

# LOWER FARM TAYNTON OXFORDSHIRE

HERITAGE IMPACT ASSESSMENT  
DECEMBER 2020

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## WORLLEDGE ASSOCIATES

Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.



## INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework (July 2018) provides a very similar message in paragraphs 189 and 190 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This report has been prepared to accompany a planning and listed building application for a range of proposed works to Lower Farmhouse, a grade II listed building, and adjoining stable grade II, and other buildings in the farmstead, which all lie within the curtilage of these listed buildings. Lower Farm also lies within the Taynton Conservation Area.

It provides a brief history of the development of the village of Taynton and its farmsteads, focussing on the evolution of Lower Farm. It includes a description of the farm house and farmstead and based on the history of the farmstead, the context of local agriculture, and the surviving fabric its heritage is summarised in a statement of significance.





Collectively, Taynton's stone buildings form a recognizable and distinctive vernacular style of architecture that communicates its affinity with the traditions of the local context... They reflect a broader homogeneity in the regional character of the Windrush Valley defining the 'stony landscape' observed across villages such as Asthall Swinbrook, Widford and Burford (almost all which had their own quarry) by 20th century travellers such as J. Massingham.

## FARMSTEADS AND THE TAYNTON LANDSCAPE

Often prosaic in their general character and appearance, farmhouses and their farm buildings lie at the heart of country existence, defining not only its landscape but also its social- economic life. They are an important part of the character of the countryside, and along with field patterns and boundaries, they help to create a local identity and sense of place. These, functional structures, reflect the singular relationship between local building traditions and the landscape and its use itself articulating the way in which ordinary people have collectively built their environment and how, in turn, it has cultivated certain values and patterns of daily life.

The traditions followed in their construction are founded on shared experience and tempered by the local climate and availability of resources. As such these are, as Historic England suggests, buildings very much in harmony with their local settings. As structures constructed of locally sourced materials and often by local builders or farmers themselves, they can be said to be a cultural expression of ordinary people. Their survival evidences the way their owners lived and the value they place on things that went in them – the livestock and grain that was vital to the economic survival of the farming way of life.

This strong connection to locality is one that inscribes the farmhouse and the farm buildings with an underlying communal value. The simplicity of the farm buildings to a great extent, helps sensitise us to the significance of everyday objects, reminding us of the value inherent in even the simplest and utilitarian of places...

### TAYNTON

At Taynton, farm buildings are both a prism through which the history and social- economic life of the village can be understood and an organizing frame through which its settlement pattern can be defined. Along with its quarry, farming played a key role in the morphology of the village and it is its farmsteads, rather than a designed relationship between its manor house and church, that are in fact its key defining character and organising principle.

As Mark Child (2013) has observed, Taynton at first “appears to be an undisciplined arrangement of a place, until one realises that it effectively comprises of four large old farmsteads” that lie at the north and west peripheries and that form significant clusters that help define the extent of the settlement (Child Mark 2013. “Taynton” in *The Windrush Valley*. Amberley Publishing; Gloucestershire) A number of side roads branch off from the Burford road at the terminal end of which is one of the four farms; Lower Farm to the north, Manor Farm to the south, Lower Farm to the north, and Upper and Garnes Farms to the west.

The Church is noted as having a good Early English chancel. (Ditchfield P. H. 2013. *Oxfordshire*. Cambridge University Press; Cambridge. p. 29) The church porch is found unusually on the north side. The entrance from the south – now blocked up – was “effectively the lord of the manor’s private way in before the manor house, which stood in an adjacent field was destroyed by fire.” The scene presented today is still a generally an agrarian one with sheep grazing in the adjacent paddocks. (Child, Mark 2013)

## TAYNTON MANOR & VILLAGE: A BRIEF ACCOUNT

The village of Taynton lies about a mile from the Oxfordshire border with Gloucestershire - approximately a mile and a half north west of Burford along a lane that leads to the Gloucestershire village of Great Barrington in the Windrush Valley. (Oxfordshire villages. Taynton. <http://www.oxfordshirevillages.co.uk/westoxonvillages/taynton.html>) Its name, referred to variously as Teinton (1086); Teynton (c1274-9), is thought to reflect its sitting along the River Windrush - with the first element possibly referring to the river name Teigne as in Teignmouth (Devon). (Alexander H. 1912. "Taynton" in *The Place-Names of Oxfordshire: Their Origin and Development*. The Clarendon Press; Oxford. P. 205

For much of its history Taynton has remained a small dispersed farming community under manorial control. (West Oxfordshire District Council. Taynton. Conservation Area Character Appraisal. p.2) The earliest account of Taynton Manor is a 1059 Charter – confirmed by King William in 1069 - recording Edward the Confessor's gift of the Manor to the Abbey of Saint Denis (Denys), Paris. The arrangement however is not one that would survive the hostilities between England and France and the manor would subsequently pass into the monastery at Tewksbury before falling into private hands at the Dissolution. (Child, Mark 2013)

interest being quite different from those of neighbouring villages "in both separation and extent." (Moody Raymond 1985. *The Ancient Boundaries of Taynton*. Tolsey Papers No. 5. The Tolsey Museum; Burford. Oxford History Centre Reference: TAYN 944(MOO). p 14

The early settlement pattern was influenced by Taynton's relatively enclosed topography and rich pasture. This was an informal and dispersed settlement pattern, typical of the wider area, though it initially concentrated along the route linking Burford to Great Barrington. "The meadowland along the Windrush beyond the village provided pasture for flocks, while the dispersed form of Taynton encompassed a pattern of minor fields and smallholdings that is still discernible" today. The plough land was largely concentrated on the slopes above the village. (West Oxfordshire District Council. Taynton. Conservation Area Character Appraisal. P 2)

Taynton would next appear in the Domesday Book in 1086 as one of 3 English and 2 French abbeys that held land directly from the King in Oxfordshire. At the time its particulars listed are comprised of 10 hides; land for 15 ploughs- 4 of which were in the demesne; 2 mills; 170 acres of meadows; 1 by 1 1/2 leagues of pasture; and 1 by 4 furlong of woodland. All of which was valued at £15. The population, relatively small, comprised of 4 slaves; 17 villeins; 30 bordars.

There is nothing in the Domesday Survey to suggest that Taynton practiced anything else other than the normal midland open field agriculture of the time. (Moody, R 1985, p.14) The area was also served by important trade routes, including the Saxon route. By the Middle Ages these routes and proximity to Burford's markets and traders would prove central to its prosperity and development.

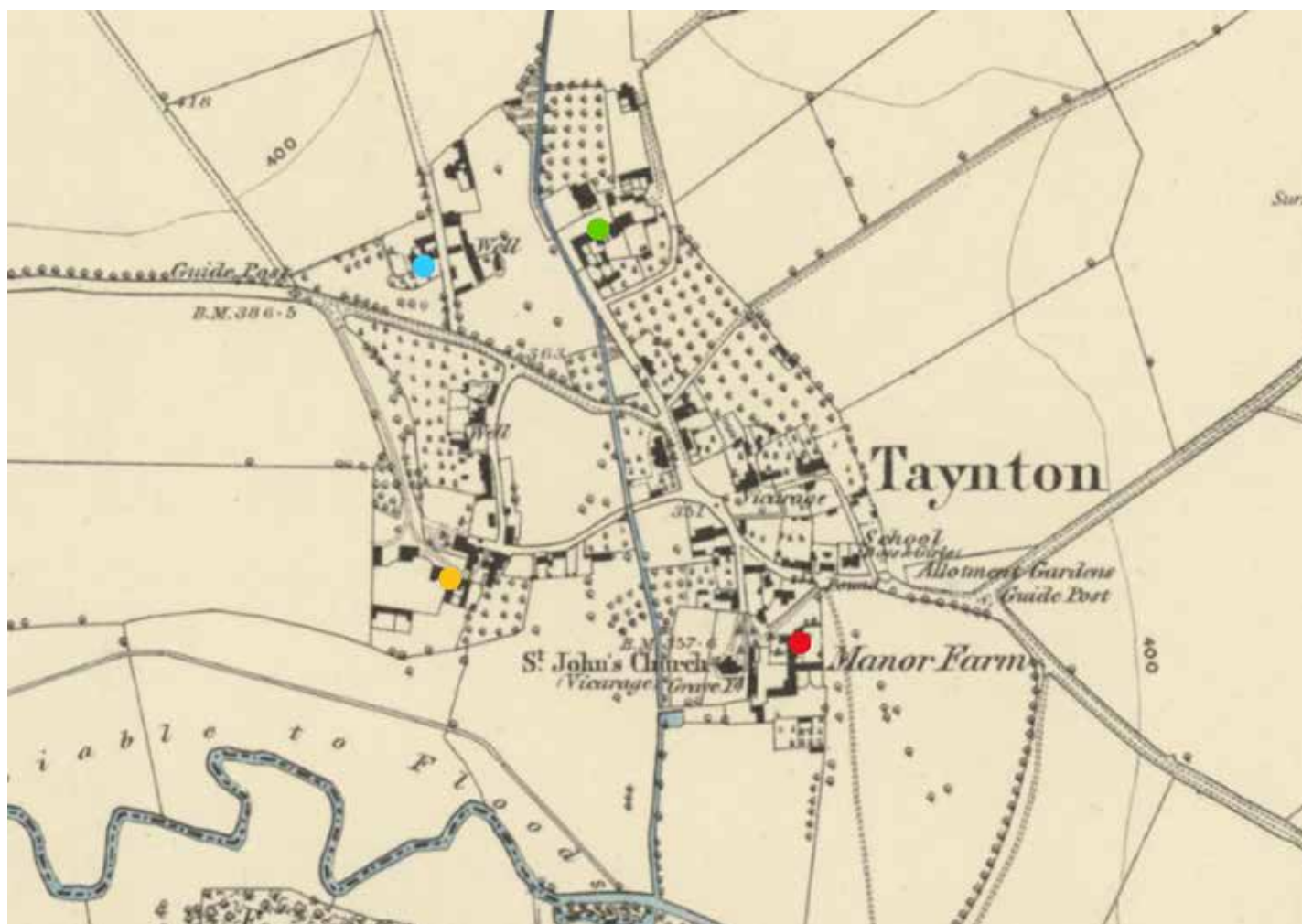
By the 16th century the manor had passed from monastic control to the crown. Court Rolls produced during this time (c1540) show around 15 tenants with smallholdings, identifying themselves as the tenants of a farmer, Ralph Norwood. (Hone N. J 1906. "Court Rolls of Taynton, Oxon" in *Manor and Manorial Records*. Methuen P.168) The Rolls also indicate that a number of buildings in the village were in need some repairs at this time, a factor that likely underpins the building activity that would characterise the village in the subsequent 17th century period. At the time of the Dissolution, the manor was in the hands of an Edmund Harman. (Conservation Area Character Appraisal. P.2)

There was significant building carried out in the 17th and 18th centuries, with many of the village's buildings dating to this period, though much of this work appears to relate to rebuilding on existing plots, rather than expansion of the village. During this period, whilst alternative building materials were becoming more easily available there is a continuity in the use of local stone: limestone from the village quarry, with rubble and squared limestone used in humbler buildings and ashlar employed for those of higher status. Most were of stone slate roofs though some were of thatch as is evident in certain survivals today. This is a consistent story with other villages in the Windrush Valley, which all had their local quarries and strongly defines the sense of place.



Moody 1985 Sketch of Taynton's ancient (Anglo-Saxon) boundaries (VCH)

While it is not known how Taynton came to be in the king's hands, the Charter, which included a survey drawn up on the ground, is a useful record of Taynton's boundaries as they existed at the time and suggests as Moody (1985:14) argues, that the holding functioned a single 'working estate.' The latter included a moor, woodland and pasture grounds, though it is not clear whether the 'estate' also included a manor house. Its riverside pastures are of particular



Six-inch OS map of Taynton 1881 showing the four principal farmsteads. In 1910 these are named Manor Farm (red) Taynton Farm (yellow) Upper Farm (blue) and Lower Farm (green)

Many of these new buildings drew on the vernacular tradition although by the 18th century Taynton appears to have witnessed a sustained period of gentrification, drawing on more classical influences and contemporary architectural trends, but with stone mullion windows with hoods and doorways with stone hoods on brackets being typical features. Conservation Area Character Appraisal, p 2) These houses were scattered along the lanes that each terminate with one of the four large farms. The 19th century layout and extent still roughly corresponded to the 1059 survey. The village stayed more or less the same size, just more houses.

The 19th century Manor was held by George Talbot Rice, Lord Dynevor, who at the time of enclosure (c1822) owned much of the land around Taynton. There were four principal farmsteads all based within or on the edge of the village.

There was little infill or change in the dispersed character of the settlement throughout the 19th and 20th centuries. John Marius Wilson, writing in the late 19th century, observed that there were 83 houses at the time and relatively small population of 341 inhabitants. (Wilson John Marius. 1870-72. Imperial Gazetteer of England and Wales. Cited in Vision of Britain. <http://www.visionofbritain.org.uk/place/10231>)

Although there have been a number of new structures the scope of

this new building work “has been restricted to an extension of existing structures.” (Conservation Area Character Appraisal, p .3) There were four bungalows built by the local council in the 20th century.

The Conservation Area Appraisal describing the modern village as a “time capsule,” largely unchanged since the 18th century improvements. Moody (1985:15) has suggested that the relative consistency may be related to its stone quarry, whose historic significance ensured the stability of manorial ownership and perhaps a certain ‘conservativeness’ in the development and overall management of the village’s affairs.

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Postcard Taynton showing the architectural character of the village



View of the northern end of the village from the Church Tower c 1930

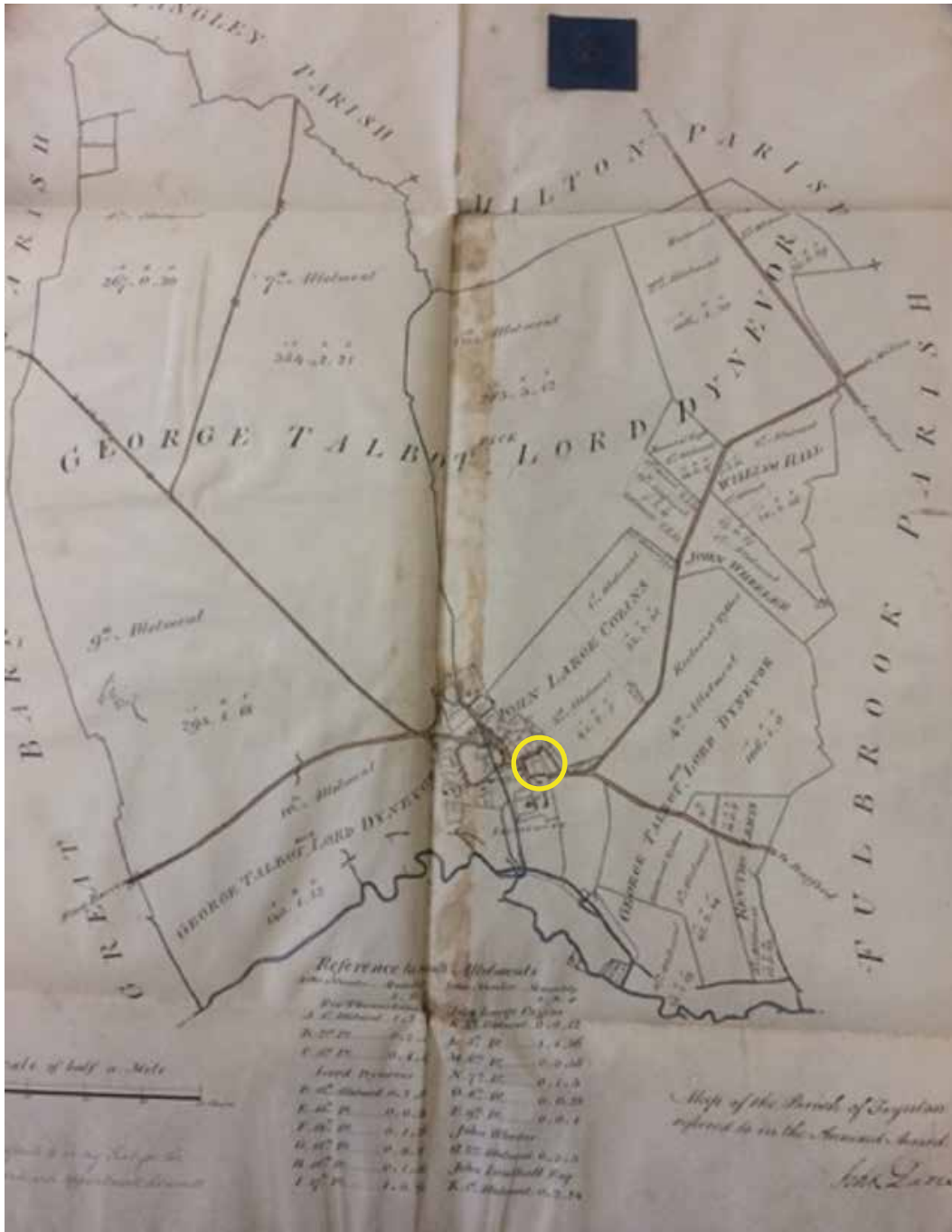


## LOWER FARM

The current name Lower Farm appears to be a relatively recent name for the holding, with the name first appearing in Newspapers in 1902. The farmstead lies at the northern end of the village of Taynton. With the majority of the farmland lying to the north and north-east of the farmstead. It was clearly in existence at the time of the 1822 enclosure.

The enclosure resulted in the 6 larger allotments listed as Lord Dynevor Freehold, totalling 1367a 3r 2p, and 4 other substantial allotments totalling 285a 1r 3p being divided into or between 4 – 5 substantial farms in the village.

From the 1910 District Valuation Plan is clear the holding substantially comprised two of the substantial lots shown on the 1822 Tithe Award Map, these being Allotment 2 - 106 acres 1 rood 20 perches and 6th Allotment - 283 acres 3 rood 12 perches = 390 acres 0 rood 32 perches. In the 1910 valuation the size of Lower Farm is given as 444 acres, although in 1920 it is given as 392 acres, which is close to the 1822 Tithe Award Figure.



1822 Tithe Award Map showing location of 'Lower Farm' farmstead (yellow)

The 1841 census identifies 5 farms in the village, but no acreage. In the 1851 census return for the village, five people identify themselves as farmers of 499a, 583a, 375a, 480a and 80a, totalling 2017a.

It is likely, however, that some of the land being farmed lay in adjoining parishes. All the farms form part of the Barrington Estate, and while farms generally remain the same size, as tenancies fall vacant, the size of the farms can change, although there is rarely a change to the farmstead, unless farms are amalgamated.

This is demonstrated by Appendix which has sought to track the farmers and farms in Taynton from the census data and the 1910 District Valuation Plan and schedule.

It is unclear which of these 5 farms was Lower Farm, as none of them are named in the 1841 or 1851 census. In subsequent census enumerations Manor farm, in the village, is named, with others with just identified by the term 'Farm House' or named after the tenant. It is also the case that when tenancies fell vacant the size of the holdings could change.

From an analysis of the census enumerations, it is suggested that the farm, now called Lower farm may have been occupied by the following tenants:

YEAR	TENANT	DETAILS
1841	William Powell	
1851	William Powell	375 a. employing 18 labourers
1861	William Powell	375 a. employing 7 men 3 boys
1871	Frederick Matthews	375 a. employing 10 m 5 boys
1881	Frederick Matthews	375 a. employing 11 men 5 boys
1891	Harold W Matthews	
1901		
1910 DV	Thomas Henry Lee	444 a 1 r 19 p**
1911	Thomas Henry Lee	
1920	Thomas Henry Lee	392 acres

Information from census and the District Valuation maps and valuation book.

\*\* Note: In 1881, the last date when farm acreages were provided four farms equally 1834 acres, with two over 500 acres each, all part of the Barrington Estate. The 1910 valuation book lists four farms, totalling 1689 acres named as Taynton 579 a., Upper Farm 349 a., Manor Farm 315 a., and Lower Farm 446 a. In 1920 Lower Farm is given as 392 acres close to the 390 acres in 1822.

## TENANTS

William Powell (1794-1867) is listed in the 1841, 1851 and 1861 census. In 1863 Frederick Matthews (1841-1911) married Emma Powell daughter of William Powell, and it would appear that when William Powell retired from the farm before he died in 1867, his son-in-law took over the tenancy. He was there at least until 1883, possibly longer, but in the 1891 census his brother Harold William Matthews (1850-1928) is the tenant.

The farm appears to disappear from the census in 1901, which would have been the case if it was vacant. On 23 August 1902, the Oxford Journal carried a notice for the sale of the live and dead farming stock of Lower Farm, Taynton and Houlton's Farm, Taynton, both being the property of M.E.G.R Wingfield Esq., the owner of Barrington Estate, which held the farms at the time of the Tithe Award in 1822.

The Oxford Times on 13 September 1902 provided a detailed breakdown of the Live and Dead stock, which suggests a focus on



1910 valuation plan Lower Farm it identified as portion 19 running north and north-east from the farmstead (red) and the 1822 Tithe Award map showing allotments 6 and 2

sheep with some cattle, but not a dairy head.

On 7 July 1920 the Oxford Weekly News carried an advertisement for the sale of parts of the Barrington's Park Estate comprising 2,150 acres. Included in the proposed sale were two farms in Taynton.

The 13 July 1920 edition of the Gloucester Echo carried a report of the sale, noting that 5 of the farms had been purchased by the respective tenants (common practice) with Manor Farm, Taynton, 275 acres had been sold to Walter Stephens, and Taynton Lower Farm, 392 acres, purchased by T H Lees. Walter Stephens was the son of the former tenant of Manor Farm, Walter Stephens.

The 1939 national wide 'census' lists Thomas Henry Lee as residing at Lower Farm Taynton. His son Thomas K S Lee is also listed as a farmer.

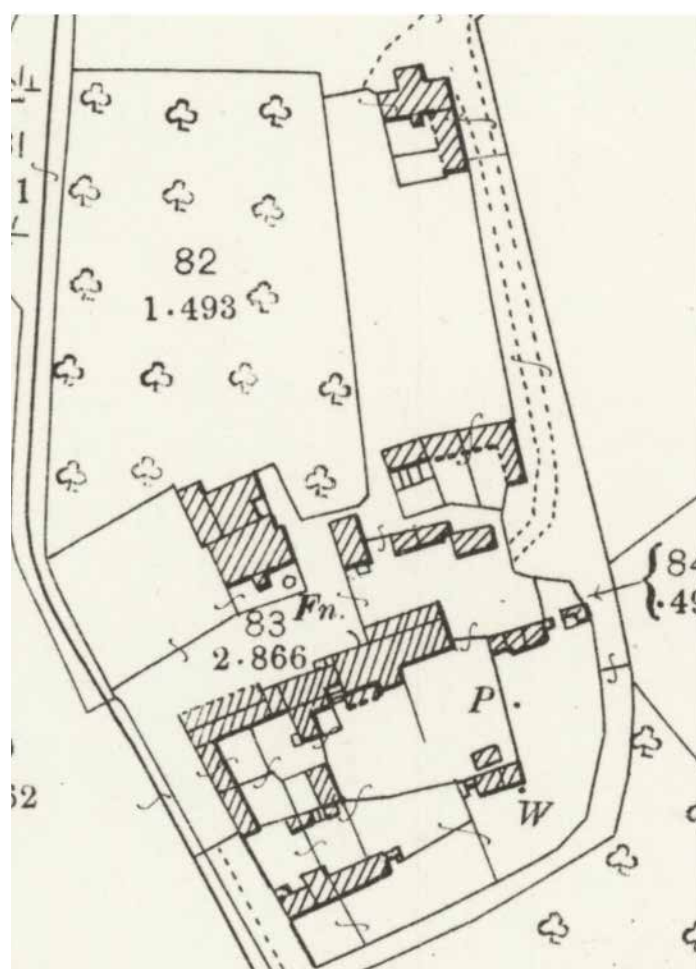
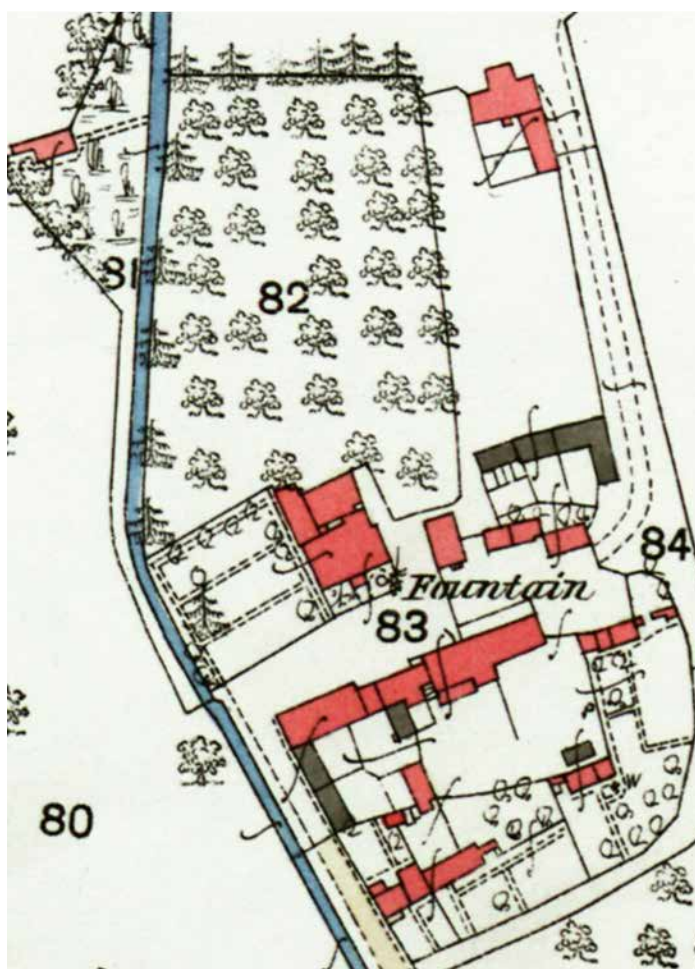


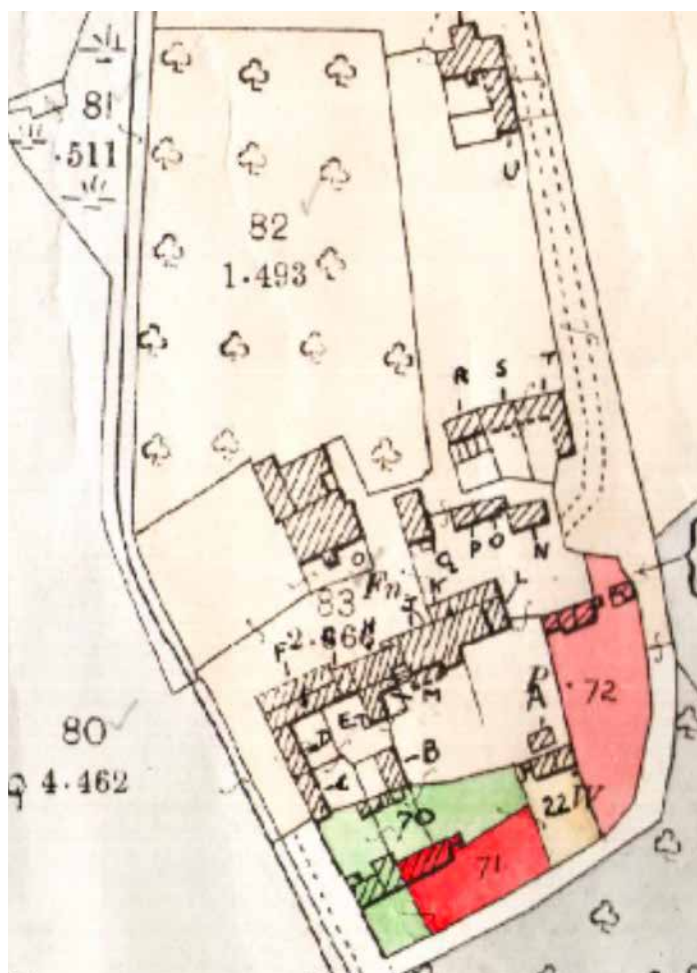
### EVOLUTION OF THE FARMSTEAD

There are a series of maps showing the farmstead, the first being the 1822 The Award Map, which is diagrammatic, but nonetheless reasonably accurate.

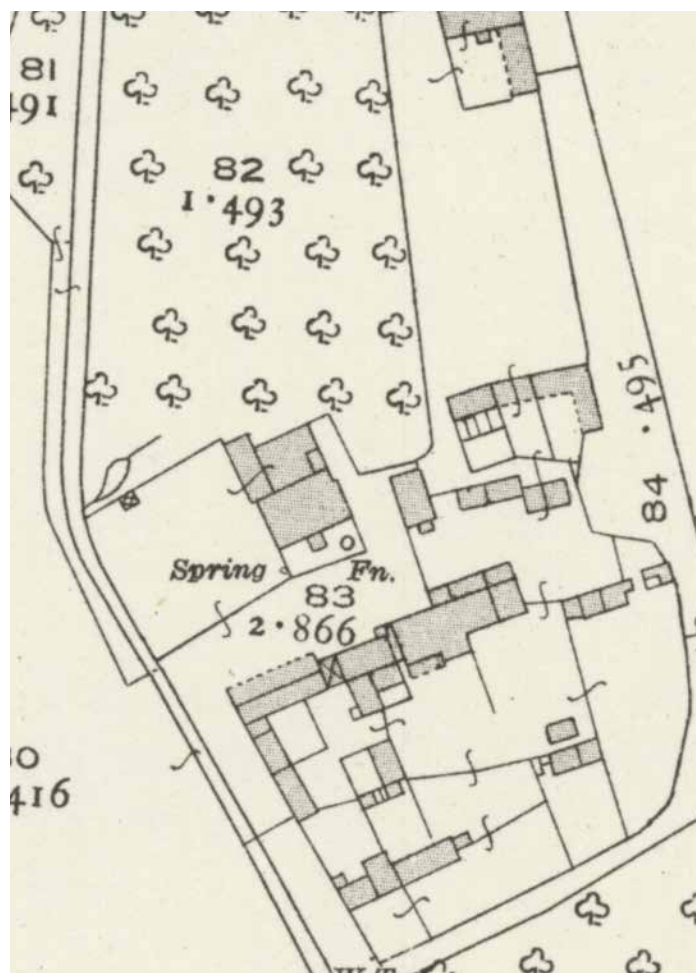


Extract from the 1822 Tithe Award Map showing Lower Farm with the farmhouse in red and the farm buildings in black. The majority of the farm buildings lie to the south and east with a detached barn to the north. There is a substantial lake to the north west of the house.





25-inch maps for 1881, 1898 used as the basis for the 1910 District Valuation Survey (coloured) and 1919 showing Lower Farmhouse and farmstead



1961 aerial image showing the farmhouse and farm buildings

### LISTED BUILDINGS

Lower Farmhouse was included in the Statutory List of Buildings of Special Architectural or Historic Interest in 1955. (red) In 1989 a number of additional buildings forming part of the farmstead were subsequently included, namely

- Lower Farm, Stable approximately 8 metres North East of Farmhouse (green)
- Lower Farm, Barn, Stable and Shelter shed approximately 20 metres South East of Farmhouse (blue)
- 45, Taynton (light blue)

Also included was Lower Barn 100 m north of the farmhouse, (orange) previously part of the farmstead but subsequently converted and separate from the current farm complex.

The farmhouse has been considerably extended post WWII. There is also evidence from the planning history (see below) of re-building farm buildings.

The entries in the National Heritage List for England (formerly Statutory List of Buildings of Special Architectural) are included in Appendix 1.





Historic England map of NHLE buildings at Lower Farm, Taynton

### PLANNING HISTORY

The West Oxfordshire Planning website has planning and listed building application from 2017. Brief details are set out in Appendix 2. It appears from Calder Architects Limited website that reasonably major works were carried out in the early 2000s to the house. The work is described as being to the 'derelict Lower Farm farmhouse in Taynton near Burford which he restored to a family home'. The website includes a number of images of the house before and after showing the stonework had been painted, or limewashed pink.

<http://www.alancalderarchitect.co.uk/>

Other works included the demolition and rebuilding of a range of outbuilding lying just north of the main farm yard group, for use as a games room and home office, re-roofing of some of the outbuildings, and demolition of two small outbuildings. South of the barn range. Images submitted in 2010/11 indicated the buildings were in a deteriorating condition.



Image (undated) from Calder Architects website showing the east side elevation before works



Image (undated) from Calder Architects website showing side elevation following works



Image (undated) from Calder Architects website. The image is notated 1770





Front (south) and side (west) elevation of the house

## DESCRIPTION OF LOWER FARM

### FARMHOUSE

The entry in the NHLE includes the following description:

Stone ashlar, stone slate roof; stone end stacks, ridge stack to left of centre. 2-storey, 5-window range, with porch of 2 storeys and attic to left of centre. Ribbed door to 4-centre-arched doorway to left of centre with hood mould and end stops. Two 4-light stone mullion windows with hood moulds to right. 4-light stone mullion window with hood mould to left. 2-light stone mullion window with hood mould to right of centre. Two 3-light stone mullion windows with hood moulds to first floor left. Single-light casement with hood mould to right of centre. 2-light stone mullion window with hood mould to first floor of porch. Single-light casement to attic cross-gable. Interior not inspected.



East side elevation with modern link noted in the planning images above



The walled garden to the west of the house with



### THE INTERIOR

This is quite plain with limited architectural features, which may be original or inserted at a later date, including a staircase of late 18th early 19th style, fire surround on the ground floor of an early 19th century style, window shutters, four-panel doors, three earlier stone fire surrounds to first floor rooms, possible late 18th century.



Early 19th century fire surround ground floor



Timber windows shutters to the same room



Late 18th early 19th century style staircase



Stone fire surround first floor





Stone fire surrounds first floor



Single joggled side purlin roof

The exposed timber principal floor joists are substantial. The exposed roof framing comprised a single joggled side purlin construction with the single tie pegged into the principal rafter with a single peg. There are chisel construction marks on the tie and principal rafter. These

details suggest a mid-late 18th century date for the construction of the house, with potentially some upgrading in the early 19th century. It is noted that the northern barn, formerly part of the farmstead is dated 1812.



Chisel construction mark 'I'. Tie with single peg to the principal rafter. Clear evidence of pit-sawn timber

The footprints of the rear range appear on the 1874 maps, and while indistinct possibly on the 1822 Tithe Award Map. Interestingly, the 1822 map shows the main house being connected to the granary building to the east, although there is no obvious surviving physical evidence. Given the critical importance of granary it was often closely located to the main house, as in this case, and sometimes incorporated or linked. The Listing gives a date of probably mid-17th century. The surviving evidence does not support this earlier date. The Calder Architects picture of the front elevation notates it as being 1770, but it is unclear on what basis this date is given.





Image showing close physical relationship of the firm house LHS to the granary

### THE COTTAGE

The entry in the NHLE includes the following description:

House. Probably mid C18, with some C20 alterations. Coursed squared stone; stone slate roof with coped gables; stone end stacks. 2-storey, 2-window range. Sash doors to left and right of centre, that to right of centre with flat stone hood on shaped

stone brackets. 3-light casement to right with stone lintel, having keystone and floating cornice. 2-light stone mullion window to left with stone lintel, having keystone and floating cornice. 3-light casement to first floor right with stone lintel having keystone. 2-light stone mullion window to first floor left with stone lintel having keystone. Interior not inspected.



South elevation of the cottage





East side elevation of the cottage



North elevation



Internally the cottage is quite intact with an original staircase, substantial stone fire surrounds, stone flag floors. The roof construction comprised substantial single side purlin framing.



The west elevation with modern unsympathetic dormer



One of two substantial stone fire surrounds and stone flagged floor



Staircase to attic





Roof framing single side purlin, principal and secondary rafters pegged at ridge

### FARM BUILDINGS

While to some degree diminished, the farmstead at Lower Farm is still relatively extensive.



Google maps satellite image and current map of farmstead with buildings numbered



BUILDING NO.	DESCRIPTION
1	Cartshed
2	Stable range
3	Stables
4	Barn - NHLE
5	Threshing Barn
6	Cow House
7	Stabling with Granary - NHLE
8	Store
9	Store
10	Workshop
11	Cottage - NHLE



View looking west from the rear of the cottage to the rear of the southern range of buildings 5, 4, 3 and 2 on the map





View looking east from the corner of building 1 with buildings 3, 5 and 6 on the RHS and 8, 9 and 10 in the distance on the LHS



Looking west from in front of the cottage with the southern range to the LHS and northern range to the RHS and front of the house just visible beyond. Upper Farm on the ridge beyond



Relationship of the house to the main range to the south

## HERITAGE SIGNIFICANCE

Significance is defined in the National Planning Policy Framework (NPPF) Annex as comprising: ‘

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Placing a building in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform understanding of a place’s significance and contribution of its setting. As Historic England explains in ‘Conservation Principles’ (2008) understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise.

As Historic England explains in ‘Conservation Principles’ (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

This part of the report will examine the former Taynton Farmstead in the broader context of farmsteads and farm buildings in the Cotswolds and drawing on the history and description of the surviving buildings draft a Statement of Significance for the whole farm.

### CHARACTERISTICS OF HISTORIC FARMSTEADS COTSWOLDS

English Heritage in its publication Historic Farmsteads: Preliminary Characterisation in discussing Farmstead Types writes;

Farmsteads perform several basic functions: providing shelter for farmers and their families; the housing and processing of crops; the storage of vehicles, implements and fodder; the management and accommodation of livestock. Building functions can be usefully distinguished between crop processing and storage (barns, hay barns, cider houses, oast houses and farm maltings, granaries) and the accommodation of animals (cow houses and shelter sheds, ox houses, stables, pigsties) and birds (dovecots and poultry houses). These functions can either be accommodated within individual specialist structures or combined with others into multifunctional ranges. (‘Historic Farmsteads: Preliminary Characterisation’ English Heritage, The Countryside Agency, University of Gloucestershire, 2006, p 24)

English Heritage notes ‘The scale and form of farmstead plan types are subject to much variation and are closely related to farm size and status, terrain and land use... small farms in the South East and East Anglia were characterised by detached houses and separate buildings, often loosely arranged around the side of a yard. (Historic

Farmsteads: Preliminary Characterisation, p. 7)

English Heritage also published ‘Character Statements’, for a number of Regions, including one for the South West, which includes the Cotswolds area. It makes the following observations on the character of this area.

Thin, well-aerated, brashy soils derived from limestone are common on the plateau and steeper slopes, particularly to the west. More fertile, deeper, clayey soils of alluvial origin are present along the valley floors and on lower-lying land to the south and east. The decline of open-field agriculture, evident by the late 14th century, was followed in many areas by the conversion of common-field arable into open pasture for grazing sheep; the major exception to this was the scarp slopes and the steeper valleys around Stroud where a more pastorally based cattle economy continued within the framework of anciently enclosed fields. By the 17th century sheep rearing was concentrated in the north and cloth-making to the south. The next major phase in the arable exploitation of the Cotswold’s was linked to the agricultural improvements of the 18th and 19th centuries, when much of the high plateau was enclosed. (Historic Farmsteads: Preliminary Characterisation, South West Regions p.32)

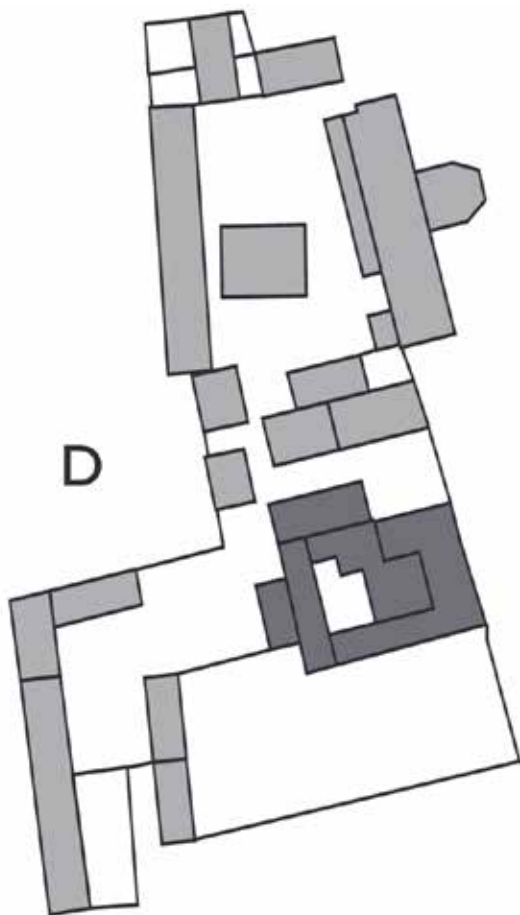
In discussing the role of farmsteads and farmstead types, it comments that they;

‘Perform several basic functions: providing shelter for farmers and their families; the housing and processing of crops; the storage of vehicles, implements and fodder; the management and accommodation of livestock [...] The great diversity of farmstead plans provides a very direct reflection of the degree to which these farm-based functions are located in specialist or combination structures and ranges [...] The resulting diversity of form and scale is the direct outcome of the significant variation in farming practice and size that occurs both over time and from place to place’ (p. 38) and that

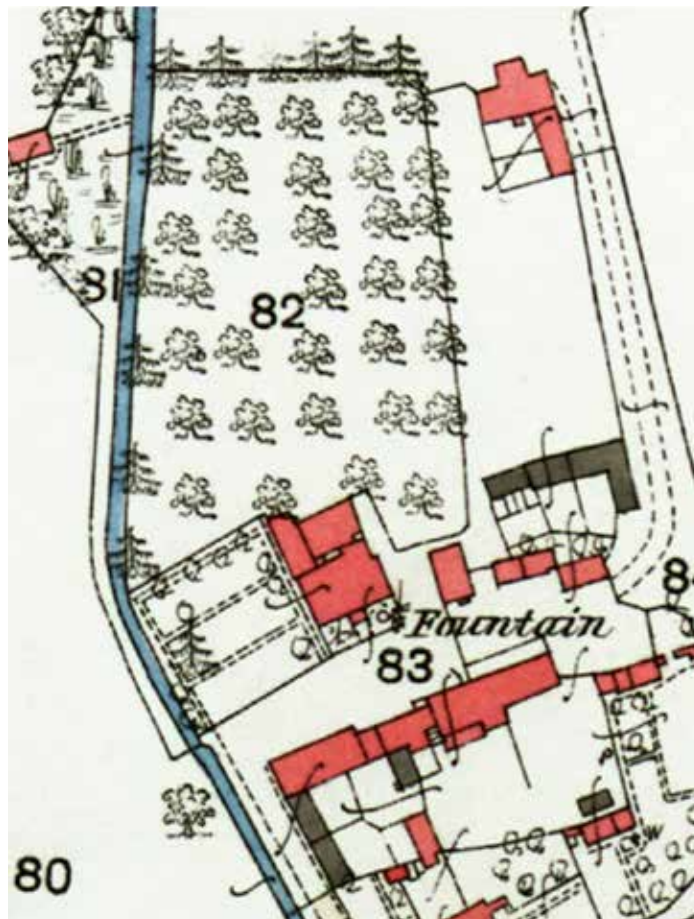
Generally, larger holdings were more likely to be provided with larger and/or more buildings. In the 18th and 19th centuries, the ‘contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture’ [...] By the 1850s, medium-size farms – typically mixed arable holdings – were between 100 and 299 acres and occupied nearly half of England’s acreage. (p. 42)

The Historic Farmsteads study identifies a number of different farmstead layouts which characterise various regions. While few exactly fit the typology, Lower Farm most closely approximates to a loose courtyard layout with detached buildings arranged around a yard with the farmhouse set to one side.





Loose Farmstead typology with the farmhouse and garden and orchard sitting separate from the farm buildings to the south east and north



### FARM BUILDINGS

In relation to the surviving traditional farm buildings, the Preliminary Character Statement;

In the traditional arable areas of Wiltshire and Dorset and in the Cotswolds, farmsteads are usually dominated by one, two and sometimes three large barns. Lean-tos for cattle, either original or later additions, are common, and one end of the barn is sometimes partitioned off for a lofted stable or cow House... In the Cotswolds the

prevalence of good building stone means that most barns are stone-built; they are typically of five bays with a central threshing floor.

### LOWER FARM

Lower farm has a range of stone farm building ranging from the 17th century through to the early-mid 19th century, with two barns, one a substantial threshing barn, and range of animal sheds (since demolished) stables, cart sheds, granary, which once served a 375-390 acre mixed farm

## STATEMENT OF SIGNIFICANCE

Having regard to the historical research, the contextual information from the 'Historic Farmsteads: Preliminary Character Statement; South East and South West Regions,' and the surviving physical evidence the heritage significance of Manor Farm can be summarized as follows.

### EVIDENTIAL

Lower Farm, with the house dating from the late 18th century with early 19th century and later additions and alterations, together with the loose courtyard layout of the adjoining farmstead buildings comprising barns, stables, granary, cart lodges, animal houses, and cottage, ranging from the 17th to the 19th century, provide physical evidence of the buildings required to serve a mixed arable farm, that was typical of many medium farms in the 17th through to second quarter of the 20th century in this part of the Oxfordshire.

The farmhouse by reason of its size, quality of its architecture, materials and detailing provided evidence of the relative prosperity and social standing of a tenanted farmer of a 375-acre farm set in a rich farming area of West Oxfordshire. This is reinforced by its siting, separate from the farmyard, with a walled domestic garden, and formerly an orchard to the north.

The number, range or functions and quality of the surviving farm buildings provides evidence of the relative prosperity of arable farming in this area of West Oxford, which allowed continued investment by their owners in providing substantial stone buildings.

### HISTORICAL

Lower Farm, with a house dating from the late 18th-century, with domestic walled garden and substantial farmstead, is historically significant as an example of a high-quality vernacular farmstead, which by mid-19th century, comprised 375 acres. It demonstrates the historical importance of arable farming in this part of West Oxford, and the level of capital landowners were prepared invest.

Lower farmhouse, together with an 18th century farm workers cottage, number, range and quality of the surviving farm buildings, is historically significant as an example of a loose courtyard farmstead, characteristic of a medium size farm holding in the Cotswolds. Documentary map evidence demonstrates that the layout was

established by the enclosure of 1822.

The surviving farm workers cottage, traditional farm buildings at Lower Farm, provides evidence of the mixed arable farming practice in the 17th and into the early 20th century in this part of the Oxfordshire Cotswolds. The subsequent alterations and conversions of the farm buildings provides evidence of the changing farm technologies and practices in arable farming post WWII.

### AESTHETIC

Lower farmhouse constructed in local stone with stone slate roofs; two-storey with attic, with a double-storey porch, single, two, three and four-light stone mullions windows with hood mould and end stops, gable chimneys, is an aesthetically pleasing example of a late 18th-century Cotswold farmhouse. The later additions, while contemporary in their design, are sympathetic.

The cottage to the south east of the farmhouse, constructed in local stone with a stone slate roof, with coped gables; stone end stacks, mullion windows with decorative stone heads, is an aesthetically pleasing example of a mid-18th-century Cotswold cottage of some quality.

The use of local stone in the construction of the buildings at Lower Farm contributes to the wider local character and sense of local distinctiveness, maintaining a clear visual relationship between the farm house and farmyard buildings, and the landscape within which it has developed, helping to place the building geographically.

Lower Farm and farm building by reason of their traditional form and materials and grouping, make an aesthetically pleasing contribution to the rural character and appearance of this part of the Oxfordshire Cotswolds.

### COMMUNAL

Lower Farm instils a sense of local identity, and a well understood aspect of the landscape of the Parish of Taynton, of a former medium sized farm, with a substantial farm house, farm workers cottage and range or farm buildings, reflective of importance of farming to the historic development and economic well-being of this part of the Oxfordshire



## APPENDIX 1: NATIONAL HERITAGE LIST FOR ENGLAND ENTRIES FOR LOWER FARM

Heritage Category: Listed Building

Grade: II

List Entry Number: 1300550

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: LOWER FARMHOUSE

### DETAILS

TAYNTON SP2313 10/167 Lower Farmhouse 12/09/55 (Formerly listed as Lower Farmhouse with Barn and adjoining building) GV II

Farmhouse. Probably mid C17. Stone ashlar, stone slate roof; stone end stacks, ridge stack to left of centre. 2-storey, 5-window range, with porch of 2 storeys and attic to left of centre. Ribbed door to 4-centre-arched doorway to left of centre with hood mould and end stops. Two 4-light stone mullion windows with hood moulds to right. 4-light stone mullion window with hood mould to left. 2-light stone mullion window with hood mould to right of centre. Two 3-light stone mullion windows with hood moulds to first floor left. Single-light casement with hood mould to right of centre. 2-light stone mullion window with hood mould to first floor of porch. Single-light casement to attic cross-gable. Interior not inspected but likely to be of interest.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1053416

Date first listed: 21-Aug-1989

Statutory Address: LOWER FARM, STABLE APPROXIMATELY 8 METRES NORTH EAST OF FARMHOUSE

### DETAILS

TAYNTON SP2313 10/170 Lower Farm, Stable approx. 8 m NE of farmhouse GV II

Stable. Early C19. Coursed squared stone, slate roof. Single storey and attic; 4-bay range. Stable door to left of centre with segmental stone head. 2-light ht casements with segmental stone heads to left, centre and to right. External stone stairs to right return with plank door to top. Interior: trench purlin roof. Grain bins to attic. Horse stalls to stables. Included for group value.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1367748

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: 45, TAYNTON

### DETAILS

TAYNTON SP2313 10/160 No.45 12/09/55 (Formerly listed as Cottage at Lower Farm, ESE of house GV II

House. Probably mid C18, with some C20 alterations. Coursed squared stone; stone slate roof with coped gables; stone end stacks.

2-storey, 2-window range. Sash doors to left and right of centre, that to right of centre with flat stone hood on shaped stone brackets.

3-light casement to right with stone lintel, having keystone and floating cornice. 2-light stone mullion window to left with stone lintel, having keystone and floating cornice. 3-light casement to first floor right with stone lintel having keystone. 2-light stone mullion window to first floor left with stone lintel having keystone. Interior not inspected.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1183483

Date first listed: 12-Sep-1955

Date of most recent amendment: 21-Aug-1989

Statutory Address: LOWER FARM, BARN, STABLE AND SHELTERSHED APPROXIMATELY 20 METRES SOUTH EAST OF FARMHOUSE

### DETAILS

TAYNTON SP2313 10/169 Lower Farm, barn, stable and 12/09/55 shelter shed approx. 20m SE of farmhouse (Formerly listed as Lower Farmhouse with barn and adjoining building) GV II

Barn. C17, with C19 roof structure to left, and C20 roof structure to right. Coursed squared stone, stone slate roof. 6-bay barn. Gabled stone midstrey to left of centre, with double plank doors, having wood lintel, to front; and pedestrian plank door to right side, having shouldered stone doorway, and flat stone hood on stone brackets. Elongated stable door to right. Interior: C19 queen-post roof to left, C20 roof structure to right. Attached stable to right. Probably early C18. Coursed squared stone; stone slate roof; 2-storey, 5-bay range. Stable door to left of centre. External stone stairs to left with plank door to first floor. Carriage doors to right. Interior: trench-purlin roof. Some grain bins to first floor. Feeding rack and trough to ground floor. Shelter shed attached to right of stable. Probably late C18. Coursed squared stone, stone slate roof. Single-storey, 6-bay range. Bays divided at front by round stone columns with square bases and caps. Interior: trench purlin roof with some alterations.

### FORMERLY PART OF LOWER FARM

Heritage Category: Listed Building

Grade: II

List Entry Number: 1053415

Date first listed: 21-Aug-1989

Statutory Address: LOWER FARM, BARN APPROXIMATELY 100 METRES NORTH NORTH EAST FROM FARMHOUSE

### DETAILS

TAYNTON SP21SW 4/168 Lower Farm, barn approx. 100m NNE from farmhouse - II Barn. Dated 1812 to midstrey gable. Squared coursed stone, stone slate roof. 5-bay barn. Central gabled stone midstrey with double plank doors, having wood lintel, opposing doors to rear. Interior: trenched purlin roof.

## APPENDIX 2: LOWER FARM TAYNTON PLANNING HISTORY

The following details were obtained from West Oxfordshire Planning website

Reference	07/2073/P/LB
Alternative Reference	Not Available
Application Validated	Thu 22 Nov 2007
Address	Lower Farm Taynton
Proposal	Replacement of roof tiles on the south and east roof slopes with artificial tiles.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Thu 03 Jan 2008
Reference	09/0898/P/FP
Alternative Reference	Not Available
Application Validated	Fri 17 Jul 2009
Address	Lower Farm Taynton
Proposal	Alterations to include insertion of new windows and doors, partial re-roofing and new roof lights.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 28 Aug 2009
Reference	09/0899/P/LB
Alternative Reference	Not Available
Application Validated	Fri 17 Jul 2009
Address	Lower Farm Taynton
Proposal	Internal and external alterations,
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 28 Aug 2009
Reference	10/0706/P/FP
Alternative Reference	Not Available
Application Validated	Mon 17 May 2010
Address	Lower Farm Farmhouse Taynton
Proposal	Insertion of rear dormer windows, windows and roof lights to form first floor additional living accommodation.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 09 Jul 2010
Reference	10/0707/P/LB
Alternative Reference	Not Available
Application Validated	Mon 17 May 2010
Address	Lower Farm Farmhouse Taynton
Proposal	Internal and external alterations to include insertion rear dormer windows, windows and roof lights to form first floor additional living accommodation.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 09 Jul 2010
Reference	10/1148/P/FP
Alternative Reference	Not Available
Application Validated	Tue 10 Aug 2010
Address	Lower Farm Taynton
Proposal	Erection of replacement outbuilding to form games room/home office, construction of parking area.
Status	Withdrawn
Decision	Application Withdrawn
Decision Issued Date	Wed 22 Sep 2010



Reference 10/1149/P/LB  
 Alternative Reference Not Available  
 Application Validated Tue 10 Aug 2010  
 Address Lower Farm Taynton  
 Proposal External alterations to include new home office/games building and new parking area.  
 Status Withdrawn  
 Decision Application Withdrawn  
 Decision Issued Date Wed 22 Sep 2010

Reference 10/1150/P/DCA  
 Alternative Reference Not Available  
 Application Validated Tue 10 Aug 2010  
 Address Lower Farm Taynton  
 Proposal Demolition of outbuildings.  
 Status Withdrawn  
 Decision Application Withdrawn  
 Decision Issued Date Wed 22 Sep 2010

Reference 10/1454/P/FP  
 Alternative Reference Not Available  
 Application Validated Fri 08 Oct 2010  
 Address Lower Farm Taynton  
 Proposal Re-roof three outbuildings.  
 Status Withdrawn  
 Decision Application Withdrawn  
 Decision Issued Date Mon 17 Jan 2011

Reference 10/1455/P/LB  
 Alternative Reference Not Available  
 Application Validated Fri 08 Oct 2010  
 Address Lower Farm Taynton  
 Proposal External alterations to include re-roofing three outbuildings.  
 Status Withdrawn  
 Decision Application Withdrawn  
 Decision Issued Date Mon 17 Jan 2011

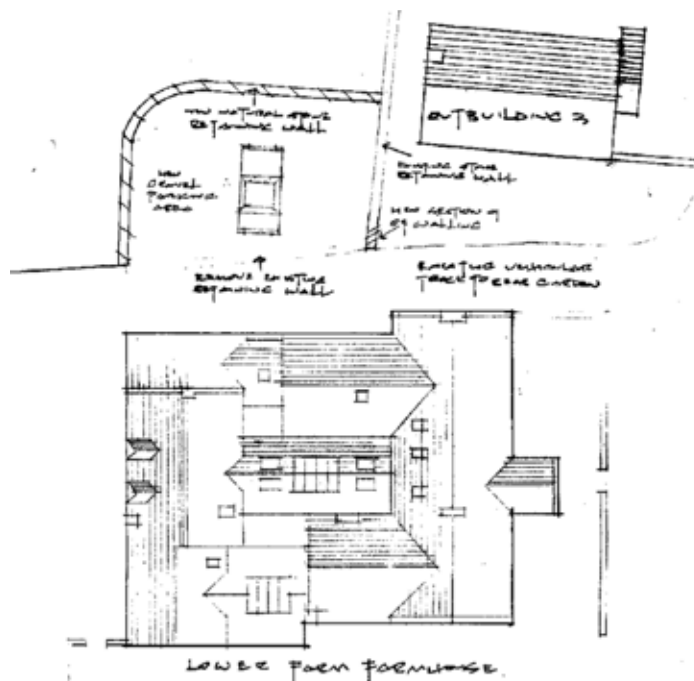
Reference 10/1653/P/LB  
 Alternative Reference Not Available  
 Application Validated Tue 16 Nov 2010  
 Address Lower Farm Taynton  
 Proposal Formation of new parking area adjacent to farmhouse and erection of new stone walls and piers to entrance (part retrospective).  
 Status Decided  
 Decision Grant, subject to conditions  
 Decision Issued Date Thu 30 Dec 2010

Reference 10/1652/P/FP  
 Alternative Reference Not Available  
 Application Validated Tue 16 Nov 2010  
 Address Lower Farm Taynton  
 Proposal Formation of new parking area adjacent to farmhouse and erection of new stone walls and piers to entrance (part retrospective)  
 Status Decided  
 Decision Grant, subject to conditions  
 Decision Issued Date Thu 30 Dec 2010

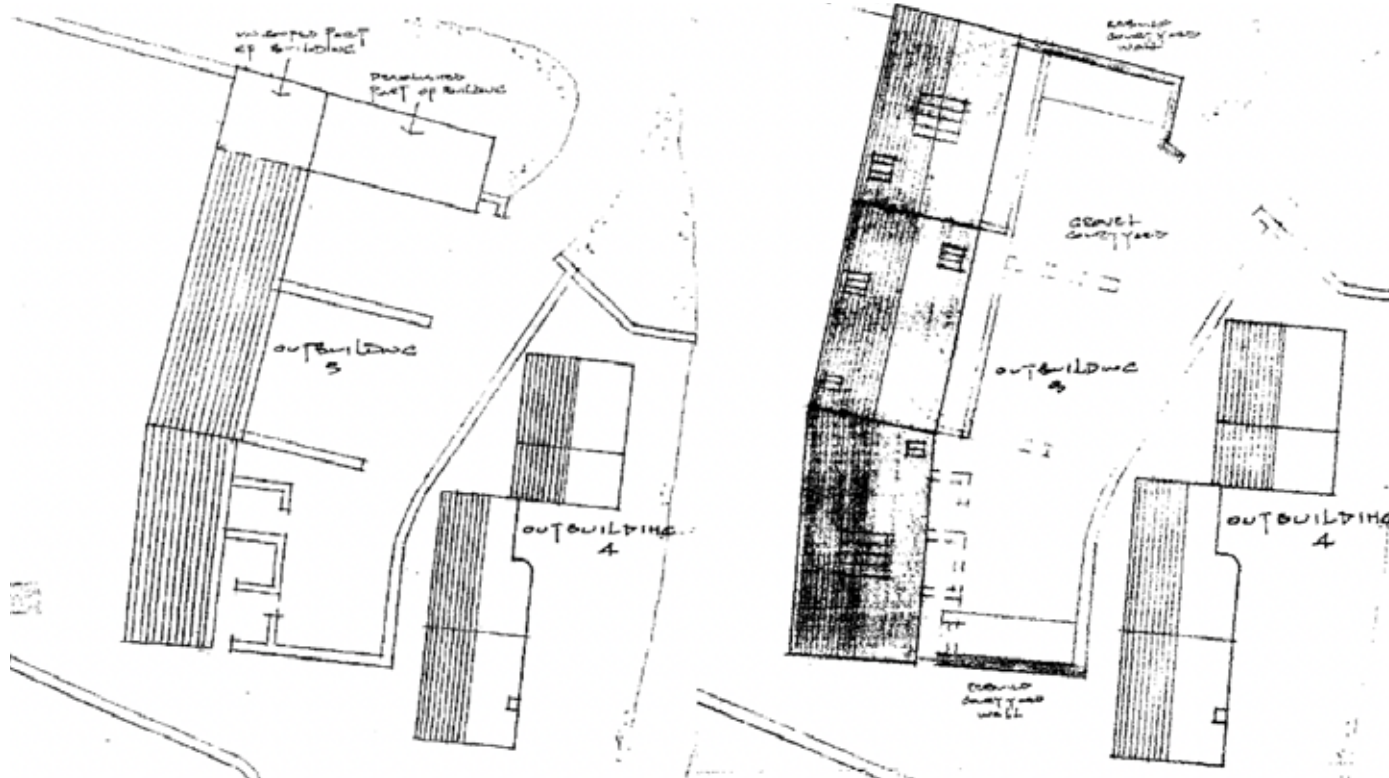
Reference	10/1683/P/FP
Alternative Reference	Not Available
Application Validated	Thu 18 Nov 2010
Address	Lower Farm Taynton
Proposal	Erection of games room/home office.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 07 Jan 2011

Reference	10/1684/P/DCA
Alternative Reference	Not Available
Application Validated	Thu 18 Nov 2010
Address	Lower Farm Taynton
Proposal	Demolition of outbuilding.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 07 Jan 2011

Reference	11/0105/P/FP
Alternative Reference	Not Available
Application Validated	Mon 17 Jan 2011
Address	Lower Farm Taynton
Proposal	Re-roof three outbuildings.
Status	Decided
Decision	Grant, subject to conditions
Decision Issued Date	Fri 11 Mar 2011



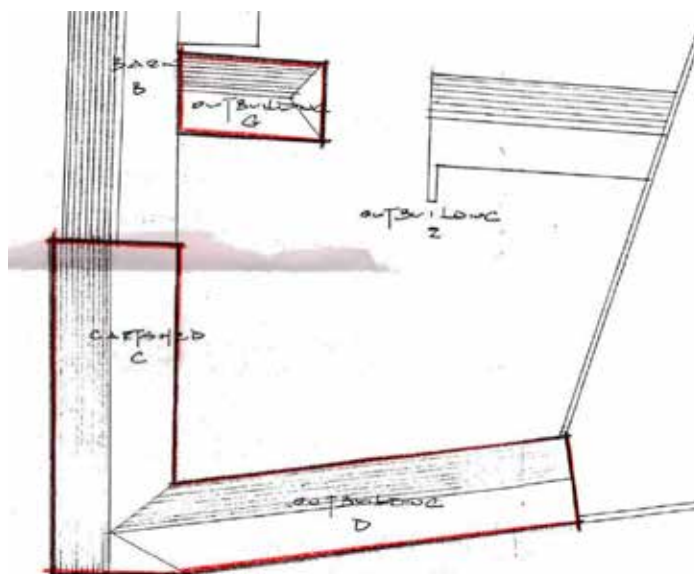
Extract from planning drawing



Extracts from planning application 10/1683/P/FP showing before and after. Buildings replaced partially collapsed



Reference 11/0106/P/LB  
 Alternative Reference Not Available  
 Application Validated Mon 17 Jan 2011  
 Address Lower Farm Taynton  
 Proposal Re-roof three outbuildings.  
 Status Decided  
 Decision Grant, subject to conditions  
 Decision Issued Date Fri 11 Mar 2011



Reference 11/0488/P/LBD  
 Alternative Reference Not Available  
 Application Validated Tue 05 Apr 2011  
 Address Lower Farm Taynton  
 Proposal Demolition of two lean-to barn extensions.  
 Status Decided  
 Decision Grant, subject to conditions  
 Decision Issued Date Tue 17 May 2011



Location of two building approved for demolition



Image submitted with application

## APPENDIX 3: DESCRIPTION AND GAZETTEER OF IMAGES OF THE FARMSTEAD BUILDINGS

### BUILDING 1 – CARTSHED

The cart shed sits to the west at the entry to the site and faces the house and yard. Cotswold rubble stone construction with modern stone slate roof. It has an open 6 bay front elevation with a timber bressummer supported by stone pillars with square capitals and plinths. The rear elevation has two stone buttresses. The gabled roof structure is a modern replacement collar brace form with beams sat on timber lintels.



View of the cart shed viewed from the east of the house showing the open frontage to the yard



Internal structure of modern raised collar double side purlin roof





Looking east



Rear elevation of stone wall with stone buttresses



**BUILDING 2 - STABLE RANGE**

Six bay range of stables which runs north south to the west of the site. Split into two areas of three a central wall which creates a courtyard to the south. Squared stone construction with a gabled stone slate roof. The northern part of the range has two bays open and the third enclosed.

The open bay has its timber bressummer supported by a stone pillar with square capitals and bases. Within there is a timber manger running the length of the two bays. This is separated into three which is lined with ceramic and held together with iron bracing. To the right is a single stable with manger and evidence of the removal of the second of a pair



The front elevation of the northern end of the range, two bays open with the third enclosed



Stone pillar supporting open bays with manger inside



To the south of the range are three loose boxes with mangers. Each has had its northern manger retained whilst the southern mangers have been removed. The southern elevation has an arrow slit window in its gable and there are mason marks in the face of the rear elevation.



Tie beam roof structure with kingpost secured by iron fixtures



Tie beam roof structure with kingpost secured by iron fixtures





Arrow loop window in south gable

### BUILDING 3 – STABLES

Three bay stable range connected to the rear of building 3. Left hand bay forms one loose box with bays two and three forming another. Hipped modern stone slate roof over squared and coursed Cotswold stone. West wall is later rebuilding or movement of the original front elevation.

Timber stable door openings to each loose box. Timber stud separating bays two and three has an ornate iron saddle rack.



Front elevation with two stable doors and stud with stone infill to the RHS suggesting this may have once been an open cart lodge





Iron saddle rack



## REAR ELEVATION

Coursed and squared stone with no openings.



Rear elevation

## INTERIOR

Collar braced tie beam roof with modern purlins and rafters above.

The rear wall has bowed in the north loose box and has been rebuilt externally. The wall splitting the two loose boxes is free standing and shows evidence of a hatch now filled in.

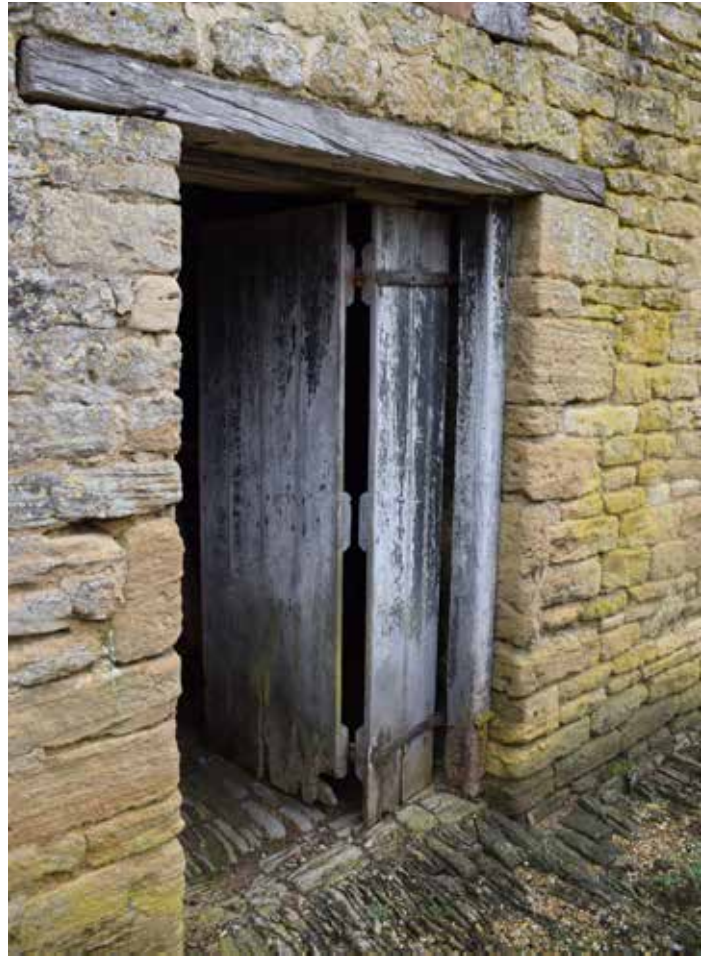


Tie beam at south end rough timber with bark still attached otherwise modern roof structure

## BUILDING 4 – BARN

### FRONT ELEVATION:

Squared course rubble stone of two stories with a gabled stone slate roof. There are two entry doors at ground level, a timber stable door to the left and central timber entry door which is hinged twice to allow it to bend flat against the wall internally. Stone steps lead up to a second timber door which gives access to the second storey. There are two timber window openings to the ground floor and one to the upper, all with timber lintels. Timber coach doors to the right with weatherboard to the eaves above.



Front (north) elevation



**REAR ELEVATION**

Weatherboarding to left above timber bressummer open below. Additional stable range (building 8) attached. Centrally placed single timber window opening beneath timber lintel with shutter and to its right stone steps leading to a timber door entrance to the second storey.



Rear (south) elevation



Single rear window opening with shutter and timber door to second storey at rear of building



**INTERNAL**

Queen post trench purlin roof structure with modern rafters. Originally two storey throughout much of the flooring is now absent although it remains at the east end by the second storey entries which also feature dropped areas for the door returns. There is a timber door

opening at the second storey entry to the area above the coach pass through and beneath it a timber plank door at ground level.

A timber manger extends across the two central bays and is divided by a timber partition. The floor is cobbled throughout the building.



Two second storey entries and remaining portion of the second floor at the east end of the building



Queen post collar braced double in-line side purlin roof



Second storey shuttered window of the rear elevation



second storey access doorframe to the area above the coach pass through





Cart doors with modern roof above. Notches in the beam to house floor joists reveals this was originally floored

### BUILDING 5 - THRESHING BARN

Six bay threshing barn of coursed and squared stone. Stone slate roof with parapet and arrow loop at each gable end

#### FRONT ELEVATION

Gabled midstrey to the left of centre with dressed stone quoins. One timber plank door remains beneath timber bressummer and arrow loop in gable above. Right of the midstrey a stone path leads to a stone shouldered doorway to south west of midstrey with a timber plank door.

Two iron crossed braces to right of centre with corn holes below and tall rectangular blind opening with timber lintel and stone sill.

To the left of the midstrey scarring is visible from a previous cat slide roof. There are corn holes as well as holes of the previous roof structure visible in the wall.



Front (north) elevation



Shouldered stone door opening to midstrey a detail of some quality





Scarring and wall of earlier lean-to structure as well as connecting door to cow house.



Corn holes and scarring from the removed lean to left of the midstrey

### REAR ELEVATION

The Gabled midstrey is complete with both plank doors below the timber bressummer and arrow loop over.

To the left is a single window opening with timber shutter and further

left evidence of a removed lean-to structure beneath the iron cross braces. Between the braces is a timber lintel whose opening has been filled. To the right of the midstrey is a dormer window opening with timber shutter.



Rear (south) elevation

### INTERIOR

Modern queen post roof structure throughout with brick floor below.



Roof structure and braces to the west





Brick floor



Filled opening on the rear elevation below timber lintel



Plank door to midstrey from shouldered opening of front elevation

**BUILDING 6 - COWHOUSE**

Single storey coursed and squared stone structure with hipped slate roof

**FRONT ELEVATION**

Two timber plank doors either side of centre with a third on the north west elevation leading to a now removed lean to structure.



Front elevation with side door to removed lean to. Clear evidence of the line of a former building



**SIDE ELEVATION**

Two window openings below eaves with dressed stone quoins.



Side (east) elevation

**REAR ELEVATION**

Single plank door to left with steps leading down to floor level inside with shuttered window opening.

**INTERIOR**

Off centre longitudinal timber manger set in stone base with three surviving stone troughs and timber posts securing it to the tie beams above. Modern roof above.



Tie beam with modern roof above



Stone base and troughs of manger

### BUILDING 7 – STABLING AND GRAIN STORE

Four bay, 1.5 storey building of coursed and squared stone with a slate gabled roof.  
Single stone chimney stack sited to the rear of the ridge on the north gable.

#### FRONT ELEVATION

Modern timber door to left of centre with a modern two light casement window to each bay at ground level, each below stone heads.



Front Elevation

#### SIDE ELEVATION (SOUTH)

Stone steps up to attic level with timber plank door beneath stone head.  
Opening within the stairs at ground level beneath a stone lintel.



Side (south) elevation



### REAR ELEVATION

Single light timber framed window beneath timber lintel serving the right of the ground floor. To its left a blind arrow loop opening.



Rear elevation viewed from south east

### SIDE ELEVATION (NORTH)

Modern three light timber mullion window which serves the attic. Featuring leaded lights throughout and a casement at each end it sits beneath a timber lintel and above a stone sill. To the ground floor there is a single light timber framed window to the left of centre.



Side (north) elevation

## INTERIOR - ATTIC

Through purlin roof structure with arch bracing below a modern roof. There are two remaining grain bins to the north of the building with planking to separate a third area from the rest of the room. The floor, particularly to the west is in a deteriorating condition.



Grain bins beneath arch braced tie-beams with Queen-struts to double in-line side purlin roof



Chalk tally marks of tie beam





Chalk calligraphy on tie-beam. Double pegging of the brace to the tie-beam and the tie-beam to principal purlin supports suggested construction date



Rotten floor to west of building

### INTERIOR – GROUND FLOOR

The tack room at the north of the building has a modern ceiling supported above older beams with signs of fire damage. There is a tile floor and central to the northern wall an iron grated chimneypiece with ceramic tiles surrounding. The room is separated from the stable by a timber plank door.

In the stable there is substantial evidence of fire damage to the sealing which has been boarded over above. Timber partitions remain to the north and between the two stables, with the southernmost having a hay loft and manger.



Modern ceiling supported by beams with signs of fire damage. Iron fittings for tack remain



Southernmost stable with hay loft and manger





Possible bread oven in south west corner

### BUILDING 8 – STORE

Two bay single storey squared and coursed stone building with attic. Stone slate gabled roof.

#### FRONT ELEVATION (SOUTH)

Timber plank door to right end, centrally placed stone chimney stack at eaves.



Stone chimney stack  
on front elevation

**SIDE (WEST) ELEVATION**

Central timber plank door at ground level with slots to allow airflow. Small square timber braced cat or dog opening to left. Single timber plank door centrally placed above to attic space.



Cat or dog opening and timber door with vertical timber slots for ventilation

**INTERIOR**

Stone flags throughout, stone chimney breast with stone surround and iron door to west room.



Stone chimneybreast  
in west room



**BUILDING 9 – STORE**

Single storey squared and coursed stone building. Stone slate gabled roof. Single bay with recessed single bay extension to east.

**FRONT ELEVATION**

Central timber plank door to left bay with iron air bricks below eaves each side, timber plank door to left of righthand bay, both with timber lintels. Small stone arch headed opening in centre of right-hand bay. Curved right hand quoin of left bay below stone corbel to roof.



Front elevation



Iron air bricks either side of left bay entrance



**REAR ELEVATION**

Three single roof lights are within the roof

**SIDE ELEVATION (EAST)**

Single square window opening in the gable end



Rear elevation showing roof lights

**INTERIOR**

Brick floor, purlins set into stonework with modern roof over.



interior of right bay



**BUILDING 10 – WORKSHOP**

Two bays building with single bay extension to left. Squared and coursed stone with modern slate roof

**FRONT ELEVATION**

Twin barn doors to right below timber lintel, two light timber mullion windows with stone sill to left with remains of leaded lights. Twin timber barn doors to left hand bay.



Front elevation

**INTERIOR**

Righthand bays have tie beam with kingpost beneath modern rafters, left and bay has modern roof structure and stone tile floor. There is a stone door opening at attic level between the right-hand bays and left extension.



Kingpost roof and attic opening of right bays