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Date October 2021

Our ref:
Your ref:

**Removal of redundant modern agricultural barn
(currently used as storage by occupiers
of Lodge Farm) and erection of single storey dwelling at;**

Lodge Farm, Chaddesley Corbett, Kidderminster, DY10 4QB

Heritage Statement

Introduction: - It is proposed to remove the redundant modern agricultural barn and erect a single-story residential dwelling.

Research has been undertaken to obtain how the proposal may impact the heritage and archaeological assets of the site and surrounding area.

This Heritage Statement provides information on the heritage assets of the surrounding area.

Lodge Farm

HER Number: – WSM10331

Site Name: - Lodge Farm, Chaddesley
Corbett

Record Type: - Building

DWELLING (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)

Evidence BUILDING

Main building material BRICK

Main building material TILE

Main building material TIMBER

TIMBER FRAMED BUILDING (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)

Evidence EXTANT BUILDING

Main building material BRICK

Main building material TILE

Main building material TIMBER

Description: -

18th Century: 2 stories, painted brick, 3 gables. At back 17th Century or earlier timber frame. Most of house rebuilt early in last century, though the NW corner dates from early in the 17th Century. The walls of this part of the house are half-timber & brick construction, considerably modernised when 19th Century altered. [1] [2]

Brooch found in the kitchen garden by the owner some years ago, on loan (& display) to the Ashmolean Museum. Early 14th Century, with Latin inscription & arms of the Beauchamps & the... [3]

CHADDESLEY CORBETT CP A 448 (north side) SO 8873 - 8973 14/13 Lodge Farmhouse (Formerly listed as The Lodge) 20.10.52 GV II Farmhouse. Early 17th Century, extended late 17th Century, refronted early 18th Century, altered early 19th Century. Timber-frame; painted brick infill clad in painted brick, and hipped tile roof. U-plan, gable-end stacks on front range. East front: two storeys, plain parapet over dentilled brick cornice. Three windows with painted wedge lintels, two 3-light casements flank a 2-light casement. This arrangement supersedes five blocked windows under rubbed brick heads. Ground floor: two 3-light basements replacing six windows, central entrance has a pilastered wooden doorcase with open pediment, radially glazed fanlight and 6-panel door. Framing: exposed to rear wings, north wing is earlier and had close-studding with mid-rail to first floor, south wing is four square panels high with straight tension braces. [4] [5] [6]

Material digitised as part of NHPP7624 Charles Archive Project. Photographs taken of Lodge Farmhouse at an unknown date. This property was known as The Vicarage and has a later Georgian frontage attached to the original timber frame which is seen at the rear of this building. [7] [8]

Sources: -

- [1] Bibliographic reference: Page, W. 1913. A History of the County of Worcester: Volume III. Victoria County History. p35 SWR2428
- [2] Personal Comment: CCLHG. 3.1991. Visit to SMR. SMR Card. SWR5974
- [3] Correspondence: Tangye, E. 1991. Description of the brooch, extract from Ashmolean Museum. Ashmolean Museum. SWR10462
- [4] Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND. English Heritage. SWR2380
- [5] Digital archive: English Heritage. 2000. Images of England. English Heritage website of Listed buildings. English Heritage. SWR9341
- [6] Guide: Chaddesley Corbett History Group. Notes on Chaddesley Corbett Village Street. . SWR1434
- [7] Photograph: F. W. B, Charles. Unknown. Photograph of Lodge Farm, Chaddesley Corbett. Charles Archive. SWR24967
- [8] Bibliographic reference: F. W. B, and M. Charles. 1986. Conservation of Timber Buildings. 104 SWR25388

Location: -

National Grid Reference:- SO 8905 7354 **Sheet No:-** SO87SE

Administrative Area: - Civil Parish (Chaddesley Corbett, Wyre Forest, Worcestershire)

Associated Designations: -

Listed Building (II) – 1100706 LODGE FARMHOUSE Active DWR1446

Associated Historic Landscape Character Records: - None Recorded

Related Monuments: - None Recorded

Associated Finds: -

FWR18417 BROOCH (1) (14TH CENTURY AD - 1301 AD to 1399 AD)

Associated Events/Activities: - None Recorded

Fishponds and Earthworks, Chaddesley Corbett

HER Number: – WSM05326 **Site Name:** - Fishponds and Earthworks,
Chaddesley Corbett

Record Type: - Monument

Monument Types and Dates:- FISHPOND (MEDIEVAL 1066 AD to 1539 AD)

Evidence:- EARTHWORK

Description: -

Long rectangular tank and breeding tank complete with leat system. The main pond averages 1.3m in depth and the subsidiary pond has an average depth of 1.6m. Formerly in perfect condition, filling in began 1969 initially focused at the Northeast end of the main pond, and a causeway has been made across the middle of the other. [1]

The main pond is over 100yds long and 30yds across at the widest point, slight signs of having been considerably enlarged at some point. There is a Subsidiary pond on the Eastern side and a very well-preserved set of leats and overflow channels. Further channels and ditches in the same field appear to be unrelated to the pond system. [2][3]

Extract from Gwilliam (1995) 'Mills in Worcestershire': "On the parish map of 1832, by Jereh Matthews, there are a series of pools called Lodge Pools, now dry, and what appears to be a leat of which once took the water from the brook in a direct path to the pools. They could have been fish pools, but the site would have been too accessible to the village, and is some distance from the nearest large house, Brockencote Hall, which has a larger pool within its grounds. Today, the leat and the pools are dry, but the depressions in the field are very prominent and can easily be seen from the road." [4]

Site of National Significance - considered for scheduling by English Heritage. [5]

See also [6][7]

Features are extremely well defined on the 2005 orthophotography and visible within the Environment Agency LiDAR data. [8][9]

Earthworks plotted on Ordnance Survey 2nd Edition County Series mapping. [10]

Pond still recorded as a pond on the 1745 Throckmorton Estate map (described as Pool Meadow and Pool, owned by Sir Robert Throckmorton Baronet and occupied by Mr Croydon) and the 1839 Chaddesley tithe map (described as Pool, parcel number 607, owned by Sir Charles Throckmorton Baronet and occupied by James Blakeway). [11][12]

This record includes National Record of the Historic Environment Information provided by Historic England on 9th April 2019 licensed under the Open Government Licence:
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> [13]

No evidence suggesting the existence of a moat was seen near Lodge Farm. [Field Investigators Comments: F1 DJC 24-MAY-76] [13]

A plan of earthworks at Chaddesley Corbett by C.J. Bond shows a moat at Lodge Farm in 1969 [Medieval Fish, Fisheries and Fishponds in Eng BAR Brit series 182 (ii) 1988 451 Fig 6 452] [13]

See also [14].

On Local Heritage List. [15]

Sources: -

- [1] Personal Comment: Bond, C J. Undated. SMR card: Personal Comment. WHEAS. SWR1835
- [2] Bibliographic reference: Bond CJ. 1970. Medieval Archaeology 14. Med Arch. SWR4853
- [3] Bibliographic reference: Bond, C J. 1969. Medieval: Chaddesley Corbett. Worcestershire Archaeol Newsletter. SWR6792
- [4] Bibliographic reference: Gwilliam, H W. 1995. Mills in Worcestershire. Worcs Industrial Archaeology & L H Society. 449-451 SWR4
- [5] List: 1998-1999. List of Nationally Important Sites. MPP List. SWR7855
- [6] Bibliographic reference: Aston, M. 1988. Medieval Fish, Fisheries and Fishponds in England- Part 1 General Studies. BAR British Series. SWR1389
- [7] Bibliographic reference: Aston, M.. 1988. Medieval Fish, Fisheries and Fishponds in England Part II- Case Studies. BAR British Series. SWR1390
- [8] Aerial Photograph: RAF. 2005. 1:2500 Vertical Air Photographic Coverage of Worcestershire 2005. getmapping.com. SWR1365
- [9] Survey: Environment Agency. 2011. Environment Agency Geo-referenced LiDAR image. SWR20858
- [10] Correspondence: Atkin,M. 1998. Correspondance regarding finds from Brine Pitt Farm Droitwich. Worcestershire Historic Environment and Archaeolog. SWR9787
- [11] Digital archive: Noke, M. 2010. Combined GIS shapefile for digitised estate maps and database records in Worcestershire. . WHEAS. SWR12720
- [12] Digital archive: Noke, M., Russell, O.. 2010. Combined GIS shapefile for digitised tithe maps and database records in Worcestershire. . Worcestershire Historic Environment Record. SWR12708
- [13] Internet Site: Historic England. 2019. National Record of the Historic Environment Monument Database. SWR25489
- [14] Map: Guyatt David. 2003. Transcription of Chaddesley Corbett Tithe Map of 1838. Worcestershire Record Office SWR2238
- [15] List: Wyre Forest DC. 2016. Local Heritage List for Chaddesley Corbett. SWR26064

Location: -

National Grid Reference:- SO 8900 7340 Sheet No:- SO87SE

Administrative Area: - Civil Parish (Chaddesley Corbett, Wyre Forest, Worcestershire)

Associated Designations: - None

Associated Historic Landscape Character Records: - None Recorded

Related Monuments: - None Recorded

Finds recorded in associated Event records: -

Field Study in 1997, Pond Meadow, Chaddesley Corbett (Event - Survey. Ref: WSM32433)

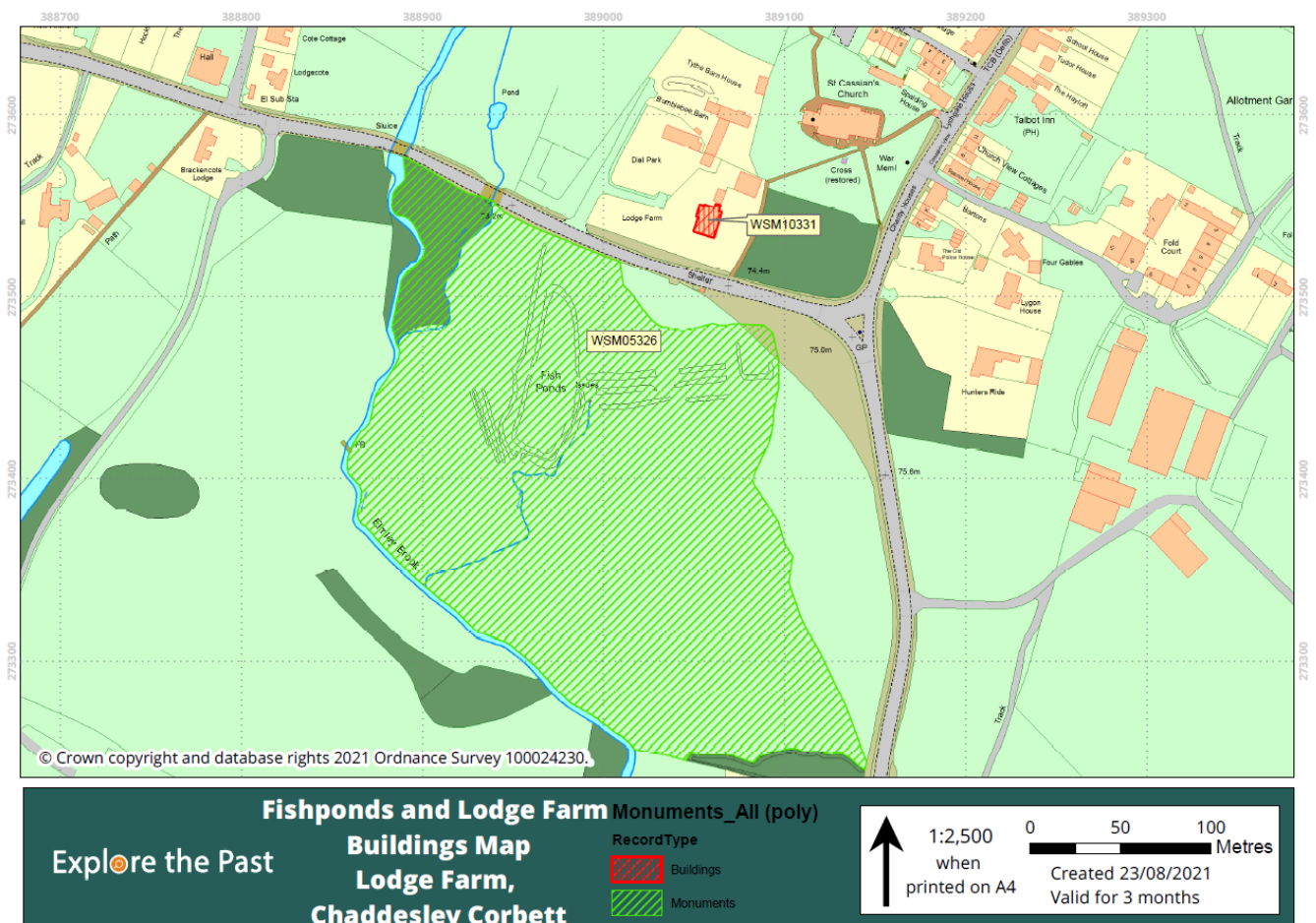


Figure 1 – Extract of Map obtained from Worcestershire Archive an Archaeology Service

Church of St Cassian

Heritage Category: - Listed Building (Grade I)

List Entry Number: - 1100682

Date first listed: - 25-Feb-1958

Statutory Address: - CHURCH OF ST CASSIAN, VILLAGE STREET

District: - Wyre Forest (District Authority)

Parish: - Chaddesley Corbett

National Grid Reference: - SO 89130 73595



Figure 2 – Ordnance Survey Map of location

Details: -

CHADDESLEY CORBETT CP VILLAGE STREET (west side) SO 8873 - 8973 14/57 Church of St Cassian 25.2.58 GV I Parish church. C12, extended late C13 and C14; tower and spire rebuilt 1778-1779 by James Rose, restored 1863-4 by William Butterfield. Sandstone ashlar with tile roofs. West tower with spire, 1778-9; C12 nave, C14 north and south aisles; C14 chancel, C13 north chapel. Tower: four stages capped by an octagonal stone spire, with two levels of windows, the upper windows each have a pair of 2-centred lights. The tower windows have two lights under a 2-centred head. Crenellated parapet above moulded cornice, offsets to each stage, angle buttresses. Third stage windows of two lights under 2-centred heads; second stage with circular window in quatrefoil recess. First stage with 2-light window under 2-centred head. Ground floor on west side has a 3-light C19 window under 2-centred head in place of door, entrance now in south wall under 2-centred head of two moulded orders. South aisle: crenellated parapet, diagonal buttresses with C18 flying buttress to right of centre. Three windows: three cinquefoiled lights under segmental pointed heads. Behind flying buttress is an ogee-headed burial niche with

crocketed canopy; east window extended C14 of three lights, the outer two trefoiled, the central light cinquefoiled, under a 2-centred head. North aisle: four bays, three to left each have a C19 window of two trefoiled lights under 2-centred heads. Right hand bay has a C12 doorway with semi-circular head of two enriched orders and engaged respond shafts with scalloped capitals. West window of three trefoiled lights under 2-centred head. C13 north chapel is of three bays defined by heavily restored stepped buttresses. Windows each of two lights under 2-centred heads set in hollow moulded reveals. East window rises above C19 vestry and has three lights under a 2-centred head. C14 chancel is a fine example of Decorated style. South wall of three windows: to left of three lights, two trefoiled, the central one cinquefoiled, below a 2-centred head. To right similar but quatrefoil central light. Central window has three trefoiled lights, over an ogee-headed doorway. East window: five trefoiled lights with reticulated tracery under 2-centred head. Interior: nave: late C12 south arcade of three bays, columns with scalloped capitals, 2-centred arches of two plain orders. North arcade: mostly early C12, four bays, columns support semi-circular arches, save that to west end which is similar to south arcade. Tall tower arch, 2-centred of two chamfered orders, mostly obscured by mid-C20 organ loft. Chancel arch: segmental pointed arch of two chamfered orders, the inner dying into the responds; north arcade of two bays with octagonal pier supporting 2-centred arches with two orders of hollow chamfers. Three-seat sedillia with ogee heads to south wall and a piscina with nodding ogee head. Roofs: nave: eight bays, restored C19; trusses have arch-braces and a pair of raking struts above elaborately cusped; north aisle lean-to roof C19 of five bays; chancel: C19 barrel vault. Fittings: south aisle: C13 recumbent stone effigy of knight; nave: C12 Hereford school font of goblet form with interlaced knop and four dragons to bowl, pulpit by Butterfield; chancel memorial brass (now wall mounted) to Thomas Forrest died 1511, and his wife Margaret; north chapel, under arcade a C13 recumbent stone effigy of a priest; in chapel on north wall: tablet to Lady Mary Yate (daughter of Humphrey Packington) died 1696, flanked by Doric pilasters with entablature, floral panel below, surmounted by armorial bearings; also tablet to Humphrey Packington, died 1631, in black and white marble, Ionic columns to broken segmental pediment; wall memorial to Dame Ann Audeley, (daughter of Humphrey Packington) died 1642, has eared architrave to inscription flanked by consoles; south-west corner wall tablet to Elizabeth, daughter of Thomas Holt of Aston, died 1647, flanked by Ionic columns with entablature. (VCH, 3, pp 40-41; BoE, pp 116-7; Roper, J S: A History of St Cassian's Church, Chaddesley Corbett, 1978 (second edition): Colvin, Howard: A Biographical Dictionary of British Architects 1600 - 1840, 1978, p 706; Thompson, Paul: William Butterfield, 1971, pp 133, 264, 266, 418, 445, 480).

Listing NGR:- SO8913073596

Legacy System number: -157044

Legacy System: - LBS

Sources: -

Colvin, H M, A Biographical Dictionary of British Architects 1600-1840, (1978), 706
Doubleday, AH, Page, W, The Victoria History of the County of Worcester, (1913), 40 41
Pevsner, N, The Buildings of England: Worcestershire, (1968), 116 117
Roper, J S , A History of St Cassianns Church Chaddesley Corbett, (1978)
Thompson, P, William Butterfield Victorian Architect, (1971), 133 264
Thompson, P, William Butterfield Victorian Architect, (1971), 266 418
Thompson, P, William Butterfield Victorian Architect, (1971), 445 480

Legal :-

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

HER Search: - An Historic Environment Record (HER) search was carried out by Worcestershire Archive and Archaeology Service on a 500m radius from the proposed site on the 28/09/2021 and 12 Archaeological activities and 104 HER Monuments were recorded within the search area.

Full details can be read on the following report, which has been prepared by Tom Rogers of Worcestershire Archive and Archaeology Service, which is submitted in support of this application.



An Historic Environment Record Search for Desk Based Assessment WSM77765 Land at The Lodge, Chaddesley Corbett

Prepared by Tom Rogers MSc. MCIfA
Senior Project Manager
Worcestershire Archive and Archaeology Service

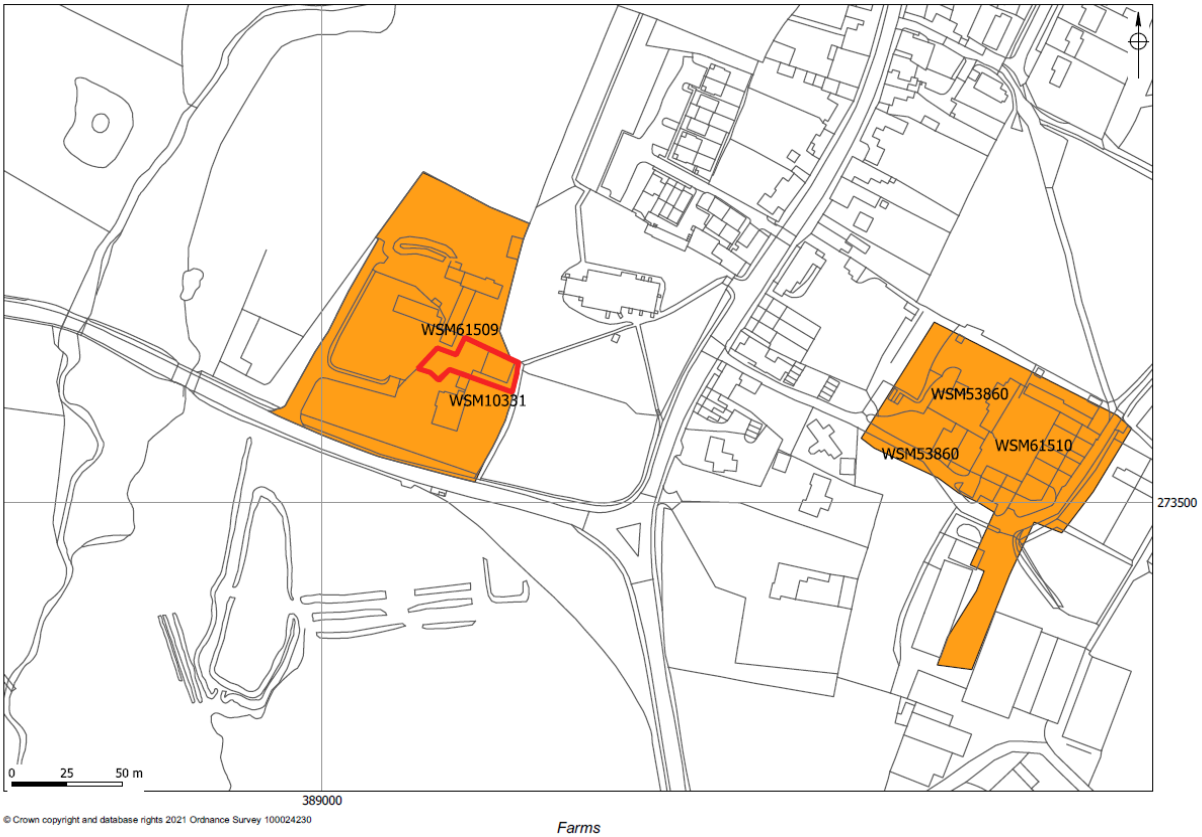


Figure 3 – Map Obtained from Worcestershire Archive and Archaeology Service illustrating the surrounding farms

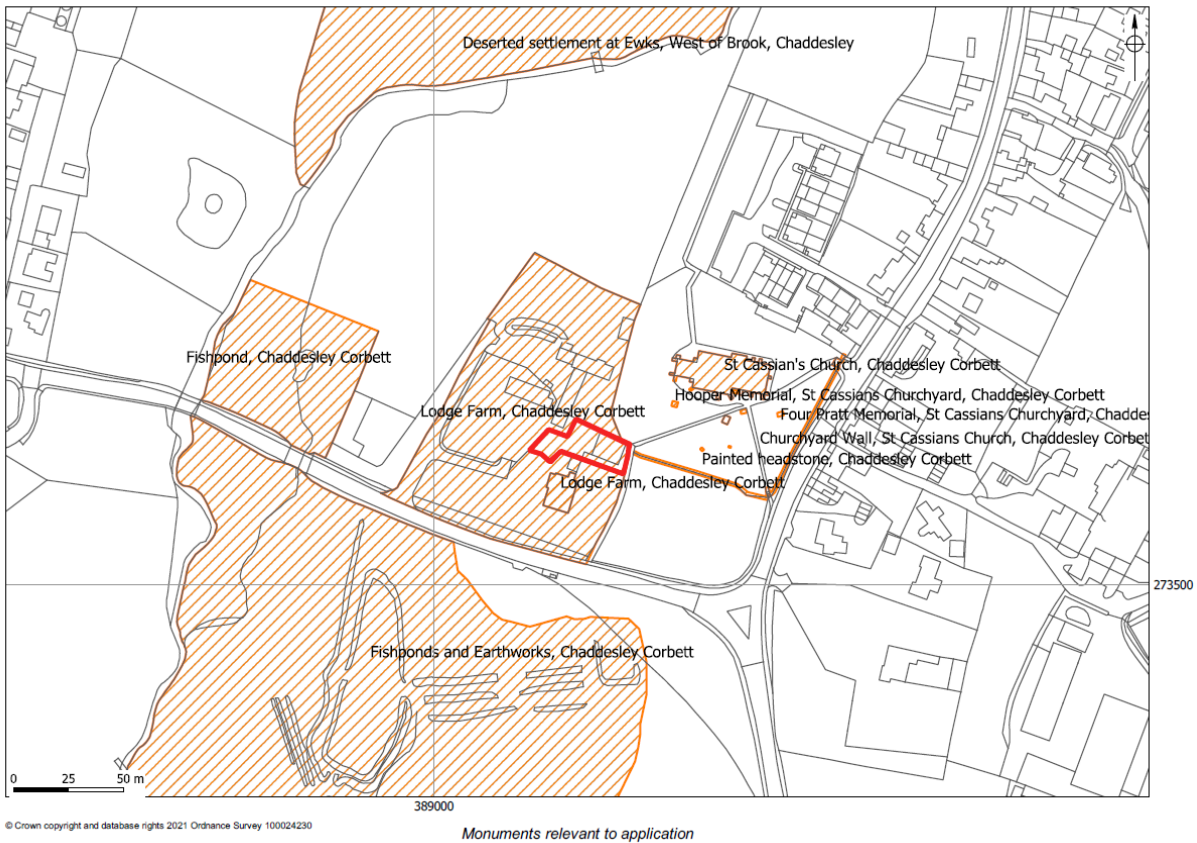


Figure 4 - Map Obtained from Worcestershire Archive and Archaeology Service illustrating the surrounding monuments relevant to application

Photomontage: - Streetview imagery has been obtained looking from the A448 Bromsgrove Road, which shows the existing redundant modern barn as present on site.



Figure 5 – View from A448 showing adjacent public footpath and modern (in centre of photo)



Figure 6 – View from A448 showing church of St Cassian with adjacent modern barn (to centre of photo)

The below photo illustrates the view which will be provided from the rear amenity of the proposed single storey dwelling. This is also a similar view which will be afforded to the occupiers of Lodge Farm from their respective amenity space once the existing modern barn is removed.



Figure 7 – Photo from proposed rear amenity of new proposed dwelling

Summary: - With the removal of the existing redundant agricultural barn, there would be a positive contribution to the setting of the earthworks and designated heritage assets. Given the potential for below-ground archaeological remains, an assessment of this potential is included within this Heritage Statement and considers the impact of the proposal.

With the removal of the existing modern agricultural barn, this removes the negative effect this building has upon the heritage assets of both the Grade I listed St Cassian and the Grade II listed Farmhouse.

In view of the comments received from the Worcestershire Archive and Archaeological Service, it is expected that a full archaeological Desk-top Assessment is to be prepared. This being a condition of planning permission being granted.

Peter Brocklesby, PB Associates.
October 2021