

**WILTSHIRE & SWINDON
FARMSTEADS & LANDSCAPE PROJECT**

for

***ENGLISH HERITAGE
&
WILTSHIRE BUILDINGS RECORD***



**FORUM
Heritage
Services**

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by

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Executive Summary

This report summarises the overall results of the Wiltshire and Swindon Farmsteads and Landscape Project covering the Unitary Authority areas of Wiltshire and Swindon. It provides the background to the project, and the national and economic context of farmsteads. The historic character of farmsteads is then summarised, followed by an analysis of the mapping data. The project was initiated by the Wiltshire Buildings Record and was funded by English Heritage. The mapping was carried out by Forum Heritage Services.

This project follows on from similar farmstead mapping projects undertaken in the south of the South East Region including neighbouring Hampshire, the whole of the West Midlands Region and the upland areas of the North Pennines AONB and the Peak District National Park. The use of a consistent methodology for mapping farmsteads (except for some minor developments in recording) means that the data for these areas can be combined to produce a wider picture of farmstead character. For details on how this can be used to prioritise farmsteads and buildings for the Agri-Environment schemes, see Edwards 2012.

The project seeks to develop an evidence base for farmsteads through understanding how farmsteads, and in particular traditional farm buildings of 19th century or earlier date, contribute to local distinctiveness and a sense of place. It has mapped and described the locations and characteristics of all farmsteads shown on late 19th century Ordnance Survey maps, and recorded how they have changed and relate to the landscape, enabling the development of an evidence base for farmsteads to be viewed in their landscape context.

Future change in historic farmsteads is inevitable if they are to be retained as a distinctive part of the rural landscape. Where it is fully informed, new uses can make a positive contribution to landscape character and inspire appropriate high-quality new development. English Heritage will use the results of this project to help decision-makers to unlock the potential of historic farmsteads, based on an understanding of variations in their local character and significance. The unitary authorities will also be able to use the data as an evidence base to inform the development of area-specific policies as well as in site-specific decision making, for example, in development control work or advising on Agri-Environment schemes. The data will also make a substantial contribution to the Historic Environment Record (HER) maintained by Wiltshire Council as it records all farmsteads, including those that have no designated heritage assets, that hitherto have been largely unrecorded features of the historic environment.

The historic character of the present-day landscape across Wiltshire and Swindon is currently being mapped through Historic Landscape Characterisation (HLC), a national initiative funded by English Heritage. This will provide a spatial framework to help understand how distinctive elements in the fabric of the Wiltshire and Swindon landscape, such as the form and scale of fields, have been formed as a result of past patterns of historic settlement and land use. Analysis of the Farmsteads Mapping data against HLC will be undertaken when the HLC mapping is complete.

This project forms part of a wider initiative to understand the character of farmsteads in the Wiltshire and Swindon. The farmsteads mapping project has also informed:

Wiltshire Farmsteads Character Statement

A guide to the character of farmsteads Wiltshire and Swindon, including guidance on the plan types and building types that can be encountered.

Farmstead Character Statements

Illustrated Farmstead Character Statements have been prepared for each of the National Character Areas within or extending into the Wiltshire and Swindon areas which deepen the guidance and help the reader identify the key characteristics, significance and pressures for change for each National Character Area.

Wiltshire Farmsteads Assessment Framework

Guidance for assessing the character and significance of farmsteads when considering options for change.

Summary of the Mapping of Farmsteads in Wiltshire and Swindon

The mapping of farmsteads across the study area recorded of 4033 farmsteads and 2772 outfarms and field barns. The Project has contributed to an understanding of how the present character of the rural landscape results from past land use and development. This project brings previously unrecorded farmsteads into focus and through analysis of the data their key characteristics and the significance of these farmsteads can be described.

Farmstead Date

Wiltshire and Swindon has a medium density of 17th century or earlier buildings in a national context. Such sites are concentrated in the north and west of the study area and along the Vale of Pewsey with the Cotswolds having particularly high survival rates of pre-1700 buildings.

Of the farmsteads that have heritage potential because they have retained more than 50% of their historic form, 52.3% do not include any listed buildings. These farmsteads play a very important part in shaping the character of their area. As a result of this project, these farmstead sites will now be recorded in the county Historic Environment Record (HER), thus ensuring that their contribution to the character of the landscape and local distinctiveness can be taken into account in strategic and local planning. These will include coherent farmstead groups that can be considered as undesignated heritage assets of local importance under the National Planning Policy Framework (NPPF).

Farmsteads and Settlement

The study area is divided by the boundary between the Central Province (nationally characterised by nucleated villages representing 'village England') to the west and the Eastern Province comprising the chalk downland (nationally characterised by dispersed settlement). However, the mapping shows that the patterns within the historic county are complex and, to a degree, run contrary to the broader character of the Provinces - in the chalkland areas settlement is predominantly nucleated with villages located along the river valleys whilst in the west, nucleated settlement is inter-mixed with high proportions of hamlets and isolated, dispersed farmsteads.

Farmsteads and Change

Analysis by National Character Area shows that the survival of traditional farmsteads from the late 19th century is not even across the county. The Wiltshire part of the Cotswolds retains the highest proportion of farmsteads with more than 50% of their historic form intact (79.6%), a figure that is comparable to the results obtained in the mapping of the Worcestershire and Warwickshire parts of the NCA. This indicates that the Cotswolds stands out as one of the areas with the highest survival of historic farmstead character in lowland England. Higher levels of change were recorded in the Berkshire and Marlborough Downs and the Upper Thames Clay Vale, both areas that have only been partially mapped – the mapped areas possibly showing higher rates of change due to the presence of urbanisation around Swindon.

Farmstead Scale and Plan

Variations in the scale and arrangement of buildings within farmsteads reflect farm size, farming practice and the historic function of farmsteads, particularly to store and process harvested crops and shelter and manage animals. These result in different forms and scales of farmsteads which have been mapped and interpreted for the county:

- *Courtyard plans* where the working buildings are arranged around a yard (representing 76.6% of recorded farmsteads in the study area) fall into two broad categories of *loose courtyard plans* where the buildings are detached and loosely arranged and *regular courtyard plans* where the buildings are all or mostly interlinked and more formally arranged. Regular courtyard plans were the predominant type in Wiltshire and Swindon, this category being dominated by the regular multi-yard plans (28%) which have a number of yards, the layout of which appears to be planned. Such plans are concentrated in the vales of the north and west of the study area and reflect the importance of cattle management on farms. The large regular courtyard plan types are predominantly found in the chalkland parts of the study area. Loose courtyard plans represent 21.7% of recorded farmsteads, mainly comprising the smaller scale examples which are typical of the vales.
- *Dispersed plans* (17.1% of the total for Wiltshire and Swindon) where there is either no focal yard area and the working buildings are dispersed within the boundary of the steading or there are multiple, detached yard areas, are often associated with small farmsteads located on the fringes of heathland or in wood–pasture areas. Dispersed multi-yard plans are a feature of the Vale of Pewsey and are more common in the valley-based chalkland villages than in the similar landscapes of Hampshire and Sussex. Surviving examples of dispersed plan farmsteads are of high significance.
- The *smallest-scale farmsteads*, where the house and working buildings are often attached, generally represent the smallest farmsteads and are rare in Wiltshire and Swindon although such plans can be difficult to identify within nucleated settlements.

Across all farmstead types single-storey farm buildings, predominantly cattle housing, which are sometimes the only buildings on a farmstead, are particularly important to the character of farmsteads in the north and western areas. The quality of the provision of cattle housing in Wiltshire was noted in the early 19th century. Pigsties associated with dairying and other small buildings, including dairies and bakehouses, are important elements of farmsteads, particularly in the west of the study area.

Outfarms and field barns

Although outfarms and field barns, agricultural buildings and complexes set away from the farmstead, are perhaps not recognised as a particularly distinctive element of the southern lowland landscapes, these buildings were once relatively common in the landscape and have been subject to very high rates of loss; almost 83% of these sites have been lost from the landscape. These buildings and groups often present difficulties in re-use because of their isolated positions and in some areas their small scale. Further research may be required to assess surviving examples in terms of their significance, condition and potential for re-use.

The larger outfarm groups consisting of medium scale courtyards are clearly concentrated within the chalkland landscapes of Salisbury Plain, Berkshire and Marlborough Downs and the Dorset Downs and Cranborne Chase where they formed an important part of the agricultural development of the landscape after the enclosure of downland, particularly in the 18th and 19th centuries.

The smaller courtyard groups, comprising 31.9% of recorded sites, have a building to one side of a yard and are concentrated in the north-west of the study area and to a lesser extent along the Vale of Wardour,

whilst single field barns are also concentrated in the north-west of the study area with some notable concentration in the area between Devizes and Trowbridge.

1.0 INTRODUCTION TO THE WILTSHIRE FARMSTEADS AND LANDSCAPE PROJECT

1.1 *Historic Farmsteads*

Farmsteads – and in particular traditional farm buildings of 19th century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets.

The English Heritage and Countryside Agency publication '*Living Buildings in a Living Landscape: finding a future for traditional farm buildings*' (2006) recognises the important contribution that farmsteads make to the landscape, and identifies the need to understand the 'character, condition and sensitivity to change' of these buildings in order to inform policy development. It also recognises that both listed and unlisted farm buildings need to be understood in order to develop policy. It highlighted the need to develop tools for understanding and informing change to farmsteads which:

- build advisory capacity at a local level;
- guide the identification of priorities and the targeting and monitoring of resources;
- provide a solid foundation on which further more detailed studies of historic farmsteads in the landscape can be built.

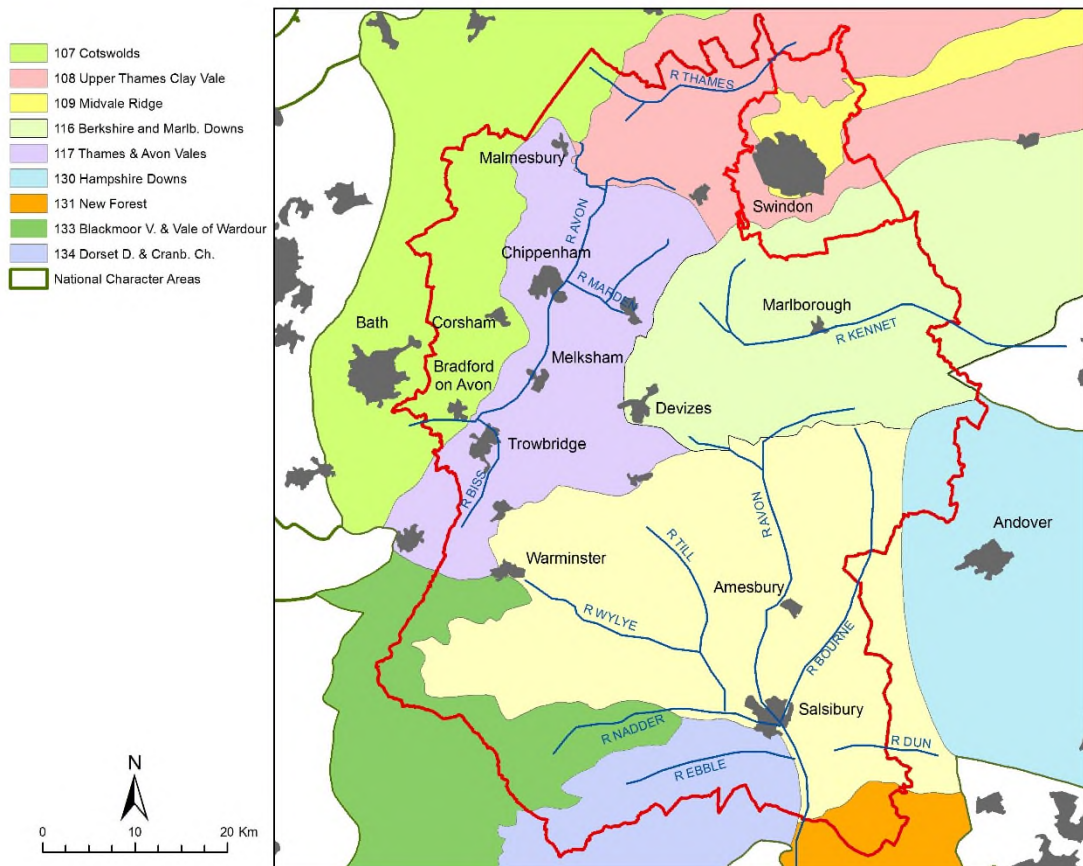
Historic farm buildings are poorly represented in Historic Environment Records, most HER building records relate to listed buildings. The project area's stock of traditional farm buildings are subject to a variety of pressures, as the farming sector restructures in the face of changing global markets, Government policy and EU-funding regimes.

It is clear, as a result of research and consultation by English Heritage (EH) (see the HELM website <http://www.helm.org.uk/server/show/category.19600>), that:

- There is limited and inconsistent information to inform the sustainable development of historic farm buildings, including their distribution, character, significance and any impact of development.
- There are inadequate tools and methodologies for consistency in development control.
- There is uncertainty among owners stemming in part from inadequate information and advice.
- There is imprecise targeting of resources.
- There is an inadequate evidence base to inform a question-based approach to future recording and planning policy.

1.2 Introducing Characterisation

Characterisation, as developed since the 1990s, is designed to provide context for the detailed records of individual sites and designated highlights, and inform change, planning and conservation above the scale of individual sites. It has been applied to a wide diversity of outputs outside of EH: examples are the Natural Areas developed in order to inform strategies for the protection of wildlife and their habitats, the National Character Areas (NCAs) (www.countryside.gov.uk/lar/landscape) and the development of Landscape Character Assessment as a finer-grained framework for use by local authorities and others (www.landscapecharacter.org.uk).



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Figure 1 National Character Areas and main urban areas in Wiltshire and Swindon

The National Character Areas have been modified with the assistance of English Nature and English Heritage. These areas (159 in total) are concerned with identifying broad regional patterns of character in the landscape resulting from particular combinations of land cover, geology, soils, topography and settlement and enclosure patterns. They are being used as the framework for the delivery of advice, management and the targeting of resources for many aspects of the environment, most notably in the context of this report the targeting of grant aid under the Higher Level Stewardship Agri-Environment schemes. The NCAs covering Wiltshire Council and Swindon Borough Unitary Authority areas are shown in Figure 1.

Historic Characterisation seeks to interpret and understand the inherited character of all places, and the evidence for change and continuity in the present environment. It is based on the need to understand and help professionals and communities to manage the *present* environment as a product of past change and the raw material for future change. It always works at an area-scale, above that of individual sites and features (protected or not) It differs from research and

survey, as undertaken in the historic environment sector, by its promotion of broad and generalised approaches to understanding the historic environment. The key method promoted by English Heritage and its county-based partners (www.englishheritage.org.uk/characterisation) is Historic Landscape Characterisation (HLC). This is a tool for understanding the processes of change in the historic environment as a whole, for identifying what is vulnerable, and for maintaining diversity and distinctiveness in the local scene. It is based upon the identification and then analysis using GIS mapping of archaeological, historical and other environmental features (attributes) such as ancient woodland, building plots and enclosed farmland. These are then grouped into land parcels ('HLC polygons' within GIS) and used to identify distinct *character types*, and *historic character areas* which are each defined by a common and/or predominant character. The techniques of Geographical Information Systems (GIS) mapping are then used to map change and time-depth in the landscape. HLC is currently being undertaken in Wiltshire.

1.3 Introducing Historic Farmsteads Characterisation

In 2004 EH supported a pilot project 'Historic Farmsteads and Landscape Character in Hampshire' which aimed to examine methods of assessing and describing the relationships between the character of historic farmsteads and landscape character at a variety of levels from NCAs to individual farms. One element of the pilot project was the trial digitisation of farmsteads as point data using a Geographic Information System (GIS) within two pilot areas. The analysis of this method of data collection suggested that there was a correlation between farmsteads and landscape character areas, landscape types and historic landscape character areas.

Subsequently, the mapping of farmsteads across the whole of Hampshire, the High Weald AONB, West Sussex, East Sussex and the remainder of Kent was carried out (Edwards 2005-12). The whole of the West Midlands region has also been subject to Farmsteads Mapping. This work further demonstrated that the mapping of farmsteads could reveal relationships between farmsteads and landscape character (Lake and Edwards 2006 and 2007). The mapping focuses on historic farmsteads, i.e. those farmsteads that pre-date the 2nd Edition Ordnance Survey mapping of the late 1890s as this is considered to be close to the end of the development of the traditional farmstead displaying vernacular forms and details and before the large scale introduction of mass-produced sheds.

An important aspect of this project is the fact that it uses a consistent methodology for mapping farmsteads so that the data can be combined with previously mapped areas to produce a regional picture of farmstead character (Lake and Edwards, 2009).

2.0 AIMS, OBJECTIVES & PRODUCTS

2.1 Aims and Objectives

The principal aim of this project is to create a consistent landscape-level understanding of farmstead character and survival in order to inform policy and interpretation.

The project's objectives are to:

1. create a Geographical Information System (GIS) dataset recording farmstead address and location, recorded date, historic farmstead type, plan form and degree of change, obtained from modern and historic Ordnance Survey maps and other data;

2. produce an analysis of that dataset against other landscape-scale mapping, in particular Historic Landscape Character, the Kent Landscape Assessment (2004) and available data in the Wiltshire and Swindon Historic Environment Record (HER) on historic sites and buildings;
3. enhance Historic Environment Records (particularly to record unlisted farmsteads which contribute to local character and distinctiveness);
4. use the resulting data and interpretation to inform:
 - Land use policy and planning (including Supplementary Planning Documents and local development frameworks)
 - the context and guidance for applications relating to individual historic farm buildings and their potential use/reuse;
 - the sustainability of rural settlements;
 - the targeting of Environmental Stewardship in Wiltshire and Swindon.

2.2 Products

The project resulted in the creation of the following products:

- Farmsteads Mapping – GIS layer of farmsteads as points data with all attached attributes;
- Project Report which includes:
 - brief report on methodology and findings; farmstead typologies;
 - analysis of spatial distribution of key farmstead and building types, and time depth, and relationship to character area data;
 - analysis of historic farm buildings data;
 - analysis of key issues/drivers for change;
 - reports on case study parishes;
 - a research agenda.
- *Wiltshire and Swindon Farmsteads Character Statement and an Assessment Framework.*
- Revised *Farmstead Character Statements* for those NCAs that fall within the Wiltshire and Swindon area.

3.0 METHODOLOGY

3.1 *Historic Farmsteads Mapping*

The principal aspect of the project is the mapping of historic farmsteads and the recording of a number of attributes reflecting their character and extent of change. The mapping used Arc View 3.2 GIS software to create a point data set (ESRI shapefile). The recording of farmsteads involved the following stages:

3.1.1 Farmstead identification

Using the 2nd Edition Ordnance Survey 25" mapping of c.1895 the following sites were recorded using GIS:

- Farmsteads;
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes;
- Smallholdings.

3.1.2 Farmstead Plan Form

Using the 2nd Edition OS map of c.1895 map as the data source plan form for each farmstead was recorded. Plan form was divided into the following principal groups (and see Figure 2):

- Regular Courtyard
- Loose Courtyard
- Dispersed
- Linear
- L-plan (house attached)
- Parallel
- Row

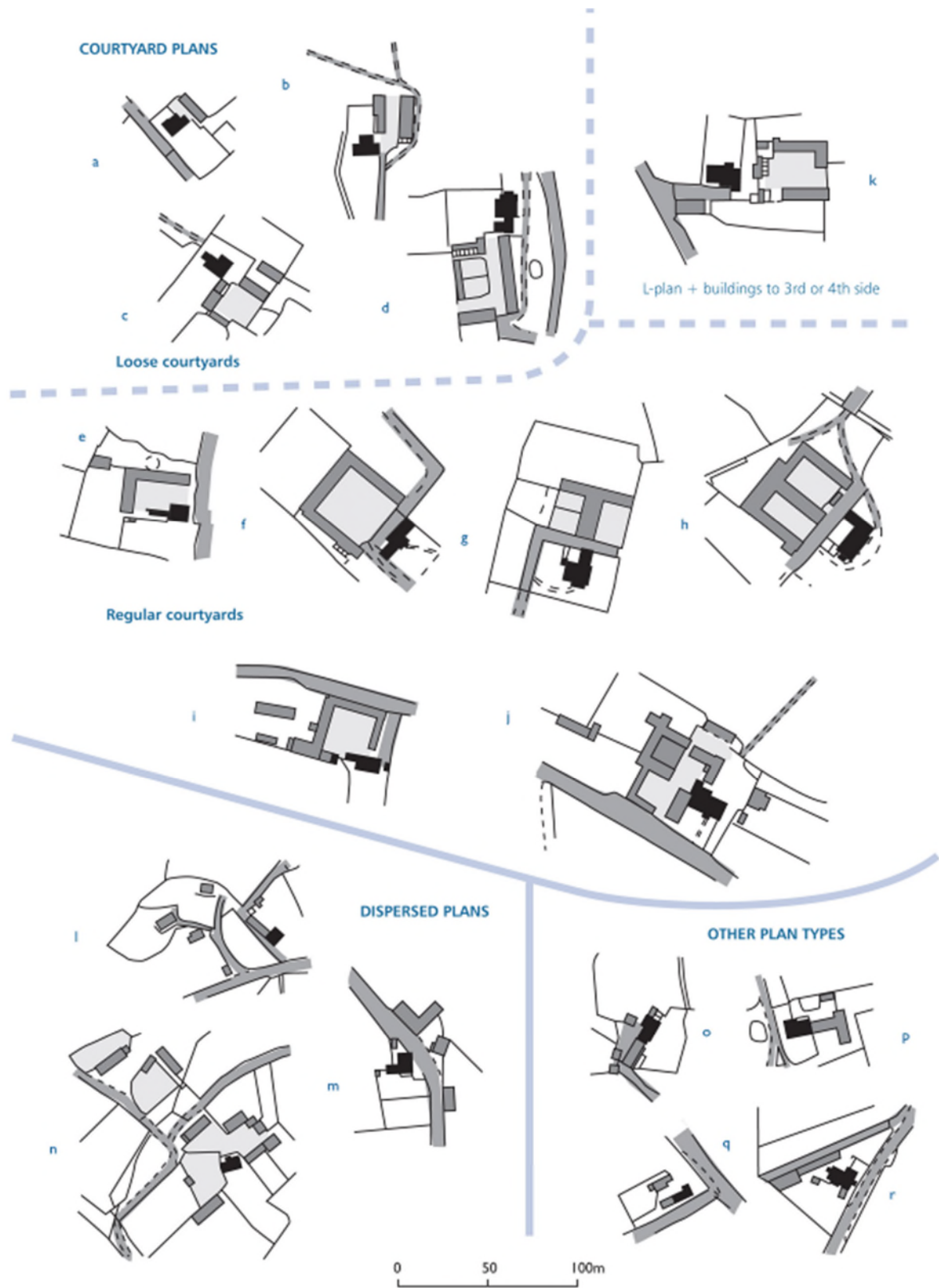


Figure 2 Farmstead Plan Types

These classifications were used to record the principal attribute of the plan. Secondary attributes were also recorded allowing, for example, the distinction between a U-plan regular courtyard and an E-plan regular courtyard. This approach follows a similar methodology to that taken by Wiliam in recording Welsh farmsteads (Wiliam 1982, 37). Other secondary attributes included, for example, where a loose courtyard plan was the principal plan form but there were some detached or dispersed building elements whilst some farmsteads clearly have two yards. The plan form attribute list is presented in Appendix I.

In some farmsteads there are additional elements (beyond the primary and secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features were recorded within a Tertiary Element field.

The recording of the plan form of outfarms and field barns followed that of farmsteads, having a primary attribute, for example, Loose Courtyard or Regular Courtyard, and a secondary attribute recording the form. Where a field barn stands within a field with no yard it was recorded as Single building.

3.1.3 Farmstead Date

Dating information extracted from the descriptions of listed buildings and accessed through the National Heritage List for England was added where relevant. The date information was recorded by century except from pre-1600 buildings, which were recorded as 'MED'. Whilst some listed buildings have date ranges that appear to be more accurate, for example, 'early 18th century', in some areas many listed buildings will only be dated to a century. Additionally, the dating of agricultural buildings, particularly those earlier than the 19th century, is often imprecise. Farmsteads identified only from the OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation. The dates for farmhouses and working buildings were recorded separately and the number of listed working buildings present was also noted. This data should be treated with caution as one list entry may encapsulate a whole model farm, a linked group of buildings or a single structure.

3.1.4 Farmstead Location

The location of the farmstead in relation to other settlement was recorded. This allows the opportunity to examine the distribution of, for example, farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes and landscape character.

3.1.5 Farmhouse Position

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded.

3.1.6 Farmstead Survival

By comparing the c.1895 OS maps and the modern OS Mastermap the degree of survival of the late 19th century farmstead plan was assessed (See Figure 10).

3.1.7 Modern Sheds

The presence of modern sheds was also recorded, noting where sheds were either in the site of the historic farmstead or to the side (see Figure 10). In either case, the presence of large sheds is a useful indicator that the farmstead may remain in agricultural use.

3.2 Analysis

3.2.1 Farmsteads and Landscape Character

The farmstead data was primarily analysed against the NCAs. The statistical analysis is presented using the NCAs as a framework.

One of the key products of the project has been the enhancement of Farmstead Character Statements relating to the parts of the National Character Areas (NCAs) within the county. They:

- Provide a summary statement which identifies the key characteristics of farmsteads within the NCA.
- Describe the key historic influences on the development of the area.
- Describe the settlement patterns (nucleated/dispersed) and key landscape characteristics including the date and type of enclosure, the presence of parkland, woodland or common.
- Identify the characteristic farmstead plan types of the area and the key building types. The area will be set within the national context with regard to the presence and time depth of listed buildings.
- Identify the building materials and details that are characteristic of the area. Traditional materials or building techniques that are becoming rare will also be identified.
- Set out the key drivers for change relating to historic farmsteads.

3.2.2 Farmsteads and Historic Landscape Character

A Historic Landscape Characterisation Project is currently being undertaken covering the Wiltshire and Swindon areas. Analysis of the farmsteads mapping and HLC will need to be carried out upon completion of that project.

3.3 Case Studies

Four parishes in different National Character Areas were selected for more detailed examination of the Farmsteads Mapping data. The parishes were:

Minety (NCA 108 Upper Thames Clay Vales)

West Overton (NCA116 Berkshire and Marlborough Downs)

Great Somerford (NCA117 Avon Vales)

Semley (part of Sedgehill and Semley CP) (NCA133 Blackmoor Vale and Vale of Wardour).

The description and analysis of farmstead character within these areas, examining in greater detail the relationship between farmsteads and landscape, is presented in Appendix II. This element of the project was not part of the original project design but was undertaken as a response to the difficulties in obtaining Wiltshire Buildings Record data.

4.0 FARMSTEADS: HISTORICAL CONTEXT

4.1 *National Background*

(This text is largely derived from the *Preliminary Farmstead Character Statement: South West* written by Jeremy Lake and Bob Edwards, University of Gloucestershire/English Heritage 2006).

Agricultural development in England from the medieval period – the date of the earliest surviving agricultural buildings and farmhouses – can be divided into the following major periods:

Up to 1750

Economic boom in the 12th and 13th centuries, which included the development of large farms on monastic and secular estates, was followed by contraction of settlement and the leasing out of estates after the famines and plagues of the 14th century. The period from the 15th century was characterised by a general increase in agricultural incomes and productivity and the emergence – particularly from 1660 – of increasingly market-based and specialised regional economies. Substantially complete farm buildings of this period are rare, and provide the first evidence for the development and strengthening of regional traditions and building types. Many surviving farmsteads in upland areas, with farm buildings attached to their farmhouse, survive from the later 17th and 18th centuries. It is otherwise very rare for farmsteads to have more than a house and barn dating from this period.

1750-1880

This is the most important period of farm building development, the production of farmyard manure by cattle playing a major role in increasing agricultural productivity. The increased output of this period was encouraged by rising grain prices and the demands of an increasingly urban population, and was enabled by the expansion of the cultivated area (especially during the Napoleonic War between the 1790s and 1815), the continued reorganisation and enlargement of holdings and the final phase of the enclosure of open fields – concentrated in the Midland counties. Substantial improvements in animal husbandry were made with the development of improved breeds and a greater awareness of the importance of the need for housing, particularly for cattle, which also improved the quality and efficient redistribution of farmyard manure. The high-input/high-output systems of the 'High Farming' years of the 1840s to 1870s were based on the availability of imported artificial fertilisers, manures and feeds.

1880-1940

The last phase of investment in traditional farmstead buildings falls at the end of the 19th century. The rising costs of labour, feeds and other inputs, combined with the decline in prices and rising levels of imports, ensured that little was invested in fixed capital in the period up to the Second World War, although the rates of investment were subject to regional variation. Arrears in rent characterised the period, even in years of relative recovery (such as after 1936 in arable areas). As a consequence there was little fresh investment in farm buildings other than repair and modification, and any buildings constructed tended to be of the cheapest materials. Many, such as Dutch barns, were prefabricated, and concrete and corrugated iron or asbestos sheet were being increasingly used for the refitting of cow and dairy units and the repair of traditional roofs. National and local surveys, such as the 1910 Land Tax Survey, attest to the growing levels of disrepair, especially of pre-improvement farm buildings using traditional materials such as thatch and timber. Hygiene regulations in the inter-war period resulted in new forms of cow house and with concrete floors and stalls and metal roofs and fittings. New forms of housing for the intensive farming of pigs and poultry were also developed.

County Councils entered the scene as a builder of new farmsteads, built in mass-produced materials but in traditional form, in response to the Government's encouragement to create smallholdings of up to 50 acres (20 hectares).

1940 to present

The 1937 Agriculture Act anticipated the need to increase self-sufficiency, and the Second World War witnessed a 60% rise in productivity, the result of the growth in livestock numbers, increasing scientific and government control and guidance, more specialised systems of management and the conversion of permanent pasture to arable. The Agriculture Act of 1947 heralded the intensification and increased specialisation of farming in the post-war period, accompanied by the development of government and industry research and guidance. From the mid-1950s, strongly influenced by American models, there emerged a growing body of trade and advisory literature. The first of these, produced in 1956, highlighted the dilemma of 'old buildings too good to pull down but not suitable for their new purposes' (Benoy, 1956). The Government provided grants to cover the capital cost of new building under the Farm Improvement Scheme (introduced 1957). The introduction of wide-span multi-purpose sheds in concrete, steel and asbestos met increasing requirements for machinery and for the environmental control of livestock and on-farm production, particularly of milk. The national stock of farm buildings grew by a quarter between 1945 and 1960 alone. The Agricultural Research Council's *Farm Buildings Survey of England* (published 1967) estimated that the average farmstead contained 6 pre-1914 buildings, 2.4 from 1918–45 and 2.5 built since 1945.

4.2 Wiltshire & Swindon

The landscape of Wiltshire is often regarded, somewhat simplistically, as a contrast between the large area of chalk downs that occupy the central and eastern part of the county and the heavier soils of the clays to the north and west of the county; typically described as the 'chalk and the cheese'. Farming in the chalk was dominated by sheep and corn farming whilst the 'cheese' reflects a long history of dairying. However, this simple break down obscures the fact that in the north and west there are not only the claylands where dairying was dominant but the Cotswolds pushes into the north-west of the county and a ridge of Corallian limestone runs through the claylands – in these areas sheep and/or cattle and corn was dominant. In addition to these areas there was a small area of wood – pasture in the south-east of the county fringing the New Forest. These various landscapes resulted in different patterns of landownership, settlement and agricultural practice. The soil quality does not display such a strong contrast between the two main areas (Figure 3); the majority of the study area, both the chalk downs, the downs of the Cotswolds and much of the vale landscapes to the west, is Grade 3 land (including the downland areas classified as Grade 6 as they are within military training areas). The principal area of the highest quality land is located in the Vale of Pewsey where there is a relatively large area of Grade 1 land and extensive Grade 2 soils. There is also a large area of Grade 2 land on the undulating sweep of land between Avebury and Chiseldon at the head of the Kennet Valley. There are also some small areas of Grade 1 land along the valley of the Bristol Avon and larger areas of Grade 2 in the Vale of Wardour in the south-west of Wiltshire. Soils of lower quality, Grade 4, are mainly found in the north between the headwaters of the Thames and Bristol Avon in the area south-east of the Avon between Devizes and Trowbridge.

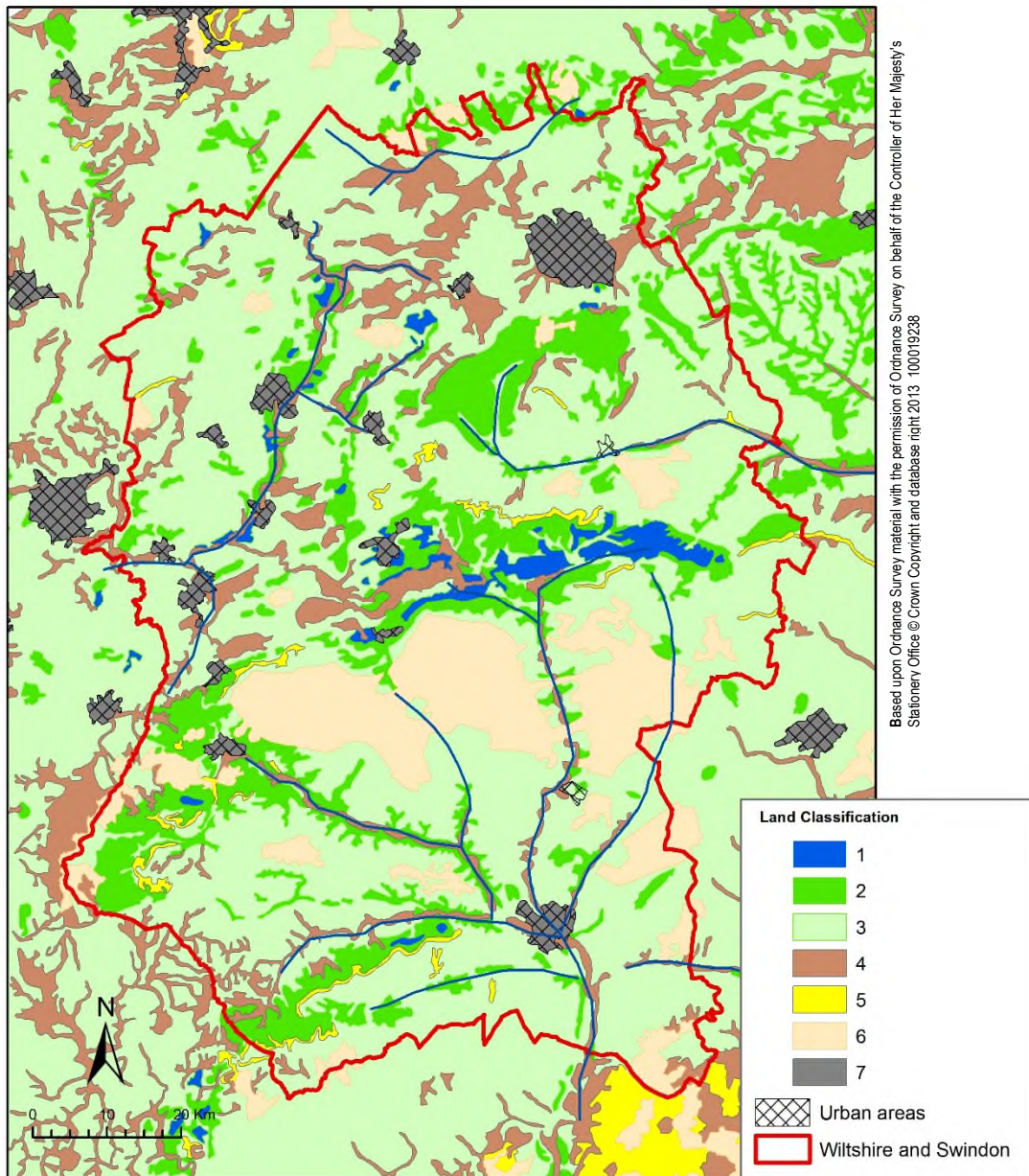


Figure 3 Land classifications in Wiltshire and Swindon

Downs and Wolds

From the 12th century at least, sheep and corn were the mainstays of the agricultural economy in the chalk area. Very large flocks (up to a thousand sheep in a flock was not unusual) were grazed on the downs during the day and brought down to the fallow arable fields at night where they were kept in the fold, a pen formed by hurdles which would be moved across the strips. The Wiltshire breed of sheep were bred so that they tended to drop their dung at night on the arable rather than during the day on the downs. This careful rotation of the flock across the open fields ensured that all the arable received some valuable manure to ensure the fertility of the soil. This agricultural system saw relatively little major change until the late 19th century, the most significant developments being centred on increasing the amount and quality of fodder for the sheep. From the mid-17th century the construction of watermeadows is seen as one of the most important agricultural developments of the period. The construction of a watermeadow involved the creation of a series of drainage ditches across the meadows of the flood plain which took water from the river and allowed it to flow over the surface of the meadow in the early spring. Allowing a shallow layer of water to move across the surface brought nutrients to

the soil and protected the grass from frost which meant that earlier growth was achieved reducing the time during which the flocks had to be fed with stored fodder. The improvement in the grass also meant that heavier and better quality hay crops were possible. Together, these factors meant that larger flocks could be maintained with a resultant increase in the input of fertilizer to the arable lands. With the enclosure of many of the open fields which survived until the 18th or 19th centuries came the development of outfarms. These complexes generally included a threshing barn and shelter sheds for cattle and essentially formed manure factories producing increased quantities of manure, reducing the reliance on the sheep flocks.

In the Cotswolds in the north-west of the county cattle formed a greater part of the agricultural system than in the chalk areas but sheep remained an important part of the system.

These areas were landscapes of increasingly large farms; capitalist farming had been a feature of these landscapes from the medieval period in the form of the great ecclesiastical institutions. From the 16th century the capitalist farmer increasingly replaced the small family farmers who could come under pressure from the loss of the common flock after enclosure, the general trend to yearly leases which meant that rents could be increased in-line with price movements and the inability to benefit from the economies of scale open to the large farms. These pressures forced many small farmers into wage labourer or they left their villages to seek industrial employment. Davis, in his review of the agricultural of Wiltshire noted that in the village of the chalk lands, where several farms were being run by one farmer, the house and buildings of the farmer were kept in 'tolerable repair' but where the old farmhouses were let to labourers 'a great many of the out-buildings are suffered to go to decay; and at this day, the villages of the district [the chalk] in which the lands are not yet put into severalty, may, for the most part, be seen in this neglected, ruinous condition'. (Davis 1813, p9). Davis continued that the likelihood of forthcoming enclosures meant that owners and tenants were often unwilling to repair useless buildings as where enclosures had taken place in the last 20 years, new farmsteads had sometimes been built at a distance from the village, the Earl of Pembroke being cited as an example of one landowner who had adopted this policy. However, the difficulty in obtaining water and pasture away from the villages meant that often farmsteads had to remain in the valleys whilst 'hill-barns' were constructed to serve the distant fields. In the later 19th century there was an increasing use of deep wells with pumps of various types including wind pumps, the structures of which sometimes survive.

Clay Vales

The clay vale areas of Wiltshire can be seen has having developed a speciality in pastoral farming generally, and dairying particularly, by the 17th century at least hence the 'cheese' moniker given to this part of the county. These areas had been largely enclosed by the 17th century. There were, however, differences across the area; the Vale of Wardour was known as a butter producing area whereas the Avon Vale concentrated on cheese production. The vales were an area of small family farms which saw population increase in the 16th and 17th centuries as manorial demesnes were sold and manorial rights waned. Land values also increased due to the growth of the cloth industry in the towns and villages of the vales (Thirsk 1967, 65-7). Within the vales the small family farms survived better than on the chalk, at least up to 1750 (Wordie 1984, 332, 339).

Across Wiltshire farming has historically worked alongside, and sometimes in combination with, other industries:

- The cloth industry with Salisbury being the major production centre in the 13th and 14th centuries with the industry developing in west Wiltshire from the 14th century. Cloth

production was the major industry in towns such as Bradford on Avon, Trowbridge, Warminster but was also important in rural areas, utilising the many small streams and rivers where cloth making could be combined with farming. In 1674 an estimated 30,000 people were employed in this industry in Wiltshire (Wordie 1984, 351).

- Quarrying of stone, particularly in the south-west and west of the county where good quality sandstone and limestone was extracted.

5.0 FARMSTEADS AND THEIR BUILDINGS

5.1 *National Background*

5.1.1 Farmsteads

A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. A farmer's income has historically been derived from working the land, although some small farms in particular combined farming with other occupations; at the smallest scale such farms may not be recognisable through plan form on historic mapping but may be defined as smallholdings where the occupier relied upon access to common land for grazing and may have little enclosed land and few farm buildings. The scale, range and form of working buildings reflect the functional requirements for internal space, lighting and fittings. Some can be easy to identify because they are highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst the functions of other buildings or ranges of buildings may be more difficult to unravel because they are multi-functional. They all display significant variation both over time and regionally, and are closely related to the overall plan of the farmstead and the way that it functioned and developed over time. Farmsteads and buildings developed to serve the following functions up to the 20th century, which all required:

- access to and the siting of the house and its garden;
- different types and size of building and open space, and different flows of movement within and around working buildings;
- access to routes and tracks;
- the sub-division and different use of spaces within and around the farmstead – cattle yards and areas for stacking corn, hay etc, gardens, orchards, ponds, small field enclosures for milking or sorting livestock.

Historic farmsteads all contain two or more of the following components:

5.1.2 Housing

- The farmhouse is either attached or detached from the working buildings. It may face into or away from the main yard, and will face into or be sited to one side of its garden.
- Separate cottages may be provided for farm workers.

5.1.3 Barns

- Barns are the dominant building on most farmsteads.
- A barn for storing and processing the harvested corn crop over the winter months was the basic requirement of most farms, and corn could also be stacked in yards adjacent to the barn. In all cases the grain was beaten (threshed) from the harvested corn crop on an open threshing floor. Grain was stored in the barn, a granary or, on smaller farms with limited arable, in the farmhouse.

- Barns may also be multi-functional buildings that were sub-divided with partitions and floors to allow the housing of cattle as well as the corn crop and other produce.

5.1.4 Cattle Yards

- Straw was taken from the barn to cattle yards and stables to be used as bedding for livestock. The resulting manure was then forked into carts and returned to fertilise the surrounding farmland.
- Ancillary buildings developed within or around cattle yards, most commonly open-fronted shelter sheds and cow houses. Internal cattle yards typically face south and east to capture sun and light, the openings being concentrated on the yard sides of the buildings.

5.1.5 Yards and Related Buildings

- Other yards – especially those with more direct access to routes and tracks - were also used to store timber and often farm vehicles and implements.
- Smaller and ancillary buildings set away from the yard are common.
- Cartsheds, wagon sheds and sometimes stables and other ancillary buildings can be placed facing towards routes and tracks.

In addition to the main farmstead, some farms also constructed buildings away from the farmstead and within the fields.

5.1.6 Outfarms and Field Barns

An outfarm is a complex of buildings set around a yard and detached from the main farmstead, typically in areas where farmsteads and fields were sited at a long distance from each other which allowed certain functions normally carried out in the farmstead to be undertaken at locations remote from the main steading. A cottage for a farm worker could also be sited nearby.

A field barn is defined as a single building which could serve as a:

- Shelter for sheep, typically with low doors and floor-to-ceiling heights.
- Shelter for cattle and their fodder (hay), with or without a yard.
- Threshing barn.
- Combination barn with a threshing bay and storage for the crop, and housing for cattle.

5.1.7 Specialised buildings

Some specialised buildings could also be detached from the main farmstead, either to save on labour or transport, because of risks such as fire or for social reasons.

- Oast houses
- Maltings
- Seasonal workers accommodation.

5.1.8 Smallholdings

In contrast to farmers, who derived their primary income from the pursuit of agriculture, smallholders combined small-scale subsistence farming to supplement the income derived from other (usually industrial) activities such as woodland management, quarrying, coal or lead mining or metal working. Smallholders often relied upon access to common land and woodland and typically had little or no enclosed land.

Individual smallholdings may be difficult to identify with certainty from historic mapping, and

their survival or loss recorded in broad terms. Smallholdings will often be identified by their location in areas of small fields close to areas of common land and dispersed small-scale industry, whereas cottages, which may be of a similar size, will usually be set on roadsides without a clear association with fields. Historic Landscape Characterisation (HLC) can also assist in the identification of smallholdings, as these distinctive landscapes are often identified as areas of squatter enclosure.

There is clearly a degree of overlap in these areas with sites that can be mapped as farmsteads, in particular the smallest farmsteads that can be identified as linear, loose courtyard (the smallest ones in this category with a building to only one side of a yard) and dispersed cluster plans. Their size and association with smallholdings may however imply a similar small-scale subsistence farming practice coupled with other activities.

5.2 Wiltshire & Swindon

For illustrations see the [Wiltshire and Swindon Farmstead Character Statement](#)

5.2.1 Farmsteads

From the medieval period to the 18th century, documentary, map and field evidence shows that most farms comprised no more than a house and barn, which could specialise in the storage and processing of harvested corn or be a multi-functional building. High-status groups, such as the estates of the large monastic institutions, would have the largest barns, sometimes two or more barns to a farmstead, and additional buildings which documentary sources show included cow houses. After the dissolution of the monasteries the new landowners usually continued with the construction of large farmsteads, particularly from the late 18th century when setting an example of good farming practice became a patriotic duty (Wade Martins 2002, 68).

It is probable that small loose courtyard or dispersed farmstead plans were typical from the 13th century at least with houses and detached working buildings but there is archaeological evidence for the earlier use of the longhouse form of farmhouse where humans and animals are housed under the same roof and used the same entrance. A longhouse associated with a small isolated farmstead on the higher downs above Fyfield was constructed in the early to mid-13th century and replaced by separate buildings providing a house, stable and animal shed in the late 13th century (Fowler 2000, 120-121). Other longhouses have been excavated in the county including one with earth-fast crucks of 12th century date at Gomeldon, Idmiston in the Avon Valley north of Salisbury and a 13th century example at Littlecote, Ramsbury (Slocombe, 1992, 18). By the 13th century, the Gomeldon farmstead had developed into a loose courtyard plan with a barn and a yard. Linear plans with barns, stables or cow houses attached in-line with the farmhouse, including on some higher status farmsteads, continued in limited use into the 19th century but there are no known examples of houses that retain evidence of a longhouse origin in the county (Slocombe 1992, 39-40).

Loose courtyard plans were often developed into more regular type layouts through the addition of one or more shelter sheds for cattle to the side of an existing barn, typically in the 19th century creating L-plans, sometimes with other detached buildings to the third or fourth sides of the yard, and occasionally U-plans. L-plan ranges can also be found where two threshing barns have been linked to form the L. From the 18th century, but largely in the mid-19th century, planned regular courtyard groups were built, often by estates creating some of the larger farmsteads in the study area.

The importance of cattle to the farming systems, particularly in the west and north of the study area appears to be reflected in the numbers of farmsteads that have more than one yard. Whilst more research is required into the functioning of farmsteads of this plan type, it seems likely that they were associated with the management of stock.

5.2.2 Barns

In Wiltshire the barn was a building for the dry storage and processing of the harvested corn crop and for housing straw after threshing before it was distributed as bedding for animals and trodden into manure to be returned to the fields. Some of the most impressive and earliest examples of barns in the study area are those associated with monastic institutions such as the 15th century, 13 bay barn at Tisbury and the 11 bay 14th century barn at Bradford on Avon, both properties of Shaftesbury Abbey.

Davis, writing in the early 19th century, stated that in the chalklands of Wiltshire three barns or, at least, three threshing floors were required (Davis 1813, 10). Barns on the large the arable farms of the chalk commonly had large opposing doors, sometimes with porches, into which a laden wagon would draw up and unload the crop. Such barns are typically of between 5 and 8 bays in length with some occasional larger examples and are mostly timber-framed with brick or brick and flint being more widely used from the 18th century. Barns of 6-7 bays more typically have two threshing floors. There is documentary evidence for some early barns being multi-functional in providing space for animal housing although physical evidence is rare. Increases in grain production and yields in the 18th and early 19th centuries often led to the construction of an additional barn and in many cases, the enlargement and adaptation of earlier barns.

Area Distinctions:

- Aisled barns are a feature of the eastern and southern parts of the study area, their distribution generally stopping at the northern and western edges of the chalk (Slocombe 1989, 28).
- Staddle barns are timber-framed threshing barns set upon staddle stones. They generally date from around c.1800 and are concentrated in the chalk areas of west Hampshire, west Berkshire and east Wiltshire although there are some examples beyond this core area including an example within the Vale of Wardour.
- Barns in the pastoral-farming areas are usually smaller in scale, between 3 and 5 bays and are mostly stone-built with coped gables whilst some of the smaller dairy farms had little or no arable and did not need a barn.

5.2.3 Stables

The largest stables are concentrated in corn-producing areas, where farms were larger and more horses were need for ploughing and many other tasks. Fewer horses were needed in cattle-rearing or dairying areas.

5.2.4 Granaries

Once threshed, grain needed to be stored away from damp and vermin. It would be sold off the farm or retained for animal feed. A small number of specialist granaries built by large landowners, in particular the monastic institutions, survive from the 14th century. Most granaries are of late 18th and 19th century date, the need for more storage for grain often coinciding with the necessity for more cart and implement space at a time when commercial farming and markets were expanding and more implements introduced on farms. The construction of detached granaries raised off the ground, along with the heightening of plinth walls to timber-

framed barns, was also a reaction to the threat posed by the rapid spread of the brown rat from the early 18th century (McCann, 1996).

5.2.5 Cattle housing

Generally, in the south of England buildings for cattle were rarely provided on farmsteads before the late 18th century other than within the longhouses of the south-west or as part of a combination barn. However, in Wiltshire there is documentary evidence for cowhouses from the 17th century and cattle housing could be combined with stabling creating long, narrow buildings that were lofted at least to part of the length and usually had a single entrance (Slocombe 1989, 62-3). Open-fronted shelter sheds were constructed from the 18th century, the earliest known example dating from 1706 and had stone pillars to the open front. Open-fronted sheds had been built on most farmsteads by the mid-19th century and are the most common form of cattle housing found in the study area. Unlike the neighbouring areas that have been mapped Wiltshire contained a number of extremely long shelter sheds, extending to around 60m in length. Davis noted that in the dairying parts of the county 'the cow sheds, calf houses and milking yards are also in general on a much superior plan to those in many other counties' (Davis 1813, 169).

5.2.6 Maltings

Farm maltings are now very rare as the industry became concentrated in urban areas from the 19th century. Malting was particularly associated with the Kennet valley.

5.2.7 Dovecotes

Dovecotes are usually square or circular towers with pyramidal or conical roofs for housing pigeons and their manure, or are incorporated into the walls of other buildings such as stables and barns. In Wiltshire many dovecotes were constructed during periods of agricultural prosperity in the 17th and 18th centuries whilst only a small number of medieval dovecotes survive (McCann and McCann 2011, 141).

5.2.8 Pigsties

One or two pigs were kept on most farms, although the pigs often ran with other livestock in the fields, or roamed about the yard, rather than having their own dedicated housing. Pigs were most commonly kept in dairying areas, where whey, a by-product dairying was available for feed. On larger dairy farms, one or more ranges of sties can be found, on mid-late 19th century groups they can be integrated into the planned farmyard. Any pre-19th century examples are of great rarity.

5.2.9 Dairies and Brewhouses

The majority of dairies formed part of the farmhouse, although some detached dairy houses were built, particularly in north Wiltshire. In some cases a cheese loft was located over the dairy. It is probable that there are former dairy buildings and cheese lofts surviving that have not been recognised as such and have been considered as simple outbuildings or stores. Most dairies attached to the farmhouse have been converted to other uses, examples that retain fittings such as slate shelves for cooling the milk, hoists for lifting the cheese to the loft and racks for storing the cheese are extremely rare. Brewhouses were also a feature of many Wiltshire farmsteads and surviving examples are now rare in a national context.

5.2.10 Field Barns and Outfarms

The Farmsteads Mapping has shown that outfarms and field barns were once a common feature of the Wiltshire landscape but most of these buildings have been lost from the landscape. The development of outfarms in the chalk areas of the county is largely associated

with enclosure although there has been a long tradition of isolated buildings on the downs for sheep and the excavation of *Raddun* in Fyfield parish shows that there were buildings for stock on this former farmstead site before 1600 (Fowler 2000 121-8 and see 6.2.1, below). The Andrews and Dury map of Wiltshire dated 1773 shows a number of outfarms and field barns and is a useful indicator of the potential date of some of the complexes that survive today.

In some wood – pasture areas isolated field barns have been shown to be on the site of farmsteads that have been lost through the engrossing of holdings, the farmhouse no longer being needed and demolished or allowed to fall into ruin whilst the barn remained a useful building. Whether this is the case in Wiltshire needs to be examined.

5.2.11 Building Materials

Stone

The greensand belt at the foot of the scarp slope of the chalk provided sandstone for building across the south and west of the study area which was often used in farm buildings. Limestone was also available in the south, famously quarried at Chilmark which provided stone for Salisbury Cathedral amongst other notable buildings. Fine Bath stone was extracted in the west of the county, particularly near Box and of course limestone was the principal building material in the Cotswolds.

Flint from the chalk was used, in combination with brick, its use increasing in farm buildings in the late 18th and 19th centuries. The hardest chalk itself was rarely used as a building stone although it could be combined with other materials and used for the internal face of walls but chalk earth or cob was widely used for houses along the river valleys but is rarely found in working farm buildings. Sarsen stones, a very hard sandstone can be found used in the footings and plinths of both farmhouses and farm buildings.

Timber

Timber framing was the dominant building technique across much of the county from the medieval period until the early 17th century for housing and the early 19th century for farm buildings. For most timber-framed agricultural buildings weatherboarding was the typical wall covering. The boards were typically overlapped and set horizontal but in Hampshire there is evidence in a few late medieval buildings of boarding that was vertical and set into rebates in the framing and the same technique may have been used in Wiltshire.

Brick

Brick began to be used in high status buildings in Wiltshire in the mid-16th century (Slocombe 1992, 30) but was not used in farm buildings until the late 17th century. Brick became more readily available in the 18th century when it was widely used for farmhouses and in plinths to timber-framed farm buildings or combined with flint or stone. There are examples of stone barns that have an internal lining of brick (Slocombe 1989, 37).

Thatch

With arable farming being important across a large part of the county straw was a readily available and cheap material and so most farm buildings would have been thatched, generally in crushed straw (long straw) but combed wheat reed was probably also used, particularly in the south-west of the county.

Clay tile

By the end of the 18th century tile was often used on houses whilst thatched farm buildings remained commonplace, particularly on small and medium-sized buildings. From the 19th

century clay pantiles and patent Roman tiles, at first brought in from Bridgewater in Somerset and later made locally, were widely used across the west of the study area.

Stone slate

Stone slates were used in the Cotswolds where the limestone split easily into relatively thin slates. The availability of stone slates meant that thatch was less common in this part of the county. There are records from the 14th century for stone slates being used on the Shaftesbury abbey barn at Barton Farm, Bradford on Avon (Slocombe 1992, 27).

Welsh slate was used from the later 18th century on Wiltshire farmsteads, and became much more common after the introduction of the railways in the 1830s-40s.

6.0 LANDSCAPE AND SETTLEMENT CONTEXT

6.1 *National Background*

The size and density in the landscape of farmsteads and their fields results from the type of farming – ranging from the largest corn-producing farms to the smallest dairying or stock rearing farms – and historical patterns of settlement and land use that can reach back into the medieval period and even earlier. In areas of nucleated settlement communities have worked the land from villages and most or all isolated farmsteads were established after the enclosure of open fields or common land. At the other extreme are areas of dispersed settlement of scattered dwellings and farmsteads with few or no villages. Other areas may have a mix of settlement patterns. As a result farmsteads can be found:

- Within or on the edge of villages
- Located in isolated clusters or in hamlets
- Isolated

The fields and the patterns of roads, tracks and woodland around farmsteads reflect centuries of change. The predominant pattern is piecemeal enclosure, where successive change has removed or retained patterns of land use extending into the medieval period and beyond. Regular planned enclosure, often with straight roads and planned woodland, is found in patches, and concentrated in areas affected by later 18th and 19th century improvement – on the uplands and in lowland heaths and mosses. Also found are areas of irregular, small-scale enclosure of woodland, much of which was complete by the 14th century.

Farmland has historically been divided into arable for growing corn and other crops, and meadow for hay and grass. In the past, farmers also had access to fallow land, land laid open after the harvest and areas of rougher common ground for grazing livestock. Patterns of settlement in the countryside varied from large, nucleated villages to dispersed settlement areas with scattered, isolated hamlets and farmsteads, both being closely related to the patterns of fields and their associated boundaries in the surrounding landscape. There were many variations between the two extremes of communal open fields with their scattered holdings, which typically developed around larger nucleated settlements, and the anciently enclosed fields of isolated farmsteads and hamlets.

Re-arranging previously communal fields or common pasture land into self-contained private land units enabled the rationalisation of formerly scattered holdings, allowing better management of livestock and rotation of crops. This process of enclosure – evident from the 14th century and even earlier – resulted in the immediate or gradual establishment of new isolated farmsteads out in the fields. It could be undertaken on a piecemeal basis, or in one single phase, the latter form of enclosure being typically more regular in its appearance. Enclosure by parliamentary act, some of which formalised earlier agreements, often resulted in new designed landscapes. Parliamentary enclosure was concentrated in the period 1750 – 1880.

English Heritage has commissioned work on mapping these patterns of settlement in the English countryside, now published as *An Atlas of Rural Settlement in England* (Roberts & Wrathmell 2000) and *Region and Place, A Study of English Rural Settlement* (Roberts & Wrathmell 2002). In summary, it has been demonstrated that a Central Province mostly characterised by nucleated settlement and, by the 14th century, communal fields which

occupied the great majority of the land area, is flanked by a South-Eastern Province and both a Northern and Western Province where settlement is mostly dispersed.

6.2 Wiltshire & Swindon

6.2.1 Settlement Patterns

The study area lies across the boundary between two of the Roberts and Wrathmell provinces; the Central Province to the west with the chalk downland within the Eastern Province. Nationally, the Eastern Province is characterised by dispersed settlement whilst the Central Province is dominated by nucleated villages and can be considered to represent 'village England'.

The boundary between these two Provinces in Wiltshire is marked, as can be seen in Lewis' map of settlement patterns in Wiltshire (Figure 4 bottom right). However, this map suggests that the difference between the Central and Eastern Provinces is reversed: the chalk valleys are lined by linear villages with little dispersed settlement whilst the north-western part of the county is a complex mix of nucleated villages and a high proportion of dispersed settlement. The chalk downs lie within Roberts and Wrathmell's East Wessex sub-province of the Eastern Province. They acknowledge that the pattern of predominantly nucleated settlement with little dispersed settlement in this sub-province stands in contrast with the general pattern. However, they consider that the level of nucleation is comparatively low compared to the levels typical of the Central Province but also admit that the chalk downs of Wiltshire, Hampshire and Dorset could be regarded as a separate Province (Roberts and Wrathmell 2000, 44).

The western part of the study area within the Central Province falls into two sub-provinces; Cotswolds Scarp and Vale and West Wessex. Within these areas there can be high levels of nucleation, particularly in the upper Avon and Thames vales and along the Vale of Pewsey. In West Wessex there can also be high levels of nucleation although the settlements are often small in scale (Roberts and Wrathmell 2000, 51). Whilst linear settlements are present, nucleation often takes the form of irregular agglomerations – clusters of farmsteads and houses, the tightness of the group varying from being a tightly-knit group to a loose cluster of farmsteads linked by a network of lanes and paths.

6.2.2 Key Historical Processes

Rural settlement has always been dynamic; there is ample documentary and archaeological evidence to show how rural settlement in Wiltshire has grown and, at times reduced. It has been suggested that the differences in settlement pattern across the county may be seen as largely originating from as early as the Roman period at least (Lewis 1994, 191).

Chalk

In the chalk landscapes documentary sources such as charter boundaries indicate that the pattern of long, narrow units of land stretching from the valley to the higher downs allowing each community a share of the various resources; water, pasture, arable, downland and often woodland had been established by the 9th-10th centuries (Hooke, 1994) but that these territories may be of early Saxon date, if not of Roman origin (Lewis 1994, 187-8). These units often later became the framework for ecclesiastical parishes but within a parish there could be a number of smaller units called tithings which often related to separate, defined settlements. Whilst access to water largely constrained settlement to the river valleys, there is evidence for

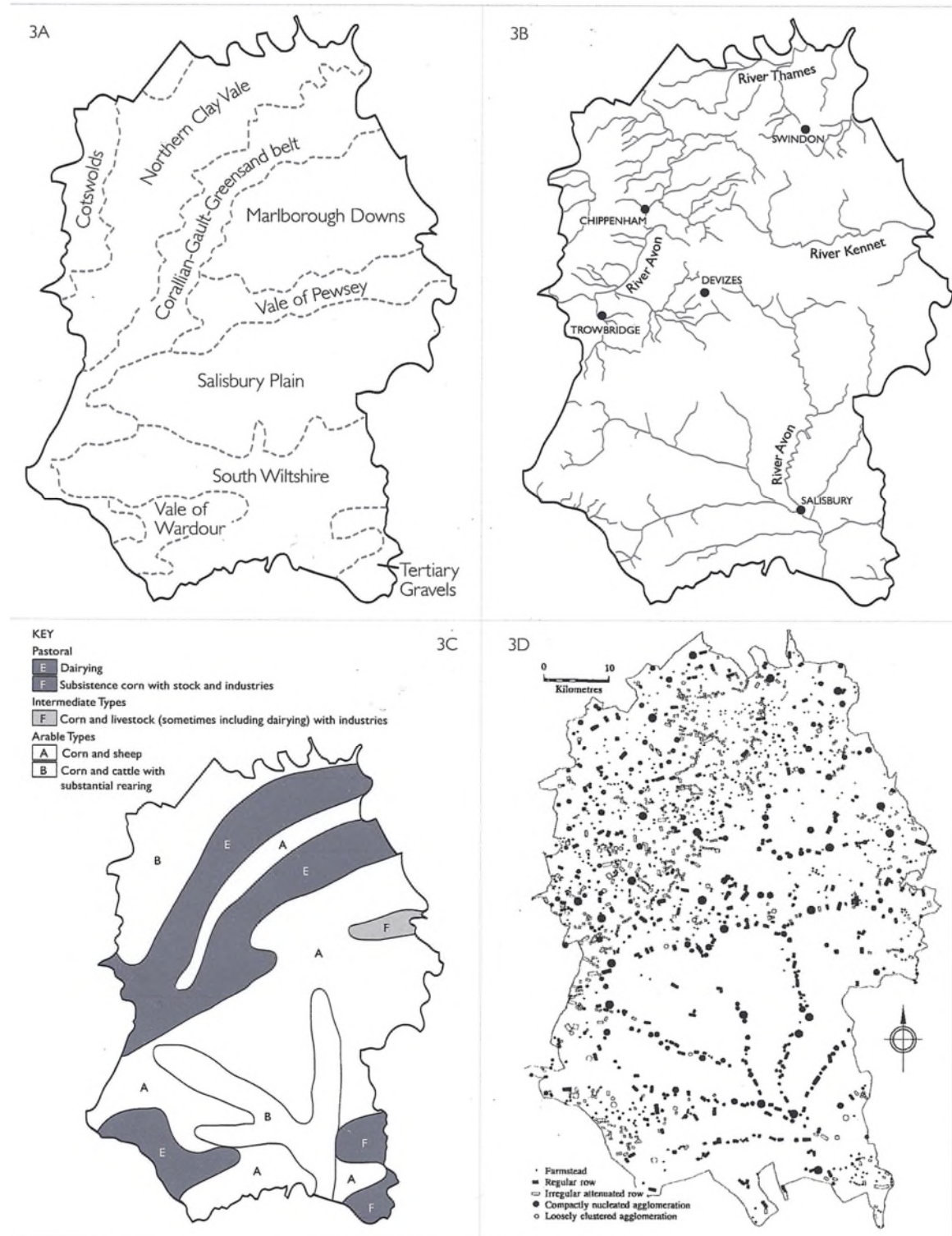


Figure 4 This series of maps shows the relationships between landscape, settlement patterns and agricultural regions. The contrast between the 'chalk and the cheese' is particularly evident. On the chalk downland of much of the south and east of the county, sheep and corn farming was dominant and settlement was concentrated in villages along the river valleys. Here farms could be large, even by national standards. On the heavier soils of the north-west of the county is the 'cheese' – a dairying area where settlement is dispersed with many hamlets and isolated farmsteads. Historically, farms in this area were small. 3A Based upon Wiltshire topographical divisions. Source: *The Medieval Landscape of Wessex* (1994) p.173. © Carenza Lewis; 3B Based upon Wiltshire drainage pattern. Source: *The Medieval Landscape of Wessex* (1994) p.173. © Carenza Lewis; 3C Based upon Farming regions of the South. Source: *The*

Agrarian History of England and Wales, Thirsk, J. Vol. 4 (1967) © Cambridge University Press; 3D Based upon Patterns and Processes in the Medieval Settlement of Wiltshire. Source: The Medieval Landscape of Wessex (1994) p.174. © Carenza Lewis

settlement away from the valleys; earthworks of villages of Roman period, barely different in form from medieval deserted settlement can be found within Salisbury Plain (Lewis 1994, 186) whilst occasional references to 'worth' names in charters such as the 'ealden wurth' on the dip slope of the greensand below the chalk scarp in Fovant recorded in the 10th century indicate that there was some dispersed settlement at that date. This reference however, relates to settlement on greensand, probably near the spring line rather than on the higher chalk downs. However, a detailed study of the parishes of Overton and Fyfield has identified the site of a farmstead on Fyfield Down which has been identified as *Raddun* recorded in documentary sources. Whilst some mid-Saxon pot sherds were found, excavations concluded that the site was in use between c.1200 and 1600 (Fowler 2000, 121-8). Several phases of building development were identified including a long house which was replaced by a farmhouse with a separate stable and animal shed. The farm disappears from the documentary record c.1300 but a possible sheep house remained in use with some possible occasional occupancy in the 14th and 15th centuries. A document of 1493 refers to a 'grange' which may refer to a long, probably open-sided building that stood within an enclosure. This could indicate that in the period before the Black Death population pressure resulted in the development of new settlement away from the river valleys, but to a very limited extent. Alternatively, this was a bercary, a sheep farm deliberately sited in the downs.

Along the river valleys there is extensive evidence for settlement growth up to the 14th century when population levels reached their maximum. The valleys offered little opportunity for new settlements to be created and so the larger population appears to have been accommodated in existing settlements, some showing evidence for extensions which can appear as planned development (Hare 1994, 162). The pressure of the larger populations can most clearly be seen in the development of strip lynchets along slopes that were otherwise unsuitable for arable cultivation.

Population decline after the Black Death resulted in the shrinkage of many settlements and the desertion of some. Durrington in the valley of the Salisbury Avon may be representative of many villages in the chalk; there were 30 customary tenants in the mid-14th century each with a virgate but by the end of the 15th century there were just 19 tenants, some holding more than one virgate (Hare 1994, 167). The 15th century also saw a major change in the way many of the large institutions managed their estates, moving from farming it directly (demesne farming) to leasing the farms. This process was sometimes accompanied by the enclosure by agreement of some of the arable and the movement of villagers away from peasant farming to becoming wage labourers. Small farmers in the chalk areas were put under greater pressure through the movement to shorter leases and annual tenancies during the second half of the 18th century which allowed the landowners to increase rents in line with the market when favourable (Wordie 1984, 332). In some cases this process resulted in the reduction of a village to a single farmstead.

North and west Wiltshire

In the north-west and west of the study area the settlement pattern is 'a dense confusion of settlement of widely varying form and scale' (Lewis 1994, 176). Whilst this part of the county contains high levels of dispersed settlement, Lewis suggests that there are differences in the form of dispersed settlement and that care should be taken to avoid the broad classification of 'dispersed' being allowed to conceal differences in the historic processes that have resulted in

the present pattern (ibid. 191). This is a highly valid warning; the landscape beyond the chalk is highly variable with areas of light soil within the vales, areas of former open fields and wood – pasture landscapes.

In the area between Bradford-on-Avon and Swindon Domesday Book recorded the highest density of plough teams in the county and ridge and furrow can survive as evidence of former open field strips around some of the settlements. In contrast, in the north of the study area the former royal forest of Braydon encompassed an area of woodland that was formerly known as ‘*Ordweald*’ (Hooke 1994, 93). This woodland provided wood pasture for settlements around and beyond Malmesbury. This woodland became a royal forest and Lewis has identified irregular attenuated rows of settlement along its western and eastern boundaries as defined up to 1279 and along a revised boundary after partial disafforestation in 1279. However, there appears to have been no movement into the core area of the forest after its further disafforestation in 1300 (Lewis 1994, 188).

Dispersed settlement has tended to be subject to limited archaeological research in comparison to nucleated settlement. Whilst development in a village may be accompanied by archaeological fieldwork, rarely is this the case on dispersed farmsteads. The pastoral land uses that are frequently associated with dispersed settlement landscapes mean that there are fewer opportunities to discover abandoned sites through techniques such as field-walking. In Wiltshire, the areas of dispersed settlement also tend to be within areas where there was weaker manorial control compared to the strong manorial structure of the chalk (Wordie 1984, 332).

6.2.3 Field Size and Shape

The varied size and shape of fields results from centuries of change, including the clearance of woodland, the improvement of downland, heath and marsh and the reorganisation of farmland (into larger or smaller fields). Field boundaries could be straight or sinuous, the latter often indicating an earlier date (the result of medieval woodland clearance for example or the building of a hedge line along an earlier boundary).

Chalk and Limestone

Across most of the chalk areas of Wiltshire open field farming remained the dominant system until the 18th and 19th centuries (longer than perhaps was the case in much of neighbouring Hampshire) and the number of acts for enclosure of open fields appears to make Wiltshire a model for the conventional understanding of enclosure of this period, similar to that of the Midlands. However, the process is more complex in Wiltshire; the large areas of common downland available in most chalkland parishes represents a major difference between this county and Midland counties such as Leicestershire (Chapman and Seeliger 2001, 111). It is also clear that there were often more than one field system in a parish and that the process of enclosure could occur at different rates in these systems. The importance of the common sheep flock for maintaining fertility of the arable and common pasture on the meadowland often resulted in the reorganisation of common fields rather than their wholesale removal and some acts appear to reinstate common communal arrangements (ibid. 116). It is also clear that the acts obtained often included areas that had long been enclosed. Certainly, large parts of the chalk landscapes were enclosed as a result of Parliamentary enclosure which resulted in the creation of generally large fields with straight boundaries with smaller fields closer to the settlements. However, the long-established ‘framework’ of tracks and droves that typically stretched the length of the long, narrow parishes which often marked territorial divisions between tithings within parishes and between parishes themselves means that the field patterns do not have the strong regularity often associated with this form of enclosure.

Additionally, in some areas the complexity of the topography, for example, on the Marlborough Downs, prohibited the creation of an obviously planned field system.

Although agriculturally there were strong similarities between the chalk and the Cotswolds in the north-west of the study area, the fieldscapes are markedly different. In the Cotswolds the fields tend to be smaller and mostly the result of enclosure by agreement, probably of 16th-18th century date with only small areas where straight field boundaries suggest later enclosure of remnants of downland or common pasture.

Vales

As with the settlement patterns, the vales landscapes of the study area show a great contrast and complexity due to the varying soils and topography. Generally, the fields of the Avon Vale and Upper Thames Clay Vale landscapes are considerably smaller than those of the chalk. Whilst there are blocks of small and medium scale fields with straight boundaries that are clearly the result of planned enclosure, the predominant pattern across most of these parts of the study area is one of piecemeal enclosure. Often, the slightly curving field boundaries have dog-leg changes in direction indicative of the boundary following the course of inter-locking headlands of former strip fields which were enclosed by agreement. This process of enclosure is thought to have largely been completed by the 17th century although some areas of open field and areas of common remained to be enclosed in the early 19th century, as at Great Somerford (see Appendix II). Small, irregular fields created through a process of assarting, the clearance of woodland in the medieval period, are found in some small parts of the vales, for example, in the area of the former royal forest of Braydon to the east of Malmesbury in the Upper Thames Clay Vale. Braydon was subject to episodes of disafforestation from the late 13th century and was largely disafforested by 1300 (Lewis 1984, 188) and it is probable that some of the present fieldscapes in this area date from this period. However, the enclosure of common that was formerly purlieu within the forest commenced in the 17th century and was subject to several phases of enclosure into the 19th century (see Minety case study in Appendix II).

The Vale of Wardour in the south-west of the county differs from the Avon Vales in that the fields are predominantly small and irregular, typical of fields carved out of woodland in a process of assarting typically in the 12th and 13th centuries. Fields of this type are most strongly representative in the area between Shaftesbury, Tisbury and Mere, as seen in the Semley case study (Appendix II).

Heathland Edge

The south-east corner of the study area extends into the northern part of the New Forest where a typical wood – pasture landscape of small irregular fields cut from woodland by the 14th century gives way to heathland edge with small, regular fields representing late 18th and 19th century attempts to improve the heath.

6.2.4 Estates

Wiltshire was a county which had 40 landowners with over 3,000 acres in 1871 (Wade Martins 2002, 221). These large estates were predominantly located within the chalk where the extensive areas of downland boosted the size of land-holdings. Amongst the largest landowners were the Earl of Pembroke at Wilton who owned 39,000 acres and the Marquess of Bath at Longleat. These estates invested heavily in farmsteads, the Earl of Pembroke being noted for building or rebuilding over 50 farmsteads in the mid-19th century, and in enclosure. Large sums were also invested in cottages for labourers, the estate being commended for its

efforts in improving the conditions of the poor. On the Pembroke estate better farming practices were encouraged through increasing rents to force the use of improved methods of husbandry which often meant old tenants leaving and new farmers with capital available arriving (Crittall, 1959). On the Longleat estate there was large scale enclosure by act and investment in model farms.

Not all estates invested in their buildings; the Savernake Estate of the marquesses of Ailesbury was in financial trouble due to expenditure on a large new house at Tottenham Park in the early 19th century and funds for the estate were limited. Estate buildings were neglected and any repairs undertaken used poor quality materials and workmanship. Although longer repairing leases were offered to tenants, the land tax was added to rents and most of the good tenants moved from the estate. The second largest estate in the county was known for its bad farmers and low rents (Crittall, 1959). It was claimed that the barns on the estate were three times too big and remained in the villages rather than being built out in the fields.

7.0 RESULTS

7.1 Historic Farmsteads Mapping

The farmsteads mapping recorded sites that appeared to have agricultural character as identified from the 2nd Edition Ordnance Survey maps of c.1900 across Wiltshire and Swindon. The recorded sites were assigned one of three principal classifications:

Classification	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn House with or without outbuildings that appears to have possibly had an agricultural association
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A total of 4034 farmsteads, 2772 outfarms and field barns and 39 smallholdings were recorded across the study area. Identification of farmsteads located within nucleated settlement can be problematic and in some cases it is only the presence of listed agricultural buildings that allows a positive identification. The recording of field barns located close to settlements also raises difficulties. The identification of smallholdings which often consist of a small house, sometimes with buildings that are of the scale of small sheds is difficult and often relies on their position and the character of the landscape around them. Therefore, this category in particular is almost certainly under-recorded.

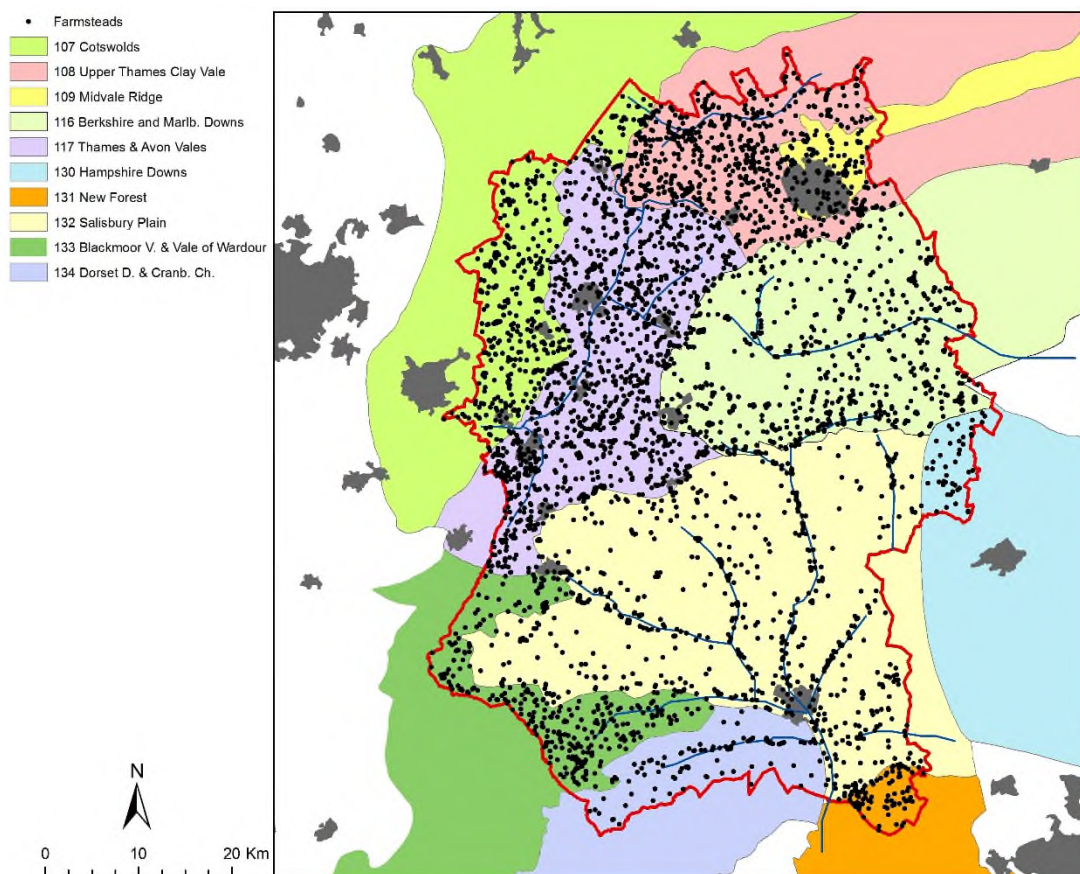


Figure 5 Distribution of all farmsteads recorded from the 2nd Edition Ordnance Survey mapping

7.2 Historic Farmsteads: Landscape and Settlement Context

The settlement context of the farmsteads was recorded using the following classifications:

Location Primary Attribute	VILL	Village location
	HAM	Hamlet location
	FC	Loose farmstead cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads will probably be linked by roads, tracks or paths.
	ISO	Isolated position. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.
	PARK	Located within a park
	SMV	Shrunken village site
	CM	Church and Manor Farm group (or other high status farmstead)
URB	Urban	

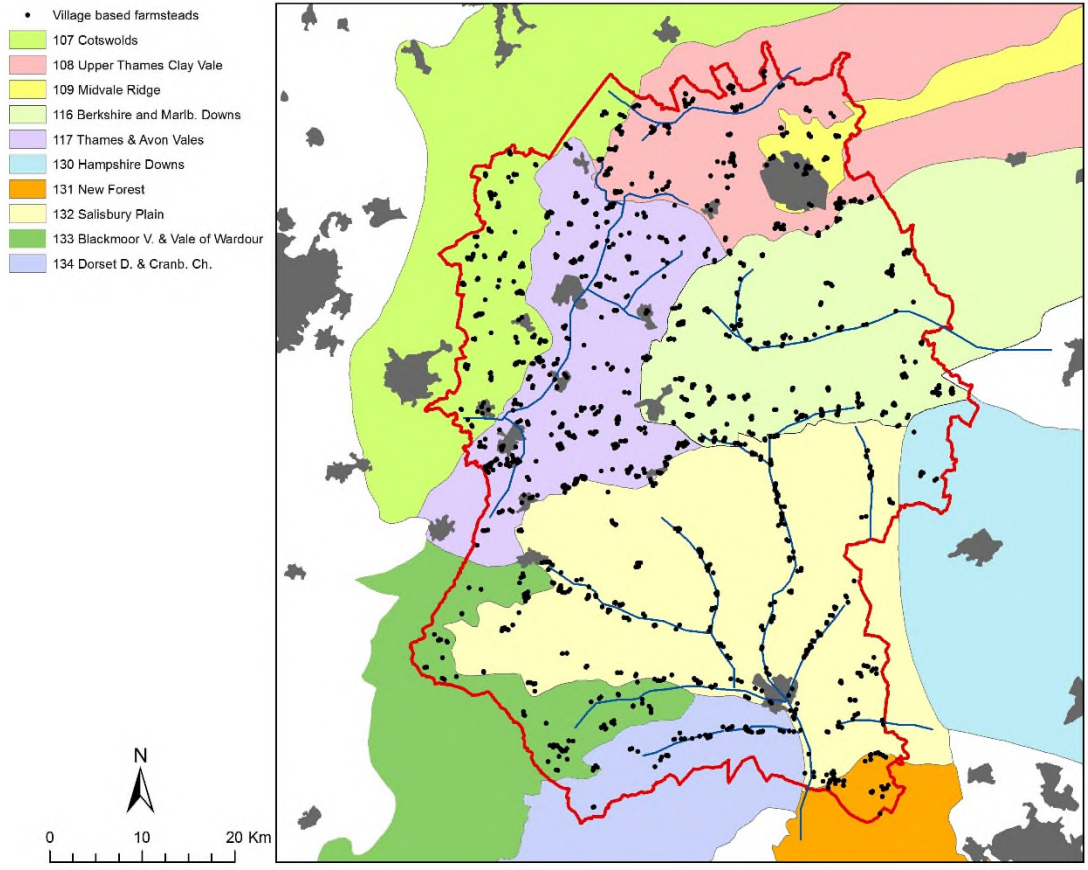
NCA (No. farmsteads)	VILL	HAM	FC	ISO	PARK	CM	URB
107 Cotswolds (397)	143	45	3	195	10	1	0
	36.0%	11.3%	0.8%	49.1%	2.5%	0.3%	-
108 Upper Thames Clay Vales (617)	166	52	33	363	1	1	1
	26.9%	8.4%	5.3%	58.8%	0.2%	0.2%	0.2%
109 Midvale Ridge (99)	30	0	3	62	3	0	1
	30.3%	-	3.0%	62.6%	3.0%	-	1.0%
116 Berkshire and Marlborough Downs (610)	270	70	5	257	6	1	1
	44.3%	11.5%	0.8%	42.1%	1.0%	0.2%	0.2%
117 Avon Vales (1122)	350	117	24	608	12	2	9
	31.2%	10.4%	2.1%	54.2%	1.1%	0.2%	0.8%
130 Hampshire Downs (45)	7	6	0	29	3	0	0
	15.6%	13.3%	-	64.4%	6.7%	-	-
131 New Forest (76)	28	6	2	37	3	0	0
	36.8%	7.9%	2.6%	48.7%	3.9%	-	-
132 Salisbury Plain (668)	359	43	0	250	12	3	1
	53.7%	6.4%	-	37.4%	1.8%	0.4%	0.1%
133 Blackmoor Vale and Vale of Wardour (308)	89	19	12	184	2	2	0
	28.9%	6.2%	3.9%	59.7%	0.6%	0.6%	-
134 Dorset Downs and Cranborne Chase (93)	51	4	0	36	1	1	0
	54.8%	4.3%	-	38.7%	1.1%	1.1%	-
Total (4033)	1493	363	82	2024	53	11	13
	37.0%	9.0%	2.0%	50.1%	1.3%	0.3%	0.3%

The recording of the location of farmsteads in relation to settlement pattern clearly demonstrates the differences between the Central and Eastern Provinces. In the chalk downs areas the dominance of villages along the river valleys is clear apart from within the Vale of Pewsey where villages are spread across the wide vale (Figure 6). A string of villages set at the foot of the chalk scarp, particularly at the north-west edge of the Salisbury Plain NCA (but falling within the Thames and Avon Vales) and the northern edge of the Berkshire and Marlborough Downs (within the Upper Thames Clay Vales) are a notable feature of the distribution of villages in the study area. In the chalk areas farmsteads located in villages form the highest proportion of recorded sites although the Berkshire and Marlborough Downs differ from the Salisbury Plain and Dorset Downs areas in having a slightly lower proportion of village based farmsteads with a comparatively higher percentage of farmsteads within hamlets, some of which may represent shrunken villages.

Although the Upper Thames Clay Vales and Avon Vales lie within the Central Province where nucleated settlement is predominant, within the study area farmsteads in these areas located in villages represent a relatively low proportion of the recorded sites (27-36%) this reflects the inter-mixing of settlement with high levels of isolated, dispersed farmsteads, for example, 58.8% in the Upper Thames Clay Vales and 62.6% along the Midvale Ridge. Similarly, in the Blackmoor Vale and Vale of Wardour NCA small villages containing only one or two farmsteads are proportionally over-shadowed by isolated farmsteads (28.9% in villages, 6.2% in hamlets compared to 59.7% isolated) (Figure 8).

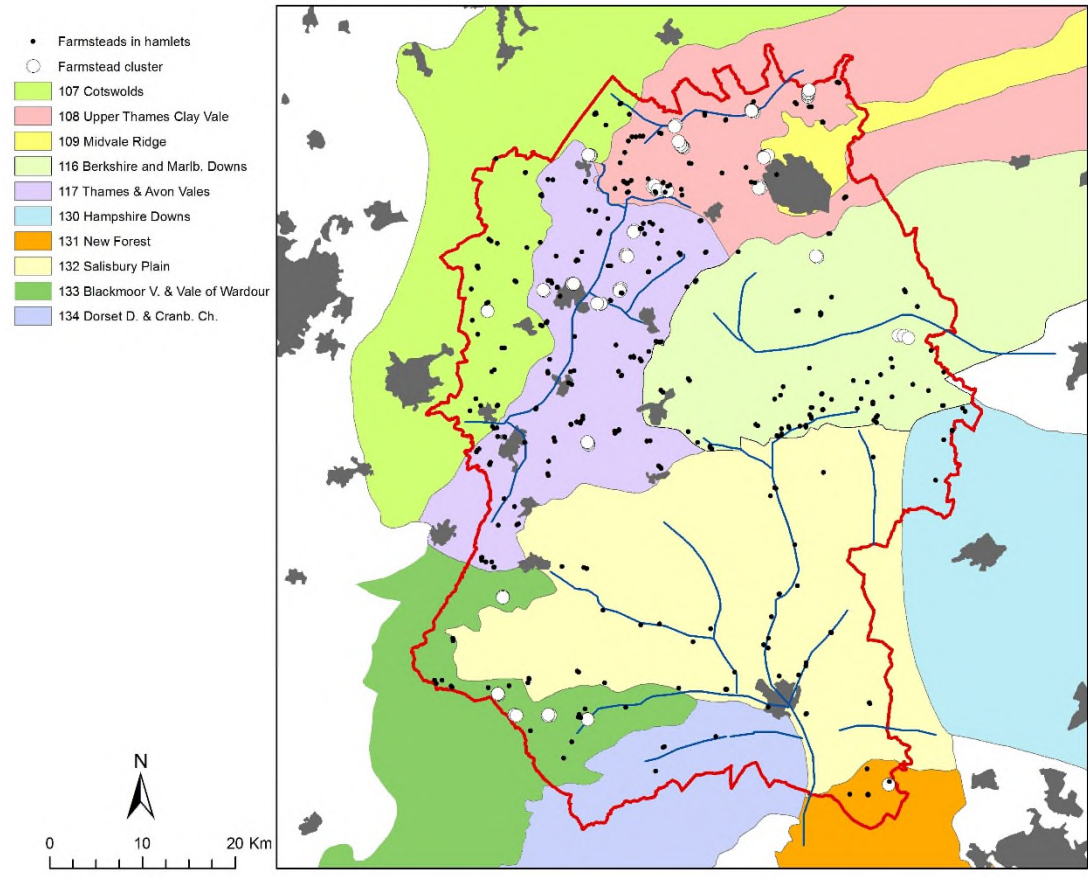
Hamlets are concentrated in the western part of the study area except for within the Berkshire and Marlborough Downs where hamlets are found in relatively high numbers along the Vale of Pewsey (Figure 7). Hamlets along the river valleys of the Salisbury Plain area are most likely to represent shrunken settlements, settlement contraction often represented by earthwork remains being a feature of the chalk valleys.

Numerically farmsteads located within landscaped parks are concentrated within the Avon Vales and Cotswolds although proportionally only in the Cotswolds does the proportion of farmsteads in parks rise above the study area average (2.5% against a county average of 1.3%). Other areas such as the New Forest and Hampshire Downs also rise above the study area average but based on relatively small samples – taken at the NCA level these areas have relatively low proportions of farmsteads within parks (Figure 9).



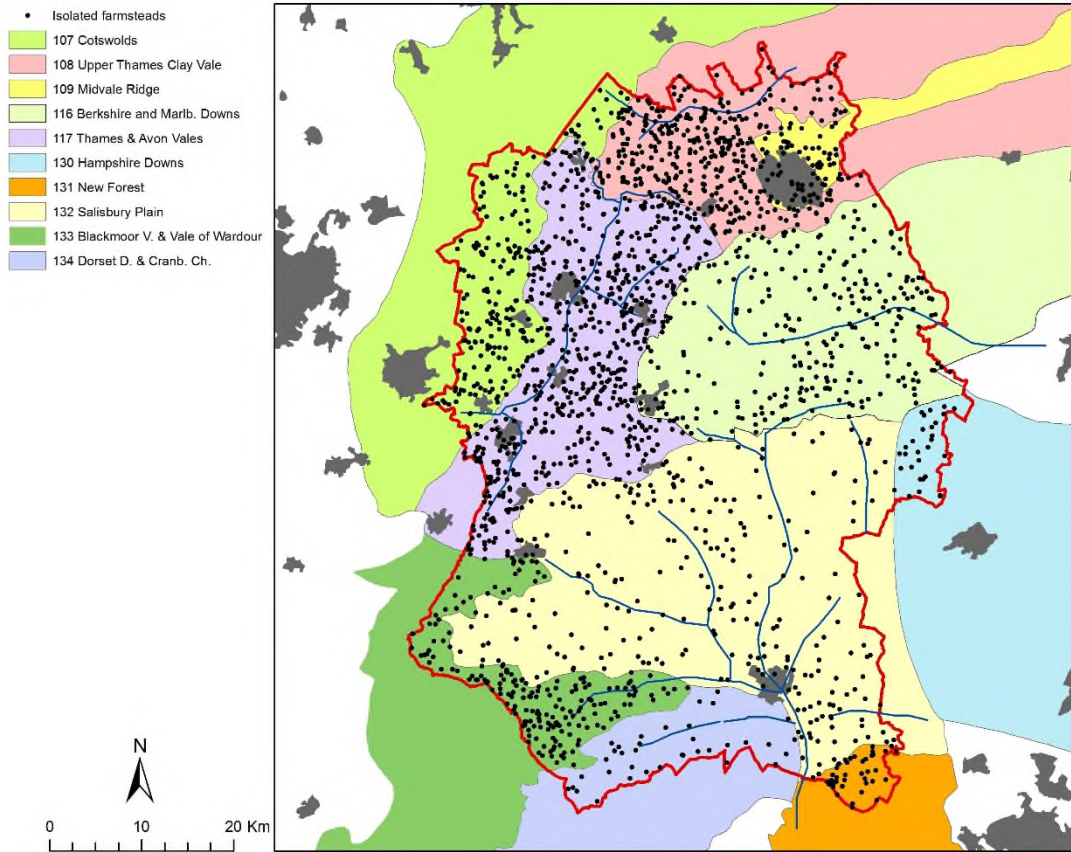
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Figure 6 Farmsteads in villages



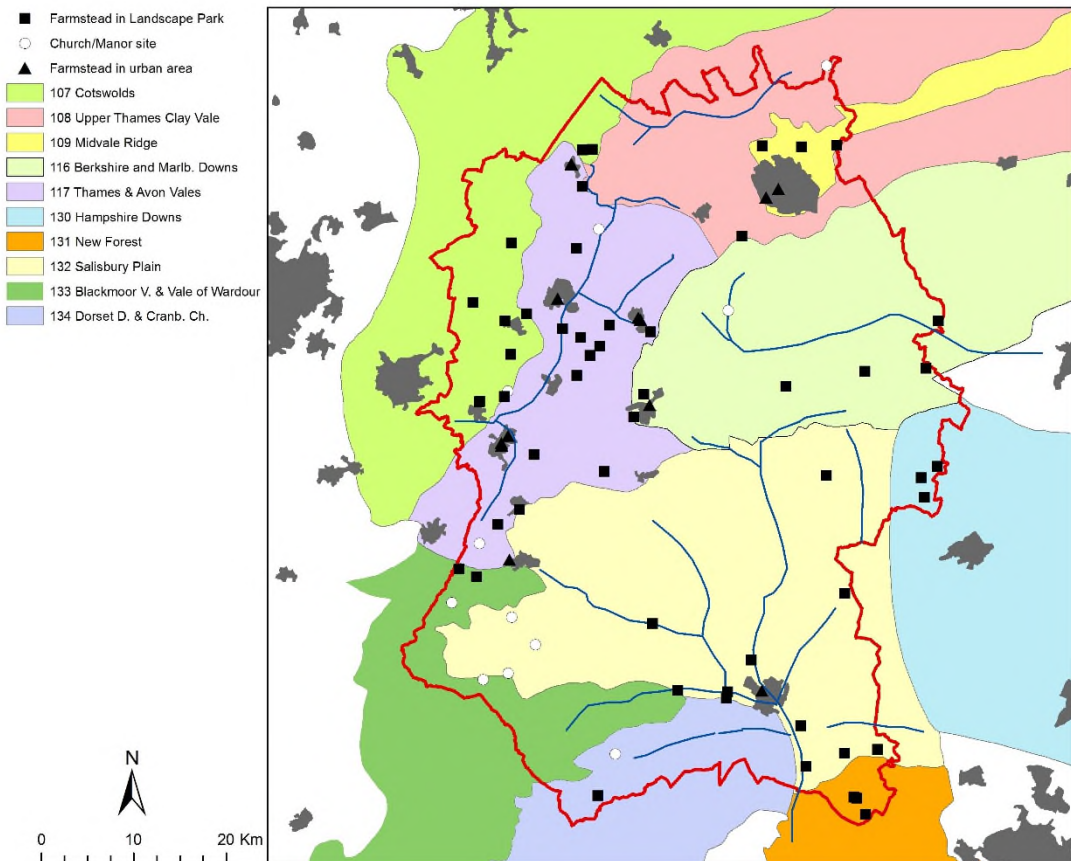
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Figure 7 Farmsteads in hamlets and farmstead clusters



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Figure 8 Isolated farmsteads



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Figure 9 Farmsteads in landscape parks, church/manor sites and in urban areas

7.3 20th Century Change

Each farmstead was assigned to one of six categories below and Figure 10:

Survival	EXT	Extant – no apparent alteration
	ALT	Partial Loss – less than 50% change
	ALTS	Significant Loss – more than 50% alteration
	DEM	Total Change – Farmstead survives but complete alteration to plan
	HOUS	Farmhouse only survives
	LOST	Farmstead/Outfarm totally demolished

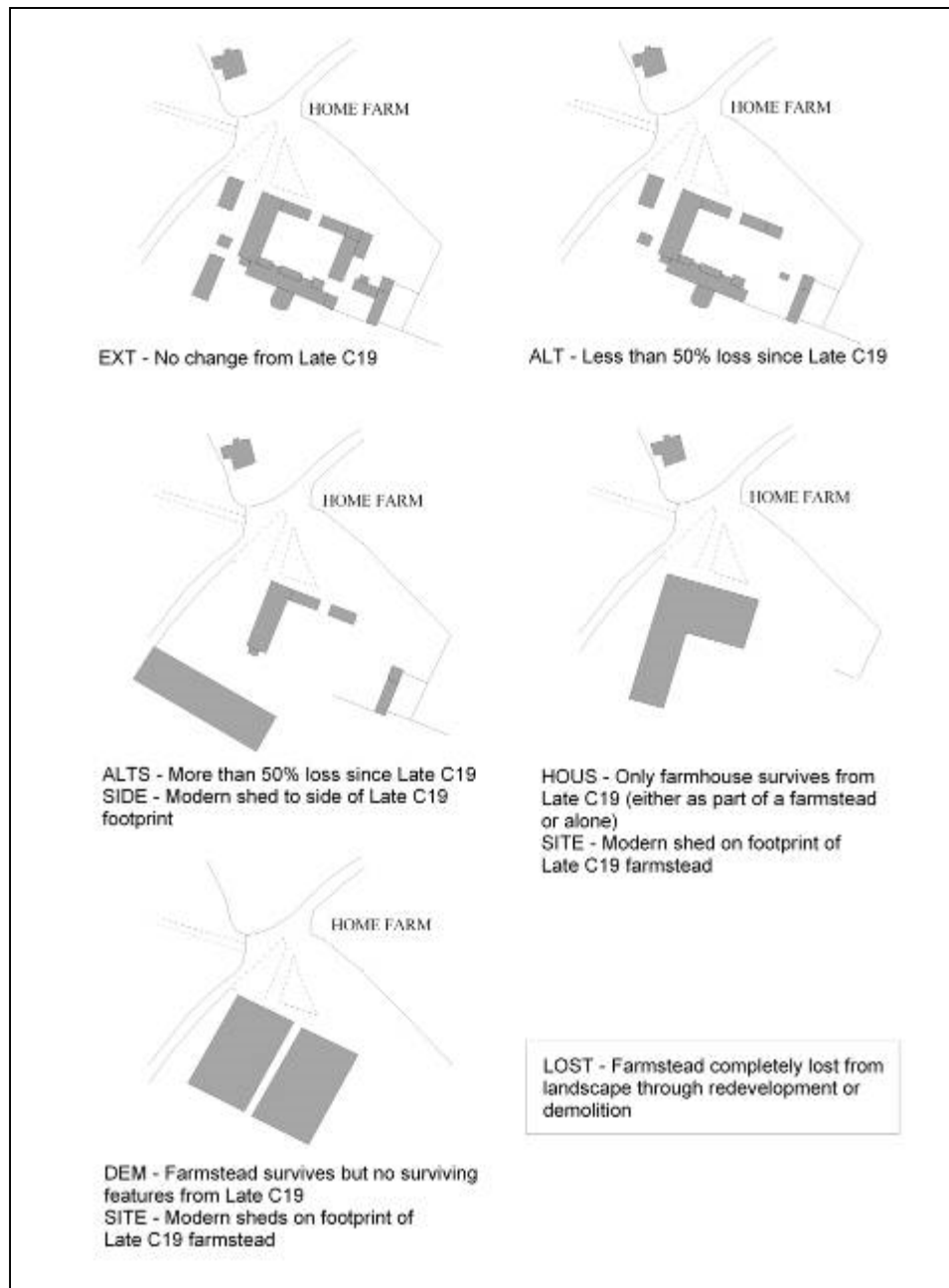


Figure 10 Guide to recording the levels of change recorded between 2nd Edition OS maps and modern mapping and the presence of sheds

7.3.1 Change by National Character Area

NCA (No. farmsteads)	Extant	Alt <50%	Alt & Ext	Alts >50%	House	Dem	Lost
107 Cotswolds (397)	59	257		28	35	0	17
	14.9%	64.7%	79.6%	7.1%	8.8%	-	4.3%
108 Upper Thames Clay Vales (617)	34	217		139	106	19	99
	5.5%	35.1%	40.6%	22.5%	17.2%	3.1%	16.0%
109 Midvale Ridge (99)	3	14		19	18	1	41
	3.0%	14.1%	17.1%	19.2%	18.2%	1.0%	41.4%
116 Berkshire and Marlborough Downs (610)	32	182		164	135	8	88
	5.2%	29.8%	35.0%	26.9%	22.1%	1.3%	14.4%
117 Avon Vales (1122)	107	471		209	187	14	132
	9.5%	42.0%	51.5%	18.6%	16.7%	1.2%	11.8%
130 Hampshire Downs (45)	1	16		14	5	3	6
	2.2%	35.6%	37.8%	31.1%	11.1%	6.7%	13.3%
131 New Forest (76)	4	25		7	25	1	14
	5.3%	32.9%	38.2%	9.2%	32.9%	1.3%	18.4%
132 Salisbury Plain (668)	56	238		131	103	9	122
	8.4%	35.6%	44.2%	19.6%	15.4%	1.3%	18.3%
133 Blackmoor Vale and Vale of Wardour (308)	30	167		39	46	1	23
	9.7%	54.2%	63.9%	12.7%	14.9%	0.3%	7.5%
134 Dorset Downs and Cranborne Chase (93)	9	43		21	15	0	5
	9.7%	46.2%	55.9%	22.6%	16.1%	-	5.4%
Total (4033)	334	1629		770	675	56	547
	8.3%	40.4%	48.7%	19.1%	16.7%	1.4%	13.6%

Examination of the change statistics by NCA (Figure 11) shows that, other than the small area of the Midvale Ridge mapped in this project, the area with the greatest level of change is the Berkshire and Marlborough Downs with just 34% of its recorded farmsteads retaining more than 50% of their historic form. Obviously, this only reflects the Wiltshire portion of the National Character Area but the result makes this area of downland stand out from the other areas of chalk downs in southern England that have been subject to mapping – all have at least 50% of farmsteads within the two categories of least change (the result from the small area of the Hampshire Downs within Wiltshire (37.8%) does not significantly alter the overall level of change across the NCA which stands at 50%). The relatively higher levels of change in the Berkshire and Marlborough Downs cannot be explained solely by the growth of the urban area of Swindon. This area has a high proportion of farmsteads that are represented by the farmhouse only (22%), almost half of which were village-based farmsteads, probably reflecting movement of farmsteads out of the villages and the removal of the historic farmstead from agriculture. It is also possible that some of the change is related to the continuing agricultural operations of large farmsteads where traditional buildings have either been demolished and replaced by modern buildings.

The high levels of change recorded for the Midvale Ridge are likely to have been skewed by the growth of Swindon resulting in the high figure of 41.4% of farmsteads being completely lost.

Mapping of the remainder of the area is likely to result in a lower overall figure for the NCA. Relatively high levels of complete loss were also recorded in the New Forest (18.4%), Salisbury Plain (18.3%) and the Upper Thames Clay Vale (16.0%).

The Wiltshire part of the Cotswolds retains the highest proportion of farmsteads with more than 50% of their historic form intact (79.6%), well above the next highest result of 63.9% recorded in the Wiltshire portion of the Blackmoor Vale and Vale of Wardour. The Wiltshire Cotswolds result is comparable to the results obtained in the mapping of the Worcestershire and Warwickshire parts of the NCA although these are interim results as the bulk of the character area across Gloucestershire and Oxfordshire has not yet been mapped. Even so, it would be surprising if there was a significant variance in the levels of change and so it is considered that the Cotswolds stands out as one of the areas with the highest survival of historic farmstead character in lowland England. The reasons for this can only be surmised at this stage, but a key factor underpinning this level of survival has to be high quality of stone buildings sometimes funded by wealth from the cloth industry and the development by the late 19th century of well-built medium – large scale farmsteads that were capable of adaptation for agriculture or new uses.

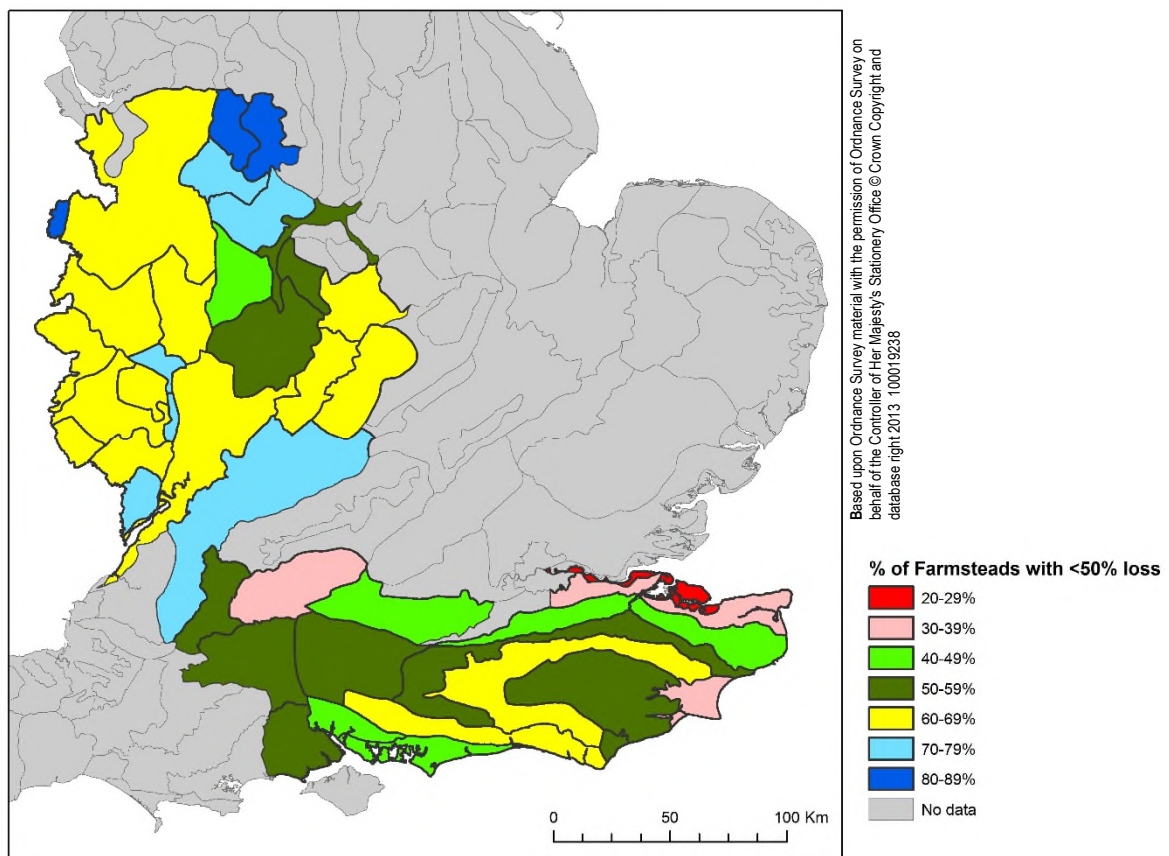


Figure 11

7.3.2 Change and Plan Type

In general the survival of farmstead character is related to the scale of the farmstead; smaller farmstead types are more vulnerable to the complete loss of farmstead character than larger plan types. The mapping data has been analysed against the three categories of change representing the complete loss of historic farmstead character; HOUS (only the farmhouse survives) DEM (the site survives as a farm but no c.1900 buildings survive) and LOST, the

farmstead has been completely lost from the landscape and is now either green-field or has been developed for non-agricultural uses i.e. housing estates. The data has also been analysed against the two categories representing least change, EXT and ALT (less than 50% loss of historic form). The extent of change by the various plan forms is set out in the tables below.

The plan types that have experienced the highest proportion of significant change and those that survive in the two categories of least change are:

<i>Plan type</i>	<i>% HOUS, DEM or LOST</i>	<i>Plan type</i>	<i>% EXT or ALT</i>
DISPCL	60.4	RCE F H T Z	71.7
LIN	52.3	ROW	54.5
DISPDW	50.0	LCL RCL4	54.2
LC1	44.0	RCU	53.4
LP	38.6	RCL	52.9
LC2	37.1	LP	52.9
RCL	36.9	RCFULL	51.6
ROW	36.4	LC3	51.3
RCFULL	33.6	RCMY	51.2
LCL RCL3	31.4	LCL RCL3	50.5
RCU	30.4	DISPDW	50.0
LC3	27.2	LC2	49.7
DISPMY	25.6	LC1	48.3
LCL RCL4	23.1	LIN	45.3
LC4	20.0	DISPMY	42.4
RCMY	18.7	DISPCL	32.2
RCE F H T Z	15.2	LC4	23.3

The data confirms, as has been seen in other mapping projects in the South East, that the small plan types, headed by Dispersed Cluster plans, Linears, small Loose Courtyards and regular L-plans have been most susceptible to the complete loss of farmstead character.

In contrast, several of the large and medium scale Regular Courtyard forms have the highest proportion of sites in the two categories of least change. However, these lists are not the inverse of each other – Loose Courtyard (4 sides) and Dispersed Multi-yard plans appear near the bottom of both lists indicating that a relatively large proportion of these farmsteads survive but with over 50% loss of historic form.

7.4 Dating Evidence for Recorded Historic Farmsteads

7.4.1 Farmstead Date

The existing stock of traditional farm buildings results from centuries of change and development. As a general rule, farmhouses pre-date farm buildings, even in areas of 18th and 19th century enclosure. Larger-scale and higher-status buildings, which were consistently used for the same purpose or capable of being adapted to later uses, generally have the greatest chance of survival. It follows that barns are the overwhelming type of building to have survived from before 1750, and that steadings adapted or built anew in the later 18th and 19th centuries have retained evidence for a greater diversity of functions. These patterns of survival provide an indication of where and when change occurred, a process that Peter Smith, in his overview of 'The Architectural Personality of Britain', has termed *historical relativity* (Smith, 1980, 2). This arises from a combination of factors such as patterns of lordship, tenure and the distribution of wealth and the emergence of market-based and specialised regional economies, which found their reflection in distinctive local and regional traditions of farmstead and building types. Landscape-scale studies of buildings have generally viewed them within the context of geology, topography and administrative boundaries rather than as part of deeply-rooted patterns of land use and settlement. Most vernacular building studies operate at the level of individual buildings, parishes or counties, and archaeological research agendas that deal with the post-medieval period are predominantly urban and industrial in tone (Newman 2005). In the case of farmsteads, we know far less *at a landscape scale* about the working than the domestic buildings, which recent research has revealed are subject to very different processes of change, and far more about the nature and processes of change affecting hedgerows, boundary walls and woodland (Gaskell and Owen 2005, 37-8, 85-9).

By utilising date information held within listed building and Historic Environment Record data, farmsteads can be assigned a date representing the earliest surviving building within the group. Within this project the date of the farmhouse and any listed agricultural buildings was recorded separately. This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding of the historic character of the landscapes around them. The great bulk of the buildings entered onto the Wiltshire Historic Environment Record are listed buildings. Any analysis of the statutory lists must of course be subject to a long list of caveats, prime amongst these being the resourcing, date and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing. Subsequent research on individual buildings has shown that many list descriptions place too late a date on them, largely because evidence was missed (for instance, if an internal inspection was not made as many farmhouses have internal details showing them to be older than the external appearance) or concealed. This is particularly the case in landscapes characterised by isolated farmsteads and hamlets, which were far more time-consuming to survey than areas of nucleated settlement. Any distributions of listed buildings will thus show the *visible* and *evident* time-depth of the present building stock, and it is important to note that, as the identification of complete pre-1750 buildings has been a key objective of all survey work, very few which do not *externally* belong to this date have been omitted.

Recently-published maps for England of listed building distributions have illustrated the potential for mapping the distributions of the surviving historic building stock in relationship to historically-conditioned patterns of landscape character and patterns of settlement. Though listed buildings only provide a proxy for early buildings it has been shown that there is a close link, for example, between concentrations of pre-1750 buildings and landscapes marked by high to extremely high rates of dispersed settlement and ancient enclosure, where earlier

phases of rebuilding have been sufficiently robust and adaptable to have survived to the present day. In contrast, the most sparse distributions of the pre-1750 period are particularly evident in areas where village-based open-field farming was most dominant and persisted longest, and where the small and intermixed holdings of freeholders and tenants were subject to high levels of loss and amalgamation from the later 18th century (Lake and Edwards 2006 and 2007).

Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century) 19 th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century)

NCA	DATED BY FARMHOUSE					DATED BY WORKING BUILDING			
	MED	C17	C18	C19L	C19	MED	C17	C18	C19L
107 Cotswolds (397)	24	118	50	30	170	9	28	47	13
	6.0%	29.7%	12.6%	7.6%	42.8%	2.3%	7.1%	11.8%	3.3%
108 Upper Thames Clay Vales (617)	12	45	52	30	468	3	5	18	5
	1.9%	7.3%	8.4%	4.9%	75.9%	0.5%	0.8%	2.9%	0.8%
109 Midvale Ridge (99)	1	8	7	7	74	0	0	2	2
	1.0%	8.1%	7.1%	7.1%	74.7%	-	-	2.0%	2.0%
116 Berkshire & Marlborough Downs (610)	39	68	65	48	376	3	12	37	9
	6.4%	11.1%	10.7%	7.9%	61.6%	0.5%	2.0%	6.1%	1.5%
117 Avon Vales (1122)	69	161	154	72	655	13	20	52	10
	6.1%	14.3%	13.7%	6.4%	58.4%	1.2%	1.8%	4.6%	0.9%
130 Hampshire Downs (45)	0	4	8	0	31	0	3	3	1
	-	8.9%	17.8%	-	68.9%	-	6.7%	6.7%	2.2%
131 New Forest (76)	5	11	1	0	59	0	0	4	0
	6.6%	14.5%	1.3%	-	77.6%	-	-	5.3%	-
132 Salisbury Plain (668)	36	97	86	30	405	9	21	33	9
	5.4%	14.5%	12.9%	4.5%	60.5%	1.3%	3.1%	4.9%	1.3%
133 Blackmoor Vale and Vale of Wardour (308)	11	31	23	16	225	3	3	7	4
	3.6%	10.1%	7.5%	5.2%	73.1%	1.0%	1.0%	2.3%	1.3%
134 Dorset Downs and Cranborne Chase (93)	4	16	15	5	50	0	3	13	0
	4.3%	17.2%	16.1%	5.4%	53.8%	-	3.2%	14.0%	-
Total (4033)	201	559	461	239	2509	40	95	216	53
	5.0%	13.8%	11.4%	5.9%	62.1%	1.0%	2.4%	5.4%	1.3%

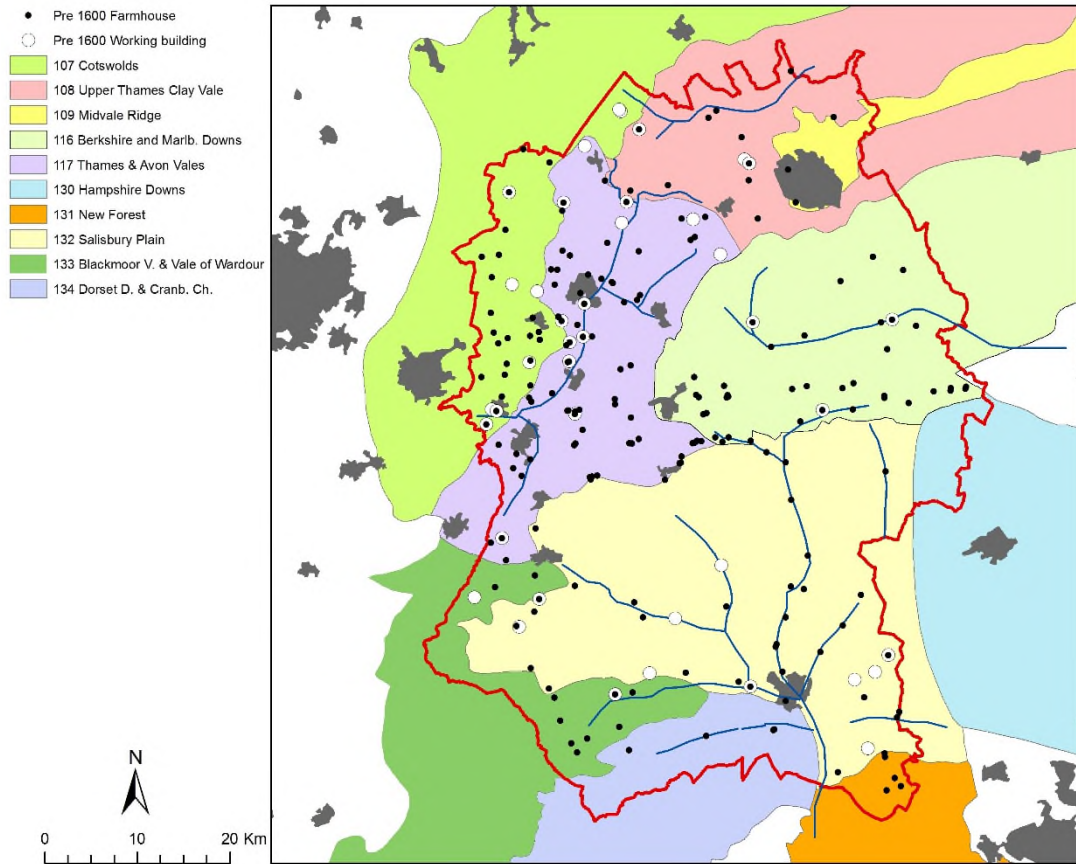


Figure 12 Pre 1600 farmsteads

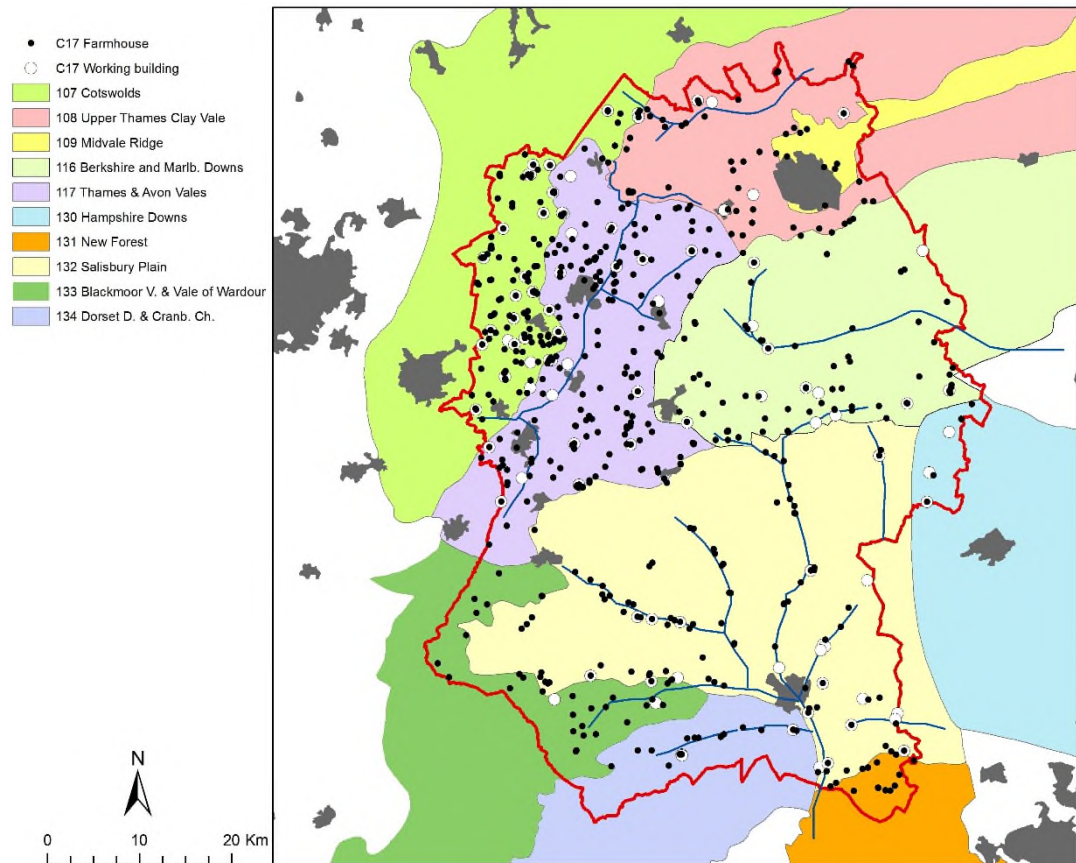


Figure 13 17th century farmsteads

The average of recorded farmsteads across the study area having a farmhouse dating from before 1600 is 5% of farmsteads (201) and 1% (40) with a Pre 1600 listed working building. There are just 21 sites across the study area that retain both a farmhouse and working building dating from before 1600, the majority lying along the Avon Vale. Twenty-four of the 201 farmsteads with a Pre 1600 farmhouse are now only represented by the farmhouse and so have lost their farmstead character.

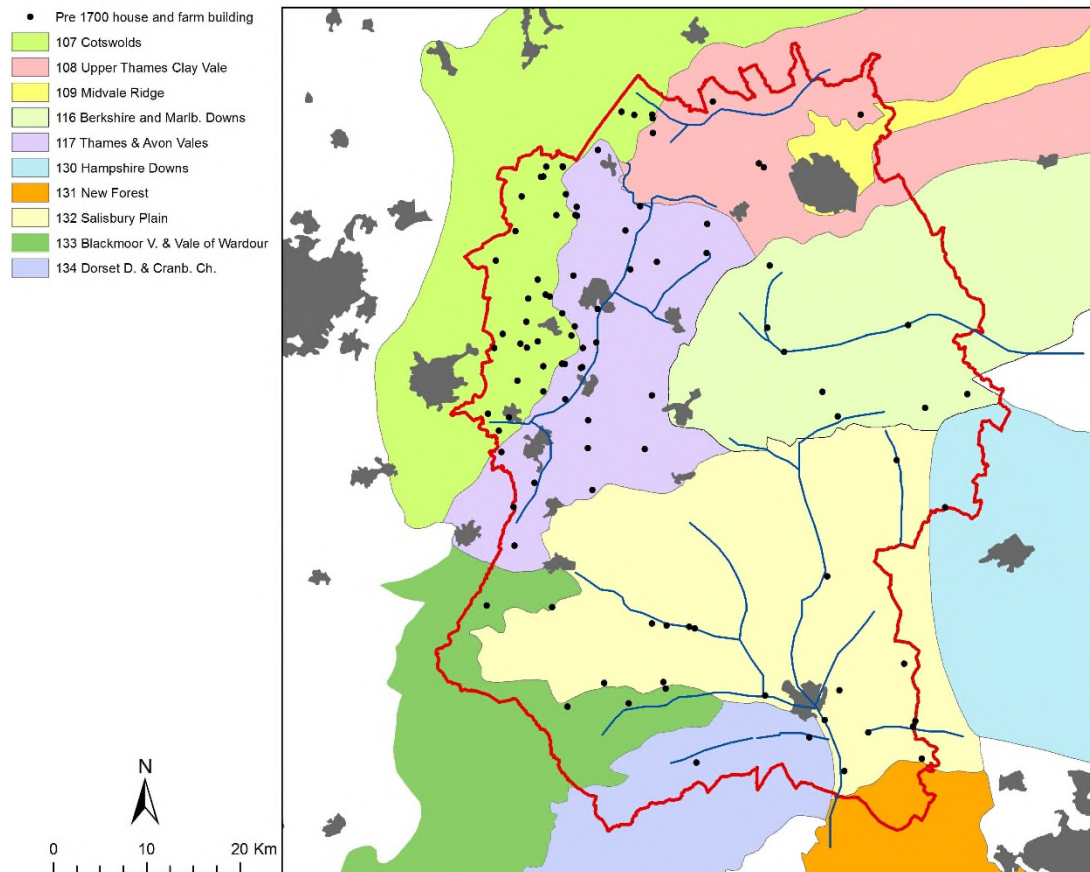
The maps showing the distribution of farmsteads with recorded buildings dated from before 1600 (Figure 12) shows a numerical weighting to the north-west of the county and, to a lesser extent, along the Vale of Pewsey. However, in proportion terms there is little difference between the NCAs, there being only a 3% range between the percentage of Pre 1600 farmhouses in the Blackmoor Vale and Vale of Wardour and the New Forest (excluding the Midvale Ridge (1%) where the mapping data represents a small part of the NCA and covers an area of high change due to the growth of Swindon and the small area of the Hampshire Downs NCA). Within the Berkshire and Marlborough Downs area the distribution is concentrated in the Vale of Pewsey, the northern and central parts of the area having a low distribution of early surviving farmstead buildings. Within the Salisbury Plain NCA there appears to be little difference in terms of the survival of Pre 1600 farm buildings between the various valleys that cut across the landscape – low numbers of early dated farmsteads are found in all the valleys.

As noted above, there are relatively few farmsteads (40) that retain a Pre 1600 working building. Thirteen of these are within the Avon Vales (largely avoiding the Corallian Ridge) and there are nine in both the Cotswolds and Salisbury Plain and West Wiltshire Downs NCA. In the latter area these buildings are found in the Nadder, Wylde and Till valleys whilst there is a small cluster of four sites in the south-east corner of the area in a small area of wood – pasture landscape on the edge of the New Forest. The area of the Dorset Downs and Cranborne Chase mapped within Wiltshire contains no Pre 1600 working buildings.

17th Century Farmsteads

Farmsteads with 17th century farm houses are the most numerous of the dated farmsteads with 559 sites representing 13.9% of the total farmsteads recorded (Figure 13). As with dated Pre 1600 farmsteads, the distribution is numerically weighted to the north-west of the study area with the Cotswolds particularly standing out with 118 sites (29.7% of its recorded farmsteads) and the Avon Vales having 161 farmsteads (14.3%) with a 17th century farmhouse. The Salisbury Plain and West Wiltshire Downs NCA has 97 sites (14.5%) a high proportion of which are located within the Wylde Valley, and the Berkshire and Marlborough Downs where there are 68 sites (11.1%), again with the majority of these being located in the Vale of Pewsey.

The Cotswolds also has a higher percentage of surviving working buildings of 17th century date; 7.1% compared to 3.1% and 2.0% in the Salisbury Plain and Berkshire and Marlborough Downs areas respectively. Within the Cotswolds area there is a particular concentration in the area around Corsham, particularly on the ridge to the south of the town. The wood–pasture area of the Blackmoor Vale and Vale of Wardour, which, as in similar types in Hampshire, Sussex and Kent, might be expected to see higher levels of survival of early farm buildings, has 10.1% of sites with a 17th century farmhouse and 1.0% with a working building of that date – lower than the neighbouring Salisbury Plain and the Dorset Downs and Cranborne Chase areas.



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Figure 14

Farmsteads that retain both a farmhouse and one or more working buildings dating from before 1700 are particularly significant heritage assets. There are 99 farmstead sites in the study area that retain such a combination of farmhouse and agricultural buildings (Figure 14). These farmsteads are strongly clustered in the north-west of the county, particularly in the southern part of the Cotswolds and the adjacent part of the Avon Vales. Despite the concentration of farmsteads with either pre 1700 farmhouses or farm buildings in the Vale of Pewsey, this area, together with most of the chalk valleys of the Salisbury Plain, is largely devoid of such sites.

18th Century Farmsteads

Farmsteads with 18th century farmhouses are found in slightly lower numbers (460 or 11.4%) across the study area than those with a 17th century farmhouse. The Avon Vales has the highest number of both farmhouses (154 or 13.7%) and working buildings (52) of this date (Figure 15) whilst the Cotswolds has the highest proportion of surviving working buildings (11.8% compared to 4.6% in the Avon Vales). Within the Salisbury Plain area there appears from the distribution maps to be a greater number of 18th century farmsteads dated by the farmhouse in the valleys of the NCA compared to 17th century dated sites but in fact the proportion is lower at 12.7% compared to 14.5%. What is different in the more even distribution of 18th century sites along all of the valleys whereas 17th dated farmsteads are concentrated within the upper part of the Wylve valley and a slightly higher percentage of 18th century working buildings (4.9% compared to 3.1%).

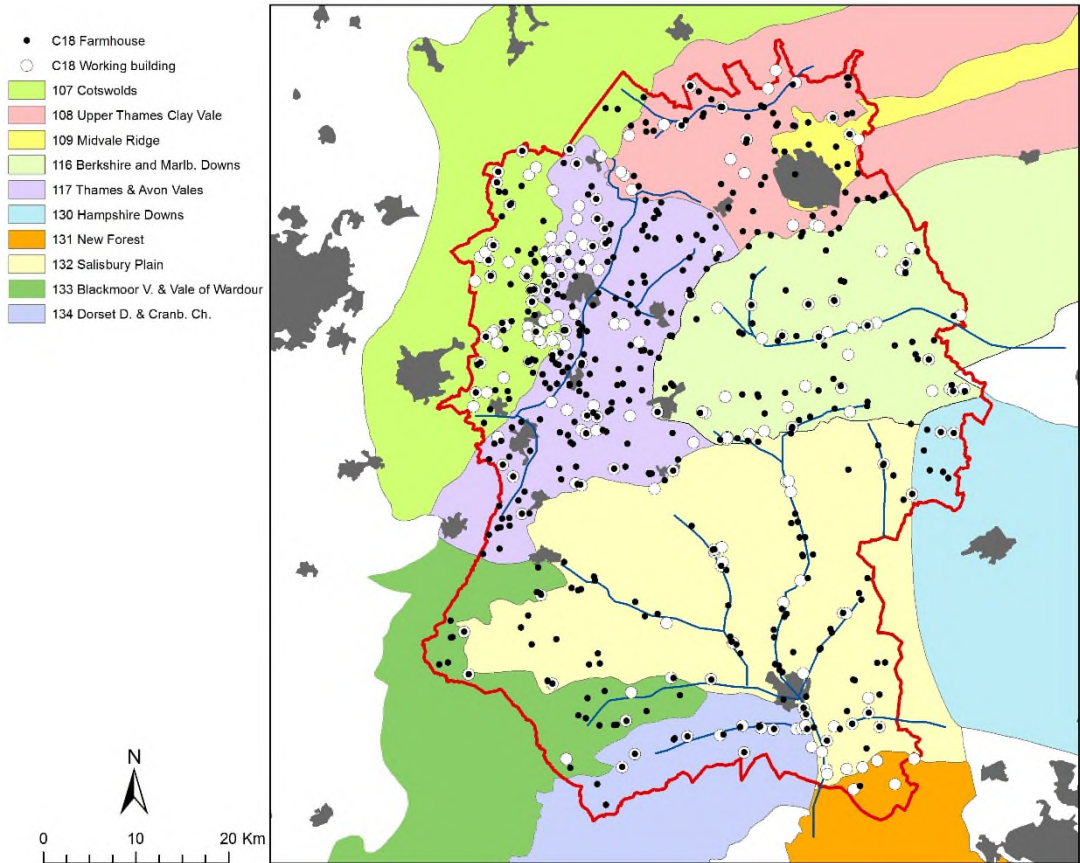


Figure 15 18th century farmsteads

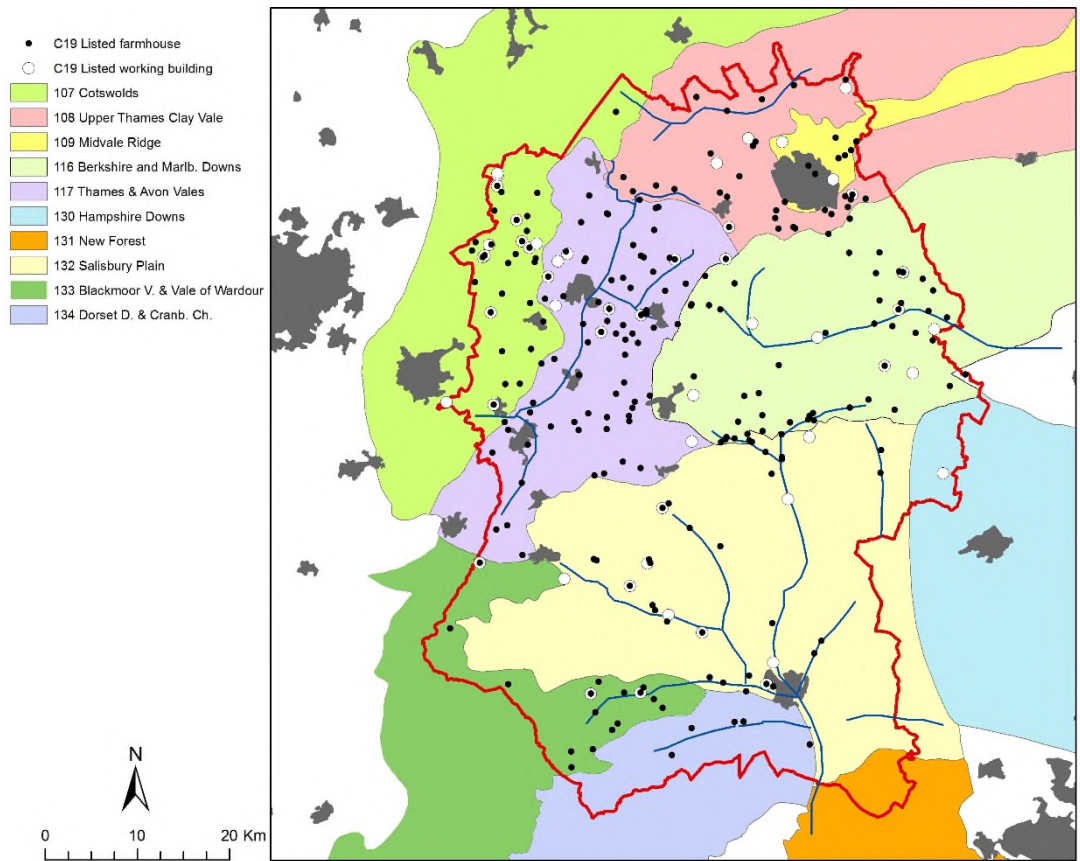


Figure 16 Farmstead dated by a listed 19th century building

19th Century Dated Farmsteads

Across the county 5.9% of farmsteads are dated to the 19th century through the presence of a listed farmhouse and just 1.3% of farmsteads have a dated 19th century building as the earliest dated working building within the group (Figure 16). The areas with the highest percentage of 19th century farmhouses are the Berkshire and Marlborough Downs and the Cotswolds (7.9% and 7.6% respectively) with Salisbury Plain having 4.5% of farmsteads with a listed 19th century house. There is a particular cluster of farmsteads with a 19th listed farmhouse in the Vale of Pewsey and stretching slightly into the northern part of the valley of the Salisbury Avon. The Cotswolds alone stands out in terms of 19th century listed working farm buildings with 3.3%. This data however, reflects the criteria for listing buildings of this date rather than the true distribution of notable farmsteads built in the 19th century in Wiltshire and which make a significant contribution to the character of the landscape as it barely reflects the investment in farm buildings that was made on estates such as the Wilton Estate where over 50 new farmstead were constructed in the mid-19th century. The data also suggests that in the Salisbury Plain area new farmsteads built in this period away from the valleys when there was substantial enclosure of open fields tended to be practical in their form rather than with any architectural embellishments. These were reserved for home farms or manor farms that are more likely to have remained in the valleys.

7.5 The Position of the Farmhouse

Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses.

The farmsteads mapping recorded the following attributes for the position of the farmhouse:

Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain (cannot identify farmhouse)
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Results by National Character Area:

NCA	Attached to agricultural range	Gable on to yard	Side on to yard	Farmhouse detached from yard
107 Cotswolds (397)	68	29	82	135
	17.1%	7.3%	20.7%	34.0%
108 Upper Thames Clay Vales (617)	54	71	84	248
	8.7%	11.5%	13.6%	40.2%
109 Midvale Ridge (99)	9	8	10	57
	9.1%	8.1%	10.1%	57.6%
116 Berkshire & Marlborough Downs (610)	72	32	61	325
	11.8%	5.2%	10.0%	53.3%
117 Avon Vales (1122)	158	130	187	440
	14.0%	11.6%	16.6%	39.2%
130 Hampshire Downs (45)	4	2	4	18
	8.9%	4.4%	8.9%	40.0%
131 New Forest (76)	4	3	7	39
	5.3%	3.9%	9.2%	51.3%
132 Salisbury Plain (668)	71	46	105	325
	10.6%	6.9%	15.7%	48.7%
133 Blackmoor Vale and Vale of Wardour (308)	48	31	56	109
	15.6%	10.1%	18.2%	35.4%
134 Dorset Downs and Cranborne Chase (93)	10	6	19	52
	10.8%	6.5%	20.4%	55.9%
Total (4033)	498	358	614	1745
	12.3%	8.9%	15.2%	43.3%

Within the study area it is most common to find the farmhouse detached from the yard area (Figure 17). 43.3% have this relationship, well above the second most frequent position for the house – set side on to the yard (15.2%). Across the NCAs there is some difference in the proportion of detached farmhouses; in the Mid Vale Ridge area 57.6% were detached, 55.9% in the Dorset Downs and Cranborne Chase and 52.5% in the Berkshire and Marlborough Downs. In the Cotswolds however, 34.0% and 35.4% in the Blackmore Vale and Vale of Wardour character areas were detached.

Farmhouses set side onto the yard were most common in the Cotswolds, Dorset Downs and Cranborne Chase and Blackmore Vale and Vale of Wardour areas (Figure 18) whilst houses set gable to the yard were the least common arrangement; just 8.9% across the study area were of this arrangement (Figure 19). It was most common in the Avon Vales and Upper Thames Clay Vales where over 11% of recorded farmsteads had the house set gable to the yard. It was least common in the Hampshire Downs and New Forest at 4.4% and 3.9% respectively.

Although linear plans only represent 2.1% of recorded farmsteads across the study area, farmhouses attached to a working building represent 12.3% of recorded sites (Figure 20). This may occur, for example, on a regular courtyard groups and is common in villages where space restrictions may have meant that there had to be a closer relationship between the house and working buildings (38% of attached farmhouses were in village locations). This pattern of attached farmhouses was also recorded in the Cotswolds area and Worcestershire recorded in the West Midlands Farmsteads Mapping projects. It should be noted that identifying small farmsteads, particularly linear plan farmsteads or other farmsteads with attached working buildings in village locations from historic mapping is problematical and so it should be expected that there will be under-recording of such farms in this project.

Across the study area approximately 20% of farmsteads have not had the farmhouse position recorded as they are either part of a Dispersed Cluster plan where there is no yard to be related to or they are part of multi-yard plans. In such cases it is not possible to accurately record the relationship of the farmhouse to a yard because the house may be set side on to one-yard but gable end on to a second yard.

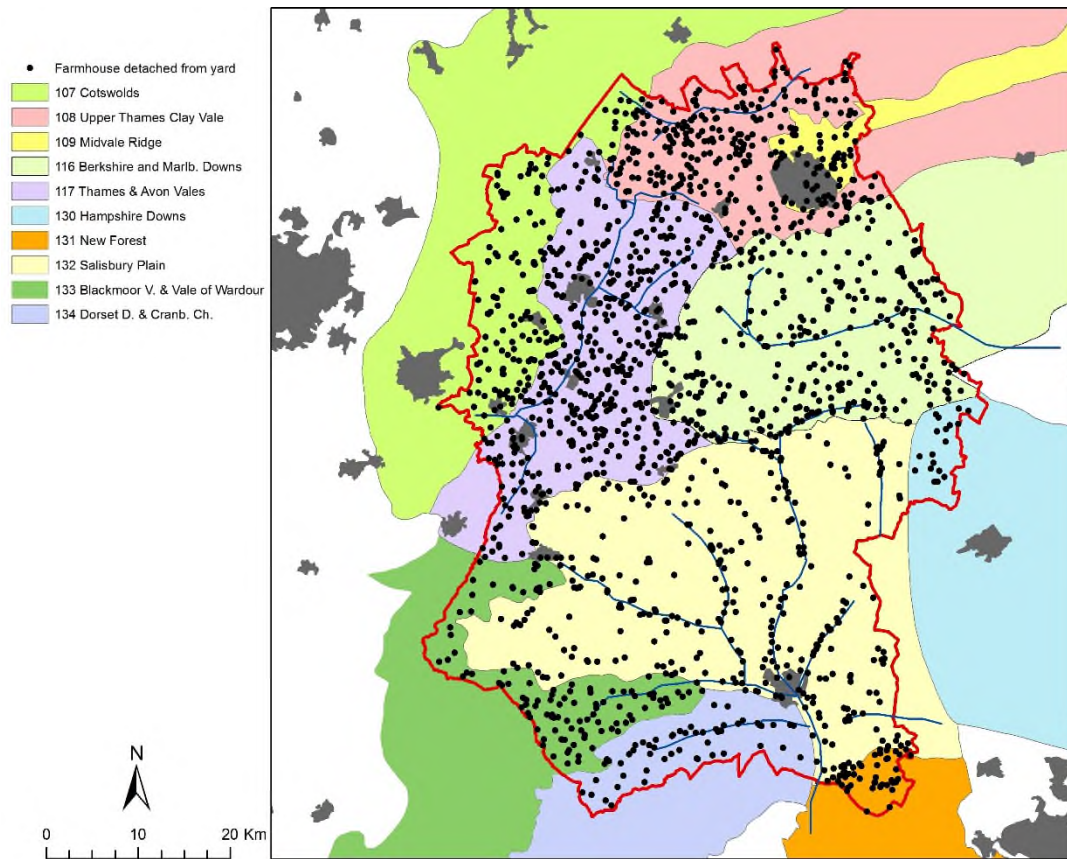


Figure 17

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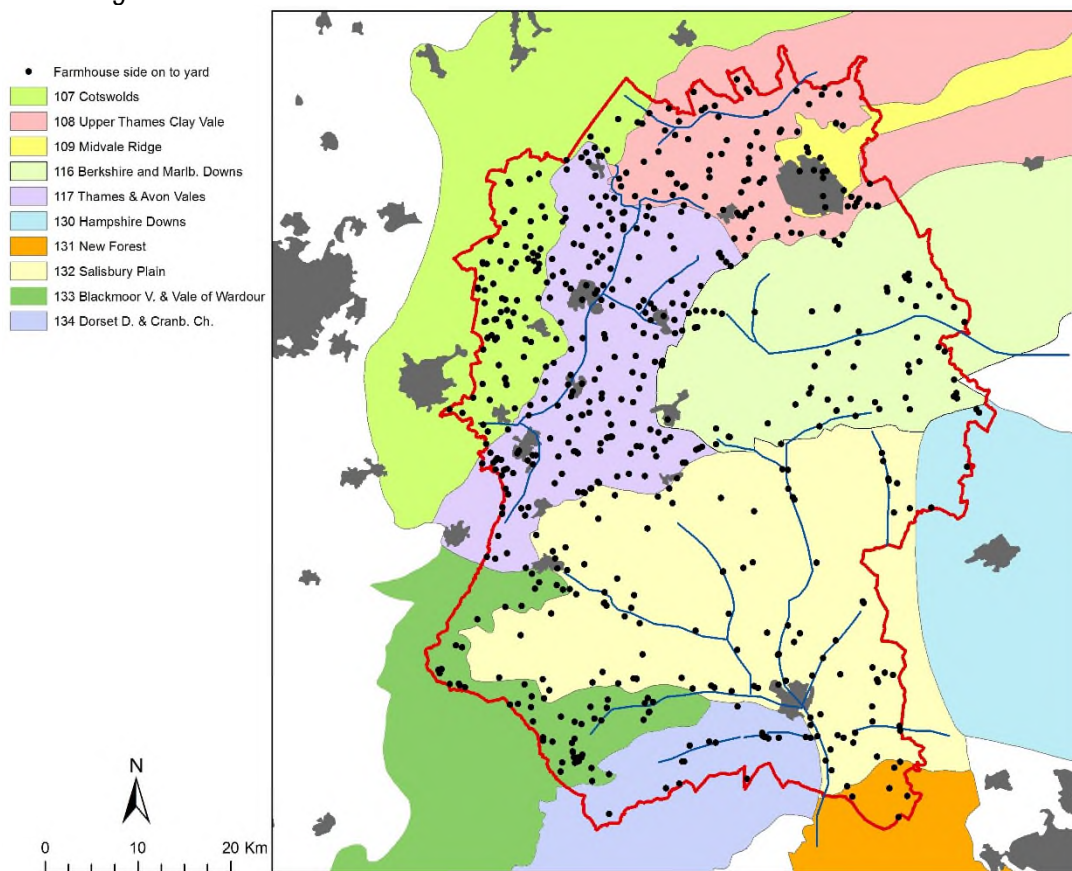
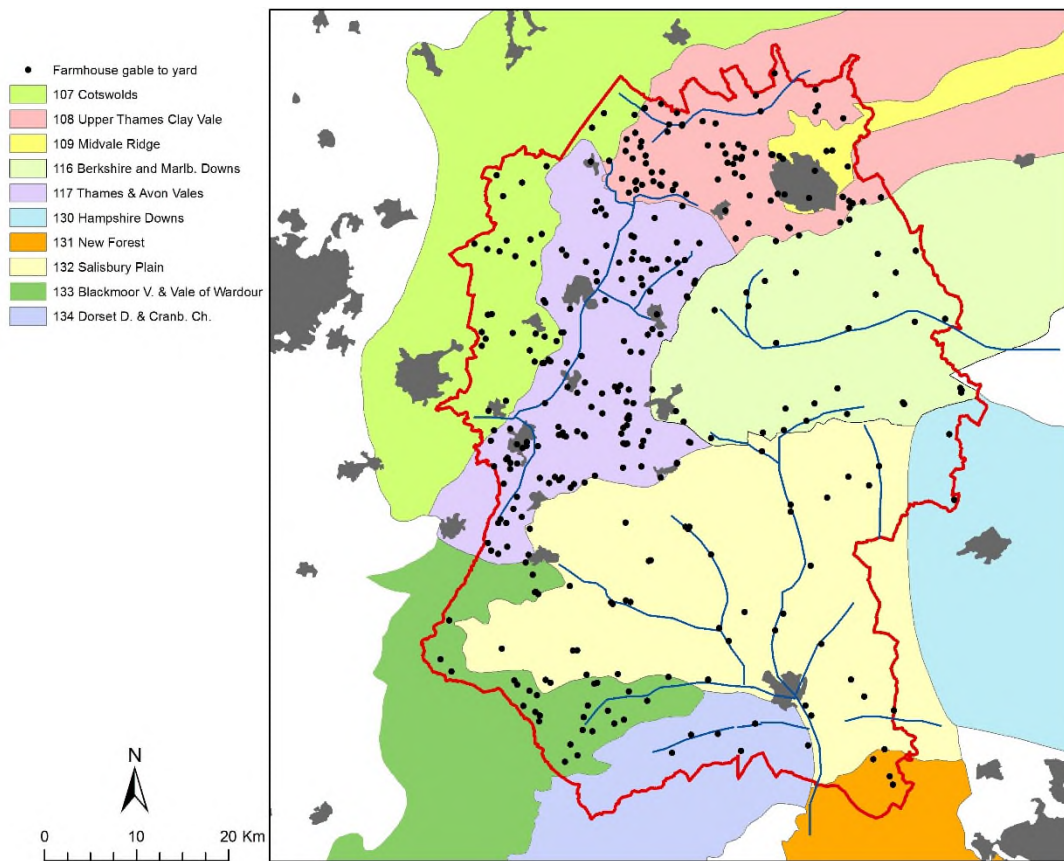


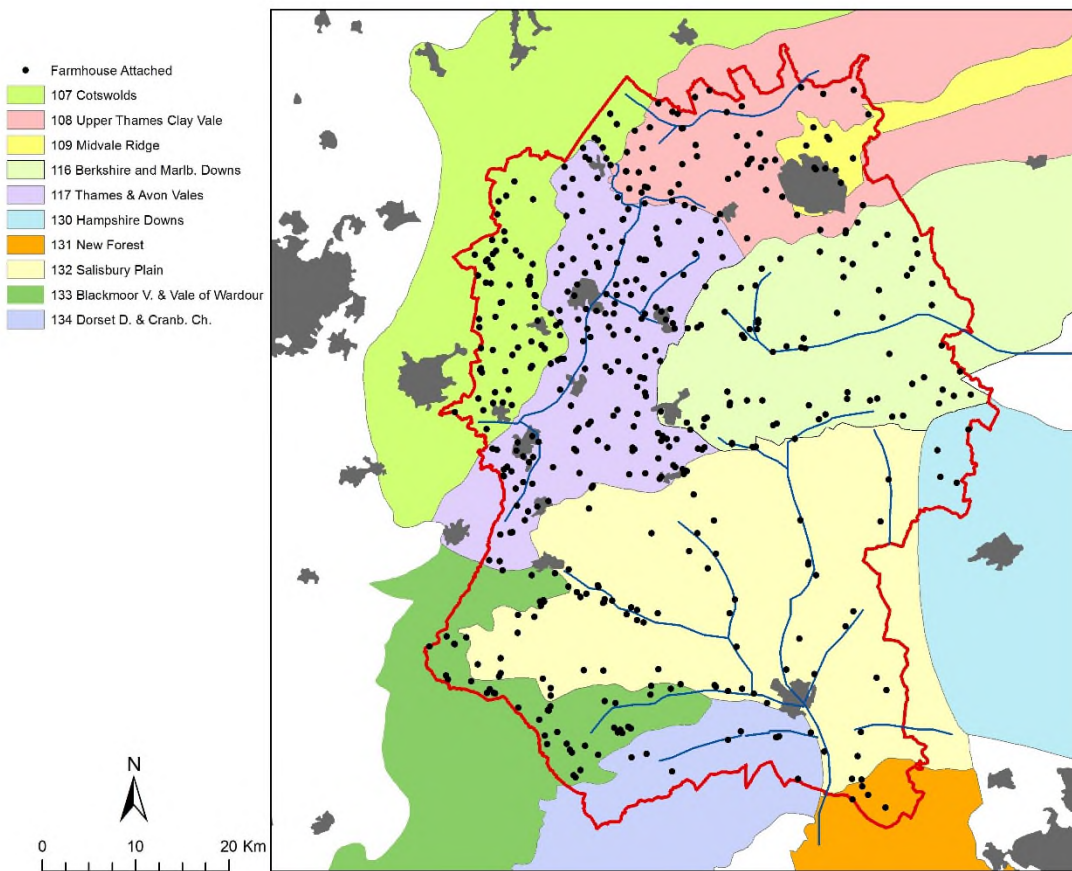
Figure 18

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Figure 19



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Figure 20

7.6 Farmstead Plan Types

The key attribute that was collected in the mapping project was the plan form of the farmsteads. Whilst most farmsteads will have a similar range of buildings, the way the buildings are arranged to form the farmstead group can give one farmstead a very different character to another. The plan type attributes collected are set out below:

Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCL etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by <i>working</i> agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within, e.g. a Dispersed Multi-yard group

7.7 Dispersed Plans

The key characteristic of dispersed plans is the evident lack of planning in their layout. Dispersed plans display an enormous variation in their scale ranging from small groups of a farmhouse and one or two buildings to very large groups with multiple yards and are typically the products of piecemeal development. Dispersed plans are often bisected by route-ways and public footpaths giving a high level of public access to the farmstead.

There are three variants of dispersed plans:

- *Dispersed Clusters* are loosely-arranged groups of buildings, usually with no defined yard area, typically set within an irregularly-bounded paddock;
- *Dispersed Multi-yard plans* consist of a number of defined yards and other buildings. The yards are typically detached from one another or irregularly grouped and may be of loose and/or regular courtyard types;
- *Dispersed Driftway plans* are arranged along wide driftways or tracks and may include one or more yards, short rows of linked buildings and free-standing buildings standing within the width of the track or facing on to it.

NCA	Dispersed Cluster	Dispersed Driftway	Dispersed Multi-yard
107 Cotswolds (397)	37	0	39
	9.3%	-	9.8%
108 Upper Thames Clay Vales (617)	56	0	90
	9.1%	-	14.6%
109 Midvale Ridge (99)	8	0	7
	8.1%	-	7.1%
116 Berkshire & Marlborough Downs (610)	37	0	55
	6.1%	-	9.0%
117 Avon Vales (1122)	107	1	81
	9.5%	0.1%	7.2%
130 Hampshire Downs (45)	4	0	7
	8.9%	-	15.6%
131 New Forest (76)	17	0	5
	22.4%	-	6.6%
132 Salisbury Plain (668)	33	0	50
	4.9%	-	7.5%
133 Blackmoor Vale and Vale of Wardour (308)	37	1	9
	12.0%	0.3%	2.9%
134 Dorset Downs and Cranborne Chase (93)	2	0	1
	2.2%	-	1.1%
Total (4033)	338	2	344
	8.4%	0.0%	8.5%

7.7.1 Dispersed Cluster Plan (DISPcl)

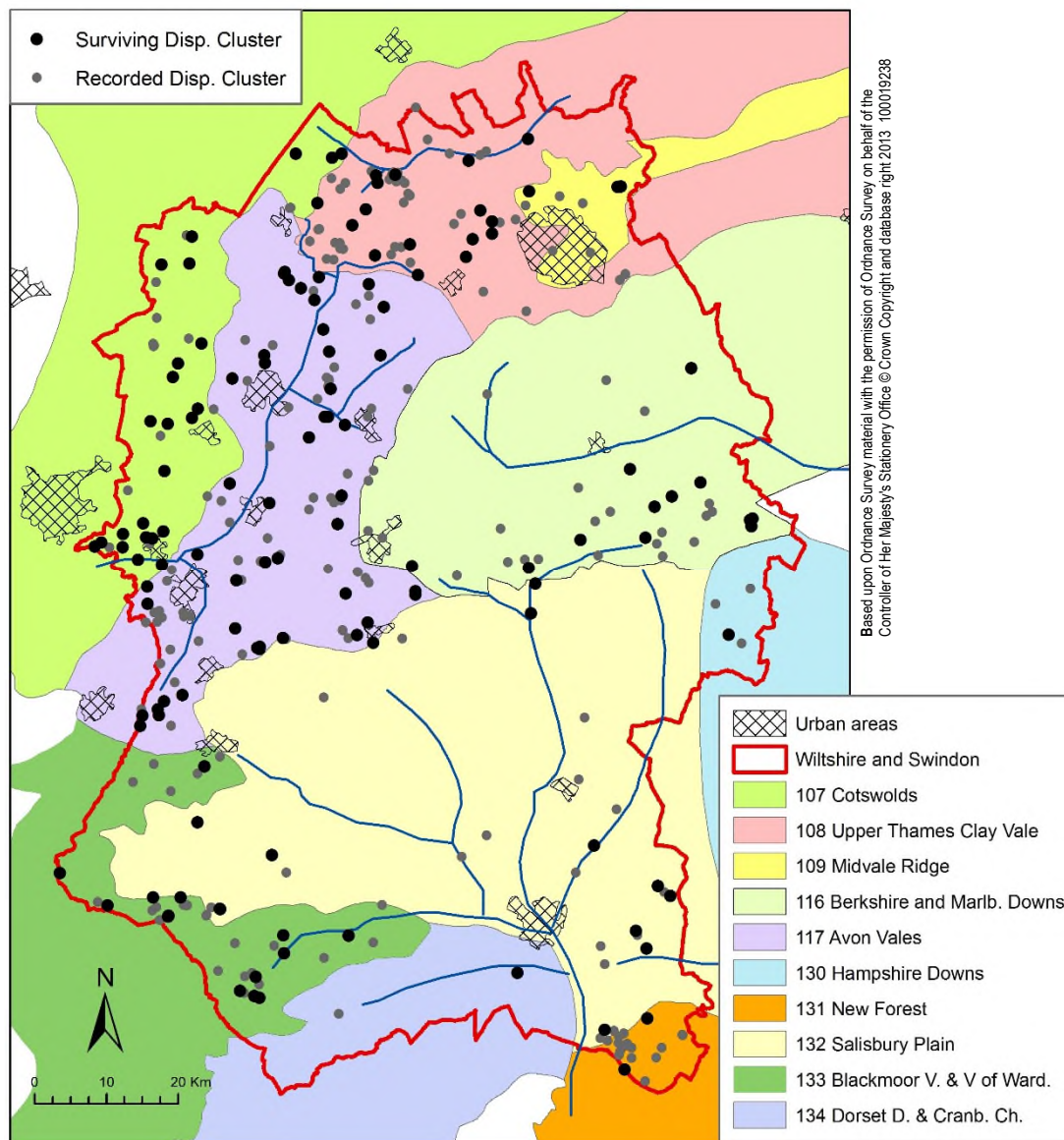


Figure 21

Dispersed Cluster plans represent 8.4% of recorded farmsteads within the study area. Such plans, often associated with small farmsteads located on the fringes of heathland or in wood – pasture areas, were most common in terms of the proportion of recorded sites within the New Forest where they formed 22.4% of recorded farmsteads. The Blackmoor Vale and Vale of Wardour also had a relatively high proportion of this plan type at 12%. From mapping projects elsewhere, dispersed plan farmsteads tend to be more common in wood – pasture landscapes and around heathlands in Hampshire, Sussex and Kent, and in the West Midland. In terms of the percentage of recorded farmsteads, this plan type was slightly more frequent in the north-west of the county than in the chalk areas (9.5% in the Avon Vales, 9.3% in the Cotswolds compared to 2.2% in the Dorset Downs and Cranborne Chase and 4.9% in Salisbury Plain and West Wiltshire Downs where such plans are concentrated in the south-east of the character area but generally were rarely recorded within the river valley settlements). Whilst the differences in proportions are relatively small, numerically the density of farmsteads of this plan is strongest in the Avon Vales and the Upper Thames Vales. The Berkshire and Marlborough Downs has a slightly higher percentage than the other chalk areas at 6.1%; here the

distribution is heavily concentrated in the south-east of the character area, particularly around the area of Savernake Forest. Whether this distribution represents a correlation with the lands of the Savernake Estate where there was a notable lack of investment in farm buildings in the early 19th century, or relates to small areas of common or wood – pasture on Savernake Forest could be explored.

Dispersed Clusters have been particularly susceptible to loss of farmstead character with over 60% no longer retaining farmstead character or having been completely lost from the landscape. 32.2% survive with more than 50% of their historic form intact.

7.7.2 Dispersed Driftway Plan (DISPdw)

Only two Dispersed Driftway plan farmsteads were recorded in the study area; one in the Blackmoor Vale and Vale of Wardour and at the south-western end of the Avon Vales near the county border.

7.7.3 Dispersed Multi-yard Plans (DISPmy)

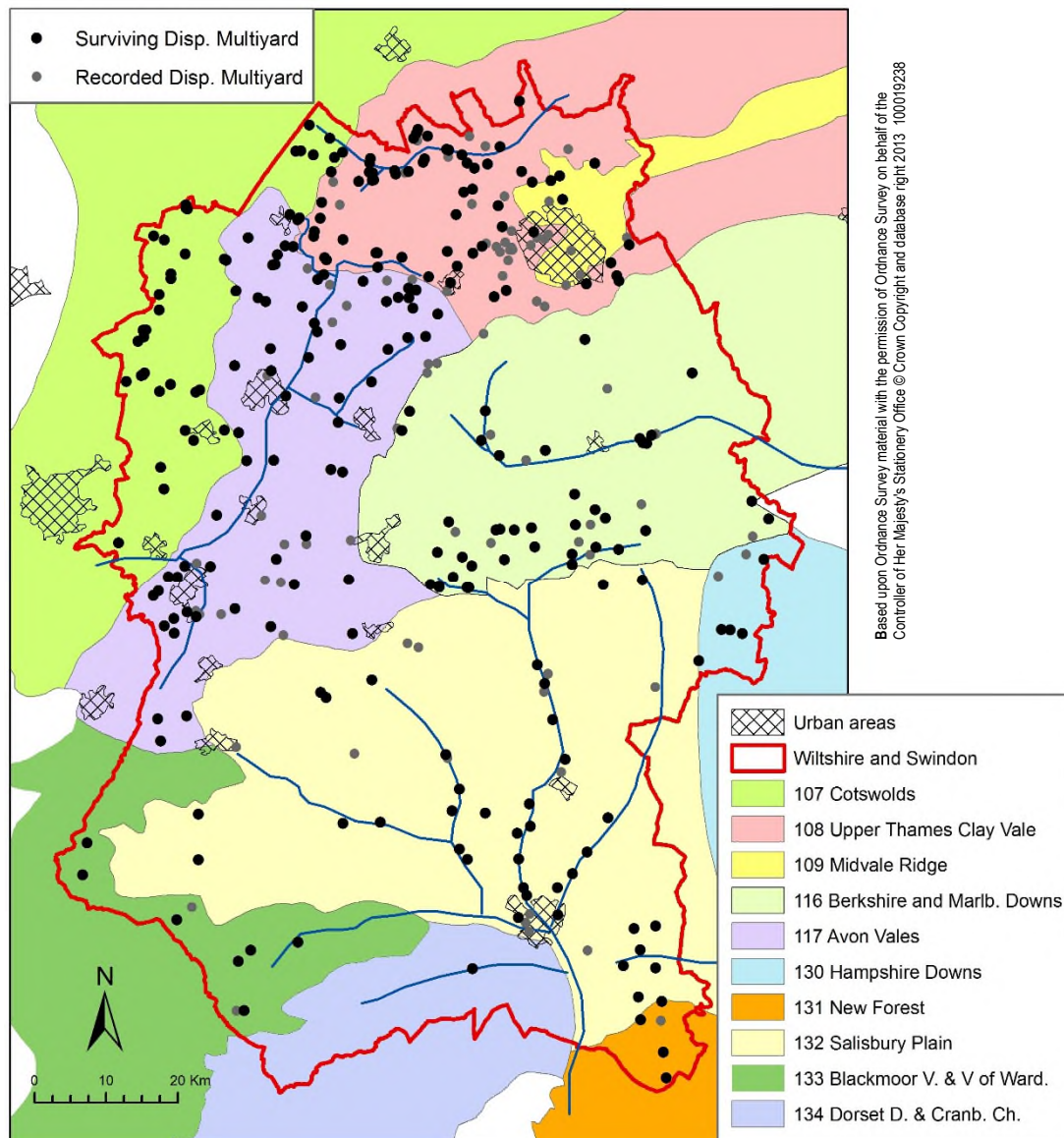


Figure 22

Dispersed Multi-yard plans are farmsteads where buildings relate to a number of scattered or irregularly located yards (although the buildings can take either or both regular or loose courtyard in their form). The yards are usually irregularly arranged and detached from one another. They typically reflect a need to manage groups of stock in yards, which bedded onto straw from the threshing barn but also on the by-products of commons in the form of bracken – used for fodder as well as holly and gorse.

Dispersed Multi-yard plan farmsteads formed 8.6% of farmsteads across the study area, and the patterns of distribution strongly suggest an association with large farmsteads whose development was driven by the need to separate cattle of different ages and type. As with Dispersed Cluster plans there is not a particularly strong difference in the proportion of this plan type across the various character areas except for the Upper Thames Clay Vales where 14.6% of recorded farmsteads were of this form. Within this area Dispersed multi-yards were notable along the Thames valley and in the area to the west of Swindon with the distribution extending into the north part of the Avon Vales. Farmsteads of this form are also found in slightly higher proportion than the study area average in the Berkshire and Marlborough Downs where they

were concentrated in the Vale of Pewsey, and in the Cotswolds. In previous mapping exercises Dispersed Multi-yard plans were generally rare within the chalk landscapes but in Wiltshire they appear more frequently within the villages along the river valleys, particularly the valley of the Salsisbury Avon. Whereas dispersed plans are commonly associated with large farmsteads in wood–pasture landscapes such as the Weald, where cattle were reared and fattened, this does not appear to be the case with regard to the section of the Blackmoor Vale and Vale of Wardour, an area historically associated with dairying, where they only represent 2.9% of recorded farmsteads. The presence of this plan in villages, sometimes associated with relatively large farmsteads, also means that they tend not to be focal points for routes and tracks that pass through the farmstead as is often the case in the Weald. Examination of the Wiltshire examples suggests that there is a spectrum of multi-yard plans ranging from the strongly regular to the strongly dispersed; the dividing line between the two where regular or dispersed can be regarded as the principal characteristic can sometimes be a matter of judgement. Either way, together farmsteads with multiple yards form over one third of the recorded farmsteads in the study area and clearly represent a strong tradition in the layout and working of Wiltshire farmsteads.

Recorded examples of Dispersed Multi-yard plans have a relatively high level of retention of farmstead character with 75.9% of sites across the study area retaining some or all their historic form, 41.4% of which are in the two categories of least change. At character area level it can be seen that in the Cotswolds farmsteads of this plan type have survived better than in the Berkshire and Marlborough Downs (71.8% with <50% loss of historic form compared to 28.8%).

7.8 Loose Courtyard Plans

Loose Courtyard (LC) plans have detached buildings facing one or more sides of a cattle yard with or without scatters of other farm buildings close by. Typical features are:

- principal openings facing into the yard, external elevations having few openings;
- cartsheds, sometimes stables and other ancillary buildings can be placed away from the yard facing towards routes and tracks.

Results by National Character Area are:

NCA	LC1	LC2	LC3	LC4
107 Cotswolds (397)	29	38	14	2
	7.3%	9.6%	3.5%	0.5%
108 Upper Thames Clay Vales (617)	59	46	15	3
	9.5%	7.4%	2.4%	0.5%
109 Midvale Ridge (99)	6	9	4	0
	6.1%	9.1%	4.0%	-
116 Berkshire & Marlborough Downs (610)	26	54	40	5
	4.3%	8.7%	6.6%	0.8%
117 Avon Vales (1122)	95	97	41	4
	8.5%	8.9%	3.7%	0.4%
130 Hampshire Downs (45)	2	3	2	1
	4.4%	6.7%	4.4%	2.2%
131 New Forest (76)	5	14	6	0
	6.6%	18.4%	7.9%	-
132 Salisbury Plain (668)	41	53	42	12
	6.1%	7.9%	6.3%	1.8%
133 Blackmoor Vale and Vale of Wardour (308)	31	35	17	2
	10.1%	11.4%	5.5%	0.6%
134 Dorset Downs and Cranborne Chase (93)	4	11	9	1
	4.3%	11.8%	9.7%	1.1%
Total (4033)	298	360	190	30
	7.4%	8.9%	4.7%	0.7%

Loose Courtyard plans are the dominant farmstead plan type within the counties so far mapped in South East England. They are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings to all four sides (LC4):

- LC1-2s occur in areas of small farms in landscapes of piecemeal or assorted small-scale enclosure, often in association with dispersed clusters.
- LC3-4s occur in landscapes with larger farms and often subject to higher levels of reorganisation.

7.8.1 Loose Courtyard (1 side) (LC1)

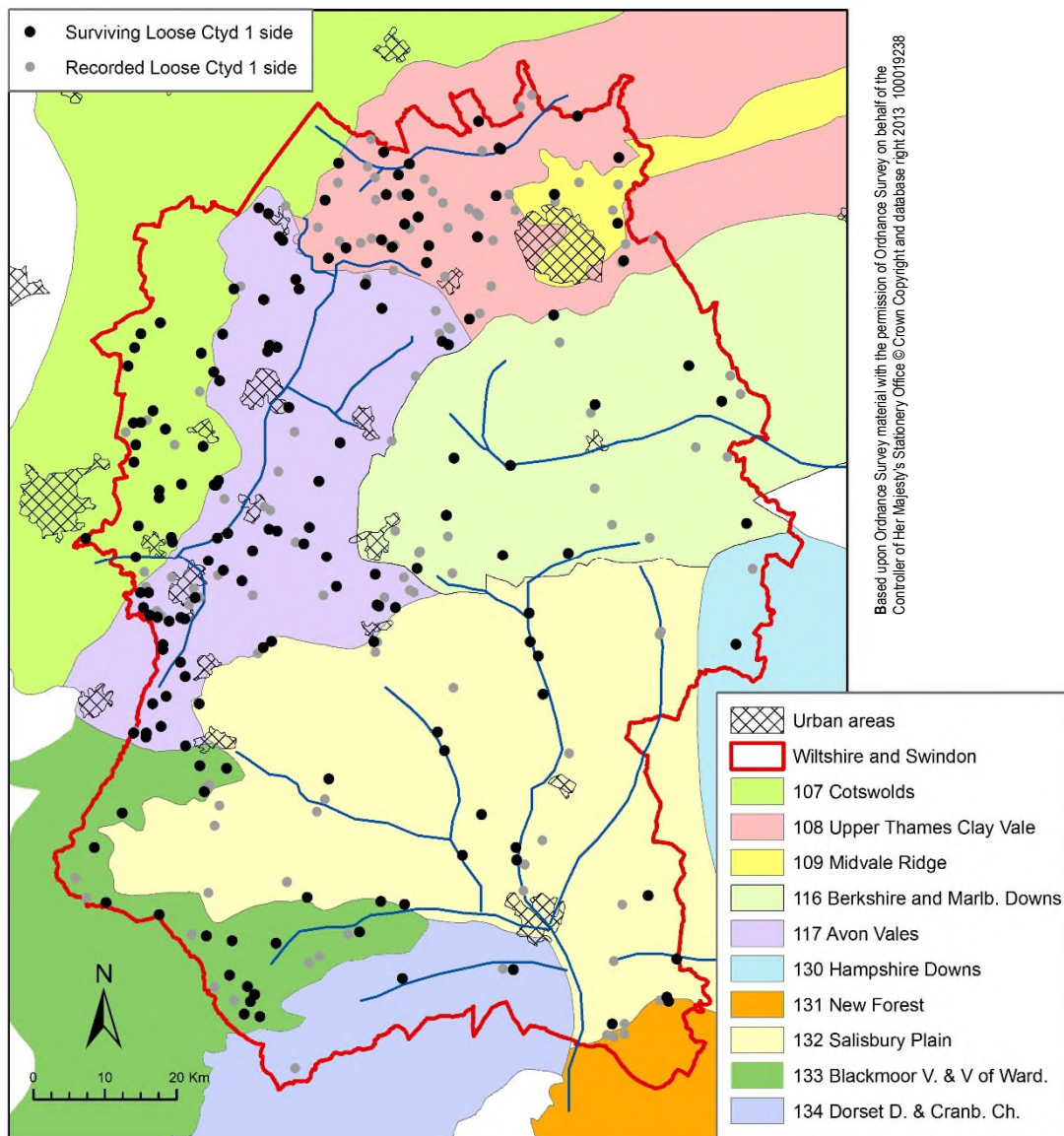


Figure 23

Loose Courtyard farmsteads with buildings to one side of the yard represent small scale farmsteads and are typically associated with wood – pasture landscapes. Therefore it is of little surprise that the highest proportion of this plan type was recorded in the Blackmoor Vale and Vale of Wardour but even here the proportion is less than 3% of the county average. The Upper Thames Clay Vales area also has a marginally higher than average proportion of these small farmsteads. Within the Avon Vales and Cotswolds the proportion of Loose Courtyards (1 side) is close to the County average but this conceals differences in the distribution of such plans within these areas; the distribution is weighted to the south with a particular cluster around Trowbridge where smaller-scale farmsteads thrived around this cloth-making centre.

The small scale of these farmsteads make them particularly susceptible to change and they are the plans that have the greatest level of loss of farmstead character across the study area with 44.1% of sites no longer retaining farmstead character. However, 48.2% survive with more than 50% of their historic form intact. These farmsteads within the chalk landscapes, which over the

20th century passed out of agricultural use and were not adapted for new uses, have seen the greatest level of change.

7.8.2 Loose Courtyard (2 sides) (LC2)

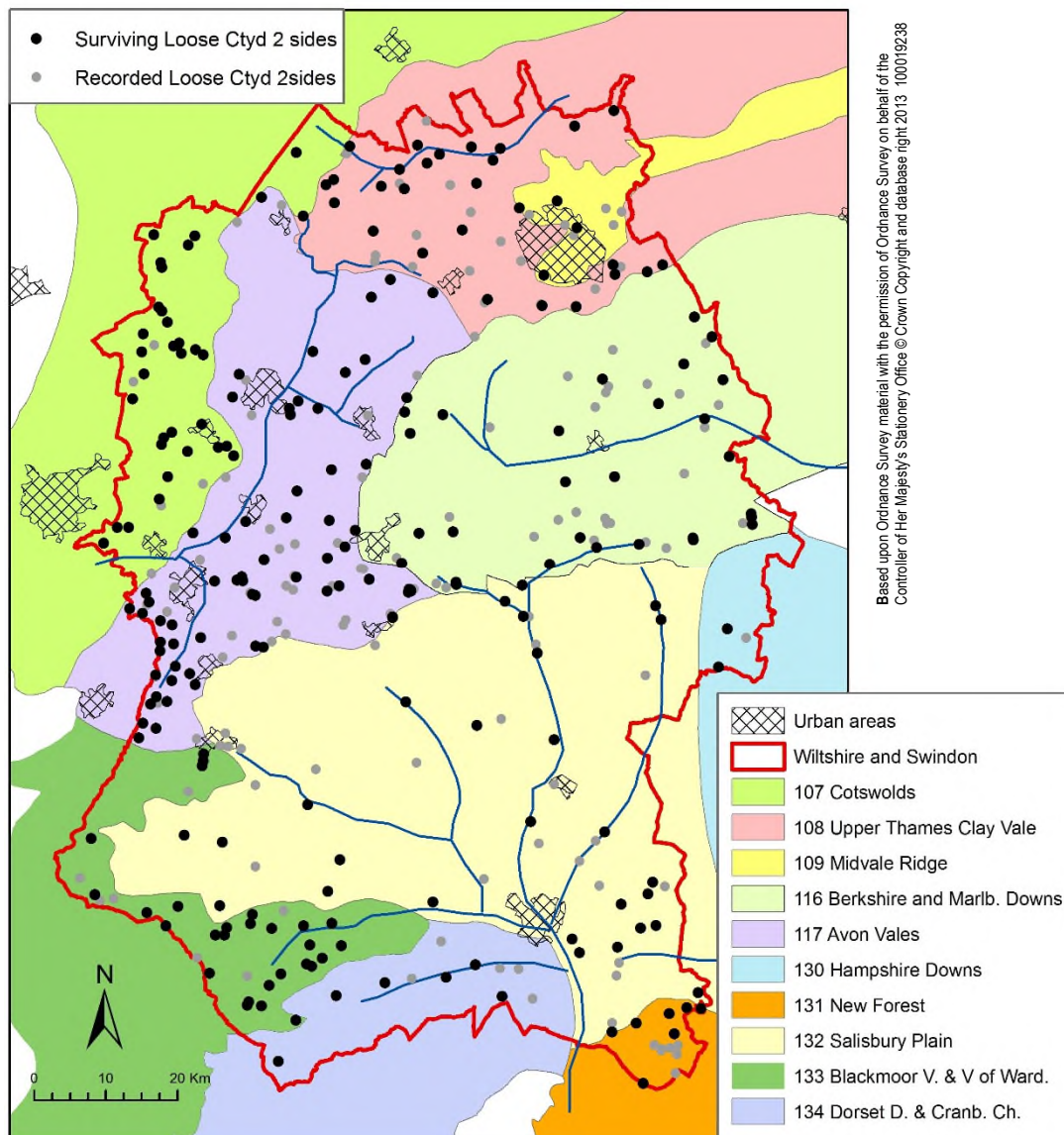


Figure 24

Loose Courtyard (2 sides) are the most numerous of the loose courtyard group of plans representing 8.9% of farmsteads recorded across the study area, and largely matching those of the loose courtyard farmsteads with buildings to one side of the yard. Proportionally they were most frequent in the New Forest, a pattern that continues that observed during the mapping of farmsteads in the Hampshire part of the New Forest. They were also found at levels above the County average in the Blackmoor Vale and Vale of Wardour (11.4%). In the Avon Vales these smaller loose courtyard farmsteads were largely absent from the north part of the character area but were more numerous in the south.

Just under 50% of farmsteads of this form retain more than 50% of their historic form with high rates of survival within the Blackmoor Vale and Vale of Wardour and in a small cluster of farmsteads recorded to the west of Trowbridge – Westbury. These plans also have seen lower rates of change in the Cotswolds.

7.8.3 Loose Courtyard plans (3 and 4 sides) (LC3 and LC4)

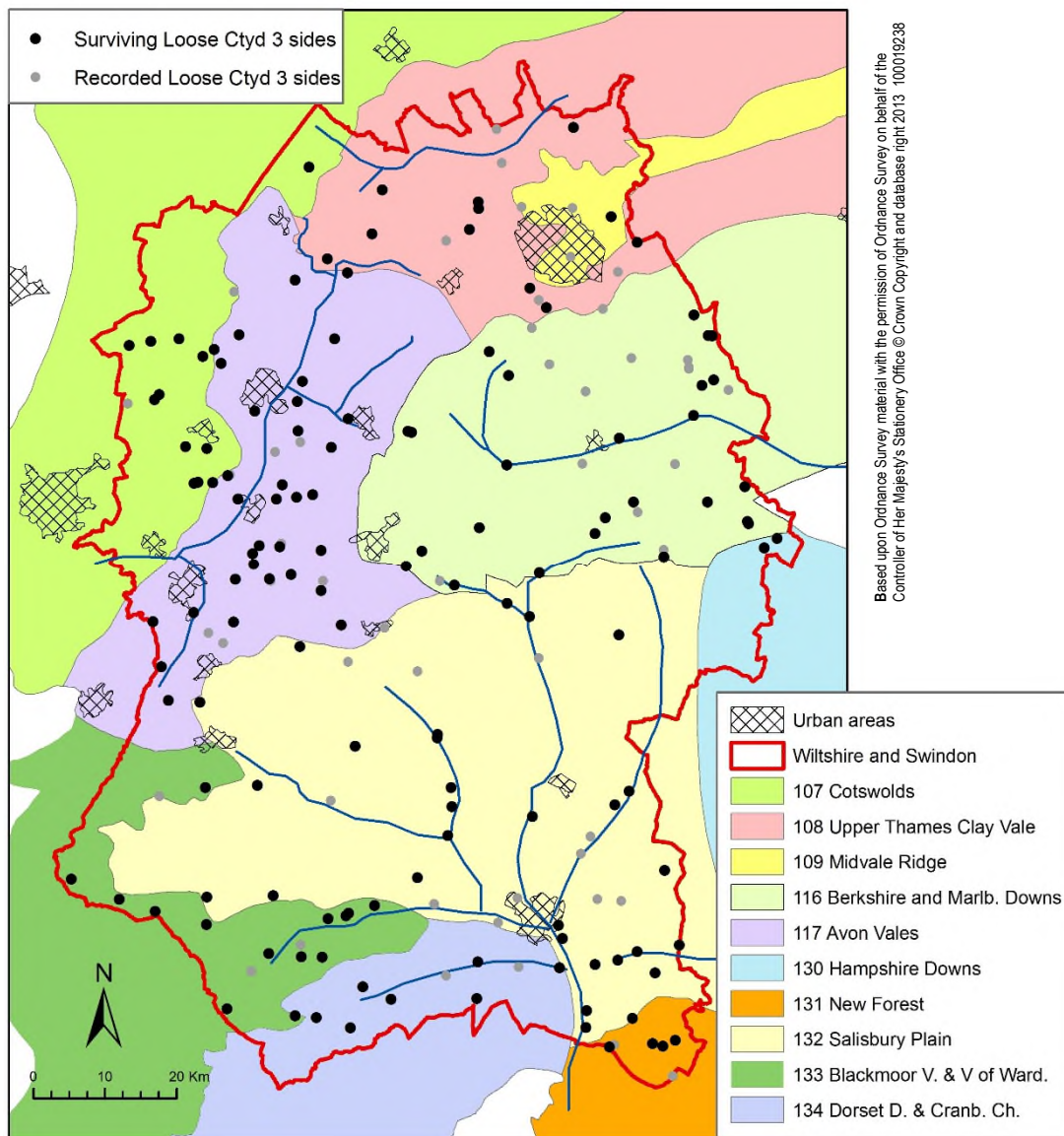


Figure 25

The larger loose courtyard form farmsteads with buildings to three and four sides of the yard are not particularly numerous in Wiltshire (Figures 25 and 26), representing 4.7% and 0.7% respectively. They occur across all landscape types in the study area although the proportion found in the chalk areas of the Berkshire and Marlborough Downs and Salisbury Plain reflects the pattern seen more strongly in the mapped areas of the South East; the chalk downland areas tend to have the highest proportions of these plan types. It is notable that within the Berkshire and Marlborough Downs these farmsteads are widely distributed and are not biased towards the richest soils of the Vale of Pewsey or the Kennet valley where the larger multi-yard farmsteads are found.

A little over half of the Loose Courtyard (3 sides) farmsteads retain more than 50% of their historic form with 27% having lost all traditional farmstead character. Loose Courtyard (4 sides) have fared less well in that only 23.3% retain more than 50% of their historic form although 20% have lost all traditional farmstead character.

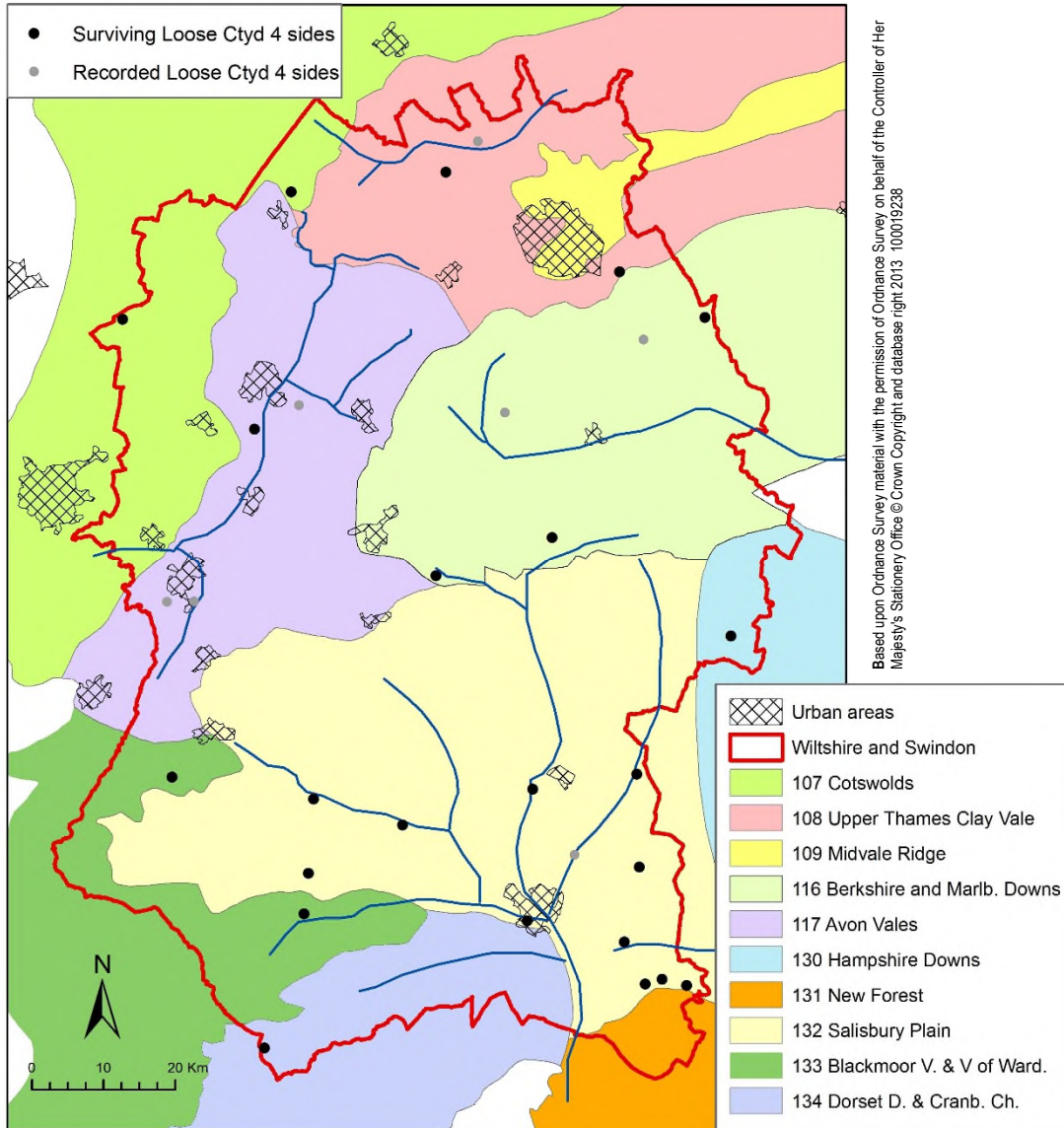


Figure 26

7.9 Regular Courtyard Plans

Regular Courtyard plans consist of linked ranges, often the result of a single phase of building, set around one or more cattle yards but some are the result of incremental growth. They are mostly of 19th century date and display greater consistency in the use of materials and constructional detail, often employing more non-local materials like Welsh slate, than other farmstead types. Very few examples other than L-shaped plans are shown on the tithe maps of the 1830s-40s, showing that the great majority probably acquired their historic character during the High Farming years of the 19th century. Fieldwork has thus far noted little evidence for the construction of traditional farm buildings after the onset of the farming depression in the 1870s.

Overall, Regular Courtyard forms are the dominant plan group in the study area but this is overwhelmingly due to the presence of a high number of Regular Multi-yard plans. However, Wiltshire is still the first county to be mapped in southern England where Loose Courtyard plans have not been the dominant plan group.

NCA	RCL	RCu	RCe/f/h/t/z	RCfull	RCmy
107 Cotswolds (397)	21	9	3	3	149
	5.3%	2.3%	0.8%	0.8%	37.5%
108 Upper Thames Clay Vales (617)	47	16	4	5	199
	7.6%	2.6%	0.6%	0.8%	32.2%
109 Midvale Ridge (99)	3	1	4	1	44
	3.0%	1.0%	4.0%	1.0%	44.4%
116 Berkshire & Marlborough Downs (610)	35	46	9	22	160
	5.7%	7.5%	1.5%	3.6%	26.2%
117 Avon Vales (1122)	126	29	4	22	359
	11.2%	2.6%	0.4%	2.0%	31.9%
130 Hampshire Downs (45)	2	1	0	3	11
	4.4%	2.2%	-	6.7%	24.4%
131 New Forest (76)	9	0	0	1	6
	11.8%	-	0	1.3%	7.9%
132 Salisbury Plain (668)	55	39	18	45	133
	8.2%	5.8%	2.7%	6.7%	19.9%
133 Blackmoor Vale and Vale of Wardour (308)	27	13	3	14	60
	8.8%	4.2%	1.0%	4.5%	19.5%
134 Dorset Downs and Cranborne Chase (93)	8	7	1	7	16
	8.6%	7.5%	1.1%	7.5%	17.2%
Total (4033)	333	161	46	123	1134
	8.1%	4.0%	1.1%	3.0%	28.1%

7.9.1 Regular L-plan (RCL)

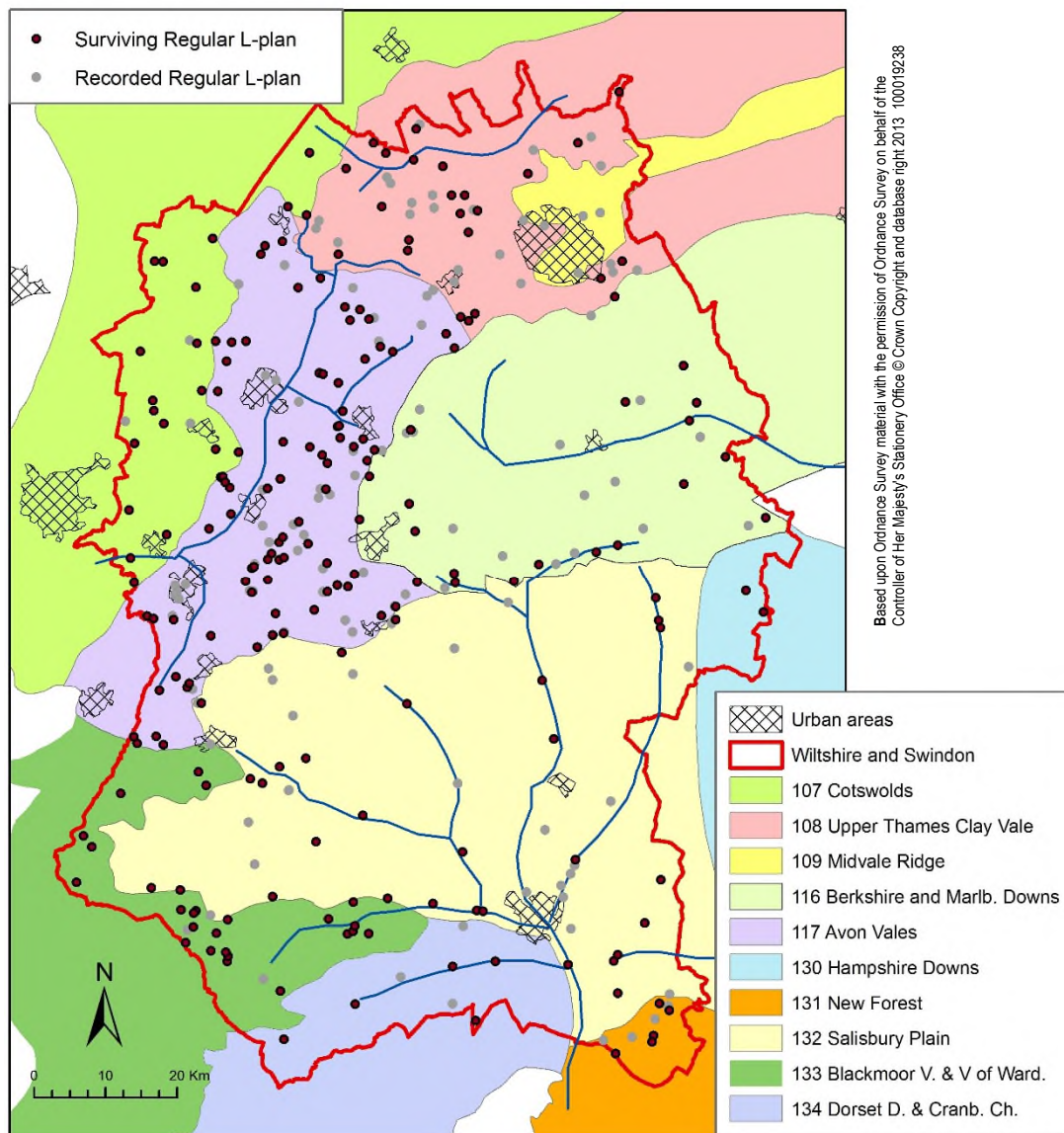


Figure 27

Farmsteads with two linked ranges of buildings set at right angles to each other are probably the most difficult plan type to discuss because such plans can be derived from either an earlier building, often a barn, having a later building attached or can be of a single planned phase of development, for example, of interlinked cattle housing and fodder range. In either case this plan type usually represents small to medium scale farmsteads. Regular L-plans are the most common of the Regular plan types other than the Multi-yard, representing 7.7% of recorded farmsteads. They are most frequent in proportion terms within the New Forest and Avon Vales, areas that tend towards small and medium scale farmsteads. In areas where larger farms are characteristic, such as the chalk areas of Salisbury Plain and the Berkshire and Marlborough Downs Regular L-plans form a lower than study area average proportion of the recorded farmsteads. This plan type is also found in a lower than average proportion in the Cotswolds.

Over 52% of Regular L-plans retain more than 50% of their historic form but, due to the smaller scale of many of these farmsteads, the proportion that have lost all traditional farmstead character is relatively high at 37.9%.

7.9.2 Regular U-plans (RCu)

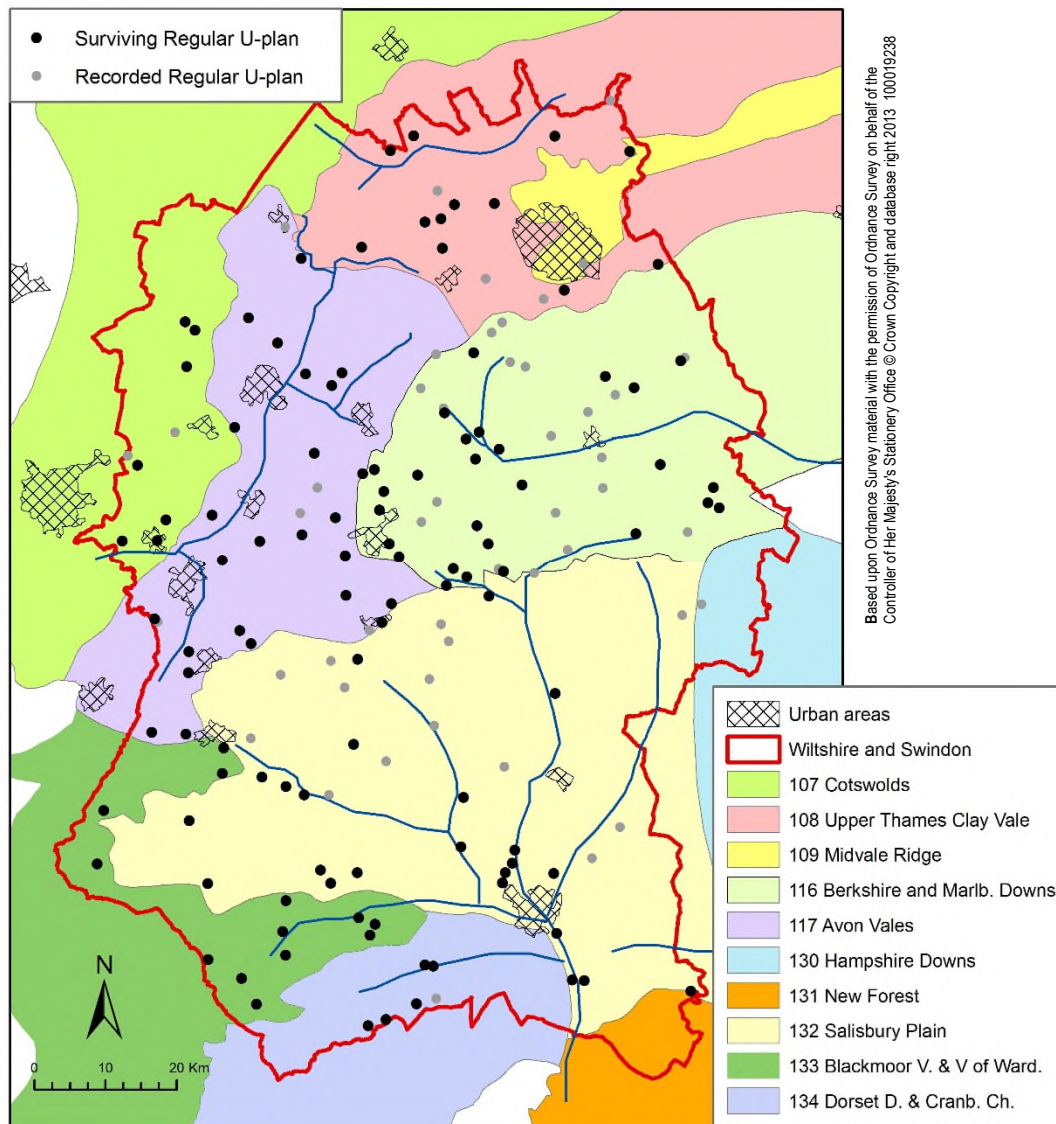


Figure 28

Regular U-plans with three linked ranges form 4.0% of the recorded farmsteads across the study area. Only three areas have a higher proportion of Regular U-plans than the study area average – the three principal areas of downland; Berkshire and Marlborough Downs (7.5%), Salisbury Plain (6.0%) and the relatively small area of the Dorset Downs and Cranborne Chase (7.5%). In the Berkshire and Marlborough Downs the distribution is scattered across much of the area, not just the Vale of Pewsey and it is notable that in both the Salisbury Plain and the Dorset Downs and Cranborne Chase areas there are a significant number of U-plans that were built away from the valleys. It is possible that at least some of these farmsteads originated as outfarms which, by the end of the 19th century, had developed into farmsteads in their own right.

Regular U-plans have a relatively high level of survival; 53.1% retain more than 50% of their historic form with areas such as the Blackmoor Vale and Vale of Wardour and Cotswolds having better rates of survival than the Berkshire and Marlborough Downs. 30.6% of U-plans across the study area have lost all traditional farmstead character.

7.9.3 Regular E-, F-, H-, T- and Z-plans (RCe, RCf, RCh, RCt, RCz)

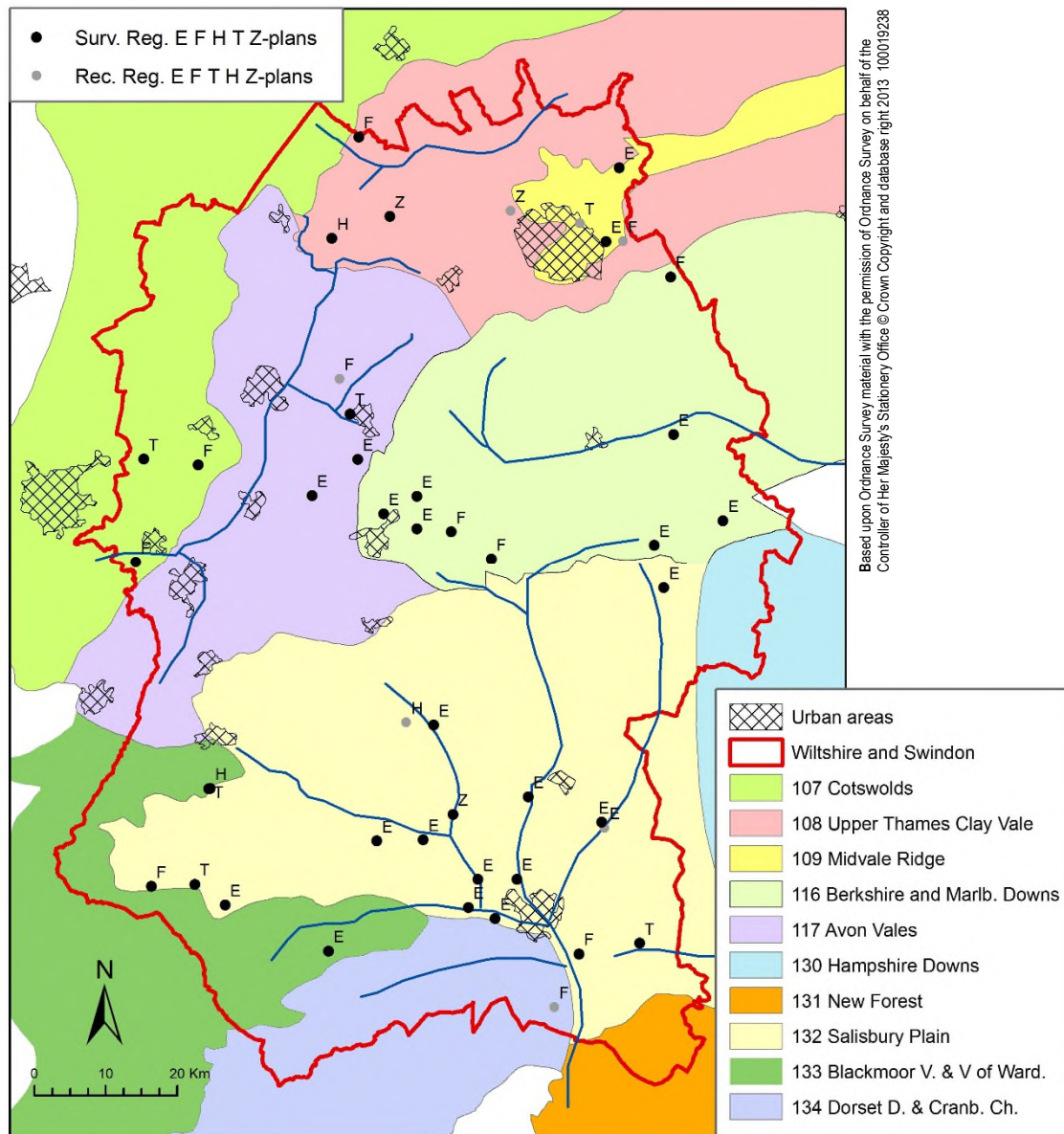


Figure 29

This group of farmsteads represent medium to large scale farmsteads that have multiple yards associated with linked ranges of buildings that form the letter shapes of the plan names, as opposed to the Regular Multi-yard plan types where the overall regularity of the layout of the yards as a group is the primary characteristic and the arrangement of the buildings serving the yards is of lesser importance.

Farmsteads within this group are usually the product of planned development, tend to be associated with capital intensive farming and so are usually part of large improving estates rebuilding farmsteads or creating new farmsteads in a process of farm amalgamation using standard farmstead designs. These were being promoted in the agricultural literature from the later 18th century but particularly in the High Farming years of the mid-19th century.

Together, these plans represent just over 1% of recorded farmsteads and so they are clearly not a major feature of farmstead character in the study area. The Salisbury Plain contains the

highest number of these plans (2.7%) representing 18 examples. These are largely E-plans and some are the result of the Earl of Pembroke's mid-19th century programme of farmstead construction on the Wilton Estate. There is also a small cluster of E-plans around Devizes at the west of the Berkshire and Marlborough Downs.

Over 67% of these plan types retain more than 50% of their historic form, the plan form group that has been subject to the least change in the study area. Only 16.4% have lost all farmstead character.

7.9.4 Regular Multi-yard plans (RCmy)

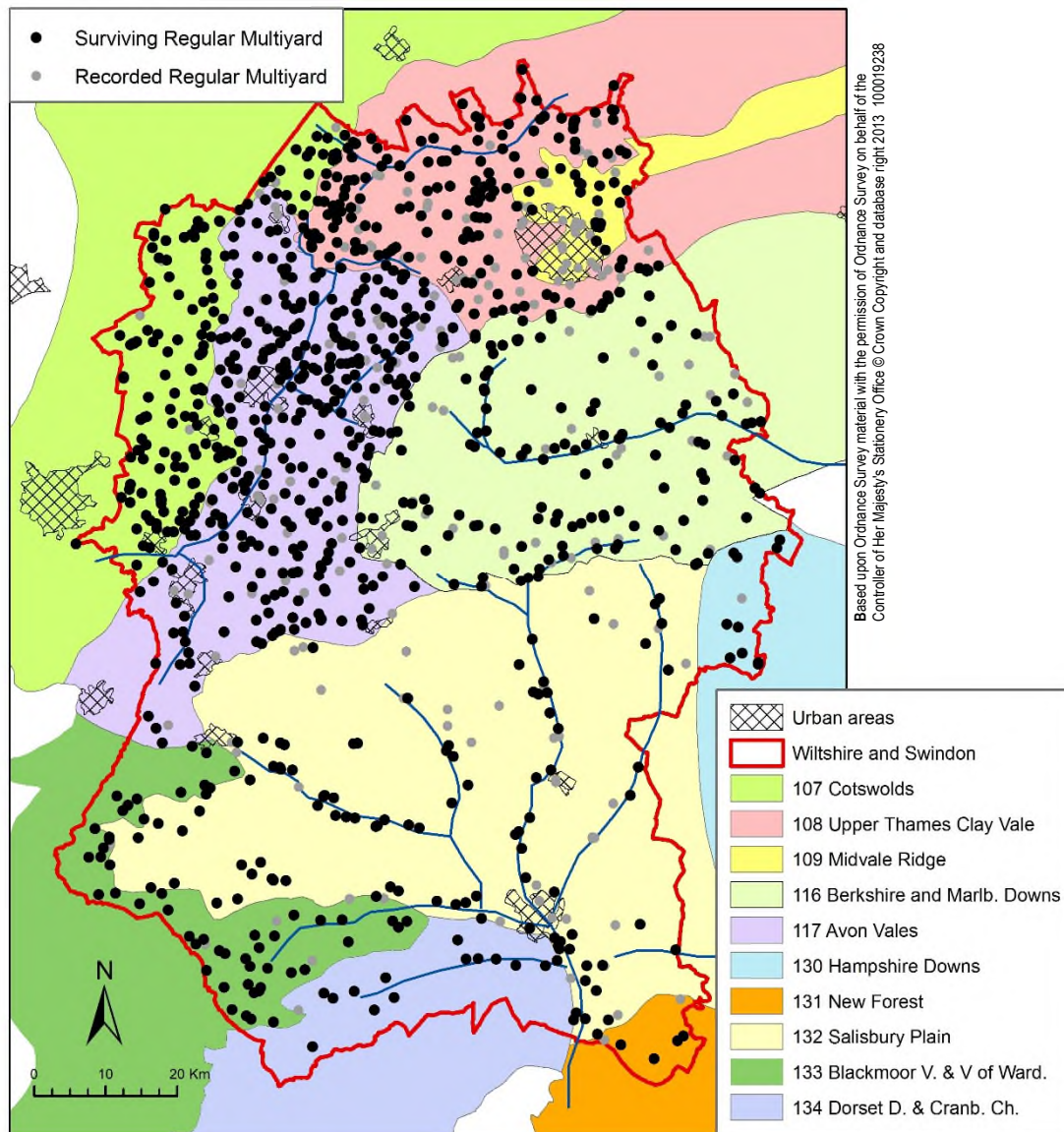


Figure 30

Regular Multi-yard plans are *the* plan type of Wiltshire representing 28% of recorded farmsteads across the study area whilst reaching a maximum of 44.4% in the small area of the Midvale Ridge that was mapped in the project. The distribution of farmsteads with this plan type is weighted to the north-west; 31.9% of farmsteads in the Avon Vales, 37.5% in the Cotswolds and 32.2% in the Upper Thames Clay Vales were of this form. Slightly below study area average percentages were recorded in the chalkland landscapes where, as with the Dispersed

multi-yards, they are concentrated within the valleys and thus tend to be associated with farmsteads that developed over a long period of time in strong contrast to the regular plan types that developed away from the valleys.

This plan type can be applied to a larger range of scales than most of the other plan types where an indication of scale is suggested by their name. Therefore, some examples may have five or six yards, others two or three but the presence of more than one yard served by sometimes detached buildings is a consistent characteristic across the plan type.

A little over half of the recorded examples retain more than 50% of their historic form, examples in this category being concentrated in the Cotswolds and along the western edge of the Avon Vales. 18.8% have lost all traditional farmstead character meaning that a relatively large proportion (29.6%) has been subject to more than 50% loss of historic form.

7.9.5 Full Regular Courtyard plans (RCful)

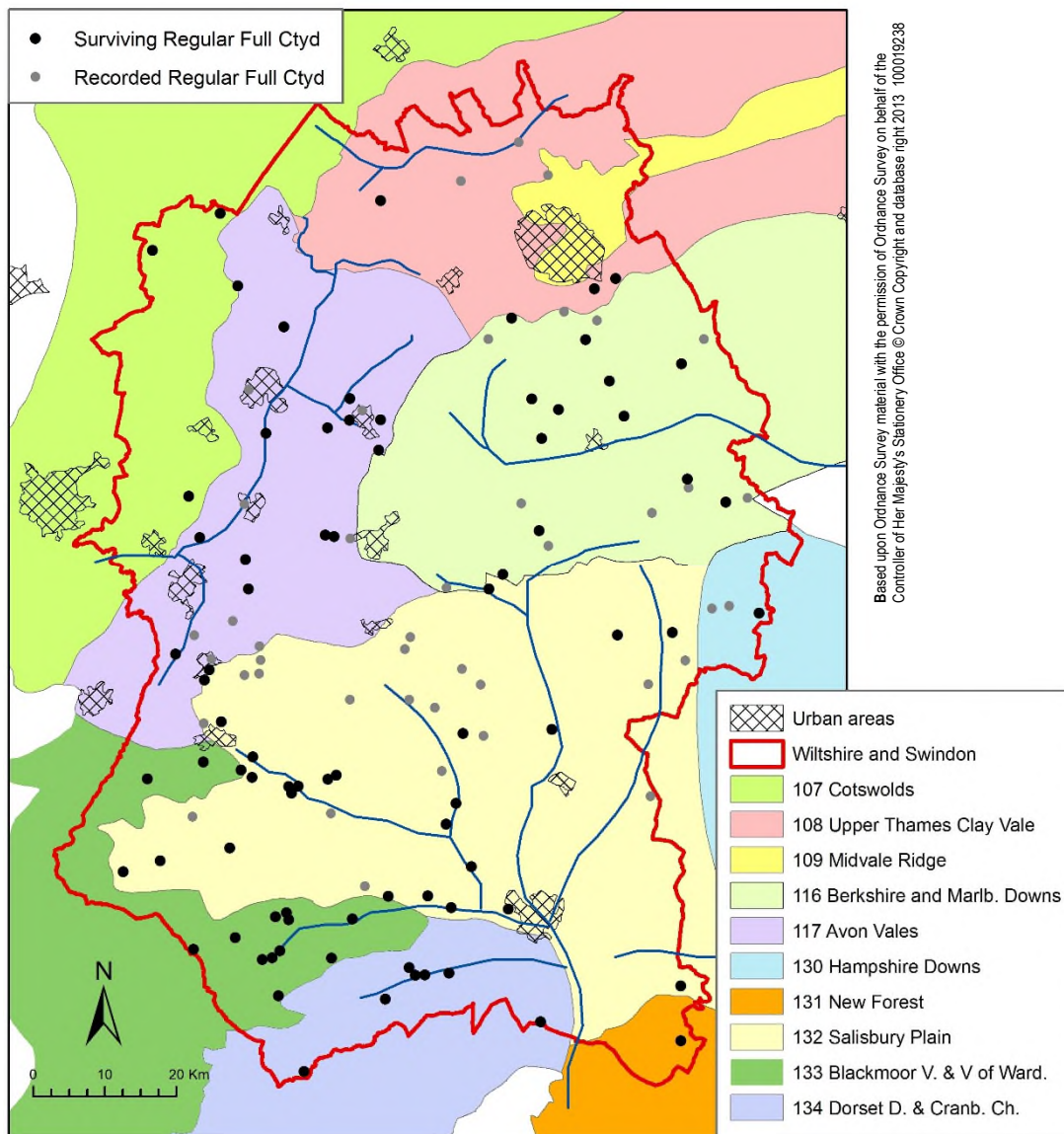


Figure 31

Regular courtyard farmsteads with buildings to all four sides of the yard, mostly in linked ranges represent 3.0% of recorded farmsteads, a total of 122 sites. These generally large farmsteads are most closely associated with the chalk areas, particularly the Salisbury Plain (6.6%) and Dorset Downs and Cranborne Chase (7.5%) although the proportion in the Berkshire and Marlborough Downs is closer to the study area average at 3.6%. Within the Salisbury Plain a number of these plans were constructed outside of the river valleys, possibly associated with enclosure of open fields and the conversion of downland to arable during the 19th century.

In common with the other Regular Courtyard plans apart from the Multi-yards, full regular courtyards are rare in the Cotswolds and the Upper Thames Clay Vales.

51.2% of examples of this plan retain more than 50% of their historic form and 33.3% have lost all traditional farmstead character.

7.9.6 Covered Yards (COV)

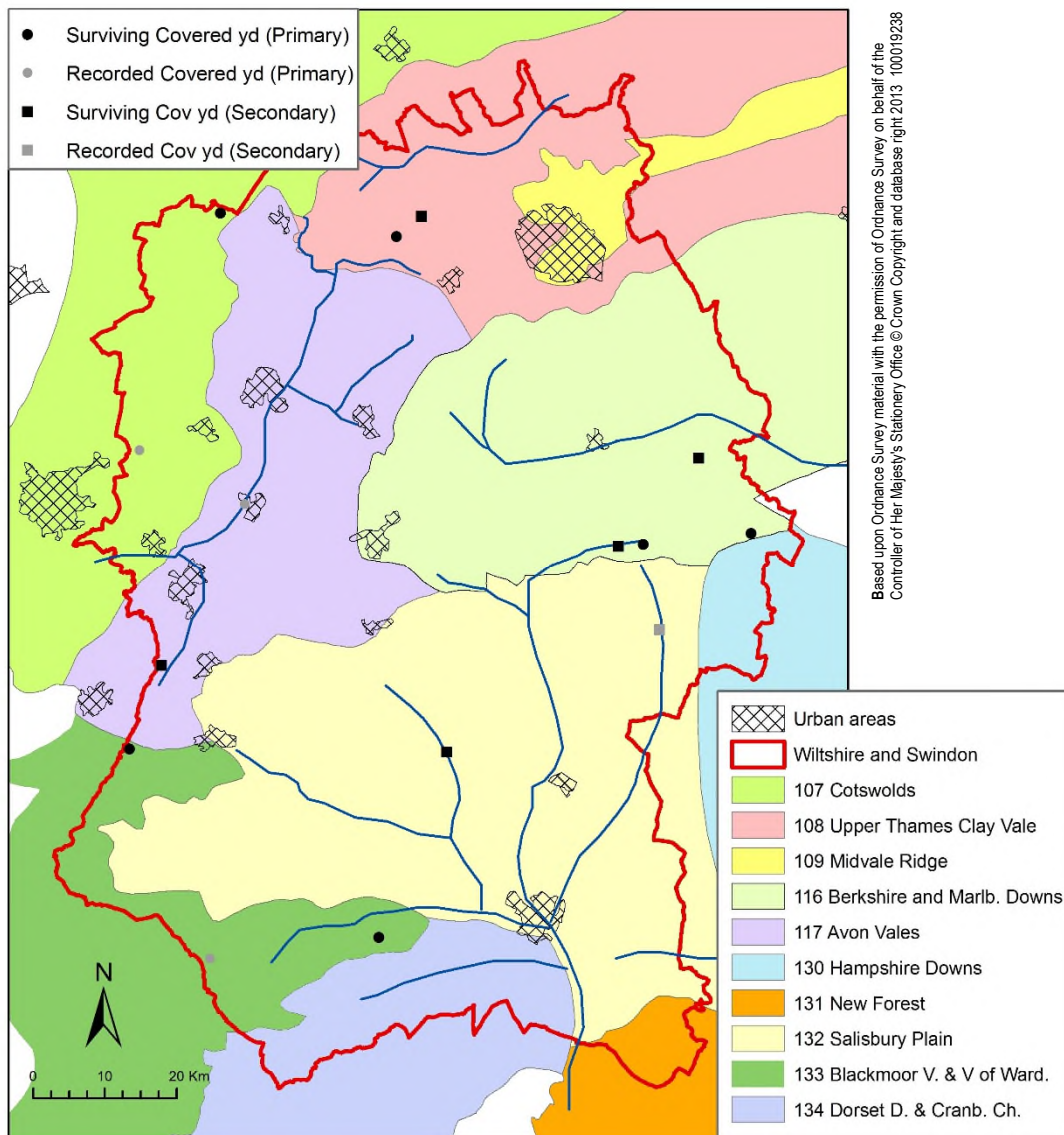


Figure 32

In terms of their development, Covered Yards are closely related to the larger Regular Courtyard plan types in that they are typically associated with estates that were adopting modern farming methods including the covering of yards, primarily to preserve the value of the manure and improve fattening rates from the mid-19th century. 'Covered Yard' can also be recorded as a secondary or tertiary attribute where it appears that, for example, a U- or E-plan yard has been fully or partially covered.

Covered yards are rare in the study area, the most being found in the Berkshire and Marlborough Downs where there are two examples where the covered yard is the primary plan attribute and two where it is a secondary feature. The Salisbury Plain also has two primary element covered yards and one in the Upper Thames Clay Vales.

7.10 Courtyard Plans with L-range and detached buildings

Farmsteads with plans where there is an L-plan range and detached buildings to the third or fourth sides of the yard are problematic with regards to assigning them to either the Loose Courtyard or Regular Courtyard groups. Such plans can develop through the addition of, for example, a shelter shed being attached to an earlier barn within an existing Loose Courtyard arrangement or represent a planned group with a Regular L-range with one or more additional buildings.

NCA	L + 3rd side	L + 4th side
107 Cotswolds (397)	22	6
	5.5%	1.5%
108 Upper Thames Clay Vales (617)	43	8
	7.0%	1.3%
109 Midvale Ridge (99)	7	3
	7.1%	3.0%
116 Berkshire & Marlborough Downs (610)	69	23
	11.3%	3.8%
117 Avon Vales (1122)	78	21
	7.0%	1.9%
130 Hampshire Downs (45)	4	3
	8.9%	6.7%
131 New Forest (76)	7	3
	9.2%	3.9%
132 Salisbury Plain (668)	95	28
	14.2%	4.2%
133 Blackmoor Vale and Vale of Wardour (308)	26	9
	8.4%	2.9%
134 Dorset Downs and Cranborne Chase (93)	19	4
	20.4%	4.3%
Total (4033)	370	108
	9.2%	2.7%

Courtyard plans that incorporate an L-plan range with detached buildings to the third or fourth sides of the yard together represent 11.7% of recorded farmsteads in the study area, those with an L range and a third building being the more common of the two forms. These farmstead plans generally represent medium to large scale farmsteads and this is reflected by the higher than average proportions recorded in the three principal chalk land character areas; Salisbury Plain (14.2%), Berkshire and Marlborough Downs (11.3%) and the part of the Dorset Downs and Cranborne Chase in Wiltshire where 20.4% of farmsteads were of this form.

There is little difference in the percentage of these plans that have retained more than 50% of their historic form (51.1% and 54.2%) although the courtyards with a building to the third side of the yard have experienced a higher level of complete loss of traditional farmstead character (31.7% compared to 23.4% for courtyards with buildings to all sides of the yard).

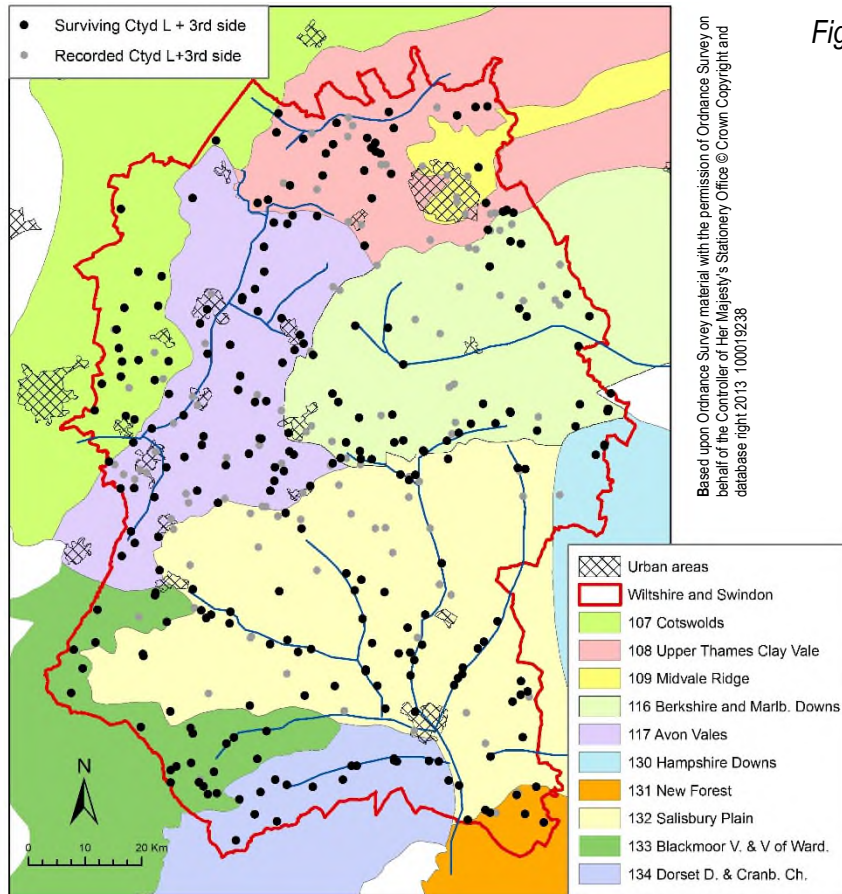


Figure 33

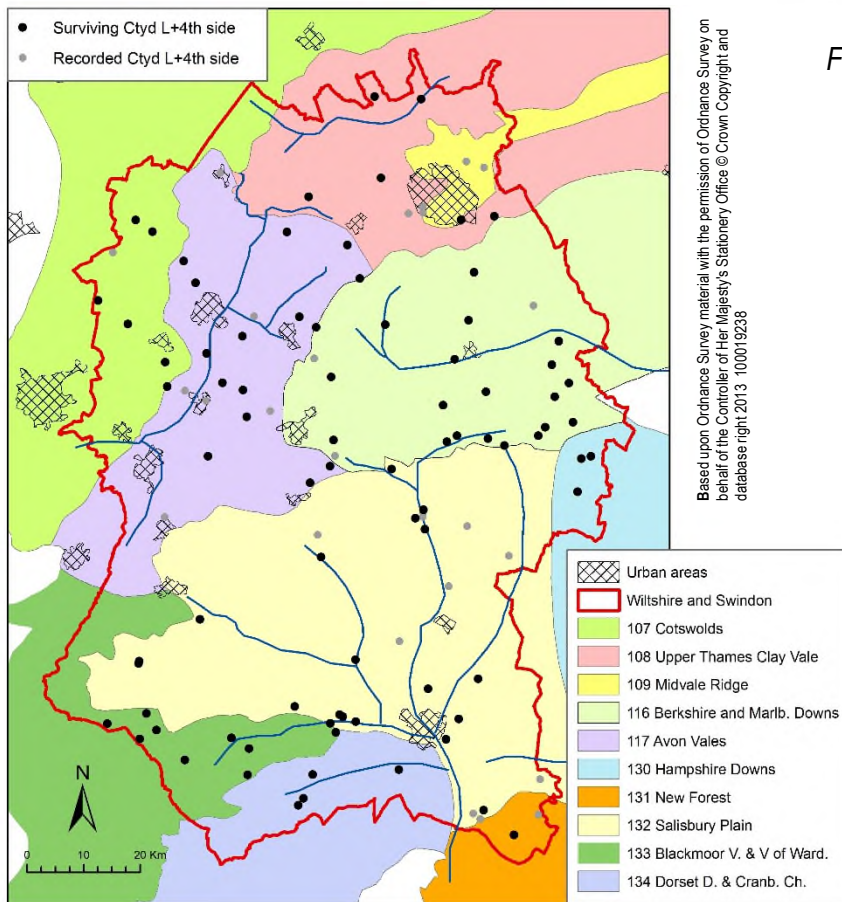


Figure 34

7.11 Other Plan Types

This group, which includes Linear plans, L-plans with attached house, Parallel plans and Row plans, typically represent small farmsteads which can make them difficult to identify from historic mapping. Nationally, Linear farmsteads can be derived from medieval forms or be 18th or 19th century farmsteads often associated with common-edge settlement or industrial activities such as quarrying or mining. Linear and L-plans are most common in northern and western pastoral areas and extremely rare in South-East England.

Key characteristics

- Linear plans have the farmhouse and a farm building, usually a barn, attached in-line.
- Attached L-plans have the house and working buildings attached to each other in an overall L-plan.
- Parallel plans have farmhouse and an agricultural building lying parallel to each other with a small yard area between. Typically the agricultural building lies behind the farmhouse.
- Linear and Attached L-plans with unconverted agricultural buildings are very rare.
- Row plans consist of a range of working buildings constructed in-line, often along the boundary of a farmstead or alongside a track and may relate to a series of yards on one or both sides of the range.

NCA	Linear	L-plan house attached	Parallel	Row
107 Cotswolds (397)	12	9	0	3
	3.0%	2.3%	-	0.8%
108 Upper Thames Clay Vales (617)	11	10	0	4
	1.8%	1.6%	-	0.6%
109 Midvale Ridge (99)	1	1	0	0
	1.0%	1.0%	-	-
116 Berkshire & Marlborough Downs (610)	11	14	0	1
	1.8%	2.3%	-	0.2%
117 Avon Vales (1122)	30	20	0	7
	2.7%	1.8%	-	0.6%
130 Hampshire Downs (45)	0	1	0	1
	-	2.2%	-	2.2%
131 New Forest (76)	1	1	0	1
	1.3%	1.3%	-	1.3%
132 Salisbury Plain (668)	7	8	1	3
	1.0%	1.2%	0.1%	0.4%
133 Blackmoor Vale and Vale of Wardour (308)	12	5	2	2
	3.9%	1.6%	0.6%	0.6%
134 Dorset Downs and Cranborne Chase (93)	1	1	0	0
	1.1%	1.1%	-	-
Total (4033)	86	70	3	22
	2.1%	1.7%	0.1%	0.5%

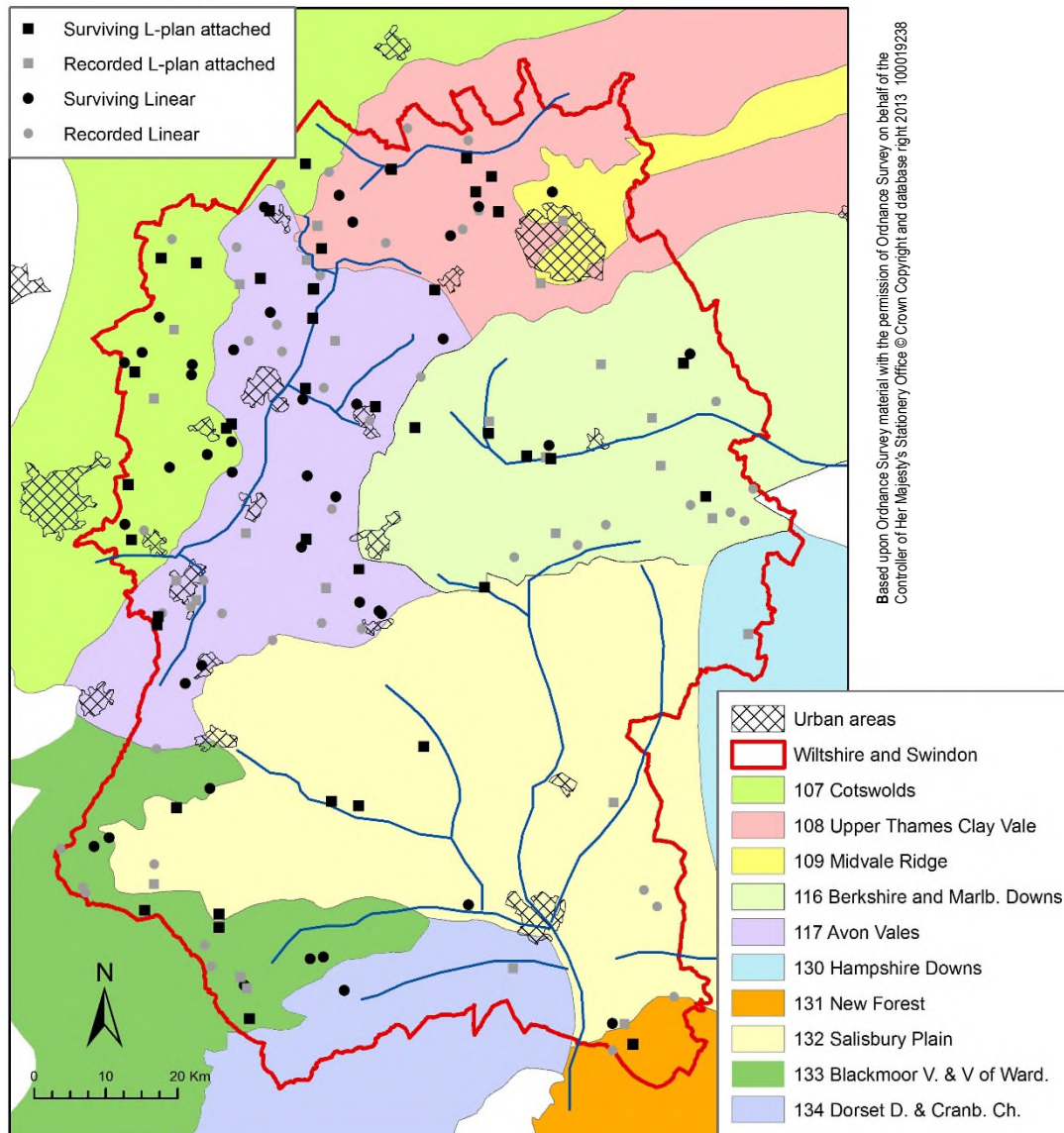


Figure 35

7.11.1 Linear plans

Linear plans, where the farmhouse and attached working buildings are built in-line are relatively uncommon in the study area, representing 2.1% of recorded sites. Such plans are usually associated with small farmsteads and they are most frequent in terms of the proportion of recorded sites within the Blackmoor Vale and Vale of Wardour. The Cotswolds also has a slightly higher than average proportion of linear plan farmsteads (3.0%). Linear plans are proportionally below the study area average in the chalkland areas where large farms predominate.

As is the case with other mapped areas in the South East the small linear plans have been subject to high levels of change with 52.3% having lost all traditional farmstead character. Even so, their small scale means that they either survive largely intact or are completely lost so 45.3% survive with more than 50% of their historic form.

7.11.2 L-plan (house attached)

Farmsteads consisting of an attached house and working building forming an L-plan range are also uncommon in the study area representing 1.7% of recorded sites. These plans occur in all character areas and there is little deviation from the study area average – the range being just 1.3%. The highest number and proportion were recorded in the Berkshire and Marlborough Downs.

As with linear plans, L-plan with the house attached have a relatively high level of complete loss of traditional farmstead character at 38.6% whilst 52.9% survive with more than 50% of their historic form intact.

7.11.3 Parallel plans

Only three parallel plans were recorded in the study area, one of which retains some traditional farmstead character.

7.11.4 Row plans

Row Plans comprise long ranges of buildings, typically of various dates, and often with a series of separate yards. Some larger examples consist of two rows of buildings lying parallel to each other.

A total of 22 examples (0.5%) were recorded where the row was the primary characteristic whilst a further 8 have a row element as a tertiary attribute. The small numbers make analysis by proportion not meaningful. The highest number of Row plans was recorded in the Avon Vales (7) and the Upper Thames Clay Vales (4). 54.4% retain more than 50% of their historic form and 36.4% have lost all traditional farmstead character.

7.12 Farmstead Size

Generally, larger holdings were more likely to be provided with larger and/or more buildings, with the prominent exception of sheep farms which required few buildings but could be very extensive. In the 18th and 19th centuries, the 'contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture' (Mingay 1989, 953). Statistics on the numbers of farms by size can be misleading: although 71% of holdings were under 50 acres as late as 1880 (Howkins 1994, 53), the proportion of land area taken up by small farms was much smaller and regionally very varied. The smallest farms were concentrated in upland areas, on the edges of mosslands and heathland, in areas with by-employment in industry and trades and in areas with easy access to urban markets. By the 1850s, medium-size farms – typically mixed arable holdings in the 100- to 300-acre (4-120 hectares) bracket – comprised 30% of all 134, 700 holdings and 44.6% of the acreage; those in the 5-100 acre bracket comprised 62.5% of all farms and 21.6% of the acreage and those over 300 acres comprised only 7.5% of all farms but over 33.6% of the acreage (Mingay 1989, 948-50). The largest farms had greater access to capital and were usually associated with corn production, which typically demanded more labour for carting, harvesting and threshing, and increasingly for yard and stock management (for example in strawing-down yards, lifting the heavy manure-laden straw into middens and carts and for spreading it on the fields). Smaller farms, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings and were less likely to have the capital to expend on rebuilding farmsteads to fit with developing agricultural practice. The smallest (of under 50 acres) thrived in fruit-growing and market-gardening areas (often clustered around urban sites), and in areas where farmers supplemented their incomes through by-employment, for example local industries (Mingay 1989, 940).

The range of farmstead plan types are broadly indicative of the size of individual farmsteads, serving to deepen our historical understanding of the development of farms below regional and county level. There is a broad distinction between:

Small-scale farms, comprising:

- Loose courtyard plans with buildings to one side of the yard
- Linear plans
- L-plans with the house attached
- Parallel plans

Medium-scale farms comprising:

- Loose courtyard and regular courtyard plans with buildings to two or three sides of the yard
- Regular and loose courtyard L plans – what about the ones with additional buildings? Use your judgement to determine whether the RCL/LCL 3-4s are large or medium in scale
- U, T and Z plans. Associated with farms of 100-200 acres (Davies 1952, 102).

Large-scale farms comprising:

- Loose courtyard and full regular courtyard plans with buildings to all sides of the yard
- Regular multi-yard plans, E- H and F plans

Dispersed plan types can cover too great a range of farmstead sized to be allocated to an average farmstead size group.

7.13 Outfarms and Field Barns

A total of 2772 outfarms and field barn sites were recorded in Wiltshire. These sites can be sub-divided into four distinct groups:

- Outfarms; groups of farm buildings set at a distance from the farmstead and generally grouped around one or more yards;
- Field barns; individual buildings not associated with the yard but providing crop processing or storage or animal housing at a site away from the main farmstead but often located close to the edge of a settlement;
- Buildings associated with sheep;

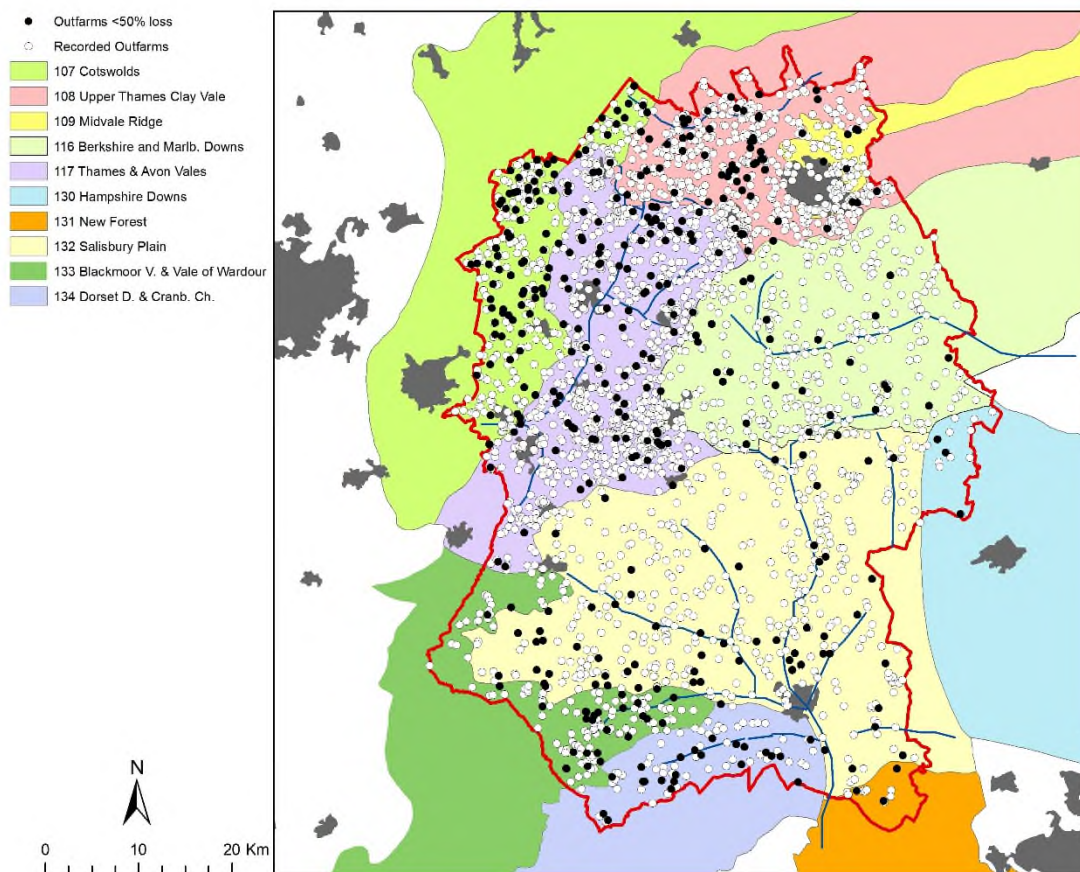


Figure 36

Outfarms and field barns are agricultural building features that tend to be largely over-looked in most landscapes, particularly lowland landscapes. In the study area there appears to be a relatively strong difference in the distribution of medium scale outfarm groups and smaller courtyard outfarms and single buildings that may be described as field barns.

The larger outfarm groups consisting of medium scale courtyards are clearly concentrated within the chalkland landscapes of Salisbury Plain, Berkshire and Marlborough Downs and the Dorset Downs and Cranborne Chase where the distribution map shows them set away from the valley based settlements, particularly along the Salisbury Avon. The large farms that these complexes served means that they appear in lower densities in the landscape and are accordingly found in lower numbers – they represent 8.2% of outfarm sites recorded. The small courtyard groups, 31.9% of recorded sites, have a building to one side of a yard and are concentrated in the north-west of the study area and, to a lesser extent along the Vale of

Wardour. However, the greatest proportion of sites recorded consist of single buildings, sometimes with two or more individual buildings in close proximity. This group represented 38% of sites recorded from the 2nd edition OS map. These sites are also concentrated in the north-west of the study area with some notable concentration in the area between Devizes and Trowbridge.

Sites recorded within the Outfarm category have been particularly susceptible to loss with almost 83% of these buildings being completely lost from the landscape. Only 387 or 14% of sites survive with less than 50% loss of their historic footprint. The areas that retain the greatest number of surviving outfarms and field barns are the Avon Vales, Cotswolds, Blackmoor Vale and Vale of Wardour and the Dorset Downs and Cranborne Chase. There has been a particularly high rate of loss in the Salisbury Plain area.

Outfarms and field barns are rarely listed; only 24 sites have a listed building. Three of these have a pre-1600 building, five have a 17th century building, twelve have a building dating from the 18th century and four sites have a listed building of 19th century date. In the majority of cases the listed buildings are barns. These 14 sites represent 6.2% of outfarms and field barns surviving within the two categories of least change. Whilst this proportion of listed buildings probably reflects the relatively late date of most of these sites, it is possible that the significance of outfarms and field barns has not been fully considered or appreciated. It is contended that surviving examples of outfarms and field barns should be regarded as important features of the landscape and considered to be heritage assets and managed accordingly.

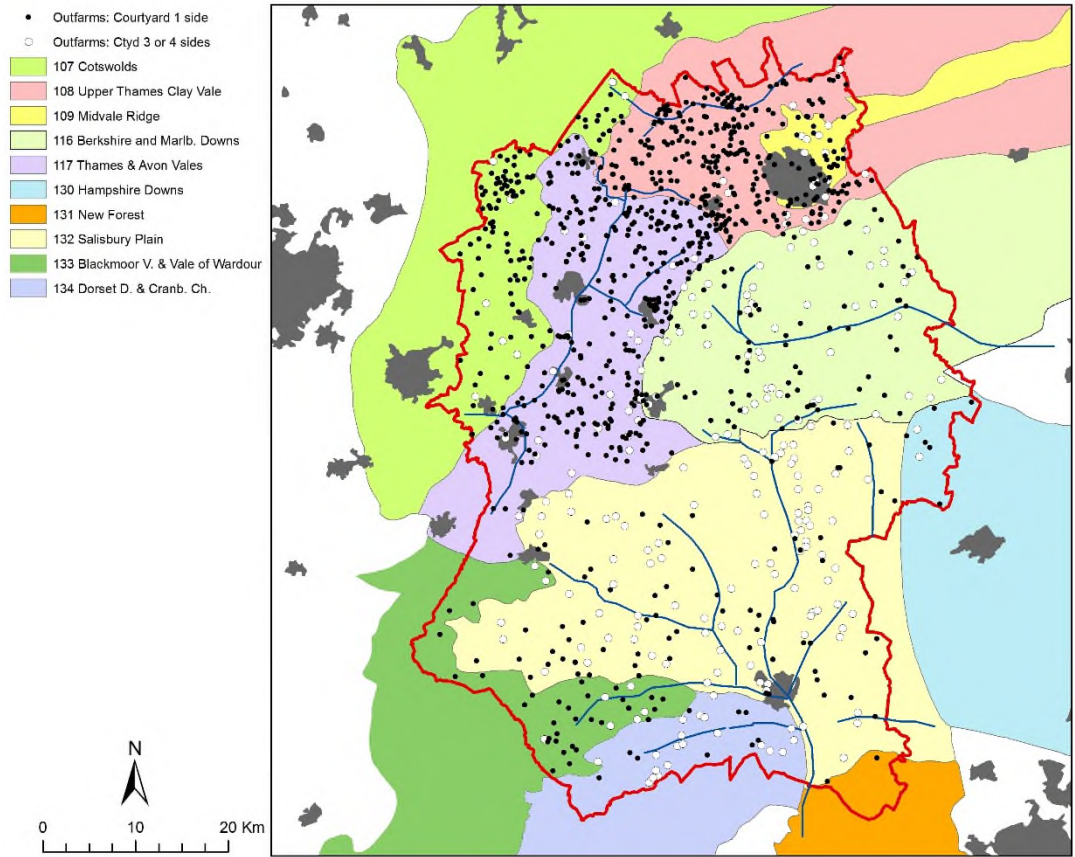


Figure 37 Outfarms with yard areas

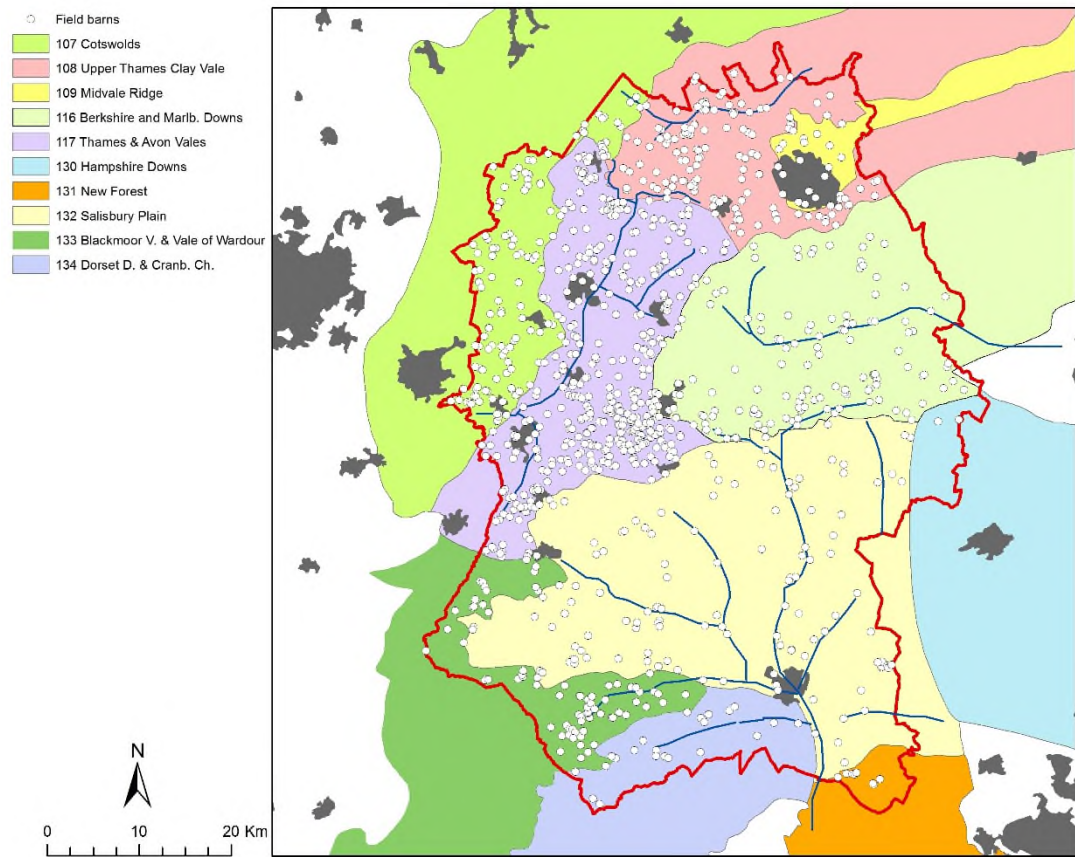


Figure 38 Field barns

8.0 CONCLUSIONS & FUTURE RESEARCH

8.1 *Discussion*

The Farmstead Mapping Project has recorded a total of 4033 farmsteads and 2772 outfarms and field barns which provides a record of almost all recognisable farmsteads present at the end of the 19th century. Through the recording of plan form the project provides an understanding of the form, scale and record of change of farmsteads across the Wiltshire and Swindon unitary authority areas. This data will provide an important evidence base which can be used to inform the development of planning policy and guidance within the two unitary authorities within the study area. This data will also significantly enhance the Wiltshire Historic Environment Record through both highlighting the number and significance of surviving farmsteads in the landscape and the recording of sites of farmsteads where the buildings have been removed which may retain archaeological deposits that could shed light on the development of farmsteads in the landscape.

The project has shown that there are clear relationships between farmsteads and landscape; the National Character Areas providing a useful framework for describing farmstead character. The mapping of farmsteads reinforces the understanding of the distinction between the chalk of the south and east of Wiltshire and the areas to the north and west although the Vale of Pewsey stands out as a clearly distinct area within the Berkshire and Marlborough Downs due to its higher density of settlement and the spread of settlement across the broad vale opposed to the predominant narrow, valley-based settlement pattern typical of the remainder of the chalk areas in Wiltshire.

The mapping data has been subject to analysis using the National Character Areas but it is capable of further analysis against data such as the Historic Landscape Character data being produced at the moment. It is also possible to deepen and add to the mapping data, for example, by incorporating plan form data from earlier maps such as Tithe maps which will allow an understanding of how farmstead plan may have changed in the period between 1840 and 1900.

The mapping has also help to define some research questions and will help setting a framework for recording and research in relation to both the planning system and voluntary groups such as the Wiltshire Buildings Record and individual researchers. It is hoped that this work will stimulate appropriate conditions aimed at recording evidence of phases of construction, features or important details that may be lost during conversion or repair but also to encourage more detailed research into the relationship of farmsteads within their landscapes that will lead to an improved understanding of the development of farmsteads in Wiltshire.

Important findings that have been made by this project include:

- The dominance of multiple yard farmsteads of both dispersed and regular form. These multi-yards, which represent over one third of recorded farmsteads, most probably developed their form in response to the need to manage cattle, with beasts of different age being housed separately and provided with separate yard areas. Cattle were clearly an important part of the agricultural economy in the county, particularly in the west and north, but it seems also in the chalkland areas where it is possible they were more important in Wiltshire compared to other chalk areas in the south until the later 19th century.
- Single-storey farm buildings, predominantly cattle housing, which are sometimes the only buildings on a farmstead, are particularly important to the character of farmsteads

in the north and western areas. The quality of the provision of cattle housing in Wiltshire was noted in the early 19th century. Pigsties associated with dairying and other small buildings including dairies and bakehouses, are important elements of farmsteads, particularly in the west of the study area.

- Although linear plans are relatively rare in the area, it is not uncommon to find farmhouses attached to working buildings. This appears to occur more frequently in Wiltshire than in other mapped areas in the South East.
- The importance of unlisted farmstead groups. Over half, 52.3%, of recorded farmsteads that retain farmstead character do not include any listed buildings. These farmsteads play a very important part in shaping the character of their area and should be automatically considered as heritage assets unless detailed work shows that alterations have significantly impacted upon their character and contribution to landscape character. Within the area of Swindon the rapid expansion of the urban area has subsumed the sites of many historic farmsteads. Only occasionally do any traditional buildings survive on these sites but where they do they may be regarded as having particular significance in representing the former agricultural economy of the area before the growth of Swindon as a railway town.
- Field barns and outfarms are identified as important elements in the development of agriculture in the county. In the chalk downs much emphasis was put on the construction of outfarms after enclosure to improve efficiency where the main farmstead remained in the village. As has been found across the remainder of the South East where mapping has been undertaken, outfarms have been subject to very high levels of change and loss meaning that surviving examples are of particular significance. Although such groups are often of relatively late date, usually between the late 18th and mid-19th century, and so are rarely considered for listing, it is argued that greater consideration should be given to assessing and identifying those that are the best examples of their type in the county and a case made for their designation. Whilst out farms are typical in the chalk areas, single field barns are more common in the north and west of the study area. Again, subject to high rates of loss, many of those that survive are in a ruinous or derelict condition. Their role within the agricultural systems of the north and west have not been researched and it must not be assumed that they fulfilled the same functions or originated at the same date as field barns in areas that have been subject to academic study, for example, the Yorkshire Dales.
- Examination of farmsteads and landscape shows the particular importance of the relationship of farmsteads to areas of common or former common in the north and west of Wiltshire and Swindon as well as on the fringes of the New Forest. Farmsteads fringing such areas of common are often small and mostly do not include listed buildings. In these landscapes it is also not unusual to find smallholdings and the cottages of squatters; these properties are typically associated with people who were at the lower end of the social scale and their buildings have generally been over-looked in terms of listing or disregarded in terms of significance. The frequent presence of common edge settlement in the north and west is an important characteristic of these areas, even where the common is no longer readily evident due to later enclosures.
- Redundancy and dereliction. The limited fieldwork undertaken in support of this project encountered numerous examples where traditional farmstead buildings (usually unlisted but occasionally listed) were exhibiting varying levels of decay and neglect. It is possible that the dominance of buildings constructed for cattle, that are now rarely suitable to house animals due to improved hygiene and welfare standards, have little possibility of finding new uses within agriculture. The obvious poor condition of many farm buildings creates a negative impression of an area and such decay and dereliction can have a wider impact on local communities. There is a need to put such

buildings higher up the agenda and develop policies that are based on a clear understanding of the long-term management aims for these buildings; should these buildings be allowed to decay beyond the point of economic repair and result in the loss of these heritage assets permanently or should new uses (which will often mean residential conversion of some form) be encouraged by promoting good quality design that understands the historic character of the agricultural buildings and which allows them to fulfil new roles in society?

8.2 *Research Questions*

Landscape and Settlement

The density and location of farmsteads and the date of their buildings relates to patterns of settlement and landscape character. Wiltshire's broad division between 'the chalk and the cheese' is well known but this perhaps conceals a much greater complexity in settlement and landscape, particularly in the 'cheese' areas.

Farmsteads and Enclosure

- The recorded date of farmstead buildings can supplement the information provided by place names and documents. In the case of fieldscapes created through a gradual or piecemeal process of enclosure, particularly where they are poorly documented and where the chronologies are difficult to establish, the recorded date of buildings provides an understanding of their development. In areas of planned or regular enclosure, early recorded buildings may relate to earlier phases of development of the landscape that have been over-written through survey-planned enclosure. The importance of Wiltshire Buildings Record data relating to unlisted buildings or listed buildings where it is possible to refine the date assigned in the list description could be highly significant in developing an improved understanding of farmstead development.
- The scale of farmsteads and the recorded date of buildings may also complement other sources that relate to the development of farms over time – amalgamation and the growth of farm size at the expense of small farms in the chalk downs areas and the persistence of small farms in the vales landscapes. These sources include historic estate, tithe and Ordnance Survey maps, the 1910 Land Tax and the 1940 National Farm Survey.
- The location and orientation of the farmhouse may reflect the status of the owner or tenant of the farm if, for example, it faces away from the working buildings into its own driveway or garden, with a prospect over a landscape in their ownership or tenancy. Some houses were remodelled and re-orientated in order to face away from working buildings. To what extent are houses earlier than, contemporary with or later than their associated farm buildings? How is this reflected in their siting – as detached houses that face away from the working farm, as houses that are attached to their working buildings or those sited gable-end or side-on to the yard?
- In the north and west of Wiltshire and Swindon there is a strong pattern of the development of secondary settlements, often associated with areas of former common. Many of these settlements appear to be of medieval date although the enclosure of the common was still underway in the 17th century and often not complete until the 19th century. The relationship of farmsteads within the settlements to the principal areas of open fields of the main settlement and the extent of common is of interest. Did the farmers of these settlements have a separate field system or did they develop as farms in severalty?
- A large part of Wiltshire and Swindon was subject to Forest Law in the medieval period. Whilst this did not preclude settlement, did it inhibit settlement development or

result in the development of a dispersed settlement pattern through assarting when the bounds of the forests were reduced in the 13th and 14th centuries?

Dispersed Farmsteads and Hamlets

- Medieval settlement studies have largely focused upon nucleated settlement to the detriment of dispersed settlement areas. There is a need to examine the development of farmsteads within areas of dispersed settlement to better understand the process of enclosure through assarting of woodland and the enclosure of common. In areas where there is relatively good survival of the fields created through assarting (or at least where there is cartographic evidence for the boundaries) it is possible that analysis of the pattern of boundaries may allow the identification of former farmstead sites that have either been reduced, leaving a house only, or that have been completely abandoned.
- The areas of the chalk downs are regarded as dominated by nucleated settlement with the villages located within the river valleys. Archaeological research has shown that in the 12th and 13th centuries at least some farmsteads developed within the downs and indeed there are even some deserted villages within the higher areas of the chalk. Just how widespread or common was settlement away from the river valleys? Were there differences between the Marlborough Downs and the chalk of Salisbury Plain and West Wiltshire downs?

Farmsteads and Villages

- How many farmsteads remained in villages by the late 19th century? The number of mapped farmsteads identified within villages and urban contexts may be underestimated due to the difficulty of identifying those small and middling-sized farmsteads that remained within villages by the late 19th century.
- Early buildings are generally much sparser in distribution in those areas where settlement in the medieval period was dominated by nucleated villages and extensive communally-farmed fields, and where patterns of wealth were less evenly spread and more hierarchical in structure. In the chalk downland areas of the study area there were often one or two large farms and numerous small farms until the enclosure of the open fields. Episodes of enclosure could result in considerable changes to village-based farmsteads – research is required to assess to what extent the farmsteads changed in form or even be re-located, for example, large farms moving to the edges of villages.
- Older village-based buildings and farmstead layouts were generally less capable of adaptation to the demands of large-scale and capital intensive agriculture in the later 18th and 19th centuries whilst the buildings of small farms taken out of agriculture became redundant and were eventually demolished. However, recent research in Hampshire which has specifically included an examination of the potential for the survival of small, early agricultural buildings in former village-based farmsteads, has shown that it is possible for small timber-framed buildings which may be described as barns but which were probably multifunctional buildings, some dating as early as 15th and 16th century, to survive within the settlement cores (Roberts, forthcoming). In at least two cases, buildings of such an early date had not been previously recognised and so were unlisted. These buildings are of exceptional rarity and are highly significant.

Farmsteads and Moated Sites/Shrunken Settlement

- Moated sites and shrunken settlements have high potential to reveal important material that will have been lost elsewhere through intensive cultivation and settlement, and that can be interpreted in relationship to standing fabric and farmstead form/type. Do the moats of medieval farm complexes serve a farming function, or simple drainage function, or are they very much defensive/status symbols reflecting which farmsteads were freeholds and higher status? Are there distinctive concentrations of moated farmsteads reflecting high water table and topography/geology or is there a broad chronological grouping?

Estate Farms

- In Wiltshire, there were clearly estates which invested heavily in the construction of new farm buildings and often complete new farmsteads in the 19th century and estates that did not make such heavy financial investment in their farm buildings. This apparent lack of investment means that it is possible that the earlier buildings remained in service and so more may have survived to the present day compared to areas of substantial rebuilding. Understanding the pattern of estate ownership, where the estates were purchasing and selling manors across the county, beyond a discernible 'estate centre', is important in being able to put farmstead architecture into a meaningful economic context.

Farmstead Form and Date

The diversity of plan types displays both conformity to national models (particularly in the case of regular plan farmsteads) as well as the persistence of local trends and adaptation to local circumstances.

The dating of buildings and the plan form of farmsteads provides an indication of where and when change occurred, as a result of factors such as patterns of lordship, tenure and the distribution of wealth and the emergence of market-based and specialised regional economies. Continuity or revolutions in farming practice either swept away or made use of the existing building stock. Across most of the study area farmsteads did not begin to develop into their present-day forms until after the 1790s, and especially in the High Farming years of the 1840s to 1870s, when agricultural productivity was boosted by good manure from livestock increasingly wintered in yards or buildings. This is reflected in the low numbers of recorded working buildings other than barns.

- Regular courtyard plan farmsteads, in particular, Regular Multi-yard plans, were dominant in the study area by the late 19th century and probably reflect the importance of stock management. These farmsteads can display a wide social range that testifies to both the survival of small-scale farms in early enclosure landscapes and the development of large and high-status farmsteads from the medieval period. To what extent are earlier farmstead plans absorbed within regular courtyard farmstead types as they developed up to the date of the 2nd edition Ordnance Survey maps?
- It is clear that there was an active land market in the study area, particularly in the vales to the west, from the 17th century at least, partly driven by the cloth-making industry. To what extent did this drive the re-building of farmsteads?
- To what extent does the scale represented by the different farmstead types reflect long-term developments in farm size, already visible in the 1840s tithe maps and earlier maps, or later 19th century change? What do later surveys (especially the 1910 Land Tax and 1940 Farm Surveys) reveal about how they changed over the 20th century in relationship to patterns of tenure and land use? Do the different farmstead types reveal differences and patterns relating to the dating of their buildings?

- Using census and other information, what is the relationship between the size of farm and the status of occupants (gentry, farmers or those with income from other activities) with mapped farmsteads, different houses types etc?
- What spatial differences are there in the patterning of farmstead types/size between the tithe maps and later 19th century OS maps? To what extent do these relate to transport networks, especially the railways?
- With large areas of common being a particular feature of the vale landscapes in the west of the study area in particular, there was opportunity for small-scale farmers, smallholders and squatters to utilise the common grazing in addition to small areas of enclosed land, in some cases to supplement incomes derived from other sources. The buildings of these, the smallest scale farmers, were typically small and probably less well built than the buildings of larger farmsteads and could often form small dispersed cluster plans. Such plans are known to have been highly susceptible to change and these, together with small-holdings, are extremely rare but are of significance. Further research is required to understand the date of development and survival of these sites within small-holding and common-edge landscapes.

Buildings

- In contrast to many other wood pasture landscapes in the south of England, there is a low number of listed agricultural buildings and very few buildings that date from before 1700. Although the process of enclosure, largely through assarting, appears to date from before the 14th century as with other such assarted landscapes, there is an extremely low level of survival of historic fabric within the buildings of the farmsteads. To what extent does the limited number of listed buildings represent the total loss of earlier buildings through total rebuilding of houses and farm buildings in the 19th century or does it represent remodelling of earlier buildings, for example, the encasing of timber frame or replacement of timber frame with masonry to the extent that the remains of the earlier buildings do not merit listed status? If there was large-scale rebuilding and replacement of earlier buildings, to what extent was the fabric of the earlier buildings reused? Can anything be learnt from reused timbers or stonework? Where there has been large-scale change, the use of documentary and cartographic sources to understand the scale and uses of the buildings of pre-19th century farmsteads in these areas may allow a better understanding of farmstead character at an early date.
- What is the dating evidence for the development of multi-functional buildings, and what functions do they include?
- What dating evidence is there for the development of cattle housing? How much pre-dates the late 18th century? What evidence is there, especially on L-plan and courtyard-type farmsteads?
- What evidence is there for the development of farmstead buildings on larger holdings, and did these in any way provide a model for others to follow?
- How many recorded field barns relate to dispersed holdings managed from houses in large settlements rather than mapped farmsteads? It is clear that there are some early examples of field barns. Do these pre-date mapped patterns of enclosure and relate to the continuation of open-field farming or do they relate to the working of dispersed holdings in newly-enclosed fields managed from villages? What is the evidence for these being threshing barns, sheep shelters, cattle shelters or a combination of these functions?
- What is the chronology for the establishment of outfarms? Outfarms rarely include listed buildings – is this a reflection of the extent of loss and change or a lack of survey?

- The conventional thought is that buildings were rarely provided for sheep within farmsteads. However, a number of open fronted shelter sheds have been identified which appear to have a very low eaves height which would appear to have made them unsuitable for cattle or even calves. Therefore, it is possible that these shelter sheds were intended to house sheep during the winter or at lambing time. Research is required to consider how common or widespread the provision of buildings specifically for sheep was in Wiltshire.
- Although Salisbury and, later, the towns in the west of Wiltshire were important centres for the manufacture of cloth, it is accepted that the cloth-making industry was not a completely urban process. What is not clear is the extent to which agriculture and cloth making could overlap. Inventories sometimes include a loom and farming stock but, unlike parts of the north-west, there is rarely physical evidence in the buildings for cloth industry activities on farmsteads.

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APPENDIX I

Data Attribute Table

PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Classification Primary Attribute	FARMSTEAD HOPPERS' HUTS OAST HOUSE OUTFARM SMALLHOLDING	Farmstead with house Groups of buildings for accommodating seasonal workers Detached oast house not obviously forming part of a farmstead Outfarm or field barn Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century) 19 th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain

Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by <i>working</i> agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain (cannot identify which is farmhouse)
Location Primary Attribute	VILL HAM FC ISO PARK SMV CM URB	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
Survival	EXT ALT ALTS DEM HOUS LOST	Extant – no apparent alteration Partial Loss – less than 50% change Significant Loss – more than 50% alteration Total Change – Farmstead survives but complete alteration to plan Farmhouse only survives Farmstead/Outfarm totally demolished
Sheds	SITE SIDE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data
Confidence	H M L	High Medium Low
Notes		Free text field to add notes relating to the character or identification of a record

APPENDIX II

Case Studies

Minety (Upper Thames Clay Vale NCA)

Introduction

Minety provides an example of a landscape where there was ancient enclosure together with large area of common which were subject to large scale enclosure from the 17th century through to the 19th century. The history of enclosure and the relationship between the phases of enclosure and the farmsteads created and the common is of particular interest. The character of the area today, particularly in the areas of later enclosure, seems to reflect 'pioneers' breaking into a 'frontier' landscape, principally through its buildings, even buildings of the later 20th century.

Background

Minety is located approximately 15km north-west of Swindon and lies at the south-west end of the Upper Thames Clay Vale NCA. The parish has a complex administrative history; most of it was a detached portion of Gloucestershire although the settlement around the church was in Wiltshire (VCH 224). In addition, the area was within the Royal Forest of Braden and so was subject to Forest Law until Minety was disafforested in the 14th century.

The topography is relatively flat with Oxford Clay across most of the parish apart from in the north where there are gravels of the Thames valley. The soils are mostly Grade 4 agricultural land with Grade 3 to the north on the river gravels and small areas of Grade 3 land in the south-west and south of the parish.

Apart from a small area including the parish church and settlement around it which was an estate granted to Malmesbury Abbey in the late 830s, Minety was part of the Royal manor of Cirencester and the woods were under the jurisdiction of the Abbot of Cirencester from c.1100 – 1539. During this time the Abbey added to its holdings through the purchase of land, for example, of 120 acres in 1314. After the Dissolution of Cirencester Abbey in 1539 the land was sold to Edmund Bridges later Baron Chandos (VCH 226-229).

The quality of the land, and the position of the parish within the Royal Forest of Braden, means that pastoral farming is likely to have always dominated, although there was arable available as the ridge and furrow earthworks near Upper Minety show. When Cirencester Abbey purchased land in 1314 their new lands included 38 acres of arable which was leased out in small parcels (VCH 231). As is typical of wood – pasture landscapes, the farmsteads of Minety were mainly small. In the early 14th century there were 48 households in Minety which collectively had 60 cows, 674 sheep, 44 horses and 38 pigs.

There was an active land market from the 17th century at least with some properties changing hands several times over the course of the century. In the 18th century there was the development of some estates including Minety House and Braden Hall.

There is a complex history of enclosure across the parish but two broad zones can be identified (Figures MY1 and MY2). In the north the fields are generally small to medium scale with some being very irregular in shape and typical of assarting, for example, the curving boundary to the block of fields around Lyngrove Farm and Stert Farm (Figure MY4). Elsewhere across the north of the parish small sub-rectangular fields appear to represent piecemeal enclosure, including possibly the enclosure of open strip fields, as to the east and north-east of Lower Moor.

The south part of the parish is dominated by the regular fields of enclosure of common land. The large-scale enclosure of 'waste' was being carried out by 1637 when George Bridges complained that his attempt to improve 1200 acres of waste were being hindered by the tenants' rights. His enclosure attempts were met by violent protest but he still managed to enclose 600 acres by 1651, these enclosures focused within an area that was formally part of one of the purlieus of Braden Forest which had been taken out of the Royal Forest in 1300. Further enclosures were made in 1777, by Act in 1811 when 728 acres were enclosed and there was further enclosure of small remnants of common made in 1813 (VCH 232).

Settlement

A small nucleated settlement was probably focused around the parish church; earthworks suggest that there was a larger settlement here surrounded by arable fields represented by ridge and furrow. This settlement may have shrunk and the surrounding land went into royal hands as part of the afforestation of Braden.

Archaeological evidence shows that there was scattered settlement across the parish. At Osborne Farm there is a house platform, settlement here being associated with pottery manufacture, as was the case at Lower Moor where a 13th century kiln has been excavated. It is also suggested that there were isolated farmsteads west of Lower Moor near Moor Farm and Gibbs Farm in the medieval period (VCH 227). Woodward Farm may also represent the site of the house of the abbot of Cirencester's woodward. In the north of the parish, Stert Farm is also probably of medieval origin; there is a mid-13th century reference to Richard of the Stert and a la Stert was acquired by Cirencester Abbey in the late 13th century (VCH 232). The curvilinear boundary to a block of fields, some retaining an irregular form, may represent the original boundary of the lands of Stert (Figure MY4). It was recorded in 1342 that assarting of Braden forest was taking place and this probably resulted in the creation of new, small farmsteads (VCH 231).

The relation of farmsteads to the areas of common, it appears that typically farmsteads grew up on the boundary between enclosures and that these farmsteads would often be linked by routeways skirting the edge of the common (Figure MY4). The often irregular line of the common edge marking episodes of enclosure may be traced by the presence of farmsteads and roads, tracks or paths. For example, an historic line of the common edge may be marked by the line of farmsteads including The Moor Farm, Lower Moor Farm, The Moor Farm and Telling Farm, two of which have farmhouses of at least 17th century date, with a subsequent phase of enclosure resulting in Nath Farm, Field Farm and Flower Farm representing the new common edge. These latter farmsteads were linked by what is now a public footpath and a track (Figures MY5 and MY6).

Farmsteads

A total of 62 farmsteads were recorded in Minety in the Farmsteads Mapping Project (Figure MY1).

Very few farmsteads retain buildings that are listed; there are only four farmsteads (6.5%) with pre-1700 farmhouses, all dating to the 17th century, and no listed working buildings of pre-1700 date survive within the parish (Figure MY3). One of these four farmsteads has an 18th century working building. Two farmsteads have an 18th century farmhouse, one of which is accompanied by an 18th century working building. Other than these two 18th century working

buildings, there are no other listed working farm buildings in the parish. The extent of enclosure of common in the 19th century meant that relatively high numbers of new farmsteads were created, particularly along the road through the former Minety Common in the south of the parish where at least seven small farmsteads were created (Figures MY1 and MY2).

The most common plan form group in Minety at the end of the 19th century was dispersed plans representing 39% of the farmsteads. Of these, 14 were dispersed clusters and ten dispersed multi-yard plans. Many of these dispersed multi-yard plans were associated with farmsteads located on the former edge of enclosures abutting common land and are reflective of the importance of stock to the local farming system.

Loose courtyard and regular courtyard plans were almost equal in number, representing 27% and 26% of recorded farmsteads respectively. Of the 17 loose courtyard plans, 15 had buildings to one (11) or two sides (4) of the yard indicating small scale farms that are typically associated with wood – pasture landscapes.

Ten of the 16 regular courtyards were multi-yard plans, meaning that overall 32% of farmsteads in the parish were multi-yard plans. Five farmsteads had regular L-plans and there was one U-plan which appears to have possibly developed from a L-plan rather than being a formerly planned farmstead.

The farmsteads of the parish have been subject to relatively high levels of change with just 41% retaining more than 50% of their historic form. 41% have either lost all historic farmstead character and have only the farmhouse surviving or have been lost from the landscape.

As is often seen in landscapes that had extensive common, there were a number of smallholdings and cottages sited around the fringes of the common whose occupants could utilise the resources of the common for grazing a few animals whilst having limited enclosed land (Figure MY5). The income from commoning could be combined with wage labour in agriculture or other industries such as pottery, woodland work or carting. Whilst four smallholdings were identified by the mapping, there are almost certainly many more in the parish.

There were numerous field barns and outfarms in the landscape at the end of the 19th century; 48 sites were recorded but only eight survive. These sites were mostly loose courtyards with a building to one side (28) or single field barns (17) with four regular L-plan yards.

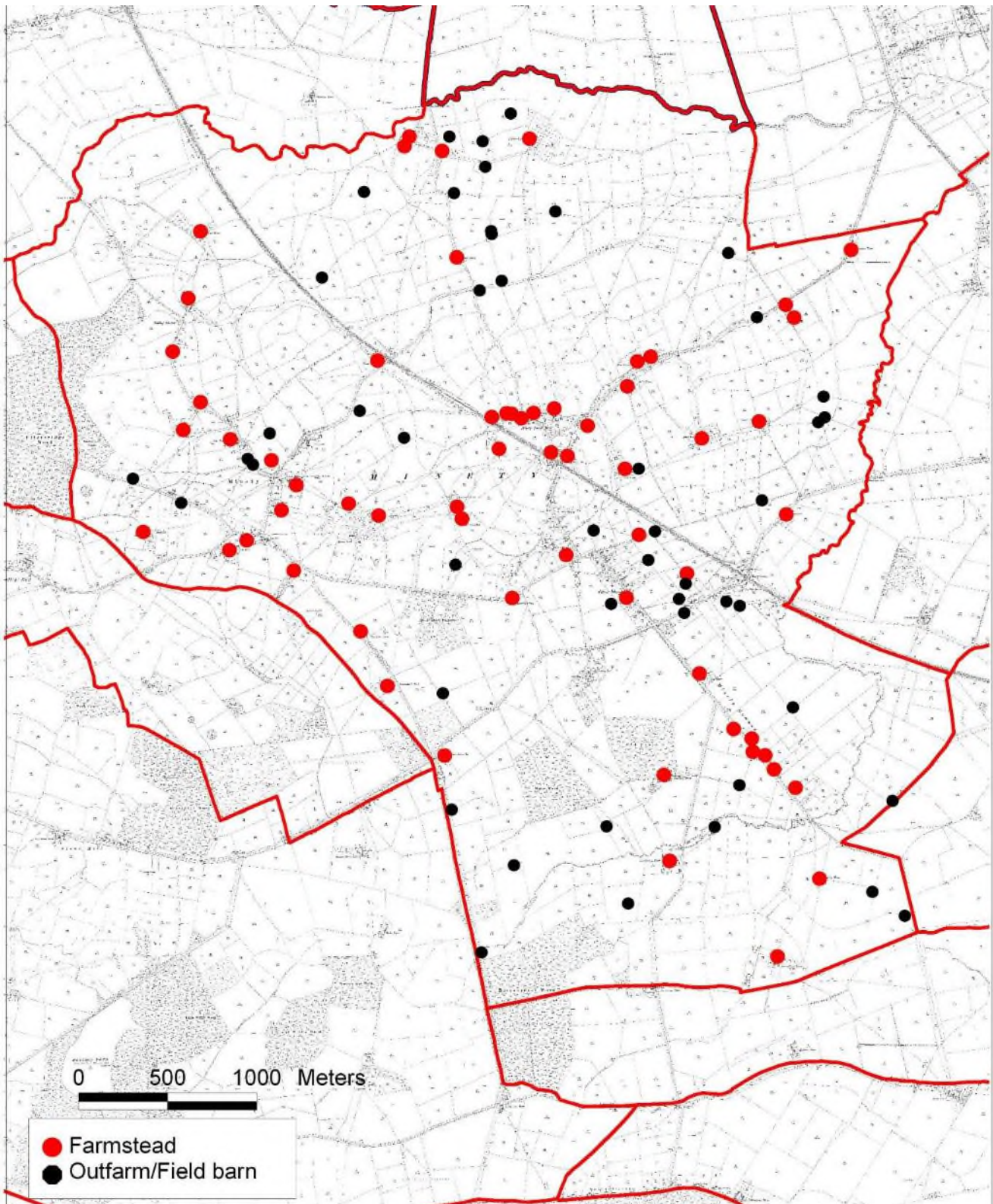


Figure MY1 Farmsteads, outfarms and field barns in Minety showing the dispersed character of settlement. The distinction between the ancient enclosures to the north and the regular enclosures of common land to the south can be seen in the field patterns. The process of enclosure of the common began on a large scale in the 17th century.



Figure MY2 Aerial photograph looking across the enclosures formed out of common land in the south of the parish. The latest enclosures are those along the straight enclosure road to the lower left of the picture with an earlier phase of enclosure to the right. With a few exceptions, the pattern beyond the parish is of regular enclosures with small blocks of piecemeal enclosure. © NMR 27696_002

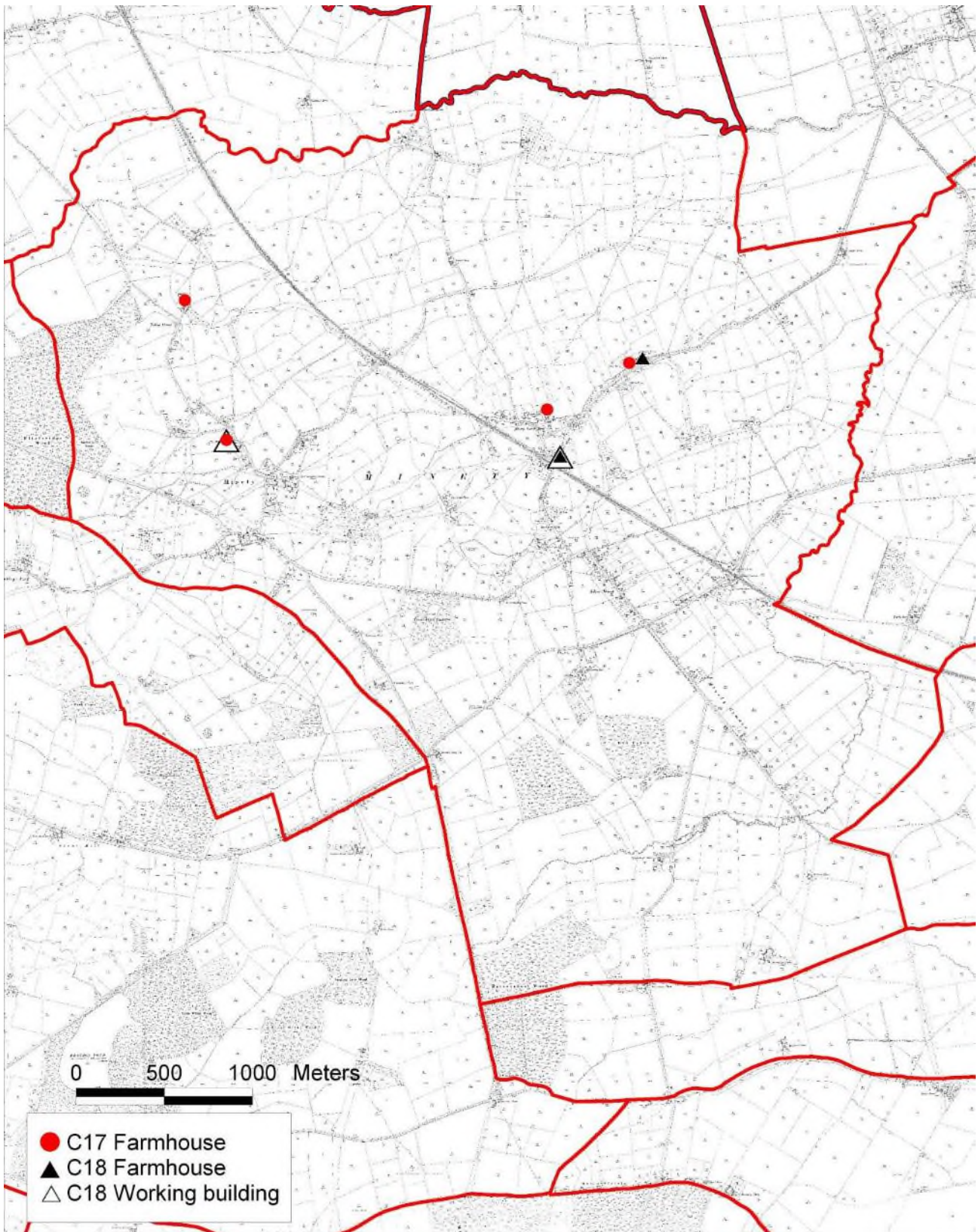


Figure MY3 Dated buildings in Minety. The four farmsteads that have 17th century farmhouses are all located on the edge of areas of ancient enclosure over-looking former common land indicating the importance of having access to both enclosed land and common grazing.

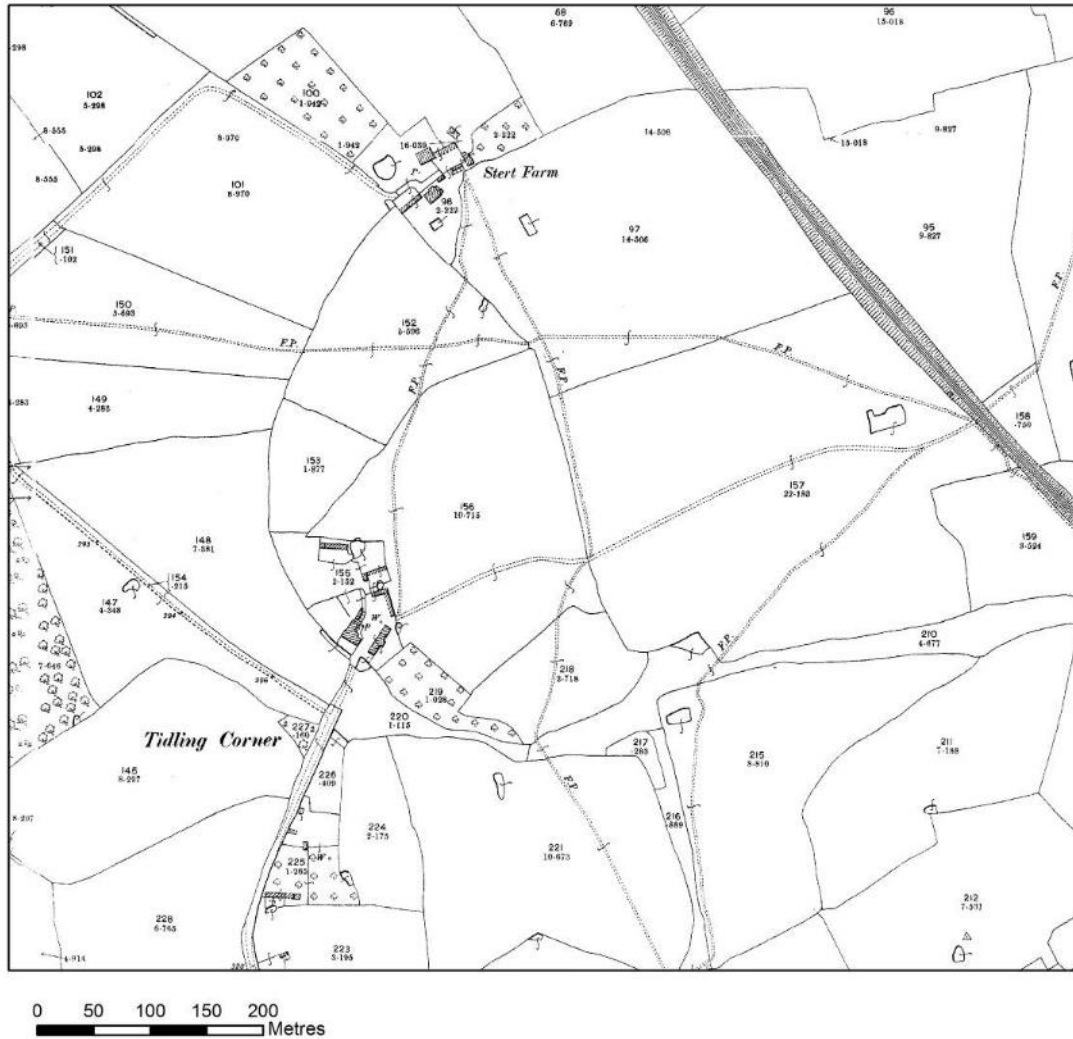


Figure MY4 Lyngrove Farm and Stert Farm in the north-west of the parish associated with a curvilinear boundary defining an area of irregular fields which appear to have been subject to some reorganisation alongside the railway line. Between this block of fields and Tidling Corner is a narrow strip of land which seems to have provided a trackway, leading out to common to the west that was subject to later enclosure marked by predominantly straight boundaries. Both of these common-edge farms were of dispersed multi-yard plan form, dispersed plans often being associated with such landscapes.

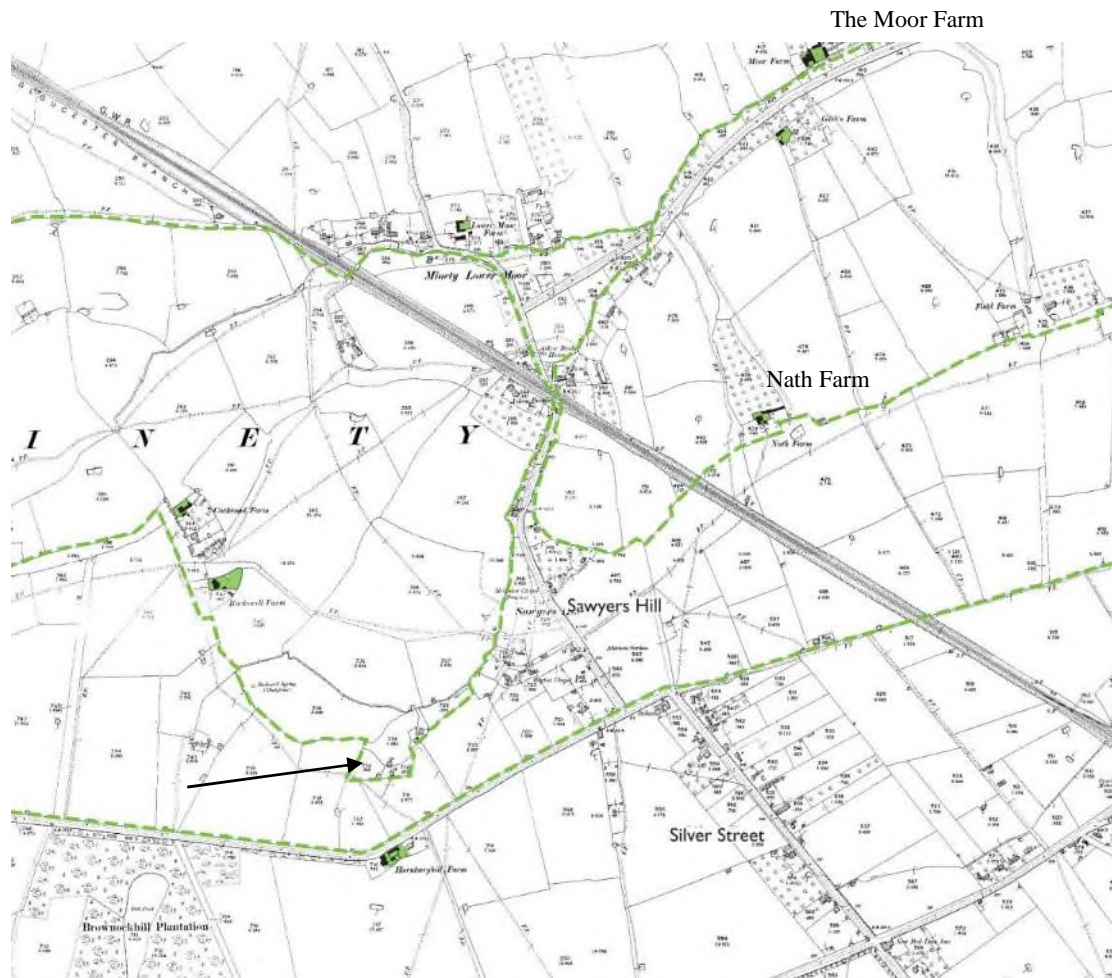


Figure MY5 Episodes of enclosure of the common may be identified by the presence of farms along the former edge of the enclosed area, differences in field patterns, the course of roads and paths that skirted the boundary between enclosures and common and, in some cases the date of farm buildings. At the north edge of the map, Moor Farm has a 17th century house and probably marks the southern edge of the ancient enclosures (and possible open fields) of Minety. Further enclosures to the south created 'islands' of enclosed fields with farmsteads such as Nath Farm sitting on the new common edge. Between these 'islands' a driftway funnels into a remnant of common at Minety Lower Moor. Silver Street is an enclosure road created in the 19th century but the large expanse of common in the south of the parish was subject to several phases of enclosure from the 17th century; the east – west road and track may represent another former limit of enclosures. On the edge of the curving southern edge of enclosures west of Sawyers Hill there are cottages built on small plots encroaching onto the common edge (arrowed) – the properties of small holders and landless labourers who could utilise the grazing of the common to add to any income made through wage labour in agriculture or other local industries.



Figure MY6 View north looking over Nath Farm and The Moor Farm with the various former edges of common and the former open fields beyond, all subject to piecemeal enclosure.
© NMR 27696_042

MINETY FARMSTEAD RECORDS

UID	NAME	DATE	DATE WORK. BDG.	PLAN TYPE	FARMHOUSE	POSITION	SURV.
FARMSTEADS							
602347	Mansells	C17	C18	DISPmy		VILL	ALT
602352	Lyngrove Farm	C17		DISPmy		ISO	ALT
602439	Lower Moor Farm	C17		DISPmy		VILL	ALT
602501	Moor Farm	C17		RCmyd	GAB	FC	ALT
602502	Telling's Farm	C18		RCmy	DET	FC	ALT
602505	Askews Bridge House	C18	C18	DISPmyd		VILL	ALT
602342	The Elms	C19		DISPmy		VILL	ALTS
602343	Farm House	C19		DISPmy		VILL	ALTS
602344	Green Lane Cottage	C19		LC1d	DET	VILL	HOUS
602345	Wellfield	C19		RCmy	DET	ISO	ALT
602346	Flisteridge Farm	C19		DISPmy	LONG	ISO	ALTS
602349	Homington House	C19		RCmyd	DET	VILL	HOUS
602351	Farmstead NE of Flisteridge Farm	C19		DISPcl		ISO	LOST
602353	Lyngrove Cottage	C19		LC1d	DET	ISO	HOUS
602354	Stert Farm	C19		DISPmy		ISO	ALTS
602412	Fairholme Farm (Fairhome Farm)	C19		LC2d	DET	ISO	ALTS
602414	The Cottage	C19		DISPcl		ISO	EXT
602415	Home Farm	C19		RCL3d	LONG	HAM	ALT
602416	Osbourne's Farm	C19		RCmy	GAB	HAM	HOUS
602419	Brandier's Farm	C19		RCmy	GAB	ISO	ALT
602423	Swillbrook Farm	C19		RCud	GAB	ISO	ALT
602426	Lower Swillbrook	C19		LC1d	ATT	ISO	ALT
602427	Outfarm S of Lower Swillbrook	C19		LC1		ISO	LOST
602429	Swillbrook	C19		RCLd	DET	ISO	EXT
602431	Cooles Farm	C19		RCmy	LONG	ISO	ALTS
602438	Moorlands (Lower Moor Farm)	C19		RCL3d	DET	VILL	LOST
602440	The Mix	C19		DISPcl		ISO	HOUS
602441	Cowleaze Farm (Cockroad Farm)	C19		RCLd	DET	ISO	HOUS
602442	Buckswell Farm	C19		DISPcl		ISO	LOST
602444	Hornbury Hill Farm	C19		RCLd	DET	ISO	HOUS
602446	Woodward Farm (Woodward's Farm)	C19		LC3	DET	ISO	ALTS
602447	Kemble's Farm	C19		LC1d	DET	ISO	ALT
602499	The Moor	C19		LP	ATT	VILL	EXT
602503	Gibb's Farm	C19		LC2d	GAB	FC	ALT
602504	Nath Farm	C19		LC1d	DET	ISO	ALTS
602506	Elizabeth Farm	C19		DISPcl		ISO	HOUS
602508	Distillery Farm	C19		LC1d	DET	ISO	HOUS
602510	Ravensbrook Farm	C19		DISPcl		ISO	HOUS
602594	Ravenshurst Farm (Ravenshurst Lodge House)	C19		RCmy	ATT	ISO	ALTS
602595	Standing House	C19		RCL		ISO	HOUS
602598	Common Farm	C19		LCL3	DET	FC	ALTS

602600	South Farm	C19	LC1d	DET	FC	EXT
602601	Ashleigh Farm	C19	LC1d	DET	FC	ALT
602602	Common Farm Dairy	C19	RCmyd	ATT	FC	HOUS
602603	Southend Farm	C19	DISPcl		FC	HOUS
602604	Ferndale Farm	C19	DISPcl		FC	HOUS
602606	House (New House)	C19	LC2d	DET	FC	ALTS
602609	Farmstead W of Minety Station	C19	DISPcl	DET	ISO	LOST
602613	Little Pastures	C19	DISPcl		ISO	DEM
602614	Sambourn	C19	RCmy	DET	ISO	EXT
602615	Flower's Farm	C19	DISPmy		ISO	ALT
602616	Field Farm	C19	DISPmy	DET	ISO	HOUS
602621	Moreleaze Farm	C19	LC1d	DET	ISO	HOUS
602622	Breaches Farm	C19	LC1d	DET	ISO	ALT
602633	The Forage	C19	LC2d	LONG	ISO	HOUS
602659	Shades Farm	C19	RCLd	DET	ISO	ALT
607213	Vicarage Farm	C19	DISPcl		VILL	ALT
607382	Farmstead in Sawyers Hill	C19	DISPcl		VILL	LOST
607386	Farmstead adjacent to The Moor	C19	LP	ATT	VILL	HOUS
607386	Cowleaze Farm	C19	DISPcl		VILL	HOUS
607387	Askewbridge Cottage	C19	DISPcl		VILL	ALT
607388	Moor Cottage	C19	LIN	ATT	VILL	EXT

**OUTFARMS/ FIELD
BARNs**

602348	Outfarm E of Mansells	C19	LC1		ISO	LOST
602417	Outfarm SE of The Mansells	C19	LC1		VILL	LOST
602418	Outfarm SE of The Mansells	C19	RCL3		VILL	LOST
602420	Outfarm NW of Brandier	C19	LC1		ISO	LOST
602421	Outfarm SE of Clatlinger Farm	C19	LC1		ISO	LOST
602422	Outfarm NW of Swillbrook Farm	C19	LC1		ISO	LOST
602424	Outfarm W of Swillbrook Farm	C19	SING		ISO	LOST
602425	Outfarm SW of Swillbrook Farm	C19	LC1		ISO	LOST
602428	Outfarm W of Swillbrook Farm	C19	LC1		ISO	LOST
602430	Outfarm SW of Swillbrook Farm	C19	LC1		ISO	EXT
602432	Outfarm NE of Cooles Farm	C19	LC1		ISO	EXT
602433	Outfarm NE of Cooles Farm	C19	LC1		ISO	LOST
602434	Outfarm SE of Cooles Farm	C19	RCL		ISO	LOST
602435	Outfarm SSE of Cooles Farm	C19	LC1d		ISO	ALT
602436	Outfarm SSE of Brandier	C19	LC1		ISO	LOST
602437	Row Ash Farm	C19	LC1		ISO	DEM
602443	Buxwell Farm	C19	RCLd		ISO	ALT

602445	Outfarm E of Woodwards Farm	C19	SING		ISO	LOST
602448	Outfarm SSE of Kemble's Farm	C19	LC1		ISO	EXT
602449	Outfarm SW of Waits Wood	C19	LC1		ISO	LOST
602450	Outfarm SE of Waits Wood	C19	LC1		ISO	LOST
602500	Outfarm SSE of Swillbrook Farm	C19	LC1		ISO	EXT
602507	Outfarm W of Silver Street	C19	SING		ISO	LOST
602509	Outfarm NE of Ravensbrook Farm	C19	RCL		ISO	DEM
602511	Outfarm SW of Ravensbrook Farm	C19	SING		ISO	LOST
602596	Outfarm E of Standing House	C19	SING	LONG	ISO	EXT
602597	Outfarm NE of Standing House	C19	LC1		ISO	LOST
602599	Outfarm W of Common Farm	C19	LC1		ISO	LOST
602605	Outfarm NE of Common Farm Dairy	C19	LC1		FC	LOST
602607	Outfarm SW of Vale of White Horse Inn (PH)	C19	SING		ISO	LOST
602608	Outfarm S of Vale of White Horse Inn (PH)	C19	SING		ISO	LOST
602610	Outfarm W of Minety Station	C19	SING		ISO	LOST
602611	Outfarm N of Silver Street	C19	SING		ISO	LOST
602612	Outfarm NE of Little Pastures	C19	LC1		ISO	LOST
602617	Outfarm E of Nath Farm	C19	SING		ISO	LOST
602618	Outfarm E of Flower's Farm	C19	LC1		ISO	LOST
602619	Outfarm ENE of Flower's Farm	C19	SING		ISO	LOST
602620	Outfarm E of Flower's Farm	C19	SING		ISO	LOST
602623	Outfarm W of Moreleaze Farm	C19	LC1		ISO	LOST
602624	Outfarm NW of Breaches Farm	C19	LC1		ISO	LOST
602631	Outfarm NE of New Red Lion Inn	C19	LC1		ISO	LOST
602632	Outfarm ENE of New Red Lion Inn	C19	LC1		ISO	LOST
602741	Outfarm SE of Standing House	C19	SING		ISO	LOST
607212	Outfarm in Minety	C19	SING		VILL	LOST
607381	Outfarm adjacent to Ravensroost Wood	C19	SING		ISO	LOST
607383	Outfarm in Sawyers Hill	C19	LC1		VILL	EXT
607393	Outfarm NW of Sambourn	C19	SING		ISO	LOST
607405	Outfarm N of Oakleigh	C19	SING		ISO	LOST

SMALLHOLDINGS

602350	Woodlands	C19	ISO	HOUS
607384	Frogmore Cottage	C19	ISO	EXT
607385	Baddow Leigh Cottage	C19	ISO	HOUS
607403	Oakleigh	C19	ISO	HOUS

Great Somerford (Avon Vales NCA)

Introduction

Although unusual for the number of manors that existed in Great Somerford (there were seven estates here in the late 11th century) Great Somerford reflects many of the characteristics of the Avon Vales NCA – a nucleated settlement with a fairly complex plan form where most of the farmsteads were located, surrounded by its open fields which were subject, in part, to enclosure by agreement in the 17th century. In addition to the principal settlement, there was a smaller secondary settlement at Startley on the edge of a block of common where piecemeal enclosure was underway by at least the 17th century. Documentary sources tell of the active land market in the 16th and 17th centuries including the purchase of two estates by a wealthy clothier. Many of the estates of the village changed hands several times between the 17th and 19th centuries – how this impacted on investment in farm buildings needs to be explored further.

Background

Great Somerford is located 5km south-east of Malmesbury in the valley of the Bristol Avon. The Avon marks the parish boundary to the east and part of the northern boundary, the remaining part of the north boundary largely following the tributary, the Rodbourne stream. From the pastures in the bottom of the valley of the Avon at 60m OD, the land rises gently to the west to reach 90m OD at Startley. The south side of the valley of the Rodbourne is steeper with a rise from just over 60m OD to around 75m OD in just 0.5km. The western part of the parish lies on Oxford Clay with fertile sands to the centre and alluvium and river gravels in the Avon valley.

The geology of the parish largely dictated the agricultural economy; the extensive pastures meant that cattle and sheep farming dominated although there were open fields on the sands to the west, south and east of the village – here the soils vary from Grade 1 land immediately south of the village with a small area of Grade 2 to the west and Grade 3 soils extending to the western edge of the parish. There is also a second small area of Grade 1 land at the east end of the relatively flat area west of the village above the sharp fall into the valley of the Rodbourne stream. The areas of better quality soils represent much of the area of the former open fields of the village. The heavy clays in the west remained as common until the 17th century when at least part of the common was enclosed. At this time a part of the open fields were enclosed by agreement as well as the relatively steep slope to the south of the Rodbourne stream. A parliamentary Act for the enclosure of the remaining open fields and common was made in 1809. Some of the surviving field boundaries in the area between the village and Startley reflect the presence of the curving boundaries of the strip fields.

Great Somerford was divided into seven different estates by the late 11th century. The regularity in the sizes of some of these estates indicates that they were probably created through the division of a larger estate. There was much activity in the land market in the late 16th and early 17th century with two of the early estates including The Mount, being bought by a Malmesbury clothier, John Yew. Yew or his son probably built the existing house at The Mount which remained in his family for three generations before being sold and, at the end of the 17th century, being split up whilst he owned the smaller second holding for just seven years. Several of the other Great Somerford manors were also being split up in the 17th century.

By the early 20th century there were only four farms larger than 100 acres; three of these were farms associated with the medieval manors within the village whilst the fourth, Downfield, represented the enclosed glebe.

Settlement

Settlement in the parish was predominantly nucleated with the farms associated with the seven medieval estates being located within the village positioned just above the Avon and near a fording point of the river (Figure GS1). The church stood over-looking the river with a probable motte and the later manor house of one of the two larger estates, later known as 'The Mount', adjacent. The village is relatively large and has an irregular grid plan formed around the junction of an east – west road (Dauntsey to Startley) and a north – south road (Little Somerford to Lower Seagry) with other lanes and paths forming the grid, amongst which the various farmsteads were located (Figure GS3). It is suggested that West Street Farm may have moved or developed on the edge of the village in association with the 17th century enclosure of parts of the open fields.

A secondary settlement developed by the medieval period at Startley on the edge of the common at the west end of the parish (Figures GS1 and GS4). This settlement expanded in the 17th century when several new farms including Heath Farm and Grove Farm were created, associated with the partial enclosure of the common and, possibly, the enclosure by agreement of some of the open fields. Modern infill on the east side of the road through Startley has obscured the earlier edge of the common where some farmsteads were located.

There are few isolated farmsteads in the parish. Goose Green Farm at the north-west corner of the parish near Startley is associated with the enclosure of part of the common, probably in the 17th century, although the irregular form of the fields contrasts to the other areas of early enclosure and appear to be more typical of medieval assarting (Figure GS4). Elsewhere, some new farmsteads were created away from the village in the 19th century associated with the enclosure of the remaining open fields and common including Marsh Farm at Startley and Down Field Farm. Honeyacre Farm and New Leaze farms developed after the enclosure of the open fields in 1809 near the southern edge of the parish although there was a house at Honeyacre at that date but no evident working buildings – it is perhaps more relevant that this farmstead was located within an area known as Seagry Heath.

Farmsteads

From the 2nd Edition OS mapping of c.1900 20 farmsteads were identified. Five farmsteads, all located within the village, were identified as pre-dating the 19th century on the basis of listed buildings; of these four retain farmhouses of pre-1700 date and one has a pre-1700 working building only – two bays of a cruck barn (Figure GS2). Two farmsteads, The Mount and Brook Farm also retain a listed working building although the 16th century outbuilding at The Mount is described as originally being a house which may have been converted to a domestic stable. The building at Brook Farm is a late 18th century stable. At Startley, none of the farmsteads have pre-19th century listed buildings but the farmhouse at Heath Farm retains evidence for a single storey 17th century house which was raised to two storeys in the 19th century. Goose Green Farm, of at least 17th century origins, was rebuilt in the 19th century as was Grove Farm which also has a three bay timber-framed barn of 19th century date. The pattern across the farmsteads of the parish appears to show that generally the working buildings were rebuilt in the 19th century, the remnants of a cruck barn extended with box framing in the 18th century

representing a small fragment of the earlier farm buildings. There is also what appears to be a part of a building with a steeply pitched roof at Brook Farm with a probably 19th century barn adjacent.

Twelve of the 20 farmsteads (60%) survive with more than 50% of their historic footprint surviving. This is above the NCA average of 51.5%. Five farmsteads are now only represented by the farmhouse and one has been completely lost – this was a small farmstead located on the meadowland alongside the Rodbourne stream in the north of the parish that had been created after 1809.

The importance of stock to the agricultural economy seems to be reflected in the presence of multi-yard farmsteads; five of the 19 had regular multi-yard plans and four were dispersed multi-yard plans. Most of these were on the higher status farmsteads including The Mount, Manor Farm, West Street Farm, The Manor and Brook Farm. Downfield Farm, a late-comer to the farmsteads in the parish which was the largest farm by the early 20th century, also developed a regular multi-yard plan during the 19th century. Comparison with the plans shown on the 1809 enclosure map suggests that most, if not all the other regular multi-yard plans were 19th century developments, mainly from loose courtyard plans but, in the case of Brook Farm, possibly from a dispersed cluster plan.

Three farmsteads retained dispersed cluster plans at the end of the 19th century including Honeyacre Farm, which appears as a farmstead after the Act for enclosure although there was a house prior to that date. In 1900 this farmstead was a loose dispersed cluster of very small buildings atypical of the planned farmsteads usually associated with 19th century enclosure and it may be that its position within an area called Seagry Heath may explain its dispersed plan form rather than the parliamentary enclosure of the open fields.

A total of 26 outfarms and field barns were recorded as existing in 1900, all of which have been lost although it is possible that some survive in a ruinous condition. Most of these sites were single field barns without yard areas; six were loose courtyards with one building and a yard. One site, within the village, had a courtyard plan with an L-plan element and a third, detached building.

Most of these field barns and outfarms were constructed in the north of the parish in the area of pre-1809 enclosures to the south of the Rodbourne stream where the small size of the fields (average 2 – 3 acres) and the topography suggests that these were closes of pasture land. It is probable that these buildings would have provided cattle housing and/or hay storage. A few outfarms and field barns were constructed within the area of the open fields to the west of the village and within the post 1809 enclosures west of Startley.

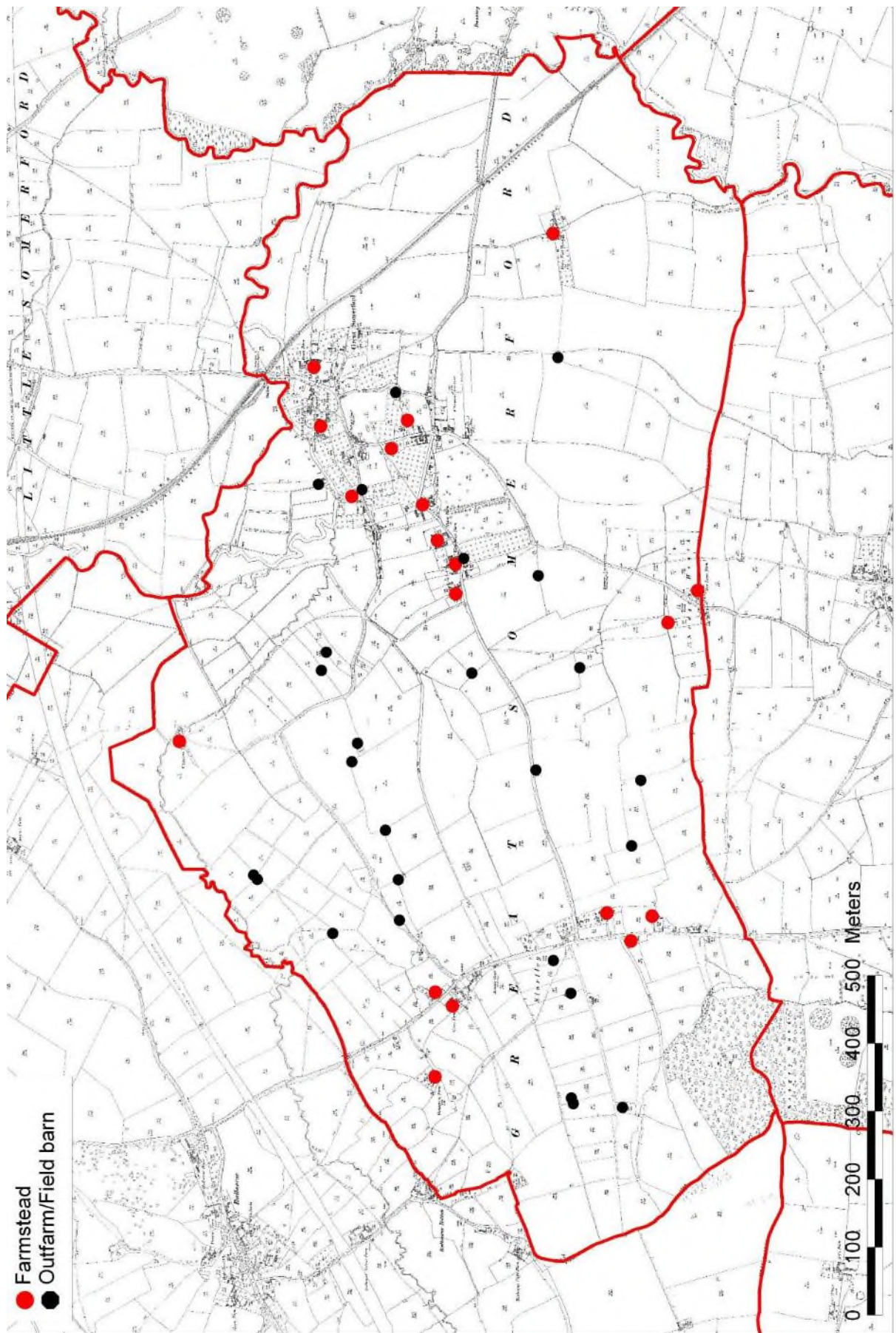


Figure GS1 Great Somerford, recorded farmsteads, outfarms and field barns

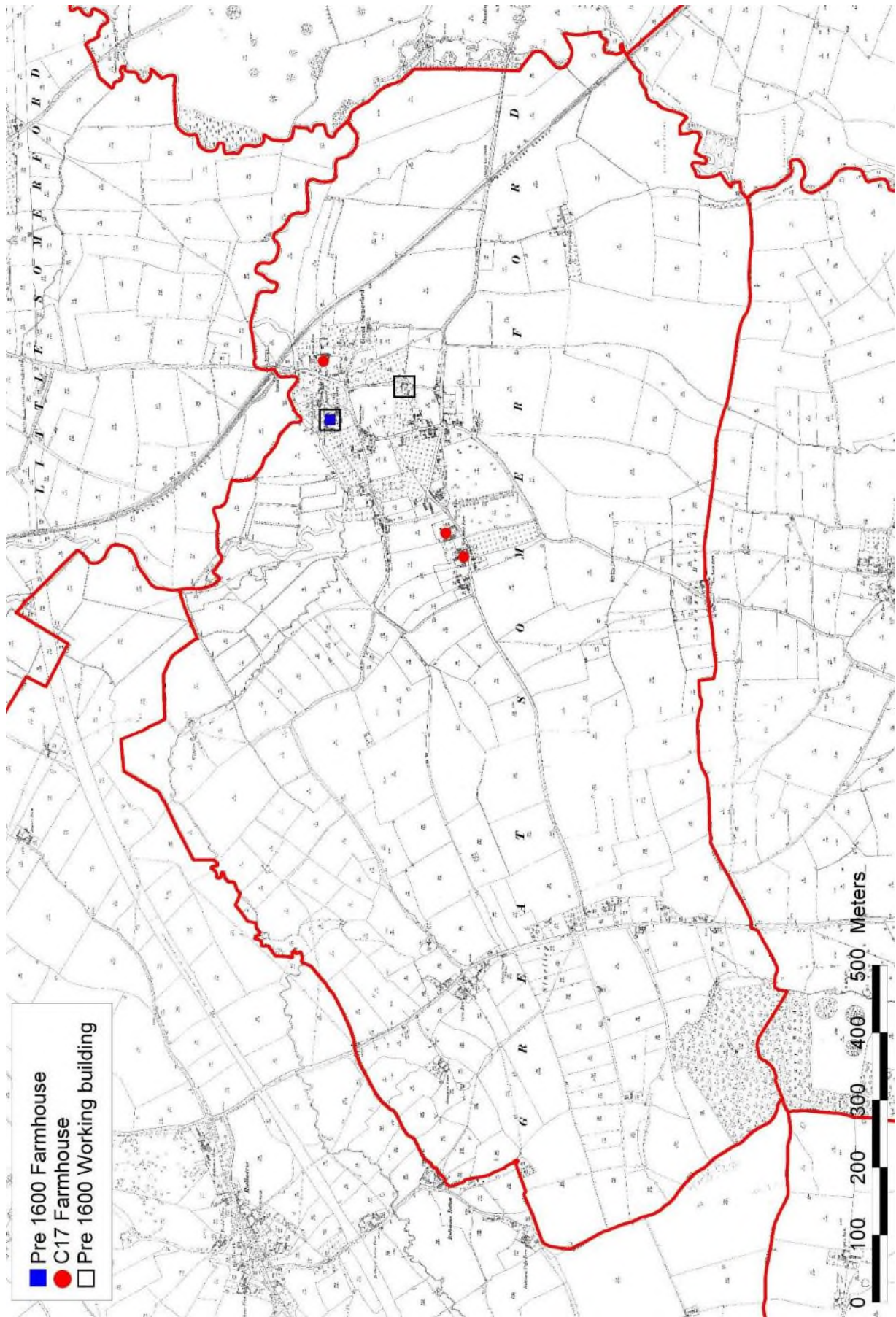


Figure GS2 Great Somerford: Farmsteads with dated listed buildings



Figure GS3 1809 The village of Great Somerford with its farmsteads loosely scattered around an irregular grid of streets, tracks and paths.

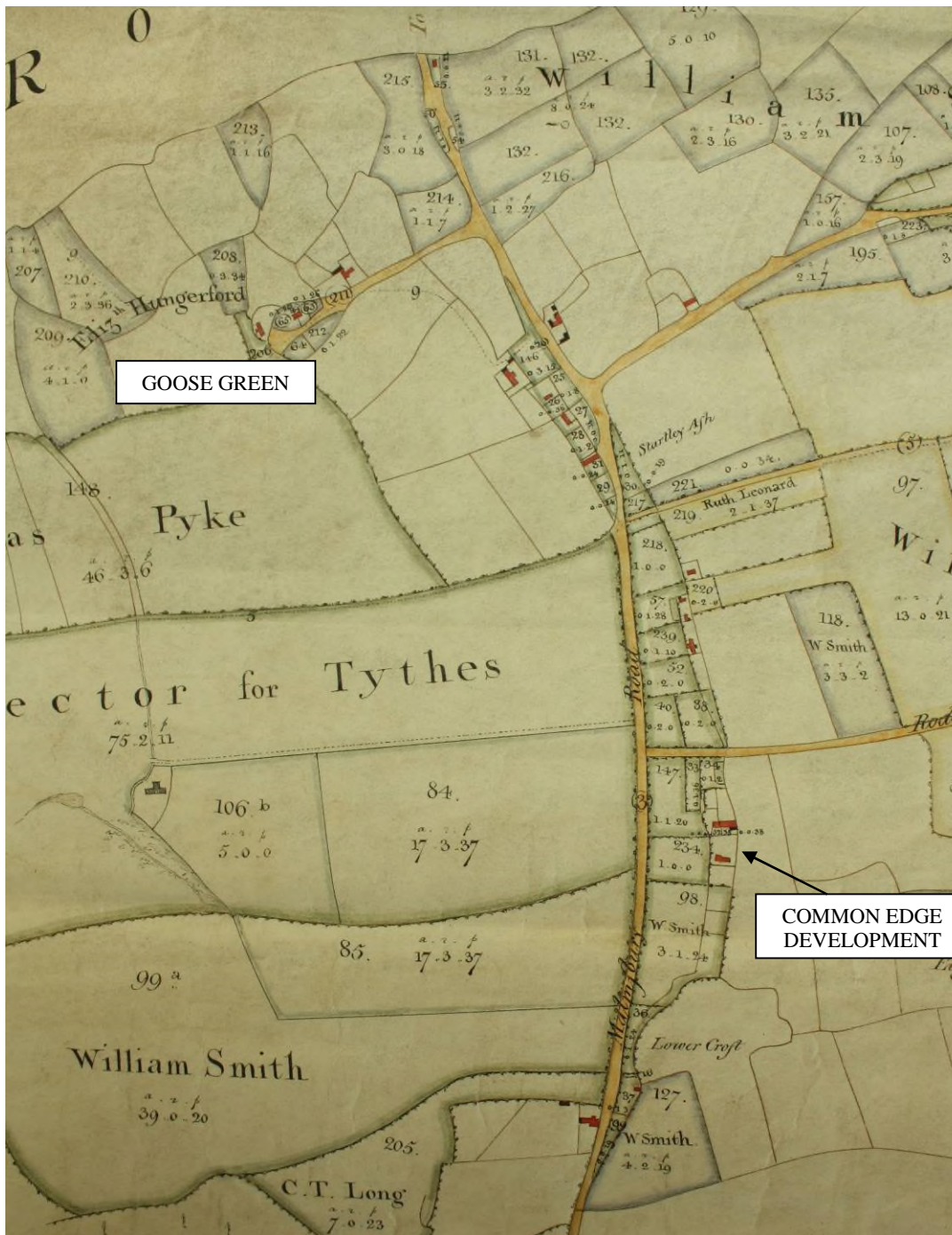


Figure GS4 1809 Startley and Goose Green. This shows the former edge of the common to the east of the Malmesbury road with houses encroaching onto the common. Goose Green Farm, located to the north-west of the extract is associated with early enclosures that are of a different form to other enclosures assumed to be of the 17th century and are more typical of medieval assarted enclosures.

GREAT SOMERFORD FARMSTEAD RECORDS

UID	NAME	DATE HOUSE	DATE WORK BDG	PLAN TYPE	FARM-HOUSE	POSITION	SURV.
FARMSTEADS							
602063	The Mount House (The Mount)	MED	MED	RCmy	DET	VILL	ALTS
601852	Goosegreen Farm	C19		RCmyd	GAB	ISO	ALT
601853	Grove Farm	C19		LC3d	LONG	HAM	ALT
601860	Startley Farm	C19L		RCLd	GAB	VILL	ALT
601861	White Lodge	C19L		LC1d	LONG	VILL	ALT
601919	Whitakers	C19		DISPmy		ISO	LOST
601965	New Leaze Farm	C19		LPd	ATT	ISO	ALT
601967	West Street Farm	C17		RCmy	LONG	VILL	HOUS
601968	Manor Farm, Great Somersetford	C17		RCmy	LONG	VILL	ALTS
601969	West House	C19		RCmy	LONG	VILL	HOUS
601970	Mills Farm	C19		RCLd	DET	VILL	ALT
601972	19, Hollow Street, Great Somersetford	C19		DISPcl		VILL	ALT
601974	The Manor	C19		DISPmy		VILL	ALT
602022	Brook Farm	C17		DISPmy		VILL	ALT
602062	Down Field Farm	C19		DISPmy		ISO	HOUS
607144	Heath Farm	C19		LC1d	DET	HAM	ALT
607148	Clove Farm	C19		DISPcl		VILL	EXT
607159	Honeyacre Farm	C19		DISPcl		HAM	HOUS
607161	The Beeches	C19		LINd	ATT	VILL	HOUS
601975	7 Paddock Close	C19	MED	RCL3		VILL	EXT
OUTFARMS/FIELD BARNES							
601851	Outfarm NE of Grove Farm	C19		LC1		ISO	LOST
601854	Outfarm on Heath Lane	C19		SING		ISO	LOST
601855	Outfarm W of Startley	C19		SING		ISO	LOST
601856	Outfarm W of Startley	C19		SING		ISO	LOST
601857	Outfarm SSE of Green Farm	C19		SING		ISO	LOST
601858	Outfarm W of Startley	C19		LC1		ISO	LOST
601859	Outfarm W of Startley	C19		LC1		ISO	LOST
601920	Outfarm SW of Whitakers	C19		LC1		ISO	LOST
601921	Outfarm SW of Whitakers	C19		SING		ISO	LOST
601922	Outfarm NE of Grove Farm	C19		SING		ISO	LOST

UID	NAME	DATE HOUSE	DATE WORK BDG	PLAN TYPE	FARM-HOUSE	POSITION	SURV.
601924	Outfarm NE of Grove Farm	C19		SING		ISO	LOST
601925	Outfarm NE of Grove Farm	C19		SING2		ISO	LOST
601926	Outfarm E of Startley	C19		SING		ISO	LOST
601927	Outfarm E of Startley	C19		SING		ISO	LOST
601928	Outfarm E of Startley	C19		SING		ISO	LOST
601929	Outfarm E of Startley	C19		SING		ISO	LOST
601973	Outfarm in Great Somerford	C19		SING		VILL	LOST
602019	Outfarm W of Great Somerford	C19		LC1		ISO	LOST
602020	Outfarm W of Great Somerford	C19		SING		ISO	LOST
602021	Outfarm W of Brook Farm	C19		SING		ISO	LOST
602023	Outfarm SSW of West Street Farm	C19		SING		ISO	LOST
602024	Outfarm SW of West Street Farm	C19		SING		ISO	LOST
602061	Outfarm W of Down Field Farm	C19		SING		ISO	LOST
607160	Outfarm S of West Street Farm	C19		LC1		VILL	LOST

Semley (Blackmoor Vale and Vale of Wardour NCA)

Introduction

Semley is an area of ancient enclosures and dispersed settlement within the Royal Forest of Selwood. Whilst a large part of the area fell into a monastic estate, there was also extensive assarting and the development of isolated farmsteads in the 12th and 13th centuries, many of which can be identified today. However, unlike many ancient wood – pasture landscapes in southern England studied to date, the farmsteads of Semley rarely appear to retain buildings pre-dating the 19th century. Whether this is due to under-survey, the extent of change or the actual replacement of earlier buildings needs to be examined further. If the buildings were replaced, is there any evidence for their form or scale that may be derived from the re-use of materials?

Background

Kimmeridge Clay outcrops over much of the historic parish of Semley which is flat in the north, mostly below 130m, with Gault and Upper Greensand outcropping in the south where Hatts Hill and Little Hill reach over 240m. Tributary streams flow northwards from the higher ground to the river Sem. Calcareous sand of the Portland Beds outcrops in the south-east corner of the historic parish. The soils are mainly Grade 3 or Grade 4 agricultural land.

From the 10th century a large part of Semley formed an estate of Wilton Abbey and remained in its possession until the Dissolution when the estate came into the hands of the Crown. Thereafter, the Arundells of Wardour have been the principal owners of the manor although lands in the parish were being sold to adjacent landowners in the early 19th century including a considerable amount of land to the owners of the Pythouse estate in West Tisbury parish to the north. In addition to the Wilton Abbey estate, there were a number of other properties which had medieval origins, some of which may have been separate manors. Semley lay within the Royal Forest of Selwood (VCH).

The heavy clay soils have always best suited pastoral farming and there is little evidence for the presence of common arable fields or strips. There is a reference to a South field but it is not known where this was located: a location in the east of the parish, near the medieval demesne Hook Farm, is most likely. It is probable that by the 14th century some of the arable was held in enclosed fields and that by the 16th century most arable was enclosed. Across most of the parish the fields are small and irregular, typical of ancient enclosures created through a process of assarting of woodland (Figures SY1 and SY2). Visible within this network of small fields, lanes and tracks are curvilinear boundaries that appear to group blocks of fields together (Figure SY4). It is possible that these curving boundaries represent the early/original extent of enclosures of a farm or group of farms.

A large part of the land in the parish was common pasture which was subject to intercommoning with the tenants of adjacent manors. This common pasture included Whitemarsh - the low lying land in the north of the parish between Semley church and Sedgehill church and the upland pasture between Semley and the Donheads. Intercommoning was ended by an agreement in 1241, and new boundaries between Semley's common and that of the adjacent manors were fixed. The pastures allotted to Semley were not immediately enclosed, and c. 800a. of common pasture survived in the late 16th century (VCH).

Throughout the medieval period records suggest that farms in Semley were small. In 1225 the 38 tenants of the Wilton Abbey manor had between them 261 oxen and cattle (73 oxen, 100 cows and 88 young cattle). The two wealthiest tenants had 44 beasts between them (including 6 oxen each, presumably a plough team) leaving an average of six beasts per tenant. Whilst cows were probably also used for ploughing as well as oxen, the number of oxen suggests that not all tenants had arable land. Only five of the tenants had sheep, the largest flock numbering 40 out of the 107 recorded (VCH).

Settlement

The settlement pattern in Semley is largely dispersed with scattered farmsteads and cottages (Figure SY1). Only two of the recorded farmsteads were not considered to be 'isolated'. Many of the farmsteads that survive today probably represent recorded medieval farms. These landholdings include Chaldicotts, named after Philip Chaldicott (1212), Church Green recorded in 1325, Ansells and Oysters, the latter recorded in 1346, Callis Place and Whitebridge Farm, both of which appear in documents from the late 16th century. In the north of the parish, where the road to Pythouse from Church Green crosses the railway are the earthworks of a moated site. There was also the manor of Northouse, probably linked with William de Northo recorded in 1330, to which three farms can be associated through documentary sources (VCH).

The principal area of settlement is at Church Green where the church appears to have been built upon an area of common. On the north side of the green is Church Farm, a farmstead that has medieval origins and was enlarged in the 17th century (Figure SY4). A school and several cottages were added in the 19th century to form a small nucleation. There were also hamlets at Gutch Common and St. Bartholomew's Hill which partly lay in Semley parish. St Bartholomew's, called Bartholomew's Hill in 1773 may represent a site called Barker in the later 11th century and in 1241.

Clearly, not all of the medieval farms on either the Wilton Abbey estate or the other landholdings survived into the 19th century. The VCH account of the parish demonstrates that there was a great deal of activity in the property market from the 17th century at least and, in particular, in the early 19th century, sometimes resulting in the splitting up of farms into smaller units as well as farm amalgamation. Some properties that are now residential only may be identified as former farmstead sites, for example, Westhays Cottage was a former farmstead. Calais Cottage (now known as Calestone) may also stand on the site of a medieval farmstead standing within an area defined by a curvilinear boundary to the east and north, possibly reflecting the original extent of the farm. Research into dispersed settlement landscapes such as Semley suggests that these were dynamic landscapes with farmsteads disappearing and new farmsteads being created. Analysis of field names and field patterns, together with field work, may identify abandoned farmstead sites that would be of particular archaeological interest for their potential to add to the understanding of the process of settlement in this landscape.

Farmsteads

The Farmsteads Mapping recorded 27 sites considered to retain farmstead character in 1900 within the Semley part of the Sedgemoor and Semley civil parish (Figure SY1).

Only three farmsteads retain listed pre-1700 farmhouses (11%) whilst there is one further farmhouse that dates from the 16th century but is not listed, possibly due to late 20th century

alterations (Figure SY3). There is one farmstead with a listed 18th century house although the VCH identify two other farms as having houses of that date. None of the recorded farmsteads have listed working farm buildings of any date, probably reflecting the extensive rebuilding of farmsteads that occurred in the 19th century, possibly in part due to the amalgamation of farms. The low numbers of pre-1700 farmhouses and buildings in this area is of interest. Semley is clearly an area of ancient enclosures within a wood–pasture landscape. In other similar landscapes where farmstead mapping has been undertaken, a relatively high proportion of farmsteads retain early buildings, typically houses and barns. Why is it that in Semley almost all traces of buildings pre-dating the 19th century have been erased? It is possible that the farms of this area were particularly poor so that there was not the wealth to fund the building of substantial houses or farm buildings in the later medieval period or that the building tradition here was predominantly earth, using the local clay, and that these buildings have not survived. Alternatively, evidence for earlier phases of buildings has survive but has been substantially altered and so deemed of insufficient quality to merit listing or the listing process may have been less rigorous in this area and the evidence for early buildings has not been identified. Fieldwork is essential to answer these questions.

The rebuilding of farmsteads in the 19th century would appear to be reflected in the relatively high proportion of regular courtyard plans – 12 (44%) were in this group which consisted of five regular multi-yards, including Chaldicott's (Figure SY6) and four L-plans (e.g. Figure SY7) with one full regular yard (at Hook Farm, the ancient demesne farm of the Wilton Abbey estate), one covered yard and one U-plan.

The six dispersed plans (four clusters, one multi-yard and one driftway plan) represented 22% of the farmsteads. As is often the case, these plans have been subject to high rates of change – four of the seven sites that have lost all farmstead character had dispersed plans. The dispersed driftway plan (now lost) was a rare example of this plan type in central southern England, the main concentration being found in the High Weald of Kent and Sussex.

There were four loose courtyard plans with buildings to one side (1), two sides (1) and 3 sides (2) forming 15% of the total. Courtyard plans with an L-plan element and detached buildings to the third or fourth sides of the yard also represented 15% of the total recorded. There was one linear plan recorded.

A relatively high proportion of recorded farmsteads (63%) retain more than 50% of their historic form as shown on the 2nd Edition map. Almost 15% are now represented by the farmhouse only and 11% have been totally lost.

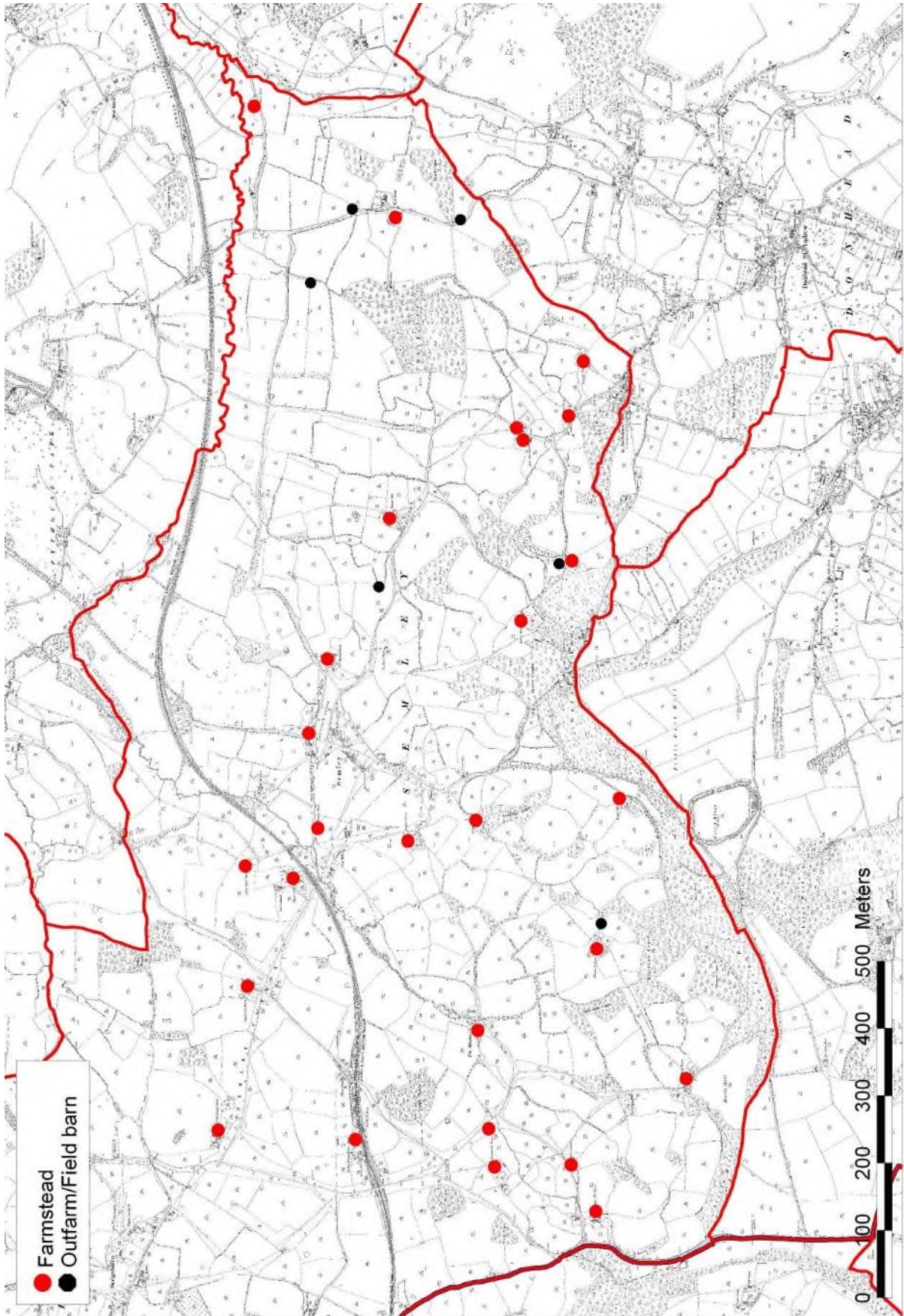


Figure SY1 Farmsteads, outfarms and field barns in Semley



Figure SY2 Aerial photograph over Semley showing the substantial, wooded boundaries to the irregular fields and small blocks of woodland, typical of an assarted landscape with small dispersed farmsteads across the landscape © NMR 27703_14

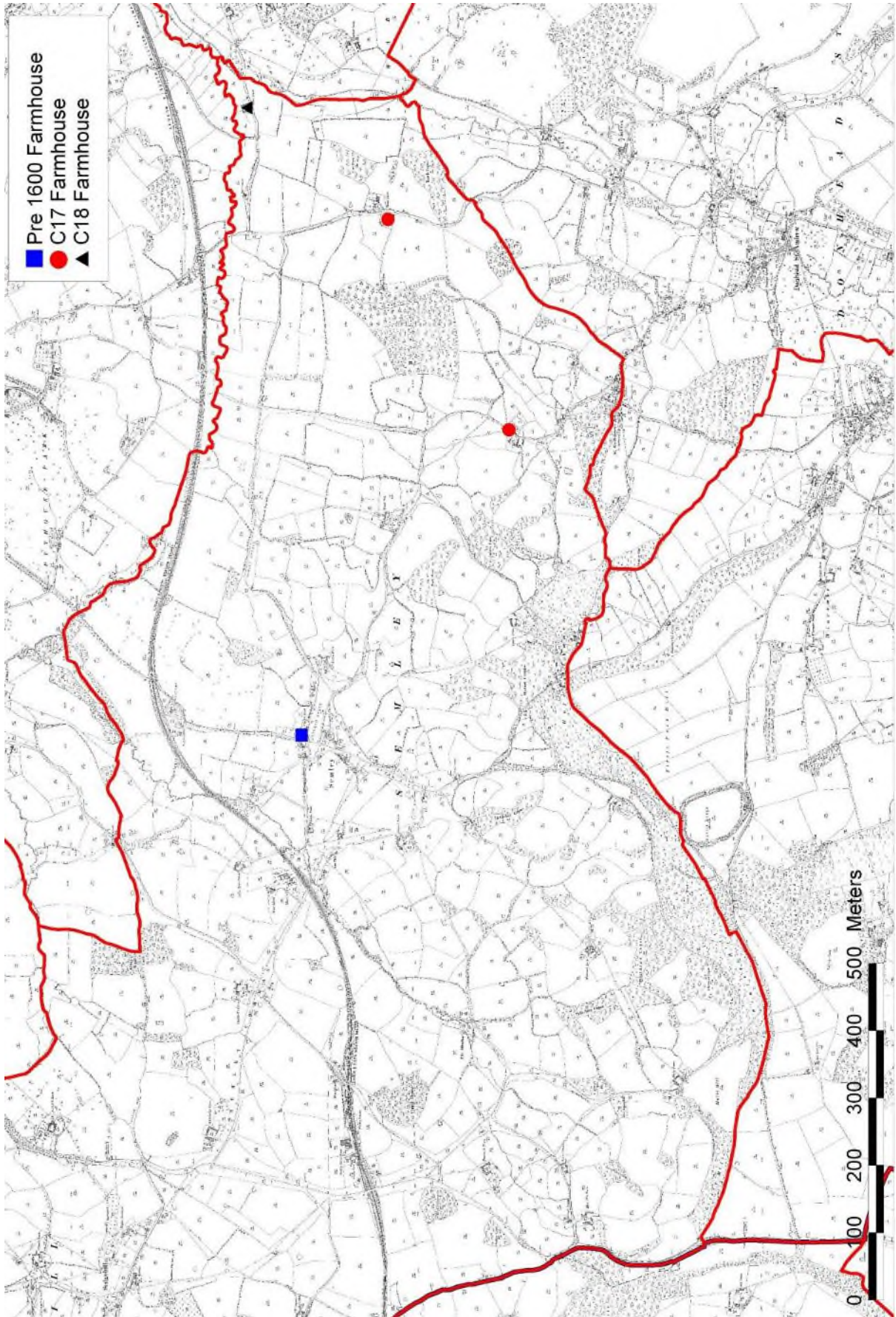


Figure SY3 Listed farmhouses in Semley by date

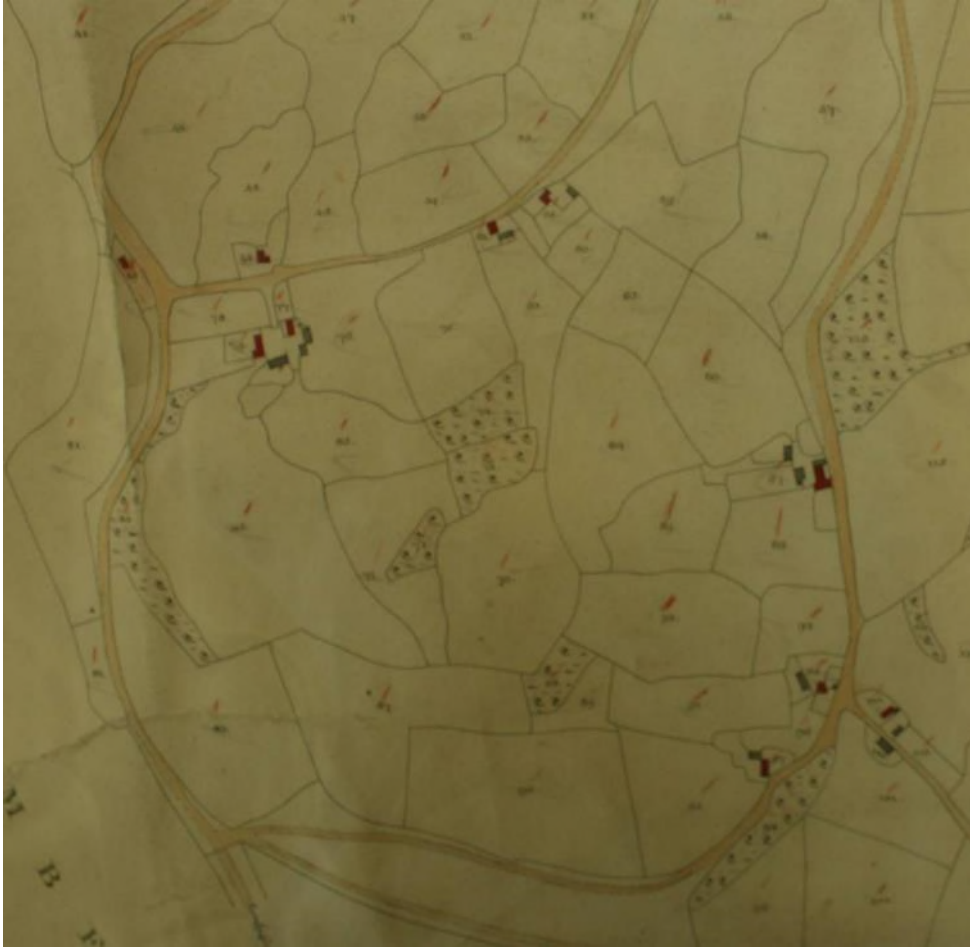


Figure SY4 Irregular fields typical of ancient assarting within an area defined by a curvilinear boundary (Semley Tithe map 1839 ©WSHC TA Semley)



Figure SY5 Church Farm over-looking Church Green. The lower part of the farmhouse dates from the 16th century and was enlarged in the 17th century. The farm buildings all appear to date from the 19th century and formed a courtyard group with an L-plan element and other detached buildings.



Figure SY6 Chaldicotts Farm. This farmstead probably stands on the site of its medieval predecessor but there is no evidence for any buildings earlier than the 19th century. Comparison between the mid-19th century Tithe map (right, showing direction of photo) and the 2nd edition OS map shows that the farmstead was reorganised in the late 19th century including the construction of the threshing barn. The staddle barn (arrowed on photograph) is a building type usually constructed around 1800 and it is possible that this was one of the buildings shown on the Tithe map which may have been relocated.



Figure SY7 a regular L-plan farmstead © NMR 27703_16

SEMLEY FARMSTEAD RECORDS

UID	NAME	DATE HOUSE	DATE WORK BDG	PLAN TYPE	FARM-HOUSE	POSITION	SURV.
FARMSTEADS							
600499	Chaldicott's Farm	C19		RCmy	DET	ISO	ALT
600500	Whitebridge Farm	C19		RCLd	GAB	ISO	EXT
600501	The Dell (Semley Dairy Farm)	C19		COVd	GAB	HAM	HOUS
600502	Bowmarsh Farm	C19		RCud	LONG	ISO	ALT
600503	Hart Hill Stud Annexe (Hart Hill Farm)	C19		RCmyd	DET	ISO	ALT
600504	Farmstead E of Bowmarsh Farm	C19		LIN	ATT	ISO	LOST
600505	The Marshes	C19		DISPcl		ISO	LOST
600506	Butler's Cottages	C19		LC2	LONG	ISO	ALT
600507	Hatts Farm	C19		RCL3	ATT	ISO	EXT
600512	Knipe's Farm	C19		LC1d	DET	ISO	ALTS
600513	Westwood Farm	C19		RCL3	LONG	ISO	EXT
600515	The Corner	C19		DISPdw		ISO	LOST
600516	Seniors Farm	C19		RCL	ATT	ISO	EXT
600517	Glebe Farm	C19		RCLd	DET	ISO	ALT
600518	Amberleaze Farm (Amber Leaze Farm)	C19		RCL	DET	ISO	ALT
600519	Muster's Farm	C19		RCmyd	DET	ISO	ALT
600542	Church Farm	MED		LCL4d	DET	VILL	ALT
600543	Kerton Farm	C19		DISPmy		ISO	ALT
600545	Oysters Farm	C19		RCL3d	UNC	ISO	ALT
600584	Broad Oak	C19		RCmy	DET	ISO	ALT
600585	East End Farm	C19		RCmy	LONG	ISO	ALTS
600586	The Malthouse	C17		DISPcl		ISO	HOUS
600587	Conduit Farm	C19		LC3d	DET	ISO	HOUS
600589	Farmstead adjacent to Round Hills Copse	C19		DISPcl		ISO	HOUS
600626	Laggatts Farm (Laggat's Farm)	C19		DISPcl		ISO	ALTS
600627	Hook Farm	C17		RCfuld	DET	ISO	ALT
600690	Share Farm	C18		LC3d	GAB	ISO	ALT
OUTFARMS							
600514	Outfarm E of Westwood Farm	C19		SING		ISO	LOST
600544	Outfarm SE of Kerton Farm	C19		LC1		ISO	LOST
600588	Outfarm adjacent to Round Hills Copse	C19		SING		ISO	LOST
600628	Outfarm NW of Hook Farm	C19		SING		ISO	LOST
600629	Outfarm NNE of Hook Farm	C19		SING		ISO	LOST
600685	Outfarm NW of Parkgate Farm	C19		SING		ISO	LOST

West Overton (Berkshire and Marlborough Downs NCA)

Introduction

West Overton represents a typical chalk downland parish extending from the river up the valley sides to higher downland where sheep and corn farming dominated. Whilst there are two identifiable settlements in the valley, there were three separate economic units or tithings, some of which had monastic lords in the medieval period. The post Dissolution history is representative of many chalkland manors – purchase by gentry contributing to the development of very large estates and the completion of the process of farm amalgamation that had started in the 15th century leaving a small number of very large farms. The farmsteads of the small farmers who became wage labourers have largely disappeared leaving only some of their houses. Shrinkage within the settlement possibly reflects the possibility that some people were not only forced off the land by this process of engrossing but had to leave their village altogether. Although the dominant pattern of settlement is valley based, this area shows that in the medieval period settlement did occur on the higher ground although it rarely survived beyond the 15th century.

Background

West Overton is a parish which stretches across both sides of the valley of the River Kennet some 6 km west of Marlborough. The village lies on the gravel terraces along the valley with the land rising to the north and south onto the chalk downs, the arable fields being located on the lower slopes with downland on the highest ground. In the southern extremity of the parish, the higher ground is partially occupied by a large area of woodland, West Woods. In the valley bottom there were once extensive watermeadows. The separate settlement of Lockeridge lies within a dry valley, Lockeridge Dene on the south side of the Kennet valley. In common with much of the chalk downs of central southern England, sheep and corn farming were dominant from the medieval period and there are records of flocks of over 1000 sheep which were managed with the use of sheepcotes on the downs. The soils of the parish are mainly Grade 3 although there is a small belt of Grade 2 land immediately south of West Overton village stretching eastwards to Lockeridge.

Within the parish there are four separate economic units or tithings; East Overton, West Overton, Lockeridge and Shaw.

East Overton

East Overton was a manor of the bishop of Winchester in the late 11th century and was part of the lands of St Swithun's priory, Winchester until the Dissolution when it passed to the Crown. In 1547 the estate was granted to Sir William Herbert, later earl of Pembroke and remained in that family until the late 17th century when it was sold several times, eventually being purchased by the duke of Marlborough in 1726. It passed through several owners in the late 19th century at which time it included South Overton and North Overton farms, representing East Overton manor, and Fyfield, Lockeridge, Glebe, and Clatford Park farms. Before the rearrangement of East Overton manor into North and South farms, it is probable that the estate was farmed from the Old Manor (VCH). That house stands west of the church.

The early 18th century was a period of considerable change. There was enclosure by agreement of some of the open fields of East Overton in 1719 and the farms were reorganised before the remaining open fields were enclosed by Act in 1821 with 800a. being allotted to the lord of the manor. Around 1800 the manorial estate was divided into North and

South farms which were being worked together in 1856. In 1906 the 958a North Farm and South Farm of 451a were let to different tenants (VCH).

West Overton

Wilton Abbey held the estate of West Overton in the late 11th century and remained an abbey property until the Dissolution. Like East Overton, the manor was granted to Sir William Herbert and it remained part of the Pembroke estate until 1917 when West Overton Farm and Park Farm were sold. The original site of the manor house is probably opposite West Overton Farm on the north side of the village street. It was replaced by West Overton Farm in the early 19th century. In 1567 this farm had 168a. of arable and 7a. of meadow and supported a large sheep flock and was reckoned as being 232a. in 1794. In 1706 there were 24 manorial tenants, of whom the most substantial held less than 30 a. At around 1794 the number of tenants had dropped to 17 who held between them some 560a. Most had holdings of about 30a., although a few had farms of between 50–100a. It is probable that at least some of the lands vacated in this period were added to the manor farm (VCH).

As in East Overton, 551a. within the open fields and common meadows was enclosed by agreement in 1802, the works being undertaken at the expense of the earl of Pembroke and Montgomery. The enclosures allowed a 40% increase in rents from £655 to £916, making available the capital necessary for improvement. By 1818 the estate contained two consolidated farms, West Overton Farm of 330a. and another, probably the later Park Farm at Overton Heath, which had 200a., 10a. of which were water-meadows by the Kennet (VCH).

Lockeridge

There were several estates at Lockeridge in the medieval period, one of which was granted to the Knights Templar in the 1140s. After the suppression of the order of Templars in 1308, the estate passed to the Knights Hospitallers and the estate was administered from the preceptory at Sandford (Oxon.) until the Dissolution. In 1577 the estate was sold to the earl of Pembroke. It was sold again in 1680 and, as with East Overton, was sold to the duke of Marlborough in the early 18th century. A second small Lockeridge estate, Upper Lockeridge, recorded from the 13th century was also purchased by the duke of Marlborough in 1759 (VCH).

By the mid 19th century most of the land in Lockeridge tithing north of the Kennet had been included in North Farm. Lockeridge Farm consisted of 177a south of the river.

Shaw

Away from the valley of the Kennet there was a small estate recorded in the Domesday Book which has been identified as Shaw. This was a holding of the earl of Kent in the 13th century. By the early 15th century it is likely that the lands of the part of Shaw in Overton had been consolidated as one farm. It contained a very small arable acreage and probably served as a sheep rearing hill farm and it is possible that it was around this time that the village was reduced to just a farmstead. In the 18th century it was also purchased by the duke of Marlborough in 1770 but it was sold again in c.1801 and changed hands frequently thereafter. The manor house at Shaw, mentioned in 1648 and 1660, stood at the junction of the street of the former village of Shaw with the Wansdyke. The house was replaced on a new site soon after 1800 and the last of the farm buildings on the old site, a barn, was demolished c.1970 (VCH).

Settlement

Settlement in West Overton is typical of the wider settlement pattern in the chalk landscapes of southern England where river valleys cut through the chalk downs; villages located on the gravel terraces alongside the river. Within the villages are the separate units of tithings, sometimes clearly distinct from other settlement as with Lockeridge or almost indistinguishable as is the case with East and West Overton which appears today as a single village. Earthworks within and around the village indicate that it has been subject to considerable shrinkage, particularly in the area near the church in East Overton.

Within the wider landscape there are some important indications that settlement was not necessarily solely located within the river valleys – at the south end of the parish are the extensive remains of the deserted village of Shaw set high on the downs. Documentary sources suggest that there was assarting of woodland on the clay with flints occurring in the 12th and 13th centuries with the creation of new farmsteads on the higher ground. Archaeological research with neighbouring Fyfield has found the remains of a medieval farmstead at Raddun which had a long house in the 12th century. These ‘frontier’ farmsteads appear to have been abandoned in the early 14th century (Fowler and Blackwell, 1998; Fowler 2000).

Farmsteads

The Farmsteads Mapping recorded eight farmsteads in the parish; four within the village of West Overton, two in Lockeridge and two isolated farmsteads – North Farm which lies across the valley from West Overton and effectively outside of the village – and Shaw Farm near the downland deserted village in the south-west of the parish.

Based on the dating provided in the list descriptions only one farm retains a farmhouse of pre-1700 date – the 17th century farmhouse at Dene Farm in Lockeridge although the VCH suggests that South Farmhouse also dates from the 17th century. Two farmsteads are recorded as having 18th century farmhouses (North Farm and West Overton Farm) but more detailed research into the history of the parish undertaken by VCH and Fowler indicates that both of these houses are of early 19th century date. Similarly, the listed farm buildings at North Farm are dated to the 18th century whilst the VCH give an early 19th century date. North Park Farm is the only farmstead to have listed working farm buildings although there is a listed 19th century stable at Shaw Farm in association with the 19th century listed house but it would seem that it was a domestic rather than agricultural stable.

By the 19th century agricultural activity was concentrated into a small number of large farmsteads. Three of the four principal farmsteads (West Overton Farm, South Farm and Dene Farm together with another farmstead in West Overton village) all had multi-yard plans, three regular and one dispersed: despite the detached yard at South Farm, there was a degree of regularity in the layout of the farmstead. North Farm had a large courtyard with two L-plan ranges to three sides, a detached building to the fourth side and a small subsidiary yard off to one side which could qualify it as a regular multi-yard as well. Two smaller farmsteads were recorded as L-plan (house attached). One survives in West Overton, the apparent single storey agricultural buildings now converted to residential use whilst the second is a less certain identification – the buildings having been lost. Shaw Farm had a regular U-plan fitting with the 19th century date of this farmstead.

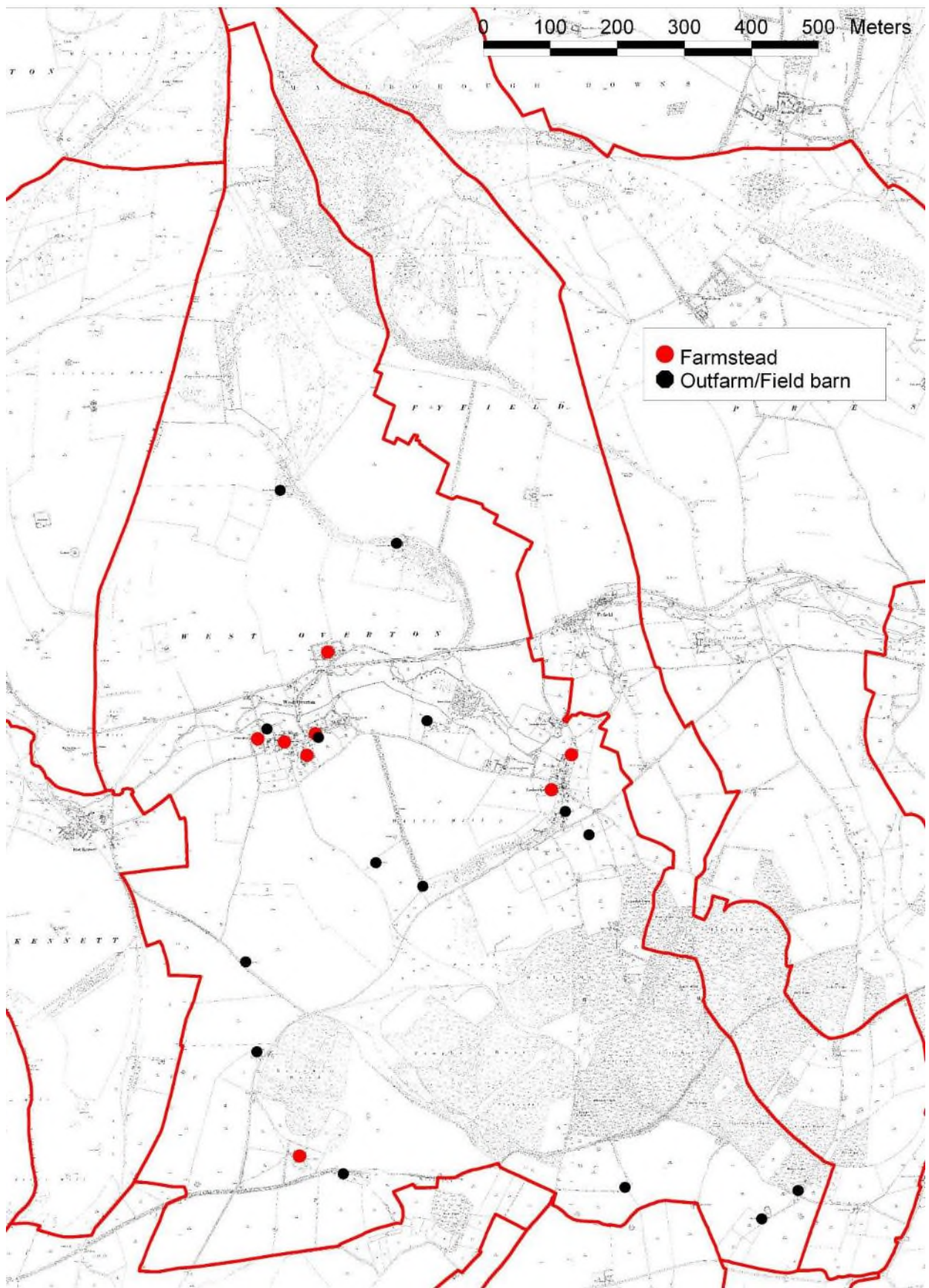


Figure WO1 Farmsteads and field barns in West Overton

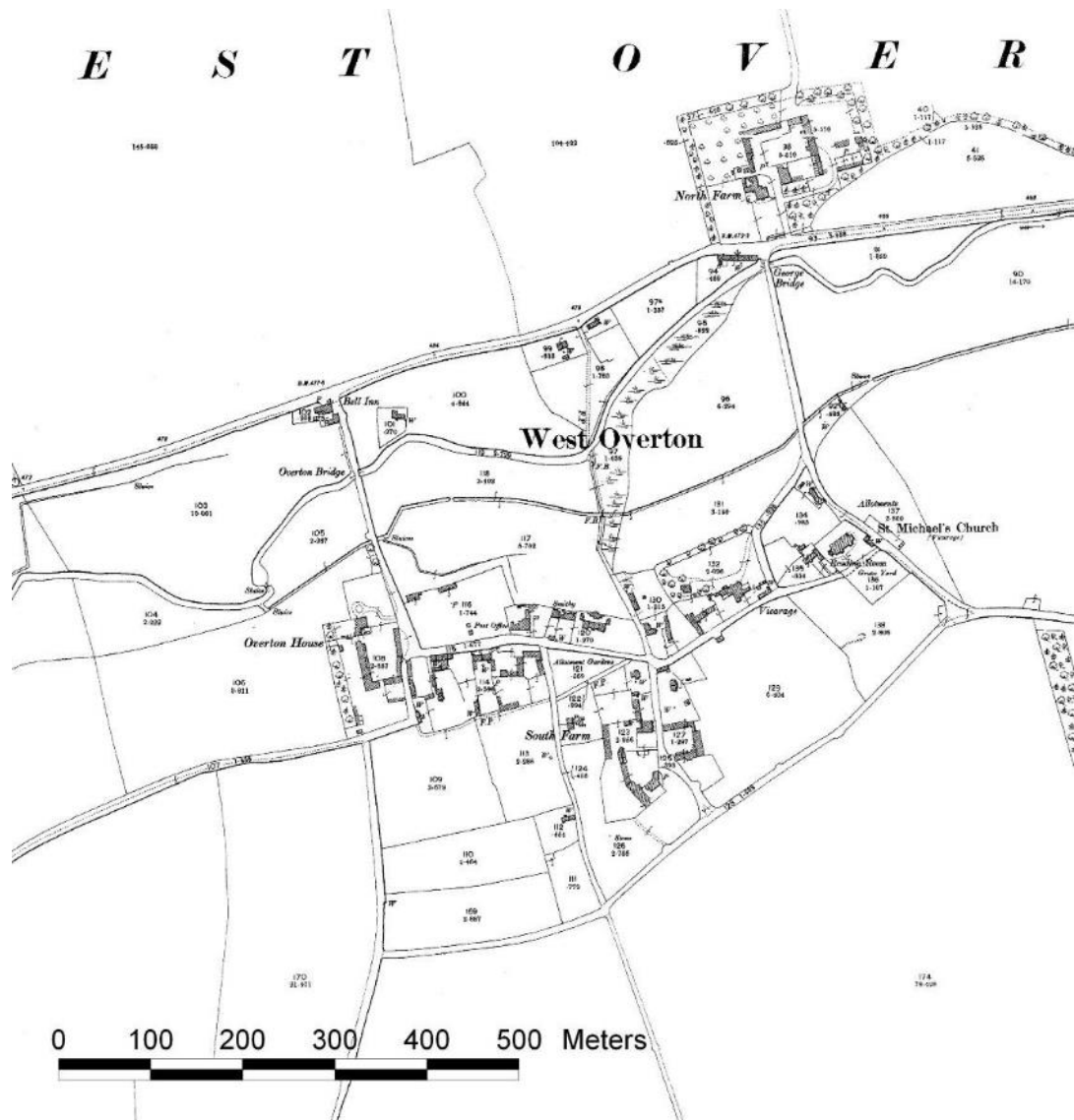


Figure WO2 West Overton village in 1900 showing the principal farms; South Farm, Overton House (West Overton Farm) and North Farm with the fourth unnamed farm in the area between South Farm and Overton House

WEST OVERTON FARMSTEAD RECORDS

UID	NAME	DATE HOUSE	DATE WB	PLAN TYPE	FARMH.	POS.	SURV.
FARMSTEADS							
605305	Dene Farm	C17		RCmyd	DET	VILL	ALT
605224	West Overton Farm (Overton House)	C18		DISPmy		VILL	ALTS
605230	North Farm	C18	C18	RCL3d	DET	ISO	ALT
605226	South Farm	C19		DISPmy		VILL	HOUS
605227	Farmstead in West Overton	C19		RCmyd	GAB	VILL	LOST
605228	Farmstead in West Overton	C19		LP	ATT	VILL	EXT
605304	Farmstead in Lockeridge	C19		LP	ATT	VILL	LOST
605219	Shaw Farm	C19L		RCud	DET	ISO	ALT
OUTFARMS							
605221	Outfarm W of Boreham Cottages	C19				ISO	DEM
605222	Hill Barn	C19		RCLd		ISO	LOST
605225	Outfarm in West Overton	C19		SING2		VILL	LOST
605229	Outfarm in West Overton	C19		SING		VILL	LOST
605231	Down Barn	C19		RCmy		ISO	LOST
605232	Pickledean Barn	C19		RCud		ISO	DEM
605233	Outfarm NW of Lockeridge	C19		LC2		ISO	LOST
605265	Outfarm SW of Lockeridge	C19		SING		ISO	LOST
605266	Hill Barn	C19		RCLd		ISO	ALTS
605267	Outfarm adjacent to Wansdyke	C19		SING		ISO	LOST
605306	Outfarm E of Dene View	C19		SING		HAM	LOST
605307	Outfarm E of Dene	C19		LC1		ISO	LOST
605328	Outfarm NNE of Hill Barn	C19		RCL		ISO	LOST
605335	Heath Barn	C19		LC1		ISO	LOST
605361	Outfarm N of Bayardo Farmhouse	C19		SING		ISO	LOST

Case Study Sources

The historical background for the case studies relies primarily on the Victoria History of the County of Wiltshire (VCH). This source was accessed through British History Online (<http://www.british-history.ac.uk/>) apart from the Minety case study which used the published volume which is not currently available online. In West Overton publications relating to the research into the development of the landscape and settlement, led by Peter Fowler, were also important sources.

Great Somerford

'Parishes: Great Somerford', *A History of the County of Wiltshire: Volume 14: Malmesbury hundred* (1991), pp. 194-204. URL: [http://www.british-history.ac.uk/report.aspx?compid=116153&strquery=great somerford wilts vch](http://www.british-history.ac.uk/report.aspx?compid=116153&strquery=great%20somerford%20wilts%20vch) Date accessed: 20 April 2013

Overton

'Parishes: Overton', *A History of the County of Wiltshire: Volume 11: Downton hundred; Elstub and Everleigh hundred* (1980), pp. 181-203. URL: [http://www.british-history.ac.uk/report.aspx?compid=115494&strquery=overton wiltshire vch](http://www.british-history.ac.uk/report.aspx?compid=115494&strquery=overton%20wiltshire%20vch) Date accessed: 02 June 2013.

Fowler, P. and Blackwell, I. (1998) *An English Countryside Explored The Land of Lettice Sweetapple* Tempus, Stroud

Fowler, P. (2000) *Landscape Plotted and Pieced. Landscape History and Local Archaeology in Fyfield and Overton*, Wiltshire Society of Antiquaries, London

Semley

'Parishes: Semley', *A History of the County of Wiltshire: Volume 13: South-west Wiltshire: Chalke and Dunworth hundreds* (1987), pp. 66-79. URL: [http://www.british-history.ac.uk/report.aspx?compid=116113&strquery=semley wiltshire](http://www.british-history.ac.uk/report.aspx?compid=116113&strquery=semley%20wiltshire) Date accessed: 20 April 2013