BUILDING RECORDING AT NOAK FARM, CLIFTON-UPON-TEME, WORCESTERSHIRE

Shona Robson-Glyde

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Building recording at Noak Farm, Clifton upon Teme, Worcestershire Shona Robson-Glyde

Part 1 Project summary

A building recording project was undertaken at Noak Farm, Clifton-upon-Teme, Worcestershire (NGR SO 7330 6036). It was undertaken on behalf of Mr A M Kirby, who intends to convert redundant agricultural buildings for which a planning application has been submitted. The project aimed to establish the character, history, dating, form and archaeological development of the buildings at Noak Farm.

The buildings of Noak Farm have developed as the needs of the farm changed. The earliest of the buildings recorded was constructed in the early 17^{th} century at the same time as the Noak farmhouse and was probably not the only farm building constructed at that time. Later building included 18^{th} century hop kilns, granary and shelter shed, 19^{th} century cart shed, store and stables and 20^{th} century alterations to these.

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Building recording at Noak F	arm, Clifton-upon-Teme,	, Worcestershire		

Part 2 Detailed report

1. Background

1.1 Reasons for the project

A building recording project was undertaken at Noak Farm (NGR SO 7330 6036), Clifton-upon-Teme, Worcestershire (Fig 1), on behalf of Mr A M Kirby, and through Nick Joyce Architects. The client intends to convert redundant farm buildings and has submitted a planning application to Malvern Hills District Council (reference 03/0648), who consider that a site of archaeological interest may be affected (WSM 32475).

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 County Council Historic Environment and Archaeology Service (HEAS 2004a) and for which a project proposal (including detailed specification) was produced by the Field Section of Worcestershire County Council Historic Environment and Archaeology Service (HEAS 2004b).

1.3 Aims

The aims of the building recording were to 'establish the character, history, dating, form and archaeological development of a specified building, structure or complex and its setting (IFA 2001)'.

Farms, farmsteads, and the agricultural buildings that form them are an integral and significant part of Worcestershire's historic environment. The architectural qualities add greatly to local distinctiveness and provide a tangible reference to the counties agricultural heritage... Where farms have been in existence for some time, they provide key information on changing technologies, farming methods and building techniques. Building recording and assessment will allow us to understand and document these changes, provide information on the dynamics of the farm unit, and how the functions of various buildings interact with other elements of the farm (HEAS 2004a).

2. **Methods**

2.1 **Documentary search**

Prior to fieldwork commencing a search was made of the Historic Environment Record (HER) Sites and Monuments Record (SMR). In addition the following sources were also consulted:

Cartographic sources

 Transcribed Tithe map of 1846 (Transcribed by D Guyatt to 1:10,000); OS 1st edition 1885 (Worcestershire sheet XXVII.2).

Documentary sources

- WRO BA 1572 x760/242 (Clifton upon Teme Tithe map at 25":1 mile).
- Place-names (Mawer and Stenton 1927).

- County histories (VCH 1924).
- Domesday (Thorn and Thorn 1983).
- TWAS (Griffiths 1929, 1930, 191 and 1932)
- Saxon Charters (Hooke 1990)
- Town survey (Dalwood 1996)

2.2 Fieldwork methodology

2.2.1 Fieldwork strategy

A detailed specification has been prepared by the Service (HEAS 2004b).

Fieldwork was undertaken between 22nd and 29th September. The site reference number and site code is WSM 34061.

Building recording consisted of building analysis and a photographic survey of the interior and exterior of the buildings. All photographs were taken with photographic scales visible in shot. The photographic survey was carried out using 35mm single lens reflex (SLR) Pentax P30 cameras fitted with 28-80 zoom lenses. Additional photographs were taken with a Fujifilm Finepix S602zoom digital camera. All photographs were recorded on a pro-forma Photographic Record Sheet, listing the shot number, description, orientation and zoom length. Building analysis was carried out by annotating ground and elevation plans, taking notes and by completing pro-forma Building Record Sheets.

2.2.2 Structural analysis

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

2.3 **Building recording methodology**

The project conformed to the specification for a level 3 survey as defined by the Royal Commission on the Historic Monuments of England (RCHME 1996). This required the following elements of survey.

Survey and drawings

- Plans of all main floors as existing (Based on architects drawings)
- Drawings recording the form and location of other significant structural detail (Based on architects drawings)
- General views of the exterior of the building (Based on architects drawings).

Photography

- Overall appearance of principal rooms and circulation areas
- Detailed coverage of the building's external appearance
- Any external detail, structural or decorative, which is relevant to the building's design, development and use which does not show on general photographs
- The building's relationship to its setting, to other buildings, or to a significant viewpoint.

However the following exceptions were made due to the nature or condition of the site.

• Full recording of the first floors of buildings 2 and 3 did not take place.

2.4 The methods in retrospect

Having undertaken the project the following comments may be made with regard to the methods adopted. On the whole the methods adopted allow a high degree of confidence that the aims of the project have been achieved, however the first floors of buildings 2 and 3 have not been fully recorded. This was due to their floors being too dangerous to allow entry into the rooms. Photographs were taken from the entranceways to the rooms and therefore a partial record was completed. Therefore it was not felt that this in any way impeded the quality of the record.

3. Topographical and archaeological context

Clifton upon Teme is situated on high ground overlooking the River Teme (Fig 1). The parish of Clifton upon Teme is bounded by the Sapey Brook to the west and the River Teme to the east. It has an area of around 3,000 acres and has a steep uniform slope from west to east with well-wooded hills. The highest ground is in the west and in the east the land falls away to the valley of the Teme. The village lies on the Tenbury to Worcester road that passes through the centre of the settlement. The earliest recorded name for the settlement is *Clistune* meaning 'cliff farm' from its situation on high ground overlooking the river. The form *Cliftun ultra Teme* was used in the 11th century and means Clifton 'beyond' Teme. This was used to distinguish between the village and Clifton near Severn Stoke (Mawer and Stenton 1927, 43).

The Sites and Monuments Record has a number of sites registered within the area of Noak Farm including The Noak house (WSM 4659). These sites range from the medieval bridge (WSM 1144) to the nearby Woodmanton hop kilns (WSM 17056). Attention is drawn to The Noak farmhouse (WSM 4657) and the Noak Farm Barn (WSM 17054), which are adjacent to the site and of similar date to one of the buildings recorded. The full list of sites is included below as Table 1 and is produced on Figure 2. The SMR also includes information about archaeological fieldwork carried out in the area. In Clifton, very little in the way of fieldwork has been carried out in the area. A watching brief was undertaken at Ham Bridge on the water quality monitor station (WSM 26313). This only revealed alluvium and dumping material. A Countryside Stewardship Scheme site visit to Pitlands Farm (WSM 33381) recorded medieval ridge and furrow.

Table 1: List of sites in the area of Noak Farm.

SMR number	Location	Description	Date	NGR
WSM 1144	Ham Bridge	Bridge	Medieval	
WSM 4657	The Noak	Occupation site	Medieval	SO 7333 6036
		Farmhouse	Post medieval	
WSM 4659	Ham Bridge House	Farmhouse	Post medieval	SO 7356 6105
WSM 6721	Woodmanton Manor	Fortified manor	11 th century	SO 719 604
		Moat	11 th century	
		Kitchen	13 th century	
		Tower	13 th century	
		Farmhouse	19 th century	
WSM 8046	Woodmanton	Chapel (rems)	Medieval	SO 7917 6047
WSM 17050	Dale Farmhouse	Timber-framed farmhouse	Post medieval	SO 7252 6022
WSM 17054	Barn nr Noak Farm	Timber-framed barn	Post medieval	SO 7299 6011
WSM 17056	Woodmanton	Threshing barn	18 th century	SO 719 604
		Stable	19 th century	
		Hop kiln	Mid 19th century	
WSM 17057	Cockshot Cottage	Timber-framed house	Post medieval	SO 7213 6084
WSM 17058	Noak Lodge	Timber-frame house	Post medieval	SO 7296 6070
WSM 26315	W of Ham Bridge	Holloway	Post medieval	SO 735 609
WSM 26427	nr Ham Bridge	Holloway	Post medieval	SO 734 608
WSM 31968	Pitlands Farm	Ridge and furrow	Medieval	SO 7272 6090
Fieldwork	Location	Description	Date	NGR
SMR number				
WSM 26313	Ham Bridge	Watching brief on water		SO 7376 6107
	•	quality monitor		
WSM 33381	Pitlands Farm	Countryside Stewardship		SO 7272 6090
		Scheme site visit		

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Documentary study of Clifton upon Teme has been summarised in Victoria County History (VCH IV 1924, 246-55), Transactions of Worcestershire Archaeological Society (Griffiths in TWAS VI-IX 1929-1932) and in the Central Marches Historic Town Survey (Dalwood 1996). The Town Survey concentrated on the village itself. Griffiths documents the history of the parish as a whole and in this and the VCH we can discern fragments about Noak Farm (The Noak, WSM 4659). R G Griffiths records that the farm was in existence before 1290 (TWAS 1929, 68). The parish of Clifton was divided between the manors of Clifton and Ham (Homme Castle). The latter included the land and settlement that is now Noak Farm (Griffiths in TWAS 1930, 51). In the later 13th century the manor of Ham was a 'capital messuage 3 virgates (90 acres) and 33 acres of land in demesne, 3 acres of meadow, pasture, 72 shillings rent of free tenants and 1 virgate (30 acres) of land in villeinage' (Griffiths 1930, 52). The number of free tenants is large but this class of tenant occupied the land forming Noak Farm. In the 1930s a field on Noak farm was still called *Molland*, meaning land for which a rent was paid (Griffiths 1930, 52). In the 14th century Noak Farm comprised land called Old Hills and Upper Home Farm (VCH 1924, 247) and was part of an estate called Netherholme or Chapel Home (Griffiths 1930, 57). In the middle of the 14th century a member of the Ingram family possessed a freehold parcel of land in Ham manor. Subsequently other parcels of land were added including in the 16th century a sixty-year lease of a half yard-land (the Old English name for a virgate and including meadow, pasturage and feedings) called the Upper Home and a half yard-land called Staples in the early 17th century. In 1614 the Noak house was built on the holding called Staples (Griffiths in TWAS 1932, 78). The Ingram family still owned the Noak in the 1930s as Rev. A J Winnington-Ingram, vicar of Kimbolton in Herefordshire, resided there (Griffiths in TWAS 1931, 61).

4. **Results**

A description of the buildings and their features is included below as Table 2. Phase drawings have been produced as Figures 3-5. Photographs of the buildings are reproduced as Plates 1-XX.

Table 2: Description of buildings recorded.

Bldg no	Current function	Original function	Date	Construction	Features	Notes
1 (Fig 3)	Store	Stable and possibly house	17 th C	Rubble construction of green sandstone shaped and roughly coursed in places	Timber-frame partition upstairs with plaster panels and weatherboard; Wooden winding wheel in roof space of first floor.	Much of stone building altered when hop kilns added. First floor used as layout room for hops from the kilns before being packed into hop pockets.
	Store	Hop kilns	Late 18 th C	Handmade brick coursed in English Garden Wall bond measuring 9 ½" x 3 ¼" x 4 ½".	Segmental arched head openings to original doors and windows; slatted drying floors in kilns.	Drying floors are renewals at higher level than original floors. Bricks coursed with 3 rows stretchers to 1 row of headers with a depth of 14 ¼". Brick plinth East face of building projects forward from sandstone building.
	Garage	Cart shed	Mid- late 19 th C	Brick building. North wall earlier of handmade brick coursed in English Garden Wall Bond measuring 9 ½" x 3" x 4 ³ /8". South wall Flemish Stretcher Bond measuring 9 ½" x 3" 4 ½".	North wall originally boundary wall. Roofed with modern plain tiles stamped with 'DREADNOUGHT'	Open fronted to west with roof supported on massive timber posts. Trusses are crown post and have carpenter's marks. Bricks coursed with 3 rows stretchers to 1 row of headers with a depth of 14" for English Garden Wall Bond and 1 row Flemish to 3 rows stretchers with a depth of 143",8".
2 (Fig 2)	Loose box and store	Unknown but has been a shelter shed and a granary.	18 th C, 19 th C and 20 th C	Coursed rubble green and brown sandstone and timber with some weatherboard and brick. Very narrow handmade bricks on east face measuring 9" x 2" x 4 1/4" coursed in English Garden Wall bond. North and west faces coursed in Flemish Stretcher Bond measuring 9 7/8" x 3" x 4 1/2". South face bricks coursed in English Garden Wall Bond measuring 9 1/4" x 2 7/8" x 4 1/2".	Brick steps up to granary. Dogs tooth eaves cornice on south face. Timber frame walls and king post trussed. The timber has both old and new carpenter's marks. Granary above.	East face bricks very old and badly fired with 3 rows of stretchers to 1 row of headers with depth of 10 ⁷ /8". Bricks of north and west faces have 3 rows of stretchers to 1 row of Flemish with a depth of 14". South face bricks have 3 rows of stretchers to 1 row of headers with a depth of 12 ³ / ₄ ".
3 (Fig 3)	Stable	Stable, granary and hayloft.	Early 19 th C	Green purple and brown sandstone with brick. Brick quoins measure 9" x 2 3/4" x 4 1/4". West elevation rendered reused brick in English Garden Wall Bond measuring 9" x 3" 4 1/4". Brick partition between east and west ends measuring 9" x 2" x 4".	All openings and quoins in brick. Segmental arched head openings to windows and doors. Brick steps with built in kennel at west end for 1st floor access to east end granary. West end of building has ladder and opening to first floor hayloft. East end has been rebuilt	West end wall has 3 rows of stretchers to 1 row of headers with a depth of 14". Inserted troughs, hayracks and stalls. Hayrack in west end would have been filled from first floor. Internal partition has been added.

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5. **Synthesis**

5.1 **17th century**

The earliest building recorded, building 1 (Plate 1), was built around the same time as the Noak farmhouse in the early 19th century. This building appears to have been multifunctional. The ground floor, south west end is typical of a stable whereas the first floor north east end is plastered and painted (Plate 2) and contains a timber frame partition that has evidence of it containing a window and a door (Plate 3).

It is possible that its function was a house and stable with the living accommodation split between part of the first and ground floors and the stable in the other part of the ground floor with a hay loft above it. The use of the building as a house and stable suggests that it may have been a farm workers cottage.

5.2 Early 18th century

In the early 18th century a new staircase added into building 1 (Plate 4). Also at this time a stone (Plate 5) and timber (Plate 6) structure was built, building 2. It is unknown what the function of this building was due to the later alterations removing any evidence for it. Also at this time a brick wall was built close to building 2 (see Fig 4) that may have been a boundary or formed one of the walls of a building.

5.3 Mid 18th century

The only changes that occurred in the mid 18th century were to building 2. This saw the building being extended to form a shelter shed that was open on the west face (Plate 7) and contained a trough (Plate 8) with a feeding passage behind it (Plate 9). This only survives as marks in the floor in the majority of the building but has survived as the foundation for a modern stable (Plate 9).

5.4 Late 18th century

The late 18th century saw a change of direction in farming at the Noak. This was the construction of brick hop kilns against the north wall of building 1 (Plate 10). These kilns changed the usage of the 17th century stone part of building 1 from a stable to a hop barn. The function of a hop kiln and barn can be seen on Figure 6.

Hop kilns were important to the local economy and were a common site in Worcestershire before the middle of the 20th century. The cultivation of hops for brewing was probably introduced into this country from Flanders at the end of the 15th or early in the 16th century. However the first plantings were confined to the south-eastern counties. It is not known at what date hops were first cultivated in Worcestershire but it must have been prior to 1636 as there is a reference to a field called 'The Hopyard' in Littleton at this time (Moss 1970s). In Worcestershire the better area for hop growing was the Teme valley. Indeed Worcestershire appeared to be leading the country in the development of the industry. Two Worcestershire growers introduced the present system of growing crops on a lattice of wirework in 1865. Another Worcestershire grower patented a new kiln type. A Worcester grower imported the first hop-picking machine from America in 1922 and although this did not work it was a producer in Martley, in 1934, who made the first British picking machine.

Also at this time a first floor granary was constructed as part of building 2. This timber frame structure (Plate 11) was accessed by steps from the garden of the Noak farmhouse (Plate 12). It is probable that the shelter shed continued to be used after the granary was constructed.

A granary had an important function for the farm. Granaries were used to store the grain after it had been threshed. Threshed grain would originally have been stored in the farmhouse but as yields

and farming profits grew the granary became an independent building on the farm. Granaries were raised above the ground to keep the grain dry and vermin free. Threshed grain required safe storage for it was both the main cash crop and the seed for future crops. If the grain got damp, was eaten by rats or stolen by thieves then the farm could fail financially. Therefore the granary was generally located on the first floor in a building that would allow air circulation and had a staircase that could be protected either by being locked or, if external, then by incorporating a kennel, as in this case.

5.5 Early 19th century

In the early 19th century a new barn was constructed to the south of the farmhouse (Plate 13). This building was used as a stable on the ground floor (Plate 14), a hayloft (Plate 15) and granary (Plate 16) on the first floor. It was originally much larger than it is now, as shown on the tithe map of 1846 (Figure 7). Access to the hayloft was with a ladder and hatch in the ceiling of the stable (Plate 17). Access to the granary was by an external staircase (Plate 18) that incorporated a kennel (Plate 19).

Also at this time Building 2 had a small lean-to structure built against its north elevation (Plate 20). It is unknown what the function of this extension was. It is too small to a stable or loose box, so it may have been a store, possibly for feed.

A boundary wall also was constructed leading from the corner of the hop kilns (Building 1). The rest of this wall has since been removed so it is not clear where it was heading or what it was a boundary for.

5.6 Late 19th century

The late 19th century saw little change to the buildings. Building 1 had a cart shed constructed against the south wall of the hop kilns and west wall of the hop barn. This was built utilising part of the boundary constructed in the early 19th century (Plate 21) and constructing a new wall opposite this (Plate 22). The cart shed was open fronted (Plate 23) with wooden posts and large crown post trusses (Plate 24).

A hayrack was added to the large stable of building 3 at this time as well (see Plate 14).

5.7 **20th century**

In the 20th century building 1 had its hop kiln floors replaced with slatted drying floors (Plate 25) at a higher level than previously, so steps were added (Plate 26) on the first floor of the hop barn (building 1) to allow access to the drying floors.

Later in the century the hop kilns were decommissioned by the removal of the kilns and of their cowls. They were then used for storage. The main building was used for the storage of old farm machinery.

Building 2 had a loose box (Plate 27) constructed inside it incorporating the footings of part of the shelter shed feeding trough. The rest of the trough was removed at this time and the building was used as a store.

Also at this time the length of building 3 was reduced and the gable was rebuilt using earlier bricks. These are similar in size to those of the quoins and window and door openings in the rest of the building (Plate 28).

6. Conclusion

The earliest of the buildings recorded, building 1, was constructed at the same time as the Noak farmhouse and was probably not the only farm building constructed at that time. The 18th century emergence of hop growing as a dominant farming industry caused the construction of the hop kilns and the change in use of the buildings of the farm. The construction of a shelter shed (Building 2) also shows that the farm had sheep at the same time. The building of a granary (Building 2 and 3) on a farm shows that it has an arable crop and would need to have a threshing barn for the processing of that. Whilst none of the buildings recorded was a threshing barn, it is possible that the Noak Farm Barn (WSM 17054) was and would be perfectly situated, among the fields, to carry out this function with the threshed grain then being transported back to the farm. The construction of a large stable (Building 3) may have been because the farmer needed the animals for use on the farm or may have been for keeping hunt horses in it. This is backed up by the fox log nailed by the door of one of the stable (Plate 29).

As the farm developed through time its needs changed and its buildings reflect those changes, not only through the new constructions but also through the alterations made to the existing buildings.

6.1 Research frameworks

A number of studies have been produced concentrating on farm buildings and whilst these are helpful for general information none of them are specific to the buildings of Worcestershire and therefore provide no basis for research frameworks. Clifton-upon-Teme has been subject to a number of studies including the Central Marches Historic Town Survey (Dalwood 1996). However this concentrates on the core of the historic town and does not include the outlying countryside. The information produced in this report can work with the Town Survey for providing information on the historic landscape of Clifton-upon-Teme.

7. **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.

Building recording was undertaken on behalf of A M Kirby at Noak Farm, Clifton-upon-Teme, Worcestershire (NGR ref SO 7330 6036; SMR ref WSM 32475). The buildings of Noak Farm have developed as the needs of the farm changed. The earliest of the buildings recorded was constructed in the early 17th century at the same time as the Noak farmhouse and was probably not the only farm building constructed at that time. Later building included 18th century hop kilns, granary and shelter shed, 19th century cart shed, store and stables and 20th century alterations to these.

8. The archive

The archive consists of:

- 3 Fieldwork progress records AS2
- 3 Photographic records AS3
- 3 Colour photographic films
- 3 Black and white photographic films
- 106 Digital photographs
- 3 Scale drawings
- 1 Computer disk

9. Acknowledgements

The Service would like to thank the following for their kind assistance in the successful conclusion of this project, Mr Kirby, Nick Joyce Architects and Mike Glyde.

10. **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 and illustration by Shona Robson-Glyde and Carolyn Hunt.

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12. **Abbreviations**

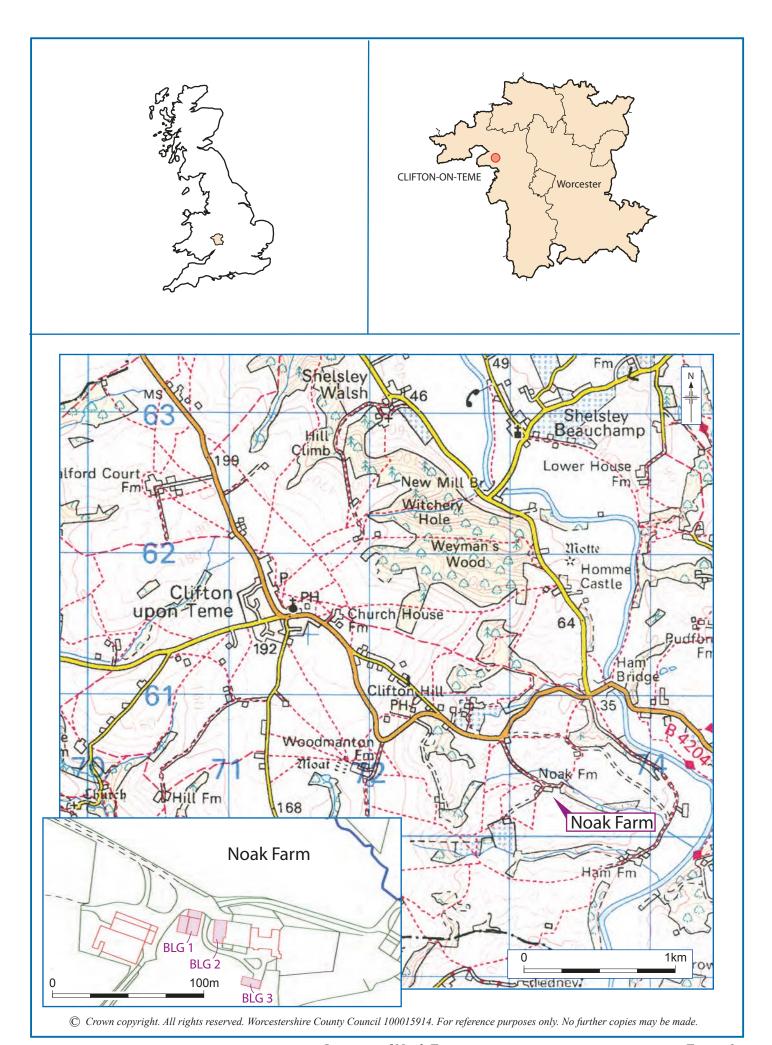
NMR National Monuments Record.

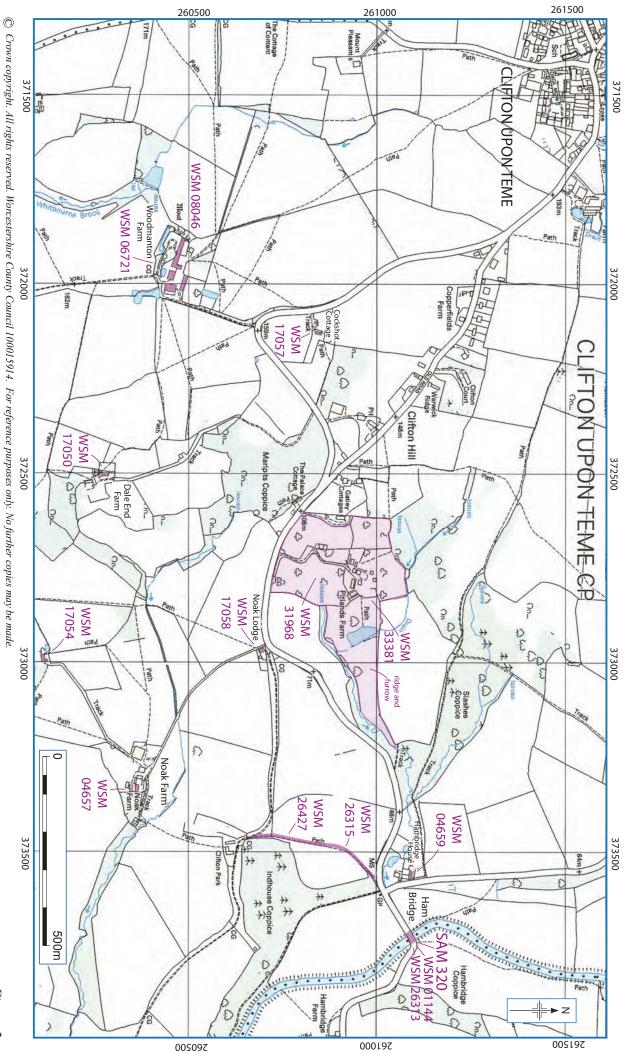
SMR Sites and Monuments Record.

WCRO Worcestershire County Records Office.

WSM

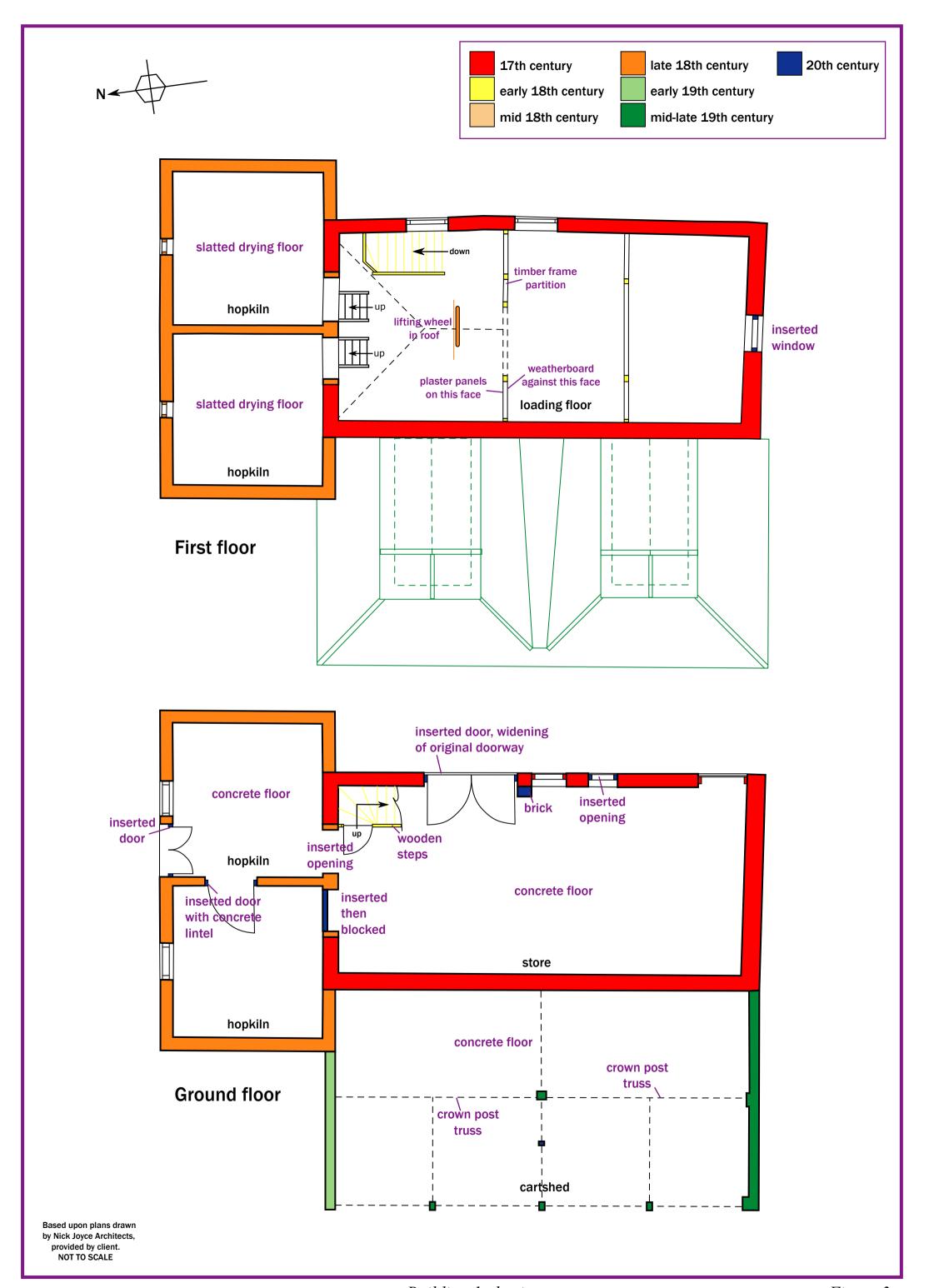
Numbers prefixed with 'WSM' are the primary reference numbers used by the Worcestershire County Historic Environment Record.

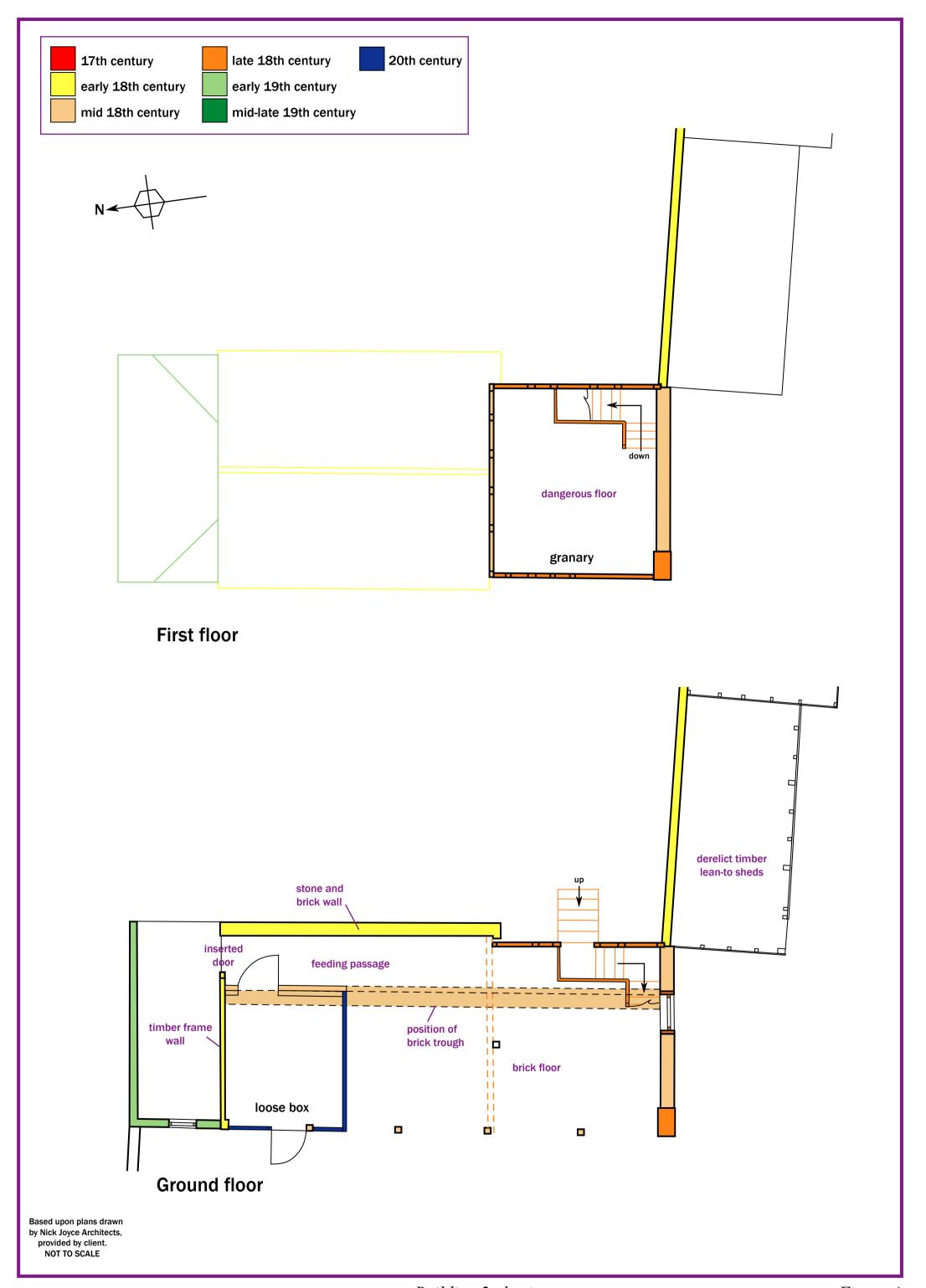




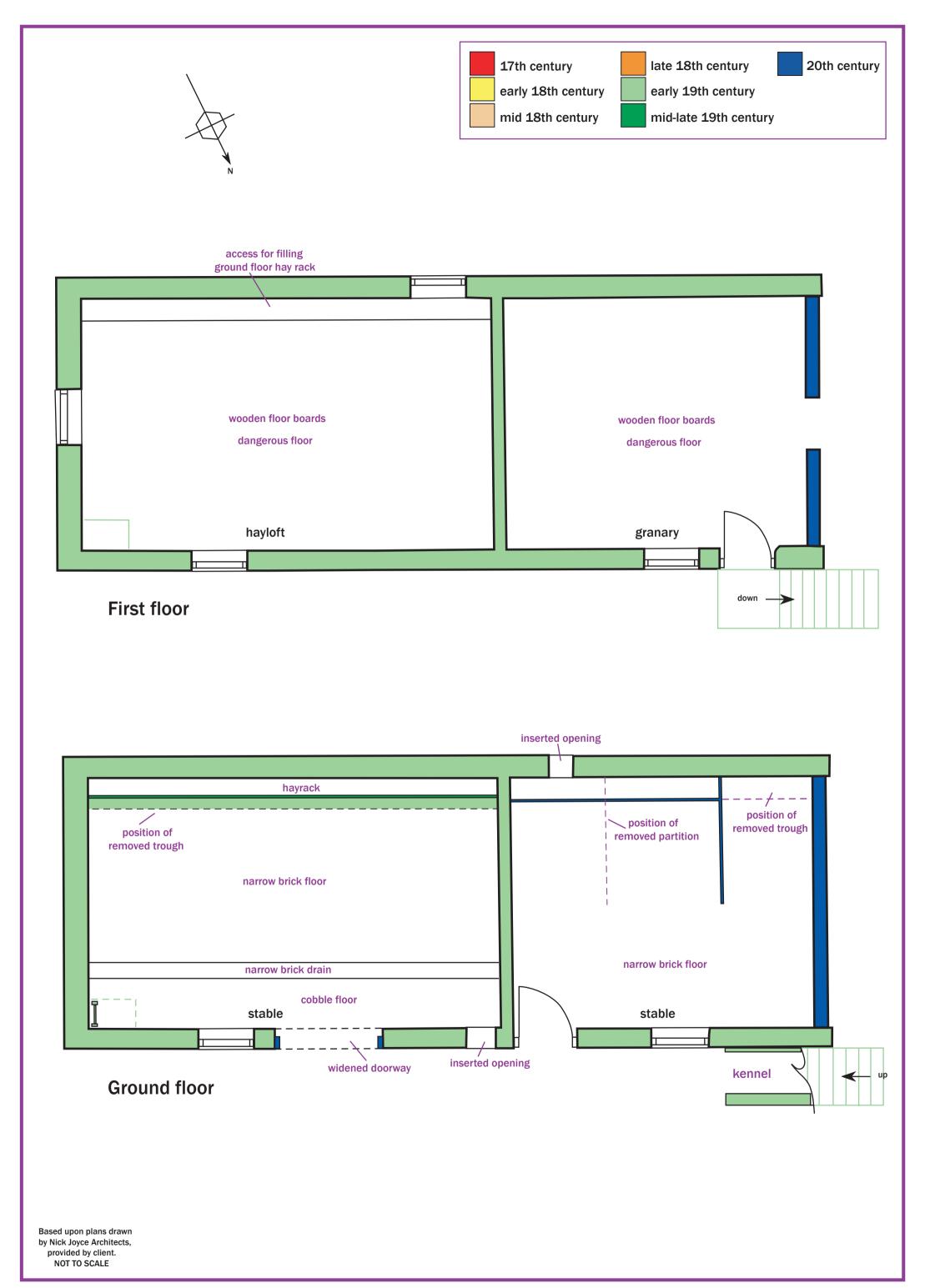
Sites in the vicinity of Noak Farm

Figure 2

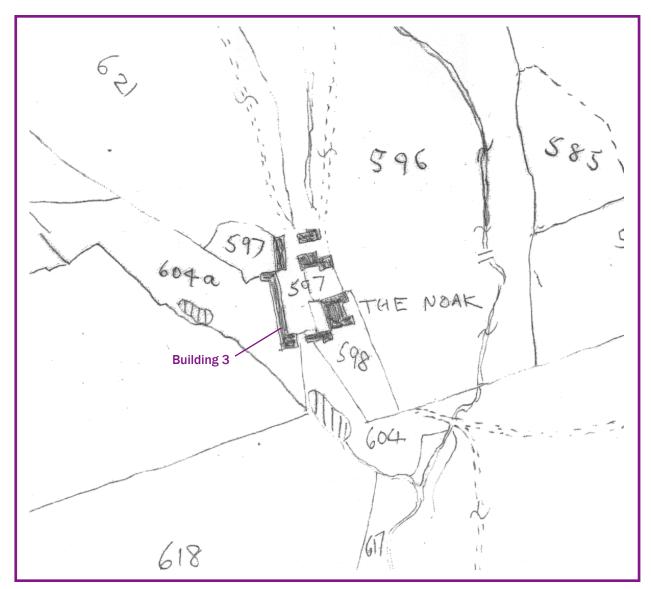




Building 2 phasing



Cross section of an Oast House



1846 tithe map (transcribed by D Guyatt)

Figure 7



Plate 1: Building 1 from the east



Plate 2: Internal elevation of building 1 showing painted plaster at north east end



Plate 3: Opening in building 1 timber frame partition with evidence for previous door and window



Plate 4: Staircase in building 1

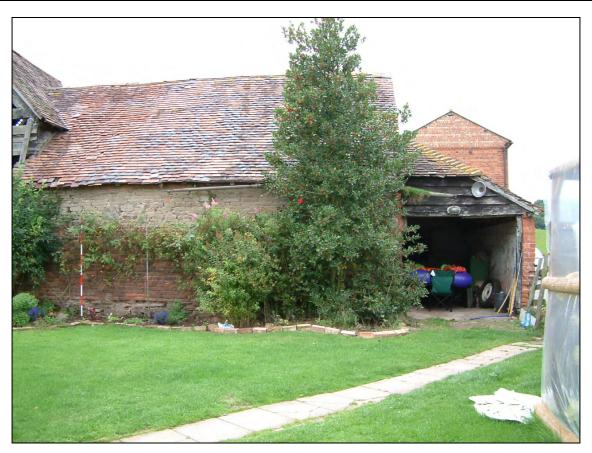


Plate 5: Building 2 from the east showing stone (and timber) built structure



Plate 6: Timber wall of the original phase of building 2



Plate 7: West elevation of building 2 showing timber posts of shelter shed



Plate 8: Interior of building 2 showing former position of feeding trough

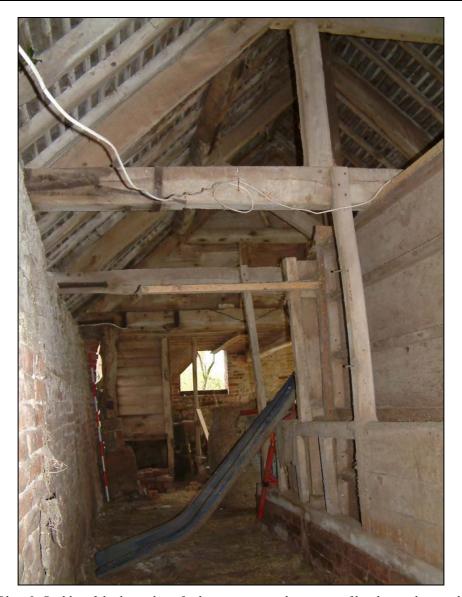


Plate 9: Building 2 looking along feeding passage with remains of brick trough on right



Plate 10: Hopkilns of building 1 from the north



Plate 11: West elevation of building 2 granary

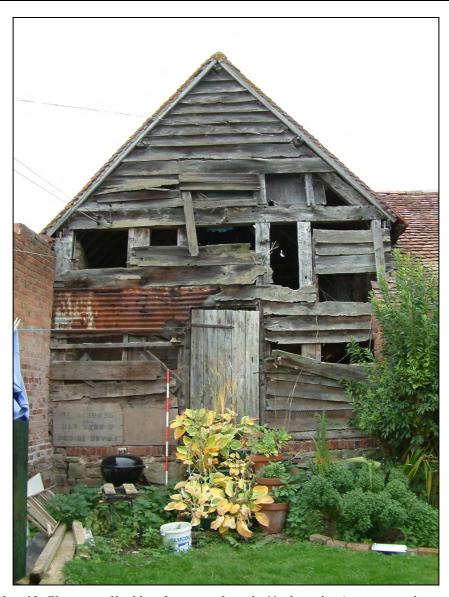


Plate 12: Elevation of building 2 granary from the Noak garden (steps covered in pots)



Plate 13: Building 3 from the north west



Plate 14: Building 3 interior of stable

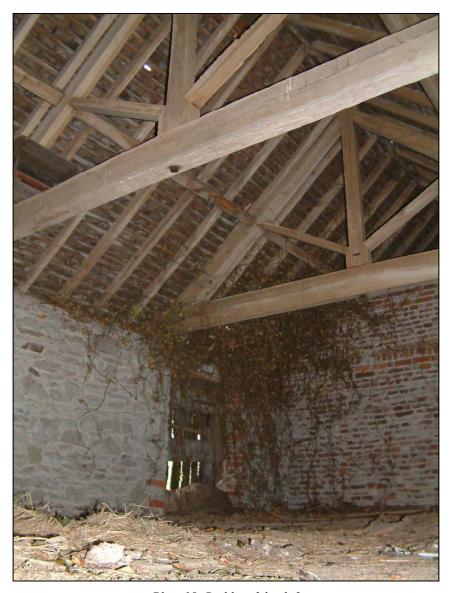


Plate 15: Building 3 hayloft



Plate 16: Building 3 interior of granary

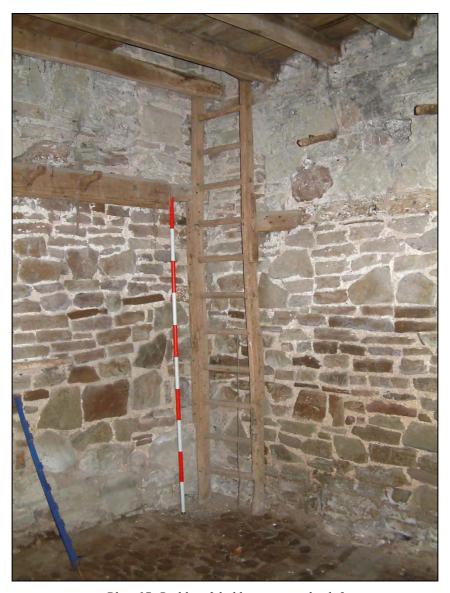


Plate 17: Building 3 ladder access to hayloft

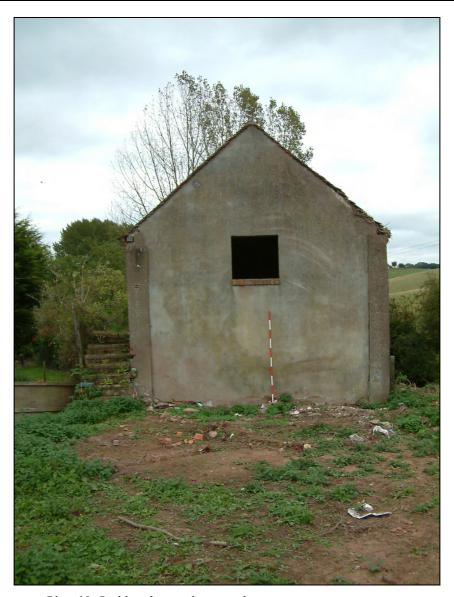


Plate 18: Building 3 west elevation showing staircase up to granary

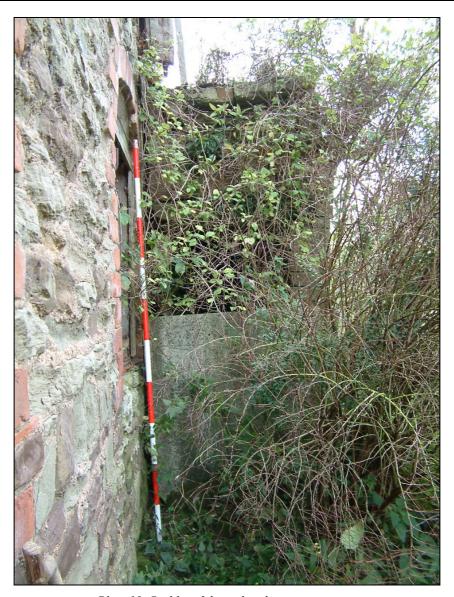


Plate 19: Building 3 kennel under granary stairs



Plate 20: Building 2 early 19th century extension



Plate 21: Building 1 early 19th century boundary wall forming part of late 19th cart shed



Plate 22: Building 1 cart shed wall

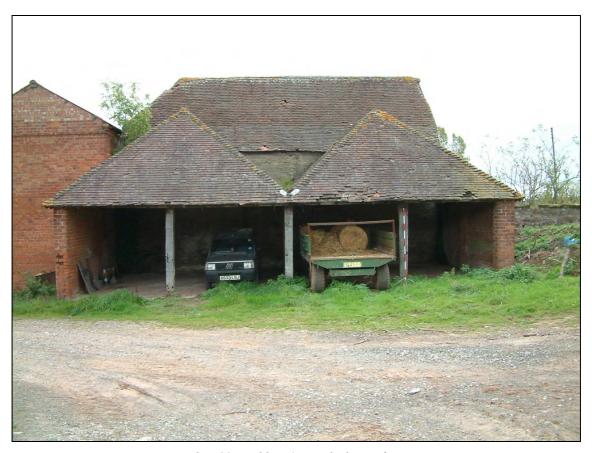


Plate 23: Building 1 cart shed open front

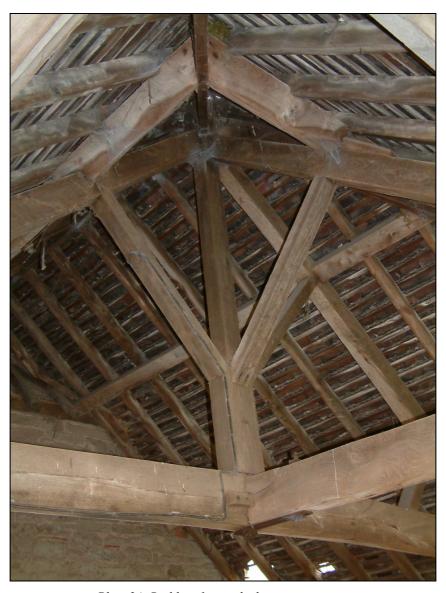


Plate 24: Building 1 cart shed crown post truss



Plate 25: Building 1 hop kiln drying floor



Plate 26: Building 1 hop kiln entrances



Plate 27: Building 2 loose box



Plate 28: Building 3 from south showing brick quoins and window opening



Plate 29: Fox foot attached to doorframe of building 3