

Building recording at Haselor Farm, Haselor Lane, Charlton, Worcestershire



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Worcestershire Archaeology
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Tim Cornah

Summary

Building recording was required to meet a planning condition relating to the redevelopment of Haselor Farm, Haselor Lane, Charlton, 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 annotating existing survey drawings.

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

The agricultural buildings at Haselor Farm represent a change that started within the second half of the 18th century and often coincided with widespread inclosure of earlier field systems. This change came about as part of a desire to improve efficiency and is often seen through the establishment of relatively large scale planned farmyards and buildings, as here.

The earliest phase of the buildings, dating to around the middle of the 19th century, represented both arable and pastoral economy, the latter being specifically for the raising of cows. These were seen by the presence of a threshing barn and shelter sheds. This phase also contained a small amount of stabling, probably for both agricultural and domestic use. The capacity for rearing cows was increased later within the 19th century, as seen by further shelters sheds. Both of these phases pre-dated the 1st edition Ordnance Survey map.

The 20th century saw a significant increase in the capacity for stabling as well as a number of small changes to the existing structures. The only significant changes were the removal of boundary walls that previously enclosed the yards and the destruction of part of the earlier northern range.

Report

1 Background

1.1 Reasons for the project

Recording of a historic building was undertaken at Haselor Farm, Haselor Lane, Charlton, Worcestershire (centred on NGR SP 01261 42973). It was commissioned by Cotswold Oak Ltd, who proposes conversion of an existing barn which is considered to have the potential to affect a heritage asset of architectural interest. A planning application has been submitted to Wychavon District Council (reference number W/11/1674).

The building is 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 ref WSM41372).

The project conforms to a brief prepared by Worcestershire County Council (WCC 2014) and for which a project proposal (including detailed specification) was produced (WA 2016).

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 WSM67626.

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' (ClfA 2014).
- The aims and scope of the project are to complete a photographic survey of the building/s to be converted, as per English Heritage guidance (EH 2006).

3 Methods

3.1 Personnel

The project was undertaken by Tim Cornah (BA, MSc); who joined Worcestershire Archaeology in 2006. The project manager responsible for the quality of the project was Tom Vaughan, (BA (hons.); MA; ACIfA). 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) of the records relating to this farmstead and its buildings.

3.3 List of sources consulted

Cartographic sources

- 1st edition, 1884 Ordnance Survey Map, scale 25":1 mile (Plate 58)
- 1900 Ordnance Survey Map
- 1921 Ordnance Survey Map
- 1952 Ordnance Survey Map

3.4 Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2016).

Fieldwork was undertaken on 8 January 2016. The site reference number and site code is WSM67626.

Building recording consisted of a photographic survey of the interior and exterior of the buildings, analysis of their development and annotation of existing survey drawings. All photographs were taken with photographic scales visible in each shot, where possible. The photographic survey was carried out with a Sony α350 digital SLR camera. All photographs were recorded on a pro-forma Photographic Record Sheet. Annotation of existing ground plans complemented the photographic record, which will be retained within the site archive.

The project conformed to the specification for a photographic survey as defined in the English Heritage document *Understanding historic buildings: a guide to good recording practice* (EH 2006). This level of survey provides a full visual record accompanied by a brief written description, as follows:

- General view or views of the building in its wider setting or landscape;
- External appearance of the building, using oblique and right angle shots;
- Views showing the original design intentions (where appropriate);
- Overall appearance of the principal rooms and circulation areas;
- External or internal detail relevant to the building's design, development or function;
- Machinery, or plant, or evidence of its former existence;
- Dates or other inscriptions, signage, maker's plates or graffiti relevant to an understanding of the building, its fixtures or machinery;
- Building contents or ephemera that have a bearing on the history of the building; and
- Copies of maps, drawings, views or photographs present in the building that illustrate its development

3.5 Building analysis

Analysis of the building was based on the study of the photographic record and annotated drawings. It was also informed by the cartographic sources listed above. This allowed a plan to be drawn up showing the structural development of the building.

The building as recorded is depicted in Plates 1-57. A phased plan has been reproduced as Figure 2.

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. However more detailed documentary and cartographic research may further refine the dating of these buildings as well as potentially highlighting their use and ownership.

4 Context

Haselor Farm is situated within the Vale of Evesham, about 2.6km to the south-west of the centre of Evesham itself. The farm is located on a geological outcrop of Wilmcote Limestone Member (British Geological Survey 2016) on the western side of the River Avon. No superficial geological deposits are recorded within the immediate area.

Whilst a medieval agricultural landscape is clearly in evidence from existing ridge and furrow alongside the Merry Brook to the east of the farm, its immediate and wider landscape is dominated by large fields with predominantly straight edges. This pattern is typical of parliamentary inclosure, which usually dates to the late 18th and early 19th centuries in Worcestershire.

The Historic Environment Record holds four records for this farm which has been known as both Haselor and Lileys Farm (WSM41372, 52738, 60388 and 67752. The last of these relates to a building visible on the 1st edition Ordnance Survey (OS) map of 1884 (Plate 58), attached to the north-west corner of the house and may have been domestic in character as opposed to agricultural, as well as a further rectangular building to it west. These appear to have been demolished within the latter half of the 20th century. The remaining records relate to the farmhouse

itself which is probably 19th century, along with a set of E-shaped agricultural buildings to the north of the house. These are again probably 19th century, and remain largely complete.

5 The buildings

5.1 Historical information

The earliest OS map of 1884 shows the farm buildings in a layout very similar to the buildings recorded during this project. A notable exception to this was at the north-eastern corner of the central yard. A structure is illustrated on this map and is also visible on the 1952 Ordnance Survey map was no longer extant. Only small subsequent changes are visible from the mapping. These shall be discussed in relation to the phasing below.

5.2 Building development

5.2.1 Phase 1: Mid-19th century

The earliest element of the farm buildings was rectangular in plan and bounded on the southern and eastern sides by boundary walls which were partially extant (Plate 1 and Plate 2), as well as being illustrated on the historic mapping. The northern and western sides were bounded by ranges of buildings whilst a further range bisected the yard. These buildings, along with the farmhouse, were all built of limestone with and have the same detailing of an overhanging string course immediately below the eaves (Plate 3), so are suggested to be broadly contemporary.

This latter north to south range (Plate 4 to 12), consisted of only two rooms; the southernmost of which is single storey in height with access to both its west and east (Plate 13 and 14). The original function of this is not clear. It may have related to cattle given that it had no first floor above and access to the yard to the east which had a shelter shed at its northern side. Its position close to the house may suggest it was used for calving. The room to the north of this had a higher roof and walls (Plate 15 and 16), which were perforated with ventilation holes (Plate 7 and 9). It also contained large doors that accessed the yards to both east and west. In between these was a stone floor (Plate 17), all typical of a threshing barn.

Attached to the north-east end of the threshing barn was an open fronted shelter shed, typically used for housing cattle (Plate 2, 18 and 20).

On the northern side of the central courtyard was a range of buildings that was designed with a first floor (Plate 21 and 3). The eastern end of these was removed in the second half of the 20th century. The function of these rooms is not clear but they had access to the yard to the south and the western room had access to the north so animal housing seems likely. The western gable of this range was formerly half hipped (Plate 24), suggesting the Phase 2 structures were added later. The loft above this range is shown in (Plate 25 and 26). The roof trusses allowed through access, which continued above the range to its south.

This latter range (Plate 27 to 34), had three rooms at its northern end that included windows adjacent to their doors, suggestive of horse stabling (Plate 35). That these rooms had a first floor is also indicative of stabling as these commonly had haylofts above in order to add insulation. The doors of the stables faced east into the yard, as did a possible former tack room to its south (Plate 36). This tack room was of a single storey and contained stairs to the haylofts above though accessed from the west (Plate 37). To the south of the tack room was a further room which formerly had a wide door facing south, suggestive of a cart shed (Plate 27).

The overall dating of this phase can be suggested firstly by its layout. Large scale planned single phase farmsteads such as this became common in the late 18th century and continued being constructed into the 19th century. This process of redevelopment, frequently by landlords and estates, often occurred alongside field inclosure (Lake 1989). A further piece of dating evidence comes from the construction of the wooden roof trusses. All of the trusses seen throughout this phase are constructed from soft wood as is typical of a 19th structure. The timber appears to be imported, as shown by marks on their faces which are cut onto hewn surfaces (Plate 38). These

are commonly thought to have marked timber lots within Baltic shipyards. The timbers themselves were often quartered and show evidence of evenly spaced vertical saw striations typical of mechanical band saws. These did not come into common usage until around 1840 (Mercer 1960). Many of the trusses were also designed with metal fixings, typical of a 19th century building. This phase of buildings is clearly illustrated on the 1st edition OS map.

5.2.2 Phase 2: Mid to late 19th century

This phase is likely to have followed quickly after Phase 1 as it was constructed with broadly the same materials from the same origins. It also included many of the same architectural details, most noticeably the same eaves details. The roof trusses did have some variation within their metal fixings (Plate 39 and 40). This phase is also illustrated on the 1st edition OS map.

This structure consisted of an L-shaped addition on the west end of the earlier buildings (Plate 41 to 43), and enclosed a further yard. This had a partially remnant wall across its centre (Plate 44). On its western side it had an open fronted shelter shed which accessed the yard (Plate 45 to 47). This in turn accessed a further shelter shed which faced to the north (Plate 48), which is shown as a field on the 1st edition OS map.

It is likely that this phase had a further building to the south-west of the yard, though this is no longer extant.

5.2.3 Phase 3: 20th century

The yard enclosed during Phase 2 had further stabling added to the rear wall of the Phase 1 structure (Plate 49), between the time of the 1900 and 1921 OS maps. Further buildings were added on the south side of the yard soon after this (Plate 41), along with five stables to the west of the Phase 2 structure. The room on the northern end of this range was used as a tack room (Plate 51). The 20th century also saw the fronting and division of two of the former shelter sheds, along with the demolition and repair of the buildings to the north of the central yard.

Within the late 20th century, many of the Phase 1 structures were enclosed within large steel frame structures (Plate 52 and 53).

6 Discussion

The agricultural buildings at Haselor Farm represent a change that started within the second half of the 18th century and often coincided with widespread inclosure of earlier field systems. This change came about as part of a desire to improve efficiency and is often seen through the establishment of relatively large scale planned farmyards and buildings, as remained here.

The earliest phase of the buildings, dating to around the middle of the 19th century, represented both arable and pastoral economy, the latter being specifically for the raising of cows. These were seen by the presence of a threshing barn and shelter sheds. This phase also contained a small amount of stabling, probably for both agricultural and domestic use. The capacity for rearing cows was increased later within the 19th century, as seen by further shelter sheds. Both of these phases predated the 1st edition OS map.

The 20th century saw a significant increase in the capacity for stabling as well as a number of small changes to the existing structures. The only significant changes were the removal of boundary walls that previously enclosed the yards and the destruction of part of the northern Phase 1 range.

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 sit, 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.

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8 Acknowledgements

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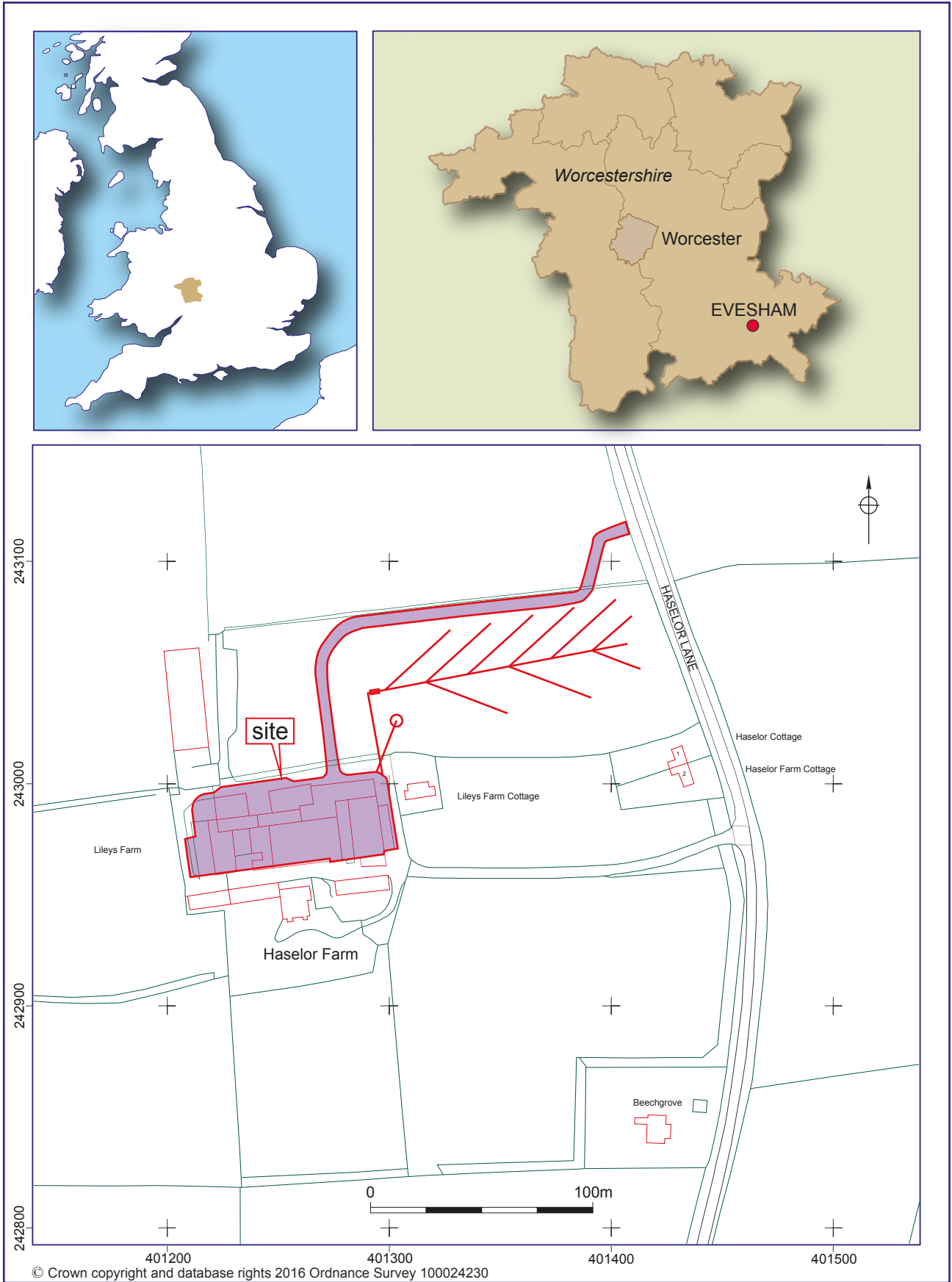
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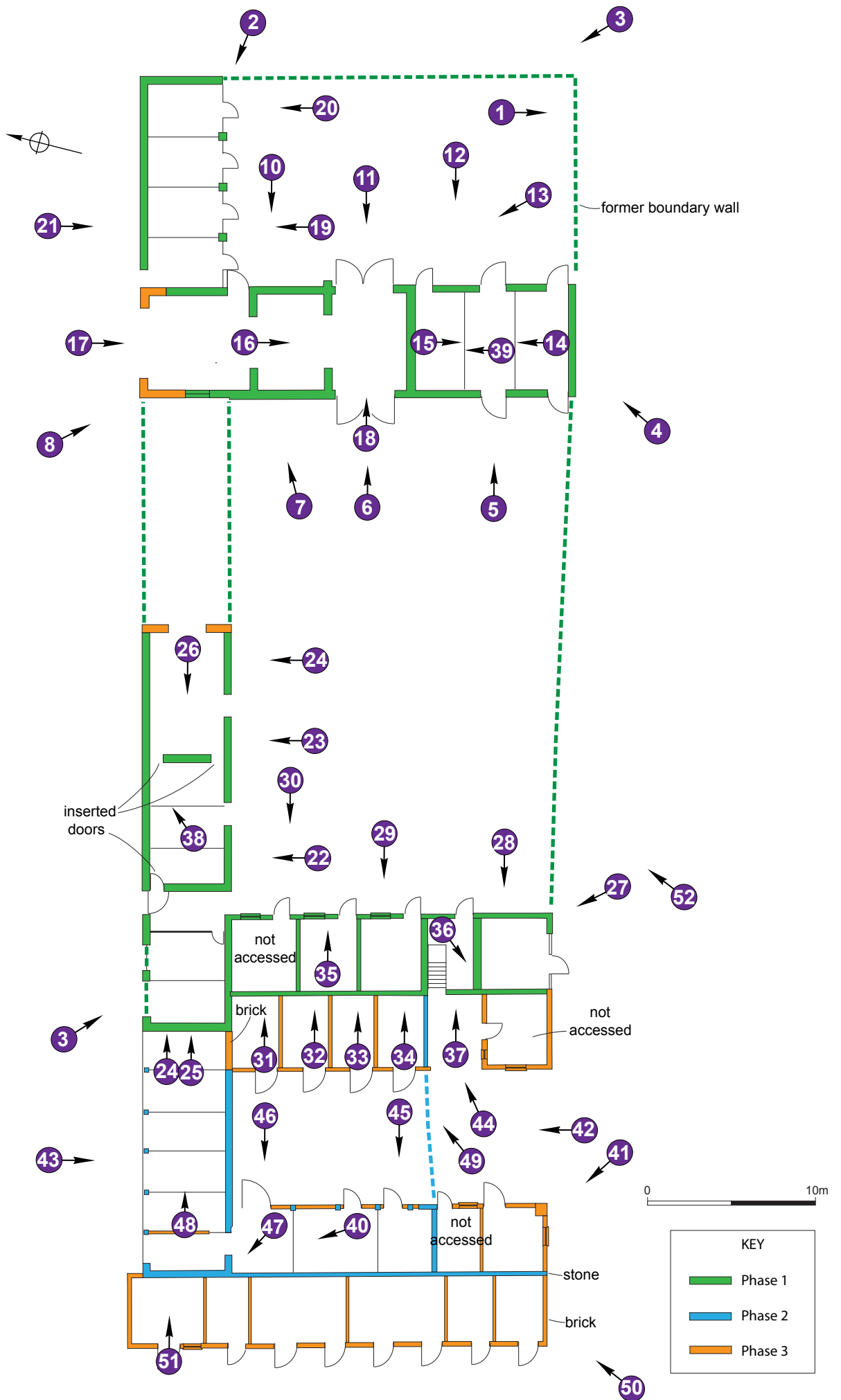
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Figures



Location of the site

Figure 1



Phase plan with photo locations (based upon McCartneys Drg No KI 4158/10A)

Figure 2

Plates (see Figure 2 for locations and orientation)



Plate 1 Former boundary wall



Plate 2 Evidence of a former boundary wall



Plate 3 Phase 1 Structure showing string course detailing



Plate 4 Phase 1 north to south aligned central range



Plate 5 Phase 1 north to south aligned central range



Plate 6 Phase 1 north to south aligned central range



Plate 7 Phase 1 north to south aligned central range



Plate 8 Phase 1 north to south aligned central range



Plate 9 Phase 1 north to south aligned central range



Plate 10 Phase 1 north to south aligned central range



Plate 11 Phase 1 north to south aligned central range



Plate 12 Phase 1 north to south aligned central range



Plate 13 Phase 1 north to south aligned central range



Plate 14 Phase 1 north to south aligned central range



Plate 15 Phase 1 north to south aligned central range



Plate 16 Phase 1 north to south aligned central range



Plate 17 Phase 1 north to south aligned central range



Plate 18 Phase 1 eastern east to west range



Plate 19 Phase 1 eastern east to west range



Plate 20 Phase 1 eastern east to west range



Plate 21 Phase 1 eastern east to west range



Plate 22 Phase 1 central east to west range



Plate 23 Phase 1 central east to west range



Plate 24 Phase 1 central east to west range



Plate 25 Phase 1 central east to west range



Plate 26 Phase 1 central east to west range



Plate 27 Phase 1 western north to south range



Plate 28 Phase 1 western north to south range



Plate 29 Phase 1 western north to south range



Plate 30 Phase 1 western north to south range



Plate 31 Phase 1 western north to south range



Plate 32 Phase 1 western north to south range



Plate 33 Phase 1 western north to south range



Plate 34 Phase 1 western north to south range



Plate 35 Phase 1 western north to south range



Plate 36 Phase 1 western north to south range



Plate 37 Phase 1 western north to south range



Plate 38 Phase 1 Baltic timber marks



Plate 39 Phase 1 iron truss fixings



Plate 40 Phase 2 iron truss fixings



Plate 41 Phase 2 western north to south range



Plate 42 Phase 2 east to west range



Plate 43 Phase 2 east to west range



Plate 44 Phase 2 boundary wall



Plate 45 Phase 2 western north to south range



Plate 46 Phase 2 western north to south range



Plate 47 Phase 2 western north to south range



Plate 48 Phase 2 east to west range



Plate 49 Phase 3 stabling



Plate 50 Phase 3 stabling



Plate 51 Phase 3 tack room



Plate 52 Phase 3 steel framed buildings



Plate 53 Phase 3 steel framed buildings



Plate 54 General view of the farm buildings, looking north-west



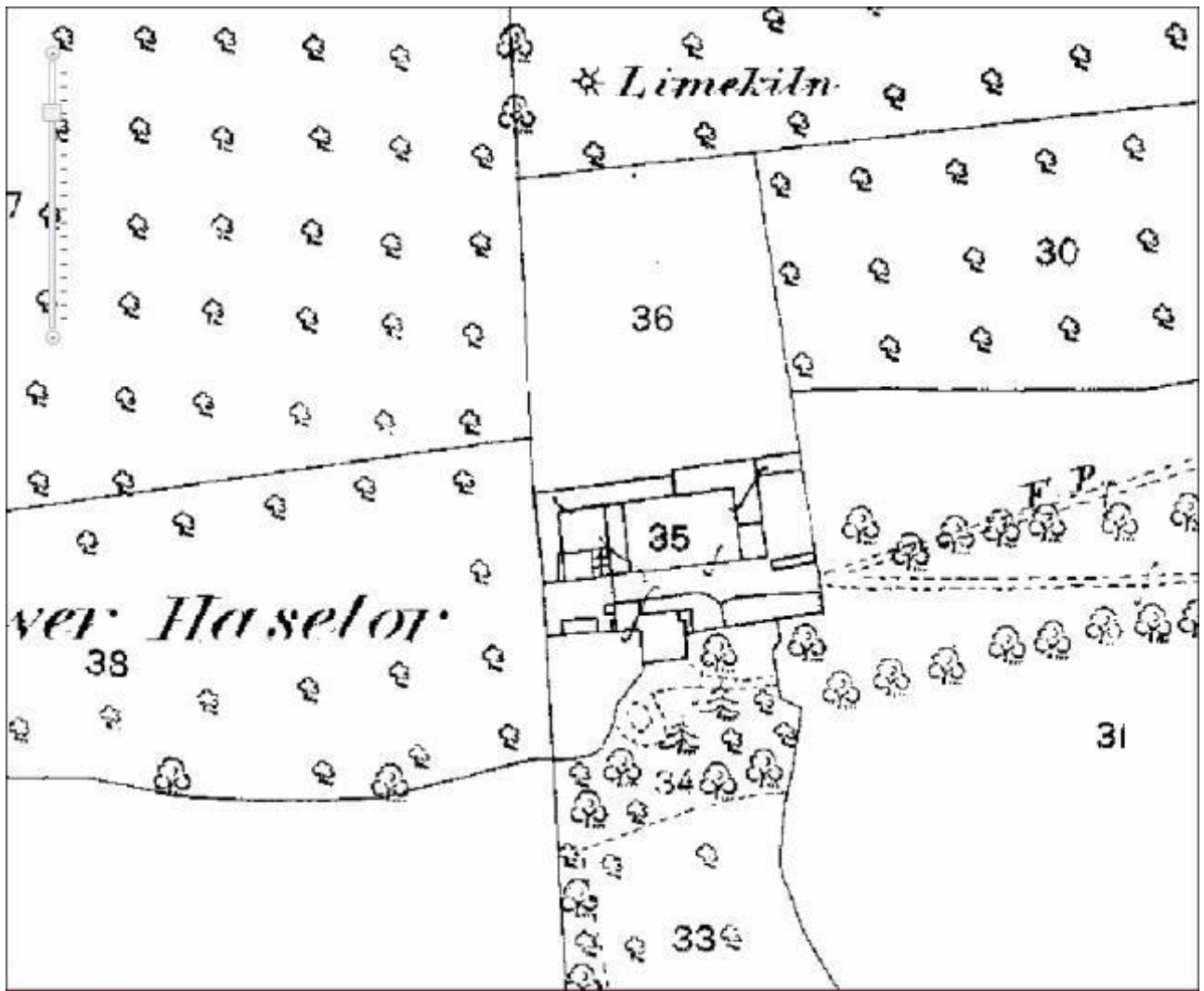
Plate 55 General view of the farm buildings, looking south-east



Plate 56 General view of the farm buildings, looking south-east



Plate 57 General view of the farm buildings looking south-east



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Plate 58 1884 1st edition Ordnance Survey map (no to scale)

Appendix 1 Technical information

The archive (site code: WSM 41372)

The archive consists of:

- 1 Field progress reports AS2
- 8 Photographic records AS3
- 303 Digital photographs
- 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