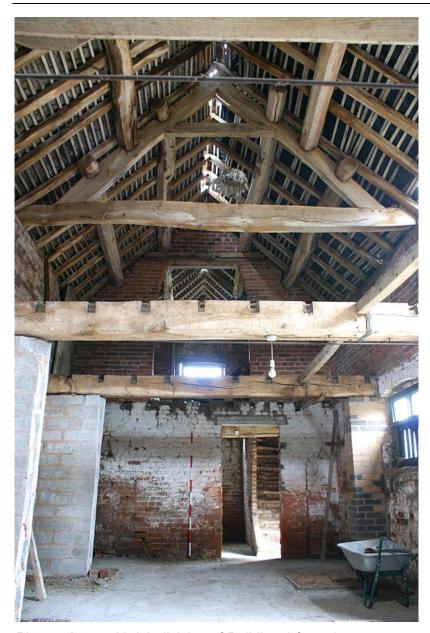


Plate 5: Internal brick division of Building 1 from the west



Plate 6: First floor of Building 1 showing trusses and purlin supported by brick division



Plate 7: Building 1 gable showing the '1772' date built into the brickwork



Plate 8: Building 2 from the north west



Plate 9: North wall of Building 2 showing reused sandstone



Plate 10: Building 3 from the south west



Plate 11: Reused timber in the roof of Building 1



Plate 12: Staircase to first floor in Building 1

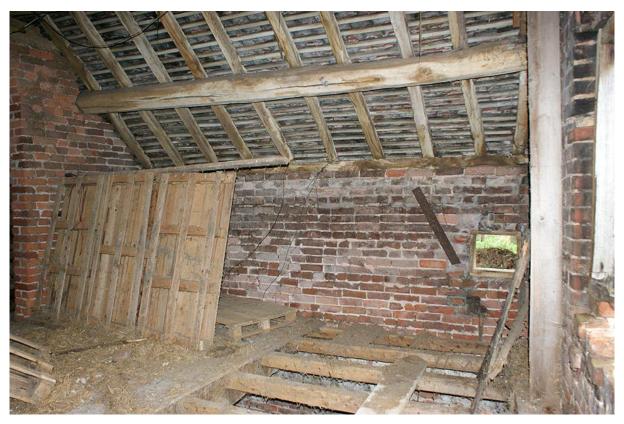


Plate 13: Upper floor of Building 1



Plate 14: Workshop, Building 3, from the south east



Appendix 1 Technical information The archive (site code: WSM 47416)

The archive consists of:

2 Field progress reports AS2

5 Photographic records AS3

166 Digital photographs

6 Scale drawings

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