

# THE OLD PLOUGH, HURSTBOURNE TARRANT, HAMPSHIRE

(NGR SU 38280 53139)

## Heritage Statement

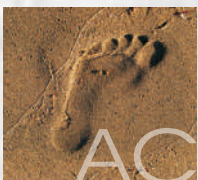
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On behalf of:  
Fowler Architecture and Planning Ltd

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archaeology

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looking north

## **1. INTRODUCTION (Fig. 1)**

**1.1** This heritage statement has been prepared by AC archaeology in February 2016 as supporting documentation for a planning application for the demolition of a utility block and the addition of an extension, along with internal alterations, at The Old Plough, Hurstbourne Tarrant, Hampshire (NGR SU 38280 53139).

**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 has a Grade I Listing (National Heritage List no. 1093367). The George and Dragon is located on the south side of the crossroads on the opposite side of Market Street to The Old Plough. It is a Grade II Listed Building, and may date from the late medieval period (National Heritage List no. 1155687). The underlying geology is Chalk of the Seaford Chalk Formation (British Geological Survey online viewer 2016).

**1.3** The Old Plough is a Grade II Listed building (National Heritage List no. 1155464, under the name Martins Old Plough), with the following description:

Two houses, once (with Little Plough) a coaching inn. C16 timber-framed building at right angles to the roadway with late C18 re-cladding 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).

**1.4** The boundary with Bourne House to the north is partially formed by a former stable range, which is also a Grade II Listed building (National Heritage List no. 1093363). It has the following description:

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 property is situated within the Hurstbourne Tarrant & Ibthorpe Conservation Area.

## **2. AIM**

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

### **3. METHODOLOGY**

**3.1** The appraisal was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and was carried out to level 2 as set out in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

**3.2** A rapid desk-based appraisal, comprising an assessment of the relevant historic maps, and data held at the Historic Environment Record (HER), was undertaken.

**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 basic 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.

### **4. DOCUMENTARY 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** The Old Plough is first depicted on the 1842 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 plot, including a long rectangular range along the northern boundary of the property. The accompanying apportionment of 1841 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.

**4.3** The first edition 25-inch Ordnance Survey map of 1873 shows an almost complete infilling of the space between the two wings of the property, perhaps indicating an addition since the 1842 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 George Inn and the Coopers Arms.

**4.4** Early 20th-century revisions of the 25-inch Ordnance Survey map show no changes to the shape of The Old Plough and attached outbuilding (Fig. 4). The next 25-inch map is dated 1979, and by this date the current 'L' shaped plan is shown, with the rear parts of the north end of the building having been removed. In its place, two smaller extensions had been added to the north side of the remaining rear range.

These alterations left the outbuilding detached, which was now called Little Plough. All other outbuildings had been removed by this date.

## **5. THE BUILDING (Fig. 5; Plates 1-22)**

**5.1** The building is aligned northeast-southwest but for the purposes of this report will be referred to as being north-south. The main elevation fronts onto Church Street. To the rear of the building is a large garden plot with Little Plough, the former stable block located along the north boundary. The boundary walls of the plot are constructed of knapped flint with the external walls of buildings in the adjacent plots incorporated into them.

### **5.2 External elevations**

The main elevation to the west is constructed in Flemish bond brickwork which continues to the south as a parapet wall above the pitch of the roof (Plate 1). This elevation appears to have been refronted in the mid to late 18th century. The front is of four bays with two doors and two windows on the ground floor and four windows on the first floor. The windows are all 16-pane sashes with those on the ground floor being larger than those on the first floor. The door to the south is of six panels whilst the door to the north of four panels. Both doors have small canopies supported on carved wooden brackets. All the openings, with the exception of the doorway to the south, have rubbed flat brick arches above them. On the south side of the elevation is a cross plate.

On the north elevation of the west range the ground floor is constructed of knapped flints, which continues beyond the current rear elevation of the house. The first floor is constructed in Flemish bond brickwork and is a continuation of the brickwork of the west elevation (Plate 2). This incorporates a window on the first floor, this has a rubbed flat brick arch above it and has been blocked with blue industrial bricks.

The north elevation of the southeast range is constructed of bands of knapped flints and brickwork, and incorporates a two-light casement window on the ground floor (Plate 3). Attached to this elevation is a modern lean-to extension. This has been constructed in brick laid in stretcher bond and timber framing clad in planks. It has a sloping clay tile roof. There are three, two-light casements and a door.

The south elevation is divided by an inserted, projecting brick chimney stack towards the east side (Plate 4); this has the date 1835 marked on it. To the east of this stack the wall is constructed of bands of knapped flints and brickwork, whilst to the west it is constructed of knapped flints with patches of brickwork in the centre of the elevation around the openings. On the ground floor there is a two-light casement and a single-light casement; between them is a blocked doorway. On the first floor is a two-light fixed window. Towards the east side of the elevation there is a cross plate, whilst on the west side there is a horizontal tie plate.

The east elevation of the southeast range is constructed of thin bands of knapped flints set within brickwork (Plate 5). Modern French doors have been inserted on the ground floor and there is a two-light window to the north of this under a brick arch. On the first floor there is another two-light window and a three-light fixed window.

The east elevation of the west range is constructed of bands of knapped flints and brickwork in the centre but the rest is an irregular mix of knapped flint and brickwork (Plate 6). Roughly in the centre of the elevation there is a brick buttress on the ground floor which has a line of brickwork above it to the eaves. This probably

reflects the line of the now demolished northeast range. On the south side of the ground floor there is a two-light casement, whilst to the north is a modern doorway with fixed windows either side. On the first floor there are two, two-light casement windows. All the openings, with the exception of the first floor window to the north are under brick arches.

Both ranges have hipped roofs but on the east side the gable is only half hipped. It is covered with clay tiles, except to the west, where it is finished with slate tiles under clay ridge tiles. There is a brick chimney stack in the north part of the roof. In the west range a single chimney stack, with two pots, projects above the ridge line. This is located towards the north end of the building.

### **5.3 Internal description**

The current main entrance to the house is via the southern doorway in the west elevation. This leads into a small entrance hall which contains the staircase to the first floor (Plate 7). In the south wall there is an internal window and above the window in the east wall is an exposed beam with empty sockets for vertical and horizontal beams. There is a central moulded plaster rose on the ceiling above the light fitting and a simple four-panel door to the sitting room. The stairs are a straight flight onto a landing along the east side of the range. The stairs have square balustrades and simple handrails (Plate 7).

The sitting room has decorative plaster coving and a ceiling rose. There is a fireplace on the north wall with a simple wooden surround and metal grate (Plate 8). There is a four-panel door to the study.

Within the study, the doorway opening visible on the front external elevation has been blocked internally. There is a four-panel door to the utility room, which is of a slightly more decorative design with its top two panels of glass and is of a later date than the others.

In the family room there are timber beams and posts with peg joints visible in the east wall and another across the ceiling in the centre of the room (Plate 9). A post has been added to support this timber. There is a fireplace in the north wall with a decorative wooden surround, painted iron grate and tiled hearth. The door to the family room has 16 small glass panels at the top and two wooden panels at the base (Plate 10). In the east wall there is a wooden plank door giving access to a cupboard that would have been under the stairs before they were moved to their current location. The cupboard has a brick floor.

In the corridor to the kitchen there are exposed beams with empty sockets; at the angle to the corridor the timber has a cambered head indicating the position of an original doorway, which has subsequently been widened. The door to the WC has four panels, with that to the kitchen having six glass panels. The kitchen and dining room have an open plan and there is a central Aga set within a former wall line. Above this is a reused beam in the ceiling that displays empty sockets. There are doors in the north wall giving access to a modern north extension. There is also a door in the west wall giving access to a cupboard. The opening is timber framed, and could represent the line of an early partition. This is where an earlier entrance hall and stairs would have been located (Plate 11). There is a fireplace in the south wall, which contains decorative blue and white tiles and a modern log burner (Plate 12).

On the first floor there are four bedrooms, two en-suite bathrooms and a family bathroom. There is a corridor that runs along the east side of the west range that

provides access to most of the rooms; in the landing there are arched openings into this corridor with timber panels on the sides. The floor is on slightly different levels with steps up to the range to the north and to the rooms to the east. All the floors are wooden. There is a four-panel door to bedroom 3 within which is a further four panel door to the en-suite (Plate 13). There is probably a blocked fireplace in the north wall. There is a deep doorway to bedroom 4 faced with timber panels on the sides and with a four-panel door. There is another four-panel door of a later design giving access to the en-suite. The en-suite is shared by bedrooms 3 and 4.

In the corridor in the southeast range of the building timber framing is visible; this contains empty sockets and one carpenter's mark was noted (Plates 14 and 15). The diagonal beam to the north and the one at the ceiling may be part of a roof truss and collar. Empty sockets in the base of the collar may suggest that the partition wall continued in the area that is now a doorway. There is an empty socket in the truss that may have been for a now removed wind brace. There are three cupboards at this end of the corridor; two have four-panel doors whilst the third has a wooden plank door with metal strap hinges.

There is a four-panel door to bedroom 2. This room has a fireplace on the north wall with a simple wooden surround and a cast iron grate (Plate 16). To the left of the fireplace is a built-in cupboard with wooden doors.

The doors to the family bathroom and the master bedroom are of wooden planks with projecting wooden brackets. Within the family bathroom part of a chamfered jointed (probable base) cruck truss is exposed, along with a beam at ceiling level (Plate 17). This truss is also exposed in the master bedroom to the south (Plate 18), and the horizontal beam displays empty sockets for a now removed partition (Plate 19) formed from studs and diagonally-set laths. These may represent evidence for a window indicating that the building has been extended to the east. The cruck has empty joints that would have been for a lapped collar and a through purlin. Two metal straps have been added to the timbers to strengthen them. Adjacent to the truss is a slightly projecting chimney stack from the fireplace below.

In the adjacent en-suite bathroom further is more timber framing visible (Plate 20). The timbers form a partition below a roof truss. One of the panels has been removed to open up the room allowing access to the inner part of the bathroom.

#### **5.4 Little Plough and linking boundary wall**

The exterior of this building only was inspected.

Little Plough, the former stable block is constructed of bands of knapped flints and brickwork, incorporating a row of dentils just below the eaves (Plate 21). It has a clay tiled roof which is gabled to the east and has a half hip at the west end. A brick chimney stack situated towards the west end and a central modern flue project above the roof. On the ground floor are three windows under bricked arched heads. One is a two-pane sash, one is of eight panes in a fixed frame and the last is a two-light casement; the former two are probably in original openings, whereas the latter may be a 20th-century insertion, perhaps within a former doorway. There is a single door and two double doors. The single door is of wood and glass under a small wooden porch; the other doors are modern wooden replacements within original, but altered openings. On the first floor there is a 12-pane fixed frame window, and an inserted two-light dormer window.

The wall linking the north end of the building with Little Plough has its north elevation covered with vegetation but appears to be built in knapped flints within

brickwork above as per the main building (Plate 2). Within the first floor brickwork there are two windows blocked with blue industrial bricks. The south elevation is an irregular mix of knapped flint and brickwork (Plate 22).

At first-floor level there is a line of brickwork which incorporates a series of sawn-off joists, along with other blocked openings and projecting bricks. Below this where is a wide, brick and flint blocked, opening with evidence for an arched brick head and possible two timber lintels at different heights. Part of this opening is covered by an area of lime plaster, which matches the sawn-off joists above. At first floor level the window openings have been crudely infilled with flints and rubble brickwork.

## **6. DEVELOPMENT AND USE OF THE BUILDING (Fig. 5)**

- 6.1** The earliest part of the building was a 16th-century timber-framed house, which forms the southern end of the building. On the evidence of the visible timber framing the building was probably originally rectangular with two ground-floor rooms divided by a central corridor. This corridor and entrance from the south was maintained during the later history of the building.
- 6.2** No evidence for the original infilling of the external timber frame was observed, but the south elevation was refaced in knapped flint at an early date.
- 6.3** 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 of the west range and a stables and carriage block (Little Plough), which were constructed using bands of knapped flint and bricks. The functions of the stables and carriage block can be identified from the fenestration of the building, but the layout of the public house cannot be easily deduced. It seems likely that the present, modern front door replaces an earlier entrance to the public house. Whether there was a staircase here to first-floor guest accommodation is unknown, although such an arrangement was put forward during the 2012 application for the creation of the current staircase (*Heritage Statement* prepared by Kevin Stubbs). It seems likely that the main public bars were located within the west range, and perhaps within the now-demolished rear range. The earlier south door seems to have been maintained as a private entrance to the rear of the property and the first-floor accommodation.
- 6.4** There is little evidence for 19th-century alterations to the building. The cartographic evidence may indicate that the rear range was extended, whilst in 1835 a new fireplace (and associated stack) was added to the southeast range. The masonry to the east of this stack is different to and later than elsewhere and, taken with the evidence of the earlier timbers inside this range, probably indicates that the range was extended at this date.
- 6.5** 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 erected.



## **7. ASSESSMENT OF SIGNIFICANCE**

**7.1** Guidance on the assessment of significance has been taken from Historic England's document *Conservation Principles* and from the *National Planning Policy Framework*, and is assessed according to the heritage values outlined in these documents.

### **7.2 Evidential and architectural value**

Evidential value derives from the potential of a place to yield evidence about past human activity, and includes both architectural and archaeological evidence.

The building provides evidence of its historic and more recent use as a dwelling. There is little architectural evidence that is directly or characteristically associated with the documented use as a public house, although the 18th-century fabric and refacing of the front elevation may be associated with this use. The plan form and fenestration of the (now) detached Little plough is more illustrative of this use than The Old Plough itself. The building has architectural merit, which includes the timber-framed core (and the evidence this provides for the original layout), along with the later treatment of the elevations, which has been executed in vernacular style and a more formal national technique.

From this evidence, overall it can be concluded that the building has high evidential value, and therefore this forms a large part of its significance.

### **7.3 Historical Value**

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

As far as has been determined, there are no specific historical associations attached to the building. The building is in a prominent position within the village close to the cross roads, which means it forms an important part of people's view of the village. This could be linked to the former use as a public house and its position, like the other public houses in the village, close to the cross roads.

It can be therefore concluded that the building has low historical value, and therefore this forms a small part of its significance.

### **7.4 Aesthetic value**

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The building has aesthetic value derived from its uniform front elevation executed in high quality brickwork. The Conservation Area Character Appraisal highlights the building as one of a number of Listed Buildings in Church Street that contribute to the intimate street scene.

From this evidence it can be concluded that the building has medium aesthetic value, and therefore this forms part of its significance.

### **7.5 Communal Value**

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The building is not considered to have any communal value. Any such value the building held as a public house (where local people spent their social time) has been lost through the closure of the public house and conversion into residential use.

#### **7.6 Artistic Value**

Artistic value is mentioned but not defined in the *National Planning Policy Framework*. It is however considered to be closely related to aesthetic value, in particular where there is an association with a particular artist or architect.

The building is not considered to have any artistic value.

#### **7.7 Setting**

The setting of the building can be considered to be its immediate environs, in particular Church Street, and its garden (including Little Plough). The architectural evidence – the position of historic doorways within the building – demonstrate a relationship with these areas. The former is where there is a public experience of the building.

This setting forms part of the buildings' significance, although it is considered to be of lower importance than evidential value.

#### **7.8 Assessment of value**

In summary, it is considered that the significance of the building is drawn mainly from its architectural value, with a lesser contribution from its historical value, as well as its setting.

### **8. COMMENTS**

**8.1** The principal alterations to the building will comprise the demolition of the modern extension containing the utility room and cupboard and replacement with a kitchen/dining room in a new rear extension, with a smaller first-floor over. The new extension is on the footprint of historic rear extensions, for which there is cartographic and architectural evidence. It will not extend above the eaves level of the present house, which also reflects the eaves level of the former rear extension, and is therefore overall of smaller mass than the historic extensions. As such, the new extension will reflect the historic development of the building, and given the precedent for the former structure here will not affect the character of either The Old Plough or Little Plough. Since it is not visible from Church Road, it will not affect the setting of the Conservation Area or the contribution of The Old Plough to this area.

**8.2** Other changes relate to alterations to the existing openings or to walls to create new openings into the extension. These will be to areas of varying age, including potential medieval fabric, 18th-century fabric and modern openings. In general these openings are limited in scope, and it should be noted that whilst some of these areas (such as in the southeast range) are currently interpreted as potentially early (medieval) there is currently little visible evidence for this within the areas of impact, and this masonry may actually be of later date, including for example infilling of timber framing and subsequent refacing. Overall, these alterations will not adversely impact the architectural value of the building.

## 9. SOURCES CONSULTED

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

Hurstbourne Tarrant with Vernham's Dean tithe map, 1843, and apportionment, 1841

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

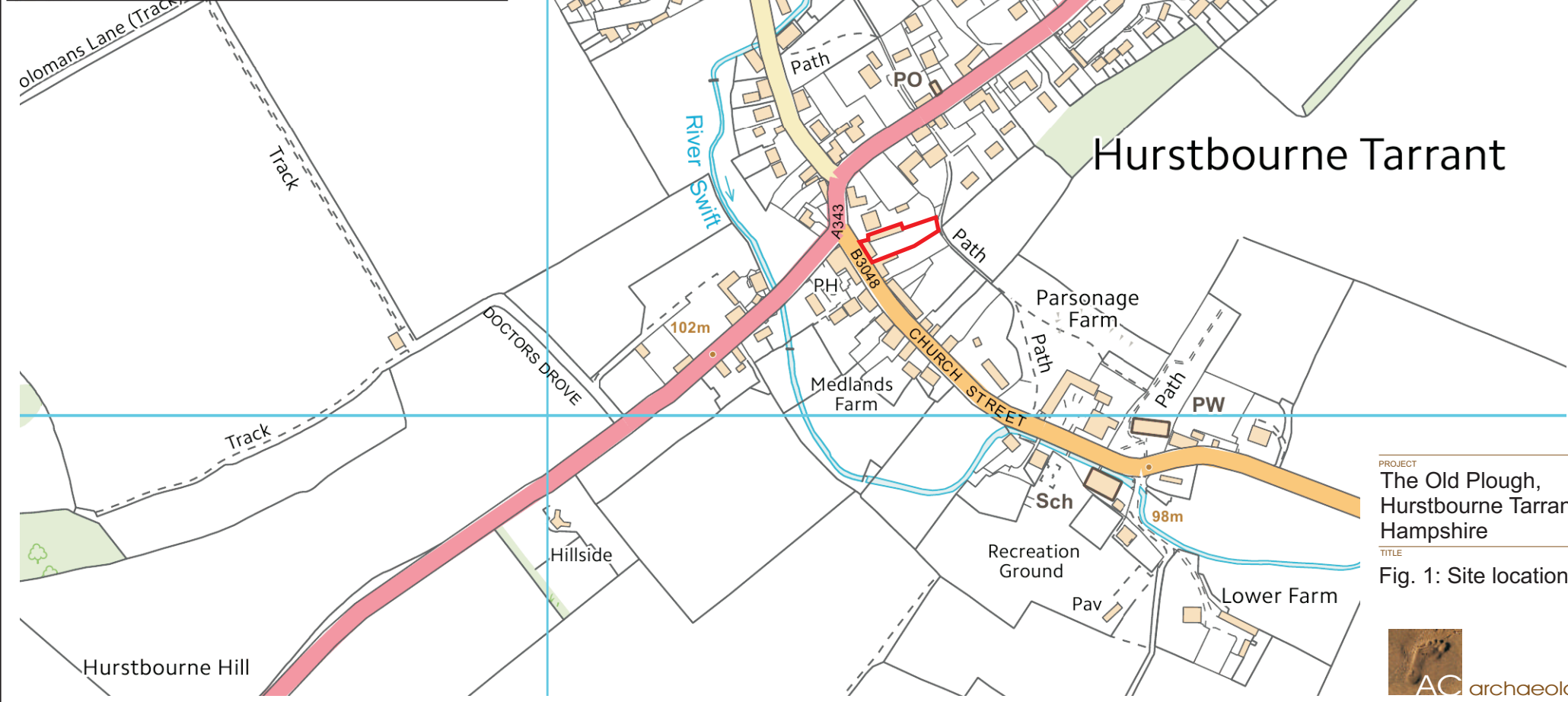
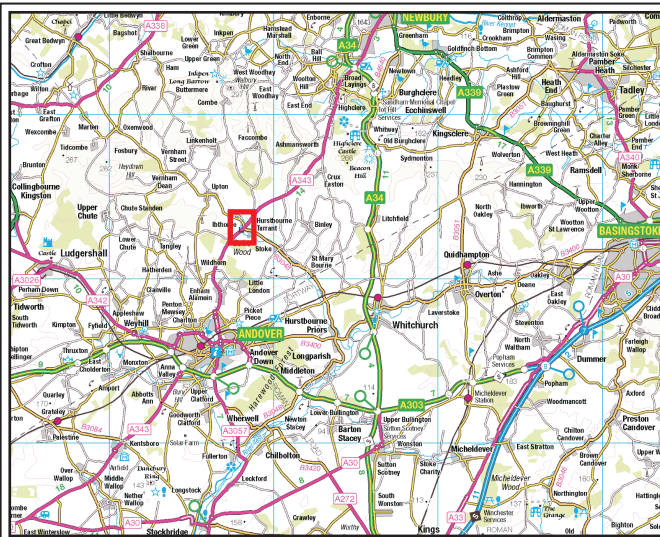
British Geological Survey  
[www.bgs.ac.uk/opengeoscience](http://www.bgs.ac.uk/opengeoscience)

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

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

Old Map repository  
<https://www.old-maps.co.uk/#/>  
(Ordnance Survey 25-inch maps)

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



PROJECT  
**The Old Plough,  
 Hurstbourne Tarrant,  
 Hampshire**

TITLE  
**Fig. 1: Site location**







PROJECT

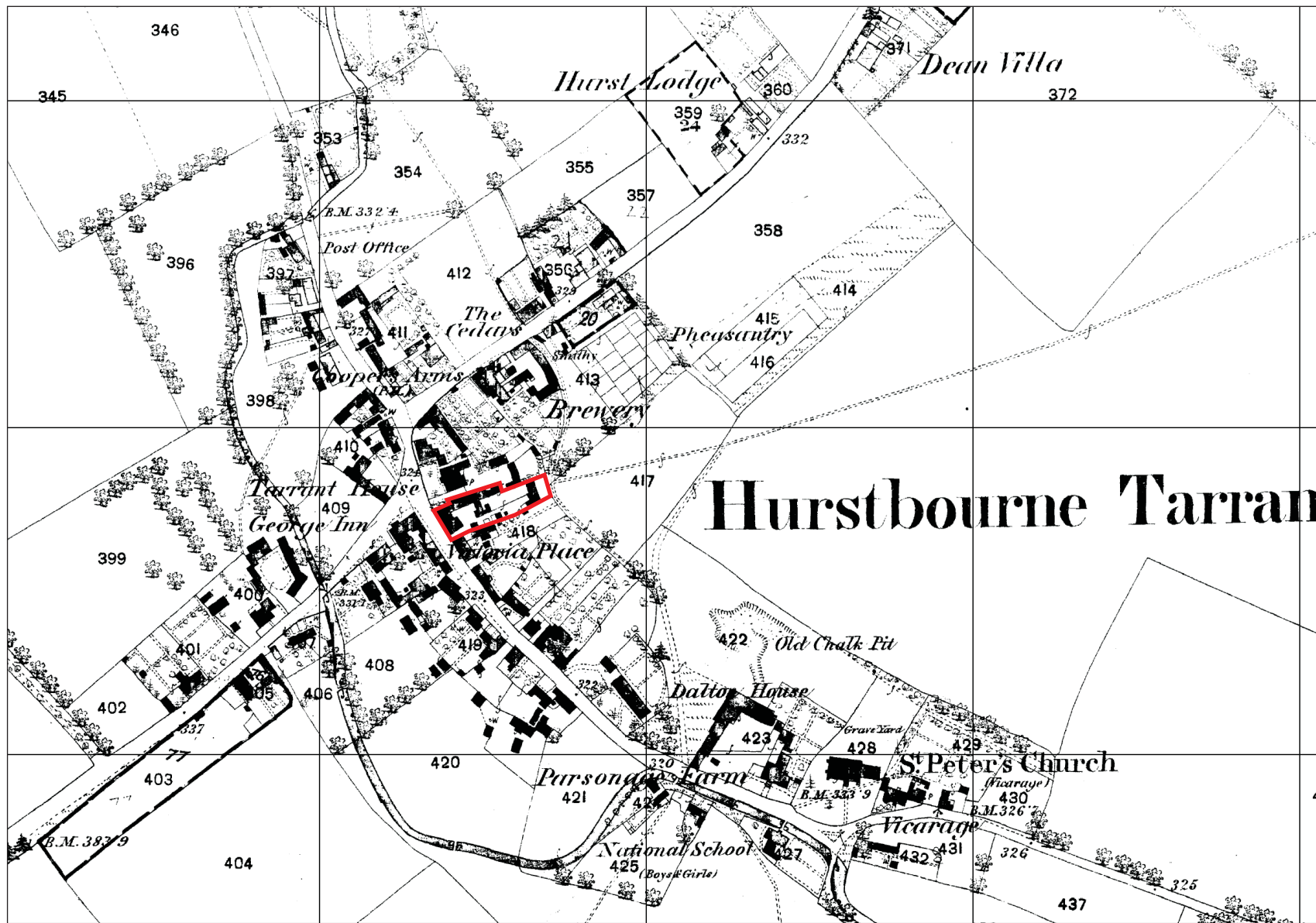
The Old Plough,  
Hurstbourne Tarrant,  
Hampshire

TITLE

Fig. 2: Extract from the  
Hurstbourne Tarrant with  
Vernham's Dean tithe  
map, 1841



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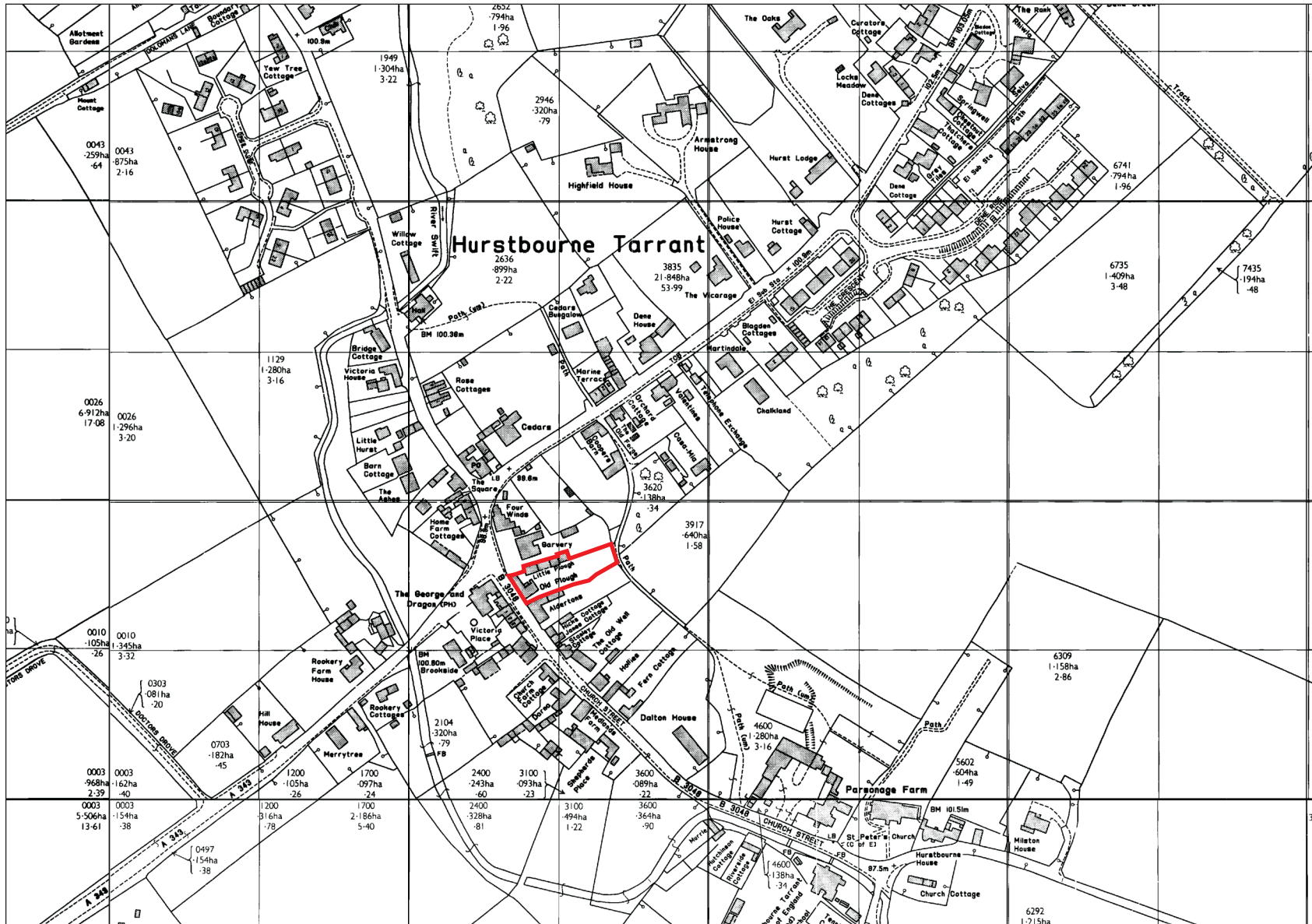


PROJECT  
 The Old Plough,  
 Hurstbourne Tarrant,  
 Hampshire

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







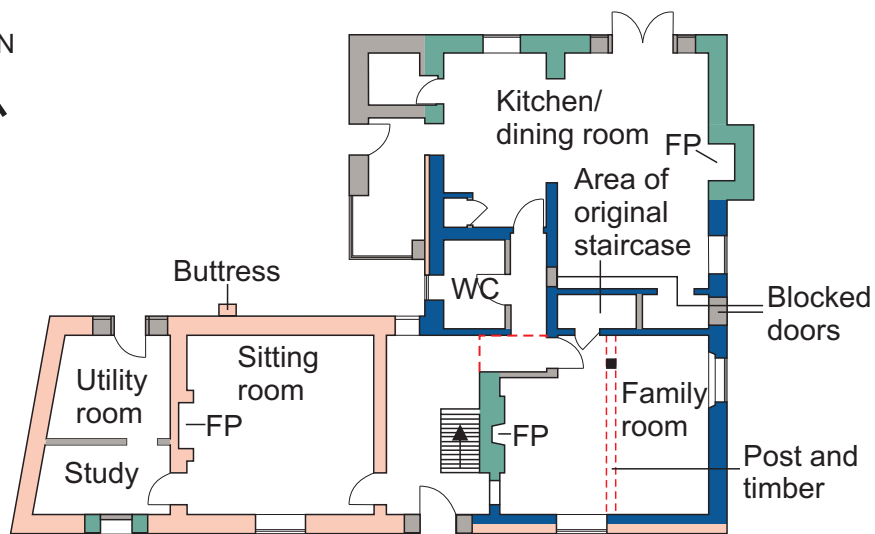
PROJECT  
**The Old Plough, Hurstbourne Tarrant, Hampshire**

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



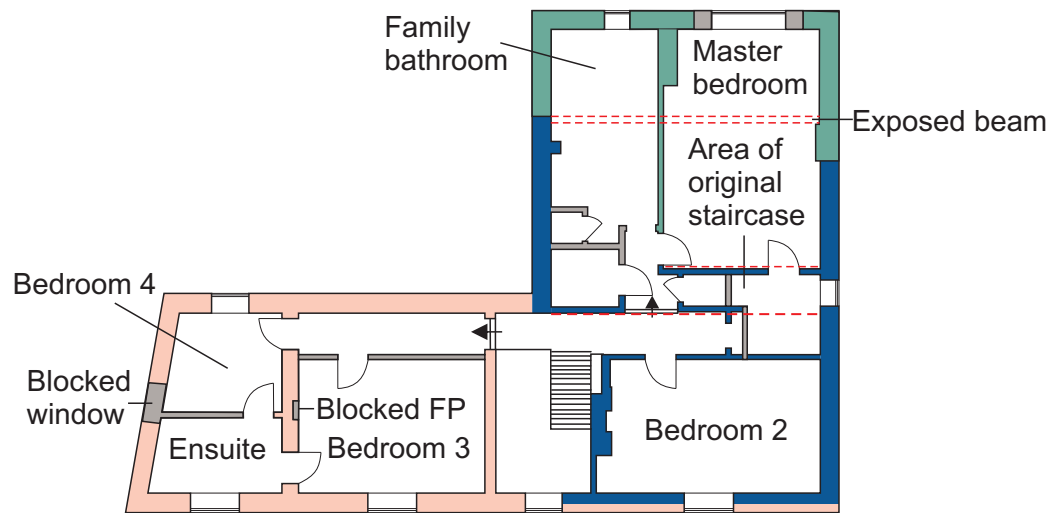


Ground floor








Church Street

First floor



Church Street

key

-  16th century (with later infilling of timber frame and partitions)
-  18th century
-  Early 19th century
-  20th century
-  Exposed timber frame

PROJECT  
The Old Plough,  
Hurstbourne Tarrant,  
Hampshire

TITLE  
Fig. 5: Phased floor plans





Plate 1: Main, west elevation, looking northeast



Plate 2: North elevation of the west range, looking southeast



Plate 3: North elevation of the southeast range, looking south



Plate 4: South elevation, looking northeast





Plate 5: East elevation of the south rangeeast, looking northwest



Plate 6: East elevation of the west range, looking west



Plate 7: General view of entrance hall and staircase, looking southeast

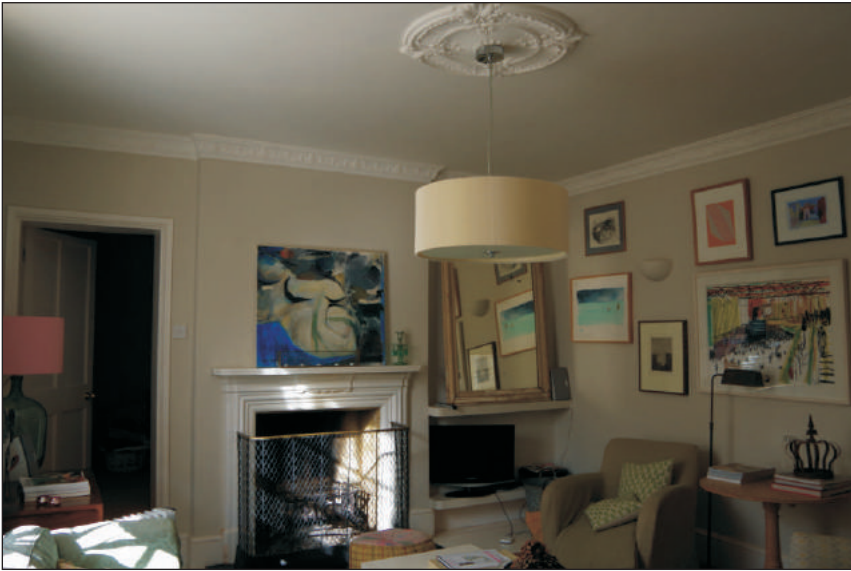


Plate 8: General view of sitting room, looking northeast



Plate 9: View of timbers in family room, looking east



Plate 10: General view of fireplace and door in the family room, looking north-northwest



Plate 11: West wall of kitchen, looking west



Plate 12: Fireplace in south wall of kitchen showing decorative tiles, looking southeast



Plate 13: General view of bedroom 3, looking southwest





Plate 14: General view of timber framing in corridor on the first floor, looking southeast



Plate 15: Carpenter's mark on timber framing in the corridor on the first floor, looking east



Plate 16: General view of bedroom 2, looking north



Plate 17: View of jointed cruck in the family bathroom, looking northwest

Plate 18: General view of master bedroom, looking east-southeast



Plate 19: View of empty sockets in base of beam in master bedroom, looking south





Plate 20: General view of timber framing in en-suite bathroom, looking west-northwest



Plate 21: South elevation of Little Plough, looking north



Plate 22: South elevation of wall linking the north end of the building with Little Plough, looking north

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