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HERITAGE STATEMENT

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT	
Name and address of proposed development site	Broadwell Farm, Broadwell, Moreton-in-Marsh, GL56 0YU
List Description	Broadwell Farm is a Grade II Listed Building. List Description below in Appendix A
Proposed Development of Work	Part re-roofing and timber repairs to existing Barns
Consultation	No consultation with English Heritage or specialist consultants have taken place.
DESIGN COMPONENTS	
Layout	The proposed layout was designed to meet the clients requirements.
Scale	The repairs to the barn roof and timbers will be to the same scale as the original.
Appearance	The proposed new materials will match the existing with natural stone slates, plain concrete roof tiles timber roof trusses and members
HISTORIC BUILDING CONSERVATION ISSUES	
Historic and special architectural importance of the building.	Broadwell Farm, Broadwell is a Grade II Listed Building and is situated at the south end of Broadwell. All the existing features will be maintained together with the existing historic fabric and it will be restored using natural materials to match.
Setting	Broadwell Farm lies to the south side of Broadwell which is in a Conservation Area and an AONB. Broadwell contains a number of Listed buildings, which have been altered

	or extended over the years.
Photos	As indicated below
History	The history of Broadwell Farm is indicated below in Appendix A
ACCESS COMPONENTS	
Technical advice	No technical advice has been given regarding access
Degree of Access	The access will remain the same
Future Access Requirements	The design does not take into account any future alterations if access requirements change.
Emergency Access	The site is easily accessible for emergency vehicles and services.

Appendix A

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1341110

Date first listed:

30-Jan-1987

List Entry Name:

OUTBUILDINGS BEHIND BROADWELL FARM

Location

Statutory Address:

OUTBUILDINGS BEHIND BROADWELL FARM

The building or site itself may lie within the boundary of more than one authority.

County:

Gloucestershire

District:

Cotswold (District Authority)

Parish:

Broadwell

National Grid Reference:

SP2062827404

Details

BROADWELL BROADWELL VILLAGE SP 2027 9/69 Outbuildings behind Broadwell Farm GV II Barn and stables in yard rear right of Broadwell Farm (q.v.). C18- C19 and C20. Coursed squared and dressed limestone, barn with concrete tile roof, corrugated iron roof to store left, thatch to C20 stable block far left. Linear range of buildings with small gabled projection at rear of barn, stables set back slightly at far left. Barn: double door far right, stone steps up to plank door with gable over left. Triangular ventilation holes in sides and gable ends of barn. Double plank door left of barn. Single storey stable block with 4 stable doors and 4 windows with glazing bars far left. Interior of barn: 5 bays with C20 collar and tie trusses. Other interiors not inspected.

Listing NGR: SP2062827404

History of Broadwell

Broadwell is a village and [civil parish](#) in the English county of [Gloucestershire](#). It is about 1.5 miles (2.4 km) north of [Stow-on-the-Wold](#), In the [2001 United Kingdom census](#), the parish had a population of 384.^[1] decreasing to 355 at the 2011 census.^[2]

The [Church of England parish church](#) of [Saint Paul](#) was built in the 12th and 13th centuries and [restored](#) in the 1860s.^[3]

Broad well adjoins Stow-on-the-Wold on the north-west. The ancient parish covered 1,817 a., [\(fn. 1\)](#) compact in shape and bounded on the east by the River Evenlode, which at this point formed the county boundary also until 1935. [\(fn. 2\)](#) The western boundary of the parish lay on the ridge running north from Stow, following the ancient saltway from Stow to Evesham for 350 yards and the Foss Way in two places, and extended into Stow along High Street to within a few yards of Stow market square before turning east along the lane towards Well Lane at Parson's Corner; the southern boundary follows for part of its course the Caudwell (formerly Queenmoor) brook. [\(fn. 3\)](#) These were the limits of Broadwell in Saxon times, [\(fn. 4\)](#) and they survived until 1935 when 71 a. forming the south-west corner and including Fosseyway House were transferred from Broadwell to Stow, [\(fn. 5\)](#) though remaining in Broadwell for ecclesiastical purposes. [\(fn. 6\)](#)

The eastern half of the parish is flat, at about 400 ft., but on the west the land rises sharply to over 750 ft. on the Foss Way. The soil on the higher ground is stone-brash overlying the Upper and Middle Lias Clays and outcrops of Inferior Oolite and Chipping Norton Limestone, which were once quarried to provide road-metal. On the lower ground heavy clay overlies the Lower Lias and Boulder Clays, with alluvial deposits along the River Evenlode and the lower reaches of its tributaries. [\(fn. 7\)](#) A number of springs rises from the shallow stratum of the Middle Lias, and three main streams, the Caudwell brook, the Mill brook, and the Allis brook, [\(fn. 8\)](#) run across the parish to drain into the Evenlode, which follows a meandering course and floods regularly in winter. [\(fn. 9\)](#)

The wooded appearance of the landscape is given by the large elms in the hedgerows. In 1545 there were 200 elms and ashes growing on the manor, [\(fn. 10\)](#) and the lops of the willows in the village were a source of profit; [\(fn. 11\)](#) elms and ashes were planted on the green in the early 18th century. [\(fn. 12\)](#) In 1884 the only considerable plantation was Crab Orchard on the northern boundary, which in the 20th century grew oak and hazel. At Broadwell Hill a covert and the trees in the park were planted in the late 19th century. [\(fn. 13\)](#) Over half of the farm-land of the parish is under the plough; most of the arable is on the higher ground, and there is little below the 450 ft. level. [\(fn. 14\)](#)

The village of Broadwell lies half a mile from the Foss Way, roughly at the centre of the parish just below the 500 ft. level, where the land flattens out at the bottom of the hill leading up to Stow. It is just below the Middle Lias stratum, and thus is well supplied with spring water. Near the largest spring, from which Broadwell is thought to derive its name, [\(fn. 15\)](#) at the upper and north-west end of the village, are the church, manor-house, and home farm, and a little north of them is the site of a Roman villa. [\(fn. 16\)](#) Below the church is the former village green, with the stream from the spring running through it, and beyond again is a village street composed of farmhouses, cottages, and barns, of the 17th century and later.

It is uncertain whether the village once centred on the green. Most of the larger houses lie near it, and the smithy, [\(fn. 17\)](#) the pound, [\(fn. 18\)](#) and both inns [\(fn. 19\)](#) were on the edge of its lower end. There is no evidence, however, that there were ever cottages round the upper end near the church, and the cottages round the lower end, though possibly replacing earlier ones, were built in the 19th century. Fox's Row is said to have been built by a Mr. Fox; [\(fn. 20\)](#) Pimlico Row, partly demolished in 1959, was 'newly built' in 1858. [\(fn. 21\)](#) By 1793 the green had been divided, by tracks and by farm buildings across it, into upper, middle, and lower greens, and the common land was then allotted to various landowners. [\(fn. 22\)](#) A piece of the former green was added to the churchyard c. 1921, [\(fn. 23\)](#) and in 1952 the lower end was presented to the parish council and laid out as a recreation ground. [\(fn. 24\)](#)

Between the First and Second World Wars scattered houses were built on the outskirts of the village, [\(fn. 25\)](#) and between 1950 and 1960 the rural district council built an estate of nearly 30 houses north of the village, by Kennel Lane. In the same period about ten old cottages in the village were pulled down to make room for new building. [\(fn. 26\)](#) Electricity was supplied to the village under an Act of 1928: [\(fn. 27\)](#) at the end of the Second World War only a few houses used electricity, but by 1953 only two houses had no supply. Water was provided by a pipe from the spring by the church until 1953, when a main water supply was brought to the village. [\(fn. 28\)](#)

The road skirting the south-east side of the green leads south-west up the hill towards Stow, joining the Foss Way (turnpiked in 1755) [\(fn. 29\)](#) half a mile from the town, and north-east towards Evenlode. The causeway leading to Evenlode was mentioned in 1587, [\(fn. 30\)](#) and the road crossed the river in 1621 by New Bridge [\(fn. 31\)](#) (called Stock Bridge by 1793). [\(fn. 32\)](#) From the east corner of the green a road ran up the northeast side, fording the Mill brook and passing Rectory Farm, to the church, where it turned sharply uphill towards the Foss Way. After inclosure in 1793 a road was set out round the west side of the green, and another opened from the church north-west to Donnington across the Foss Way. A third road ran from the Evenlode road 200 yards east of the green towards Oddington, and field tracks (mentioned in 1597) [\(fn. 33\)](#) ran off from the church and Rectory Farm in a north-easterly direction. [\(fn. 34\)](#) The first of these tracks was marked for its first half mile only by hedgerows in 1960; the second, Kennel Lane, has become the main access to the council-house estate.

The population of Broadwell may have fallen slightly between the 11th century and the 16th. Domesday enumerated 48 persons, including 13 *servi*; [\(fn. 35\)](#) in 1327 20 people were assessed for the subsidy; [\(fn. 36\)](#) in 1381 71 people paid poll tax; [\(fn. 37\)](#) and in 1563 there were about 20 households. [\(fn. 38\)](#) The evidence for population in the 17th century is contradictory; for example, there were said to be about 24 families in 1650, [\(fn. 39\)](#) while 42 householders were listed in the hearth tax assessment of 1672. [\(fn. 40\)](#) During the 18th century the population seems to have remained roughly constant, [\(fn. 41\)](#) though there is evidence of some new building. [\(fn. 42\)](#) In 1801 it was 239, and thereafter rose steadily to a peak of 404 in 1871. After falling to 294 in 1921 it rose slowly until 1951, [\(fn. 43\)](#) and thereafter more rapidly to over 400 in 1960. [\(fn. 44\)](#)

Except for the houses on the council estate, which are of brown brick or prefabricated concrete, most of the houses are of stone, with Cotswold stone roofs. Millbrook and the Bank are substantial 17th-century houses of rubble masonry in the traditional Cotswold style. Millbrook appears to have been enlarged and restored in 1720, [\(fn. 45\)](#) and additions to it were made by Sir Guy Dawber in 1890. [\(fn. 46\)](#) Temple Farm and Quinmoor House are rather smaller, but each has an arched doorway. Broadwell Hill Farm, of c. 1700, has mullioned and transomed windows with leaded lights. Two 18th-century farm-houses, and the 18th- and 19th-century cottages, show little departure from the traditional style. [\(fn. 47\)](#) Broadwell Manor, however, which was rebuilt in 1757 [\(fn. 48\)](#) on the site of a T-shaped 17th-century house, [\(fn. 49\)](#) is of ashlar, with a slate roof. The entrance front is of five bays; the central portion breaks forward and is surmounted by a pediment, the windows have moulded architraves and keystones, and there is a modillion cornice below a parapet with ball finials. Part of the 17th-century house survives at the back. The 17th and 18th-century cottages, which may have been built to replace earlier timber buildings, [\(fn. 50\)](#) stand singly and in pairs, whereas some of the 19th-century cottages are in rows of five and six. A feature of the village is the number of large stone barns, and several of the privately built modern houses are of stone and in the traditional style. [\(fn. 51\)](#)

Two large Victorian mansions built away from the village have many of the features but little of the appearance of Cotswold houses. Broadwell Hill, standing in a park above the village, was built by Piers Thursby, evidently to his own design, in 1879. [\(fn. 52\)](#) Fossey House, built in the mid-19th century as a hunting-lodge, was enlarged before 1884 and its name subsequently changed from Fosse

Cottage. [\(fn. 53\)](#) It stands in the part of the parish that was transferred to Stow in 1935, and its grounds include an earlier walled garden with a castellated summerhouse of c. 1800. In this part of the parish, which in the 17th century contained a sheep-fold belonging to Broadwell manor and used in connexion with Stow market, [\(fn. 54\)](#) there are two 19th-century cottages near Fosseyway House and a 19th-century house with farm buildings in the extreme south-east corner of the ancient parish. Elsewhere there are few buildings at a distance from the village. A group of three cottages was built ¼ mile along Kennel Lane c. 1800, [\(fn. 55\)](#) and there are two outlying farms, Cownham Farm (formerly Plum's Barn) [\(fn. 56\)](#) and Sydenham Farm, which were built in the earlier 19th century, [\(fn. 57\)](#) Sydenham Farm on the site of a 17th-century farmhouse. [\(fn. 58\)](#)

A new village hall, beside the green, was opened in 1957, to replace a wooden hut, on the road towards Stow, that had been built by the inhabitants after the First World War. [\(fn. 59\)](#) The new hall includes a miniature rifle range, used by the Broadwell Rifle Club. [\(fn. 60\)](#)

¶The only violent disturbance known to have impinged on Broadwell occurred in 1646, when the parliamentary army came up on the rear of royalist forces between Donnington and Stow. [\(fn. 61\)](#) In the early 19th century Broadwell was described as an apt retirement for the hurried great, [\(fn. 62\)](#) though in the following fifty years the peacefulness of the village was disturbed at intervals by the eccentricities of Admiral Jodrell Leigh (d. 1863), who lived at the manor-house. He accused the rector and churchwardens of misappropriating the rates, [\(fn. 63\)](#) had a long and unsuccessful struggle with the vestry and the villagers for diversions of the roads, [\(fn. 64\)](#) and quarrelled with the rector over changes in the church. [\(fn. 65\)](#) One of his antagonists was the equally eccentric Captain Polhill (d. 1868), a veteran of Waterloo, who celebrated the victory annually in his garden at Millbrook. [\(fn. 66\)](#) Broadwell notables of greater national but less local renown are the admiral's great-nephew, Egerton Leigh (d. 1876), writer on dialect, who owned the manor-house but lived there little if at all, John Edmund Reade (d. 1870), poetaster and novelist, who was born in Broadwell but seems to have had no other connexion with the place, and one of the 17th-century rectors, John Allibond (d. 1658). [\(fn. 67\)](#)

Justification

The proposals require the re-roofing of Barn A on the south slope, which has partly collapsed around the glazed rooflight and along the south verge. The roof will be re-instated to match the stone slated roof and the defective timbers will be repaired/replaced to match existing. The pargetting on the underside of the slates and battens will also be repaired to match to ensure the Barn roof is restored back to its original structure.

With regard to the roof of Barn C it has been discovered that the roof timbers under the lead valleys have become defective. It is the intention to strip the concrete roof tiles and lead valleys from the west projection of Barn C, repair/replace the roof timbers to the roof structure including rafters, wallplate, valley rafters and layer boards as required and re-roof with plain concrete roof tiles on battens and felt to match existing, together with new lead valley. The existing main barn roof will be made good against the new vally.

It is also intended to provide and fix a new truss collar to the centre truss in Barn B, to replace the defective collar, which became defective and fell out.

The overall proposals are to re-instate the original structures back to their original condition, which will not have an affect on the Conservation Area or near-by Listed Buildings.

Photos



South Roof Slope of Barn A



Internal view of South Roof Slope of Barn A



View of west projection on Barn C