



Heritage Statement

On behalf of

Mrs Chloe Burke

Concerning

**Gannah Farm
Bolstone
Herefordshire**

February 2017



REPORT SPECIFICATION

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Cover: View looking N showing stone masonry piers in SE-facing elevation of cowshelter range and lean-to structure with corrugated metal roof at NE end

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1 Executive Summary

This Heritage Statement undertaken by Border Archaeology Limited (BA) regarding the proposed conversion of two traditional farm buildings at Gannah Farm Bolstone Herefordshire has reached the following conclusions which are summarised below:

The complex of traditional farm buildings at Gannah Farm comprises a Grade II masonry cowshelter with two attached ranges to the south-east and north-east, housing a lambing shed and open-fronted shelter/cart-shed respectively, and a detached two storey granary (curtilage listed with the Grade II listed farmhouse). Documentary and cartographic evidence suggests that the cowshelter was originally built in the late 18th century or early 19th century (it was certainly in existence by 1840) while the granary was built at some time between 1840 and 1888.

The cowshelter and its attached ranges, which together form a regular 'F-plan' courtyard farmstead of 18th century date with later alterations, can be viewed as being a rare survival in terms of its type, date and design as most surviving cattle housing on farms in southern Herefordshire dates from the 19th century. Moreover, the design of the main cowshelter range, with its distinctive round masonry piers, is rarely found in the Marches generally.

While the two traditional farm buildings have been subject to a degree of modern alteration and rebuilding (especially the range to the SE of the cowshelter which has been extensively reconstructed), much of the original fabric has remained intact, particularly within the main cowshelter range with its well-preserved roof trusses and round piers. However, the open-fronted shelter/cart-shed range immediately to the NE of the cowshelter is largely unroofed and in need of repair.

The cowshelter and attached ranges, together with the detached granary building (of mid to late 19th century date) form a largely intact and visually coherent grouping, despite various mid-late 20th century alterations and additions including the construction of several steel-framed agricultural sheds which have detracted somewhat from its overall integrity. In terms of historic associations, the traditional farm buildings occupy the site of an earlier farmstead of medieval origin (recorded as early as the 13th century) and have long-established historic connections with the nearby historic estate of Holme Lacy House and the Scudamore family of Holme Lacy

Conclusion: To conclude, it can be strongly argued that the proposed conversion will have a beneficial effect in terms of preserving and restoring the fabric of the two traditional farm buildings and removing several steel-framed agricultural sheds which may be regarded as unsightly modern accretions of low value in heritage terms, detracting from the overall aesthetic appeal and coherence of the historic farmstead complex.

It is suggested that recording of extant structural remains, fixtures and fittings associated with the two traditional farm buildings should be undertaken prior to conversion and that surviving features of architectural or historic interest should be incorporated, where feasible, into the design of the proposed new dwellings.

2 Introduction

Border Archaeology Ltd (BA) was instructed by Karl Greenway Esq., Lett & Sweetland Architects on behalf of Mrs Chloe Burke to produce a Heritage Statement concerning a proposed outline application to convert two traditional farm outbuildings at Gannah Farm, Bolstone, Herefordshire to holiday accommodation and to demolish several modern agricultural outbuildings.

The grid reference for the site is NGR SO 54648 33444.

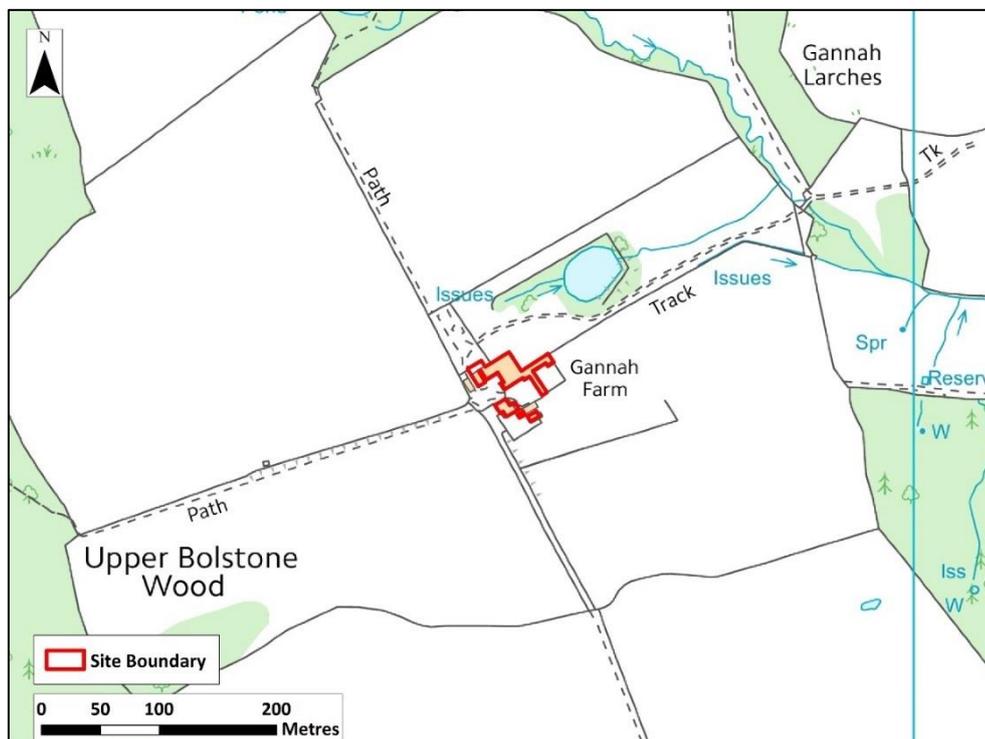


Fig. 1: General Site Location Plan (with site boundary indicated in red)

2.1 Soils and Geology

The soils present at the site of the proposed development are characterised by the Soil Survey of England and Wales as the typical argillic brown earths of the BROMYARD series (571b). These are defined as well drained reddish fine silty soils over shale and siltstone. Some similar soils with slowly permeable subsoils and slight seasonal waterlogging, as well as some well drained coarse loamy soils over sandstone, are also present. The underlying geology is recorded as Devonian reddish silty shale, siltstone and sandstone (SSEW 1983).

3 Historical and Archaeological Background

3.1 General

Gannah Farm is a historic settlement of medieval origin, standing on the ancient boundary between the parishes of Holme Lacy to the N and Bolstone to the S; the farmhouse itself is in Bolstone while the farm outbuildings are situated in Holme Lacy. The earliest mention of the place-name 'Gannah' occurs in a charter of c.1225 (Capes 1908) and is believed to refer to the spur of a hill where sports or contests took place, possibly associated with deer hunting (Coplestone-Crow 2009, 117). Gannah is again mentioned in a survey of 1336 which refers to 100 acres of land at *Homme Lacy* and *Gannou* held jointly by John 'atte Barewe' and his wife Maud from the Dean and Chapter of Hereford Cathedral (IPM Vol. 7: Ed.III, 688).

By the early 15th century, Gannah Farm formed part of the extensive landholdings of the Scudamore family of Holme Lacy and remained as part of the estate of Holme Lacy House until the early 20th century (Hurley 2008). During the late 16th-17th centuries, it appears that the farm lay just within the southern boundary of the deer park of Holme Lacy House but was outside the park by the 18th century (Whitehead, 2007, 101).

Archaeological evidence for medieval activity at Gannah Farm recorded on the Herefordshire Historic Environment Record (HER) is limited to an area of ridge and furrow, indicative of medieval/early post-medieval arable agriculture, within the fields to the immediate SW of Gannah Farm, suggesting that the current post-medieval farm may have been constructed on the site of an earlier medieval farmstead. Several post-medieval extraction features (quarries and gravel pits) and charcoal platforms are also recorded within the vicinity of Gannah Farm on the Herefordshire HER (Hurley, 2008, 88).

The farmhouse at Gannah Farm (HER 47150) is a Grade II listed building of probable 17th century date with later alterations. The building description in the National Heritage List for England reads as follows: 'Probably 17th century with later alterations and extensions. Sandstone rubble with brick dressings. Welsh slate roofs, hipped to north. Sandstone rubble and brick stacks. Irregular rectangular plan aligned north-west/south-east. Cellar and two storeys. South-west elevation has two windows. Early 20th century two-light casements in brick segmental arches. Ground floor has one similar window set centrally beneath the other two. To the left is a lean-to containing a doorway and enveloping a side stack. North elevation has two windows, cross-casements in segmental heads to each floor. Beneath are two openings, with similar heads, to cellar. Interior not inspected. Included for group value' (National Heritage List Entry No. 1179939).

The separate listing entry (Grade II) for the cowshelter N of Gannah Farmhouse describes the building as follows: 'Probably 18th century. Sandstone rubble with pantile roof. L-plan with arms towards south-west and south-east. Two levels. South elevation has six round piers and gable front to right-hand side. The piers are filled in with breeze blocks and corrugated iron containing two ledged doors. South-west gable has loft opening. Interior has trusses with angle struts from ties to principals' (National Heritage List Entry No. 1099566).

3.2 Site Specific Information

The earliest available plan to show the landscape surrounding the site in any appreciable detail is a 1780 survey by Richard Frizzell of the Scudamore estates in Holme Lacy and Bolstone (*fig.2*) which shows *Ganna Farm* as being located to the immediate S of the Holme Lacy deer park, and to the N and E of 'Bossgrove and Bowson Wood'.

The fields surrounding the farm are not shown in any detail, but seem to largely be pasture or meadow, with a small patch of arable depicted to the SE of the farmhouse. In the vicinity of the farmstead itself, the 1780 plan depicts a two-storey gabled building with chimneystacks at either end (identifiable with the farmhouse) and an adjoining single storey building, which presumably represents an outbuilding although it is unclear whether it can be identified with the existing cowshelter range.

The written survey accompanying the plan states that the farmhouse, tenanted by one James Rogers, had 'greatly gone to wreck and should be let to an occupier who would reside' (Hurley 2008, 187). This documentary reference suggests that the farmstead was in a state of some disrepair in the late 18th century and that extensive rebuilding work may have taken place at Gannah Farm shortly after that date, possibly including the construction of the cowshelter and its attached ranges which have been assigned a probable 18th century date in the listed building description.

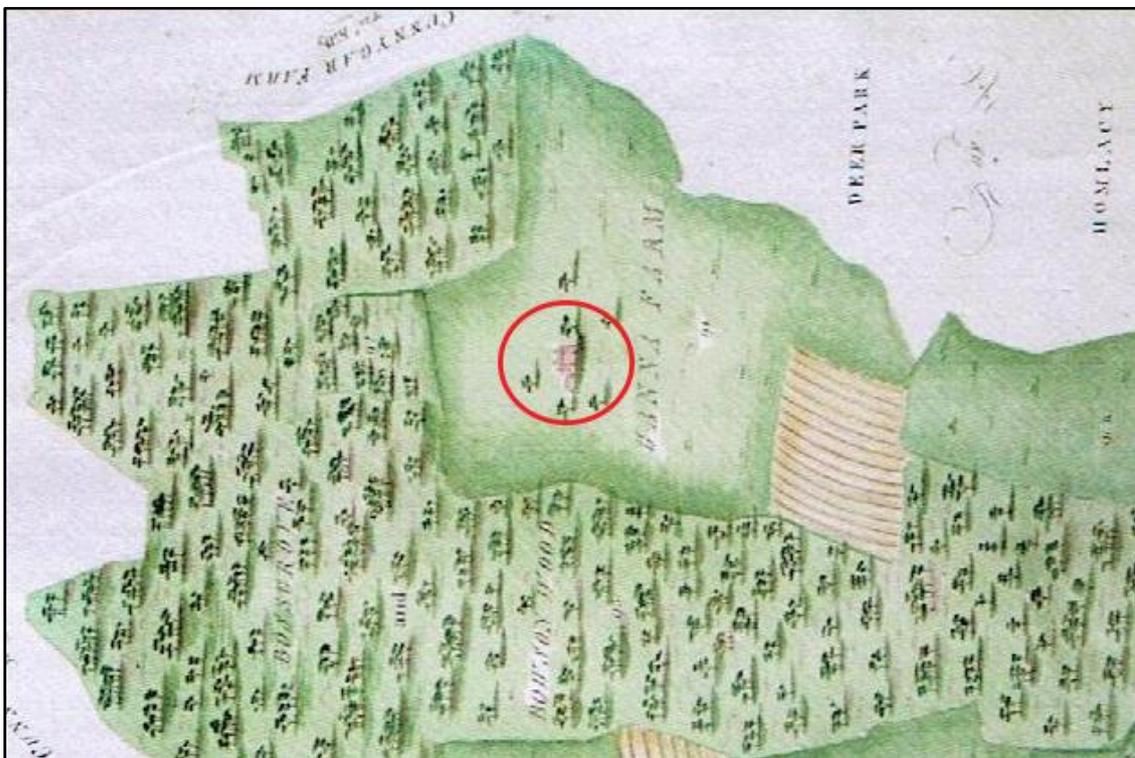


Fig. 2: Extract from the 1780 survey of the Scudamore estates in Holme Lacy and Bolstone, showing the farmstead at Gannah Farm (in centre of picture)

(Reproduced by courtesy of the British Library)

An Ordnance Survey drawing of Hereford and district by Thomas Budgen dated 1815 (*fig. 3*) depicts the farmstead complex at Gannah Farm but the buildings are not shown in great detail. It appears to show the farmhouse situated towards the S end of the site with two separate outbuilding ranges located to the N and NE.



Fig. 3: Extract from Thomas Budgen's 1815 OS Surveyor's Drawing of Hereford. Gannah Farm circled in red (Reproduced by courtesy of the British Library)

The earliest cartographic sources to depict Gannah farm with any accuracy are the Tithe Maps for Bolstone and Holme Lacy, drawn up in 1839 and 1840 respectively (*figs. 4 & 5*). On both tithe apportionments, the site is recorded as 'Part of the Gannah Homestead', and is listed as being owned by Sir Edwin Francis Scudamore Stanhope, Baronet, and occupied by William Walter Powell.

The tithe map for Holme Lacy is of especial value as it depicts both the farmhouse and the adjacent complex of outbuildings to the N. Significantly, it shows that the regular F-plan courtyard arrangement of the cowshelter and its attached ranges to the SE and NE, ranged around two yards, had been largely established in its existing form by no later than 1840. A NE-facing return is depicted at the end of the SE range (now altered and used as a lambing shed) while at the far end of the open fronted cart-shed range (NE of the cowshelter) another long outbuilding range oriented NW-SE is depicted, which appears to have formed another open shelter/shed range. The detached granary building is not shown on the Holme Lacy or Bolstone tithe maps, indicating that it must have been built at some point after 1840.

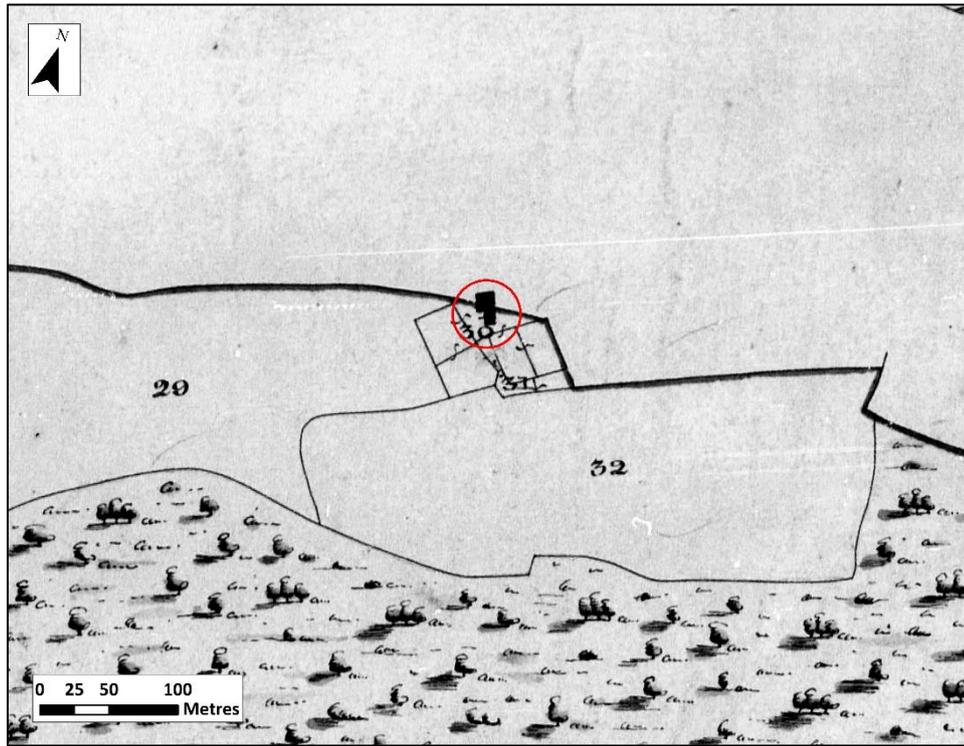


Fig. 4: Extract from the 1839 Bolstone Tithe Map. Gannah Farm circled in red
(Reproduced by courtesy of the National Archives)

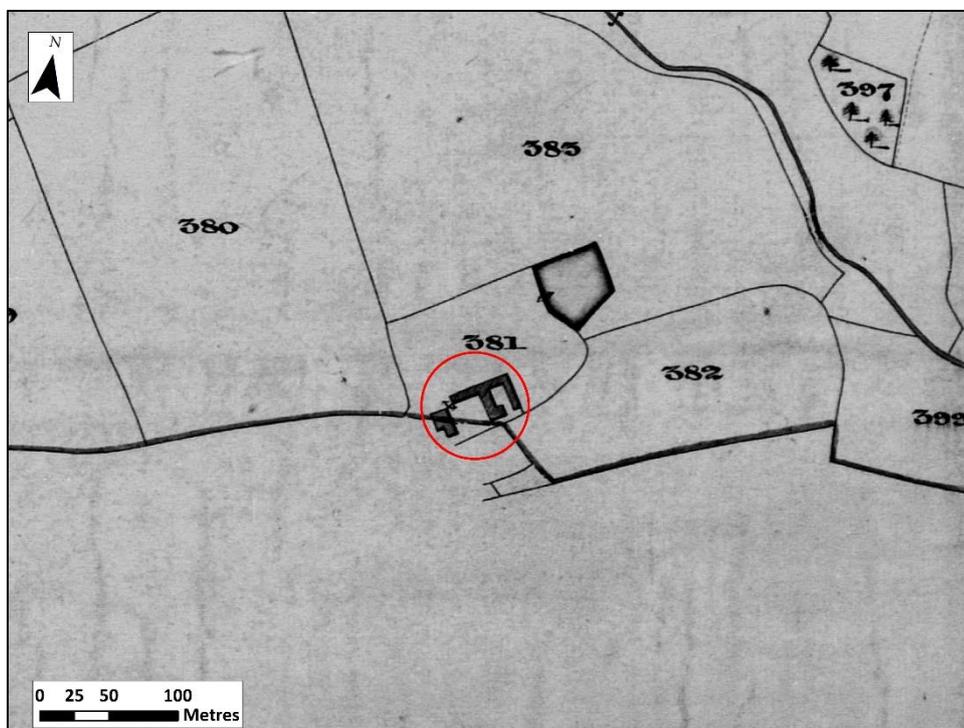


Fig. 5: Extract from the 1840 Holme Lacy Tithe Map. Gannah Farm circled in red
(Reproduced by courtesy of the National Archives)

The Ordnance Survey 1st Edition 25-Inch Map of 1888 (*fig. 6*) provides a detailed depiction of the farmstead at Gannah Farm and shows that several changes had taken place since 1840. The F-plan form of the cowshelter and attached ranges, as shown on the 1st edition map, appears to have remained largely unchanged since 1840 although the end of the range to the SE of the cowshelter appears to have been slightly altered and a small oblong lean-to structure attached to the SW facing elevation. The OS map also confirms that the two ranges lying to the NE of the cowshelter were both open-fronted barns.

A detached rectangular building, oriented NW-SE with a stairway on its NE side is marked to the NW of the cowshelter range which can be identified with the existing two storey granary structure (which confirms a construction date of somewhere between 1840 and 1888). A long rectangular range (most likely pigstys) oriented roughly E-W is also marked for the first time on the OS 1st edition map to the SE of the farmhouse. The farmstead also appears to have been split up into three distinct yards, which may be associated with the provision of accommodation for different types of livestock.

Relatively little change is indicated on the OS 2nd edition map of 1904 although it appears that the range to the SE of the cowshelter appears to have been further altered with the addition of a small structure attached to the SE end of the SW-facing elevation (*fig. 7*).

In 1909 much of the Holme Lacy estate came up for sale, and the sales particulars for Gannah Farm describe it as being situated on the SW periphery of Holme Lacy Park. The farmhouse itself is recorded as a 'neatly-built stone and slated farmhouse, occupying a pleasing position, with walled garden and containing two sitting rooms, five bedrooms, kitchen, dairy, cellars and pantry (HRO CN36/39). Significantly, there is a description of the attached complex of farm buildings, which are described as being 'out of order'. They comprised a 'spacious barn with two bays, ten-stall beast house, chaff house, cart horse stable for four horses, pigscots, two-stall nag stable and a coach house'. The 'beast house' can be identified with the existing cowshelter while the 'chaff house' is presumably represented by the detached two storey granary building.

The remaining buildings are less easy to identify although it is possible that the range to the SE of the cowshelter may be identified with the 'spacious barn with two bays' while the open fronted shelter/ cart shed range to the NE of the cowshelter may represent the location either of the coach house or the stable for four horses. A plan attached to the 1909 sales particulars (*fig. 8*) shows that the layout had remained mostly unchanged since 1904 although a rectangular structure had been built immediately E of the granary/chaff house. Little change is indicated on the the OS 3rd Edition 25-Inch Map of 1929 (*fig. 9*).

Little change to the layout of the farmstead is depicted on subsequent Ordnance Survey 6 inch maps of the area dated 1952 and 1961; however by 1974 it appears that significant changes had occurred, as shown on an OS 1:2500 map of that date. A large rectangular shed had been constructed to the NW of the cowshelter and two smaller conjoined structures had also been erected immediately NW of the granary building. To the SE of the farmhouse, a small rectangular structure had been built which can be identified with the existing concrete pig arch. Examination of an aerial photographs of Gannah Farm dated 2001 shows that the agricultural shed NW of the cowshelter had been subdivided into two sheds and the NW-SE aligned range at the far NE end of the open shelter/cart-shed had largely disappeared by that date.

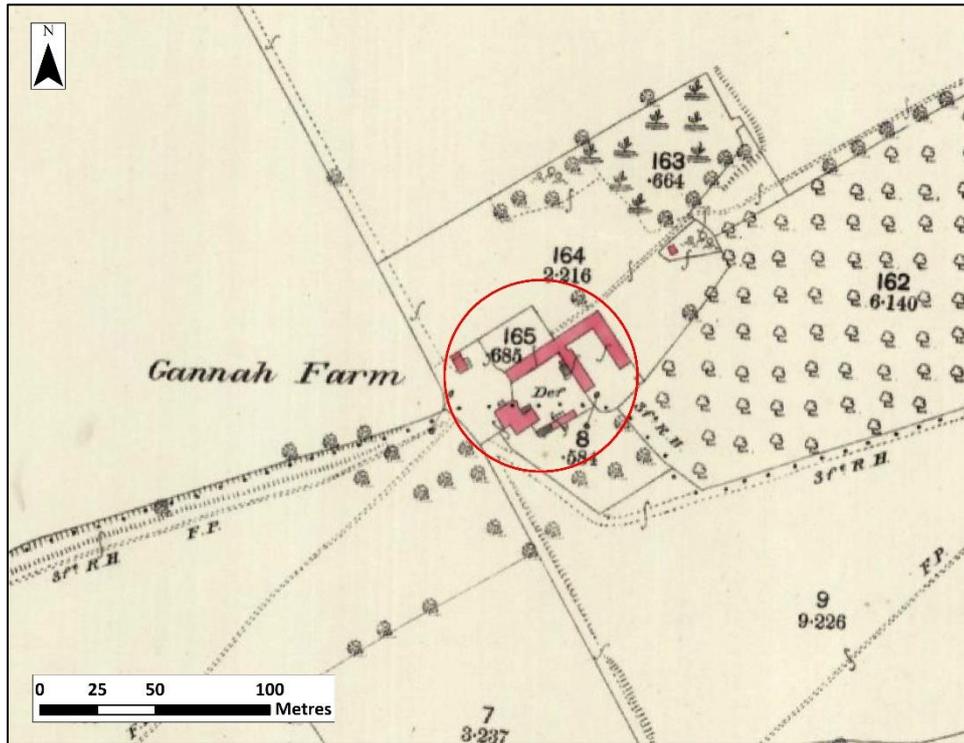


Fig.6: Extract from the 1888 OS 1st Edition 25-Inch Map of Herefordshire. Gannah Farm circled in red
(Reproduced by courtesy of the Herefordshire Archive and Record Centre)

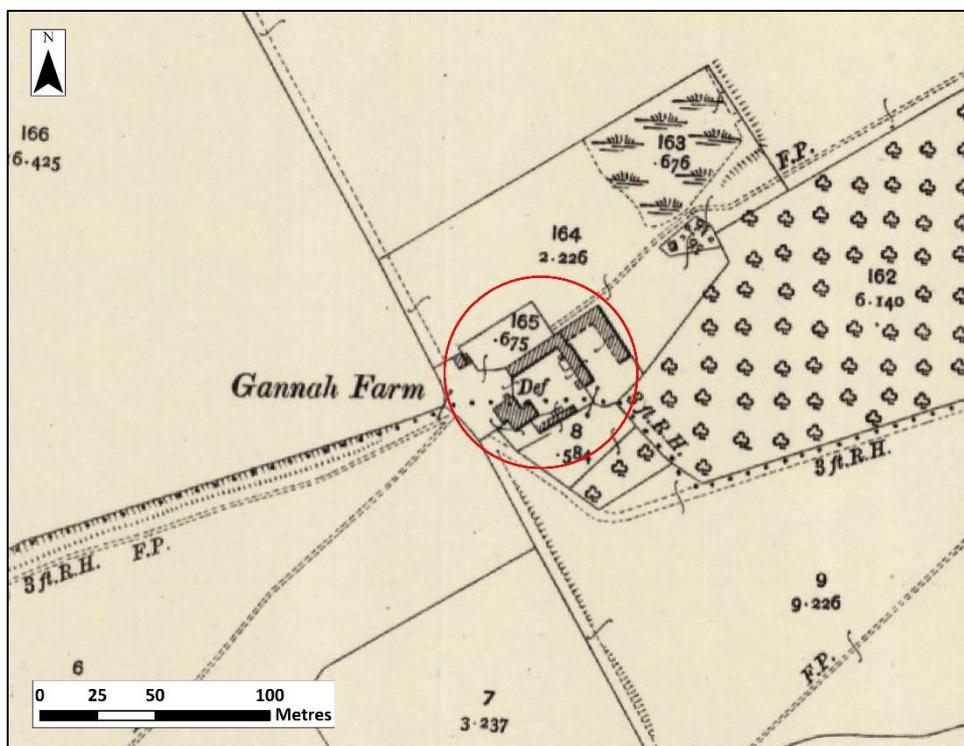


Fig. 7: Extract from the 1904 OS 2nd Edition 25-Inch Map of Herefordshire. Gannah Farm circled in red
(Reproduced by courtesy of the Herefordshire Archive and Record Centre)

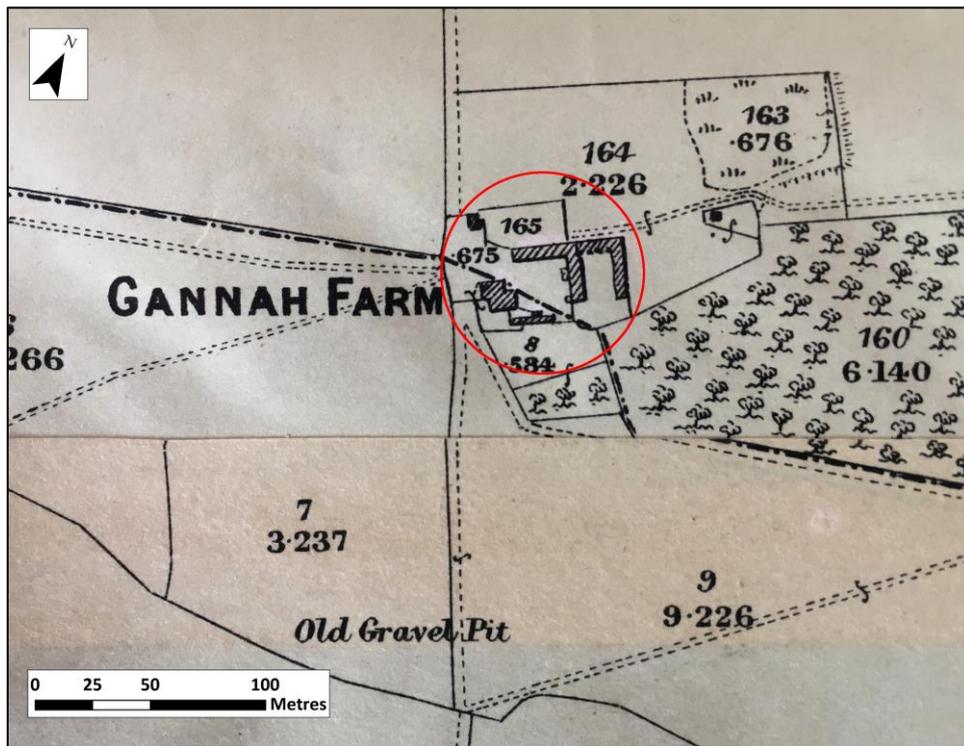


Fig. 8: Extract from the 1909 Sales Particulars for Gannah Farm
(Reproduced by courtesy of the Herefordshire Archive and Record Centre)

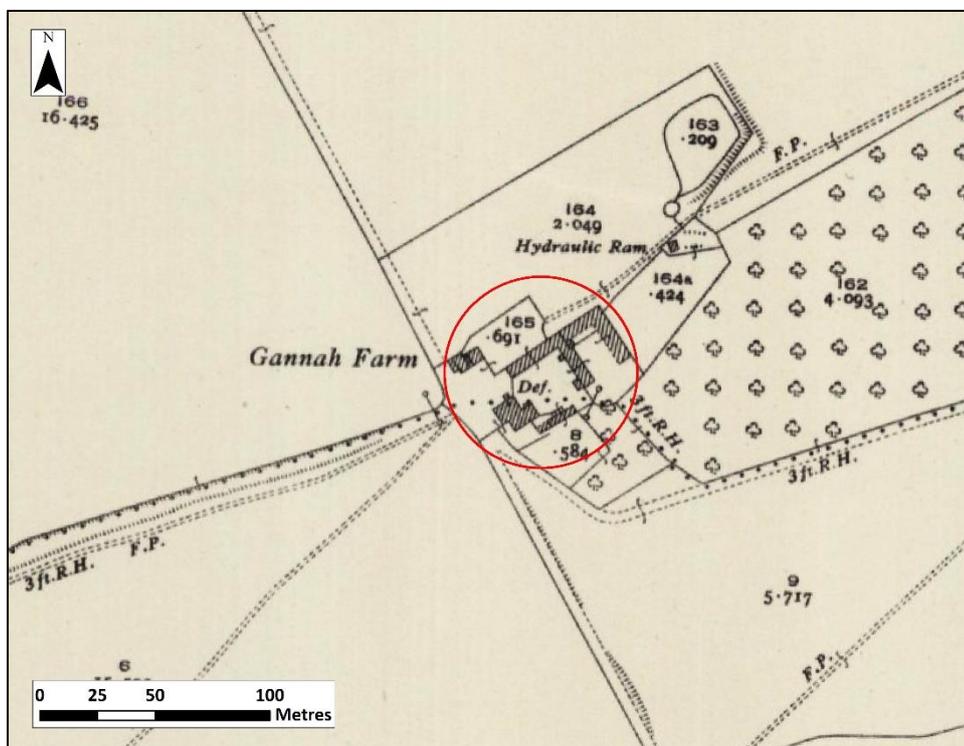


Fig. 9: Extract from the 1929 OS 3rd Edition 25-Inch Map of Herefordshire. Gannah Farm circled in red
(Reproduced by courtesy of the Herefordshire Archive and Record Centre)

4 Summary Building Description

4.1 Methodology

A photographic record of the traditional farm outbuildings to be converted was undertaken to EH/RCHME Level 1 as defined in *Understanding Historic Buildings: A guide to good recording practice* (EH, 2006), comprising high-resolution digital photography (using a Sony RX100 Mark 2 digital camera of 20MPX resolution) all with suitable scales, of all external elevations and all internal room spaces and roof structures (where safely accessible).

A schedule of the photographs taken is provided, together with a plan showing the location of the photos taken (fig. 10).

A general photographic record was also made of the adjoining modern barns and sheds to be demolished, together with photographs of the nearby listed farmhouse in relation to the complex of farm outbuildings.

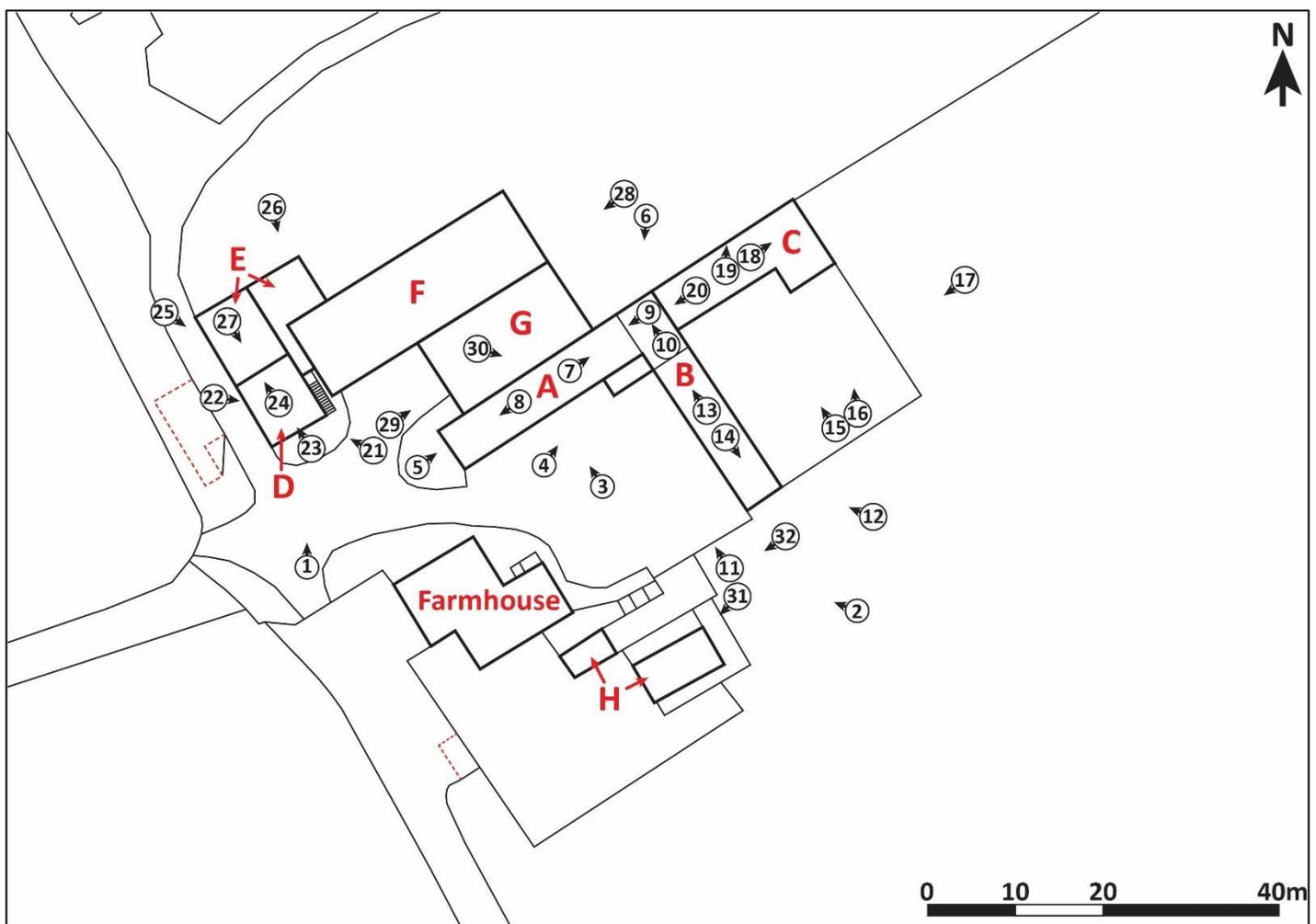


Fig. 10: Plan of outbuildings at Gannah Farm showing location of photographs taken

Plate No.	Description
1	View looking N from the farmhouse towards the complex of farm outbuildings at Gannah Farm
2	View looking NW towards Gannah Farmhouse and the adjacent complex of outbuildings
3	View looking NW across yard towards SE-facing elevation of Building A
4	View looking N showing stone masonry piers in SE-facing elevation of Building A and lean-to structure with corrugated metal roof at NE end
5	View looking NE showing SW-facing gable of Building A with hayloft window in apex of gable
6	View looking S towards doorway at NE end of rear (NW-facing) elevation of Building A
7	Internal view of cowshelter (Building A) looking NE showing open truss roof with angled struts connecting the tiebeams to the principal rafters
8	Internal view of cowshelter (Building A) looking SW showing feeding passage and remains of wooden stalls
9	Internal view looking SW showing stone partition wall within compartment at NE end of Building A
10	Internal view looking NW showing compartment with hayloft above at NE end of Building A
11	View looking N showing cowshelter (Building A) and the SW elevation of the lambing shed (Building B)
12	View looking NW showing substantially reconstructed gable end and NE-facing elevation of Building B
13	Internal view of Building B looking NW showing modern concrete wall and steel framed roof trusses
14	Internal view of Building B looking SE showing surviving rubble masonry wall of barn with modern concrete trough and hayrack to left of picture
15	View NW looking across paddock towards SE-facing elevation of open-fronted shelter/cart-shed (Building C)
16	View looking N showing masonry wall of former open-fronted shelter range extending SE of Building C
17	View looking SE showing rear (NW-facing) elevation of open-fronted shelter/cart-shed (Building C)
18	View looking NE showing detail of open truss roof structure within open-fronted shelter/cart-shed (Building C)
19	Internal view of Building C looking NNE showing remains of wooden hayrack and trough against wall of shelter/cart-shed
20	Internal view looking SW showing SW end of Building C with doorway leading to main cowshelter range
21	View looking NW showing SE-facing principal elevation of former granary (Building C)
22	View looking SSE showing NW gable and SW-facing elevation of granary (Building C) with farmhouse in background
23	View looking NW showing interior of ground floor of Building D, currently used as a garage
24	View NW showing interior of upper floor of granary (Building D) with kingpost roof with angled struts
25	View looking SE showing modern steel-framed shed clad and roofed with corrugated asbestos sheeting (Building E) attached to NW end of granary (Building D)
26	View looking SE showing NW gable end of modern prefabricated shed (Building E)
27	Internal view of Building E looking SE showing detail of roof construction with steel framed cantilever roof trusses
28	View SW towards the pair of modern steel framed agricultural sheds NW of cowshelter range (Building A)
29	View NE showing modern agricultural shed situated immediately adjacent to earlier cowshelter range (Building A)
30	View looking SE showing NW elevation of cowshelter range (Building A) concealed by modern steel framed agricultural shed
31	View looking S showing modern concrete pig arch with corrugated metal roof
32	View SW showing pig arch and shed to SE of farmhouse

4.2 General Site Description

The complex of farm outbuildings located to the N of the farmhouse at Gannah Farm comprises a series of traditional farm buildings (of 18th and 19th century date) and modern structures (*Plates 1 & 2*).

The traditional farm buildings consist of the cowshelter (Building A) and two attached ranges to the SE and NE (Buildings B and C) which together form a F-plan regular courtyard farmstead of 18th century date (with later alterations) and a detached two storey granary building to the NW (Building D) which appears to be of mid-late 19th century date.

1/Building A, situated about 20m to the N of the farmhouse, is a cow shelter range (with hayloft above), seven bays in length and chiefly of sandstone rubble construction with a pantile roof, L-plan in form and aligned NE-SW with a single-bay gabled return, oriented NW-SE at its NE end.

2/Building B is an open shed range (used as a lambing shed) attached to the NE end of Building A, five bays in length and oriented NW-SE. The roof and much of the NE facing elevation has been reconstructed with concrete breezeblocks and corrugated metal sheeting.

3/ Building C, extending NE from the NE end of Building A, is an open fronted shelter/cart-shed, six bays long, constructed of sandstone rubble masonry with a gabled return at its NE end. Projecting SE from the end of Building C is a masonry wall which represents the truncated remains of another barn/shelter range.

4/ Building D, situated to the NW of the farmhouse is a detached two storey gabled building formerly used as a granary (the ground floor of which is used as a garage), oriented NW-SE and largely constructed of sandstone rubble, excepting the SE facing elevation which has been reconstructed with concrete breeze blocks with a weatherboarded upper storey.

In addition, there are several modern farm outbuildings of mid-late 20th century date present on the site, which consist of the following structures:

Building E comprises a prefabricated steel framed structure on a concrete base, clad and roofed with corrugated asbestos sheeting, attached to the NW end of the granary (Building D).

Buildings F and G consist of two large rectangular steel framed sheds clad in corrugated metal sheeting, extending between the cow shelter and the former granary building.

Building H comprises a low modern pig arch structure, constructed of concrete breezeblocks and roofed with corrugated metal sheeting.



Plate 1: View looking N from the farmhouse towards the complex of farm outbuildings at Gannah Farm



Plate 2: View looking NW towards Gannah Farmhouse and the adjacent complex of outbuildings

4.3 Building A

4.3.1 Exterior

Building A, situated about 20m to the N of the farmhouse, is a gabled cow shelter range (with hayloft above) L-plan in form, seven-bays in length and oriented NE-SW. The building is chiefly of sandstone rubble construction (with some later additions in concrete and corrugated iron) with a pitched pantile roof and a single-bay gabled return, aligned NW-SE at its NE extremity.

The principal SE facing elevation is sub-divided by six round piers of roughly coursed sandstone rubble masonry; the intervening spaces are infilled by low concrete breeze block walls, above which are corrugated iron sheets extending up to eaves level (*Plate 3*). It is likely that these concrete walls replaced earlier walls, possibly timber framed and infilled with brick. It is possible that the shelter would originally have been open-fronted; however it appears more likely that it was walled, certainly by the early 20th century as the OS 2nd edition map of 1904 clearly distinguishes between the open-fronted shelter/cart-shed ranges to the NE of the Building A (as indicated by a dotted line) and the walled SE-facing elevation of Building A. Two ledged doorways are inserted roughly midway along the SE facing elevation and towards the SW end. At the NE end of the range is a gabled return oriented NW-SE with a lean-to structure with corrugated iron roof which covers a gauged brick arched doorway leading to the cowshelter (*Plate 4*).



Plate 3: View looking NW across yard towards SE-facing elevation of Building A

The SW-facing gable elevation has a segmental gauged brick arched single light window in the apex of the gable, which would have provided access to a hayloft at upper storey level (*Plate 5*). The NW-facing elevation is largely concealed by the large modern steel-framed agricultural shed attached



Plate 4: View looking N showing stone masonry piers in SE-facing elevation of Building A and lean-to structure with corrugated metal roof at NE end



Plate 5: View looking NE showing SW-facing gable of Building A with hayloft window in apex of gable



Plate 6: View looking S towards doorway at NE end of rear (NW-facing) elevation of Building A

4.3.2 Interior

The interior of Building A is arranged into two compartments, the larger of the two being seven bays long which is separated from a single-bay compartment at the NE end by a masonry partition wall (*Plate 7*). The roof construction, which survives in a well-preserved state, is of open-truss type with angled struts connecting the tiebeams to the principal rafters.

Much of the internal fixtures and fittings associated with its use as a cowshelter (eg. racks and mangers) have been removed. The most notable extant features are the raised stone plinth which extends along the length of the shelter flanked by two channels which probably represent feeding and manure passages (*Plate 8*). A small number of wooden fixtures have survived, including a tethering post and the partial remains of a wooden stall.

A doorway inserted in the stone partition wall at the NE end of this compartment leads into a smaller rectangular room which appears to have been deliberately screened off from the rest of the building; it may possibly have been used as a bull pen (*Plate 9*). Above this compartment are the remains of what appears to be part of the hayloft (*Plate 10*); however, it was not possible to access the loft due to health and safety constraints.



Plate 7: Internal view of cowshelter (Building A) looking NE showing open truss roof with angled struts connecting the tiebeams to the principal rafters



Plate 8: Internal view of cowshelter (Building A) looking SW showing feeding passage and remains of wooden stalls



Plate 9: Internal view looking SW showing stone partition wall within compartment at NE end of Building A



Plate 10: Internal view looking NW showing compartment with hayloft above at NE end of Building A

4.4 Building B

4.4.1 Exterior

Building B is an open shed range (recently used as a lambing shed) attached to the NE end of Building A, five bays in length and oriented NW-SE. This structure exhibits considerable evidence of modern rebuilding.

The barrel-vaulted corrugated iron roof is clearly of modern date and much of the structure has been substantially replaced with a steel framed structure with concrete breezeblock walls and corrugated metal cladding (*Plates 11 & 12*). The only surviving elements of the original barn are the SE-facing gable wall and the lower stages of the wall of the NE-facing elevation. Few external features of architectural interest were noted.



Plate 11: View looking N showing cowshelter (Building A) and the SW elevation of the lambing shed (Building B)



Plate 12: View looking NW showing substantially reconstructed gable end and NE-facing elevation of Building B

4.4.2 Interior

Internally, Building B has been subject to considerable modern alteration, having been largely replaced with a steel framed structure clad in corrugated metal sheeting and concrete block walls.

The original roof of the building has been completely replaced by a barrel-vaulted roof structure with angled steel-framed trusses (probably of mid-20th century date) and covered by corrugated iron sheeting (*Plate 13*). At the NW end of the building is a modern concrete breezeblock wall while the SE gable wall, built of sandstone rubble masonry, remains partially intact although it has been truncated and reconstructed with concrete breezeblocks (*Plate 14*). Several horizontal timbers were noted as having been inserted in the thickness of the gable wall; it is possible that these represent bonding timbers inserted to provide structural support.

A modern concrete feeding trough with a metal wire hayrack has been built against the NE wall of the barn; however no other fixtures or fittings of interest were noted.



Plate 13: Internal view of Building B looking NW showing modern concrete wall and steel framed roof trusses



Plate 14: Internal view of Building B looking SE showing surviving rubble masonry wall of barn with modern concrete trough and hayrack to left of picture

4.5 Building C

4.5.1 Exterior

Building C, extending NE from the NE end of Building A, is an open-fronted shelter/cart-shed, six bays in length and L-shaped in plan, constructed of sandstone rubble masonry (*Plate 15*). The building is roofed in pantiles (similar to the cowshelter) however the roofing material has now been mostly removed. At the NE end of the principal SE-facing elevation is a gabled return for another open-fronted shelter range flanking the W side of the yard, oriented NW-SE which was largely demolished in the late 1990s-early 2000s, the surviving remnants consisting of the masonry walls of the rear (NE-facing) elevation and the SE-facing gable end (*Plate 16*).

The rear NW-facing wall of Building C is constructed of roughly coursed sandstone rubble masonry. The only visible opening is a flat arched doorway inserted towards the SW end of the NW-facing elevation (*Plate 17*). No evidence of a vertical construction break was noted between Building C and the adjoining cowshelter to the SW (Building A), suggesting that they probably form part of the same phase of building activity.



Plate 15: View NW looking across paddock towards SE-facing elevation of open-fronted shelter/cart-shed (Building C)



Plate 16: View looking N showing masonry wall of former open fronted shelter range extending SE of Building C



Plate 17: View looking SE showing rear (NW-facing) elevation of open fronted shelter/cart-shed (Building C)

4.5.2 Interior

The open shelter/cart shed is largely unroofed and is arranged in six bays. The roof structure, which exhibits some evidence of having been renewed recently, is of open truss type with angled struts connecting the tiebeams to the principal rafters, which are linked by a single set of trenched purlins (*Plate 18*). The tiebeams are supported by five wooden arcade posts which in turn are carried on low splayed concrete plinths; both the existing wooden posts and the concrete plinths appear to be modern additions.



Plate 18: View looking NE showing detail of open truss roof structure within open fronted shelter/cart-shed (Building C)

Few internal fixtures and fittings have survived intact, the only noteworthy survival being the partial remains of the wooden hayrack and feeding trough fixed against the rear wall of the shelter/cart-shed (*Plate 19*).



Plate 19: Internal view of Building C looking NNE showing remains of wooden hayrack and trough against wall of shelter/cart-shed



Plate 20: Internal view looking SW showing SW end of Building C with doorway leading to main cowshelter range

4.6 Building D

4.6.1 Exterior

Building D, situated to the NW of the farmhouse is a detached two storey gabled building of mid to late-19th century date formerly used as a granary with cart-shed below, oriented NW-SE and largely constructed of regularly coursed sandstone rubble masonry, with a tiled roof and a flight of stone steps leading up to first floor level.

The principal SE-facing elevation has been partially reconstructed (presumably when the building was converted into a garage) with the insertion of concrete breezeblock walls flanking a pair of double doors. The upper storey of the SE-facing elevation is clad in weatherboarding which appears to be modern in date, although the centrally placed loading bay door may represent an original feature (*Plate 21*).



Plate 21: View looking NW showing SE-facing principal elevation of former granary (Building C)

The SW-facing elevation is devoid of fenestration while the NW gable end has a single flat-arched window with a plank and batten shutter at ground floor level and a low segmental gauged brick arch window inserted in the upper storey (*Plate 22*).



Plate 22: View looking SSE showing NW gable and SW-facing elevation of granary (Building C) with farmhouse in background

4.6.2 Interior

The ground floor of Building C was probably used originally as a cart shed with a granary (or chaff house) above; it is currently used as a garage and storage area. The interior is whitewashed and few features of interest were noted; the ceiling with its exposed beams and joists may well be original but it appears to have been renewed, at least in part (*Plate 23*).

A flight of stone steps leads up to the granary at upper storey level; the interior of which has again been coated in whitewash and is currently used for storage. The most notable feature is the well-preserved kingpost roof with angled struts connecting the tiebeam to the principal rafters (*Plate 24*). The SE end of the granary has been substantially reconstructed with modern timber framing and weatherboarding, while the single unglazed window at the NW end has a wooden surround and timber lintel and sill. The planked floor of the granary may well be original and there is a small rectangular chute through which grain would have been poured into sacks below.



Plate 23: View looking NW showing interior of ground floor of Building D, currently used as a garage



Plate 24: View NW showing interior of upper floor of granary (Building D) with kingpost roof with angled struts

4.7 Modern Outbuildings

4.7.1 Building E

Building E, attached to the NW gable end of the granary, comprises a modern prefabricated steel framed shed used for livestock accommodation (*Plate 25*). It is constructed on a concrete base; the walls and the low-pitched roof are clad in corrugated asbestos sheeting. Attached to the NW gable end is a lean-to canopy with a corrugated metal roof (*Plate 26*).



Plate 25: View looking SE showing modern steel-framed shed clad and roofed with corrugated asbestos sheeting (Building E) attached to NW end of granary (Building D)

The interior of the prefabricated shed displayed few features or fittings of interest, the only noteworthy feature being the steel-framed cantilever roof trusses (*Plate 27*).



Plate 26: View looking SE showing NW gable end of modern prefabricated shed (Building E)



Plate 27: Internal view of Building E looking SE showing detail of roof construction with steel framed cantilever roof trusses

4.7.2 Buildings F, G & H

Two large modern agricultural sheds (Buildings F & G) of mid to late-20th century date are located between the main cowshelter range (Building A) and the granary (Building D). The sheds are of steel framed construction with low-pitched corrugated metal roofs; the NE and SW facing elevations have low concrete block walls with weatherboarding above (*Plates 28 & 29*) while the NW-facing elevation is clad entirely in corrugated iron sheeting.



Plate 28: View SW towards the pair of modern steel framed agricultural sheds NW of cowshelter range (Building A)

Located to the SE of the farmhouse are two small detached outbuildings of mid-late 20th century date (Building H) comprising a low rectangular pig arch of concrete breezeblock construction, oriented NE-SW and a small rectangular shed constructed of brick and concrete rubble masonry on the same orientation (*Plates 31 & 32*). No fixtures or fittings of interest were noted.



Plate 29: View NE showing modern agricultural shed situated immediately adjacent to earlier cowshelter range (Building A)



Plate 30: View looking SE showing NW elevation of cowshelter range (Building A) concealed by modern steel framed agricultural shed



Plate 31: View looking S showing modern concrete pig arch with corrugated metal roof



Plate 32: View SW showing pig arch and shed to SE of farmhouse

5 Assessment of Significance

5.1 Aims and Objectives

This section of the report consists of the following elements, namely:

- An assessment of the intrinsic significance, in heritage terms, of the traditional farm outbuildings to be converted and the modern outbuildings to be demolished, based on the summary description given in the previous section.
- An assessment of the impact of the proposed development on the traditional farm outbuildings
- An assessment of the impact of the proposed development on Gannah Farmhouse (a Grade II listed building) and its Setting

5.2 Methodology

This Heritage Statement has been compiled with reference to the following Historic England guidance documents: *The Setting of Heritage Assets* (Rev. 2015a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Rev. 2015b), *Seeing the History in the View* (EH 2011b [Rev. 2012]), *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008), *The Conversion of Traditional Farm Buildings* (EH 2012) and the *National Planning Policy Framework* (DCLG 2012).

5.3 Assessment of the intrinsic significance of the complex of farm outbuildings

The traditional farm buildings consist of the cowshelter (Building A) and the two attached ranges to the SE and NE (Buildings B and C) which together form a F-plan regular courtyard farmstead of 18th century date and a detached granary building to the NW (Building D) which appears to be of mid-late 19th century date. The cowshelter (Building A) and lambing range (Building B) are Grade II listed while the open-fronted shelter/cart shed (Building C), while attached to the listed cowshelter, is not included within the actual listing but is considered to be curtilage listed. The granary building (Building D) is also considered to be curtilage listed with the farmhouse.

The criteria used to assess the significance of the traditional farm buildings is derived from current Historic England guidelines, specifically Section 2.6 of *Understanding Place: Historic Area Assessments* (rev. 2015).

Rarity: The listed cowshelter may be regarded as a rare survival in regional terms. According to the Historic Farmstead Character Statement for the South Herefordshire and Over Severn area, within which the site is located (EH, 2010), most pre-19th century buildings in this area comprise threshing barns, examples of other farm building types being rare and mostly confined to stables on high-status sites, although it does also mention that enclosed cowshelters and open fronted shelter sheds for cattle, either built against barns or as separate ranges represent a characteristic building type for this area, often associated with gentry estates (in this case, the Holme Lacy estate).

The regular F-plan courtyard form of the cowshelter and its attached barns, ranged around two yards, represents a type only found in this character area within the Wye Valley. Moreover, the design of the main cowshelter range, with its distinctive round masonry piers and hayloft above, is rarely found in the Marches generally and is more commonly found in SW England, associated with a type of two storey cowshelter known as a linhay.

Representativeness: Extensive provision for cattle housing is a characteristic of historic farmsteads within the South Herefordshire and Over Severn area, which were predominantly associated with livestock farming. The cowshelter at Gannah Farm can therefore be regarded as a type of building which was once commonly found in farmsteads across this region. However, it should be noted that the majority of surviving cattle housing in this area dates from the 19th century.

Aesthetic appeal/Condition: The fabric of the cowshelter has survived in a reasonably intact state with some notable internal features (in particular the round stone piers and well-preserved roof trusses) although the concrete breeze block walls and corrugated metal cladding detract slightly from its overall aesthetic appeal. The attached open-fronted barn to the SE has been extensively reconstructed for use as a lambing shed, with the roof, gable end wall and the NE elevation all having been substantially rebuilt with modern materials. The open fronted shelter/cart-shed range is largely unroofed and is in a somewhat dilapidated condition. The granary building has been renovated for use as a garage and has survived in relatively good condition although its aesthetic appeal is somewhat diminished by the adjacent modern steel framed barns and lean-to structures immediately adjoining it to the NW and E, some of which are in a poor state of repair.

Integrity: The cowshelter and its attached ranges to the SE and NE represent a relatively well-preserved example of a regular F-plan courtyard farmstead of 18th-19th century date. The fabric of the cowshelter has survived in a reasonably intact state (the roof structure and round masonry piers being of particular note) although relatively few internal fixtures and fittings have survived. The lambing shed range to the SE has been substantially rebuilt and the open fronted shelter/cart shed range to the NE is in need of some repair. The mid-late 20th century steel-framed agricultural sheds adjoining the traditional farm buildings detract somewhat from the overall coherence of the 18th-19th century farmstead complex, partially obscuring the original fabric (as in the case of the large rectangular steel framed shed immediately NW of the cowshelter). However, the complex of traditional farm outbuildings overall may be regarded a visually coherent grouping and the relationship between this complex and the adjacent farmhouse has not been significantly obscured by these modern additions.

Associations: The complex of traditional farm buildings clearly has significant historic associations with Gannah Farmhouse, a Grade II listed building of 17th century date with later alterations which occupies the site of an earlier medieval farmstead (dating back at least to the 13th century). Gannah Farm itself has noteworthy historic associations with the estate of Holme Lacy House and the ancient Herefordshire family of Scudamore; documentary evidence shows that this farmstead was in the possession of the Scudamores in the early 15th century and remained as part of the Holme Lacy estate until the 20th century.

Summary Conclusion: The complex of traditional farm buildings at Gannah Farm comprises a Grade II masonry cowshelter of 18th century date with two attached ranges to the SE and NE, housing a lambing shed and open

fronted shelter/cart-shed respectively, and a detached two storey granary building (curtilage listed with the Grade II listed farmhouse) of mid to late 19th century date.

The cowshelter and its attached ranges can be viewed as being a rare survival in terms of its type and date, as the majority of surviving cattle housing on farms in Herefordshire dates from the 19th century. Although the cowshelter and its attached ranges have been subject to a degree of modern alteration and rebuilding (in particular the lambing shed), much of the original fabric has remained intact, particularly within the main cowshelter range with its well-preserved roof trusses and distinctive round masonry piers. However, the open fronted shelter/cart-shed immediately to the NE of the cowshelter is in need of repair.

The cowshelter and attached ranges, together with the detached granary building (of mid-late 19th century date) form an intact and visually coherent grouping despite the construction of several mid-late 20th century agricultural sheds which have slightly detracted from its overall integrity. In terms of historic associations, the farm buildings occupy the site of an earlier farmstead of medieval origin (recorded as early as the 13th century) and have, long-established historic associations with the estate of Holme Lacy House and the Scudamore family of Holme Lacy

5.4 Assessment of the impact of the proposed development on the traditional farm outbuildings

Detailed drawings of the proposed development are not yet available and consequently this assessment is based on the outline proposed site plan as supplied (Drawing Ref. 993.03). The proposed development, in broad terms, entails 1/ the conversion of the traditional farm buildings, namely the cowshelter and the detached two storey granary building into holiday accommodation and the repair of the open-fronted cart shed to the NE of the cowshelter with the provision of a new bat loft and 2/ the demolition of several modern steel-framed outbuildings adjoining the traditional farm buildings and immediately SE of the farmhouse.

In the case of the cowshelter and its attached ranges, it is considered that the proposed conversion will have a beneficial effect in terms of preserving the original fabric of the building, which is in a state of some disrepair, and removing unsightly modern accretions, such as the low concrete breezeblock walls and corrugated metal cladding. The repair of the open fronted shelter/cart shed range NE of the cowshelter, which is currently unroofed and in a somewhat dilapidated condition, can also be assessed as beneficial in terms of preserving the fabric of a listed building.

The large steel framed shed of mid-late 20th century date adjoining the NW elevation of the cowshelter and the lean-to entrance porch with corrugated metal roof situated at the NE end of the same building can both be regarded as unsightly modern additions of low value in heritage terms, and their removal will enhance the setting of the listed cowshelter, partially restoring it to its original appearance.

In the case of the detached granary, it may be argued that the proposed conversion will again have a beneficial effect in terms of preserving the fabric of the existing building and removing several modern steel-framed agricultural sheds which are in a poor state of repair and detract from the overall aesthetic appeal and coherence of the farmstead complex.

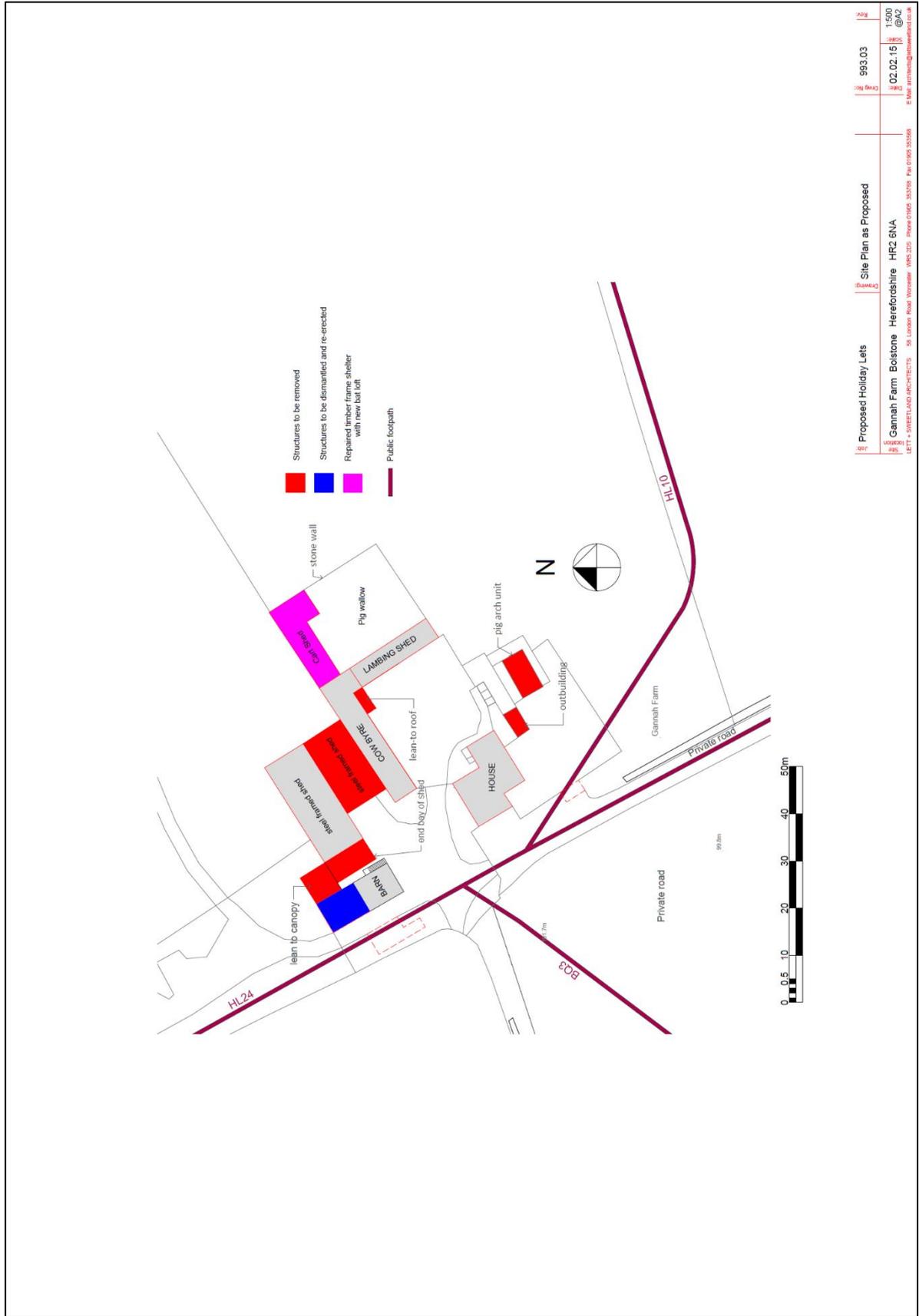


Fig. 11: Outline plan showing proposals for conversion of farm outbuildings at Gannah Farm

5.5 Assessment of the impact of the proposed development on Gannah Farmhouse (a Grade II listed building) and its Setting

Gannah Farmhouse is situated across the farmyard immediately SW of the traditional farm buildings. It is designated as a Grade II listed building.

The listed building description, extracted from the National Heritage List for England (Entry No. 1179939), reads as follows: 'Probably 17th century with later alterations and extensions. Sandstone rubble with brick dressings. Welsh slate roofs, hipped to north. Sandstone rubble and brick stacks. Irregular rectangular plan ssigned north-west/south-east. Cellar and two storeys. South-west elevation has two windows. Early 20th century two-light casements in brick segmental arches. Ground floor has one similar window set centrally beneath the other two. To the left is a lean-to containing a doorway and enveloping a side stack. North elevation has two windows, cross-casements in segmental heads to each floor. Beneath are two openings, with similar heads, to cellar. Interior not inspected. Included for group value'.

It is considered that the proposed conversion of the two traditional farm buildings will not adversely affect the existing visual relationship between these outbuildings and the adjacent listed farmhouse.

Indeed, it is considered that the restoration of the traditional farm buildings and the removal of several of the steel framed agricultural sheds and the pair of modern outbuildings SE of the farmhouse will positively enhance the integrity of the setting of the listed farmhouse and its relationship with the adjacent complex of traditional farm buildings.

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7 Bibliography

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8 Cartography and Aerial Photography

(All maps were obtained from the Herefordshire Archive and Record Centre unless otherwise stated)

1780 Plan of Scudamore Lands in Holme Lacy and Bolstone

1815 OS Surveyor's Drawing of Hereford and district by Thomas Budgen

1839 Bolstone Tithe Map

1840 Holme Lacy Tithe Map

1888 OS 1st Edition 25-Inch Map of Herefordshire

1904 OS 2nd Edition 25-Inch Map of Herefordshire

1909 Sales Particulars for Gannah Farm

1929 OS 3rd Edition 25-Inch Map of Herefordshire

1931 OS 4th Edition 6-Inch Map of Herefordshire

1953 OS 5th Edition 6-Inch Map of Herefordshire

1964 OS 1:10,560 National Survey

1974 OS 1:2,500 National Survey

9 Plan and Gazetteer of Archaeological Monuments and Listed Buildings recorded in the Herefordshire Historic Environment Record within a 500m radius of the site (centred on NGR SO 54648 33444)

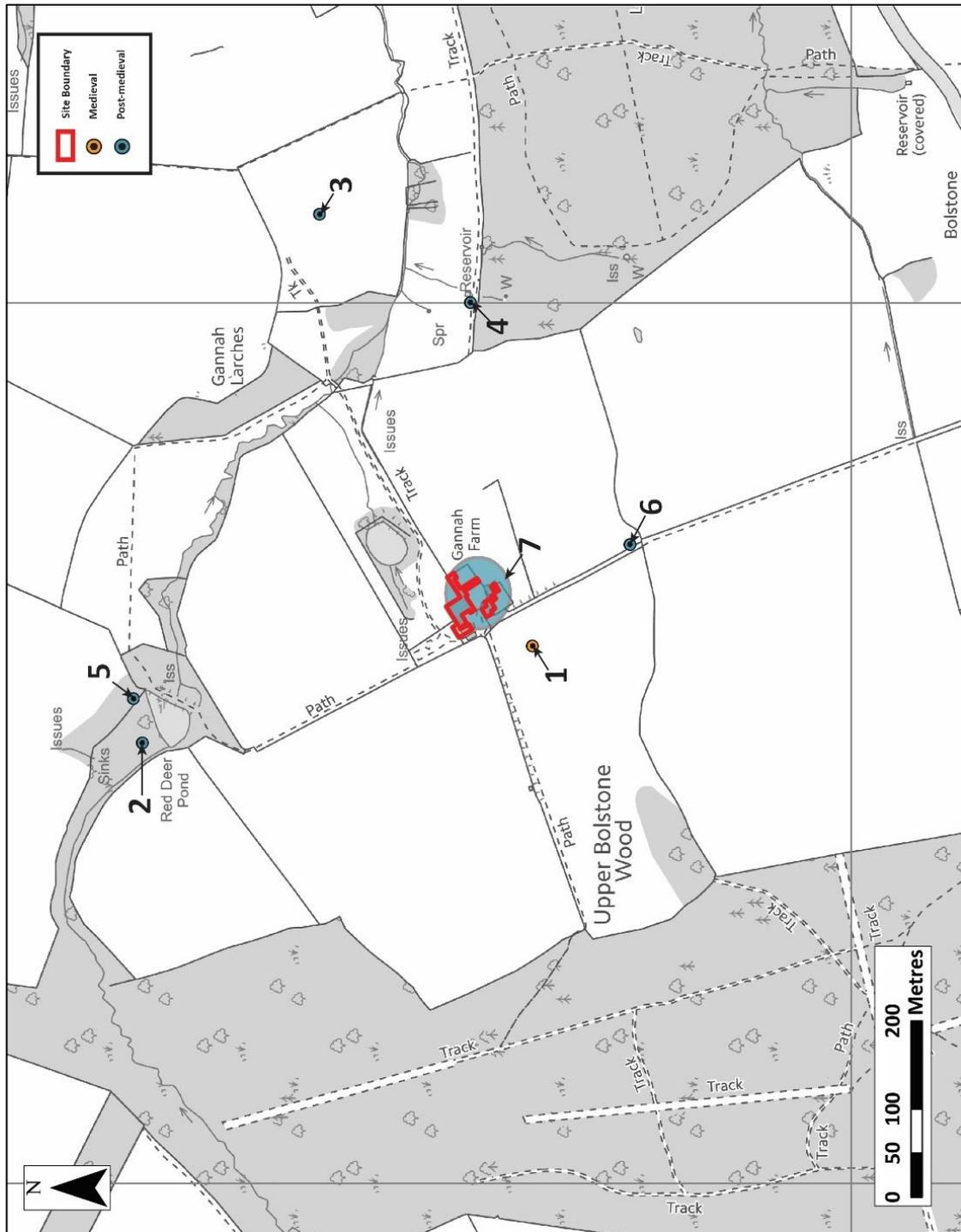


Fig. 12: Plan showing archaeological Monuments and Listed Buildings recorded with a 500m radius of the site at Gannah Farm (centred on NGR SO 54648 33444)

Table 1: Gazetteer of Archaeological Monuments

#	SMRNo	MonUID	Name	Date	NGR
1	33641	MHE18120	Ridge & Furrow SW of Gannah Farm	Medieval	SO 5461 3336
2	18549	MHE6272	Pool NW of Gannah Farm	Post-med.	SO 5450 3380
3	18558	MHE6281	Quarry N of Lower Bolstone Wood	Post-med.	SO 5510 3360
4	40855	MHE12952	Quarry Lower Bolstone Wood	Post-med.	SO 5500 3300
5	40883	MHE12983	Quarry Red Deer Pond	Post-med.	SO 5455 3381
6	41377	MHE12984	Gravel Pit SSE of Gannah Farm	Post-med.	SO 5472 3325
7	47150	MHE20566	Gannah Farm	Post-med.	SO 5467 3342

Table 2: Gazetteer of Listed Buildings

#	List Entry	DesigUID	Name	Grade	Date	NGR
B1	1179939	DHE4255	Gannah Farmhouse	II	C17	SO 5465 3340
B2	1099566	DHE4278	Cowshelter c.20 Yards N of Gannah Farmhouse	II	C18	SO 5465 3343

Report Title		Report Ref	
Heritage Statement: Gannah Farm, Bolstone, Herefordshire		BA1709GFB	
Report compiled by	Stephen Priestley MA MCI ^f A & Owain Connors MA PhD		
Report edited by	George Children MA MCI ^f A		
Issue No.	Status	Date	Approved for issue
1	Final	February 2017	Neil Shurety Dip. M G M Inst M