



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

GARLANDS FARMHOUSE AND CHEESEROOMS,

WEST CHALLOW, WANTAGE

OXFORDSHIRE

NGR SU 36110 89406

On behalf of

Mark Richards

DECEMBER 2014

REPORT FOR Mark Richards
mark@comfyclass.com

PREPARED BY Dr Stephen Yeates MA, D.Phil, MIFA

ILLUSTRATION BY Andrej Čelovský and Autumn Robinson

EDITED BY John Moore

AUTHORISED BY John Moore

FIELD WORK 16th December 2014

REPORT ISSUED 18th December 2014

ENQUIRES TO John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire OX3 9UZ

Tel/Fax 01865 358300
Email: info@jmheritageservices.co.uk

JMHS Project No: 3190

CONTENTS

<i>SUMMARY</i>	1
1 INTRODUCTION	1
1.1 Origins of the Report	1
1.2 Planning Guidelines and Policies	1
1.3 Heritage Impact Assessment Aims and Objectives	1
1.4 Heritage Impact Assessment Methodology	3
2 SITE LOCATION	4
2.1 Location	4
2.2 Commission	4
2.3 Topography and Geology	4
3 BACKGROUND	5
3.1 Designation - Listings	5
3.2 Designations – Conservation Areas	5
3.3 History of Development	5
3.4 Map Regression	7
4 DESCRIPTION OF GARLANS FARMHOUSE AND CHEESEROOMS	10
4.1 Introduction and General Description	10
4.2 The northeast façade	13
4.3 The southeast façade	14
4.4 The southwest façade	15
4.5 The northwest façade	16
4.6 Ground floor	17
4.7 First floor and attic	21
4.8 Cowshed or milking shed	24
4.9 Detached Privy	26
5 ASSESSMENT	26
5.1 Phases	26
5.2 Historic and Architectural Assessment	27
6 THE CURRENT PROPOSAL	28
6.1 Design Alterations and Impact on Structure	28
6.2 Impact on Adjacent Properties	28
6.3 Impact on Adjacent Landscape	29
7 CONCLUSIONS	29
8 BIBLIOGRAPHY	29

FIGURES AND PLATES

Figure 1	Site location	2
Figure 2	Rocque's Map of 1761	7
Figure 3	Inclosure Map of West Challow dated 1803	8
Figure 4	Greenwood's Map of 1829	8
Figure 5	Sparsholt Tithe Map of 1845 detail	9
Figure 6	Sparsholt Tithe Map of 1845 detached part	9
Figure 7	Map with Deed of West Challow dated 1888	10
Figure 8	Plan ground floor	11
Figure 9	Plan first floor	12
Plate 1	Front façade Farmhouse	13
Plate 2	Front façade cheeserooms	13
Plate 3	Southeast facing façade of cheeserooms	14
Plate 4	Rear façade of Farmhouse	15
Plate 5	Rear façade of cheeserooms	15
Plate 6	Northwest façade	16
Plate 7	Front door	17
Plate 8	Rear passage G2 leading from hall	18
Plate 9	Room G3	18
Plate 10	Fireplace in room G5	19
Plate 11	Room G6	20
Plate 12	Ground floor cheeserooms	20
Plate 13	Ground floor cheeserooms	21
Plate 14	Truss in cheeseroom annex G8	21
Plate 15	Dogleg stairs F1	22
Plate 16	Room F5	22
Plate 17	Door to F6	23
Plate 18	Truss in cheeseroom loft	24
Plate 19	Attic	24
Plate 20	Milk Shed	25
Plate 21	Milk Shed	25
Plate 22	Milk Shed truss	25
Plate 23	Privy	26

GARLANDS FARMHOUSE, WEST CHALLOW

Building Assessment

SUMMARY

John Moore Heritage Services was requested to carry out a Historic Impact Assessment on Garlands Farm, West Challow, Oxfordshire (SU 36110 89406). This is a grade II listed structure and as such is considered to be a heritage asset of national importance. The building does not lie in a Conservation Area nor is it located in an Area of Outstanding Natural Beauty.

Historically it was apparent that the site of Garlands Farmhouse was not located in the parish of West Challow but was instead on an area of detached land associated with the parish of Sparsholt. The reasons for this arrangement were not fully clarified

The structure is a long building consisting of a Georgian Farmhouse with an attached cheeserooms that are both generally considered to be of the 18th century. Other isolated parts of the building complex are also described such as the Cowshed or Milk Shed and the Detached Privy.

The proposed alterations were noted and considered. As described by the architect these do not appear to represent too great an impact on the historic structure.

1 INTRODUCTION

1.1 Origins of the Report

Mark Richards has commissioned this Heritage Impact Assessment for Garlands Farm and Cheeserooms, West Challow, Oxfordshire (SU 36110 89406). The report has been prepared and is intended to inform any proposal under consideration within the defined area.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to heritage assets within the planning process. The following Policy points are key to this development:

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

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

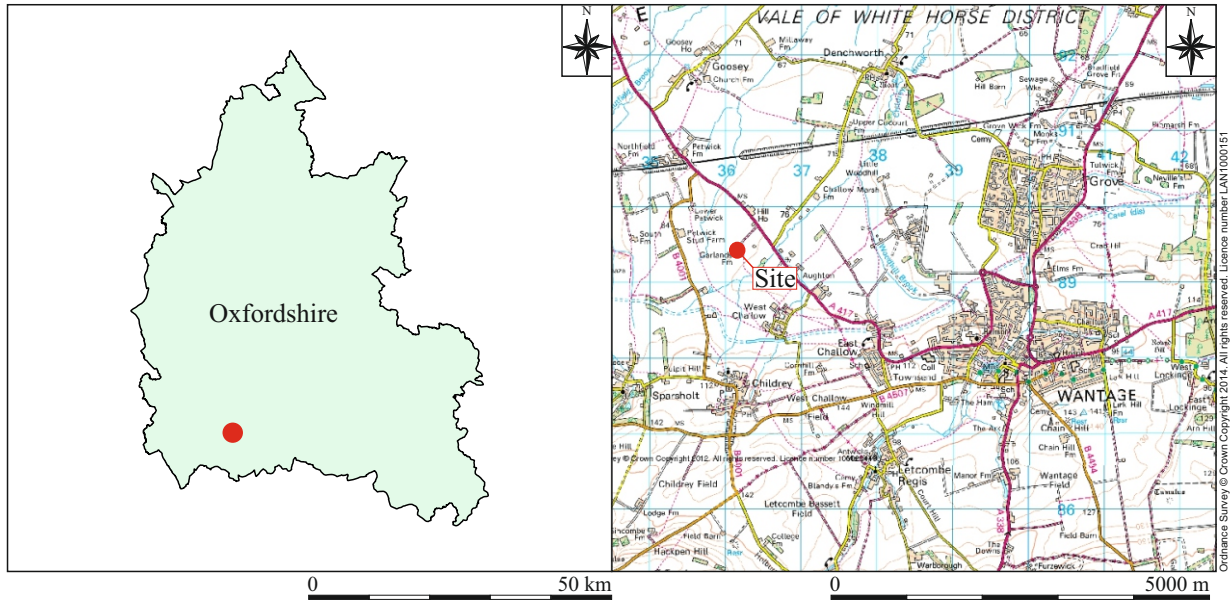
The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

1.3 Heritage Impact Assessment Aims and Objectives

The primary aim of the heritage impact assessment is to provide a professional appraisal of the heritage potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.



Key ■ Study building

Figure 1: Site location

In accordance with *NPPF* (2012), the report presents a historic impact assessment existing information. It additionally follows the Chartered Institute for Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2012). In brief, it seeks to identify and assess the known and potential heritage resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Institute for Archaeologists *Standard* states that the purpose of a heritage impact assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Heritage Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for heritage impact assessments (IFA 2012). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site visit.

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the relevant cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- Berkshire Record Office
- The Oxfordshire History Centre

The heritage values of the site will be assessed using English Heritage Conservation principles (2008) guidelines, which state that people "value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community".

These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The information about standing historical and listed buildings within the search area of the proposal site has also been collated along with other historical references.

The available evidence is derived from standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

There have been no restrictions on reporting or access to the relevant records.

2 SITE LOCATION

2.1 Location

The site is now located in the modern parish of West Challow (SU 36110 89406), but was previously located on a piece of isolated ground of the historic parish of Sparsholt as indicated by the tithe map of that parish in 1845 (115/1B). This parcel of land was transferred to West Challow in 1887 (VCH 1924, 222-8). The parish of Sparsholt lay in the hundreds of Wantage and Shrivenham with the chapels of Kingston Lisle and Fawler lying in the latter (VCH 1924, 311-9). West Challow formed part of Letcombe Regis and this was located in the Hundred of Kintbury. The site was formerly located in the historic County of Berkshire but is now in the modern County of Oxfordshire and the Vale of the White Horse District Council.

2.2 Site

The house and farm buildings are approached by a track from the northeast, and surrounded by pastoral fields. The hedge line to the south of the farm complex and part of the wall of the farm buildings is the original line of the parish boundary between Sparsholt and Letcombe Regis (West Challow chapelry).

2.3 Topography and Geology

Garlands Farm is located on the plateau of a southwest to northeast ridge running from the scarp of the Berkshire Downs. The site is located between 85-90m Ordnance Datum.

The underlying geology is a sedimentary mudstone of the Gault Formation formed in the Cretaceous 100-112million years ago (mapapps.bgs.ac.uk/geologyofbritain/home.html).

3 BACKGROUND

3.1 Designations – Listings

Garlands Farmhouse is a grade II listed building (SU 36110 89406, UID 251281, 1052758) with the following description.

Farmhouse. c.1780-90. Flemish bond brick with some flared headers; Welsh slate roof; brick stacks. 2-unit outshut plan. 2 storeys; 3-window range. Brocken pedimented surround to 6-panelled door with fanlight. Gauged brick flat arches over sashes; dentilled eaves. Gabled roof; gable end stacks. Interior: Panelled doors, plain dog-leg stairs. Subsidiary features: To right is mid/late C18 one storey and attic, 2-window range block of Flemish bond brick with flared headers and with dentilled eaves and gabled old tile roof. Interior: Loft has cheese room and trap doors for hoisting sacks into granary.

The building is not catalogued in the Buildings of England: Berkshire 2nd Edition (Tyack, Bradley et al. 2010, 608).

3.2 Designations – Conservation Areas

Garlands Farmhouse lies to the northwest of West Challow and also slightly further in the same direction from East Challow. Neither of these villages have a designated conservation area. Though the village is not categorised with a conservation area, there are some 15 buildings with a designation of national importance in the current parish of West Challow. These include the listed buildings of The Cottage, Fairview, the barn southwest of Challow Mead, Coppice Leaze Farmhouse, Manor Farmhouse, Fenleigh, Thatched Cottage, Church Croft, Saint Laurences's Chapel, Challow Mead, two milestones, walls to the east of Manor Farmhouse, and a further barn to the south of Challow Mead. The majority of these are listed as grade II structures apart from the chapel. None of these further structures will be impacted upon by the proposed alterations to the listed building at Garlands Farmhouse. The other site of national importance that completes the list is the Roman Villa of Cornhill Farm, which is a scheduled site. This monument is further away than most of the listed monuments in the village.

The village of Challow is designated as being part of the Lowland Vale Landscape Area (VoWH 2009, 63). This part of the landscape is not an Area of Outstanding Natural Beauty, and thus a designated conservation area. This designated landscape appears to extend south towards the line of the B4507, and this road roughly designates the break between that and the North Wessex Downs Area of Outstanding Natural Beauty. The North Wessex Downs is a larger conservation area. The boundary of this conservation area lies just over 2km away from Garlands Farmhouse, and is thus not highly visible from this area.

3.3 History of Historic Environment Development

The location of the site on the Sparsholt Tithe Map (115/1B) demonstrated that the development of the landscape in this area is complex politically and ecclesiastically. It is thus difficult to definitively catalogue the historical development of the Garlands Farmhouse area, though there are possible suggestions.

Sparsholt is first noted historically in 963 when it was part of a manor that contained Kingston Lisle and Fawler (Gelling 1974, 489). The earliest form of the name was *Speresholte*, which was derived from **spere-holt**, and has an etymology of spear wood.

By the end of the 11th century it is possible to recognise four components as being located in Sparsholt, however, none have been associated with the isolated enclave in the parish of Letcombe Regis with East and West Challow. The largest of these is recorded as three manors with one record covering 16 hides that contained 28 villagers, 17 cottagers and 3 slaves (Morgan 1979, 1.10). This is listed as royal holding. A second holding is noted under the name Sparsholt as being held by Fulchard from Henry of Ferrers, which covered 1 ½ hides with 2 villagers, 2 cottagers and 4 slaves (Morgan 1979, 21.12). A further Sparsholt estate is associated with Hascoit Musard and covered 2 hides with 8 villagers, 5 cottagers and 2 slaves (Morgan 1979, 35.5). This manor prior to 1066 was held by Brictric. The last manor listed is held by Thurstin from Roger and was formerly held by Brictric was of 2 ½ hides and a virgate and contained two slaves. The VCH (1924, 311-9) associates the Royal Manor with Sparsholt and noted that it was given to Robert Achard in 1086; while the 2 hides associated with Hascoit Musard were associated with Eastmanton. The other two manorial holdings are associated with Westcot. Though it is not possible to prove from the current scope of the research it is possible that 2 ½ hides and 1 virgate would make a comparable fit with the size of the isolated part of Sparsholt Parish at Garlands Farm; it is also worth noting that there is very little habitation associated with this part of the manor.

The Westcot holdings at Sparsholt passed to the Achard family in 1231, and many of these lands in the medieval period initially passed to the Templars and then to the Hospitallers (VCH 1924, 311-9). It is known that 1 hide in Sparsholt and Westcot held of the Prior of Saint John of Jerusalem by the family of Childrey. The manor of Robert Achard at Sparsholt descended with that of Aldermaston until 1622 when it was sold by Sir Humphery Forster to Elizabeth Lady Craven (VCH 1924, 311-9). The pre-Conquest church at Sparsholt is also known to have held 1 hide of land as Glebe that lay in the manor of Westcot.

The origins of this isolated parcel of land of Sparsholt parish are unresolved. Traditionally such isolated areas of land are either seen as part of a manorial holding where the land has an economic resource such as a wood or common pasture that is attached to a manor. The other tradition for these parcels of land is that it is due to ecclesiastical holdings and is indicative of a wider parochial arrangement. Quite often it is difficult to realise which one as a parochial and manorial arrangement, they probably originate from a common origin and later digress as land is exchanged. If this later is the case it would imply that Letcombe Regis parish (with the chapels of East and West Challow) were removed from the parish of Sparsholt. In 1086 Letcombe Regis manor belonged to William I and in 1066 was part of an estate held by Edward the Confessor. The church is mentioned in 1086 and belonged to the nuns of Amesbury (VCH 1924, 222-228). If there is an ecclesiastical arrangement to this isolated piece of land then the arrangement has to be pre-Conquest.

The manor of West Challow contained 7 hides in 1066 and was held by the church of Amesbury; and had 10 villagers, 8 smallholders and 2 slaves (Morgan 1979, 16.2). A discussion of the historical arrangement of this manor is not relevant because it does not cover the holdings of Garlands Farmhouse. The Challows derive their name from Ceawan

Hlewe recorded in 947 and is derived from Ceawa's hlāw, which has an etymology of a person called Ceawa's tumulus (Gelling 1974, 292-3). The name Garlands is first noted on a map of Rocque in 1761 (Gelling 1974, 293).

3.4 Map Regression

There are a number of antiquarian maps that show evidence for the existence of Garlands Farmhouse in the 18th and 19th centuries. Some of this occurs due to the confusing parochial arrangement in the area and thus it occurs on maps of Sparsholt and West Challow parishes.



Figure 2: Rocque's Map of 1761

Garlands Farm is first shown on Rocque's Map of 1761 (T/M 128), where the area of land is marked out as being part of Sparsholt parish (Fig. 2). There are three buildings loosely placed on the map and it is possible that the northwest structure could represent the Cheeserooms as this structure is considered to be by the listing as of a possible mid-18th century date. The other two structures are even less easy to place.

The map of 1803 (Q/RDC/21 B) is the Inclosure map of West Challow that shows the main building with a possible porch, cheeserooms and attached building to the northeast (Fig. 3). There is a small square structure in the location of the privy. There are adjacent sheds that show part of the cattle sheds that are proposed to be demolished.

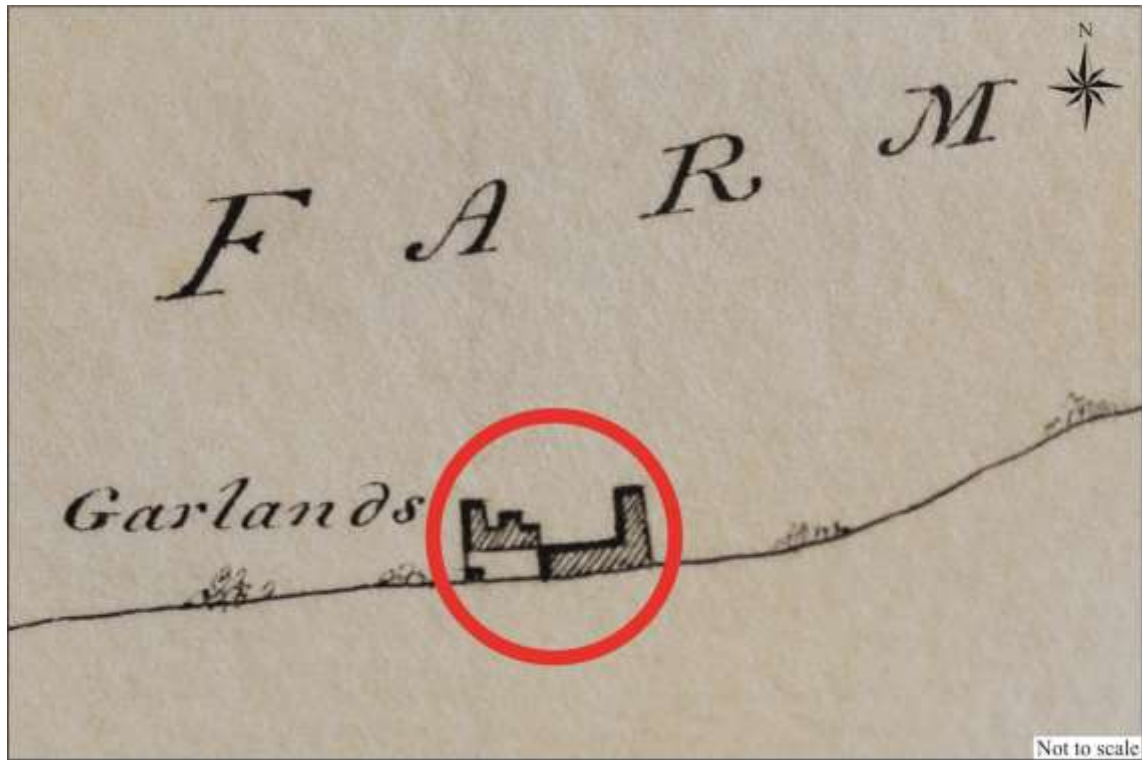


Figure 3: Inclosure Map of West Challow dated 1803



Figure 4: Greenwood's Map of 1829

Greenwood's map of Berkshire dated 1829 (D/ERu P5) shows Garlands Farmhouse but the map is not detailed enough to be concerned about the detail (Fig. 4).

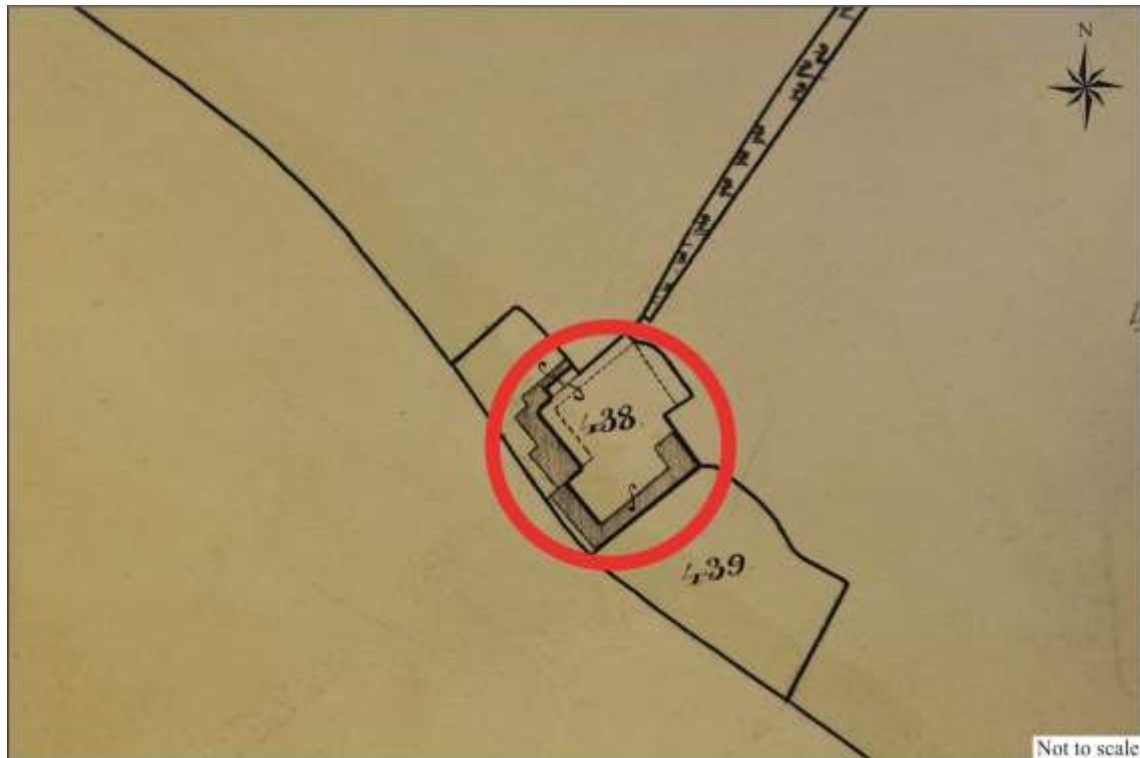


Figure 5: Sparsholt Tithe Map of 1845 detail

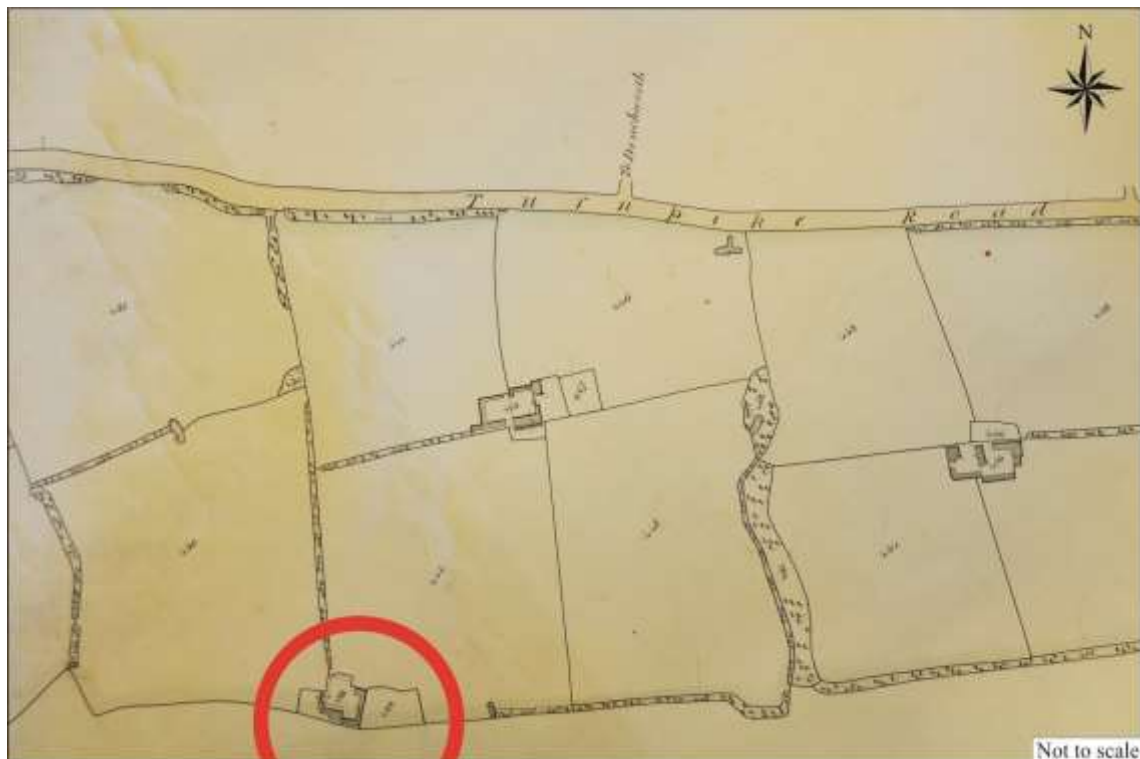


Figure 6: Sparsholt Tithe Map of 1845 detached part

The Sparsholt Tithe Map of 1845 (115/1B) shows the main house and the cheeserooms with a square addition at the end of the cheeserooms (Figs. 5 and 6). There is a linear extension from this on the northeast side. There is a building on the southeast side and the structure turns along the line of the milk shed or cowshed.

The First Edition Ordnance Survey map dated to 1883 (Berks 13) shows a long range for the farmhouse and cheeserooms and the northeast addition called in certain supporting documentation the cheeseroom annex. The outbuildings are shown, which include the milk shed or cowshed. The detached part of Sparsholt is recorded as being 368.727 acres. If this is the manor of $2\frac{1}{2}$ hides plus 1 virgate ($368.727 \div 2.625 = 140.46742$), a hide is generally treated as 120 acres but actually varies across the country from 40 acres to 240 acres, then it is thus feasible that the land size is indicative of this Domesday manor in Sparsholt.

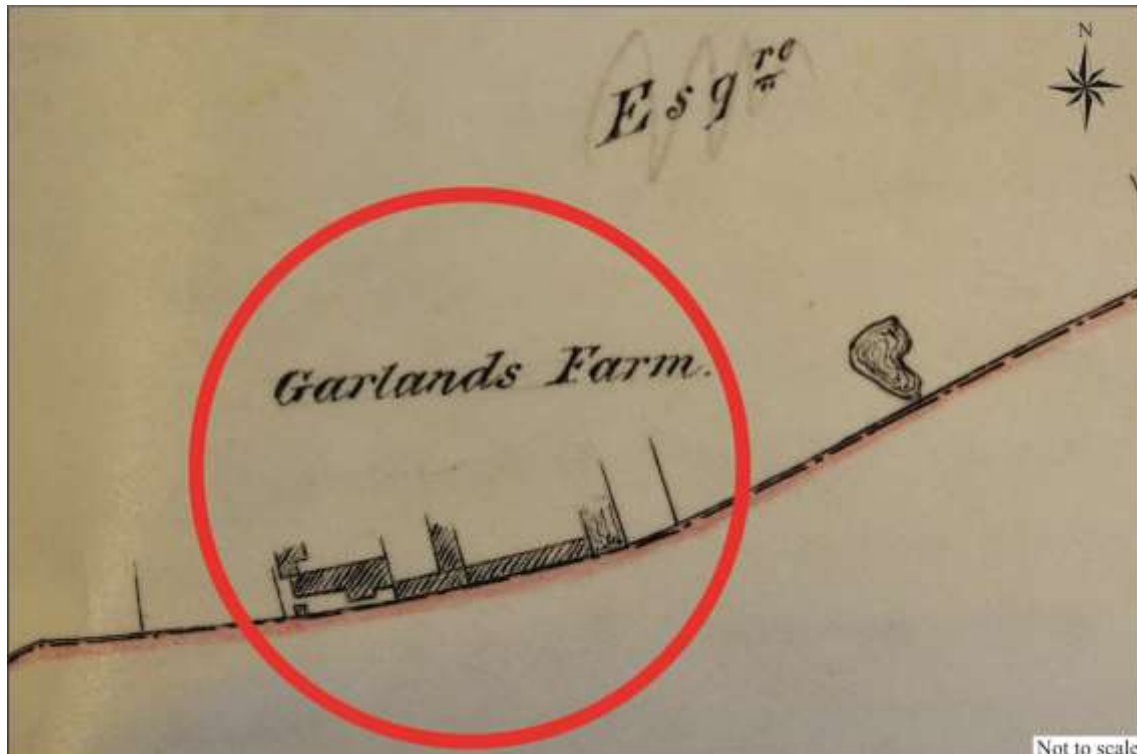


Figure 7: Map with Deed of West Challow dated 1888

A deed with a map of 1888 (D/EL T22/2/23) relates to West Challow and produces a replica of the Inclosure Map of that parish. This shows the house and the cheeseroom extension with the north extension and the small square privy outhouse. Buildings extend on the southeast side this the structure turning at right angles along the line of the cowsheds. Garlands farm at this time is noted as the property of George Cooper Esq.

4 DESCRIPTION OF GARLANDS FARMHOUSE AND CHEESEROOMS

4.1 Introduction and General Description

The structure is a linear building constructed mainly of brick, and with a number of phases (Figs. 8-9). The central part of two storey structure is a farmhouse of brick with a gabled roof with two chimneys at each end. There are lean-to structures on the rear of the building. The structure on the northwest side is a two storey structure of a chequered brick pattern. There is further structure constructed on the northeast corner. A series of modern structures including a Dutch Barn are attached on the southeast side of the farmhouse. At right-angle to these structures are the remains of a single storey brick cowshed.

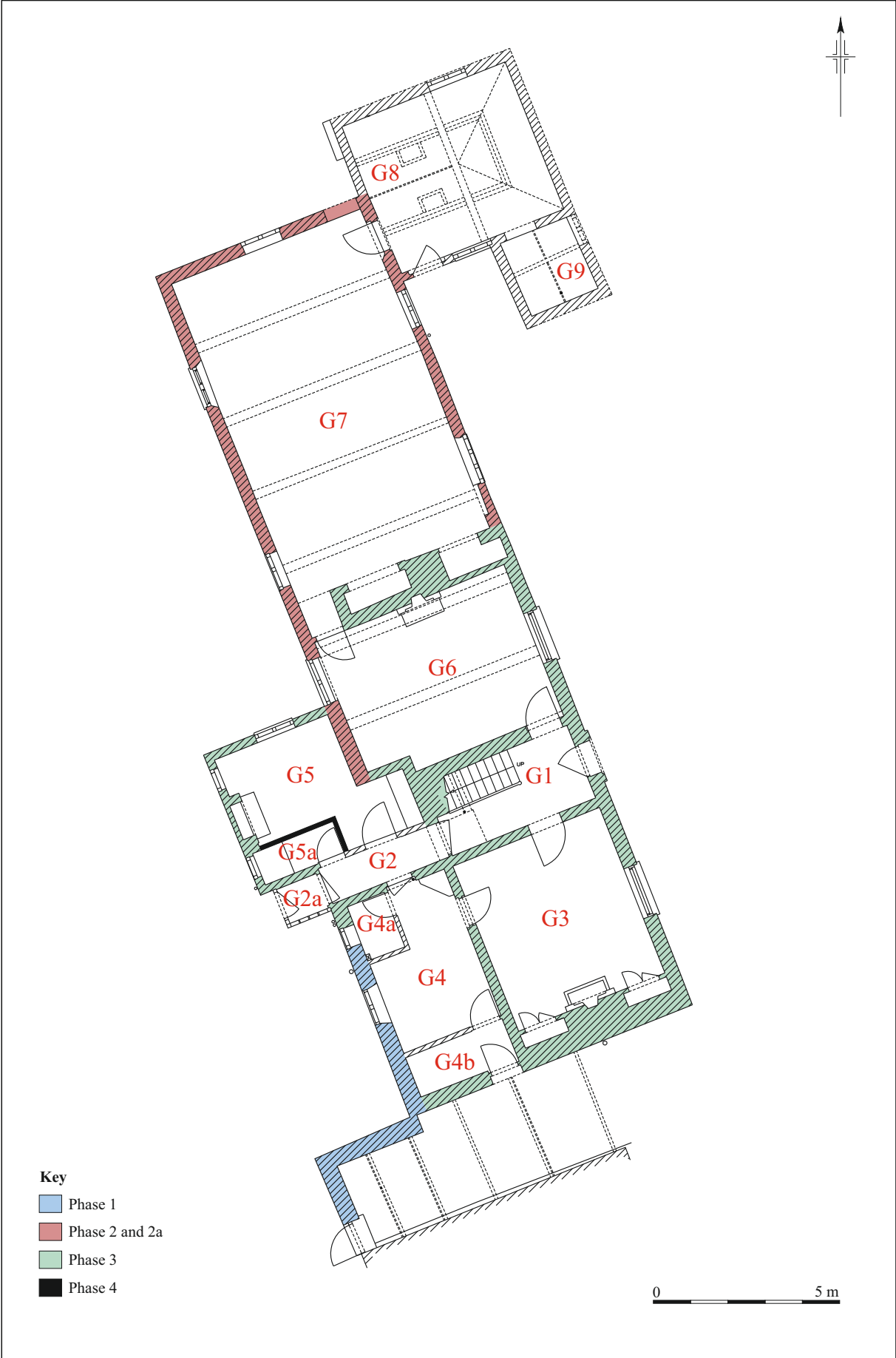


Figure 8: Plan of ground floor

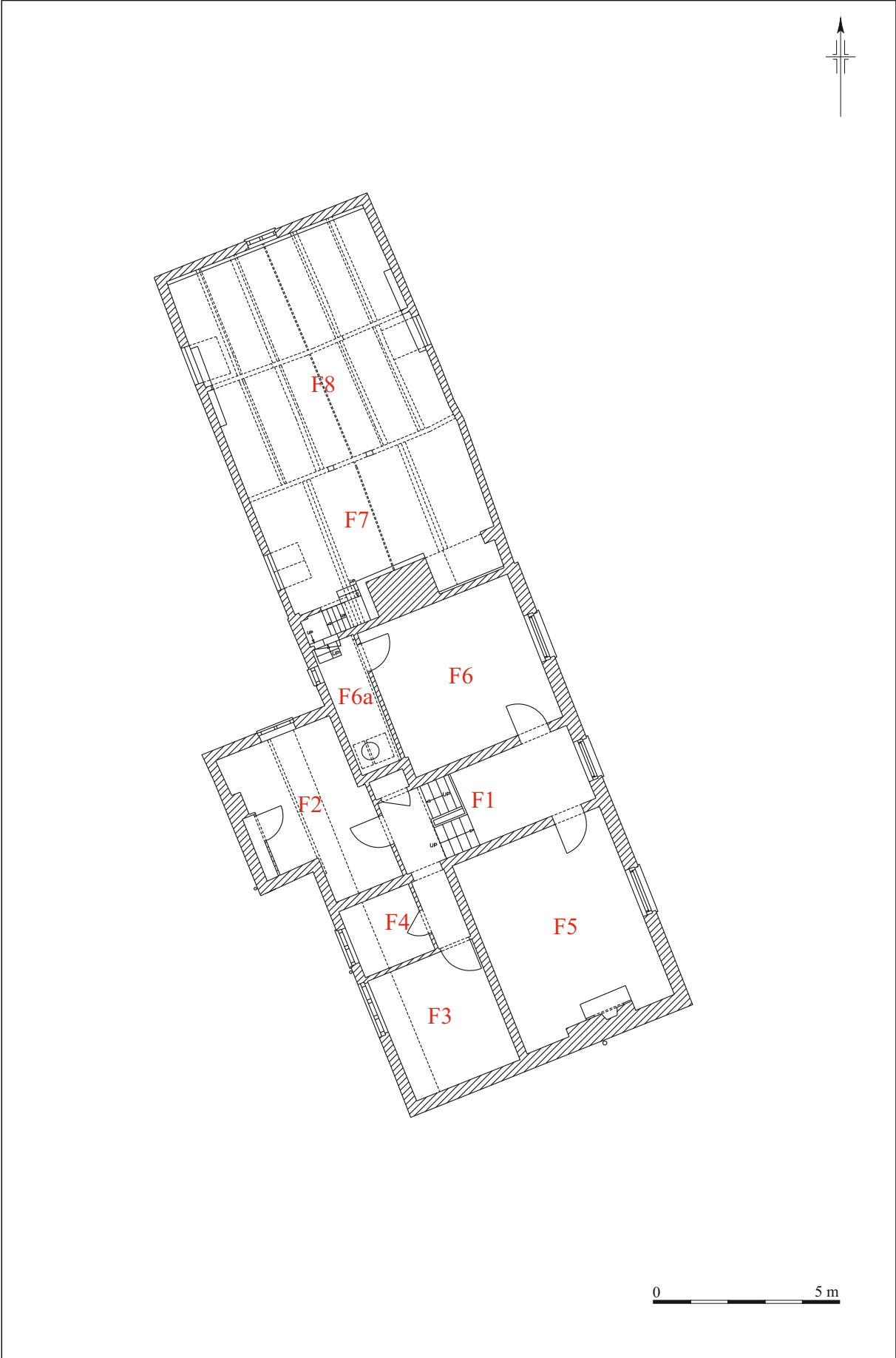


Figure 9: Plan of first floor

4.2 The northeast façade



Plate 1: Front façade Farmhouse



Plate 2: Front façade cheeserooms

The main part of the northeast or front façade contains a standard Georgian arrangement with three bays and is constructed with a chequered pattern in Flemish bond (Plate 1). The ground floor contains a six panelled door with fan light under a porch surround with broken pediment and constructed of wood. The flanking windows are square-headed sash windows with sills and soldiered lintels. On the right hand side there is a blocked doorway. The windows contain 16 panes. The three bays on the first floor are similar windows to those on the ground floor but are slightly smaller in their execution. A brick corbel exists under the eaves. The roof is of Welsh slate and there are two brick chimneys at each end with water tablatures.

The continuation of the façade on the northwest side is for the cheeseroom (Plate 2). This is also of brick and of a Flemish bond with a chequered pattern. On the ground floor there are two bays. The one on the right is a more complicated affair with a blocked earlier

aperture with a soldiered segmental arch. The secondary window is a double mullioned window with lead tracery and a flat soldiered lintel. The other ground floor window is a segmental arched mullion window with lead tracery and a soldiered segmental lintel. Above this is a brick corbel under the eaves and a more steeply pitched roof of red clay tiles. In the roof were two dormer windows one of which has collapsed.

There is a further part of the northeast façade set in front of the line of the main façade. This is of a plain red brick on the right hand side and red brick on the left hand side with a single window and a timber band. The right hand wall is below the end of a hipped roof above. Alongside this there is a roof extension over the left hand wall.

4.3 The southeast façade



Plate 3: Southeast facing façade of cheeserooms

The southeast façade is mainly obscured by the attached ancillary or outbuildings of the farmstead. The upper wall of the main part of the farmhouse is visible with a gable end with a shallow pitch with a central brick chimney with a water tabature. In the ground floor part of the façade there is a door, which is concealed by the outbuildings.

To the north of the line of the main northeast façade, the extensions on the north also contain part of the southeast façade (Plate 3). In the central recess there is a plank door on the left hand side and a mullioned window on the right hand side. Above this is a red tile roof with a small dormer window. To the northeast of this there is a gable end with a timber band. The gable contains weather boards.

To the southwest of the building there are the remains of a lean-to structure with a timber and glass porch with a slate roof.

4.4 The southwest façade



Plate 4: Rear façade of Farmhouse



Plate 5: Rear façade of cheeserooms

The back façade can be divided into a number of units, three of which are on the staggered façade of the main farmhouse building (Plate 4). The right hand part of the façade has a lower wall built of limestone rubble with brick quoins, which is possibly part of an earlier structure. The right hand window is a mullioned feature with a segmental headed arch with a segmental soldiered lintel. On the left hand side there is a smaller square window with four panes. The first floor façade also contains two windows of differing sizes, on the right hand a double mullioned window with transom. On the left hand side there is a smaller square-headed mullioned window.

The central part of the façade contains two windows on the ground floor (Plate 4). These are transomed with timber lintels. There is a timber porch on the right hand side with door and half gable above.

The left hand part of the main façade contains a square-headed mullion window on the ground floor and a smaller square-headed window on the first floor (Plates 4-5). There appears to be no butt-joint between the cheeseroom building and this part of the back façade. This again implies that part of the back wall of the farmhouse may have been built on earlier walls.

The roof is of grey slate with two chimneys at either end, both with water tablatures.

The southwest façade of the cheeserooms contains two segmental arched mullioned windows of a different styles, sizes and heights (Plates 5). The wall was of a Flemish bond with a chequered pattern and brick corbel. The roof here is more steeply pitched with two dormer windows.

There is part of a further gable visible at the northwest end of the building. This contains a blocked doorway with brick and breeze block.

4.5 The northwest façade



Plate 6: Northwest façade

The northwest façade of the building is dominated by the gable end of the cheeserooms. This shows the steep pitch of the roof, which is indicative of at least an early 18th century date if not before (Plate 6). On the ground floor there is a square-headed mullioned window with a segmental lintel arch. On the left hand side there is an opening for an earlier doorway.

On the left hand side there is an extension of a rubble stone wall with brick quoins containing an offset mullioned window on the left and an opening on the right (not known if this is an original doorway or a later insertion). Above this there is a partially hipped roof with a small dormer inserted centrally.

On the rear part of the building part of the central lean-to is visible. This has a ground floor mullioned window with a segmental headed arch and a segmental soldiered lintel.

4.6 Ground floor

Room G1 is the central hall of the main part of the farmhouse. This is entered through the original white panelled door with fanlight above (Plate 7). Internally there is still original moulding surviving around this feature. The main feature here is a dog-legged stairwell with staggered landing that is probably an original feature or, if later, made in a style to fit. At the base of the stairs there is a panelled door with a moulded surround. Opposite this is the southeast wall where there is a further panelled door with moulded surround. Under the stairs there is a further original panelled door that leads into a corridor (G2) that is an extension to the hall (Plate 8). In this back passage there is a door in the southeast wall and two in the northwest wall. At the far end of the passage there is a panelled door with upper glass panels that lead out into the small timber and glass porch (G2a). This contains an opposing panelled door with glass in its upper panels.



Plate 7: Front door G1

The panel door on the southeast side of the hall leads into room G3 (Plate 9), this doorway also has original moulded surround on this side. The room contains a dado line. The skirting board is not elaborate. In the northwest window there is a sash window with 16 panes and some original moulded surround but the pelmet is probably new. In the southeast wall there is a fireplace of a 1960s style which is flanked by two alcove cupboards that use a 18th to early 19th century design pattern. In the southwest wall there is a door, a probable modern insert.



Plate 8: Rear passage G2 leading from hall

The modern door leads into room G4, which is now used as the kitchen. Adjacent to this door there is corner cupboard and in the northwest wall there is a planked door leading into corridor G2. In the wall adjacent to it there is a planked door leading into a pantry. In the southwest wall there is a mullioned window with a splayed opening. In the southeast wall there is a modern door. The pantry room G4a contains a small four paned window in the southwest wall. The southeast door leads into an entrance room G4b with boiler. There is a panelled door in the southeast wall of which the upper panels are glass.



Plate 9: Room G3

The main door on the northwest side of corridor G2 leads into room G5. It is likely that this room was the original kitchen of the property. In the southwest wall is an original fireplace with side stove (Plate 10). The mantle could be original. To the right of the fireplace is a square-headed mullion window. It is apparent that in the toilet room G5a that a similar window existed and that these two windows would have flanked the fireplace. In the northwest wall there is a mullioned window. In the northeast wall there is a built-in cupboard in the alcove, probably original. As stated, the toilet room G5a has been a later insert, which means that the door to it is a later insertion.



Plate 10: Fireplace in room G5

The northwest door from the hall G1 leads into room G6. This has two beams in the ceiling, one of which may have a slight chamfer. The door from the hall is a panelled door with moulding, which could be original but has parallels with more recent architraves. In the northeast wall there is a square-headed sash window (Plate 11). In the northwest wall there is a mullion and transomed window. In the northwest wall there is a 1960s fireplace and to the left a panelled door.

The panelled door in room G6 leads into the ground floor of the building with the cheeserooms (G7, Plates 12-13). The floor contains paving stones and an isolated toilet suggesting that some later internal walls had already been removed. This revealed a large rectangular space with four transverse beams possibly reused. There are no chamfers on the underside but evidence for further timber fittings. In the northwest wall there is a single mullioned window, in the southwest wall there are two single mullioned windows, and in the northwest wall there is a single mullioned window and a double mullioned window. Some of these windows show internal evidence of reworking and resetting. In the southeast wall there is a fireplace with lintel, but the chimneybreast shows much evidence of reworking. There is a small oven in the back of the fireplace. To the left of the fireplace there is an alcove. In the northwest wall there is an opening of an external door, and in the northwest wall there is a doorway.



Plate 11: Room G6



Plate 12: Ground floor cheeserooms

The northwest doorway leads into the northeast extension room G8. There is a mullioned window in the northwest wall. In the southeast wall there is a planked door and a mullioned window. The room is dominated by a queen post truss with chamfer (Plate 14). There are two opposing dormer lights in the roof space. There is an opening in the southeast wall that leads into a breezeblock clad interior extension in room G9.



Plate 13: Ground floor of cheeserooms



Plate 14: Truss in cheeseroom annex G8

4.7 First floor and attic (Figure 9)

The stairs from hall G1 lead on to the landing F1 (Plate 15). Four doors are located on the staggered part of the landing. On the northwest side there is a panelled door leading into a cupboard. In the southwest wall there is a door leading into room F2. On the southeast side there is a passage leading through an opening towards room F3, and on the side of this passage a further door into room F4. On the upper part of the landing there are two opposing doors in the northwest and southeast walls. In the northwest wall there is a square-headed 16 paned sash window.

The panelled door on the southeast side of the staggered landing leads into room F2. This has a chimneybreast in the southwest wall and a mullioned window in the northwest window. The roof slopes and there is a support beam.



Plate 15: Dogleg stairs F1



Plate 16: Room F5



Plate 17: Door to F6

The door on the southwest side of the passage leads into a bathroom (F4) which has a mullioned window in the north wall.

The panelled door at the end of the staggered landing leads into room F3. This has a double mullioned and transomed window in the southwest wall.

The southeast panelled door on the upper part of the landing leads into room F5 (Plate 16). This has a square-headed sash window in the northwest wall and an original fireplace in the southeast wall. There is a cupboard in the alcove to the right.

The panel door on the northwest side of the landing leads into room F6 (Plate 17), with original moulding. This has a square-headed sash window with moulded surround in the northeast wall. There is a panel door in the southwest wall of the room with original moulding. In the northwest wall of the room the fireplace has been blocked but the hearth stones survive in the floor.

The door on the southwest side of room F6 leads into a rectangular side room (F6a). This has a small window in the southwest wall and a planked door opening into the loft area of the cheeserooms extension.

The loft space of the cheeserooms extension has one truss (Plate 18). This truss is based on a queen strut with a collar beam and hammer beams, and extra princess struts. The queen struts are larger and form a central opening. There are struts above the collar beam. This truss divides the area into room F7 and F8. In the southeast wall of F7 there is a

chimneybreast. There is a window in the northwest wall of room F8. This room appears to have internal partitions probably of a later date.



Plate 18: Truss in cheeseroom loft

The attic space contained a number of strut trusses (Plate 19).



Plate 19: Attic

4.8 Cowshed or milking shed

There are some surviving indications of the earlier associated farm buildings. At the south corner of the farmhouse there are the remains of a limestone rubble L-shaped wall that appear to be part of an earlier building. This should represent all that remains of the initial range of buildings.



Plate 20: Milk Shed



Plate 21: Milk Shed



Plate 22: Milk Shed truss

At right-angles to this earlier range there is part of the cowshed. This has two walls of brick on the northwest and southeast side. The northwest wall is blank (Plate 20) and the southeast wall has two doorways in it (Plate 21). The southwest wall has gone, as it butts up to the Dutch barn. The northeast wall has also gone and has been filled in by a breezeblock wall. A further breezeblock wall has been inserted internally. In the roof space there are three strut trusses (Plate 22). The roof is of slate.

4.9 Detached privy

The detached privy is a small square structure of brick with no chequered pattern. There is a plank door in the southeast wall (Plate 23). The roof is of red clay tile. Internally the walls are planked and there are the remains of a wooden seat with pot indicating a previous use as a privy.



Plate 23: Privy

5 ASSESSMENT

5.1 Phases

The conventional phasing of the building from the listing would suggest that there were two phases of the structure. The original building phase being represented by the cheeserooms suggested as having a mid-18th century structure with the addition of the farmhouse in the later 18th century. However there are some caveats with construction style and materials.

Certain aspects concerning materials of the building may indicate that there are pre-18th century phases on the site. These may include the stone rubble wall at the corner of the farm buildings to the southeast and the rubble stone wall with brick quoins on the southwest wall in the rear of the farmhouse. There is a further rubble stone wall in the northwest wall of room G8. The existence of these features may be the result of an earlier planned structure that is difficult to categorically prove but may have some influence on the later design of the structure.

There are other factors that concern the cheeserooms in that in the front wall there is an indication of a butt joint but in the rear wall there is not. Indeed the building line of the cheeserooms at the rear appears to carry on into the plan of the earlier house. If this is the case it may indicate that the cheeseroom structure was longer in its original design. The chimneybreast between rooms G6 and G7 looks unusual in that there are so many butt joints and rebuilds.

Though these things can be noted and that such scenarios would explain the staggered rear of the farmhouse it is difficult to be precise about these possibilities. This means that there could be some four possible phases. Phase 1 which contains possible indications of 17th century activity. Phase 2 the construction of the cheeseroom building. The date as a mid-18th century structure may be conservative. The steep roof and even the chequered brickwork could be of a 17th century date. There is the possibility that the timber trusses may belong to an earlier timber structure reclad in bricks at a later date. The late 18th century revamping of the farmhouse is phase 3. It is highly likely that the later date assigned to this in the listing is reliant on the shallow pitch of the roof and the knowledge that slate was not available in this part of the country. Munby (1989, 233-48) has shown thorough analysis of the Westmorland slate industry that again even though this is probably correct in some cases it may be a conservative estimate. Letters from the Westmorland quarries and sales documents such as *Richard Neve's City and Country Purchase* indicate that in 1726 blue slate was cheaper to obtain from Westmorland than locally produced clay tile. The letters indicate that *c.* 1750 blue slate was reaching places such as Bath and Buckland in West Berkshire from ports in Bristol and Gloucester. The Buckland example was the rectory building. This could mean that a structure with a slate roof like Garlands Farmhouse could feasibly, if not proven practically, be as early as *c.* 1750. Phase 4 saw the modern alterations.

The cowshed has been considerably compromised as an original structure. This structure is evident on the earliest maps of 1803. It is likely to have a later 18th century origin and can be placed as phase 3, or a sub-phase of that activity. The privy or a similar building is also shown on that map and this can perhaps be seen as a similar phase.

5.2 Historic and Architectural Assessment

The Garlands Farmhouse building is a grade II listed structure and is as a designated building considered to be a structure of national importance. The main part of the farmhouse is a Georgian building in a neo-classical style. The cheeseroom building that forms the other component of the structure appears to belong to a more traditional phase of development of at least the early 18th century but possibly before, although there are indications here of considerable amounts of reworking.

There is evidence of a former chimney at the back of the building, which would have been a lateral chimney, but the stack at some time has been removed.

6 THE CURRENT PROPOSAL

6.1 Design Alterations and Impact on Structure

The majority of the rooms at the main Farmhouse are to be retained how they are, as expressed in written form by the architect. However some alterations are proposed.

In the case of rooms F3 and F4 it is proposed to remove the partition and doors and open up the room. The doors here are plank doors and not the panel doors seen elsewhere. A bathroom and toilet were not an original feature of the building, as expressed by the external privy that is on the 1803 map, and this arrangement may be a later insertion. The removal of this may be putting the design back to how it was originally. Room F2 is thus to be converted into the new family bathroom; presumably there are no structural alterations here.

There is to be the insertion of a corridor on the ground floor. This will presumably be made with the insertion of a wall in G6, and an opening up of part of the wall between it and G5. This would mean the removal of a built in cupboard, possibly an early feature. This passage is designed to facilitate access to the cheeseroom building and make access more convenient.

A corridor is also to be inserted on the first floor, and it is presumed that this will use room F6a, with part of the wall being removed between it and the cupboard linking into the staggered landing. This passage is designed to facilitate access to the cheeseroom building and make access more convenient.

The cheeserooms downstairs G7 is to be remodelled creating an extra bedroom.

The cheeserooms upstairs F7 and F8 is to be remodelled with the insertion of a bedroom and bathroom.

The cheeseroom annex (rooms G8 and G9) is to be remodelled as an additional bedroom and an attached shower room.

The Cowshed or Milk Shed is in a poor state of repair and it is proposed to demolish this building.

6.2 Impact on Adjacent Properties

The Garlands Farmhouse is an isolated group of buildings, with the nearest structure being Garlands Cottage at the end of drive. There will thus be no impact on the adjacent properties.

6.3 Impact on Adjacent Landscape

The landscape has been mentioned above. The farmhouse is located in the landscape that is designated as the Lowland Vale Landscape Area. This is not a protected landscape but the proposed alterations as understood at the time would make little difference to this landscape. The North Wessex Downs may be an Area of Outstanding Natural Beauty, and thus a conservation area, and it is visible from the rear of Garlands Farmhouse; however, this development is over 2km from this site and thus the impact on this landscape will be negligible.

7 CONCLUSIONS

Garlands Farm is a listed building with a grade II designation located in the current parish of West Challow (SU 36110 89406). It was noted early on that this was previously located in an isolated part of Sparsholt parish, but the reasons for this are not fully confirmed. This could be due to aspects of early land use or more likely an indication that the parish of Letcombe Regis that included West Challow as a chapel was formerly a part of Sparsholt parish.

The building consists of a main farmhouse with relatively standard Georgian front façade but with some more underlying complex designs and features in the plan that could indicate earlier activity upon the site. The adjacent and adjoined cheeseroom building is considered slightly older at a mid-18th century date, but this could be conservative in assessment. The cowshed or milk shed is of at least a late 17th century date as it is shown on maps of 1803.

Alterations to the Farmhouse, from what we at John Moore Heritage Services know, will be minimal with the removal of walls between room F3 and F4 (which may be later anyway), and the insertion of a corridor upstairs and downstairs which will presumably affect rooms G5, G6, and F6a. The insertion of the corridors is to provide access to the cheeseroom building directly from the central part of the house and to isolate rooms G6 and F6.

Alterations in the cheeseroom building will see the renovation and remodelling of aspects of the space with a bedroom inserted downstairs and a bedroom and bathroom upstairs. The annexe to the cheeserooms will also see remodelling.

8 BIBLIOGRAPHY

Gelling, M 1974 *The Place-names of Berkshire – Part II*, Cambridge: Cambridge University Press

Morgan, P 1979 *The Domesday Book: Berkshire*, Chichester: Phillimore

Munby, J 1989 *Westmorland Slate at Buckland (Berkshire) and the Bath, 1754-9*, *Transactions of the Cumberland and Westmorland Antiquarian and archaeological Society* 89, 233-248

Tyack, G, Bradley, S and Pevsner, N 2010 *The Buildings of England: Berkshire* (2nd Edition), New Haven: Yale University Press

VCH 1924 *A History of the County of Berkshire – Volume 4*, London: Saint Catherine's Press

VoWH 2009 *Vale of White Horse: Parish Portraits*, Abingdon: Vale of White Horse

Historic Maps

T/M 128 Rocque's Map

Q/RDC/21 B 1803 West Challow Inclosure Map

115/1B 1845 Sparsholt Tithe Map

D/ERu P5 1829 Greenwood's Map

Berks 13 1883 Ordnance Survey map First Edition

D/EL T22/2/23 1888 West Challow Deed

Stephen Yeates

John Moore Heritage Services

18th December 2014