

HERITAGE IMPACT ASSESSMENT;
STORAGE COMPOUND AT HARPER'S FARM,
ASHLEWORTH GLOUCESTERSHIRE



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Heritage Impact Assessment; storage compound at Harper's Farm, Ashleworth Gloucestershire

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17th May 2022

Summary

A heritage impact assessment was undertaken at Harper's Farm, Ashleworth, Gloucestershire to determine the heritage issues pertaining to a planning application for expansion and relocation of a caravan and motorhome storage facility. The existing storage compound lies in the area of a former orchard north of the original foldyard. The farm retains several of its traditional buildings including elements of a 17th Century farmhouse extensively rebuilt in brick in the 18th and mid 19th Centuries. The farmhouse is listed Grade II. Several of the farm buildings retain pre 20th Century elements, but are all extensively rebuilt or modernised. A stone built block has been converted to student accommodation. To the north and west of the original foldyard there are mid-late 20th portal frame buildings.

Historic mapping indicates that the area around the farmstead was primarily laid to orcharding in the 19th Century, but the orchards were largely cleared in the post WW2 era, and gone completely by the 1980s. At this period the farm was a dairy farm, but in common with most cattle farms in this region was rendered unprofitable by the combined effects of government policy and foot and mouth disease etc. At this point (circa 2000) the area north of the foldyard was repurposed from storage of agricultural machinery to storage of touring caravans. The remainder of the land was rented out for grazing, but large amounts of imported soil and building waste was dumped on the site by a tenant, reducing two fields to waste ground. In recent years the site owners have cleared and re-levelled the waste material and provided hard standing for more caravans.

The proposed works include relocation of part of the existing storage compound further away from the historic foldyard, new boundary fencing and screening provision to restrict the visual impact of the storage area. The proposed works involve no direct physical impact on any known heritage asset, either designated or undesignated, and the potential for any hidden archaeological resource in this part of the farm would appear to be very low.

The present assessment has considered the impact on setting of both designated and undesignated heritage assets in the near vicinity (and intervisible with current and proposed storage areas) and concludes that the proposed changes will essentially be beneficial for the setting of the historic farmstead of Harpers Farm, and will make no material difference to any neighbouring properties as there is only very limited visibility of the site from beyond the boundaries of Harpers Farm. All neighbouring

heritage assets are well screened by hedging, intervening buildings and/or the natural topography.

Views from the public footpaths and other public domain areas have been briefly considered (although these are not definable as heritage assets) – it appears that the proposed screening and fencing will adequately reduce any potential visual detriment from both the highway and footpaths, which all lie at a significant distance from the storage compound.

1 Introduction

1.1 This heritage impact assessment has been prepared by Mike Napthan Archaeology at the request of Ken Gorman of KPG Design Associates Ltd to inform a retrospective planning application for changes to an existing caravan storage facility (awaiting validation as T 21/01238/FUL and 21/01256/LBC) at Harper's Farm Ashleworth, GL19 4JG (SO 81311 26121)

1.2 The farmhouse is listed Grade II on the National Heritage List for England (NHLE) with the following description:

Harper's Farmhouse, The Village Ashleworth GII C17, *early and late C18, late C19. Cross wing timber-framed, brick-nogged or wattle and daub infill, replaced by brick and stone at front: first extension irregular English bond brickwork, second same but regular, Flemish bond to front: tiled roof. Two 2-window sections, left 2 1/2 storey, right 2 storey, cross wing 1 1/2 storey; small rear stair extension (late C19). Front: cross wing, timber corner post on right, brace to truss: 2-light casement window, cambered brick arch. Gable truss above, 3-light casement window, iron opening-light, weatherboard over on brackets. Left return small window; gabled dormer above, Y tracery, decorative barge boards, timber finial. Set back on left, brick wing, front on right covered conservatory: to left mid C20 metal French doors, cambered brick arch. Half-glazed door under timber hood to porch, wooden finial, trellis sides. Single-storey canted bay to left, 6-pane windows, lead flat. Vertical joint to left; similar bay with small panes; 2-light, flat headed opening to cellar on left; blocked window. First floor, four 3-light casement windows, iron opening lights, cambered brick arches in higher, left section. Dentil eaves. Chimney from right eaves cross wing, 3 on ridge brick section: roof half-hipped down to ridge of cross wing. Left return 2-light casement on right to ground floor, steps down to cellar, both cambered brick arches: blocked slit above cellar door. Two-light casement in gable, iron opening light, no lintel. Interior: right room brick section wide fireplace recess, timber lintel, beaded edge, original wooden seat on right: stone-paved floor, boarded door. Left end, arch each side fireplace, left open to front section, reported to contain organ in C19; right blind, harness room behind with outside door.*

NGR SO 81333 26045

1.3 The site does not lie within a Conservation Area and is not a designated area of archaeological interest. There are no Scheduled Monuments within the study area.

Buildings which may be considered undesignated heritage assets have been identified by comparison of the 1884 Ordnance Survey with modern mapping. Buildings on similar footprints to those shown in 1884 are marked on Fig 5 – in many cases these “undesignated heritage assets” have been extensively rebuilt, extended and modernised. The former Yew Tree/Colchester's Farm has a partially extant range of traditional farm buildings, and there are further historic structures at The Stream farm.

2 Background

2.1 Ashleworth is bordered by the River Severn, situated 7km north of Gloucester and 10km south-west of Tewkesbury. In the medieval period it lay within the area of Corse Forest or Chase (VCH). Lying between the rivers Severn and Leadon, Corse Forest probably presented in the Saxon period as a patchwork of woodland, wood pasture and marsh. The name ‘Ashleworth’ derives from land enclosed out of this terrain by, or later identified with, an individual named Æscel. It was first mentioned in 1066, but is likely to have been in existence for several centuries before this date. The location of this Saxon enclosure remains unknown, although it is likely to have been south of Ashleworth Green.

2.2 Another area of Saxon informal settlement was focused around a small common or green, later known as High Cross. This developed into the principal parish nucleus with lanes leading north, south and east, which probably served outlying farmsteads and minor settlements of medieval or earlier origin. One of these was Nup End, derived from ‘the upper end’ (ie North) of the green. This area, immediately to the south of Harper's Farm, also developed into a green with lanes from Foscombe and Corse Lawn converging on the village street.

2.3 The manor of Ashleworth was held by a series of religious institutions throughout the medieval period. Before the conquest it formed one of the berewicks of the monastic community at Berkeley until that abbey was dissolved sometime before 1053. The manor then reverted to the crown before being granted to St Augustine's abbey at Bristol. Ashleworth remained a possession of St Augustine's until its dissolution in 1539. The manor was then granted to Paul Bush, first bishop of Bristol in 1542. It remained with his successors as episcopal property while being granted to various lessees who were styled as ‘lord farmer’. The farm was probably named after John Harper MA the incumbent of Ashleworth from 1719 (Bigland's Monumental Inscriptions 76). In the mid-nineteenth century the manor was vested in the Ecclesiastical Commissioners until 1887 when it was sold to the widow and trustees of a former lessee, Thomas Fulljames (II).

2.4 Although very little development took place within Ashleworth between 1900 and 1960, the character of Nup End itself changed considerably. The Memorial Hall was built in 1928 on the eastern side of the former green, and industrial buildings were constructed to the south-west when a smithy expanded into bicycle manufacture. A saw mill opened on the north side of Nup End in the 1930s and expanded

northwards and westwards until closure in the late 1970s. The estate on St Bartholemew's Close was constructed to the north of the Memorial Hall in 1963-4 to provide council housing, and St Andrews was built in 1974 for local authority housing including bungalows for the elderly. The former sawmill site was redeveloped into housing during the 1980s and later.

3 Cartographic, Photographic, and LiDAR Sources

3.1 The manor of Ashleworth was held by the Ecclesiastical Commissioner from circa 1840s onwards century and consequently no Tithe map or apportionment exists for the area around Harper's Farm.

3.2 The first edition OS 25 inch map of 1884 showed the farmhouse and buildings arranged in a loose courtyard formation situated in the southern corner of a large irregular shaped field. Unfortunately the site is situated on the edge of two Ordnance Survey mapping sheets creating a small degree of misalignment running horizontally through the centre of the site when viewed as a whole. The field was bordered by a meandering stream to the north, hedgerows to the north-west and south-west, and by Nup End Lane to the east. The area of the present site sits within an orchard covering the extent of this field. Also present within the field were three irregular shaped ponds to the north and north-east of the farmhouse, one of which is bordered by Nup End Lane. Two smaller areas of water were marked adjacent to the farm buildings. Other than garden or yard plots marked around the farm house and buildings, the only subdivision within the orchard was a wall or fence running from the middle of the three orchard ponds to the eastern end of the farm buildings, possibly following the line of a ditch or drain.

3.3 There were no significant changes noted on the 1903 OS 25 inch map.

3.4 The 1923 OS 25 inch map indicates that the pond bordering Nup End Land had been filled in by this time, but there are no other changes to the area of the current site.

3.5 An aerial photograph taken in 1945 shows the orchard to have been much depleted by this time with areas, particularly around the farm house and buildings, devoid of trees entirely. The north-east corner of the field, however, shows several rows of regularly spaced trees suggesting an area of orchard that was still being managed and maintained. A line of larger boundary trees was marked running north-east south-west through the centre of the field, approximately on the line of the present hardstanding and proposed new hedge line.

3.6 The 1970 OS 1:2500 map shows that the area of orchard in the north-east corner of the field had been enclosed by a hedge running north-east south-west to the centre of the field before turning sharply south to meet the north corner of the farm buildings. This is approximately on the line of the present hedge situated on the east

side of the north section of hardstanding, although this currently terminates at the edge of the hardstanding to the north-east of the farm buildings. No other trees, including the row of larger trees in the centre, are indicated in the remainder of the field.

3.7 A 1999 aerial photograph shows no trace of the former orchard remaining within the field, although trees remain around the area of the two ponds. The field is laid to pasture with the hedge that formerly enclosed the north-east corner of orchard visible as a parchmark.

3.8 The area of hardstanding currently present adjacent to the farm buildings on the north-east side can be seen on an aerial photograph taken in 2013. The field had been subdivided by the replanting of the hedgerow that previously enclosed the orchard in the east corner. Areas to the east and west of this were in use as hay meadow although large areas of scrub or wilding had encroached into the field from the margins.

3.9 By 2018, aerial photography shows the area of hardstanding had been extended to cover the area adjacent to the farm buildings on the north-west. The hedge that previously divided the two spaces had been removed as far as the edge of the hardstanding to enable this expansion. Part of the field to the north of the caravan storage area was being used to pile aggregate and soil. This area was later used for a further expansion of the hardstanding.

3.10 LiDAR surveys taken between 2013 and 2018 show no significant archaeological features within the study area. However, evidence of earlier strip field cultivation can be seen, particularly on the higher ground to the north of the field, and around the eastern pond. Circular features around the north pond suggest it may have once been much larger than it is at present.

4 Archaeological Background

4.1 No previous archaeological investigations or events have taken place within the study site, and very few are recorded within a 1km search radius.

4.2 No archaeological evidence of Prehistoric settlement or activity has been discovered within the search area, although the Barrow Hill, approximately 1km to the north-east has been suggested as the site of a prehistoric barrow (HER 8761). However, the element from which the name is derived, *beorg*, may simply denote a naturally rounded hill (VCH).

4.3 Evidence for Romano-British activity in the area is largely focussed around the river Severn a kilometre to the south-west of the site. Sherds of 1st century ware have been recovered from material dredged from the river bank (HER 9732), and scatters of Roman pottery including Samian ware have been observed in South Field

to the south of Ashleworth Quay (HER 6353). An extensive Roman settlement was identified through field-walking in 1994 in Norfield, north-east of Ashleworth Court (VCH). An archaeological evaluation on land adjacent to Ashleworth Court in 2013 (HER 44544) revealed a feature containing pottery dated to the first century AD. Residual pottery uncovered during an evaluation at Ashleworth Manor in 2014 (HER 47097) included a quantity of Roman sherds. Roman pottery, course ware, brick, and tile have been found at the base of Foscombe Hill approximately 1k to the north-west (HER 52582). Closer to the Harper's Farm, a Roman coin (HER 5560) was discovered near Ashleworth Green approximately 520m to the south.

4.4 Medieval or post-Medieval field boundaries (HER 47901) situated approximately 950m south-south-west of the site are visible as earthworks on aerial images and have been mapped as part of the Severn Vale NMP project. An archaeological valuation in 2020 on land off Rectory Lane, approximately 350m to the south-west, identified three ditches and a possible quarry in an area of anomalies previously identified on an magnetometer survey (HER 51685 / 51686). Two of the ditches were on the same alignment as modern land drains and were therefore interpreted as former drainage ditches or minor boundaries associated with medieval strip field systems. Visible as earthworks on aerial photographs and LiDAR images on Barrow Hill to the north-east of the site, are a number of adjoining medieval or post-medieval field boundaries (HER 47900). Evidence of plough furrows of unknown date were discovered during an archaeological evaluation of land off Nup End / Lawn Road in 2015 (HER 52955).

4.5 A restored 14th century cross (HER 5562) known as the High Cross stands on the village green at the junction of the roads to Corse and Hasfield approximately 620 metres to the south of the site. The remains were initially found in the 19th century and re-erected in the churchyard. The cross was moved to its present site in 1970.

4.6 An estate map of 1887 lists several of the field names within the search radius. The larger field which the present site sits within is recorded as 'Blakemore Field' (HER 8511), possibly derived from the Old English words *blæc* and *mor* meaning dark marsh or wasteland. A field approximately 150m to the north is named as 'Further Bottle-Shard Ground' (HER 8513), and a field approximately 220m north-west of the site is listed as 'Blake Redding', suggestive of clearings created through assarting (HER 8512).

4.7 An 2015 evaluation on land at Nup End (HER 48158) approximately 150 south-west of Harper's Farm found evidence of undated plough furrows in the north and east of the site. A small amount of abraded medieval pottery was recovered from topsoil, and a flint scraper dating to the Neolithic period or Early Bronze Age was found within a modern context. The trial trenching supported a previous geophysical survey (HER 47619) that suggested the site was of limited archaeological potential.

4.8 A lime kiln (HER 15306), now demolished, was situated near Broad Street approximately 1km to the south-west . It was listed as 'old lime kiln' on the 1921 6

inch OS map. A second lime kiln is recorded on the 1901 25 inch OS map to the south of Lord's Hill Farm, but is not listed on either the 1884 or 1923 maps.

4.9 There are several listed buildings recorded within the search radius. Ashleworth Court (HER 5564), approximately 1km to the south-east is a Grade I listed house built around 1460 for Bristol Abbey. Constructed of blue lias stone, it was altered in the 17th century and again in the 19th century by Thomas Fulljames, it consists of a four-room main block with rear projecting cross-wing with oriel in the angle, and a single storey wing at the other end. It is associated with Ashleworth Court Tithe Barn (HER 475), a Grade II* listed building and a Scheduled Ancient Monument (SMR no. 1004842) also of blue lias stone, constructed circa 1500 for Abbot Newland of Bristol. The house and barn form a group with Ashleworth Church (HER 5561), of Saxon origin but primarily 12th and 13th century construction.

4.10 Ashleworth Manor (HER 5565) lies 500m to the south-east of the site and is a Grade II* house said to be built circa 1460 for Abbot Newbury of Bristol, but may be a little later and remodelled in the 19th century. Constructed in a 'H' plan of close studded timber frame and Sussex bond brickwork with jetties and three gables facing the road.

4.11 Approximately 1km east-south-east of the site is the early 16th century Stonebow Cottage (HER 37020) of timber-frame cruck construction with brick nogging and a later brick frontage. Also dated to the 16th century is Maily Cottage (HER 37028) situated approximately 225m to the south, Grade II listed and also of brick-nogged timber framing construction. Cranfield Cottages (HER 37019) 480m to the south are 17th century Grade II listed semi-detached houses of timber-frame and brick nogging construction. Kozicot and part of the Post Office (HER 37027) situated 260m south of the site is formerly a farmhouse, now a house and part of the Post Office probably dating to the early 17th century. Honeysuckle Cottage (HER 37018) 590m to the south is a Grade II listed early to mid 18th century brick-nogged timber-framed building, formally two semi-detached cottages. Grade II listed Lord's Hill House (HER 37026) is located 330m south-south-east and dated to the second quarter of the 19th century. St Michael's, Nupend House, and Lynchgate Cottage (HER 37022) are Grade II former rectory, now three cottages situated 360m to the west of the site dated to circa 1845.

5 Documentary Sources

5.1 In 1827 the lease of the manor of Ashleworth was sold to Thomas Fulljames (I), a Gloucester land surveyor who had purchased Hasfield Court around 1806 and set about accumulating a large estate there. After his death in 1847, his widow Sophia sold the lease to his nephew Thomas Fulljames (II). He and his wife Catherine lived at Hasfield Court, inheriting the property from Sophia on her death in 1858. In 1864 he sold the Hasfield Court estate and moved to Foscombe House which he had designed and built himself. Despite the sale of the Hasfield Court estate, Fulljames still retained

a great deal of land in Ashleworth which then became the core of the new Foscombe estate. This land included the present Harper's Farm, which was copyhold of the Manor of Ashleworth (Gloucs Archives D1326/T10).

5.2 It is difficult to identify the farm in early census records, as the present name appears not to have been officially adopted until 1871, after the transfer from the Hasfield Court estate to the Foscombe estate. However, it is likely to have been occupied by Edwin Clarke, who may also have been farming the nearby Lawn Farm.

5.3 In 1871, Clarke was 65 years of age and was focussing solely on the running of the 145 acres of Harper's Farm. By 1881 the farm size had increased to 200 acres and Clarke was employing four men, one boy and five women.

5.4 In 1887, the widow and trustees of Fulljames' will purchased the freehold of the manor of Ashleworth, and the Foscombe estate was sold in the same year. Harper's Farm is listed in the auction advertisements, but no further details of the farm are given. The estate was purchased by Carrick Moore and the tenancy of Harper's Farm remained unchanged with Clarke listed on the 1891 census. However, at this point Clarke was 86 and he died in January of the following year. With this sale the farm was now part of the newly created Ashleworth Court estate.

5.5 Clarke's only son, Conrad, had not followed his father's profession, choosing instead to study music. The farm was therefore given up and various sales took place to dispose of the lifetime's worth of stock and equipment that had been accumulated there. On the 20th April 1892, twenty-five ewes with lambs, thirty-three tegs and a yearling steer were put up for auction along with four cart geldings and a cob gelding (Gloucester Journal, 16th April 1892). Also included in the sale were ricks of meadow hay, five ricks of wheat, beans and vetches. Cider and perry totalled 4,500 gallons, and store casks, hogs-heads and other cider-making equipment were also listed.

5.6 In August there was a further sale of growing crops at Harper's Farm (Gloucester Journal, 6th August 1892). Lots 1, 2 and 4 were each four acres of wheat growing in 'Ant Field', 'Broad Field' and 'Little Berrow', respectively. Lot 3 was three acres of beans, also growing in 'Broad Field'.

5.7 Elizabeth, Edwin's widow, had previously sold her furniture and effects in May and left the farm for a nearby cottage (Gloucestershire Chronicle, 7th May 1892). The farm was then taken over by a new tenant named John Hooper, a man in his late thirties from Redmarley in Worcestershire.

5.8 In 1894, there was a sale of timber from both Harper's and Stream farms (Gloucestershire Chronicle, 22nd December 1894). In total, eighty-four prime elm, oak, ash and black poplar trees were available at the auction, although it is not clear how many were eventually felled. Stream Farm had been sold as part of the Foscombe estate along with Harper's Farm and the sales advertisement lists Hooper as the occupier of both suggesting at this stage he was overseeing the two farms.



Mr and Mrs Hooper circa 1905

5.9 The 1901 and 1911 censuses record Hooper living at the farm with his wife and children. He is listed as an employer on both, but the number of workers he employed is not given.

5.10 In 1919 the Ashleworth Court estate was offered for sale by Carrick Moore's daughter and the estate was subsequently broken up. Harper's Farm was listed as a "*capital dairy farm 87a. Or. 29p. in extent let to Mr J Hooper on a Michaelmas tenancy terminating 29th September*" (Gloucestershire Chronicle, 10th May 1919). The land was described as productive and let at £166 a year subject to a land tax of £3 6s a year.

5.11 The sale took place in June at the Bell Hotel in Gloucester and the farm was purchased for £3400 by John Hooper himself (Cheltenham Chronicle, 28th June 1919).

5.12 Hooper died in 1923 aged 58 (Gloucester Citizen, 30th October 1923), but his widow, Ellen, continued to run the farm for some years afterwards. She is listed in the 1927 Kelly's Directory, and in 1932 she was advertising pure-bred brown Leghorn eggs for sale (Gloucester Citizen 8th March 1932).

5.13 Ellen moved away sometime after this and a family called Burcher announced the birth of their son at Harper's Farm in 1937 (Gloucester Journal, 2nd October 1937). The Burchers, however, were probably only short-term tenants installed to continue the running of the farm until new owners could step in.

5.14 In 1938 Harper's Farm was sold (Gloucs Archives D2299/6544). The 1939 Register reveals the new occupants were William Dean, his two sisters and their elderly mother. Originally from Derbyshire, the siblings were in their forties and early fifties, none of them were married.

5.15 Their mother, Sarah, died aged 85 in 1947 (Gloucester Citizen, 9th April 1947), and two years later Harper's Farm was advertised for sale by auction at the Bell Hotel in Gloucester on Saturday 14th May 1949 (The Tewkesbury Register and Agricultural Gazette, 16th April 1949). It was described as "*A valuable, freehold, well-watered property suitable for dairying, corn and fruit growing. It comprises a pleasantly situated RESIDENCE, GOOD BUILDINGS and enclosures of excellent Grazing, Pasture, Orcharding and Arable Land. together with a rich SEVERN MEADOW, the whole containing about 72 acres*". A separate auction was held a week later at the farm for livestock and effects "*including 14 Dairy Cows and Heifers in milk or in calf, 6 two-year-old and eighteen months old Heifers and Steers, 8 eighteen and fifteen months old Heifers, Yearling Heifer and Yearling Steer, 5 Weaned Heifer Calves, 2 CART GELDINGS, Agricultural Implements including 2 Trollies, B.W. Tip Cart, Ploughs, Harrows, Drills, Mowing Machine, etc., Portable Cider Mill and Press, 3 POULTRY HOUSES, about 40 Head of Poultry, and a few lots of Surplus Household Furniture*" (Gloucester Citizen, 18th May 1949). In August the produce of the farm's orchard was sold at auction in Gloucester Market (Gloucester Citizen, 5th August 1949). There was "*About 14 acres of GROWING FRUIT in three orchards [...] including dessert, culinary and cider apples*". Two marked trees were not included in the sale.

6 Archaeological Impact

6.1 The fields to the north and north-east of the original Harper's Farm farmstead appear to have been cultivated prior to the planting of orcharding in the late 18th or early 19th Century. Almost every field in this vicinity has, or formally had, evidence of former cultivation lines and there are numerous examples of ridge and furrow recorded on the HER. Further ground disturbance in the form of planting, renewal and removal of fruit trees undoubtedly occurred during the period that the site was laid to orchard. The LiDAR surveys show the more discrete traces of probably post 1940s cultivation lines in circa 2013 (Fig 4), but by this time there had already been extensive random tipping on the site (visible on LiDAR as rough irregularities and confirmed as areas of rough vegetation and fresh tips of soil on satellite imagery of the same period – Fig 3).

6.2 In recent years the dumped material has been removed and the fields re-levelled to approximately their original levels. The areas of secure compounds have a surface dressing of road scrapings and screened rubble hardstanding which appears to average around 100mm deep. It is unclear if turf/topsoil horizons were left in situ, but some former cultivation soil is likely to remain on site.

6.3 Given the known history of the present and proposed compounds it would appear very unlikely that any pre 19th Century features or deposits have escaped degradation or removal through historic agricultural activity and the subsequent dumping/clearing operations. There appears to be no reason to expect any former agricultural buildings or structures in these areas. Overall the archaeological potential of the storage compound areas appears to be minimal, with only a small possibility of late medieval and post-medieval artefactual material spread by manuring from the historic farmstead.

7 Visual Impact

7.1 The present storage compound is very well screened by hedgelines, existing buildings and natural topography, and is largely invisible from the public domain. A determined observer may catch a distant glimpse at one or two weak points in the boundary hedgeline, but the storage compound is essentially concealed from passing pedestrians, horseriders and motorists on the public highway. The compound is however distantly intervisible with footpaths to the west (within the Harper's Farm property) and the roof /attic levels of a number of buildings to the north and north-east.

7.2 There is only one designated heritage asset which has intervisibility with the current storage compound – this is the Grade II Listed Harper's Farmhouse which fronts the eastern side of the foldyard, and has restricted glancing views of the compound adjacent to the northern end of the foldyard. Only one, very small, upper level window in the house faces directly onto the existing compound. The farmhouse, despite several phases of rebuilding and extension, appears to have substantial areas of historically significant fabric, and although externally the oldest elements are early 17th Century it is likely that the framed wing of that date was added to an earlier house.

7.3 The traditional buildings forming the southern and eastern sides of the foldyard may be considered as non-designated heritage assets, comprising a barn, an extensively rebuilt cattle shed and a stone built two storey structure (possibly former stable) now converted to student housing. There is some intervisibility between these structures and the eastern end of the present storage compound. The proposed alterations remove the section of storage compound nearest the foldyard, and this will render the storage area invisible from the farmhouse and less conspicuous from the stone built block.

7.4 There appears to be some "theoretical" seasonal intervisibility between the upper floor/roof of "The Mount" (which lies just to the west of Stream Farm – see Fig 5) and the easternmost end of the existing storage compound. Without leaf cover the roofs of caravans in the nearest section of the compound may just be visible from the upper front windows. The buildings at The Stream do not appear to have a view beyond the hedgeline into the Harper's Farm property due to high hedges and the

comparatively low level position of The Stream (carriageway level being 4m lower than outside Harper's Farmhouse)

7.5 The undesignated heritage assets at Colchester's Farm are effectively screened from the storage compound by the roadside hedging and farm buildings of Harper's farm – only a short section of boarded fencing and the top corner of a storage container are visible from the roadway between Colchester's Farm and Harper's Farm.

7.6 From the public realm and neighbouring there appear to be minimal views of the storage compound. The footpaths which cross Harper's Farm do have views of the compound, but the presence of a right of way does not mean that any particular designated pathway was established as an historic routeway – most were only formalised in the 20th Century and are not therefore automatically considered heritage assets. There are no footpaths marked on the 1884 Ordnance Survey within the proposed development area.

8 Discussion

8.1 The present proposals include relocation of the storage area closest to the existing heritage assets on the property to a position where the compound will be largely un-noticeable from the historic foldyard and associated structures. This would seem to be a positive change to the setting of these buildings.

8.2 The visual impact of the present and planned storage compounds is already minimal due to natural topography and the well established hedge-lines. The proposed works include changes to fencing and addition planting of screening hedges. These works are not likely to significantly affect the setting of the heritage assets (which are already fairly well screened from the compounds) but may have value in improving the wider landscape setting.

8.3 It appears unlikely that the proposed works will have any further impact on any buried archaeological resource that has already been impacted by historic cultivation and orcharding and documented stripping and dumping activities. This area of the farm is not one with any indication of likely archaeological value.

Bibliography

Chandler, J 2012 Ashleworth, revised draft 25.04.12. *Victoria County History of Gloucestershire*. John Chandler and Gloucestershire County History Trust.

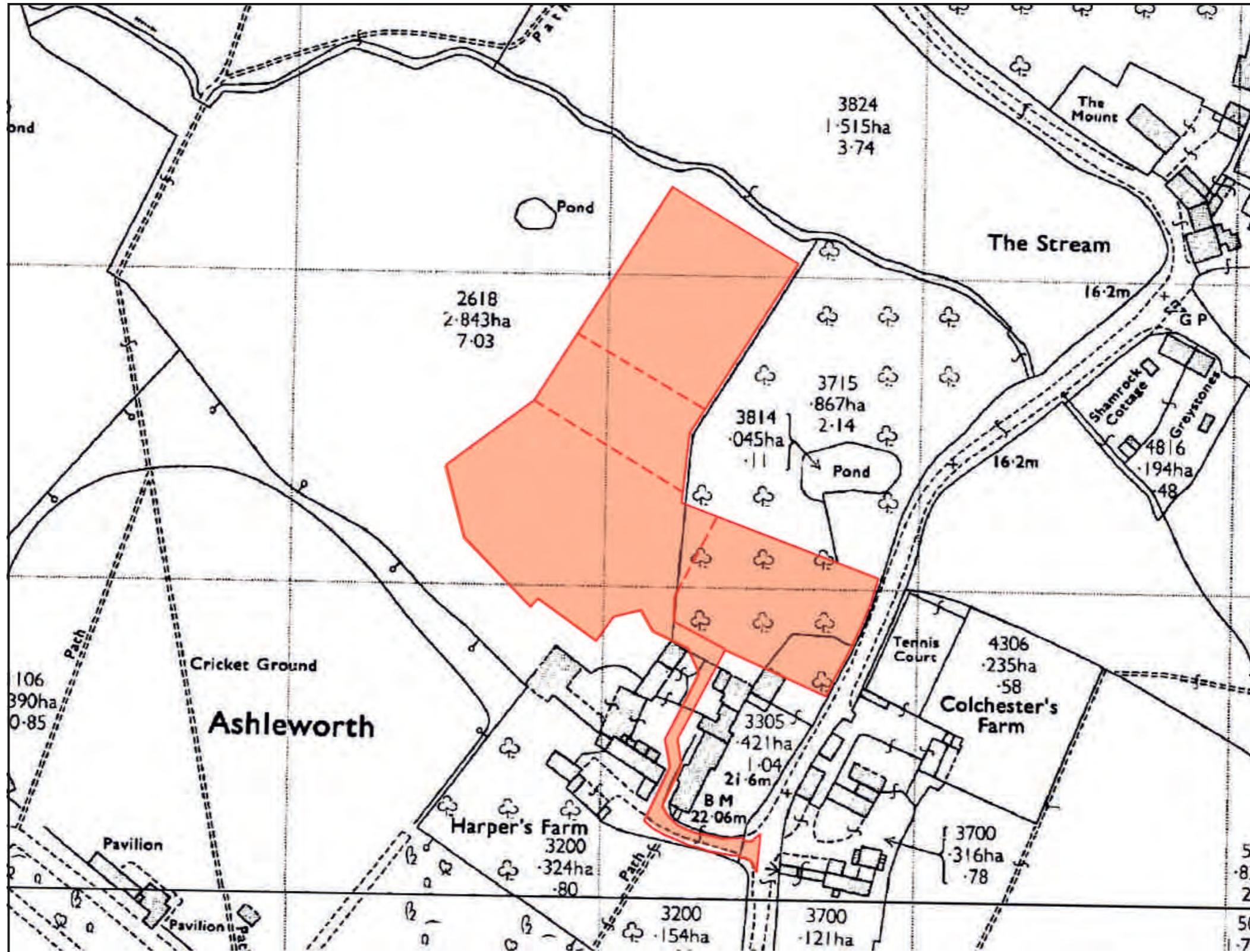
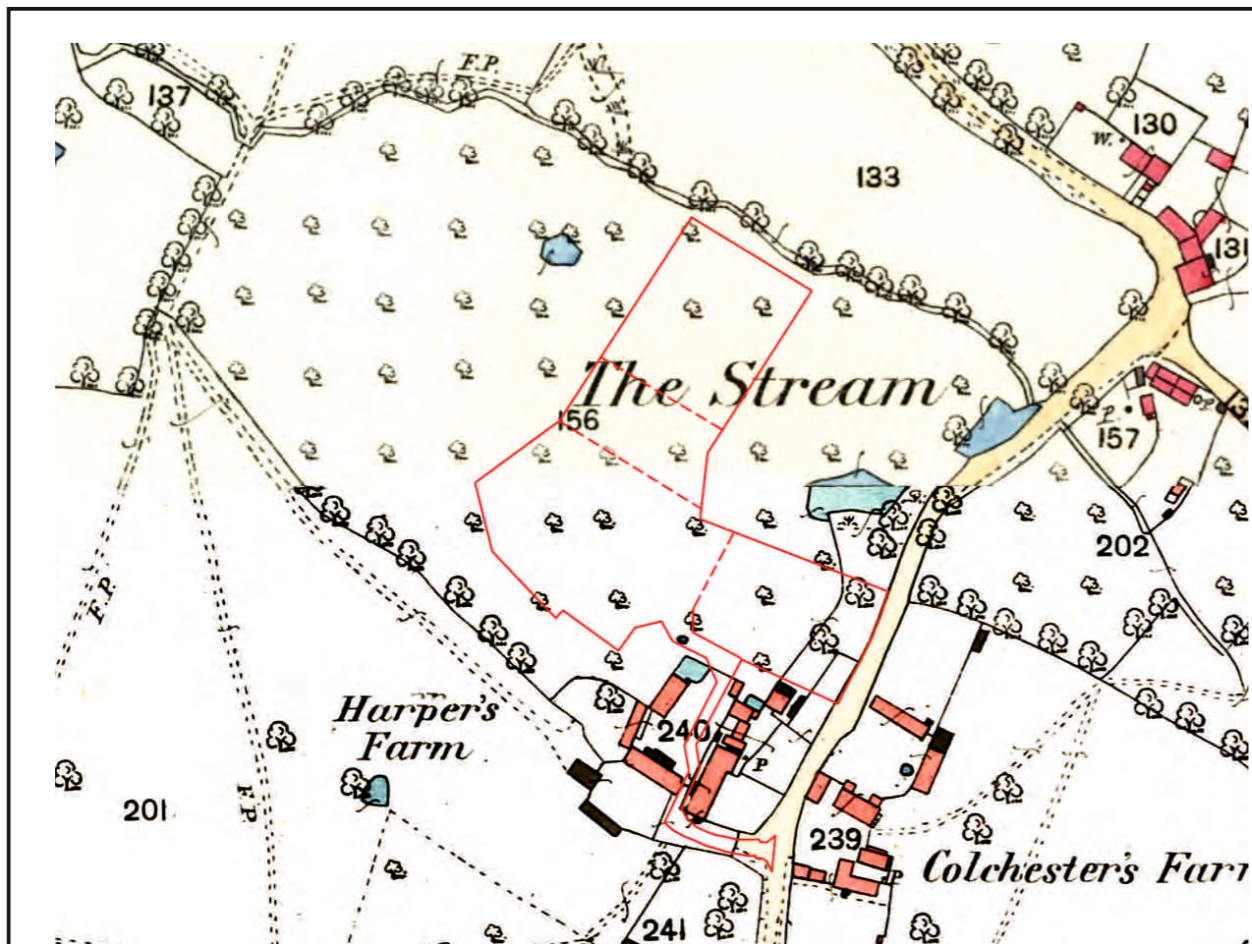
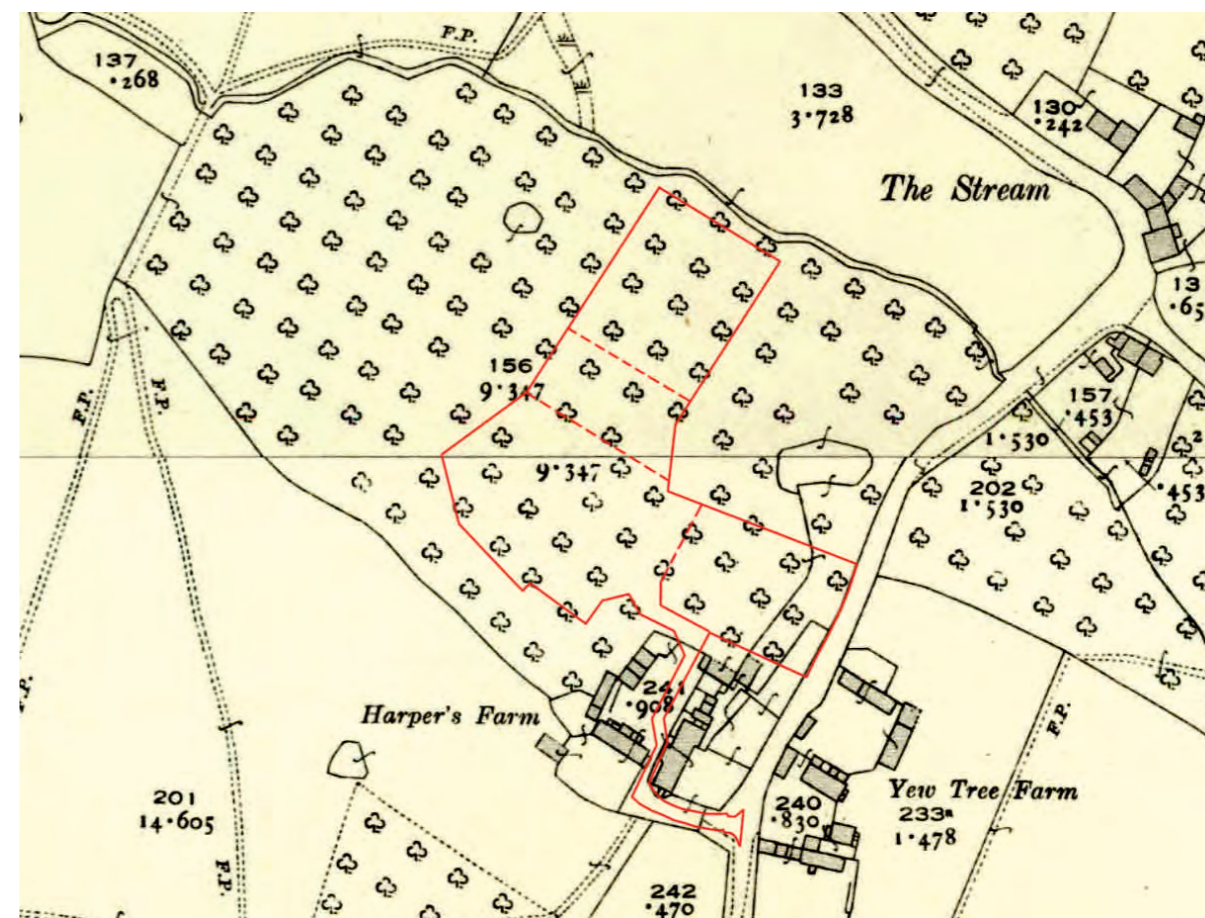


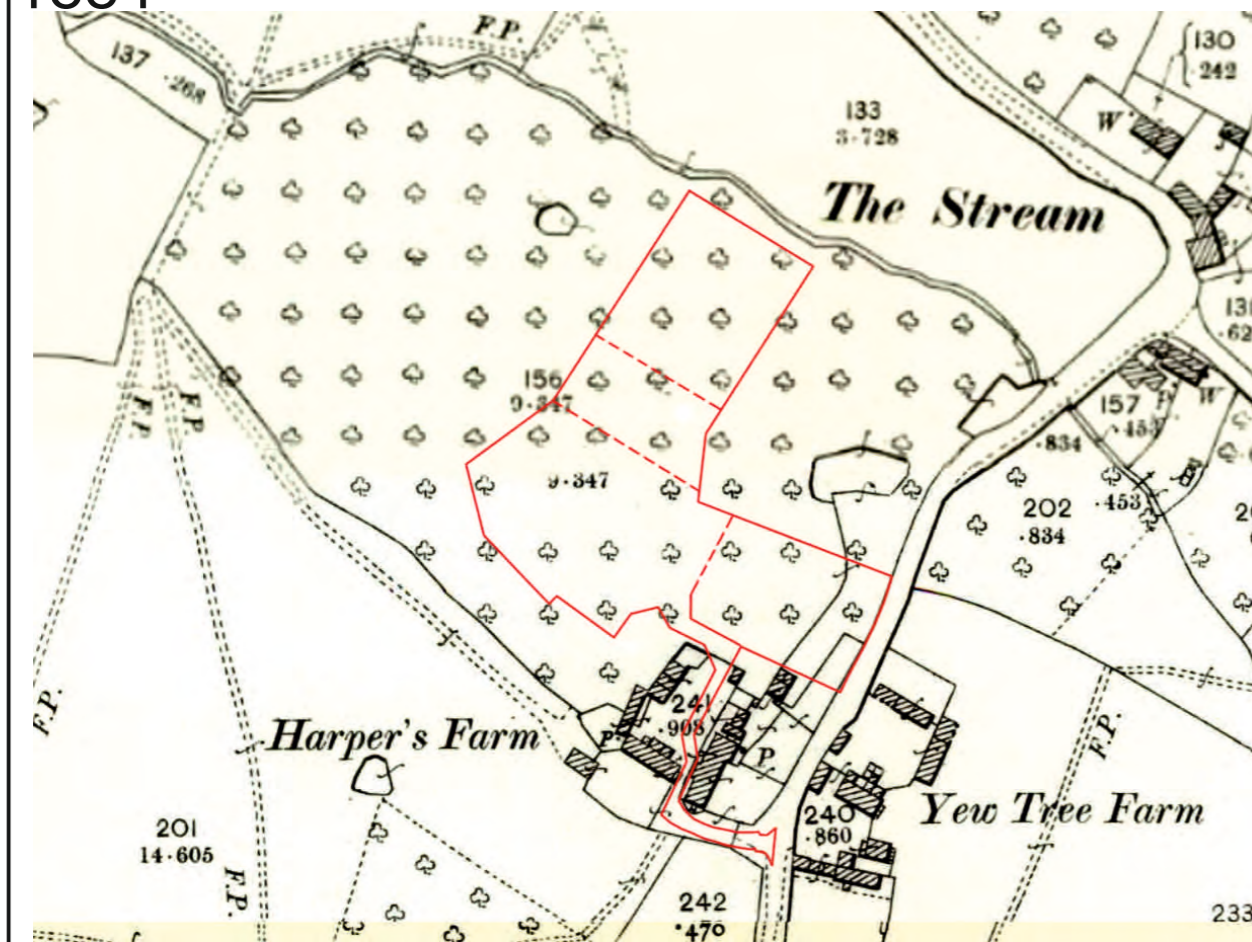
Figure 1 Site location (base map 1970 Ordnance Survey) - area of storage compounds and access shown in pink tone.



1884



1923



1903



1945

Figure 2: Historic mapping and wartime aerial photograph showing former orcharding



Figure 3: Satellite imagery showing development of storage compound



LiDAR 1m DSM



LiDAR 50cm-1m

Figure 4:LiDAR topography scans based on survey 2013 -2018



Figure 5: Heritage assets



View of caravan storage area from point A on higher ground overlooking Harper's Farm (junction of footpath and bridle path)



Caravans almost invisible behind hedging



Figure 6 : Views from footpath to north-west



View of farm equipment and caravan storage area from point B west of Harper's Farm (footpath from cricket club)



Figure 7: Views from footpath to west



Enlarged view

Caravan storage area not visible from point C at intersection of footpath and bridleway north of caravan storage area. Two storey House X at road junction marked for location purposes and showing comparatively low lying position of hamlet called "The Stream"



Actual view



Figure 8: Views from north



Point D - facing NE (dormer windows have partial distant view of storage area)



Point D facing SE



Point D facing south towards storage area (hedge approx 3.5m high)



Figure 9: Bridleway along boundary of Harpers Farm (no intervisibility between bridlepath and storage compound 200m to south)



Point E view facing East towards bridlepath



Point E - view facing south from roadway at former gateway



Point E view facing East along bridlepath



Figure 10: Northern boundary of Harpers Farm



Point E - view facing south towards storage compound through hedge at former gateway - caravans only just visible beyond second hedgeline

Figure 11: Views through blocked gateway (for location see Fig 10)



View facing west from point F (hedge blocks all views to south and south west)



View facing SE from point F



Figure 12: Obscured views in towards Harpers Farm from the north east



View facing south-west from point G



View facing west from point G towards storage compound (not visible)



Figure 13: Views into site from The Stream