



Bovone Farm, Tibberton, Gloucestershire, GL2 8EA

Heritage Statement

14 May 2021

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Heritage Planning Services Ltd

35 Dallas Road, Chippenham, Wiltshire, SN15 1LE

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk

Contents

Non Technical Summary	iv
1. Introduction	1
2. The Project Site.....	2
Site visit.....	2
3. Planning Policy & Development Framework.....	6
National Planning Policy Framework (NPPF), 2019;.....	6
Forest of Dean Core Strategy	8
Policy CSP.1 – Design and environmental protection	8
Allocations Plan 2006 to 2026.....	9
Policy AP 5: Historic character and local distinctiveness	9
4. Historic Development of the Project Site	9
5. Development Proposal	13
6. Significance and Impact Assessment	13
7. Conclusion	13
8. Addendum.....	15
9. Bibliography	16

List of Figures

Figure 1 Detailed Project Site location / red line boundary centred on SO 76828 22284 / 376828, 222284	1
Figure 2 General Project Site location, outlined in red.	2
Figure 3 Tibberton Tithe Map 1839. Project Site outlined in red. Barn depicted may be an earlier.....	11
Figure 4 1882 First Edition Ordnance Survey Map with the Project Site clearly shown forming	12
Figure 5 Third edition Ordnance Survey Map 1910s.....	12

List of Photographs

Photo 1 West facing view of the Project Site.	3
Photo 2 Southeast facing view of the Project Site.....	4
Photo 3 NNE facing internal elevation (west end of barn) showing damaged weatherboarding	4
Photo 4 Southeast facing view of the Project Site from yard to the north.	5
Photo 5 Southeast facing view of east bay.	5
Photo 6 NNE facing view of barn porch.	6
Photo 7 East facing view of Bovone Farm barn, with north	15
Photo 8 Southeast facing view of Bovone Farm	15

Non Technical Summary

HPS has been commissioned by Mr J. Tydeman to prepare a Heritage Statement in favour of a historic agricultural barn sited at Bovone Farm, Tibberton, Gloucestershire, GL2 8EA (the Project Site).

This report is required to support plans for the relocation of the barn to a more suitable site within the boundary of Bovone Farm. Plans may also be considered for the change of use and renovation of the building to secure a sustainable future. The potential to convert the structure into a single dwelling may also be explored.

The Project Site comprises a large timber framed agriculture barn sited on the location of a barn dating to pre 1839, but likely to be a later replacement introduced between 1840s and 1870s. The building was integral to the workings of the farm from the mid to late 19th century, forming the focus for the extension of agricultural activities to the north of Bovone Farm that occurred in the second half of the 19th century. The courtyard layout, which was centred on the north barn, has changed little since this time.

The current location of the barn is causing harm to the structure through weathering and general damage from the day to day movement of heavy farm machinery. The barn is also no longer essential to the running of the modern farm and is falling into disrepair.

Whilst the barn does contribute to the setting of the historic farmstead, it has no statutory designation and is not recorded as a non designated heritage asset. As such the relocation of the structure is considered to cause negligible harm and should be acceptable in heritage terms.

In terms of the potential relocation of the barn, it is advised that any associated groundwork has the potential to impact upon archaeological deposits relating to the historic farmstead and earlier settlement, significantly the potential for Roman settlement to the east of the Project Site. Therefore, it is suggested that any future planning permission make provision for a programme of archaeological investigation and recording, as appropriate.

Addendum

Since carrying out the site visit, the barn has suffered a major failure due to severe weather conditions. The open fronted west end of the structure has been most effected, with the roof and north stud wall completely collapsed. Despite this, plans for the relocation and renovation of the structure are still considered viable.

1. Introduction

- 1.1. HPS has been commissioned by Mr J. Tydeman to prepare a Heritage Statement in favour of a historic agricultural barn sited at Bovone Farm, Tibberton, Gloucestershire, GL2 8EA (hereafter referred to as the Project Site).
- 1.2. This report is required to support plans for the relocation of the barn to a more suitable site within the boundary of Bovone Farm. Plans may also be considered for the change of use and renovation of the building to secure a sustainable future. The potential to convert the structure into a single dwelling may be explored.
- 1.3. The report has been prepared by Sam Driscoll MCIfA, Heritage Planning Services and completed under project reference HPS-384/21.
- 1.4. This report was prepared during the Covid-19 pandemic and during the second national lockdown. As such, physical archives could not be accessed. Instead, information has been sought from online and digital archives.



Figure 1 Detailed Project Site location / red line boundary centred on SO 76828 22284 / 376828, 222284

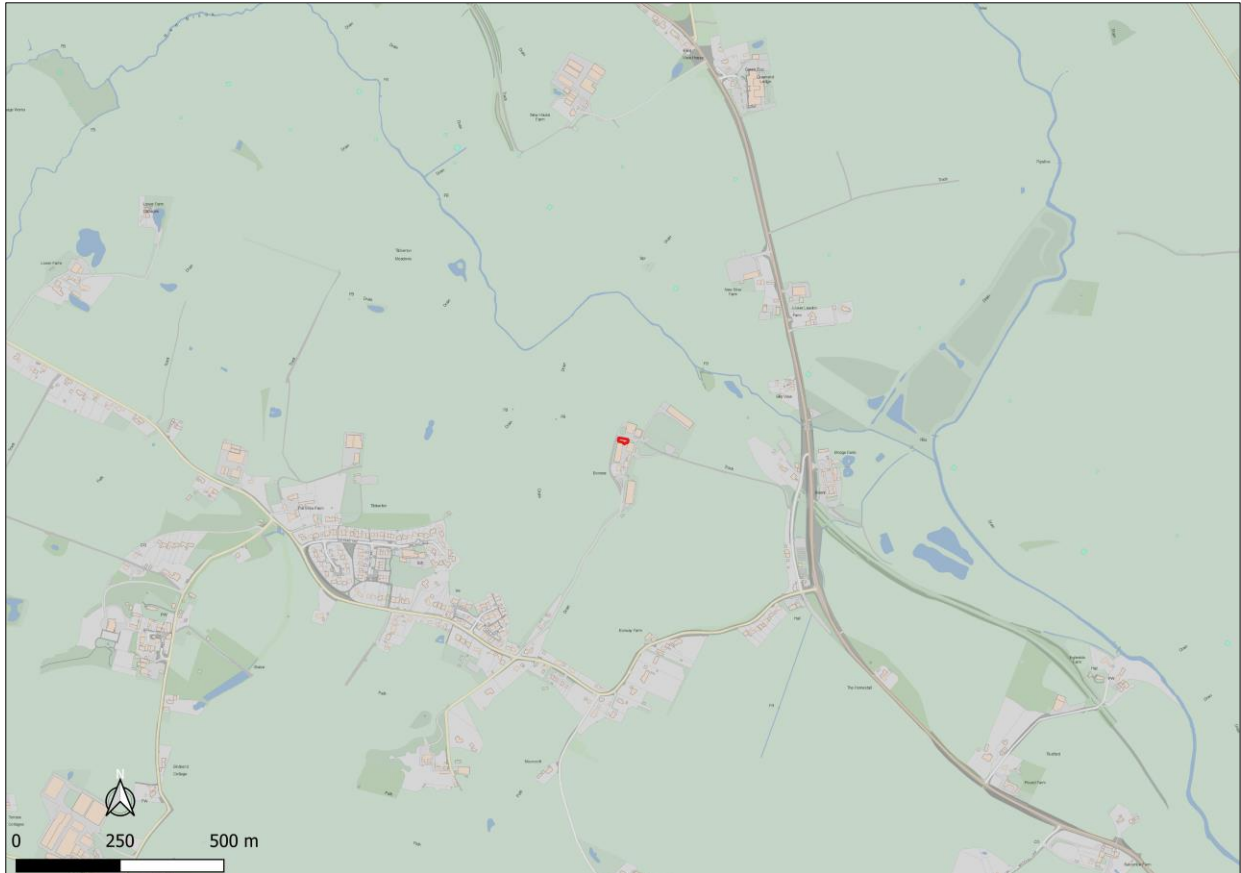


Figure 2 General Project Site location, outlined in red.

2. The Project Site

- 2.1. Bovone Farm is a livestock and arable farm set within an agricultural landscape, overlooking Tibberton, 500 m to the southwest. The farm is accessed via Bovone Lane, leading northeast off Tibberton Road.
- 2.2. There are no listed buildings recorded on the Project Site or in close proximity to the Bovone Farm and the Project Site is not located within a Conservation Area.
- 2.3. Geologically the Project Site is located on the border of Sidmouth Mudstone Formation and Arden Sandstone Formation, sedimentary bedrocks formed in the Triassic Period. The Project Site is located on low lying ground at 15 m aOD. A tributary of the River Leadon flows ESE 350 m to the north of the Project Site.

Site visit

- 2.4. A site visit was carried out on the 22nd February 2021 in dry bright conditions.

- 2.5. The Project Site comprises a large timber framed 19th century barn, located to the north of the historic farmstead. The barn measures approximately 25 m (l) x 10 m (w) and is orientated WNW – ESE, with a SSW facing porch. The structure is located in the area of the barn depicted on the 1840 Tithe Map; however, the materials suggest a mid to late 19th century date and the barn is considered to be a replacement structure.
- 2.6. The timber framed barn is set on stone plinths with brick coursing around the base. The external elevations are defined by timber weatherboarding and a queen post truss supports the roof, with king post gables.
- 2.7. Internal studwork and bracing comprise machine cut timbers, secured with iron nails. The roof truss similarly comprises machined timber secured with ironwork.
- 2.8. The west end of the barn is open and currently in use as a store for straw bales and agricultural machinery. The current orientation means that the open ended structure catches the wind and has been lifted from its foundations, causing damage to the weatherboarding. General damage from the day to day movement of heavy farm machinery has also occurred.



Photo 1 West facing view of the Project Site.



Photo 2 Southeast facing view of the Project Site.



Photo 3 NNE facing internal elevation (west end of barn) showing damaged weatherboarding and machined timber studs.



Photo 4 Southeast facing view of the Project Site from yard to the north.



Photo 5 Southeast facing view of east bay.



Photo 6 NNE facing view of barn porch.

3. Planning Policy & Development Framework

3.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2019;

16. Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic*

environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Forest of Dean Core Strategy

Policy CSP.1 – Design and environmental protection

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

In achieving the above, the following will be considered:

- The effect of the proposal on the landscape including AONBs and any mitigation/enhancement that is necessary or desirable*
- The impact on any protected sites (natural and historic sites and heritage assets and potential for avoiding and/ or mitigating any impacts, or providing enhancement, should the development be acceptable*
- The requirements of the management plans of the AONBs Whether the existing infrastructure is adequate- additional provision will be required where it is not.*
- Whether the development is at risk from flooding, whether it can be permitted taking into account any risks, and the sequential approach and any mitigation that may be necessary to ensure the development is safe and flood risk is not increased elsewhere*
- The impact of the development on any land contamination or risk to the development from ground instability including the mining legacy- Proposals must undertake appropriate*

remediation measures and verification works where contamination and /or stability issues are identified

- *The potential for the development to cause pollution and any mitigation measures to avoid pollution or make environmental improvements where existing problems occur*
- *The provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions*
- *Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development Proposals for waste minimisation and management*

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

Allocations Plan 2006 to 2026

Policy AP 5: Historic character and local distinctiveness

Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place. Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality. Particular attention should be paid to the following:

- The built form and setting of the traditional forest settlements
- Protected buildings and structures, including designated and non-designated heritage assets
- Remaining features (buildings, structures and sites) of the industrial history of the area.

4. Historic Development of the Project Site

- 4.1. The information presented here is derived from sources including Gloucestershire Historic Environment Record (Know Your Place), Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.
- 4.2. There is evidence for the early settlement of the land close to the Project Site. Land around Barber's Bridge to the southeast of Bovone Farm has been the focus of a long period of metal detecting,

resulting in a significant number of finds dating from the 1st century BC to the 4th century AD. A full list of finds is detailed under Gloucestershire Mon UID 19889 and points to a significant Roman settlement on land east of Bovone Farm. Artefacts include 3rd – 4th century Roman coins, examples of 1st / 2nd century brooches and clothes pins from the field 140 m to the southeast of the Project Site. Similar finds have been recovered from the adjacent field to the east, including 58 coins, a brooch dating from the 1st century BC / 1st century AD and two potential military buckles. Flint finds have also been recorded, suggesting earlier settlement.

- 4.3. The Roman road from Dymock to Gloucestershire is recorded along the route of the B4215, just 400 m to the east of the Project Site (Gloucestershire Mon UID 7677).
- 4.4. There is little evidence of settlement throughout the Medieval period and early Post Medieval period. Drainage ditches and ridge and furrow recorded on land to the south and west of the site attest to widespread agricultural use of the landscape in this period.
- 4.5. A farmstead was established at Bovone Farm by the early 19th century. The 1839 Tithe Map of Tibberton records that the farm was within the ownership of William Henry Hyett, British Whig Member of Parliament representing Stroud. The land and farm were occupied by Ann(e) Phelps. The Tithe Map records the farmstead as Vovins Farm; however, the site was recorded as Bobin(s) Farm on the 1841 Census. The census corresponds to the Tithe record, confirming that the site was occupied by William Phelps, a farmer aged 25, living with Ann Phelps aged 70. William continued to occupy the site until c. 1861, when his name last appears on the census as resident at Vobins.
- 4.6. The Tithe Map records an L shaped farmstead to the south of the plot, with a farmhouse and attached barns. A large pond is situated to the northwest and a large barn is recorded to the north. The building size, location and orientation would appear to correspond to the location of the Project Site; however, the current barn is considered to be a replacement.
- 4.7. The Tithe Apportionment recorded that land to the east was a newly planted (nursery) orchard in the 1840s.



Figure 3 Tibberton Tithe Map 1839. Project Site outlined in red. Barn depicted may be an earlier structure.

- 4.8. By 1871 Thomas Pridey occupied the site, living with his wife Sarah Ann and two servants. By 1881 the farm had been taken over by Thomas Brewer, farming 161 acres and living with his wife, four sons and three servants. Brewer died in 1912, however the farm appears to have remained in his family until at least 1949, when the death of Ann Brewer is recorded.
- 4.9. The First Edition Ordnance Survey Map surveyed in 1882, records the extension of the farm to the north. This is common practice from the 1840s to the 1870s as increased prosperity allowed farms to expand, introducing new barns and ancillary buildings. This included a relocation of the main agricultural activity away from the farmhouse, which was often extended and remodelled to create a family home set apart (as much as was possible) from the daily workings of the farm.
- 4.10. The 1882 map clearly shows the Project Site occupying the plot to the north of the complex. Large sheds were extended to the south and east, forming a courtyard plan. Land to the east continued in use as an orchard.

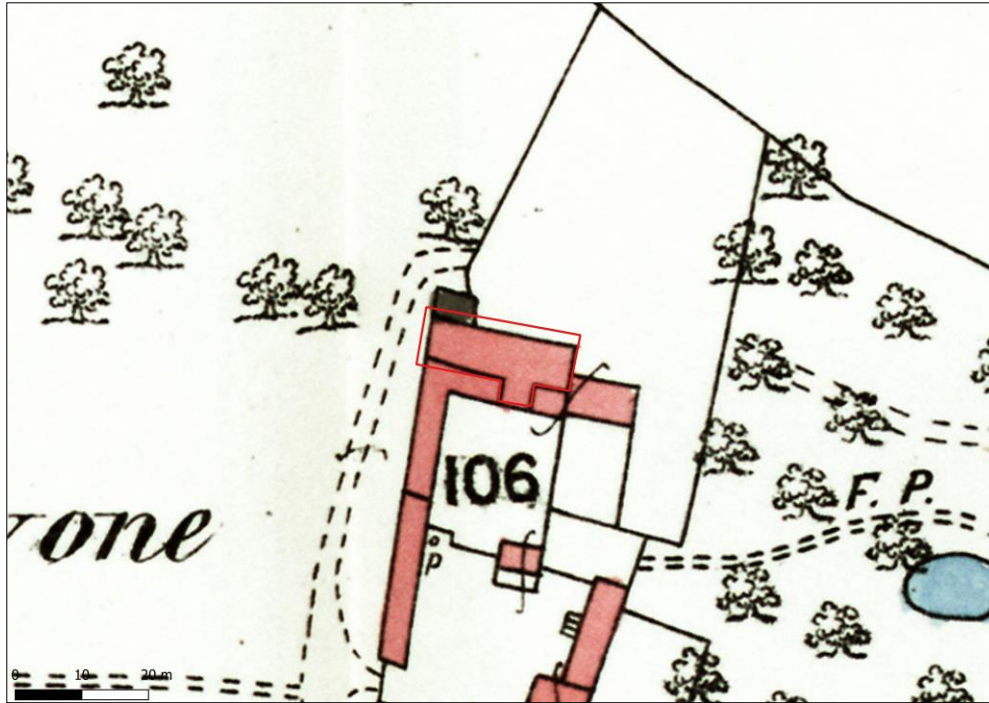


Figure 4 1882 First Edition Ordnance Survey Map with the Project Site clearly shown forming the northern limit of the mid to late 19th century farm layout.

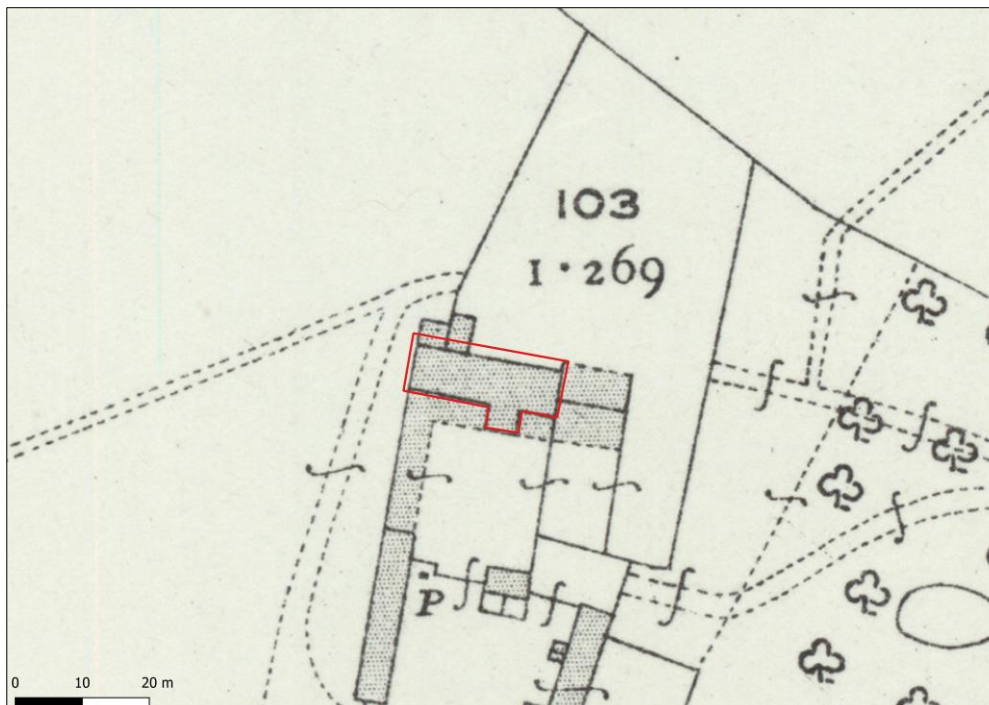


Figure 5 Third edition Ordnance Survey Map 1910s

4.11. There was no significant alteration to the Project Site or surrounding farm layout from the late 19th century to the present day, save for the clearing of the orchard to the east of the site, which was last recorded in the 1950s.

5. Development Proposal

- 5.1. The proposed development will comprise the relocation of the barn to a more suitable site within the boundary of Bovone Farm. Plans will then be considered for the change of use and renovation of the building to secure a sustainable future for the structure. The potential to convert the barn into a single dwelling may be explored.

6. Significance and Impact Assessment

- 6.1. The Project Site comprises a large timber framed agriculture barn sited on the location of a barn dating to pre 1839, but likely to be a later replacement introduced between 1840s and 1870s. The barn was integral to the workings of the farm from the mid to late 19th century, forming the focus for the extension of agricultural activities to the north of Bovone Farm in the second half of the 19th century. The courtyard layout, which was centred on the north barn, has changed little since this time.
- 6.2. The style of the barn is common throughout the local area and other examples are known from neighbouring farms (Mr Tydeman pers. comm Feb 2021).
- 6.3. The current location of the barn is causing harm to the structure through weathering and general damage from the day to day movement of heavy farm machinery. The barn is also no longer essential to the running of the modern farm and is falling into disrepair.
- 6.4. The relocation of the barn will impact upon the historic layout of the project site. However, plans to relocate and renovate the structure offer an opportunity to safeguard the future of the building.

7. Conclusion

- 7.1. Whilst the barn does contribute to the setting of the historic farmstead, it has no statutory designation and is not recorded as a non designated heritage asset. As such the relocation of the structure is considered to cause negligible harm and should be acceptable in heritage terms.
- 7.2. In terms of the potential relocation of the barn, it is advised that any associated groundwork has the potential to impact upon archaeological deposits relating to the historic farmstead and earlier settlement, significantly the potential for Roman settlement to the east of the Project Site. Therefore,

it is suggested that any future planning permission make provision for a programme of archaeological investigation and recording as appropriate.

8. Addendum

- 8.1. Since carrying out the site visit, the barn has suffered a major failure due to severe weather conditions. An assessment of the damage has been made from photographs provided by Mr Tydeman.
- 8.2. The open fronted west end of the structure has been most effected, with the roof and north stud wall completely collapsed.



Photo 7 East facing view of Bovone Farm barn, with north stud wall and roof collapse. Image provided by Mr J Tydeman.



Photo 8 Southeast facing view of Bovone Farm barn, roof collapse. Image provided by Mr J Tydeman.

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Heritage Planning Services Ltd
35 Dallas Road, Chippenham, Wiltshire, SN15 1LE
M: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk

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