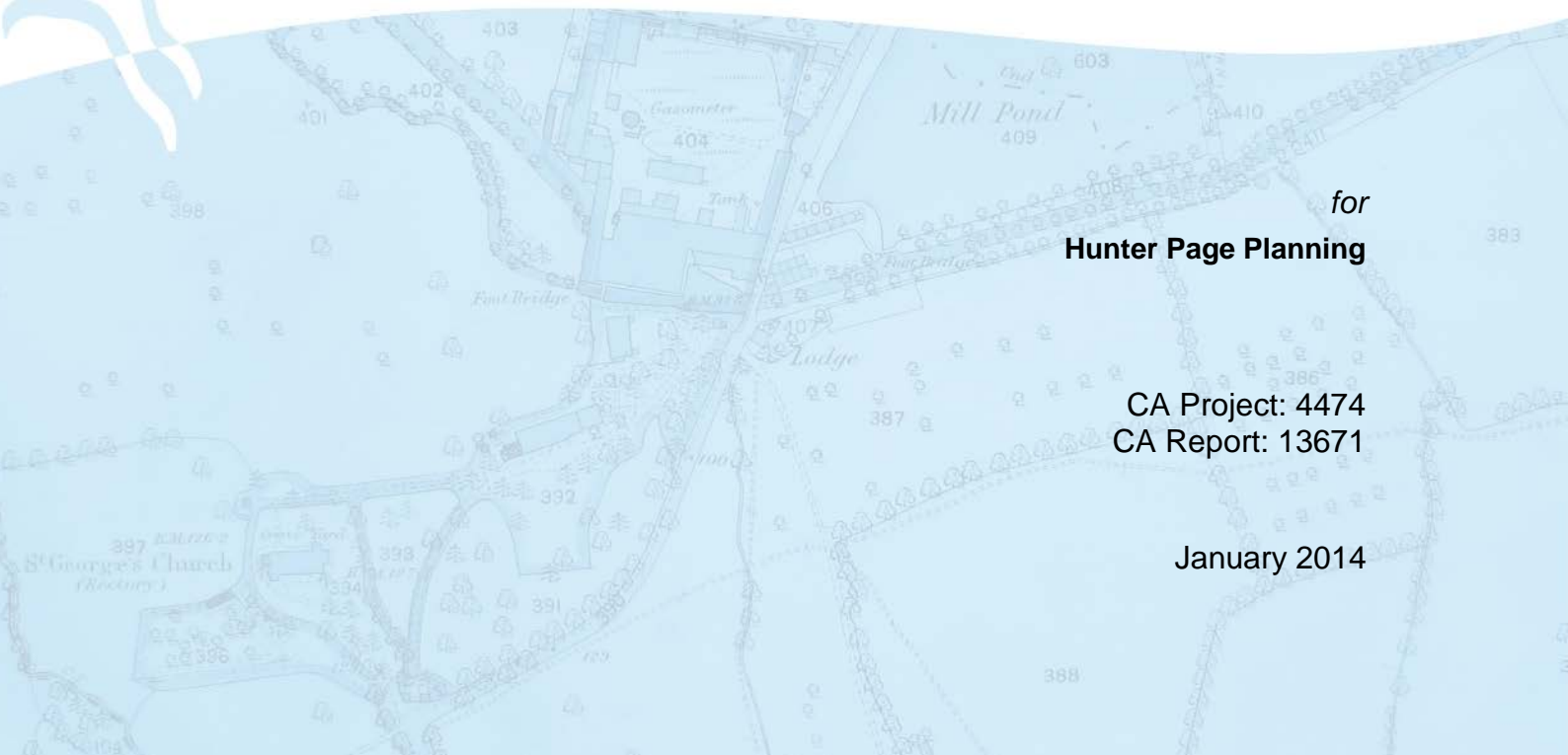


**Cotswold Community
Ashton Keynes
Wiltshire**

Historic Building Analysis



for
Hunter Page Planning

CA Project: 4474
CA Report: 13671

January 2014

**COTSWOLD COMMUNITY
ASHTON KEYNES
WILTSHIRE**

Historic Building Analysis

CA Project: 4474
CA Report: 13671

prepared by	Peter Davenport Historic Buildings Consultant
date	December 2014
checked by	Gail Stoten, Principal Heritage Consultant
date	December 2014
approved by	Gail Stoten, Principal Heritage Consultant
signed	
date	January 2015
issue	01

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.
© Cotswold Archaeology

<p>Cirencester Building 11 Kemble Enterprise Park Kemble, Cirencester Gloucestershire, GL7 6BQ t. 01285 771022 f. 01285 771033</p>	<p>Milton Keynes Unit 4 Cromwell Business Centre Howard Way, Newport Pagnell MK16 9QS t. 01908 218320</p>	<p>Andover Office 49 Basepoint Business Centre Caxton Close, Andover Hampshire, SP10 3FG t. 01264 326549</p>
e. enquiries@cotswoldarchaeology.co.uk		

CONTENTS

SUMMARY	8
1. INTRODUCTION.....	9
2. BACKGROUND	9
3. OBJECTIVES.....	11
4. METHODOLOGY	11
5. HISTORIC BUILDING RECORD	11
6. CONCLUSIONS.....	28
8. REFERENCES.....	32
APPENDIX A: OASIS REPORT FORM.....	33

LIST OF ILLUSTRATIONS

- Fig. 1 Site location plan (1:25,000)
- Fig. 2 General site plan (1:3,000)
- Fig. 3 Extract from the map of 1797
- Fig. 4 Extract from the First Edition Ordnance Survey map of 1875
- Fig. 5 Extract from the Second Edition Ordnance Survey map of 1900
- Fig. 6 Extract from 1946 aerial photograph of Ashton Field Farm/Cotswold Communities
- Fig. 7 Phased site plan showing building periods (1:3,000)
- Fig. 8 Extract from the 1921 Third Edition 25" County Series map of Wiltshire
- Fig. 9 The central farmyard: the listed buildings (1:400)
- Fig. 10 The south elevation of the farmhouse, looking north-west (scale 2m)
- Fig. 11 The east gable end of the farmhouse and part of the rear wing (scale 2m)
- Fig. 12 Farmhouse floor plans (1:200)
- Fig. 13 The central room on the farmhouse ground floor, to the east (scale 2m)
- Fig. 14 The chimney piece in the farmhouse ground floor western room (scales 1m)
- Fig. 15 The east side of the eastern ground floor room in the farmhouse, with 1930s fireplace and 18th/19th century oven (scale 2m)

- Fig. 16 Chimneypiece in the farmhouse first floor central room, east wall (scales 1m)
- Fig. 17 The ledged door and moulded architrave to the cupboard in the farmhouse first floor east room (scale 2m)
- Fig. 18 The unusual bare-faced dovetail joints of the joists and beam on the first floor of the farmhouse
- Fig. 19 The stair enclosure and handrail to the garret stair in the farmhouse (central room), looking east (scale 2m)
- Fig. 20 The farmhouse garret central room, looking south-east (scale 2m)
- Fig. 21 The “Norfolk latch” on the ledged door in the garret
- Fig. 22 The wooden lock box on the ledged door in the farmhouse garret
- Fig. 23 The rear wing to the farmhouse in 1936
- Fig. 24 The rear wing to the farmhouse, looking south-west (scale 2m)
- Fig. 25 The ground floor room in the rear wing of the farmhouse, looking north (scale 2m)
- Fig. 26 The stair in the rear wing of the farmhouse, first floor, looking south-east (scale 2m)
- Fig. 27 One of the pair of cruck blades in the rear wing to the farmhouse, looking north (scale 1m)
- Fig. 28 The north elevation of the farmhouse north range, looking south
- Fig. 29 Victorian fireplace in the farmhouse northern range, ground floor western room, looking south, modern brick infill (scale in 0.5m divisions)
- Fig. 30 The front door and hall in the farmhouse north range, looking north (scale 2m)
- Fig. 31 The stone flagging of the hall continuing under the stair and the wall with the door in it, looking east-north-east (scale 2m)
- Fig. 32 Community Hall and Cottage floor plans (1:200)
- Fig. 33 West elevation looking east (scale 2m)
- Fig. 34 Looking north-west (scale 2m)
- Fig. 35 Looking south-west, roof timber pockets visible below the windows (scale 2m)
- Fig. 36 Scars of removed wall and roof on the south side of the west porch (scale 2m)
- Fig. 37 The rebuilt upper walls of the western barn porch, looking south-west through the arch from the first floor (scale 2m)

- Fig. 38 Truss 2 in the barn roof, collar and braced kingpost, looking north, added arched brace behind
- Fig. 39 The south gable, blocked window and joist pockets
- Fig. 40 The opening into the east porch, roof and the painted inscription on the beam over it, looking east (scale 2m)
- Fig. 41 Date and assembly numbers incised on the arch voussoirs of the western porch
- Fig. 42 The ground floor, looking north, spine wall to right (scale 2m)
- Fig. 43 The stair in the east porch, looking south-east (scale 2m)
- Fig. 44 Ventilation window in a door in the ground floor (scale in 0.5m divisions)
- Fig. 45 The cottage, west elevation looking east (scale 2m)
- Fig. 46 The cottage, east elevation/south gable end, looking north of west (scale 2m)
- Fig. 47 The stair in the cottage, looking north-east (scale 2m)
- Fig. 48 The wide opening in the south gable of the Community Hall (barn) at first floor level, looking south (scale 2m)
- Fig. 49 The northern range, south elevation, looking north-west (scale 2m)
- Fig. 50 The northern range, north elevation, looking south-west (scale 2m)
- Fig. 51 The 1930s front door to the northern range lying on the quarry-tiled floor of the hallway (scale 2m)
- Fig. 52 The northern range hallway looking south-west to the stair (scale 2m)
- Fig. 53 The stair in the northern range looking down from the first floor (scale 2m)
- Fig. 54 The fluted door with a hare, from the northern range hall to the room to its east (scale 2m)
- Fig. 55 The panelled room east of the hall in the north range, looking south-east
- Fig. 56 The northern range: stair from the roof space to the first floor (scale 2m)
- Fig. 57 The curved braces to the kingpost trusses in the roof of the northern range, looking east (scale 2m)
- Fig. 58 The east elevation of the cartshed and stables north end (scale 2m)
- Fig. 59 The west elevation of the cartshed and stables north end, looking south-east (scale 2m)
- Fig. 60 The rebuilt northern gable of the stable (scale 2m)

- Fig. 61 The central dormer of the cartshed and stables north end, looking east, showing the cruck blades and raised purlin (scale 2m)
- Fig. 62 Stable, unpainted sections of cruck blade in a cupboard (southern truss of four)
- Fig. 63 The cartshed and stables southern end, originally open-fronted sheds and stone bay, east elevation, looking west (scale 2m)
- Fig. 64 The corridor in the 5th bay of the open-fronted shed, stone bay to left, looking west (scale 2m)
- Fig. 65 The new wall and stack in between bays 1 and 2 of the open fronted shed, looking north (scale 2m)
- Fig. 66 The added curved collars in the trusses of the open-fronted shed, looking north
- Fig. 67 The brick oven and fireplace in the south-east corner of the stone bay of the cartshed and stable, looking south-east (scale 2m)
- Fig. 68 The north and west ranges of the three accommodation blocks north of the listed farmyard, looking north-west
- Fig. 69 The 1936-42 ranges along the eastern end of the main east/west road, looking east
- Fig. 70 The cross wing with loading door at the east end of the north range of the eastern farm buildings, looking north-east
- Fig. 71 The north (rear) side of the north range of the eastern farm buildings, showing added porch looking south west
- Fig. 72 The east end of the south range of the eastern farm buildings, looking south-east
- Fig. 73 The large “farmhouse” at the eastern end of the site, looking south-east
- Fig. 74 The barn on the east side of the yard laid out at the western end of the site in 1936, looking north-east
- Fig. 75 The interior of the western shed of the western farmyard, looking south
- Fig. 76 The two added sheds on the west of the original west range of the western farmyard, looking south-east, note the steeply pitched and tiled roof of the far building dating to the Bruderhof period
- Fig. 77 Part of the westernmost shed and two of its attached pens, looking south-west
- Fig. 78 One of the two rectangular weatherboarded structures south-west of the farmyard, looking south-east
- Fig. 79 The single gabled bay structure south west of the farmyard, looking south-west

Fig. 80 The double-bayed building south-west of the farmyard, looking north-east

Fig. 81 A large 1950s or 60s block between the northern courtyard of Bruderhof houses and the western farmyard (middle distance); the block on the left is one of the early flat-roofed additions to the Bruderhof courtyard

SUMMARY

Project Name:	Cotswold Community
Location:	Ashton Keynes, Wiltshire
NGR:	SU 0370 9570
Type:	Historic Building Analysis

In July 2013 Cotswold Archaeology was commissioned by Amita Business Ltd to carry out a programme of Historic Building Analysis at the former Ashtonfields Community Centre, Ashton Keynes, Wiltshire, to inform a planning application. The site is proposed for residential development.

The site is centred on a group of Listed, 18th-century farm buildings. These are rubble-stone buildings set around a rectangular farmyard and were first mapped in 1797. The farmhouse is on the south (LB1, The Old Farmhouse), the barn and ancillary building on the east (LB4, Barn and Cottage), stables and cart/machinery sheds on the west (LB 2 Cartshed and Stables) and a probable cowhouse on the north (LB3 The Northern Range). The buildings appear to have originated in the same period and the barn had a date stone of 1779. Map evidence shows that the farm had been much extended by 1875. The rear range of the farmhouse, pace the listing, is Victorian and was presumably added in this expansion period. In 1936-41 the site was briefly taken over by the Bruderhof community from Germany. They seem to have been responsible for many new farm ranges, and very extensive alterations to the existing buildings. These alterations involved the installation of floors and stairs to the farm buildings, their subdivision into rooms for accommodation and offices and major changes to the fenestration. The farmhouse was also heavily altered. Other changes to these core buildings are likely to date to the post-war use as an approved school etc., and most of these could be distinguished from the pre-war work.

The Bruderhof community also erected ranges of new buildings north and west of the present courtyard, only the former of which survive, and various buildings further afield. After the war the site was used as an approved school and other residential institutional uses as Ashtonfield Community and many new buildings were erected on the site in the 1950s and 60s. Some of these have also been demolished.

1. INTRODUCTION

- 1.1 In July 2013 Cotswold Archaeology was commissioned by Amita Business Ltd to carry out a programme of Historic Building Analysis of a complex of farm buildings at the former Ashtonfield Community Centre, Ashton Keynes, Wiltshire (centred at NGR: SU 0370 9570; Fig. 1).
- 1.2 It is anticipated that planning permission will be sought for the residential development of the site, including the conversion of the four Listed buildings.
- 1.3 The report was guided in its composition by the *Brief*; the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 2008); the *Management of Research Projects in the Historic Environment (MORPHE)* and the *Project Manager's Guide* (EH 2006) and *Understanding Historic Buildings; A guide to good recording practice* (English Heritage 2006).

2. BACKGROUND

- 2.1 The site now known as the former Cotswold Community was known as Ashtonfield Farm in 1875, but seems to have been known as West Ham Farm more generally (Britton 2010, 203-4). The farm remained unnamed on the 1797 Paul estate map except as a pencilled note of uncertain date (Fig. 3). In 1900 and 1921 it was marked simply as Ashtonfield (Fig. 8). The farm lies in the centre of its enclosed fields in Ashton Keynes parish, tucked against the border with Gloucestershire. The level and open site now contains a scatter of 20th-century buildings centred on the farmhouse and farm buildings (Fig. 7).
- 2.2 The buildings are shown in some detail on an estate map of 1797 (Fig. 3). This clearly shows the south range of the farmhouse and the other buildings around four sides of the farmyard. Although not precisely accurate, they clearly show the present buildings (plus a long wing running west from the west range). The 1875 First Edition Ordnance Survey 25" map (Fig. 4) shows the same buildings, but apparently more accurately, and also shows that they have been extended with four new yards on the north and west surrounded by mostly long sheds and other open-fronted or-sided structures (shown as such on the 1900 and 1921 mapping, Fig. 8). These are foldyards with shelter sheds indicating a major investment in beef/dairy farming. The farmhouse itself has also been added to. Evidently the farm has been expanded

during the High Farming boom earlier in the 19th century (Fig. 4, 1875). The tenant farmer from the late 1840s was John Plumb (Britton 2010, 204) and it is probably he who extended the farm buildings.

- 2.3 In the 1900 Ordnance Survey mapping a few alterations and additions are visible, including another freestanding open-sided building on the north, probably a hay barn; a porch and conservatory on the farmhouse, and a carriage drive south of the farmhouse (Fig. 5).
- 2.4 The last mapping before the Bruderhof community arrived was in 1921 and this shows that the only change was the replacement of the possible hay barn by a small shed (Fig. 8). Many changes occurred in the period after the arrival of the Bruderhof Community in 1936 and during the post-war years, but the first Ordnance Survey mapping after 1921 was the 1960 1:2,500 New Series mapping. An aerial photograph of 1944 (US 7PH LOC234 15-3-44 F24") is the best indication of the changes attributable to the brotherhood (Fig. 6). A newspaper article in *The Times* of 1938 also gives some information on what they did (Times 1938).
- 2.5 From 1942-67 the farm was used as an Approved School, and from then as a "therapeutic community" for children. In these years many new buildings were erected on the site and some changes made to the Listed core (Figs 2 and 7). The site was sold for redevelopment in 2013.
- 2.6 The 18th-century farm buildings around the central courtyard are Listed Grade II (Appendix B).

Geology and topography

- 2.7 The underlying geology of the site is the Jurassic Oxford Clay Formation, sedimentary mudstone, overlain by the Northmoor Sand And Gravel Member, superficial deposits formed up to 3 million years ago in the Quaternary Period (BGS 2013).
- 2.8 The site sits on the 89m AOD contour, in an area of level relief.

3. OBJECTIVES

- 3.1 The objective of the work was to produce an assessment and record of the building complex in its current state, comprising drawings, photographs and a written description including a discussion of the buildings' historical development.

4. METHODOLOGY

- 4.1 The building recording was undertaken to Level 3 for the Listed buildings and Level 2 for the others, as defined in *Understanding Historic Buildings; A guide to good recording practice* (English Heritage 2006).
- 4.2 The photographic record included general views of the buildings, shots of their external appearance and the overall appearance of principal rooms and circulation areas.
- 4.3 The site archive will be deposited with the Swindon and Wiltshire History Centre.

5. HISTORIC BUILDING RECORD

- 5.1 The buildings as visited in August 2013 consisted of a farmhouse, barn, and other farm buildings arranged around a rectangular courtyard, a semi-formal arrangement of gabled houses around three sides of a grassed area on the north, and various buildings scattered across the site around the core of Listed buildings (Figs 7 and 9).

General description

- 5.2 The Listed farm buildings were all built of local limestone rubble with local stone tile roofing in Cotswold fashion. The buildings had all been carefully and extensively pointed in cement mortar and distinctions in fabric that might be expected from the historic record were all almost totally obscured. The exception to this was the rear range of the farmhouse which was rendered and painted white.
- 5.3 The southern side of the courtyard was occupied by the farmhouse (LB1 The Old Farmhouse), a long single-pile building with a lower return range at its eastern end, and a second pile added along its north side (Fig. 9).

- 5.4 The eastern side was occupied by the barn and a lower range on its south end (LB1 The Community Hall and Cottage, Fig 9). The barn had had its large entrance porches on each side blocked up and large windows inserted in the upper floor, with smaller and fewer windows in the ground floor.
- 5.5 The north side is a long, low, but now two-storey range described as a stable and storage in the listing (Appendix B), but changed to accommodation and offices in the 20th century (LB3 The northern Range, Fig. 9).
- 5.6 The west side was occupied by a stable block at the north end and a formerly open-fronted shed on the south (LB2 Cowshed and Stables, Fig. 9).
- 5.7 The buildings added by the Bruderhof Community were accommodation blocks and new farm buildings. The amount of work achieved in the five years they were on the site is astonishing (assuming that the buildings shown on the AP of 1944 are all theirs), especially as they did it themselves (Fig. 7).
- 5.8 To the north of the farmyard were three white-painted, rendered, two storeyed, gabled blocks set on three sides of a grassed rectangle. More blocks were built south-west of the farmyard, which seem to have been more communal, perhaps a school and sick bay. Barns and other farm buildings seem to have been concentrated in two areas east and west of the original farm and north of it (Fig. 7).
- 5.9 Other blocks were added between 1944 and 1946, presumably as part of the conversion to an approved school, and the rest of the additions were made by 1970, presumably by 1967 (Fig. 7).

LB1 The Old Farmhouse

- 5.10 The farmhouse was built in neat local limestone rubble, with large, roughly squared but faced quoins (Fig. 10). It was of two storeys, plus a third in the gambrel roof with small dormers. The east and west gable ends were plain except for garret windows (Fig. 11). A similar window on the first floor at the west end may have been an insertion. A tall irregular repair in the ground floor of the west end was effected with 20th-century bricks. An entrance in the east gable end may be an insertion, but this was not clear.
- 5.11 The exterior of the north elevation was almost entirely obscured by the added second pile and the range projecting from the east end of this elevation (Fig. 11). The south elevation, the main entrance façade, was almost as obscured with ivy (Fig. 10). However, enough could be seen to be fairly sure that the elevation was of

one build, although this statement is provisional. The ground floor windows had been replaced with wider ones and all had metal casements. The front door had a stone surround of probable 1936-42 date. Map evidence shows that there was a porch here by 1900 (Figs 5 and 8).

- 5.12 The plan was of three bays, plus a transverse entrance hall (Fig. 12). The two main rooms were placed either side of the entrance hall and each had a fireplace and stack. The central room had a large open fireplace at the east end which had a sagging, tripartite, stone lintel, with a wooden helper beam above it which also sagged, as did the few courses of rubble between them (Fig. 13). The chimney breast had been stripped of plaster and a modern smaller fireplace constructed within the larger one. The stone infill either side helped support the lintel.
- 5.13 The fireplace in the western room still retained its chimney piece, a rather heavily moulded possibly white marble (but painted) surround in neoclassical style, c.1780-1830. The grate was a vaguely Art Nouveau piece of around 1900 (Fig. 14).
- 5.14 The wall between the hall and the middle room had been removed. A door led from the north end of the hall into the added second pile, but this looked to have been cut through a window as one side was splayed and half height. The presumed door to the western room had been blocked (Fig. 9)
- 5.15 These changes can probably be attributed to the Bruderhofers as the house was “now a dwelling house” in 1938 (Times 1938).
- 5.16 A recess (now shelves) in the north wall in the centre of the middle room seems to have been a door (Fig. 9). Its use as a door would have had to pre-date the stair on the other side of the wall.
- 5.17 All doors except where otherwise noted were Victorian type 4-panel examples.
- 5.18 The easternmost room was not heated via the main stack but had a brick-built oven, still with cast-iron fittings, set in the south-east corner with its own gable stack (Fig. 15). This had what appeared to be a faggot oven, but the flue (with an adjustable baffle plate) had been blocked and plastered over; a bread oven and a closeable grate under it (or possibly oven: it could not be opened). A stone 1930s fireplace next to it in the east wall had presumably replaced an earlier one, or may have been a new insertion. A doorway gave access to this room from the north side of the stack in the central room. This had been blocked but the door was still in place and was a post-war feature (Fig. 13). The external door appears to have been an insertion.

- 5.19 The ground floor rooms all had exposed main beams with tiny bead mouldings. In the eastern room they were step-stopped, in the central room were not obviously stopped at all, and in the western room had smooth, tapered run-out stops. All these ground floor rooms had 20th-century, narrow floorboards.
- 5.20 Only the eastern room had exposed joists and this was probably a later alteration (Fig. 15).
- 5.21 There was no surviving stair in this block. It may have occupied the hall, which was wide enough and long enough to accommodate a single flight. The arrangement of the rooms above seem to reflect the former existence of such a stair (Fig. 12).
- 5.22 The rooms on the first floor echoed those below, except that the rooms over the hall still had east and west walls and an east/west wall between them (Fig. 12). The northern of these spaces is thought to have been the landing at the top of the stairs. Doors led from this space to the rooms either side and a step up led through an opening into the north range. This may have been a window originally.
- 5.23 The central room had a chimney piece of the same style as the western ground floor room, but with no *paterae* at the top corners and an oval rosette in the centre (Fig. 16). It was heavily painted and may have been of wood or stone. The fireplace was set to the south of the centre of the stack (Fig. 12).
- 5.24 In the eastern room there was no fireplace but in the alcove on the right of the stack was a cupboard with a ledged door with strap hinges of 18th-century type and a plain moulded architrave, almost certainly from the 18th century as well. The ledges had been renewed, however (Fig. 17).
- 5.25 The western room had a chimney piece with a plain stone or wooden surround (painted white) but the grate was still boarded up.
- 5.26 All the floors on this level, and in the garret, were of very wide boards, probably elm. Some had been lifted, exposing the unusual bare-faced dovetail cogged joints of the joists to the ceiling beams (Fig. 18).
- 5.27 The attic floor was reached via a stair made in an enclosure inserted in the north side of the centre room. This had no balusters, and a simple mirrored cyma handrail moulding topped the low solid partition that surrounded the enclosure at the garret level (Fig. 19). The site of the original stair to the garret was not established, but was probably a continuation of the main stair in the hall.

- 5.28 These upstairs rooms were absolutely plain, the stacks rising through with no fireplaces (Fig. 20). The ceiling had been raised in a coved fashion above the collars, the level at which the ceiling seems to have been before, if at all (Fig. 20).
- 5.29 The door from the centre to the eastern room was an original fitting with all its furniture (Fig. 20). It was a ledged door of four wide boards with a cast handle and forged back plate with thumb operated lifting catch: a so-called Norfolk latch (Fig. 21). It had strap hinges with expanded ends. An 18th to early 19th-century date would fit these features.
- 5.30 It still retained its wooden lock box with internal hardwood mechanism (Fig. 22).
- 5.31 The small roof space above the ceiling was not inspected.

The rear wing

- 5.32 The southern end of this L-shaped wing, running from the north-east corner of the farmhouse, appeared to be part of the original design, and was certainly in existence by 1797 (Fig. 3). The end arm of the L was an addition as is suggested by the alignments on the ground plan (Fig. 12) and its absence from the 1797 plan. It appears by 1875 (Fig. 4).
- 5.33 The door into this wing from the eastern room of the farmhouse main range on the ground floor was probably original but that on the first floor may have been an insertion. Map evidence and old photos show it has been much altered since 1936 (Figs 12, 23 and 24). The wrought iron overthrow and lamp visible in Fig. 23 date from the Bruderhof period.
- 5.34 In the ground floor, the long arm of the L contains a large room with a pantry/larder at the north end (Fig. 25). This was separated from the main space by a brick wall. At the south end is an enclosed dog-leg stair, but with access from the ground floor now blocked off with plasterboard.
- 5.35 The short arm of the L is a single-storey, single room with a high ceiling and no first floor. Until 1936 there was a small room running off the south side of the short arm. A photograph taken shortly after 1936 shows this in existence (Fig. 23). It seems to have been removed, along with a lean-to section along the east side of the long arm, by the Bruderhof. The roof scar for the latter could be seen on the north wall of the farmhouse (Fig. 11).

- 5.36 It seems probable that the large room was the communal kitchen mentioned in 1938 as having been recently created in the farmhouse (Times 1938). The brick larder would fit this interpretation. However, the visible kitchen fittings are much more recent.
- 5.37 The stair in the south end of the rear wing (Fig. 26) is identical to the stair certainly inserted by the Bruderhof in the building on the north side of the courtyard. It could not have been used until the dormer above was in place (to give headroom) and as this certainly post-dated 1936, so must the stair. In any case, its plain style and traditional construction would suggest a mid 19th to earlier 20th century date. Its insertion certainly disrupted the floor board pattern. Prior to its construction, the upper floor was probably reached by ladder.
- 5.38 The upper floor was in the roof space, with the floor at tie-beam level. There were two trusses, linked by staggered tenoned purlins. This construction, using large scantling purlins reduced at the ends to fit into the mortises was common to all the roofs that were inspected. Collars were presumably fitted at ceiling level (now hidden, except for one, which appears to be nailed on).
- 5.39 The two principals of the northern truss were re-used timbers, possibly sawn from one cruck blade. These were probably from an upper or raised cruck from an earlier farm building, most probably of 17th-century date (Fig. 27).
- 5.40 The roof runs north/south over both the original and the added sections of the L-shape, so is probably a later reworking.
- 5.41 The dormers were post-1936 additions; the upper floor was lit by tiny skylights and the present low window at the north gable end before 1936 (Fig. 23).

Farmhouse north range

- 5.42 This block is now rendered and white painted. Its windows could not be seen externally as they were shuttered up (Fig. 28). A photograph from 1936 shows it was rubble-built with a chimney at the east gable end and another on its south side (Fig. 23). The north elevation appeared to have been rendered by 1936 (Fig. 23). The chimney and the eastern external stack have been removed; this was done and they and the gable were rendered after 1936.
- 5.43 This block is shown in plan on the 1875 OS map so is clearly is not to be dated to 1936-42, as dismissed in the listing. Internally, two fireplaces of distinctive mid Victorian style were still present (Fig. 29), and at least one window seen internally at

the west end was a traditional casement with Victorian style fittings and mouldings. The front door, seen internally, had a four centred-arch head and opened on to a stone-flagged hall. It retained its wooden moulded architrave and half-glazed door shaped to fit the arched head (Fig. 30).

- 5.44 Most of the doors throughout the farmhouse (both ranges) were of four-panel, 19th-century type, and probably date to this period.
- 5.45 Externally, the building exhibits few distinctive features. There is a broad platband at ground floor window-head level, but this may only be in the render (Fig. 28). There were odd recesses in this over the western room window and above the window over it.
- 5.46 More interestingly, there was a shallow clasping buttress at the north-west corner with a sloping coping on the top, returning around the corner. A matching buttress was present on the north elevation, but just east of the front door. Although in the wall face and not on a corner, it also had a returning coping (Fig. 28). As it lines up with the thick internal east wall of the hall, this suggests that there was an earlier phase of this building when it was shorter and the buttress clasped its north-east corner (Fig. 9 floor plans). Given the varied thicknesses of the walls here the most likely explanation is that the eastern section of the north range was an older, probably single-storey block, against which the farmhouse north range was first built, and sometime later, extended over at first floor. It seems probable that the stair here, so oddly positioned in traditional terms, dates from the final changes under the Bruderhof, as it makes practical sense of the circulation of that period.
- 5.47 This extension would not show on the mapping. It had occurred by 1936 when the roof was of slate, supporting a Victorian or later date (it is now Cotswold stone tiles).
- 5.48 The addition of this range allowed the reorganisation of the circulation. The installation of the stair in the south-east corner allowed for the removal of the stair in the older part of the farmhouse, but whether one immediately followed the other could not be established. A door in the first-floor landing of the older stair had been made to give access to the new range (mentioned above as originally a window), and this fits (but does not prove) the possibility that the north range was shorter and without a staircase at one point. The new rear entrance hall aligned with the original one and it was presumably at this point that the window between them was converted to a door. The recess in this wall in the ground floor central room was at

one period a door. Its period could not be established but it must pre-date the stair in the north range and may have pre-dated the hypothetical extension containing it.

- 5.49 The stair in its present form appears to date from the 1930s, but this may have been the result of a makeover rather than its creation. It is not clear, for example, whether the plain enclosure hides earlier balusters. Certainly, this part of the north range was in existence by the 1870s. On the other hand, the space that the stair occupies does give the impression of having been cut out of the eastern ground floor room of the north range. Structurally, both the north wall of the stair case enclosure and the stair itself post-date the stone flag floor (Fig. 31). That the stair to the garret floor in the old farmhouse (Fig. 19) matches this one stylistically might suggest that the removal of the old stair and the insertion or modification of this one was all of a piece, in the 1930s.

LB4 The Barn and Cottage

- 5.50 This was a traditional threshing barn with two opposing porches and a high timber roof (Figs 32-35). This gave it a cruciform plan. However, the 1875 mapping shows that the four angles of the cross were infilled with buildings of some kind (Fig. 4). These seem to have been removed in the 1930s. The extensive and comprehensive repointing in cement mortar carried out in the 1930s and later has disguised most potential changes and scars in the stonework, but traces of these corner buildings are, in fact, evident. That in the south-west corner appears to have been a timber structure on stone dwarf walls and with, as would be expected, a lean-to roof (Fig. 36). On the north-east corner the pockets for the roof timbers can be seen (Fig. 35). Both of these structures (and probably the other two) were single storey lean-tos. Such structures are not unusual against threshing barns and could have a number of uses. Those on the east side faced on to one of the fold yards in the 19th-century layout.
- 5.51 The doors in the flanks of the porches would have given access to these sheds and appear to be insertions. That in the north side of the east porch has concrete lintels behind the visible stone one, but this may be a 1930s repair (Fig. 35). A similar door in the north elevation of the barn similarly gave access to a shed against this end of the barn shown by 1875.
- 5.52 The barn porches currently show no signs of the expected large barn doors, having been thoroughly altered in 1936-42 with the insertion of a first floor and large windows lighting it (Fig. 33).

- 5.53 Large quoins are evident in the external corners of the porches, matching those in the main block, but there is no sign of jambs for the presumed doorway (Fig. 33). They may have been carefully extracted when the new rubble infill wall was built. The inward ends of the long quoins in the western porch all line up vertically (which they do not do on the main corners, or on the other porch) suggesting this indeed happened. This doorway presumably had a timber lintel and had a lean-to roof like that on the east. The gable, from below the inserted window, and the upper part of the side walls are all new-built from 1936 (Fig. 37). However, there was a section of older rubble walling below this window which must have been either above a lowish lintel or represent infill below a higher one. If the former, then this is rather puzzling, as the lintel to the porch, or an arch, should have been much higher than this, whether it was a full porch or a canopy with cheeks (Brunskill 1982, Fig. 15). If the latter then the change must have pre-dated the Bruderhof.
- 5.54 The east porch is better preserved, with its original roof and side walls, but has also had large windows inserted (Fig. 34). The lintel survives in place but here is no clear indication of the door on this side, the quoins for example being of irregular length.
- 5.55 Both of the long walls of the main body of the barn have had large windows inserted so closely together, that there is nothing left of pre-1936 fabric above the sill level, except for the end quoins and some associated rubble stone. The windows are each spanned with a long concrete lintel faced with a stone (or stone-effect) one (Fig. 33). The gable ends appear much better preserved, more or less to the apex of the gables, although both have openings cut into them and the north gable sports a stack, whose fireplace was not seen (in a locked north-east corner room on the ground floor).
- 5.56 It is not clear whether the roof was removed during this work (it could have been supported while the reconstruction went on below), but it has been substantially altered, the tiebeams and arched apparently-one-piece braces being additions of the 1930s.
- 5.57 Otherwise, the roof was a raised kingpost roof of five bays, with the kingpost rising from a collar, to which it was attached by a bolted U-strap. Up-braces linked the haunched base of the post to the principals and smaller struts linked collar to principals (Fig. 38). The purlins were reduced to the tenon but a few were not staggered. The tiebeams and curved braces were simply attached to the side of the

trusses, presumably with bolts, but the roof was too dark and too high to see properly.

5.58 Three infilled beam pockets were visible in the south gable at the collar level. It seems probable that there was a high loft at this point, perhaps only in the end bay (dove cot?), and a small window (blocked) with long wooden lintel and sill would have lit it, or given access for birds (Fig. 39).

5.59 The lintel of the opening into the eastern porch was provided by a massive beam, about 0.45m wide. It was faced with another smaller beam with a painted inscription (Fig. 40):

“Ad 1936 here the brothers known as the hutterians founded community life/
Ad 33: on the basis of the early church in Jerusalem/and the communities of
Ad 1533: Jacob Huter in Moravia/and of Eberhard Arnold in sannerz-Rhoen
Ad 1920”

5.60 The masonry above the lintel was all of 1930s vintage.

5.61 The west opening was bridged with a segmental arch with large numbered voussoirs (incised I-XVIII) with 1779 cut on the keystone (Fig. 41). The central masonry above the keystone was of 1930s type as was all the masonry above the level of the arch spring in the porch.

5.62 The inserted floor was supported on a partial central spine wall in the ground floor (Fig. 42) which formed the west side of a room reached from a stair in the east porch (Fig. 43) and not accessible internally from the ground floor. The rest of the support was provided by longitudinal timber beams running from this wall to the gable ends. These machine-sawn beams were supported at the gable ends by concrete block piers. The internal walls at the ground floor were also made of concrete blocks, apparently manufactured on site by the Bruderhofers (Times 1938). A plain door in the north-eastern room had a small square window. This had stopped, chamfered wooden glazing bars in the form of a latin cross, an incised diamond in the centre and applied quadrants in the corners (Fig. 44).

5.63 Windows in the ground floor were all inserted (with brick jambs internally and concrete lintels).

5.64 The ground floor is described as a former chapel for the Hutterians in the listing but it was surprisingly low and dark, and very long and narrow, the rooms to the east

being of that date (Fig. 42). There were no fittings or remains of same to indicate such a use.

- 5.65 Attached to the south end of the barn was a small cottage-like structure. This was rubble-built with a single storey plus garret floor, and a gable-dormered cross bay. Structurally, it post-dated (butted) the barn, but this need not have had much, if any, chronological significance (Fig. 45).
- 5.66 The fenestration in the east and south walls (Fig. 46) was all inserted in 1936-42 (the oculus in the west side may even post-date 1990). The frames in the new openings were all metal casements. The doorway looked as if it might well date from the 1770s although the door was a simple, framed, planked example, probably of 1930s date. The windows in the west elevation, while they are modern, may be widenings of earlier ones with new lintels.
- 5.67 The interior is all of that period including the simple wooden stair, the insertion of which required the truncation of a main transverse beam (Fig. 47), and the interior walls. The ceiling beams were square cut and plain. Whether there was an upper floor proper is unclear, but the gable dormer is original so there must have been some sort of upper floor, presumably a storage loft.
- 5.68 The lower floor had a door opening into the lower part of the barn, but the first floor door was a restricted part of a much wider opening (Fig. 48). This was probably datable to 1936, as it assumes a first floor. Its function was not clear. It may have been an opening for a serving counter. The door was a framed plank one and the infill was larch lap, under what looked like a thin timber cover to the true lintel (of unknown type). This all looked post-war.

LB3 The Northern Range

- 5.69 This is a long low but two-storey range (Fig. 49), described in 1938 as a former byre. Unlike the other buildings fenestrated by the Bruderhof, the windows on this building all had flat-arched radial voussoirs for the heads. It is not clear if any of these on the south elevation were pre-1936 but it was evident that all those on the north elevation and northern outshut were of the 1930s (Fig. 50), and the few courses of masonry above the first floor windows there had been rebuilt.
- 5.70 Various open-fronted sheds are shown against the north side of this range on the historic mapping, but no traces of them were seen (Figs 4 and 8). This was mostly because the areas concerned were covered in ivy but also because these sheds

were probably timber structures leaving traces easily removed by the eager craftsmanship of the Bruderhof.

- 5.71 There was a central door in the south elevation, clearly new in 1936, with a single, deep lintel hollowed into an arch.
- 5.72 The only other access was via two doors at the west end of this elevation. One was at ground floor level, the other, on the first floor, reached by a two-storey pentise that linked the Northern Range to the western range (Fig. 49). Both doors had concrete lintels and were closed by plain plank doors.
- 5.73 By contrast, the door of the central doorway was an Arts and Crafts-style stained and polished, framed wooden plank door with decorative nailwork and a glazed upper half (Fig. 51 *ex situ*).
- 5.74 The front door led into a hallway floored with quarry tiles. Its ceiling was the same as that in all the rooms in this building: exposed joists spanning the transverse beams and cross walls, with concave chamfers, helping support the narrow chamfered tongue and grooved ceiling/floor boards. The beams were sharp and plain and probably dated to 1936. A plain stair with a winder foot led from the south-west corner of the hall to the first floor (Figs 52 and 53).
- 5.75 The room east of the hall also had an Arts and Crafts door, with fluted panelling in a framed door. The door had a hare cut-out from a thin board applied to it. This could have been of 1930s vintage, and was very competently designed and cut, but may well have been much later (Fig. 54). The room itself was framed-plank panelled up to the dado, the wood and the door frames stained red oak. Rails and styles (or muntins) had simple, straight-stopped chamfers in the centre of each rail and style. In the centre of the east wall was a framed feature that rose above the dado, as some kind of panel (Fig. 55).
- 5.76 All other rooms were plain plastered, with plastered seat recesses cut into the thickness of the wall below each window (except in the panelled room). Stacks had been inserted and a 1930s tiled fireplace survived under the second from the west.
- 5.77 The room at the east end was divided in two and the doors in the dividing wall were certainly post-war. The north side of the hall led to a corridor serving the rear outshut.

- 5.78 The western half of the block had been clearly laid out as small flats, while the eastern half looked to be more communal/official. More recently, the rooms had been converted to offices, although one on the first floor was fitted with a shower and WC room in later years.
- 5.79 The stair continued into the roof space (Fig. 56). This was an attic and not fitted out, but had a narrow-planked floor that dated to 1936 (it was the upper side of the ceiling of the rooms below).
- 5.80 The roof was made of eight kingpost trusses. These were up-braced in the usual way and the purlins were staggered and tenoned in the way noted elsewhere in the complex. However, the surviving original up-braces (on the south side of trusses 1-3 numbered from the east) are curved, all with the same upwardly convex curvature (Fig. 57). That on truss 4 is straight. The braces on the north have all been replaced with modern, sawn, straight timbers. Trusses 5-8 had only one original up-brace, on no. 7, south side.
- 5.81 The trusses were numbered with chisel-punched numbers on the base of the kingpost, the up brace, and on the head of the principals. These ran in sequence, I-III then IV but with the upstroke in the centre of the V. Truss five had no stamp but Truss six had V and was followed by VII and VIII. All the old timbers were lime-washed white.
- 5.82 The tie beams were cranked on their top faces but the undersides were hidden (Fig. 57).
- 5.83 The inserted stacks rose as isolated piers through the roof space (Fig. 57).

LB2 The Cartshed and Stable

- 5.84 The north end of this range was obviously a stable with hayloft over (Fig. 58), but again, nothing survived of the interior layout of the 18th or 19th century. The building was converted into accommodation in 1936. It is likely that the central doorway was in the same place as when first built, but the present jambs and lintel were recent. The door was very similar to that in the northern range, The lateral windows and the loading window in the central half-hipped gable dormer are also recent, very probably 1930s, vintage. The rear windows and door were also all insertions (Fig. 59).
- 5.85 The building was linked to the Northern Range by a two-storey pentise, and access to the upper floors of this end of the Northern Range and the Cartshed and Stable

were via this structure and its external stair (Figs 49, 58, and 60). The door in the gable of the stable and the gable itself were all new in 1936 (Fig. 60).

- 5.86 The ceiling beams in the ground floor were close set and clearly intended to support a heavy load, presumably the feed in the hayloft. One of the beams was a heavy re-used ceiling beam with simple recesses for coggled joists now on its underside.
- 5.87 The roof was again a simple four-truss design, with staggered, tenoned purlins and a ceiling at collar level, hiding the collars, and a floor at tiebeam level. The eastern purlin of the north bay was a modern replacement.
- 5.88 The central bay containing the gable dormer was framed by re-used cruck blades and the purlin had been raised to clear the loading window (Fig. 61). Relict tenons in redundant mortises remained from the earlier use. On the rear slope it could be seen that the purlin had been removed, presumably in 1936, to allow the insertion of the rear dormer. This was true for all the dormers on the rear slope.
- 5.89 The fourth truss was also based on a pair of re-used cruck blades (Fig. 62).
- 5.90 Most of the principals had a small rebate of exactly the same size and height above the floor in the northern lower arris of the timber. This was too small to be structural, although it looked like a housing for a plank collar. It was possibly for the fixing of a plank across the rafters to support vertical-plank partitions. The timbers, as all visible timbers in the entire complex, were so covered in thick glossy black paint that nail holes, or even nails were impossible to see.
- 5.91 The south end of the western range was originally a five-bay, open-fronted cart and machinery shed, stone-built but with timber posts supporting the wall plate facing the courtyard (Fig. 63). The posts were kept off the wet ground by being set on stone bases in the form of steep-sided, truncated pyramids (frustums). The end bay was a self-contained, two-windowed but single-bay stone building (Fig. 63).
- 5.92 The northern bay was the only one still open, fitted with a two-leaf wooden door. The three central bays were infilled with crude timber framing. How this was panelled is not known as the present brick infill sat on a concrete dwarf wall that had been poured around the stone bases and the intermediate posts of the framed infill, so long post-dated them.
- 5.93 The fifth bay was blocked with coursed rubble and a wooden door. This formed the entrance to a corridor alongside the stone end block, formed by building a brick wall

between the fourth and fifth bay (Fig. 64). This led to a back door and through to a range parallel to the west range, built in 1936-42, now demolished. The same material was used to create a flue, fireplace and a new wall between the first and second bay (Fig. 65). In the back wall of the new room created (the second to third bays) windows were inserted, jambed in brick. This all appears to be the work of the Bruderhof.

- 5.94 The roof of this block was very utilitarian, simply tiebeams supporting the principals and resting on the wall plate at the front and the wall at the rear. Purlins were the usual staggered tenoned type. All the original large timbers had been recycled from an earlier building (the western slope apart from the principals was all of new timber). Curved collars appeared to be nailed-on additions (Fig. 66 cf those in the barn).
- 5.95 The end, stone bay was clearly a separately functioning building, but the only visible entrance was from the open-fronted shed (i.e. the present corridor, Fig. 64). A brick fireplace and oven of some sort was set in the south-east corner with a brick flue in the south wall (Fig. 67). The actual fireplace and the oven door were modern alterations (1930s or later).
- 5.96 The roof covering of Cotswold stone tiles was very recent, still fresh and unweathered.

The unlisted buildings

- 5.97 When the Bruderhof moved into the site in 1936 they demolished the 19th-century farm buildings and built new barns, animal sheds and other farm buildings. They also built accommodation blocks, schools, a community dining room, hospital and workshops “usually from concrete blocks made by themselves out of gravel dug from their own pit.” (Times 1938).
- 5.98 On site the Bruderhof phase can be identified by the use of white-painted render over concrete blocks, with steeply pointed roofs of wooden construction. The exception to this was the large barn at the western end which is a standard, light-weight, steel-framed dutch barn with walls of concrete block.
- 5.99 North of the 18th-century farmyard, three blocks were constructed around three sides of a grassed lawn (Fig. 68 and Fig. 7, 1-3). These were accommodation blocks, and while the interiors were not seen, were probably arranged as

apartments. A single-storey range of similar design ran westwards at the rear of the west range of this arrangement. Its function was not ascertained (Fig. 7, 9).

- 5.100 East of the road from the entrance the east/west spinal road of the farm ran for several hundred metres and on both sides was lined with a long range (Figs 7 and 69). On the north it was a single-storey range that appeared to have been for accommodating animals, probably cows (Fig. 7, 6). It had a high, steeply-pitched tiled roof which merged into that of the cross-wing at the east end. Both the long range and the cross-wing had a loading door in the gable and the latter had the look of a storage barn (Fig. 70). There was an outshut at the back (north) and an added, probably 1960s or 70s, porch (Fig. 71).
- 5.101 On the south side the long central range had a low modern roof (Fig. 69, Fig. 7, 5). This also looked like animal accommodation. A bay near the western end broke up into a high steep roof similar to that on the north side but there was no evidence that this was a remnant of a formerly more extensive steep roof.
- 5.102 The western end of the range was a taller block, whose upper floor is now lit via dormers (Fig. 72). These are not original and it is not clear how the taller space was originally utilised. The block could be read now as two houses, each of two bays with a front door. All these buildings had end stacks but it is not clear if these are additions or not. As they are generally unpainted, they may well be. This block seems to be a post-war conversion of an agricultural building to accommodation.
- 5.103 The most easterly surviving building looks like a large farmhouse, and appears to have been accommodation (for humans) slightly more well-appointed (although again the interiors were not seen). It may, alternatively, have been meant as an administration block. It was of two storeys with an attic lit from gable windows. The large dormer on the eastern roof slope is thought to be a later insertion (Fig. 73).
- 5.104 Another low range, of two phases but both in “Bruderhof style” was noted on the eastern side of the entrance road, east of the 18th-century farm (Fig. 7, 4). Again it looks like it was intended as a cow byre or stable, and has a high roofed, tiled section and a low pitched part, the latter in asbestos corrugated sheet. The high roof has an end loading door.
- 5.105 To the west of the 18th-century core was another complex, essentially of barns and storage sheds, although one block was probably for sheep management/lambing (Fig. 7, 10-16).

- 5.106 This consisted of buildings around three sides of a yard, but widely spaced. On the east was an un-rendered concrete block barn, with a steep, tiled, timber roof and a floored attic (Fig. 74, Fig. 7, 10). The concrete blocks employed in these buildings were of the non-standard, home-cast variety we know the Bruderhof Community used. There was a large sliding door at the north end and what small part of the interior that could be seen had been subdivided and floored, according to a graffito in the concrete, in 1996.
- 5.107 The north side of the yard was formed by a steel Dutch barn, whose open sides have been partially infilled with concrete block, and another barn added to its southern side, after 1946 (Fig. 7, 11).
- 5.108 At the west side was an open fronted shed, again of home-made concrete block, with timber posts supporting the steep, tiled, timber roof on the open side. This looked like a shelter shed, but the openings had been half blocked in with a different, shop-bought, concrete block, presumably post-war. With traces of subdivisions internally, this block may have been intended for sheep during lambing and/or shearing. It had a floored loft, again presumably for storage (Fig. 75, Fig. 7, 15).
- 5.109 Two sheds were built alongside this block, to the east, both seemingly post-Bruderhof, although the westernmost was already in existence in 1946 (Fig. 7, 13 and 14). With its low-pitched steel and asbestos roof and standard concrete blockwork, it is very different from the other Bruderhof-period structures (Fig. 76). The middle shed of these three is a portal-framed building over the yard that stood for a while between the other two buildings, and was in existence, as was the addition to the dutch barn, by 1970.
- 5.110 One last building of the Bruderhof period survives at the western side of this complex (Fig. 7, 16). This was aligned east/west off the south-west corner of the western farmyard but somewhat detached to the west. It had two or perhaps three small yards attached to its northern side, with feeding troughs/mangers on the yard walls (Fig. 77). The troughs are too high for sheep. This may have been a byre for overwintering, a German practice, less common in England in the south, where shelter sheds generally suffice.
- 5.111 The non-standard concrete blockwork and the timber roof mark this out as a 1936-42 construction. The western end wall has been rebuilt as an open entrance and part of the south wall also reconstructed.

- 5.112 The third group of buildings erected by the Bruderhof was a set of four in the south-west corner of the site (Fig. 7, 17-20). These were very different from the other buildings, being weather-boarded, chalet-style buildings with much less steeply pitched roofs. Two were externally identical, simple rectangles in plan (Fig. 78); one had a central projecting gabled bay (Fig. 79), and the fourth, the longest of them, had two such bays (Fig. 80).
- 5.113 The function of these buildings is unknown but it is suggested that the largest may have been a school, the next largest a hospital, and the other two, communal rooms of some sort.

6. CONCLUSIONS

- 6.1 The 1779 date stone in the barn and the Enclosure Act for Ashton Keynes of 1778 combine to make a very strong case that the farm was new-built in the centre of its allocations after that Act. The buildings were clearly planned as a unit around a farm yard. That this was a pastoral farm, dominated by cattle raising, is shown by the layout, especially as expanded, and mapped in 1875. The farm also lies in the Wiltshire "Cheese Country" (Slocombe 1989) suggesting that the main focus would have been dairying. The 1797 map shows that the existing buildings were almost the only farm buildings in that period, there being a long building running west from the north end of the western range which survived into the 1930s. The identification of the barn on the east, stables and cart and machinery sheds to the west and the farm house on the south, means that the northern range must have been the byre, maybe including another stable, perhaps along with other practical work rooms.
- 6.2 The tiebeam roof in the northern range means that storage in an upper floor would have been difficult but not impossible, because of restricted head room. The first floor in its present form is certainly a Bruderhof construction but an earlier one, perhaps not total, may have existed, providing storage over the cowhouse. The cowhouse was large, but the importance of beef/dairy farming in the 19th century is evident in the huge expansion of fold yards and shelter sheds shown in 1875, but dating surely to the mid-century. A cheese loft is a possibility for part of this range.
- 6.3 The small building on the south side of the barn could have been a labourer's cottage but there was no sign of a fireplace (the present stack is a 1936 addition). All sorts of functions can be suggested, a cheese loft again, or even a slaughterhouse.

- 6.4 The fireplace in the stone-built, south end of the west range (Carthouse and Stable) suggests this might have been a brewhouse.
- 6.5 The farmhouse in its early form was a single pile of two “reception” rooms for the farmer (the centre one probably being the farm kitchen/business room) plus an everyday kitchen in the east end and three bedrooms, two heated, on the first floor. The garret is most likely to have served for servants/farmworkers. The rear wing at the east end was probably a dairy/larder/pantry and the roof space would have been storage, again perhaps a cheese loft or, less likely, workers’ accommodation. There was no heating in the main part of the rear wing but the short arm of the L had a stack at the east end.
- 6.6 The farmhouse north range is clearly a mid 19th-century addition, and was most probably added when the farm was expanded. There is some evidence that it was of two phases of construction, perhaps extended over a single-storey structure inferred here, at some time after it was first built. The present stair may be of 1930s vintage; the house certainly underwent significant changes in 1936-42, and probably later, as well.
- 6.7 The barn was designed as a threshing barn and was typical in size for this area of the Wiltshire/Gloucestershire border. The produce would be primarily for animal feed and bedding and only secondarily for resale. The eastern porch has retained its 1779 shape (although much altered in many ways) and it is assumed that the western porch was similar. We have seen that the upper parts of this porch were rebuilt in the 1930s.
- 6.8 It is most likely that both porches were simple cheek porches, consisting of side walls and a lean-to roof. The open front would be closed by double wooden doors and the eaves supported on a simple spanning beam. The eastern porch still retains its beam. However, the history of the western porch must be more complex.
- 6.9 This is because there is a phase of masonry work in the western wall which pre-dates 1936 and suggests that the doors were blocked up well before that date (para. 5.53). As machine threshing was universal by the 1880s (and before, in advanced areas) the threshing floor and large doors of the barn would have become redundant, and could well have been repurposed. The same process would have applied to the eastern porch, but the insertion of the large windows has obscured any evidence for changes. This porch may have had a smaller door, to encourage a

draught during threshing, rather than for access, as the walls do not exhibit the regular length quoins of the western porch, but there is little actual evidence for this.

Bruderhof and later

- 6.10 The changes carried out by the Bruderhof Community were thorough-going, but while the only building that was habitable in 1936 was the farmhouse (Times 1938), this was hardly a comment on the condition of the other buildings, as none of them were dwellings.
- 6.11 The other reason for a major reworking of the buildings was that the Bruderhof ran the farm as much more of an arable concern, with 100 acres under plough, and the 50 cows were supplemented by 120 sheep and 1000 hens. The old farm buildings were, therefore, completely unsuitable, both for the kind of farming envisaged but also to meet the new agricultural health regulations of the 1920s and 30s, especially for dairying. So new farm buildings were erected and the farm buildings now listed were converted for accommodation and communal use.
- 6.12 The self-sufficient communal philosophy of the Bruderhofers, while founded on the idea of a communal Christian society, chimed in with the idealistic earnestness of various early 20th-century movements, from spiritualism and anthroposophy, through “Health and Beauty” and the Ramblers’ movement to the wilder extremes of fascism.
- 6.13 Artistically, the Arts and Crafts movement, where hand craftsmanship and the use of natural materials were taken as morally good and uplifting in themselves, was an obvious fit with the broader attitudes of the community. Arts and Crafts ideas had had a particularly strong influence in Germany and Austria, feeding into the *Werkstatte* (workshop) movement and early Bauhaus (1900-1922). The appearance of Arts and Crafts design ideas and a very high quality of work is not surprising in this predominantly German community.
- 6.14 The careful “restoration” of the old buildings, while destructive in a modern conservation sense, was undertaken with real care and attention to quality and the use of proper materials (the dangers of using cement and concrete not being understood at that time and not causing obvious problems at the present). The wood and stone work was consistently of high quality, if with little attention paid to historical accuracy. In the latter aspect the community was typical of its period.

- 6.15 The practical reality of running a farm and being as self-sufficient as possible, meant that, in fact, the new buildings that were erected were simple and utilitarian, although enough of German stylistic influence was still evident that the Times reporter in 1938 remarked upon the Germanic appearance of the new buildings.
- 6.16 The work carried out by the Bruderhof community has destroyed and added historic and architectural character in approximately equal measure. It is concluded that the heritage value of the listed buildings remains moderate. It is from the conjunction of the original work and the 1930s additions that the current character arises.
- 6.17 Demolition should not normally be acceptable, but conversion based on Information-based Conservation principles should be acceptable.

The unlisted buildings

- 6.18 The buildings put up in the 1930s clearly express the alien nature of this short-lived (in this country) experimental German community. Its foundation reflects the impact of Nazism on Europe in the 1930s and its ending the fear of enemy aliens during the early war period. As the work of refugees, the steeply pitched roofs, gable windows and rendered finish combine to provide a generic *mitteleuropa* look to the buildings. In that, they have some historical and social significance. They were, however, constructed very quickly. Despite the care taken in terms of construction, they are none of them of any architectural merit.
- 6.19 The detailed function of the buildings has only been guessed at and the interior of most was inaccessible. Only the large, barn-like structures were open to view. However, as all the smaller buildings have presumably been much altered inside (and evidently, to some extent, outside) since 1942, it seems unlikely that much of the internal layout of that period survives in any case.
- 6.20 It is concluded that the heritage value of the Bruderhof period new-build structures is not high enough to preclude demolition. Further recording is likely to be required as mitigation.
- 6.21 In the post-war period several blocks were added. Apart from the barns these were all flat-roofed and of brick, but rendered and painted to match the 1930s buildings. Some larger later buildings were constructed in a typically 1950s glass and stone-faced-concrete style and not painted (Fig. 81). A range of three large blocks of this period to the north, and some other blocks, were demolished in recent times and so could not be studied.

- 6.22 These buildings are of negligible heritage value. Although they have some interest as expressions of changing post-war attitudes to troubled children, they have no rarity value and no intrinsic architectural significances.
- 6.23 Demolition would be acceptable, with perhaps English Heritage Level 1 records as mitigation.

8. REFERENCES

- BGS 2013 *Geology of Britain Viewer* <http://mapapps.bgs.ac.uk/geologyofbritain/home.htm>
accessed 22nd October 2013
- Brunskill, R. W. 1982 *Traditional Farm Buildings of Britain*. (London)
- EH (English Heritage) 2006a, *Management of Research Projects in the Historic Environment. The MoRPHE Project Managers' Guide*. English Heritage (Swindon)
- EH (English Heritage) 2006b, *Understanding Historic Buildings: a guide to good recording practice* (Swindon)
- IfA, 2008, *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*. Institute for Archaeologists (Reading)
- Lake, J. 1989 *Historic Farm Buildings* (London)
- Overton, M. 1996 *Agricultural Revolution in England: The transformation of the agrarian economy 1500-1850* (Cambridge University Press)
- Slocombe, P. 1989 *Wiltshire Farm Buildings 1500-1900* (Wiltshire Buildings Record, Devizes)
- Times 1938 *The Times* – Sept 6th 1938. 'The Cotswold Bruderhof. German Peasant Colony'. From our Special Correspondent. ASHTON KEYNES, Sept 5 *quoted in* <http://www.johnwhitwell.co.uk/index.php/the-cotswold-bruderhof/> accessed 22nd Oct 2013

Cartographic and manuscript sources

- Estate 1797 Map of an estate at Ashton (Swindon and Wiltshire History Centre, Chippenham)
- OS 1875 First Edition Ordnance Survey 25" County Series Map of Wiltshire
- OS 1900 Second Edition Ordnance Survey 25" County Series Map of Wiltshire
- OS 1921 Third Edition Ordnance Survey 25" County Series Map of Wiltshire

APPENDIX A: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Cotswold Communities, Ashton Keynes, Wiltshire	
Short description	<p>In July 2013 Cotswold Archaeology was commissioned by Amita Business Ltd to carry out a programme of Historic Building Recording at the former Ashtonfields Community Centre, Ashton Keynes, Wiltshire, to inform a planning application. The site is proposed for development for holiday housing. The site is centred on a group of Listed, 18th-century farm buildings. These are rubble-stone buildings set around a rectangular farmyard and were first mapped in 1797. The farmhouse is on the south, the barn and ancillary building on the east, stables and cart/machinery sheds on the west and a probable cowhouse on the north. The buildings appear to have originated in the same period and the barn had a date stone of 1779. Map evidence shows that the farm had been much extended by 1875. The rear range of the farmhouse, pace the listing, is Victorian and was presumably added in this expansion period. In 1936-41 the site was briefly taken over by the Bruderhof community from Germany. They seem to have been responsible for many new farm ranges, and very extensive alterations to the existing buildings. These alterations involved the installation of floors and stairs to the farm buildings, their subdivision into rooms for accommodation and offices and major changes to the fenestration. The farmhouse was also heavily altered. Other changes to these core buildings are likely to date to the post-war use as an approved school etc., and most of these could be distinguished from the pre-war work. The Bruderhof community also erected ranges of new buildings north and west of the present courtyard, only the former of which survive, and various buildings further afield. After the war the site was used as an approved school and other educational uses as Ashtonfield Community and many new buildings were erected on the site in the 1950s and 60s. Some of these have also been demolished.</p>	
Project dates	29 July 2013	
Project type	Historic Building Recording	
Previous work	None	
Future work	Unknown	
PROJECT LOCATION		
Site Location	Cotswold Communities, Ashton Keynes, Wiltshire	
Study area (M ² /ha)	1246m ²	
Site co-ordinates (8 Fig Grid Reference)	SU 0370 9570	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator		
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Gail Stoten	
Project Supervisor	Peter Davenport	
MONUMENT TYPE	Farm buildings	
SIGNIFICANT FINDS		
PROJECT ARCHIVES		
	Intended final location of archive (museum/Accession no.)	Content
Physical	n/a	finds
Paper	Swindon and Wilts History Centre	Site notes, plans

Digital	Swindon and Wilts History Centre	Digital photos, pdf report
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2013 <i>Cotswold Communities, Ashton Keynes, Wiltshire: Historic Building record</i> . Typescript Report 13xxx		

APPENDIX B

Listing descriptions (three separate)

SU 09 NW ASHTON KEYNES

1/15 No. 2 Ashtonfields, and attached staff rooms.

GV II

Cowshed and stables, now house and staff meeting rooms. Late C18. Cowhouse stone rubble, open-fronted now infilled with brick. Stone slate roof. Single storey, 4 bays with stone loose box at left end. Tie beams with double purlin roof. Front posts jowled. Attached to north, stable block, now house, limestone rubble with ashlar quoins. Three bays. Central gable, formerly with pitching door, now window. Three dormers added to rear.

Listing NGR: SU0342995549

SU 09 NW ASHTON KEYNES

1/16 Ashtonfields Community Hall and chapel, Cotswold Community

GV II

Barn, now community hall with chapel under. 1779, converted c1936 by Bruderhof (Hutterian) Community. Limestone rubble with ashlar quoins. Five bays with midstrey of 2 bays to west, lean-to porch to east, now stair. Inserted leaded timber cross window. Stone arch at junction of midstrey with barn with numbered voussoirs and date. Timber lintel over porch inscribed by community founded 1533 by Jacob Huter in Moravia on principles of the early church in Jerusalem. Many buildings in grounds of farm were constructed by the community 1936-1942 in a central European style.

Listing NGR: SU0345295579

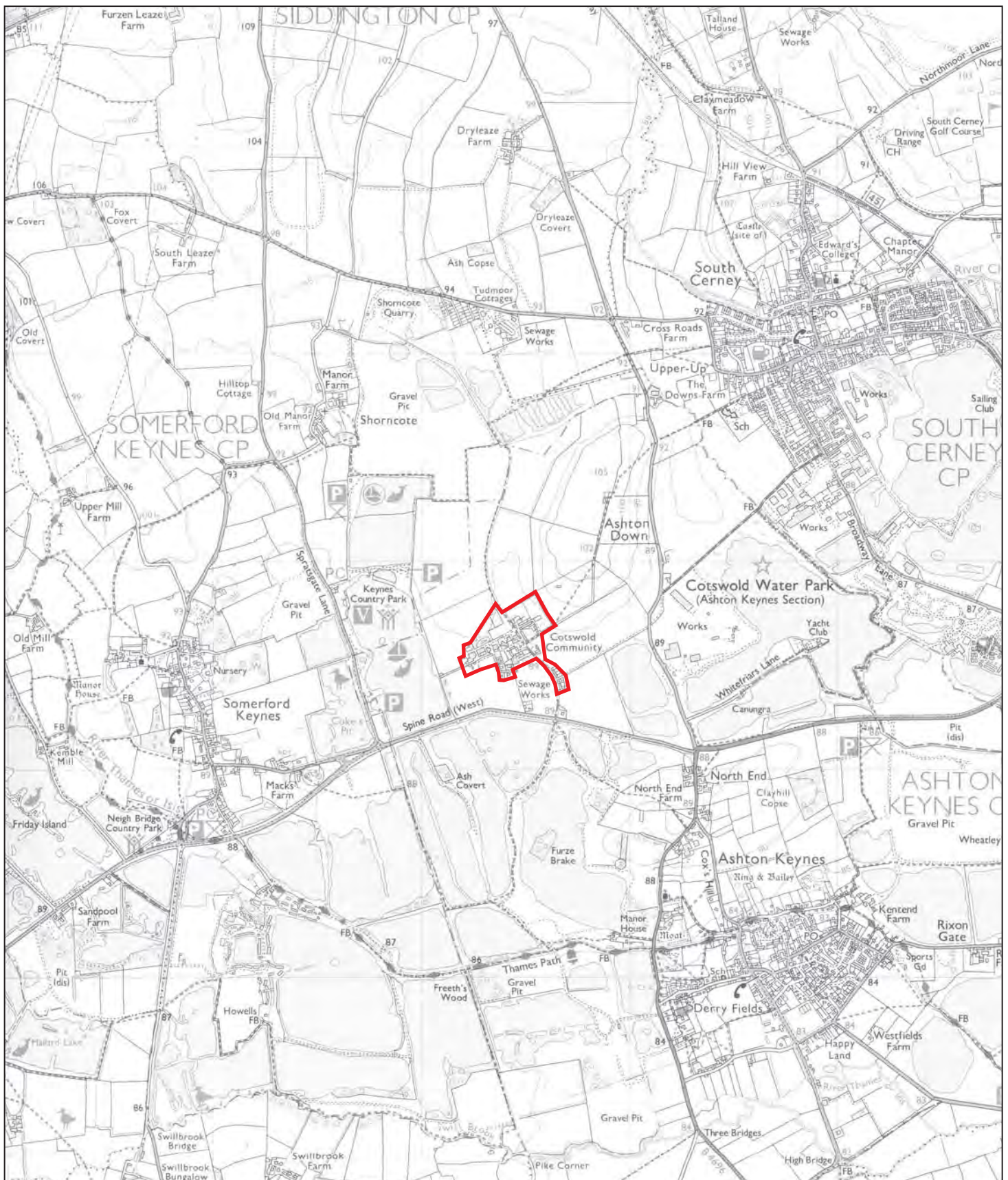
SU 09 NW ASHTON KEYNES

1/14 Ashtonfield Farmhouse (Cotswold Community)

GV II

Farmhouse, now house. Late C18. Limestone rubble with ashlar quoins. Two storeys and attics. Three plus 1 bays, the 3 bays symmetrical with central door, now with conservatory. Timber casement windows replacing leaded timber windows and flat arch voussoirs. Ground floor windows replaced c1939. Fourth bay originally kitchen behind major stack. Gable stacks. Three hipped dormers in gambrel roof. Parallel rear block added 1936-42, not of special interest. L-plan single storey rear wing on right.

Listing NGR: SU0345495548



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

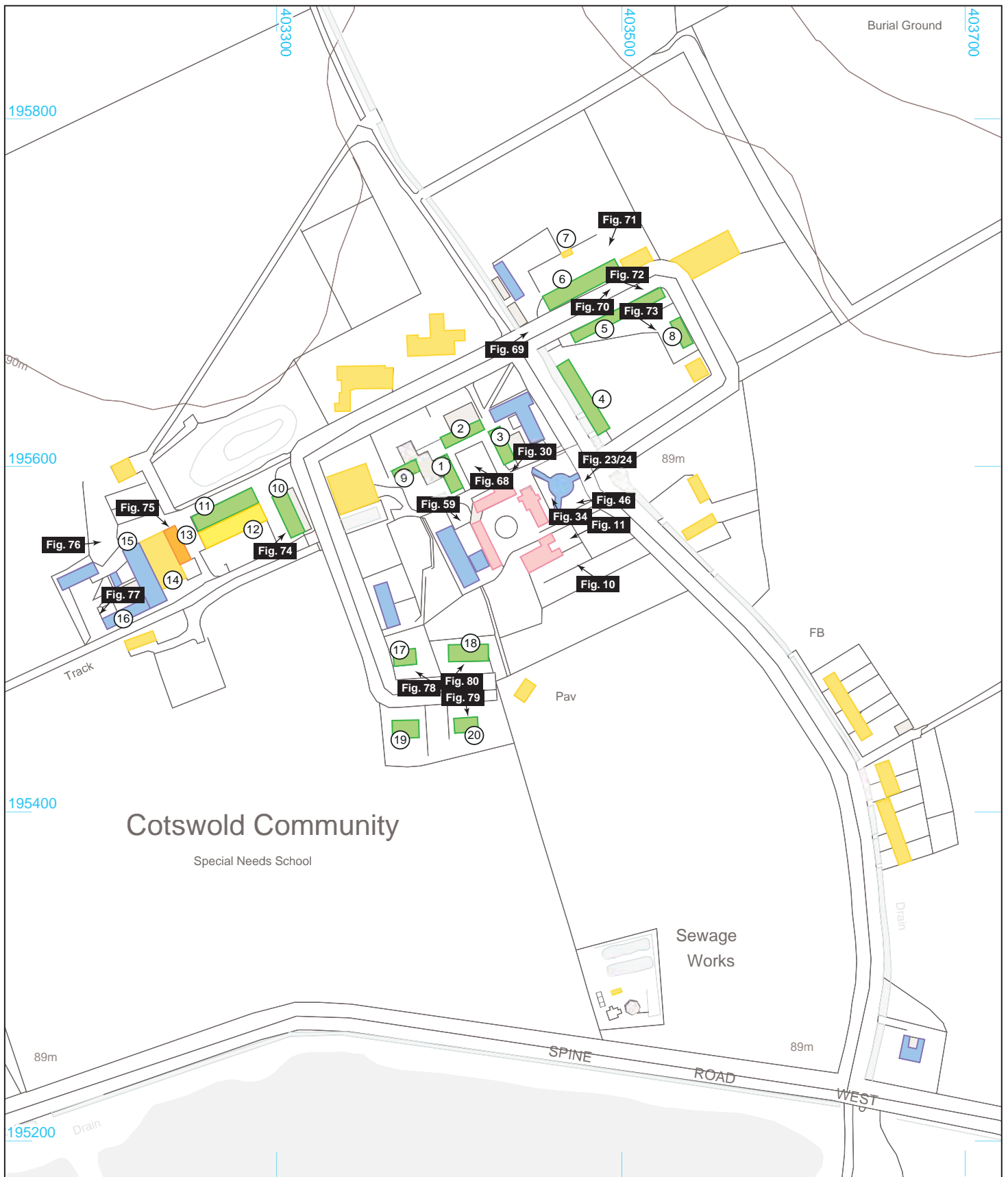
PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Site location plan

PROJECT NO. 4474 DATE 11-12-2013
 DRAWN BY LG REVISION 00
 APPROVED BY PJM SCALE@A4 1:25,000

FIGURE NO.
1


Reproduced from the 2009 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100002109



Cotswold Community

Special Needs School

See Fig. 7 for colour key

 photograph location and direction

 building number



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

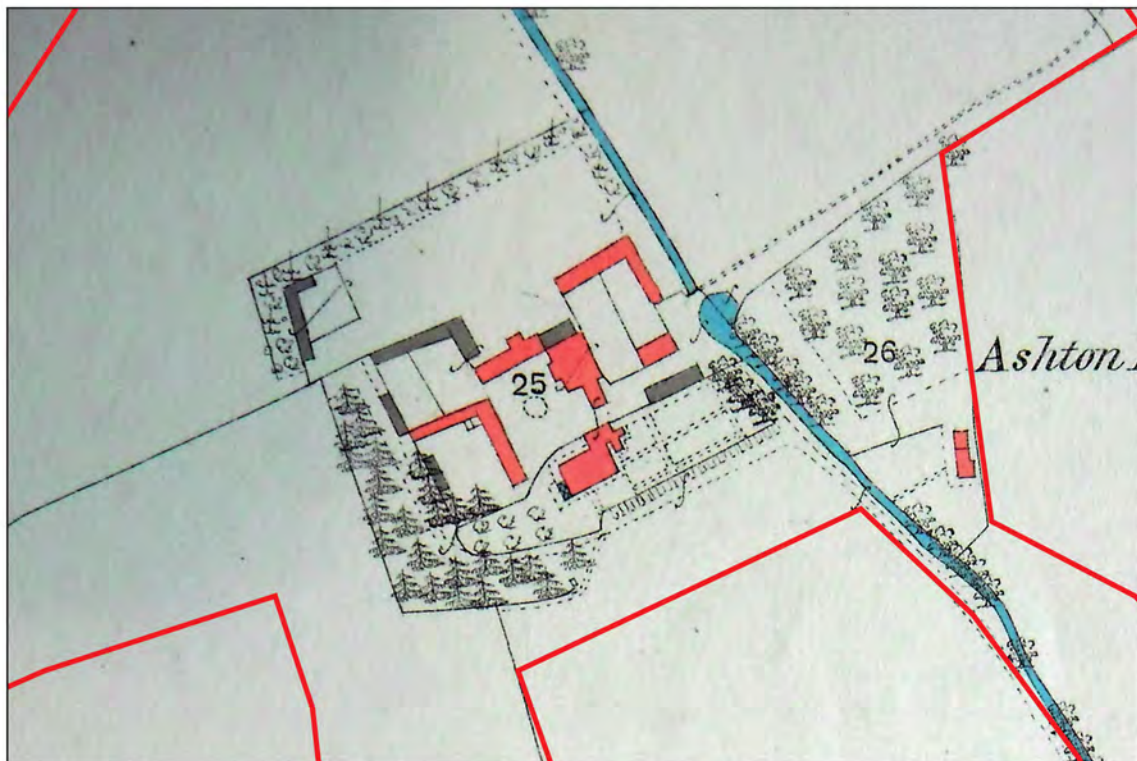
Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE

General site plan



3



4

3 Extract from the map of 1797

4 Extract from the First Edition Ordnance Survey map of 1875



Cotswold
Archaeology

Cirencester 01285 771022
Milton Keynes 01908 218320
Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

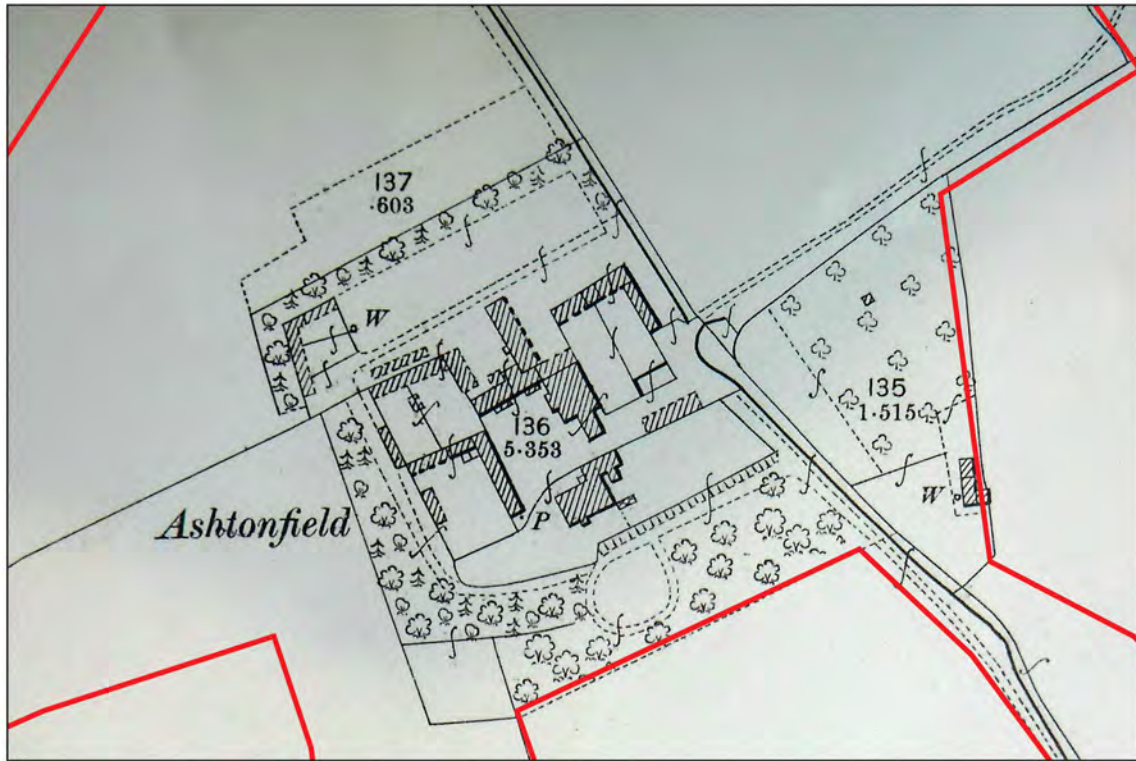
PROJECT TITLE

Cotswold Communities, Ashton Keynes
Wiltshire

FIGURE TITLE

Historic maps

PROJECT NO.	4474	DATE	11-12-2013	FIGURE NO.
DRAWN BY	LG	REVISION	00	3 & 4
APPROVED BY	LM	SCALE@A4	1:2500 (approx.)	



5



6

- 5 Extract from the Second Edition Ordnance Survey map of 1900 (scale 1:2500 approx.)
- 6 Extract from 1946 aerial photograph of Ashton Field Farm/Cotswold Communities (scale 1:5000 approx.)



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Cotswold Communities, Ashton Keynes
 Wiltshire

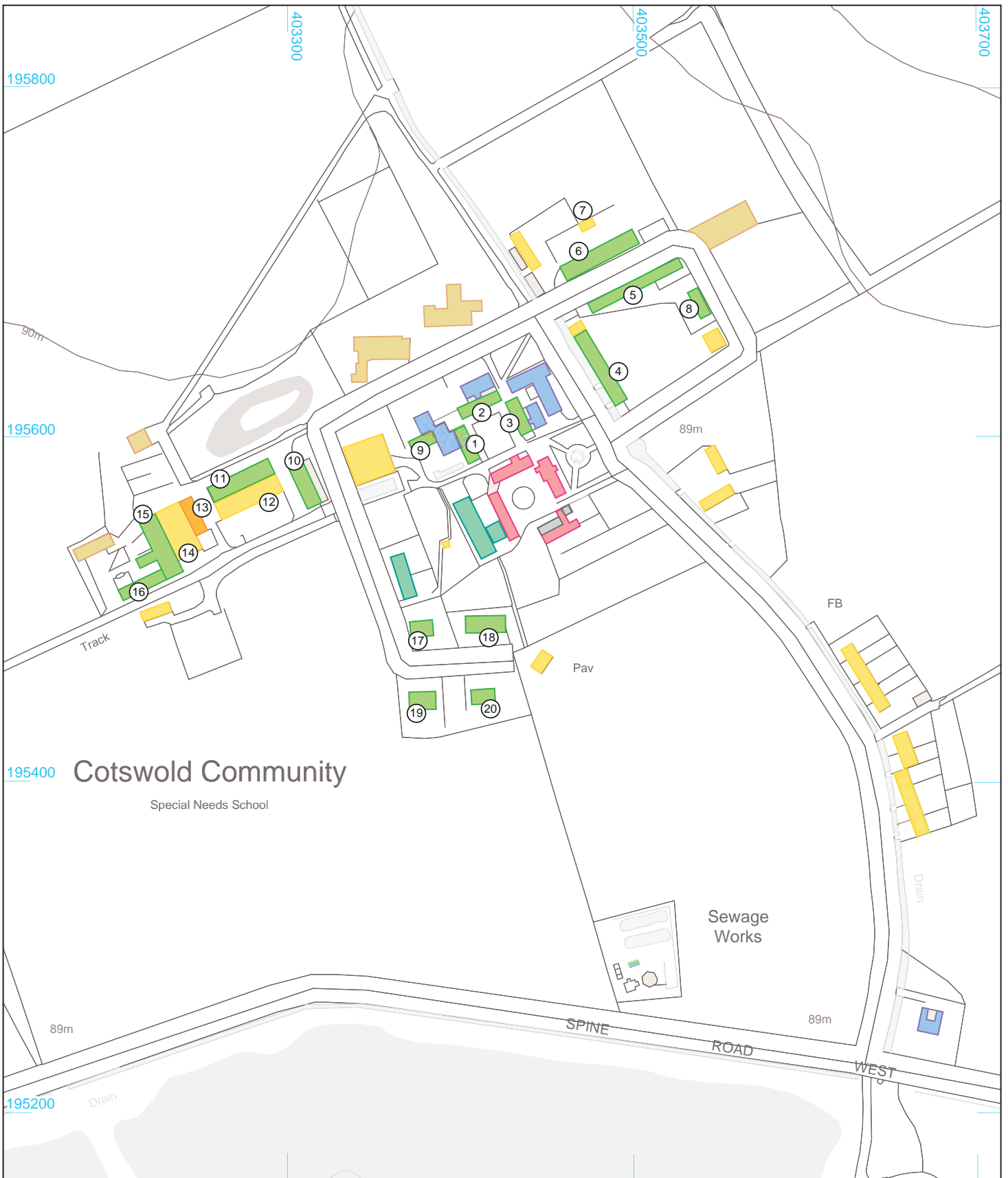
FIGURE TITLE

Historic map and aerial photograph

PROJECT NO. 4474 DATE 11-12-2013
 DRAWN BY LG REVISION 00
 APPROVED BY LM SCALE@A4 as shown

FIGURE NO.

5 & 6



Cotswold Community

Special Needs School

- | | |
|--|--|
| 1779 | demolished |
| Mid 19th century | 1942 - 1944 |
| Bruderhof 1936 - 1942 | 1944 - 1970 |
| by 1946 | 1944 - 1970, demolished |

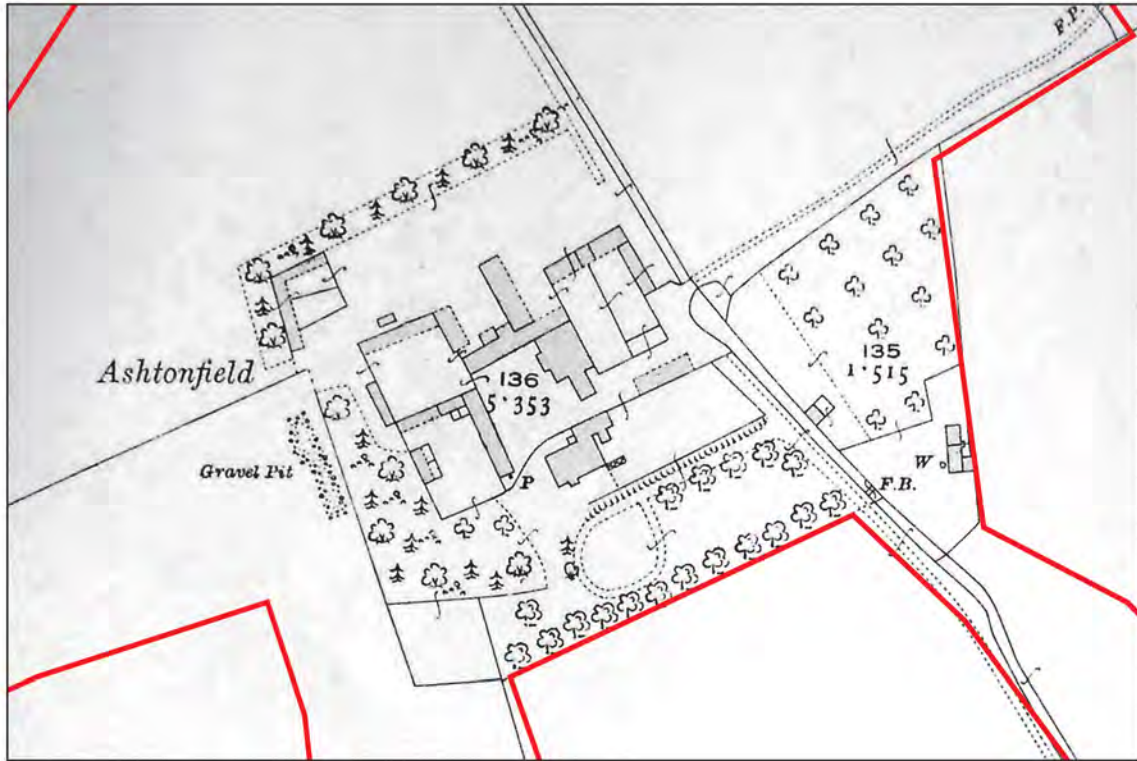


Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Phased site plan showing building
 periods





8

8 Extract from the 1921 Third Edition 25" County Series map of Wiltshire



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

**Cotswold Communities, Ashton Keynes
 Wiltshire**

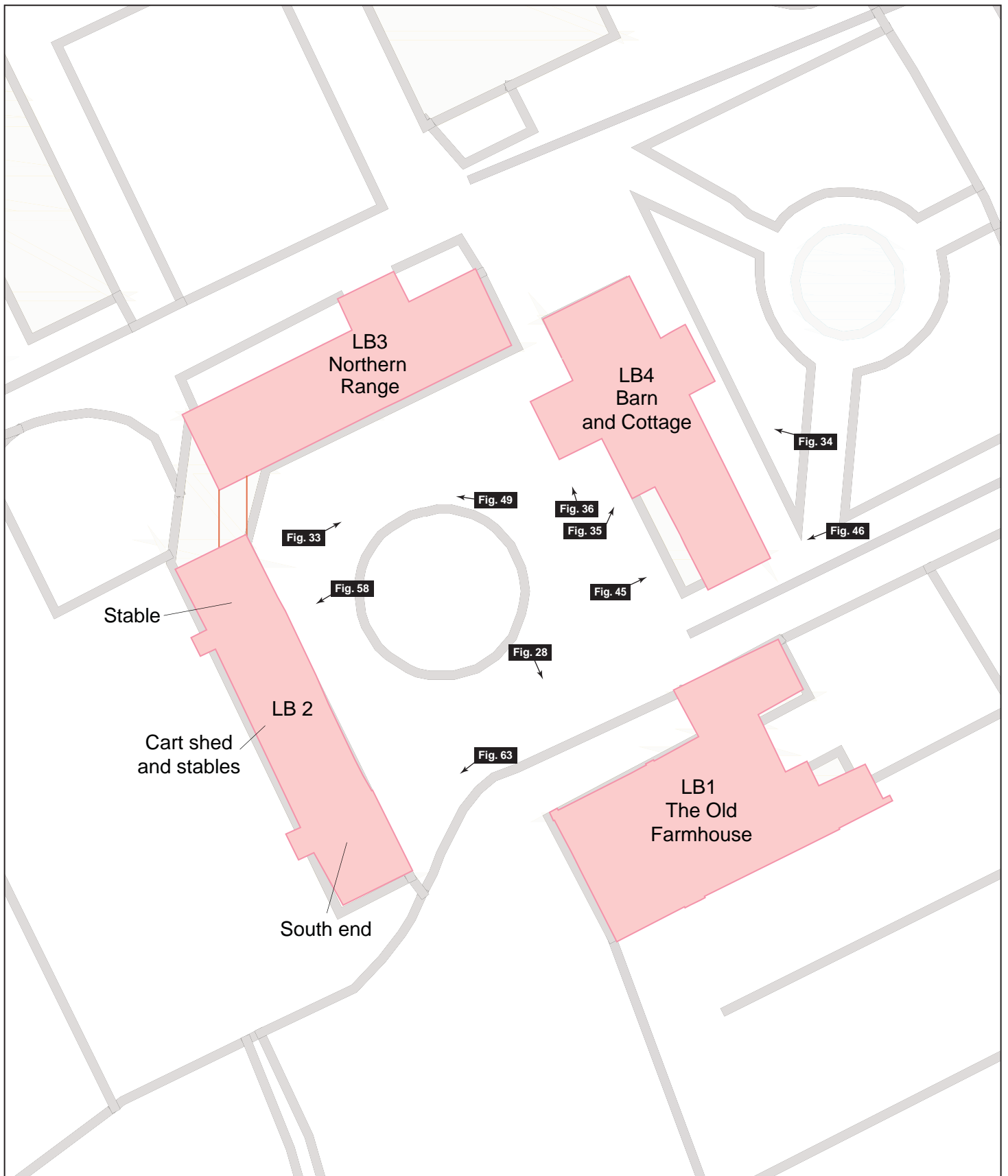
FIGURE TITLE



Historic map

PROJECT NO. 4474 DATE 11-12-2013
 DRAWN BY LG REVISION 00
 APPROVED BY LM SCALE@A4 1:2500 (approx.)

FIGURE NO.

8



 Listed building
 Photograph location and direction



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Cotswold Communities, Ashton Keynes
Wiltshire

FIGURE TITLE

The central farmyard: the listed buildings

PROJECT NO. 4474 DATE 31/03/2014
 DRAWN BY AO REVISION 00
 APPROVED BY LM SCALE@A4 1:400

FIGURE NO.

9





10



11

10 The south elevation of the farmhouse, looking north-west (scale 2m)

11 The east gable end of the farmhouse and part of the rear wing (scale 2m)



Cirencester 01285 771022
Milton Keynes 01908 218320
Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Cotswold Communities, Ashton Keynes
Wiltshire

FIGURE TITLE

Photographs

PROJECT NO. 4474 DATE 11-12-2013
DRAWN BY LG REVISION 00
APPROVED BY LM SCALE@A4 N/A

FIGURE NO.

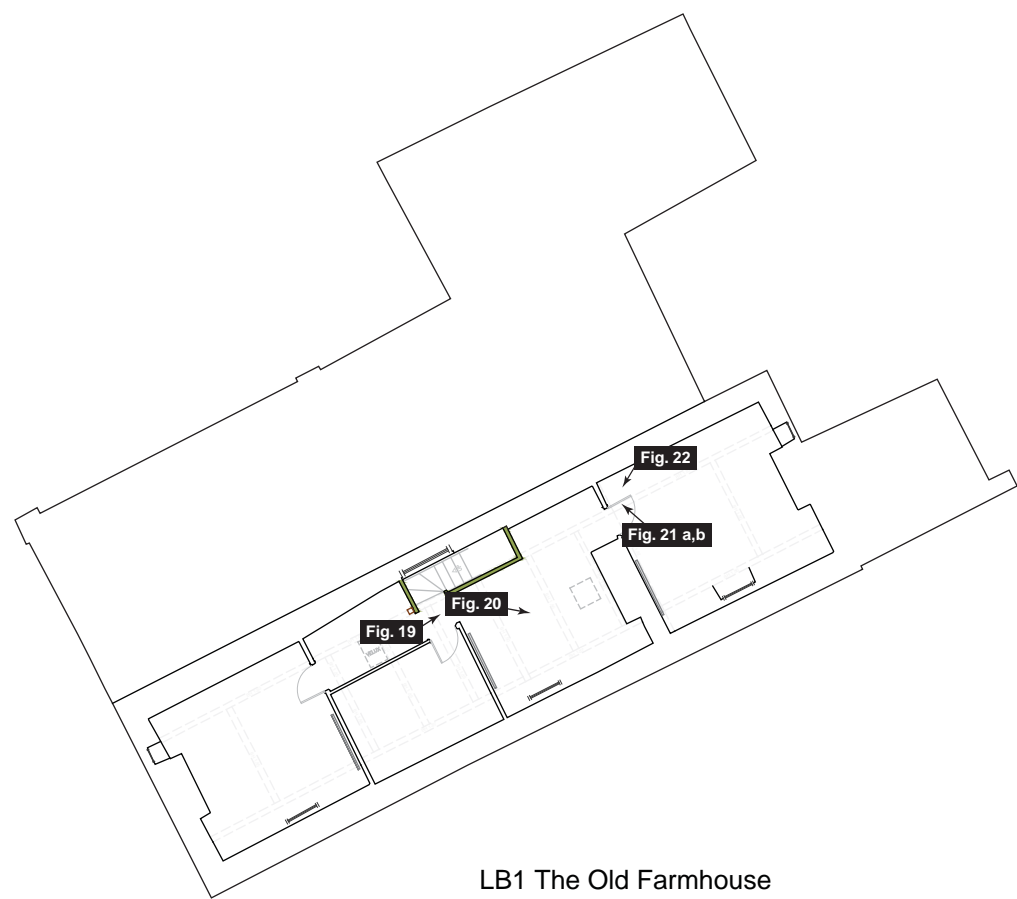
10&11








LB1 The Old Farmhouse
Ground floor



LB1 The Old Farmhouse
First floor



LB1 The Old Farmhouse
Second floor

-  1779
-  Earlier 19th century
-  Mid 19th century
-  Bruderhof (1936-42)
-  Photograph location and direction



 Cotswold Archaeology

Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 The Old Farmhouse floor plans

PROJECT NO.	4474	DATE	1/04/2014	FIGURE NO.
DRAWN BY	AO	REVISION	00	12
APPROVED BY	LM	SCALE @A3	1:200	



13



14



15

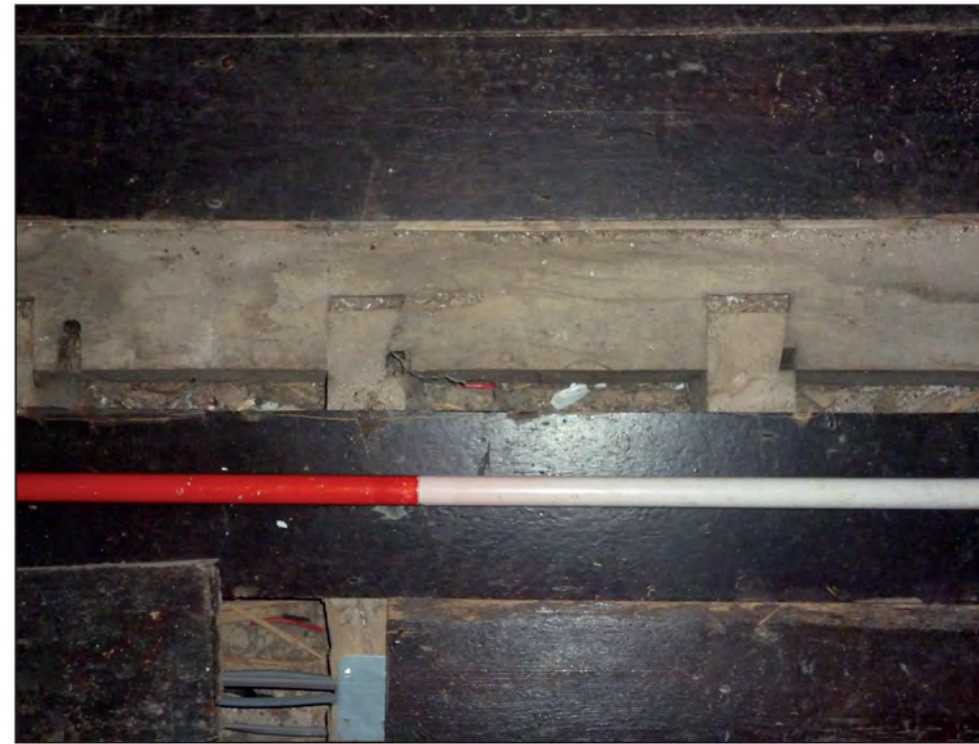


16

- 13 The central room on the farmhouse ground floor, to the east (scale 2m)
- 14 The chimney piece in the farmhouse ground floor western room (scales 1m)
- 15 The east side of the eastern ground floor room in the farmhouse, with 1930s fireplace and 18th/19th century oven (scale 2m)
- 16 Chimney piece in the farmhouse first floor central room, east wall (scales 1m)



17



18



19



20

- 17 The ledged door and moulded architrave to the cupboard in the farmhouse first floor east room (scale 2m)
- 18 The unusual bare-faced dovetail joints of the joists and beam on the first floor of the farmhouse
- 19 The stair enclosure and handrail to the garret stair in the farmhouse (central room), looking east (scale 2m)
- 20 The farmhouse garret central room, looking south-east (scale 2m)



21



22



23



24

- 21 The "Norfolk latch" on the ledged door in the garret
- 22 The wooden lock box on the ledged door in the farmhouse garret
- 23 The rear wing to the farmhouse in 1936
- 24 The rear wing to the farmhouse, looking south-west (scale 2m)



25



26



27



28

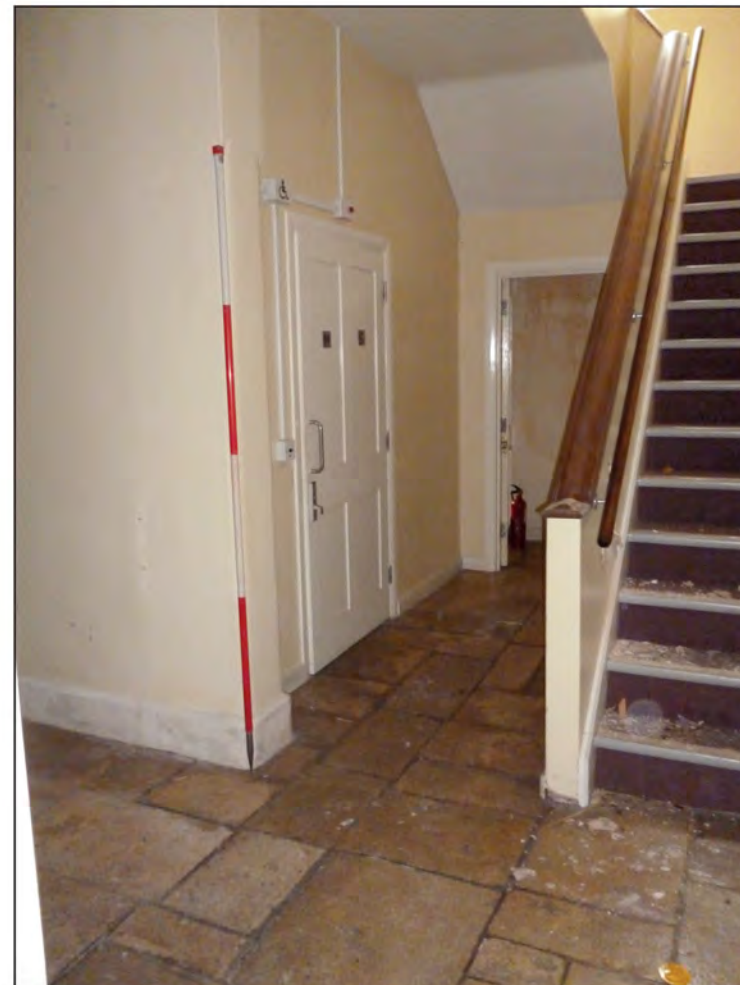
- 25 The ground floor room in the rear wing of the farmhouse, looking north (scale 2m)
- 26 The stair in the rear wing of the farmhouse, first floor, looking south-east (scale 2m)
- 27 One of the pair of cruck blades in the rear wing to the farmhouse, looking north (scale 1m)
- 28 The north elevation of the farmhouse north range, looking south



29

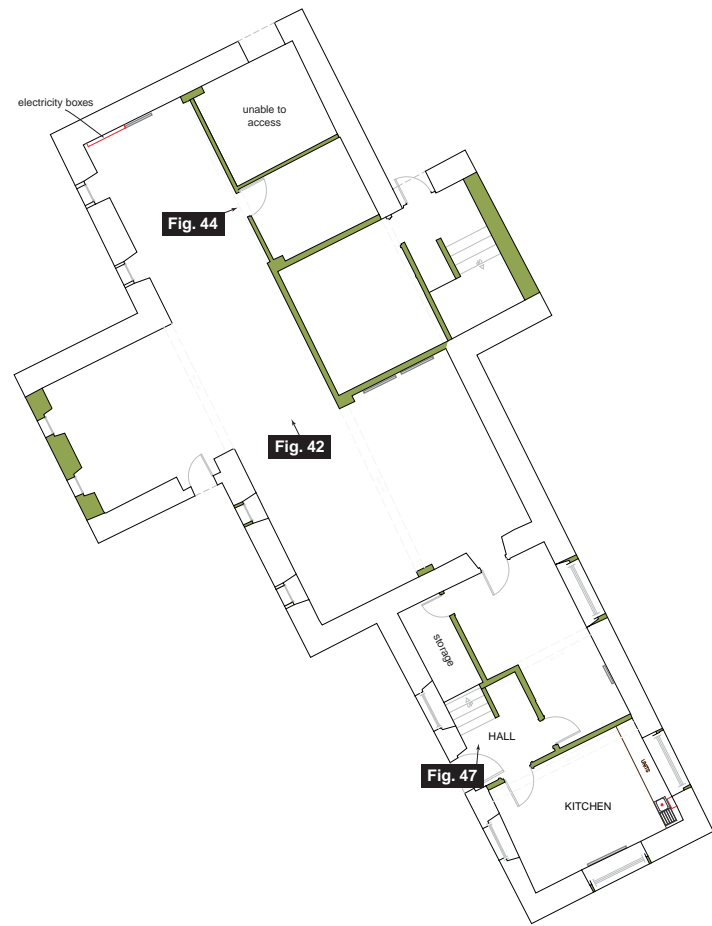


30



31

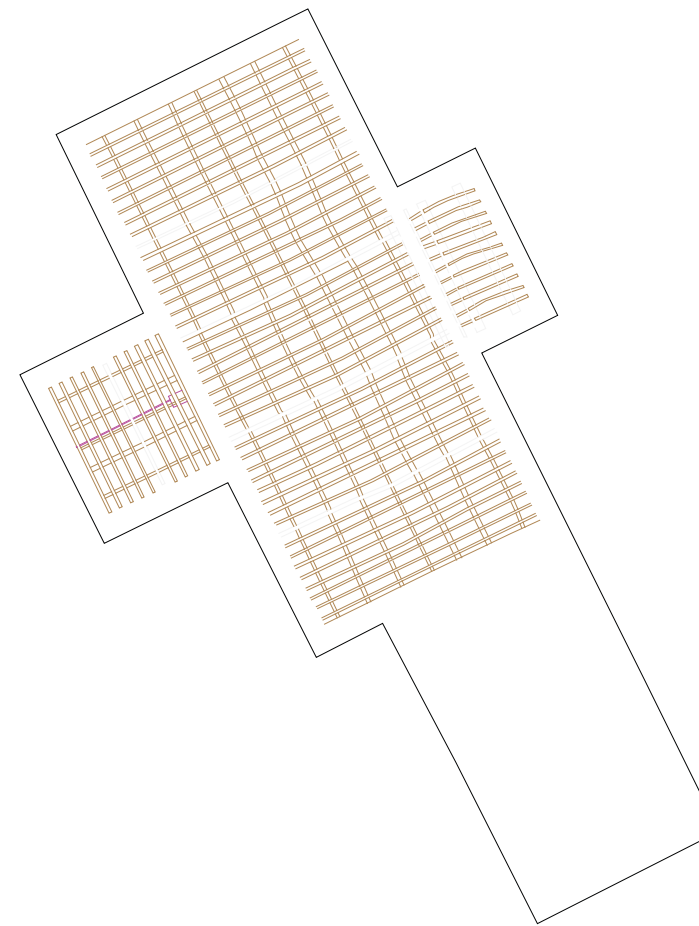
- 29 Victorian fireplace in the farmhouse northern range, ground floor western room, looking south, modern brick infill (scale in 0.5m divisions)
- 30 The front door and hall in the farmhouse north range, looking north (scale 2m)
- 31 The stone flagging of the hall continuing under the stair and the wall with the door in it, looking east-north-east (scale 2m)






LB4 Barn and Cottage
Ground Floor



LB4 Barn and Cottage
First Floor



LB4 Barn and Cottage
Second Floor

-  1779
-  Bruderhof (1936-42)
-  **Fig. 7** Photograph location and direction



 Cotswold Archaeology
 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Barn and Cottage floor plans

PROJECT NO.	4474	DATE	1/03/2014	FIGURE NO.
DRAWN BY	AO	REVISION	00	32
APPROVED BY	LM	SCALE @A3	1:200	



33



34



35



36

- 33 West elevation looking east (scale 2m)
- 34 Looking north-west (scale 2m)
- 35 Looking south-west, roof timber pockets visible below the windows (scale 2m)
- 36 Scars of removed wall and roof on the south side of the west porch (scale 2m)



37



38



39



40

- 37 The rebuilt upper walls of the western barn porch, looking south-west through the arch from the first floor (scale 2m)
- 38 Truss 2 in the roof, collar and braced kingpost, looking north, added arched brace behind
- 39 The south gable, blocked window and joist pockets
- 40 The opening into the east porch, roof and the painted inscription on the beam over it, looking east (scale 2m)



41



42



43



44

- 41 Date and assembly numbers incised on the arch voussoirs of the western porch
- 42 The ground floor, looking north, spine wall to right (scale 2m)
- 43 The stair in the east porch, looking south-east (scale 2m)
- 44 Ventilation window in a door in the ground floor (scale in 0.5m divisions)



45



46



47



48

- 45 The Cottage, west elevation looking east (scale 2m)
- 46 The Cottage, east elevation/south gable end, looking north of west (scale 2m)
- 47 The stair in the Cottage, looking north-east (scale 2m)
- 48 The wide opening in the south gable at first floor, looking south (scale 2m)



49



50



51



52

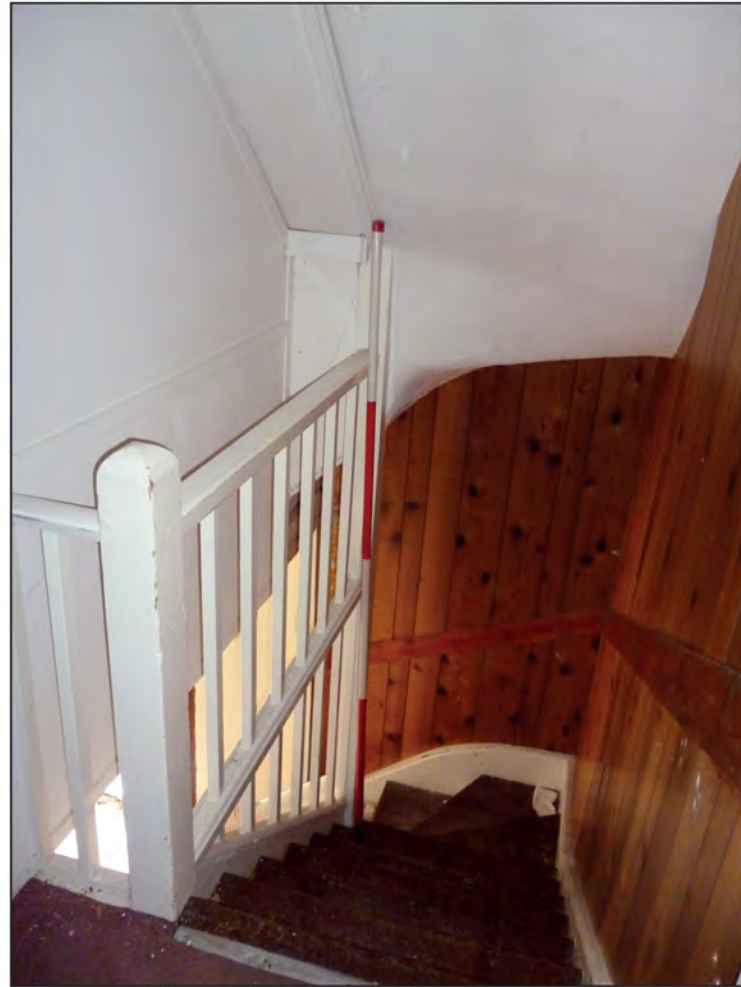
- 49 The northern range, south elevation, looking north-west (scale 2m)
- 50 The northern range, north elevation, looking south-west (scale 2m)
- 51 The 1930s front door to the northern range lying on the quarry-tiled floor of the hallway (scale 2m)
- 52 The northern range hallway looking south-west to the stair (scale 2m)


Cotswold Archaeology
 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Photographs

PROJECT NO. 4474	DATE 12-12-2013	FIGURE NO.
DRAWN BY LG	REVISION 00	49-52
APPROVED BY LM	SCALE@A3 N/A	



53



54



55



56

- 53 The stair in the northern range looking down from the first floor (scale 2m)
- 54 The fluted door with a hare, from the northern range hall to the room to its east (scale 2m)
- 55 The panelled room east of the hall in the north range, looking south-east
- 56 The northern range: stair from the roof space to the first floor (scale 2m)



57



58



59



60

- 57 The curved braces to the kingpost trusses in the roof of the northern range, looking east (scale 2m)
- 58 The east elevation of the Cart shed and stables north end (scale 2m)
- 59 The west elevation of the Cart shed and stables north end, looking south-east (scale 2m)
- 60 The west elevation of the Cart shed and stables north end, looking south-east (scale 2m)



61



62



63



64

- 61 The central dormer of the western range north end, looking east, showing the cruck blades and raised purlin (scale 2m)
- 62 Western range stable, unpainted sections of cruck blade in a cupboard (southern truss of four)
- 63 The western range southern end, originally open-fronted sheds and stone bay, east elevation, looking west (scale 2m)
- 64 The corridor in the 5th bay of the open-fronted shed in the western range, stone bay to left, looking west (scale 2m)


 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Photographs

PROJECT NO. 4474	DATE 12-12-2013	FIGURE NO.
DRAWN BY LG	REVISION 00	61-64
APPROVED BY LM	SCALE@A3 N/A	



65



66



67



68

- 65 The new wall and stack in between bays 1 and 2 of the open fronted shed in the western range, looking north (scale 2m)
- 66 The added curved collars in the trusses of the open-fronted shed, looking north
- 67 The brick oven and fireplace in the south-east corner of the stone bay of the cart shed and stable, looking south-east (scale 2m)
- 68 The north and west ranges of the three accommodation blocks north of the listed farmyard, looking north-west



69



70



71



72

- 69 The 1936-42 ranges along the eastern end of the main east/west road, looking east
- 70 The cross wing with loading door at the east end of the north range of the eastern farm buildings, looking north-east
- 71 The north (rear) side of the north range of the eastern farm buildings, showing added porch looking south-west
- 72 The east end of the south range of the eastern farm buildings, looking south-east


Cotswold Archaeology
 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
Photographs

PROJECT NO. 4474	DATE 12-12-2013	FIGURE NO.
DRAWN BY LG	REVISION 00	69-72
APPROVED BY LM	SCALE@A3 N/A	



73



74



75



76

- 73 The large "farmhouse" at the eastern end of the site, looking south-east
- 74 The barn on the east side of the yard laid out at the western end of the site in 1936, looking north-east
- 75 The interior of the western shed of the western farmyard, looking south
- 76 The two added sheds on the west of the original west range of the western farmyard, looking south-east, note the steeply pitched and tiled roof of the far building dating to the Bruderhof period


Cotswold Archaeology
 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
 Photographs

PROJECT NO. 4474	DATE 12-12-2013	FIGURE NO.
DRAWN BY LG	REVISION 00	73-76
APPROVED BY LM	SCALE@A3 N/A	



77



78



79



80

- 77 Part of the westernmost shed and two of its attached pens, looking south-west
- 78 One of the two rectangular weatherboarded structures south-west of the farmyard, looking south-east
- 79 The single gabled bay structure south west of the farmyard, looking south-west
- 80 The double-bayed building south-west of the farmyard, looking north-east


Cotswold Archaeology
 Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE
Photographs

PROJECT NO. 4474	DATE 12-12-2013	FIGURE NO.
DRAWN BY LG	REVISION 00	77-80
APPROVED BY LM	SCALE@A3 N/A	



81

81 A large 1950s or 60s block between the northern courtyard of Bruderhof houses and the western farmyard (middle distance); the block on the left is one of the early flat-roofed additions to the Bruderhof courtyard



Cirencester 01285 771022
 Milton Keynes 01908 218320
 Andover 01264 347630
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Cotswold Communities, Ashton Keynes
 Wiltshire

FIGURE TITLE

Photograph

PROJECT NO. 4474 DATE 12-12-2013
 DRAWN BY LG REVISION 00
 APPROVED BY LM SCALE@A4 N/A

FIGURE NO.

81