

Building recording at Toll Barn, Tutnall Lane, Tutnall, Worcestershire



© Worcestershire County Council

Worcestershire Archaeology
Archive and Archaeology Service
The Hive, Sawmill Walk,
The Butts, Worcester
WR1 3PD

Status: Version 1
Date: 2nd March 2017
Author: Tim Cornah tcornah@worcestershire.gov.uk
Illustrator: Carolyn Hunt chunt@worcestershire.gov.uk
Project reference: P5048
Report reference: 2430
HER reference: WSM68503
Oasis id: fieldsec1-277015

Contents	
Summary	1

Report

Illustrations by Carolyn Hunt	1
1 Background	3
1.1 Reasons for the project	3
2 Aims	3
3 Methods	3
3.1 Personnel.....	3
3.2 Documentary research	3
3.3 List of sources consulted	3
3.4 Fieldwork strategy	4
3.5 Building analysis	4
3.6 Statement of confidence in the methods and results	5
4 Context	5
5 The building	5
5.1 Building description	5
5.2 Historical information.....	5
5.3 Building development	5
5.4 Phase 1: 18 th century.....	5
5.5 Phase 2 19 th century	6
5.6 Phase 3 20 th century	6
6 Discussion	6
6.1 Research frameworks	6
7 Publication summary	6
8 Acknowledgements	7
9 Bibliography	7

Building recording at Toll Barn, Tutnall Lane, Tutnall, Worcestershire

Tim Cornah

Illustrations by Carolyn Hunt

Summary

Bromsgrove District Council have approved planning permission for the conversion of Toll Barn and workshop into two storey three bed house. The barn lies within the farmstead of Tutnall House on the northern edge of the small village of Tutnall to the east of Bromsgrove. Following advice provided by the Planning Advisory Section of the Historic Environment and Archaeology Service permission was granted subject to conditions including the requirement for a programme of historic building recording.

A brief prepared by the Planning Advisory Section of Worcestershire County Council specified that the building should be recorded to Historic England specified standards. This required photographing the exterior and interior of the building and annotating existing survey drawings. This produced an archive of the building before any changes were made.

An element of historical research and synthesis was also a condition planning approval. Original records relating to Toll Barn were studied at Worcestershire Archives along with digitised historic mapping available online.

Analysis of the building was based upon the recorded fabric and documentary research. The development of the building was reconstructed and illustrated on a phased ground plan. This has been reproduced at the end of the report along with relevant photographs.

Toll Barn consisted originally of eight brick pillars supporting a timber roof structure which was latterly covered by a replacement tin roof. The structure was open on all sides and likely to have been used for cart and possibly hay storage. The construction methods used in the building suggest an 18th century origin, possibly in the later part of the century when the associated farmhouse, Tutnall House, was rebuilt. It remained in broadly the same form into the 20th century. The structure was at this point enclosed on all sides with a first floor added for use as a workshop.

Report

1 Background

1.1 Reasons for the project

Recording of a historic building was undertaken at Toll Barn, Tutnall Lane, Tutnall, Worcestershire (NGR SO 98979 70196). It was commissioned by Ryan Fogarty, who intends the conversion of the existing barn structure and workshop into two storey three bed house, for which a planning application has been approved by Bromsgrove District Council (reference 16/1126 - amendment to 14/0706).

The building is an undesignated heritage asset within the terms used by the *National Planning Policy Framework*. The building is registered with the Worcestershire Historic Environment Record (HER; WSM58303).

The project conforms to a brief prepared by Worcestershire County Council (WCC 2016) and for which a detailed specification was produced (WA 2017).

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

The event reference for this project, given by the HER is WSM68503.

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 (Section 3), are as follows:

- Provide a descriptive and illustrative record of the building and its setting, including a discussion of its local, regional and national significance.
- Briefly describe the phases of alteration and additions that are legible within the building and its exterior.

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).

3.3 List of sources consulted

Cartographic sources

- 1844 Tithe map of Bentley Pauncefoot with Tutnall and Cobley (WRO BA1572: s760/564), Figure 3
- 1884 1st Edition Ordnance Survey Map 1:10,560, Figure 3
- 1905 Ordnance Survey Map 1:10,560
- 1928 Ordnance Survey Map 1:10,560

- 1938 Ordnance Survey Map 1:10,560

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 2017).

Fieldwork was undertaken on the 20th of February 2017. The site reference number and site code is WSM68503.

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 practical. 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 and elevations, and completion of pro-forma Building Record complemented the photographic record.

The project conformed to the specification for a level 2 survey as defined in the Historic England document *Understanding historic buildings: a guide to good recording practice* (HE 2016). This is a visual record supplemented by the minimum of information needed to identify the building's location, age and type. The record will produce enough information to produce conclusions about the buildings development and use. This required the following elements of survey.

- Photography
 - General view or views of the building in its wider setting or landscape
 - External appearance of the building, using oblique and right angle shots
 - Overall appearance of the principal rooms and circulation areas
- Drawings
 - Roughly dimensioned sketched plan, section, or elevation
 - Measured plans as existing
 - Measured drawings recording the form or location of other significant detail (when required)
 - Measured cross-sections, long sections or elevational sections illustrating the vertical relationships within the building (when required)
 - Measured drawings showing the form of any architectural decoration (when required)
 - Measured elevations (when required)
- Written account
 - A summary of the building's form, function, date and sequence of development, including builders, architects, owners or patrons names where known

3.5 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 1-11. A phase 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.

4 Context

The village of Tutnall is located in undulating topography to the west of Bromsgrove on bedrock geology comprising sandstone and with superficial geology of glaciofluvial, alluvial fan and till. Toll Barn is located at a height of about 150m AOD.

The area around Tutnall was historically part of the medieval Feckenham Forest (WSM42160), which was largely disforested by the 17th century. The majority of the surrounding buildings and monuments listed within the Worcestershire Historic Environment Record within a 500m radius date from the 17th century onwards, mostly consisting of farmsteads. In total there are four listed buildings within the area and ten other unlisted buildings.

The barn is part of the farmstead of Tutnall House, other elements of which include Tutnall Barn (WSM31866) to the south of Toll Barn which is listed and dates to the 17th century and Tutnall House (WSM01402), also listed, dating from the late 18th century, potentially replacing an earlier farmhouse. These together make up the farmstead listed as (WSM62785).

Tutnall Farm (WSM62998) also originated in the 17th century whilst Tutnall Hall Farm (WSM62784), Fininstall Farm (WSM62786) and Tutnall Mount farmstead (WSM62997) are considered to have originated in the 18th century. On the opposing side of Tutnall lane to Toll Barn, a house known as Whitegates (WSM57564) and associated structures were built within the 19th century.

5 The building

5.1 Building description

The structure is aligned north-east to south-west, located to the north of Tutnall House, to the north-east of Tutnall barn and set back from Tutnall Lane. It comprises of a three bay structure built of eight brick columns supporting a timber roof structure. This has been clad within the 20th century using weatherboarding and a tin roof.

5.2 Historical information

The buildings were first mapped in 1844, as shown on (Figure 3). The accuracy of the buildings depicted is uncertain, but it is likely that both the Phase 1 and Phase 2 structures as outlined below are present. The building appears to be associated with the structures comprising a farmstead around Tutnall House. A fence or wall line is however depicted which separates them into a separate enclosure. The 1884 Ordnance Survey mapping (Figure 3)

5.3 Building development

Three phases were identified during the investigation of the building which are described as follows:-

- Phase 1: 18th century
- Phase 2: 19th century
- Phase 3: 20th century

5.4 Phase 1: 18th century

This phase consisted of a three bay structure aligned north-east to south-west (Plate 1 to *Plate 4*) and built with eight brick columns, each of which were resting upon sandstone block foundations (*Plate 5*). No evidence of walling between the pillars was present, suggesting it was open on all sides. The pillars supported an oak built roof structure (*Plate 6*), though with some elm rafters, which consisted of wall plates and four trusses which in turn supported two side purlins and a ridge

purlin. The rafters were braced by timber which truncated them and ran from the wall plate to the ridge purlin (*Plate 7*). This type of construction is typical of a broadly 18th century date.

The trusses consisted of a tie beam, principle rafters and raking struts only. This type of construction is again typical of a broadly 18th century date. The trusses were constructed using traditional timber framing methods, as shown by the presence of oak pegging and carpenters marks at the joints (*Plate 8*). Many of the other smaller joints such as rafter attachments were fixed using square headed hand-made nails. This move away from pegging is also broadly considered to be an 18th century development.

Throughout the roof structure, there was evidence that some of the timbers had been reused. Scotches for floor joists were visible in two of the tie beams (*Plate 9*) and had no corresponding such scotches on the opposing tie beams. Peg holes visible within the ridge purlin (*Plate 10*) clearly did not relate to the remaining rafters. Whilst it is possible that the structure has been re-roofed, it is more likely that the timber is reused.

5.5 Phase 2 19th century

A further building was added onto the south-west end of the building recorded here. This was outside the scope of the project so not recorded in detail, but a single truss related to this was visible from within the building recorded here (*Plate 11*). This was a mechanically converted softwood truss of king post type, though with the king post replaced by a tie rod and likely to date to little before the middle of the 19th century. This building is visible, though not in detail on the 1844 Tithe Map. Its character is likely to have been similar to that of the Phase 1 structure, as brick pillars were visible on the exterior.

Two of the pillars at the north-east corner of the Phase 1 structure were rebuilt, reusing the existing bricks

5.6 Phase 3 20th century

The roof covering of the building was replaced during the 20th century in tin and later within the century the gaps between the brick pillars were filled using timber studwork and weatherboarding, into which doorways and windows were designed. An internal first floor was also added over two bays of the building as part of its overall conversion into a workshop (*Plate 4*).

6 Discussion

Toll Barn was built as a cart shed in the 18th century, possibly in the late 18th century when Tutnall House was rebuilt. This house probably replaced a 17th century structure, associated with a barn of the same date which remains extant to the south of Toll Barn.

The building remained in broadly the same open sided form into the 20th century, though with an extension on its southern end of a further cart shed, as shown on all the available historic detailed mapping from the mid-19th century onwards. Within the 20th century, the roof covering was replaced and the building converted into a workshop. This involved the addition of stud work and exterior weatherboarding, as well as the addition of a first floor internally.

6.1 Research frameworks

Pre-19th-century examples of cart sheds are rare. The earliest surviving cart sheds in England date from the 17th century but the majority are late 18th or 19th century in date (Lake, Hathaway and Robson-Glyde 2014). As such, this building is likely to be an important source of future research.

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 Toll Barn, Tutnall Lane, Tutnall, Worcestershire on behalf of Ryan Fogarty (NGR ref SO 98979 70196; HER ref WSM68503).

Toll Barn consisted originally of eight brick pillars supporting a timber roof structure which was latterly covered by a replacement tin roof. The structure was open on all sides and likely to have been used for cart and possibly hay storage. The construction methods used in the building suggest an 18th century origin, possibly in the late 18th century when the associated farmhouse, Tutnall House, was rebuilt. It remained in broadly the same form into the 20th century. The structure was at this point enclosed on all sides with a first floor added and used as a workshop.

8 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Ryan Fogarty, the client, and Adrian Scruby of Worcestershire County Council.

9 Bibliography

CIfA 2014 *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Chartered Institute for Archaeologists

DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government

Historic England 2015 *The Setting of Heritage Assets* Good Practice Advice in Planning Note 3

Historic England 2016 *Understanding historic buildings: a guide to good recording practice*, Historic England

Lake, J, Hathaway, E, and Robson-Glyde, S, 2014 *Worcestershire farmsteads character statement*, <http://public.worcestershire.gov.uk/sites/archaeology/Reports/SWR22524.pdf> accessed 21 February 2017

VCH I, Page, W (ed), 1913 *Victoria History of the County of Worcestershire*, I

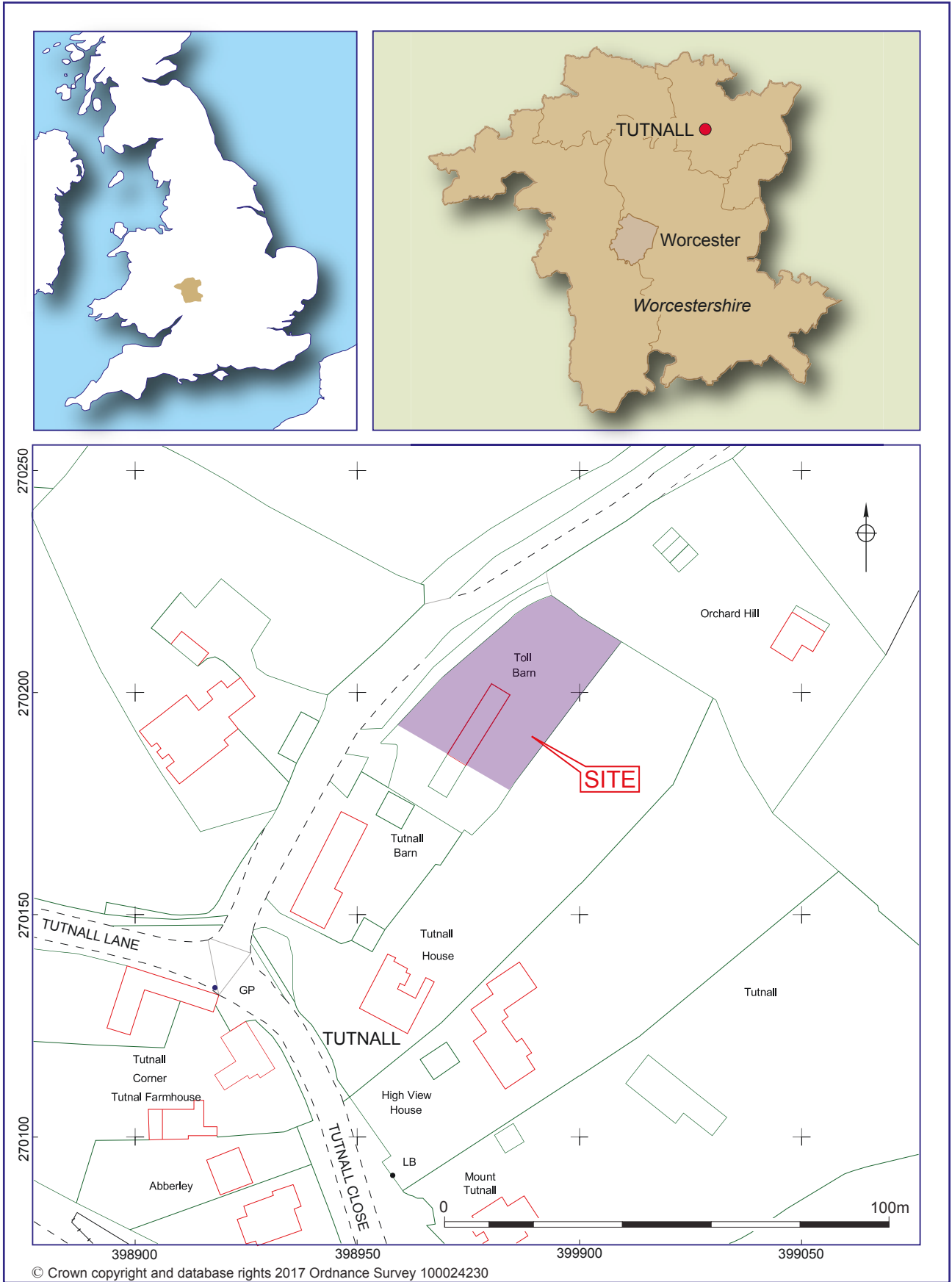
WA 2012 *Manual of service practice, recording manual*, Worcestershire Archaeology, Worcestershire County Council, report **1842**

WA 2017 *Written Scheme of Investigation for recording of an historic building at Orchard Hill, Tutnall Lane, Tutnall, B60 1NA*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 13th February 2017, P5048

WCC 2010 *Standards and guidelines for archaeological projects in Worcestershire*, Planning Advisory Section, Worcestershire Archive and Archaeology Service, Worcestershire County Council unpublished report **604**, amended July 2012

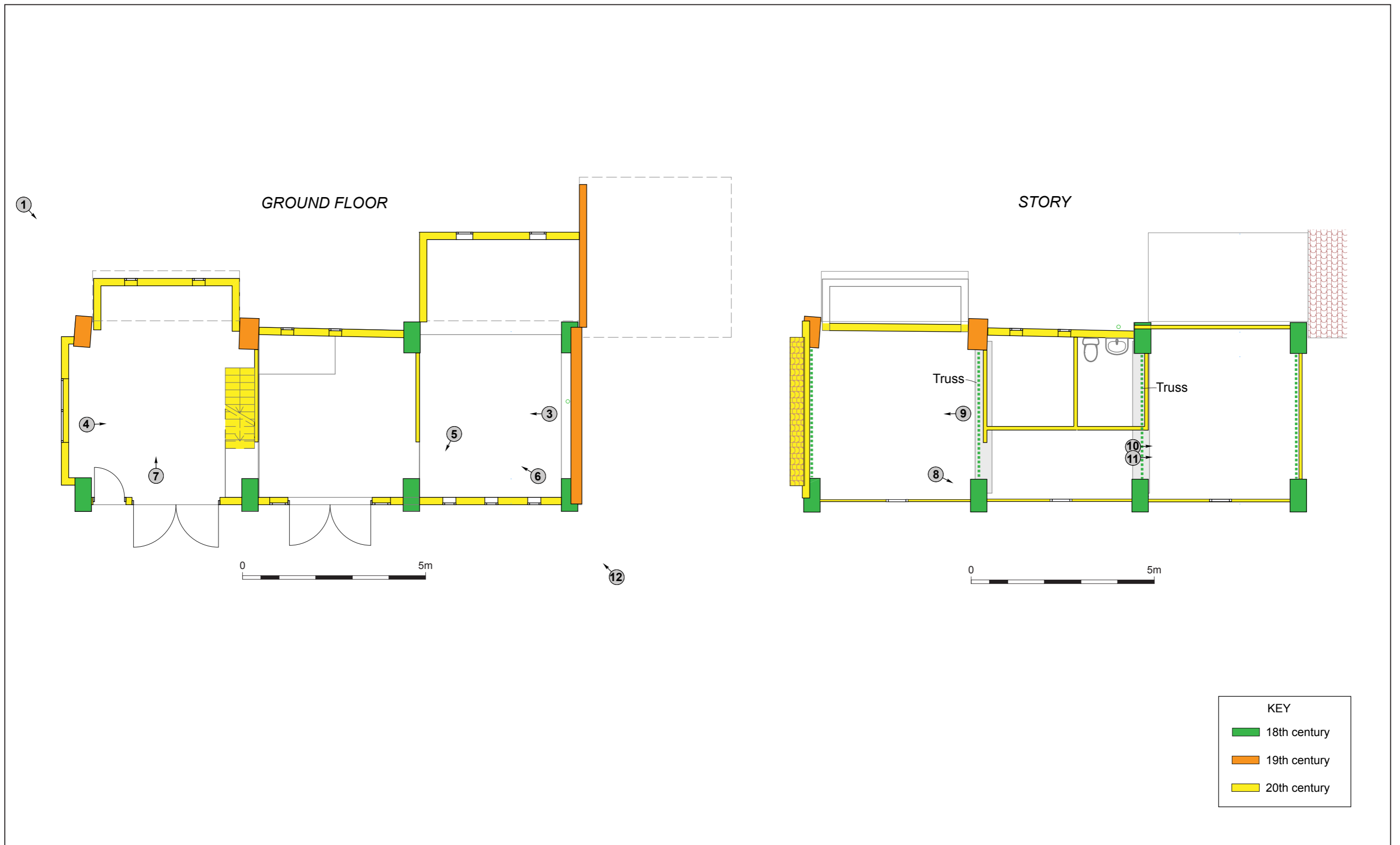
WCC 2016 *Brief for an archaeological type of project at Orchard Hill, Tutnall Lane, Tutnall, B60 1NA*, Information and Advisory Section, Worcestershire Archive and Archaeology Service, Worcestershire County Council unpublished document dated 9th September 2016

Figures



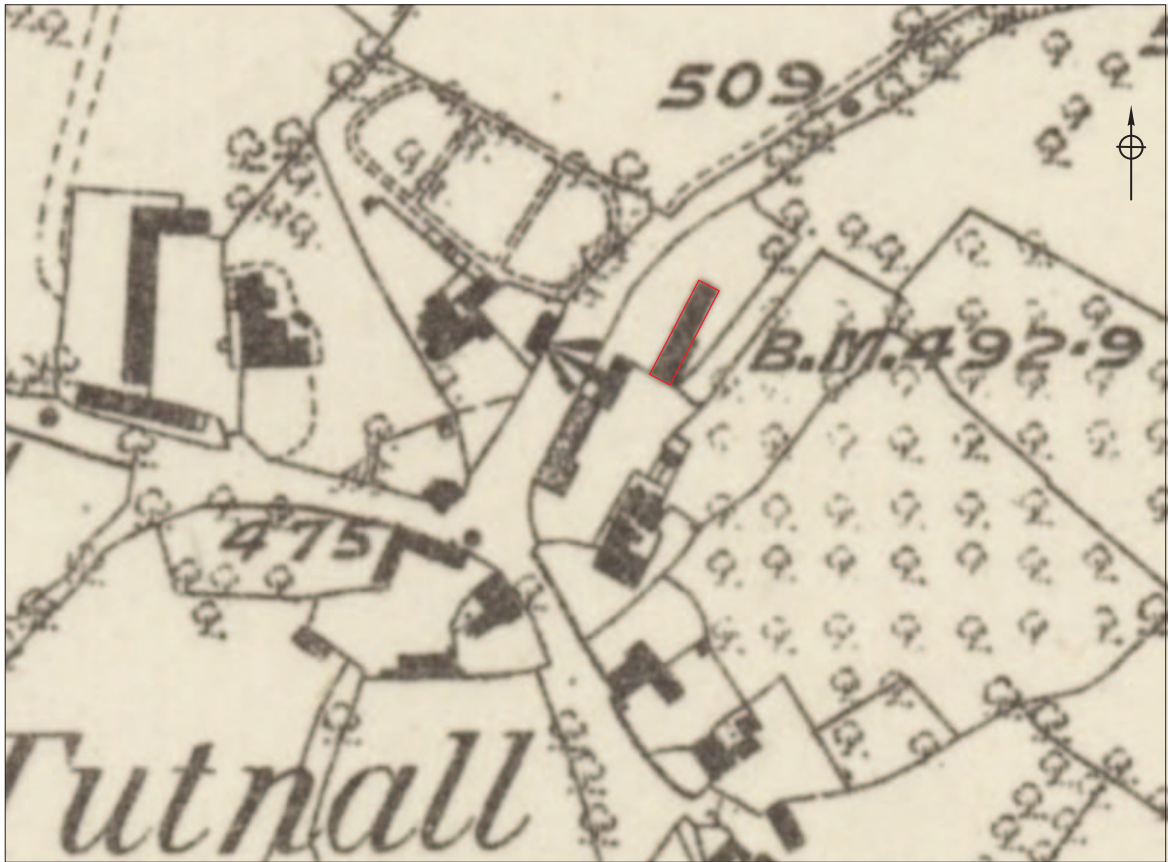
Location of the site

Figure 1



Phase plan with plate locations (based upon Priest Building Design Drg 41:10:01.1)

Figure 2



© Crown copyright and database rights 2017 Ordnance Survey 100024230

Extract of 1844 Tithe (above) and 1884 OS

Figure 3

Plates



Plate 1 Toll Barn exterior, looking west



Plate 2 Toll Barn exterior, looking east



Plate 3 Toll Barn interior, looking north-east



Plate 4 Toll Barn interior, looking south-west



Plate 5 Brick pillar with sandstone base, looking north



Plate 6 Roof truss, looking north-east



Plate 7 Roof structure, looking south-east



Plate 8 Carpenters marks and pegging, looking north-east



Plate 9 Reused timber as part of a tie beam, looking north-east



Plate 10 Peg holes visible within the ridge purlin, looking south-west



Plate 11 Phase 2 king post type truss, looking south-west

Appendix 1 Technical information

The archive (site code: WSM68503)

The archive consists of:

- 1 Field progress reports AS2
- 1 Building Record Form
- 2 Photographic records AS3
- 117 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