

# Building Recording of Hilltop Farm Barn, Flyford Flavell, Worcestershire

Worcestershire Archaeology  
*for Moule and Co. Ltd*

June 2019



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# HILLTOP FARM BARN FLYFORD FLAVELL WORCESTERSHIRE

Building recording report

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## SITE INFORMATION

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Site name: Hilltop Farm Barn, , Flyford Flavell, Worcestershire  
Local planning authority: Wychavon District Council  
Planning reference: 19/00109/OUT  
Central NGR: SO 97911 55034  
Commissioning client: Moule and Co. Ltd on behalf of Mr and Mrs Tarver  
Client project reference: -  
WA project number: P5621  
WA report number: 2709  
HER reference: WSM71630  
Oasis reference: fieldsec1-357057  
Museum accession number: -

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### DOCUMENT CONTROL PANEL

Version	Date	Author	Details	Approved by
1	26/06/2019	Tim Cornah	Draft for comment	Tom Vaughan

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# Building recording of Hilltop Farm Barn, Flyford Flavell, Worcestershire

By Tim Cornah

Illustrations by Carolyn Hunt

## Summary

Building recording was undertaken of Hilltop Farm Barn, Flyford Flavell, Worcestershire (NGR SO 97911 55034). It was commissioned by Moule and Co. Ltd on behalf of their client, Mr and Mrs Tarver, in advance of proposed demolition of the existing agricultural buildings. A planning application has been submitted.

Hilltop Farm barn was initially considered to date to the 19th century, though elements of its framing significantly predate this, potentially as early as the 16th century. Little can be clearly said of the earliest building, or even in its original position, as only one truss remains, but it would have been the same width and height as the remaining structure.

This was significantly remodelled into a three bay threshing barn with wide doors to the front and rear that would have accessed the road to the west and the yard to the east. The barn is fully timber framed from the sill beam using styles and methods typical of an 18th century date. This date is further supported by its presence on mapping dating to 1816. The barn retains a number of original features and details such as its doors, weather boarding, carpenters marks and apotropaic marks.

The building was added to through the following centuries, most visibly in the form of an extra single bay to its north, potentially also in the 18th century (although rebuilt in the 20<sup>th</sup> century), as well as a 19th century brick plot boundary wall and 20th century breeze block built stabling to the south.

# Report

## 1 Introduction

### 1.1 Background to the project

Building recording was undertaken by Worcestershire Archaeology (WA) in June 2019 of Hilltop Farm Barn, Flyford Flavell, Worcestershire (NGR SO 97911 55034). The project was commissioned by Moule and Co. Ltd on behalf of their client, Mr and Mrs Tarver, in advance of proposed demolition of the existing agricultural buildings. A planning application has been submitted to Wychavon District Council (planning reference 19/00109/OUT).

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; WSM53279).

No brief was provided by the planning archaeologist but the project conforms to the generality of briefs. A WSI was prepared by Worcestershire Archaeology (2019) and approved by the planning archaeologist. The building recording also conforms to the industry guidelines and standards set out by the Chartered Institute for Archaeologists in *Standard and guidance for the archaeological investigation and recording of standing buildings or structures (ClfA 2014a)* and the *Standards and guidelines for archaeological projects in Worcestershire (WCC 2010)*.

## 2 Project 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 were to create a Level 2 record of the main barn, prior to alteration or demolition during the development.

## 3 Methods

### 3.1 Documentary sources consulted

Prior to fieldwork commencing a search was made of the Historic Environment Record (HER) covering a search area of 1000m around the building.

#### *Cartographic sources*

- 1816 Plan of the Parish of Flyford Flavell in the County of Worcestershire made on the Inclosure of 1816 (WRO BA948 ref 267.29)
- 1884 1<sup>st</sup> edition Ordnance Survey map 1:10,560
- 1903 Ordnance Survey map 1:10,560

#### *Documentary sources*

Published and grey literature sources are listed in the bibliography.

### 3.2 Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2019).

Fieldwork was undertaken on 6 June 2019. The site reference number used by the Historic Environment Record to record archaeological "events", and site code used in the archive is WSM71630.



Building recording consisted of a photographic survey of the interior and exterior of the buildings, analysis of their development and measured survey. All photographs were taken with photographic scales visible in each shot where practical. The photographic survey was carried out with a Canon EOS 200D digital SLR camera. All photographs were recorded on a pro-forma Photographic Record Sheet. Measured survey drawings completed to scale on drawing film at 1:20 scale 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). A level 2 record is a 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 should produce enough information to produce conclusions about the buildings development and use.

The record includes 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

### 3.3 Building analysis

Analysis of the building was based on the study of the photographic record and measured 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.

## 4 Context

### 4.1 Location, topography and geology

The barn was located at a height of approximately 57m AOD in the centre of the village of Flyford Flavell, c 80m north of St Peters Church. The barn fronted and ran largely parallel to the road known as Old Hill on its western side which slopes down slightly to both the north and south. The bedrock geology of the area is recorded as Rugby Limestone Member mudstone and limestone, with no superficial geology recorded (BGS 2019).

## 4.2 Historic and archaeological background

The Worcestershire Historic Environment Record was searched within a 1000m radius of the site, the results of which are summarised within the section below.

Despite a handful of pieces of Roman material culture in the area, the foundation of Flyford Flavell is likely to be broadly medieval, as indicated by the record of St Peters Church (WSM03067) which includes reused Norman elements within the a 15th century and later structure. The extent of the medieval agricultural landscape is clear from numerous areas of ridge and furrow on all sides of the village.

The surviving character of the village is largely post-medieval and based around twelve farmsteads dating to the 17th and 19th centuries and three outfarms all dating to the 19th century. The most relevant to the current building are Hilltop Farm, centred on the farmhouse (WSM57259) to the immediate north of the barn, which is considered to date to the 19<sup>th</sup> century, and Manor Farm, the house of which (WSM51780) is located c 18m to the south-east of the barn. Both of these farms formerly had further agricultural buildings associated within them, that have since been removed. Associated with Manor Farm is the remains of a cider mill (WSM07949) which is considered to date to the 18th century, so predates the extant farmhouse. This suggests an earlier farmstead within broadly this position in the 18<sup>th</sup> century.

The barn itself (WSM53279) is recorded as follows:

*Barn located at Hill Top Farm, Flyford Flavell. It is a partially extant 19th century (?) unlisted farmstead with unconverted buildings. Regular courtyard of L-plan. Additional, prominent detached elements to the main plan. The farmhouse is detached with gable on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association to a village.*

## 5 The building

### 5.1 Building description

The largest element of the building currently comprises a weather board and tile covered structure fronting onto and parallel with the road to its west. The building has central double doors to its east and west and has been extended to both its north and east in successive phases, forming an L shaped structure around a yard (Figs 1 and 2).

### 5.2 Historic information

An Inclosure map of 1816 exists for Flyford Flavell (WRO BA948 ref 267.29) (Plate 1) and clearly shows the barn existing, as well as the farmhouse to its north, both within the same plot (number 30). There is a further building parallel to and detached from the barn to its east, which no longer remains. The plot to the south of the building is not numbered but is presumably part of 29, what is now Manor Farm. It is not clear that the present Manor farmhouse is as shown on this map, whereas the structure of the cider mill is within the correct position and alignment.

The next available mapping of 1884 again shows the barn and farmhouse within the same plot arrangement, with a small extension to the south-east corner of the barn. The present Manor farmhouse has also been built by 1884.

## 5.3 Building development

Four phases were identified during the investigation of the building which are described as below. The general character and setting of the building can be seen on (Plate 2 to Plate 4).

- Phase 1: 16<sup>th</sup> to 18<sup>th</sup> century
- Phase 2: 18<sup>th</sup> century
- Phase 3: 19<sup>th</sup> century (pre 1884)
- Phase 4: 20<sup>th</sup> century

### 5.3.1 Phase 1: 16<sup>th</sup> to 18<sup>th</sup> centuries

Elements of a timber frame building were present within the later Phase 2 structure, principally within Truss 1, its original northern gable. These elements consisted of three panel high square framing, a heavily jowled post and a tie beam with short braces between the post and tie beam (Fig 3; Plate 5). Little can clearly be said of the original building except that it was broadly the same width and height as the Phase 2 rebuild. Its framing style is indicative of a date from the second half of the 16th century onwards, and its timbers were at least partially cut using a pit or double trestle sawing technique, which has also been suggested to indicate a post c 1540 date.

Numerous other timbers of this phase were reused in this structure, most notably a further heavily jowled post within Truss 4 (Plate 14). It is noticeable that the reused timbers, where visible, were of oak whereas the Phase 2 elements were principally of elm as became increasingly typical in Worcestershire buildings in the second half of the 17th century and onwards.

### 5.3.2 Phase 2: 18<sup>th</sup> century

The Phase 1 building is likely to have been taken down entirely, and it could have been moved to its current position. Its timbers, along with new cut timbers, were used to create a three bay timber framed structure, sat on a low sandstone plinth wall with wide doors opening to the front and rear, with the original doors remaining on the frontage, as well as much of its original external weather boarding (Plate 6 to Plate 12). A threshing floor, of which the flag stones partially remained, was within the central bay. The end bays were separated from the threshing floor by original low partitions which would have served to hold back stored crops such as straw (Plate 13 and Plate 14).

The wall framing consisted of long straight braces between principal posts and sill beam that interrupted stud posts running from the sill beam to the wall plate (Figure 7). The braces and stud posts were typically fixed together using hand-made nails, as opposed to wood pegged. This bracing type is typical of the later 17th and 18th centuries, as is the partial use of iron work instead of pegging. Above its tie beams, the gable trusses (Fig 3 and 6) consisted of principal rafters with collar which had four posts below and raking V struts above. This truss type became increasingly unfashionable through the 18th century. Trusses 2 and 3 (Fig 6) consisted of long braces running from the low plinth walls to principal posts though. Above the tie beam raking struts morticed into the principal rafters, with a collar above. Above the collar the principal rafters were truncated on both trusses (Plate 16), though this may relate to Phase 3 or 4 reroofing. A single purlin on each side of the roof remained.

Apotropaic marks were also present in the building in the form of a daisy wheel (Fig 5 and 6; Plate 17) and candle burn marks (Fig 6; Plate 18). Three candle burn marks on a single bracing timber were on two different alignments, one 45° from vertical, and two vertical. This implies that the first was placed on the timber before it was erected and the two further within its extant position. Both daisy wheels and candle burn marks have been linked to the aversion of evil spirits, particularly the devil and were presumably ritually protecting the stored crop.

The combined evidence suggests a date for the building in the 18th century. A first half of the 18th century date is most likely as brick became the predominant walling material in the county in the second half of the 18th century.

A single truss within an added bay to the north of the barn was present, though the walling of this structure was removed and rebuilt in Phase 4. The truss (Plate 19) was of principal rafters and tie beams with two small struts between, which supported a purlin on each side of the roof. These were further supported by the Phase 1 truss structure. The dating of this element is unclear, but is likely to be within this phase, slightly after the barn as standing was built.

### 5.3.3 Phase 3: 19<sup>th</sup> century (pre 1884)

This consisted of a brick wall running from the south-east corner of the barn (Plate 9), to the east along with a low brick division extending to its north in an alignment visible on the 1884 mapping (Plate 20). The long element is a boundary wall, the function of the smaller division is unclear but very likely to be agricultural.

### 5.3.4 Phase 4: 20<sup>th</sup> century

The Phase 2 additional bay was under built in breeze block creating stabling (Plate 8 and Plate 21). Breeze blocks were the walling material used in all of the buildings of this phase. A probable tack room was added on the east side of the barn (Plate 22 and Plate 26) along with four further stables which created the overall L shaped plan (Plate 23 to Plate 25). These latter buildings had single pitch tin roofs, though one element of this had been removed.

## 6 Conclusion

Hilltop Farm Barn was initially considered to date to the 19<sup>th</sup> century, though elements of its framing significantly predate this, potentially as early as the 16<sup>th</sup> century. Little can be clearly said of the earliest building, or even in its original position, as only one truss remains, but it would have been the same width and height as the remaining structure.

This was significantly remodelled into a three bay threshing barn with wide doors to the front and rear that would have accessed the road to the west and the yard to the east. The barn is fully timber framed from the sill beam using styles and methods typical of an 18<sup>th</sup> century date. This date is further supported by its presence on mapping dating to 1816. The barn retains a number of original features and details such as its doors, weather boarding, carpenters marks and apotropaic marks.

The building was added to through the following centuries, most visibly in the form of an extra single bay to its north, potentially also in the 18<sup>th</sup> century (although rebuilt in the 20<sup>th</sup> century), as well as a 19<sup>th</sup> century brick plot boundary wall and 20<sup>th</sup> century breeze block built stabling to the south.

The methods adopted allow a high degree of confidence that the aims of the project have been achieved.

### 6.1 Research frameworks

Buildings such as this represent some of the last uses of full structural traditional timber framing as opposed to lightweight stud divides, before these traditional methods were used within roof structures only. These structures remain under studied and have not as yet been identified within wider current research frameworks, despite being increasingly rare.

## 7 Project personnel

The project was led by Tim Cornah, ACIfA. The project was managed by Tom Vaughan, MCIfA.

## 8 Acknowledgements

Worcestershire Archaeology would like to thank the following: Judith and Michael Tarver, Marissa Bird (Moule and Co. Ltd) and Aidan Smyth (Archaeology and Planning Advisor, Malvern Hills and Wychavon District Councils).

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ClfA, 2014c *Standard and guidance: for the creation, compilation, transfer and deposition of archaeological archives*. Reading: Chartered Institute for Archaeologists

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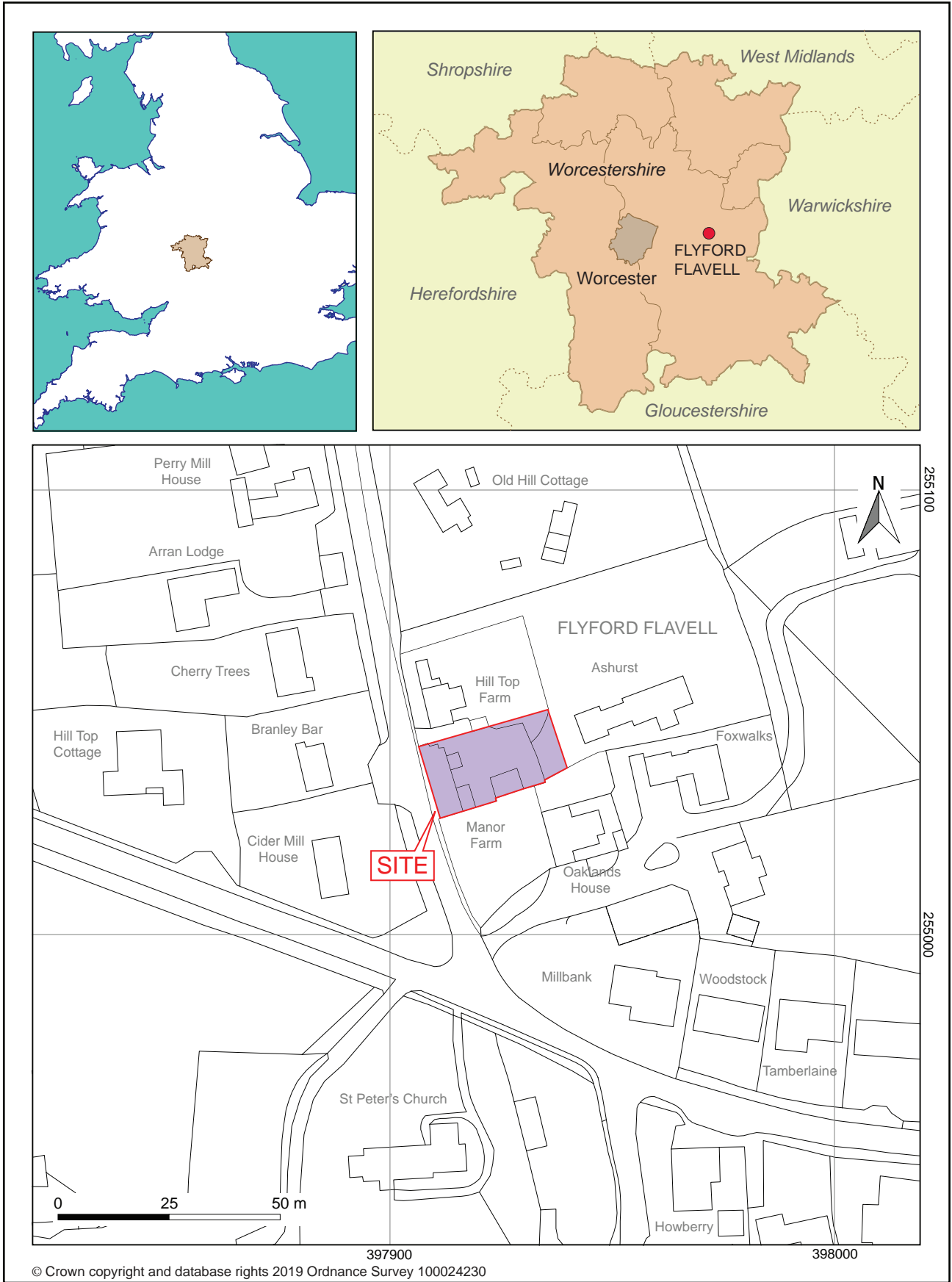
WA, 2012 Manual of service practice, recording manual, Worcestershire Archaeology Unpubl report **1842**. Worcestershire County Council

WA, 2019 Written Scheme of Investigation for recording of an historic building at Hilltop Farm, Old Hill, Flyford Flavell, Evesham, Worcestershire, Worcestershire Archaeology Unpubl document **P5621**, dated 17 May 2019. Worcestershire County Council

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 March 2016



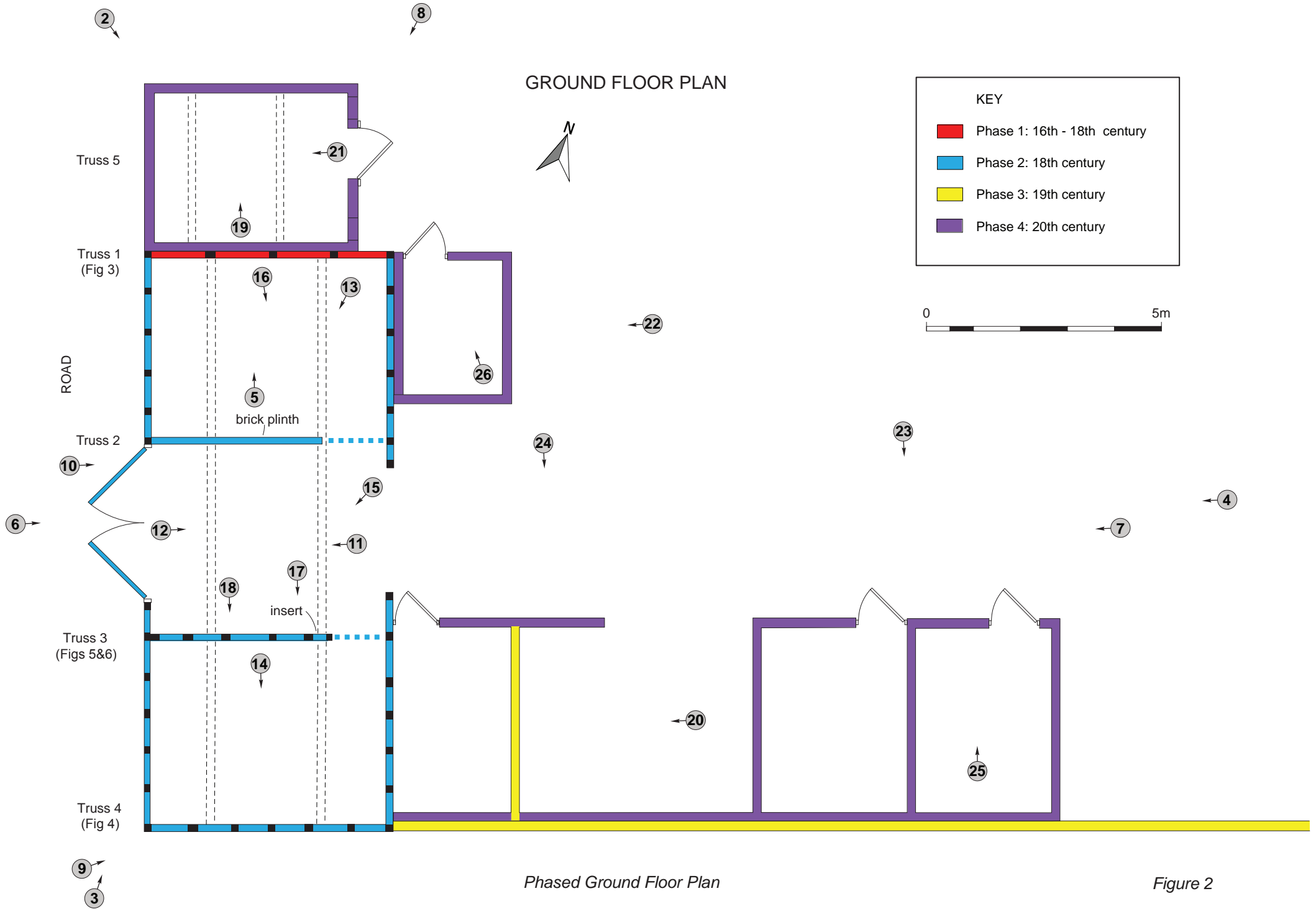
## Figures



Location of the site

Figure 1



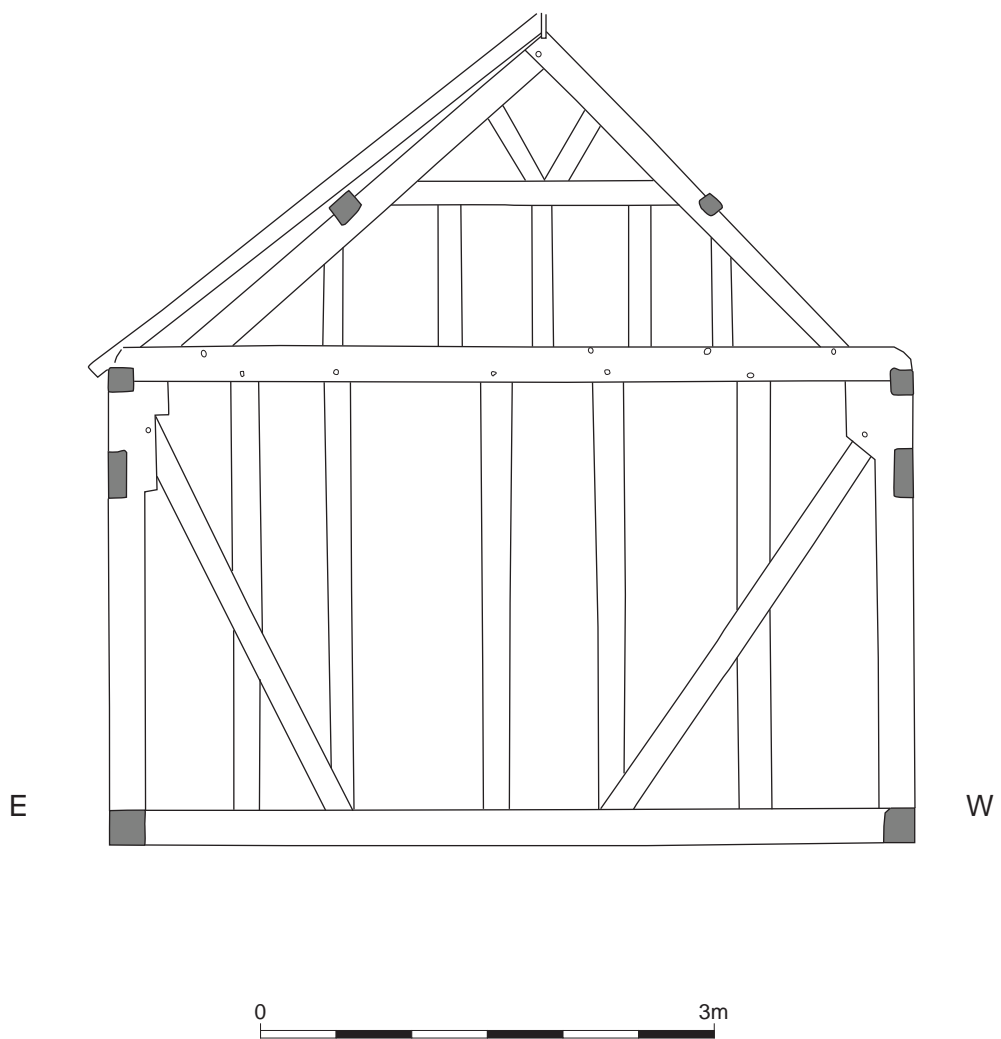




*Truss 1: Gable end frame (from interior), showing Phase 1 elements within the Phase 2 structure. Details such as pegging are only shown where they were clearly visible*

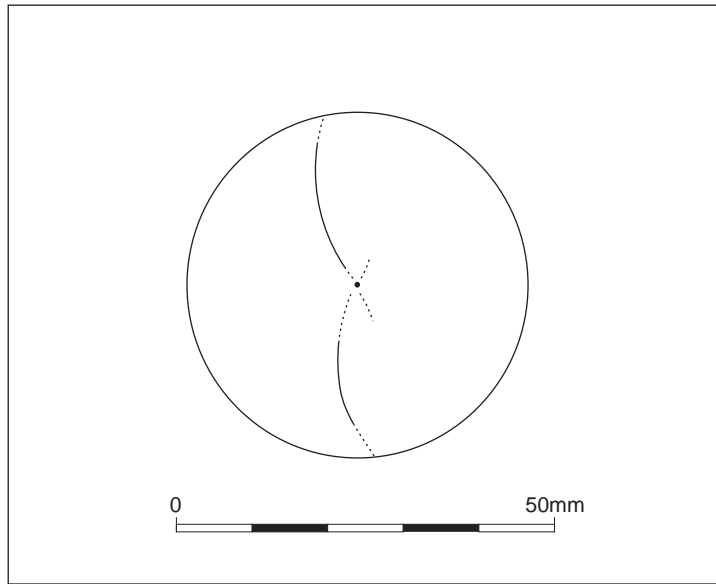
*Figure 3*

TRUSS 4



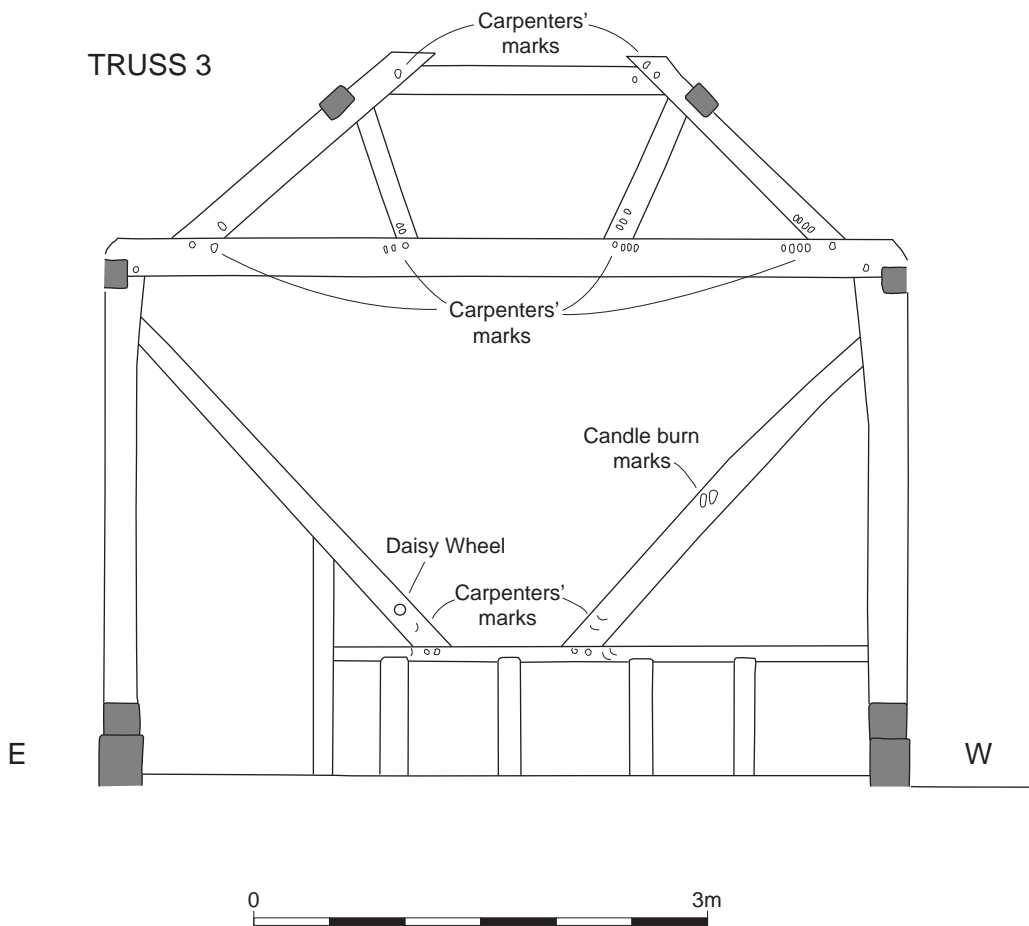
*Truss 4: Gable end frame (from interior). Details such as pegging are only shown where they were clearly visible.*

*Figure 4*



Truss 3: Daisy Wheel

Figure 5



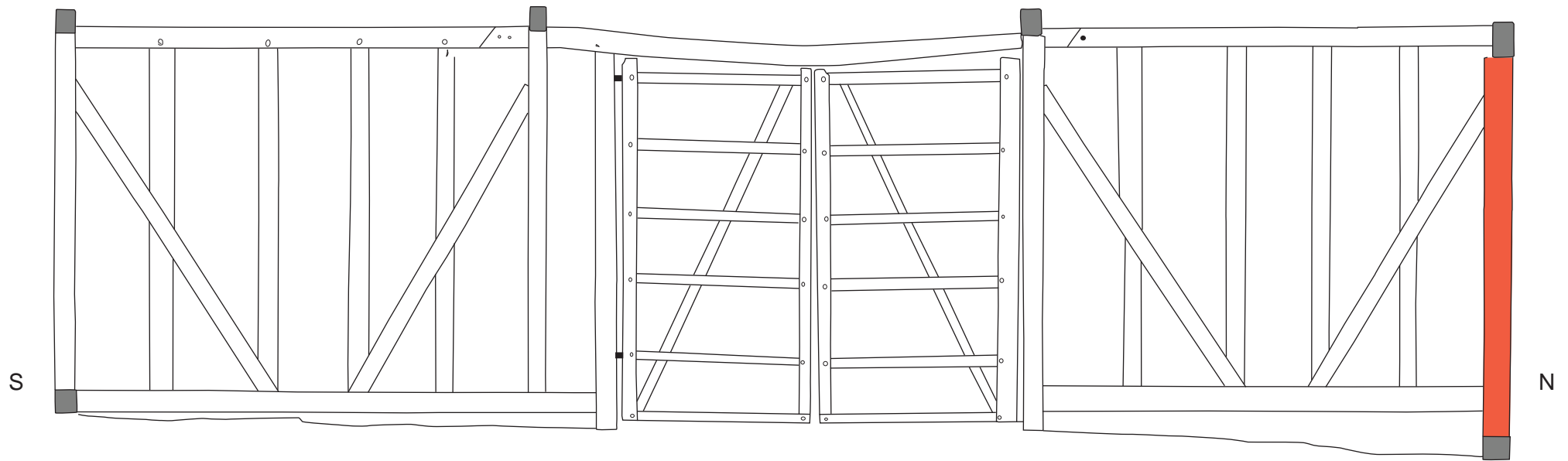
Truss 3: Northern face. Details such as pegging are only shown where they were clearly visible.

Figure 6

WALL ELEVATION

KEY

- Phase 1: 16th - 18th century
- Phase 2: 18th century



West wall, east (interior) elevation. Details such as pegging are only shown where they were clearly visible.

Figure 7

## Plates



Plate 1 Extract from the "Plan of the Parish of Flyford Flavell in the County of Worcestershire made on the Inclosure of 1816" (WRO BA948 ref 267.29), north at the top. The farmhouse and barn are at the western side of plot 30 and fronting the road.



Plate 2 General view of the barn with Hilltop Farmhouse to the left, looking south-east, no scale



*Plate 3 General view of the barn with Manor Farmhouse plot to the right, looking north-east, no scale*



*Plate 4 General view of the barn, looking west, no scale*



*Plate 5 Phase 1 Truss 1, looking north, 1m scale*



*Plate 6 Phase 2 barn exterior, looking east, 2m scale*





*Plate 7 Phase 2 barn exterior, looking west, 2m scale*



*Plate 8 Phase 2 barn exterior with added bay to its north, looking south-west, 2m scale*



*Plate 9 Phase 2 barn exterior and Phase 3 boundary wall to its rear, looking north-east, no scale*



*Plate 10 Phase 2 barn exterior original door hinge, looking east, each scale element is 0.20m*



*Plate 11 Phase 2 barn, original door, looking west, 1m scale*



*Plate 12 Phase 2 barn, original door position, looking east, 1m scale*



*Plate 13 Phase 2, Truss 2, looking south, 1m scale*



*Plate 14 Phase 2, Truss 4, looking south, no scale*



*Plate 15 Phase 2, Truss 3, looking south-west, 1m scale*



*Plate 16 Phase 2 Trusses 2 and 3 above tie beam level, looking south, no scale*



*Plate 17 Daisy wheel on Truss 3, looking south, no scale*



*Plate 18 Candle burn marks on Truss 3, looking south, no scale*



*Plate 19 Phase 2 Truss 5, looking north, no scale*





*Plate 20 Phase 3 brick wall, looking west, scale 1m*



*Plate 21 Phase 4 stabling rebuilt from Phase 2 added bay, looking west, no scale*



*Plate 22 Phase 4 possible tack room, looking west, 2m scale*



*Plate 23 Phase 4 stabling, looking south, 2m scale*



*Plate 24 Phase 4 stabling, looking south, 2m scale*



*Plate 25 Phase 4 stabling, looking north, 1m scale*



*Plate 26 Phase 4 possible tack room, looking west, no scale*

## Appendix 1: Summary of project archive (WSM71630)

TYPE	DETAILS*
Artefacts and Environmental	None
Paper	Diary (Field progress form), Drawing, Photograph, Plan, Report, Section, Survey
Digital	Images raster/digital photography , Survey, Text

\*OASIS terminology

## Appendix 2: Technical information

### The archive (site code: WSM71630)

The archive consists of:

- 1 Field progress reports AS2
- 1 Photo location plan
- 90 Digital photographs
- 1 Drawing number catalogues AS4
- 5 Scale drawings
- 1 Copy of this report (bound hard copy)

The project archive is intended to be placed at:

Worcestershire County Museum  
Museums Worcestershire  
Hartlebury Castle  
Hartlebury  
Near Kidderminster  
Worcestershire DY11 7XZ  
Tel Hartlebury (01299) 250416