

Building recording at the former Yew Tree Inn, Kidderminster, Worcestershire



© Worcestershire County Council

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

Status: Version 1
Date: 14 June 2017
Author: Tim Cornah tcornah@worcestershire.gov.uk
Illustrator: Carolyn Hunt chunt@worcestershire.gov.uk
Project reference: P5108
Report reference: 2473
HER reference: WSM69299
Oasis id: fieldsec1-287161

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.....	6
5.4 Phase 1: 18 th Century.....	6
5.5 Phase 2: Late 18 th to early 19 th centuries.....	6
5.6 Phase 3: 19 th century.....	6
5.7 Phase 4: 1884 to 1903	6
5.8 Phase 5: Post 1938	7
6 Discussion	7
7 Publication summary	7
8 Acknowledgements	7
9 Bibliography	7

Building recording at the former Yew Tree Inn, Kidderminster, Worcestershire

Tim Cornah

Illustrations by Carolyn Hunt

Summary

Building recording was required to meet a planning condition relating to the redevelopment of the former Yew Tree Inn at Kidderminster, Worcestershire.

The planning condition 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 to produce an archive of the building before any changes were made.

An element of historical research and synthesis was also a condition planning approval. Digitised historic mapping relating to the building was studied at Worcestershire Archives along with other online cartographic sources.

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

The earliest part of the building was constructed in the 18th century with a simple two bay structure fronting onto Chester Road North with its entrance on the northern side presumably in a baffle entry form. Its position next to the road and close to a former toll house supports its early use as an inn, along with its cellar on the eastern side. However, an entirely domestic use cannot be ruled out. The addition on the north-east corner of the building is consistent with the layout as depicted on the Tithe map of 1842, with a further addition in between Ordnance Surveys of 1886 and 1903. At the time of this latter addition, much of the first floor had its interior décor changed to a broadly arts and crafts style. The final major addition was that of a ground floor toilet block in the second half of the 20th century

Report

1 Background

1.1 Reasons for the project

Recording of a historic building was undertaken at the former Yew Tree Inn, Kidderminster, Worcestershire (NGR SO 83964 77797). It was commissioned by Donna Gullick, Architectural Assistant for and on behalf of Taymar Homes Ltd (the Client), who intends the conversion of the former public house to one residential dwelling for which a planning application has been submitted to Wyre Forest District Council (reference 15/0020/FULL).

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; WSM57013).

The project conforms to a brief prepared by Worcestershire County Council (WCC 2017) and for which a project proposal (including 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), *Standards and guidelines for archaeological projects in Worcestershire* (WCC 2010).

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 3.1), are to:-

- Provide a descriptive and illustrative account and interpretation 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 (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

- 1842 Tithe Map
- 1884 1st Edition Ordnance Survey Map 1:10,560
- 1903 Ordnance Survey Map 1:10,560
- 1925 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 Written Scheme of Investigation was prepared by Worcestershire Archaeology (WA 2017) and approved by Adrian Scruby, Historic Environment Advisor for Worcestershire Archive & Archaeology Service.

Fieldwork was undertaken on 1st of June 2017. The site reference number used by the Historic Environment Record to record archaeological "events", and site code used in the archive is WSM WSM69299.

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 level of survey is described as descriptive record. 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.

The record will include 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 1-28. 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. As with all such buildings, historic and modern coverings such as paint and plaster did not allow the full visibility of the structure and detail of the building.

4 Context

The Yew Tree Inn is located on Chester Road north, approximately 1.3km north-east of the Kidderminster town centre. Chester Road north at this point slopes down toward the north-east and the position of the former Stack Pools and Podmore pool which had a watercourse running between them. The geology of the site is Kidderminster Formation interbedded sandstone and conglomerate, with no superficial deposits recorded (BGS 2017).

The following information is summarised from the Worcestershire Historic Environment Record data which was searched within a 500m radius of the building

The earliest suggestion of the use of the area comes from the possible site of a Saxon monastery (WSM01178) approximately 200m to the north of the Yew Tree Inn. Three of the former pools (WSM34423, WSM34424, WSM34425) are considered to have had a medieval origin and associated with two mills of the same date, Broadwaters Mill (WSM34427) and former mill buildings associated with lower Broadwaters (WSM10028). These are likely to have been fulling mills. Further pools were added into the post-medieval era, along with the change of use of the existing mills to paper, corn, flock and slitting mills. Podmore corn mill was also added in the 18th century (WSM08164) and a further in the 19th century (WSM33389). At the southern end of the Upper Broadwaters Pool and next to Chester Road was a former Toll House and gate built in the 19th century (WSM12927).

The Yew Tree Inn is likely to be the oldest standing building in the area (WSM57013), likely to have been constructed in the 18th Century. The remainder of the buildings date from the 19th century onwards and are residential and commercial in nature. The houses consist of both terraces (WSM39476, WSM39477), detached and semi-detached houses (WSM40407, WSM40408) and a mansion (WSM32129). The area was also served by a school (WSM46363), which served the 19th century expansion of Kidderminster into this area.

The area became increasingly built up through the 20th century up to the point of its current character. Also of note are a series of Second World War features such as the sites of former road blocks, air raid shelters and fortifications.

5 The building

5.1 Building description

The building currently comprises largely of a two storey pebble dashed brick built structure, clearly constructed within successive phases (*Plate 1*). One of its gables fronts onto Chester Road North with its roof ridge line running at 90° to the road. Two further ridges lines run away to the north, terminating at their respective gables. A further flat roofed single storey structure was also built on its northern side.

5.2 Historical information

The building is first depicted in 1842 on the Tithe Map (Figure 3) as a broadly L shaped building, though the accuracy of the outline of the structure is unclear. It is registered within a plot called "garden ground" and is registered as being owned by the carpet manufacturer George Talbot, resident of Franche.

In 1884 the building is also shown as L shaped (Figure 4) and more recognisable the earliest two phases of the building as outlined below. A further small building is depicted on its southern side, of which no trace remained. The plot is at this point shown as wooded.

By 1903 the building is shown as rectangular (Figure 5), with no further detail given. The same configuration is shown in 1925 and 1938.

5.3 Building development

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

- Phase 1: 18th Century
- Phase 2: Late 18th to early 19th centuries
- Phase 3: 19th century
- Phase 4: 1884 to 1903
- Phase 5: Post 1938

5.4 Phase 1: 18th Century

The earliest building on the site was a brick built structure aligned at 90° to the Chester Road North, and its gable facing the road (*Plate 2*). The relatively steep pitch gable at this end was raised above the roofline, and showed evidence of having had stepped ends, features typical of 18th century structures. This detail was not present on the eastern end of the building. Dentilled eaves are also visible on the southern side (*Plate 3*).

The original doorway into the building has been obscured or removed by later changes but is likely to have been on the northern side of the large fireplace (*Plate 4*), creating a baffle entry. The fireplace heated the western ground floor room (*Plate 5*), with a further room at the eastern end of the building (*Plate 6*). Two beams supporting the first floor joists ran longitudinally along the building and were visible in both ground floor rooms, with the joists visible from the rooms above (*Plate 7*). The eastern room also contained a cellar below (*Plate 8*) that was accessed from the Phase 4 structure. How this was accessed originally is unclear. On its northern side were two small former windows or openings, possibly suggesting an earlier, no longer extant, building on this side (*Plate 9*).

The same two room plan continued onto the first floor (*Plate 10* to *Plate 12*), though how it was accessed originally is unclear. The purlins were visible in each room, and extended into the brick walls at the gables, as well as the central partition wall next to the chimney breast. Within the roof, hardwood common rafters were visible, and these were pegged at the apex (*Plate 13*). These rooms were not originally open to the roof, having been lathe and plaster covered.

5.5 Phase 2: Late 18th to early 19th centuries

An extension comprising of a ground floor and first floor room only was added onto the northern side of the house at its western end (*Plate 14*). This comprised of ground and first floor rooms (Figure 2), presumably accessed from within the Phase 1 structure. It is possibly that the former chimney breast on its northern gable (*Plate 15* and *Plate 16*) was original to the phase, but this could not be clearly ascertained. As with the previous phase, the walls were constructed of brick into which two purlins were placed, and supporting a hardwood common rafter roof.

5.6 Phase 3: 19th century

At some point during the 19th Century, a single bay window was added on the southern side of the Phase 1 building (*Plate 17*).

5.7 Phase 4: 1884 to 1903

The largest addition to the building was between 1884 and 1903 as depicted on Ordnance survey mapping. This was an extension on the northern side of the Phase 1 building and to the east of the Phase 2 addition (*Plate 18*). It consisted of further ground rooms (*Plate 19* and *Plate 20*) and a first floor room (*Plate 21*), with the Phase 1 stairs removed and the current stairs added (*Plate 22* and

Plate 23), running from the cellar to the first floor. A further chimney breast was added at its western end. The building was again in brick, with a softwood common rafter roof (*Plate 24*).

This phase saw remodelling of much of the rest of the building with the door surround details and skirting boards being of this phase (*Plate 25*). The decorative fireplace surrounds are also contemporary (*Plate 26*). The floor boards were replaced throughout the first floor, as well as the floor joists in the Phase 2 building.

5.8 Phase 5: Post 1938

A flat roofed toilet block of ground floor only was added onto the northern gable of the Phase 4 building in the 2nd half of the 20th century (*Plate 27* and *Plate 28*).

6 Discussion

The earliest phase of the building was constructed in the 18th century with a simple two bay structure fronting onto Chester Road North with its entrance on the northern side presumably in a baffle entry form. Its position next to the road and close to a former toll house supports its early use as an inn, along with its cellar on the eastern side. However, an entirely domestic use cannot be ruled out. The addition on the north-east corner of the building is consistent with the layout as seen on the Tithe map of 1842, with a further addition in between 1886 and 1903. At the time of this latter addition, much of the first floor had its interior décor changed to fit with a broadly arts and crafts style. The final major addition was that of a ground floor toilet block in the second half of the 20th century.

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 on behalf of Hook Mason Limited at Yew Tree Inn, Kidderminster, Worcestershire, county (NGR ref SO 83964 77797; HER ref WSM69299).

The earliest part of the building was constructed in the 18th century with a simple two bay structure fronting onto Chester Road North with its entrance on the northern side presumably in a baffle entry form. Its position next to the road and close to a former toll house supports its early use as an inn, along with its cellar on the eastern side. However, an entirely domestic use cannot be ruled out. The addition on the north-east corner of the building is consistent with the layout as depicted on the Tithe map of 1842, with a further addition in between Ordnance Surveys of 1886 and 1903. At the time of this latter addition, much of the first floor had its interior décor changed to a broadly arts and crafts style. The final major addition was that of a ground floor toilet block in the second half of the 20th century

8 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Donna Gullick and Adrian Scruby.

9 Bibliography

ClfA 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, 2015a *Good Practice Advice Note 1: The Historic Environment in Local Plans*, dated 25 March 2015, <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

Historic England, 2015b *Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment*, dated 25 March 2015, <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

Historic England, 2015c *Good Practice Advice Note 3: The Setting of Heritage Assets*, dated 25 March 2015, <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

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

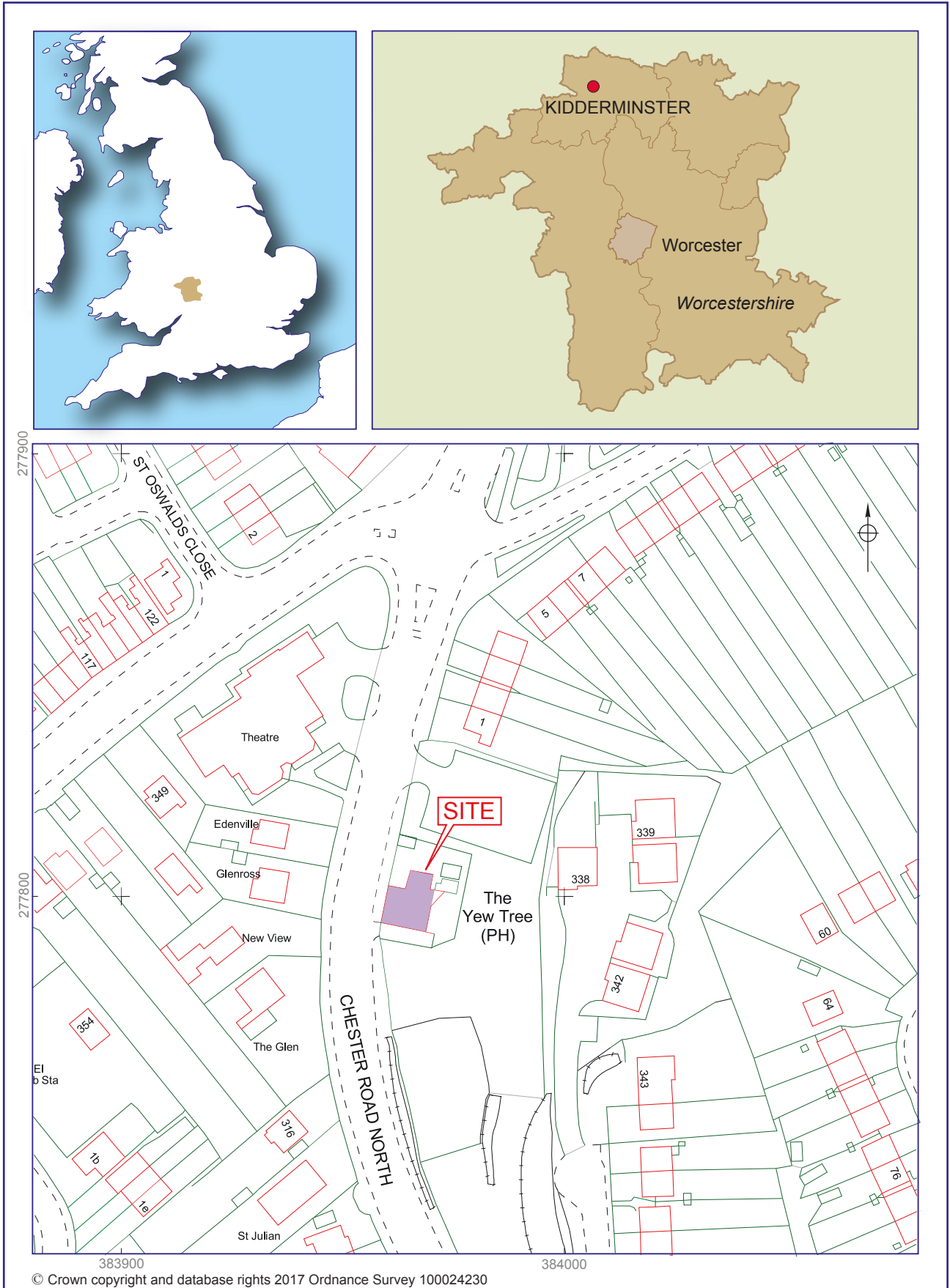
WA 2012 *Manual of service practice, recording manual*, Worcestershire Archaeology, Worcestershire County Council, report **1842**

WA 2017 *Written Scheme of Investigation for recording of the former Yew Tree Inn, Kidderminster, Worcestershire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 25 May 2017, P5108

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

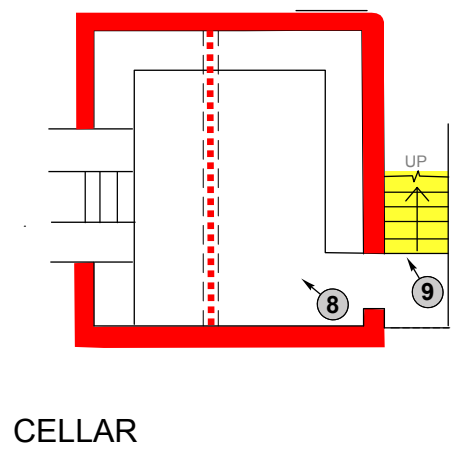
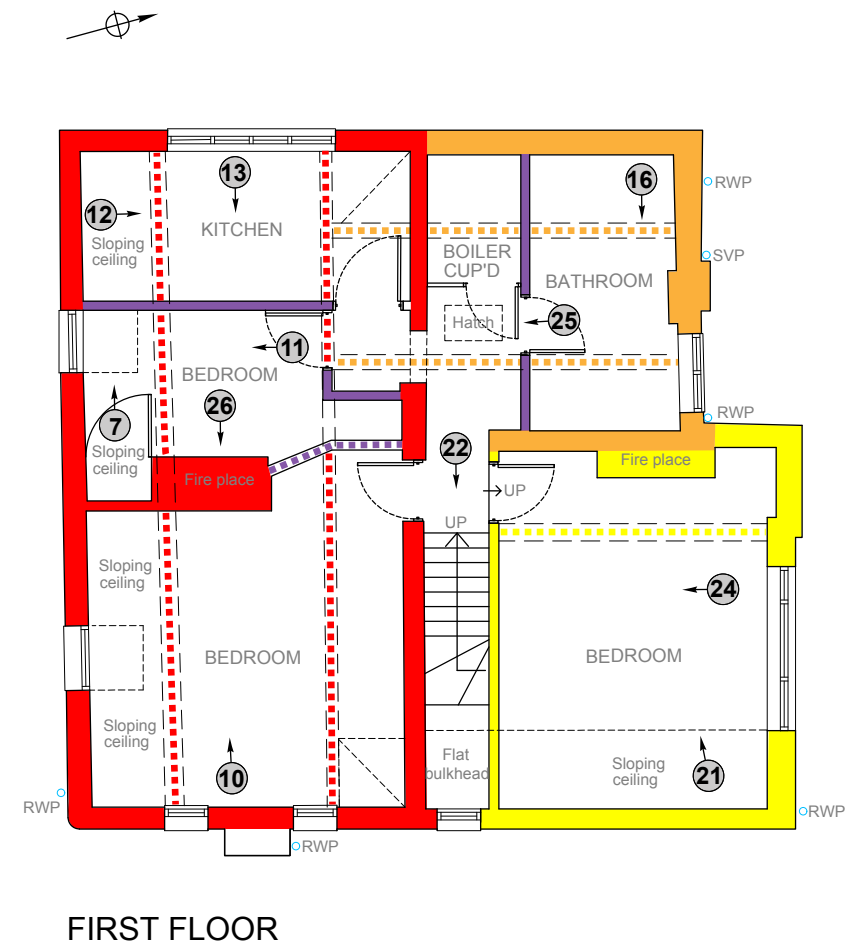
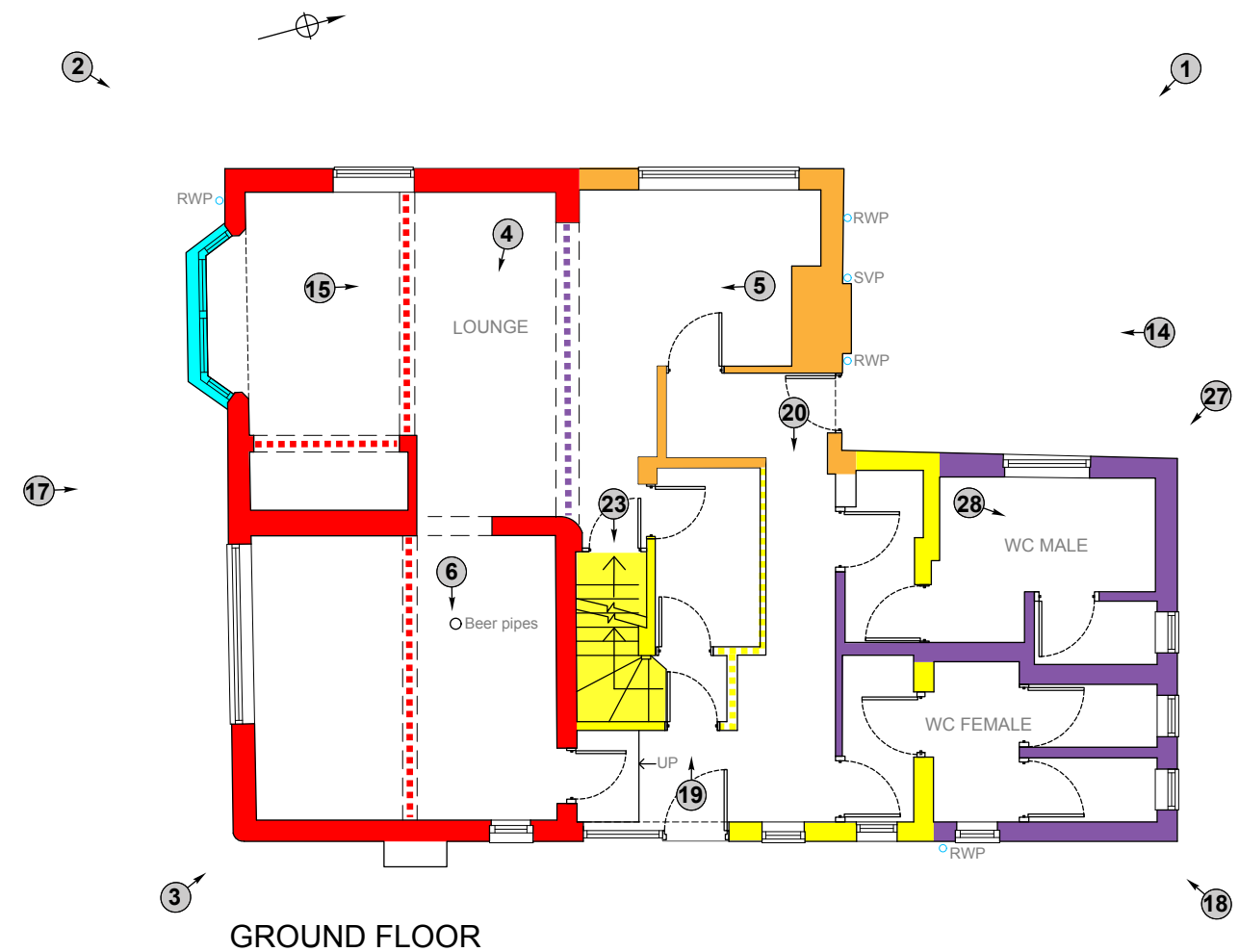
WCC 2017 *Brief for Archaeological Building Investigation and Recording: Yew Tree Inn, Chester Road North, Kidderminster, DY102RU*, Information and Advisory Section, Worcestershire Archive and Archaeology Service, Worcestershire County Council unpublished document dated April 2017

Figures



Location of the site

Figure 1



KEY	
█	Phase 1: 18th century
█	Phase 2: pre 1842
█	Phase 3: 19th century
█	Phase 4: 1884-1903
█	Phase 5: 20th century

Phased plans (based upon Hookmaston Architects Drg No 6754-EX1)

Figure 2



Extract of 1842 Tithe map

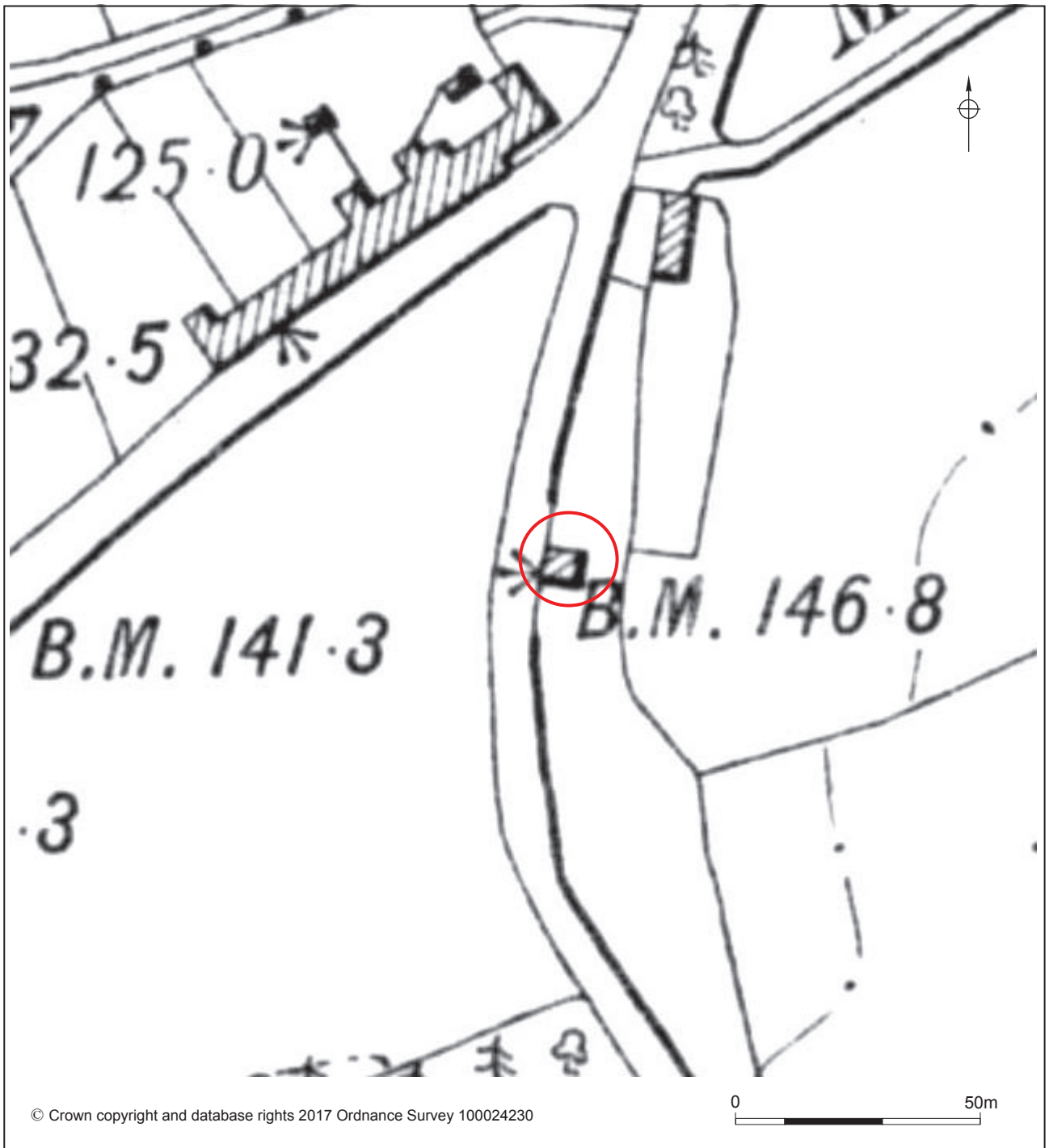
Figure 3



© Crown copyright and database rights 2017 Ordnance Survey 100024230

Extract of 1884 OS

Figure 4



Extract of 1903 OS

Figure 5

Plates



Plate 1 The building, looking south-east, scale 2m



Plate 2 The building, looking north-east, scale 2m



Plate 3 The building, looking north-west, scale 2m



Plate 4 Interior of phase 1 building, looking south-west, scale 1m



Plate 5 Phase1 building, looking south, scale 2m



Plate 6 Phase1 building, looking east, scale 2m

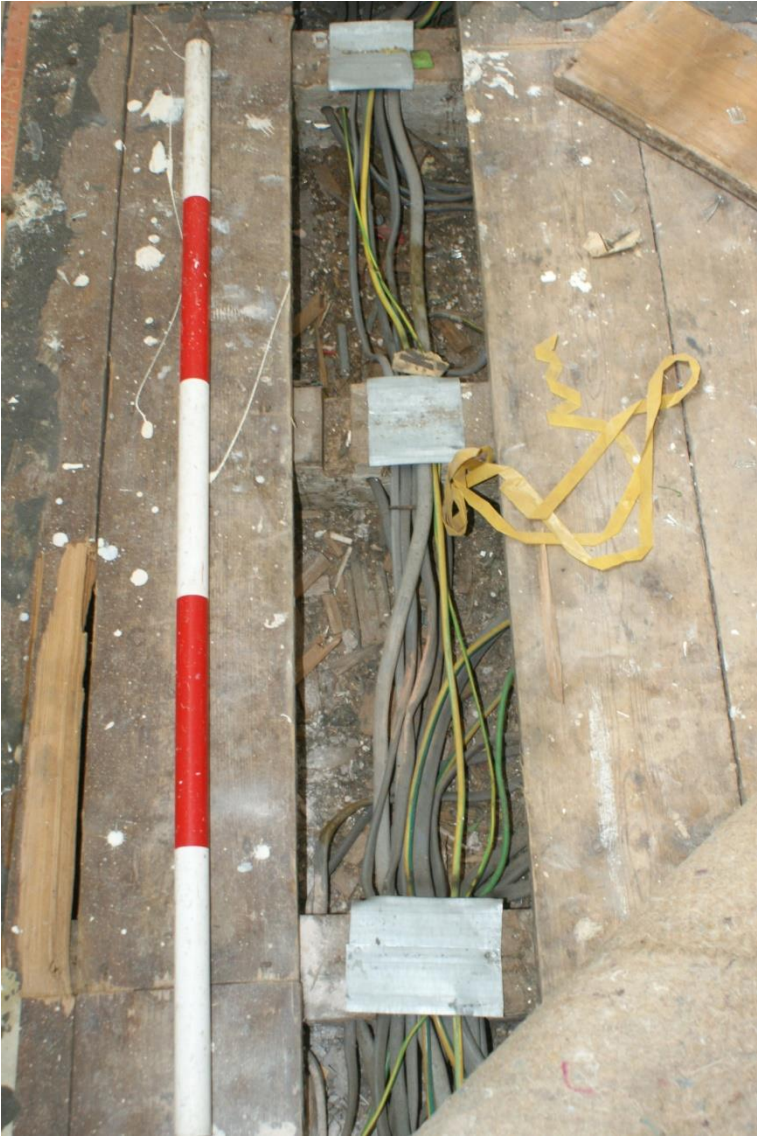


Plate 7 Floor joists of phase1 building, looking west, scale 1m



Plate 8 Cellar of Phase 1 building, looking south-west, scale 1m



Plate 9 Cellar of Phase 1 building, looking south-west, scale 0.4m



Plate 10 First floor Phase1 building, looking west, scale 2m



Plate 11 First floor Phase1 building, looking south, scale 2m



Plate 12 First floor Phase1 building, looking north, scale 2m



Plate 13 Roof of Phase1 building, looking west



Plate 14 Phase 2 building, looking south, scale 2m



Plate 15 Interior of Phase 2 building, looking north, scale 2m



Plate 16 Bathroom within Phase 2 building, looking east, scale 2m



Plate 17 Phase 3 bay window, looking north, scale 2m



Plate 18 Phase 4 building, looking south-west, scale 2m



Plate 19 Interior of Phase 4 building, looking west, scale 2m



Plate 20 Interior corridor of Phase 4 building, looking east, scale 2m



Plate 21 Phase 4 building, looking west, scale 2m



Plate 22 Staircase within Phase 4 building, looking east, scale 2m



Plate 23 Phase 4 building steps to cellar, looking east, scale 2m



Plate 24 Roof of Phase 4 building, looking south



Plate 25 Door surrounds and skirting within Phase 4 building, looking south, scale 2m



Plate 26 Decorative chimney breast, Phase 4 building, looking east, scale 2m



Plate 27 Phase 5 building, looking south-east, scale 2m



Plate 28 Interior of Phase 5 building, looking north-east, scale 2m

The archive (site code: WSM69299)

The archive consists of:

- 1 Field progress reports AS2
- 8 Photographic records AS3
- 286 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