



Manor Farm Swindon Village Gloucestershire

**Historic Building Recording and
Archaeological Monitoring and Recording**

Archaeology Warwickshire
Report No. 2438
Date: March 2024



Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

Commissioned by: GHC Archaeology and Heritage on behalf of
County to County Property Group

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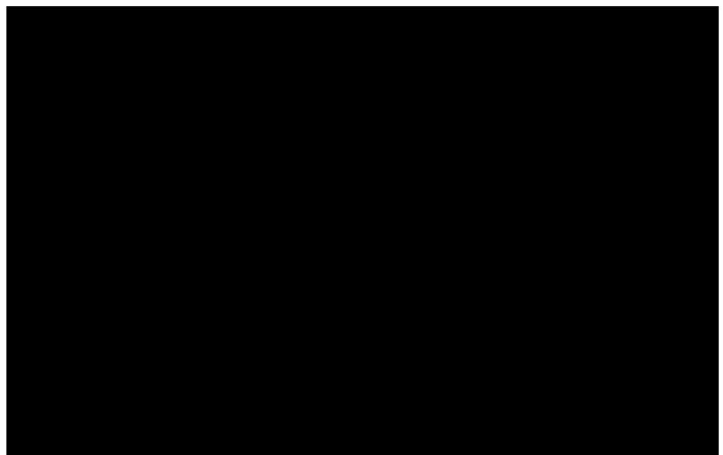
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CONTENTS

Summary.....	1
1 Introduction	2
2 Site Location	3
3 Baseline Archaeological Data	5
4 Aims and Methods.....	11
5 Results.....	13
6 Conclusions.....	31
Acknowledgements	32
References.....	33

FIGURES

1 Location of site.....	4
2 Detail from Swindon Tithe map of 1841	7
3 Detail from First Edition 1:2500 map of 1884	8
4 Detail from Second Edition 1:2500 map of 1902.....	9
5 Detail from Revised Edition 1:2500 map of 1923	10
6 Plan of the barn	16
7 Building L elevations (2022)	18
8 Drawing of Building L, timber-framed cross wall	23
9 Groundworks observed	27
10 Timber-framed barn and Building L, location and direction of external photographs (2022)	28
11 Location and direction of internal photographs of the barn	29
12 Location and direction of internal and external photographs of Building L. 30	

PHOTOGRAPHS

1 Timber-framed barn, north-east side, with pole barn in front	35
2 Stone plinth of western part of building, without superstructure	35
3 Box framing on north-east side of barn	36
4 Weatherboarded south-west side of barn after removal of trees.....	36
5 Brick gable, overgrown with ivy	37

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

6	Area where timber framing has been replaced by iron poles and brickwork	37
7	South-west side of the building with timber framing replaced by iron pile.	38
8	Bay of former threshing floor	38
9	Former internal bay division, subsequently covered with corrugated iron sheeting	39
10	Interior of the barn, with concreted floor and partly painted walls and timber framing	39
11	Brick gable wall with mall pitching window near apex	40
12	Timber framing with detail of halved joint, formerly face pegged	40
13	Half-jointed sill beam with face pegs.....	41
14	Underside of framing with bark below timber	41
15	Detail of brace with mortise and tenon joints, triple pegged	42
16	Front of Building L with weatherboarded north gable, September 2022	42
17	Building L, southern gable, September 2022	43
18	Internal wall with rough board and brick infill.....	43
19	East elevation, August 2023	44
20	Framing of southern gable	44
21	Southern gable with weatherboarding and stone plinth.....	45
22	Detail of English Garden Wall Bond brickwork of east wall	46
23	East door into Building L	46
24	Window on east wall.....	47
25	Change of brickwork at north-east corner	47
26	Flemish Garden Wall Bond brickwork in north gable	48
27	Inserted door on north gable wall.....	48
28	Old strap hinge on later north door.....	49
29	Timber framing in upper part of north gable	49
30	Brickwork of west wall, largely Flemish Garden Wall Bond.....	50
31	Unglazed, barred window on west wall	50
32	Southern room of Building L	51
33	Cross wall in 2023, boarding etc removed	51
34	Carpentry marks II	52

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

35	Carpentry marks III, infilled peg hole and open mortise	52
36	Carpentry marks IIII, mortises infilled with brick and mortar.....	53
37	Machine-cut, bolted king-post truss with new purlins and rafters	53
38	Corrugated iron covered wall at south end.....	54
39	Chamfered girder and floor joists	54
40	Old floorboards and re-used timbers for joists.....	55
41	Central roof truss above floored level in southern part of room.....	55
42	Modern bat roost above formerly floored area in north part of room, old timbers below	56
43	Drone shot of Barn prior to demolition	56
44	Start of demolition of barn	57
45	Barn demolished	57
46	Carpenter's mark on timber of demolished barn	58
47	Area stripped for first house plot to south of farmhouse.....	58
48	Western part of plot 4 stripped into natural clay, pond fill 6 to right	59
49	Area stripped to natural clay for attenuation tank, looking north-east	59
50	Stripped-out interior of Building L, concrete broken up	60
51	Brick 'setts' below concrete.....	60
52	Building L, internal ground reduced	61
53	Trench excavated through contaminated ground to the south of Building L 61	
54	Section of stone walling of former building or boundary wall at north end of site, surrounded by breeze blocks of Building M, looking south	62
55	Section of stone wall, looking north	62

APPENDICES

A	List of Contexts	63
B	List of Finds	65
C	OASIS Form	66
D	Data Management Plan and Archive Selection	67

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

SUMMARY

A programme of historic building recording was carried out at Manor Farm, Swindon Village, Gloucestershire, on a timber-framed barn that was due to be demolished. The barn had previously identified as being of 19th-century date but it is clearly considerably earlier, with its box-framing suggesting a probable 17th-century date. The size of the building had led to the suggestion that it was previously the farmhouse but there is no evidence to support this and timber-framed elements within the present farmhouse, which has the date 1776 inscribed in one of the roof beams, suggests a 17th-century house refaced and remodelled in the 18th and 19th centuries, potentially on the site of an earlier building.

Further historic building recording was carried out on an extant building (Building L) in the north-west part of the site. This too had been previously identified as being of early 19th-century date but stripping of weatherboarding and corrugated iron sheeting revealed timber-framing suggesting an earlier date, possibly contemporary with the threshing barn but with later brickwork phases.

A watching brief took place during the demolition of the barn and during groundworks associated with the construction of the first of the new buildings on the site, during which evidence for a former pond and stone wall were recorded.

A watching brief also took place when groundworks were being carried out associated with building conversion during which the remains of an earlier floor was recorded and for the installation of an attenuation tank and test trenches for garden beds which did not produce any archaeological features.

1 INTRODUCTION

- 1.1 Planning permission has been granted by Cheltenham Borough Council for the demolition of redundant farm buildings on the site and replacement with residential development at Manor Farm, Swindon Village (20/00749/FUL, GHC Archaeology & Heritage WSI 2022) and conversion of a barn for residential use (22/02177/COU, GHC Archaeology & Heritage WSI 2023).
- 1.2 A condition of the planning permission required the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation approved by the Planning Authority. Archaeology Warwickshire carried out a programme of Level 2 historic building recording of a timber-framed barn, in September 2022, followed by archaeological monitoring and recording (formally called a watching brief) on demolition and groundworks in 2023 in accordance with the approved WSI (GHC Archaeology & Heritage 2022). This was followed by Level 2 historic building recording of a brick and timber-framed building and associated archaeological monitoring and recording, in accordance with a second approved WSI (GHC Archaeology & Heritage 2023). This report presents the results of that work.
- 1.3 The project archive is detailed in Appendix D and will be deposited with the Archaeology Data Service.
- 1.4 The work was carried out in accordance with Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016), the Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA 2019); the Chartered Institute for Archaeologists Standard for archaeological monitoring and recording (2023) and the Universal guidance for archaeological monitoring and recording (2023).

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

2 SITE LOCATION

- 2.1 The site is located on the southern side of Church Road centred on National Grid Reference SO 93490 24800 (Fig 1). The site slopes gently down to the south-west towards the River Swilgate.

- 2.2 The underlying geology of the site is Charmouth Mudstone Formation overlain by alluvial deposits in the southern part of the site and by Cheltenham Sand and Gravel north of the site (British Geological Survey 2024). The application area was formerly part of the paddock to the south of Manor Farmhouse, which is itself a house with probable 17th-century origins as it contains elements of box framing.



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Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological monitoring and recording

Date: March 2024

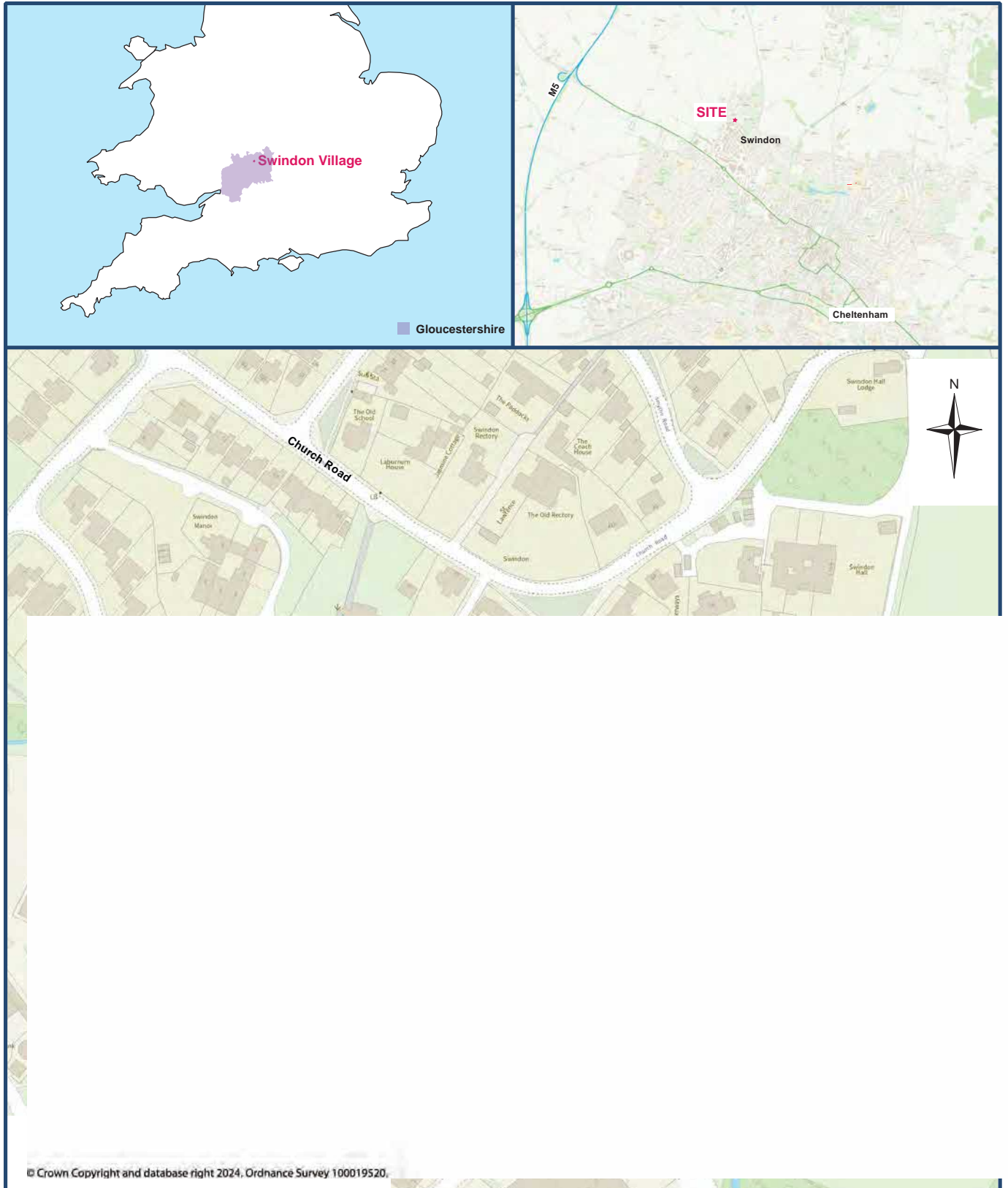


Fig 1: Location of site

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

3 BASELINE ARCHAEOLOGICAL DATA

- 3.1 The baseline archaeological data was detailed in the Written Schemes of Investigation (GHC Archaeology & Heritage Ltd 2022, 2023) and only the salient aspects are reiterated below.

Prehistoric (pre AD43) and Roman (AD43-410)

- 3.2 No prehistoric or Roman remains have been recorded within the site but there is well-documented evidence for settlement and other associated features in the general area. An archaeological evaluation at Elms Park identified evidence for Iron Age to later Roman activity with ditched enclosures to the north-west and west of the site. A single sherd of 1st- to 2nd-century pottery was recovered from an alluvial deposit close to the Swilgate River.

Early medieval-medieval (410-1066 / 1066-1485)

- 3.3 Swindon village is likely to have its origins in the Saxon period and the site itself lies only 100m south-east of the 11th-century church of St Lawrence so is within the historic core of the village.

Post-medieval period (1485-1750)

- 3.4 Swindon Manor, which has timber-framed origins of 17th-century date, lies some 130m to the north-west of the site and the 17th-century Swindon Hall lies to the north-east.

Cartographic sources

- 3.4 There is no Inclosure map for this area. The site is shown on the OSD Tewkesbury map of 1811 which indicates buildings south-east of the church (OSD 173) but the first detailed map is the 1841 Tithe map of Swindon (Glos.)(maps.bristol.gov.uk/kyp), which shows the present barn (Building J/K) as the southern part of a courtyard farm, with another L-shaped structure (part of which is Building L) to the north along the western site boundary and the farm house to the north-east; a pond is

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

also depicted in the yard and there are further buildings to the north and north-east of the farm house (Fig 2). The First Edition 1:2500 Ordnance Survey map of 1884 (surveyed in 1882) shows pigsties at the east end of the barn (Fig 3). The building north of the barn has been altered with the central part extended to the east by this date. The 1902 OS mapping shows the loss of the narrow part of the farm building immediately north of the barn, with the western and southern walls probably retained as boundary walling but otherwise the overall picture is much the same (Fig 4). The 1923 mapping still shows the pigsties alongside the barn and a new infill structure immediately the north of the barn, filling the gap between the two structures (Fig 5). The west and southern walls of this latter structure which may have been the same walls shown on the 1841 mapping, these survived into 2022 but have since been demolished and the walling rebuilt to curve around an existing tree.

- 3.5 Work was preceded by reports by Cotswold Archaeology, including a Heritage Assessment (2019) during which the standing farm buildings were assigned letters (A-M). These letters have been maintained in this report, for buildings L and K/J.



Fig 2: Detail from Swindon Tithe map of 1841 (Gloucestershire GDR/T1/175)

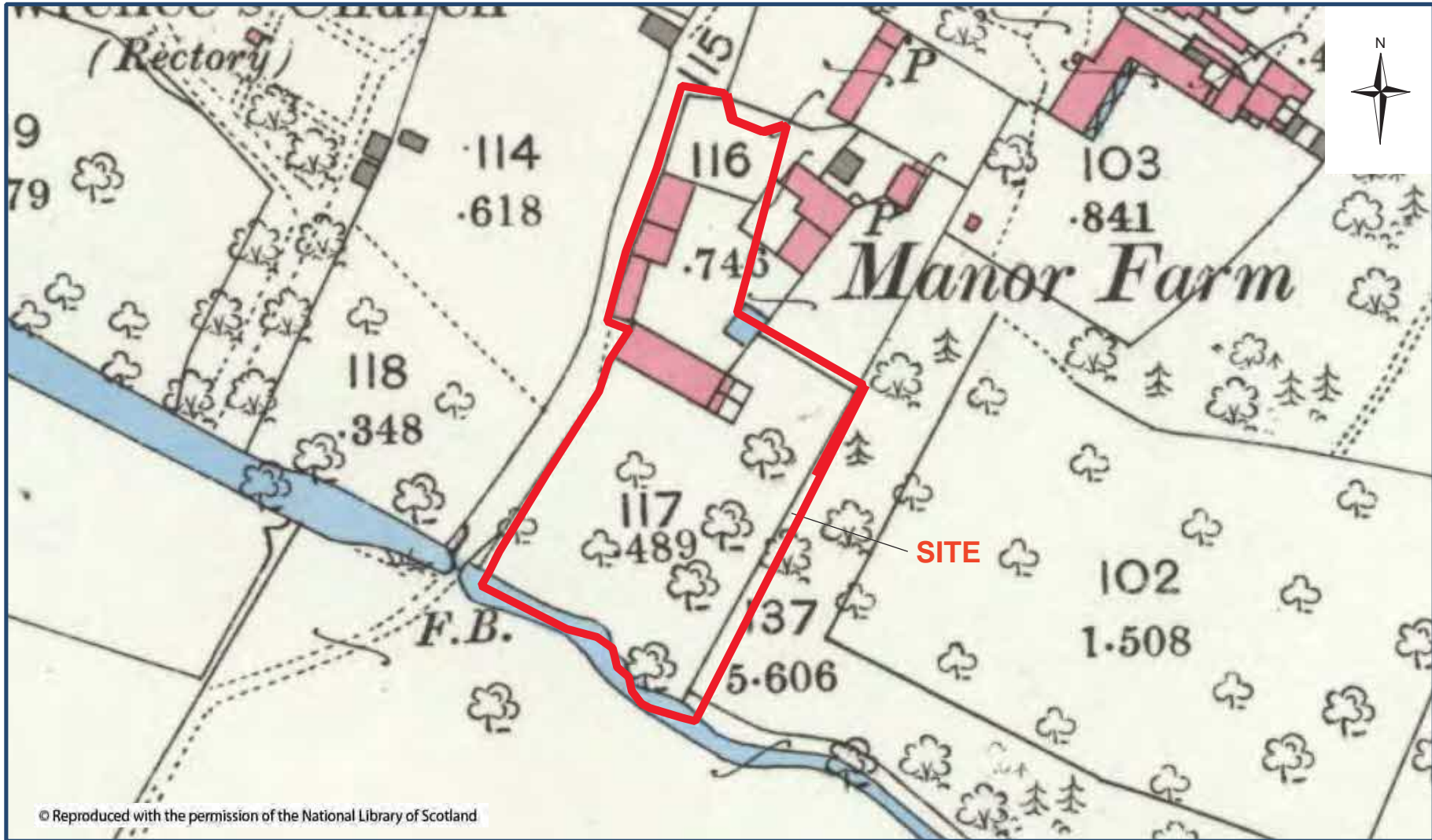


Fig 3: Detail from First Edition Ordnance Survey 1:2500 map of 1884 (Gloucestershire XIX.15)

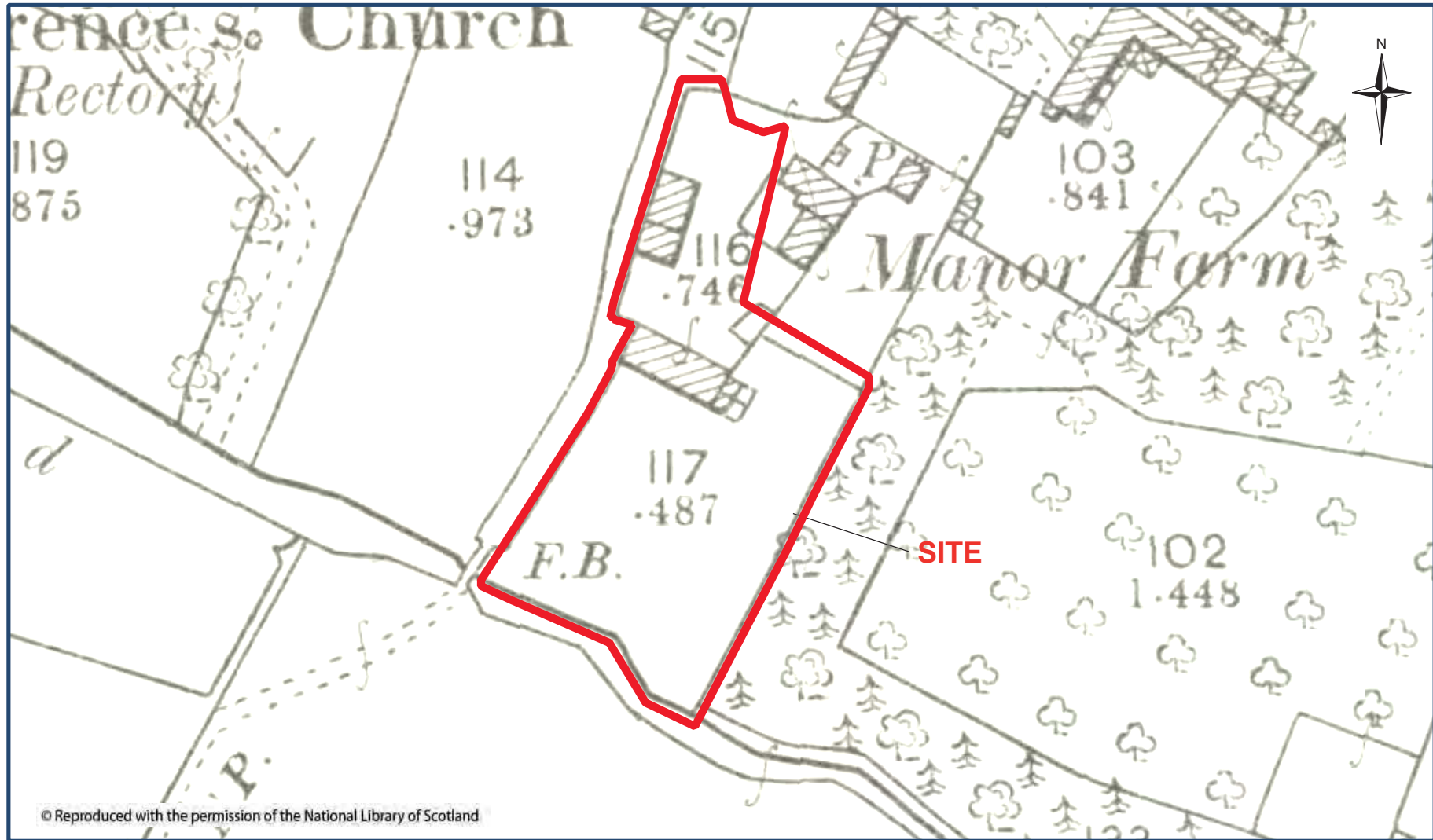


Fig 4: Detail from Ordnance Survey 1:2500 map of 1902 (Gloucestershire XIX.15)

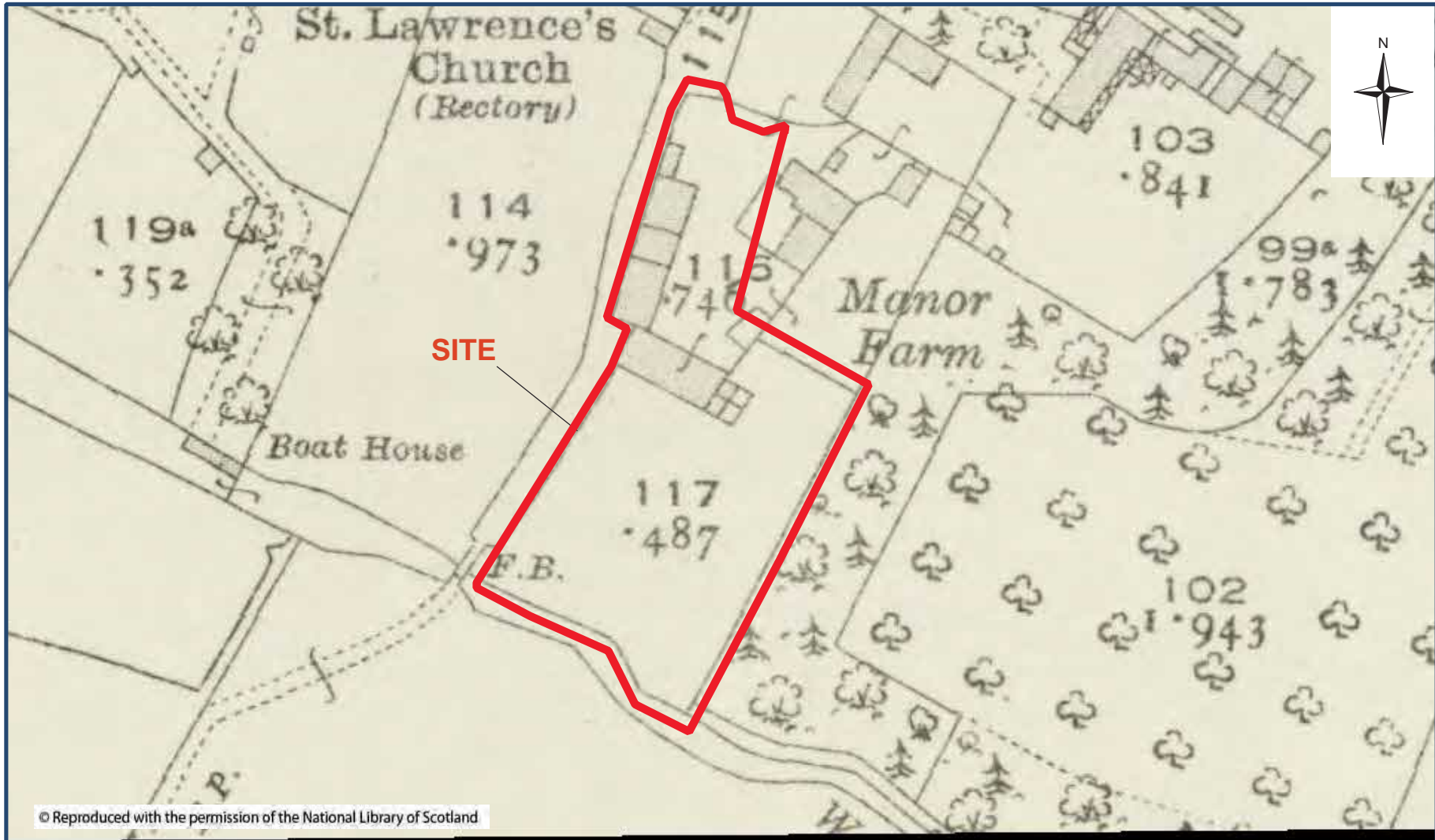


Fig 5: Detail from Ordnance Survey 1:2500 map of 1923 (Gloucestershire XIX.15)

4 AIMS AND METHODS

- 4.1 The main aim of the first phase of work was to record the barn prior to demolition and during the demolition process and to record any significant archaeological deposits revealed by the development, to collate the fieldwork records into an archaeological archive and present the results of the fieldwork for dissemination. The primary aim of the second phase of historic building survey was to record all surviving evidence for the original use and subsequent historical form, function and development of Building L prior to its conversion to a domestic dwelling.
- 4.2 This report will describe and discuss the extent, character and dates of all archaeological remains exposed and place the results in their local and regional contexts.
- 4.3 The work undertaken involved the examination of early map evidence as well as records of archaeological remains in the area and local historical journals and other publications.
- 4.4 The majority of the farm buildings were demolished and cleared prior to archaeological work on site, leaving the dilapidated timber-framed barn (J/K) and brick and timber-framed building to its north (L) and two timber buildings to the north of the house. An experienced archaeologist was present to record the barn before it was demolished, during demolition, and for each period of ground disturbance when notified by the client in accordance with WSI. Drone photographs of the barn were taken after the vegetation was cleared but before it was demolished. The brick and timber-framed building in the north-west part of the site (Building L) was also later subject to building recording prior to its conversion. Location and direction of photographs taken for the building recording are shown on Figures 10 and 11.

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

- 4.2 The area for the new houses was reduced to geological natural prior to their foundation trenches being excavated. A pit for an attenuation tank was also excavated and monitored. Ground reduction within Building L was monitored, along with two test trenches.

5 RESULTS

HISTORIC BUILDING RECORDING:

The Barn

- 5.1 The barn (structure K/J) and its environs were photographically recorded on September 8th 2022 using a Nikon D3500 camera with images captured as RAW images and jpegs. A scaled ground plan of the building was also made (Fig 6). No elevations had been provided of the building which was heavily obscured by vegetation and in danger of collapse. Weather conditions were variable, starting sunny and developing into heavy rain by late morning, clearing later. The four-bay timber-framed building was in poor condition with damaged timbers and areas of broken weatherboarding oversailed by rusted metal sheeting but was generally clear inside. Its height and proportions indicate that it was a barn with the threshing floor likely to be where the current through-way is, in the second bay in from the north-west. A pole barn (I) stood immediately to the building's north at the time of recording (Photo 1).
- 5.2 The north-western bay of the building (indicated by the letter K on plans supplied) consists of a well-built stone plinth, on which the sill beam rests, but there is no other superstructure (Photo 2). This part of the building has vegetation within it and to the sides. The south-east two bays of the building are standing to tie-beam level but the roof trusses have gone and the roof has been replaced by corrugated iron. Above the stone plinth the building is timber-framed, with the box-framing on the south-west side infilled with brick nogging of various dates, from what appears to be small 18th-century bricks to larger 20th-century bricks (Photo 3). The doorway on Photo 3 has been created by removing parts of the horizontal and vertical members of the timber framing, and plinth and inserting a timber door surround, bolted onto the sill beam on one side. On the south-west side the timber-framing is covered by weatherboarding, which also has metal sheets fixed to it (Photo 4). It is likely that the building was

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

originally all weatherboarded as there is no indication of stave holes on the upper and lower parts of the framing which would have indicated that the box-framing was originally filled with wattle and daub.

- 5.3 The south-east gable has been re-built in brick in its entirety and was covered with ivy (Photo 5). The bricks measured 230mm x 105-110mm and were 70-80mm high, the walling constructed in English Garden Wall Bond. The lack of a stone plinth on the gable elevation may suggest that at some point the building was open fronted on this side, although pigsties are shown against it on the First Edition and later mapping. The south-west side had vegetation growing against it, including two trees.
- 5.4 The stone plinth of the building is of high-quality quarried stone of a uniform 0.30m thick, some of the blocks are exceptionally large, up to 0.90m wide. It varies in height between 0.90m and 1.50m, the latter on the western corner where the ground starts to drop towards the river. The plinth has single projecting through-stones on the corners of the building and along the walls, roughly along the line of the bays; these have the appearance of mini-buttresses with chamfered upper edges (Fig 6). The depth of projection varies along the building but the majority project 0.30-0.40m. The plinth is surmounted by the sill beam on all but the south-west part.
- 5.5 In areas where the timber-framing has rotted or collapsed the wall plate is supported by iron poles. On the north-east side the area between the poles and timber uprights has been partly infilled with seven courses of bricks, of various sizes and dates, many with traces of paint on them (Photo 6). On the south-west side a single iron pole replaces an area of framing where two timber uprights would have been, but no brick infill has been attempted (Photo 7). Photo 8 shows the likely location of the former threshing floor. The north-western end of the standing part of the building has been partly covered with corrugated iron sheeting (Photo 9).

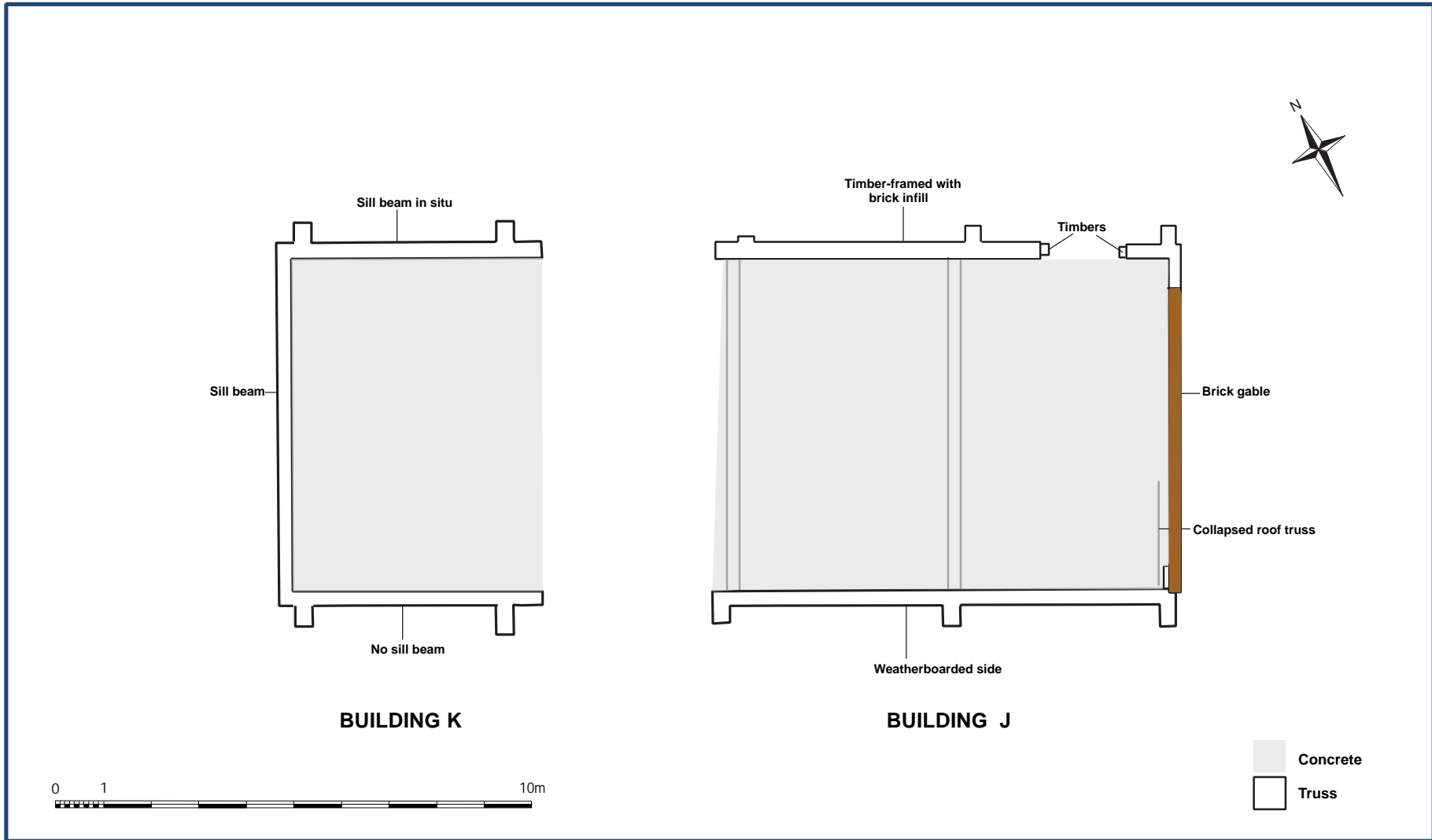


Fig 6: Plan of the barn

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

- 5.6 The building has a concrete floor but there are areas where bricks can be seen below, particularly in the south-east end of the building, suggesting this bay at least was formerly paved. The brickwork in the lower part of the south-east gable wall and the plinth have been painted black and over-painted white, with white above, while the lower two-thirds of the timberwork has been painted black (Photo 10), suggesting a possible floor at this level. However, there is no evidence for floor joists on the walls. There is a small pitching window high in the brick gable (Photo 11).
- 5.7 As can be seen in Photo 11 the original roof has been replaced by a low-pitched modern roof and the tie beam is supported with braces to the wall posts; the tie beam is also directly supported by an upright pole as the wall post on the south-west side was collapsing. Pairs of peg holes in the tie beam suggest the roof was originally of queen-post construction. The timber framing in the side walls use face pegged halved joints rather than using mortise and tenons (Photos 12 and 13). In some instances bark was still present on the timbers (Photo 14). The braces were jointed with mortice and tenons (Photo 15).

Building 'L'

- 5.8 The exterior of the building was initially photographed in September 2022 and the architect's elevations were made in November 2022. The main building recording for this structure was carried out in August 2023 after vegetation removal, stripping out of weatherboarding and corrugated iron sheeting from the gables and internal walls and installation of a new roof. This building recording therefore includes a description of the building as it stood in 2022 with additional observations of what was revealed when the external gable walls and interior cross walls were stripped of their coverings in 2023.

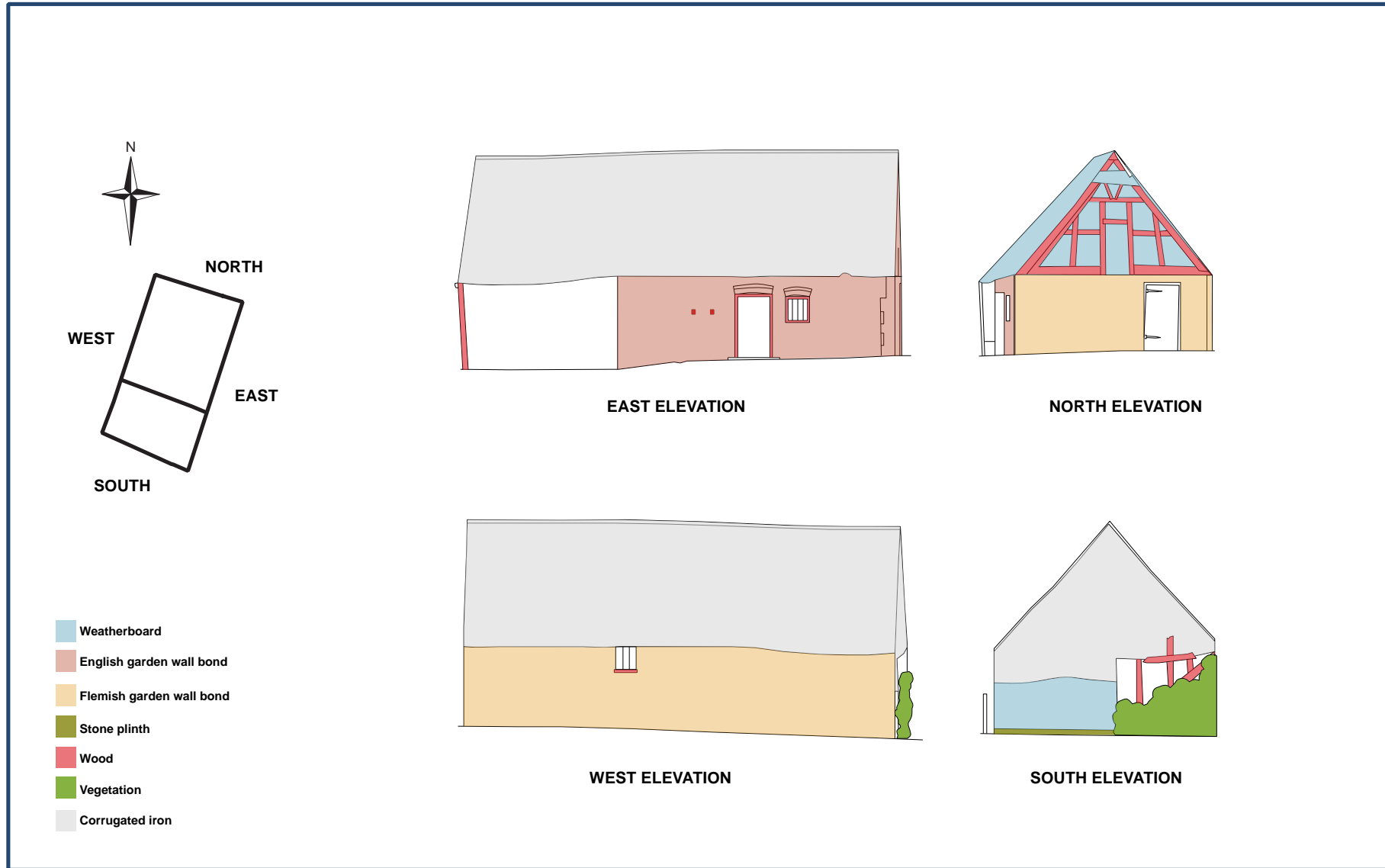


Fig 7: Building L elevations (2022)

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

Exterior in 2022

- 5.9 In 2022 the building had a corrugated iron roof, weatherboarded north gable and board-covered door (Photo 16; Fig 7); corrugated iron sheeting covered the upper part of the southern gable end of the building. The lower eastern part of the southern gable wall was partly covered with vegetation but otherwise appeared to be weatherboarded in the lower 2m with an area between the weatherboarding and the corrugated iron having exposed vertical timbers (Photo 17). The internal wall which divided the southern, open space, from the larger northern room was covered in rough horizontal boarding in the upper part of the wall and gable while the lower part, below a transverse beam with carpenter's marks on, was either infilled with brick or covered with corrugated iron sheeting (Photo 18). A central pitching window with a plank door and strap hinges occupied the centre of the gable. The eastern wall is of red brick with lime mortar, constructed in English Garden Wall Bond. The wall had a boarded central door and chicken-wire covered window that both have double brick arches of a rowlock course surmounted by a header course.

August 2023

- 5.10 By August 2023 the building had largely been cleared of vegetation, was scaffolded and the roof had been replaced (Photo 19). The southern elevation, formerly largely covered by corrugated iron sheets, with boarding below and extensive ivy growth, had been cleared to reveal a frame largely made up of non-original machine-cut timbers, partly weatherboarded on the south side, to a height of 1.40m (Photos 20 and 21). Below the weatherboarding part of a stone plinth was exposed (0.47m high) with an old sill beam above it. The stones making up this plinth were smaller and rougher than those that had formed the plinth of the main barn. The south-east corner timber was circular rather than square cut, suggesting this too may have been a replacement.

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

- 5.11 The east wall, as mentioned above, is in English Garden Wall Bond (one row of headers to three rows of stretchers); the handmade bricks measure 230mm x 110mm x 80mm (Photo 22). The door to the northern room opens internally on modern hinges and is of plank and chicken wire construction (Photo 23). The unglazed east window has a wooden frame and central mullion with two vertical iron posts preventing access (Photo24). The front has also been covered with chicken wire.
- 5.12 The brickwork changed at the north-east corner of the building (Photo 25). The bricks at the corner, and in the north wall, measure 230mm x 110-115mm x 72-75mm with larger inclusions than the east wall. The bricks have been laid in Flemish Garden Wall Bond, bonded with lime mortar and on the north wall are surmounted by a blue brick rowlock course below the timber-framed gable (Photo 26). It would seem likely that the northern brickwork has replaced a failed timber-framed gable wall. The doorway at the west end of this wall is incongruous, with old decorative strap hinge with an expanded lozenge end and fleur-de-lis design at the butt end affixed to a modern board door (Photos 27 and 28). Such hinges were popular in Gloucestershire in the 17th century (Hall 2005, 50-51). The door appears to have been set in this location relatively recently and has modern cement mortared bricks along the sides and a timber lintel. Above the brickwork the old timber-framing was formerly covered with weatherboarding and the principal rafters covered with plain barge boards (Photo 29).
- 5.13 The bricks of the west wall are of similar size to the north wall and also largely set in Flemish Garden Wall Bond with lime mortar (Photo 30). There is a single unglazed window in this wall with a timber surround and two vertical iron bars (Photo 31).

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

Interior

- 5.14 Internally the building has two rooms of unequal size. The smaller southern room is open on the east side, suggesting it may previously been a cart shed (Photo 32). The floor is of earth. The room is open to the roof and divided from the northern room by a timber-framed wall with a pitching window in the gable (Photo 18 shows the wall in 2022 before the rough boarding and corrugated sheets were removed). This wall is partly infilled with brickwork and stands on a low stone plinth (Photo 33). The now-exposed timber-framing has well-executed carpentry marks (Photos 34, 35 and 36). Some of the timbers have empty peg holes or mortises, or holes infilled with fragments of brick or mortar, suggesting extensive timber re-use (Fig 8). There is a wooden cupboard with a rough plank and batten door in the north-west corner of the area. The roof trusses in this part are later, with machine-cut timbers and bolted king truss (Photo 37).
- 5.15 The northern room is entered by a central door and is currently being used for storage. The floor has been concreted and the brick walls are whitewashed. The southern, timber-framed wall is covered with corrugated iron sheeting on its north side (Photo 38). The room has two bays and the central low girder (1.76m to 1.91m above floor level) has chamfered edges and supports upper flooring in the southern half of the room (Photo 39). The floor joists are large, low and bark covered.; some show evidence of previous use in the form of mortises (Photo 40). The old elm floorboards above are wide, between 310mm and 325mm, but have been replaced with narrower, uniform-width pine boards in the west. This extant flooring extends the full width of the building with no evidence for a hay-drop, although an unpainted triangle below the upper floor on the southern part of the west wall suggests a former hayrack. The roof truss above the central girder appears to have a single queen strut (Photo 41). Another girder further north and three joists in the north-western part of the building suggest that the whole of this room may have had an upper floor. Access may have been by a ladder. The new bat roost occupies the

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

upper part of the northern part of the room (Photo 42). The white painted walls and low ceiling suggest this room may have been used to house cattle, with hay storage above.

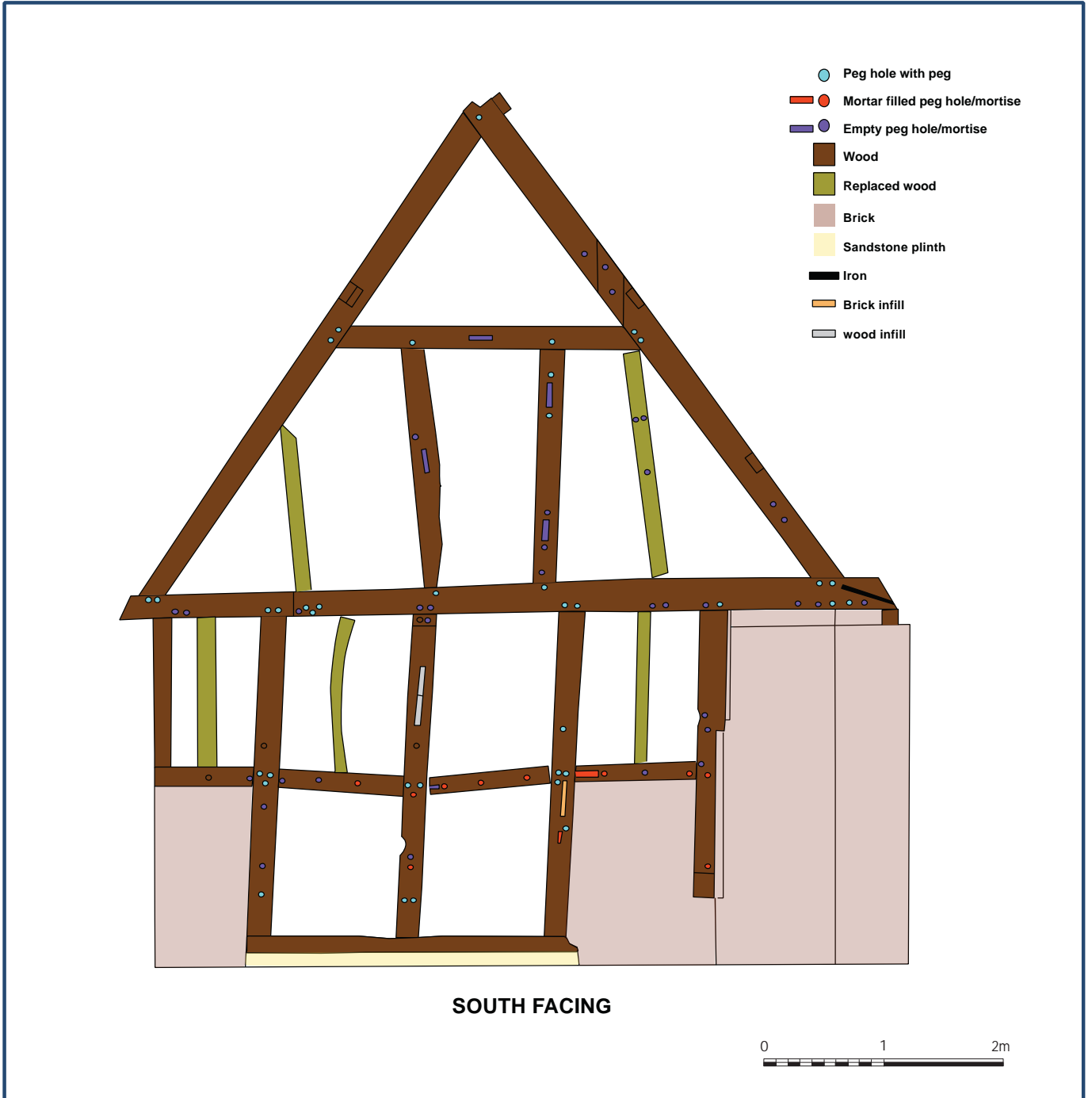


Fig 8: Drawing of Building L, timber-framed cross wall

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

ARCHAEOLOGICAL MONITORING AND RECORDING

Demolition

- 5.16 Archaeological monitoring and recording was carried out during demolition of the main timber-framed barn. Prior to demolition the area immediately around the barn has been cleared of vegetation, including a considerable amount of ivy and saplings (Photo 43). The removal of the ivy resulted in the brick gable wall collapsing in its entirety the day before the demolition of the remainder of the structure. The wooden and brick superstructure of the building was gently pushed over to the south by the tracked excavator, using its bucket, leaving the stone plinth standing, to be dismantled and removed at a later date (Photos 44 and 45). Carpentry marks were visible on timbers on the south side of the building, previously hidden behind weatherboarding (Photo 46).

House plot

- 5.17 Ground reduction for the first plot (Plot 4) was carried out to a depth of c. 0.30-0.40m (Photo 47) and this revealed geological natural yellowish-grey clay (2) on the eastern side of the plot. The western part of the plot was further reduced to a depth of 1.30m in order to remove 'contaminated ground' and reach geological natural (Photo 48). On the western side of the site the geological natural was overlain by a thin layer of crushed rubble (9), possibly the remains of a former yard surface. In the northern part of the plot the natural was cut for the foundation trench (8) for a length of limestone wall (5), of which 2m was visible before being machined away. The wall appeared to delineate the eastern side of a pit (4, base not reached) with a sloping south edge, filled with at least 1.50m of dark brown clay loam which contained a large amount of 19th and 20th-century pottery and glass bottles (sampled), brick, metal and wood fragments (6). This 'pit' appeared to be part of the small pond shown on 19th- and 20th-century mapping, with a wall along its south-east side. The crushed rubble layer had been cut by a modern service trench for a water pipe (10) filled with a dark brown clay loam (11). The geological

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

natural was also cut with a shallow-sloping north-south line in the centre of the plot (3), filled with a dark brown clay loam layer, 0.53m thick (7), which the water-pipe service trench probably also cut through. The latter layer contained frequent fragments of brick and limestone, with 20th-century plastic. Layer 7 was overlain by a layer of redeposited yellowish grey clay, probably geological natural excavated from the plot of the house extension to the north.

Attenuation tank

- 5.18 The trench for the attenuation tank was excavated in the centre of the development site, between the newly constructed houses. It measured 8m by 15m and was excavated to a depth 1.5m. Geological natural in this area was an olive-green clay with small fragments of limestone (13) and was overlain by 0.21-0.36m of Type 1 hardcore (12), suggesting that the former topsoil had been removed for laying of hardstanding for the current development (Photo 49).

Ground reduction within Building 'L'

- 5.19 Ground reduction took place within Building L in February 2024 (Photos 50-52). Only the northern part of the building was affected; the lower, earthen floor in the southern part was not reduced. In the north of the building ground reduction to a depth of c.0.30m took place, uncovering a layer of greenish grey clay, possibly geological natural, or a redeposited layer of such material (17). This was overlaid by 0.14m of reddish-brown sand with fragments of brick rubble (16). This appears to have been laid as the base for a floor of blue bricks, manufactured so they had the appearance of brick setts (15). The bricks were stamped with the manufacturers name – G. Skey, whose brickworks in Tamworth started producing in 1860 and closed in 1936, giving a late 19th- or early 20th-century date for the floor. This flooring was only extant in the southern 2.80m of the room, immediately south of the doorway in the east side of the room, but it seems likely that it originally covered the full extent of the

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

floor but may have been damaged and removed from the northern part. The brick floor and exposed sand were covered with a screed of modern concrete (14), apparently laid in 1972, according to an inscription in the concrete before it set.

Test trenches

- 5.20 Two further test trenches were excavated to the north and south of the building to assess the ground where new gardens were going to be created. Both trenches measured 3m x 1.60m and were excavated to a depth of 0.70m, reaching geological natural greyish clay with fragments of limestone (19). The southern trench cut through a deposit of very dark rubble, containing bricks, limestone fragments, glass, metal and contamination with diesel (18). The northern trench cut through a 0.49m deep layer of very dark brown sandy clay that contained frequent brick fragments and rubble and appeared to have been a demolition layer (20).

Stone walling

- 5.21 A section of limestone walling to the north of Building L survives, surrounded by the half-height breeze block walling of the former pole barn of Building M (Photos 54 and 55). The wall is low, suggesting it may be the remnant of a former boundary wall and it appears to end with a series of quoins c.1.5m from the north-west corner of the building, potentially the side of a gateway. It is, however, possible that it is a remnant of an earlier building at the entrance to the site, pre-dating the Tithe map of 1841.

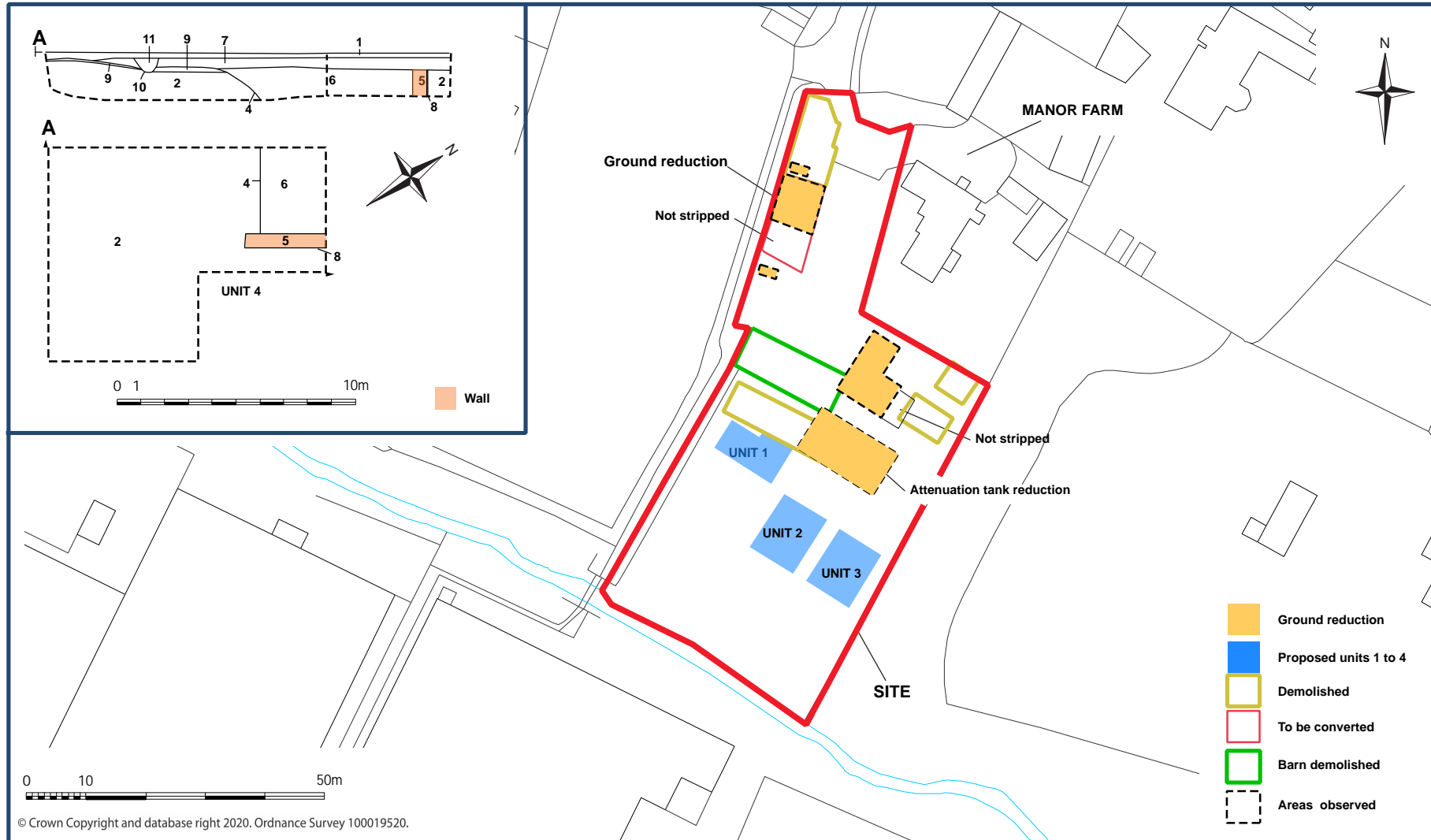


Fig 9: Groundworks observed

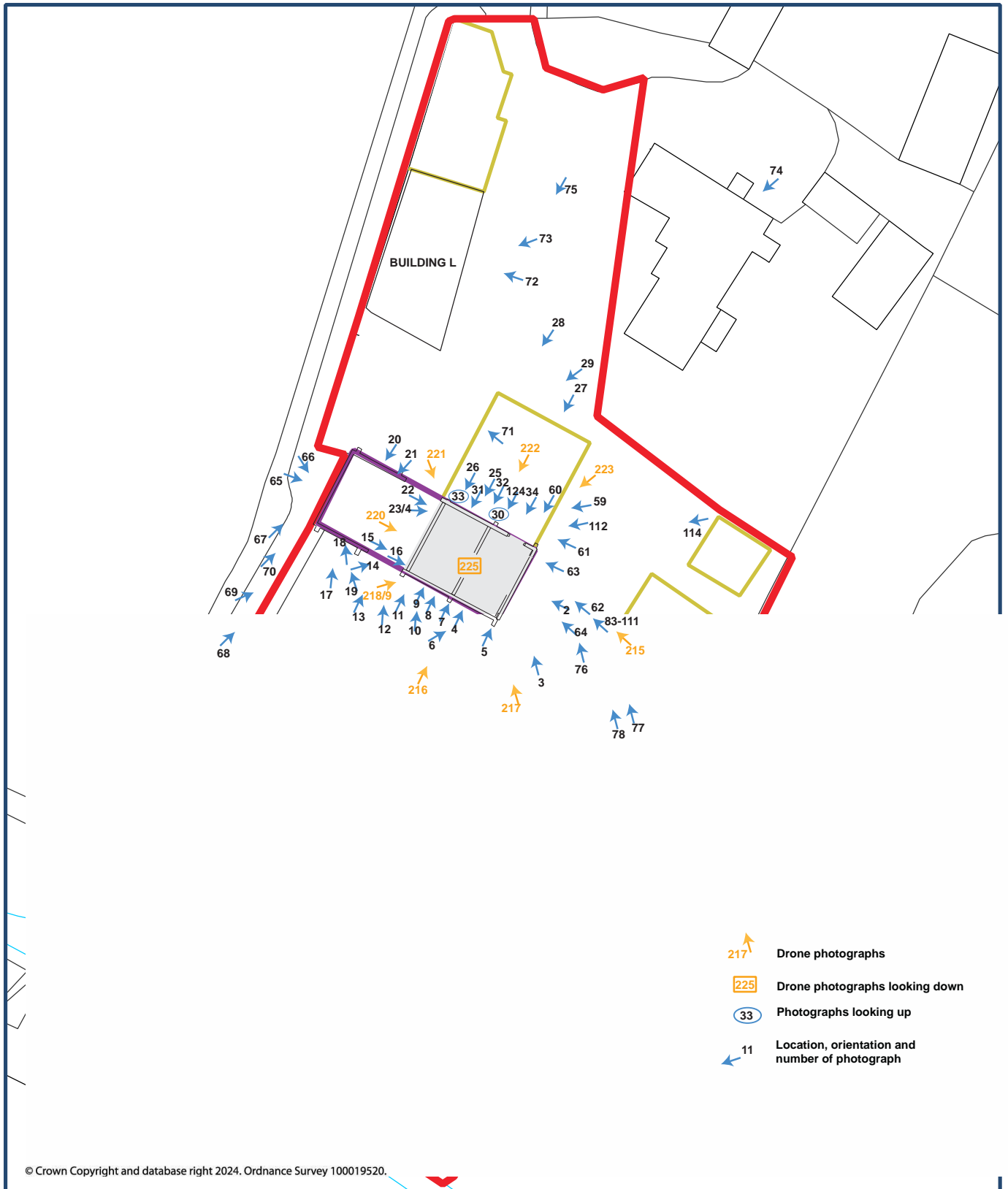


Fig 10: Timber-framed barn and Building L, locaiton and direction of external photographs

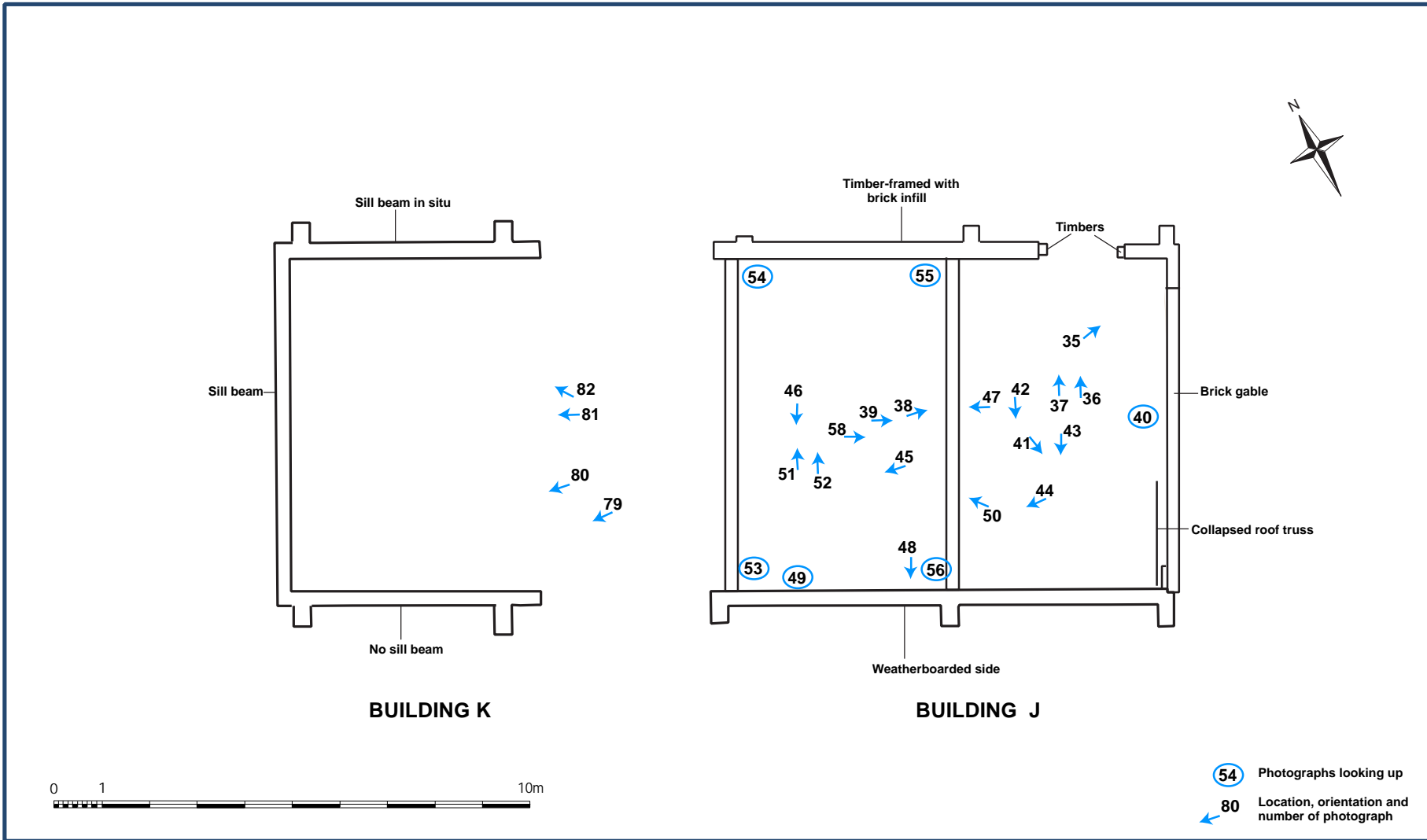


Fig 11: Location and direction of internal photographs of the barn

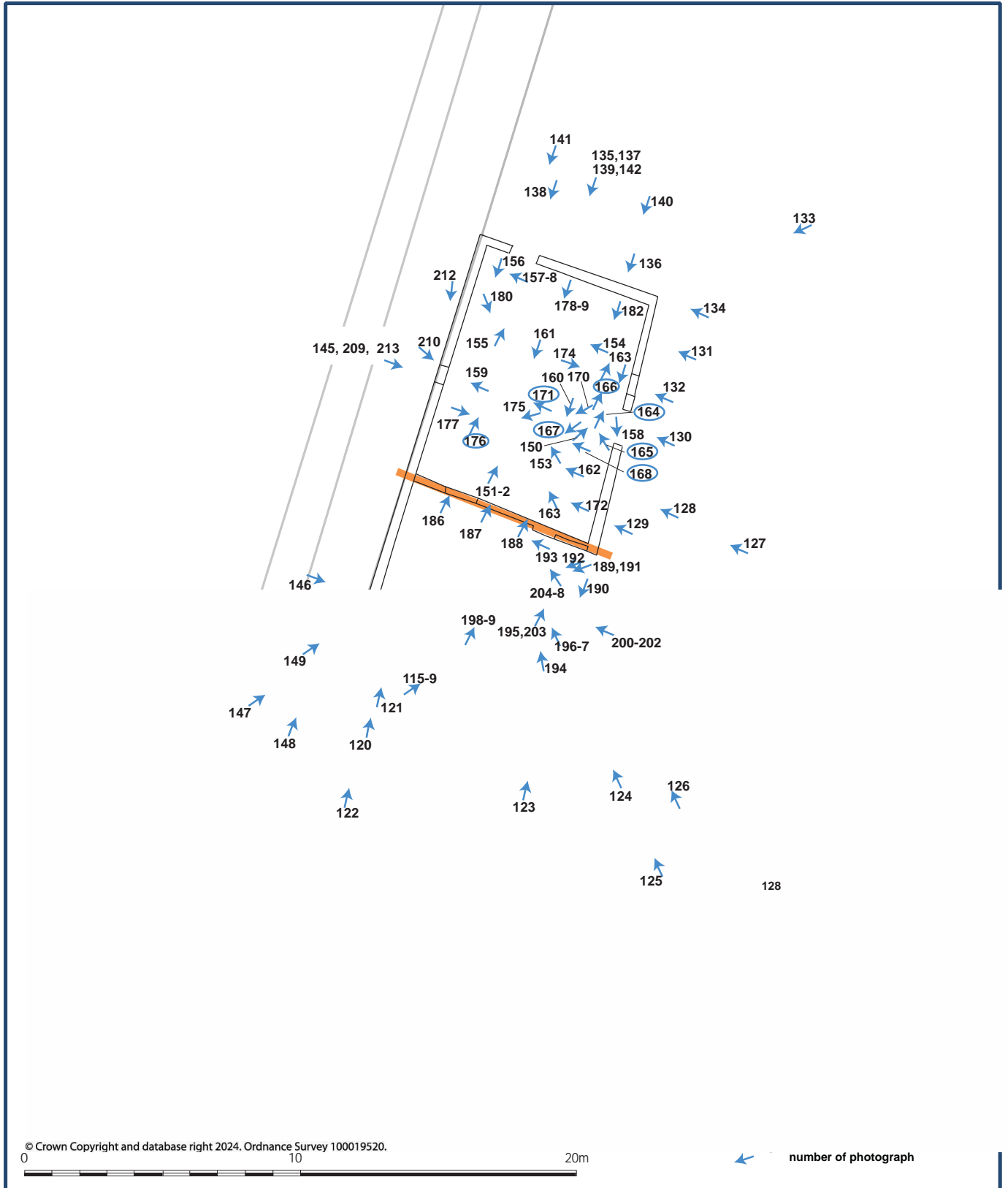


Fig 12: Location and direction of internal and external photographs of Building L

6 CONCLUSIONS

- 6.1 The building recording established that the timber-framed building (Building J/K) was likely to have been a 17th-century threshing barn rather than a 19th-century cow shed as had previously been suggested. There was no indication that the building has previously had any domestic function. The building has had phases of rebuilding, with a brick-built gable replacing timber-framing at one end. Building L, to the north-west, also had timber framing in its cross wall and external weatherboarding on the north and south gable ends (the latter masking modern timbers), while the west and east walls, and lower part of the north gable wall were in brick, some of which appears to have been replacement walling. The fabric of the building and changes apparent on 19th- and 20th-century mapping shows the building has undergone a number of changes and some of the timbers in the cross wall and northern part of the building appear to be early in date, possibly also from the 17th century.
- 6.2 The watching brief uncovered part of a former pond with a rear stone wall during stripping for the house plot, with glass bottles in its fill but no significant features were recorded during excavation for the attenuation tank. Stripping within Building L revealed a former brick floor below the modern concrete with bricks manufactured by George Skey. This would not have been the original floor of the building as the bricks were not produced until the second half of the 19th century, so may have replaced an earlier floor.
- 6.3 A small section of stone wall survives in the northern end of the site that is likely to be a remnant of a much earlier building to the north of Building L.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Henry Kidson of County to County for commissioning the work and for Ben Barker of GHC for co-ordinating the archaeological programme.

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

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Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



1 Timber-framed barn, north-east side, with pole barn in front



2 Stone plinth of western part of building, without superstructure

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



3 Box framing on north-east side of barn



4 Weatherboarded south-west side of barn after removal of trees

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



5 Brick gable, overgrown with ivy



6 Area where timber framing has been replaced by iron poles and brickwork

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



7 South-west side of the building with timber framing replaced by iron pile



8 Bay of former threshing floor

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



9 Former internal bay division, subsequently covered with corrugated iron sheeting



10 Interior of the barn, with concreted floor and partly painted walls and timber framing

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



11 Brick gable wall with mull pitching window near apex



12 Timber framing with detail of halved joint, formerly face pegged

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



13 Half-jointed sill beam with face pegs



14 Underside of framing with bark below timber

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



15 Detail of brace with mortise and tenon joints, triple pegged



16 Front of Building L with weatherboarded north gable, September 2022

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



17 Building L, southern gable, September 2022



18 Internal wall with rough board and brick infill

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



19 East elevation, August 2023



20 Framing of southern gable

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



21 Southern gable with weatherboarding and stone plinth

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



22 Detail of English Garden Wall Bond brickwork of east wall



23 East door into Building L

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



24 Window on east wall



25 Change of brickwork at north-east corner

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



26 Flemish Garden Wall Bond brickwork in north gable



27 Inserted door on north gable wall

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



28 Old strap hinge on later north door



29 Timber framing in upper part of north gable

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



30 Brickwork of west wall, largely Flemish Garden Wall Bond



31 Unglazed, barred window on west wall

Manor Farm, Swindon Village, Gloucestershire
Historic Building Recording and Archaeological Monitoring and Recording
Date: March 2024



32 Southern room of Building L



33 Cross wall in 2023, boarding etc removed

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



34 Carpentry marks II



35 Carpentry marks III, infilled peg hole and open mortise

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



36 Carpentry marks IIII, mortises infilled with brick and mortar



37 Machine-cut, bolted king-post truss with new purlins and rafters

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



38 Corrugated iron covered wall at south end



39 Chamfered girder and floor joists

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



40 Old floorboards and re-used timbers for joists



41 Central roof truss above floored level in southern part of room

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



42 Modern bat roost above formerly floored area in north part of room, old timbers below



43 Drone shot of Barn prior to demolition

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



44 Start of demolition of barn



45 Barn demolished

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



46 Carpenter's mark on timber of demolished barn



47 Area stripped for first house plot to south of farmhouse



48 Western part of plot 4 stripped into natural clay, pond fill 6 to right



49 Area stripped to natural clay for attenuation tank, looking north-east

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



50 Stripped-out interior of Building L, concrete broken up



51 Brick 'setts' below concrete

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



52 Building L, internal ground reduced



53 Trench excavated through contaminated ground to the south of Building L

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024



54 Section of stone walling of former building or boundary wall at north end of site, surrounded by breeze blocks of Building M, looking south



55 Section of stone wall, looking north

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

APPENDICES

A List of Contexts

Context	Description	Width (m)	Thickness (m)	Comment
1	Yellowish grey clay layer		0.18	Redeposited natural
2	Yellow clay with grey lumps			Geological natural
3	Linear cut		0.53	Shallow cut running N-S
4	Possible pit cut		1.5+	
5	Stone wall, c.3m visible	0.60	0.70	Limestone
6	Dark brown clay loam fill of pit 4		1.5+	Contains 20th-century glass bottles
7	Dark brown clay loam fill of 3			Contains 20thC plastic, bricks etc
8	Foundation cut for wall 5		0.70	
9	Layer of crushed rubble and hardcore			
10	Shallow cut for water pipe	0.70	0.25	modern
11	Dark brown clay loam fill of 10	0.70	0.25	Containing modern blue plastic pipe
12	Layer of type 1 hardcore		0.21-0.36	Modern surface material
13	Olive green clay with limestone fragments			Geological natural
14	Concrete screed floor		0.03-0.11	1972 flooring, dated from inscription
15	Floor of unbonded blue bricks in south end of enclosed building	2.80	0.06	G. Skey & Co bricks, factory in production between 1860 and 1936
16	Layer of brown sand and brick rubble		0.15	Below the concrete and floor pavers
17	Greenish grey clay			Redeposited natural?

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

18	Deposit of limestone rubble and waste material south of barn		0.70	Modern? Contaminated with diesel.
19	Grey clay natural with limestone fragments			Seen in garden trench
20	Layer of very dark brown sandy clay with frequent brick and stone rubbles		0.49	In trench at north end of barn

Manor Farm, Swindon Village, Gloucestershire

Historic Building Recording and Archaeological Monitoring and Recording

Date: March 2024

B List of Finds

Context	Material	Quantity	Date/Comments
6	Pottery*	1	Modern glazed ware saucer with multi-coloured transfer-decorated design, bird in tree and flowers (Gloucestershire Fabric code TF71)
6	Glass*	8	Complete glass bottles, including 2 pale blue graduated cylinders with corked necks, 1 pale green triangular bottle with wide corked neck embossed READE & Co Ltd, 1 colourless hexagonal sauce bottle embossed JL & Co Ltd on base, 1 tall ribbed bottle with cork or cap top, 1 tall embossed bottle with screw-cap neck, 1 tall screw-top jar with wide neck and embossed sides, 1 8-sided bottle with narrow screw-cap top, embossed with REGD No 785: on base. Bottles all 20th century.
15	Brick*	1	George Skey double 'sett' brick – 1860-1936

* sample only collected, will not be retained

OASIS Summary for archaeol27-523623

OASIS ID (UID)	archaeol27-523623
Project Name	Manor Farm, Swindon Village, Gloucestershire: Historic Building Recording and Archaeological Monitoring and Recording
Sitename	Manor Farm, Swindon Village, Gloucestershire
Sitecode	GM22
Project Identifier(s)	GM22 Manor Farm, Swindon Village, Gloucestershire
Activity type	Descriptive Buildings Record (Level 2), Watching Brief
Planning Id	20/00749/FUL, 22/02177/COU
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Archaeology Warwickshire
Project Dates	01-Sep-2023 - 29-Feb-2024
Location	Manor Farm, Swindon Village, Gloucestershire NGR : SO 93490 24800 LL : 51.921682815931376, -2.096067707528832 12 Fig : 393490,224800
Administrative Areas	Country : England County/Local Authority : Gloucestershire Local Authority District : Cheltenham Parish : Swindon
Project Methodology	<p>A programme of historic building recording was carried out at Manor Farm on a timber-framed barn that was due to be demolished. A watching brief took place during the demolition of the barn and during groundworks associated with the construction of new buildings on the site. Further historic building recording was carried out on an extant building (Building L) in the north-west part of the site. A watching brief took place when groundworks were being carried out associated with this building's conversion and for the installation of an attenuation tank and test trenches.</p> <p>The work was carried out in accordance with Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016), the Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2019); the Chartered Institute for Archaeologists Standard for archaeological monitoring and recording (2023) and the Universal guidance for archaeological monitoring and recording (2023).</p>

Project Results	<p>The building recording established that the timber-framed building (Building J/K) was likely to have been a 17th-century threshing barn rather than a 19th-century cow shed as had previously been suggested. There was no indication that the building has previously had any domestic function. The building has had phases of rebuilding, with a brick-built gable replacing timber-framing at one end. Building L, to the north-west, also had timber framing in its cross wall and external weatherboarding on the north and south gable ends (the latter masking modern timbers), while the west and east walls, and lower part of the north gable wall were in brick, some of which appears to have been replacement walling. The fabric of the building and changes apparent on 19th- and 20th-century mapping shows the building has undergone a number of changes and some of the timbers in the cross wall and northern part of the building appear to be early in date, possibly also from the 17th century.</p> <p>The watching brief did not uncover any significant features during stripping for the house plot or attenuation tank and no finds were recovered other than 20th-century bottles. Stripping within Building L revealed a former brick floor below the modern concrete with bricks manufactured by George Skey. This would not have been the original floor of the building as the bricks were not produced until the second half of the 19th century, so may have replaced an earlier floor.</p>
Keywords	
Funder	Private or public corporation GHC Archaeology and Heritage on behalf of County to County Property Group
HER	Gloucestershire HER - noRev - LITE
Person Responsible for work	Caroline Rann
HER Identifiers	
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;

Data Management Plan and Archive Selection: 15/03/2024

Version 1

Project Information	
Site Code	GM22
Site Address	Manor Farm, Swindon Village, Gloucestershire
Project Type	Historic Building Recording (Level 2) and Archaeological Monitoring and Recording
Project Manager	Caroline Rann
Project Team	Cathy Coutts, Rob Jones and Hannah Child
Archive Information	
Physical archive location	N/A
Accession Number	N/A
Digital Archive location	Archaeology Data Service (ADS)
Previous work to be include	No
Future work to be included	No
Data Management Plan	
Data Creation	
Where will data be created	Office: pre-fieldwork and post-excavation Site: fieldwork
What data will be created	Paper: site visit sheets, context sheets, drawings on permatrace of sections and elevations and if requ plans. Digital: photographs (jpegs), surveys (dxf), con lists (excel), report and specialist reports (word) list (excel), specialist catalogues (excel), photo register/metadata (excel), scanned registers (PDF , scanned context sheets (PDF)
Ethics and Legal Compliance	
Data security	If the data contains commercially, or personally sensitive data it will not be made available to any beyond the project team.
	AW will retain the copyright of any data, includin reports, photographs etc., generated by the proj

	External data used under licence, such as OS map will not form part of the long-term archive of the project.	
Data sharing		
How will data be made accessible and shared	If data needs to be shared with the client, special and/or the Planning Archaeologist copies of the data will be supplied and not the primary data.	
	The report generated from this project will be publicly available through submission to the Online Access to the Index of archaeological investigations (OASIS).	
Data selection and preservation		
Preservation and depository	The paper and digital archives will be collated in line with national, regional and repository specific guidelines, See below.	
Specific Repository Requirements		
Archaeological Data Service	Jpeg Photographs PDF report	
Archaeology Warwickshire Management Archive	Word versions of report, DXF or .shp files of survey illustration files (Adobe Illustrator), etc.	
Data generated Pre-fieldwork		
Document/format	Where stored	To form management archive or site archive
WSI/PDF & paper copy	WCC Network/Physical Site folder	Site archive
Illustrations/Adobe Illustrator & PDFS	WCC Network	Management Archive or embedded into documents
GIS trench layouts/GIS data files	WCC Network	Not retained following completion of project
Signed Agreement/PDF	WCC Network: confidential	Management Archive: digital copy retained on WCC network

RAMS/PDF & paper copy	WCC Network/Physical Site folder	Management Archive
Site visit photos/jpegs	WCC Network	Management Archive: retained on WCC Network
Data generated from Site		
Physical Record type/format	Security Copy	Number
Site visit sheets/paper proforma	Yes	7
Context sheets/paper proforma	Yes	20
Notes	Yes	7
Photograph record	Yes	4
Digital Record type/format	Saved to WCC Network	Number
Photographs	Yes	Historic Building Recording 214 Archaeological monitoring and Recording: 42
Data generated post-site		
Physical data type/format	Security Copy/number	To form management archive or site archive
Notes/paper	Yes/9	Management archive
Digital Record type/format	Saved to WCC Network	To form management archive or site archive
Report/word & PDF	Yes	Site archive
Archaeological Finds Archive & Selection Strategy		
Expected Finds		
Material Type	Site collection Policy	Guidance from

Pottery - Modern	Collect 100%	Project Lead
Pottery – Post-medieval	Collect 100%	Project Lead
Pottery – Medieval	Collect 100%	Project Lead
Pottery – Early Medieval	Collect 100%	Project Lead
Finds from site		
Material Type	Checked by	Action ie. Identified, added to database, discarded
Pottery - Modern	CC	Identified, added to finds spreadsheet
Glass	CC	Identified, added to finds spreadsheet
Ceramic Building Material	CC	Identified, added to finds spreadsheet
Specialist Assessment		
Material Type	Specialist	Action ie, coded, weighed, reported,
N/A	N/A	N/A
Specialist Recommendations		
Material Type	Specialist	Recommendation ie, discard in line with Museum Collection Policy, add to handling collection, Further analysis
N/A	N/A	N/A
Specialist Analysis		
Material Type	Specialist	Action ie. Offer to Museum with report and illustrations
N/A	N/A	N/A

For Retention or Discard		
Material Type	Target date of deposition/ Archived date	Repository accepting/recommending discard
Pottery - Modern	N/A	Recommending discard
Glass	N/A	Recommending discard
Ceramic Building Material	N/A	Recommending discard