

Building recording at Barn House Farm, Foxlydiate Lane Redditch

Worcestershire Archaeology
for Orion Heritage

July 2021



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BARN HOUSE FARM FOXLYDIATE LANE REDDITCH

Building recording report



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SITE INFORMATION

Site name: Barn House Farm, Foxlydiate Lane, Redditch
Local planning authority: Bromsgrove District Council
Planning reference: 19/01356/FUL
Central NGR: SP 01377 66944
Commissioning client: Orion Heritage
WA project number: P6141
WA report number: 2953
HER reference: WSM77608
Oasis reference: fieldsec1-425534

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Building recording at Barn House Farm, Foxlydiate Lane, Redditch

By Tim Cornah

Summary

Building recording was undertaken at Barn House Farm, Foxlydiate Lane, Redditch (NGR SP 01377 66944). It was commissioned by Orion Heritage on behalf of their client, in advance of proposed demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure. A planning application has been submitted and granted on appeal.

The buildings at Barn House farm represent the sole surviving physical elements of a 17th to 18th century farmstead as shown by the presence of a timber framed threshing barn within the fabric of a largely brick 19th century threshing barn.

The early barn consists of a three bay structure, that would have originally had large central doors opening onto a threshing floor, with the bays beyond which would have served as storage for crop stems. There are some suggestions that the south-west end of the structure was lived in, with a later demolished extension likely to have been part of this. By 1842, the plot in which the building was broadly located was named as homestead and garden, though it is not possible to specifically tie a domestic function to this building from that evidence.

By 1884, the buildings had been expanded significantly and the barn substantially altered. This is most likely to have been at the point when the buildings became part of Springhill Farm, with the farmhouse also built during this time. This is a time of wider agricultural expansion across the county, most notably with the husbandry of cows coming to the fore. This was also the case here with a long cow shed added to form a yard, and a further cow shed added in the early 20th century along with a metal frame barn.

In the later 20th century, the barn was converted into a house, and the outbuildings were converted for stabling.

Report

1 Introduction

1.1 Background to the project

Building recording was undertaken by Worcestershire Archaeology (WA) in July 2021 at Barn House Farm, Foxlydiate Lane, Redditch (NGR SP 01377 66944). The project was commissioned by Orion Heritage on behalf of their client, in advance of proposed demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure. A planning application was granted by Bromsgrove District Council on appeal and is subject to a programme of archaeological works (19/01356/FUL).

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 (WSM43035).

No brief was provided but the project conforms to the generality of briefs. The scope of the project was agreed between Cathy Patrick of Orion Heritage and Emma Hancox, archaeological advisor to Bromsgrove District Council. A Written Scheme of Investigation was prepared by Orion Heritage (2021) and approved by Emma Hancox.

The building recording 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)*, as well as *Standards and guidelines for archaeological projects in Worcestershire (WCC 2019)*. The project was carried out to Level 3 standard in accordance with Historic England's '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016) in line with the requirements of Bromsgrove District Councils' archaeological advisor.

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' (ClfA 2014a).

The general objectives are to ensure:

- The protection and recording of archaeological assets discovered during the archaeological works
- The recording of archaeological remains, to place this record in its local context and to make this record available.

Further, more detailed, research aims may be generated specifically in relation to the West Midlands Regional Research Framework (2011) and to the Worcestershire Research Framework. Particular attention will be paid to research questions relating to Built Environment Farmsteads.

3 Project methodology

3.1 Documentary sources consulted

Background sources were

Cartographic sources

- 1842 Tithe Map of Tardebigge
- 1885 1st edition Ordnance Survey Map 1:10,560

- 1903 Ordnance Survey Map 1:10,560
- 1927 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 Orion Heritage (2021).

Fieldwork was undertaken between 28 and 29 June 2021. The site reference number used by the Historic Environment Record to record archaeological "events", and site code used in the archive is WSM77608.

Building recording consisted of a photographic survey of the interior and exterior of the buildings, analysis of their development, annotation of existing survey drawings 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. Scaled ground plans of the structure were completed on drawing film, elevations were captured using photogrammetry internally using a handheld camera and externally using a DJI Mavic 2 Pro drone. A three-dimensional model of the building was also created from the drone survey.

The project conformed to the specification for a level 3 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 'an analytical record' comprising of 'an introductory description followed by a systematic account of the buildings origins, development and use'. This required the following elements of survey:

Survey and drawings

- Plans of all main floors and elevations as existing (provided by client).
- Measured drawings showing the form of any architectural or functional detail not more readily captured by photography.

Photography

- Overall appearance of rooms and circulation areas.
- Detailed coverage of the building's external appearance.
- Any detail, structural or decorative, relevant to the building's design, development and use, which does not show on general photographs.

3.3 Building analysis

Analysis of the building was based on the study of the photographic record, building recording forms, annotated drawings 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 Site context

4.1 Site location, topography and geology

Barn House Farm is located circa 2.8km to the south-west of the centre of Redditch. The site is on broadly sloping ground, descending towards the west and a water course at the bottom of the slope with a degree of terracing around the farm buildings.

The underlying geology comprises bedrock of Mercia Mudstone Group formation with no superficial deposits recorded (BGS 2021).

4.2 Historic and archaeological background

The following background is taken from a desk based assessment of the site carried out in 2019 (Archaeology Collective 2019), which considered the Historic Environment record data within a 1km radius centred on the site. Further background was also collated from a Built Heritage Statement (RPS 2019) report on the building.

The earliest clear archaeological feature of the area is the route of a Roman salt way (WHER: WSM37590) which runs to the north of the Site between Droitwich and Redditch. The area continued in use through the Saxon period, as suggested by place names but is in the medieval era where activity becomes more defined

Two areas of ridge and furrow (WHER: WSM57888 & WSM57889) extend into the Site. The majority of the remaining heritage assets recorded within the study area relate to further areas of ridge and furrow (e.g. WHER: WSM48327, WSM21764, WSM21777, WSM37535 & WSM68949).

The earthwork of a possible small house platform (WHER: WSM37538) has been recorded within the study area as a result of archaeological evaluation. A water management system (WHER: WSM35736) comprising a series of ponds, dams and leats has been identified as a result of archaeological evaluation. Fishponds (WHER: WSM00032) and another possible pond (WHER: WSM48326) have also been recorded within the study area.

The route of a holloway (WHER: WSM57885) and area of quarries (WHER: WSM57884) are also located within the study area.

The Site formed part of the parish of Tardebigge during the medieval period, which was recorded in the Domesday Book as a quite large settlement of 30 households and nine geld units. There was land for 14 ploughlands and seven salthouses across the parish.

The study area formed part of the Royal Forest of Feckenham Forest¹¹ and the name 'Foxlydiate' likely originated from hamlets associated with the forest, meaning "fox le hunting gate".

Evidence of the agricultural use of the study area continues into the post-medieval and modern periods, including evidence within the Site. Barn House Farm has been converted from ancillary farm buildings (WHER: WSM43035) formally associated with the neighbouring Springhill Farm, which is located immediately adjacent to the Site (WHER: WSM43034). Historic mapping indicates the location of farm buildings (WHER: WSM55249) in the south eastern corner of the Site, although they are no longer extant. A number of other farmhouses (WHER: WSM51919, WSM30706, WSM51921, WSM54850 & WSM55145) have also been recorded within the study area, as well as ancillary farm buildings (e.g. WHER: WSM43039 – WSM43043 & WSM51562) and further areas of ridge and furrow (WHER: WSM21770, WSM21776 & WSM7570, WSM37571).

Further evidence of post-medieval and modern activity recorded within the study area includes a watermill (WHER: WSM00029), houses (WHER: WSM69134, WSM40519 & WSM46398), ponds and a pool (WHER: WSM21766, WSM21767 & WSM43035), a trackway (WHER: WSM21768), a holloway (WHER: WSM37540), a bank (WHER: WSM21769), quarry (WSM37539) and a pub (WHER: WSM41972).

Evidence of 20th century development within the study area comprises a sewage works (WHER: WSM21773), a war memorial (WHER: WSM66752) and a hotel, now pub, which was built on the site of Foxlydiate House (WHER: WSM71314).

5 The building

5.1 Buildings description

The predominantly brick and tile buildings currently comprise of a main two storey range aligned north-east to south-west, the gable end with projecting corniced eaves details, and hipped roof at the

opposing end. A further extension projected from its south west end towards the south-east with a would opening below its hipped gable.

A further single storey extension projected towards the north-west from the north-eastern end of the main range to form a yard which was further enclosed by a modern wall and a further small single storey brick building with corrugated iron roof.

General views of the buildings can be seen on Plates 1-3 as well as on a three dimensional model <https://skfb.ly/oo977> .

5.2 Historic information

The first clear depiction of the site is on the 1842 tithe map of the parish. Two L shaped buildings are illustrated, the westernmost of which is likely to relate in part to Phases 1 and 2 outlined below. The building had a wing extending to the north-west from its north-east to south-west element, with a bounded area to its immediate south, most likely a yard. The easternmost L shaped building was smaller in scale with a range from north-east to south-west and a wing extending to the south-east.

The area of these buildings is numbered 222 on the tithe map. The apportionment data list this as “homestead and garden (Callow)”. The landowners are John and Thomas Holyoake, with William Hemming the occupier. William Hemming farms 123 acres at this time, though a further homestead is listed within his area of tenancy. A number of plots are listed in the apportionment data are listed as “Callow” or “late Callow”, suggesting that William Hemming had recently taken on these plots from someone named Callow. The plots labelled in this way were a little over 50 acres in total and included ‘Brick Kiln Piece’ in the field to the immediate east of Barn House Farm. The farm as tenanted by William Hemming was a mix of meadow, arable and pastureland.

The 1885 Ordnance Survey mapping shows the buildings to a large degree as they remain, with the easternmost set of buildings as shown on the 1842 map removed. The main south-west to north-east range of building appears to correspond with that from 1842, though with projections at both ends towards the south-east and a further long thin projection to the north-west. The latter aided in forming a yard on the north-west side of the buildings.

There were few changes to this on the 1903 map, though by 1927 a small structure had been added to the far side of the yard and a further large rectangular building added to the north of these buildings.

5.3 Building development

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

- Phase 1: Late 17th to early 18th century
- Phase 2: 18th century
- Phase 3: Mid 19th century
- Phase 4: 1903 to 1927
- Phase 5: 2nd half of the 20th century

The aim of the following section is to describe the building sequence from the earliest elements to the most recent.

5.3.1 Phase 1: Late 17th to early 18th century

The first phase of the buildings on site consisted of a broadly north-east to south-west aligned three bay timber framed structure, now largely concealed within later phases. The primary evidence for the layout of this structure was in its roof trusses, all four of which remained (Plate 4 to Plate 7). The location of these four trusses is annotated on the first floor plan (Figure 6), as cross frames 1 to 4.

All four trusses consisted of tie beams with principal rafters supported by single trenched purlins and a ridge purlins. Running between the tie beam and principal rafters and tie beam, each truss had two raking struts.

The former south-western gable end frame of the building remains in almost its entirety, cross frame 1 (Figure 8). This consists of regular three high square panel farming, with two long raking braces running between the sill beam and jowl posts. The joints are largely wood pegged, though some smaller timbers are nailed in place, a method typical from around the start of the 18th century. The carpenters marks of this frame are unusual, with the marks on the studs in ascending numbers from north east to south west cut with a chisel. On the tie beam and above, they are marked in the same ascending pattern but with a race knife. This potentially suggests that the A frame of the roof and the wall frame below were constructed by different carpenters. It is more typical for such a cross frame to be constructed in its entirety laid flat on the ground together. There is no clear suggestion that the A frame was a later replacement. This is further supported by the other three frames being of the same broad character and make up. The entire frame sat on a sandstone plinth wall, and the panel infill was of brick of 220 by 90 by 50mm in dimension.

The carpenters faces of the two interior roof trusses, cross frames 2 to 3, were into the centre of the building, a configuration typical of threshing barns. This interpretation was supported by cross frame 2 having a sill beam remaining and a single surviving long brace from sill beam to jowl post (Plate 33), of which there would have been a further running to the opposing jowl post originally. No further framing evidence was present, indicating that this frame was originally open to the roof. It is likely that cross frame 3 was of the same arrangement. This would be entirely typical of 17th and 18th century threshing barns of the region, and these cross frames would have been either side of the threshing floor.

It is probable that cross frame 4 represented the former gable end of the building, though only the roof truss remains (Plate 4). The frame faces towards the north east, as would be expected of an exterior frame. No peg holes are present that would indicate timber infill on the under-side of the tie beam, potentially suggesting that this was open and that there was originally a further bay. This is not entirely conclusive as it is possible that this was largely brick infilled, though this would be of significantly different character to the opposing gable end, cross frame 1.

Some exterior area of wall framing remains, running between the jowl posts of cross frame 1 and 2 on the north west side of the building (Plate 8, Figure 7), as well as some further partially remaining studs between cross frames and 3 and 4, as visible above the roofline of the Phase 3 structure. Between the jowl posts of cross frames 1 and 2, the framing would have consisted of three high square panel framing, though this has been significantly altered later. As with cross frames 1 and 2, long braces ran between the sill beam and each jowl post.

It is likely that the visible framing above the Phase 3 roof was of similar construction to that just described, with the same features also likely on the north east facing wall. On both sides, gaps in the Phase 4 brick work remain that were filled in during Phase 5 with windows, doors and weather boarding. These fill the bay between cross frames 2 and 3 and are in the expected position of former large doors onto the threshing floor.

5.3.2 Phase 2: 18th century

There is evidence that a timber frame structure was added onto the south west end of the Phase 1 threshing barn, along with indirect evidence that the bay between cross frames 1 and 2 had a first floor inserted, indicating a variation in use of the Phase 1 building.

A mortice is present the south eastern jowl post of cross frame 1, on its south western side, indicating the former presence of a timber framed structure built onto the Phase 1 structures gable end.

The gable end frame had a slight alteration with one of the horizontal cross rail timbers heightened to form a doorway at first floor level, implying that a floor had been inserted into the south western bay of

the Phase 1 building, and that the extension also had a first floor (Figure 8). Similarly, some alterations in the wall frame are present in the form of horizontal cross rails having been altered. These are most likely due to 20th century alterations, but one is likely earlier and potentially indicating a former window position (Figure 7). The insertion of the floor and window would indicate a clear change of use of the Phase 1 building, the window is likely to move it away from an agricultural function, making it possible that it was lived in more likely.

The dating of this phase is problematic, but given that the structure appears to have been largely timber framed, an 18th century date seems most likely. It is likely that some of the stone footings within the basement room date to this time (Plate 12).

5.3.3 Phase 3: Mid 19th century

This phase saw large degree of remodelling of the structures, to a point where they corresponded closely with the Ordnance Survey map of 1885.

The Phase 2 addition was largely removed at this point and replaced in brick with a hipped tile roof supported by the existing structure. An extension towards the south which consists of a single space spanned by two hardwood Kingpost trusses with single purlins each side that was hipped at its end and also tile covered (Plate 9 to Plate 10). This space has large opening at its south-east end, suggesting a former function as a cart shed. A single door accesses the space which replaced the Phase 2 structure. This room has a single window (Plate 11), though its function is likely to have been crop storage as the room below appears to have been a stable (Plate 12 and Plate 13).

At broadly the same time, the Phase 1 threshing barn was extensively rebuilt in brick (Plate 14), most obviously on the south east side where the timber frame walls were entirely removed. A further bay was added onto its north-east end, though it is possible that this replaced a bay, as previously discussed. The character of the exterior of the existing building was established at this point the projecting cornices of gable end, and vent holes in the bricks. The latter, along with the retention of the Phase 1 threshing door positions, suggests the building was again being used as a threshing barn. Internally, it is likely that it retained a large degree of the Phase 1 layout, though this cannot be stated with certainty due to Phase 5 changes.

Sometime after this, two extensions were added. The evidence for one of these is simply an outline on the south east facing side of the building (Plate 15) which aligns closely with a structure on the 1885 mapping but has since been demolished.

On the north west facing side, a long single storey brick structure remains, covered with a tile roof and forms a yard next to the barn (Plate 16 to Plate 19). This has three rectangular windows to the south east and four to the north west, though the actual windows are 20th century replacements. It has two original sliding doors facing into the yard, with a later door added to the north west as well as an added window on its gable. Evidence also remains for two blocked doors near its gable end on both sides of the structure.

Internally, the structure is of five bays defined by four soft wood king post trusses with raking struts, though with an iron central tension bar instead of a post. Originally, it would have been a single space for the housing of cattle.

5.3.4 Phase 4: 1903 to 1927

A small brick and weather boarded structure on the north west side of the yard was added during this phase (Plate 20) which is defined by the historic mapping. It is of brick with a corrugated iron roof supported by three roof trusses. Its gable end truss (Plate 21) has raking struts with four further vertical studs to which the weatherboarding is nailed. Its two internal roof trusses are simple softwood A frames with raking struts (Plate 22). The trusses in turn supports double purlins. The two internal trusses retain evidence of carpenters marks used in the traditional way, using a chisel on one truss with round tool with central point on the other. The latter is likely to have been a tool for the marking of peg holes (Plate 23 and Plate 24). These are very late example of a traditional roof carpentry method.

The building was internally of a single space originally and would have extended as far the Phase 3 cow shed but was truncated in Phase 5. It is probable that this was a further cow shed.

Also of this phase is a metal frame structure to the north of the buildings with domed corrugated roof supported by simple lattice trusses (Plate 25 and Plate 26) that would have been for crop stem storage such as hay and straw. This was further extended in Phase 5 on its north west end (Plate 27).

5.3.5 Phase 5: 2nd half of the 20th century

In the mid 1980s the threshing barn was converted into a house. All the existing windows and their positions date to this time along with the exterior doors and chimneys. Internally, the space was split up partially reusing former divides, but with numerous further divides added, along with the central staircase (Plate 28 to Plate 32). The threshing doors were blocked to the south east by windows extending to the eaves, and with weather boarding to the north west. The interior was extensively rendered, covering many earlier details.

Within the former cow sheds around the yard, internal breeze block divisions were added to create stabling.

6 Discussion

The buildings at Barn House farm represent the sole surviving physical elements of a 17th to 18th century farmstead as shown by the presence of a timber framed threshing barn within the fabric of a largely brick 19th century threshing barn. This was itself turned into a house in the later 20th century.

The early barn consists of a three bay structure, that would have originally had large central doors opening onto a threshing floor, with the bays beyond which would have served as storage for crop stems. There are some suggestions that the south-west end of the structure was lived in, with a later demolished extension likely to have been part of this. Certainly by 1842, the plot in which the building was broadly located was named as homestead and garden, though it is not possible to specifically tie a domestic function to this building from that evidence.

By 1884, the buildings had been expanded significantly and the barn substantially altered. This is most likely to have been at the point when the buildings became part of Springhill Farm, with the farmhouse also built during this time. This is a time of wider agricultural expansion across the county, most notably with the husbandry of cows coming to the fore. This was also the case here with a long cow shed added to form a yard, and a further cow shed added in the early 20th century along with a metal frame barn.

In the later 20th century, the barn was converted into a house, with the outbuildings converted for stabling.

The methods adopted allow a high degree of confidence that the aims of the project have been achieved though internal coverings and alterations within the house precluded a close reading of the structure.

6.1 Research frameworks

Throughout Worcestershire 10.10% of historic farmsteads had been lost or demolished by 2011 (compared to 11.80% regionally) and within Redditch Borough Council 41.79% had gone. This number is likely to have increased since 2011 (Hathaway, Lake and Mindykowski 2012). Barn House Farm is just within Bromsgrove District, but is still within the broad area that has seen this greater loss. This would indicate that the buildings and their fabric at Barn House Farm are an increasingly rare potential research resource.

7 Project personnel

The fieldwork was led by Tim Cornah ACIFA, assisted by Jesse Wheeler ACIFA. The project was managed by Tom Rogers MCIFA. The report was produced and collated by Tim Cornah.

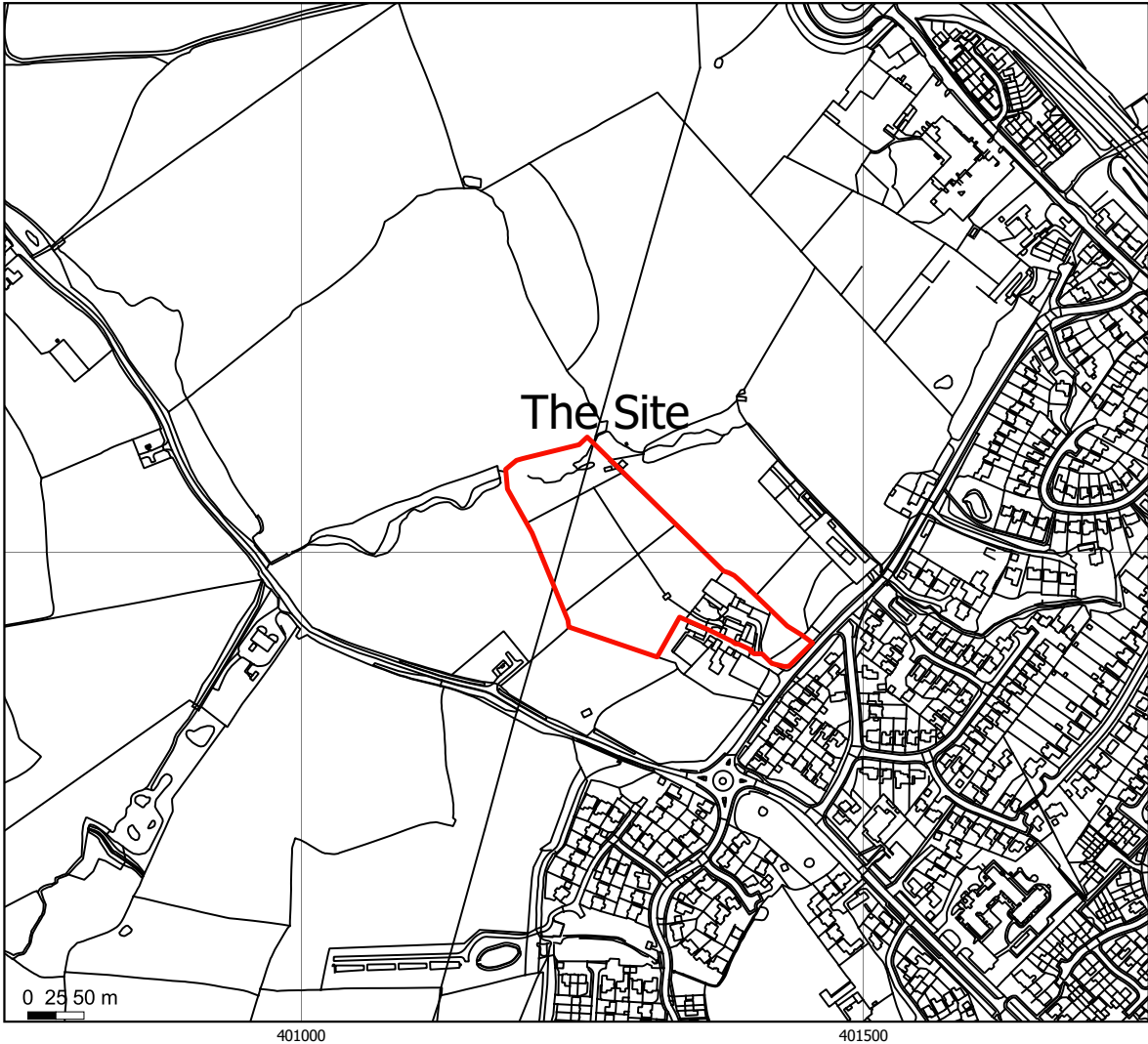
8 Acknowledgements

Worcestershire Archaeology would like to thank the following: Cathy Patrick of Orion Heritage for commissioning the project as well as the land agent and tenant for their help during the field work. Thankyou also to Liz Conolly for undertaking the drone survey of the building. The project was monitored by Emma Hancox and Emily Hathaway, archaeological advisors to Bromsgrove Borough Council. Worcestershire Archaeology like to thank them for their advice.

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Figures



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Location of the site

Figure 1



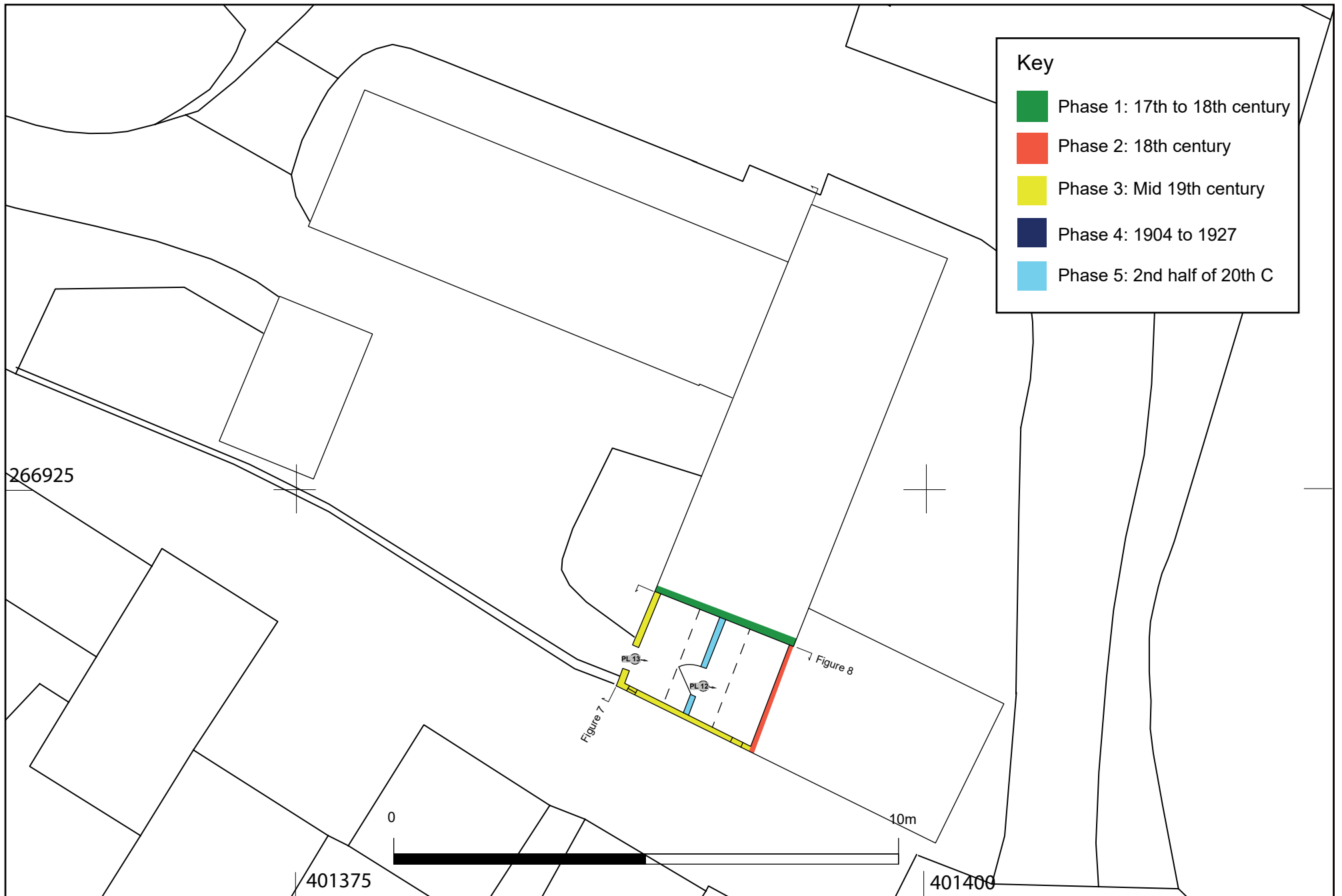
Site and building locations

Figure 2



Site location with photogrammetric roof plan

Figure 3



Basement floor plan with site mapping

Figure 4



Key

- Phase 1: 17th to 18th century
- Phase 2: 18th century
- Phase 3: Mid 19th century
- Phase 4: 1904 to 1927
- Phase 5: 2nd half of 20th C

Ground floor plan with site mapping

Figure 2



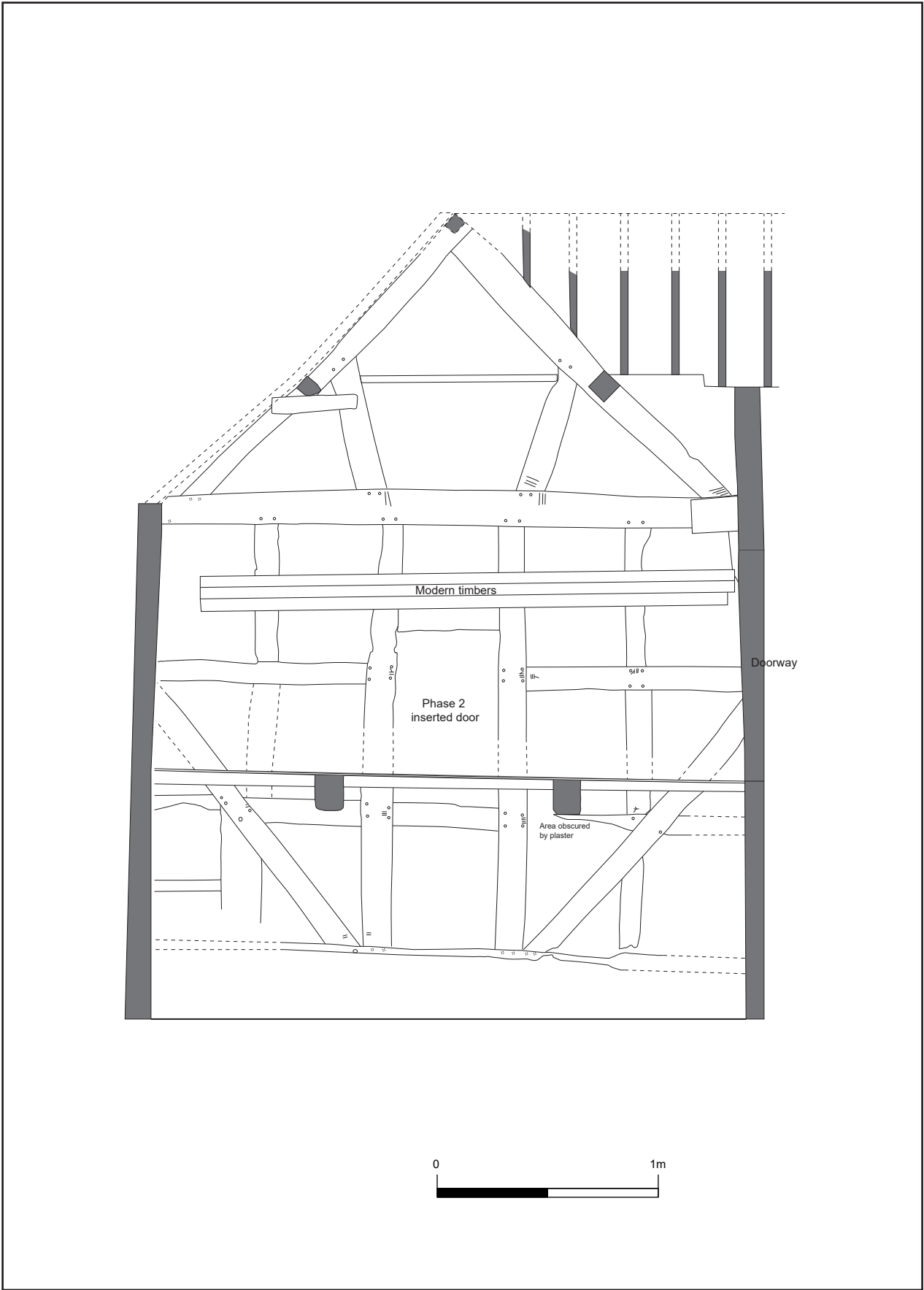
First floor plan with site mapping

Figure 6



North west facing photogrammetric elevation of the Phases 1 and 3 threshing barn with the location and facing of Phase 1 internal frames

Figure 7



Phase 1 south east facing former gable end frame, truss 1

Figure 8

Plates



Plate 1 The site, looking south east



Plate 2 The site, looking south west



Plate 3 The site, looking south east



Plate 4 Phase 1 possible former gable end truss 4, looking south west



Plate 5 Phase 1 truss 3, looking north



Plate 6 Phase 1 truss 2, looking north, scale 1m



Plate 7 Phase 1 truss 1, looking north



Plate 8 Phase 1 wall framing, looking south east, scale 1m



Plate 9 Phase 3 addition, looking west



Plate 10 Phase 3 addition, looking north west, scale 1m



Plate 11 Phase 3 addition, looking north west, scale 1m



Plate 12 Phase 3 addition, looking north east



Plate 13 Phase 3 addition, looking north east, scale 1m



Plate 14 Phase 3 threshing barn, looking west



Plate 15 Phase 3 addition, looking north west, scale 1m



Plate 16 Phase 3 cow shed, looking south east



Plate 17 Phase 3 cow shed, looking north, 1m scale



Plate 18 Phase 3 cow shed, looking south east, 1m scale



Plate 19 Phase 3 cow shed, looking north west



Plate 20 Phase 4 cow shed, looking north west, scale 1m



Plate 21 Phase 4 cow shed, looking south west, scale 1m



Plate 22 Phase 4 cow shed, looking north east, scale 1m



Plate 23 Phase 4 cow shed, looking north east



Plate 24 Phase 4 cow shed, looking north east



Plate 25 Phase 4 hay barn, looking north, scale 1m



Plate 26 Phase 4 hay barn, looking north



Plate 27 Phase 4 hay barn addition, looking north, scale 1m



Plate 28 Phase 5 house conversion, looking north east, scale 1m



Plate 29 Phase 5 house conversion, looking north west, scale 1m



Plate 30 Phase 5 house conversion, looking north east, scale 1m



Plate 31 Phase 5 house conversion, looking north west, scale 1m



Plate 32 Phase 5 house conversion, looking north west, scale 1m



Plate 33 Phase 1 lower part of cross frame 2, looking west

Appendix 1: Summary of project archive (WSM77608)

TYPE	DETAILS*
Paper	Drawing, Photo register
Digital	Images raster/digital photography, Survey, Text

**OASIS terminology*

The project archive is currently held at the offices of Worcestershire Archaeology. Subject to the agreement of the landowner it is anticipated that it will be deposited at Worcestershire County Museum.