

The Historic Environment Consultancy



CONSERVATION STATEMENT

For

**MANOR FARM
LOWER SLAUGHTER
GLOUCESTERSHIRE**

National Grid Reference: SP167225

Colin Lacey BA MSc PlfA



The Historic Environment Consultancy

38 Elvendon Road, Goring on Thames, South Oxfordshire RG8 0DU

01491 875584

www.historicenvironment.co.uk

10/05/2010

**Conservation Statement
For
Manor Farm
Lower Slaughter, Gloucestershire**

**by
Colin Lacey BA MSc PlfA**

10/05/2010

Site Name	Manor Farm
Address	Lower Slaughter
County	Gloucestershire
NGR	SP167225
Listing	Not Listed – Curtilage of Grade II farmhouse and wall
Conservation Area	Lower Slaughter Conservation Area
Material	Cotswold Limestone
Date	18 th century – modern
Function	Farm
Alterations	Conversion to residential accommodation and stables
Original Features	Cart shed, threshing barn, barn
Historic Interest	Fair
Architectural Merit	Fair
Degree of Alteration	Very high

Summary

Manor Farm is made up of a number of buildings dating from the late 18th to the 20th centuries. The buildings have been greatly altered, with the majority converted to stables or residential accommodation. A summary of the buildings follows:

Building	Date	Original Function	Importance
1	1769-1847	Cart shed	Medium
2A	1885-1902	Open-fronted barn	Low
2B	1885-1902	Livestock shelter / shed	Low
2C	1964-1977	Stables	None
3A	1769-1847	Threshing Barn	Medium
3B	1922-1964	Stables	None
3C	1964-1977	Stables	None
3D	1964-1977	Storage / stables	None
3E	1964-1977	Storage / link between 3A & 3D	None
4A	1769-1847	Barn	Medium
4B	1977-1989	Garage	None

TABLE OF CONTENTS

1. Introduction	5
1.1 The Client	5
1.2 Confidentiality Copyright	5
1.3 Location	5
1.4 Background.....	5
1.5 Listed Buildings.....	5
2. The Manor Farm Style.....	8
3. Building 1:	8
4. Building 2:	15
4.1 Building 2A	15
4.2 Building 2B	21
4.3 Building 2C	23
5. Building 3:	26
5.1 Building 3A	26
5.2 Building 3B	31
5.3 Building 3C	32
5.4 Building 3D	32
5.5 Building 3E	34
6. Building 4:	37
6.1 Building 4A	37
6.2 Building 4B	44
7. Historic Photographs of Manor Farm.....	45
8. Historic Maps	49
9. Phasing	57
9.1 Eligibility for Listing	60
10. Discussion	64
11. Appendix: Listed Building Descriptions	70
12. Appendix: Floor Plans	72

TABLE OF PLATES

Plate 1: Southern elevation, building 1	8
Plate 2: Rear (northern) aspect, building 1, viewed from road	10
Plate 3: East elevation, building 1	10
Plate 4: Detail of roof truss, central room, building 1	11
Plate 5: Detail of construction of roof truss, central room, building 1	11
Plate 6: Internal carpenters' marks, building 1 (manipulated image)	12
Plate 7: External carpenters' marks, building 1	12
Plate 8: External carpenters' marks, building 1	13
Plate 9: Store room, building 1, looking south	14
Plate 10: Detail of blocked doorway, eastern elevation, building 1	14
Plate 11: Northwest aspect, building 2A	15
Plate 12: Northern elevation, building 2A	16
Plate 13: Southern elevation, building 2A	17
Plate 14: Northern part, western elevation, building 2A	17
Plate 15: Southern part, western elevation, building 2A	18
Plate 16: Workshop, 2A	18
Plate 17: Detail of roof structure, 2A	19
Plate 18: Stable-style room, 2A	19
Plate 19: First floor, 2A	20
Plate 20: Eastern elevation, 2B	21
Plate 21: Northwest aspect, northern stable, 2B, showing original walls of 2A and 2B	22
Plate 22: Southern wall, 2B, viewed from south	22
Plate 23: Southern wall and roof structure, 2B, viewed from north	23
Plate 24: Eastern aspect, 2C and 2B	24
Plate 25: Southern elevation, 2C	24
Plate 26: West elevation, 2C	25
Plate 27: Relationship between 2A and 2C	25
Plate 28: Northwest aspect, 3A	26
Plate 29: Western elevation, 3A	27
Plate 30: Detail of blocked air vents, west elevation, 3A	28
Plate 31: Southern elevation, 3A	28
Plate 32: Modern timbers, ground floor, 3A	29
Plate 33: Northern aspect, first floor south, 3A	29
Plate 34: Detail of timbers, first floor south, 3A	30
Plate 35: Roof truss, first floor north, 3A	30
Plate 36: Lower purlin with modern timber above, cupboard, landing east, 3A	31
Plate 37: Southwest aspect, 3B	31
Plate 38: Building 3C	32
Plate 39: Building 3D	33
Plate 40: Northern door to 3E	34
Plate 41: Southern elevation, 3E	35
Plate 42: Southern aspect, southern room, 3E	36
Plate 43: Northern aspect, southern room, 3E	36
Plate 44: Eastern elevation, 4A	37
Plate 45: Southeast aspect, 4A	39
Plate 46: Door to ground floor, 4A	40
Plate 47: Timbers, ground floor bathroom, 4A	40
Plate 48: Detail of purlin, first floor kitchen, 4A	41

Plate 49: Detail of purlin, phase 1 bedroom, 4A	41
Plate 50: Detail of timbers, central bedroom, 4A.....	42
Plate 51: Detail of truss, first floor corridor, 4A	43
Plate 52: Detail of timbers, first floor west, 4A.....	43
Plate 53: Building 4B, northwest aspect.....	44
Plate 54: Manor Farm, early 1960s (pre-1964) viewed from the west	45
Plate 55: Manor Farm in 1964, viewed from the south	46
Plate 56: Manor Farm and surroundings in c. 1989, viewed from the south	47
Plate 57: Manor Farm (detail) in c. 1989, viewed from the south.....	48

TABLE OF FIGURES

Figure 1: General site location (not to scale).....	6
Figure 2: Detailed site plan, with building numbers (not to scale).....	7
Figure 3: 1977 Ordnance Survey, 1:1000@A4	56
Figure 4: Map from 1964 sales particulars, based on Ordnance Survey, 1:1000@A4	55
Figure 5: 1922 Ordnance Survey, 1:1000@A4	54
Figure 6: 1902 Ordnance Survey, 1:1000@A4	53
Figure 7: 1885 First Edition Ordnance Survey, 1:1000@A4.....	52
Figure 8: 1847 Parish Map, approx 1:1000@A4	51
Figure 9: 1769 Parish Map, approx 1:1000@A4	50
Figure 10: 1731 Map of Slaughter Fields, approx 1:1000@A4.....	49
Figure 11: Overall phase plan, 1:500@A4.....	57
Figure 12: Phased plans, buildings 1 and 2 (not to scale).....	58
Figure 13: Phase plans, buildings 3 and 4 (not to scale)	59
Figure 14: Floor plan, building 1, 1:100 @ A3	72
Figure 15: Ground Floor Plan, building 2, 1:100 @ A3	73
Figure 16: First Floor Plan, building 2, 1:100 @ A3	74
Figure 17: Ground Floor Plan, building 3, 1:100 @ A3	75
Figure 18: First Floor Plan, building 3, 1:100 @ A3	76
Figure 19: Floor plan, building 4, 1:100 @ A3	77

1. Introduction

1.1 The Client

This report was commissioned by Mark Chadwick of Hunter Page Planning for and on behalf of Martin Paine who is the land owner.

1.2 Confidentiality Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy and the client. No liability to third parties is accepted for advice and statements made in this report.

All Ordnance Survey maps included in this report are Crown Copyright, All Rights Reserved. They are reproduced under license number 100047006.

1.3 Location

The site is located south of a bend in Copse Hill Road at the southwest corner of Lower Slaughter Village.

The general location is shown in Figure 1 and the specific location in Figure 2.

1.4 Background

Manor farm is a partially converted stud farm on the outskirts of Lower Slaughter Village. The farm takes the 'loose courtyard' form.

Despite their initial appearance, the majority of the buildings at Manor Farm were constructed in the 1960s-70s. A large proportion of the buildings at Manor Farm have been converted into domestic, office and workshop accommodation. A fair amount of the original structure and fabric of the early buildings survives, however, in all buildings modern features largely obscure any historic / earlier details. This report deals with the historic fabric and form of the buildings. Where the report is silent on any aspect of a building, it is so for this reason.

The neighbouring property, Manor Farmhouse, and its associated outbuildings were once part of the Manor Farm complex. It was divided from the farm in the late 20th century.

1.5 Listed Buildings

In the vicinity of Manor Farm, 2 structures are listed:

1. The wall to the west of Manor Farmhouse
2. Manor Farmhouse

Their Listed Building Descriptions are appended.

The buildings constructed before 1948 are protected by virtue of being within the curtilage of Manor Farmhouse.

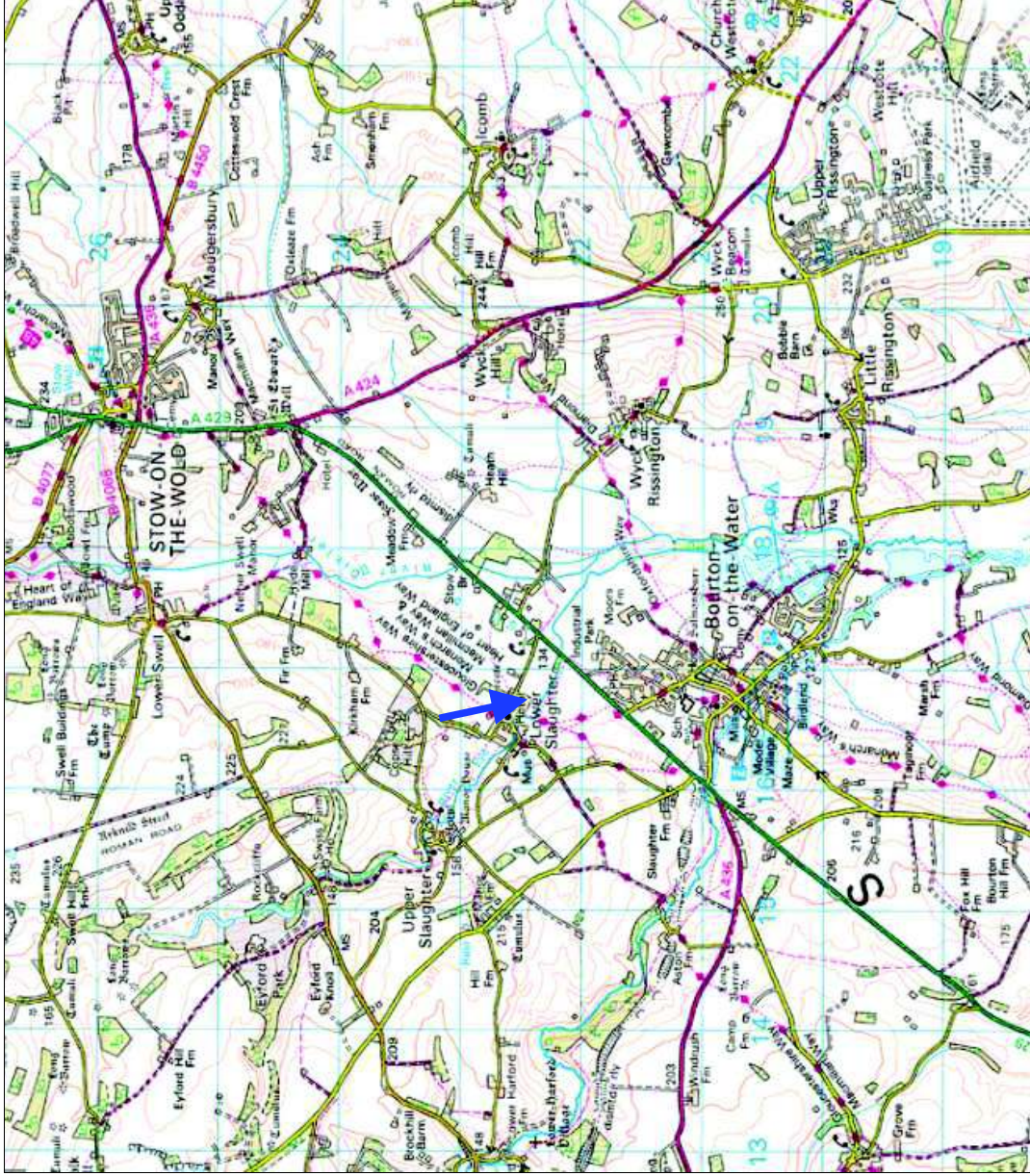


Figure 1: General site location (not to scale)

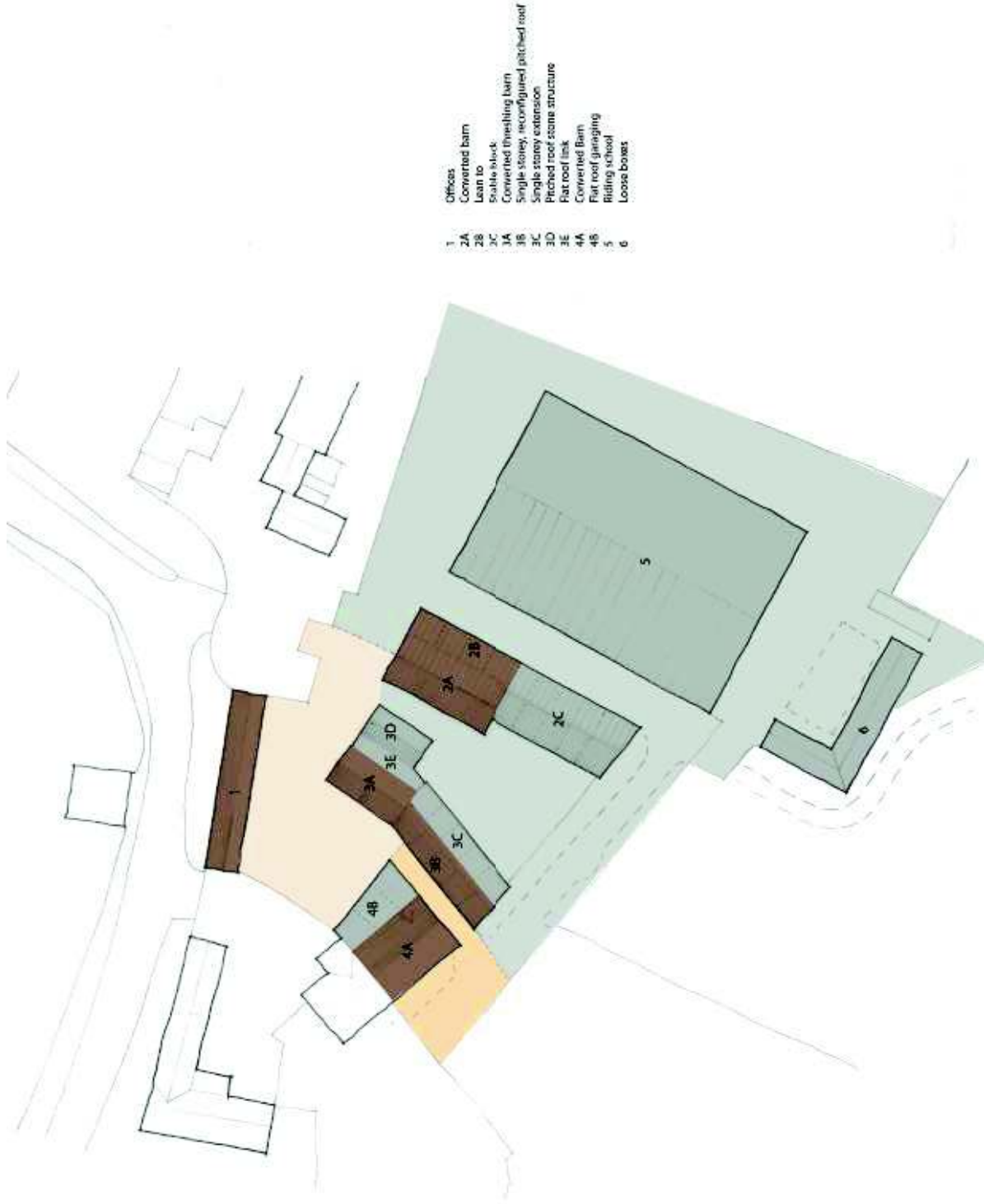


Figure 2: Detailed site plan, with building numbers (not to scale)

2. The Manor Farm Style

A large proportion of the buildings of Manor Farm are finished in a similar style. This comprises rough yellow limestone blocks of even thickness set in a lime mortar matrix. The walls are constructed in even courses, with frequent double height stones spanning two courses. Corners and door / window frames are of fully dressed ashlar each spanning three courses of the rough stones. The ashlar match the colour of the rougher stones.

Lintels over openings are of a single long ashlar stone with a height of four courses of rough stones. The stone used for these lintels is somewhat greyer than that used in the walls.

Roofs of buildings at Manor Farm are largely of Cotswold stone.

Although the majority of the buildings at Manor Farm are of modern construction, a considerable effort has been made in matching the newer buildings and parts thereof to create a concordant appearance.

3. Building 1:



Plate 1: Southern elevation, building 1

Building 1 was constructed as a large ten bay cart shed bordering Copse Hill Road. It forms the northern boundary of the farmyard and has been converted into office accommodation.

The cart shed is one of the older buildings on the site, however it has been extensively adapted in the modern period. The building is constructed of limestone walls with a timber framed roof. The timbers are visible on the inside of the building and are hand-sawn hardwood. Although sawmills were introduced in c. 1790, hand sawing of timber continued to be popular well into the 19th century, especially in rural areas.

The visible roof structure comprises purlins, tie beams, collars and principal rafters, especially visible in the central room. The construction uses pegged mortise joints.

In its original form, the cart shed would have been open to the south, with the roof supported on timber posts. A number of these posts are visible to the centre and east of the building however to the west, a modern stone wall takes their place. The resultant bays between the posts are where carts and horse-drawn machinery would have been stored. Lake & Edwards¹ state that the number of bays in a cart shed reflects the acreage of land controlled by the farm. This being the case, it is thought that with its ten bays, the cart shed at Manor Farm reflects a substantial area of farmland.

The original eastern wall faces the entrance to the farm from the road. The wall is largely of dressed stone blocks on a base of c. 5 courses of undressed stone. At the northern end of the eastern wall, the outline and lintel of a doorway is apparent, now filled with stone to match the remainder of the wall. The date of this infill is unknown.

An air photograph from 1964 (Plate 55) shows the cart shed with wooden doors closing the open bays on all but the westernmost bay, which appears to have a stone wall with a high window. The current southern wall is, therefore a post 1964 addition, including the westernmost bay as its window is now significantly different to that depicted in the 1964 photograph. It is noted that there is a considerable difference in the coursing and size of stone to the west of the original upright posts, suggesting a different date of construction, however this again can only be post 1964.

Internally, the building is subdivided by modern stud walling and two more substantial stone walls either side of the central room, identified by their thickness on the floor plan (Figure 14). These walls coincide with the positions of posts on the southern elevation and are considered to be earlier than the modern layout.

The roof timbers visible in the central room are substantially paler than those in the rest of the building although this is thought to reflect post 1964 treatment of the timbers during the conversion of the building. A number of carpenters' marks are apparent on the heads of the southern posts and on internal roof timbers. The marks visible on the external posts match up with those on the internal roof trusses, suggesting these have not been altered since their construction.

It is considered that at some point between 1964 and 1989, the cart shed was converted into an office with a pair of stables each occupying one bay. A store room, kitchen and mess-room are located in the three bays to the east. This form is indicated by the positioning of doors in the southern wall and by internal walls.

Timbers are visible in the ceiling of the store room but not the kitchen or mess-room. Also visible in the store room is the rear of the southern wall - constructed in concrete block but

¹Historic Farmsteads Preliminary Character Statement: South West Region, English Heritage 2006

faced externally in stone (see Plate 9). It is thought that other parts of the southern wall reflect this also.



Plate 2: Rear (northern) aspect, building 1, viewed from road



Plate 3: East elevation, building 1



Plate 4: Detail of roof truss, central room, building 1



Plate 5: Detail of construction of roof truss, central room, building 1



Plate 6: Internal carpenters' marks, building 1 (manipulated image)



Plate 7: External carpenters' marks, building 1



Plate 8: External carpenters' marks, building 1



Plate 9: Store room, building 1, looking south



Plate 10: Detail of blocked doorway, eastern elevation, building 1

4. Building 2:

Building 2 is split up into three sections - building 2A, 2B and 2C. 2A sits back-to-back with 2B, both of which are located north of 2C. 2B obscures the rear (east) wall of 2A.

4.1 Building 2A



Plate 11: Northwest aspect, building 2A

Building 2A is depicted on an early 1960s air photograph (Plate 54) as a hay barn open to the west. This is a direct contrast to its current form of stone and wood construction. It is built in local stone in the general Manor Farm style and features a gabled corrugated metal roof with a gentle slope - a more modern style than the steep pitched roofs of Cotswold stone present elsewhere on site. Evidence from historic maps suggests the building was constructed at some point between 1885 and 1902.

The western wall is the front of building of 2A and was erected at some point after 1977 filling in the previous open face of the building. The northern stable part of the building is constructed in the general Manor Farm style and features a pair of tall (c. 2.2m) doors located either side of centre. A small window consisting of a row of four vertical panes is present north of the northern door and south of the southern door, at the same height as the head of the doorway, sharing its lintel. Above these windows, further matching windows into the hayloft are located immediately below the eaves.

The northernmost door opening houses a white painted split stable door, whereas the southern opening has been reduced in size to that of a normal pedestrian door with the addition of modern featherboard panelling.

The western elevation of 2A south of the stable part is clad entirely in modern timber featherboard, with various door and window openings. The side of the ashlar of the southern wall is the only historic feature visible on this part of the building, obscured by ivy growth.

The southern wall of 2A is somewhat more weathered than the western wall. It is again constructed in the local style. The wall is largely obscured by building 2C, built on at a later date.

Internally, the building is divided with a post 1964 brick wall. The southern part of 2A was converted for use as a full-height workshop. Some benches from this remain.

The northern part was given two storeys during its post 1964 conversion, with a pair of stable-style rooms on the ground floor and living / office accommodation over.

The roof structure of 2A is entirely of steel construction, insulated over the first floor area. The roofs on other historic buildings at Manor Farm have a steeper pitch than the roof of 2A. There is no way to ascertain from the structure of the building that this roof was any steeper in the past although it is tempting to suggest that the roof of 2A may have been steeper originally.

Original walls visible inside the building are not neatly faced in comparison with their external appearance.



Plate 12: Northern elevation, building 2A



Plate 13: Southern elevation, building 2A



Plate 14: Northern part, western elevation, building 2A



Plate 15: Southern part, western elevation, building 2A



Plate 16: Workshop, 2A



Plate 17: Detail of roof structure, 2A



Plate 18: Stable-style room, 2A



Plate 19: First floor, 2A

4.2 Building 2B



Plate 20: Eastern elevation, 2B

Building 2B is a lean-to structure constructed against the eastern wall of 2A. Its most recent use is as a row of four stables.

Map evidence suggests a building was constructed in the location of the current 2B at a similar time to the construction of 2A. This building was 'T' shaped, with a central section protruding at right angles from the current building line.

On the 1922 map, the T-shaped building was open faced to the east except for the northernmost end, and was open around the perimeter of the protruding 'T' section. It is likely that this was the case before this, however the 1902 map has no means of distinguishing open sides of buildings from closed. The building was still open sided on both the estate plan and the air photograph of 1964, however was enclosed by 1977.

It can be inferred, therefore, that the eastern face of the building is again of 1964 – 1977 construction.

The only historic parts of 2B are therefore the northern and southern walls, although even these were constructed no earlier than 1885. The walls are constructed of stone although the inside faces are rougher in construction than those externally. The lean-to roof structure is entirely of machine-sawn timber.



Plate 21: Northwest aspect, northern stable, 2B, showing original walls of 2A and 2B



Plate 22: Southern wall, 2B, viewed from south



Plate 23: Southern wall and roof structure, 2B, viewed from north

4.3 Building 2C

Building 2C was constructed in the Manor Farm style at some point between 1964 and 1977 as a back-to-back stable block, extending 2B to the south and mirroring it to the south of 2A. Although constructed in a traditional style, there are no historic features in this building.



Plate 24: Eastern aspect, 2C and 2B



Plate 25: Southern elevation, 2C



Plate 26: West elevation, 2C



Plate 27: Relationship between 2A and 2C

5. Building 3:

5.1 Building 3A



Plate 28: Northwest aspect, 3A

Building 3A is one of the early buildings at Manor Farm, thought to have been constructed between 1769 and 1847. It was originally constructed as a threshing barn although has been extensively modified into a two storey residential property.

The walls of 3A are considered to be original, constructed in the Manor Farm style with substantial stone quoins on the corners and bordering the large original door opening on the western wall. To the north of this doorway, three triangular openings, previously air vents, are located. These have been blocked, presumably as part of the conversion process. It is unknown as to whether these vents are replicated south of the door as this part of the wall is obscured by vegetation.

Windows have been inserted in the northern gable, above which the stone roof, considered original, is located. The conversion has been carried out sympathetically on the western elevation (the front of the building). The large central door opening – a key feature of the threshing barn – has been panelled, with the addition of a pair of windows flanking the door, therefore none of the historic fabric has been affected. Above, however, a dormer window has been inserted centrally to the roof. This window was not present when the early 1960s photograph (Plate 54) was taken. The angle at which the 1964 photograph was taken obscures the view of the western side of the roof, so it cannot be proven whether the dormer existed or was absent at this point. It is, however, present on the 1989 photograph and is likely to have been constructed during the post 1964 works.

The southern elevation of 3A is again ventilated, although with many more smaller square openings across the wall. Again, these are blocked internally. The lower part of the wall is obscured by 3B.

The rear (eastern) wall of 3B is obscured by 3D and 3E, although the lower part of the wall can be seen inside 3E.

Some timbers are visible on the ground floor of 3A, although these are not consistent with the internal open layout of a stone walled threshing barn. These are a mixture of new and reused timbers installed during the conversion. A stone fireplace located in the northern ground floor room is also a modern non-functional addition.

On the first floor, roughly hewn roof timbers are visible. The roof has double purlins, both of which are visible in the southern room, along with a pair of principal rafters.

The northern part of the first floor has a lower floor level than the southern and consequently the lower purlins only are visible, with the uppers concealed by the ceiling. In the northern bedroom, a truss is partially visible, comprising principal rafters and a collar. The latter has been cut in order to fit the door to the bedroom, with the addition of posts either side of the doorway (see Plate 35). The eastern lower purlin is visible in the stairwell and cupboard in the landing area.



Plate 29: Western elevation, 3A



Plate 30: Detail of blocked air vents, west elevation, 3A



Plate 31: Southern elevation, 3A



Plate 32: Modern timbers, ground floor, 3A



Plate 33: Northern aspect, first floor south, 3A



Plate 34: Detail of timbers, first floor south, 3A



Plate 35: Roof truss, first floor north, 3A



Plate 36: Lower purlin with modern timber above, cupboard, landing east, 3A

5.2 Building 3B

3B is a block of five stables located south of 3A with which it shares a party wall. 3C backs on to 3B.



Plate 37: Southwest aspect, 3B

A building is present on the northern two thirds of the site of 3B from at least 1847. This building did not cover the full extent of 3B as it stands today. The building was constructed to its modern extent at some point between 1922 and 1964 of brick faced with stone in the Manor Farm style. The roof structure of 3B is entirely of machine-sawn timber. The walls, both internal and external, are of uniform construction and it is therefore thought that the current building is an entirely new structure constructed post 1922, rather than being an extension of the earlier structure. There are no features of historic interest in 3B.

5.3 Building 3C

Evidence from historic maps suggests 3C was constructed at some point between 1964 and 1977. The building is a block of five stables backing on to block 3B, located south of 3A and 3E. 3C is constructed in the Manor Farm Style and has no features of historic interest.



Plate 38: Building 3C

5.4 Building 3D

Evidence from historic maps suggests 3D was constructed at some point between 1964 and 1977. The building consists of two rooms and has walls of brick faced with stone in the Manor Farm style. Entry is via building 3E, which was constructed after 3D.



Plate 39: Building 3D

5.5 Building 3E

3E was constructed at some point between 1964 and 1977. It is the newest part of the northern end of building 3 and was constructed via roofing over the gap between 3A and 3D.

The building is divided into two parts – a smaller section to the north and a larger to the south. The walls at the northern and southern ends have been constructed in stone to match the earlier parts of the building.



Plate 40: Northern door to 3E



Plate 41: Southern elevation, 3E



Plate 42: Southern aspect, southern room, 3E



Plate 43: Northern aspect, southern room, 3E

6. Building 4:

6.1 Building 4A



Plate 44: Eastern elevation, 4A

4A is one of the oldest structures on the farm, considered to have been constructed between 1769 and 1847. The building is constructed over the eastern boundary of the current farmyard. The western part of the building is in separate ownership. The northern wall is obscured by the garage, 4B.

The building was constructed in two phases – the eastern part first, followed by the western. The division between the phases is apparent from the considerable thickness of the internal wall between the sections, which would have originally formed the external wall to the west. There is no further evidence for the divided nature of this part of the building. Both phases were complete by 1847.

The building is gabled with a stone roof. The walls are finished in Manor Farm style. Constructed as a livestock shelter with the phase-two barn to the east, the building was converted post 1964 to multiple occupancy domestic accommodation over two floors, the first floor located in the roof space.

Evidence from historic air photographs suggests that until at least 1964, the building was a barn with a large opening at the eastern end of its southern wall and an external flight of stone steps on its eastern end leading to a first floor door. The conversion included the installation of Velux-type windows in the roof and the insertion of windows and a pedestrian door in the opening in the southern wall, beneath a substantial timber lintel considered to be a machine-sawn modern addition. The end plate of an iron tie bar is present at the centre of the lintel. A further pair of windows was inserted to the west of this opening.

The eastern wall retains its staircase which now leads to the first floor accommodation. In addition, a pair of first floor windows has been inserted into the gable wall, either side of this door. Also a single ground floor window was inserted immediately south of the staircase. North of the staircase, a door leads into the ground floor part of the property. There are no internal staircases. The ground floor is on two levels, with the eastern (phase 1) part of the building two steps lower than the western part.

On the ground floor, the only rooms with historic features visible are the living room in the eastern primary phase of the building, and the bathroom in the second phase to the north.

It is apparent that the living room (first phase) was originally a shelter for livestock, owing to the large opening in its southern wall, mentioned above.

Running east-west across the ceiling of the living room are four rough-hewn hardwood beams, considered to be original to the building. Some packing is present above these timbers making the first floor level even. Part of a storey plate is visible in the eastern wall supporting the beam south of centre.

A modern fireplace is present in the living room, constructed in local stone. It is noted from air photographs that the chimney is a post 1964 addition, therefore the fireplace is unlikely to be of any antiquity.

The ceiling level of the bathroom is located slightly into the eaves of the roof and consequently part of a truss is visible, consisting of a principal rafter and upright timber. The rafter is considered to be of machine-sawn hardwood, suggesting the roof structure was repaired or replaced during the post 1964 renovation.

The first floor is located in the roof space of the building and as such has a number of roofing timbers visible above modern finishes.

In the first (eastern) phase of the building, rough-hewn hardwood purlins are visible, one to the north and one to the south. These are considered to be original to this part of the building and appear noticeably older than those in the western part of the building.

In the later phase (west) of the building, the roofing structure is of a mixture of hand and machine-sawn timbers. Double purlins are present in this part of the building. The first floor

of the original phase is divided in two parts by a principal rafter truss running north-south. This is infilled, however the timbers are visible from the central bedroom and corridor area. The timbers are hand-sawn and the mortise joints are nailed. They are considered to be original to the construction of this phase of the building.

The western wall of the western bedroom features a further principal rafter truss of hand-sawn timbers, with raking struts and a tiebeam visible alongside principal rafters and a pair of purlins to each side. This truss indicates the division of ownership of the building.



Plate 45: Southeast aspect, 4A

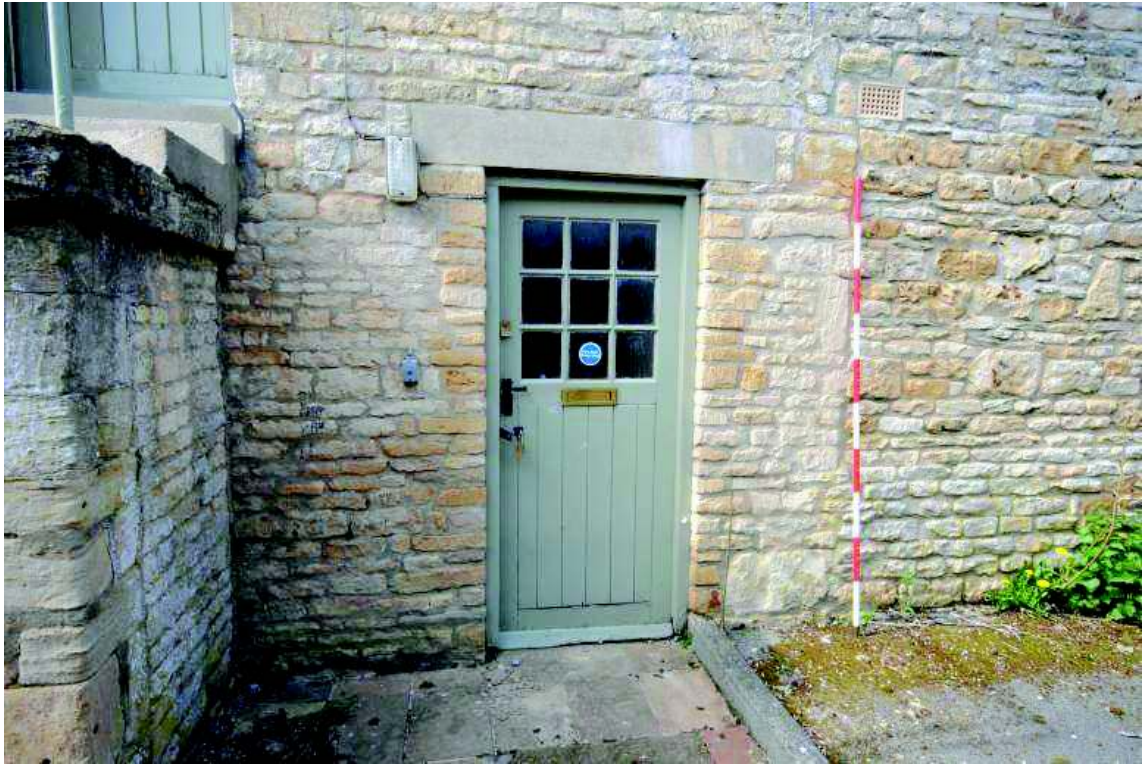


Plate 46: Door to ground floor, 4A



Plate 47: Timbers, ground floor bathroom, 4A



Plate 48: Detail of purlin, first floor kitchen, 4A



Plate 49: Detail of purlin, phase 1 bedroom, 4A



Plate 50: Detail of timbers, central bedroom, 4A



Plate 51: Detail of truss, first floor corridor, 4A



Plate 52: Detail of timbers, first floor west, 4A

6.2 Building 4B

4B is the newest of the structures reported in this study. It was constructed at some point between 1977 and c. 1989 as a garage. The building is flat roofed and is faced in local stone in the accepted style. It replaces an earlier lean-to building shown on the 1960s air photographs.



Plate 53: Building 4B, northwest aspect

7. Historic Photographs of Manor Farm



In this photograph, building 1 can be seen to the left of the image. Owing to the angle of the photograph, the cart shed bays cannot be seen.

Building 2A is present with stone gable walls visible at each end. The front of the building is open. The roof of 2A appears to be new. Lean-to structures are present on both the north and south ends of the building and the roof of 2B can be seen to the rear of the barn. 2C has not been constructed at this point.

The original role of 3A as a threshing barn is apparent with its large central doors visible. 3B is constructed to its current extent although there are no buildings in the location of 3C, D or E.

Building 4A appears as a building open to the field beyond. The area of mud around the opening suggests this part of the building is used as a shelter for livestock.

A lean-to structure appears to be present in the location of 4B.

The wall to what is now the garden of the farmhouse is open to the centre, suggesting the farm had not been divided at this point.

A number of other buildings are present around the farm.

Plate 54: Manor Farm, early 1960s (pre-1964) viewed from the west

The front of building 1 can be seen, showing wooden doors erected across all but the western bay which has a wall with a high window.

2A does not have its southern lean-to structure, and the location of the northern lean-to is obscured. A building in the location of 2B is present with an open front although the northern part is enclosed. A shelter projects from its centre to the east. 2C is not present. The roofs of 2A and 2B are rusty, indicating they are made of a ferrous metal.

3A is viewed from the rear (east) showing a small central door, partially obscured by a fence. 3B is present, however C, D and E are still absent.

4A appears unchanged from the previous image, still with its lean-to extension to the north. The steps and door to the first floor are visible.

It appears new tarmac roadways have been installed to the north and east of the farm buildings.

The wall between the yard and farmhouse is still open, suggesting the property had not yet been divided.



Plate 55: Manor Farm in 1964, viewed from the south



Plate 56: Manor Farm and surroundings in c. 1989, viewed from the south



It is noted in this image that a large amount of development has occurred in the area to the north of the farm.

To the south of the farm buildings, part of the field has been reclaimed creating the roadway present today.

Building 1 is now in its current form.

Building 2A is viewed from the south, making it impossible to see the front (west) elevation. 2B and 2C are present in their current form. The roof of 2A has been renewed, whereas that of 2B has been constructed in stone slates.

3A-E are all present in their current form. The presence of a dormer window in the roof of 3A suggests its conversion has been carried out.

4A has been converted to residential accommodation with the insertion of roof lights and chimney. The building appears to be occupied, judging by the presence of garden furniture to the south.

4B has been constructed in its current form.

A fair amount of landscaping has been carried out and the farm has been tidied, suggesting the property is at this point now a stud farm.

Between 2A and 3D, a darker patch with a wall to the south is present. This is not thought to represent a covered structure as the wall is not high enough for an adult to walk upright beneath in comparison with the height of the doors of the neighbouring stables. Instead, it is proposed that the wall divides the yard to the south from that to the north, and that the darkening is due to the yard being wet or muddy to the north.

Plate 57: Manor Farm (detail) in c. 1989, viewed from the south

8. Historic Maps

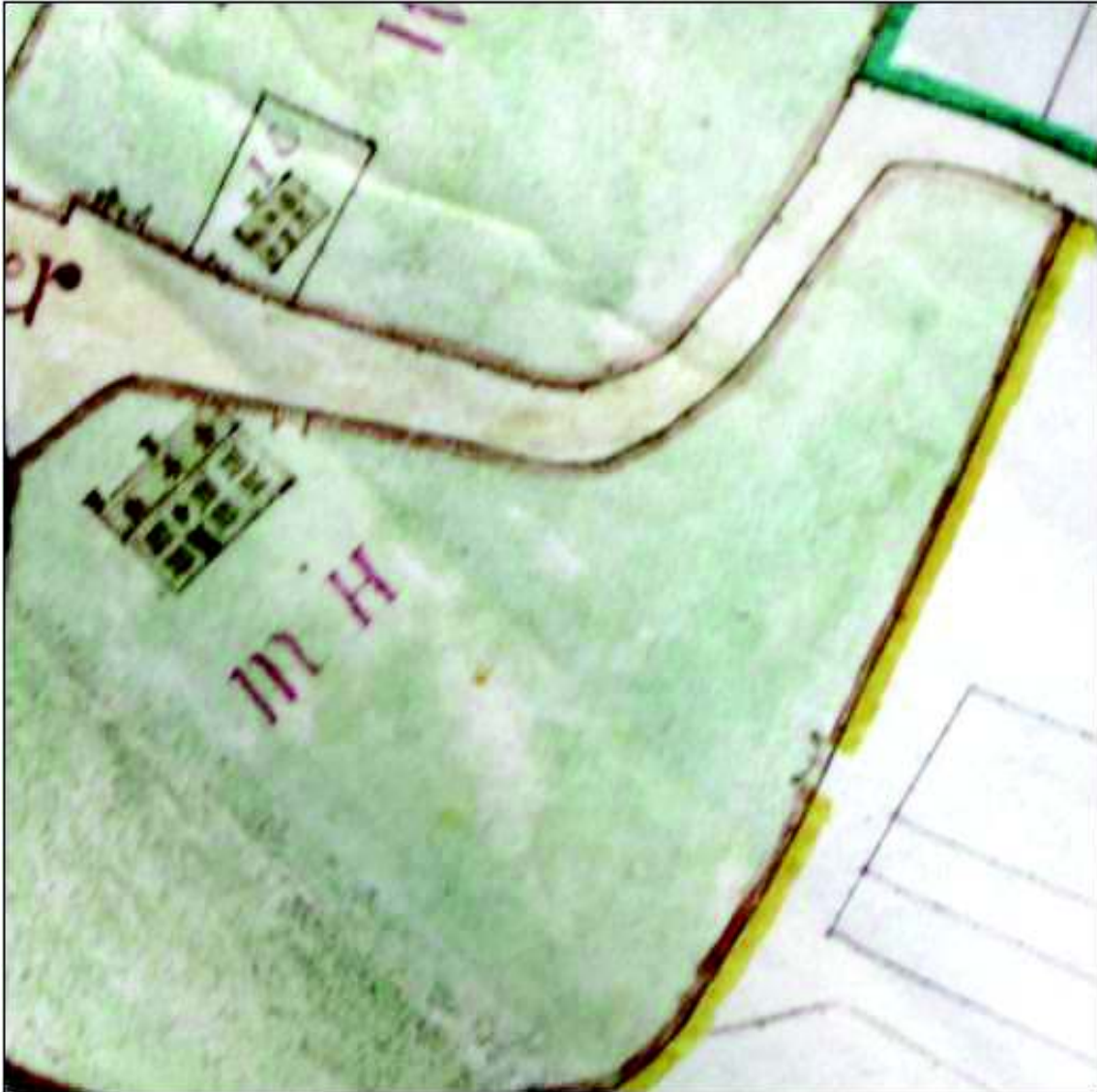


Figure 3: 1731 Map of Slaughter Fields, approx 1:1000@A4

This map shows the area of Manor Farm as a single large field, gated to the east. A house is present (this may be a forerunner to the farmhouse) and the letters 'M H' are thought to indicate that the land is in the ownership of the manor house. 'M H' is not a label for the building as several other plots of land in the vicinity are similarly labelled.



Figure 4: 1769 Parish Map, approx 1:1000@A4

The parish map of 1769 shows no buildings on the land. Nearby buildings, however, are present, marked in grey. It can be assumed, therefore, that Manor Farm did not exist at this point.



Figure 5: 1847 Parish Map, approx 1:1000@A4

A somewhat unclear map, the farmhouse and cart shed are clearly visible along the road. 4A is present as are 3A and the pre-3B structure. It is thought that nothing is different to the 1885 plan which follows.

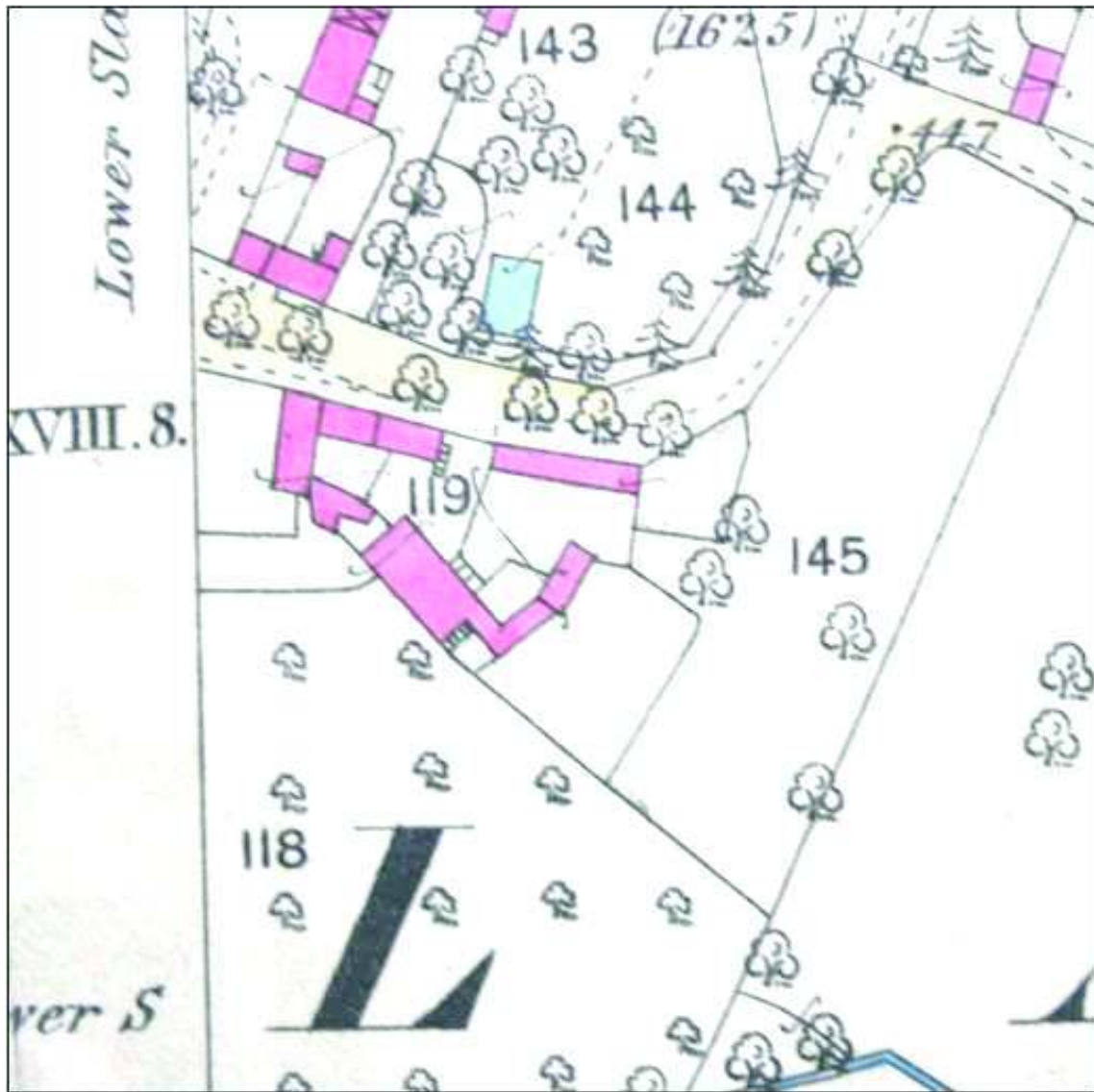


Figure 6: 1885 First Edition Ordnance Survey, 1:1000@A4
There are considered to be no changes from the 1847 map.

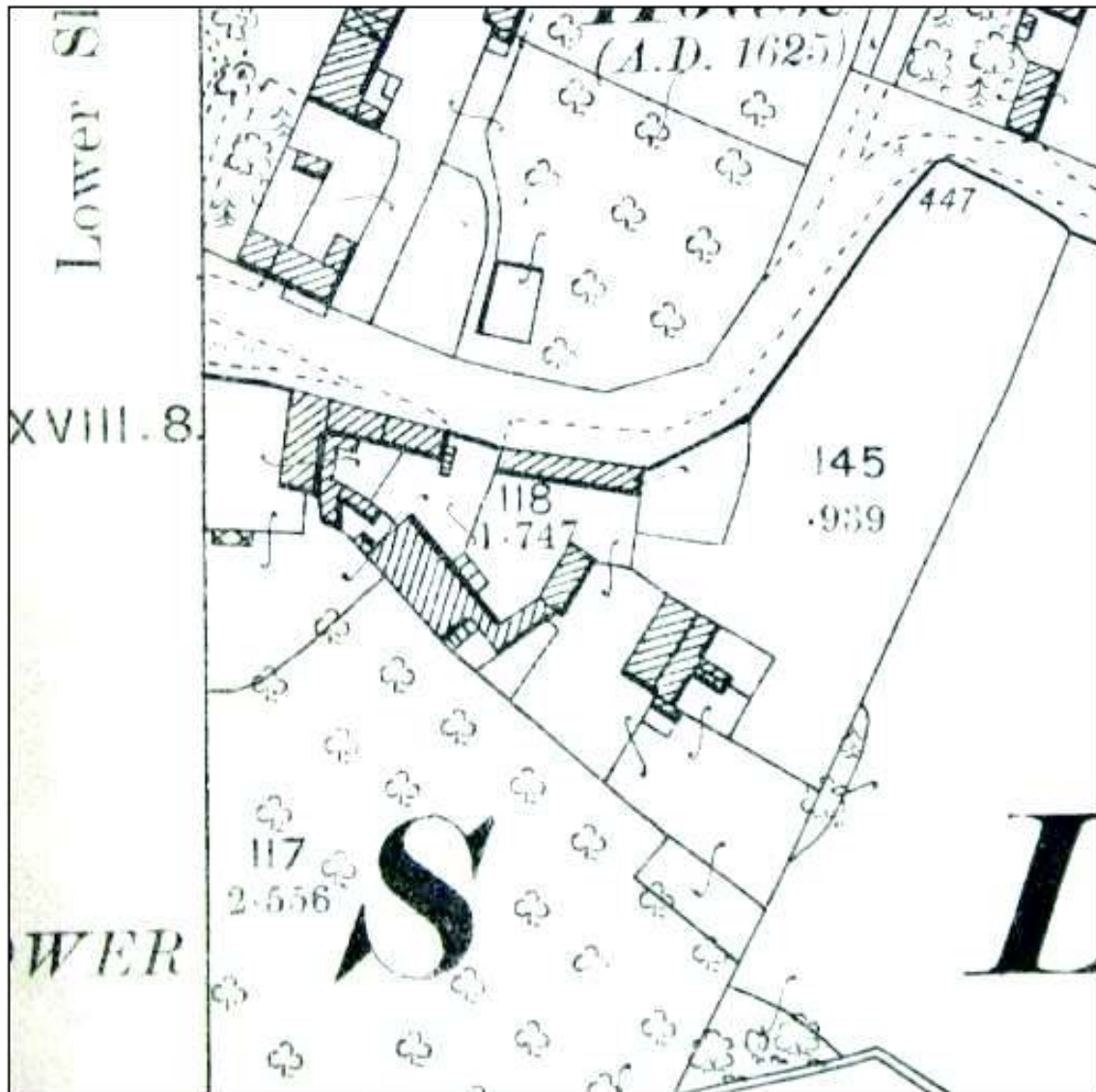


Figure 7: 1902 Ordnance Survey, 1:1000@A4

Building 2A has been constructed. A building is depicted in the location of building 2B, with a projecting section straddling two paddocks to the east.

South of this, a small building with enclosed area is present, considered to be a pigsty or similar.

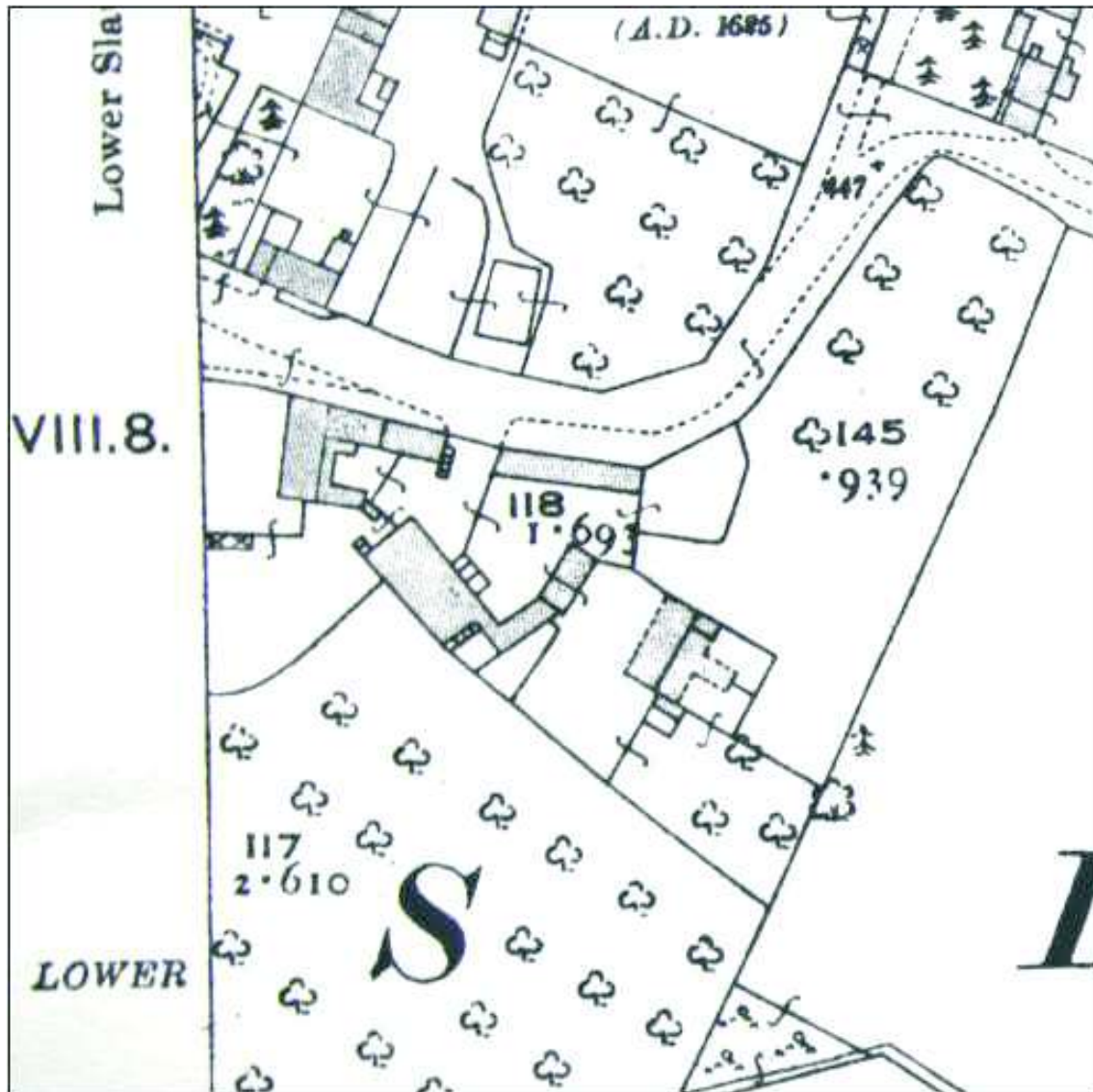


Figure 8: 1922 Ordnance Survey, 1:1000@A4

By the 1920s buildings were depicted as being open or enclosed. It can be seen that 2A, the building in the location of 2B, and the protruding section to the east are all open fronted. Otherwise, there is no change from the 1902 map.

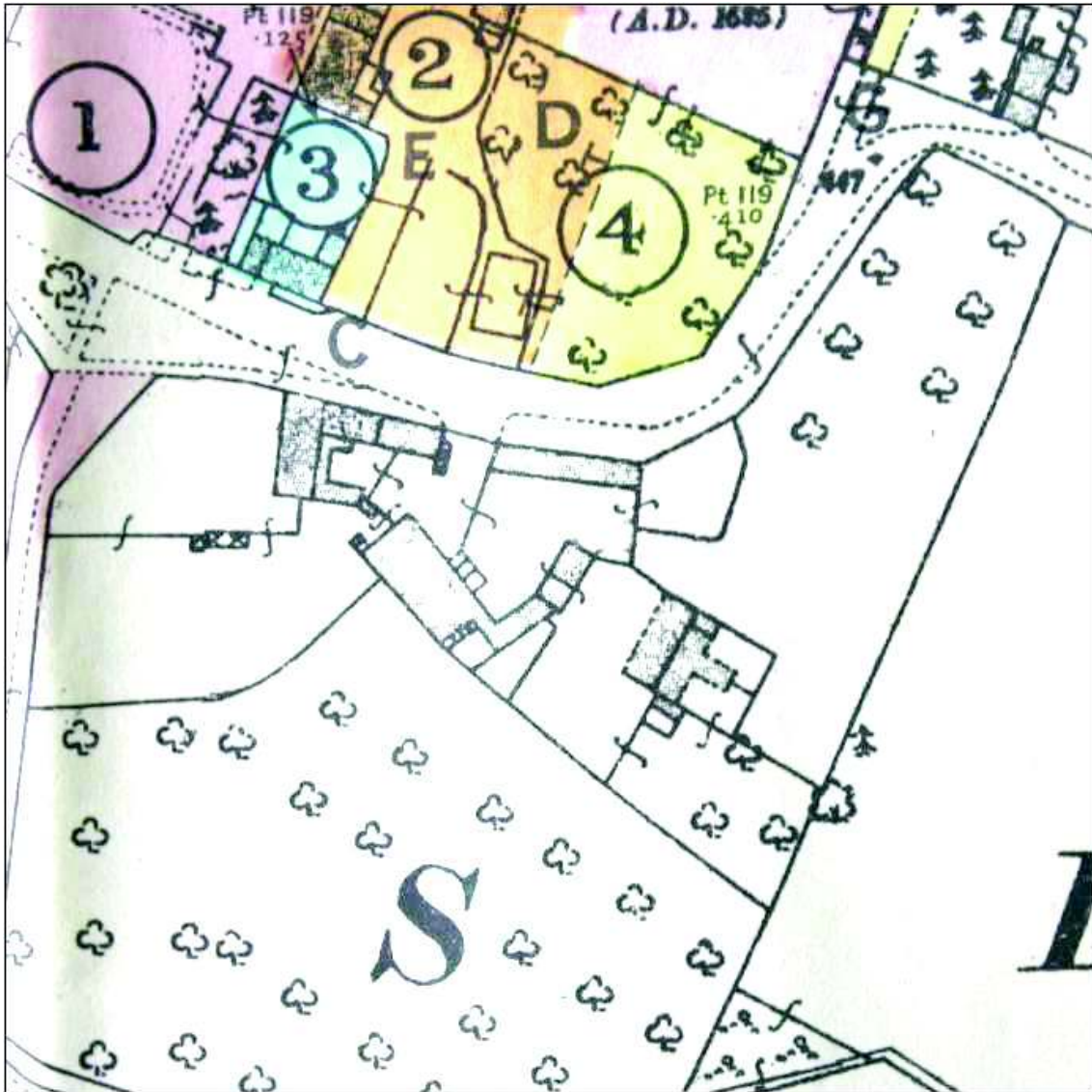


Figure 9: Map from 1964 sales particulars, based on Ordnance Survey, 1:1000@A4
There is no change from the 1922 map.

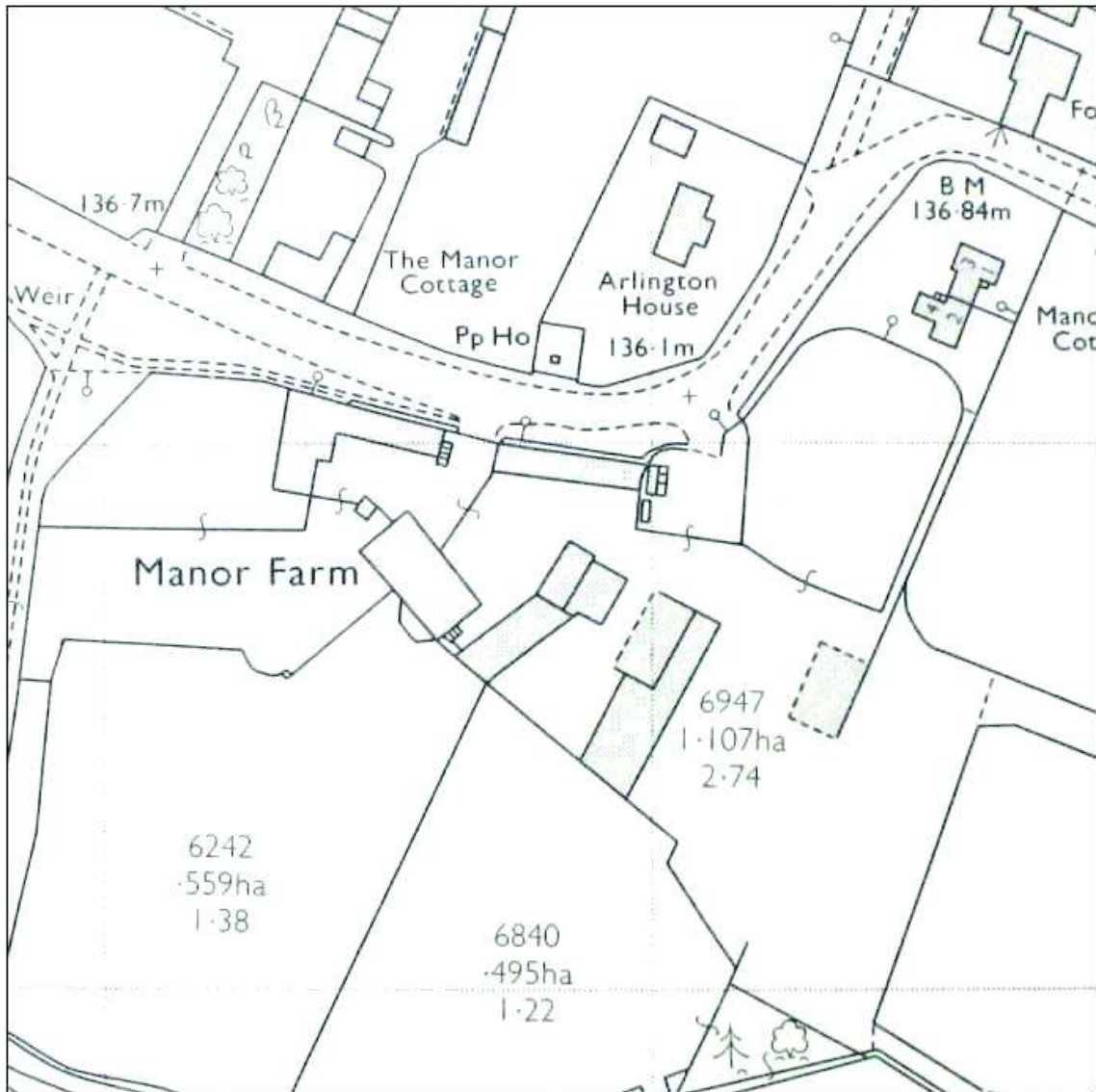


Figure 10: 1977 Ordnance Survey, 1:1000@A4

The buildings exist in their current form with the exception of 4B, the garage block. The eastern face of 2A is depicted as open.

9. Phasing

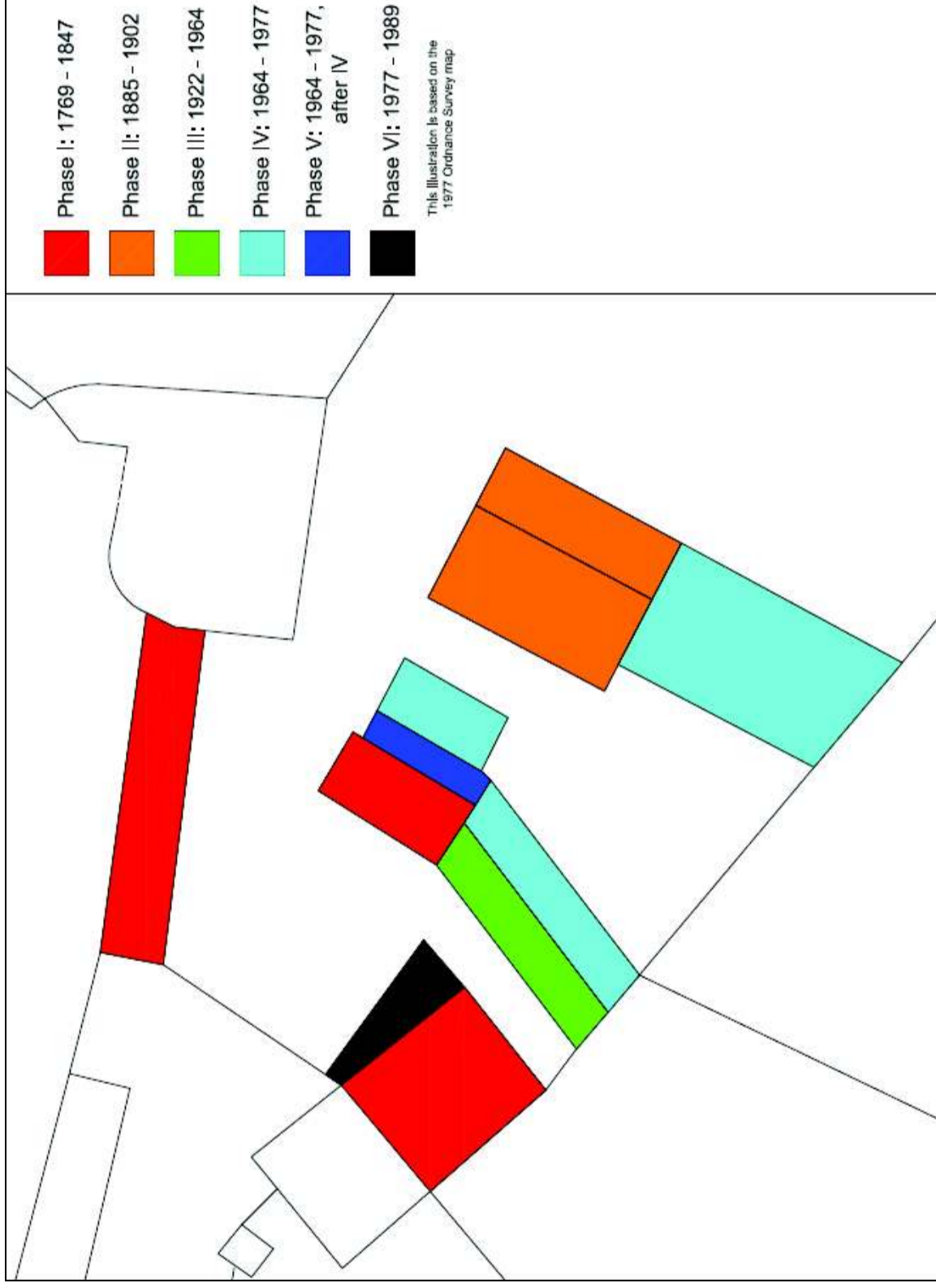


Figure 11: Overall phase plan, 1:500@A3

- Phase I: 1769 - 1847
- Phase II: 1885 - 1902
- Phase III: 1922 - 1964
- Phase IV: 1964 - 1977
- Phase V: 1964 - 1977, after IV
- Phase VI: 1977 - 1989

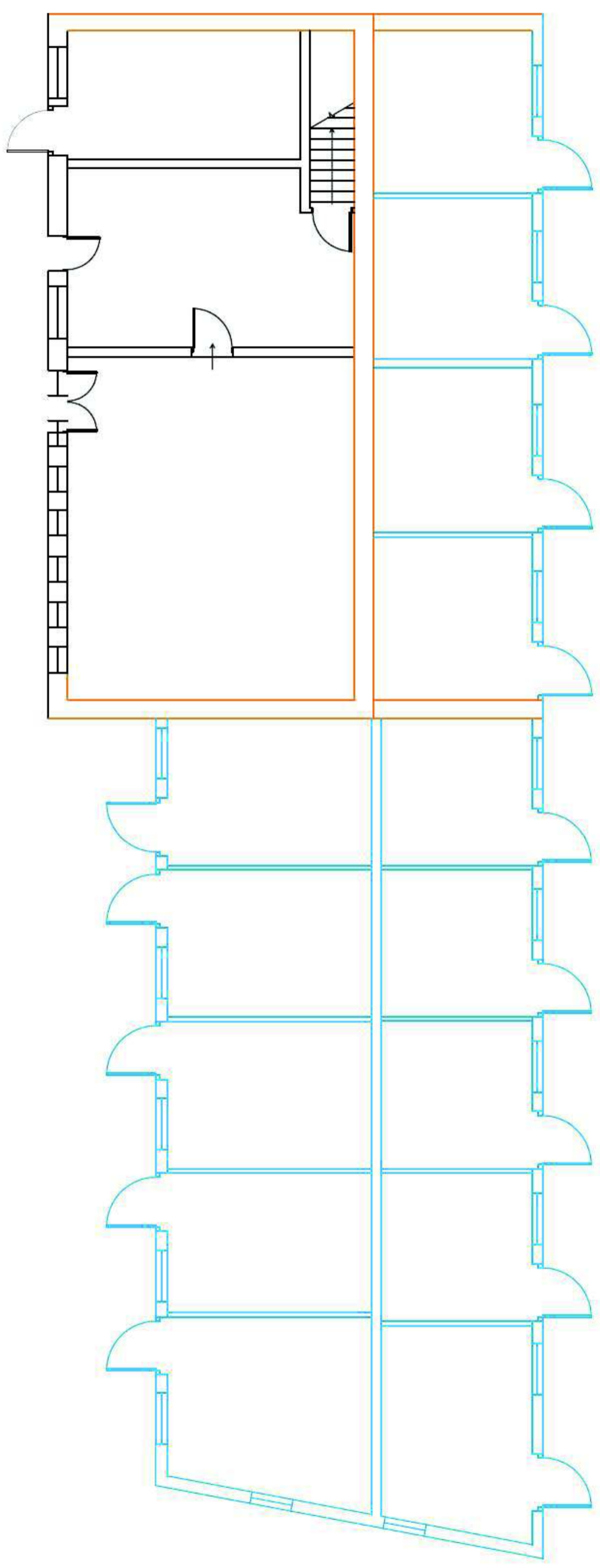
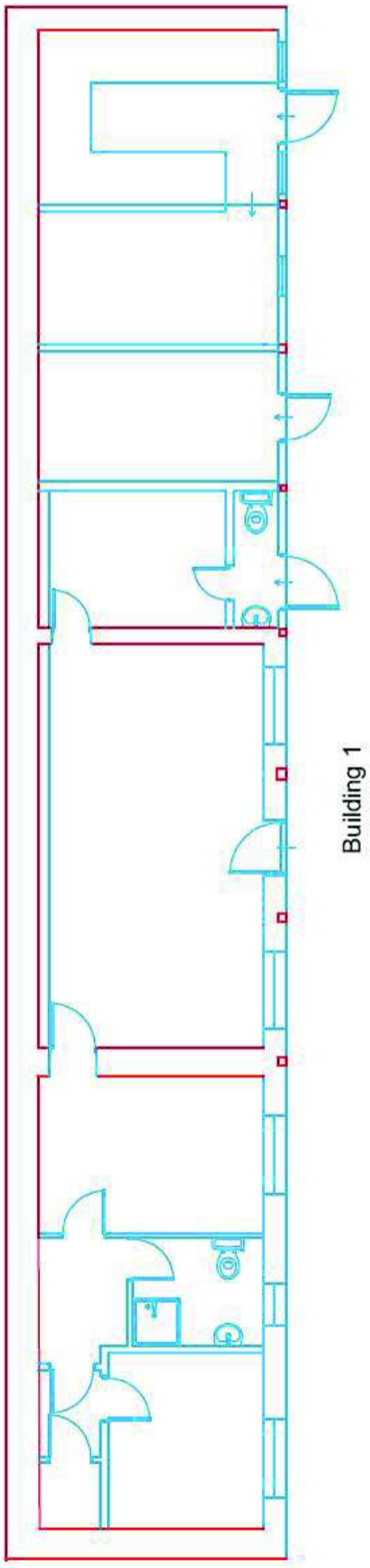


Figure 12: Phased plans, buildings 1 and 2 (not to scale)

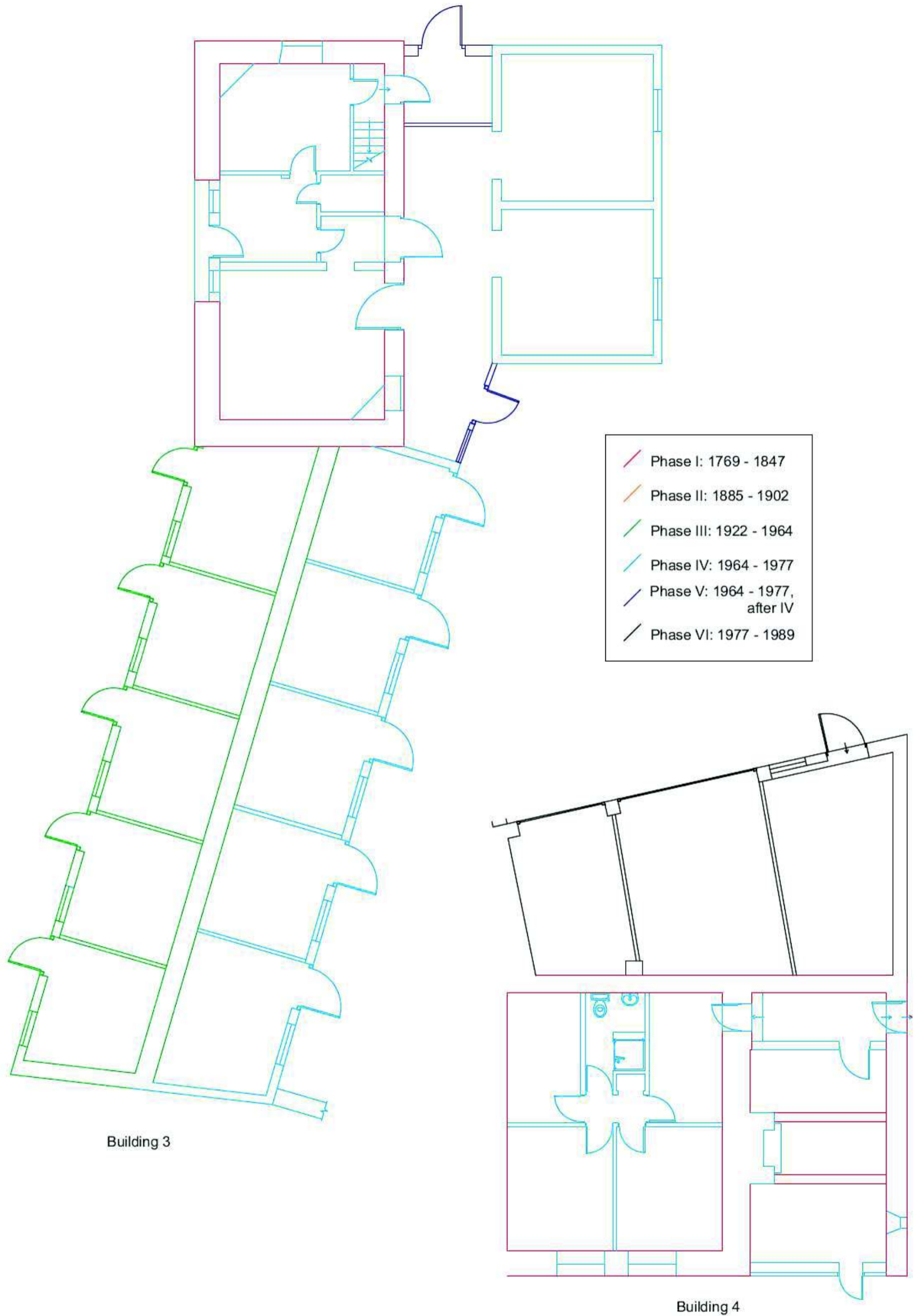


Figure 13: Phase plans, buildings 3 and 4 (not to scale)

10. Eligibility for Listing

In March 2007, the Heritage Protection Department of English Heritage published its 'Agricultural Buildings Selection Guide'. This outlines the way agricultural buildings are selected for listing. A brief analysis of those of its points that relate to Manor Farm follows:

Date

How an individual structure or farmstead group relates to the periods of development identified above. Broadly speaking buildings are more likely to be listed the older and rarer they are.

- *Pre-1750 Before the age of revolutionary improvements, all buildings that are reasonably intact are eligible for listing.*

None of the buildings on Manor Farm are pre 1750.

- *1750-1840 A period when English agriculture was the most advanced in the world. There is a presumption to list most buildings of this date which survive well. Even moderately intact examples of model farms are historically so important that they should be protected.*

The oldest buildings on Manor Farm, constructed between 1769 and 1847 largely fit in with this period. The structure of the buildings does survive well, however the level of alteration is significantly high enough to prohibit converting most of them back to their original form. Manor Farm is not a model farm.

- *1840-1880 An age of increasing demand and technological change: selection is made on grounds of innovation and/or intactness; architectural quality will be relevant too.*

Although there is a low chance that the three oldest buildings were constructed in this period, it cannot be ruled out. None of the forms of the buildings are innovative or intact in their original form and it is considered that any factors of architectural quality exhibited result from the post 1964 renovation.

- *1880-1940 A period of depression and low investment. Little is listable, save for those examples of special architectural interest. Exceptionally intact examples, especially if they have group value, or buildings that buck the trend, may be eligible.*

Barn 2A and the early vestiges of stable 2B were constructed in this point, plus there is an equal likelihood that stable 3B was constructed before or after 1940. It is not considered that any of these buildings are exceptionally intact (stable 3B would be the only contender for this, however internal fittings are now absent). There is little group value and the buildings do not 'buck the trend'.

- *Post-1940 A period of mass production and prefabricated units: little is of intrinsic interest and eligible for listing.*

All of the other buildings on Manor Farm fall into this category.

Rarity and Completeness

Agricultural buildings that pre-date 1750 and contain sufficient evidence to illustrate their original form should be listed.

None of the buildings at Manor Farm pre-date 1750.

Context

Some buildings, by virtue of alteration or late date, may lack strong intrinsic interest when judged against purely architectural grounds, but relate to an outstanding group of structures or a field system that is strongly representative of the character and development of regional farming and vernacular traditions and national patterns in farming history. This can strengthen the case for designation. Survivals of farm buildings in built-up areas may, conversely, have an extra claim to special interest on account of their rarity.

The buildings at Manor Farm have been greatly altered and are of a comparatively later date, therefore lack strong intrinsic interest on architectural grounds. It is not considered that they relate to any outstanding group of structures or field system. Lower Slaughter is not a built-up area and Manor Farm is not considered rare as there are several other farms in the locality.

Architectural Quality

This relates especially to both planned and model farmsteads designed by professional architects and engineers, but also to those structures which may have strong intrinsic interest in terms of materials and the display of craftsmanship.

Manor Farm is not a planned or model farmstead. It is constructed primarily of local stone (as are the majority of local buildings) and modern building materials. The craftsmanship exhibited in the farm is again considered to be the norm for the area and a large proportion of the work was carried out in the mid-late 20th century.

Listing buildings on evolved farmsteads

Substantially complete examples of farm buildings of the 1750-1840 period are of sufficient interest and rarity to merit protection, especially if they relate to a listed farmhouse and/or earlier barn. Later buildings are worthy of designation if they relate to exceptionally complete examples of evolved farmsteads (that is, farm complexes that have developed over time rather than been constructed to a plan). Of particular interest are examples of building types relating to highly specialised local economies, notably cider and oast houses. Post-1840 examples merit designation if they display particular technological virtuosity, survive exceptionally completely or again relate to very complete evolved groups; architectural interest may be a consideration too.

Manor Farm is an evolved farmstead, in that it has gradually been added to, evolving into its current form. The early buildings at Manor Farm do relate to a listed farmhouse and are substantially complete, however they are not considered to be of 'sufficient interest and rarity'.

It could be said that the buildings of Manor Farm relate to a specialised economy, as in the 1960s-70s the complex was adapted as a stud farm, although this is not a characteristic *local* economy and is considered too recent to merit any protection – being post 1840, the majority of the buildings do not display any technological virtuosity or relate to very complete evolved groups, and are thought to survive in the same level of completeness as any mid 20th century farm is likely to, only c. 40 years after their construction.

Barns

Barns are generally the oldest and most impressive farm buildings to be found on farms and dominate the statutory lists. The traditional threshing barn plan, with its bays providing storage for the crop flanking a floor where it could be threshed and winnowed, prior to storage, remained comparatively unaltered between the twelfth and early nineteenth centuries. Those associated with medieval clerical estates are particularly celebrated, such as the mid fourteenth century Abbey Barn, Glastonbury (Som.), or the c.1300 Great Coxwell Barn (Oxon.). These buildings constitute outstanding survivals, and will be scheduled or listed in the highest grade. Instances where barns have been dismantled and re-erected are quite common, and judgment will be needed as to the level of special interest of the resulting structure.

The Manor Farm complex has no connection with medieval clerical estates. The buildings are clearly post-medieval. None of the barns have been dismantled and re-erected.

There is marked regional variation. Barns tended to be small in dairying or stock rearing areas. In the arable areas of south and east of England, they could be large and were sometimes built in groups to provide shelter to cattle yards. Outside the most specialised arable areas, barns could be multi-functional, housing cattle, horses, grain, farm carts and implements. Sophisticated one and two-storey multi-functional barns such as the bank barns of Cumbria, the Pennines and the south-west emerge in the late seventeenth century. Dated barns are rare and in situ dates may increase the case for designation.

Of the three barns that have been studied (2A, 3A and 4A), dates have been appropriated from historic maps and air photographs. No in-situ dates exist. It is probable that the buildings were multi-functional however modern finishes obscure any evidence of such use.

Barn conversions

Many barns have been adapted for residential or business use in recent years. Judgment will be needed when determining the designation-worthiness of such buildings. Conversion should ensure that the fabric and spatial interest of barns is preserved, so far as is possible, so as to ensure that the special interest of the barn is prolonged. Constructional interest of the structure, authenticity of fabric and group value with other buildings are key factors in assessing such cases.

All three of the Manor Farm barns have been converted to residential or business use. It is not considered that the spatial interest has been preserved in any but the workshop part of 2A, however it is thought that the essential original structure of all three buildings is preserved. There is not considered to be any constructional interest in the structure owing

to the large level of modern materials used and the general adoption of a similar style of stone facing throughout the Lower Slaughter area. Group value is a possible positive factor for listing however it is considered that the buildings giving group value to the farm are late 20th century in origin and that the original group value of the property was lost some years before.

Cartsheds often face away from the farmyard and may be found close to the stables and roadways, giving direct access to the fields.

The cart shed, one of the earliest buildings, is unusual owing to its large size of ten bays. Such structures are usually far smaller, although the English Heritage Preliminary Character Statement for farms in the South West Region states that '*cart sheds, either single-storey or with upper-floor granaries, date from the 18th century, exceeding four or more bays in length in the main arable areas of the Region*'.

The cart shed at Manor Farm also faces into the yard, whereas the usual orientation is away from the yard. This may give the building a higher potential for listing. It is a building that although converted for other uses would be fairly easy to revert back to its original form.

Stables

After the barn, the stable is often the oldest building on the farmstead. The value of horses as draft animals meant that stables were well built and often placed near the house and given a certain level of architectural and decorative treatment. Stables needed to be well ventilated with plenty of light for grooming and harnessing. Free-standing stables began to be built from the sixteenth century. They are normally two-storey buildings with a hayloft above and the horses stalled across the building, along the gable walls, with a central door between two windows along one side. The floors were cobbled, and later of brick, with drainage channels laid across the floors. High status examples could have plastered ceilings to prevent dust falling through into the horses' eyes, and attain high levels of design and finish. Complete interiors – with stalls, mangers and feed racks – of the nineteenth century and earlier, whilst not as rare as cattle stalling, must be noted and, where of sufficient quality, may make a building suitable for designation. Mounting blocks may deserve inclusion too.

None of the stable buildings at Manor Farm are 19th century or earlier. The majority of the interiors are incomplete – with mangers and feed racks being absent. There are no known mounting blocks.

11. Building Summary

The buildings of Manor Farm are rated for their importance using The Historic Environment Consultancy's standard scale:

Exceptional	The building meets the criteria for Grade I or Grade II* listing.
High	The building meets the criteria for Grade II listing.
Medium	The building would meet the criteria for listing however, for example, alterations may make it unsuitable.
Low	The building is historic, however clearly does not meet the listing criteria as an individual building.
None	The building is incapable of being listed.

11.1 Building 1

Original Function	Cart shed
Date	1769-1847
Reason for Date	Map evidence
Alteration	High - converted to office with storage and mess facilities
Importance	Medium

11.2 Building 2A

Original Function	Open-fronted barn
Date	1885-1902
Reason for Date	Map evidence
Alteration	Very high - converted to workshop and stables with accommodation over
Importance	Low

11.3 Building 2B

Original Function	Livestock shelter / shed
Date	1885-1902
Reason for Date	Map evidence
Alteration	High - converted to stables
Importance	Low

11.4 Building 2C

Original Function	Stables
Date	1964-1977
Reason for Date	Present on 1977 Ordnance Survey map, not present on 1964 air photograph
Alteration	None
Importance	None

11.5 Building 3A

Original Function	Threshing barn
Date	1769-1847
Reason for Date	Map evidence
Alteration	Very high - converted to residential accommodation
Importance	Medium

11.6 Building 3B

Original Function	Stables
Date	1922-1964
Reason for Date	Absent on 1922 map, present on 1964 air photograph.
Alteration	None
Importance	None

11.7 Building 3C

Original Function	Stables
Date	1964-1977
Reason for Date	Present on 1977 Ordnance Survey map, not present on 1964 air photograph
Alteration	None
Importance	None

11.8 Building 3D

Original Function	Storage / stables
Date	1964-1977
Reason for Date	Present on 1977 Ordnance Survey map, not present on 1964 air photograph
Alteration	None
Importance	None

11.9 Building 3E

Original Function	Storage / link between 3A and 3D
Date	1964-1977, after 3D
Reason for Date	Present on 1977 Ordnance Survey map, not present on 1964 air photograph, clearly constructed after 3D as it bridges the gap between this and 3A, plus 3D was constructed as a stand-alone building.
Alteration	None
Importance	None

11.10 Building 4A

Original Function	Barn
Date	1769-1847
Reason for Date	Map evidence
Alteration	Very high - converted to residential accommodation
Importance	Medium

11.11 Building 4B

Original Function	Garage
Date	1977-1989
Reason for Date	Absent on 1977 map, present on 1989 air photograph
Alteration	None
Importance	None

12. Discussion

Manor Farm is a farm of late 18th – early 19th century origins. Evidence from historic maps proves that the farm was built at some point between 1769 and 1847. As time has passed, the farm and its buildings have been adapted to the changing methods and needs of a working farm.

Despite the relatively large number of separate buildings present at Manor Farm, the majority of which are constructed in a very similar style and appear of some antiquity, there are only three early farm buildings present: Buildings 1, 2A and 4A – the cart shed, threshing barn and barn / livestock shelter.

An extensive reordering occurred at Manor Farm between the years of 1964 and 1977 during which several large stable blocks were constructed. Some earlier buildings were removed and the majority of the existing buildings were remodelled as stables, domestic accommodation and a workshop.

Despite its outward impression, following the 1964-77 reordering, very little of the historic farm remains. The visible roof timbers in the three oldest buildings, and some of the walls of the buildings themselves are the only true historic features. The current buildings of Manor Farm give a somewhat false impression of a historic farm layout which although misleading at a casual glance is in-keeping with the situation within the historic village of Lower Slaughter.

It is noted that the Victoria County History for the county of Gloucestershire mentions Lower Slaughter Manor Farm as being enlarged in 1688. It is known from the map evidence above that nothing was present on the site of Manor Farm before the late 18th century. During the 15th - 18th centuries, a large proportion of Lower Slaughter including several farms was under the control of the Manor House and the farm mentioned in the Victoria County History is likely to be one of the earlier farms, relinquishing its title to Manor Farm upon its construction in the late 18th century.

If the buildings at Manor Farm were to be considered for listing independently of one another it is unlikely they would be listed. It is difficult to see how the listing criteria could be met as the buildings are not substantially intact.

13. The Implications of The Proposals. by Dr Peter Wardle

Comment is made only when a historic building is affected or where there is a change to the setting of the buildings.

At present the situation is that there is a disused set of historic agricultural buildings which have been part converted to a residential use. The current proposals consolidate that conversion and bring back into beneficial use this group of historic buildings in a sustainable way. Thus in principle this proposal conforms to the objectives of PPS 5 - in that the buildings will have a sustainable viable future.

It is noted that one modern stable block will be demolished - this by definition will not alter the historic special character of the buildings. Indeed this accords with policy 10.2 which

suggests that changes which enhance or better reveal the significance of the asset should be seen as a public benefit.

13.1 Building 2A

This building is converted already as a work shop. The proposals involve an alteration to its west end so that it has a more barn like appearance. This is therefore an enhancement of both the building and the farmyard. The internal alterations are the removal of modern walls and thus have no impact on the historic character of the building.

13.2 Building 2B

In Building 2B a new opening will be created in a wall dated to 1885-1902. This wall is not of major significance and this will allow a range of buildings to be brought into integral use.

13.3 Building 3A

Externally the proposals involve the removal of a dormer window and its replacement with a conservation roof light. This is therefore an enhancement.

13.4 Building 3B

This is a relatively recent building dated to between 1922 and 1964. The date of this building is discussed in detail earlier in this report and it is dated by historic maps and the 1964 aerial photograph. There are no features in the building which can give a more precise date for its construction although the use of wooden window frames would suggest a date later rather than earlier in this date range.

One internal wall and parts of two others are to be removed. Given the recent date of this building this will not affect the special character of this group of buildings.

13.5 The New Link Building

This is required in order to link the two ranges of buildings in order to create a single integral building. This thus means that the two ranges of buildings will always be in single ownership. It is an accepted conservation principle that it is better for a group of buildings to remain in single ownership. This is a recurring difficulty with groups of agricultural buildings - therefore in principle something which makes it more likely that the buildings remain in single ownership should be regarded as a positive thing.

A glazed structure has been chosen so that there will be a visible gap between the buildings.

13.6 Building 2C

The proposals include alteration to building 2C, a stable dated to 1964-1967, to make it appear like a cart shed with round columns. Such round columns are a common feature of Cotswold cart sheds associated with all types of farm. A gazetteer of Cotswold cart sheds with such columns is appended.

Overall this building will end up having a more historic look and thus this will be an enhancement.

13.7 The Buildings as a Group

As a group of buildings they will appear more agricultural than at present and this therefore will be a conservation benefit. Other detracting elements will be removed which accords with policy 10.2 of PPS 5. In addition the conversion will guarantee the future viability and thus preservation of these buildings which accords with the objectives of PPS 5.

It should be recalled that the listed building is in fact the manor house and these buildings which are the subject of this proposal are in fact only protected by virtue of being within the curtilage of the listed building in 1949. There is thus a range of importance for the different buildings in this group which is summarised in the table at the start of this report. The changes proposed must therefore be seen in perspective. No change to "important historic" fabric is proposed.

Appendix: Listed Building Descriptions

Building Name: Wall To West Of Manor Farmhouse
Parish: Lower Slaughter
District: Cotswold
County: Gloucestershire
Postcode:
LBS Number: 129932
Grade: II
Date Listed: 16 July 1986
Date Delisted:
National Grid Reference: SP1660922513
Listing Text:

LOWER SLAUGHTER
SP 1622
10/48 Wall to west of Manor Farmhouse
-
GV II

Wall. Mid C19, incorporating late C17 gateway. Rubble with ashlar dressings and coping. About 7 foot six inches high. Forms boundary to north side of garden and angled return of about 30 yards to NW side. Doorway at east and with rounded upper corners, impost stacks, chamfered edges and incised label.

Building Name: Manor Farmhouse
Parish: Lower Slaughter
District: Cotswold
County: Gloucestershire
Postcode: GL54 2HP
LBS Number: 129931
Grade: II
Date Listed: 25 August 1960

Date Delisted:
National Grid Reference: SP1663822504

Listing Text:

LOWER SLAUGHTER
SP 1622
10/47 Manor Farmhouse
25.8.60

GV II

Late C17 in origin but greatly extended in the early C19 and much restored and modernised. Coursed rubble with Cotswold stone roofs. L-shaped. The main west front is two storeys, in two parts. The left hand section has two three-light stone mullion casements with drip moulds. To the right are three sashes with glazing bars inserted into former cross mullion surrounds, different floor levels. Continuous drip mould at eaves level. Datestone between 1st and 2nd windows from right inscribed 'H/IM/1688'. Steeply pitched roof with stone verges and two ashlar stacks. Street wing is two storeys, 3 windows, one, two, three and four light casements with drip moulds, some reproduction. Further wing with lower roof line retaining an ashlar chimney and a C1700 single-light window. To rear of east wing is a good Tudor-arch doorway with impost and key block, double ogee stop moulded surround, panelled spandrels and label; glazed door.

Listing

NGR:

SP1663822504

14. Appendix: Floor Plans

Building 1

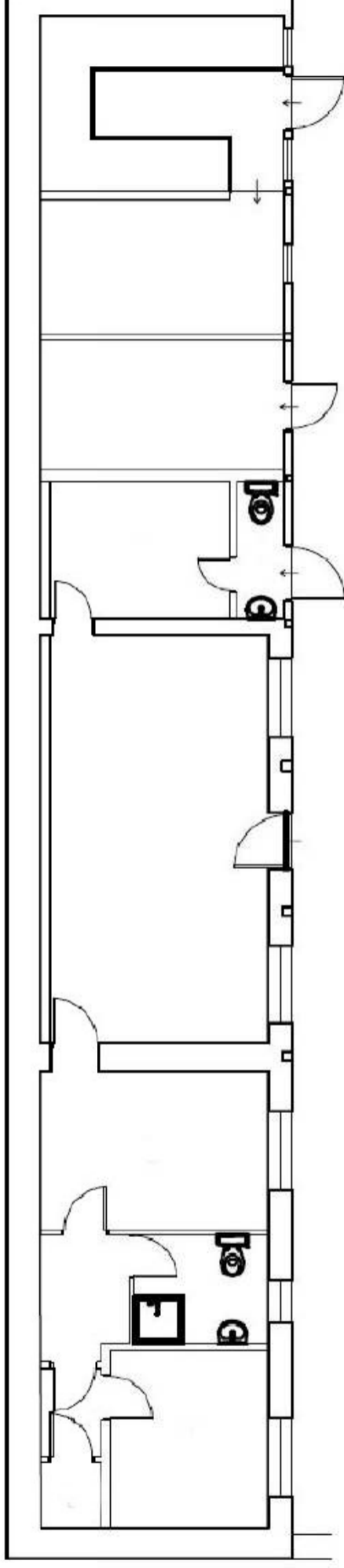


Figure 14: Floor plan, building 1, 1:100 @ A3

Building 2 Ground Floor

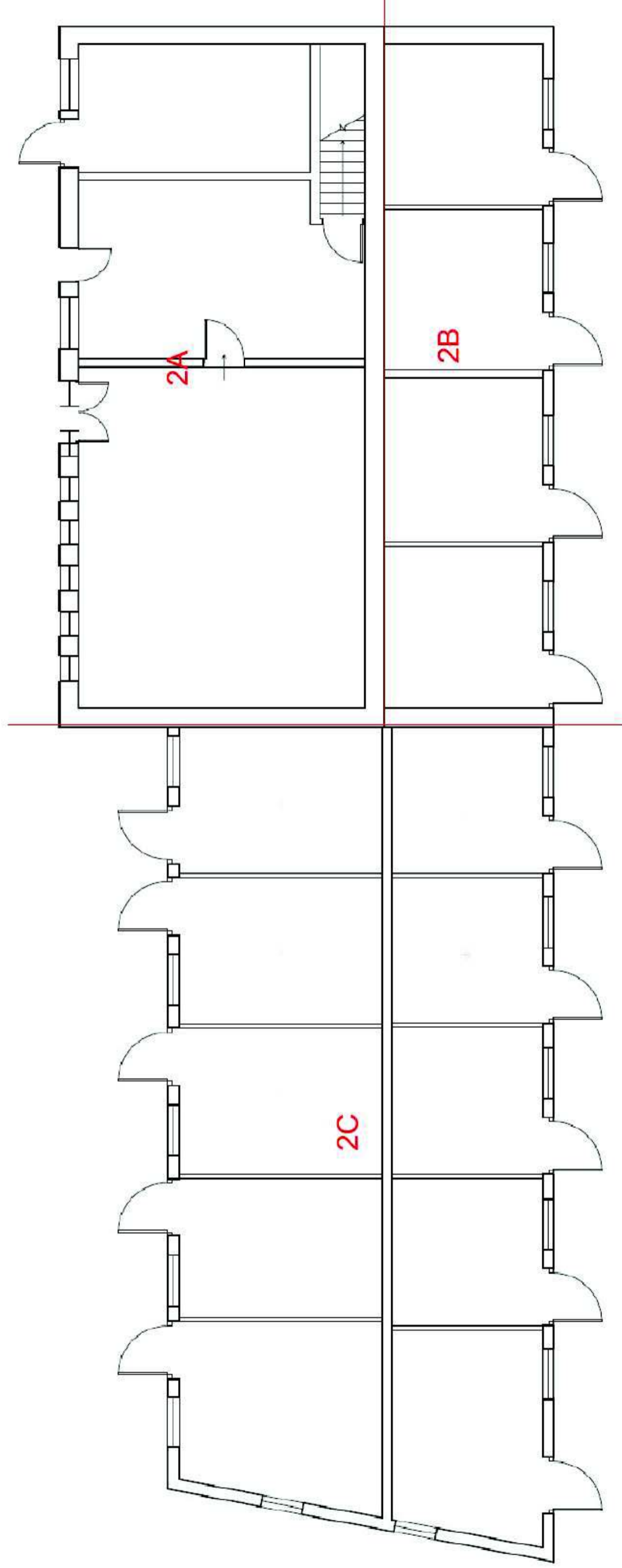


Figure 15: Ground Floor Plan, building 2, 1:100 @ A3

Building 2 First Floor

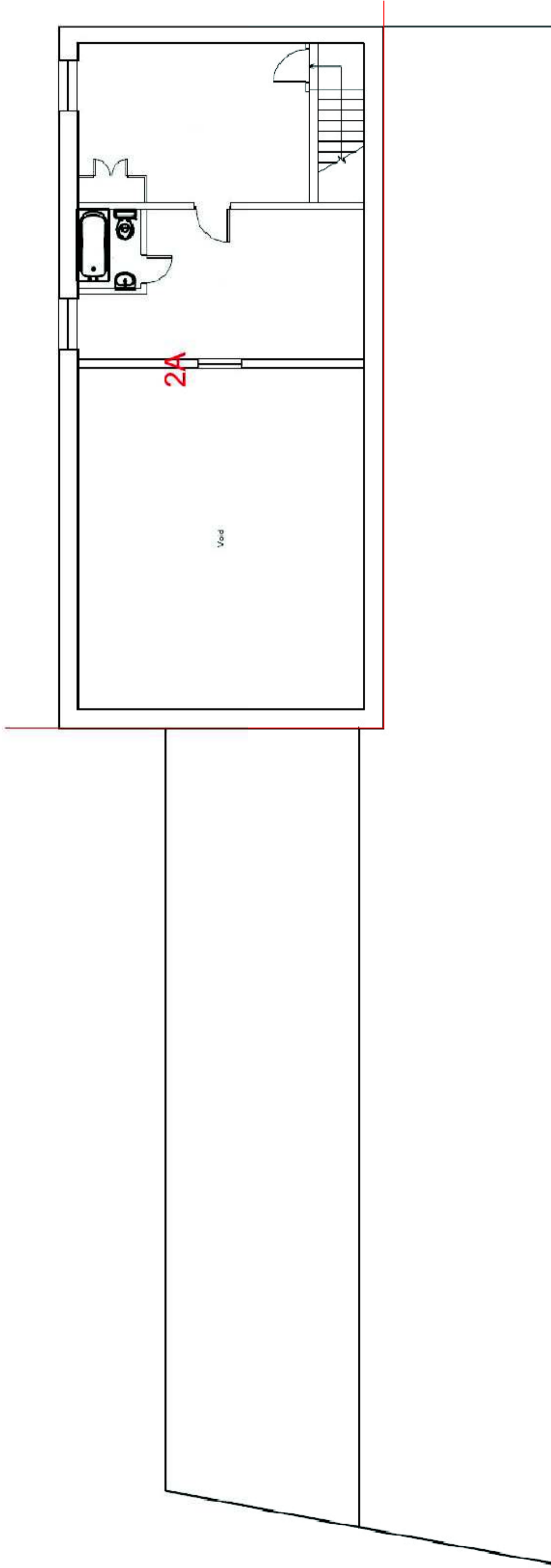


Figure 16: First Floor Plan, building 2, 1:100 @ A3

Building 3

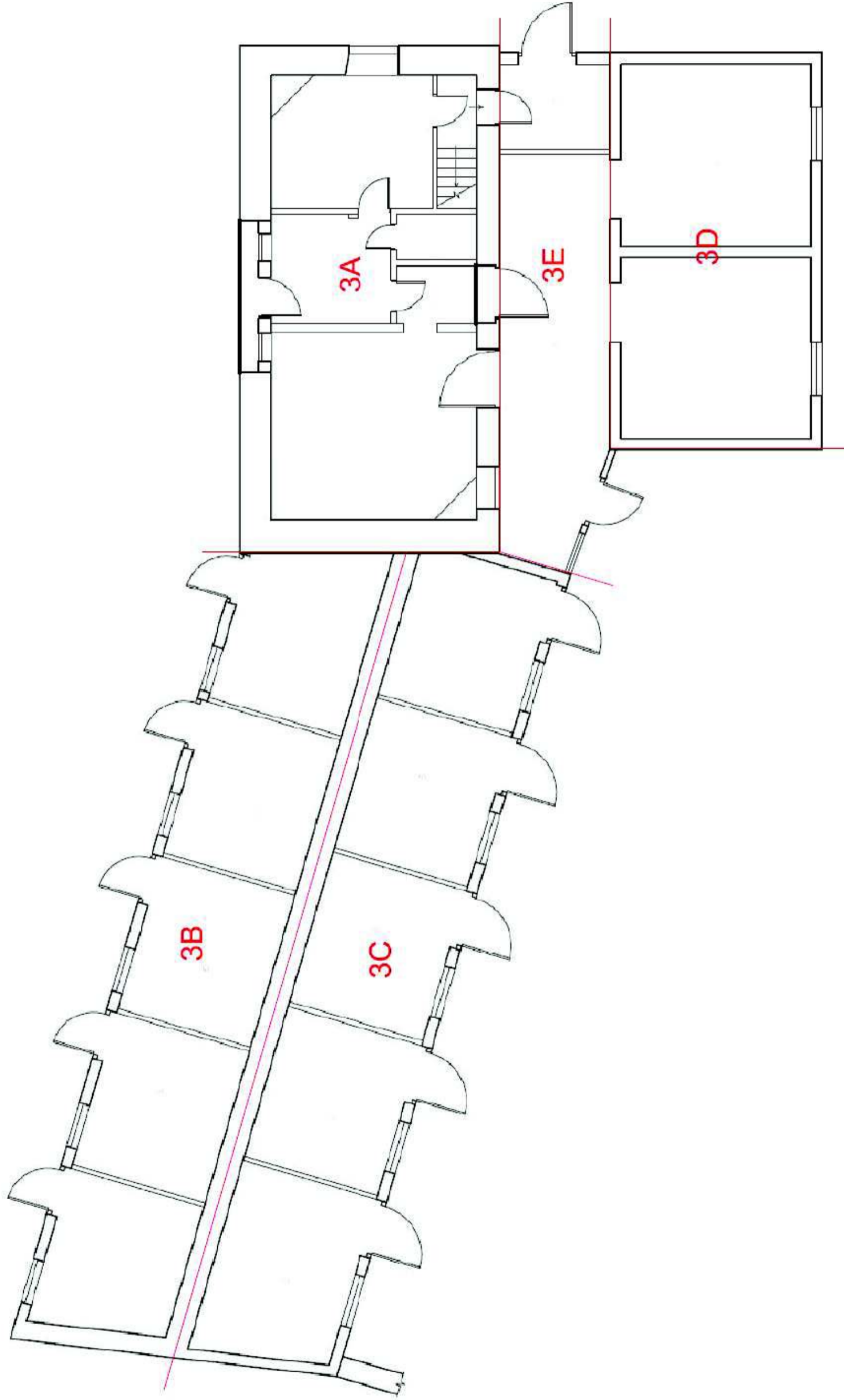


Figure 17: Ground Floor Plan, building 3, 1:100 @ A3

Building 3 First Floor

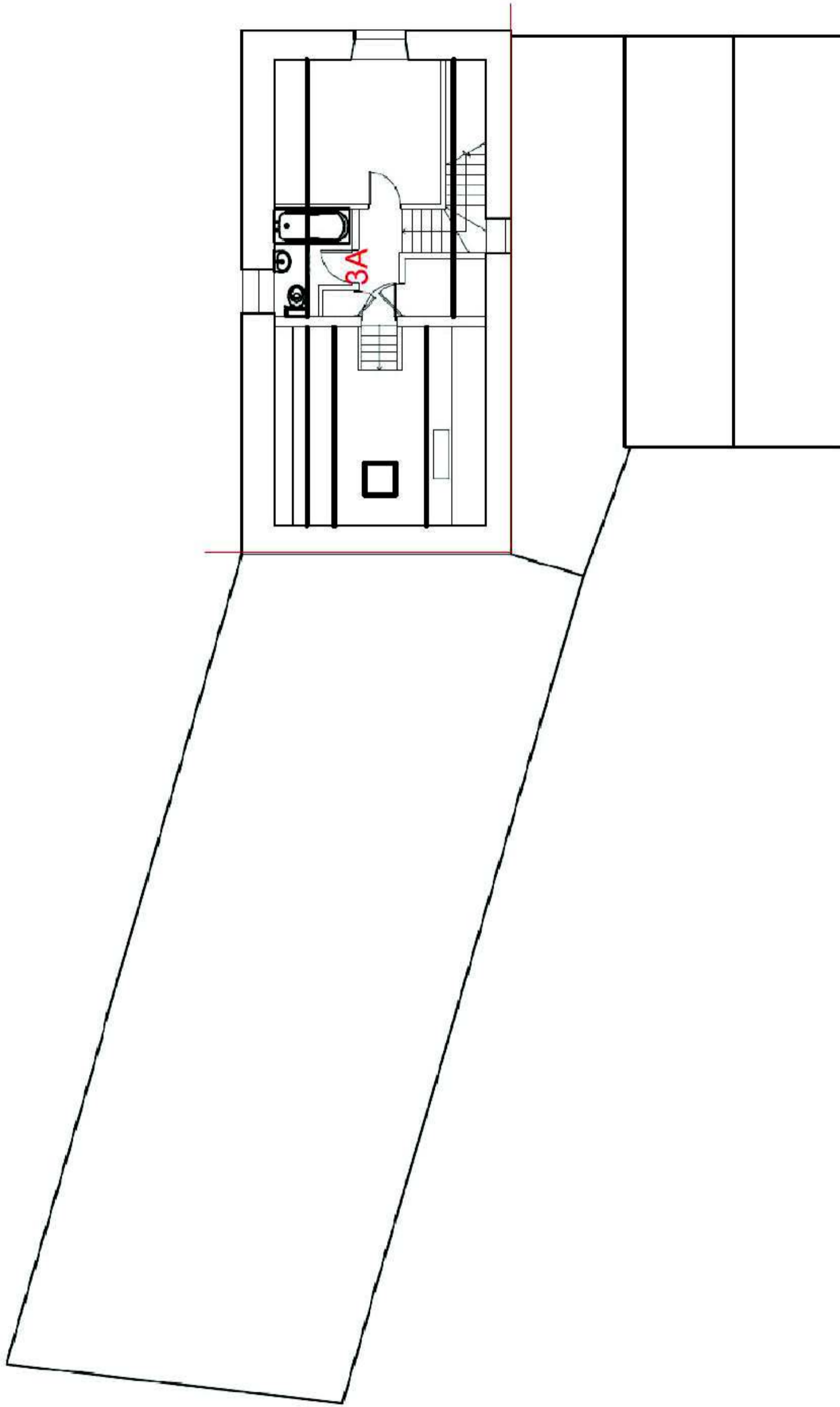
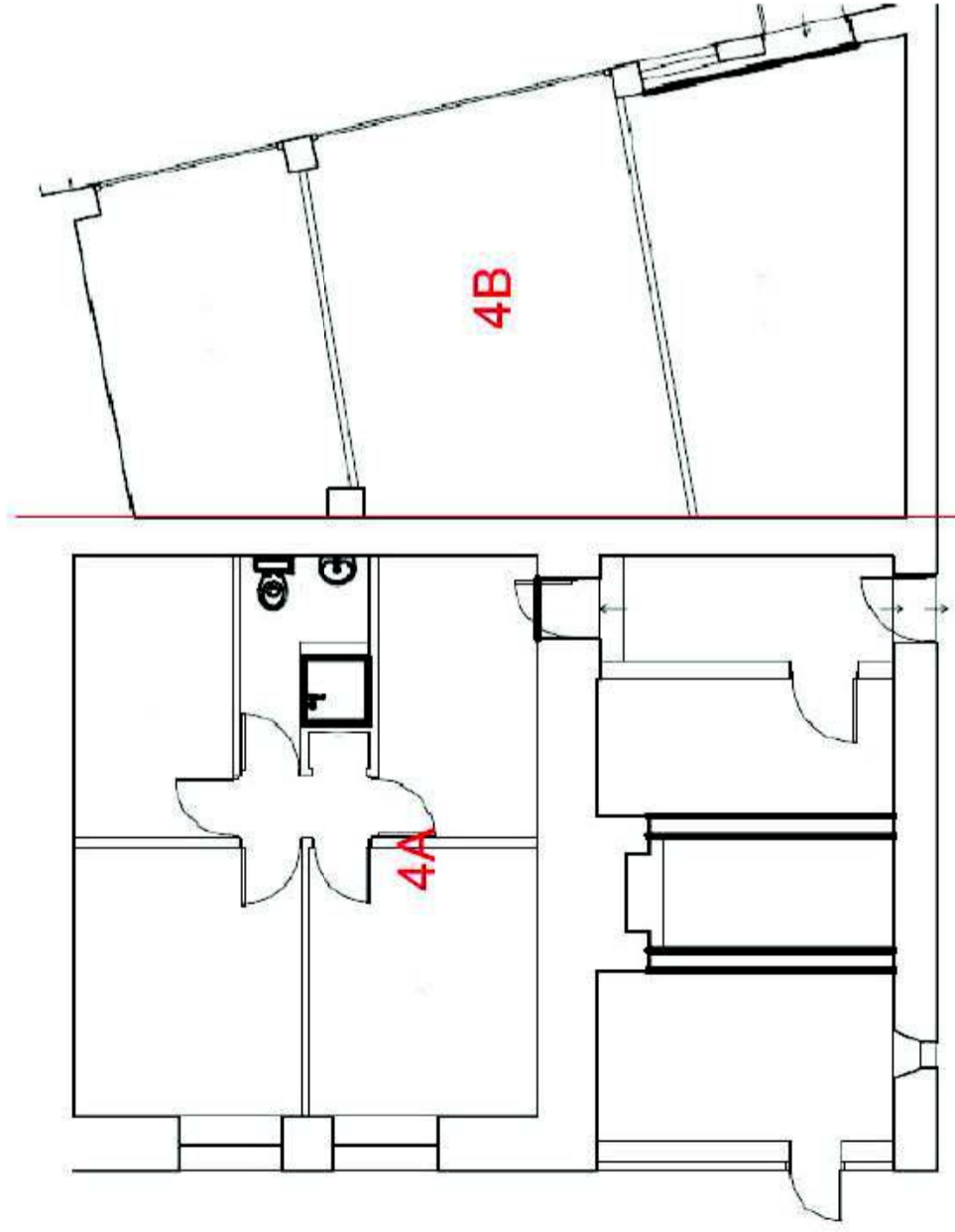


Figure 18: First Floor Plan, building 3, 1:100 @ A3

Building 4 Ground Floor



Building 4 First Floor

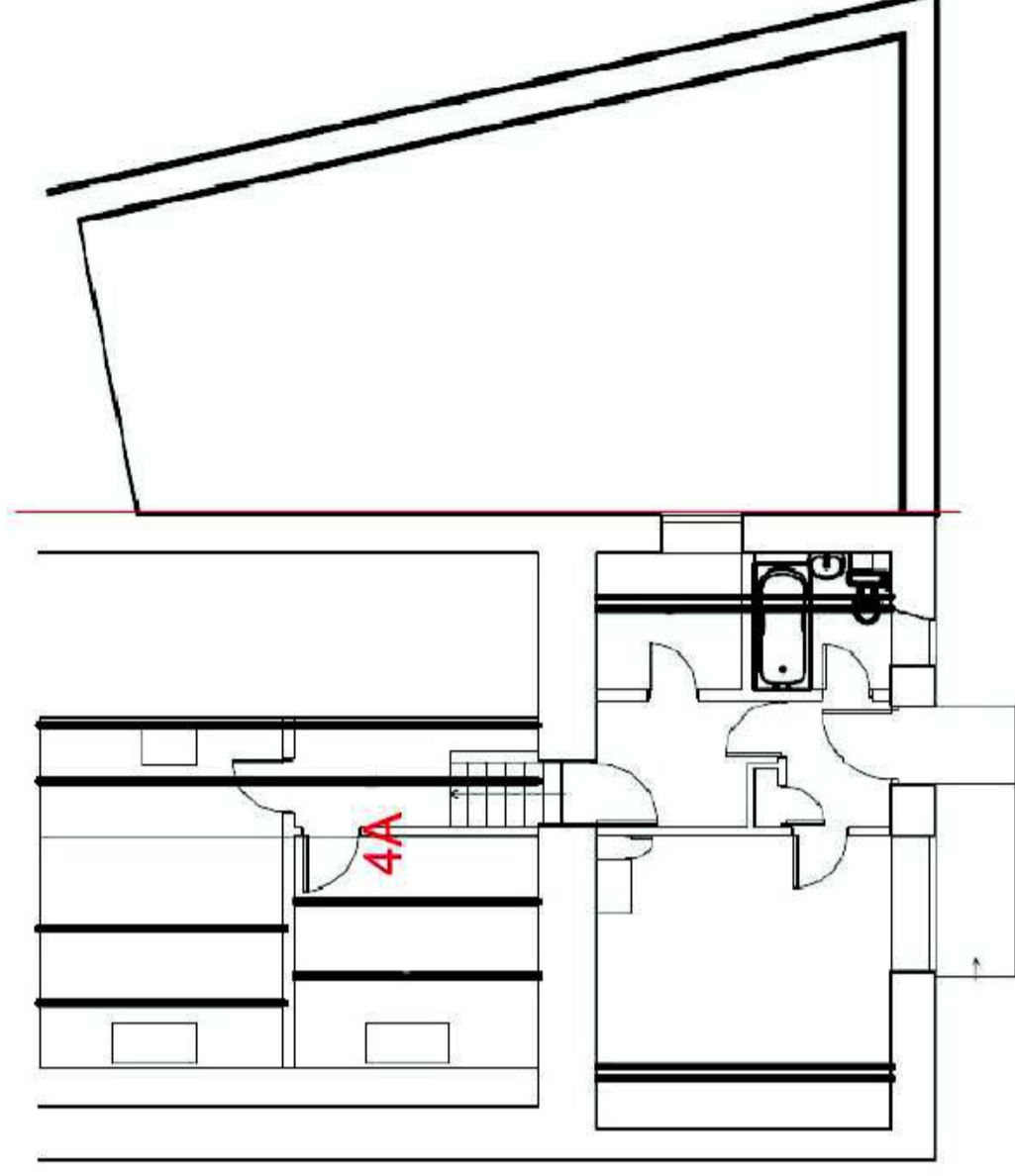


Figure 19: Floor plan, building 4, 1:100 @ A3