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## **STATEMENT OF SIGNIFICANCE**

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In respect of

**Hulse Ground Farm,  
Little Faringdon, West Oxfordshire**

On behalf of

**ECL Chartered Surveyors**

**AHC REF: 10231**

**Date: November 2023**

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## 1.0 INTRODUCTION

- 1.1 The purpose of this report, which has been written by Sarah Watt MCIfA, Director of Asset Heritage Consulting, on behalf of ECL Chartered Surveyors, is to provide an assessment of the historic and architectural significance of Hulse Ground Farmhouse and its associated farm buildings. The farmhouse was added to the statutory list at Grade II on 30<sup>th</sup> March 1989 (the Historic England list description is included at **Appendix 1**). The farm buildings are unlisted but those pre-dating 1948 are likely to be considered listed by virtue of curtilage in association with the farmhouse.
- 1.2 The buildings have recently come into new ownership and may be subject to proposals for alteration. This report therefore aims to provide an understanding of their significance in order to inform any such future proposals.
- 1.3 In due course, when proposals have been drawn up, a Heritage Impact Assessment will be prepared for submission with the relevant planning and listed building consent applications.
- 1.4 The assessment of the significance and 'special interest' of the buildings given in this report has been informed by a consideration of their historical evolution and present form, in turn informed by physical inspection and study of available relevant historical information, including maps, images and previous planning applications.
- 1.5 This report therefore complies with paragraph 194 of the National Planning Policy Framework (NPPF), which sets out the requirements for understanding the significance of and impact on heritage assets, and the accompanying guidance contained in the NPPG, and should therefore enable the Council to validate any forthcoming application for listed building consent.

## 2.0 HISTORICAL BACKGROUND

- 2.1 Hulse Ground Farm lies c.0.8km north-east of the small limestone-built village of Little Faringdon, historically within the parish of Langford in West Oxfordshire, close to the Gloucestershire border. The village is 2.5km from Lechlade in that county, and 10.5km south of Burford, in Oxfordshire. Like Langford, the village was in the Berkshire hundred of Faringdon from the 13<sup>th</sup> century until 1844, when it became part of Bampton hundred in Oxfordshire. Until 1864, when it was created a separate ecclesiastical parish, it remained a township and chapelry of Langford, and became a separate civil parish in 1866.
- 2.2 In the late Anglo-Saxon period Little Faringdon formed part of a large royal estate which also included Langford and Broadwell (Townley, S. (ed.), 2012, 'Langford Parish: Little Faringdon', in *A History of the County of Oxford: Volume 17* Woodbridge, Suffolk) and, by the mid-11<sup>th</sup> century, it was held with Langford and Great Faringdon. It is thought therefore that the village was named after Great Faringdon. A separate manor of Little Faringdon had been created by 1156 or earlier.
- 2.3 From 1156 to 1173, the Crown's lessee was Ralph of Worcester and from 1190 Arnulf de Mandeville. The latter's interest was probably ended by King John, who in 1203 granted the manor to the community of Cistercians which he had established at Great Faringdon. The monks moved to Beaulieu in the New Forest in 1204 but retained Little Faringdon until the Dissolution in 1538 (Townley, *ibid.*).
- 2.4 After the Dissolution the manor was leased to Thomas Moores of Great Coxwell. He and his son James bought it from the Crown in 1545 for £330 and in 1578 James settled it on his own son, Thomas. It was sold out of the family in 1588 to William Bouchier of Barnsley (Glos.), in whose family it remained until 1831, when it was sold to William Vizard (1774-1859), a distinguished lawyer.
- 2.5 The village itself developed on the 'regular row' pattern, extending for c.500m along the north side of the Kelmscott road. Settlement may have spread out from the 12<sup>th</sup>-century chapel and, by 1842, when the tithe map was made, included an early 18<sup>th</sup>-century farmhouse and several rows of workers' cottages. The post-medieval manor house (Langford or Little Faringdon House) stands at the northern end of the village

on the southern side of the road, in an area which was exclusively the preserve of the lord of the manor.

- 2.6 During the medieval period, Little Faringdon was in the single ownership of initially distant and then mostly resident lords of the manor, and later developed many of the characteristics of a 'closed village', a term adopted by the Poor Law Commissioners in 1834 to identify villages with land owned by only one or two families who sought to minimise their poor rates by excluding poor immigrants from obtaining settlement rights; this meant that population size was controlled by building sufficient housing only for the estate workers and its tenanted farms.
- 2.7 The varied landscape around the township provided a range of agricultural resources with a good water supply available from rivers and streams, also providing fish and valuable meadow and pasture. Furze was available on the higher ground in the north-east, providing fuel and rough grazing in lieu of woodland. The small 19<sup>th</sup>-century plantations of woodland that can be seen on the 1842 tithe map (**Fig.1**) were the exclusive preserve of the lord of the manor.
- 2.8 The open fields, laid out perhaps in the 9<sup>th</sup> or 10<sup>th</sup> century, were inclosed in 1788 under a private Act, following a petition by the then lord of the manor James Musgrave and the vicar of Langford, Thomas Clark, though inclosure of meadow and pasture took place from the 13<sup>th</sup> century and possibly earlier. In particular, an area of old inclosure on Whitehill, called Hulse Grounds, bordered a similar area at Tillingtons in Langford, and may have been inclosed from the early Middle Ages (Townley, *ibid.*).
- 2.9 Hulse Ground Farm, in this area, pre-dates the 1788 inclosure act. It is labelled on Bryant's 1823 map of Oxfordshire (on which it is indicated as being in Berkshire) as Halsey's Grounds Farm, but the name Hulse is thought to derive from 'hull,' meaning 'hill,' and presumably a topographical reference to Whitehill.
- 2.10 In 1788, James Musgrave's lessees included Robert and William Godwin, John Lapworth, and William Yells, who together paid more than three-quarters of the land tax due in 1798. All four lessees belonged to established but previously not very prominent local families, which emerged as Little Faringdon's principal tenant farmers during the later 18<sup>th</sup> century. William Godwin (1754-1804) tenanted Church Farm in

the centre of the village and was succeeded there by his son, Thomas Godwin. Robert Godwin (relationship unknown) leased Hulse Grounds Farm and was succeeded there by Cornelius Godwin (1781-1869), who appears to have been another son of William Godwin.

- 2.11 The tithe map of 1842 (**Fig.1**) shows an 'L'-plan farmhouse and 'E'-plan group of barns to its north-east. The tithe apportionment records that all the land within the current site ownership (and a great deal more besides), apart from the Vicar's Acre (plot 21), was owned by William Vizard as lord of the manor, and occupied by Cornelius Godwin, who farmed 257 acres here in total. The plantation to the west was held and occupied by Vizard as the manorial lord.
- 2.12 The land within the current site includes plot 26 ('House and Ground'); plot 27 ('Pasture Ground next House'); plot 21 ('Vicar's Acre', comprising pasture); plot 22 ('Ground above the House' comprising pasture); and the spur north-east, which includes the barns, falling within small parts of plots 24 and 25 ('Lower Ground (next Whitehill)', comprising arable, and 'Barn Ground', also comprising arable, respectively).
- 2.13 Vicar's Acre was an isolated parcel of glebe land owned by the Revd. Richard Hodges and occupied by Vizard. Its presence here presumably arises from the 1788 inclosures, under which awards were made to only three landowners – Musgrave (who received 764 acres), the vicar (who received 30 acres for glebe), and the prebendary of Langford Ecclesia (awarded 3 acres of meadow).
- 2.14 The plan form of the farmhouse in 1842 indicates a main range with rear wing extending back from its northern end. No cross-wings projecting forward of the main front building line are illustrated, but it is possible that this reflects the presence of an infilling structure between them, as per the current lean-to structure across the front.





Fig.1: Tithe map, 1842

- 2.15 The 'E'-plan farm buildings (actually an inverted 'U' plan with central threshing porch forming the middle arm of an 'E') consisted of three principal ranges: an east-west range comprising two threshing barns, and two attached ranges forming the lower (western) and upper (eastern) arms at each end. The western arm extended further to the south with an additional structure. A wall or fence enclosed the yard between the wings. The driveway to the property approached the farm from the north-west, running along the northern edges of plot 22 and the plantation before following the northern boundary of the township out to the Burford road.
- 2.16 By 1850, Hulse Ground Farm was one of only three principal farms remaining in the township, the others being Church Farm and Common Farm.
- 2.17 After William Vizard's death in 1859, his widow and daughters sold Little Faringdon to Charles Frederick Ashley Cooper Ponsonby (d. 1896), 2<sup>nd</sup> Baron de Mauley of Canford (Dorset), from whom the manor eventually passed to his sons, William (d.1918) and Maurice (d. 1945).
- 2.18 The 1881 Ordnance Survey (OS) map (actually surveyed in 1876; **Figs.2a and b**) labels the farm 'Hull's Ground' and depicts the farmhouse with a very irregular plan form. As the two short cross-wings are now apparently depicted, the fact that they are

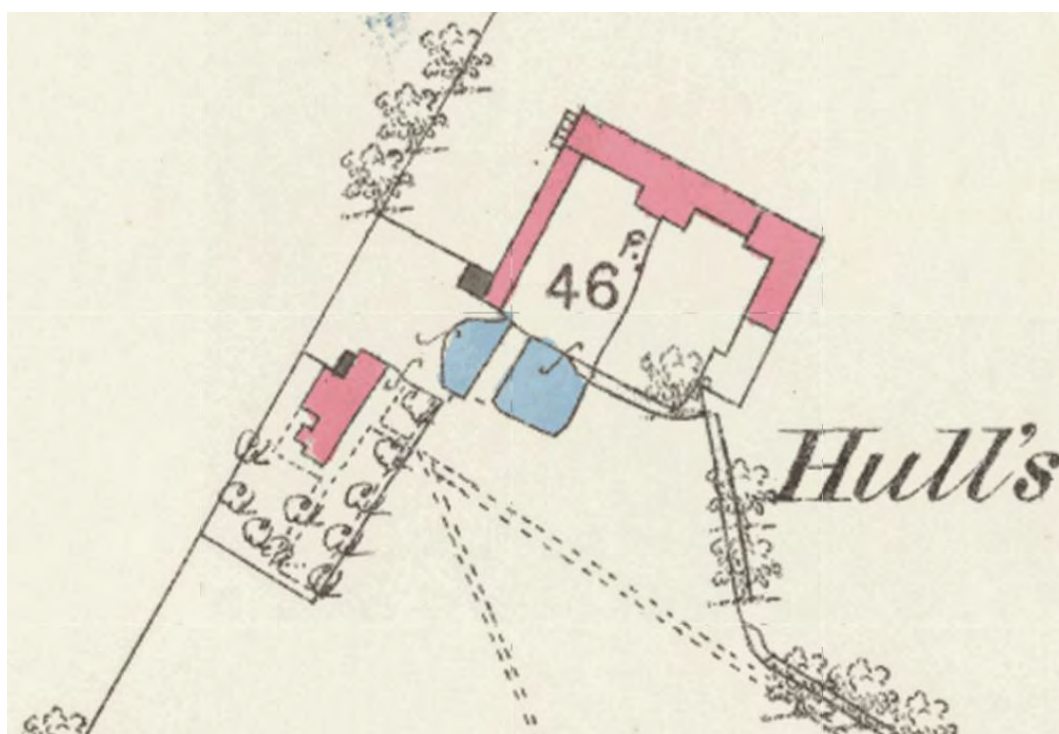
still not shown to project beyond the main front building line tends to suggest that there was an infilling structure between them, as now, given that the map is detailed enough to indicate that the southern cross-wing had a small stone- or brick-built projection to the rear (coloured pink) while the northern cross-wing had been extended to the rear with a timber or iron structure (coloured grey). The rear wing as shown in 1842 is not present, unless it represented the northern cross-wing in an earlier longer form. The house stood within a rectangular garden planted with trees and divided from another parcel of land which separated it from the farm complex.

2.19 If the tithe map is accurate the implication is that the two cross-wings were not added until some point between 1842 and 1876; while this seems unlikely given their apparently 17<sup>th</sup>- or 18<sup>th</sup>-century mullioned windows, it is not inconceivable as historic forms were revived and replicated in the 19<sup>th</sup> century – whether it would have been done in this form here is, however, questionable.

2.20 The OS map shows a large pond, bridged by a path which gave access into the farmyard. The threshing barns with projecting porch are shown. The western range was then very narrow while the eastern is not fully shaded in, which may indicate that its southern end was partially a ruin or comprised an enclosed yard against the building.



Fig.2a: 1881 OS map (surveyed in 1876)



*Fig.2b: Detail from 1881 OS map (surveyed in 1876)*

2.21 By this date, the present track had been laid from Lechlade Road up to the farm, following the line of the Langford Brook north and then turning north-west to continue directly to the farmhouse. This seems to have replaced the driveway to the north-west present in 1842, although there was still a track of sorts running out to the Burford road. A ditch is also shown, running alongside the new driveway and connecting the farm pond with the brook. The two former arable fields (plots 23 and 24 on the tithe map) had been allowed to return to rough pasture containing numerous trees, effectively appearing as extensions of the plantation west of the farm.

2.22 The 1899 OS map (**Fig.3**) shows a similar plan form for the farmhouse, with some alterations to the projecting elements at the rear. The farm buildings had been altered, truncating the proportions of the overall enclosure: the western range had been rebuilt as a shorter and wider open-fronted range, while the ruin or yard at the end of the eastern range had been removed. A new central range, open-fronted to the east, had been built against the threshing porch, the works overall creating three 'arms' to the 'E' of equal length. The farm pond had been greatly truncated, its two smaller halves now appearing much further apart than originally. The plantation is here named Nine Acre Plantation.

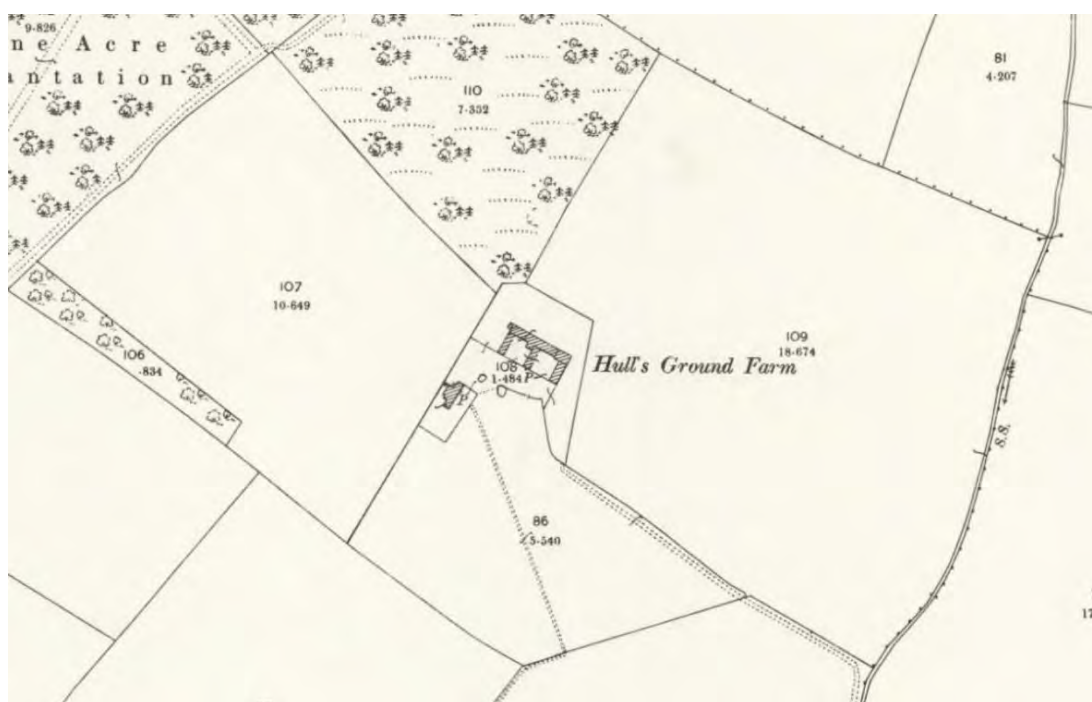


Fig.3: 1899 OS map

- 2.23 By 1910, Church Farm (then 618 acres) had been leased to the Kelmscott dairy farmer and stock-breeder, R. W. Hobbs, and Common Farm (250 acres) had been let to John Roper. Hulse Grounds Farm (99 acres) was held with Whitehill farm (108 acres) in Langford. By then the township supported a dairy herd of 80 cows and more than 160 other cattle, reflecting the widespread shift to stock-rearing and milk production encouraged by the agricultural depression of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- 2.24 The Lloyd George Domesday Survey of 1910 records 'Hulses Ground' occupied on a yearly tenancy by John White under the ownership of Lord de Mauley and having a gross value (land and buildings) of £1245.
- 2.25 The 1921 OS map (**Fig.4**) shows no marked change to the buildings on site but does show the further extension of Nine Acre Plantation over what in 1842 was plot 22 ('Ground above the House').



Fig.4: 1921 OS map

- 2.26 The 1939 Register records a dairy farmer and 'heavy worker', Bertram S Parsons, at Hulse Ground Farm, with his wife Beatrice and 12-year-old daughter, Barbara.
- 2.27 Mixed farming with an increased pastoral bias continued in 1941, when tenants occupied four farms owned by the de Mauleys. Hulse Grounds farm (187 acres) was largely dairy, with only a fifth of its land ploughed.
- 2.28 After the Second World War sheep-farming briefly resumed, but during the 1960s numbers of sheep and cattle fell sharply as more land was devoted to barley and wheat. Herds and flocks reappeared in the 1970s, and by 1988 sheep had again replaced cattle as the principal livestock, while wheat was increasingly substituted for barley. The number of farms over 150 a. fell from three in 1960-70 to two thereafter, and some land was sold.
- 2.29 An aerial photograph of 1945 shows some new structures behind the old farm buildings, but these do not appear to represent Barns 7-9. However, the 1960 OS map (**Fig.5**) does show Barns 7-9 in place (with the pigsty element of Barn 9 apparently added by 1971; see **Fig.6**).

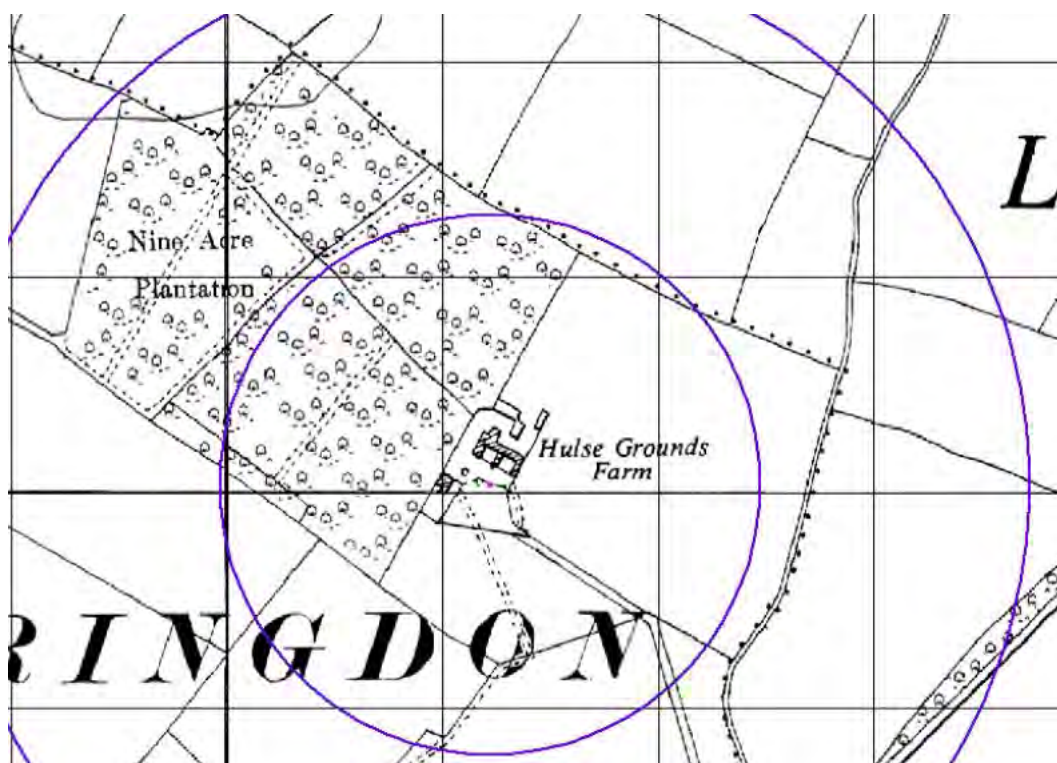


Fig.5: 1960 OS map

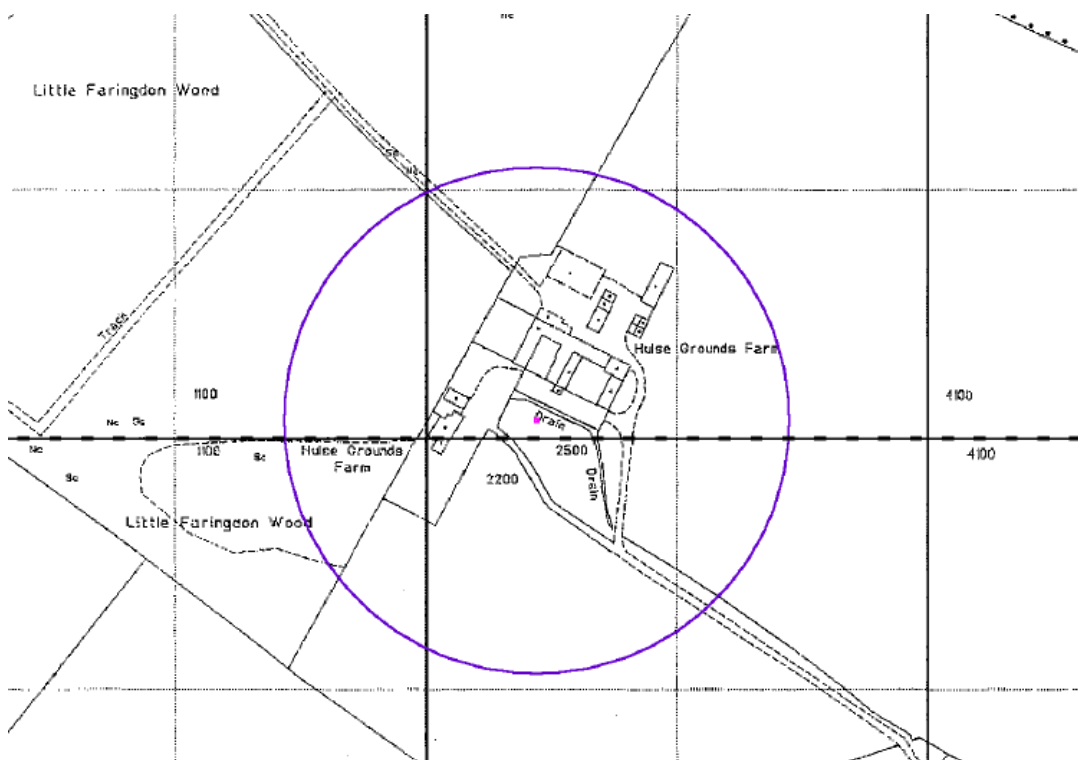


Fig.6: 1971 OS map

- 2.30 The 1971 OS map (**Fig.6**) shows a new range extending south-west from the threshing barn porch, parallel to and directly adjoining the late 19<sup>th</sup>-century Barn 5. This is no longer extant. The map also shows the garage block in place immediately north of the farmhouse.
- 2.31 In February 1970, the Right Hon Gerald John, 6<sup>th</sup> Baron de Mauley, of Langford House sold the farmhouse and barns to Martin Hamilton Wood, who in 1974 sold them onto John and Susan Humphries. In 1991 Lord de Mauley sold part of Little Faringdon Wood to the Humphries (the woodland parcel immediately north-west of the farmhouse that formed an extension to Nine Acre Plantation, planted in the early 20<sup>th</sup> century). **Fig.7** shows the site in 2000.
- 2.32 The 6<sup>th</sup> baron died childless in 2002 and was succeeded in his title by his nephew Rupert Charles Ponsonby. Much of the estate passed with Little Faringdon House to J. Abdy Collins, son of the 6<sup>th</sup> baron's wife by a previous marriage, and over the following few years was substantially broken up. However, in 2012, the de Mauleys still held nearly 500 acres in the parish.



*Fig.7: 2000 OS aerial photograph*

- 2.33 In 2007, the Holdens acquired the farmhouse and achieved planning permission in September 2010 (ref: 10/1054/P/FP) to convert the historic barns to residential accommodation, with a condition attached that allowed use only as holiday lets. All of the prior-to-commencement conditions were discharged and a material commencement of development was agreed to have been made by the Council, meaning that this approval remains extant. The restrictive holiday-let condition was removed in 2016 (ref: 16/00719/S73) and in 2020, planning permission (ref: 20/01321/FUL) was granted for the conversion of the historic barns to create two residential dwellings.
- 2.34 In 2013, planning and listed building consent applications were granted (refs: 13/0252/P/FP and 13/0253/P/LB) for alterations to the farmhouse and the construction of two two-storey rear extensions. These works were implemented.



### 3.0 FARMHOUSE: DESCRIPTION AND ANALYSIS

*For ease of description, each room of the house has been given a unique identifier. These are annotated on the floor plans included at **Appendix 4**. Compass directions have generally been simplified: the north-east elevation becomes the north; south-east becomes the east; south-west the south; and north-west the west.*

#### 3.1 Plan form and phasing

- 3.1.1 Hulse Ground Farmhouse is believed to date from the early 18<sup>th</sup> century, although there is little surviving physical evidence to confirm this other than the presence of mullioned windows with hoodmoulds on the two short 'cross-wings', the style of which could also place the building's origins a little earlier, in the 17<sup>th</sup> century. The date of the two cross wings is, however, rather uncertain if the evidence of the 1842 tithe map is taken at face value.
- 3.1.2 The basic plan form of the central range appears to be that of a simple two-unit house, with a probably slightly later outshut at the rear creating a form thought of as the predecessor to the small double-pile house form. In this plan, the house normally comprises two rooms to the front, with access through an off-centre entrance directly into one of these (in this case, G1). To the rear, within a single-storey outshut with 'catslide' roof, sometimes a later addition (rather than the full two-storey element into which this form developed at the higher-status level) are normally two further rooms, usually service rooms, with the staircase between them (here, G3-G6). The two main rooms would be heated by end stacks. In the original two-unit form, the staircase may have been a simple ladder. The current staircase is of late 20<sup>th</sup>-century date, the upper part housed within a flat-roofed dormer of that date.
- 3.1.3 The legibility of this general plan can still be 'reconstructed' at Hulse Grounds although two of the original internal walls dividing the main spaces were taken out in 2013 to create a single large 'L'-shaped living/dining space out of the two front and one of the rear rooms.
- 3.1.4 It is unclear how accurate the tithe map (see **Fig.1**) might be in its depiction of the building: what it appears to show is simply the central range, with a rear wing to the

north, with the OS map published 40 years later (**Fig.2**) apparently showing the loss of this rear wing and the building's extension with the two so-called short flanking 'cross-wings'.

- 3.1.5 These 'cross-wings' are referred to in the Historic England list description as being 'truncated to rear.' However, while they are certainly of curiously short proportions and odd roof form, there is no obviously surviving evidence that they were previously any longer than they are now, unless the rear wing depicted on the 1842 map represents a longer northern cross-wing. It may be that they were originally built in this form for reasons of economy, their projection forward intended to compensate in terms of appearances for their short length.
- 3.1.6 It is quite possible that the tithe map is inaccurate in its depiction of the farmhouse, despite the relatively good degree of accuracy apparent in its depiction of the barns. It certainly seems unlikely that the two cross-wings would have been added between 1842 and 1876 – in this particular context, one would not really expect to find an early example of an Arts and Crafts Revival of the 17<sup>th</sup>-century vernacular, complete with apparently authentic stone-mullioned windows.
- 3.1.7 On the other hand, the unconventional nature of the proportions of the cross-wings and the fact that the central range does not also have mullioned windows of this nature is rather curious – were these windows relocated from the central range and inserted into much later cross-wings? Or was the central range rather earlier in date, with a simpler window style, and the cross-wings secondary (17<sup>th</sup>-century) additions, and, if so, does the mapping evidence suggest that the southern cross-wing had been truncated by 1842 and the northern one between 1842 and 1876? This is possible, but we may never know.
- 3.1.8 None of the available historic maps shows the cross-wings to project forward of the central building line, which suggests in terms of the OS maps that by the time the 1881 map was published, there was already an infilling structure across the front of the central range between the two cross-wings.

## 3.2 Exterior

- 3.2.1 The façade of the building (**Plates 1-3**) is composed of a two-storey central range flanked by two projecting gabled cross-wings. The central range is constructed of coursed limestone rubble. The front roof-slope is covered with stone slates while that to the back, of catslide form over a single-storey outshut, is of concrete or reconstituted stone 'slates'. There are two integral end stacks, largely rebuilt in concrete.
- 3.2.2 Between storeys a lean-to stone slate-covered roof covers a solid coursed limestone addition in front of the left-hand bay and two open bays supported by a timber post across the central and right-hand bays. There is a construction joint between the solid element and the left-hand cross-wing.
- 3.2.3 When the building was listed in 1989, it had two front entrances, one through a boarded door in the side of the solid part of the lean-to, and another through the left return of the right cross-wing within the open-fronted part of the lean-to (**Plate 4**). The 2012 survey plans (see **Appendix 2**) show this arrangement. Today, both of these entrances have been partly infilled and converted to window openings and the front entrance has been reinstated in its former position slightly off-centre to the main elevation (before 1989 this opening had been partly infilled and a 20<sup>th</sup>-century casement had been inserted into it).
- 3.2.4 The ground-floor masonry has been rather crudely repointed. To right of the entrance is a three-light timber casement window beneath a plain timber lintel, each light separated by timber mullions and having six panes, possibly of 19<sup>th</sup>-century date.
- 3.2.5 To left of the entrance, in the projecting face of the lean-to addition, is a three-light stone-mullioned window with hoodmould and similar six-pane timber casements. The list description states that the window was '*moved out from original front wall when lean-to built between wings,*' which seems a reasonable supposition, although it begs the question why neither the window to the right nor the two first-floor windows are of this type (and see paragraph 3.1.7 above).

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- 3.2.6 The first-floor windows comprise two-light timber casements, also possibly of 19<sup>th</sup>-century date; both have imperfections in their glazing, which suggest the survival of historic glass.
- 3.2.7 The two apparently identical flanking 'cross-wings', each a single room deep, gabled to the front and hipped to the rear, the roofs covered with stone slates, are of two storeys and constructed of uncoursed rubblestone, suggesting a different construction date to the central range. Each has quoins to the corners and to the eaves-line of the gables, which also have moulded coped stone verges (except that the coping to the rear hips has been executed rather crudely with concrete). At each level there is a centrally-aligned three-light timber-framed casement in stone-mullioned opening with hoodmould. The list description states that the casements are of 18<sup>th</sup>-century date, but this is not entirely clear because all the ironmongery has been replaced.
- 3.2.8 The rear of the main range is of single-storey height under a catslide roof covered with reconstituted stone slates. The two small windows and French doors are all of late 20<sup>th</sup>-century date (the left-hand opening and French door opening were inserted in c.2013). In 2012, the catslide came further down over the right-hand bay to form a self-contained store; this was removed in 2013 (**Plates 5 & 6**). The photographs at **Appendix 3** reveal the arrangement of the rear and side elevations of the building prior to the alterations undertaken in 2013.
- 3.2.9 To the left is a large flat-roofed box dormer which houses the staircase and a first-floor bathroom (F1 and F2). This has two large late 20<sup>th</sup>-century multi-paned windows and its elevations are hung with reconstituted stone tiles.
- 3.2.10 In 2013, both of the cross-wings were extended to the rear with 1.5-storey wings with pitched roofs covered with reconstituted stone slates. The ridge heights are slightly lower than those of the cross-wings to which they are attached. The extensions are of concrete block construction faced with natural rubblestone. Each has two ground-floor window openings in the gable end and a single upper-floor window opening, of differing proportions.

- 3.2.11 The left return elevation of the original part of the left-hand (southern) cross-wing is blind, with quoins to both corners (**Plate 7**). The 2013 extension has two sets of French doors and two rooflights.
- 3.2.12 The right return elevation of the original part of the right-hand(northern) cross-wing is also blind, with quoins to both corners (**Plate 8**). The 2013 extension has a side entrance and two window openings.
- 3.2.13 Immediately north of the farmhouse is a single-storey garage block of concrete construction with a pitched corrugated sheeting roof covering and metal-framed multi-paned windows. This was erected in the 1960s (**Plates 9 & 10**).

### **3.3 Interior**

#### Ground floor

- 3.3.1 The front entrance opens directly into G1, the northern of the two rooms in the main part of the main range. This room is now open across into the southern room, G2, following the removal of the dividing wall between them in 2013, while G2 is also open into G3 in the rear outshut, following the contemporary removal of the dividing wall (the original rear external wall) between these two spaces. All three spaces together now form an open kitchen/dining/living area (**Plates 11-17**).
- 3.3.2 The wooden floor throughout was presumably laid in 2013 when these works were undertaken, and the plaster to the ceilings (with spotlights fitted) was presumably renewed at the same time. The extent of survival of original floor structures is uncertain, but a steel beam appears to have been inserted on the alignment of the wall formerly dividing G1 from G2.
- 3.3.3 Against the north wall of G1 is the stone-built chimneybreast with modified fireplace (**Plate 18**). A brick bread oven (now blocked up and its door removed) has been built into the left-hand side of the chimneybreast. The lintel over the fireplace is modern. This is the only surviving historic feature of note.

- 3.3.4 The front wall of the central range has been cut away in G2 into the front lean-to. The chimneybreast in G2 has been cut away. To the left is a recess with wooden lintel, which may originally (before the cross-wing was added) have been a window opening (**Plate 19**).
- 3.3.5 The list description says that the ground floor of the outshut included a dairy, apparently in reference to the part below the dormer. However, no trace of this remains, the space now housing a late 20<sup>th</sup>-century staircase and hallway (G4), a WC (G6) and a lobby (G5) giving access into the 2013 utility room extension (G8) (**Plates 20-23**). Holes and rectangular indentations in the soffit of the old timber lintel over the doorless opening into G4 from G1 suggest the previous use of ceiling-to-lintel Acrow props, with similar marks found on the timber soffits of window lintels throughout the building (**Plates 24 & 27**).
- 3.3.6 The same flooring as that used throughout G1, G2 and G3 extends across these spaces and indicates the existing partition walls dividing them are of the same relatively recent date. Similarly, the ceilings have been replastered and incorporate spotlights.
- 3.3.7 The room in the original part of the northern cross-wing (G7) retains a stone-flagged floor, the condition/wear, areas of repair and form of which (irregular sized and mismatched slabs) suggest it is genuinely historic. The mullions to the three-light window have a hollow chamfer and these also appear genuine rather than mid-19<sup>th</sup>-century copies. The ceiling has been replastered and fitted with spotlights and the skirting board is modern (**Plates 25-27**).
- 3.3.8 The original part of the southern cross-wing has been fully opened out into the 2013 extension behind it, creating a single long room (G9) (**Plates 28 & 29**). The finishes and the fireplace on the north wall all date from this period, with the only historic survival being the three-light stone-mullioned window in the front wall.

#### First floor

- 3.3.9 The arrangement of the first floor was reconfigured in 2013. In 2012 the plan (see **Appendix 2**) included a passage running across the front of the central range and

giving access at each end into the respective cross-wings. This passage was connected to the staircase in the rear projecting dormer via a transverse landing passage that ran between two bedrooms. In 2013, it was proposed to remove the passage from across the front of the building, and the transverse element, and relocate the passage to run across the rear of the building, connecting to the two proposed extensions at either end.

- 3.3.10 This was part of a proposal which also saw the removal of the box dormer extension and its replacement with a new projecting gabled structure that was not in the end built. The end result is that the passage was relocated across the rear of the central range, but halved in length so that it (F4) only runs alongside the southern of the two bedrooms (F5) in the central range. The northern bedroom (F3) extends the full depth of the central range.
- 3.3.11 The staircase rises to the first-floor landing (F1) within the box dormer extension (**Plate 30**). A staircase was already present in this location in 2012 and the existing stair is clearly of late 20<sup>th</sup>-/early 21<sup>st</sup>-century date. The balustraded landing separates the stairwell from a bathroom (F2), also within the dormer projection. The landing is directly open through to F3 in the central range, the cut through the original rear wall supported by a post. In 2012
- 3.3.12 F3 has a high ceiling set above the double purlins, which are exposed within the room, but it is probable that it originally had a lower-set ceiling, perhaps at the level of the lower purlin (**Plates 31-33**). By 2012 it had been divided into a bedroom wrapped around on two sides by the landing and passage. This meant it was lit only by a small window opening in the north wall where there is now a doorway into the 2013 northern cross-wing extension. This previous arrangement is likely to have been of mid-late 20<sup>th</sup>-century date in itself. The fireplace in the chimneybreast projecting from the north wall (directly above the remodelled inglenook in G1) has been blocked. The door opening that in 2012 opened from the front passage into the northern cross-wing has been infilled and converted to a recess fitted with shelving. Floorboards exposed in one corner are relatively narrow and are not original.
- 3.3.13 To the south, the partition wall dividing F4 from the bedroom, F5, was inserted in 2013. The plaster finish has been removed from the rear wall of the building, within

F4, exposing the original masonry (**Plate 34**). F5 has been treated similarly to F3, with a high-set ceiling above the exposed purlins. As in F3, the door opening connecting the front passage to the southern cross-wing has been blocked and converted to a recess with shelving. The fireplace in the chimneybreast against the south wall has been blocked (**Plate 35**).

3.3.14 F6 (lobby), F7 (bathroom) and F9 (bedroom 4) are all within the 2013 southern cross-wing extension. F8 (**Plates 36 & 37**) is in the original part of the cross-wing. As elsewhere, any earlier lower-set ceiling has been taken out. The parts of the roof structure that are exposed within the space appear to be relatively recently replaced timbers. A three-light stone-mullioned window survives.

3.3.15 At the northern end of the building, F10 (dressing room) and F12 (bathroom) are both within the 2013 cross-wing extension. F11 is in the original cross-wing, the formerly external rear wall of which has been partly cut through into the extension. As in F8, the exposed timbers to the roof structure are of relatively recent origin. A three-light stone-mullioned window survives (**Plate 38**).

### **3.4 Setting**

3.4.1 The farmhouse is approached from a long drive off Lechlade Road, which passes between fields (currently in arable cultivation) (**Plate 39**) and then alongside the grass paddock closest to the house from which it is divided by post-and-rail fencing. It is lined on the north side by trees and by a ditch that connects to the Langford Brook, which channel a view down to the farmhouse (**Plates 40 & 41**). This ditch continues along the branch of the drive that runs into the eastern side of the farmyard and which presumably originally fed the pond shown most clearly on the 1881 OS map (**Fig.2**).

3.4.2 The farmhouse has a lawned garden which wraps around its rear and south sides, with woodland plantation extending away from it to the west. The garden incorporates a continuation of the ditch, which runs in linear form parallel, and close to, the rear elevation of the farmhouse (**Plate 42**).



3.4.3 There is a smaller enclosed and planted front garden directly in front of the farmhouse (**Plate 43**), separated from a grass paddock to the south-east by a post-and-rail fence, over which views of the façade of the house are available as well as views towards the farm buildings complex (**Plates 44-46**). Beyond the paddock to south and south-east are two larger field enclosures; all three together encompass the parcel of land recorded as plot 27 on the 1842 tithe map, when they were known as Pasture Ground (above House). North of the garage is a small patch of orchard (**Plate 47**) and beyond this the complex of farm buildings, which stand in a concrete-surfaced yard enclosed on the south side by a concrete blockwork wall (**Plates 48 & 49**).

## 4.0 THE BARNs: DESCRIPTION AND ANALYSIS

4.1 The former farm buildings all lie north-east of the farmhouse. The main, mostly historic, grouping forms an 'E'-shaped complex closest to the farmhouse (Barns 1-6), with a small group of later barns (7-9) behind this group. These are annotated on the aerial photograph at **Appendix 4**.

### Barn 1 (West)

4.2 Barn 1 is a double threshing barn, both elements of which were present by 1842, each of three original bays with central threshing bays. Both are of coursed rubblestone construction and have a fibre-cement corrugated sheeting roof covering over a replaced timber roof structure.

4.3 Barn 1 (West) appears to be contemporary with the adjoining Barn 2, with which it has no evident construction joint. This barn has a substantial projecting central threshing porch with hipped roof and quoins to the corners (**Plates 39-41**). The original threshing entrance in the outer face is now infilled with masonry (some of the original quoins are still present) and there is a high-level window opening with 20<sup>th</sup>-century multi-paned window above the infilled bay.

4.4 In the south face of the threshing porch there is an entrance dressed with quoins; one of these has a daisy wheel symbol cut into it alongside some illegible initials, and there are incised graffiti on other quoins, including the name 'John', but no dates are legible (**Plate 42**). The daisy wheel symbol is an apotropaic mark (or witch mark), usually found at doorways, windows and fireplaces to protect a building from evil spirits, witches or their animal familiars. Most are found in contexts suggesting dates from the mid-16<sup>th</sup> to the early 18<sup>th</sup> century, with fear of witches being at its height in the 17<sup>th</sup> century.

4.5 The north face of the porch and the eastern bay of the main elevation have been internalised within Barn 5, which was constructed against them in the late 19<sup>th</sup> century. Plaster/render has been applied to the lower halves of these walls within Barn 5.

- 4.6 The rear elevation has double threshing-bay doors directly opposite the threshing porch, with quoins to the opening on which there is further incised graffiti, including dates (**Plates 43-46**). One of these at the lower level appears to say 1881 but another, at the higher level has a name and date which could read 'Tomas Baily' and a date of either 1786 or 1787. On the masonry of the eastern reveal there is further graffiti, including a date of 1766 and the name William, but mostly illegible. This provides a good indication that the barn is at least of mid-18<sup>th</sup>-century date (and we know that there was a farm here by 1788).
- 4.7 The boarded threshing doors are probably of late 19<sup>th</sup> - or 20<sup>th</sup>-century date, one in very poor condition. To left there is a high-level window opening with quoins and 20<sup>th</sup>-century casement, and a couple of ventilation holes. It's possible that there is a construction joint here with Barn 1 (East).
- 4.8 Inside (**Plates 47 & 48**), the original roof structure has been replaced with a timber structure comprising softwood raised-collar 'A'-frame trusses and triple purlins (no common rafters), with extra beams tying the porch walls together. It seems likely the roof structure was renewed in the 20<sup>th</sup> century when the original roof covering was replaced with the corrugated sheeting. The internal walls have been limewashed with a cement render/plaster applied to the lower sections. There is a concrete floor. In the eastern gable wall there is a door opening through into Barn 1 (East).

#### Barn 1 (East)

- 4.9 This barn, which is likely to be broadly contemporary with the adjoining 18<sup>th</sup>-century Barn 1 (West) has opposing threshing doors in the central bay under substantial timber lintels, the openings and eastern corner of the range dressed with quoins. There is a high-level window opening in the rear elevation (**Plates 49 & 50**).
- 4.10 The barn has a similar renewed softwood roof structure to that in Barn 1 (West) and, like that barn, has a limewashed interior with rendering to the lower sections of the walls. It has partly retained a stone-flagged floor (**Plates 51 & 52**).

### Barn 2

- 4.11 This range, which stands against the western gable end of Barn 1 (West) appears to have been present by 1842 and may be contemporary with the latter (i.e. 18<sup>th</sup>-century) as there is no apparent construction joint between them. It is built of coursed rubblestone with quoins to its outer corner and to the entrance and window openings in its front (courtyard) elevation. The entrance has a probably late 19<sup>th</sup>/early 20<sup>th</sup>-century boarded stable-type door. The range is lower in height than the adjoining threshing barn, with a pitched roof structure, hipped at the western end, covered with corrugated metal sheeting. The rear wall has a render coating and there is an open-sided steel-framed structure with lean-to sheeting covered roof attached to it (**Plates 53-55**).
- 4.12 The interior (**Plate 56**) has limewashed walls with a lower rendered section, and a concrete slab floor. The roof structure has been renewed with 20<sup>th</sup>-century raised-collar softwood trusses and common rafters supporting a tongued-and-grooved timber boarded lining beneath the corrugated sheeting. There is a ledged and braced door into Barn 1 (West) and another stable-type door in the western gable end.

### Barn 3 (and Barn 6)

- 4.13 This is the western range of the 'E'-plan, built between 1876 and 1898 in replacement of a longer, thinner range previously in this location, and probably a livestock shelter. The 1899 OS map reveals that the range was originally open-fronted to the courtyard; this previous arrangement can still be 'read' externally from the surviving staddle-stones embedded in its later infilling concrete plinth, and internally from the exposed timber posts supported by the staddle-stones, which in turn support the roof trusses (**Plates 57-60**).
- 4.14 The open front was infilled with timber framing and horizontal weather-board cladding incorporating four small-paned windows and two stable-type doors probably in the mid-late 20<sup>th</sup> century (the 1921 OS map indicates it as still being open-fronted at that date). The rear elevation and southern gable end are of coursed stone (rather more neatly/regularly coursed than that of the earlier threshing barns and the directly adjoining Barn 2, reflecting its late 19<sup>th</sup>-century construction).

4.15 The building has a pitched roof covered in natural slates. The sawn timber roof structure comprises four king-post trusses, single mid-height purlins and common rafters (and is likely to be original to the construction). There is a concrete floor with central drainage channel and vertical 'scars' against the rear wall relating to former animal pens, indicating a former use as stables or cattle shed. In the north wall, there is a stable-type door beneath a segmental arch into Barn 2 (**Plates 61 & 62**).

4.16 Immediately behind (west of) the range is a large late 20<sup>th</sup>-century open-sided steel - framed barn (Barn 6) with corrugated sheet roof covering over a shallow double-pitched roof structure.

#### Barn 4

4.17 Barn 4 comprises an 'L'-shaped plan of two elements, consisting of the range attached to the eastern end of Barn 1 (East), and its return southwards to form the north-eastern corner and eastern range of the 'E'-plan (**Plates 63 & 64**). The building, another presumed livestock shelter, seems to have been present by 1842, but appears to post-date Barn 1 (East), as its south-eastern corner wraps around the gable-end wall of the latter. Between 1876 and 1899 it was extended to the south.

4.18 The northern element attached to Barn 1 (East) has been open-fronted to north and east since 1921 (shown as solid-walled in 1898), supported on timber posts on saddle-stones, the eastern wall having since been infilled with timber panelling (**Plates 65 & 66**). The south wall onto the courtyard is of coursed rubblestone construction, as are the eastern and southern end walls of the southern range of the building, the south-eastern corner of which is dressed with quoins.

4.19 The western (courtyard) elevation of the southern range is partly of coursed rubblestone construction, with a section to the south where there is a gap infilled with timber panelling beyond which is some concrete blockwork infill connecting to the corner. There is a later-inserted window opening through the masonry, with another opening beneath it of uncertain function.

4.20 The 20<sup>th</sup>-century roof structure comprises timber collared rafters and purlins with boarded lining supporting corrugated metal sheeting, and a hip structure at the

eastern end of the northern element. There is a concrete slab floor. The open-sided element in the north contains concrete blockwork pens (**Plates 67 & 68**).

#### Barn 5

- 4.21 This building, a livestock shelter which forms the middle arm of the 'E' plan, was erected between 1876 and 1898, making it contemporary with Barn 3, both being of similar form and construction: the rear (west) and south gable-end elevations are of regularly coursed rubblestone like that of Barn 3, and there is a pitched natural slate-covered roof.
- 4.22 The OS maps of 1899 and 1921 show it to have had an open front along the east side, as did Barn 3 when first built, with the open front (supported by timber posts on saddle-stones) having been infilled in a similar manner with timber framing, weather-board cladding and multi-paned windows (**Plates 69-71**). A small late 20<sup>th</sup>-century lean-to structure of concrete blockwork with corrugated sheet roof is attached to the southern gable end. Between 1921 and 1971, another parallel range was built against the west elevation, now gone.
- 4.23 The pitched roof structure is also like that of Barn 3 with timber rafters and mid-height purlins running between four king-post trusses. wall connecting to the threshing barns. There is a concrete floor slab (**Plates 72 & 73**).

#### Barns 7-9

- 4.24 These structures were erected on the site in the mid-late 20<sup>th</sup> century and are now in a derelict condition. Barn 7 is a steel-framed open-sided Dutch Barn with barrel-vault roof form covered in corrugated metal sheeting with additional lean-to section along the south side covered in fibre-cement corrugated sheeting (**Plate 74**).
- 4.25 Barn 8, immediately east of Barn 7, is a shed constructed of pre-cast concrete panels and blockwork, open to the east side (**Plate 75**). It has a very shallow-pitched roof of corrugated sheeting, the southern half of which is over an open-sided steel-framed element.

- 4.26 Barn 9 (**Plates 76-78**) lies further to the east and consists of two distinct structures connected by a concrete boundary wall. At the southern end is a run of pigsties constructed of concrete blockwork, the rest comprising a long rectangular range of concrete and flimsy timber framing, with pitched fibre-cement roof covering, much of which has now collapsed.

## 5.0 ASSESSMENT OF SIGNIFICANCE

### The farmhouse

- 5.1 Hulse Ground Farmhouse was listed at Grade II on 30<sup>th</sup> March 1989, a designation which recognises its significance and 'special architectural and historic interest.' This significance primarily derives from the building's early date and surviving fabric of that date.
- 5.2 However, this fabric is largely limited to the building's external envelope, including the historic masonry walls and the stone-mullioned windows in the front elevation, with a stone-flagged floor remaining in the northern cross-wing. Internally, very little original or otherwise historic material has survived the various phases of alteration to which the building has been subject, particularly those of the late 20<sup>th</sup> and early 21<sup>st</sup> centuries.
- 5.3 No historic staircase survives and the only surviving fireplace (in G1) has been subject to some alteration. There are no original doors, ironmongery, other fittings or decorative treatments. On the ground floor, three original masonry walls have been substantially removed, including the wall dividing the original two rooms in the central range, part of the rear external wall dividing one of these rooms from the outshut, and the rear wall of the southern cross-wing. These works have removed physical evidence for the original plan. Parts of the roof structure have been renewed and original ceilings have been taken out. The building was greatly extended to the rear in 2013.
- 5.4 The Historic England list description records the building in 1989 before the 2013 works were undertaken and indicates (along with the photographs at **Appendix 3**) that the building had already been subject to various 20<sup>th</sup>-century additions to the rear, and other alterations, prior to that date. For instance, the entry notes that a 20<sup>th</sup>-century lean-to attached to the rear of the left cross-wing (now removed) is '*not of special architectural interest*'.
- 5.5 In terms of internal features of note, the list entry makes reference to the bread oven in the remodelled fireplace and the stone-flagged floor (in G1 and G7 respectively),



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but also notes that the ground floor formerly included a dairy; this suggests there may have been some surviving physical evidence of this at the time, now lost.

- 5.6 Since 1989, there have been further significant changes to the building, including its substantial extension to the rear, the opening-out of the ground floor and the reconfiguration of the first floor.
- 5.7 These changes have cumulatively had a relatively high degree of impact on the building's significance and 'special interest', and it is clear that, today, the interior of the building retains very little that contributes to significance. There is still some ability to 'read' the original plan despite the removal of the internal walls that expressed it, while the stone-flagged floor represents the primary surviving internal historic fabric. The former bread oven and fireplace, though altered, still provide some evidence for the original use of G1. Other than these elements, it is evident that much that might have provided useful dating evidence has been lost.

#### The barns

- 5.8 Although pre-dating 1948, Barns 1-5 have not previously been considered listed by virtue of curtilage in association with the farmhouse, with the most recent consent (in 2020) for their conversion to two dwellings requiring only planning permission.
- 5.9 Nevertheless, the barns are clearly of some historic interest and significance, both intrinsically and in terms of the contribution they make to the significance and setting of the listed farmhouse; this contribution derives from the evidence they provide in respect of the size, status and age of the historic farm grouping.
- 5.10 The historic 'E'-plan form of the group (originally really an inverted 'U'-plan), present since at least 1842, has been preserved and makes for a distinctive form. Within this group, Barns 1 (West and East), the double threshing barns, are of the greater degree of significance. These would have been important buildings on the farm and the presence of two large threshing barns speaks of the scale of the farming operation here. Graffiti on the West barn indicates it was present by 1766. Barns 2 and 4, also apparently present by 1842, may be of similar 18<sup>th</sup>-century date, although dating evidence is thin because of the replacement of roof structures (including in the

threshing barns). The loss of the original roof structures, particularly in the threshing barns, has had a negative impact on the significance of these buildings. This impact has been compounded by the loss of the original flooring in Barn 1 (West) and the infilling of the threshing-porch opening.

5.11 Barns 3 and 5 are of late 19<sup>th</sup>-century date, replacing earlier structures, and have since been altered from their original open-fronted form by infilling with timber cladding. These ranges are of less intrinsic significance because of their relatively late date, but serve the purpose of preserving the overall plan form of the group. These appear to have retained original roof structures.

5.12 The mid-late 20<sup>th</sup>-century Barns 6-9 are not of any heritage interest or significance.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 This report has set out the historic background to, and has provided a description, analysis and assessment of significance of, the Grade II listed Hulse Ground Farmhouse and the unlisted former agricultural buildings associated with it.
- 6.2 The report has identified that the significance of the listed farmhouse primarily derives from its 17<sup>th</sup>- or 18<sup>th</sup>-century date and surviving fabric of that date, albeit this is largely limited to parts of the external envelope and some early mullioned windows. Very little of significance survives inside the building, except for a single stone-flagged floor and an altered fireplace with infilled bread oven. In addition to the loss of all other historic fittings and fixtures in the building, significance has been diminished by other late 20<sup>th</sup>-/early 21<sup>st</sup>-century alterations, including the removal of original internal walls.
- 6.3 The group of agricultural buildings north-east of the farmhouse contributes to the significance of the listed farmhouse and is an important element of its setting, testifying to the scale of the historic farm use. The replacement of the roof structures of the earlier farm buildings (including the threshing barns, one of which bears dated 18<sup>th</sup>-century graffiti) in the 20<sup>th</sup> century has had an impact on significance. The later barns in the group are of less intrinsic significance but contribute to the group as a whole, while the later 20<sup>th</sup>-century agricultural structures to the north are not of interest.
- 6.4 This report is intended to inform any future proposals for the site. In due course, as proposals may be developed, this report will be supplemented by a Heritage Impact Assessment, which will assess the effects of, and provide a justification for, the proposed works against the significance identified here.



**Plate 1: Front elevation**



**Plate 2: Front elevation**



**Plate 3: Front elevation: detail of central range**



**Plate 4: Looking west (left) and east (right) towards the cross-wings from beneath the lean-to canopy; the window openings were entrances in 2012**



**Plate 5: Rear elevation**



**Plate 6: Detail of rear elevation of central range**



**Plate 7: Southern (left) return elevation**



**Plate 8: Northern (right) return elevation**



**Plate 9: 1960s' garage building**

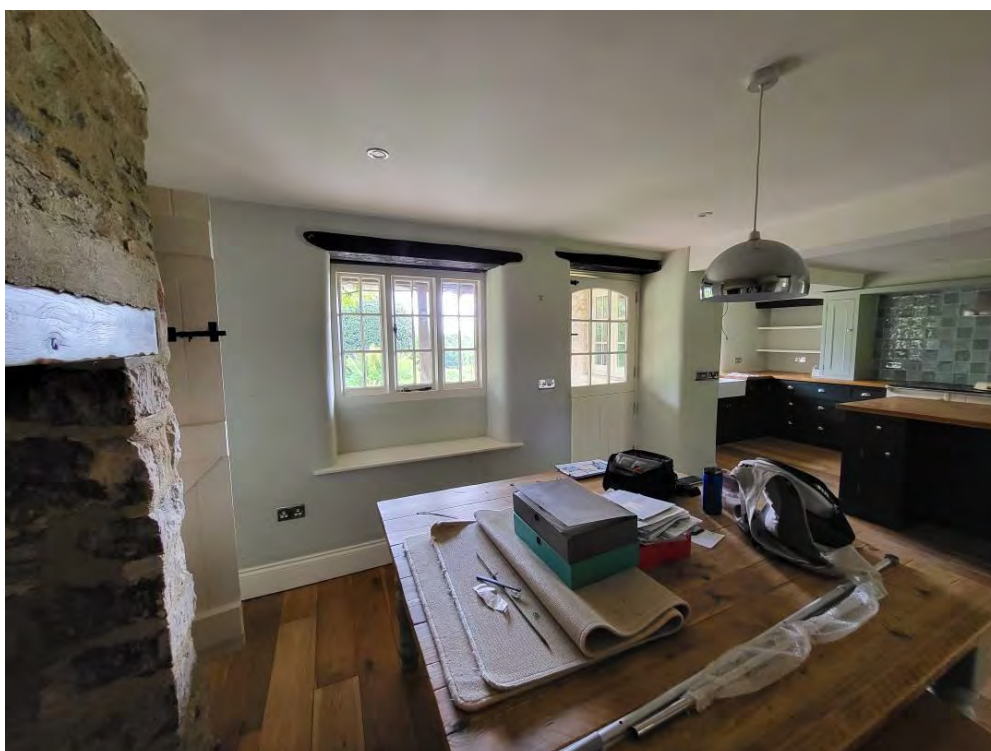


**Plate 10: 1960s' garage building**





**Plate 11: G1, looking towards north wall with remodelled fireplace and west wall with opening into G4**



**Plate 12: G1, looking towards front (east) wall; to right is the opening cut through into G2**



**Plate 13: G1, looking south through cut-away wall into G2**



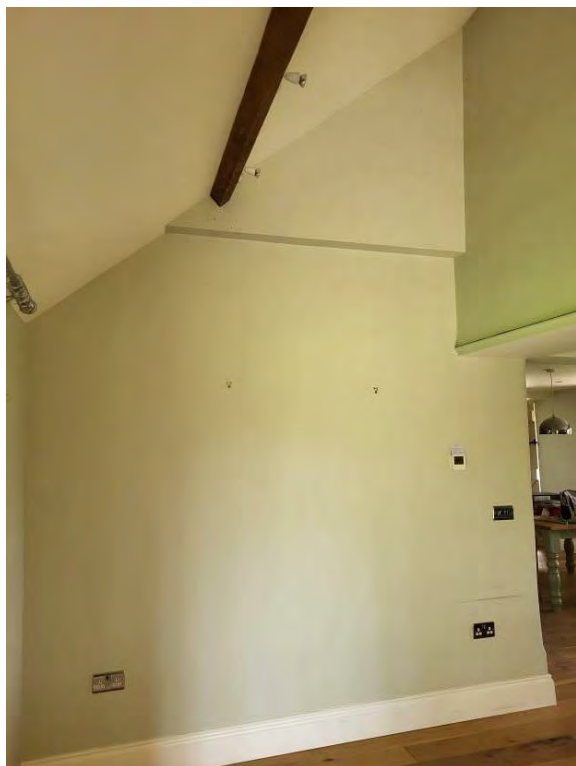
**Plate 14: G2, looking west into G3 through cut-away wall**



**Plate 15: G2, looking towards cut-through into G1 (left), and to front wall and cut-through into the lean-to (right)**



**Plate 16: G3, looking west, with door into 2013 extension to left**



**Plate 17: G3, looking north (left) and south (right)**



**Plate 18: Detail of modified fireplace and bread oven in G1**



**Plate 19: G2, looking south towards recess to left of chimneybreast**



**Plate 20: Detail of staircase in G4**



**Plate 21: Looking north into G5 (G6 beyond to left) from G4**



**Plate 22: Looking west into G8 in 2013 extension**



**Plate 23: Looking east across G8 in 2013 extension towards doorway into G7 in original cross-wing**



**Plate 24: Detail of holes and marks in soffit of lintel over opening between G1 and G4. Similar marks are found on a number of window lintels.**



**Plate 25: G7, looking north**



**Plate 26: G7, looking south**





**Plate 27: Detail of window lintel with holes and marks, G7**



**Plate 28: G9, looking east into original cross-wing**



**Plate 29: G9, looking east into 2013 extension**



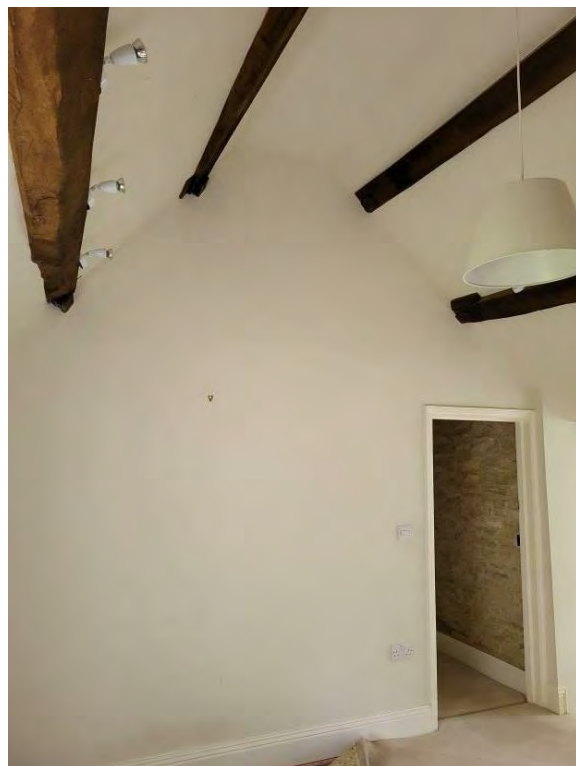
**Plate 30: F1, looking east (left) and west (right); bathroom F2 through door to right**



**Plate 31: F3, looking east**



**Plate 32: F3, looking west into F1**



**Plate 33: F3, looking north (left) and south (right)**



**Plate 34: F4, looking south**



**Plate 35: F5, looking south**



**Plate 36: F8, looking east**



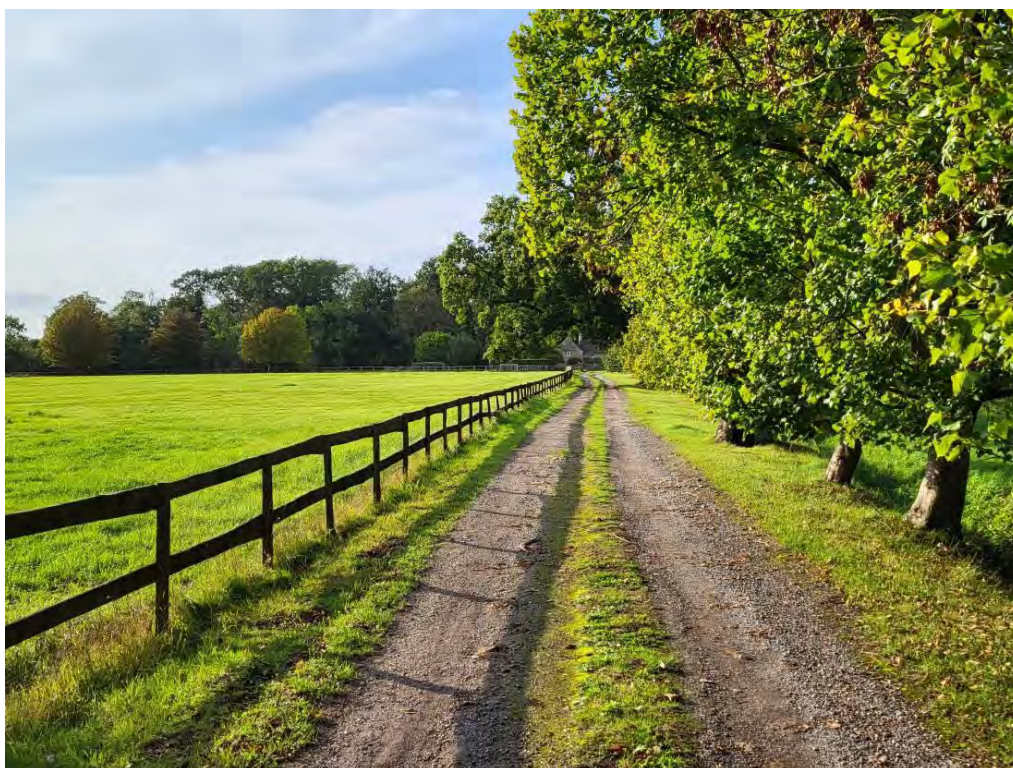
**Plate 37: F8, looking west**



**Plate 38: F11, looking east (left) and south-west (right)**



**Plate 39: Looking south-east along the driveway from Lechlade Road**



**Plate 40: Looking north-west along the drive towards the farmhouse**



**Plate 41: Looking north-west along the drive towards the farmhouse**



**Plate 42: Looking south-west past the rear elevation of the farmhouse along ditch in rear garden**





**Plate 43: Looking south-west across front garden**



**Plate 44: Looking south-east across paddock from front garden**



**Plate 45: Looking north-west from paddock towards farmhouse**



**Plate 46: Looking north across the paddock, revealing relationship between farmhouse and farm buildings**



**Plate 47: Looking south-west across small orchard between farmhouse and barns**



**Plate 48: Looking north-west into farmyard**



**Plate 49: Looking north-west across farmyard (farmhouse visible to left beyond)**



**Plate 50: Barn 1 (West) with infilled threshing porch to right and Barn 2 to left**



**Plate 51: Barn 1 (West), detail of west elevation of threshing porch)**



**Plate 52: Detail of threshing porch to Barn 1 (West), with infilled opening**



**Plate 53: Detail of 'daisy wheel' apotropaic mark on quoin to south elevation of threshing porch, Barn 1 (West)**



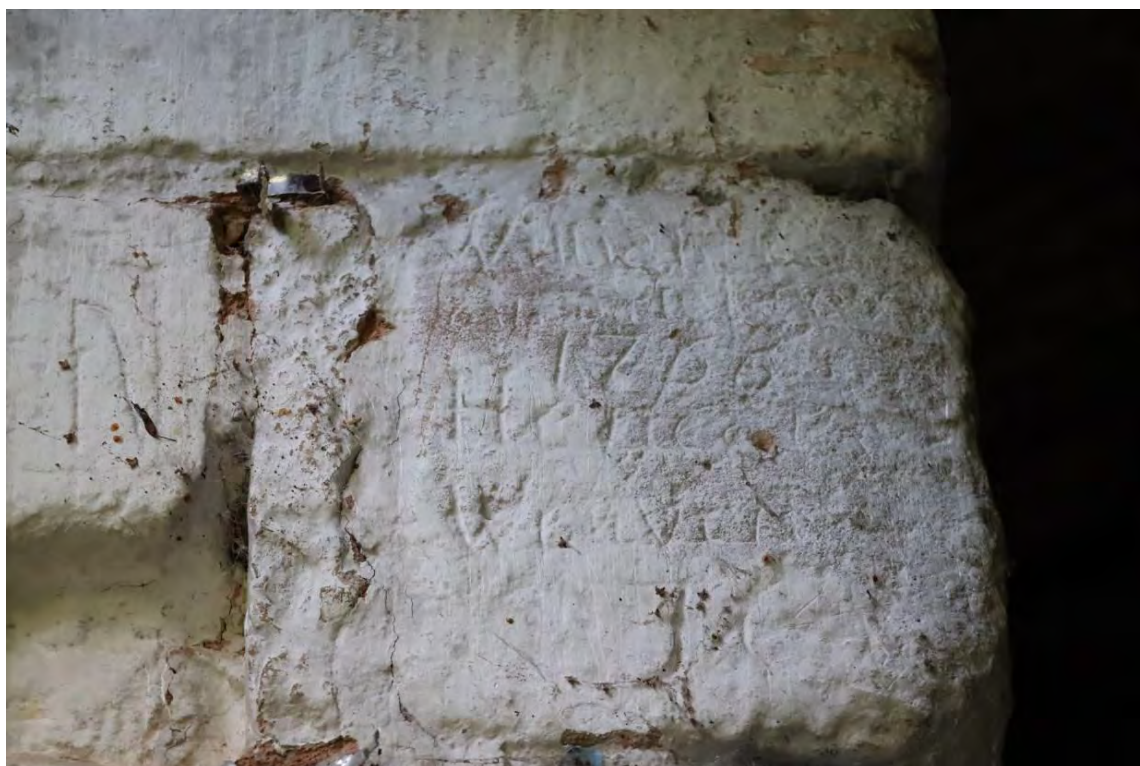
**Plate 54: Rear elevation of Barn 1 (West)**



**Plate 55: Threshing bay entrance in rear elevation of Barn 1 (West)**



**Plate 56: Detail of dated graffiti on quoins to threshing bay entrance on rear elevation of Barn 1 (West)**



**Plate 57: Detail of dated graffiti on the eastern reveal of the threshing bay entrance**



**Plate 58: Barn 1 (West), looking south-west towards threshing porch (left) and east wall (right)**





**Plate 59: Barn 1 (West), looking east**



**Plate 60: Barn 1 (East), front elevation to courtyard, with Barn 5 to left and Barn 4 to right**



**Plate 61: Barn 1 (East), front elevation**



**Plate 62: Barn 1 (East), looking east**



**Plate 63: Barn 1 (East), looking west**



**Plate 64: Barn 2, front elevation**



**Plate 65: Later 20<sup>th</sup>-century steel-framed structure attached to rear elevation of Barn 2, looking east**



**Plate 66: Rendered rear elevation of Barn 2**



**Plate 67: Barn 2, looking west**



**Plate 68: Barn 3, front elevation**



**Plate 69: Barn 3, front elevation, note staddle-stones in plinth**



**Plate 70: Barn 3, rear elevation, with steel frame of adjoining Barn 6**



**Plate 71: Barn 3, rear elevation, with steel frame of adjoining Barn 6**



**Plate 72: Barn 3, looking north**



**Plate 73: Barn 3, looking south**



**Plate 74: Barn 4: southern elevation to courtyard**





**Plate 75: Barn 4: western elevation to courtyard**



**Plate 76: Barn 4: north elevation**



**Plate 77: Barn 4: east elevation**



**Plate 78: Barn 4 (southern range), looking north-east**



**Plate 79: Barn 4 (northern range), looking south**



**Plate 80: Barn 5: east elevation**