

Heritage Assessment and Statement of Significance Walnut Tree Barn Camp Lane Warmington OX17 1DH



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1 Introduction

1.1 The Consultants

Rock Davidson Associates.

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework Updated 2021 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF Updated 2021 policy paragraph 194 states “assets assessed using appropriate expertise”

- Proposals affecting heritage assets NPPF

194. 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.

- The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

- Historic England

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019

- Stratford District Council Core Strategy Local Plan 2011-2031

Adopted 2016 Section 3.7 Historic Environment Policy CS.8 Historic Environment also states B. “Proposals Affecting the Significance of a Heritage Asset Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.”

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. A Warwickshire Archaeology HER was commissioned and the HER maps have been included in this report in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal and impact to build a new dwelling – Land at Walnut Tree Barn. This report does include an assessment of significance of the heritage asset Walnut Tree Barn a GDII listed building and its surroundings and the possible potential heritage impact of a new building.

There was one site visit made on July 10TH to access the site and take photographs, equivalent to a Level 1 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

1.5 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. RDA reports are deposited with the local HER and Archaeology Data Base Library. All photographs by RDA unless otherwise stated.

1.6 Acknowledgements

Warmington Heritage Group and Liz Newman

2 The Site & Constraints

Walnut Tree Barn Camp Lane Warmington OX17 1DH



The site is a listed building designated GDII. The list description is out of date and describes the barn as it was prior to conversion in 1996. The barn is in a rural location and not within the conservation area of Warmington or in the local neighbourhood plan, however it is located within the Cotswold AONB and policies for any new building come under Policy CE3, CE5 and CE6 and Stratford District Local Plan Policies CS.8 and CS.9

<https://www.cotswoldsaonb.org.uk/planning/cotswolds-aonb-management-plan/>

<https://www.stratford.gov.uk/planning-building/core-strategy.cfm>

2.1 Location

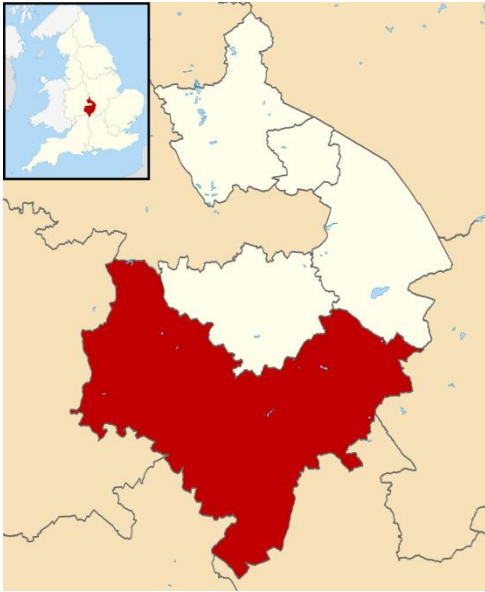
Walnut Tree Barn Camp Lane Warmington OX17 1DH

Designation: Grade II Listed

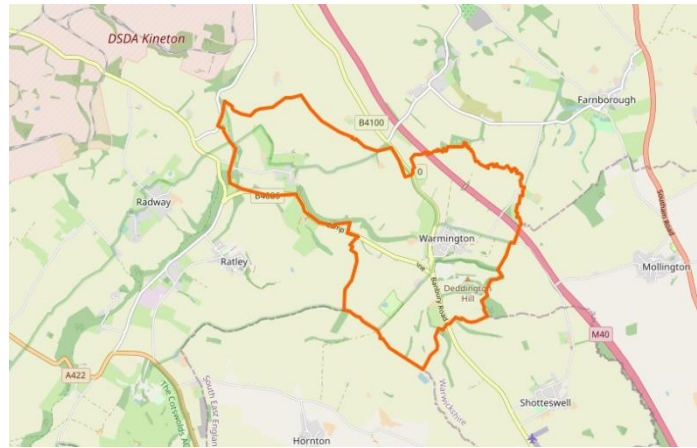
Cotswolds AONB

LPA : Stratford District Council

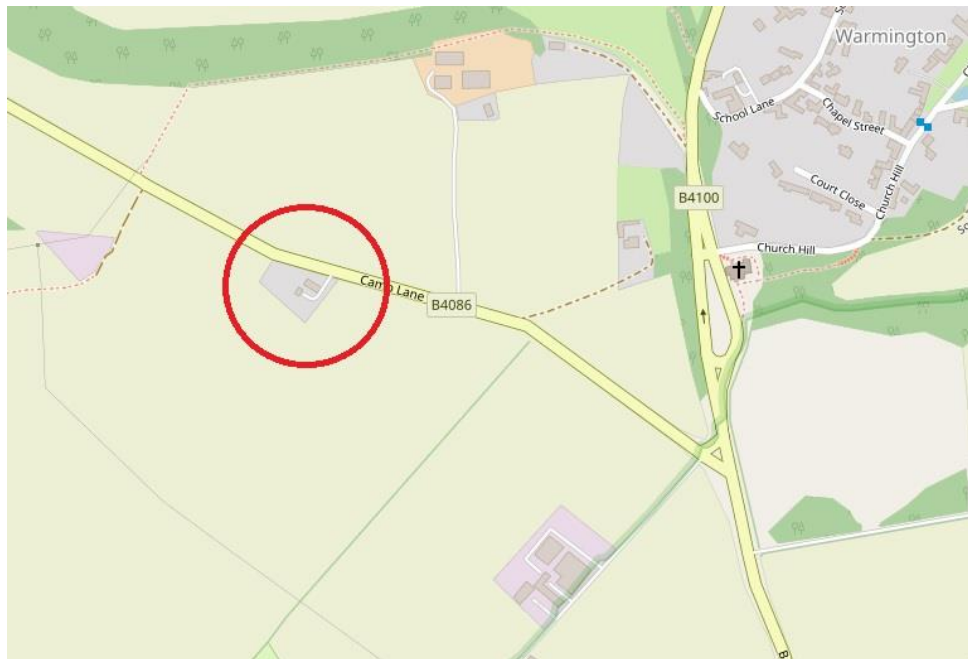
RDA Heritage Assessment and Statement of Significance Walnut Tree Barn Camp Lane Warmington OX17 1DH



Stratford District Council



Warmington and Parish



Walnut tree barn is located on B4086 Camp Lane road

Walnut tree barn is located on B4086 Camp Lane road, a rural location a short distance away from the village of Warmington to the east, there are two Farms located approx. 450m to the north of the site and caravan park approx. 600m to the south east of the site.

The whole site is surrounded by rural farming land to all aspects

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2.2 Planning Search

Walnut Tree Barn Camp Lane Warmington OX17 1DH

RDA carried out an online planning search for Walnut Tree Barn. The following was found on the Stratford District Council Portal

21/01699/FUL	20/05/2021	Pending Consideration
20/03078/FUL	03/11/2020	Application Withdrawn
96/01464/FUL	20/11/1996	Application Permitted
96/00264/LBC	20/11/1996	Listed Building Consent
95/00022/FUL	15/09/1995	Appeal Allowed
95/00002/LBC	15/09/1995	Appeal Allowed
95/00022/FUL	11/01/1995	Application Refused
95/00002/LBC	11/01/1995	Listed Building Consent Refused
94/00794/FUL	08/09/1994	Application Refused
94/00113/LBC	08/09/1994	Listed Building Consent Refused

2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework Section 16 Conserving and Enhancing the Historic Environment Para 194-208 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building.

(In the planning system, the term ‘curtilage’ is used to describe this attached land.) Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely.
[Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. “The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably.”

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

The National Planning Policy [NPPF] updated JULY 2021 Section 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT says in determining applications, LPAs should require an applicant to describe the significance of any heritage assets including any contribution made by their setting, but this should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (ref. paragraph 194).

Paragraph 197 requires LPAs to 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 viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 requires great weight to be given to the conservation of heritage assets. For heritage policy, ‘conservation’ means “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (ref. Glossary at Annex 2)
Paragraph 202 goes on to say that “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.”

2.3 The Sites Listed Building Description

Walnut Tree Barn Camp Lane Warmington OX17 1DH



FIELD BARN AND ATTACHED COW HOUSE

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1024153

Date first listed:

08-Apr-1987

Statutory Address:

FIELD BARN AND ATTACHED COW HOUSE, CAMP LANE

Licence number 100024900

<https://historicengland.org.uk/listing/the-list/list-entry/1024153>

County: Warwickshire

District: Stratford-on-Avon (District Authority)

Parish: Warmington

National Grid Reference: SP 40482 47460

WARMINGTON CAMP LANE SP4047 9/182 Field barn and attached cow house

- II

Field barn and attached cow house. 1832; cowhouse mid C19. Regular coursed ironstone with chamfered plinth. Corrugated iron roof has coped gable parapets. Corrugated iron double doors. Cowhouse on right has plank door. Hayloft door. Left return side of barn has square panel datestone with initials W.H. in gable. Owl hole. Rear, to road, has small cowhouse window. Interior: queen strut roof. Cowhouse has wood partition. Included as a dated example.

Listing NGR: SP4048247460

2.4 Neighbouring Listed Buildings

The nearest other listed building is FIR TREE FARM

Heritage Category: Listed Building

Grade: II List Entry Number: 1024194

Date first listed: 08-Apr-1987 Statutory Address: FIR TREE FARM FARM BUILDING

<https://historicengland.org.uk/listing/the-list/list-entry/1024194>

Farmbuilding, formerly cottage and stable. c.1780. Regular coursed ironstone with simple cornice. Corrugated iron roof has coped gable parapets; stone end stack. One-unit stable on left and 2-unit cottage. 2 storeys; 3-window range. Stable has doorway with chamfered stone lintel and jambs. Window to right. Cottage has C20 plank door, and plain stone lintel. Windows on right and first floor have stone lintels with flush keystones. Remains of casements. Left return side has hayloft door. Interior: stable is brick lined with chamfered ceiling beam.

Listing NGR: SP4077147123

The Village of Warmington a few miles away with its many listed buildings including The Church of St Michael which was originally built during the Medieval period. The church is situated on Church Hill, Warmington.



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2.5 Summary of the Historic Environment Record for DWA 1515

RDA commissioned on behalf of the client an historic environment record for Walnut Tree Farm from Warwickshire County Council Warwickshire Historic Environment Record Services. Included were GIS shape files and PDF reports for the following records for a 1km search area

- Monuments YES DWA1515 LISTED BUILDING & MWA19324
- Events NO ARCHEOLOGICAL EVENTS
- HLC Project Report
- Cotswold HLC YES The barn is in the Cotswold HLC
- NMP (GIS only)
- Ridge and Furrow (GIS only, from the Midlands Open Fields Project carried out in 1990s) **

Digitised aerial photographs that HER hold for the search area were included in the results but these have various copyright implications and as such are provided for information only and cannot be reproduced or published in any way. The barn was not seen by RDA on any of these supplied aerial photos. **Note** : The maps included for this search are included in the Appendix

By analysing the data it would appear there are no known other sources apart from the listed building and a ditch to the south.

DesigUID: DWA1515	Type: Listed Building	Status: Active
LBSUID-Legacy No	NHLE List Entry No	Volume/Map/Item
306293	306293	1722, 9, 182
Name: FIELD BARN AND ATTACHED COW HOUSE		
Grade: II	Date Assigned: 08/04/1987	Amended:
		Revoked:
Legal Description		
WARMINGTON attached	CAMP LANE SP4047 9/182 cow house	Field barn and
II		
Field barn and attached cow house. 1832; cowhouse mid C19. Regular coursed ironstone with chamfered plinth. Corrugated iron roof has coped gable parapets. Corrugated iron double doors. Cowhouse on right has plank door. Hayloft door. Left return side of barn has square panel datestone with initials W.H. in gable. Owl hole. Rear, to road, has small cowhouse window. Interior: queen strut roof. Cowhouse has wood partition. Included as a dated example.		
Listing NGR: SP4048247460		
Curatorial Notes		
Type and date: 1832 FIELD BARN. Date: 1832		
Type and date: 1832 DATE STONE. Date: 1832		
Type and date: Mid C19 COW HOUSE. Date: from 1833 to 1866		
Main material: ironstone		
Covering material: iron		
Designating Organisation:		
<hr/>		
Location		
Grid Reference: SP 40482 47460 (point)		
Map sheet: SP44NW	Area (Ha):	
Administrative Areas - None recorded		
Postal Addresses - None recorded		
Listed Building Addresses		
Statutory		
FIELD BARN AND ATTACHED COW HOUSE		
<hr/>		
Sources - None recorded		
<hr/>		

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There is a monument record MWA 19324 cropmark and undated ditch/trackway to the south of Walnut Tree Barn, [See Appendix maps pg 9]

MWA19324

Cropmark of and undated ditch

Monument

Cropmark of and undated ditch or possibly a trackway visible on air photos. Located 310m SW of Warmington Church

Type and Date

BOUNDARY DITCH (Undated)

Location

National Grid Reference

Centred SP 4059 4734 (556m by 268m)

Civil Parish

Warmington, Stratford on Avon, Warwickshire

Address

Historic Names

Description

<1> The cropmark of a linear ditch, possibly a former boundary of uncertain date can be seen centred at SP 4087 4733, extending NW Fir Tree Farm across two modern fields between SP 4048 4741 and SP 4077 4721). This linear and the adjacent cropmark of a curvilinear enclosure (recorded separately as SP44NW 24) are visible on aerial photographs taken in April 2007 by English Heritage as part of the Reconnaissance Recording programme. The undated linear ditch described above has been mapped from aerial photographs as part of the SE Warwickshire and Cotswolds HLS NMP survey. The linear ditch is also visible on aerial photographs taken in 1990 and the ditch extends further to the north-west from SP 40783 47225 to SP 40232 47472. The ditch may be a former boundary or trackway, though the date is still uncertain.

Sources

(1) Desk Top Study: Amanda Dickson. 2010-2012. SE Warwickshire and Cotswolds NMP Project.

Status and other references

National Record of the Historic Environment for England - 1508124

Active

National Monuments Record - sp 44 NW 23

Active

SHINE Candidate (Possible)

Active

Associated Finds

Associated Events/Activities

EWA10302 SE Warwickshire and Cotswold HLS Target Areas NMP (Event-Interpretation. Ref: 1526083)

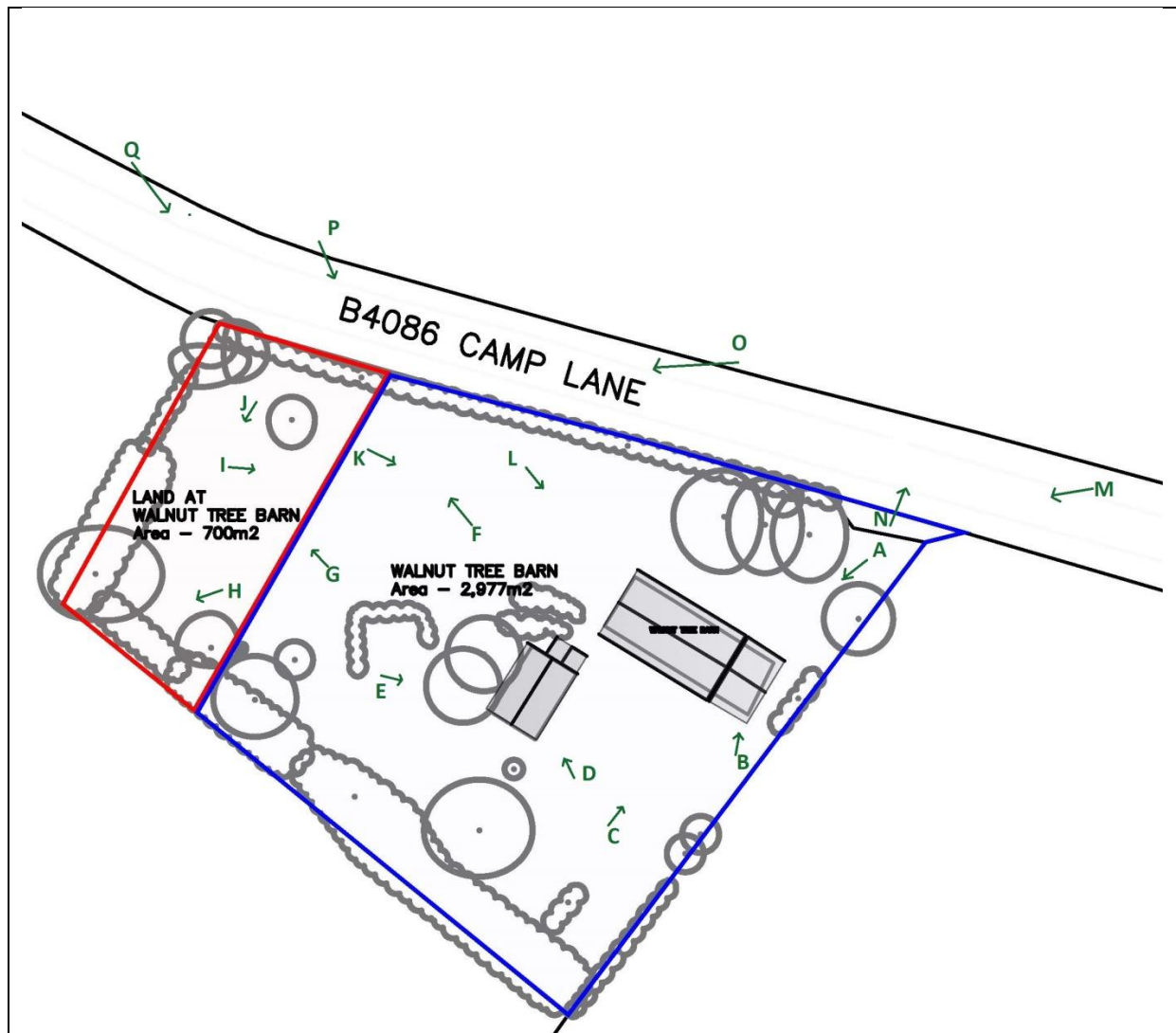
RDA Note: MWA19324 relates to the NMP project for SE Warwickshire and the Cotswolds and this was undertaken by external contractors who were partially based at English Heritage (as was) as such they would have had access to images held in Swindon not available in the HER.

** No immediate Ridge & Furrow at Walnut Tree Barn as these are to the north of the site across the road.

3 Setting and Vistas Walnut Tree Barn

3.2 Current Setting Photographic Views

Annotated Surveyors Plan for approximate location of Photography; do not scale of this plan



Plan annotated by RDA for reference do not scale of this plan

Key to Colours

Blue: Walnut Tree Barn Property Boundaries

Red : Land proposed to be separated from Walnut Tree Barn

Green Letter: Approximate location of photographer

Green Arrows: Approximate direction of photography



A



B



C



D



E



F



G



H



I



J



K



L



M



N



O



P



Q

4 Assessment Walnut Tree Barn Camp Lane Warmington OX17 1DH

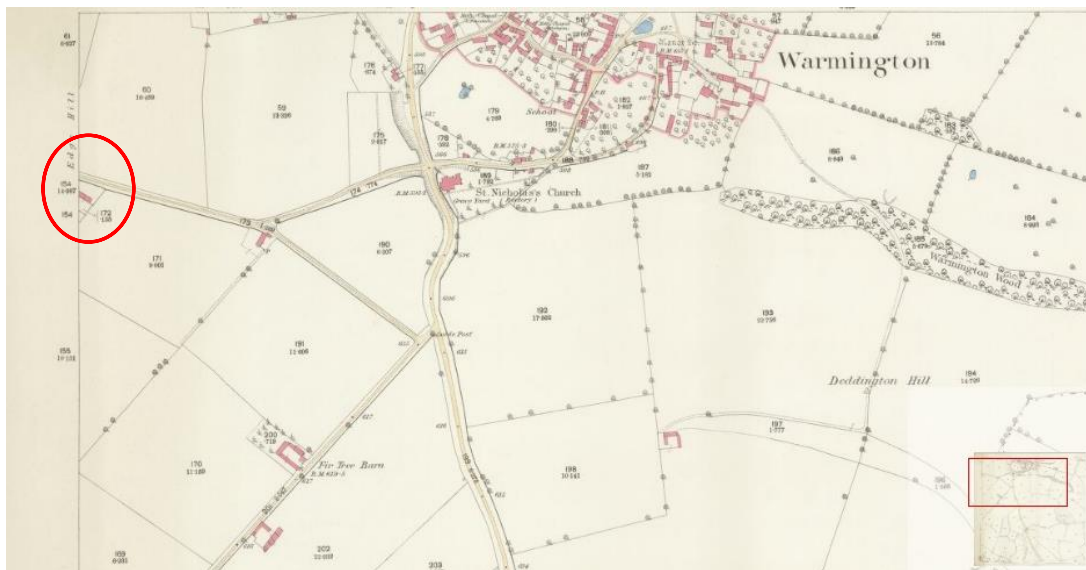
4.1 Scope of Assessment

This report contains a brief analysis of the significance of the history and character of the building known as Walnut Tree Barn Camp Lane Warmington OX17 1DH and setting

4.2 Map Regression

An analysis of historic mapping and available historical information [See Section 4.4] was carried out by RDA. Maps courtesy of National Library of Scotland.

Extracts from Maps

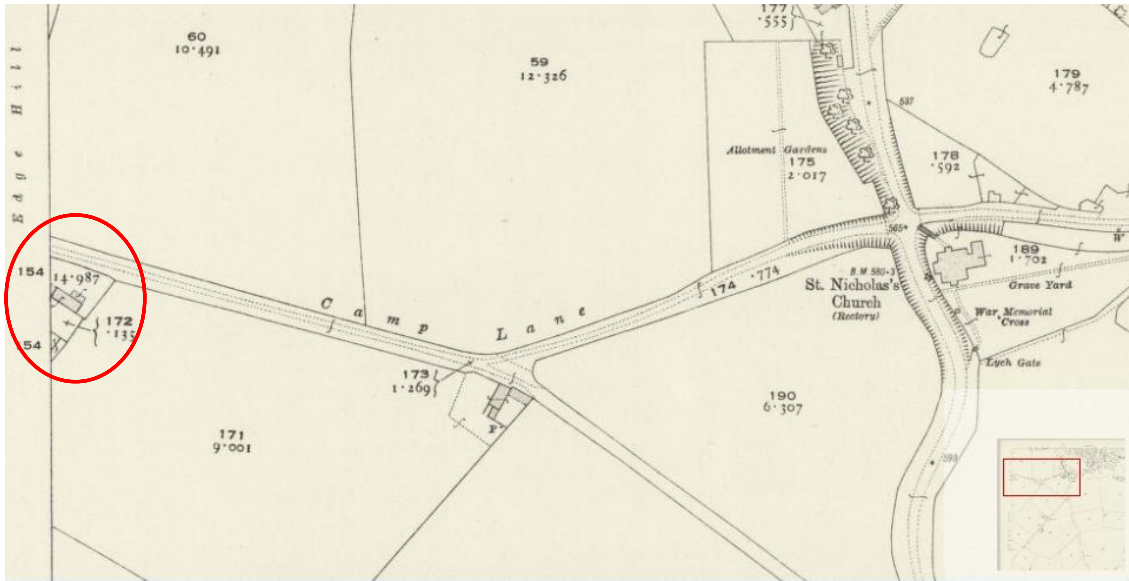


Oxfordshire ii.11 Horley, Mollington, Shottswell; Warmington 1881 to 1885 Pub: 1887

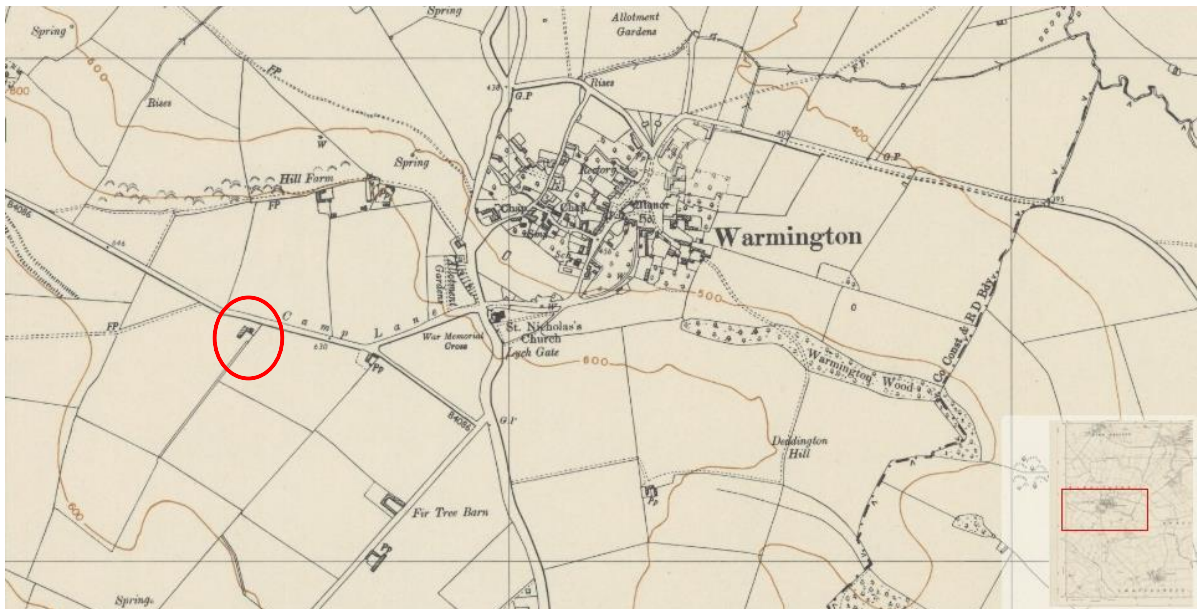


Oxfordshire II SE includes Bourton; Cropedy; Hanwell Mollington Revised 1899 Pub 1900

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Oxfordshire II .11 Horley;Mollington; Shottswell;Warmington Revised 1920 Pub 1922



SP44NW Pre 1930 to 1954 Pub 1955

RDA Heritage Assessment and Statement of Significance Walnut Tree Barn Camp Lane Warmington OX17 1DH



Side by Side Outline 1885-1900 with Modern Satellite Map



Satellite 2021

4.3 Historical research

A brief historical analysis of past owners and events was carried out by RDA

Chronological List

1832 William Harrison Clergyman who farmed the Glebe Lands

1877 William Harrison dies [Hulme Trustees become owners of the lands]

1878-1906 William Henry Taylor?

1906 -1935 Robert Peel Willock?.

Local history from 1950's to present day:

1950 Mr Gibbs was the tenant farmer. He carried out mixed farming. Grain was farmed out the back field with hay cocks used to dry the straw / hay. In the car park area livestock was kept. The main barn was used to store grain, hay and machinery.

1960 Mr Frank Watts was the tenant. He was a grain merchant and set up a poultry business. Poultry sheds were built on to the west side of the barn heading south where the garage currently resides and beyond. Four large poultry sheds were built in the field behind the barn. The barn was used for processing grain.

1974 Mr Pile took over the tenancy (current next-door neighbour). There was a stone wall out the front and back which were removed to build houses in Warmington. These boundaries were fenced off in the 80's.

1994 The gateway at the bottom of the garden was approved.

1996 Planning approval was gained for conversion of the listed barn to be converted into a domestic building – 2 storey 4-bedroom dwelling, with construction starting in 1997/98

1996- 2020 Mr D Budd lived at Walnut Tree Barn.

A few photographs from the family archive of the conversion of the listed barn converted into a domestic building – 2 storey 4-bedroom dwelling, with construction starting in 1997/98

Walnut Tree Barn Circa 1996



Barn South Elevations circa 1996



Barn North Elevations with window inserted in threshing door opening circa 1997/8



Queen Strut Roof circa 1996



Queen Strut Roof circa 1997/8

4.4 Historical Analysis

A search for field barns in Warwickshire was undertaken by RDA and 20 other results were found in the County. A similar barn is found at Priors Marston

<https://historicengland.org.uk/listing/the-list/list-entry/1024421>

<https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Field+Barns+Warwickshire+>

Warmington Heritage Group states “Walnut Tree Barn Warmington (originally Glebe Barn) and its out buildings were originally constructed as an agricultural set of buildings in 1832.

RDA Note: Although architecturally it is possible the barn may not date to the date stone. Date stones should be treated with caution. It may be a date of renovations or alterations, commemorating a builder or owner but not necessarily the first occupant.

“Glebe terriers set out the glebe lands owned by the church. Where the lands are extensive and are part of the open fields of the village, each individual strip may be described in relation to its furlong and to the strips of other villagers. The terrier usually also describes the size and condition of the parsonage and (especially from 1698) may conclude with details of tithe customs and other sums due to the incumbent, for example for baptisms and burials.

These are invaluable documents to the local historian, both for the history of the church and for the information they can provide about agriculture and the layout of the open fields. Each church was entitled to a house and glebe. The glebe lands were either cultivated by the clergyman himself, or by tenants to whom he leased the land. In those cases where the parsonage was not well-endowed with glebe, the clergyman’s main source of income would come from the tithes.”

[Ref Glebe Terriers <http://www.warmingtonheritage.com/>]

With reference to Rectors and Clergy of Warmington by Warmington Heritage Group

“The parish of Warmington and Arlescote was included in the vast diocese of Lichfield and Coventry until the middle of the nineteenth century when for a few decades it was in Worcester diocese. Coventry church became a cathedral at the end of the First World War, since when the parish has been in Coventry Diocese.

The parish church was dedicated to St Nicholas before the Reformation and again for the few decades when it lay in Worcester diocese. At other periods the dedication was, as today, to St Michael. The parish was a rectory and the rector had income both from glebe lands and from the tithes (ten percent) of his parishioners' produce. The rector was responsible for the spiritual welfare of his parishioners (either directly or by appointing a curate) and for maintenance of the chancel of the church. The right to appoint the rector (the advowson) could be bought and sold, and inherited. In Warmington the advowson went with ownership of the manor for a few decades but was then acquired by the Wootton family and their descendants, the Farrers.

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The advowson was next in the ownership of the Harrison family until the rector William Harrison sold it to the Hulme Trustees in the nineteenth century. It remained with the Hulme Trustees until the 1980s when it passed to the bishop of Coventry.”

RDA Note; It is William Harrison that it is believed the initials are in the datestone on Walnut Tree Barn

William HARRISON Rector, son of Rev Henry B HARRISON. Born 1800. Matriculated Christ Church 1818, BA 1821. Usher in Westminster School 1822-31. Presented by his brother, Rev James Harwood HARRISON, rector of Bugbrooke. Married his cousin Mary Ann HARRISON, daughter of Rev. William Bagshaw HARRISON, (younger brother of H.B.HARRISON) vicar of Goudhurst, Kent.

During his incumbency, the patronage (right of presentation) was passed to the Hulme Trustees. Resident rector from 1831 until his death in 1877”

Willam Henry TAYLOR. Rector. Second son of Peter Taylor, gentleman of Manchester. Born 1834, matriculated BNC 1853, scholar 1853-58, BA 1858, MA 1860. Vicar of Farnworth, Lancs., 1866-78. Rector of Warmington from 1878 until death in 1906. Robert Peel WILLOCK. Rector. Only son of Robert Peel WILLOCK of Chelford, Ches. Born c. 1857, matriculated BNC 1875, BA 1879, MA 1882. Curate at Lee, Kent before becoming rector of Ardwick St Mathew, Lancs., 1884. Rector of Warmington from 1906 until retirement in 1935. Ref <http://www.warmingtonheritage.com/>

RDA contacted Liz Newman from the Warmington Heritage Group and Liz Newman kindly wrote the following:-**Walnut Tree Barn, Camp Lane, Warmington** “The initials on the datestone on Walnut Tree Barn are WH for William Harrison, who was resident rector of Warmington from 1831 till his death in 1877. His predecessors for many decades had been absentee rectors. William Harrison acted like a “new broom”. As well as the handsome barn on Camp Lane, he was responsible for building a school and schoolhouse in his Home Close, end-on to the road now called School Lane. The open fields of Warmington were enclosed by an Act of 1776. The rector of the time received a generous allotment of land, one parcel running north from the parsonage house (now known as The Old Rectory) to the parish boundary. This parcel became known as Rectory Farm and it was served for many years by barns, stables etc., which were close to the parsonage in its Home Close. The other parcel - about 76 acres which divided into four fields - became known as Glebe Farm. The barn in which you are interested was built to serve these four fields which lie S-W of the barn. Prior to the Inclosure of 1776/67, farm buildings were not permitted in the open field. Every Warmington yeoman farmer and husbandman had a barn attached to his home in the village envelope. After Inclosure most of these barns were either absorbed into the houses they were attached to, or were converted to cottages. Mr Wady’s barn is mentioned in a document of about 1811. Wady’s farm was sold to John Cambray after the death of Thomas Wady in 1827. This barn (briefly converted to a house) has a datestone high up on the side facing the minor road. A third stone barn on Camp Lane stood between Wady’s and the rector’s, but was demolished about thirty years ago. It was a smaller building and carried a datestone RJM 1832. Richard Judd Miles was descended from Warmington families on both sides. These farmers and the rector appear to have been improving their farm buildings in the 1830s. Unfortunately no information has come to light about what building existed on the rector’s plot during the preceding fifty years.”

RDA Heritage Assessment and Statement of Significance Walnut Tree Barn Camp Lane Warmington OX17 1DH

5. Current Photographic Record and Descriptions Building Recording Level 1

RDA assessed Walnut Barn to an equivalent of a Level 1 Building Recording Photographic Survey details by surveying and using appropriate books and websites. [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England* May 2016] On July 10th 2021

A Level 1 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features.

5.1 Exterior Main Building

Written Description

Walnut tree Barn is a 3 bay former threshing/field barn or possibly glebe barn with attached former cowhouse; converted to living accommodation in 1996; slate gabled roof has stone gable copings, with kneelers, regular coursed dressed Ironstone with quoins and chamfered plinth. Former threshing floor has fenestration to N/S with window set in former barn door entrances with reset post as lintel. West elevation in gable end square panel 1832 datestone with initials W.H.; Attached former cowhouse, east has slit ventilators and triangular owl hole interior; converted to living accommodation that is open to queen strutt roof; at ground floor windows in both former barn entrances of original threshing floor.



North elevation Walnut Tree Barn



South elevation Walnut Tree Barn



SW elevation; no fenestration in gable



South elevation attached former cowhouse entrance door casement window and ventilator slit; glazed ventilator slits and triangular owl hole to east gable



West elevation with stone gable copings and kneelers. Gable end has square panel 1832 datestone with initials W.H.



West elevation in gable end square panel 1832 datestone with initials W.H.



Detail south elevation casement windows; oak lintel stone; stone tile sill; regular coursed ironstone with quoins to side



Window set in both sides of original threshing floor and former barn door entrance with reset post as lintel



South elevation Rear door with stone lintel regular coursed ironstone

Example of slit ventilator with worked stone dressings set in regular coursed ironstone

South Elevation
Photos Garage.



Garage converted outbuilding slate roof; gable end and rear wall original structure regular coursed ironstone

Garage converted outbuilding with garage doors separated by braced timber posts suggesting earlier shelter shed origins

South Elevation

West Elevation



South elevation gable to garage; regular coursed ironstone decreasing in size to gable; slit ventilator with brick dressings at gable

West elevation; end rear garage original ironstone wall; barn gable

5.2 Interior:



Interior barn open to roof with queen strut roof



Interior barn open to roof with queen strut roof



Interior barn open to roof with queen strut roof; window and doors to rear. Window set in both sides of original threshing floor and former barn door



Roof truss carpenter's marks

6 Statement of Significance

6.1 Background to Assessments of Significance

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration RDA believes this guide is still a good method to assess significance. There is also guidance from Historic England on assessing significance "Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2" Historic England 2015

- **Evidential value:** *the potential of a place to yield evidence about past human activity Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*

- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*
- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memoryCommunal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

6.2 Statement of Significance Walnut Tree Barn

Walnut Tree Barn and attached cow house [GDII listed], Warmington Warwickshire is important architecturally and is recognised as such by being on the nationally designated buildings list.

Architecturally the elevations are the original regular coursed dressed Ironstone with quoins and chamfered plinth, square panel 1832 datestone with initials W.H. The attached former cowhouse, east has slit ventilators and triangular owl hole. All the fenestration and doors have been changed in the restorations in 1996 when the building was converted into a dwelling along with the roof covering which is now slate and not corrugated iron. Internally the living accommodation is open to the original queen strut roof trusses that are pegged with some significant carpenters marks that would appear to be late 18th century, although in the early 19th century some vernacular building methods were still being carried out. The roof oak beam structure however would suggest a slightly earlier date than 1832 when in the 19th century often baltic pine and iron ties were used for construction methods. Analysis of historic mapping from the 19th century would suggest the barn and attached cowhouse had a shelter shed at right angles suggesting the barn was an outfarm rather than just a field barn/glebe barn. The garage building exterior rear walls might suggest this was such a shelter shed; the elevation facing the courtyard having undergone the most changes conversion to garages.

Historically Field Barns and outfarms were sometimes buildings that were built away from the central farmstead. Generally, these did not form a fresh farmstead, lacking some necessary buildings, usually these stables. These non-farmstead groups are of two types. The first, the field barn, is the more widespread, it consisted of a threshing barn, usually with a shelter shed and fold yard for loose cattle, they were built to serve land lying some distance away from the farmstead, or which could only be reached from it by steep hills this saved carting in the corn to the farmstead for threshing and carting manure back again, the cattle converting the straw to manure at the field barn. They seem to have been connected with mixed farming, cattle been kept to fatten. They first appear in the 17th century, ceasing to be built about the middle of the 19th, when the use of portable threshing machines meant that ricks could be built and threshed in the fields and a barn was no longer needed. Many have now disappeared. [Ref Discovering Traditional Farm Buildings. Pg 5. J.E.C Peters] An outfarm had some accommodation for crops and animals together with a foldyard and so makes a small building group, whereas a field barn consists of a single building housing crops and animals, but without a fold yard. When farms consisted of cultivated crops in open fields, with meadows and grazing rights on surrounding pastures there was every advantage in setting the farmstead in the centre of the community in the village or hamlet. Once most or all of the land was enclosed and cultivated the situation was quite different. The farmstead might now be at one end of the allocated land; an enclosure award might have given a substantial portion of land to distant from the adjacent lands belonging to it; in circumstances such as these satellites such as field barns or out farms might make the work end of the farm easier and more economical. Field barns are usually found alongside a wall or fence about halfway up a sloping field. This led to a saving in travel and transport and where the outlying land was high on the hill slopes and the farmstead down in the valley there was advantage if crops could be consumed where they were grown, and the manure deposited where it was produced. In the field barn the usual arrangement was to feed hay to young cattle. The hay was cut from the enclosed fields as part of the rotation; it was carted or simply swept into a loft; throughout the winter it was dropped from the loft to feed to heifers or bullock's shut in a loose box fed to cows tied in a cow house. The manure built up in the loose box, cleared from the cow house was then spread on the adjacent fields and cultivation as part of crop rotation could begin again with in the spring. Although a few examples bear dates, field barns generally seem to belong to the period from the mid-18th century to just before the middle of the 19th century and seem to be closely related to the statutory enclosure of common land. Neither out farms nor field barns have much part to play in present day farming. Outfarms and field barns play a major part in the make-up of the rural landscape.

[Ref Traditional Farm Buildings of Britain and their conservation R.W Brunskill 117-122] [ref Historic England, National Farm Building Types: A detailed Guide 2013 Jeremy Lake]

Neither shelter sheds nor foldyards were confined to the main farmstead. During the mid 19th century shelter sheds were added to field barns to make outfarms to the main farmstead. **In the Cotswolds and the limestone belt** outfarms with barn shelter shed and yards, though rarely with an attendant cottage, dot the landscape. [Ref Traditional Farm Buildings of Britain R.W Brunskill Pg 70 and 178]

This makes Walnut Barn, a former Field Barn/ Outfarm, historically significant and there is an historical association and communal value with the rector William Harrison to which we believe the datestone and initials WH commemorate. During his incumbency, the patronage (right of presentation) was passed to the Hulme Trustees. William Harrison was resident rector from 1831 until his death in 1877.

Illustrative value has diminished as the barn is no longer in its true original form but by conversion in 1996 it has been saved from demolition unlike its neighbouring barn, a third stone barn on Camp Lane that stood and was demolished about thirty years ago. It was a smaller building and carried a datestone RJM 1832.[ref Liz Newman; email]

Aesthetically the relationship of these vernacular buildings, Walnut Tree Barn and attached Cowhouse and Shelter shed are structures in which their materials are harmonious to their setting in this rural site.

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