

The Historic Environment Consultancy



CONSERVATION STATEMENT

For

GARAGE AT CHURCH FARM BARNES
KNIGHTON ON TEME
TENBURY WELLS
WORCESTERSHIRE

National Grid Reference: SO633699

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27/07/2009

*An Archaeological Assessment of the development known as:
Garage at Church Farm Barns
Knighton on Teme
Tenbury Wells
Worcestershire*

National Grid reference: SO633699

by

Colin Lacey BA MSc PlfA

27/07/2009

Site Name	Garage at Church Farm Barns
Local Authority	Malvern Hills District Council
NGR	SO633699

Summary

Church Farm Barns are a group of agricultural buildings converted to residential premises in 2000. A 20th century concrete and steel framed workshop / garage was left unconverted adjacent to one residential property. This has subsequently been refinished in a style in-keeping with the surrounding buildings. Despite being situated on the northern part of a deserted medieval village, archaeological work in the area has suggested that any archaeologically significant deposits have been removed in a historic ground levelling exercise.

TABLE OF CONTENTS

1.	Introduction	4
1.1	The Client	4
1.2	Confidentiality Copyright.....	4
1.3	Location.....	4
1.4	A Short Description of the Development	4
1.5	Site Visit	4
2.	Historic Environment Planning History & Background.....	7
2.1	Historical Significance	7
3.	The Buildings.....	8
3.1	The Church of St Michael.....	8
3.2	Church Farm House	8
3.3	Garage West of Church Farm House	8
3.4	Garage North of Church Farm House	8
3.5	The Hop Kiln	8
3.6	Church Barn	10
3.7	Finchall Barn	10
3.8	Shed / Garage.....	11
4.	Archaeological Background	16
5.	Archaeological Potential	16
6.	Analysis of Historic Maps	16
7.	Summary.....	18
8.	References	18
9.	Appendix: Listing Descriptions	19
9.1	The Church of St Michael.....	19
9.2	Church Farm House	21

TABLE OF FIGURES

Figure 1:	General site location (not to scale)	5
Figure 2:	Detailed site location (1:1000 @ A4).....	6
Figure 3:	First Edition Ordnance Survey, 1880s (not to scale).....	16
Figure 4:	Ordnance Survey, 1904 (not to scale)	17
Figure 6:	1954 Ordnance Survey map (not to scale)	17
Figure 5:	1973 Ordnance Survey map (not to scale)	18

TABLE OF PLATES

Plate 1:	Garages north of Church Farm House.....	9
Plate 2:	Northern elevation, The Hop Kiln	9
Plate 3:	Northwest aspect, Church Barn.....	10
Plate 4:	Finchall Barn, viewed from the east	11
Plate 5:	The Garage, western elevation	12
Plate 6:	Shed / garage viewed from southeast, prior to reordering.....	12
Plate 7:	Western elevation, shed / garage, prior to reordering.....	13
Plate 8:	Southern elevation, shed / garage, prior to reordering.....	13
Plate 9:	Southern elevation, garage, before and after modification	14
Plate 10:	Western elevation, Church Barn, showing stylistic elements reflected in garage modifications	14
Plate 11:	Northern elevation, garage after modifications, showing stylistic elements taken from Church Barn.....	15

1. Introduction

This is a document describing and discussing all aspects of the historic environment (Conservation Areas, Listed Buildings, Ancient Monuments and archaeological sites) in relation to the development at Knighton on Teme.

This follows the principles set out in Clark K. 2001. *Informed Conservation* London: English Heritage.

The basic premise of this is that:

- all conservation decisions should be based upon research and information.
- conservation is about managing change, not the fossilisation of buildings, land or landscapes.

Other key methodological documents are:

English Heritage: *Sustaining the Historic Environment*

English Heritage, 2008 *Enabling Development and the Conservation of Significant Places*

English Heritage, 2008: *Conservation Principles*

In particular in the document "Sustaining the Historic Environment" historic "assets" are to be graded as follows:

Critical

Constant

Tradeable

1.1 The Client

Robert Eccles, who is the landowner, commissioned this report.

1.2 Confidentiality Copyright

This document is to remain confidential until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to Robert Eccles and The Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

1.3 Location

The site is located north of the church at Knighton on Teme. The general location is shown in Figure 1 and the specific location in Figure 2.

1.4 A Short Description of the Development

Conversion of existing agricultural outbuilding to domestic garage. Cladding of original modern structure with brick, re roofing structure and extension of roof to west, forming overhang. Fitting of new timber doors. All work carried out to be in keeping with neighbouring buildings.

1.5 Site Visit

Dr Peter Wardle visited the site at numerous times during 2000 and again on 15th July 2009.

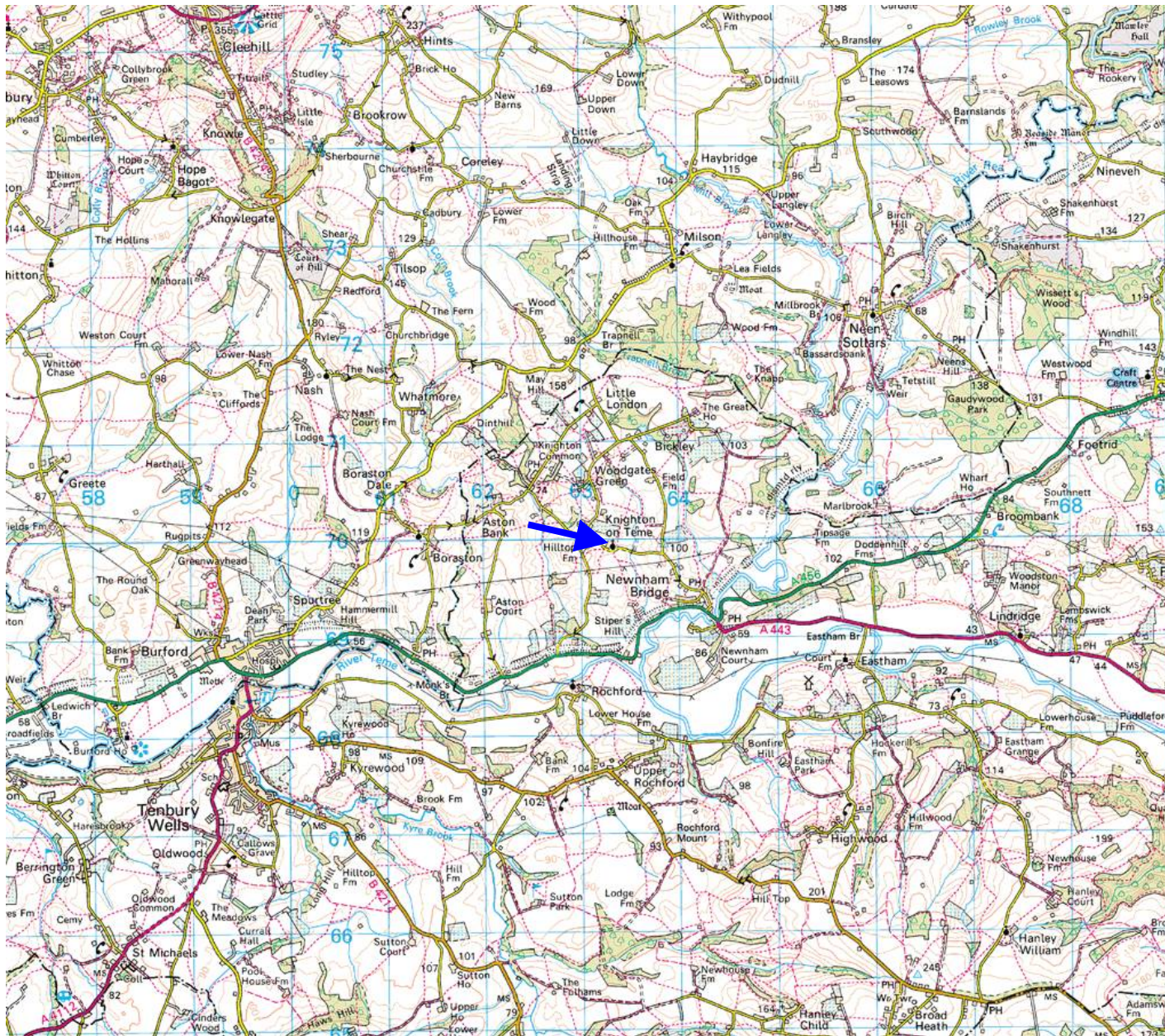


Figure 1: General site location (not to scale)

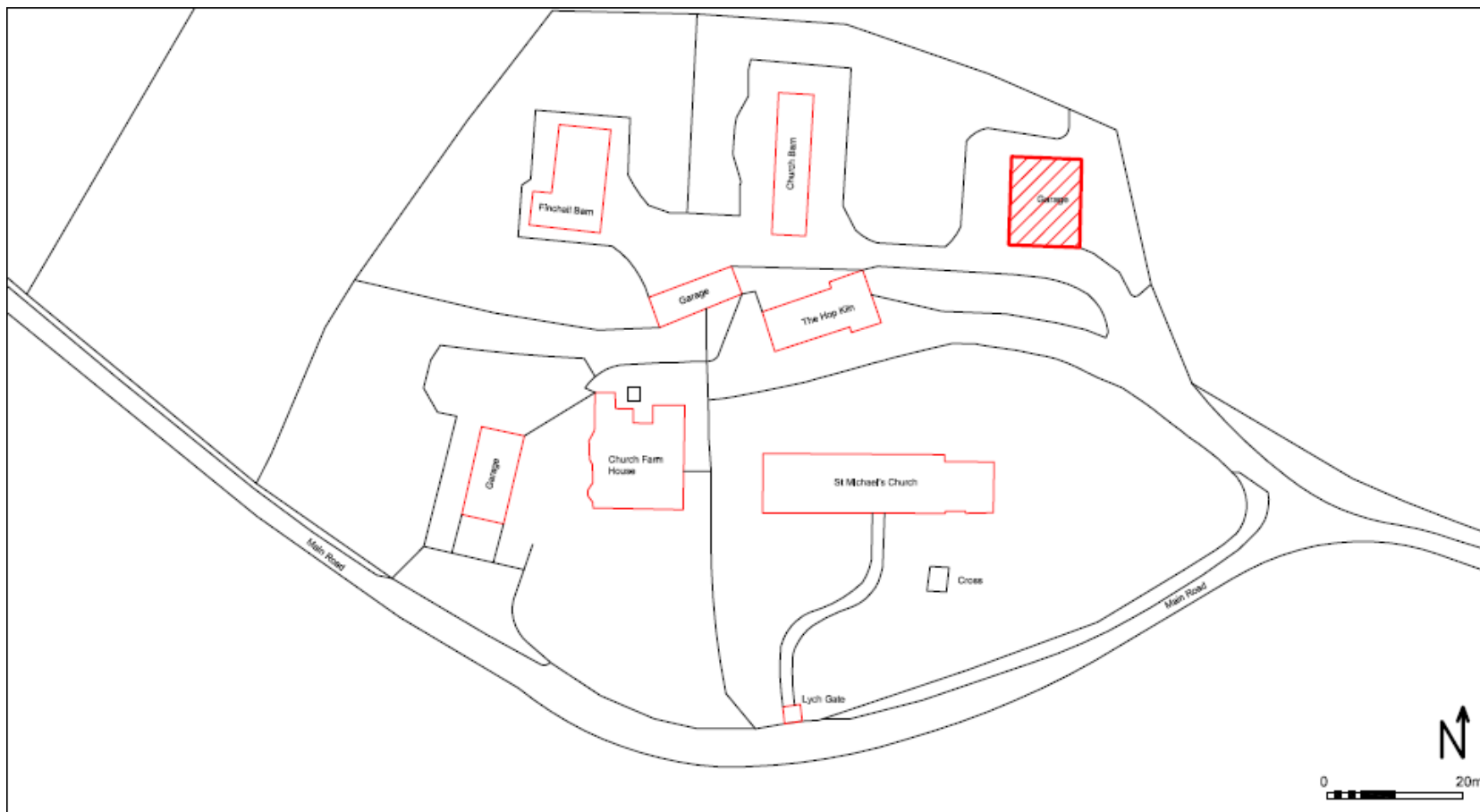


Figure 2: Detailed site location (1:1000 @ A4)

2. Historic Environment Planning History & Background

Constraint	Details
Site of Special Scientific Interest	No
Hedgerows	No
Tree Preservation Orders	No
Areas of Wildlife Interest	No
Protected Species	No
World Heritage Site	No
Scheduled Ancient Monument	No
Area of Archaeological Importance	No
Mentioned in Local Plan	No
Site of Archaeological Interest (mentioned in the Sites and Monuments Record)	Yes
Sites and Monuments Record Numbers	WSM 27887, 27888, 27890
Conservation Area	No
Listed Building	No

2.1 Historical Significance

Knighton on Teme has its origins as a settlement in the late Saxon period. In the tenth century, a manor covering Knighton on Teme, Pensax, Lindridge and Stockton on Teme, was granted to the monastery of Worcester by Wiferd and his wife Alta (VCH 1971:444).

In the late eleventh century, the monastery still held control over the land at Knighton (Thorn & Thorn 1982:174). Over the following centuries, varying parts of the manor were owned by the Knighton family and the monastery.

After the dissolution, the manor of Newnham, to which the manor containing Knighton was annexed, became the property of the Dean and Chapter of Worcester Cathedral, remaining so until transferring to the Ecclesiastical Commissioners in 1839.

In 1843, Knighton on Teme became a separate parish, distinct from Lindridge to which it had previously belonged. The present church is of Norman (12th century) origin, although given the Saxon origins of the settlement, it is thought that an earlier church existed here.

There is clear evidence of medieval settlement in the area in the form of a deserted medieval village centred on the church, with a moated site (NMR No. 112615) likely to represent a medieval manor house. Church Farm is located in the northwest part of the deserted village.

By the 19th century, Church Farm was well established on the site to the north and west of the church, the major buildings of which survive today. Smaller buildings present on the tithe map have subsequently been demolished (Stone & Tavener 2000:9).

The surviving buildings around the church represent the last vestiges of Church Farm, comprising the 18th century Church Farm House and a collection of Victorian outbuildings including a hop kiln and two barns. In addition, a modern steel barn and concrete block-built shed (the subject of this report) are present. The Victorian barns and hop kiln were converted to residential properties in 2000.

3. The Buildings

The buildings in the vicinity of Church Farm are as follows:

3.1 *The Church of St Michael*

The Church of St Michael is a Grade I listed building constructed in the 12th century, with late 13th and 15th century alterations. The building was restored in 1885-6 with further alterations in 1959. The church is built of stone and retains many features from throughout its life.

The remains of a churchyard cross, c. 14th century, are located in the churchyard and were converted into a sundial in 1815 (NMR No. 112604)

The listing description is appended.

3.2 *Church Farm House*

The farmhouse is a Grade II listed 18th century building with 19th and 20th century additions. The building is constructed of red brick with a tiled roof, and is situated to the west of the churchyard.

The listing description is appended.

3.3 *Garage West of Church Farm House*

A modern brick built garage constructed during the 2000 redevelopment works. The building is located on the northern part of the footprint of an earlier shed, demolished during the redevelopment.

3.4 *Garage North of Church Farm House*

A modern brick-built garage constructed during the 2000 redevelopment works. The building is located on the footprint of a two storey steel framed barn clad in corrugated iron, dating from the early part of the 20th century, which was demolished during the redevelopment.

3.5 *The Hop Kiln*

The hop kiln building is of red brick with a slate roof built in the vernacular style. The building is T-shaped in plan, the building running east-west, with a cross-piece at the eastern end. This cross piece housed a pair of kilns, evidential from the form of the roof at this point.

The western part of the building housed the cooling floors and storage for pockets (sacks) of dried hops below, also doubling as stabling for livestock and as a cart shed.

The hop kiln was converted into a residential property known as 'The Hop Kiln' in 2000.



Plate 1: Garages north of Church Farm House



Plate 2: Northern elevation, The Hop Kiln

3.6 Church Barn

A north-south oriented range. The southern part was originally a stable with hayloft over. The ground floor of this part is of brick with weatherboarded timber frame over. The northern part was a threshing barn of weatherboarded timber frame on a brick plinth. The roof is of plain tiles.

Graffiti on the wall of the hayloft states that the building was built in 1894, and further inscriptions cover the lives of some of the occupants of the farm in the late 19th - early 20th century.

The building was converted into a residential property known as 'Church Barn' in 2000 and is the building to which the garage relates.



Plate 3: Northwest aspect, Church Barn

3.7 Finchall Barn

The structure of the western barn comprises multiple phases of building. The earliest phase features two storeys of two unequal bays, originally a stable and tack room from the early 19th century. A former two-storey extension to the west of the building is apparent on historic maps. Evidence of this was observed during building recording in 2000 (Stone & Tavener).

The second phase, a single storey brick range running north at right angles to the primary phase. There is strong evidence that this range was built at the same time as the primary phase although technically it butts against it, making it technically later in date.

In the 20th century, the building was adapted as a drying room, with metal flues and extractor fans installed. Also at this point, a breeze block outshut was added to the western part of the building.

The building is of red brick construction with a plain tiled roof.

The building was converted into a residential property known as 'Finchall Barn' in 2000.



Plate 4: Finchall Barn, viewed from the east

3.8 Shed / Garage

Described in the 2000 building recording (Stone & Tavener) as a 'breeze block and timber clad machinery shed', this building is clearly of late 20th century origin. The original roof was of corrugated sheet. The building was a direct contrast to the style and appearance of other buildings located at Church Farm. Evidence from historic maps (see below) proves that the building was constructed after 1973.



Plate 5: The Garage, western elevation



Plate 6: Shed / garage viewed from southeast, prior to reordering



Plate 7: Western elevation, shed / garage, prior to reordering



Plate 8: Southern elevation, shed / garage, prior to reordering



Plate 9: Southern elevation, garage, before and after modification



Plate 10: Western elevation, Church Barn, showing stylistic elements reflected in garage modifications



Plate 11: Northern elevation, garage after modifications, showing stylistic elements taken from Church Barn

4. Archaeological Background

The Church Farm area has had very little archaeological work carried out. Medieval pottery was recovered from the area of the farm and around the church (Stone & Tavener).

The Church Farm site was the subject of a watching brief on the excavation of service trenches during the 2000 conversion. A single feature was exposed - a north-south brick drain, circular in profile and built from proprietary archway bricks, interpreted as a drain for the farmhouse cellar. This drain combined with a scattering of sherds of medieval pottery made the total sum of archaeological remains recorded during the exercise.

No evidence to support the existence of the moated site was found and it was deduced that the ground level has been greatly truncated removing any archaeological remains that may have existed (ibid).

A watching brief on groundworks in the churchyard gave an insight into the construction of the church, and produced layers of churchyard deposits (Hurst).

5. Archaeological Potential

It is considered that there is very low to no potential for archaeological remains to be discovered in the vicinity of the garage. As the work is concerned with augmenting the original structure, it is not thought that any significant groundworks would have occurred.

6. Analysis of Historic Maps

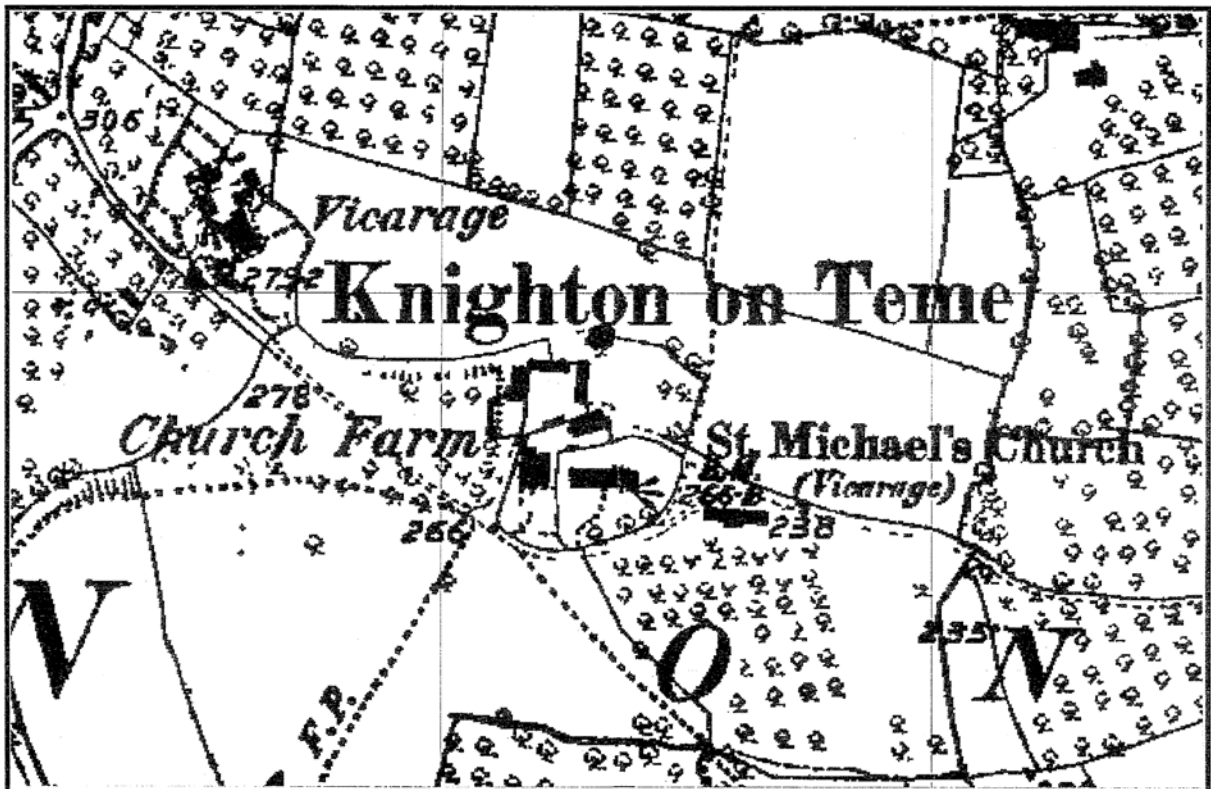


Figure 3: First Edition Ordnance Survey, 1880s (not to scale)

The first edition Ordnance Survey map shows the church, the farmhouse, Finchall Barn and a building on the site of Church Barn. A further building is on the site of the Hop Kiln without the north-south cross piece at the eastern end and a structure in similar location to the steel barn. A further east-west structure is present between the northern ends of Finchall Barn and Church Barn. There are no structures in the location of the garage.

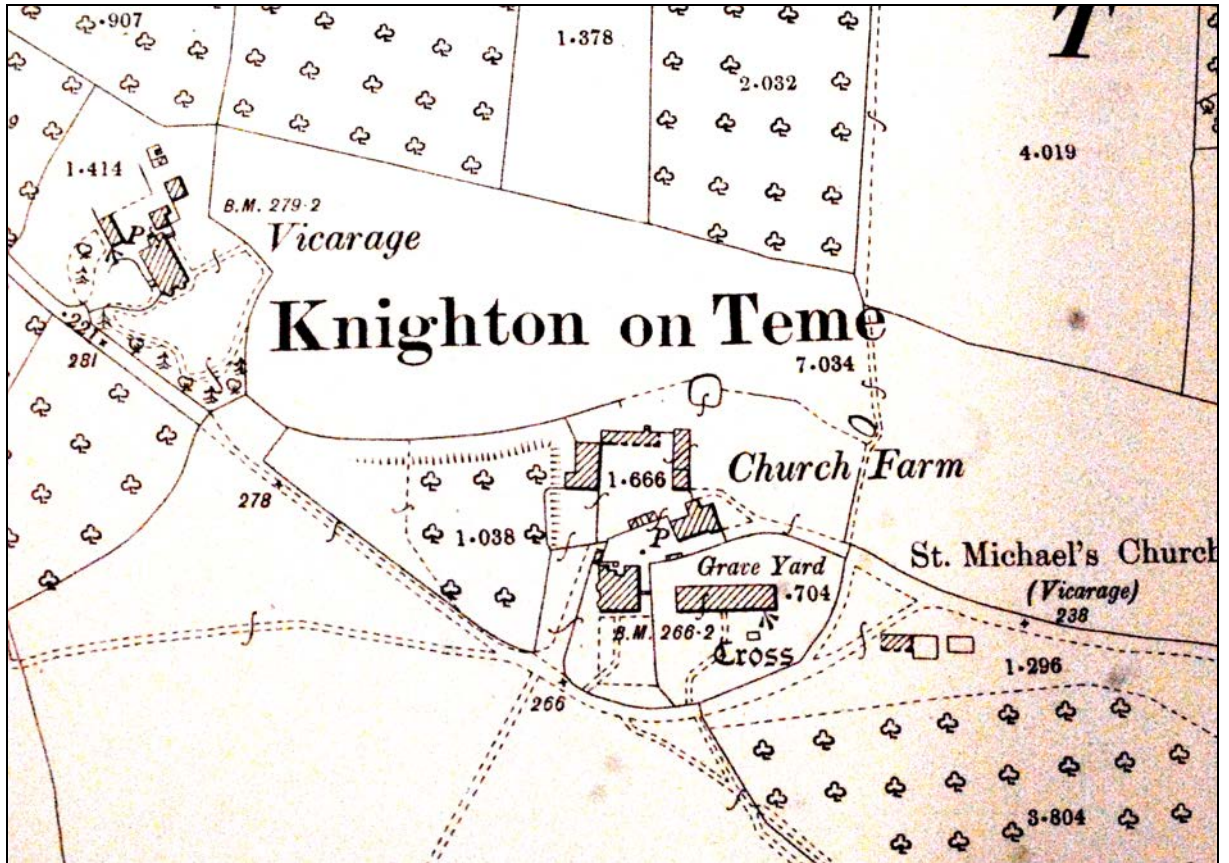


Figure 4: Ordnance Survey, 1904 (not to scale)

The 1904 Ordnance Survey plan shows little change from the first edition. The hopkiln has an extension to the north, and there are no structures in the location of the garage.

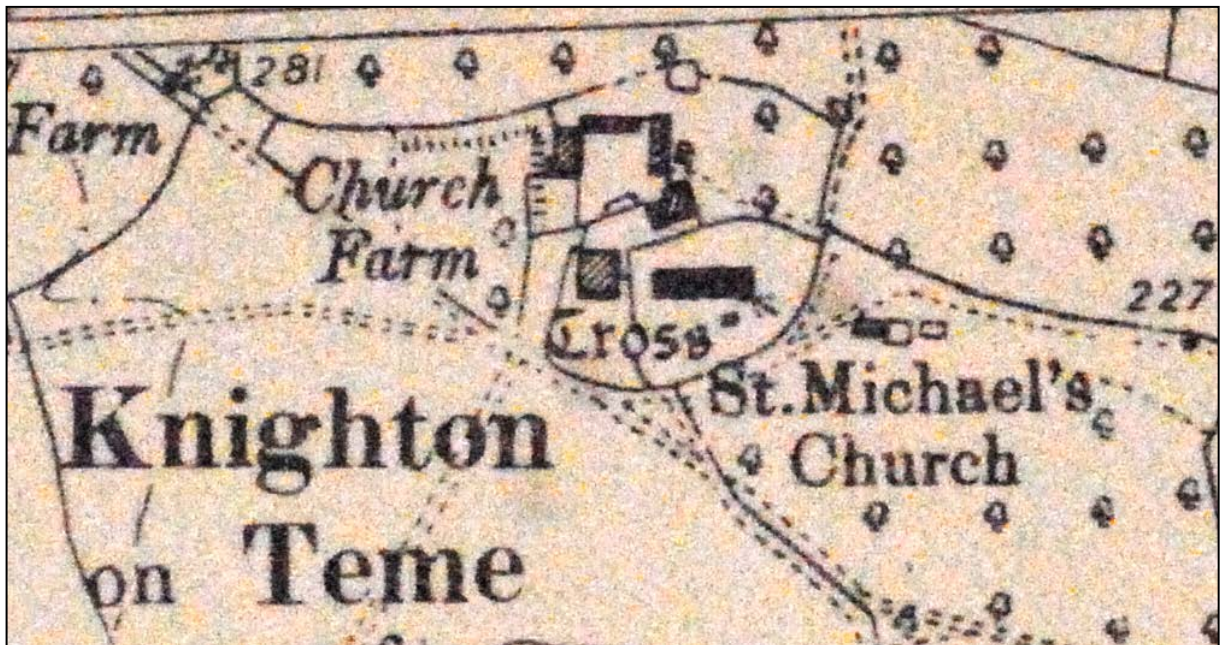


Figure 5: 1954 Ordnance Survey map (not to scale)

Again the only change is to the hopkiln. A further extension has been constructed east of that present on the 1904 plan, running to the northeast corner. There are no structures in the location of the garage.

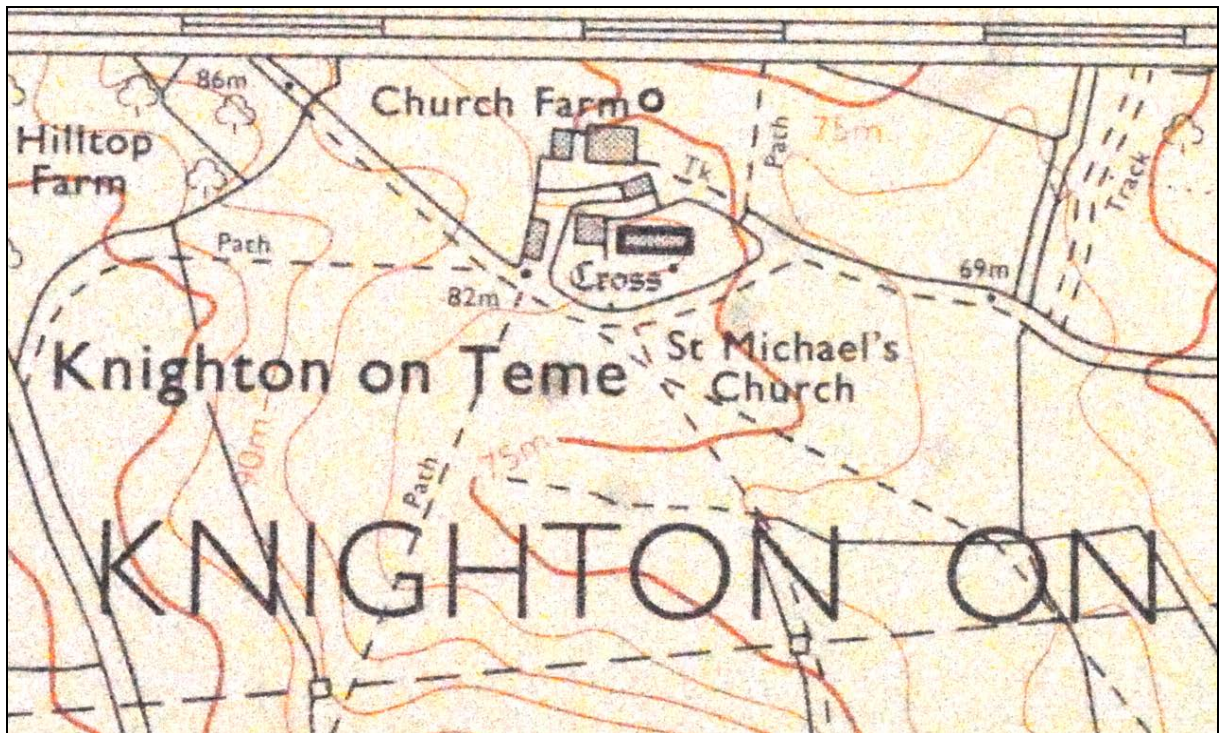


Figure 6: 1973 Ordnance Survey map (not to scale)

The 1973 map shows a greatly simplified view of the site, with all buildings depicted symbolically as rectangles. There are no buildings present in the location of the garage.

7. Summary

It is noted that whilst the garage building is surrounded by historic structures, namely a 13th century church, an 18th century farmhouse and a collection of 19th century farm buildings, the garage itself is not a historic structure.

The garage in its original form, constructed from modern pre-cast concrete blocks with timber over, stood out as a detractor from the visual appearance of the surrounding buildings which were all constructed of red brick with tiled or slated roofs.

It is clear from the photographs above that the modifications carried out to the garage building are sympathetic to the surrounding historic setting and that the building no longer detracts from the overall appearance of the other structures in the immediate area.

Despite its location in a deserted medieval village, there is evidence that any archaeological remains in the area have been truncated during a historic levelling exercise.

8. References

Hurst J D 1995. *Watching Brief at the Church of St Michael, Knighton on Teme, Worcestershire* Hereford and Worcester County Council County Archaeological Service Internal Report No. 357

Stone R & Tavener N 2000. *Church Farm, Knighton on Teme, Tenbury Wells, Worcestershire: A report on a programme of archaeological works* Marches Archaeology

Thorn F & Thorn C 1982. *Domesday Book: Worcestershire*

VCH 1971. *Victoria County History: Worcestershire Vol. 3*

9. Appendix: Listing Descriptions

9.1 The Church of St Michael

Building Name:	Church Of St Michael	
Parish:	Knighton On Teme	
District:	Malvern Hills	
County:	Worcestershire	
Postcode:		
	LBS Number:	149284
	Grade:	I
	Date Listed:	18 April 1966
	Date Delisted:	
	National Grid Reference:	SO6333669913

Listing Text:

KNIGHTON ON TEME CP KNIGHTON ON TEME
SO 66 NW

4/91 Church of St Michael

18.4.66

GV I

Parish church. C12, altered late C13 and C15; restored mid-C19 with further alterations in 1959 by Godwin and Greenway. Sandstone rubble and tufa with sandstone ashlar dressings, plain tiled roofs and timber bell-tower with shingled turret. Nave with opposing doorways and extended to enclose bell-tower; two-bay chancel. Norman, Decorated and Perpendicular styles. Nave: early C12, extended to west late C12 and again in C15 to enclose tower; chamfered plinth with string to late C12 part with pilaster buttresses at junction of early C12 and late C12 parts and also at east end; the south-east end buttress has been rebuilt. North elevation has a 2-light C13 window at its eastern end; west of this are two small C13 lancets and between them is the blocked north doorway; south elevation also has a 2-light window at its east end but it is much restored and there is a 2-light C15 square-headed window at the west end; the central south doorway is similarly detailed to those at the Church of St Peter and St Paul, Eastham CP (qv) and the Church of St Andrew at Stockton on Teme CP (qv). It is tall and narrow with two round-arched orders, the outer enriched with a sunk star decoration and springing from plain shafts with cushion capitals; the inner order has two cable moulds and the east jamb is cut away for a stoup; there is an old studded door with some C20 repairs; above the door is a four-bay blind arcade, round-arched with engaged columns and enriched with mouldings now barely discernible. The C15 addition enclosing the tower is lower in height and has two lancets at its west end; in the south elevation is a pointed doorway and a square wall memorial with an illegible inscription. The bell-turret is a mid-C20 replacement and has a splayed square base and short pyramidal spire with a weathervane. Chancel: late C12;

chamfered plinth and string; two round-headed C19 east windows with sill bands; north elevation has two C19 lancets; south elevation has pilaster buttresses at each end and also a later central buttress with offsets; east bay has a restored 2-light window of the C13 which has a hood mould with returns; west bay has a pointed doorway and, adjacent to the nave, a rectangular light. Interior: C12 chancel arch similarly detailed to the south doorway; either side is a large round-arched recess with a two-bay blind arcade and engaged columns with cushion capitals; above each is a plain tympanum. The tower is separated from the nave by a C15 timber-framed partition with rendered brick infill; at the centre of the partition an ogee-headed doorway leads into the tower base, now used as a vestry and panelled with C18 box pews; narrow spaces either side of the vestry contain the massive posts and struts of the old tower framework. The nave roof has C15 arch-braced collar and tie-beam trusses with V-struts in the apex; tie-beams, purlins and wall-plates are moulded and tie-beams have central bosses; east end bay has a ceiling divided into compartments painted red and green, and brattished wall-plates; chancel has a wagon roof. C19 piscina with cusped pointed head cut into south-east jamb of south-east chancel window; C18 altar rails with turned balusters; circular font with baluster stem; C19 octagonal pulpit; parish chest set against blocked north doorway. Memorials: east jamb of north-east nave window has small late C17 memorial surmounted by a large coat of arms to John Cecill, died 1697; numerous ledger slabs in chancel, mainly C18 and to members of the Milward family. A large Norman church, its south doorway, chancel arch, tower framework and late medieval roof are of particular interest. (VCH 3 (ii), p 446-8; BoE, p 209).

9.2 Church Farm House

Building Name:	Church Farmhouse	
Parish:	Knighton On Teme	
District:	Malvern Hills	
County:	Worcestershire	
Postcode:		
	LBS Number:	149286
	Grade:	II
	Date Listed:	27 February 1986
	Date Delisted:	
	National Grid Reference:	SO6330169916

Listing Text:

KNIGHTON ON TEME CP KNIGHTON ON TEME
SO 66 NW

4/93 Church Farmhouse

GV II

Farmhouse. Mid-C18 with mid-C19 additions and late C20 alterations. Brick with plain tiled roof, parapets at gable ends and end brick stacks with tiled offsets. Two storeys with chamfered plinth and modillion eaves cornice; three bays; central bay breaks forward and is pedimented; windows have cambered heads; 3-light casements in outer bays and central first floor 2-light casement; blind circular opening contained within pediment; central entrance has a C20 gabled brick porch with circular blind opening in gable apex, open at front and with rectangular lights in side elevations; half-glazed door within. Attic lights in gable ends. Interior: central dog-leg staircase has moulded straight balusters and newels and open string with bracket detail. C18 wing to rear left and C19 additions to rear right. The farmhouse is situated to the west of the churchyard of the Church of St Michael (qv).