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## **STATEMENT OF SIGNIFICANCE**

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In respect of

**Stratfield Farmhouse, Kidlington,  
Oxfordshire**

On behalf of

**Manor Oak Homes**

**AHC REF: 9589**

**Date: September 2018**

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

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## **1.0 INTRODUCTION**

- 1.1 This report has been written by Sarah Watt MCIfA, Director of Asset Heritage Consulting, on behalf of Manor Oak Homes, in order to provide an assessment of the historic and architectural significance of Stratfield Farmhouse and its associated outbuildings.
- 1.2 The farmhouse is situated west of the Oxford Road on the southern edge of Kidlington in Oxfordshire. It was added to the statutory list at Grade II on 26<sup>th</sup> February 1988 (the Historic England listed building description is attached at **Appendix 1**). None of the outbuildings are individually listed, but those which pre-date 1948 are likely to be considered listed by virtue of curtilage in association with the farmhouse.
- 1.3 This report provides a summary of the historical evolution of the building (through a map regression exercise and other available archival sources) and summary architectural description, followed by an appraisal of the building's significance and the elements which contribute most substantially to its 'special interest' as a listed building. This is intended to inform plans for the future of the building, which is included within a larger site currently allocated in the draft Cherwell Local Plan and being promoted by Manor Oak Homes through the Local Plan process for a residential-led development.
- 1.4 This assessment is made in line with the requirements of paragraph 189 of the National Planning Policy Framework (NPPF), which requires that applicants describe the significance of any heritage assets affected by their proposals sufficient to understand the potential impact of the proposals on that significance.
- 1.5 In due course, and once proposals for the building have been drawn up, a separate Heritage Impact Assessment will be prepared, which will assess and justify the works proposed in terms of their potential impact on the significance and 'special interest' of the building and its setting.

## 2.0 HISTORICAL BACKGROUND

*Floor plans annotated with Block and Room numbers are included at **Appendix 2**, along with a site plan identifying the outbuildings associated with the farmhouse.*

- 2.1 The village of Kidlington lies four and a half miles north of Oxford between the River Cherwell on the east and the Oxford Canal on the west. The village is recorded in Domesday as 'Chedelintone'. Until the enclosures of 1818 the village was known as Kidlington-on-the-Green and the southern part of the parish consisted of a large area of common land. Stratfield Farm lies on the southern edge of the modern-day Kidlington, which has expanded southwards towards Oxford, between the Oxford Canal on the west (which was constructed between 1769 and 1789) and the Oxford Road on the east.
- 2.2 The name 'Stratfield' may derive from the Old English *straet* ('Roman road') and *feld* ('open country'), resulting in 'open land by a Roman road'. Gelling (1984) suggests that, while the Roman road translation is sound when it occurs in major settlement names (such as Stratford), it cannot automatically be applied to field names and minor settlement names, where it may just refer to a main road or village dispersed along one. However, as Eberhard Sauer says, in an article in *Oxoniensia* (1998ref), '*It is widely accepted that Banbury Road in Oxford and Oxford Road, its northward continuation to Kidlington, follow the port-way*' (in its incarnation as a paved Roman road). As Stratfield Farm lies just west of this route, this derivation of the name is possible.
- 2.3 Alternatively, Crossley & Elrington (1990) say that, '*a large arable field called Statfield (later Stratfield) in the south had been brought into cultivation by the later 13<sup>th</sup> century; its medieval form 'stodfold' (stud fold) suggests that it was once pasture*'. This suggests a different derivation for the name.
- 2.4 The Kidlington Enclosure Map of 1810 (**Fig.1**) and accompanying award do not show any buildings on the site of Stratfield Farm or the form of enclosure immediately surrounding the buildings that was present in the later 19<sup>th</sup> century. As buildings in general are otherwise recorded on the map, this strongly implies Stratfield Farm had not yet been constructed.

- 2.5 The map does show that the land on which the farm now stands formed part of enclosures to be allotted to the Vicar of Kidlington, the Revd. John Cole DD, for vicarial tithes and vicarial glebe. In the Award, part of the allotted land is referred to as being within 'Stat Field'. Cutting across two of the allotments, a dotted line can be seen on the plan, which corresponds to the present-day northern boundary of the allocation site and its return to the south-west as a ditched vegetated boundary crossing the western part of the site.
- 2.6 John Amor, in his 'A history of Oxford Road Kidlington' (1996), says that Stratfield Farm was built in 1837 at a cost of £500, and that fences and farm buildings were erected at the same time. He does not state the source of this information so its accuracy cannot be verified, and it should be noted that the Old Series 1833 1 inch to the mile Ordnance Survey (OS) map (Sheet 45; **Fig.2**) quite clearly shows a group of buildings on the site of Stratfield Farm. It is therefore probably more accurate (if less definitive) to say that the farmhouse was constructed between 1810 and 1833, a date range which is certainly compatible with its appearance.
- 2.7 The small scale of the 1833 map does not allow any detailed depiction of the farm, but a group of perhaps five buildings are shown within an enclosure, roughly equidistant from the road to the east and the Oxford Canal to the west. Two separate driveways led off the Oxford Road to the buildings, linked along the east side of the group of buildings and continuing around the northern and southern sides of the enclosure. Stratfield Brake, an area of woodland, is shown to the south. At this time, the southern edge of Kidlington village was distant from the farm. Gosford Hill Farm lay to the north, on the eastern side of the Oxford Road, with the hamlet of Gosford to the north-east.
- 2.8 Crossley & Elrington (1990) say that Kidlington and Thrupp shared a single set of open fields until enclosure in 1818. During the 19<sup>th</sup> century Kidlington and Thrupp comprised between 10 and 18 farms, the number gradually declining. They record the chief farms as the two Campsfield farms, the Rectory farm, Stratfield Farm, and Thrupp Manor farm.

- 2.9 Throughout the century agriculture was the main employment in Kidlington and Thrupp, although the proportion of farm workers declined fairly steadily from 73% of the working population in 1801 to only 29% in 1881.
- 2.10 Amor (1996) says that Gelis Rose farmed at Stratfield from c.1861 followed by Felix Rose in 1868; the latter was still a tenant (presumably of the church) in 1880 but in the 1881 Census James Hutt is recorded as the farmer. In 1890-1, William Freeman is recorded.
- 2.11 The 1876 OS map (**Fig.3**) shows the farmhouse and outbuildings with an orchard to the west. The group of buildings, numbered 235 on the map, is recorded in the OS Area Book as 'Houses, yards, gardens, etc'. These were encompassed by a large field enclosure (No.250 on the map, recorded as arable, the western boundary of which was formed by the tree-lined ditch shown on the 1810 map), with another enclosure east of the buildings and north of the driveway also forming part of the land (No.251, also arable). The field enclosure north of the buildings (No.234) was in use as pasture, as was No.249 alongside the canal. The southern boundary of Field No.250 extended well beyond the southern boundary of the present site.
- 2.12 The northern of the two driveways shown on the 1833 map had been largely removed by this date, with only a short spur remaining at the western end by the farmyard, lined with trees, but continuing eastwards to the road only as a field boundary. A footpath ran north from the spur across field No.234 to the Oxford Road. The linking section of drive connecting the northern to the southern driveway, which remained in place, is also shown. The southern driveway took a more linear form than it does today. Another footpath ran south from the western end of this driveway, crossing field No.250.
- 2.13 The farm complex is shown divided into three enclosed areas. The farmhouse is depicted at the south-western corner of the group, with walls enclosing a garden or domestic service yard directly behind it; the eastern wall curved at the southern end to enable access to the doorway into Block 2 from the garden, but with the rest of Block 2 overlooking an adjoining yard to the east. This yard contained Block A and the southern part of Block F and was also enclosed by walls. A pump is marked close to the boundary between the garden and yard. There was a gateway in the northern wall



of the yard into the main farmyard. The main farmyard was enclosed on all sides by walls and buildings, including Blocks B & B1, the predecessor to Block C, and Blocks E and F.

- 2.14 A belt of deciduous trees screened the south entrance front of the house and its garden from the fields to the south and another belt screened the buildings from the field (No.251) to the east. A tree-lined boundary also extended from the north-west corner of the north-western outbuilding (Outbuilding B) to the northern site boundary, dividing the buildings and yards from the field to the west and forming a secondary yard north of the main farmyard.
- 2.15 The farmhouse is depicted with its present-day plan form, with the exception of the small lean-to structure (Block 4) to the rear. Outbuildings A, B (with an additional northern range), E and F were all in place by this date. A building stood on the site of the present-day Outbuilding C.
- 2.16 The 1899 OS map (**Fig.4**) shows a similar arrangement to the 1876 map, except that the southern footpath across field No.250 is no longer present; the surviving driveway had been realigned with a more curving form so that it entered the farm complex more conveniently; a footpath had been laid out across the front garden of the farmhouse to a gate in the eastern boundary; a pair of attached houses had been built at the bottom of the drive by Oxford Road; an open-fronted range had been built against the north-east corner of the secondary farmyard; and a new structure had been built against the eastern end of Block 2 of the farmhouse. Outbuilding A seems to have been extended to the east with Outbuilding A1 by this date.
- 2.17 The Kelly's Directories record James Edward Hollis as the farmer at Stratfield between 1896 and 1923. In 1923, the farm was bought from the church by Harold Bishop (or in 1920, according to the present owner of the property, who is the granddaughter of Harold Bishop). Eric Bishop (the owner's father) was born at the farmhouse in 1923 and lived there for the rest of his life.
- 2.18 Amor (1996) says that at one time some of the land belonging to the farm was on the other side of the Oxford Canal, accessed via a drawbridge (this is marked on the OS

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maps between 1887 and 1938). He also records that *'in recent years the land has been used as a market garden'*.

- 2.19 By 1922 (**Fig.5**), the new open-fronted range to the north-east had been taken down and replaced with another smaller one, opening into a small enclosed yard.
- 2.20 By 1936 (**Fig.6**), Field No.250 had been subdivided into several enclosures. The pair of houses at the foot of the driveway had been demolished and a pair of new houses had been built, perhaps in direct replacement, just outside the allocation site to the north on Oxford Road. Another structure appears to have been built against the western end of Outbuilding A. A building on the site of Outbuilding D, with an open front to the north, is also now shown and the small shed, Outbuilding G, had been erected.
- 2.21 By 1947, the construction of the 'Garden City' residential estate north of the site (over what had been the pasture field No.234 in 1876) was underway (see **Figs.7 & 8**). In fact, the first houses on this estate were built by Taylor Woodrow Estates Ltd. in c.1937-8. The advent of the Second World War and the economic situation in 1945 led the developer to abandon their original plans for the estate and work seems to have been paused while the new Kidlington roundabout and A43 were built (both shown as under construction on the 1960 OS map; **Fig.9**). The roundabout and new road encroached across and truncated the eastern end of the land associated with Stratfield Farm.
- 2.22 The 1969 OS map (**Fig.10**) shows the rest of the new roads finally laid out for the Garden City development (including on the eastern side of the Oxford Road north of the roundabout), with housing in place by 1971 (**Fig.11**). A large garage building had been erected on land north of the roundabout, its site redeveloped with a large Sainsbury's supermarket and car park by the mid-1990s.
- 2.23 By 1977 (**Fig.12**), the access to Stratfield Farm off the roundabout had been remodelled to form the present slip-road

2.24 By the 1970s, the land associated with the farm appears to have been truncated, moving the southern boundary further north to its current position. The present glasshouse seems to have been erected in the 1970s.

### **3.0 ARCHITECTURAL DESCRIPTION AND ANALYSIS**

#### **3.1 Introduction**

- 3.1.1 For ease of description and reference, the building has been divided into numbered Blocks, and rooms and spaces have been given individual identifying numbers, which are annotated on the floor plans included at **Appendix 2**. The outbuildings have been identified as Outbuildings A-G.
- 3.1.2 It should be noted that the farmhouse is very evidently in poor condition, not just in terms of decorative treatments, but also structurally, and may be considered 'at risk' for this reason. The condition of a building does not have a direct bearing on the assessment of its significance (although the building may lose some of its significance if historic fabric is damaged beyond repair and has to be replaced). However, the cost of repair and refurbishment is an important consideration in the context of seeking and securing a viable and sustainable new use for the building.
- 3.1.3 This report refers in places to obvious indications of structural problems, for instance where visibly significant cracks have opened up in masonry walls, but this report does not include a structural survey and should instead be read in conjunction with any structural survey reports that are separately produced by appropriately qualified professionals.
- 3.1.4 The farmhouse is of two storeys and is constructed of coursed limestone rubble. The roofs (hipped and pitched) have been re-covered with concrete tiles (presumably replacing stone slates). The main two-storey building range (Block 1) faces south and has an 'L'-shaped plan with rear wing to the left; this has been extended at the northern end with a single-storey structure (Block 3). In the angle between the main rear elevation and the rear wing is an outshut with catslide roof extending over a staircase and service room. Attached to the east of this is Block 2, a two-storey range with lower ridgeline than Block 1. A single-storey lean-to (Block 4) has been built against the northern elevation of this block.
- 3.1.5 The house appears broadly to represent a type which Brunskill (2004) refers to as the 'outshut predecessor' to a 'double-pile Small House'. The list description dates the

building to the early 19<sup>th</sup> century, which accords with the building's appearance and the cartographic evidence, which suggests a date between 1810 and 1833.

### 3.2 The farmhouse

#### Exterior

- 3.2.1 To the front (south) (**Plates 1 & 2**) the house presents a 'polite' symmetrically arranged three-bay façade, with front entrance that appears to be set dead on centre (rather than slightly off-centre as was common in this house type), flanked by window openings of tall proportions, with three windows of smaller proportions to the first floor. The openings all have ashlar dressings, and there are ashlar quoins to the corners. The symmetry of appearance is completed by end stacks; the stack to the west has a stone base, the rest above being of brick. That to the east is entirely of brick.
- 3.2.2 The four-panelled front door has a semi-circular fan-light with glazing bars, indicating the presence of the axial hallway/through-passage directly behind. The ground-floor windows are early 19<sup>th</sup>-century 12-pane un-horned sashes, those to the first floor being three-over-six sashes. All windows have stone lintels with central keystone and stone sill.
- 3.2.3 Some settlement of the building is evident in this elevation, most notably in the central bay where the first-floor window opening and door architrave slant down to the right (although internally, the slabbed finish to the hall floor slopes down to the left).
- 3.2.4 Of the east return elevation of Block 1, only the two-storey element is exposed (**Plate 3**). This is completely blind. The right-hand corner is abutted by the south-western corner of Block 2. Above the eaves of the latter, a small section of the side wall of the outshut to the rear of Block 1 can be seen; there is no obvious evidence here that the outshut is a later addition to Block 1, but the degraded quality of the masonry and pointing and the presence of a hopper and down-pipe mean it is difficult to be certain (**Plate 4**).
- 3.2.5 The west return elevation of Block 1 extends northwards at full two-storey height to form a rear wing, the roof hipped at the northern end (**Plates 5 & 6**). The elevation is

irregularly composed, with two ground-floor window openings and one first-floor opening. All have stone sills and lintels with keystones. The sash windows in this elevation have oddly proportioned panes (more square than rectangular), with four-over-four sashes to the ground-floor windows and two-over-two panes to the first floor.

- 3.2.6 There are significant vertical cracks in this elevation, notably at the right-hand end in line with the stack and between the two windowed bays in line with the internal masonry wall division between the front and rear parts of the 'L' plan. The wall can also be seen to bow outwards.
- 3.2.7 The rear (north) elevation of the rear wing (Plate 7) is blind at the upper level with a brick stack rising from the eaves (part of the original stone base of the stack remains). A single-storey range with pitched roof (Block 3) has been attached at ground-floor level. This has a 20<sup>th</sup>-century boarded door and large window opening containing an early 20<sup>th</sup>-century casement window in the east elevation, both under timber lintels (**Plate 8**). The window opening has an eroded stone sill. There is a brick stack on the gable end. The west elevation has no fenestration but has a projecting stone structure (now partially ruined) which houses a bread oven accessed from within the building (**Plates 9 & 10**).
- 3.2.8 The east elevation of the rear wing (Plate 11) has a window opening to each floor in the right-hand bay. The ground-floor opening is a truncation of an earlier taller opening in the same position; a timber lintel relating to the earlier opening, with brick infill beneath, remains embedded in the masonry. The present window is a multi-paned probably late 19<sup>th</sup>-century casement, with its own timber lintel. The first-floor window opening also has a timber lintel and comprises a four-pane un-horned sash. There is no sill.
- 3.2.9 Left of this opening, and at a lower height, there is a piece of timber embedded in the masonry which appears to be a continuation of the lintel to the internal door opening between F1 (the staircase landing) and F2 (the bedroom in the rear wing); the lintel extends beyond the profile of the catslide roof which abuts the wall here and, although a rather crude arrangement, it may be the original form. The alternative is that the internal door opening was originally a window opening in an external wall,

subsequently cut across by the addition of the catslide roof structure, but this is not certain.

- 3.2.10 The rear (north) elevation of Block 1 comprises a single-storey outshut with long catslide roof extending from the main roof (**Plates 12 & 13**). There is a window opening beneath a timber lintel (no sill) to the left, containing a square-leaded two-light casement window and at the right-hand end, right up against the rear wing, is the main rear entrance to the house, located at the end of the axial through-passage. The architrave and lintel exhibit a pronounced slant down to the right, consistent with the direction of slope of the passage floor (**Plate 14**). The door is an early 19<sup>th</sup>-century four-panelled door. There is a roof-light in the catslide roof, covered with corrugated plastic sheeting.
- 3.2.11 Adjoining the outshut is Block 2, a two-storey range with pitched roof and lower roofline than Block 1 (**Plates 12 & 15**). It shares a building line with the outshut and there is no obvious evidence of any construction joint between them in the ground-floor masonry of the north elevation. There are dressed stone quoins to the corners. The range has an end stack to the east, external from eaves level from where it is corbelled out (**Plate 16**).
- 3.2.12 The ground floor has a boarded door with vented panel in an opening at the right-hand end (**Plate 17**) and a single centralised window to the first floor. This is under a substantial stone lintel, has a stone sill, and contains a three-light square-leaded casement window with iron stanchions. The continued use of a window of this nature in the early 19<sup>th</sup> century is consistent with a rear elevation despite the use of the more fashionable sashes to the front.
- 3.2.13 A small brick lean-to with sheet metal roof covering (Block 4) abuts the elevation (**Plates 15 & 18**). Its timber window is unglazed, instead comprising slatted ventilation. Block 4 was added between 1922 and 1936. It has a door opening with four-panel door in its eastern end, but no direct internal access from Block 2.
- 3.2.14 The eastern gable end of Block 2 (**Plate 16**) has a single window opening at ground-floor level, again with a substantial stone lintel. The window has been covered up

internally and externally but appears to contain square-leaded light casements/fixed lights. There is a pump fixed to the wall beside it.

- 3.2.15 The southern elevation of Block 2 (Plate 19) has a single window at first-floor level at the eastern end. This has red brick dressings, a timber lintel and stone sill and contains a four-pane un-horned sash.

Interior: ground floor

- 3.2.16 The building has a relatively simple internal plan despite its more complex outward appearance. The basis of this is formed by a central through-passage (G1) with two principal rooms opening off it to each side, except that the rear right-hand room (G5) is a service room of 'L'-shaped plan because of the presence of the staircase opening off the through-passage, and the rear left-hand room (the kitchen; G7) extends northwards beyond the main rear building line to form a larger room within a rear wing.
- 3.2.17 The additions to this basic plan are Block 3, the single-storey range attached to the kitchen, which comprised a laundry and bakehouse, and Block 2, a two-storey range which effectively 'reads' as a discrete separate structure because of the presence of the outshut between it and Block 1. There are some possible indications that the ground-floor space in this block may have served as a dairy or cheese-room.
- 3.2.18 G1, the central through-passage (**Plate 20**) has an original stone-slabbed floor, which slopes down to the west as the result of some structural defect or settlement affecting particularly the western side of the building. The same slope can be seen to the ceiling. There are moulded timber skirtings and the walls are constructed of stone with a lath and plaster base finished with paper lining. Directly opposing doorways in each wall (containing four-panelled doors) open off into rooms G2 (east) and G3 (west). Beyond these openings there is a round arch over the passage and beyond the arch a staircase rises to the east, the stairwell enclosed by lath and plaster walls (**Plate 21**).
- 3.2.19 The northern partition wall forming the staircase enclosure continues across the through-passage and incorporates a door opening with four-panelled door. This opens into the rear part of the through-passage, separately identified here as G4. Here the



walls have an exposed plaster finish and there is some match-boarding to one side (**Plate 22**).

- 3.2.20 The door opening into the kitchen (G7) from here appears rather crudely formed through the stonemasonry; this may simply be because this is at the service end of the house or may be that the opening was made through the wall after it had been built rather than contemporary with the original construction – if the outshut is a later addition, it may have been formed when that was constructed (there is evidence in G7 of a former connecting door opening between G7 and G3 providing access between the front and rear wings otherwise).
- 3.2.21 The closed-string dog-leg with winder staircase is characteristic of the early 19<sup>th</sup> century with polished mahogany handrail and plain stick balusters. There are slightly tapering turned newels on squared posts.
- 3.2.22 G2, the room east of the through-passage (**Plates 23-25**), comprises a parlour or living room lit by a single sash window to the front set in full-height reveals. This retains panelled shutters (with small rectangular hinges common from the late 18<sup>th</sup> century onwards) and soffit. There is a moulded skirting and a wallpaper finish. The floor is boarded, with the boards typically being about 7 inches (17.5cm) in width, typical of the early 19<sup>th</sup> century. The timber fireplace surround with beige ceramic tile back against the east wall is of 1920s-30s' style; there is a lever by the fireplace linked to the old servants' call bell system, some other elements of which survive, including a length of wire in the corner of the room, and two bells in the kitchen.
- 3.2.23 G3, the room west of the through-passage (**Plates 26-28**), is a living room lit by window openings in full-height reveals in the south and west walls. These retain panelled shutters and reveals and there is a moulded skirting and boarded floor. There is a 19<sup>th</sup>-century timber fireplace surround with grate. Wide cracks were noted at either end of the room's north wall and in the west wall. The ceiling is detaching from the west wall.
- 3.2.24 The room north of this, accessed from the rear lobby (G4), is the kitchen (G7), contained within the rear wing (**Plates 29-31**). This is lit by a sash window in the west wall (not in full-height reveals but retaining shutters) and by a casement in the

east wall, set into what was formerly a recess for a window of much taller proportions. The lower reveals are match-boarded. The floor is laid with the original stone flags.

- 3.2.25 There is a recess in the south wall which appears to be a blocked door opening, which would have opened into the living room, G3. There is a full-height vertical 'band' visible in the plaster to the right of this blocked opening, which possibly suggests the former location of a partition wall extending into the room (**Plate 31**). However, without removing the plaster, it is not possible to verify what this relates to.
- 3.2.26 The original fireplace surround and hearth have been removed and replaced with a Rayburn Royal Range Cooker. Marks in the plaster suggest there was a large, high fireplace here formerly (**Plate 30**). Left of the chimneybreast the recess provides a cupboard with panelled doors housing an old copper water cylinder and shelves. In the right-hand recess there is a door opening (with boarded door) through into Block 3, with wooden frame and cupboard above. Within the lobby space created, the eastern external wall of the building has been cut into to give it a concave profile to provide more space (**Plate 32**). The ceiling is boarded over. Another boarded door opens into G8 in Block 3.
- 3.2.27 Block 3 is a single-storey range comprising a bake-house and laundry. This past use is evidenced by a bread oven attached to its west wall and by two brick-built 'coppers' for heating water either side of the brick chimneybreast and fireplace (**Plates 33-38**; storage of items prevented close inspection but the vessel and lid are clearly seen on the one to the left. There is also a large ceramic sink on brick supports beneath the window in the east wall. The floor is slabbed and the space is open to the roof structure, which appears to be of 19<sup>th</sup>-century date, with machine-sawn timbers.
- 3.2.28 G5, the rear room behind G2, has an 'L'-shaped plan dictated by the presence of the staircase (**Plates 39 & 40**). This is, and no doubt was historically, a service room. It is possible that it and the adjoining G6 operated as a dairy and cheese-room, although the evidence for this is rather scant. G5 has a relatively low ceiling and is contained within the rear outshut. The floor is of concrete and there is a long wooden workbench fitted against the north wall, with a shelf above at one end. There is a single window opening in this wall containing an original two-light square-leaded casement. A door

opening through the eastern wall into G6 is cut with splayed reveals to improve access, and contains a boarded door.

- 3.2.29 G6, which is the ground-floor room in Block 2, is currently used for ad hoc storage, but it is possible it may historically have served a dairy or cheese-room use in conjunction with G5 (**Plates 41-43**). This is suggested by the lack of window openings in the south wall and by the vented panel in its external door. There is also a long wooden shelf against each of the north and south walls, these and the east wall curiously having an inner skin of brickwork laid in Rat Trap Bond (a relatively rare bond used in the early to mid-19<sup>th</sup> century as a cheap form of brickwork, the bricks being laid on edge); perhaps this served an insulating function.
- 3.2.30 The walls are lime-washed (except for the west wall which is plastered, having no inner skin of brickwork), the ceiling plastered and the floor slabbed. There is a single window opening in the east wall containing a two-light square-leaded casement or fixed light. There is an isolated brick pier of about 1m in height in the central part of the room, function unknown. The floor has a notable slope down to the north and there is a step up to the external door. Block 4, a later brick lean-to attached to its north wall, also has a slatted rather than glazed window opening.

#### Interior: first floor

- 3.2.31 The staircase rises within the outshut to a small landing (G1) under the sloping roof and partly within the front range (**Plates 45 & 46**). There are three bedrooms across the front of the house (F3, F4 & F5), with a fourth (F2) in the rear wing. Although there is no half-landing, the stair winders partway up give access via a door opening in the east wall of the stairwell into a small room (F6) within the outshut into the lower first floor of Block 2, where F7 comprises a room divided off at its eastern end to contain a bathroom and WC.
- 3.2.32 There is a step up from the landing into F2 in the rear wing and onto the part of the landing within the front range containing the other three bedrooms. There is a cupboard formed beneath the roof slope adjoining the stairwell. A vertical gap has opened up between the western edge of the outshut roof and the eastern external wall of the rear range (**Plates 46 & 47**). Newspaper pushed into the gap dates from May 1953, which may indicate that the apparent movement of the western half of the

building outwards to the west is a long-standing problem (although of course the newspaper could have been pushed in at any time subsequently).

- 3.2.33 A small access door above the stairwell provides a glimpse into the lime-washed upper part of the outshut roof space over the stairwell; three machine-sawn rafters can be seen, with the stone back wall of the front range to the right and ahead the lath and plaster partition wall forming the east wall of the stairwell (**Plate 48**).
- 3.2.34 F3, the west bedroom in the front range (**Plates 49-51**), has a plain un moulded skirting, plain small fireplace surround with a Pantheon-type cast iron hob grate, consistent with a late 18<sup>th</sup>-/early 19<sup>th</sup>-century date, and hearth with iron surround and rail. The ceiling has probably been over-boarded rather than replaced wholesale with plasterboard – the boarding is falling away. There are two 19<sup>th</sup>-century coat hooks on the four-panelled door. There is a moulded architrave to the window and the reveals have been finished with match-boarding.
- 3.2.35 There is very significant vertical cracking through the thickness of the masonry north wall close to where it meets the external west wall, which itself has significant cracks and has pulled away from the floor structure.
- 3.2.36 F4 (**Plate 52**) is positioned centrally within the front range, sharing its bay with part of the landing and therefore smaller than F3 and F5. It has a similar window opening to F3 with architrave and match-boarded reveals and similar plain skirting. It has a four-panelled door with 19<sup>th</sup>-century coat hook.
- 3.2.37 There is a hatch into the loft space in this room. This was not entered for lack of safe access, but parts of the roof structure could be seen through it, revealing what appear to be the original pegged roof timbers over the front range, including a collared truss with substantial butt purlins and common rafters rising to a ridge plank (**Plates 53 & 54**). The roof has been felted, presumably when the concrete tiles were laid.
- 3.2.38 The eastern front bedroom (F5; **Plates 55-57**) has a similar window opening with architrave (but no match-boarding to the reveals) and plain skirting. Either side of the chimneybreast against the east wall, shallow cupboards with panelled doors have been cut at window height into the thickness of the external wall. The floorboards in this

room were measured at over 10 inches wide. There is a very similar fireplace surround and iron grate to that in F3.

- 3.2.39 F2, the large bedroom in the rear wing (**Plates 58-60**), has full-height cupboards built into the recesses either side of the chimneybreast on the north wall. This room has a higher quality carved fireplace surround and iron grate with front plate characteristic of c.1830. The room contains high plain skirting. The recess for the window does not continue down past the sill as is the case in the front range.
- 3.2.40 The severe vertical cracking noted in the north wall of F3 is also very evident on the south wall of F2, the gaps which have opened up going right through the depth of the stone wall.
- 3.2.41 The two remaining first-floor spaces are those at the lower floor level, accessed from partway up the staircase. F6 is entered directly from the doorway off the staircase (**Plate 61**) and comprises a small space under the sloping catslide roof (**Plates 62 & 63**), having no obvious particular use other than as storage and to provide access to F7, the first-floor room of Block 2. F7 is accessed up a step and through a six-panel door (the only such noted in the building), with the upper two panels glazed, presumably to allow a small amount of natural light into F6.
- 3.2.42 F7 (**Plates 64-67**) is lit by window openings in the north and south walls. The room has been divided at the eastern end with boarded partitions to create a separate bathroom and WC. The WC has an old wooden cistern and there is a lead water feeder tank in the bathroom. In this room, there is a register 'door' set into the chimneybreast. Four-panelled doors are set into the main partition opening into each space and there appears to be a loft hatch above the WC.

### **3.3 The outbuildings**

- 3.3.1 The group of former farm outbuildings (**Plate 68**) stand around two linked yards north of the farmhouse. The majority of these pre-date 1948 and those which do should probably be considered listed by virtue of curtilage in association with the farmhouse.

- 3.3.2 Outbuilding A (Plates 69-74) stands east of the farmhouse against the high stone boundary wall which abuts and runs eastwards from the south-eastern corner of Block 2 of the house. The main two-storey element of this building was present by 1876, with the single-storey lean-to element against the east end added by 1899.
- 3.3.3 The building is partly constructed off the stone boundary wall, using this as the back wall with three ground-floor walls of brick construction (laid in Flemish Bond) extending from it to divide two internal bays. The brick walls support a timber first-floor structure clad in weather-boarding. At the rear, the upper floor is built off a wall plate spanning the brick walls and not off the boundary wall, which continues upwards. The pitched roof is covered with corrugated metal sheeting. The floor of the building is laid with stone cobbles.
- 3.3.4 On the front (north) elevation, the eastern bay is partly infilled with weather-boarded timber and a door opening and the western bay is open-fronted and presumably historically served as a cart shed (now containing a tractor). The upper floor over the western bay only probably served as a granary or hay loft – there is a pitching eye in the western gable end. The appearance of the building, including the joists and floorboards (which are badly decayed) is consistent with the building having been constructed in the mid-late 19<sup>th</sup> century.
- 3.3.5 Outbuilding A1 (Plate 72) is the lean-to structure which infilled the space between Building A and the return to the north of the stone boundary wall between 1876 and 1899. To create this structure, the boundary wall appears to have been raised (in stone) to form the southern lean-to 'gable' end. The eastern wall is formed by a continuation (and raising) of the eastern stone boundary wall to the farmhouse garden. The north side is a timber screen with double (plywood) doors. There is a corrugated sheet metal roof.
- 3.3.6 Outbuilding B (Plates 75 & 76) is a single-storey range constructed of coursed rubblestone and with a pitched roof covered with corrugated metal sheeting. The building was present by 1876 and was probably constructed in the first half of the 19<sup>th</sup> century contemporary with the farmhouse.

- 3.3.7 The front (south) elevation to the yard has a central stable-door entrance flanked by narrow window openings (slatted for ventilation, not glazed), all under timber lintels. The other elevations are blind. The building has the outward appearance of a stable block or small cow house. The interior (which was not fully accessible) does not contain stable stalls, but along the back wall there is a row of feeding troughs with continuous timber hay manger above. There appears to be a gap in the ceiling structure along the back wall for hay to be thrown down directly into the mangers from the loft above. These fittings may suggest a cow house rather than stables.
- 3.3.8 Adjoining the western end of Outbuilding B is Outbuilding B1 (**Plates 77-79**) – this comprises a stone-built structure with open front and pan-tiled hipped roof, apparently present by 1876. The north and west walls are of stone, the former being the southern gable end of a earlier building that ran northwards, now ruined and largely gone. The west wall continues northwards, also forming the west wall of the ruined range. The east wall is the gable end of Outbuilding B. A timber partition divides the internal bays. The roof structure has largely collapsed. The building probably provided further cart and machinery storage.
- 3.3.9 Outbuilding C (**Plate 80**) is a 20<sup>th</sup>-century steel-framed agricultural barn part-clad with corrugated sheeting and part open-sided, which replaced an earlier building on a similar footprint between 1936 and the 1970s.
- 3.3.10 Outbuilding D (**Plate 81**) is another 20<sup>th</sup>-century steel-framed open-sided agricultural barn with corrugated sheet metal cladding to the roof. This appears to have been erected between 1922 and 1936. The steels forming the structural posts along the southern side of the barn stand on the south side of a stone boundary wall which runs parallel to the structure, effectively incorporating the boundary wall into the barn as a partial south wall. This wall was in place by 1876, dividing the main farmyard from the yard to its south and the farmhouse garden.
- 3.3.11 Outbuilding E (**Plates 82-84**) represents the remains of ruined stone-built ranges standing along the western boundary of the main farmyard. The 1876 OS map depicts this as two separate ranges; the northern of these is shown as a solid-walled rectangular structure, its western wall forming part of the western boundary wall of the yard. The southern range had a narrow plan form with an enclosed yard attached

to the east, suggestive of pigsties – this range extended south (without the yard) into the farmhouse garden.

- 3.3.12 Of what is shown on the historic maps, only the small section within the garden retains four walls, an internal dividing wall and a partial lean-to roof, covered with stone slates, attached to the western boundary wall of the garden. There is a doorway out into the gardens west of the house and a door into the garden/service yard behind the house. These appear to have been small storage/garden sheds.
- 3.3.13 North of these, within the main farmyard enclosure, all that survives of this range is the partial west wall and south walls (both part of boundary walls) and a partial north wall and stone flooring. There is no surviving roof structure. This may originally have been pigsties, but later maps show the yard elements enclosed.
- 3.3.14 The range to the north is in similar ruinous condition, with three partial standing walls and no roof.
- 3.3.15 Outbuilding F (**Plates 85-90**) comprises two attached and partially ruined ranges standing against the eastern boundary of the main farmyard and extending south into the southern farmyard, the plan form of which appears to have been altered between 1876 and 1899. The northern range, situated in the north-eastern corner of the main yard, was constructed of stone, but all that remains of this is the eastern boundary wall (partially collapsed), northern wall, and concrete flooring, with drainage channel suggesting use as an animal shelter.
- 3.3.16 The range to the south in part retains a queen post and rafter roof structure covered with corrugated sheeting. It is constructed largely of a timber frame with weatherboarding, but there are also areas of stone walling at either end. The north gable end (serving as a dividing wall with the northern range) is timber-framed, infilled with vertical boarding and with a door opening at one end bearing a plank and batten door. The interior is overgrown, with a sycamore rising through one area.
- 3.3.17 Outbuilding G (**Plate 91**) represents the remains of a small and largely collapsed former timber shed of probable early 20<sup>th</sup>-century date, which stands against the north wall of the rear garden/service yard to the farmhouse.



- 3.3.18 The farmyard is surrounded by high stone boundary walls, some forming part, or previously forming part of farm buildings, as described. The high boundary wall to the south which divides the farm from the main front garden to the farmhouse is physically attached to Block 2 of the farmhouse and will thus be included in the statutory listing (**Plates 92 & 93**). This wall has a blocked door opening in it.
- 3.3.19 The high west wall which divides the rear garden/service yard from the garden to the west of the farmhouse is also attached to the listed building (**Plate 94**). This incorporates a round-arched opening into the service yard from the western garden. Both these walls retain remnants of stone slate capping. The condition of the west wall is generally poor, with cracks and collapsed sections.
- 3.3.20 The two lower-height stone dividing walls within the farmyard that are shown on the 1876 OS map have survived (**Plate 96** and see **Plate 81**).

#### **4.0 ASSESSMENT OF SIGNIFICANCE**

- 4.1 Stratfield Farmhouse is covered by a Grade II statutory listing and, as such, its significance in heritage terms is effectively beyond dispute.
- 4.2 The building's significance primarily derives from its early 19<sup>th</sup>-century date and the survival of historic fabric from that time. The relative lack of change to the building (both internally and externally) throughout much of the 20<sup>th</sup> century means it has survived in a form probably not dissimilar to the original, without much modification of plan form, extension, significant change of use to individual spaces, or significant disruptions for the updating of bathrooms, kitchens and associated services such as heating and plumbing.
- 4.3 The general lack of alteration and modification also suggests that the modest nature of the surviving decorative treatments probably reflects the original modest nature of the building. For instance, the lack of cornices throughout the building probably reflects an original lack rather than historic cornices having been removed for purposes of updating and redecorating. There is some survival of apparently original fireplace surrounds in G3, F2, F3 and F5, with a 1920s-30s fireplace surround in G2, but the original kitchen fireplace has been lost.
- 4.4 Architecturally, the building has a 'polite' late Georgian composition to its façade but is generally of a vernacular character. Its architectural interest lies more in its exemplifying a particular type of building, that is, an 'outshut predecessor' to a double-pile small house or, given that double-pile houses were commonplace by c.1830, a continued use of this form, modified to provide a fully two-storeyed rear wing.
- 4.5 While the possibility that the rear outshut is a later addition has been considered, on balance it seems more likely to be part of the original construction. The staircase contained within the outshut is stylistically consistent with an 1820s-30s date for the construction of the house and, unless this was originally contained within a staircase 'tower' in the same location there is no obvious evidence of a location for an earlier staircase. If the outshut is a later addition, it cannot in any case post-date the original construction by more than about 50 years as it was certainly present by 1876.

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- 4.6 The interior follows a typical arrangement for a house of this nature, with two living rooms to the front and a kitchen and second service room to the rear; in this case, the second service room may have functioned alongside the additional Block 2 as a dairy and/or cheese-room or a pantry/scullery adjacent to a room of this use in Block 2. This in itself is of some interest as evidence for dairies and cheese-rooms does not often survive well; in this case too it is by no means a certain identification of use, the evidence being more 'circumstantial' than it is physical, and suggesting that such a use may have been small-scale and primarily for domestic purposes.
- 4.7 The survival of the laundry and bake-house also contributes to the building's significance, providing evidence (alongside the possible dairy) of how the farmhouse functioned historically and how its occupants subsisted.
- 4.8 While a building's condition does not influence the assessment of its significance, it should be noted that even to the untrained eye the farmhouse clearly has significant structural problems which need to be addressed. In my view (which is reached without specialist knowledge of whether the evident structural movement in the building is long-standing or on-going), the building could be considered 'at risk' until these problems are addressed. Apart from the potential for further structural movement, the cracks in the masonry will allow water ingress.
- 4.9 These problems (along with the deteriorated wall finishes and other issues) make the building in its present state uninhabitable to modern-day standards.
- 4.10 The immediate setting of the listed building is well-defined by the enclosure around its front garden, the old orchard to the west, the outbuildings and walled farmyards to the north, and the garden wall and continuation of the access drive to the east. This enclosure is further reinforced by tree belts to the south (along the garden boundary wall) and east (between the drive and field to the east).
- 4.11 These elements of the building's setting are those which contribute the most to its significance as a listed building. They define the historic extent of the gardens and farmyards and illustrate how the farmhouse functioned in relationship to the spaces around it. The farmhouse faced south, away from the farmyards, with its important

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reception rooms to the front, overlooking the front and west lawns, and service rooms to the rear, overlooking the yards.

- 4.12 The farmyard enclosures to the rear appear to have been established at the same time as the farmhouse, originally built in a single phase as a planned farm, all enclosed by walls. The enclosed courtyard forms therefore make a contribution to the significance of the listed building. The farm buildings themselves, as individual structures, have varying degrees of survival and significance.
- 4.13 Outbuilding A may be a later 19<sup>th</sup>-century addition to the yard. It is of rather flimsy construction, built against the boundary wall, and is not of great intrinsic significance. It does however take a recognisable agricultural form as a cart shed with probable grain store over but, like other buildings in the group, as an example of its type it is not of the highest quality.
- 4.14 Like Outbuilding A, Outbuilding B has survived relatively well and has a characteristic form which, with the evidence of surviving fittings, enables its probable identification (at least in its last use) as a cow house rather than a stable. It is likely to be contemporary with the farmhouse and, being of the same materials, has an obvious visual relationship with it.
- 4.15 Outbuilding B1 is a rather makeshift structure, using the western boundary wall, the west gable end of Outbuilding B, and the southern gable end of a ruined building to form its walls. Its hipped pan-tiled roof has partly collapsed. A probable former cart shed, this partially ruined structure has no intrinsic interest.
- 4.16 Outbuildings C and D are both 20<sup>th</sup>-century steel-framed agricultural barns and have no heritage interest or significance.
- 4.17 Outbuilding E, a series of ranges present in 1876 and possibly contemporary with the farmhouse, is largely a ruin, its original function unknown. Its stone-built western wall forms part of the main enclosing wall to the service and farm yards, which is ultimately attached to the listed building at the southern end. There is not enough left of the fabric of the building to determine its original use, with the only partially intact element being a lean-to storage shed within the garden area.

- 3.3.21 Little survives of the north range of Outbuilding F except for the stone boundary walls that it was built off. Despite incursion by trees and other vegetation, the southern range still stands, built around a timber frame, with stone-built sections at either end, and with a largely intact roof structure. However, as with the other farm buildings (and probably also the farmhouse) which may originally have had stone slate roofs, the roof covering is corrugated sheet metal. Both parts of the range seem to appear in their present form on the 1899 OS map, although the southern element may have been present in 1876. While the northern range was probably an animal shelter of some kind, the use of the southern range is not known.
- 3.3.22 The northern range cannot be considered to hold any significance in its present ruined form, but the eastern wall is part of the farm enclosure's boundary wall. The southern range is of limited significance.
- 4.18 Building G is of no significance.

## **5.0 SUMMARY AND CONCLUSIONS**

- 5.1 This report has set out the historic background to the Grade II listed Stratfield Farmhouse and has provided a description and analysis of it and its associated farm outbuildings. It has then assessed the significance of all the buildings in heritage terms.
- 5.2 The significance of Stratfield Farmhouse derives primarily from the early 19<sup>th</sup>-century date of much of its fabric, and from its relatively unmodified form. Other elements of interest include surviving features relating to the laundry/bake-house and the possible use of service rooms for dairying. The building has a well-defined setting, and a series of outbuildings of varying degrees of heritage interest.
- 5.3 The farmhouse is currently uninhabitable because of structural problems and deteriorated finishes, and will be at risk of further deterioration if it is not repaired and brought back into a viable use. Because of the lack of modern services in the building, this is likely to require substantial financial investment and a significant degree of intervention to the fabric which will need to be set against the benefits of bringing the building back into repair and use.
- 5.4 This report is intended to inform future proposals for the building and in due course, as proposals for the building are developed, this report will be supplemented by a heritage impact assessment, which will assess the effects of, and provide a justification for, any proposed works against the significance identified here.

## **7.0 REFERENCES**

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**Plate 1: Stratfield Farmhouse: front (south) elevation of Block 1**



**Plate 2: Front (south) elevation**





**Plate 3: East return elevation**



**Plate 4: Junction of east elevation of Block 1 and south-west corner of Block 2, with upper section of outshut roofline shown between the two**





**Plate 5: West return elevation**



**Plate 6: West return elevation**





**Plate 7: Rear (north) elevation of rear wing of Block 1, with single-storey Block 3 attached to right, and outshut seen to left**



**Plate 8: East elevation of Block 3 (laundry/bake-house)**





**Plate 9: Western enclosure wall to the farmyard, with projecting bread oven structure against west wall of Block 3**



**Plate 10: Bread oven structure**





**Plate 11: East elevation of rear wing to Block 1**



**Plate 12: Rear (north) elevation of farmhouse, with Blocks 2 & 4 to left; outshut to Block 1 in centre; rear wing; and Block 3 to right**





**Plate 13: Rear elevation**



**Plate 14: Rear entrance to Block 1 in outshut**



**Plate 15: North elevation of Block 2, with lean-to Block 4 attached**



**Plate 16 (left): East gable end of Block 2**



**Plate 17 (right): Boarded door with vented panel to Block 2**





**Plate 18: Block 4**



**Plate 19: South elevation of Block 2**





**Plate 20: G1 (entrance hall), looking north to the rear (left) and south to the front (right)**



**Plate 21: Staircase**



**Plate 22: G4, rear lobby looking towards rear door**



**Plate 23: G2, looking south**



**Plate 24: G2, looking north**



**Plate 25: G2, looking east**





**Plate 26: G3, looking east**



**Plate 27: G3, looking west**



**Plate 28: Detail of fireplace in G3**



**Plate 29: G7 (kitchen), looking east**



**Plate 30: G7, looking north, with access into Block 3 (laundry/bake-house) beyond**



**Plate 31: G7, looking south, with blocked doorway into G3**





**Plate 32: Looking north through opening into G8 in Block 3**



**Plate 33: G8, looking east**



**Plate 34: G8, looking west; segmental arch to right is over opening for bread oven, with copper to right**



**Plate 35: Roof structure of G8/Block 3**





**Plate 36: Chimneybreast and fireplace on north wall of G8, with coppers to either side**



**Plate 37: Copper in north-east corner of G8**



**Plate 38: Detail of copper in north-west corner of G8, with vessel and lid apparent**



**Plate 39: Looking east into G5**





**Plate 40: North wall of G5, with bench**



**Plate 41: G6, looking south; note vented panel in external door to right and shelves to walls**



**Plate 42: G6, looking north**



**Plate 43: Detail of Rat Trap Bond brickwork in G6**





**Plate 44: Looking down staircase from winders partway up**



**Plate 45: F1 (landing), looking east towards bedroom F5**



**Plate 46: F1, looking west towards F3 and F2; note line of outshut roof with vertical crack beneath, left of the cupboard door**



**Plate 47: Vertical crack between rear wing (left) and outshut (right)**





**Plate 48: View east through access door above stairwell (shown on Plate 45) into roof space within outshut**



**Plate 49: F3, looking north**



**Plate 50: F3, looking west**



**Plate 51: F3, detail of window opening**





**Plate 52: F4, looking south**



**Plate 53: Detail of roof structure above F4 in Block 1**



**Plate 54: Detail of roof structure above F4 in Block 1**



**Plate 55: F5, looking south**





**Plate 56: F5, looking east**



**Plate 57: F5, detail of fireplace grate**



**Plate 58: F2, looking south**



**Plate 59: F2, looking north**





**Plate 60: Detail of cracks in masonry of south wall of F2**



**Plate 61: Looking east down upper flight of stairs towards doorway into Block 2 off staircase**



**Plate 62: F6, looking north beneath catslide roof of outshut**



**Plate 63: F6, looking east towards six-panelled door into F7**



**Plate 64: F7, looking west**



**Plate 65: F7, looking east towards timber partition for bathroom and WC**





**Plate 66: Lead tank in bathroom in F7 (left) and register in chimneybreast (right)**



**Plate 67: WC with wooden cistern in F7 (left) and partition between WC and bathroom (right)**





**Plate 68: Google mapping aerial view of the farmhouse and outbuildings, looking north**



**Plate 69: Outbuilding A: north elevation, with A1 to left**





**Plate 70: Outbuilding A, west gable end**



**Plate 71: Outbuildings A and A1**



**Plate 72: Outbuilding A1, east elevation**



**Plate 73: Interior of Outbuilding A, brick wall dividing internal bays and stone boundary wall to rear**





**Plate 74: Eastern bay of Outbuilding A**



**Plate 75: Outbuilding B, south elevation**





**Plate 76: Interior of Outbuilding B, with troughs and mangers against north wall**



**Plate 77: Outbuildings B1 (left) and B (right)**





**Plate 78: Outbuilding B1, south elevation**



**Plate 79: Outbuilding B1, west elevation**





**Plate 80: Outbuilding C**



**Plate 81: Outbuilding D, with historic boundary wall**





**Plate 82: Outbuilding E (southern end, looking west)**



**Plate 83: Outbuilding E (central section)**





**Plate 84: Outbuilding E, northern section**



**Plate 85: Outbuilding F, west elevation**





**Plate 86: Outbuilding F, showing northern gable end of southern range and, in the foreground, the ruined northern range**



**Plate 87: Outbuilding F, east elevation, looking south**





**Plate 88: Outbuilding F, east elevation at northern end, looking west**



**Plate 89: Southern end of Outbuilding F**





**Plate 90: Detail of roof structure of Outbuilding F**



**Plate 91: Outbuilding G**





**Plate 92: South face of southern boundary wall extending between Block 2 of the farmhouse and Outbuilding A**



**Plate 93: North face of southern boundary wall extending between Block 2 of the farmhouse and Outbuilding A; note blocked door opening**





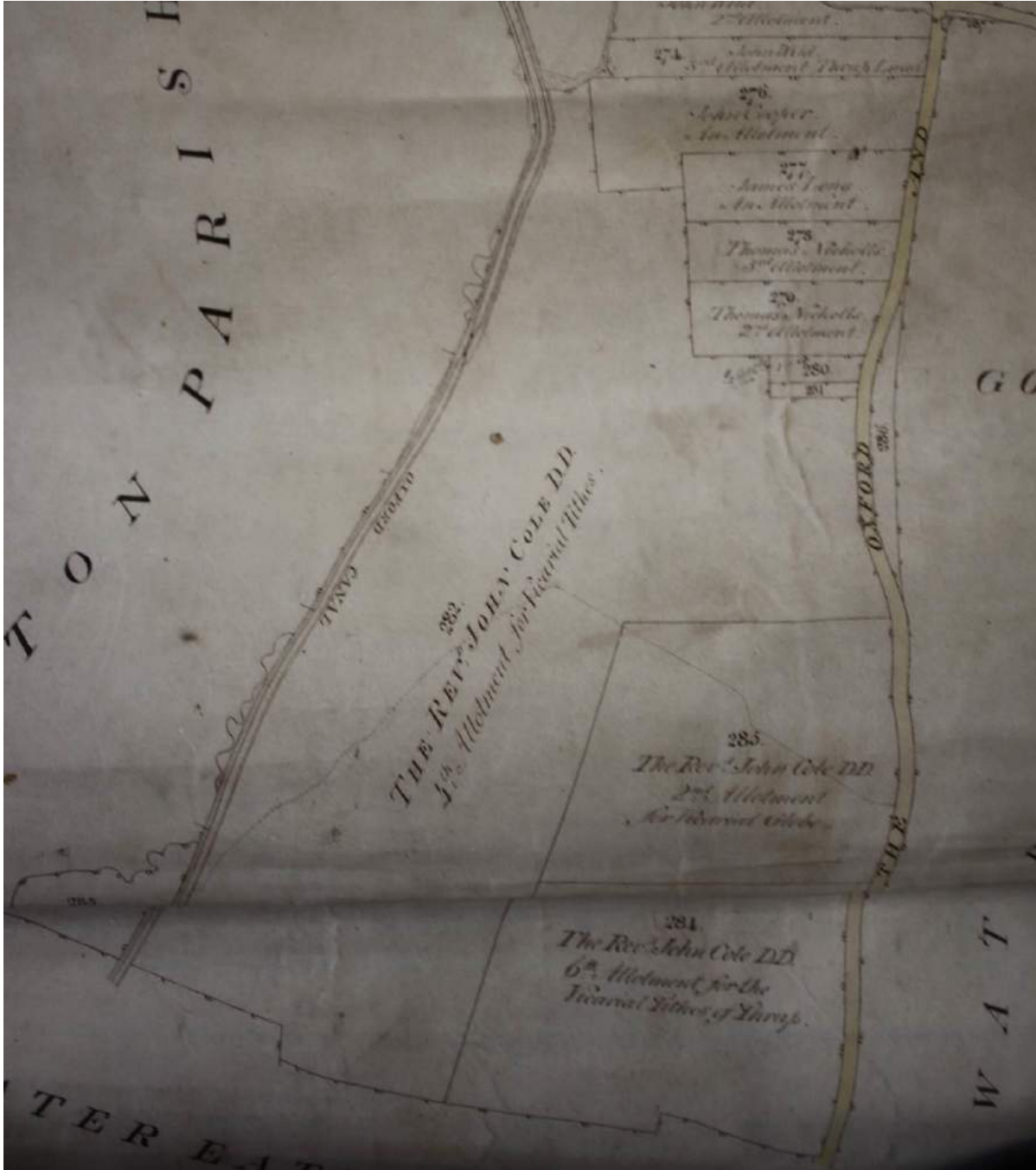
**Plate 94: West face of western boundary wall**



**Plate 96: Looking south towards rear elevation of farmhouse, with dividing boundary wall to right**



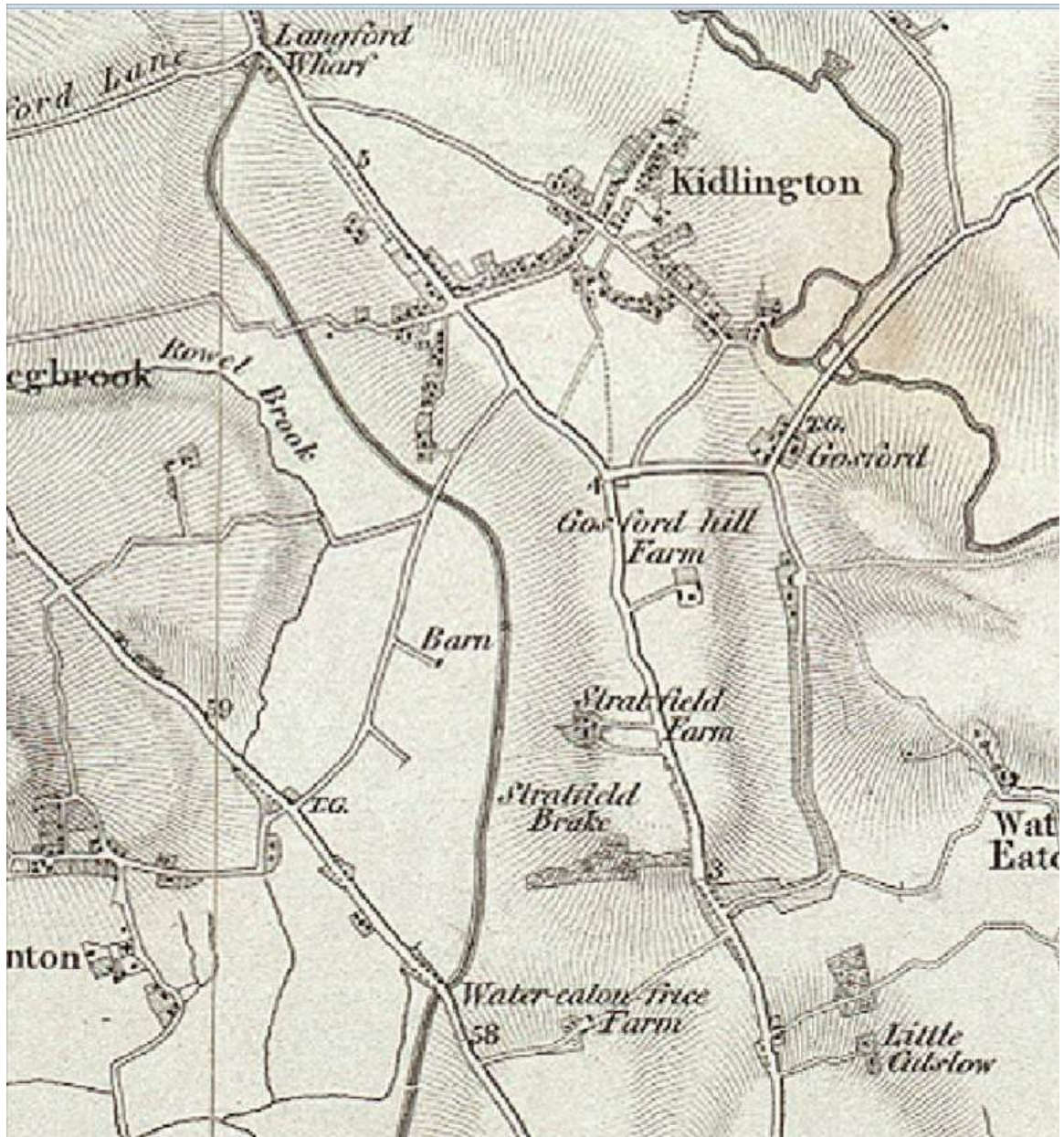
**Fig.1:**  
**1810 enclosure map**



**Fig.2:**

**1833 Old Series 1 inch to 1 mile OS map**

*(This work is based on data provided through [www.VisionofBritain.org.uk](http://www.VisionofBritain.org.uk) and uses historical material which is copyright of the Great Britain Historical GIS Project and the University of Portsmouth)*



**Fig.3:**  
**1876 1:2500-scale OS map**