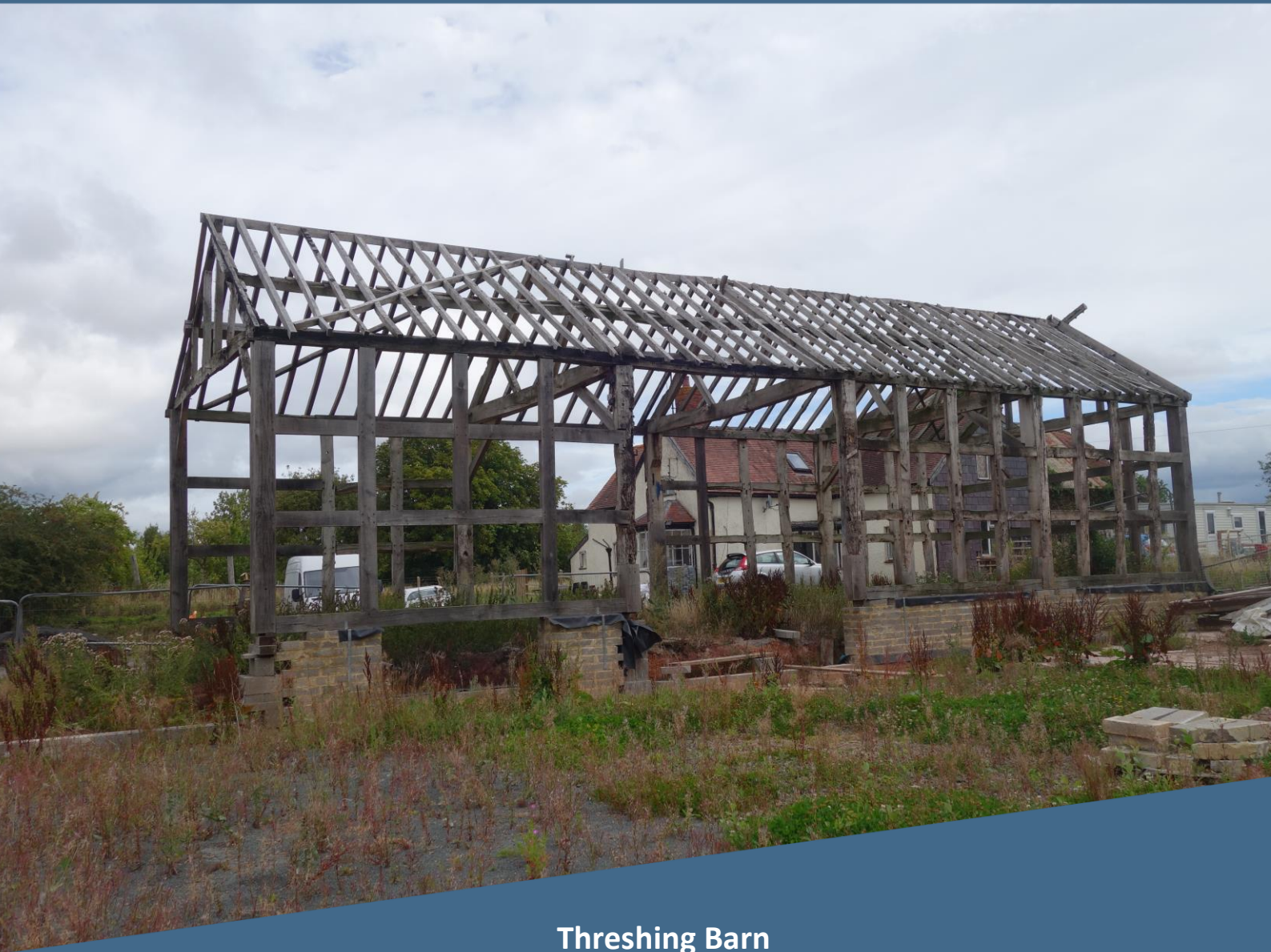


Heritage Statement



**Threshing Barn
Upper Hill Farm
Breinton
Hereford
HR4 7PQ**

On behalf of

**Solomon Property
Developments Ltd**

August 2020

REPORT SPECIFICATION

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Cover: View northeast showing threshing barn to south of Upper Hill Farm Breinton

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Statement (HS) regarding a planning application for the proposed residential conversion of a Grade II listed threshing barn at Upper Hill Farm, Breinton Hereford, HR4 7PQ. The results of the HS are briefly summarised thus:

The 17th century threshing barn at Upper Hill Farm may be considered to be a built heritage asset of **High** importance, reflecting its status as a Grade II listed building. Its value is enhanced by its close association with the nearby farmhouse and attached barn at Upper Hill which are also of 17th century date and retain much original fabric in spite of alterations in the 18th and 19th centuries. The farmhouse and attached barn and the threshing barn to the S may be said to represent a relatively well-preserved example of a 17th century farmstead (with possible earlier origins), retaining a significant quantity of original fabric including some fine carpentry work throughout.

Much of the original timber-framed superstructure of the threshing barn remains intact, although there has been a limited loss of fabric (including some wattled panels and elements of the framing). The carpentry of the extant upper portions of the timber framing and the roof structure have survived and represent good examples of their type and date, although recent remedial works have been undertaken to preserve the barn which was structurally in a poor state of repair with the reconstruction of the masonry plinth and the timber sill-plates which were clearly in a deteriorating condition.

It may be argued that the proposed repair, refurbishment and conversion of the threshing barn will have a **Minor Beneficial** effect in heritage terms, ensuring the preservation of a Grade II listed building of 17th century date which was clearly in a very poor condition structurally and in need of urgent repair to ensure its long-term survival. The retention of the original timber-framed superstructure and reinstatement of features such as threshing floor in the central bay of the barn can be especially supported in heritage terms.

The proposed reconstruction of the early to mid-19th century garage/storage barn and cattle shed adjoining the threshing barn (both of which were in an extremely poor state of repair and indeed partially collapsed prior to demolition) can also be supported in heritage terms. While these outbuildings were not considered to be of sufficient architectural value to merit listing *per se*, they nevertheless formed part of the farmyard setting of the listed farmhouse and threshing barn and thus it is considered that the reinstatement of these traditional farm buildings (to their original scale and massing and utilizing original building materials) will enhance the setting of this historic rural farmstead.

Conclusion: In brief, it is considered that the proposed refurbishment and residential conversion of the threshing barn at Upper Hill Farm (and reinstatement of the adjoining outbuildings) can be broadly supported in heritage terms. It is respectfully suggested that it may be advisable to undertake an appropriate programme of historic building recording of the extant threshing barn structure, to ensure that there is a sufficiently detailed record of the surviving fabric of the barn prior to conversion works taking place.

2 Introduction

Border Archaeology (BA) was instructed by Mr Gary Snowzell (Solomon Property Developments Ltd) to undertake to undertake a Heritage Statement (HS) with regard to the proposed residential conversion of a Grade II listed threshing barn at Upper Hill Farm, Breinton Hereford, HR4 7PQ (*fig. 1*).

The grid reference for the site (approximate centre) is NGR SO 47623 40447.

3 Site Location

The four-bay threshing barn forming the subject of this Heritage Statement is located immediately S of Upper Hill Farm, Breinton, an isolated rural farmstead on the W outskirts of Hereford, about 3km W of Hereford city centre.

The farmhouse together with an attached timber-framed barn and the separate threshing barn to the S of the farmhouse have been dated to the 17th century and are collectively designated as a Grade II listed building (List Entry No. 1393549). The farmhouse and threshing barn are situated on the E side of a tarmac lane (also a public footpath) leading to the N of an unclassified road (Breinton Lane).

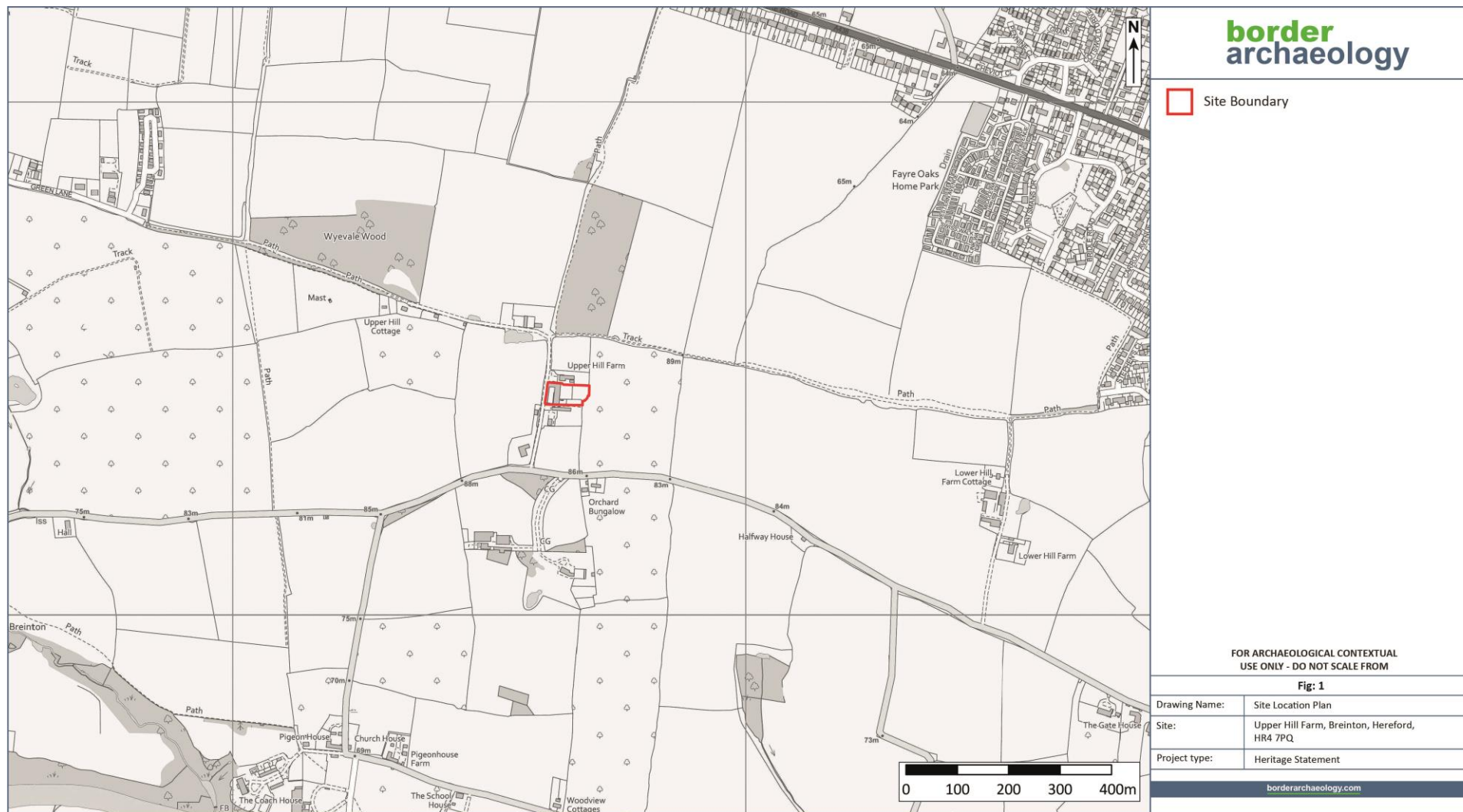
Until 2019, the threshing barn formed part of a larger complex of 19th/20th century traditional farm outbuildings surrounding a courtyard which included a single storey two-bay brick barn used as a garage and storage shed, attached to the W gable end of the threshing barn, together with a 12-bay long brick-built cattle shed set at right angles to it and extending N-S along the lane. These outbuildings, which appear to have been of early to mid-19th century date, may be regarded as having formed part of the curtilage of the listed farmhouse and threshing barn, having been built prior to 1948.

The garage/storage shed and cattle shed were determined to be of a very poor condition structurally (following building surveys undertaken in 2018 and 2019) and following the partial collapse of the W wall of the cattle shed into the lane, both structures were demolished. The threshing barn was also assessed by the structural surveys as being in a poor condition, with the masonry plinth wall and sill plates having significantly deteriorated and consequently urgent remedial works were undertaken. Located to the S of the threshing barn is a four-bay steel-framed Dutch barn of late 20th century date, which originally extended up to the threshing barn but has been partially truncated.

It should be noted that Upper Hill Farmhouse is in separate ownership and does not form the subject of this Heritage Statement.

3.1 Soils and Geology

The British Geological Survey records the underlying solid geology in the vicinity of the site as consisting of interbedded siltstone and mudstone of the Raglan Mudstone Formation, formed approximately 419 to 424 million years ago in the Silurian Period, within a local environment previously dominated by rivers (BGS 2020).



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4 Methodology

4.1 Aims and Objectives

This Heritage Statement describes the locally listed building and assesses its significance, followed by a description of the application proposals and an assessment of their potential impact on the heritage asset, in order to reach an overall assessment of the significance of impact upon the built heritage asset.

4.2 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of Listed Buildings and the preparation of Heritage Statements.

NPPF Chapter 16 para. 189 states that: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary',

Paragraph 190 states that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraphs 193-196 state that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

(194) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) Grade II listed buildings or Grade II registered parks or gardens, should be exceptional; b) Assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

(195) Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

(196) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

BA is also fully cognisant of local planning policies regarding the assessment and conservation of heritage assets (including locally listed buildings) as detailed in the *Herefordshire Local Plan Core Strategy 2011-2031* in particular Policy LD4 (Historic Environment and Heritage Assets).

4.3 Criteria

This Heritage Statement has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

4.4 Consultation of Archaeological and Historical Records

In order to fully appreciate the significance of the heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known archaeological and built heritage assets within a 500m study area around the area of proposed development, which is reproduced as Appendix 3 to this report (*fig. 12; Table 1*).

The research carried out for this Heritage Statement consisted of the following elements:

- Consultation of the Herefordshire Historic Environment (HER). The Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys.
- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- Online collections of documentary records, census returns, post office directories and historic maps and photographs were consulted using records held by the National Archives.
- A site visit was undertaken on 6th of August to assess the condition and significance of the Grade II listed threshing barn and its setting.

5 Heritage Assessment

5.1 Site Specific Historical Background

Upper Hill Farm is recorded in the Herefordshire HER as representing an early post-medieval farm complex of 17th century date with possible earlier medieval origins (HER 23045). It is situated about 900m N of the small village of Breinton, an historic settlement first documented as 'Breuntune' in about 1200 (Coplestone-Crow 2009, 58). The manor of Breinton was held by the canons of Hereford Cathedral throughout the medieval period and the farmstead at Upper Hill was certainly in the possession of the Vicars Choral of Hereford Cathedral in the early 19th century and probably much earlier (Capes 1908).

The 17th century farmstead at Upper Hill consisted of the two-storey timber framed farmhouse (altered in the late 18th and 19th centuries) and a two-storey barn of three bays attached to the E end of the farmhouse, with the four-bay threshing barn situated to the S of the farmhouse (RCHM 1932). The surviving complex of 17th century structures, comprising the farmhouse, attached barn and threshing barn to the S, are designated as Grade II listed buildings.

The earliest available cartographic depiction of the site is provided by an Ordnance Survey drawing of Hereford and its environs dated 1815 (*fig. 7*). This map shows the farmhouse and threshing barn to the S, situated on the N side of a courtyard flanked to the E and W by two detached oblong ranges aligned N-S. Another range aligned E-W is depicted on the S side of the courtyard, directly abutting the roadway to the W.

Significant changes to the layout of the outbuildings S of Upper Hill Farm is depicted on the Breinton tithe map of 1839 (*fig. 8*) at which time the farmstead (then marked as 'The Hill') was owned by the Vicars Choral of Hereford Cathedral and occupied by a tenant farmer named John Jones. An extension had been added at the W end of the threshing barn and two oblong ranges aligned N-S are shown as having been erected along the W side of the courtyard, immediately abutting the lane to the W. The building on the E side of the courtyard shown on the 1815 OS map had been demolished by 1839, while the barn to the S had been enlarged and was in separate ownership.

The OS 1st edition map of 1887 (*fig. 9*) shows the layout of the farm outbuildings at Upper Hill Farm as largely resembling their appearance as shown on modern OS mapping. The easternmost two bays of the threshing barn appear to have been slightly altered with the addition of a lean-to extension on the S-facing elevation. The two oblong ranges shown on the 1839 tithe map on the W side of courtyard, at right-angles to the threshing barn, had been conjoined to form a single long rectangular structure. Extensions had also been added to the N and S of the farmhouse.

Very few noteworthy changes are recorded to the layout of the farm complex on the OS 2nd and 3rd edition maps dated 1904 and 1928 respectively (*figs. 10 & 11*). The most significant addition was the construction of the N-S aligned Dutch barn on E side of the complex, to the S of the threshing barn, which is first recorded on the OS National Survey 1:2500 map of 1971.

5.2 Identification of the Heritage Asset and its Setting

The building forming the subject of this assessment is a 17th century former threshing barn, four bays in length aligned E-W and of timber-framed construction, situated within the farmyard to the immediate S of Upper Hill Farmhouse (*Plate 1*). The barn is located in the NE corner of a former courtyard and formerly had a two-bay gabled-brick structure attached to its W gable end (which was later used as a garage and storage shed) at right angles to which was a N-S aligned single-storey cattle shed, 12 bays long and of brick construction, extending along the W side of the courtyard adjacent to the lane. Both of these structures appear to have been of early to mid-19th century date, being first shown on the 1839 tithe map. Following structural surveys undertaken in 2018 and 2019, these two outbuildings were deemed to be at imminent risk of collapse and following the partial collapse of the W wall of the cattle shed into the adjacent lane, both were thus demolished. Located to the S of the threshing barn is a partially truncated steel-framed Dutch Barn structure of four bays, of late 20th century date (*Plate 2*).



Plate 1: View looking NE towards threshing barn showing reconstructed plinth and sill plates, with farmhouse to rear

The farmhouse and its attached barn, together with the detached threshing barn to the S, were designated as a Grade II listed building on 2nd December 2009 (List Entry No. 1393549). The full listing description is supplied in Appendix 1 to this report; the section specifically relating to the threshing barn is reproduced below:

'A 17th century timber framed, four-bay threshing barn. The walls of this building are covered mainly with weather boarding and the roof is of corrugated iron sheeting. The timber framed super-structure is essentially intact, stands three panels high and supports a series of trusses. At either end of the building there are simple trusses with four vertical struts, whilst those in the middle have a pair of raking struts and one has straight braces below which are tied into the main posts. A pair of substantial trenched side purlins, support machine cut rafters with battens and the corrugated iron roof. Several carpenters' marks are clearly visible. A small number of the timber frame panels

are filled with broad wattling. The threshing floor occupies the area between the two tall, opposing doorways in the side wall. There are two storage bays to the east and a single bay to the west.'



Plate 2: View looking NE towards Upper Hill Farm showing footings of new structure on footprint of former cattle shed, with steel-framed Dutch Barn to right of picture

It is evident that since this listing description was produced in 2009, significant remedial works have been carried out to the threshing barn (following building surveys undertaken in 2018 and 2019) to urgently address its poor structural condition, including the complete replacement of the masonry plinth upon which the timber framing of the barn formerly rested with sections of concrete breeze block walling and replacement of the timber sill plates which appear to have rotted away. However, the upper portions of the framing of the N and S walls, particularly within the eastern two bays, have survived mostly intact (*Plate 3*) although there is more evidence of the replacement of framing with new rails and studs towards the W end of the barn (*Plate 4*). Some of the older timbers appeared to display evidence of fire damage.

The framing at the E gable end (which appears to have consisted of a series of vertical studs) appears to have been largely reconstructed with square panel framing up to tie-beam level (*Plate 5*) except for the apex of the E gable which has four vertical struts connecting the tie-beam to the principal rafters which appear to be original fabric. The W-gable end of the barn has had almost all the framing removed except for the apex of the W gable which has a similar configuration of four vertical struts connecting the tie-beam to the principal rafters (*Plate 6*).

The external weatherboarding, battens and doors have also been removed in their entirety, although these appear to have represented later renewals rather than original fabric and are described as such in the original English Heritage listing file for Upper Hill. Evidence of pegs attached to the rails for the weatherboards are visible on the N and S elevations of the barn, as well as cast-iron hooks for the hinges carrying the double doors in the central bay. The corrugated metal roof cladding has been removed, exposing the common rafters which have remained intact although a significant proportion of these have been subject to renewal recently.



Plate 3: View SE showing N elevation of threshing barn showing intact upper portions of box-framing with reconstructed plinth and sill plates beneath



Plate 4: View looking N showing S elevation of threshing barn with farmhouse to rear



Plate 5: View SW showing E gable end of threshing barn with reconstructed box framing and original framing in the apex of the gable consisting of four vertical struts



Plate 6: View looking NE showing extant framing in apex of W gable end of the threshing barn comprising four vertical struts, with the remaining framing removed

The interior of the barn is heavily overgrown and few internal features of interest were noted at ground level. The wattled wall panels mentioned in the listing description have clearly been removed. Due to the dense undergrowth within the barn, it is not entirely clear whether the flagstone threshing floor has also been removed, which would have occupied the space between the two double-doors within the central bay of the barn, where the winnowing of the crops would have taken place (*Plate 7*). It is possible that the flagstones may have been removed to be reinstated as part of the residential conversion of the barn as shown on the proposal plan.



Plate 7: View looking E showing interior of threshing barn as viewed from the W end, showing its current heavily overgrown state

Evidence of stave holes for wattled panels was noted in the framing of the N and S walls, as well as limited evidence of stave holes and slots for internal sub-divisions between the bays of the barn, where the unthreshed and processed crop and straw would have been stored separately (*Plate 8*)

The most notable internal feature within the barn is the roof structure, consisting of two pairs of simple roof trusses with four vertical struts connecting the tie-beam to the principal rafters at the E and W gable ends and three open trusses subdividing the four internal bays which have angled struts connecting the tie-beam to the principal rafters which in turn are linked by a pair of substantial trenched side purlins. The central truss is carried on straight chamfered braces which are tied into the wall posts while the two flanking trusses have angled struts linking the tie beams to the wall posts (*Plate 9*).

The carpentry of the roof trusses is of especial interest, exhibiting a series of carpenters' marks which occur towards the end of the tie-beam on each truss; these include a cross and two 'flags' (*Plates 10 & 11*). The common rafters appear to be machine-cut and are therefore presumably later than the trusses and purlins.



Plate 8: Oblique view looking SW showing detail of framing in S elevation of threshing barn with stave holes for wattled panels and slots for internal partitions



Plate 9: View looking E showing interior of central and easternmost two bays of threshing barn with open-truss roof structure and trenched purlins



Plate 10: View looking W showing detail of roof trusses in central and westernmost bays of barn with carpenter's marks



Plate 11: View looking E showing detail of roof trusses in easternmost two bays of threshing barn with carpenter's marks



Plate 12: View looking W from lane towards Upper Hill Farmhouse, with the threshing barn visible to right of picture

5.3 Assessment of the Significance of the Heritage Asset

This assessment of significance is based on the criteria for the assessment of heritage assets contained in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), which considers their significance in terms of their evidential, historical, aesthetic and communal values.

- **Evidential value**

Evidential value derives from the potential of a place to yield evidence about past human activity, which tends to be diminished in proportion to the extent of its removal or replacement.

While there has evidently been a certain loss of fabric as a result of the remedial works undertaken (in particular portions of the framing and the wattled panels), the overall plan form of the threshing barn remains highly legible and a significant proportion of the original timber-framed superstructure has survived intact, in particular the upper portions of the box-framing of the N and S walls (particularly within the eastern two bays of the barn) and the roof trusses of simple 'open truss' type. The carpentry of the roof trusses is of particularly fine quality, complete with an intact series of carpenters' marks which are likely to relate to its original construction in the 17th century.

The demolition of the complex of 19th century agricultural outbuildings adjacent to the threshing barn, including the gabled outbuilding attached to the W end of the threshing barn and the long N-S aligned cowshed adjacent to the lane (both of which were in a dangerous condition structurally) have left the threshing barn somewhat isolated and dislocated from its former farmyard setting. However, it is hoped that the proposed reconstruction of these barns on their original footprint and scale will restore the setting of the threshing barn to a significant degree.

- **Historical value**

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and tends to be either illustrative or associative.

The threshing barn was usually the largest building on late medieval and post-medieval farmsteads, where the harvested corn was stored and processed and storage provided for straw which was utilised for bedding and animal feed (Brunskill 1978, 152-53). Although there are about 381 barns recorded on the Herefordshire Historic Environment Record, a significant proportion of which are protected by listing (Preece 2008), the example at Upper Hill is distinguished by its relatively early date (17th century) and the retention of much of its timber-framed superstructure,

The threshing barn also has close and long-established associations in historical and visual terms with the adjoining Grade II listed farmhouse and attached barn at Upper Hill, which also date back to the 17th century (with possible earlier origins). The barn clearly forms an essential element of the immediate and wider setting of the adjacent

listed farmhouse, which can be particularly appreciated in views from the lane adjoining the property which is also a public footpath (*Plate 12*).

Together, the farm and threshing barn at Upper Hill are of historical significance as representing a reasonably well-preserved and coherent example of a linear plan farmstead of 17th century or earlier date, which subsequently evolved into a regular courtyard plan by the early to mid-19th century. They also attest to the increasing expansion of arable farming in the Herefordshire Lowlands during the late medieval/early post-medieval period and the growth of a settlement pattern of dispersed farmsteads, representing the abandonment and shrinkage of earlier villages and the piecemeal enclosure and reorganisation of the former common fields.

As far as can be determined, the farmstead does not appear to have been occupied by any noteworthy persons in historical terms, although it may be noted that the Upper Hill estate was held by the Vicars Choral of Hereford Cathedral for a long period, dating back at least to the 19th century and probably much earlier.

- **Aesthetic Value**

Aesthetic value may be said to be derived from the ways in which people draw sensory and intellectual stimulation from a place, which can be the result of formal design or gradual, organic changes over time.

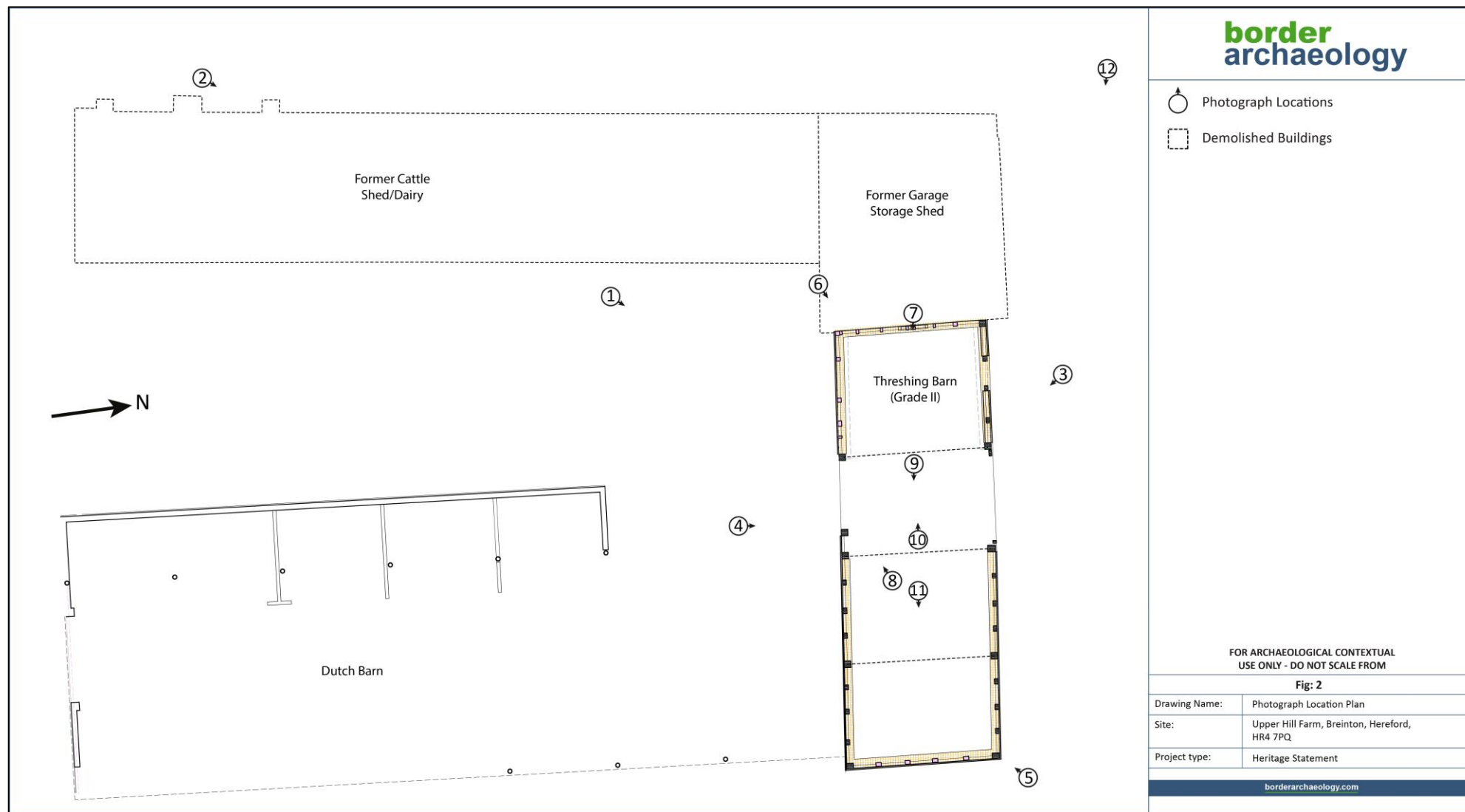
The intrinsic aesthetic value of the threshing barn chiefly lies in the fine carpentry work of the 17th century timber-framed superstructure which has largely been preserved intact (although the sill plates have been reconstructed and there has been some limited renewal of the wall framing in places). Of particular significance are the extant upper portions of the wall framing and the well-preserved roof structure of distinctive open-truss type, which also exhibit evidence of original carpenter's marks.

In terms of its wider setting, the barn also has aesthetic value in terms of its close visual association with the nearby farmhouse. The barn forms a prominent element in views of the farmhouse looking directly eastwards towards the entrance to the farmyard and (currently) in views looking NE, although these latter views would have previously been obscured by the long brick cattle shed which formerly ran beside the lane.

- **Communal Value**

Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

The communal value of the threshing barn relates primarily to its close proximity and long-established historical connections with the adjacent farmhouse at Upper Hill Farm, which together form a well-defined complex of early post-medieval agricultural buildings of considerable historic interest.



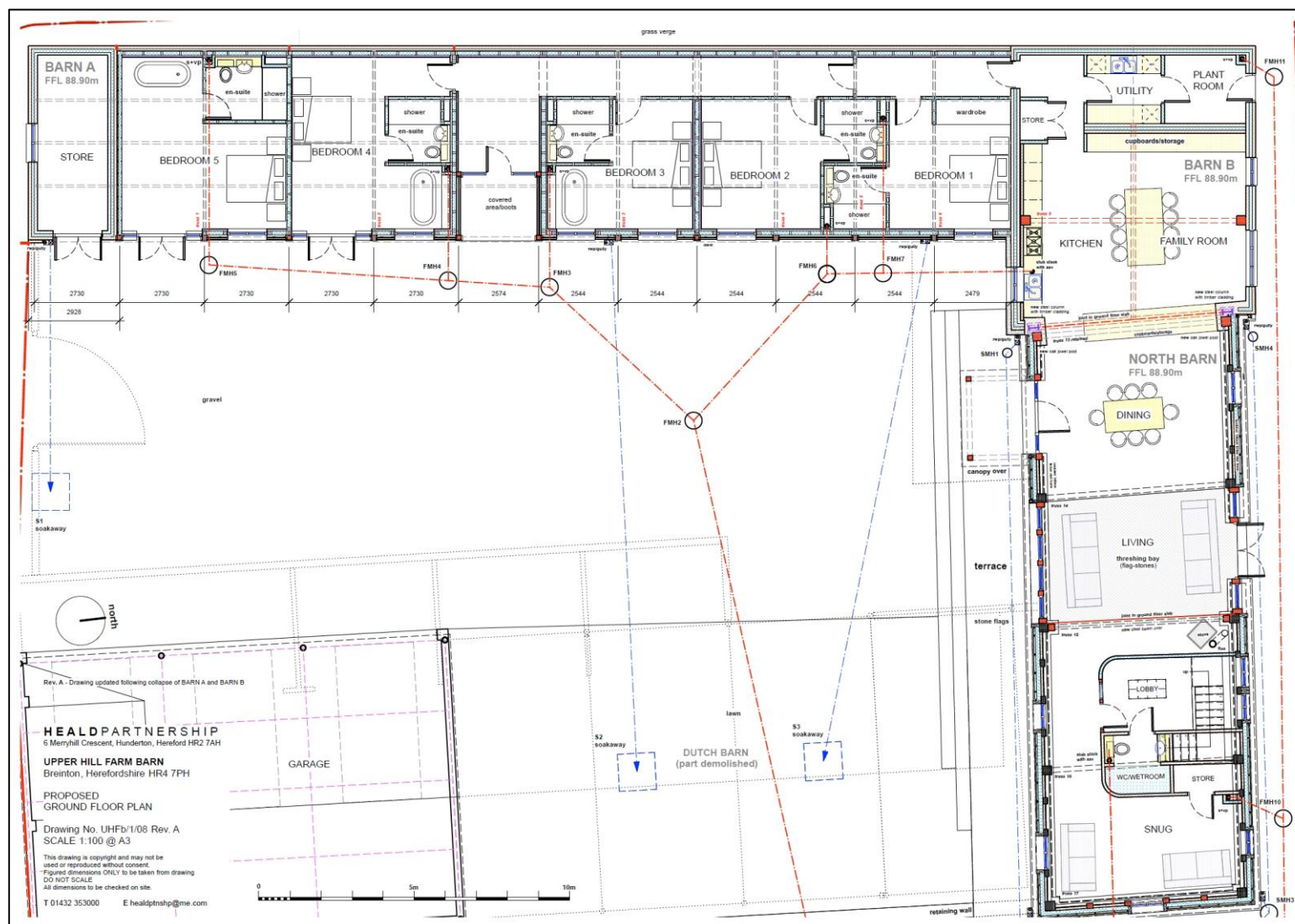
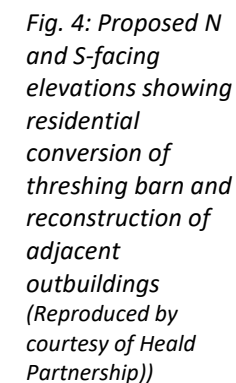
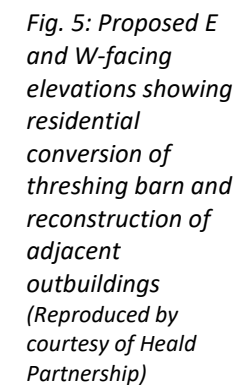


Fig. 3: Proposed ground floor plan showing residential conversion of threshing barn and reconstruction of adjacent outbuildings (Reproduced by courtesy of Heald Partnership))





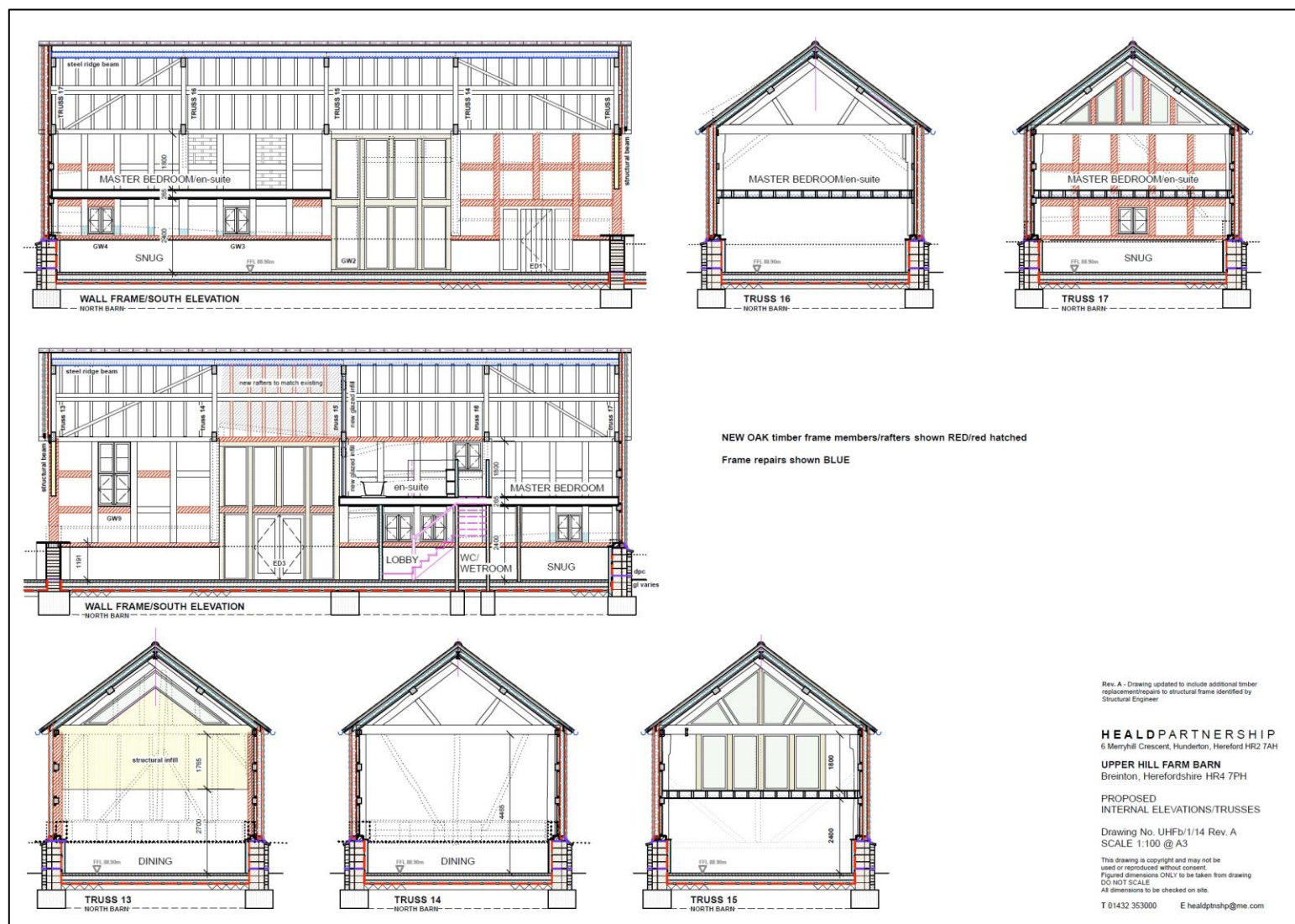


Fig. 6: Proposed internal sections showing residential conversion of threshing barn and reconstruction of adjacent outbuildings (Reproduced by courtesy of Heald Partnership)

6 Proposed Development

This section describes the proposed development and assesses its potential impact on heritage assets in the immediate vicinity.

6.1 Description of Site Proposals

The following description of the proposed development is based on proposal drawings supplied on 27th July 2020 (figs. 3-6). The proposed development comprises the restoration and conversion of the threshing barn into a residence with dining room, living room and 'snug' at ground floor level with *en-suite* master bedroom above. A new concrete slab floor will be inserted at ground floor level although the flagstone floor in the central bay of the barn will be reinstated. The barn will be roofed in slate and the exterior clad in new rough-sawn weatherboarding (similar in appearance to the original cladding). A small number of additional door and window openings will be inserted, utilising existing openings where possible and respecting the square-panel framing of the superstructure. Two large glazed doors extending up to eaves level will be inserted in place of the two opposing double doors in the centre of the N and S-facing elevations.

It is proposed to reconstruct the two single-storey outbuildings adjacent to the threshing barn which have previously been demolished, on their original footprint and using reclaimed building materials (including brickwork and timber from the former structures) replicating their scale, massing and external appearance as much as possible. The two-bay building attached to the W end of the threshing barn will house a kitchen, family room and utility room while the former cattle shed will accommodate five bedrooms.

6.2 Assessment of Magnitude of Impact on the Heritage Assets

It may be argued that the proposed repair, refurbishment and conversion of the threshing barn will have a **Minor Beneficial** effect in terms of preserving a Grade II listed building of 17th century date which was clearly in a very poor condition structurally and in need of urgent repair, thereby ensuring its long-term survival. The retention of the original timber-framed superstructure and reinstatement of features such as the flagstone threshing floor in the central bay of the barn may also be noted. It is considered that the retention of the flagstone floor will help to maintain the historic open character of this important central space within the threshing barn, where the crops would have been processed.

The glazed openings to be inserted in the two opposing double-door openings of the threshing barn are considered to be in character with the building and the reinstatement of weatherboarding and minimal insertion of new doors and window openings can also be supported in heritage terms, reflecting current Historic England guidance regarding the adaptation of historic farm buildings (Historic England 2017c).

The reconstruction of the early to mid-19th century garage/storage barn and cattle shed (both of which were in an extremely poor state of repair and indeed partially collapsed prior to demolition) is broadly to be welcomed. While these buildings were not considered to be of suitable architectural value to merit listing *per se*, they formed part

of the overall rural farmyard setting of the listed farmhouse and threshing barn, attesting to changes to the farming regime during the early to mid-19th century (from arable to livestock husbandry).

The scale, massing and external appearance of the former outbuildings will be replicated (using reclaimed materials from the original structures wherever possible) and the reinstatement of these structures will in turn help to restore the agricultural setting of both the threshing barn and the nearby farmhouse, which has been somewhat dislocated by the loss of these traditional farm outbuildings. While there will inevitably be a degree of change in terms of overall setting, from that of a working farm to a complex of residential homes, it is considered that the proposals will, in architectural terms, largely preserve and indeed restore the historic character of this rural farmstead.

7 Overall Significance of Impact and Conclusion

The 17th century threshing barn at Upper Hill Farm may be considered to be a built heritage asset of **High** importance, reflecting its status as a Grade II listed building. In spite of the recent removal of its weatherboard cladding and partial elements of the framing, as well as the reconstruction of the masonry plinth and sill plates, much of the original timber-framed superstructure remains intact. The carpentry of the extant upper portions of the timber framing and the roof structure have survived and represent good examples of their type and date, with several trusses bearing original carpenter's marks.

The value of the threshing barn in heritage terms is enhanced by its close association with the adjacent farmhouse and attached barn at Upper Hill which are also of 17th century date and retain much original fabric in spite of alterations in the 18th and 19th centuries. Collectively, the farmhouse and attached barn and the threshing barn to the S represent a relatively well-preserved example of a 17th century farmstead, retaining a significant quantity of original fabric including some fine carpentry work throughout.

It may be argued that the proposed repair, refurbishment and conversion of the threshing barn will have a **Minor Beneficial** effect in heritage terms, ensuring the long-term preservation of a Grade II listed building of 17th century date which was clearly in a very poor condition structurally (with the original plinth and sill plates having significantly deteriorated) and in need of urgent repair. The retention of the original timber-framed superstructure and reinstatement of features such as threshing floor in the central bay of the barn is particularly to be welcomed.

The proposed reconstruction of the early to mid-19th century garage/storage barn and cattle shed (both of which were in an extremely poor state of repair and indeed partially collapsed prior to demolition) can also be supported in heritage terms. While these outbuildings were not considered to be of suitable architectural value to merit listing *per se*, they nevertheless formed part of the courtyard setting of the listed farmhouse and threshing barn and thus it is considered that the reinstatement of these traditional farm buildings (to their original scale and massing and utilizing original building materials) will restore the setting of this historic rural farmstead.

Conclusion: In brief, it is considered that the proposed refurbishment and residential conversion of the threshing barn at Upper Hill Farm can be broadly supported in heritage terms. It is respectfully suggested that it may be advisable to undertake an appropriate programme of historic building recording of the extant threshing barn structure, to ensure that there is a record of the surviving fabric of the barn prior to conversion works taking place.

8 Copyright

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10 Cartography

(All historic mapping was obtained from the National Archives unless otherwise stated)

OS Surveyor's drawing of Hereford and district – 1815

Breinton tithe map - 1839

Ordnance Survey 1st edition 25-inch map – 1887

Ordnance Survey 2nd edition 25-inch map – 1904

Ordnance Survey 3rd edition 25-inch map – 1928

Ordnance Survey provisional edition 6-inch map – 1952

Ordnance Survey 1:2500 map – 1971

11 Appendix 1: Listed Building Description

Farmhouse, Attached Barn and Threshing Barn to the South at Upper Hill Farm National Heritage List No. 1393549 – Listing Description 2 December 2009)

Grade II Farmhouse with attached barn and nearby threshing barn

House: 17th century timber framed, two-storey house with possible earlier origins, 18th century and later alterations and additions on the north and south. The timber frame is brick-nogged and the chimney stacks are also of brick construction. The walls are part rendered, one is slate clad and the roof is a mixture of red tiles, slate and corrugated iron sheeting.

Exterior: The northern elevation includes a pair of timber framed gables at either end of the building, separated by a slate catslide roof extending over a single-storey brick-built extension of 19th century date. The framing in the eastern gable is entirely exposed, but that below the western gable is hidden by the later extension. Between the gables and inserted into the red tiled roof of the original part of the house is a small gabled dormer window. The detail of the timber framing in the western elevation is not visible because it has been entirely rendered. This elevation includes a gable on the south with a squat cambered window above a modern hipped porch. Attached to the southern elevation is an historic extension which is part rendered and part slate clad. This extension has an asymmetrical roof profile and a projecting brick chimney stack on the east. The walls on this elevation have also been rendered, obscuring the timber frame. The eastern end of the building has had a small brick storey added. Attached to the eastern end of the house is a timber framed barn.

Interior: Within the house a wealth of timber frame details are visible. In the original part of the house are: deeply chamfered beams, one with a stepped stop; wide plank doors with trap hinges; exposed timber framing throughout; a flagstone floor and some wide floor boards. The roof detail includes deeply trenched purlins with

sophisticated carpentry carried on substantial hewn trusses. The timbers in the north facing ranges are also deeply chamfered and of good quality. All the fireplaces are of modern date.

Attached Barn: Timber framed, three-bayed, two-storey building with some brick nogging, stave and wattled panels, weatherboarding and corrugated iron sheeting on walls and parts of the roof. The majority of the roof is covered with pantiles. The ends are part-hipped and the western end forms valleys with the eastern gable of the house. Lean-to attached to the eastern side is a late 19th century timber framed shed open to the north and clad in corrugated iron sheeting and weatherboard. This lean-to is not of special interest.

Interior: The interior is largely open with no fixed access to the upper floor. The roof structure comprises trenched, overlapping purlins supported on substantial trusses with straight raking struts above the collar beam, which is carried by another pair of struts which also hold up the tie-beam. The tie beam has been cut to provide access between the bays. Substantial floor joists set into enormous beams, some of which are partly supported by modern brick pillars and walling. Some inserted timbers, two of which have chamfered stops illustrate historic repairs. The Royal Commission for Historic Monuments recorded a cider mill within the building in the early part of the 20th century.

Threshing Barn: A 17th century timber framed, four-bay threshing barn. The walls of this building are covered mainly with weather boarding and the roof is of corrugated iron sheeting. The timber framed super-structure is essentially intact, stands three panels high and supports a series of trusses. At either end of the building there are simple trusses with four vertical struts, whilst those in the middle have a pair of raking struts and one has straight braces below which are tied into the main posts. A pair of substantial trenched side purlins, support machine cut rafters with battens and the corrugated iron roof. Several carpenters' marks are clearly visible. A small number of the timber frame panels are filled with broad wattling. The threshing floor occupies the area between the two tall, opposing doorways in the side wall. There are two storage bays to the east and a single bay to the west.

History: The farmstead at Upper Hill Farm was certainly in existence by the 17th century and there may have been an earlier settlement on the site. The 17th century farmstead included a house and at least two barns, but others almost certainly existed and would have been replaced when the farm was modernised in the 18th century and early-19th century. Many of the surviving courtyard buildings date to the 20th century. The barn attached to the house contained a cider mill in the early 20th century.

Sources: Agricultural Buildings Selection Guide, Heritage Protection Department, March 2007 Vernacular Houses Selection Guide, Heritage Protection Department, March 2007 (Lake, J. et al, 'Historic Farmsteads Preliminary Character Statement: West Midlands Region', English Heritage (2006). Royal Commission for Historic Monuments - Herefordshire, 2, (1932) 27. PastScape No:108079

Reasons for Designation Decision: The farmhouse, attached barn and threshing barn at Upper Hill Farm are designated for the following principal reasons: * Despite superficial losses and some alteration, the buildings represent good examples of 17th century vernacular architecture * A significant proportion of the original fabric survives within all the buildings * Good quality carpentry is found throughout all three buildings * The 18th century elements within the farmhouse reflect the evolution of the building and add to its interest.

12 Appendix 2: Historic Maps



Fig. 7: Extract from the OS Surveyor's Drawing of 1815 (site marked in red)
(Reproduced by courtesy of the British Library)



Fig. 8: Extract from the Breinton tithe map of 1839
(Reproduced by courtesy of the National Archives)

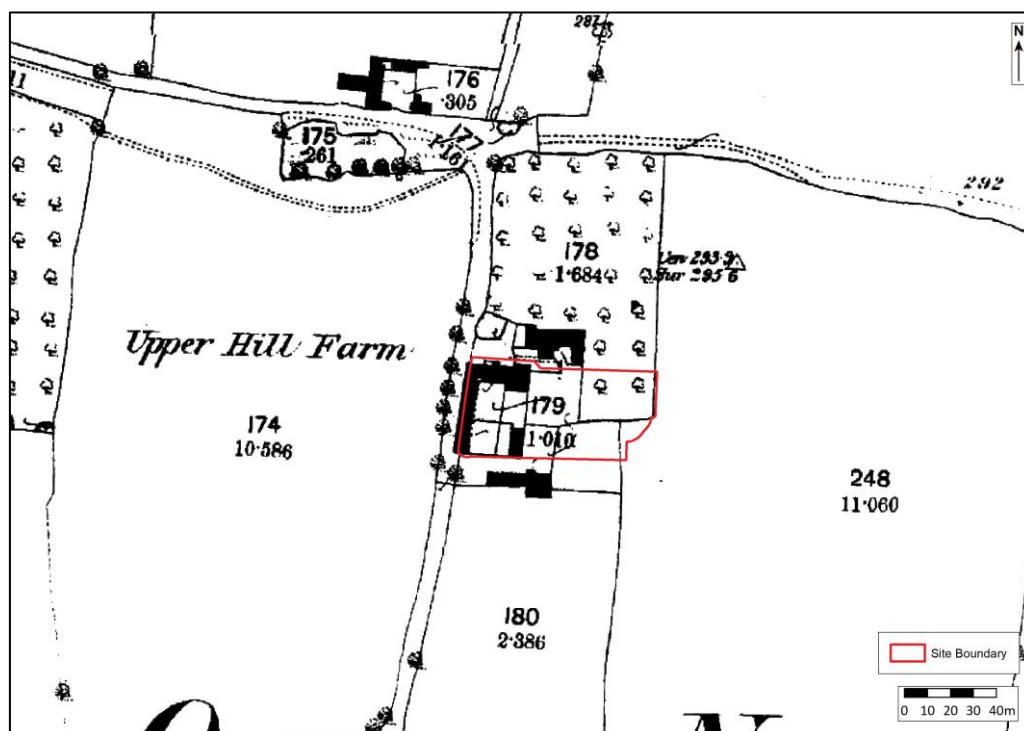


Fig. 9: Extract from the OS 1st edition 25-inch map of 1887
(Reproduced by courtesy of the National Archives)

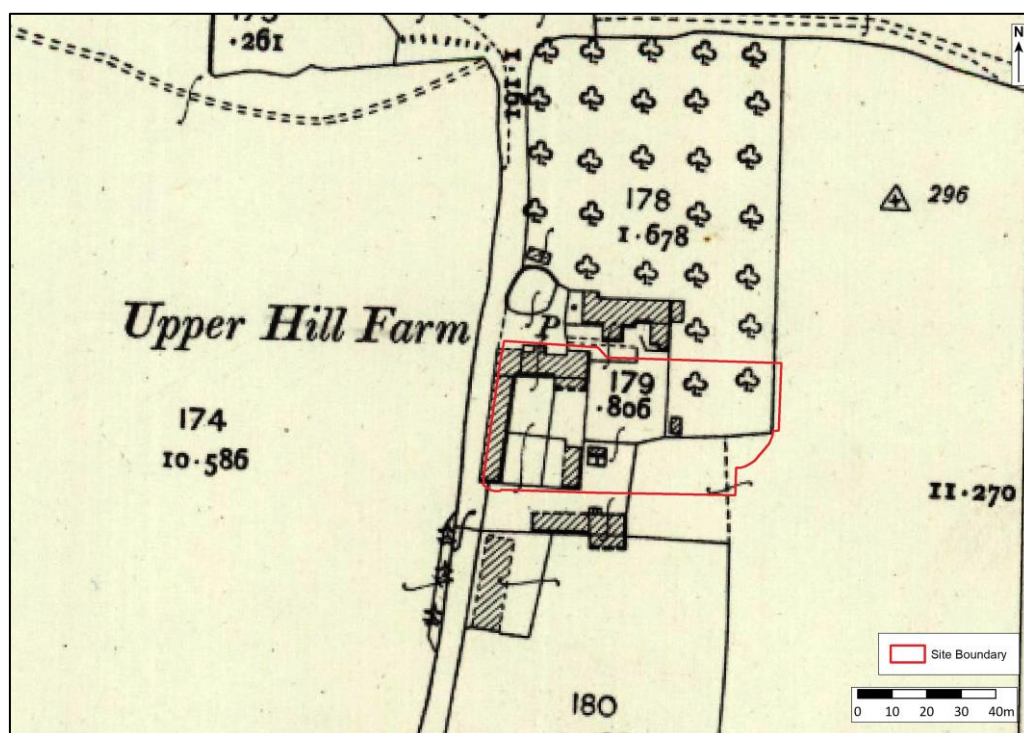


Fig. 10: Extract from the OS 2nd edition 25-inch map of 1904
(Reproduced by courtesy of the National Archives)

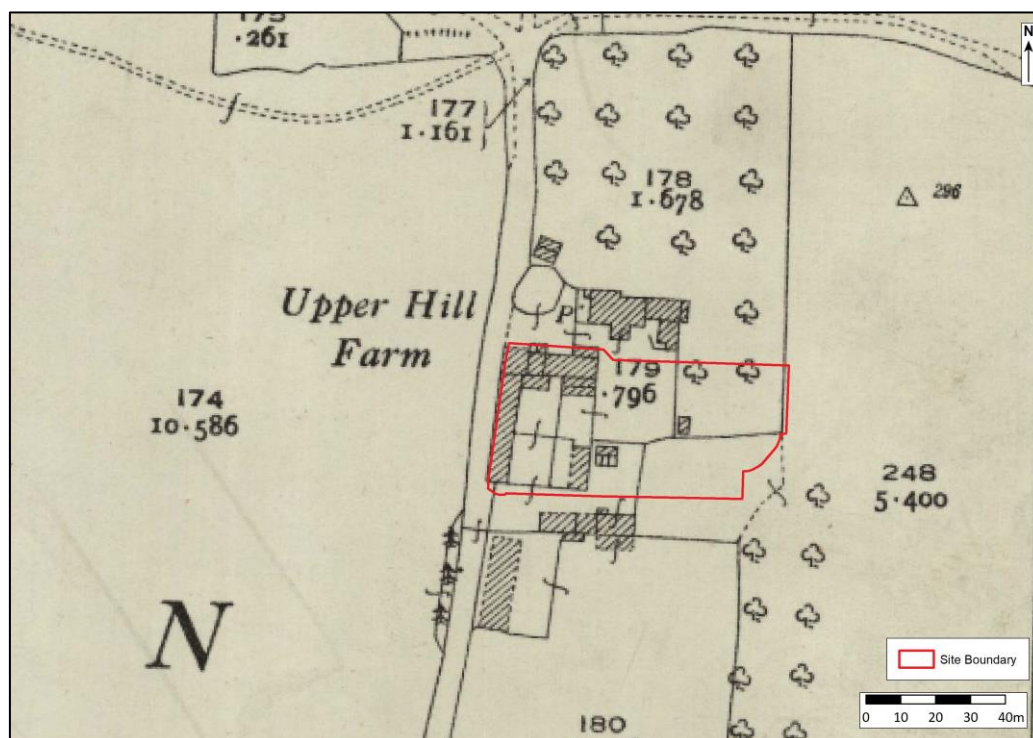


Fig. 11: Extract from the OS 3rd edition 25-inch map of 1928
(Reproduced by courtesy of the National Archives)

13 Appendix 3: Historic Environment Gazetteer and Maps

#	PrefRef.	Name	Date	NGR
1	54213	Findspot: C13 Coin	Medieval	SO 4770 4030
2	23045	Upper Hill Farm	Post-med.	SO 4763 4042
3	23046	Brick Kiln, N of Little Breinton	Post-med.	SO 4756 4020
4	31515	Boundary Stone, Green Lane Wood Nature Reserve	Post-med.	SO 4721 4068
B1	1393549	Farmhouse, Attached Barn & Threshing Barn to the S at Upper Hill Farm (GII)	C17	SO 4764 4045
E1	EHE80306	Geotechnical Boreholes: Western Bypass, Land W of Hereford	2017	SO 4830 3951

Table 1: Gazetteer of archaeological monuments, events and listed buildings in the vicinity of the site based on consultation of the Herefordshire Historic Environment Record



Document Title		Document Reference	
Threshing Barn Upper Hill Farm Breinton Hereford HR4 7PQ		BA2044UHF	
Compilation	Stephen Priestley MA MCI fA		
Editing	George Children MA MCI fA		
Artwork	Owain Connors MA PhD		
Artwork approved	Holly Litherland BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	August 2020	George Children MA MCI fA