

# LITTLE PLOUGH, REAR OF THE OLD PLOUGH, HURSTBOURNE TARRANT, HAMPSHIRE

(NGR SU 38286 53155)

## Heritage Statement

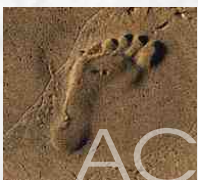
---

Prepared by:  
Liz Govier

On behalf of:  
Fowler Architecture and Planning

Document No: ACD1814/1/0

Date: April 2018



AC archaeology

---

# LITTLE PLOUGH, THE REAR OF THE OLD PLOUGH, HURSTBOURNE TARRANT, HAMPSHIRE

**(NGR SU 38286 53155)**

Heritage Statement

---

Client	Fowler Architecture and Planning
Report Number	ACD1814/1/0
Date	19 April 2018
Status	Version 1
Report Author(s)	Liz Govier
Contributions	-
Checked by	Andrew Passmore
Approved by	Andrew Passmore

The document was commissioned by Fowler Architecture and Planning on behalf of Mr and Mrs Colquhoun and managed for them by Claire Welburn and for AC archaeology by Andrew Passmore. The illustrations for this document were prepared by Stella De-Villiers and Leon Cauchois.

The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

## Contents

1.	Introduction	1
2.	Aim	2
3.	Methodology	2
4.	Historical background	4
5.	The Little Plough	5
6.	Summary development and use of Old Plough	8
7.	Development of Little Plough	8
8.	Statement of significance	9
9.	Assessment of impact	10
10.	Sources consulted	11

## List of Illustrations

- Fig. 1: Site location  
Fig. 2: Extract from the Hurstbourne Tarrant with Vernham's Dean tithe map, 1838  
Fig. 3: Extract from the 25-inch Ordnance Survey map, 1873  
Fig. 4: Extract from the 25-inch Ordnance Survey map, 1979  
Fig. 5: Phased floor plans

## List of Plates

- Plate 1: South exterior elevation, looking north. 1m scale  
Plate 2: North end of west exterior elevation, looking east. 1m scale  
Plate 3: North exterior elevation, showing infilled window, doorway and brick rebuild, looking southeast. 1m scale  
Plate 4: East end of north exterior elevation, showing blocked taking-in door, looking south. 1m scale  
Plate 5: General view of ground-floor east room of dwelling, looking northeast. 1m scale  
Plate 6: Altered fireplace in ground-floor west room of dwelling, looking south. 1m scale  
Plate 7: Detail of tie beam of A-frame truss in landing of first-floor dwelling, looking northwest  
Plate 8: General view of first-floor east room of dwelling showing part of original A-frame truss, looking southeast. 1m scale  
Plate 9: Detail of floorboards in southwest room of first-floor dwelling, looking southwest. 1m scale  
Plate 10: General view of northwest room of first-floor dwelling, looking west. 1m scale  
Plate 11: General view of east room of garages, looking northeast. 1m scale  
Plate 12: Detail of air vent, with moulded timber, looking east. 0.30m scale  
Plate 13: General view of west room of garages, looking northwest. 1m scale  
Plate 14: East end of attic, looking east. 1m scale  
Plate 15: West end of attic, looking west. 1m scale  
Plate 16: Detail of mortise and tenon joint of south side purlin, looking southeast

## 1. INTRODUCTION (Fig. 1)

1.1 This heritage statement has been prepared by AC archaeology in April 2016 as supporting documentation for a Listed Building Consent application for internal and external alterations to the former stable block known as Little Plough located to the rear of The Old Plough, Hurstbourne Tarrant, Hampshire (NGR SU 38286 53155; Fig. 1). The document was commissioned by Fowler Architecture and Planning on behalf of the owners Mr and Mrs Colquhoun. The application is for the change of use of the two garages at the east end of Little Plough, converting this part of the building into a single dwelling with teaching room.

1.2 Hurstbourne Tarrant is located to the north of Andover, in the Bourne Valley within the North Wessex Area of Outstanding Natural Beauty. The village is situated approximately 7.5km northeast of Andover around a crossroads of the A343 connecting Andover and Newbury, and the B3048 linking Ibthorpe and Stoke. The Church of St Peter is the earliest building within the village, dating from the 12th century; it is Grade I Listed (National Heritage List for England no. 1093367). The property is situated within the Hurstbourne Tarrant & Ibthorpe Conservation Area.

1.3 Little Plough is located to the rear of The Old Plough along the north boundary of the property. The plot slopes gradually down to the west and is terraced perpendicular to Little Plough at its east end. Little Plough and the link wall to The Old Plough partially form the boundary with Bourne House to the north. The underlying geology is Chalk of the Seaford Chalk Formation which is overlain by a Quaternary superficial alluvium deposit of clay, sand and gravel (British Geological Survey online viewer 2018).

1.4 Both The Old Plough and Little Plough are Grade II Listed, under the names *Martins Old Plough* and *Little Plough and Link Wall* respectively. The latter has the following description (National Heritage List for England no. 1093363) prepared in 1984:

Former stable range in the rear yard of the former Plough Inn, now a dwelling and a garage. Early C19. Tile roof, brick dentil eaves, one C20 flat-roofed dormer. Walls of flint horizontal panels, with brick quoins, cambered arches, with openings blocked at the rear (facing Garvery). 1 storey and attic. Casements, one sash. Gabled trellis porch. The high wall linking this block with the west end of Martins continues the elevation treatment of Martins/Old Plough, with 3 blank upper windows, indicating the demolition of this part of the former inn.

1.5 The Old Plough (National Heritage List for England no. 1155464) has the following description also prepared in 1984:

Two houses, once (with Little Plough) a coaching inn. C16 timber-framed building at right angles to the roadway with late C18 recladding and westward extension. and an early C19 front elevation. Brick, flint, slate and tile. The regular front (south-west) is 2 storeys, 4 windows. Hipped slate roof with wide eaves on wrought-iron brackets. Red brickwork in Flemish bond, rubbed flat arches, stone cills, plinth. Sashes in reveals. 2 doorways with thin canopies on carved brackets, one 6-panelled another (Martins) 4 panelled door. The east and upper wall continues as a mask to the side elevation of the old part, which has a tile roof, flint walls (part coursed knapped flint part horizontal panels) with brick dressings and an attached stack dated 1835. One old upper casement frame is now blocked, 2 lower casements and a blocked doorway. The rear elevation has a tile roof narrow horizontal flint panels and casements. The interior exposes part of the old frame, with an arch brace to one truss, and a beam with diagonal sockets (for mullions).

- 1.6** Previous archaeological work on the site includes two Heritage Statements for The Old Plough; one prepared by Kevin Stubbs for a 2012 application for the installation of the current staircase in the main house, and the other prepared by AC archaeology (De-Villiers 2016) to support planning and Listed Building Consent applications for the demolition of a utility block and the construction of a new extension at the north end of the east elevation which abuts the west elevation of Little Plough.
- 1.7** The 2016 heritage statement (De-Villiers 2016) confirmed that the core of The Old Plough is a 16th-century timber-framed building, aligned at right angles to the highway. The remainder of the building is essentially an 18th-century extension, with an early 19th-century rear extension, and various other external and internal 18th- and 19th-century alterations. This development is expanded upon in Section 6.1 below.

## **2. AIM**

- 2.1** The principal aim of the document was to evaluate Little Plough to assess the significance of the building, and to demonstrate to the local planning authority that any impact of the proposed development upon its historic fabric and significance is acceptable.

## **3. METHODOLOGY**

- 3.1** The preparation of the document was undertaken with reference to the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).
- 3.2** No new documentary research was carried out as part of the assessment, since such an exercise had been carried out during the preparation of a previous heritage statement for the Old Plough (De-Villiers 2016). This research, and the results of a new appraisal of the Little Plough, form the basis of Sections 4 and 5 below.
- 3.3** A site visit was carried out and comprised:
- A written description of the building and its local context;
  - Annotated architect's as existing plans, to show builds of different date and architectural fittings and features; and
  - A photographic record including the overall character of the building, as well as detailed views of any architectural features and fixtures and fittings as necessary to illustrate the report.

### **Assessment of significance**

- 3.4** There is no formal process for assessing the significance of heritage assets other than those with statutory protection (e.g. Scheduled Monuments and Listed Buildings), but advice on the criteria to be used is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This

guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The National Planning Policy Framework (NPPF; DCLG 2012) also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance.

**3.5** The ranking of significance used in this assessment considers the English Heritage 2008 criteria, but expresses the results using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 128, 129 and 132 of the NPPF. The ranking is presented in Table 1 below.

<b>SIGNIFICANCE (VALUE)</b>	<b>FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS</b>
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas containing important buildings Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Grading of the significance (value)

### **Assessment of effects on significance**

**3.6** In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

#### 4. HISTORICAL BACKGROUND (Figs 2-4)

- 4.1 At the time of the Domesday Survey *Hurstbourne* was part of the ancient demesne, and was therefore not assessed, with the three manors of *Hurstbourne*, *Basingstoke* and *Kingsclere* being jointly liable for the service of one knight. The manor remained with the Crown for a considerable period, and Henry II seems to have had a royal residence in the parish, since there are various entries in the Pipe Rolls of sums disbursed for work on the king's houses in *Hurstbourne* (*Victoria County History of Hampshire*).
- 4.2 On the Ordnance Survey 1808 *Andover* drawing of there is a projecting range aligned east-northeast–west-southwest to the rear of *The Old Plough*. This includes a demolished historic rear range to the *Old Plough* and potentially includes *Little Plough*, although due to the small scale of the map it is not clear whether this is the case.
- 4.3 *Little Plough* and *The Old Plough* are first clearly depicted on the 1838 *Hurstbourne Tarrant with Vernham's Dean* tithe map as a 'C' shaped building abutting the road on a narrow plot (Fig. 2). Four other smaller buildings are also shown primarily within the plot, including a long rectangular range along the northern boundary of the property. The accompanying apportionment of 1839 identifies this plot (no. 14) as *The Plough Inn* along with its gardens, yard and buildings. It was owned by *John Medhurst* and occupied by *Cornelius Knight* who also occupied one of the fields (plot 45) to the rear of the property.
- 4.4 The first edition 25-inch Ordnance Survey map of 1873 shows an almost complete infilling of the space between the two wings of *The Old Plough*, perhaps indicating an addition since the 1838 tithe map (Fig. 3). Elsewhere within the property two of the other outbuildings had been extended, and a number of smaller outbuildings constructed against the southern boundary. The property is not described as a public house, unlike the nearby *George Inn* and the *Coopers Arms*.
- 4.5 Early 20th-century revisions of the 25-inch Ordnance Survey map show no changes to the shape of *The Old Plough* and *Little Plough*. The next 25-inch map is dated 1979 (Fig. 4). Changes by this date had left the outbuilding – now labelled as *Little Plough* – detached from the main house. All other outbuildings had been removed.

## 5. LITTLE PLOUGH (Fig. 5; Plates 1-16)

5.1 Little Plough is located to the rear of the main house (The Old Plough), and is joined to this structure by the two-storey link wall that originally formed part of a demolished northeast range of The Plough Inn, as well as the extension that was granted consent in 2016. The building is orientated east-northeast to west-southwest but for the purposes of this report will be referred to as being east-west. The main elevation fronts onto the rear garden of The Old Plough. The rear of the building forms part of the boundary with Bourne House to the north.

### *External elevations* (Plates 1-4)

5.2 Little Plough is a one and a half storey building, with first-floor accommodation extending into the roof space. The western half of the building is currently in use as a dwelling, with the eastern half divided into two garages on the ground floor and an attic space above. It is constructed of coursed split flints with lacing courses of brick. There are occasional bricks incorporated into the build that have a green glaze finish and are probably re-used from an older local 17th-century building. Below the eaves of the north and south elevations there are single rows of dentils. The building has a clay tiled roof which is gabled to the east and has a half hip at the west end. There is an early 19th-century brick chimney stack situated towards the west end and a modern flue projecting centrally above the roof.

5.3 In the south elevation there is a vertical break between the dwelling and garages. To the east side of this break the lacing courses of brick have been laid differently to the west side to form an alternating header and stretcher pattern forming repeating bands of flintwork-header-stretcher-flintwork-stretcher-header. At ground-floor level at the west end there is a change in the pattern of the masonry with three courses of brick for the lacing courses rather than two courses present for the rest of the building. It is of a similar design to the early 19th-century masonry at the rear of The Old Plough (including the Chimney Stack date 1835). There is also some modern repair to this area including the voussoirs of the openings, carried out using cement rather than the white lime mortar used elsewhere in the building.

5.4 On the ground floor of the south elevation, at the west end, there are three windows under arched brick heads. The west end window is a small two-pane sash within a former wide doorway probably infilled in the early 19th century. The central narrow window is of eight panes in a fixed frame, also of 19th-century date. The eastern window is a late 20th-century two-light casement almost certainly within an earlier, probably narrower, opening. The door to the dwelling is located between the central and eastern window, and again is under an arched brick head. The door is 19th-century with three lower panels and six upper glazed panes. It is under a wooden trellis porch with a double pitched slate roof. On the first floor of the dwelling there is a late 20th-/early 21st-century dormer fitted with a two-light window.

5.5 At the east end of the elevation are two large ground-floor, rectangular openings under a pair of timber lintels supported on a late 20th-/early 21st-century brick pier. The doors themselves are modern. Overlying the lintel is a reverse s-shape wrought iron wall tie, probably of early 20th-century date. At the east end, above the lintel, is an arched brick head above a former opening, predating the current eastern garage door. On the first floor, offset towards the east, there is a 12-pane fixed frame window within an original taking-in door for the hayloft above the stables. Below the modern cement sill is an area of modern repair.



- 5.6** At ground-floor level the south end of the west elevation is now within the recent extension to The Old Plough. It is constructed of plain brickwork. At first-floor level, within the gable, there is a modern casement window. The north end of the elevation extends beyond line of the main house, extending into the entrance of Bourne House. The elevation here is again brickwork, with no clearly discernible bond, and the remnants of a lime wash finish. Towards the base is a horizontal timber, and at the apex of the elevation, below the half-hipped roof, is a timber frames, with brick noggin. Here there is a second first-floor window, which again is a 20th-century casement, set within modern brickwork.
- 5.7** The north elevation overlooks the grounds of Bourne House, and is constructed of coursed split flints (three courses at ground floor level, four to five courses for the first floor) with brick lacing courses (of two courses of bricks). At the west end the brickwork of the lacing courses is laid alternating between headers and stretchers. Central to the elevation there is a large growth of vegetation, behind which a vertical break correlating with the break recorded on the south elevation is visible. To the east side of this break the lacing courses are the same repeating bands of flintwork-header-stretcher present in the south elevation. The materials used on the east and west side of the north elevation are identical and this change in pattern may represent an accidental difference in the laying of the bricks rather than a rebuild as the base of the wall starts off with the indented pattern. However, the building break almost certainly indicates that the east end of the building was constructed first with the west end added as an extension shortly after.
- 5.8** At the west end of the north elevation there is an infilled doorway and window; both appear to be original openings blocked in the early 19th century. Directly to the east of these is an area of brickwork repair which appears to be 20th century in date. This incorporates a wide brick arched head that appears to be purely decorative rather than evidence for a former opening. Towards the east end of the elevation at first-floor level there is an infilled taking-in door that was blocked in the early 19th century. Passing through the elevation there are two reverse s-shape wrought iron wall ties; the eastern tie is early 20th century in date, whilst the western tie is modern.
- 5.9** The east gable end elevation is only partially visible due to the presence of an abutting single-storey gabled outbuilding to Bourne House, as well as vegetation growth. The visible parts of the elevation are constructed of brick laid in English bond at ground floor level. This section of the wall projects out slightly to the east and has a slate lean-to covering. At first-floor level the apex of the gable has a timber frame construction comprising a tie beam truss with collar, infilled with brick noggin set between slightly splayed slender studs. Towards the base of the elevation, at the south end, is a small air-vent fitted with a 20th century grill, set within an original opening.
- 5.10** *Internal description of the dwelling* (Plates 5-10)  
The dwelling at the west end of the building has a modern painted plaster finish with a modern laminated ground floor and a mainly carpeted first floor; the surface below the latter is uneven, indicative of the presence of original floorboards. The bathroom on the first floor has exposed, painted floorboards that appear to be original. The layout of the ground floor has a two-room plan representing an early 19th-century arrangement. The fireplace within the western room has been altered and is now a cupboard. The east side room features a 19th-century staircase, skirting and picture rail. The opening between the two rooms features a half glazed 12-pane 19th-

century door with two timber panels on the lower half; the door knob and lock case are contemporary. Within both rooms the ceiling is supported on a central east-west aligned beam. It has a modern painted plaster finish and is probably a modern insertion. The beam is set into an original cross-beam aligned north-south. Along the west wall of the western room there is a high-level projecting timber. It has been painted but there are seven (visible) infilled circular sockets indicating that the timber has been reused from an earlier structure.

- 5.11** The staircase opens to a northeast landing with two rooms to the west and a single room to the east. The stack serving the former ground-floor fireplace rises within the landing and has been converted, in the late 20th century, into an airing cupboard. Also visible within the landing is a potential original purlin (on the north side of the roof), as well as, in the western partition, a tie beam forming part of an original truss. The four door surrounds are of 19th-century date hung with plank and batten doors. The door at the top of the stairs is of 20th-century date constructed of tongue and groove planks. The eastern room has probable 19th-century skirting and picture rail, and a 20th-century fitted wardrobe. The southwest room has a modern bathroom finish, and an original purlin on the south side of the roof is visible. Another purlin is exposed in the north roof pitch in the northwest room.

***Internal description of the garages*** (Plates 11-16)

- 5.12** On the ground-floor and first-floor attic spaces of the eastern half of the building the masonry is exposed, revealing horizontal and the occasional vertical lacing beams and studs incorporated into the build. The majority of these timbers have been reused, as sockets and recesses for mullions and vertical staves can be seen within the elevations facing into the rooms. The green glaze bricks visible externally are also present and are predominately present at first-floor level. The ground-floor brick and flint walls have remnants of white wash and the floor here is a modern concrete surface with the occasional strip of modern stable tile. The layout of the ground floor is 20th century in date and has a three-room plan. The dividing wall between the eastern and central room is constructed of concrete blocks and the dividing wall between the western and central room is a timber stud wall with ship-lap cladding on the west side.
- 5.13** The eastern end room has two north-south aligned cross beams; the western beam has a chamfered lower edge and appears to be original, whilst the eastern beam is partially incorporated into the east elevation, and is also possibly original. The joists appear to be 19th-century, along with some 20th-century, replacements. The floor above is chipboard and mdf sheets. In the east elevation is a small air vent, fitted with a modern concrete grill. In front of the opening, attached to the cross beam, is a piece of shaped timber with a circular empty socket; the form of the timber is indicative of use with a piece of machinery.
- 5.14** The central room has a late 20th-century staircase leading to the attic. The joists in the ceiling here are 19th- and 20th-century replacements.
- 5.15** The ceiling of the western room is supported on an original north-south aligned cross-beam with a chamfered lower face. The joists appear to be 19th- and 20th-century replacements, whilst the floorboards above are of 19th-century date. There is a concrete block pillar towards the western end of the north wall supporting a modern cross beam. There is a blocked air vent with a brick mullion in the west wall. This is further evidence (along with the vertical breaks visible externally), to indicate that the two halves of the building are of different dates.

- 5.16** The attic is a single space accessed from the modern central staircase. At the apex of the west elevation there is a modern timber hatch leading to attic space above the dwelling and original wide timber planks to the south side. The roof has been replaced and repaired in the 19th and 20th century with parts of the original three mortise and tenon jointed A-frame trusses surviving. The collar and lower half of the A-frames are original with the struts and upper sections being 19th and 20th century in date, raising the height of the roof. Additional internal posts and steel braces have been added to support the roof. The purlin along the south side is original.

## **6. SUMMARY DEVELOPMENT AND USE OF THE OLD PLOUGH**

- 6.1** The earliest part of the building was a small 16th-century timber-framed house, which forms the southern end of the current building. By 1842 the building had been extended to the north and become The Plough public house and coaching inn. These alterations probably took place during the later 18th century (or perhaps the early 19th century). These alterations also included the provision of a north range, which included a now demolished rear section to the west range. In the early 19th century the rear of the building was extended, which included a new fireplace and associated stack dated 1835.

- 6.2** Following the closure of the public house the rear range was demolished, and later replaced with smaller utility rooms. The building was divided into two houses with new staircases added in the present study and family room. In 2008 the building was converted back into a single dwelling, and in 2012 the 20th-century staircases were removed and the present stairs constructed. In 2016 a single-storey extension was added to the rear of the house on the site of the historic rear extension, abutting Little Plough.

## **7. DEVELOPMENT OF LITTLE PLOUGH (Fig. 5)**

- 7.1** The Listing description puts forward an early 19th-century date for Little Plough. Based on the current assessment an earlier, probably mid to late 18th-century, date is put forward. The external treatment of the building in terms of the pattern of flint and lacing brickwork and dentil row below the eaves can also be seen on other properties within the village of late 18th-century date. Two early phases of the building have been identified, with the eastern section being the earliest. Both were present by 1842, whilst the later southern section also appears to be present on the 1808 Ordnance Survey map.

- 7.2** Much of the original surviving timberwork in the building appears to have been reused from an earlier timber framed building. The green-glazed bricks also have been reused from another building.

- 7.3** The architectural evidence would appear to indicate that the structure currently forming Little Plough building has a complex ownership history. The original eastern section must have been an outbuilding, presumably a stable block associated with The Old Plough, although there is now no clear evidence for original openings within this property. The only surviving opening is a taking-in door in the north elevation.

- 7.4** In the later, western section, the blocked doorway, window and taking-in door in the north elevation would appear to indicate that this part of the building was originally

part of the current Bourne House property. The detailing of this fenestration is indicative that this element of the building was originally stables. The 1838 Hurstbourne Tarrant with Vernham's Dean tithe apportionment reveals that both properties were owned by John Medhurst, and it is possible that he or his forbearer transferred the building to The Plough to be utilised as its stables and coach house when it opened in the late 18th/early 19th century.

- 7.5** During its use association with the Plough Inn the openings in the north elevation were infilled and the openings in the south elevation were formed. A fireplace and associated chimney stack was also created in the western part of the building. It is of similar construction to the 1835 stack within the Old Plough, indicating that they were both probably constructed at the same time. The addition of this feature indicates that the use of the building changed to domestic accommodation, and with the extension to The Old Plough would suggest that the public house was thriving, and in need of additional accommodation. Other associated changes include the provision of the staircase, doors, skirting and a picture rail. The eastern half of the building remained in service use, presumably as stables and/or a coach house, with a hayloft over. There is no indication that there was internal access to the first floor.
- 7.6** Further alterations occurred in the late 19th and 20th centuries, in particular to the floor structure of the eastern section, along with the replacement of much of the roof structure. Additional repairs to the masonry of the walls, the insertion of the dormer window, two windows on the west gable elevation, and a replacement window on the south elevation took place in the 20th century. More recently, the partitions were added to the east end of the building to create stores and a garage, along with the addition of a concrete floor and the staircase to the attic. The area is currently used as stores.

## **8. STATEMENT OF SIGNIFICANCE**

- 8.1** The building has architectural value as a post-medieval outbuilding to one or more historic properties, and whose architectural style is vernacular and in keeping with other buildings in the village. This style gives the building aesthetic value, which is not particularly compromised by 20th-century alterations. This aesthetic value is enhanced by its current garden setting. The architectural value is also derived from the evolution of the building, which is set out in Sections 6 and 7 above, including the reuse of earlier elements from a timber-framed building, and the evidence for change of use to partially domestic accommodation. This value has been slightly diminished by the 20th-century alterations and repairs, particularly the replacement of much of the roof along with the creation of the current garage doors in the south elevation.
- 8.2** Little Plough has evidential value in terms of understanding its history and development. This has been set out in Section 7 above and is shown on Fig 5. There is limited scope for additional architectural investigation to further understand its development. Similarly, there is limited potential for below-ground archaeology within the footprint of, or associated with, the building. Both sections have concrete floors, and it is not known whether any earlier surfaces survive beneath these finishes.
- 8.3** The structure also has historical value, derived from both its illustrative and associative values. As set out in Sections 6 and 7 above the use/s of the building over time can be deduced from visual assessment of its fabric, illustrating its

historical development. The assessment has also identified that the building now called Little Plough probably has an association with both Bourne House and The Old Plough, having been part of both properties at various times from the 18th century onwards.

- 8.4 Setting also contributes towards the significance of Little Plough. This relates to its topographical (and historical) relationship with Bourne House and The Old Plough. It is not a building that has designed views or where views of the building were historically considered important. However, this setting, which can be defined as the rear garden of The Old Plough and the driveway of Bourne House, is where the significance of the property can be appreciated, in this case its architectural, historical illustrative and aesthetic values.
- 8.5 The building is not considered to have any communal or artistic value.

#### **Assessment of significance**

- 8.6 In summary, it is considered that the significance of Little Plough is drawn from its historical, architectural, aesthetic and archaeological values, and from its setting. These values all contribute towards its significance at a low level. The building is an asset of local interest whose heritage values, in part, have been compromised by 20th-century alterations and repairs. It is therefore considered to be a heritage asset of **low-medium significance**. In line with paragraph 129 of the NPPF this level of significance should be taken in account when decisions are made as part of the planning process.

### **9. ASSESSMENT OF IMPACT**

- 9.1 The residential accommodation in the western section of Little Plough will remain in this use, and there will be no changes to this half of the building.
- 9.2 Within the ground floor of the eastern section the existing late 20th-century partitions and staircase will be removed and replaced with a new free-standing staircase and adjacent small store. The modern garage doors will be replaced with a new sliding door, glazed section and a second smaller door within a slightly lobby behind the main elevation, all set within the existing large modern opening. These alterations will cause no impact on any historic fabric of this section of the building.
- 9.3 The currently open-plan first floor will be subdivided by the addition of new partitions to create living space, namely a landing, bedroom, and en-suite bathroom, served by the new staircase. The bedroom will be lit by the window in the south elevation. There will be no alterations to the roof structure, and all surviving historic elements will be retained, including the secondary posts within the attic that support the roof structure. The conversion of the first-floor represents a change from the current and historic open-plan nature of the attic, but does reflect a similar 19th-century subdivision of the western section of the building. The open-plan character is however maintained by the design of a large central bedroom and integral dressing area, enhanced by the position of the new staircase, relocated along one side of the building. The proposal is a practical conversion of an underused space within the Listed Building, and is fully reversible, without any harm to the fabric of the structure.
- 9.4 In summary, the proposals are considered to be a viable change of use of the eastern end of Little Plough, which in recent years has been used as a store and

garage ancillary to the main house, without any particular consideration of its heritage. These proposals will cause **no change** to the significance of the building, and are a sensitive adaption of an underused and neglected part of the Listed Building.

## 10. SOURCES CONSULTED

### Printed and unprinted Sources

*A History of the County of Hampshire: Volume 4*, Victoria County History, London, 1911

Department for Communities and Local Government, 2012. *National Planning Policy Framework*

De-Villiers, S. 2016. *The Old Plough, Hurstbourne Tarrant, NGR SU 38280 53139, Heritage Statement*. AC archaeology document no. **ACD1323/1/3**

English Heritage, 2008. *Conservation Principles – Policies and guidance for the sustainable management of the historic environment*

Historic England, 2015. *Managing Significance in Decision-Taking in the Historic Environment*, Historic Environment Good Practice Advice in Planning: **2**

Hurstbourne Tarrant with Vernham's Dean tithe map, 1838, and apportionment, 1839

ICOMOS, 2011. *Guidance in Heritage Impact Assessments for Cultural World Heritage Properties*

Ordnance Survey 2 inch to 1 mile map, surveyor's draft sheet 77, 1808 [Online]. Available at: [www.oldmapsonline.org/](http://www.oldmapsonline.org/) [Accessed April 2018]

Test Valley Borough Council, 2010, *Hurstbourne Tarrant & Ibthorpe Conservation Area Character Appraisal*

The Highways Agency, 2007. 'Cultural Heritage' (Volume 11, Section 3, Part 2). In *Design Manual for Roads and Bridges*.

### Websites (accessed April 2018)

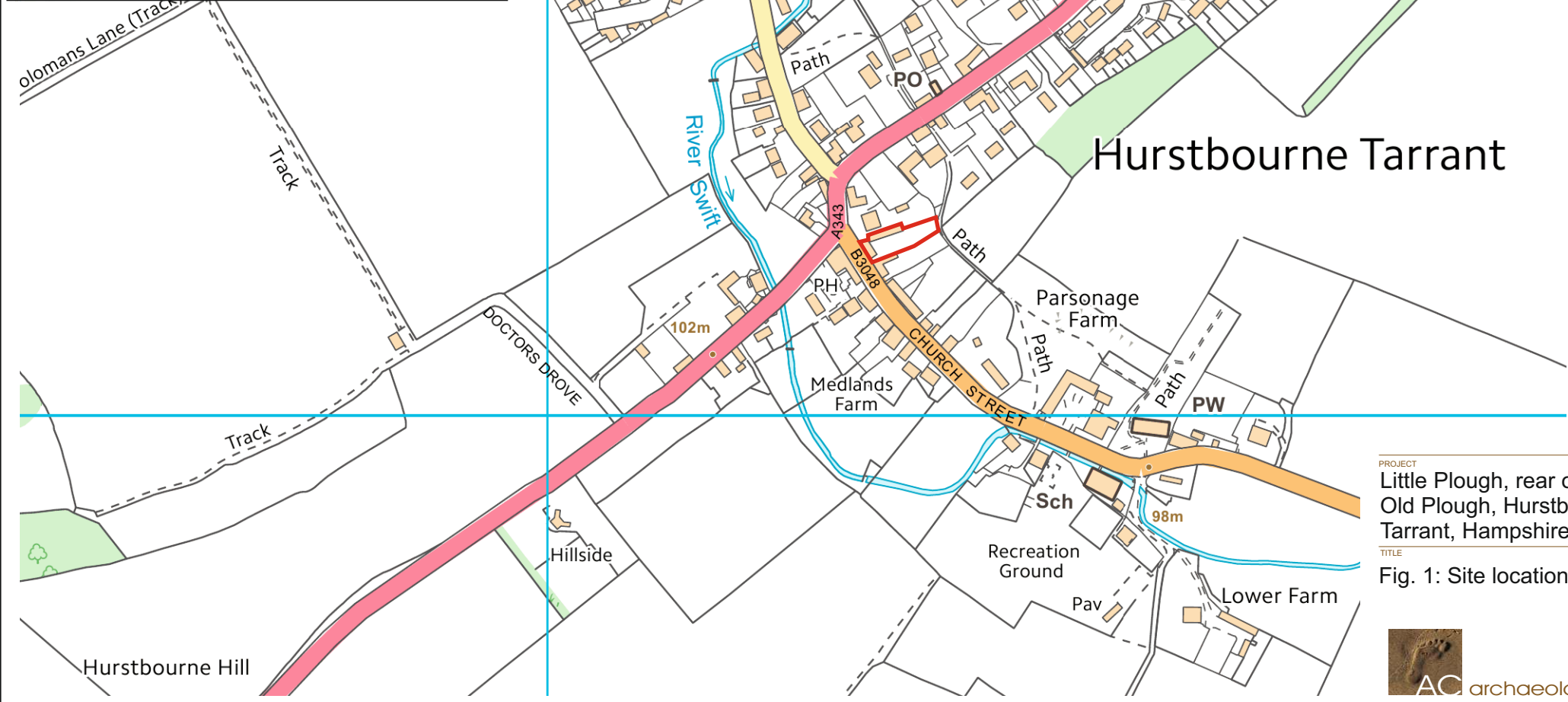
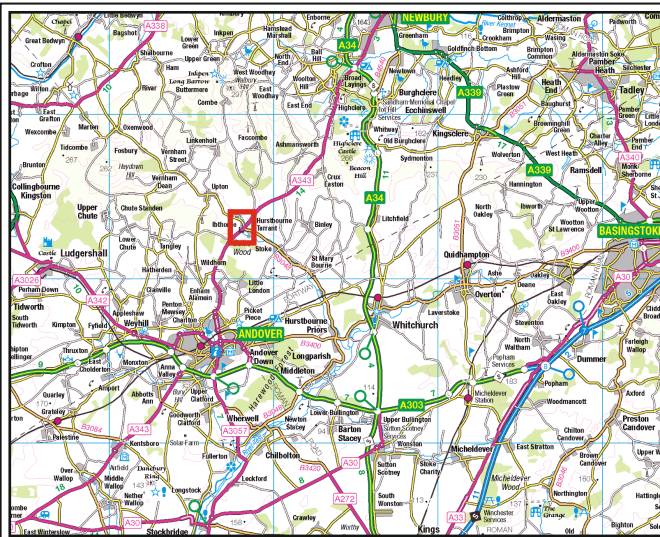
British Geological Survey  
<http://www.bgs.ac.uk/opengeoscience>

Heritage Gateway  
<http://www.heritagegateway.org.uk>

National Heritage List for England  
<https://historicengland.org.uk/listing/the-list/>

Old Maps Repository  
<http://www.old-maps.co.uk>  
(Ordnance Survey 25-inch maps)

Test Valley Borough Council  
<http://view-applications.testvalley.gov.uk/online-applications/>

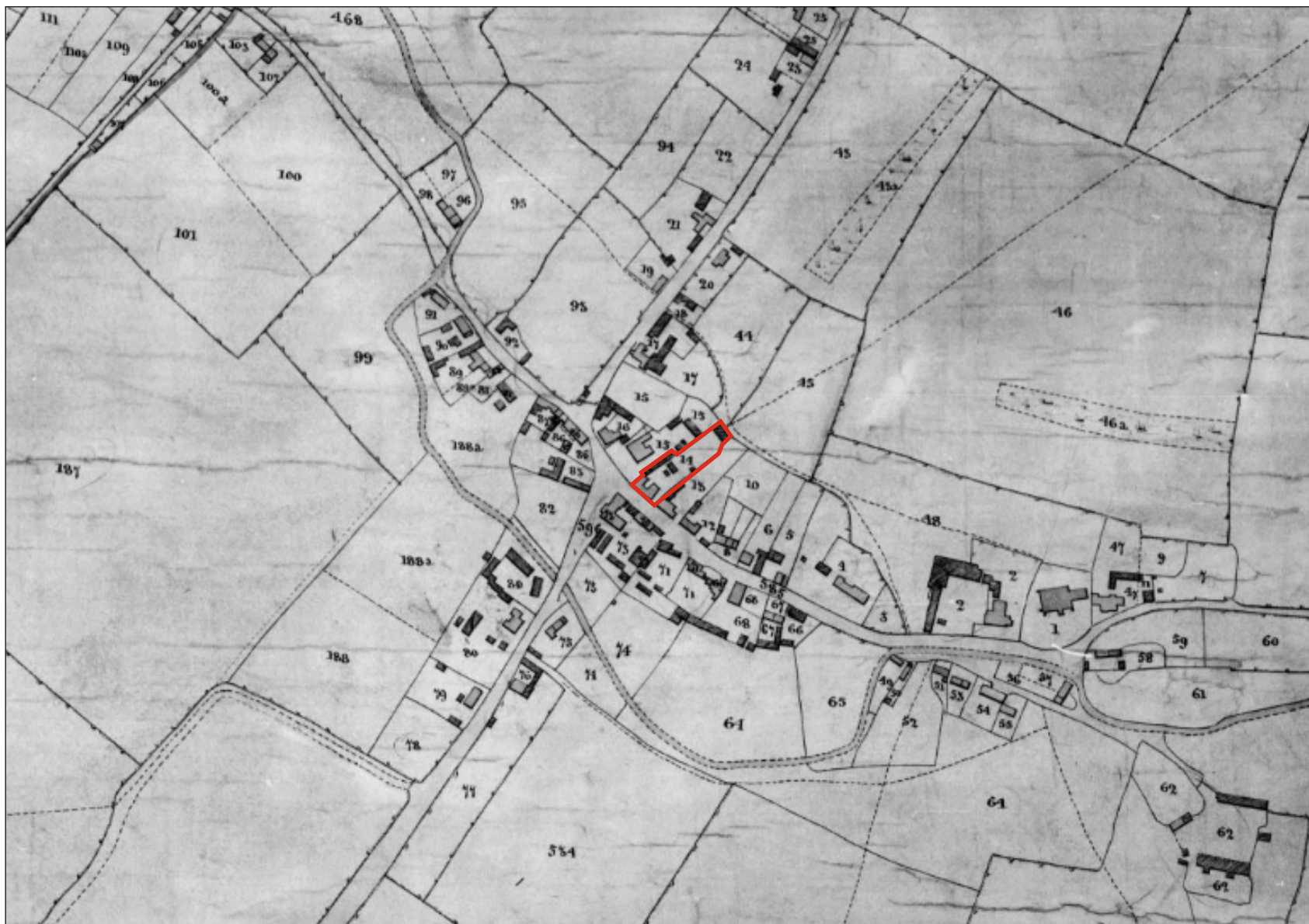


PROJECT  
 Little Plough, rear of the  
 Old Plough, Hurstbourne  
 Tarrant, Hampshire

TITLE  
 Fig. 1: Site location







PROJECT

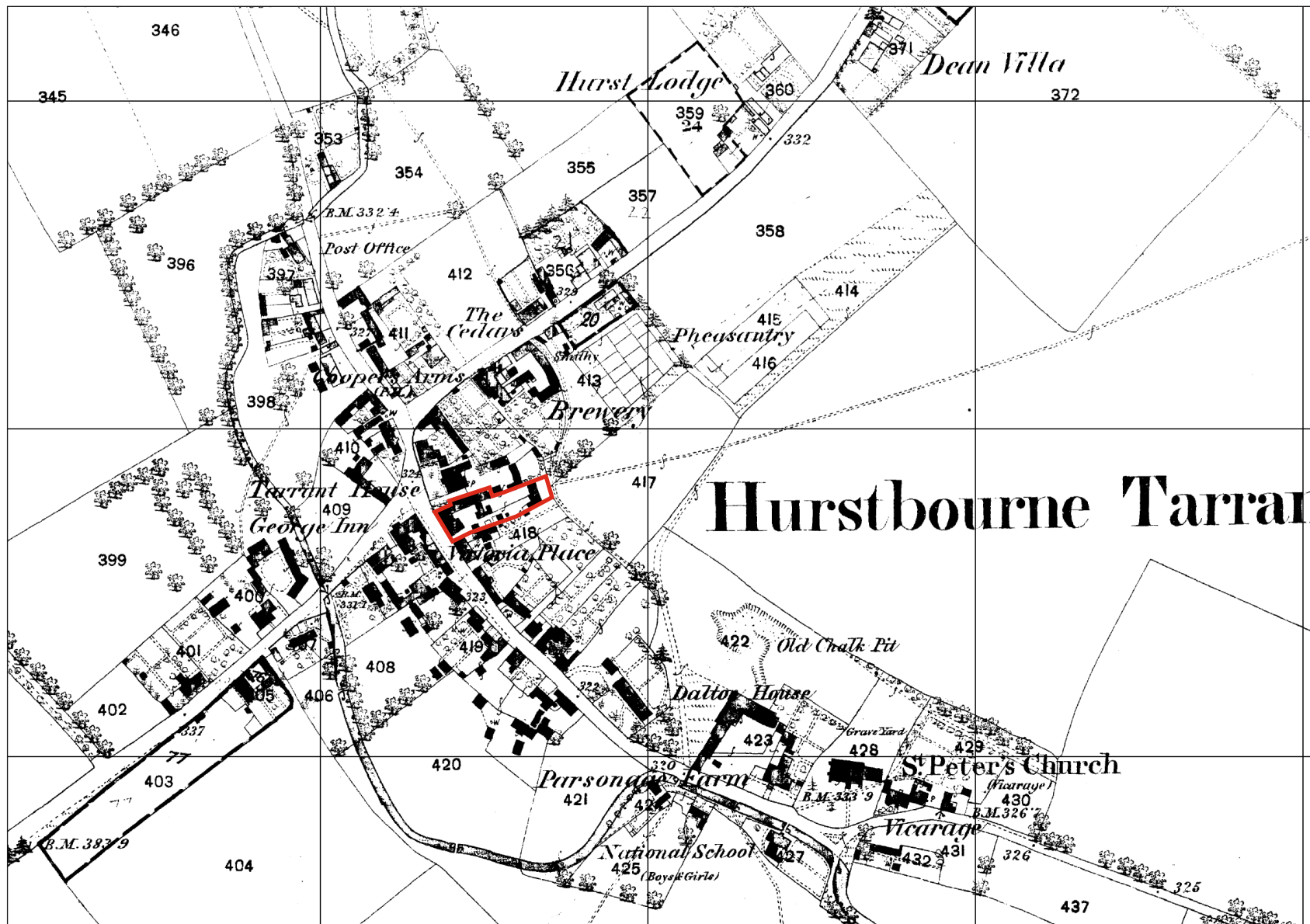
Little Plough, rear of the  
Old Plough, Hurstbourne  
Tarrant, Hampshire

TITLE

Fig. 2: Extract from the  
Hurstbourne Tarrant with  
Vernham's Dean tithe  
map, 1838



AC archaeology



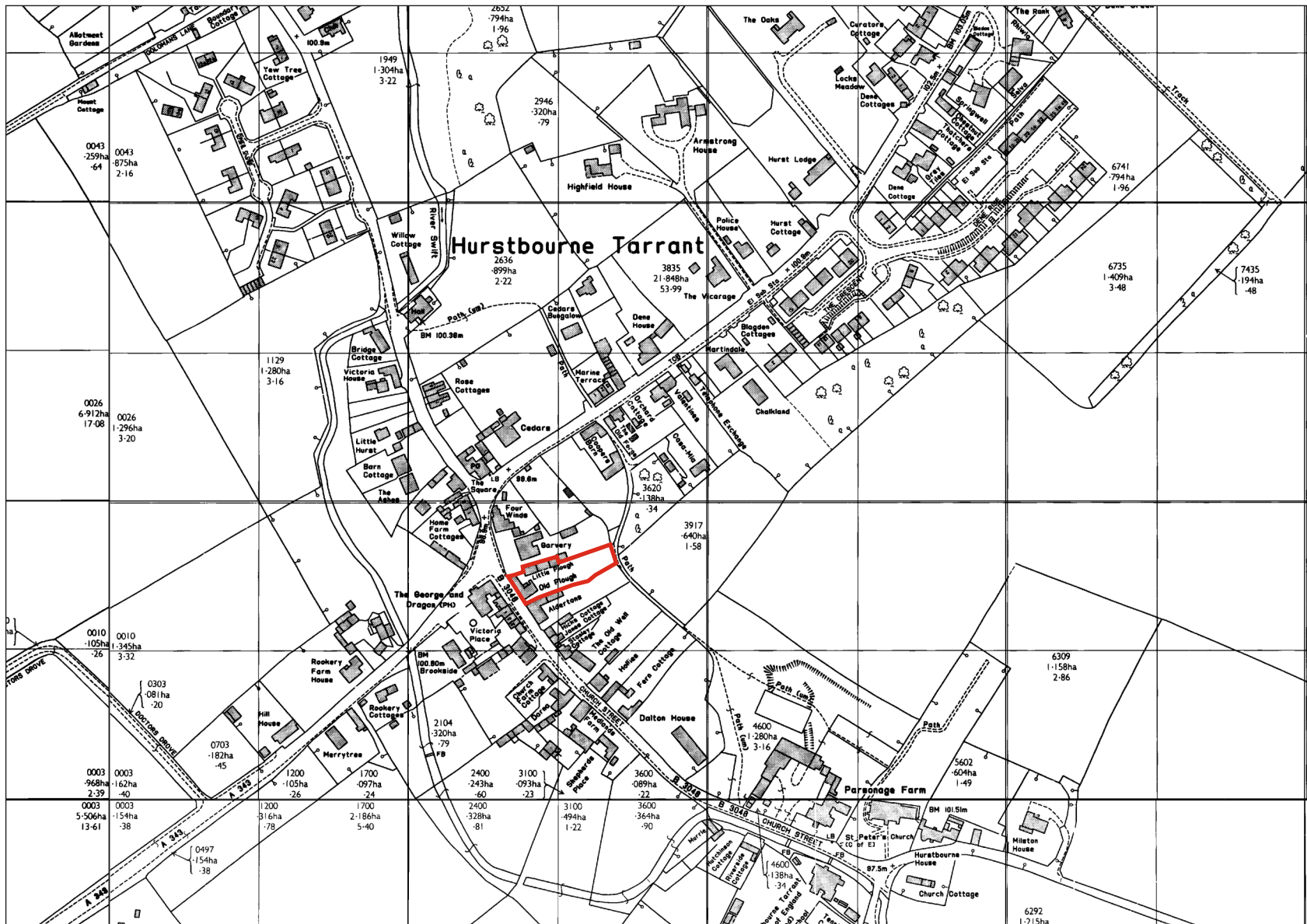
PROJECT  
 Little Plough, rear of the  
 Old Plough, Hurstbourne  
 Tarrant, Hampshire

---

TITLE  
 Fig. 3: Extract from the  
 25-inch Ordnance Survey  
 map, 1873



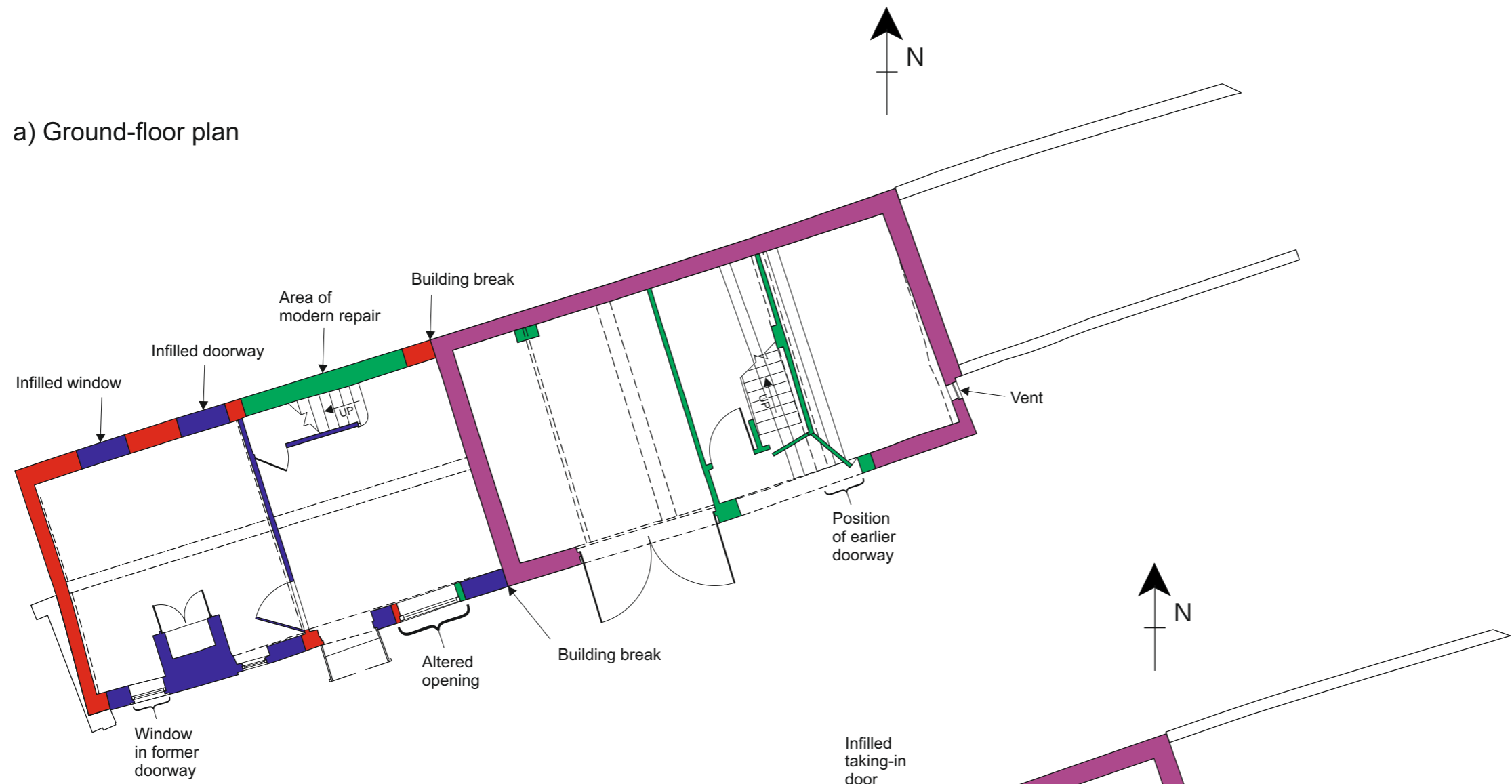




PROJECT  
 Little Plough, rear of the  
 Old Plough, Hurstbourne  
 Tarrant, Hampshire

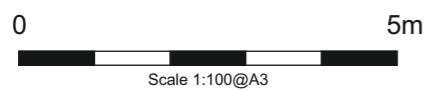
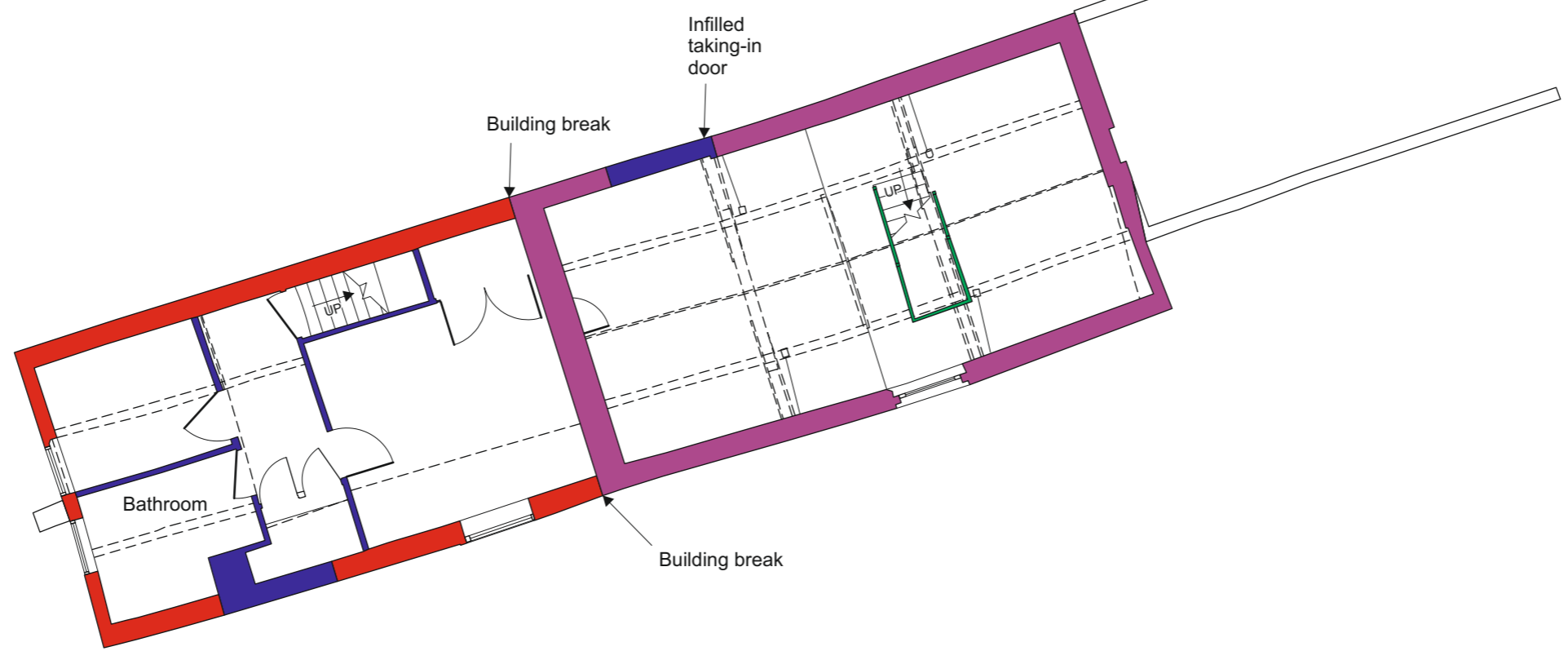
TITLE  
 Fig. 4: Extract from the  
 25-inch Ordnance Survey  
 map, 1979

a) Ground-floor plan



Key	
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	18th century (primary)
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	18th century (secondary)
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	Early 19th century
<span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span>	Late 19th century
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	Late 20th century

b) First-floor plan



PROJECT  
Little Plough, rear of the Old Plough,  
Hurstbourne Tarrant, Hampshire  
TITLE  
Fig. 5: Phased floor plans





Plate 1: South exterior elevation, looking north. (1m scale)



Plate 2: North end of west exterior elevation, looking east. (1m scale)



Plate 3: North exterior elevation, showing infilled window, doorway and brick rebuild, looking southeast. (1m scale)





Plate 4: East end of north exterior elevation, showing blocked taking-in door, looking south. (1m scale)



Plate 5: General view of ground-floor east room of dwelling, looking northeast. (1m scale)



Plate 6: Altered fireplace in ground-floor west room of dwelling, looking south. (1m scale)



Plate 7: Detail of tie of A-frame truss in landing of first floor dwelling, looking northwest



Plate 8: General view of first-floor east room of dwelling showing part of original A-frame truss, looking southeast. (1m scale)



Plate 9: Detail of floorboards in southwest room of first-floor dwelling, looking southwest. (1m scale)



Plate 10: General view of northwest room of first-floor dwelling, looking west. (1m scale)



Plate 11: General view of east room of garages, looking northeast. (1m scale)



Plate 12: Detail of air vent, with moulded timber, looking east. (0.30m scale)





Plate 13: General view of west room of garages, looking northwest. (1m scale)



Plate 14: East end of attic, looking east. (1m scale)



Plate 15: West end of attic, looking west. (1m scale)



Plate 16: Detail of mortise and tenon joint of south side purlin, looking southeast

### Devon Office

AC archaeology Ltd  
Unit 4, Halthaies Workshops  
Bradninch  
Nr Exeter  
Devon  
EX5 4LQ

Telephone/Fax: 01392 882410

### Wiltshire Office

AC archaeology Ltd  
Manor Farm Stables  
Chicklade  
Hindon  
Nr Salisbury  
Wiltshire  
SP3 5SU

Telephone: 01747 820581  
Fax: 01747 820440

[www.acarchaeology.co.uk](http://www.acarchaeology.co.uk)