

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey
& Heritage Impact Assessment
Hill Farm
Belbroughton
Stourbridge
Worcestershire**

(NGR SO 92368 75894)

On Behalf of Richard Fairbairn



ABRS Report No 2023-HFBW

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March 2024

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(former farmhouse only), Hockley Brook Lane, Belbroughton, Stourbridge,
Worcestershire (NGR SO 92368 75894).**

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Summary

This document is an archaeological standing building survey and heritage impact assessment of Hill Farm (former farmhouse only), Hockley Brook Lane, Belbroughton, Stourbridge, Worcestershire (NGR SO 92368 75894), commissioned from Archaeological Building Recording Services (ABRS) by Richard Fairbairn in advance of the proposed conservation of the house and conversion of the outbuilding to residential use.

The building is listed at Grade II and originated as an 18th century two/three unit house. There is evidence of a potentially earlier core. Cartographic evidence suggests significant 19th century alterations. To the south east is a 19th century outbuilding. The site was potentially part of the Bradford Estate until it was broken up in 1818 and has undergone a number of name changes.

Redundancy and historic neglect has rendered the building in imminent danger of total loss as a designated heritage asset. The proposed works will ensure the building is sympathetically conserved and converted to residential use, maintaining the heritage asset and ensuring its long term preservation and will not result in substantial harm to the building as a heritage asset.

The archive will be retained by ABRS under the site code 2023-HFBW until deposition with an appropriate depository can be arranged.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Richard Fairbairn to undertake an archaeological standing building survey and heritage impact assessment of Hill Farm (former farmhouse only), Hockley Brook Lane, Belbroughton, Stourbridge, Worcestershire (NGR SO 92368 75894 (*Figures 1 & 9*)). Planning Permission and Listed Building Consent is being sought for the conservation and re-modelling of the building and the conversion of the outbuilding to residential use. The buildings are a traditionally built former domestic dwelling and an associated former agricultural outbuilding, believed to date from the early to mid 18th century with 19th and 20th century alterations. An archaeological standing building survey to Historic England Level 2/3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) is being carried out prior to any proposed works to inform the clients the local planning authority and other statutory consultees of any potential impacts of the proposals on known and identified heritage assets.

The work followed the Chartered Institute for Archaeologists (CifA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2019).

The building is statutorily listed at Grade II (NHLE 1348601) and included on the Worcestershire Historic Environment Record (HER (HER Ref WSM31827)). The building is not located within a designated Conservation Area.



Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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2. Historical Background

The settlement area and parish of Belbroughton has an established medieval and early medieval history. Prior to the Conquest the parish consisted of a number of different manors. The estate at Bradford is first mentioned during the late 13th century when William de Hurst brought an action against John son of Simon de Bradford and Christine his wife for obstructing a road at Belbroughton. In the late 14th century, Margaret the wife of Henry de Bradford seized of tenements in Belbroughton, which she held of *Thomas le Boteler* by

knight's service, her son and heir William de Bradford died three years later, and was succeeded by a sister Margaret. Nothing further is known of the estate until 1650, when William Penn of Bradford begged to compound. In 1795 Elizabeth Mariana Harris, eldest daughter of Aston and Mary Harris conveyed to William Morland and others the capital messuage or mansion-house called Bradford and lands as trustees for its sale. The property had been bequeathed by John Harris to Elizabeth following his death March 1794. The estate was to be sold and a £1,000 given to each of her sisters Anne, Harriet and Penelope. The house and estate was sold in February 1818.

Issac Taylor's "This Map of Worcestershire" drawn in 1772 (Figure 2) is the earliest available map of the area, although at a small scale it is possible to locate the approximate location of the proposed development area using significant recorded features and road alignments. There is no record of Hill Farm, which is not to be unexpected given the scale of the map.



Figure 2

This map of the County of Worcester, Isaac Taylor (1772).

The next available map of the proposed development area is the Ordnance Survey Drawing Stourbridge, Dudley (Figure 3) drawn in 1814. The map was published at a small scale, 2 inches to the mile, the equivalent of 1:31,680; nevertheless it is possible to accurately locate the proposed development area, which is identified and named Pool House. The farmstead consists two linear buildings north east – south west with a possible outshut or return range to the north east. Further to the north east is another separate building, almost certainly Hill Farmhouse. The arrangement of the buildings is almost identical to the current Hill Farm.

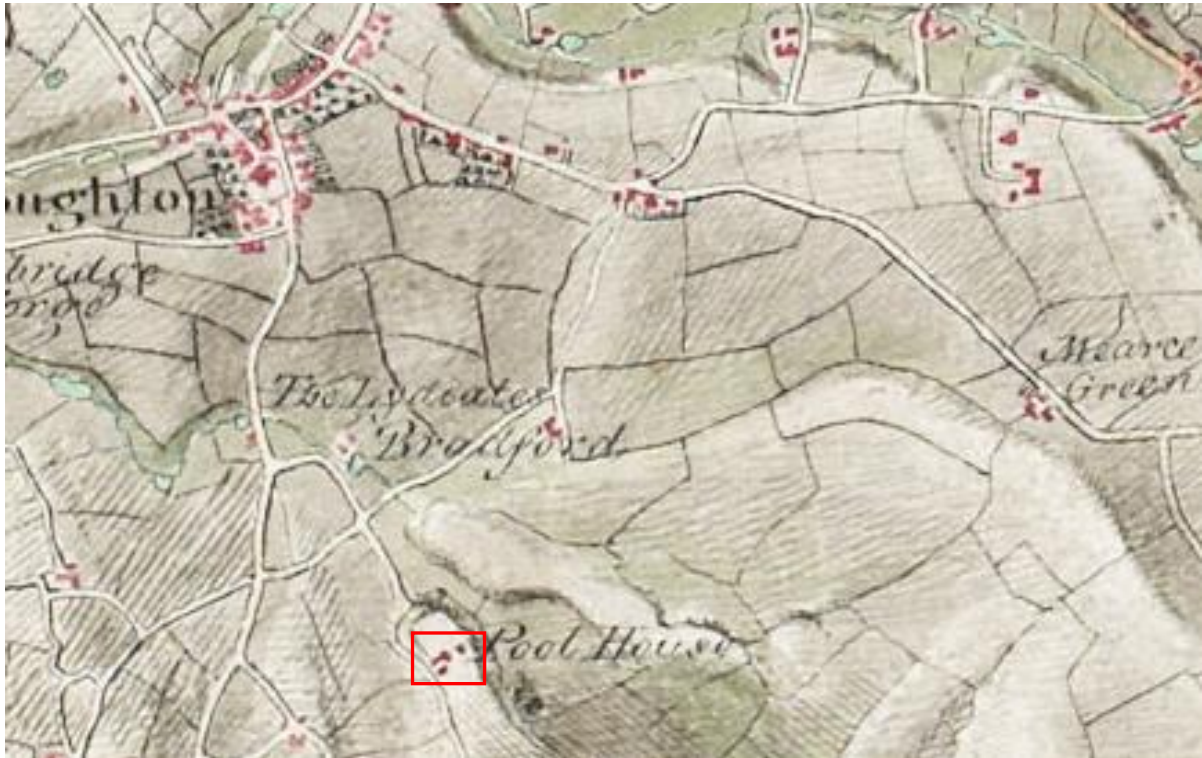


Figure 3
Ordnance Survey Drawing – Stourbridge, Dudley (1814).
(OSD 219)

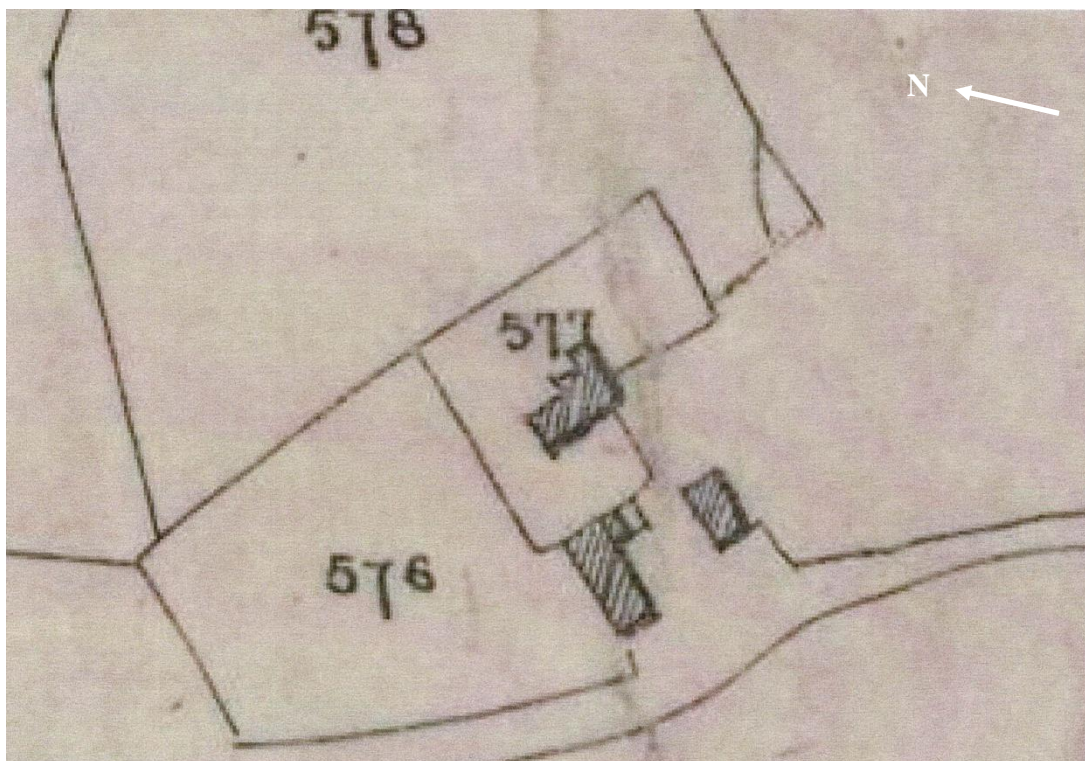


Figure 4
Belbroughton Parish (1840).

The tithe map for the parish of Belbroughton was drawn in 1840 (WA&AS Ref BA 4000/881 (*Figure 4*)), although basic is the first large scale map to record Hill Farm in detail. The map records a similar arrangement of buildings as was recorded by the Ordnance Survey, but also includes significant details about the house itself. The farmhouse is approximately “L” shaped in plan with an outshut in the angle between the ranges. The accompanying apportionment describes it as being owned by Edward Duce and occupied by William Duce. Pigot & Co.’s Directory published two years later lists William Duce of Belbroughton as a boot and shoe maker. The Post Office Directory published in 1850 lists Samuel Jordan, farmer at Poolhouse Farm, as well as William Druce (spelling error, Duce?), farmer at Broom Hill. Samuel Jordan is again listed by Billing’s Directory & Gazetteer published in 1855 at Pool House.

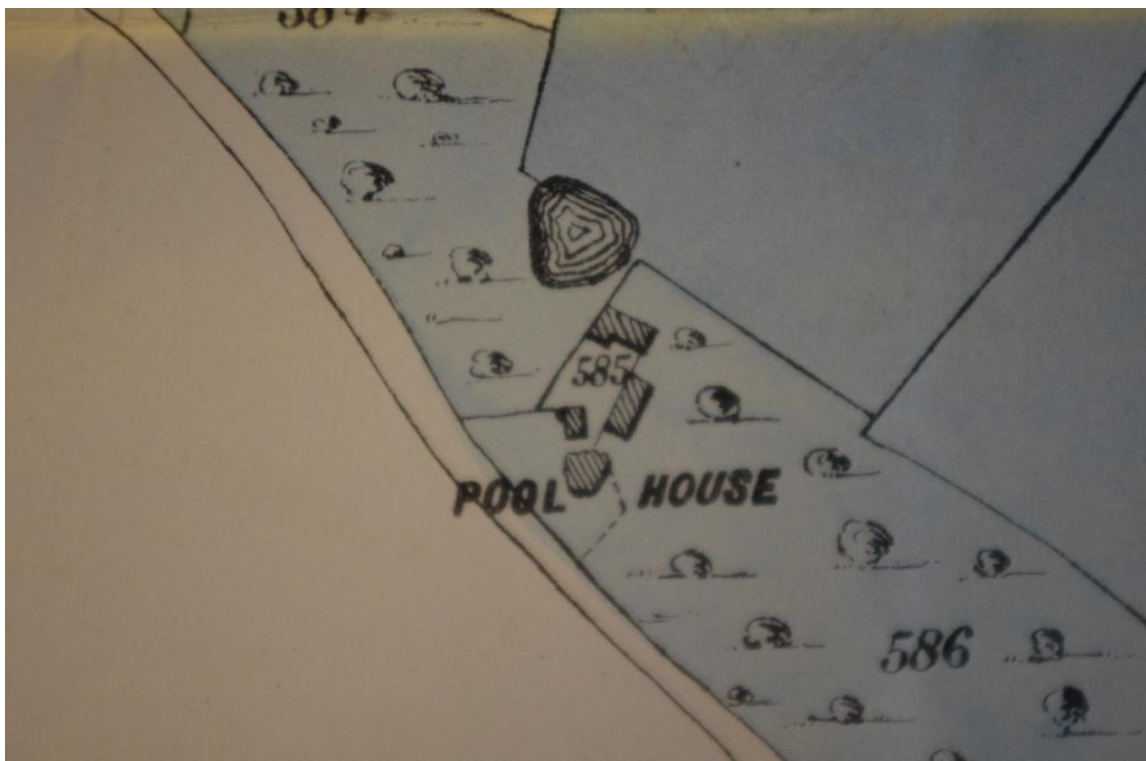


Figure 5
Sales Particulars 1870.

In 1870 the Estate consisting of the Pool House and Merchants Farms were offered for sale by auction. The accompanying map (WA&AS Ref 705:260 (*Figure 5*)) again records Pool House, but records differences to the tithe map, the projecting rear range is no longer recorded, but there is a shallow projecting range on the north west corner. It is unclear whether this reflects changes to the building or irregular mapping of the site. The sales particulars, sadly do not list the owner at the time but does confirm Mr Jordan as the sitting tenant.

The first edition Ordnance Survey, 1:2500 map published in 1884 (Worc’s Sheet XV.3 (*Figure 6*)) is the first modern large scale map of the proposed development area. The map again records a similar arrangement of buildings to that recorded by the previous maps, but with some significant alterations to the house itself. Most notably is the loss of the projecting ranges on the long elevations recorded previously, the house now appears smaller than previously mapped.

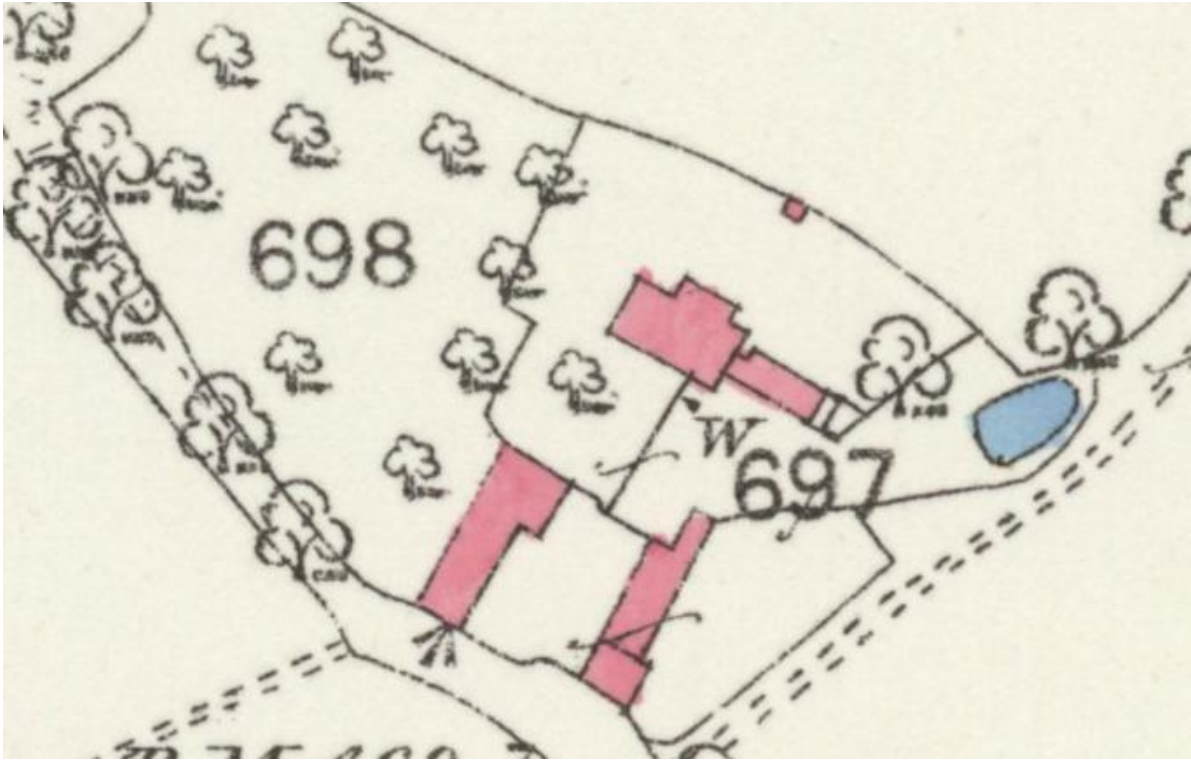


Figure 6
First Edition Ordnance Survey (1884).
(Worcestershire XV.3)

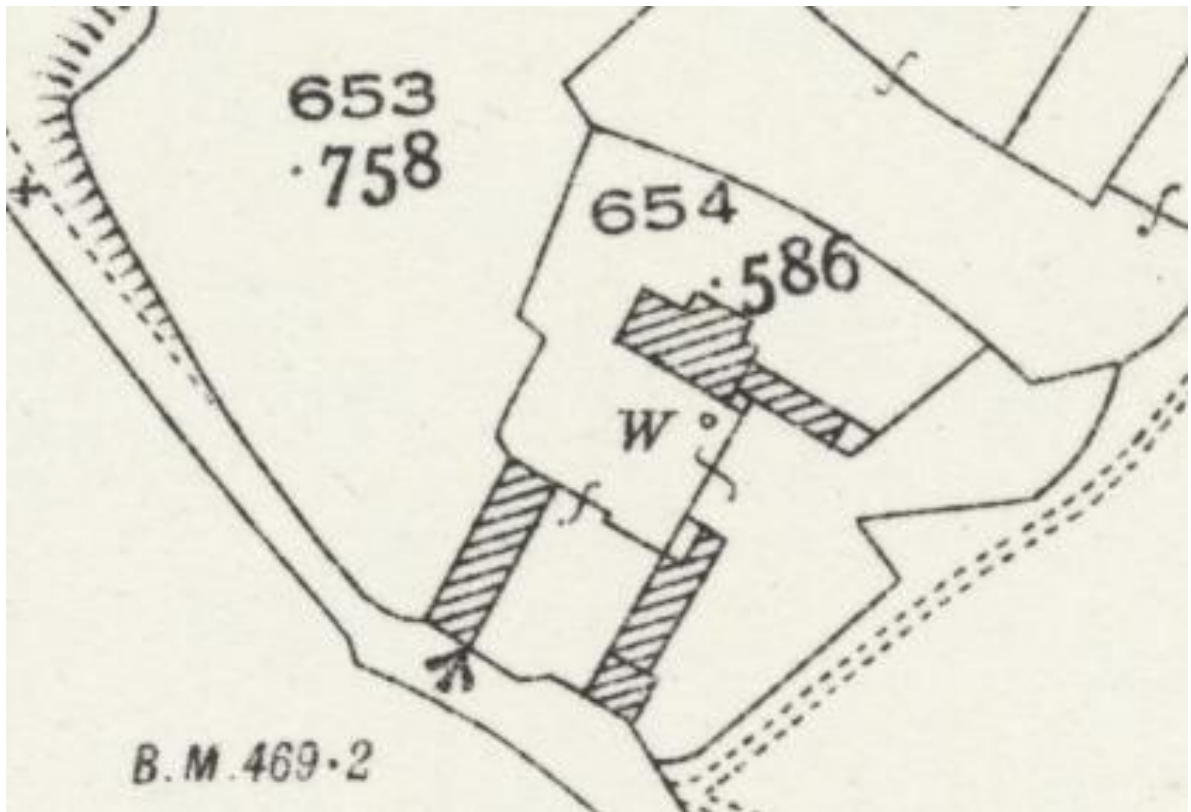


Figure 7
1927 Edition Ordnance Survey.
(Worcestershire XV.3)

A shallow outshut has also been added to the rear elevation. To the south east a long, narrow range has been added, a yard on the south easternmost gable suggest this is an outbuilding and not domestic.

Interestingly, the map does not identify the farm by name, other farms on the same sheet are named and the farm directly to the south west is named as Hill Farm.

Kelly's Directory of Worcestershire published in 1892, 1896 and 1900 lists Charles Brown, farmer at Pool House farm soon after the publication of the map. At the same time there appears to be no listing for Hill Farm, which may suggest some confusion over the name, or ownership of both sites.

The 1902 edition Ordnance Survey shows no changes to the first edition; the 1927 edition (Worc's Sheet XV.3 (Figure 7)) shows a small yard in the angle between the house and the 19th century outbuilding.

Available post war mapping of the area is limited to the 1972 edition Ordnance Survey (WA&AS Ref SO 9275 (Figure 8)). The map shows no significant alteration to the pre war maps. The map is, however the first available to identify the farm by its present name.

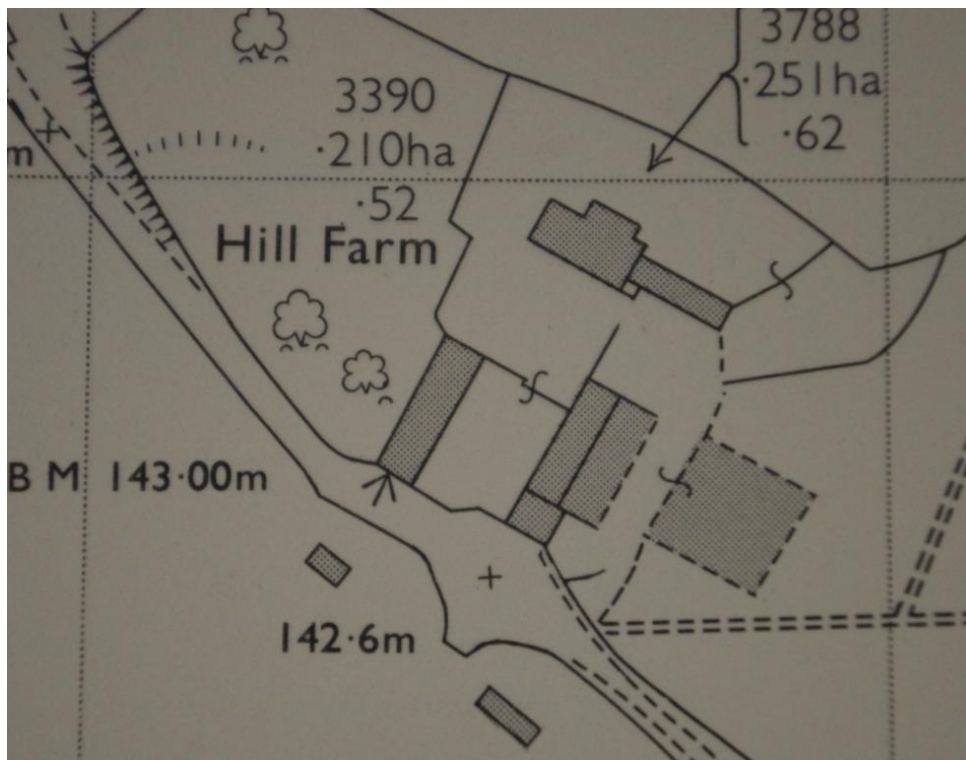


Figure 8
1972 Ordnance Survey.
(1:2500 (Sheet SO9275))

The building was statutorily listed at Grade II in 1986 (NHLE 1348601). The listed building description reads: *“Farmhouse. Early to mid-C18 with mid-C19 and mid-C20 alterations. Finely jointed brick, partly roughcast on sandstone base; plain tiled roofs with end stacks to main part. Part two storeys, part single storey and attic with three-course band at upper floor level. Main two-storey part is of three bays; two ground and two first floor 16-pane*

sashes with moulded architraves; ground floor windows have cambered heads; third bay has a C20 multi-paned door and above, at first floor level, is a datestone inscribed "C/ FS/ 17?" and with a moulded surround. Single storey and attic part adjoins right end and has a 12-pane ground floor sash window with a cambered head and, to left, the main entrance which has a flat canopy on shaped brackets, a broad moulded architrave, raised and fielded panelled reveals and soffit and a 4-panelled door. Attic lights in right gable end. Interior not inspected. There is a large chimney to rear right and a C20 addition to right side and rear".

3. Aims and Methodology

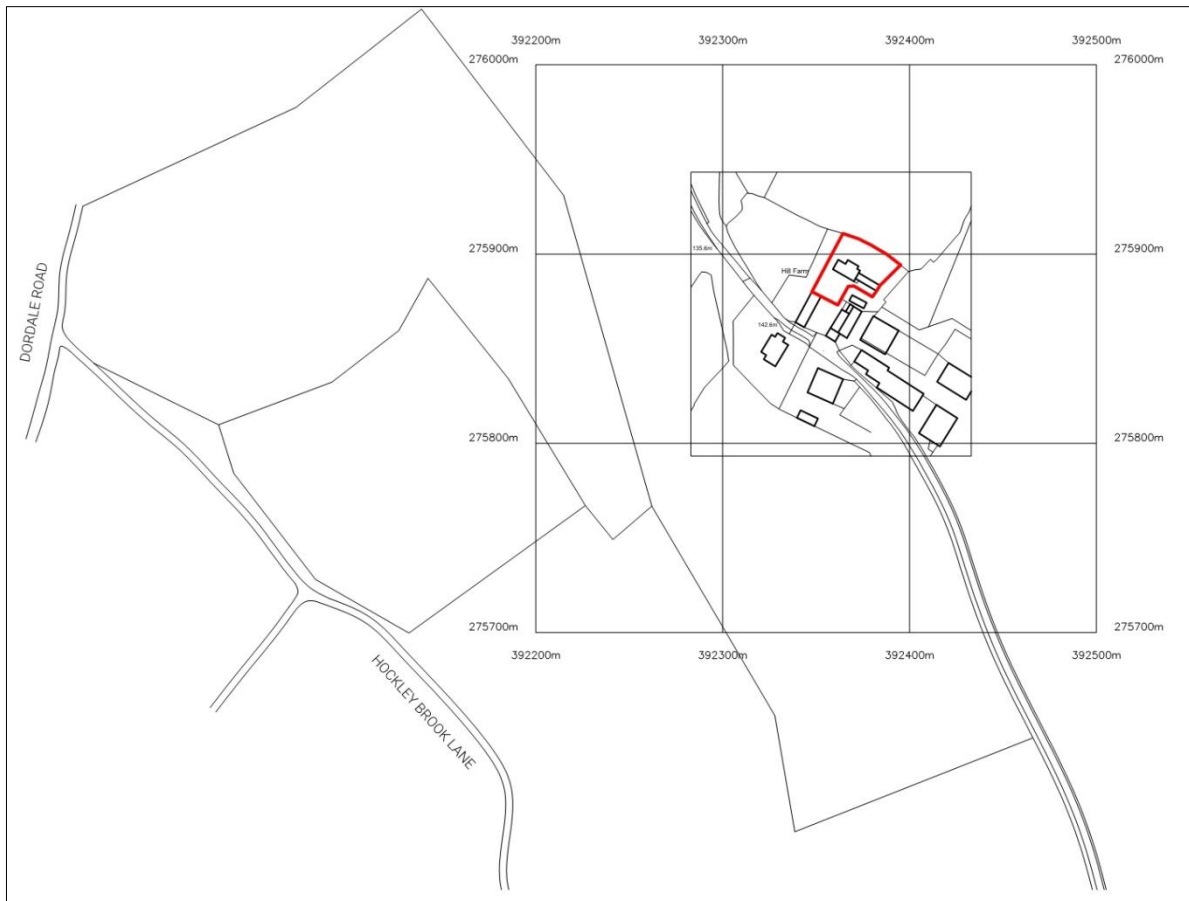


Figure 9
Plan of the Proposed Development Area.
(Provided by client)

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.

- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Worcestershire Historic Environment Record (HER) and the Worcestershire Archive & Archaeology Service (WA&AS).

The Historic Building Recording verified existing measured survey drawings (supplied by client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2/3. An ordered archive has been compiled and will be deposited with Worcestershire Museum Collection Store. An Online Access to the Index of Archaeological Investigations (OASIS) record will be completed.

Orientation: The building subject to this historic building recording is linear in plan, aligned north – north west to south – south east the long axis are orientated north west to south east and the shorter axis north east to south west (*Figure 9*). The principal elevation is that facing south west. For ease of description this is taken hereafter to be north to south. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to the principal elevation as viewed from the south west. For the purposes of this historic building recording, a letter identification has been allocated to each building and a number suffix added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the building.

The site visit was carried out by Gerwyn Richards on November 10th 2023.

4. Description of the Buildings

4.1 *Building A Farmhouse*

Building A Hill Farmhouse is a one and half and two storey, five bay brick built former farmhouse with a single storey three bay outbuilding to the south, both under plain tiles roofs forming the eastern range of a traditional “U” shaped farmyard. The principal two storey bay (*Figure 10*) to the north consists of three bays, to the south is the remains of a 20th century panelled door under a six light over door light, above which is a heavily weather date stone (*Figure 11*), the listed building description described it in 1986 as inscribed with “C/ FS/ 17?”. This may suggest an 18th century construction date, however the date stone is clearly recessed and may be earlier than the brickwork. Both northern bays have two ground and two first floor eight over eight light sashes with moulded architraves, the ground floor windows have cambered heads. The northernmost windows are modern reproduction. At first floor level is string course, there is the suggestion that this continues, in part on the southern bay.

To the south is a single storey with attic bay, at the southern end is a four over eight pane sash window under a cambered head. To the left is an ornate doorway under a modern

concrete flat canopy, the now damaged doorway is finished with a broad moulded architrave, raised and fielded panelled reveals and soffit. The four panelled door may also be original.

Both the rear elevation and both gables are rough cast rendered. Abutting the rear is a 19th century lean to under a plain tile roof, over which is a single window opening housing a modern timber casement, the dimensions of the opening suggest it too is modern (*Figure 12*). To the south of the lean to is external chimney stack, also 19th century in date. On the north east corner failed render has exposed a possible corner post (*Figure 13*), this may suggest a possible timber frame; there is a similar member on the north west corner.

The north facing gable (*Figure 14*) has a central chimney stack, again later and an elongated window to the east, its dimensions are reminiscent of a stair window. The south facing gable (*Figure 15*) is largely concealed by the later outbuilding, but does house a central doorway on the ground floor as well irregular fenestration on the first floor which suggests the two openings are unlikely to be contemporary. Both windows are modern casements.

Internally, the ground floor consists of three principle bays (*Figure 24*). Below the northernmost bay is a small cellar (*Figure 23*), now accessed via an external stone stair on the north gable, an arrangement indicative of a fruit cellar, a common enough feature in the county. Internally the cellar consists of a single bay with 19th century brick to the south and east, the northern wall is sandstone. In the east wall is a recently blocked doorway indicating that there was originally internal access to the cellar from the house also.

The ceiling structure is all modern deal with galvanised joist brackets, indicating that it has been replaced in the very recent past.

The ground floor has an unusual plan-form; the central bay, (3) houses as a large inglenook fireplace in the south east corner (*Figure 16*), flanking the modern fireplace are two alcove cupboards, which are likely to have originally been spice or salt cupboards, which were normally located near the fire to prevent the contents from getting damp. Probate inventories suggest that by the late 17th century salt boxes were separate, moveable items. There is a chamfered and stopped timber overmantle. The step and runout stop dates between the late 16th and early 18th century, the moulded mantleshelf could, potentially be original as there are dated 17th century examples recorded, but in this case the moulding appears crisp and may be a 19th century replacement.

The ceiling is carried on a single chamfered and stopped bridging beam with exposed joists (*Figure 17*), the beam is similarly stopped with a step and runout, so is likely to be contemporary with the fireplace, but in this case the step is much more pronounced (*Figure 18*). Interestingly, the joists are also chamfered and stopped, the use of chamfered and stopped joists is unusual, by the 16th century is largely limited to the wealthiest of houses. The listed building description, based upon an external examination only suggests an early to mid 18th century date, the joists may suggest an earlier core.

The room also retains original window shutters on the principal windows; the L-hinges used on the shutters began appearing in the late 17th century and became common in the early 18th century.

The southernmost bay consists of two rooms, (1) and (2), the wall is built of fibreboard and is likely to be a 20th century alteration. The ceiling is carried on chamfered and stopped

bridging beam with exposed joists, like (3) the beam is stopped with a step and runout. The joists, however are a mix of older members and deal replacements, a rolled steel joist (RSJ) has been inserted in (1) to further support the joists here.

The presence of stopped beams in both rooms is interesting as during the early 17th century the status of domestic rooms was changing with the status of the kitchen and parlour increasing, this would suggest that (1) and (2) were formerly the parlour, but beyond the external, known to be later rear chimney, there is no evidence of fireplace here, there is the possibility that there may be a back to back fireplace concealed in the north cross wall. If this were the case then that would suggest that the house originated as a lobby entrance house with two or three units. Such a building plan was common in the 17th and 18th century and, as in this case created two, slightly unequal rooms, the lobby created by the central chimney stack gave privacy and protection from drafts to each room. In this case however, the lobby is quite large, this may suggest that there was originally a staircase here also, lobby entry house tended to have staircases in one of three locations, a tight spiral staircase as part of the chimney against the rear wall (the east wall in this case), a wooden winder or newel stair in the lobby between the door and the jambs of the fireplace which would have been pushed back to accommodate the stair and thirdly in a wing or turret on the rear wall. The size of the lobby in this example may suggest an original, now lost staircase was located in the lobby. Further evidence of this is the lack of chamfered and stopped joists in the lobby, suggest those are not original.

This plan-form would then suggest that the northernmost bay, (4) and (5) originated as an unheated pantry or dairy. These were located at the northern end of the house, away from the fire. Externally, it is clear that the chimney is later and was added when the room was converted into a domestic room. (4) and (5) are much altered, retaining nothing of historic or architectural significance, the plan-form of (5) confirms there was once access to the fruit cellar and evidence of a blocked opening in the north east corner of (4) would appear to suggest that there was at some point a staircase above the cellar stairs raising to the first floor. This would confirm that the window observed externally was indeed at some point a stair window, and in all likelihood the enlargement of pantry window. The pantry window may be indicative of a 17th century date.

The space is currently occupied by a homemade lift.

In the south west corner of (2) is the current staircase, it consists of straight flight stair with a winder. Although apparently of some age the scotling of the stings and other timber is metric, suggesting a late 20th century construction date. It is possible therefore that these stairs were inserted replacing the stairs in (5) when they were removed in favour of the lift.

Abutting the rear of the building and accessed via (1) is a later lean to extension, (6). Along the north and east wall is a brick built thrawl, this would indicate the room served as the panty following the domestication of the original pantry.

The first floor plan (*Figure 25*) mirrors that of the ground floor with three principal bays, the southernmost bay has again be the subject of modern subdivision creating a bedroom, (8) and a small bathroom, (9) under the eaves in the south east corner. The use of the same 20th century materials to divide (8) from the stairwell is further evidence to support the stairs being non original. Both (8) and (9) retain exposed purlins, both are heavily painted and lack any diagnostic features.

The central bay, (11) has a chimney breast in the south east corner, but no evidence of a fireplace. There is a chamfered and stopped collar purlin although the plain runout stop is difficult to date (*Figure 19*). There are wide, hardwood floorboards, wider boards tend to indicate an earlier date, are almost certainly pre 19th century.

The northernmost bay, (12), like the ground floor here retains nothing of historic or architectural significance. Although the well finished doorway on the landing is potentially the original doorway and the wall between (12) and (10) is a later insertion, again evidence of historic alterations to access between the floors.

There is a limited view of the roof space above the southernmost bay. The structure consists of common rafter roof with a ridge beam (*Figure 20*). The use of a heavy ridge beam confirms a pre 19th century date. The other members seen in the roof structure appear to be purlins, a collar beam and potentially another collar purlin, although the lack of access prevents a more detailed description.

4.2 Building B Outbuilding

Building B is located to the south of the farmhouse, it is currently linked to the house by a later, flat roofed link. The link is constructed of metric bricks suggests a post 1960s construction date. The southernmost wall of the link uses sandstone wall as its lower courses, it is likely that this is an earlier boundary wall creating a small yard to keep stock away from the house.

The single storey three bay brick built building (*Figure 21*) is clearly later in date, the brick dimensions, 9inch x 3inch x 4inch, although not always an accurate aid to dating would suggest a mid to late 19th century construction date. There is a clear straight joint between the middle and southern bay indicating the southern bays is later still. The roof, although partially ruined is plain tiles.

The interior of the middle, (2) and southern bay, (3) were not accessible due to the condition of the roof structure.

(1) consists of a single room with a recently inserted W.C in the south west corner. The common rafter roof is carried on two heavy, waney purlins (*Figure 22*) and the use of a ridge plank confirms the 19th century construction date.

There is no evidence of original function nor form remaining within the building.

5. Conclusion & Heritage Impact Assessment

Hill Farmhouse is established as a known heritage asset and statutorily listed at Grade II. The listed building description describes the house as “*Early to mid-C18 with mid-C19 and mid-C20 alterations*”. This historic building recording has confirmed these details and made a permanent visual (photographic & drawn) record, analysis of historic plan and fabric and historical background of the building in its current state.

It is likely that Hill Farm originated as a two or three unit house with back to back fireplaces with a central kitchen/living room, heated parlour to the south and a service room to the

north, a common 17th or 18th century plan-form. The chamfered and stopped joists in the central bay may suggest an earlier date or an earlier core retained within a later building.

The historic plan-form has been altered by the loss of the original stair case against the chimney jamb and the insertion of two (one since removed) later gable stairs. This may suggest that at one time the building was used at two separate dwellings, which would also explain the unusual door arrangement on the principal elevation.

There is possible evidence of a timber frame on the northernmost gable, this is far from certain and may represent a modern timber stop bead used to render that gable.

There is evidence, both physical and cartographic of alterations to the rear elevation and the southern gable. The outbuilding, constructed in the 19th century may have originally free standing. The link joining it to the house was constructed using metric bricks suggesting a late 20th century date of this.

This heritage impact assessment has been carried out following National Planning Policy Framework (NPPF) and the Bromsgrove District Council online advice covering the Historic Environment.

Following National Planning Policy Framework, para 190, “*local planning authorities should take account of ... the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*”. The PPG makes it clear that change that leads to better conservation of the listed building may also be a public benefit, examples of heritage benefits may include (*PPG, paragraph 020*):

- *Sustaining or enhancing the special interest of a listed building and the contribution of its setting*
- *Reducing or removing risks to a listed building, and*
- *Securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use – see PPG, paragraph 015).*

The proposed works (*Figures 28, 29, 30, 31, 32, 33, 34 & 35*) are sympathetic to the significance and setting of the building and will ensure Hill Farmhouse is conserved and sympathetically brought up to date and be suitable for long term residential use, thus maintaining the heritage asset and ensuring its long term preservation and will not result in substantial harm to the building as a heritage asset, adhering to policy BDP20.3. Returning the building to viable use will be an enhancement of the heritage asset. The limited loss of historic fabric and alteration to the historic and current plan-form has been mitigated through this programme of historic building inspection and recording in adherence to policy BDP20.18 which has also increased understanding of the building as a heritage asset.

Both the structural survey and this building recording survey have indicated that both the house and, particularly the outbuilding are in a precarious condition as a result of historic neglect and redundancy. The proposed works are essential to prevent the total loss of the buildings as designated heritage assets. The scope of the proposed works to the house is likely to require the removal of the present staircase and the reinstatement of an earlier staircase. This building recording has concluded that neither staircase is original and the removal of the present staircase will not result in substantial harm to the building.

External works to the house will be limited to the removal of the later and inappropriate cement render and the removal of the later concrete flat canopy which has led to water ingress and internal damage. A conservation and repair scheme for the external elevations can only, realistically be confirmed following the removal of the render and will be carried out in consultation with the relevant advisory bodies.

It is possible that the removal of the render will require archaeological attendance. This should be confirmed with the County Archaeologist, Worcestershire County Council.

Following Historic England guidance which states “*that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948*” ((Listed Buildings & Conservation Areas) Act 1990). Building B is 19th century in date and is within the curtilage of Building A (the listed building), and is considered as curtilage listed, however the link between the two buildings is likely to post date 1948 and therefore building B itself should not be considered listed.

The proposed works will see the taking down and rebuilding of building B for domestic use. It is likely that conservation and repair of this building in its current form would consist of considerable intervention where it would be uncertain as to the degree of existing historic fabric that could be viable and therefore retained, however, where possible retained material, most notably brick and tiles will be used, primarily on the principal elevation and roof to maintain the current, historic appearance of the outbuilding. This will result in the limited loss of historic fabric, which has again been mitigated through this programme of historic building inspection and recording in adherence to policy BDP20.18. It is proposed that the outbuilding is stepped forward, while its overall length is reduced to compensate. This will allow modern amenities within the proposed development without impacting upon the historic fabric of the listed building. Building B will remain clearly subservient to the farmhouse and remain identifiable as a former agricultural outbuilding, maintaining the rural and agricultural setting of the proposed development area.

It is proposed to replace the currently unsightly and unsuitable link between the two buildings with modern glazed link on a smaller footprint. This has been designed to be clearly a modern addition and will have a minimal impact upon historic fabric and limited impact upon the current and historic plan-form. The new link will be set back from the principal elevation, which will be an enhancement to the present arrangement which is in line with the principal elevation.

There will no straight cuts in the brickwork and the existing brickwork will be re-finished with appropriate lime mortar approved by the appropriate conservation bodies. Damaged and defective rainwater goods will be replaced by an appropriate heritage approved product.

The works will return the redundant house to residential use; the buildings will return to residential curtilage within the working farmstead. This will not result in harm to the heritage asset and the improved management of the area and maintenance of the buildings and their environs will be an enhancement. The setting of the building as a farmhouse within a rural location will be unaffected and the site will remain identifiably a farmstead.

The proposed works will result in less than substantial harm to the buildings and ensure their conservation, long term preservation and use. The works should, following policy BDP20.5 be supported to allow a swift commencement of work to arrest the decay caused by a

prolonged period of un-occupation and underuse to secure the retention, conservation, maintenance and continued use the heritage Asset.

It is possible that any ground works associated with the proposed works will require archaeological attendance. This should be confirmed with the County Archaeologist, Worcestershire County Council.

6. Archive & Publication

The site archive consists of

- 2 A3 permatrace sheets containing floorplans & notes
- 1 A0 paper sheet containing floorplans
- 3 A3 paper sheets containing floorplans & elevations
- 2 DVDs containing 98 digital images
- 58 B&W images & contact sheets
- 3 A4 Contact Sheets
- 3 A4 photo record sheets
- 4 A4 paper sheets of notes
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site code 2023-HFBW until deposition with appropriate repositories can be arranged.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

6.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-512248
Project Name	An Archaeological Standing Building Survey & Heritage Impact Assessment, Hill Farm (former farmhouse only), Hockley Brook Lane, Belbroughton, Stourbridge, Worcestershire
Site Co-ordinates	NGR SO 92368 75894
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/Not Known
Current Land Use	In Use As Building
Development Type	Residential
Prompt	Listed Building Consent
Archive Recipient	ABRS/Worcestershire Museum

7. Bibliography & Sources

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- Historic England. 2016 *Understanding Historic Buildings: A guide to good recording practice*. London.
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- Peters, J.E.C., 1988. 'Post-medieval Roof Trusses in some Staffordshire Farm Buildings' in *Vernacular Architecture* Vol. 19, 24-31.
- Worcestershire Archive & Archaeology Service (WA&AS) Dec 2023

8. Colour Plates & Drawings



Figure 10
Building A Principal Elevation, General View (Looking North East).



Figure 11
Building A Principal Elevation, Date Stone (Looking North East).



Figure 12
Building A Rear Elevation, General View (Looking South West).



Figure 13
Building A, Corner Post(?) on North
East Corner (Looking South West).



Figure 14
Building A North West Facing Gable (Looking South East).



Figure 15
Building A, South East Facing Gable,
(Looking North – North East).



Figure 16
Building A(3) Inglenook Fireplace (Looking East – South East).



Figure 17
Building A(3) Ceiling Structure (Looking East – South East).



Figure 18
Building A(3) Step & Runout (Looking North).



Figure 19
Building A(11) Runout Stopped Collar Purlin (Looking North).



Figure 20
Building A Limited View of Roof Structure (Looking North West).

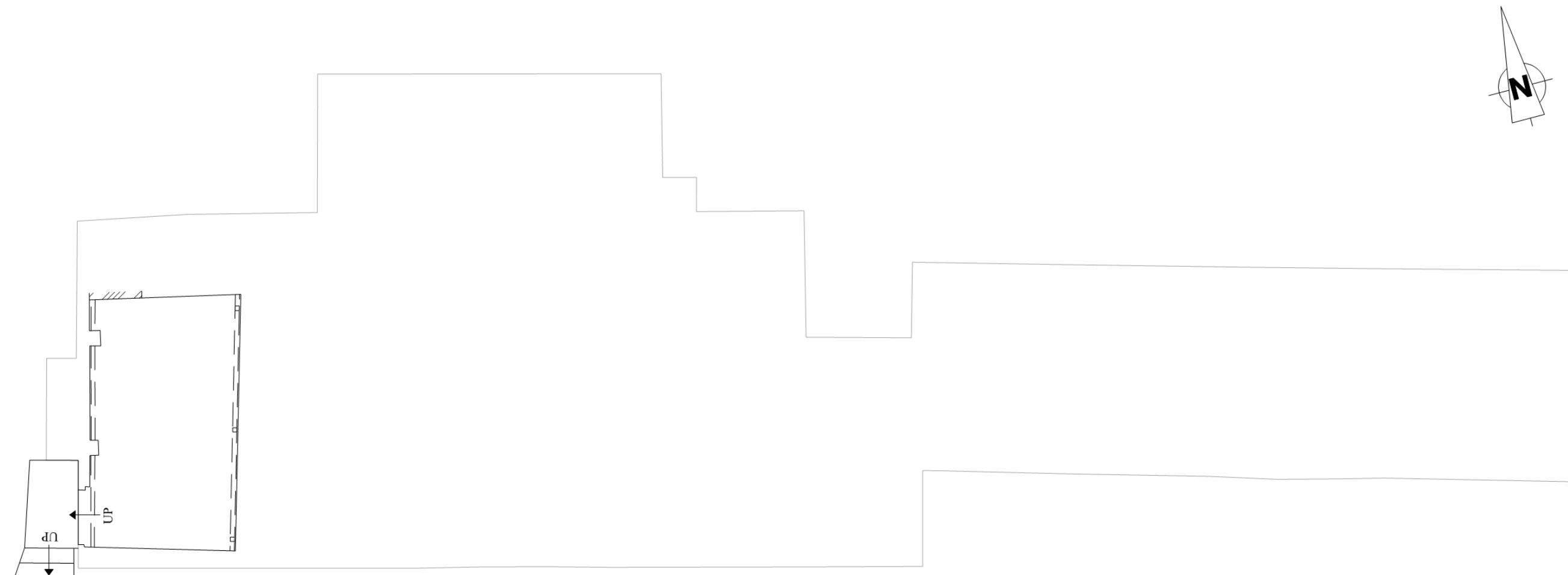



Figure 21
Building B Principal Elevation (Looking West – North West).



Figure 22
Building B(1) Roof Structure (Looking East).

Figure 23
Buildings A & B Cellar Plan.



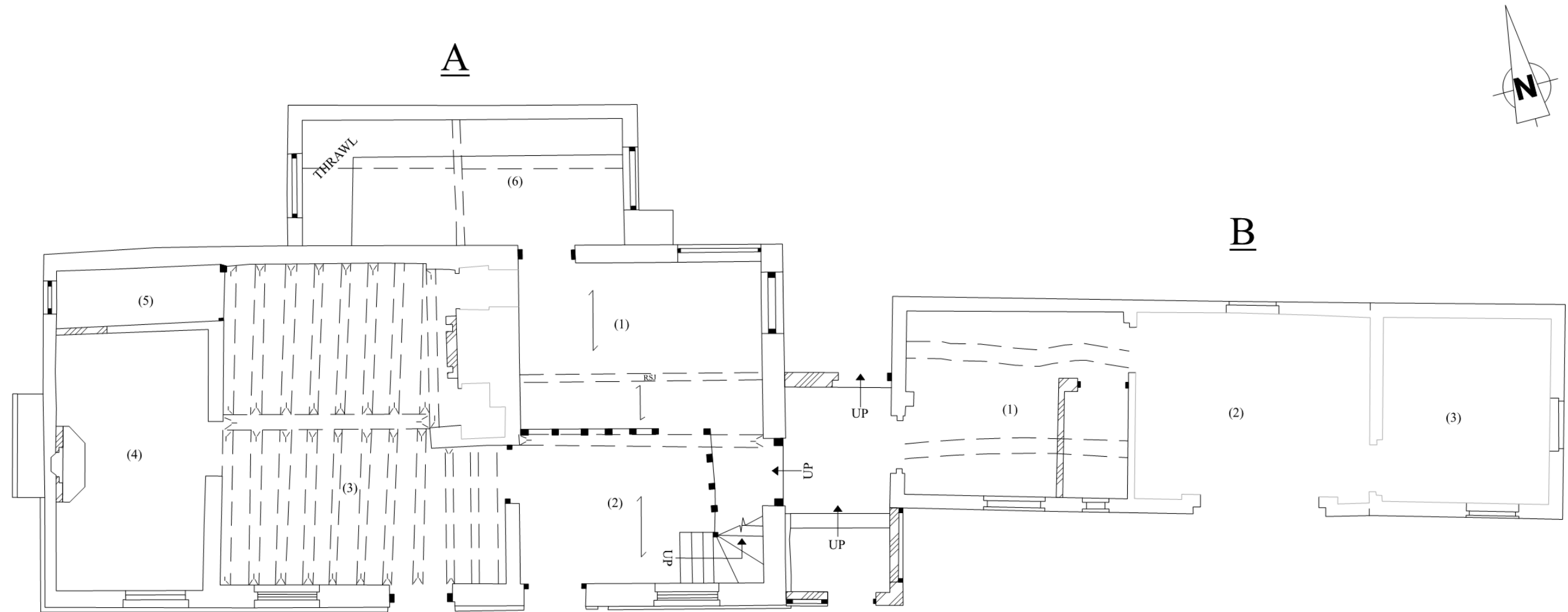
 CONFIRMED MODERN MATERIAL

Scale in Metres



Scale in Feet

Figure 24
Buildings A & B Ground Floor
Plan.

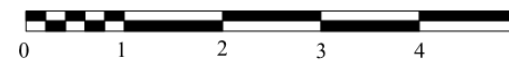


CONFIRMED MODERN MATERIAL



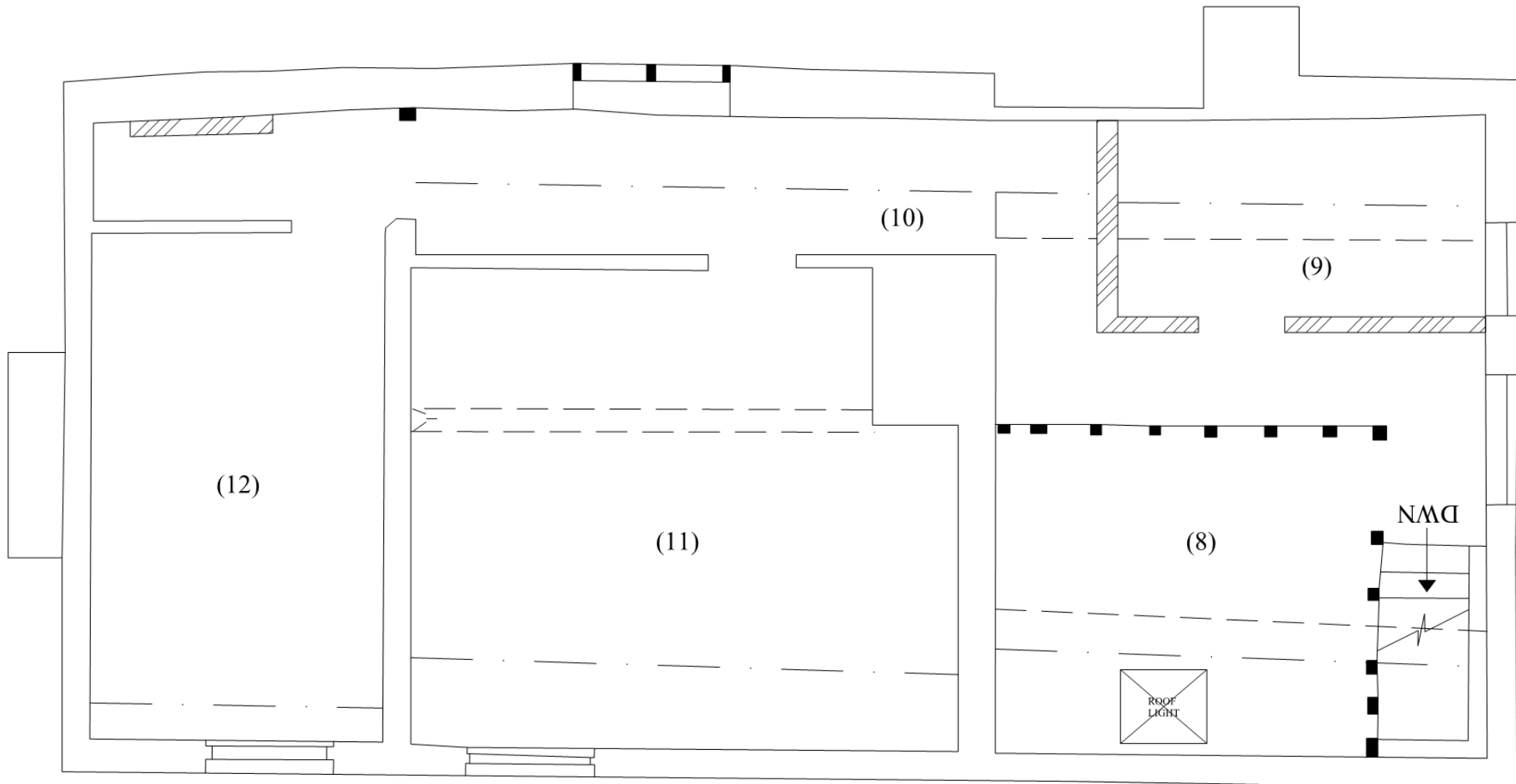
NOT SURVEYED VISUAL INSPECTION ONLY

Scale in Metres



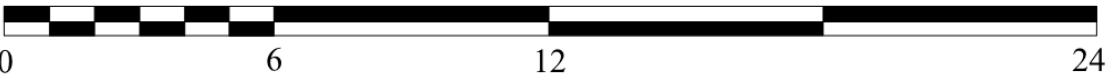
Scale in Feet

Figure 25
Building A First Floor Plan.



CONFIRMED MODERN MATERIAL

Scale in Metres



Scale in Feet

Figure 26
Locations of Photographs Included in Report –
Ground Floor.

Fig. 12

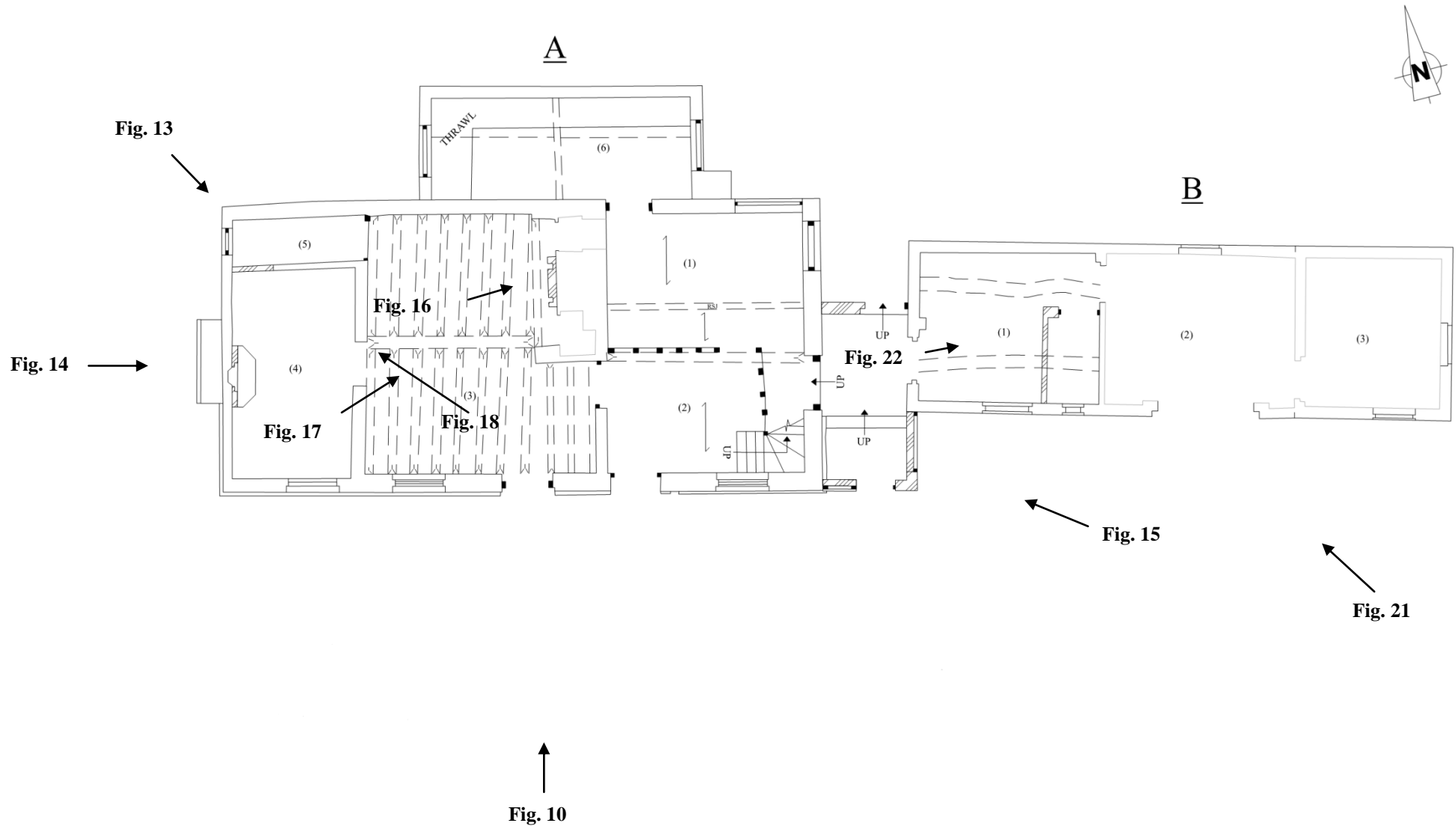
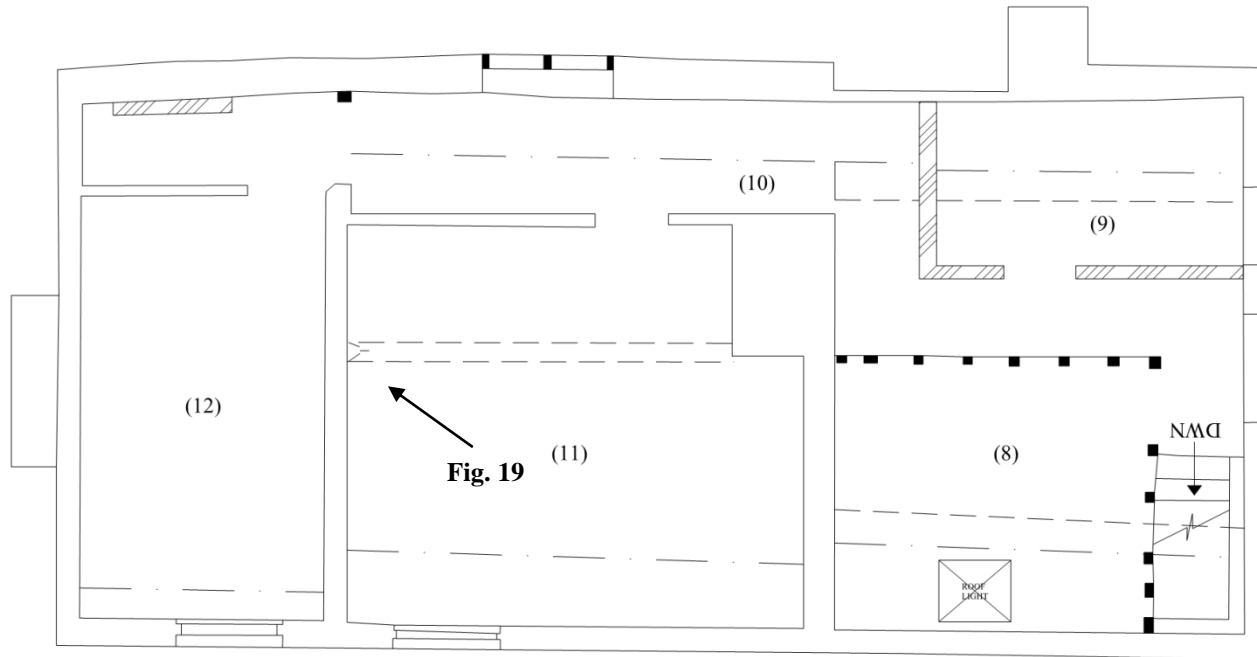


Figure 27
Locations of Photographs Included in Report –
First Floor.



↑
Fig. 11

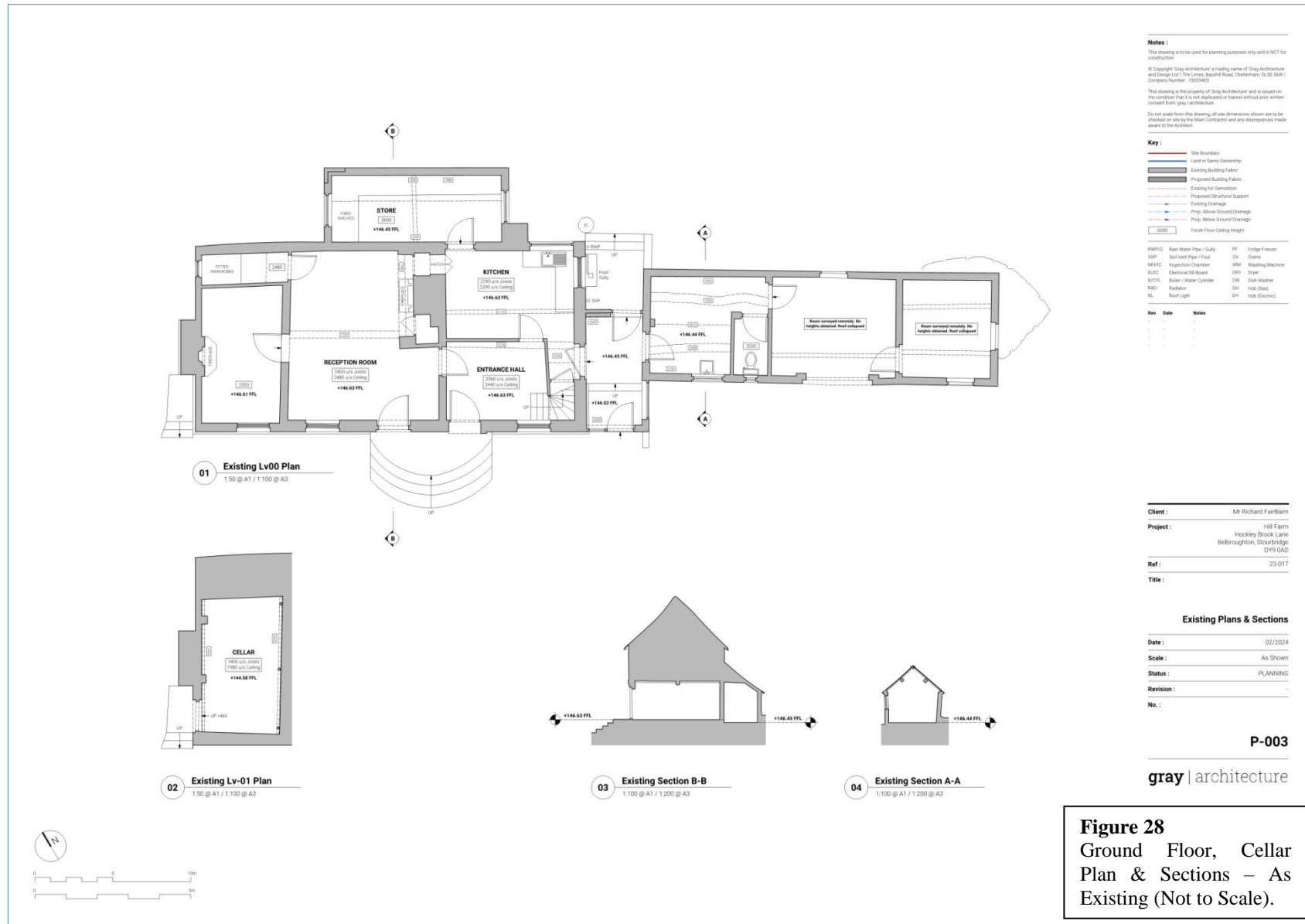
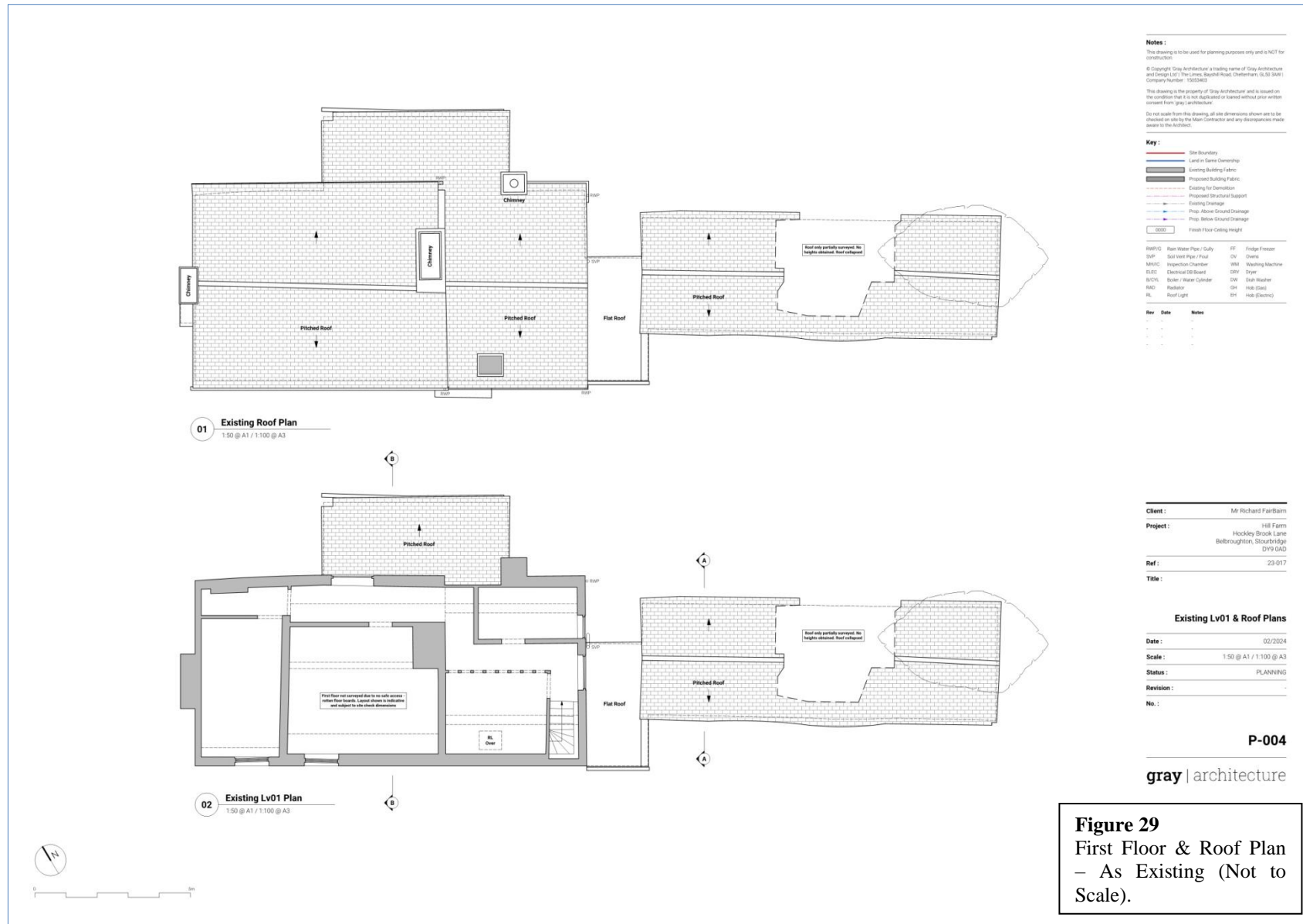


Figure 28
 Ground Floor, Cellar
 Plan & Sections – As
 Existing (Not to Scale).



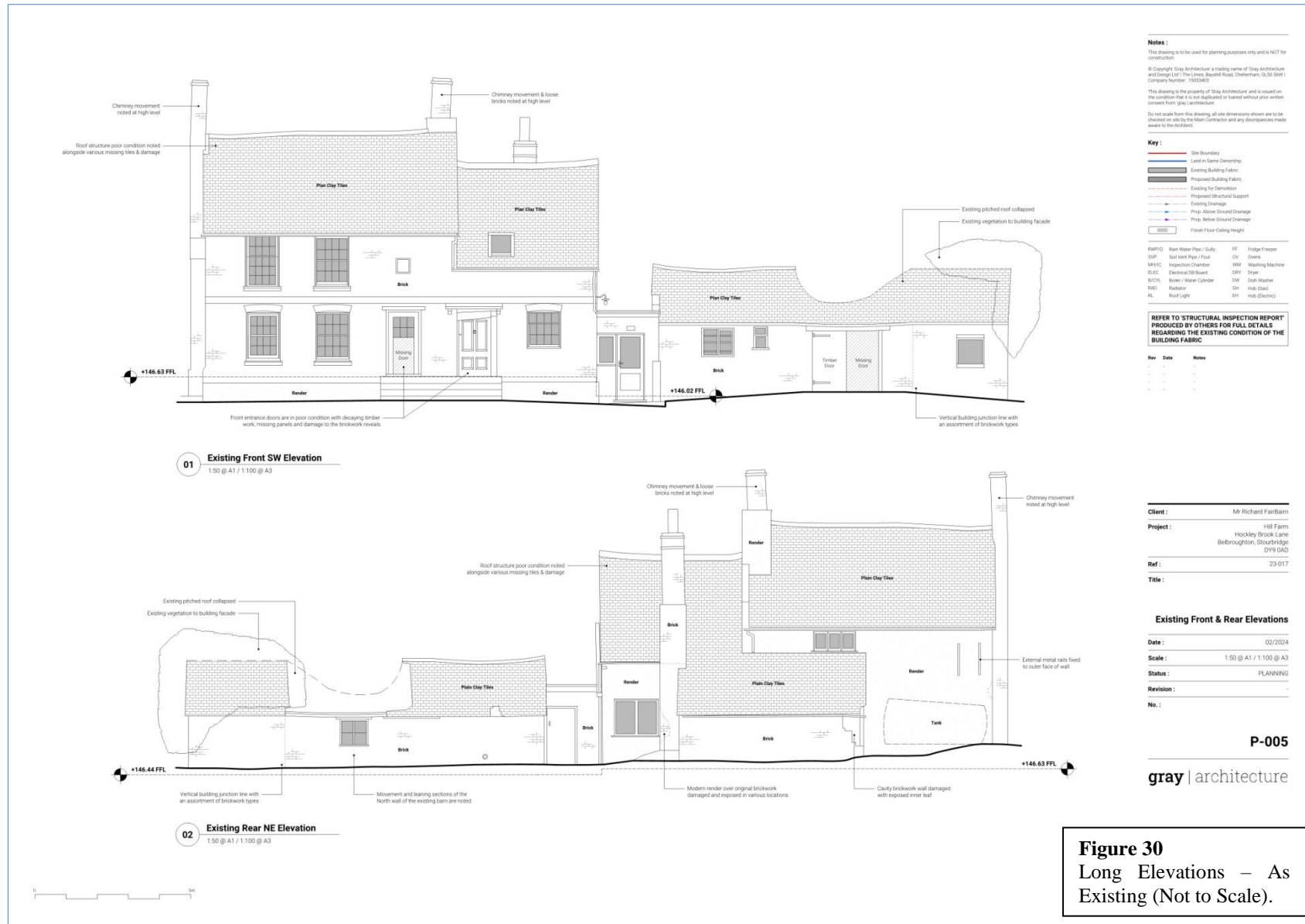
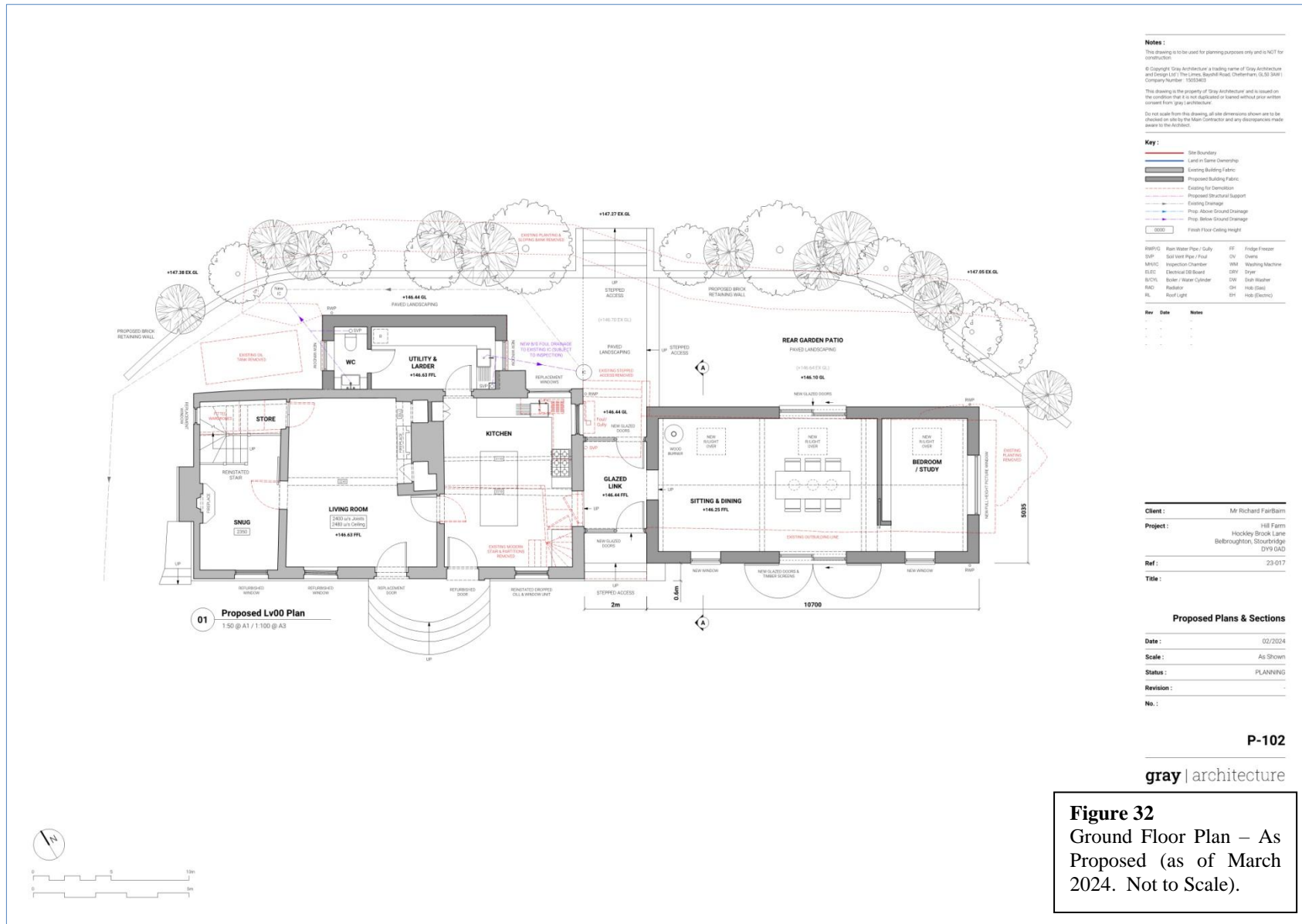


Figure 30
 Long Elevations – As Existing (Not to Scale).



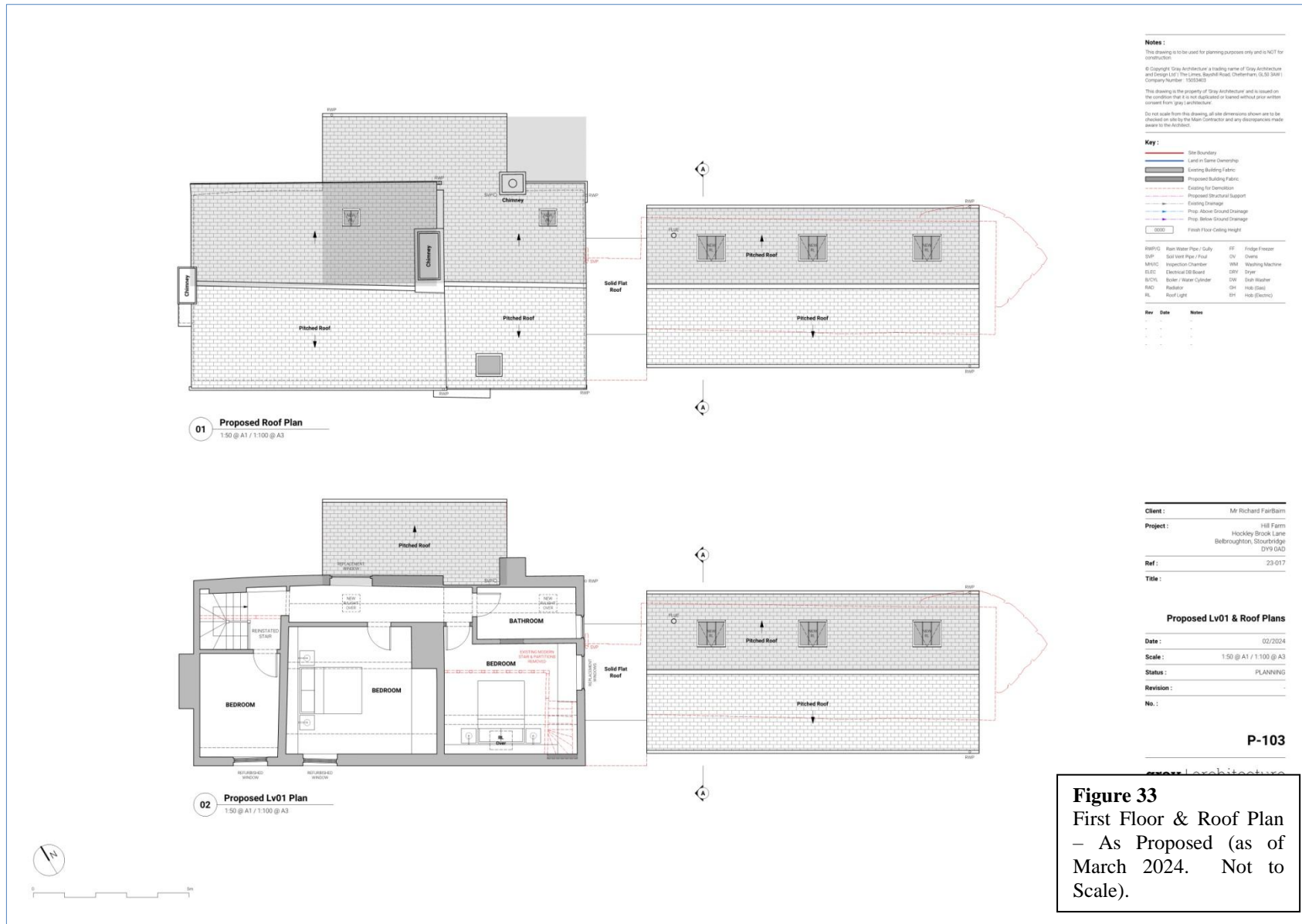
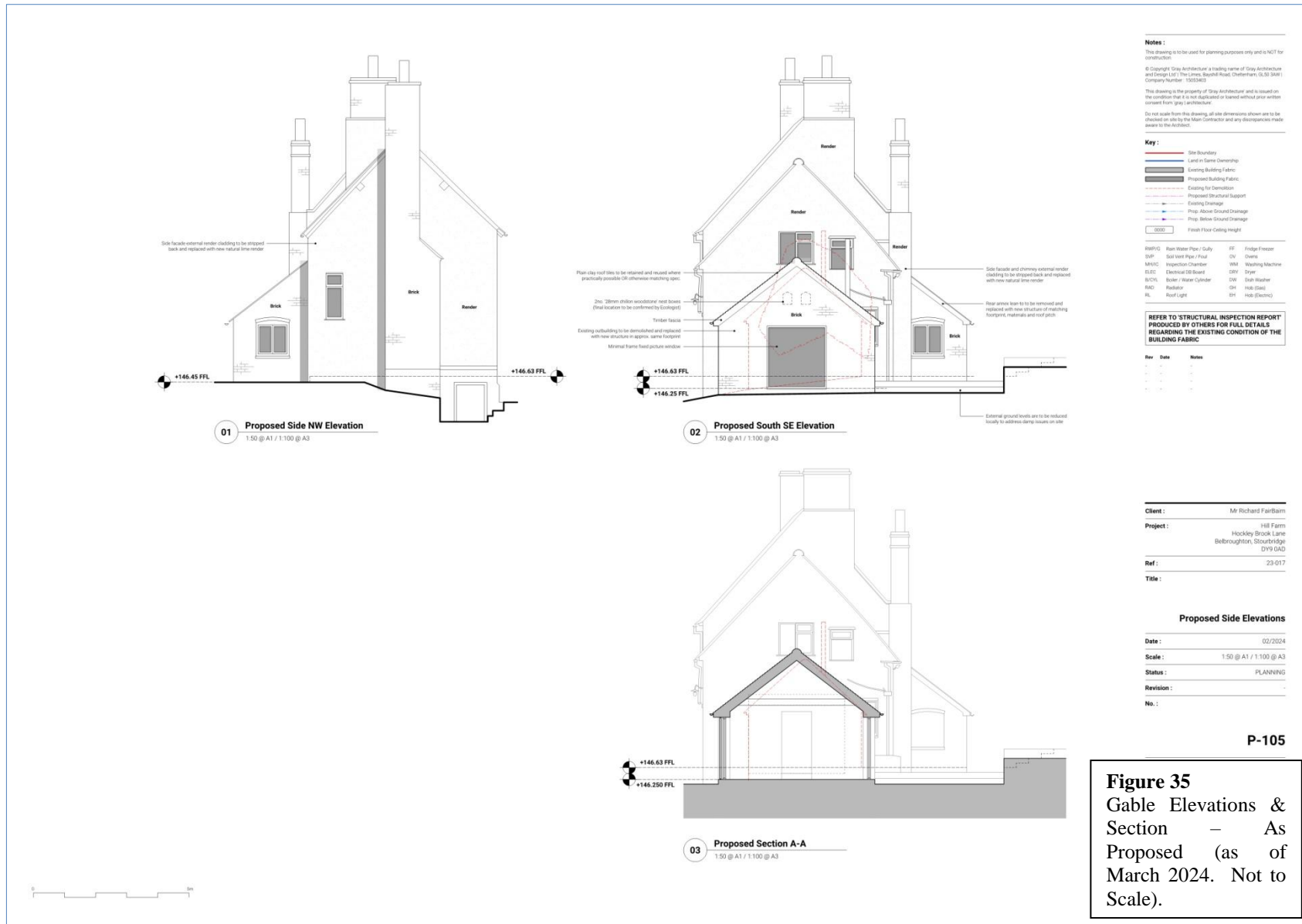


Figure 33
 First Floor & Roof Plan
 – As Proposed (as of March 2024. Not to Scale).



Figure 34
 Long Elevations – As Proposed (as of March 2024. Not to Scale).



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