

Our Brewham Buildings

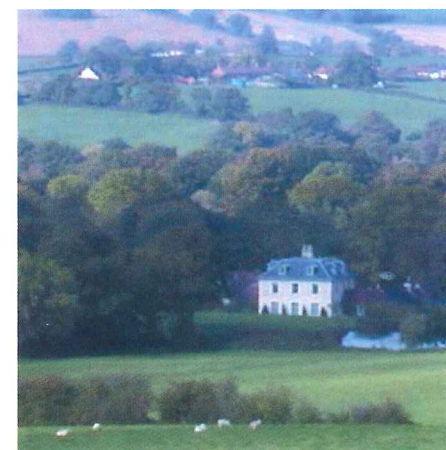
Our Parish Design Statement



Our Brewham Buildings

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Our Brewham Support Group.
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1. Introduction

THIS DESIGN STATEMENT WAS UNDERTAKEN BY THE 'OUR BREWHAM' SUPPORT GROUP

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Brewham was a member of the group
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THE PARISH PLAN FINDINGS

A questionnaire delivered to every occupied property in Brewham in 2010 when we were preparing the parish plan generated a 62% response rate. Of the 212 people who answered the questions about housing, 138 (65%) supported housebuilding in the next ten years – 69 opting for one to five more houses, 48 for six to ten and 21 for more than ten. 74 people were against any further housebuilding. Most respondents said they would like to see a mix of types of home, with starter homes mentioned by 125 people.

BREWHAM HAS CHANGED over the years and will inevitably continue to change. Its predominantly agricultural landscape has been moulded by successive generations of mankind, and the people who have moulded it have lived in it. So their homes in some shape or form have long been part of the landscape. The population has fluctuated over the years but 20th century mechanisation changed the needs of farming so that agriculture was no longer a major employer of village labour. It also made Brewham more accessible for those whose work was elsewhere. Demand for housing in the countryside has grown since the end of World War II and will continue to grow.

In April 2011 we published 'Our Brewham – the future of our parish' containing 12 aims and 30 actions towards fulfilling the aspirations and priorities of local residents. The parish council adopted this as Brewham's parish plan and it was subsequently endorsed by South Somerset District Council. One of the proposed actions was to undertake a landscape assessment in order to identify its features and qualities most valued by local residents and to identify opportunities for securing improvements. This we published in May 2013 as 'Our Brewham Landscape' and the parish council adopted it as an integral part of the parish plan.

Another of the actions in the parish plan was to

- **prepare a design statement describing the character of our built environment and seek to have it adopted as supplementary planning guidance by the district council.**

Nowadays this is called 'a material consideration' to be taken into account when determining planning applications and other planning matters. The purpose of the design statement is to identify which features of the streetscapes local residents think are good and should be safeguarded, which are less good and could be improved, and which are bad and should not be replicated in future developments.

Our first step in compiling 'Our Brewham Buildings' was to draw up a fairly detailed 'snapshot' of the style, age, materials and landscaping of the houses, farms and other buildings and their siting and appearance in relation to neighbouring properties and the road. It is important to stress at the outset that this is not a thoroughly-researched history of Brewham's buildings and their architectural features – we are neither historians nor experts in vernacular architecture. Rather it is simply a description of what can be seen by a motorist, cyclist or walker passing through the parish. Its compilation by Angela Green, Emma Isles-Buck, Caroline Rathbone and Ric Rogers proved to be a long job taking almost two years, and those parts that were done first have been revisited to bring the entire 'snapshot' as up-to-date as possible as at July 2015. Some historical information, in some cases provided by residents of the houses, has been added along with some real snapshots and some archive photographs so that it will, we hope, be a valuable source of information for local historians in the future.

Our survey of Brewham's buildings is largely from west to east, starting with North Brewham from the railway bridge at Colinshays to Druley Hill and followed by the scattered buildings to the north of this road. We then look at the parallel Hardway from Whitehouse Farm to the bottom of Kingsettle Hill, the scattered buildings to the south of this road, and

Kingsettle Hill itself. Turning north we describe the buildings on the road into South Brewham, and finally Street Lane, again from west to east. For ease of reference we have sub-divided some of the longer sections.

The next step was to take a close look at the 'snapshot', reach some initial ideas of which features of the streetscapes are significant, draw some conclusions and frame some tentative recommendations on which we could seek people's views. This we did by means of a questionnaire distributed to every household in the parish in the autumn of 2015, and the responses are detailed in section 11, pages 36 to 38.

A detailed geographical description of Brewham appears on pages 3 to 8 of 'Our Brewham Landscape' and information about the evolution of Brewham's road network can be found on page 6 of 'Our Brewham – the future of our parish', so we have not repeated these in this report. If you don't have copies of these documents they can be consulted on our website www.brewham.co.uk. Instead, to provide the necessary context for the report we start with a brief account of where and how settlers lived in Brewham, from Anglo-Saxon times to the present day, followed by the effects of 20th century planning legislation on development in Brewham and the potential effect of 21st century changes to the legislation.

The overriding message of 'Our Brewham Landscape' was that our local landscape is unique and should be protected from unseemly change or development. It noted the great sense of community here, moulded by an appreciation of the parish's long continuity, the challenge being to decide how this happy situation can best be safeguarded in a way which acknowledges the need to move with the times, avoiding the trap of fossilisation, and upholding the principle of a living, working countryside. The hope is that the parish council will now adopt 'Our Brewham Buildings' as another integral part of the parish plan and that it will help its members and the district council planners to meet that challenge by reaching decisions that will give due consideration to local views and aspirations about buildings in Brewham.



Brewham's community spirit is strong, moulded by an appreciation of the parish's long history.

2. A brief historical background

EARLY SETTLEMENT

IT'S LIKELY THAT people were living in Brewham a thousand or more years ago. Certainly by 1086 there must have been around a hundred, for Domesday Book provides details of the agricultural activities and taxation of the Brewham estate that William the Conqueror had granted to William de Mohun. Where these people lived, and what they lived in, we will never know – but we can make some educated guesses. The underlying geology of the eastern half of the parish is largely inhospitable wet clay, in those days covered by woodland. Running from north to south down the centre of the parish is a narrow band of Cornbrash, a type of limestone, and to the west a band of Forest Marble, and it was on the Cornbrash that Brewham was first settled. One of the mills mentioned in Domesday was probably located close to the river bridge in South Brewham, on the site where later mills were built. Some 12th century stonework in the south doorway of Brewham's church suggests that since Norman times a church has stood on the site half way up Charcroft Hill,

high above the waters of the Brue but sheltered from the winds that blow across the top of the valley. So it seems almost certain that the first areas to be enclosed for farming were the flatter Cornbrash lands above both sides of the valley, with the workforce living on the valley sides. By the 13th century, settlements had sprung up close to Batts Farm and Horseley Farm, and by the 16th century these probably extended along Rocky Lane (now a public footpath) that linked Batts Farm with the North Brewham common land in the vicinity of Goodedge Farm, and on the South Brewham common land along Hardway. The homes would have been built of the materials closest at hand – timber and brushwood, rubble and clay to bind it together – but the perishable nature of such materials meant they would seldom have lasted very long. Even the principal buildings – the demesne farms of the Manors of North and South Brewham – would have been constructed of the same materials although on a somewhat grander scale but no less short-lived.

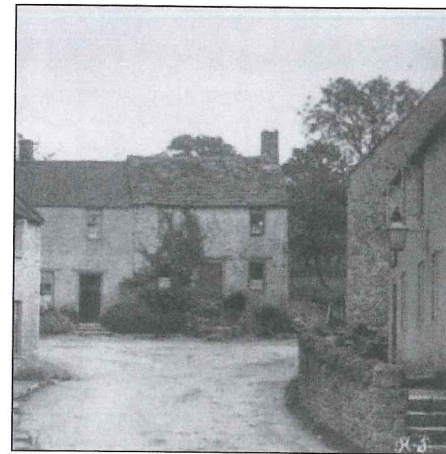
POST-MEDIEVAL PROSPERITY

The historian Professor W G Hoskins claims that 'in 1550 most English people were still living in the rather dark, squalid and cramped dwellings of their medieval forefathers. These were generally two-roomed houses – a hall and bower – built of a timber frame with walls of reinforced mud, the whole raised upon a rubble foundation. There were no glazed windows and only one fireplace. The two rooms were not ceiled over, but were open to the rafters and the thatch of the roof. Few houses were built of stone, even in stone country.' He adds that in the second half of the 16th century the wealthier yeomen had begun to build for themselves larger and better houses, in free-stone where it was available, and by the early 17th century the fashion for rebuilding had spread down to the lesser farmers and perhaps to the more prosperous cottagers. At least three quarries provided local limestone for North Brewham at some time or other between the 16th and 19th centuries. The closest was on the hillside north of Brewham Road above Sheephouse Farm, and another was further up the hill north-west of what is now the A359 between Gilcombe Farm and Bruton. The third was on the right of Copplesbury Lane just before it snakes its way down the steep hill towards Henley Grove. In South Brewham stone was quarried at Dead Man's Hole at the southern end of Cogley Wood north-west of Whitehouse Farm.



Cards Farm dates from the early 17th century and was once the manor house of one of the South Brewham estates.

The desire for some personal privacy had percolated down too, which led to the introduction of an upstairs storey and sometimes another one in the attic, the insertion of partitions on each floor to create smaller, warmer rooms, and the inclusion of more fireplaces and chimneys. The glass industry had found a way of producing cheap glass which meant houses could be built with far more windows than before. Buildings such as Cards Farm, Street Farm and Batts Farm date from this period, probably replacing earlier houses close by. In the 17th century there were said to be 120 families in Brewham, suggesting a population of at least 500, and the gradual inclosure and clearance of parts of the forest led to the appearance of scattered farmsteads of which Cooks Farm and Shave Farm are the earliest survivals. These were built of local stone, not the finely-cut rectangular ashlar masonry but rough rubble masonry – either regularly coursed or simply random – held together with lime mortar, and roofed with heavy stone tiles. Although brick-making techniques had been introduced into Eastern England from Northern Europe in the 15th century, brick did not become a common material in Brewham until the 20th century. In earlier centuries some bricks had been made here from local clay, but it was a slow and costly process so their use was primarily for chimneys and sometimes for decorative purposes on the grander houses.



South Brewham c.1900 showing the two cottages that now form Chants and the former Old Plough pub on the right.

20th CENTURY CHANGES



The bungalow has become a popular form of development since the 1950s.

Forest clearance continued into the 18th century, as did the enclosure of common land and waste land and the creation of farms. Many of Brewham's outlying farmhouses appear to date from the later Georgian period, roughly 1750 to 1830, when the industrial revolution was creating an unprecedented demand on the countryside for food and raw materials. In 1801 the first national census revealed that Brewham's population had risen to 670 – and it was to grow dramatically to 995 by the time of the 1831 census. This period saw the building of many small stone cottages throughout the parish, some of them rendered to provide a degree of weather- and draught-proofing. However, the population shrank equally dramatically over the next century to just 378 in 1931. Such was the decrease in the second half of the 19th century that in North Brewham alone there were 15 uninhabited cottages in 1881. Most of these became derelict and tumbled down, but we know where some of them were located. The coming of the railways to the area around 1860 made it easier and cheaper to bring in building materials from outside the area, particularly bricks, tiles and Welsh roofing slates. Clay tiles began to replace thatch or stone when a cottage needed re-roofing but slates do not appear to have been much used in Brewham.

Apart from some brick-built local authority housing erected in the wake of World War I, there was very little development in Brewham until the late 1950s, by which time the population was beginning to increase again, the years of post-war austerity were coming to an end and the national economy was starting to boom. By that time the construction industry had a wider range of materials with which to build, including breeze blocks, reconstituted stone, concrete tiles, glazed tiles and plastics; the bungalow was becoming a popular style of development; car-ownership was rapidly increasing with the consequent need for garages; central heating was starting to make fireplaces and chimneys unnecessary . . . all changes that have meant that most buildings dating from 1960 and subsequently have looked very different to those of earlier years.

The size of Brewham's population has remained fairly static for the last 50 years at a little over 400 but because the size of households has reduced the number of dwellings has risen to nearly 200. Most of those built in that time are of ashlar-style sandstone-coloured reconstituted stone, although the few exceptions are noted in this report.

Changes in agriculture have also had their impact on Brewham's buildings. During the 19th century larger farms became established with most concentrating on dairying, hence this became mainly a dairy farming area. Most farms were small family units producing milk for the liquid market but beef, pigs and sheep were also farmed with a very limited amount of corn grown. During the war years farms were obliged to grow corn and food crops to help feed the country but after the war Brewham slowly returned to being more dairy-focused. The early 1980s began to see another change with the smallest farms invariably being sold off when the farmers retired. Farmhouses and outbuildings were sold for private residences and the land purchased by other farmers to expand their own farms. Traditional farm buildings, seldom adaptable to modern requirements of large machinery and adequate stock housing or handling, have been supplemented by ranges of modern structures on most of the remaining working farms. In many cases the redundant vernacular barns and other outbuildings are ripe for alternative uses, and the Government has instructed planning authorities to look favourably on proposals to convert redundant agricultural buildings into homes or workplaces.

3. The planning context

UNTIL THE MID-1930s people could, if they had the resources, build what they liked where they liked. And they did. Planning controls at that time related mainly to public health, and in the inter-war years ribbon development soon sprang up along the new arterial roads being built for the increase in motor traffic, and urban sprawl became a feature of the edges of most cities and towns. Houses, factories, warehouses, depots and much more were built with little or no regard to the natural or the built environment that surrounded them. Clearly greater control over development was essential and legislation was enacted towards achieving this.

LEGISLATION

The outbreak of World War II in 1939 brought more pressing needs on land use, and in the aftermath of the war there was the urgent need to reconstruct the homes, offices, factories and other buildings that had been destroyed, to meet the needs of a population that was forecast to grow dramatically, and to deal with overcrowding in the major cities through slum clearance. Hence from the late 1940s a raft of legislation was enacted whereby national needs and aspirations would be enshrined in plans drawn up locally to allocate land for specific purposes such as housing, employment, retail, education and recreation provision. Permission would have to be sought for most proposed developments and planning applications would be judged against the policies in the local plan. Legislation also provided for the creation of new towns and green belts round urban areas, and introduced such concepts as conservation areas, listed buildings and areas of outstanding natural beauty.

The planning system now controls nearly all new development and land use. The Town and Country Planning Act 1990 provides the main legal basis of the system and the National Planning Policy Framework sets out the Government's economic, environmental and social planning policies within which local plans are developed. Parish and town councils are statutory consultees when the local plan and the policies it contains are being drawn up or updated, and when applications for planning permission are received. The law requires that planning decisions are made in accordance with the local plan unless there are good reasons – 'material considerations' – why this should not be done.

THE EFFECTS IN BREWHAM

A policy in the current South Somerset local plan states that development in rural settlements within the open countryside (including Brewham) will be strictly controlled and limited to that which justifies a rural location and restricted to that which provides employment opportunities appropriate to the scale of the settlement, and/or creates, contributes to or enhances community facilities and services to serve the settlement, and/or meets an identified housing need, particularly for affordable housing.

New building in Brewham in the last half-century has, therefore, been restricted to:

- Restoration – rebuilding a cottage that had become derelict after being uninhabited for over 30 years.
- Rebuilding – demolishing a property and rebuilding it on the same footprint, to similar dimensions.
- Replacement – redeveloping the site of one small property with two larger dwellings.



Picketts Cottage is a modern farmworker's cottage built in traditional style.

FUTURE DEVELOPMENT IN THE COUNTRYSIDE

- Conversion – converting redundant barns into residential dwellings.
- Extension – adding substantial extensions to properties to provide additional living space.
- In-filling – building in large gardens and on unused small plots of land between houses.
- Village enlargement – erecting properties on the very edge of the former development limit of South Brewham as designated in an earlier version of the local plan.
- New build in the open country – planning permission granted only after agricultural need had been proved for an additional dwelling.
- Minor works such as small extensions, conservatories, garages, loft conversions and low fences and walls which are deemed to be 'permitted developments'.
- Barns and other farm developments for which there is an agricultural justification.

The 2012 National Planning Policy Framework urges local authorities to be rather less restrictive when considering proposed developments in rural settlements within the open countryside. It says that 'This Framework is a material consideration in planning decisions' and stresses that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development', going on to define the three dimensions of sustainable development – its economic, social and environmental roles. It states that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' and says that developments should 'respond to local character and history and reflect the identity of local surroundings and materials' and be 'visually attractive as a result of good architecture and appropriate landscaping'.

The Framework also states that 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as . . . where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'. The Government has subsequently instructed local authorities that the Framework is a material consideration when a proposed development conflicts with policies in the local plan and that they should look favourably on plans to convert redundant agricultural buildings in the countryside into homes or workplaces.

PROTECTING HISTORIC BUILDINGS



The statutory list of buildings of special architectural or historic interest contains 47 entries for Brewham. Most are Grade II listed and include not only houses and cottages but also some milestones, monuments and the village hall. Listed building consent is needed for most exterior alterations, extensions and attachments and to alter or demolish buildings within the curtilage of the building, which includes changes to such things as garden walls, gate piers, gates and railings. It is also needed to remove or alter internal features such as staircases, chimney breasts, doors and doorways, panelling, fireplaces and plasterwork that form part of the character of the building. No part of Brewham has been designated a conservation area, but several trees are protected by tree preservation orders and permission is needed to prune or fell them.

Bridge Cottage, pictured c.1900, is now a Grade II Listed Building.

4. From Colinshays to Druley Hill

COLINSHAYS TO GOODEDGE FARM



The land on which Colinshays Manor now stands was called Collyns Leyse when Robert Cheeke of Bruton held it on lease in 1542. The house was built around 1815.

AFTER PASSING BENEATH a stone-arched bridge built for the coming of the railway in 1856, Bruton Road curves to the left. On the right, set well back from the bend, are four entrances. The first, a pair of solid timber gates flanked by a stone wall with a high hedge behind, is to Mill Cottage. Built into the wall is a redundant Victorian post box now used as the property's letterbox. The second, ungated but with a cattle grid, is to River Cottage. The two properties are semi-detached and lie near the bottom of the slope between the railway embankment and the River Brue on the site of one of the two Brewham mills mentioned in Domesday Book. The mill had become cottages by 1840 and subsequently Colinshays Farm, but it seems unlikely that much of the farm building survives in the present dwellings. Behind the gates to Mill Cottage the drive passes stables, a car port and parking area on the right and then curves to the left and slopes down to the front of the stone house which faces down the valley towards Bruton. The house has been much altered and extended over the years, including the addition of an indoor pool. The drive to River Cottage also curves to the left and drops down towards the river and the front of the house, which faces up the valley. It, too, has been extended and is predominantly rendered. Being close to the river and in the catchment zone for water held back by the Bruton dam, both properties have had flood protection measures undertaken by the Environment Agency in recent years.

The third and fourth entrances, separated by a stone pier but ungated and protected by cattle grids, provide access to a pair of parallel drives running down towards the river then up through parkland to Colinshays at the top of the slope. The gate pier and flanking walls to the right-hand drive are Grade II Listed. This drive leads to the house now called Colinshays Manor; the other leads to a pair of semi-detached estate cottages which effectively hide the house from the road. The yellow-brick cottages were built for agricultural workers in the mid-1980s and are fronted by a large gravelled turning and parking area and a raised flower bed and path. Garages are sited at the end of the terrace. The stone-built manor house, a Grade II Listed Building, dates from around 1815 and is large, elegant and sited in parkland to the west and north and gardens to the south and east. The drive broadens to an extensive parking area in front of the house, which faces towards Bruton, while a spur round the north of the building provides access to a yard, barns, garages, gardens and staff flat.

Goodedge Farm, pictured in the 1920s, probably dates from the 17th century. Behind the farm, foundations of other buildings have been unearthed, so a hamlet might once have existed there.



Beyond these entrances the road curves to the right and drops down through a band of trees to cross a tributary of the Brue. For the next 400 yards it is generally straight and, although undulating, climbs gently out of the river valley. Fringed on both sides by hedged farmland, a fleeting glimpse of the tower of Brewham church can be caught on the right while the properties at the top of Tile Hill can be seen ahead on the skyline. On the left at the end of the straight stretch is the track to Goodedge Farm standing high above the road (see left). This stone house probably dates from the 17th century but has seen alterations and additions over the years. To its right are various farm buildings and, unseen from the road, a track to Goodedge Farm Cottage, a modest rendered two-storey building of indeterminate age that was at one time a separate farm called Butlers Farm.

GOODEDGE FARM TO HASSOCKS LANE



Rose Cottage is a small double-fronted stone and brick ex-farmworker's cottage very close to the road, with a solid wooden fence to the front. Recently completed is an extension built on the back which fits in with the style of the house and doubles its size, but is rendered and painted white.

The road now bends to the right and then left and reaches the 'North Brewham - drive carefully' sign and then the start of the 30mph speed limit. The road from here to the top of the slope is straight, an encouragement to speeding. There is quite a lot of traffic including many large vehicles and the road has no pavements. On the right beyond the speed limit sign a short stretch of field is followed by a gate to the parking area of

Rose Cottage (see left). The original house is a small square with one-storey lean-to extensions at both sides. Opposite is Goodhaven, a bungalow built about 40 years ago with tiled roof and faced with reconstituted stone. The bungalow is L-shaped and has an attached garage to the right. It is set back from the road with a tarmac drive and a walled parking area between the garden and the road.

Next on the left is a parking area for five or six cars followed by two semi-detached stone cottages very close to the road. These were once agricultural cottages but have been extensively extended and modernised, with a stone front porch, lamp standards and ornamental roadside railings being added recently to the second cottage. Beyond the cottages there is another

parking alley for two cars, then Lindum Farm with a long hedged frontage to the road. The stone farmhouse is modern, being built around 1990, but is of a traditional style and set well back from the road. To the left are many farm buildings, and the land between the house and the road is used to store farm machinery. Lindum Cottage is next, a stone house built around 12 years ago on the footprint of a pair of derelict cottages. The present house is set back and of a traditional style with a stone wall to the road and a traditional wooden gate. The house itself is long and thin, being only one room deep. It has no back garden.

On the right, next to Rose Cottage, is Santa Fé, a modern bungalow, again very close to the road with an inset parking area fitted with posts to stop vehicles encroaching on it. The bungalow is around 40 years old and has a flat-roofed garage extension to the left and a similar sun-room extension to the right. It is partly stone and partly rendered and there is a stone wall in front of the house, and then a solid wooden fence between garden and road. Next is Cockeymoor Farmhouse, a Grade II Listed Building, set back within its own land. This substantial house is of traditional style with a sizeable annexe and a curved driveway. There is a stone wall around part of the property and a hedge with a small wooden gate round the rest. Beyond Cockeymoor is a small hedged field.

At this point the road to South Brewham leaves on the right. The 350 yards as far as Tile Hill Cottage are bordered on the right by the field alongside Cockeymoor, with a gate in the hedge to provide access. The cottage at the top of the hill was formerly called Witch Cottage and appears to date from the late 19th century. Built of stone with a small porch at the front, it was originally quite small, but it has grown in recent years with the addition of a conservatory running along the back of the original property and three extensions, all with different roof heights, built on the right to provide additional accommodation, a garage, and a link between the two.

On the left-hand side of the road the first 100 yards are bordered by a field, on part of which there is planning consent to build an agricultural worker's dwelling, before the eight former local authority Fair View houses are reached. First are two pairs of semi-detached houses, thought to date



The two pairs of semi-detached houses at Fair View probably date from the 1930s. For a photo of the adjacent terrace of four dwellings see page 35.

from the early 1930s, built of brick and partially rendered, with small front gardens and long back ones. Three of the properties have had additions such as extensions, garages, conservatories, porches and solar panels since coming into private ownership. Then comes a terrace of four houses, built somewhat later and all of red brick, and two of these have seen subsequent additions. There is an unsurfaced off-road parking area in front of the terrace, and separating the two blocks of four is a driveway leading to eight garages at the back of the properties. Beyond the terrace is a field gate, then a gate to a hard-standing with a timber garage belonging to Tile Hill Cottage opposite.



Lindum House probably dates from the early 19th century and was the Cross Hands public house until the early 1900s when this photo was taken. It is square with a substantial conservatory added to the left and a back entrance porch added to the right. Like Lindum Cottage, it has no back garden, but there are gardens to the front and to the left behind a wall with brick pillars and rendered in between.

On the left at the road junction Lindum House is a traditionally-built stone-and brick two-storey house with a tiled roof and windows either side of the front door (see left). To the right of the house is a brick-tiled driveway with wooden gates and access to the field behind for the footpath. Stabling and outhouses are to the right of the driveway and beyond is a training ring for riding lessons.

Then comes a hedged paddock which extends as far as the start of Hassocks Lane. There is a wooden gate to the road, and at the gate there is a public footpath sign pointing across and up the field to a house, Wheelwrights Cottage, which has its vehicular

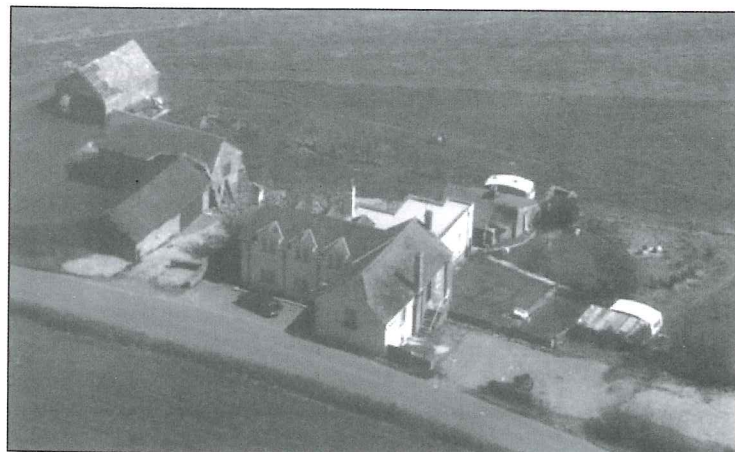
access off Hassocks Lane. Very similar in appearance to Lindum House and probably dating from the same time, this Grade II Listed Building stands behind a stone wall and has gardens to the front and left. An extension on the right, created in the 1970s and coming out as far as the road to make it an L-shaped property, was formerly the wheelwright's workshop, and to the right of this is a large garage. At the western end of the garden stands the former Wesleyan Methodist Chapel, built in 1841 and closed in 1961, which has been converted into office and storage space. It is rectangular and built of stone with a tiled roof.

Above the South Brewham road junction, on the right-hand side of the road, is another hedged grazing field with a metal gate. Next comes an area belonging to Wessex Water, walled and with a tall metal reinforced and padlocked gate. Within this area there is a grass covered mound under which is the North Brewham reservoir. This is immediately next to a 20th century house which has recently had a two-storey extension adding a garage with bedroom space above. The exterior is rendered and painted yellow, and in front there is a new brick parking area. At the left side of the house is a painted wall with a gate to the back garden. Beyond the parking area is a mown grass verge, behind which is a tall evergreen

hedge hiding a large parking yard with a fuel pump for the haulage business operated here. To the right of this area is a fairly high rendered workshop with tall roller door for vehicle access. There is a very wide metal gate with wheels for access for lorries to the yard. To the side of the workshop is a double garage with roller door (pictured on page 36).

An evergreen hedge continues as far as the unpaved parking area of the Old Red Lion public house. The wooden painted inn sign is at the side of the entry gap in the low hedge of the parking area, and access

This aerial photo of the Old Red Lion, taken sometime in the 1970s, shows the flat-roofed rear extension that was replaced by a new two-storey building in 2011, and to the left the barns that have been converted into a dwelling.



The recent extension on the back of the Old Red Lion, to the left of the Old Barn, is best seen from Hammer Street.

HASSOCKS LANE TO BORDER CROSSROADS

to the pub is either via the car park or at the front of the pub. The pub is a much-extended building, the original part possibly dating from the late-18th century, with the recent addition of an oak-framed glass atrium providing the entrance from the car park and covering a new staircase to the bedrooms in the recent extension. The building is almost L-shaped, either rendered or painted stone. There is a mature climbing hydrangea on the north side wall, and another parking space in front of the main entrance. To the left side of the building is a space occupied by the oil tank, rubbish bins and a fire escape from the first floor.

The next building is the Old Barn, around which there is a very solid evergreen hedge cut into several interesting shapes. Along the hedge there is a mown grass verge with steps leading down to a stone wall with an inset gate to the kitchen door. A Victorian postbox is built into the wall. The converted barn is large, L-shaped and stone-faced with a gravel area in front and large double wooden gates. There is a 30 mile speed limit reminder sign on the right just at the end of the hedge. At this point a side road, Hassocks Lane, goes off left at an angle (it is a very nasty corner, particularly in icy conditions). There are wide views of fields from here, with Alfred's Tower in the distance.

The road now bends to the right down the slight slope of James's Hill before rising gently between fields towards the next cluster of buildings around 200 yards ahead on the right, at which point the road becomes Hammer Street. First is a group of barns, mainly steel-framed with block walling, for over-wintering livestock and storing silage. Next is a wide entrance to the yard, then a milking parlour with a block-work lean-to and shed between the parlour and the road. Beyond is the 18th century stone farmhouse of Jerrards Farm, a Grade II Listed Building with its front facing eastwards across the fields rather than towards the road. A broad vehicular entrance leads to the side and back of the house and into the farmyard. At the time of writing a new milking parlour is being constructed parallel to the west end of the first group of barns.

Opposite the first entrance to the yard a track on the left off the road runs for around 500 yards to Walters Farm and its associated Apple Tree Cottage. The stone-built farmhouse probably dates from the early 19th century, is Grade II Listed and has the yard and farm buildings on the right. The cottage was built in the mid-1990s and is accessed through the farmyard and behind the farmhouse. It is a two-storey house built of local stone with a concrete tiled roof.

On the left of the track near the road junction is a small modern barn for storage of animal feed, and on the right a stable block and lean-to, formerly a piggery, behind Horseshoe Farm (see left). Horseshoe Farm

itself is opposite the parlour of Jerrards Farm and comprises a barn (now used as a garage) which abuts both the road and track at the junction, and a three-bayed dwelling, all stone-built and dating from the late 18th century. The house has a narrow front garden, partly separated from the road by a rose hedge in which there is an old milestone (Bruton 3 miles). Both the farmhouse and the milestone are Grade II Listed.

Adjoining the eastern end of Horseshoe Farm is a terrace of three small cottages dating from around

The former piggery behind Horseshoe Farm has planning permission for conversion and some rebuilding to form a single-storey dwelling.



Home Mead Cottage was built around ten years ago in local stone to replace an old cottage that stood on the site. Its footprint is the same as the original cottage, although the single-storey left-hand part which formerly provided a garage is now living accommodation.



the 1820s. The first two are rendered, but the third has had its render removed to expose the stonework. The first cottage has solar panels on its roof, and the third cottage has had a small two-storey extension added in its garden at the eastern end. All have narrow front gardens with wooden fencing at the roadside. Beyond the terrace is a gated track leading to a block of garages behind the cottages, then a modern bungalow (around 20 years old) belonging to Jerrards Farm. Set well back from the road in a large plot, it is built of grey reconstituted stone with a detached double garage behind it. The site is separated from the road by a traditional stone wall, behind which various well-established shrubs have grown above wall height. A timber double gate in the centre of the frontage provides access to the bungalow on the left and broad expanse of lawn to the right.

Next door is Home Mead Cottage (see left). The area between the roadside stone wall and the front of the cottage is gravel. A porch has been added at the front door and an extension built at the back, and the detached car port is to be converted into a garage.

At this point the road bends to the left and the 30mph speed limit ends. Next to Home Mead Cottage are the grounds of Brewham House, hidden from the road by high hedges and trees. The entrance is flanked by stone pillars and the drive curves first to the left and then to the right to reach the back of Brewham House, which is set well back from the road and fronted by a large lawn behind a hedge and low stone wall topped with decorative metal railings. The gate piers, gates and railings are all Grade II Listed. The elegant Georgian building probably dates from the mid-18th century and is also Grade II Listed. Behind the house is a courtyard edged with various outbuildings, a staff cottage and garaging, and the extensive grounds contain a lake, manège and stables. Beyond the front of the house the road bends to the left again, then comes the exit drive from the Brewham House grounds, again flanked by stone pillars.

There are no more buildings on the left for about 300 yards until Border crossroads where Border Lodge stands behind high hedges in the large corner plot in the apex of Hammer Street and Strap Lane (see left). On the right hand side of Hammer Street from Jerrards Farm to Border crossroads there is only one building – a small rectangular bungalow, Erlingsway, almost opposite Brewham House. It probably dates from the 1960s, is constructed of reconstituted stone and stands well back from the road behind a layby and a large front lawn, so it is scarcely visible from the road.

BORDER LANE

On turning right at Border crossroads the first house on the left is Six Acres, a conversion into one dwelling of three stone barns that were formerly part of the adjacent Border Farm. Conversion took place in the late 1980s and as the barns were of different heights and widths the house has a distinctly asymmetrical appearance. Currently a first-floor extension and balcony is being added above the left-hand former barn. The house faces north and is fronted by a large gravelled area and two double garages built of stone to match the house. As the right-hand gable end abuts Border Lane and the back of the property abuts the yard of Border Farm, its large garden is mainly to the left of the property and a paddock containing a timber stable block stretches from behind the garages back to the crossroads.



Border Farm is a symmetrical double-gabled stone building, Grade II Listed, with a small porch in the centre and a small brick lean-to on the yard side. It probably dates from around 1800. A low stone wall and narrow garden separate the house from the road.

Border Farm (see left) is no longer a working farm and the yard is now used for parking and contains a double garage. The main garden is behind the yard and house, and into this garden protrudes Border Farm Cottage, built originally as a small two-storey agricultural worker's dwelling but now much extended. Access from the road is along a track barely six feet wide between Border Farm and Meadowside House leading to a turning area in front of the house. The front of the stone building faces south and has a small garden in front of the original house. To the right is a two-storey extension with a dormer window on the first floor, and beyond is a small single-storey extension.

The front of Meadowside House must originally have looked very much like Border Farm, being a two-storey stone house of symmetrical design with a porch in the centre, standing behind a low stone wall and narrow garden (pictured on page 1 top). But the house has been much extended over the years. To the left a single-storey stone extension has replaced the outbuildings that once stood there. To the right an attached small stone cottage that was for many years derelict has been renovated and reinstated as a separate dwelling and named Meadowside Cottage. At the back of the house an extension was added about 40 years ago on part of the garden. The entire building is Grade II Listed. To the right of the cottage is a gravel parking area and greenhouse, then a garden hidden from the road by a high hedge.

Immediately beyond is a gate to the garden and paddock of Border Cottage. Behind the hedge to the right of the gate stands a redundant outbuilding with planning permission to replace it with a single-storey dwelling with a room in the roof space. When implemented it will have part of Border Cottage's large garden. The core of the cottage itself is a small 19th century two-up-two-down farmworker's dwelling but several large extensions to the sides and back in the last half-century have transformed it into a substantial house. It stands back from the road behind a low stone wall and a paved area that extends round the right-hand end of the building. There is a glazed entrance porch to the front door and the building's walls are rendered and painted cream. The curtilage of Border Cottage stretches some distance to the right of the building, concealed by a high hedge. First there is a section of garden, then a yard with its own entrance off the lane which provides a vehicular parking area and has timber stables behind the hedge.

Beyond is a track leading to Border Forest Farm, built around 1990 of reconstituted stone with red brick dressings. The two-storey building lies below the level of the lane and some distance back from it. Between the lane and the house are some farm buildings of both metal and timber, with a separate vehicular access.

The only house on the right-hand side of Border Lane is Forest View, almost opposite Border Cottage. It stands well back from the road within a large garden. Originally a two-up-two-down stone cottage, it is a Grade II Listed Building but was extensively altered and enlarged in 1985 and a conservatory added two or three years later. This is a lean-to addition to the left side of the house, constructed of wood and glass on a stone base. To the right of the cottage are two timber stables.

After the track to Border Forest Farm the lane drops down towards the river, bends to the right, crosses the river and heads west towards South Brewham as the private drive to Cooks Farm (see left).



Cooks farm is no longer a working farm. The approach to the house is through the former yard which is skirted on three sides by former agricultural buildings. Some of those on the left were converted to residential use and extended in the mid-1980s and now provide a studio, office and meeting area. Other redundant farm buildings round the yard are currently being renovated. The farmhouse is approached from the yard through a garden which extends round both ends of the three-storey property, which is a Grade II Listed Building probably dating from the late 16th Century, making it one of the oldest buildings in Brewham. Constructed of stone with brick chimneys, it has been sympathetically renovated and extended in recent years.

BORDER CROSSROADS TO DRULEY HILL

Continuing eastwards from Border crossroads a short stretch of straight road between fields is followed by a bend to the right and a descent to cross another tributary of the River Brue. Near the top of the slope, on the left, a track across the field leads to a small cluster of barns shielded by trees. Midway down the slope, on the left, are Forestry Cottages – two pairs of semi-detached properties built originally by the Forestry Commission, probably in the inter-war years, within a large irregularly-shaped plot. They are numbered from the east. The first access to the site is via a surfaced drive through the roadside hedge on to a parallel service road in front of houses 4 and 3. At the left end is a large parking area plus a dilapidated timber garage and workshop fronting an area of conifer woodland. The houses are set at an angle to the service road and have hedged front gardens and long back gardens. The right-hand end of the service road gives access to the front area of house 2, which now contains a large modern conservatory attached to the front of the house, a gravelled parking area and an opening to the highway. Houses 2 and 1 are also set at angle, with number 1 having its own access from the highway across a large front garden. All were originally stone-built but have seen alterations and extensions over the years that have introduced reconstituted stone, timber and glass.

Two farmhouses stand next to Forestry Cottages. The first is Longfield Farm House (see left); the second is Forest Gate Farm, still a working farm, and a track between the two farmhouses leads to the yard and range of farm buildings behind and to the right of the house. Like its neighbour, Forest Gate Farm stands well back from the road and is a double-fronted stone building, nowadays rendered, with a porch at the front and a single-storey extension on the right. It has extensive gardens in front and to the right. Across the road is the entrance to Longfield Farm, a driveway between two stone pillars topped with stone birds – eagles perhaps. The barns to the left of the drive hide the building, originally a bungalow that was altered more than ten years ago to provide additional accommodation in a raised roofspace. Views from across the fields show it to be finished in white-painted render and dark brown weatherboarding. One of the farm's fields is used as an approved site for Caravan Club members' touring caravans.

The road now rises out of the dip and begins its climb towards Druley Hill. A short way up on the left is another Grade II Listed milestone (Bruton 4 miles). Around 300 yards up the slope, on the left, is Lark Farm which probably dates from the 1960s. Built of what appears to be reconstituted stone, it has been extended on the left in recent years. It stands somewhat higher than the road, affording panoramic views back down the Brue valley from the front garden. The house is approached by a surfaced drive along the left-hand boundary of the curtilage which then splits, the right fork leading to the front of the property and the left going straight ahead to the farm yard and buildings behind.

The road continues to rise and bend right then left before dropping slightly to an unsurfaced track on the right leading down to Brewham Lodge in the valley. Near the top of the track, behind a high hedge on the right, is Greenacres, the dwelling associated with Treetops Farm. The original building, a small nondescript bungalow probably built in the 1960s, ceased to be used for residential purposes almost a decade ago when it was turned over to cheese-processing. Its current use is not known. A timber chalet-style mobile home sited very close to the hedge now provides the living quarters for the farm which has an extensive range of barns and



Longfield Farm House, no longer a working farm, is a small double-fronted white-painted stone house set well back from the road behind a garden. It has a small porch at the front and a garage attached to the right, accessed from a driveway from the road.



Oaklands was built in the 1950s as a cottage for agricultural workers but has been much extended.

buildings with their own entrance a little further down the track on the right. Opposite are two detached brick houses built around 1950 for agricultural workers at Brewham Lodge Farm. The first, Oaklands, has been much extended and for some years became a working smallholding in its own right, its land surrounding the neighbouring property on three sides. Access through double gates at the left of Oaklands leads to the garden and a collection of barns and garages at the rear of the property. The brickwork has been painted a yellowy-grey, unlike the house next door, Treetops House, which remains an unaltered, unextended red-brick dwelling. A small garage is located to the right of this property.

The track now bends to cross the river and then bears right towards Brewham Lodge. This detached house was built around 1850 to replace a much larger dwelling thought to date from the early 18th century, and was extended in recent years to provide additional living accommodation. The materials and detailing of the extension blend well with the original, and the gravelled area in front of the extended building was being landscaped at the time of writing. Of the farmyard and buildings to the left of the house, the front barns have been converted into residential use and the yard behind has been made into a courtyard garden, with the buildings on the other two sides of the yard being mainly in equestrian use.

A short distance beyond the track to Brewham Lodge, as the road climbs steeply up Druley Hill, an agricultural contractor's yard is sited behind the high trees and hedge on the right. Access to the yard also provides access to the final property, Gladwill Farm, which lies in isolation down in the valley. A track skirts the right-hand side of the yard, bears left behind it and then turns sharp right to drop steeply to the property, an L-shaped bungalow of natural stone and brick erected around 20 years ago.

5. The north of North Brewham

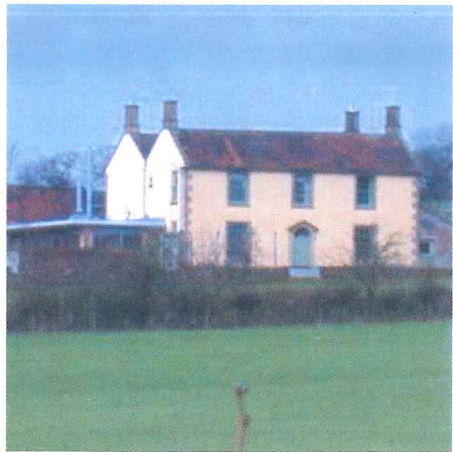
THE AREA NORTH of the road from Colinsays to Druley Hill is predominantly agricultural land and woodland. It is crossed by the railway line and the A359 main road, both running roughly from south-west to north east, and by several meandering lanes which serve the few buildings in the area. These are mainly farms or former farms, the exceptions being Fir Tree Cottages.

Fir Tree Cottages stand on the north side of the A359 shortly after it enters Brewham parish from Bruton. The two semi-detached cottages stand above and at an angle to the road and are fronted by large gardens and a vehicle layby. The walls are rendered with a slate roof. The left-hand cottage has been extended, probably around 20 years ago. Around 400 yards beyond, on the opposite side of the road, is Copplesbury Farm, a large stone house thought to date from the early 19th century if not earlier, standing behind extensive roadside barns and a silo. On Copplesbury Lane opposite the farm entrance is Stonecroft, a post-war farm-worker's bungalow with attached garage and a large garden.

Heading south-east down Hassocks Lane a turning on the right leads to Batts Farm. The 16th century stone farmhouse stands at the foot of the slope at the right-angle junction with Pink Wood Lane, and being built into

ON THE A359

OFF HASSOCKS LANE
NORTH OF THE RAILWAY



Brewhamfield Farm is thought to date from the early 19th century. The Grade II Listed stone-built farmhouse has been rendered and painted yellow and has been sympathetically extended over the years, most recently by a small addition on the left between the house and the walled garden. Prominent on the hillside, the house is fronted by a grassed area and a vegetable garden fronts the walled garden. The property is also pictured on the inside back cover.

HASSOCKS LANE



This aerial photo shows Lipgate Farm as it was in the summer of 1964.

STRAP LANE

the slope the ground-floor windows are only just above road level. To the left of the property is a group of modern farm buildings, mainly steel-framed, and between these buildings and the house is a gate across what was formerly Rocky Lane and is now a public footpath leading across the railway to Goodedge Farm Cottage and the southern end of Hassocks Lane. Access to the house and to Garden Cottage behind it is from a yard to the right of the house, which is also flanked with stone garages and a grain store on staddlestones. Beyond are two old stone barns (*pictured on page 38*), the first converted for office use, and the second a magnificently-restored 16th century tithe barn, a Grade II Listed Building. Both are fronted by a grassed area and stone wall. A third smaller stone barn stands at the roadside. Opposite the house, bounded on two sides by the lanes, is a pond, and on the hillside above it is Batts Farm Cottage, a rendered rectangular two-storey farm worker's cottage probably dating from the inter-war years. It is surrounded by a garden, and a garage serving the cottage stands at the roadside.

Further down Hassocks Lane, shortly before the bridge over the railway, a lane on the left immediately turns sharply left and rises northwards towards Upton Noble. In about 300 yards on the left is the entrance drive to Brewhamfield Farm (*see left*). The drive comes to the right-hand side of the house where there is a turning area for vehicles. To the right of the drive is a double open-sided garage, an old stone barn and a collection of modern agricultural buildings, mostly dating from the late 1970s to the 1990s. Hidden behind them is a two-storey agricultural worker's cottage, Sloe Hedges, built about 15 years ago on the site of a barn. The cottage is timber-clad with a profiled grey metal roof.

After crossing the railway Hassocks Lane rises up the hillside. Near the top of the slope, on the right hand side behind a high hedge, is Penny Springs. The bungalow appears to date from the 1960s and is approached through a wide entrance with cattle grids onto a broad parking area sided by a garage, greenhouse and vegetable garden. The building is constructed of reconstituted stone.

Further up the lane on the left is an access to the various agricultural buildings of Lipgate Farm and beyond is the entrance drive to the farmhouse. This leads into a spacious yard with the L-shaped farmhouse ahead and to the right, and adjoining the right-hand wing are open barns used for garaging and storage. Agricultural buildings line the left side of the yard, and in its centre is a large raised flower bed. The house itself is Grade II Listed, stone-built, two-storey and probably dating from the mid-18th century. The left-hand end was formerly a barn but has been converted into residential use. The gardens are mainly behind the buildings on the right-hand side of the yard. The final building on Hassocks Lane is on the right near the junction with James's Hill. This is Wheelwright's Cottage which has been described in the previous section.

Proceeding along Strap Lane from Border crossroads, the first building on the left is Hents Hill Farm. Boarded timber gates between angled stone walls open on to a gravelled drive across the field and garden in front of the stone-built house, the original part of which is three-storey with dormer windows in the roof lighting the top-floor rooms. To the left is a two-storey extension matching the original house, with a porch to the front door of the property in the centre. The porch to the former front door of the house remains in place. A further single-storey extension at the back and right of the original house provides an oak-framed living room. Both extensions



Hents Hill Farm, probably dating from the late 18th century, has been much extended, and although no longer a working farm a vineyard has been planted here in recent years.

6. Hardway

WHITEHOUSE FARM TO LITTLE ORCHARD

Whitehouse Farm was built in 1999 to serve a ninety-acre dairy farm.



were added within the last ten years. In the field to the right of the drive is a large wildlife pond, and behind it is a vineyard.

Beyond Hents Hill Farm the road bears sharply left with Cannwood Lane branching off on the right and leading to the property now known as Canwood House. Built as a small farmhouse around 1700 if not earlier, this two-storey Grade II Listed Building is unusual in Brewham in that it is of red brick, probably made locally as it is known that bricks were produced in the parish in 17th and 18th centuries. It has been substantially altered and extended on several occasions, the first as early as about 1760 and the latest at the time of writing. The front faces east into what was once the farmyard, but in the 1980s this was refurbished with the demolition of redundant outbuildings, the conversion of a long single-storey barn on the right-hand side into a residential annexe, and extensive landscaping. The gardens behind and to the south of the house were redesigned and planted and tennis courts and a swimming pool were installed. The 1980s additions to Canwood House are being replaced in the latest programme of works. Beyond the house the lane continues as a bridleway to Druley Hill.

Strap Lane now takes a double bend and slopes down towards the parish boundary and here, on the left, is the recently-completed house of Dreamer's Farm. The access from the road leads into the yard with agricultural buildings on the right and ahead and parking spaces and a vegetable garden on the left. A short drive leads left off the yard to the house, which is set at an angle to Strap Lane behind mature trees in the roadside grass and a high hedge. The two-storey building is L-shaped and is constructed of stone with brick quoins, giving it a traditional appearance.

A T REDLYNCH CROSSROADS on the B3081 Bruton-Wincanton road a signpost points east to Stourhead and Alfred's Tower, South Brewham 2 1/2 miles and Hardway 1 1/2 miles. This road is known as Hardway (or The Hardway), from which the hamlet of houses along its length takes its name. From Redlynch, the road runs straight down then curves up and round before straightening out. After about a third of a mile there is a 'Brewham' sign on the left marking the parish boundary.

Right by this sign, behind a hedge, is Whitehouse Farm, a modern gable-end two storey farmhouse built in 1999 out of Cotswold stone. It has a tiled roof, two chimneys and mullion windows. Adjacent to the farmhouse are the barns and outbuildings of its ninety-acre dairy farm, and surrounding it is a garden laid mostly to lawn. Immediately next door and situated some 20 yards back from the road behind a low chain link fence is Whitehouse. Built around 1600 from stone out of the nearby Dead Man's Hole quarry, this was the original farmhouse to Whitehouse Farm. It is a rectangular two-storey building with wooden windows and a pantile roof with a chimney at either end, and is Grade II Listed. There is a single storey extension on the right side, and two outbuildings behind the house which are also Grade II Listed. A good sized garden lies to the front of the house with a driveway for parking and a small path leading up to a porch.



Leaside is an L-shaped two-storey gabled stone cottage built in 1767, situated very close to the road behind a low wall and hedge which has a pedestrian gate. The house, painted a deep cream, has three chimneys and a tiled roof. The front door is on the east side of the house. To the left is a separate rectangular double garage built in the 1980s.



This terrace on Hardway comprises (from right to left) 1-3 Old Cottages, 6 Hardway and Hardway Orchard. It is believed that Hardway Orchard and 6 Hardway were originally built as a single house, as were 1-3 Old Cottages which were converted into three separate dwellings in the 1960s.

A few yards further down the road on the same side is the entrance to a 100-yard long driveway leading to Tower View Cottage and Green Lane Cottage. Both cottages were originally built in 1750, probably as farm workers' cottages for nearby Whitehouse Farm. Tower View Cottage is a two-storey stone gabled house, painted cream, which has been extended at the front and rear to form an L-shape. There is one chimney, a tiled roof and dormer windows. Behind the main house is a single-storey wooden building which forms a separate dwelling, together with a double garage and a shed. Within the just-under-two-acre plot is a garden with a pond and studio, as well as a paddock fronting the road. Green Lane Cottage is a slightly smaller two-storey house, also extended to form an L-shape. There is a 1980s extension on the left hand side and dormer windows on the upper level, a pantile roof, wooden windows and a single chimney. Within the plot are two outbuildings.

The road then curves slightly to the right, and a short way on is Leaside, the first house on the south side of Hardway (see left). Through a gate on the left hand side is a gravelled parking area and large garden. After Leaside the road straightens out again; on the left a hanging sign marks the entrance to the Horseley estate, which dates back to the 12th century. Formerly Horseley Farm, the name has recently been changed to Horseley. The main house is situated at the end of a long drive and has commanding views over Brewham towards Stourhead and Alfred's Tower. The gabled stone farmhouse has been rebuilt and enlarged in recent years with a old barn incorporated to form a single large dwelling. The house has a tiled roof and timber windows. Nearby are stables and outbuildings associated with the estate's farming enterprise. There is also a second dwelling, Horseley Farm Cottage. At the entrance to the drive is Horseley Farm Bungalow, a modern dwelling with a rear extension and wooden outbuilding set behind a high hedge close to the road.

Opposite Horseley on the south side of Hardway is a terrace of two-storey gabled stone houses with slate roofs, situated close to the road behind a low wall (see left). 1-3 Old Cottages are single fronted, each having a gabled porch. 6 Hardway is a double-fronted property, while Hardway Orchard is a double-gabled building extended at the front and attached at the side to a rectangular stone extension with a corrugated metal roof and a front door. All the houses have a pedestrian gate and small front garden, rear extension or conservatory and a large back garden. There is a separate block of garages on the right.

A few hundred yards on, the next properties on the north side of Hardway are numbers 1-4 Sunnyside comprised of two pairs of semi-detached cottages. Built on behalf of the local authority in 1963 from reconstituted stone, each two-storey house has a slate roof with a single chimney, plus a long back garden as well as a front garden and driveway for parking. Number 3 has had a large extension added to its right-hand side.

The next property on the south side is Fields Farm, accessed down a long driveway past a collection of barns. Entering through a gateway into the farmyard of stone buildings, there is a single-storey converted barn to the left which is attached to the main two-storey farmhouse. This house was rebuilt in the late 1960s or early 1970s using the original stone. The main two-storey house has a small lean-to entry porch on the side, and a further extension at the rear, dormer windows and three chimneys. Opposite the farmhouse is a very large barn, and beyond is a substantial garden with a large pond. Fields Farm is no longer a working farm and its



Springfield Farm is a square detached two-storey house built in the 1940s, set back from the road behind a hedge, in a good-sized garden accessed via a gated driveway. The house is pebble-dash rendered and has a tiled roof, a single chimney, leaded lights, some with stained glass, a small bay window at the front and brick decoration around the inset front door. An extension is on the right and a conservatory on the left.

LITTLE ORCHARD TO KINGSETTLE HILL JUNCTION

At the front of the Bull Inn there is a paved terrace, and on the left a car park. There are beer gardens at the back and front (on the opposite side of the road).



land is let for grazing. Almost opposite is Springfield Farm (see left), no longer a working farm. An outbuilding and three barns are situated behind the house accessed via separate driveway.

A little further down is a cluster of three houses. On the right is Hardway Farm which sits close to the road behind a low stone wall and narrow front garden. This 18th century stone house has two storeys, casement windows, a tiled roof and three chimneys. The gabled porch on the front of the house is off centre and reached via a pedestrian gate and short path. There is an large extension on the right of the house. On the left is an attached barn which incorporates a double garage, and still has its original upper and lower doors at the side. A gated driveway leads to the rear of the property and further outbuildings. Hardway Farm is no longer a working farm.

Opposite, Rose Cottage sits well back from the road behind a tall hedge with its garden all in front of the house. The two-storey building, probably 18th century, is a rectangular stone cottage with a whitewashed facade. The house has two chimneys, a slate roof and a back extension. A driveway leads to a circular turnaround, and there is also a path across the garden to a lean-to porch. Next door is Little Orchard, a detached cottage which lies side-on very close to the road. The original house was built in the mid-18th century, probably as stables. There is a large extension along the front of the house, and a further extension on the far side. The building is rendered and painted a deep cream, it has wooden windows and a single chimney. An unusual feature is the small round stained glass window on the upper wall fronting the road.

Continuing down Hardway, after an S-shaped bend the road straightens and starts to slope down with lovely views of Alfred's Tower in the distance. Just as the pub sign of The Bull Inn comes into view there are three cottages on the right. The first, Moss Cottage is a detached two-storey house built in 1950 from engineering bricks, with a tiled roof, a single chimney and aluminium windows. There is a porch at the front and a side extension on the right; on the left is a separate double garage. Both buildings are rendered and painted white. The plot is one acre and the garden is mainly given over to a mixed orchard.

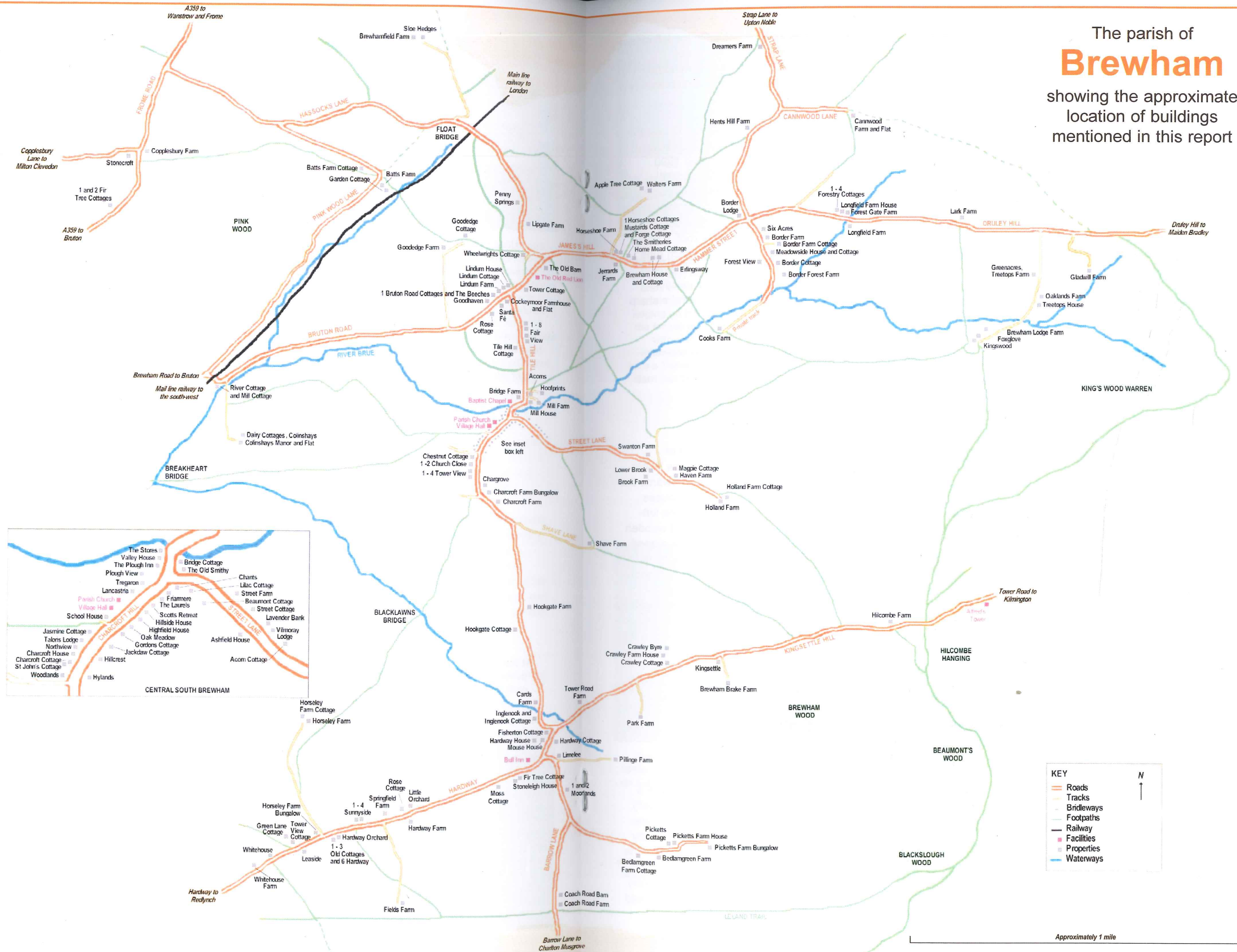
Originally Moss Farm, the pair of semi-detached two-storey cottages now named Stoneleigh and Fir Tree Cottage were built in approximately 1850 out of local stone. Because of the slope, Stoneleigh, the larger house, sits roughly three feet higher than Fir Tree Cottage. Both houses are set back from the road behind a low wall and front garden, and have a tiled roof, and a single chimney. Stoneleigh is approached via a pedestrian gate and a driveway which leads to three garages and a parking area. There is a

lean-to extension at the front, as well as extensions at the rear. Next door, Fir Tree Cottage has a single storey extension at the back of the property which was built in 2010, together with a gabled porch at the side. Both houses have good sized gardens at the rear. Adjacent to Fir Tree Cottage is a complex of old barns used for agricultural storage, accessed via a shared driveway.

A short way down the hill on the left side is The Bull Inn, which was first recorded by name as a public house in 1734 (see left). The three-storey whitewashed building has two chimneys and a slate roof. It has been greatly enlarged over the years, and

The parish of Brewham

showing the approximate
location of buildings
mentioned in this report



extensions have been built onto both sides and the back. On the left side is a single-storey lean-to extension, and on the right a two-storey extension with an external staircase leading to the living accommodation on the first (and second) floors. Also at the back are various outbuildings associated with The Bull's bar and restaurant business.

Continuing down the Hardway from The Bull, the road curves left past the turning to Charlton Musgrove. The first house on the left is The Mouse House, a small single-storey stone building dating from around 1990 which is part of Hardway House and occupies the site of its original entrance. Opposite, behind a hedge and close to the road is Hardway Cottage which has a stone plaque on the side dated 1706. The two-storey building is a double fronted rectangular stone cottage with a pebble dash lean-to extension along the back, two chimneys and a slate roof. A gated driveway gives access to the property and the large garden which runs along the road. Hardway Cottage is the last house on the south side of Hardway. From here the road narrows and slopes down to a junction. Hardway continues up Kingsettle Hill towards Alfred's Tower, and a sharp left hand bend leads to Charcroft Hill and South Brewham.

7. The south of South Brewham

BARROW LANE



This building (and others of its type in Shepton Montague and North Cheriton) was a post-war gift to the Government from the people of Sweden, to thank Britain for her support during the war. Less than 3,000 of these 'flat-pack' houses were imported from Sweden in 1945-46 to help with Britain's acute post-war housing shortage. Made of Baltic pine, it comprises two houses exceptionally well insulated with a natural felt made of sheep's wool. A conservatory has been added to the rear of 2 Moorlands.

OPPPOSITE THE RED ERll post box set into the garden wall of Hardway House, a turning known as Barrow Lane (or Barrow Water Lane on some maps and documents) leads south off Hardway towards the hamlet of Barrow and the village of Charlton Musgrove. All the houses along the lane with the exception of Walk Farm are situated on the left-hand side of the road. Close to the junction, behind a red-stained wooden fence is the first house, Limelee, a bungalow built in 1974. Set in a good sized garden, the bungalow is stone faced and has a tiled roof. Limelee shares its drive with Pilling Farm, a Grade II Listed two-storey farmhouse set well back from the road down a 220 yard drive and surrounded by 25 acres of formal gardens and meadows. The main part of the house was added to an existing, much smaller building in approximately 1770, and is constructed of a mixture of stone, brick and rubble. The front door is in the centre of the classic Georgian facade. The sash windows have stone lintels; the roof is tiled and has four chimneys. At the rear of the house, the old cowstall has been incorporated into the main house. Built of brick, this building has unusual arched windows at ground level. Opposite, across a parterre, is a stone barn which has been converted into additional living accommodation. To the left of the farmhouse is a wooden double garage with a pantile roof, and parking area. The property is bounded by a stream and traditional black iron estate fencing.

Next on the left are 1 and 2 Moorlands, two separate dwellings within a blue-painted timber-framed clapboard building with a slate roof (see left). Half a mile up Barrow Lane, beyond the Bedlamgreen Lane turning, are Coach Road Barn and Coach Road Farm. Both buildings were originally constructed in the 18th century and enjoy commanding views towards the Stourhead forest and Alfred's Tower. They take their names from the original coach road next to the farm (now the Leland Trail/Macmillan Way footpath), which linked the Redlynch and Stourhead estates. Coach Road



The original stone Coach Road Farm was extended on the right side in the 19th century; here the stone facing has brick detailing around the windows, along the bottom of the wall, and edging on the corner. In the centre of the facade is a gabled wooden porch with a tiled roof. In 2005 a further extension was built onto the rear to form a T-shaped building. Coach Road Barn can be seen in the background.

BEDLAMGREEN LANE



Picketts Farm House was built in the 1950s to replace the original farmhouse on a different site. It is a double-fronted T-shaped house, with brick walls rendered and painted cream with exposed stone corners. The tiled roof incorporates a fish-tail pattern and a chimney at either end, and the central porch is also tiled and supported by two wooden struts. A single-storey wooden 'garden room' with a slate roof, was added to the rear of the house in 2005.

Barn is located close to the road on a north-south axis, with its original stone step from which milk chums were collected. The two-storey property was converted in 2001 and has a tile roof and two chimneys. The walls are stone except for one section of wooden cream-painted clapboard. The wooden casement windows have been stained brown. The house is surrounded by a head-height stone wall, and through a five-bar gate is a driveway with parking and entrance to the house. At right angles to the original building is an integral double garage with a pantile roof. The property has a garden room built onto the east elevation and a substantial garden with a flight pond to the back and side of the house.

Next door is Coach Road Farm, built on a north-south axis approximately 10 yards from the road (see left). The house has three storeys, wooden casement windows, and dormer windows on the second floor. The roof is tiled and has three chimneys. The property sits behind a low stone wall to the front and is surrounded on three sides by a garden bounded by a hedge. To the left of the house is a gravel drive which leads to a parking area, stables and a barn faced with stone and wood. Adjacent to Coach Road Farm across the Leland Trail is a collection of modern barns. Beyond, on the right just before the road turns sharp left, is a large stone barn with tiled roof which is part of Walk Farm. The farm straddles the parish boundary and the farmhouse is in Charlton Musgrove parish.

The turning on the left off Barrow (Water) Lane is known as Bedlamgreen Lane, a half-mile long no-through road. After approximately a quarter of a mile, the first house on the right is Bedlamgreen Farm Cottage, a modern detached house faced in reconstituted stone with a glazed porch and integral garage. At the time of writing (June 2015) a planning application has been lodged with South Somerset District Council to demolish the existing house and replace it with a new four-bedroomed house with a garage/store. The next house on the right, down a short drive, is Bedlamgreen Farm. This is a substantial double-gabled stone house probably dating from the late 18th century with brick detail around the casement windows. The roof is slate and has three brick chimneys. Attached to the left of the house is a single-storey porch of grey render. The rear of the house (originally the front) overlooks a large garden of around one acre. To the left of the house is a stone barn, stables and a large parking area. The whole property is surrounded by a low stone wall at the front and hedges at the rear.

The first house on the left is Picketts Cottage (pictured on page 7), a detached stone house built in the early 2000s in 17th century style. It has two gables, a tile roof with a single chimney, and casement windows. The front door is set in a recessed porch on the right side of the house, which stands well back from the road behind a paddock fence and five bar gate into a good sized garden. A separate wooden carport/store lies to the right of the house. Round a left-hand curve in the road, also on the left, is Picketts Farm House (see left). Across the road is a separate garage and outbuilding, and a track leading to a large yard of modern farm buildings.

A short distance further on a security gate across a track across the field on the left leads to the former Picketts Farm House which has been derelict for many years and is currently being rebuilt. Right at the end of Bedlam Green Lane is Picketts Farm Bungalow, a mid-20th century single-storey stone-faced dwelling with a tiled roof, adjacent to large yard of modern dairy farm buildings.

8. Kingsettle Hill

FROM THE BOTTOM of Hardway the road curves slightly to the left and starts a climb of almost two miles to the parish boundary on the top of the scarp, and most of the few buildings along this road are generally widely dispersed. On the left near the foot of the slope is Tower Road Farm, a reconstituted stone bungalow probably dating from the 1960s. It stands a little above the road and is accessed across a cattle grid and up a wide drive to the left-hand end of the dwelling where its entrance door is located. Ahead is a garage and to the left of the drive is a large grassed area on which are a block of four wooden stables and a stone hay barn that backs on to the road. The bungalow is fronted by a layby, a stone wall and a garden.

Further up Kingsettle Hill a broad concrete entrance drive on the right gives access to a track to Park Farm, around 275 yards from, and out of sight of, the highway. The hollow in which it stands was part of the medieval Ferset Deer Park, and some of the landscape features around the farm date from this period. However the stone farmhouse is of indeterminate age and has had single-storey and two-storey stone extensions added in recent years. Part of a stone barn close to the farmhouse has been converted into a retail outlet selling guns and ammunition, and another stone barn a short distance beyond the house has been converted into a holiday cottage, but Park Farm remains a working farm.



Crawley Cottage is a modest two-storey stone cottage fronted by a garden and stone wall. To its left is a timber double garage and between them runs the drive to Crawley Farm House, out of sight of the road and facing down the valley.

Before the next buildings on the left is a field providing a certified Camping and Caravanning Club site with a small utility building at one end, then comes the cluster of three buildings that were associated with Crawley Farm. The one at the roadside is Crawley Cottage (*see left*). Behind it is Crawley Farm House, a rectangular two-storey building rendered with a clay-tiled roof and a rendered blockwork porch to the front door. It is surrounded by a garden and has a timber garage to the left of the drive. The third building, Crawley Byre, is a barn conversion dating from the early 1990s. This single-storey stone building is reached from a track just beyond Crawley Cottage and sits on a small plot with a vehicle turning area to the left and front of the house and a small garden area on the right and behind. The entire plot is shielded by mature trees and can scarcely be seen from the road, which now steepens and narrows.

Next on the right is Kingsettle bungalow, probably built around 1970 for a former farmer at the adjacent Brewham Brake Farm. The entrance from the road is to a parking area with a garden above it in front of the dwelling which faces down the hill. At the time of writing it was enshrouded in scaffolding and undergoing extensive renovation. Beyond the bungalow a broad concrete drive leads to a pair of metal gates giving access to Brewham Brake Farm. Until 1999 this was a pig farm housing more than 150 sows, and behind the gates are the former farm buildings, now falling into dereliction and some having been recently replaced with a new timber building. Because the gates seem to be permanently locked it is not possible to get a good view of the farmhouse which stands to the west of these buildings and to the south of Kingsettle bungalow. However, it is known to be a two-storey rendered building with natural stone quoins and slate roofing. It is now part of the Stavordale Estate which refurbished it a decade or more ago.



Hilcombe Farm is a brick four-bay two-storey house with a tiled roof, brick porch and small lean-to on its right-hand end. A drive to the right of the house leads to a yard at the back where there is a rendered two-storey extension and some agricultural buildings.

The road narrows and bends before a short dip where a private drive on the left leads down to Holland Farm at the end of Street Lane, giving panoramic views across the valley. Then it steepens again and twists its way to the top of the hill. Midway up on the left is Hilcombe Farm (*see left*). The garden area between the road and the house appears to be used as an extension to the paddock at the left of the building.

In a clearing in the woods on the right at the top of the hill stands Alfred's Tower (*pictured on page 40*), built for Henry Hoare of the Stourhead Estate and completed in 1772. This Grade I Listed Building stands 160 feet high, so the top is over 1,000 feet above sea level, and has a triangular form with a round tower at each corner. Two towers are empty; the third contains 221 steps and is topped by a turret. The walls are of red bricks – around a million of them – that were made locally, and the stone at the top is thought to have come from the quarries at Chilmark. The walls are approximately 2ft 9ins thick, and the girth of the tower measures 168ft. In 1901 the tower was repaired and repointed and a new lead roof was added. A plane crashed and smashed the turret in 1944, and repairs were not completed until 1986. Alfred's Tower is now a National Trust property, open to visitors during the season.

9. Into central South Brewham

HARDWAY TO CHARCROFT FARM

BYOND THE JUNCTION with Hardway and Kingsettle Hill is a gated driveway on the left up to Fisherton Cottage. The original access was from a pedestrian gate on Hardway to what is now the rear of the house. The house was built as a small 'one up one down' cottage in the 18th century and subsequently extended on the right side and more recently on the left. The house, built of local stone with a slate roof, has three chimneys and dormer windows at the front, and is Grade II Listed. There is also a separate stable block, and gardens to the front and rear of the cottage. Next door, hidden from the road down a pillared driveway is Hardway House, formerly the parish rectory. This substantial two-storey property dates from around 1703, has been extended over the years and is Grade II Listed. It is built of stone with a tiled roof incorporating a fish scale pattern along its lower edge, and has four chimneys. The rear of the house just visible from the Hardway is protected by a high stone wall and pedestrian gate. The property includes numerous outbuildings, a garden with a large pond mostly to the front of the house, and a field across the Hardway opposite the Bull.

The next house on the left is Inglenook Cottage, built in the 19th century from local stone with decorative brickwork around the windows, and a slate roof. The two storey building was originally two semi-detached farm workers' cottages for nearby Cards Farm, but has recently been converted into a single house. There is a modern white conservatory on the right side of the house, and a brick outbuilding behind. The garden runs along the road, either side of the house. Around the corner behind a high stone wall is Cards Farm (*pictured on page 4*), one of the oldest houses in the parish. The date it was built, 1605, is carved onto a plaque on the front of this Grade II Listed stone farmhouse. The house has three storeys, three gables, two chimneys, and stone mullion windows with leaded lights. There is a large garden to the rear, and a farmyard and buildings associated with the 300-acre mixed farm at the front of the house.



Access to Hookgate Cottage from the road leads to a large turning area in front of a natural stone double garage, its roof being level with and in front of the ground floor of the house. Access to the house is through what appears to be a two-storey timber-clad building to the right of the garage, but viewed from further up the road it is clear that it is mainly a single-storey T-shaped flat-roofed structure, the right-hand part being the top of the T. Above the foot of the tail of the T is a second storey 'box' which on its left side extends out from the floor below. The entire building is timber-clad with very large windows.

CHARCROFT FARM TO THE VILLAGE HALL

Charcroft Farm is a Grade II Listed Building thought to date from the late 18th century.



The road now rises gently for about 250 yards to the next building on the left, Hookgate Cottage (*see left*) which was built in 2012/13 to replace a farm cottage that stood on the site. The new building has been erected further back from the road than its predecessor and takes advantage of the upward slope into which it has been built. Extensive planting has been undertaken to the left of the garage and house and in the field to the right of the property.

A few yards up the road, on the opposite side, is Hookgate Farm, a Grade II Listed Building which started its life as a stone barn but was converted into a farmhouse in the 1880s by the owners of the Stourhead Estate after an earlier farmhouse was destroyed by fire.

The entrance from the road between two stone gateposts leads into the former farmyard with the single-storey cowstalls on the right, built of stone with red brick ornamentation and a red clay-tiled roof. These were converted into a separate dwelling around 1990 but are now an annex to the main house. On the left, backing on to the road, is an old stone stable block. The farmhouse itself faces on to the yard, but this is actually the back of the house; its front faces east across a garden and fields. The original stone three-bay building was two-storey but it has been greatly enlarged by successive owners who have added one- and two-storey extensions at both ends and along part of the north side of the yard, and erected new stone boundary walls at the roadside.

Beyond the farm the road straightens out and after a short level stretch it bears sharp left at a junction with Shave Lane on the right. This lane runs for around 500 yards to Shave Farm, a Grade II Listed Building thought to date from the 17th century. The two-storey stone farmhouse faces west across a small walled garden and a parking area at the end of the lane. An unusual feature is an external staircase on the rear elevation that is still in use. Single-storey outbuildings on the left are now used as artists' studios, as are two nearby timber buildings. The farmhouse has been extended at the back, where there are vegetable gardens, a pond, a small array of ground-mounted solar panels and a further outbuilding.

After the Shave Lane junction the road heads straight to the start of Brewham's 30mph speed limit. On the right, Charcroft Farm is a large Georgian farmhouse, built of stone which has been rendered and painted white. It sits back by about 15 feet from an old stone wall which encircles the front garden and has a wrought iron gate leading up to the front door. All the Grade II Listed property is diagonal to the road at this point and opposite a fenced-in duck pond. The building itself is L-shaped which seems to have been created by adding a two-storey extension to the left of the main building that nearly abuts the road, and a smaller modern single-storey addition at the other end. It is a working farm, therefore a number of large farm buildings are to the side and behind the farmhouse. The house has to its right a small gravelled car parking area accessed over a cattle grid. Directly the other side of the house, separated by a wooden gated entrance to the farm yard, is a single-storey bungalow which once was a cow shed. It is also L-shaped and also painted white with a small garden enclosed by a large hedge. This has its own separate entrance via a small iron gate in the garden to the left of the building. This is Charcroft Farm Bungalow.

1-4 Tower View, former local authority houses built in the 1920s, and 1-2 Church Close, built as cottages for the workers at Charcroft Farm, all have front drives with car parking space and gardens, with varying different types of gates and access to rear gardens. The first two pairs of houses are similar and appear to be brick and rendered or partly-rendered with A-shaped gable ends facing the road. The porches are open but covered with a tiled roof half way up the house.



Gordon's Cottage, a stone Grade II Listed Building, rendered and painted cream, could possibly be as old as late-15th century. It has one stone-and-brick chimney and one brick chimney, a roman tiled roof, a stone and glass enclosed front porch, and a two-storey extension at the back built around 2000 to match the original building. This cottage is set back from the road by about 18 feet and has a medium height brick wall and hedge facing the road with an old red post box in the hedge.



Immediately after the hedge is another farm entrance and then still on the right of the road is Chargrove House, a family-sized house built of reconstituted stone in the early 1970s. It is set back from the road by approximately 25 feet with a cattle grid at the entrance. The house has a square garden to the front and a smaller garden at the left side with a breeze block wall and wooden fence running along the front of the garden. A separate single-storey garage is to the right of the property with an iron gate between the house and garage giving access to the rear garden.

On the left at the top of Charcroft Hill, opposite Charcroft Farm, is the duck pond with a timber birdhouse at the right-hand end. Although not erected until the mid-1970s it is Grade II Listed – when the Department for the Environment surveyors came through Brewham in 1984 they clearly thought it had been there a lot longer as they were looking principally for buildings erected before 1840. Next is a cattle-collecting yard with a wooden granary on staddlestones on the right. This, too, is Grade II Listed

and rightly so. Beyond the next field are three pairs of semi-detached, two-storey houses set back from the road by about 35-40 feet (*see left*). Three have had garages added, either onto the side of the house or set back from the house, and all have a large area of grass in the front of the garden which is registered common land. The third pair are of a different design, still brick but rendered white with tiled porches that are enclosed on three sides. A separate entrance facing the road on the side of each house is to a one-storey addition with a tiled roof. Number 1 has a large hedge in the front garden and Number 2 has an open wooden slatted fence. Both have car parking space in front of the house as well as the long driveway.

Opposite, after an area of common ground with trees and hedges is Hylands, a family-sized house probably dating from the 1970s and built of reconstituted stone. Its squat L-shape results from an extension in the early 2000s. It has a small garden to one side which is enclosed by a mixture of hedge and solid fencing and this continues in the front and to the left-hand side where there is a large parking area and a free standing one-storey, large, breeze block garage with metal doors. The house has a front door facing the road. Next on the right hand side after a small piece of common ground is Hillcrest, a bungalow of indeterminate age which is rendered white and set back from the road with substantial hedges and trees around it and parking spaces in front. It has a glazed entrance porch on the left-hand end, separating the dwelling from a large wooden garage/shed, and a glass conservatory on its right-hand end. It has a substantial back garden.

As Charcroft Hill bends to the right and downhill, there is another small triangular piece of common ground behind which is Jackdaw Cottage, a chalet bungalow set back from the road up a tarmac drive. Built of reconstituted stone in 1990 or thereabouts, it has steps to the front door to the right of the building and a long thin garden in front with flower beds either side of the drive. A single-storey stone garage adjoining the bungalow is on the left with a wrought iron gate to allow access to the fenced garden at the rear. A solid wooden fence runs down the left-hand side of the property dividing it from the cottage next door, Gordon's Cottage (*see left*). A gravel driveway is on the left of the property and a large, Ionic hedge continues the garden of the property as the road goes down the hill.



Woodlands is built entirely of wood and painted black and was photographed soon after it was built in 1926. The verandah has since been encased. The entrance is on the left-hand side facing the farm track which has large trees and a hedge along its left-hand side. It is also accessed by a gravel path from the road through the front garden and parking area.

Jasmine Cottage is built of grey stone and tiled with grey slate and has two chimneys, one at each end of the house. It faces the road from which it is set back by about 10 feet, with a low stone wall around the front and right-hand side of the garden. An iron gate in the front wall leads to a porch of stone, timber and glass with an A-framed roof. The property has single-storey lean-to buildings on each end and a newer detached garage on the right.



On the right, beyond Church Close, several large trees and hedging conceal a stone bungalow set well back from the road behind a piece of common ground and the hedge. This is Chestnut Cottage (*pictured on page 35*), built around 1970 and originally named Creech View. At the entrance are two stone pillars and a cattle grid with a drive leading to a big garden at the front of the property which is sideways-on to the road. It is encircled by hedges and is separated from its neighbour by a track leading to fields. The next bungalow is Woodlands (*see left*), then a pair of two-storey semi-detached cottages built of local stone, probably in the late 18th century. These, too, are sideways-on to the road and each entrance is reached by a gravel path. Both have small gardens, with Charcroft Cottage having a half stone/half pvc modern conservatory built onto the side of the house facing the road. St John's Cottage is close to the fields behind.

Then come three modern family houses built of reconstituted stone with tiled roofs. The first is Charcroft House, built in the garden of the adjacent cottages in the late 1990s and separated from its neighbours by a slatted solid wooden fence. It faces the road but is set back by about 20 feet with an entrance drive sloping steeply down alongside a garden on the left to the front of the house where there is a parking area, stone steps to the front door and an integral garage. A large pine tree stands prominently at the top right of the drive. The next house, Northview, is of different design and set further back from the road than Charcroft House on its left and Taloris Lodge on its right. It was built in the early 2000s in the garden of the third house with which it shares a steep drive from which stone steps lead up to the front door of Taloris Lodge which faces onto the drive at the side of the house. This property has a open slatted fence on two sides and a large garden, mainly grassed, at the front and right-hand side that slopes downwards and to the back garden. The house is unusual in that it has several different levels as part of it is built into the hill.

Next is Jasmine Cottage (*see left*), a Grade II Listed Building dating from around 1820. It is separated from its neighbour on the right by a tarmac farm track leading to a field and the back of the next property, School House, which was built for the teacher in the attached village school, now the Village Hall. Constructed of grey stone with a tiled roof, School House is the left-hand part of the building and has two storeys with dormer windows to the upstairs rooms. A low stone wall encases the front and left-hand side of the house and steps bisect the garden to the front door. To the left of the property is a detached wooden garage and a gate leading to a large back garden, at the far right-hand side of which is an iron gate leading into the churchyard near the church porch. The large gable end of the adjoining Village Hall faces the road. The paved area at the front, side and rear has a continuation of the low stone wall round School House, and a large wooden front door matching that at School House leads into the hall. A small open bell tower on the roof still has the bell hanging in it.



The village school and house were completed in 1861 and are now a Grade II Listed Building.

THE VILLAGE HALL TO THE BOTTOM OF TILE HILL



This is the only known photograph of the thatched cottage that, until around 1940, stood in front of the churchyard. Access to the church was through a gate behind School House. After the cottage was demolished a path was laid from the church door to the road and iron gates were erected at the new entrance.



Hillside House is a large stone-built house with tiled roof dating from 1999. It has a cattle grid across the front of the drive with stone walls to the left and right. On the left is a garage with a greenhouse separate from the house. A stone, arched porch with a few steps is at the front, with more steps and gate leading to a rear garden on the left of the house.

The parish church of St John the Baptist stands next to the Village Hall. A church has stood on this site since the 12th century and much of the present building dates from the late 15th century. The south aisle was added in the early 19th century and the entire building was extensively restored later in the same century. It is set back from the road and fronted by the graveyard which was closed for burials in the 1960s and is now maintained by the parish council as a 'living churchyard' for wildlife. Two of the chest tombs in the churchyard are Listed Monuments and two of the yew trees have Tree Preservation Orders on them. To the right of the path is a non-denominational burial ground established by public subscription in 1906 and containing the parish's war memorial. The churchyard is separated from the road by post-and-rail fencing on a low stone wall. At this point the road widens and since the 1960s has provided car parking space for users of the Village Hall and the church. Here is located Brewham's only street light.

Below the church are two large detached houses, Lancastria and Tregaron (*pictured on page 1, centre*), both built in the 1970s of reconstituted stone with concrete-tiled roofs. The plots are large, providing each house with a driveway, parking area, garage and sizeable garden, separated from the road by low stone walling. Next, and built in 2010 of the same materials, is Plough View. This is a bungalow on a narrower plot but one which stretches back beyond those of the neighbouring properties. It is set further back from the road, behind a parking and turning area, a wooden fence and a small garden, and stands sideways-on to the road with the front door facing up the hill. Just before the bottom of the hill is a vacant patch of land that was once the car park of the Plough Inn. On it until sometime in the 1940s stood two cottages.

Opposite the Village Hall on the right-hand side of Charcroft Hill, is Oak Meadow. This house is set back from the road about 12 feet and has a short tarmac driveway with a five-bar wooden gate. The house is unusual as it is built into the hill on the right so it is two-storey on the left and single storey on the right. It is constructed of reconstituted stone and dates from the early 1990s. A small garden is in the front and a wooden gate leads to a garden at the rear. This house is separated from its neighbour by an open wooden fence. Highfield House is a large family house built in the late 1990s of reconstituted stone with a tiled roof. A short gravel driveway provides parking spaces in front of a double garage with wooden doors at the right of the house. A small lawn lies between the house and the low stone wall and hedge at the roadside. Next is Hillside House (*see left*).

Next are three bungalows set back from and above the road, with long driveways that rise steeply. The first is Scotts Retreat, a single-storey dwelling built of reconstituted stone with a garage on the right. At the front is a covered open porch and a stone wall facing the road; at the right-hand side an enclosed porch to the kitchen faces across the drive to the garage. The gardens are to the front and rear of the property. The Laurels is similar to its neighbour, with a driveway and separate garage to the right of the property. The front garden is tiered and facing the road. Friarmere, the last of these bungalows, is on a narrower plot and is smaller and not so high up as the previous two. The front garden is behind a hedge with a separate one-storey garage to the right and facing the road.

At the foot of Charcroft Hill where the road bears left is a turning to the

right, Street Lane, and on the right at the turning is an old cattle-drinking place made of stone where a tributary of the Brue runs under Street Lane from Charcroft Hill. This is Grade II Listed and is described in the listing as a washing place. Attached to this is Bridge Cottage (*pictured on page 7*), also Grade II Listed, part or all of which is recorded as being a 'new erected cottage' in an indenture dated 26th February 1763 although the datestone above the front door states 1811. Perhaps this was when the cottage was altered, extended or rebuilt. It is a stone-built, two-storey, one-room wide building, set at an angle as the road bends left and then sharp right and crosses the River Brue. On the right-hand end of Bridge Cottage old stone steps rise from the road, over the washing place, to what was once an entrance to the first floor. This has long been sealed over but in the early 20th century it was a storeroom for the blacksmith's business on Street Lane (*pictured on page 32*). The right-hand end of Bridge Cottage comprises the garage with the former storeroom above, then a low stone wall encircles most of the rest of the property and garden which is at the front and left-hand side. There is a small modern stone addition to the house on the left which is single storey and tiled.



Built of reconstituted stone under a slate roof, with red-brick quoins and decoration round the windows and doors, Valley House fills the width of the narrow plot and is fronted with a gravelled parking area and shrubs. The front door is in the centre, and to the right is what appears to be an integral garage with timber doors but is actually a drive-through access to the parking area, garden, outbuildings and paddock at the back of the house. On the right is the former village shop, pictured below as it was in the early 20th century.



Opposite Bridge Cottage is the former Plough Inn which closed in 2000. It was formerly called the Plough and Horses and was a beerhouse as long ago as 1775. Built of stone with pantile roofing, it is two-storey with the left-hand end of the ground floor being the public house and the right-hand part being mainly the landlord's living quarters. Hence there are two front doors. An extension at the left end of the building was erected in the mid-1970s to provide a skittle alley and toilets, and the entrance porch at the public front door was added in the mid-1980s. Both are of materials to match the main building. To the left a flight of steps gives access to the former car park. A stone wall extending the length of the frontage, with a narrow pathway behind, separates the building from the

road. For many years the room to the right of the landlord's front door served as a sweet shop. At the right is a single-storey, windowless stone extension with the roof sloping away from the building, then a narrow gated entrance to a parking area, sheds and a small garden area which rises very steeply up the hill. Beyond this entrance a paddock belonging to the pub was developed in the early 2000s with the erection of a two-storey dwelling, Valley House (*see left*). A single-storey extension has recently been added to the back, opening on to a patio. Beyond the back garden the paddock extends alongside the river as far as the back of the church high on the hillside above.

The road now bends sharp right and on the bend is a surfaced entrance to the former bakery and associated outbuildings behind The Stores, which housed the village shop until 1998. This two-storey stone building appears to be mid-19th century and has red-brick quoins and decorations and a slate roof with chimneys at each end. It faces across the road to the river and has a concrete parking area along the entire frontage. The right-hand end of the building abuts the river which passes beneath the road here with stone parapets on both sides of the bridge. A post box is built into the right-hand parapet. Abutting the river on the left beyond the bridge is the Baptist Chapel which, like The Stores, is of stone with red-brick decoration and was built in 1869. Across the frontage there are metal railings set into a low stone wall, with a central gate giving access to the chapel door.

Immediately beyond the chapel is a layby and the entrance drive to Bridge Farm (*pictured on the front cover*), a four-bay two-storey stone house with three chimneys probably dating from the late 17th century. It stands at an angle to the road behind a stone wall and lawned garden with a brick porch to the front door in the third bay from the left. The drive runs up the left-hand end of the house to the side door and outbuildings including a garage, with a cultivated garden area on the left. At the right-hand end of the house the road bears sharp left, with the farm's agricultural buildings on the left behind a concrete parking area. Although no longer in dairying, this is still a working farm.



Mill House and the Brewham Mill as they were around 1900, pictured in this very faded sepia print.

Opposite Bridge Farm, post and rail fencing separates the road from the river bank as far as a derelict ivy-covered barn facing the road's left turn. This was part of the complex of buildings associated with the mill that stood here from the 11th century and was rebuilt in the early 17th century. It remained in use until the 1920s and although Mill House still stands, the other mill buildings have long been demolished. Mill House faces the gable end of Bridge Farm and is another four-bay two-storey stone house again probably dating from the 17th century. It has been much altered and

enlarged down the years, mainly in natural stone, and now has a two-storey extension at the back, a small single-storey extension on the left-hand end and a larger single-storey extension at the right which replaced some former mill buildings. The drive alongside the right extension provides access to a parking area by the river and two garages beneath the extension. The main garden area is to the left of the house and at a higher level than the road. This is fronted by a stone wall and a parking layby.

At the left-hand end of the garden is a wide driveway serving two properties, one of which – Mill Farm – is located behind Mill House and cannot be seen from the road. The drive bends to the right and drops down towards the river and the front of the house which faces east up the valley. Of indeterminate age, possibly 17th or early 18th century, it is a substantial L-shaped two-storey stone house with a single-storey extension on the south side and a large garden and conservatory at the back. Before the flood alleviation scheme of 1988 the house was susceptible to flooding, and in the early 1970s it was severely damaged by fire, so it has seen substantial renovations down the years, and after having been vacant for about two years it is currently being renovated again.

Until the 1960s when it was a working farm the fields to the north and north-east of Mill Farm were filled with agricultural buildings and a nissen hut. Now they are occupied by two modern rectangular bungalows dating from the 1980s and built of reconstituted stone with tiled roofs. The first, Acorns (*pictured on page 5*), shares the driveway to Mill Farm and faces on to it so its gable end faces the road. The second, Hoofprints, is approached by a long track that runs behind Acorns, bends right and slopes down to the bungalow which has been extended in recent years. The front faces south on to a parking area, yard and stables. These are the last buildings before Tile Hill rises out of the valley to North Brewham.

10. Street Lane



The photo shows the Smithy in the early 1900s. Now a Grade II Listed Building, it is fronted by a low wall topped with slender metal railings. A gate in the centre gives access to a narrow front garden. Joining the washing place and the cottage is a single-storey garage which was formerly a blacksmith's shop containing two forges.

ON THE LEFT of Street Lane, next to the washing place and steps already described, is The Old Smithy (see left), a two-storey stone cottage with a chimney at each end, built in the 1730s if not earlier. Attached to the right of the cottage is a stone barn, in front of which once stood a shed that housed a carpenter's workshop. Abutting this barn is another stone barn, not so high and built slightly closer to the road, which is part of the neighbouring property, Street Farm. Access to the gravelled yard, flanked by stone gateposts, is between this barn and a further stone barn, and a block of rendered stables lines the far side of the yard. The house, to the right of the yard, is thought to be the oldest in South Brewham village with parts dating from the early 17th

century, and is Grade II Listed. Built of stone with a red tiled roof, it is roughly L-shaped with the foot of the L protruding towards the road at the right-hand end. This part is three-storey with a dormer window in the roof, while the rest is two-storey. At the roadside there is a low stone wall topped with metal railings, and a metal gate with stone gateposts giving access to a small front garden.

Immediately beyond Street Farm is Street Cottage, thought to date from the 1850s. This two-storey stone cottage was originally built as a pair of dwellings and named Glen Vue Cottages, but was rebuilt in the late 1970s following a fire. In recent years it has seen further renovations and now has a log store built onto the left hand wall, a timber-framed open porch at the front door in the centre of the cottage, a stone single-storey extension on the right-hand end and beyond it a wide drive leading to a double garage. Like the neighbouring properties it is fronted by a low wall with metal railings and stone gateposts, and a narrow garden area.



Lavender Bank has two storeys, with a lower wing containing a double garage projecting towards the road. Access from the road is on to a parking and turning area in front of the main part of the house. Both the left- and right-hand sides of the curtilage have high hedges with trees, and the stone wall at the front is backed by planting.

Next, in a narrow plot that was formerly a small paddock belonging to the property on its right, is a house built in 2010 of natural stone with timber cladding and called Lavender Bank (see left).

The property on its right is Vilmoray Lodge, a T-shaped bungalow erected around 20 years ago. A gently-sloping drive at the right-hand end of the site leads from the road up to the property with, on the left, the leg of the T with an integral single garage, and ahead a part of the T's crossbar where a small porch protects the main entrance. The entire building is of natural rubble stone with clay tiles on the roof. A small garden is to the left of the drive and the bungalow. On the right, behind a hedgerow, is another

but much smaller bungalow named Acorn Cottage. This is a conversion undertaken about 15 years ago of a rectangular stone barn which faces the top of a steeper slope from the road where the high hedge and trees shield it from view. To the right of the building is a timber block of former stables which appear to be disused.

On the right at the start of Street Lane, opposite the washing place, is Chants, a two-storey stone cottage with a clay pantile roof (pictured on



Lilac Cottage probably dates from the early 1800s. The two-storey stone building was originally two dwellings and when this photo was taken around 1900 one of them was the Post Office. It stands behind a low stone wall and a narrow strip of garden, with the front door towards the left-hand end of the building. It has a two-storey extension at the back but, like its neighbour's, it cannot be seen from the road.



Erected in the early 1990s, Ashfield House is a two-storey stone-built house facing west with an attached stone double garage on the left projecting towards the road. A high hedge borders the road frontage and vehicular access is through double wooden gates, with a small gate for pedestrians to the left and steps up to the entrance door. The west elevation has a dormer window.

page 5). Built by the Stourhead Estate sometime in the first half of the 19th century as two workers' cottages but converted into one probably in the inter-war years, the right-hand cottage originally stood slightly higher than its neighbour. The present continuous ridge height dates from the 1950s when the property was re-roofed, and it retains its chimneys at each end of the roof. The property stands almost on the roadside with steps up to the front door. At the right-hand end a gate leads to the back garden, and to the left is a lean-to single-width tandem garage. A single-storey extension at the back of the property cannot be seen from the road. Next door, separated by a gravelled parking area backed by a high stone wall, is Lilac Cottage (see left). Beaumont Cottage is the next property. This

two-storey stone cottage, thought to date from the late 19th century, stands back from the road and has a gravelled parking and turning area on its right in front of an attached single garage. In the mid-1990s the cottage underwent substantial alterations including the addition of a two-storey extension. From the left of the gravelled forecourt the garden stretches round the left-hand end of the cottage to the back, with stone walls and hedging at the roadside. Beyond its curtilage is an access to a field opposite Street Farm. The final property on this stretch of Street Lane is Ashfield House (see left), opposite Vilmoray Lodge.

The road now narrows and rises between high hedges to the top of the slope where a footpath diverges on the right towards Kingsettle Hill, affording fine views of Alfred's Tower. The road bends to the left before dropping gently to cross a tributary of the River Brue and rising again round right- and left-hand bends to Swanton Farm on the left. A broad drive leads through double gates into the yard of this recently-established smallholding. On the left is a single-storey timber mobile home with a small veranda at the front; on the right are a large modern barn and associated agricultural items. The mobile home has temporary planning permission until 2016. Behind the high hedge on the opposite side of the road is an agricultural worker's bungalow, Lower Brook, erected in the early 1990s. This mainly rectangular building is built of reconstituted stone and lies parallel to the hedge. Access is from a track just beyond the bungalow, with a parking area on the right. The track continues behind the bungalow and across the Brue tributary to Brook Farm which was built in the early 1980s. This two-storey house of reconstituted stone has a large parking area to the front, which faces east. The property cannot be seen from the road. Beyond the drive a collection of agricultural barns and buildings line the road, with a separate vehicular entrance, then a track diverges northwards on the left.

At this point the road turns right, drops down a short slope and bends to the left to Haven Farm. This old stone two-storey farmhouse, probably dating from the early 19th century, was devastated by fire around 1983 and was subsequently rebuilt, altered and extended in stone to match the original. It is now rectangular alongside the road with a wing at the back, with a clay tile roof replacing the former thatch. The road bends to the left at the end of the house, where a gravel drive gives access through a wide gate to the yard at the back of the property. To the left is a garden area and steps down to a door in the side of the wing. To the right some former stone agricultural buildings provide a garage and storage. Ahead a small stone cowstall was converted into a holiday cottage in the late 1980s.



Built of local stone, probably in the early 19th century, the original Holland Farm is a large two-storey house that has very recently been extensively remodelled, landscaped and renamed Holland Farm Cottage.

Beyond the gate the road bears right and rises gently to a long straight approach to Holland Farm. On entering the farm's first field there is, alongside the hedge on the left, a large barn built of rendered blockwork and timber, believed to be covered stables. The former farmhouse, now called Holland Farm Cottage (see left), stands at the far end of this field. To its right a track formerly sloped down into a large yard fringed on all sides by agricultural buildings, some of them old stone-built cowstalls and barns and others quite modern. Behind these, mainly at the eastern end of the yard, were more large modern barns. All were swept away in 2007 when work started on the construction of a new house on the site. The new Holland Farm occupies just the former yard on the left of the track, which has now been consolidated as a road and extended to Kingsettle Hill to provide a new private access to the house.

The main part of the house (pictured on page 1, bottom) stands at the east end of the former yard facing down the valley and is of three-storey stone construction. The single-storey wings on both sides taper towards the main house and incorporate elements of the original farm buildings. The space between has been landscaped as an outer and inner courtyard. To the right of the house a large gravelled parking area behind the hedge fronts the main garden, which extends round the back of the main house. On the right of the road, opposite the parking area, a gravelled drive leads to a recently-built L-shaped block built of stone with a clay tile roof. This provides five bays of garaging and storage space, three of them open-fronted. Four bays face the road and have rooms with dormer windows in the roof space, and one bay is in the foot of the L at the right-hand end of the building. Attached to this is an outside staircase giving access to a door to the rooms in the roof space. This brings us to the end of our survey of the buildings of Brewham.

11. Comments and consultation

After Hardway ceased to be the main road from London to the south-west, the Bull Inn remained an important calling point for travellers and tradesmen. This photo dates from around 1900.



IT IS CLEAR from the surveys that Brewham's built environment in 2015 is in some respects very different from that of the mid-20th century, just as at that time it looked very different from a century earlier. Yet a Brewham resident of 1850 seeing the parish today would find it instantly recognisable. What we nowadays think of as the village of South Brewham was, in 1850, a cluster of cottages in the valley, built around the church, pub, shops, smithy, mill and a handful of small farms. North Brewham was six well-separated clusters of properties, each around one or more farms, the largest being centred on the road junction for South

Brewham and the others being around Colinshays, Jerrards Farm, Border, Forest Gate Farm and Brewham Lodge. The very few dwellings in North Brewham that were remote from a cluster were isolated farms. In contrast, much of Hardway was ribbon development, perhaps reflecting its early history of settlement on common land and the road's importance in the 17th century as the main route from London to the south-west. The few dwellings to the south and east of Hardway were isolated farms, probably first established as part of the Stourhead and the Earl of Ilchester's estates. These basic characteristics remain the same today despite the many changes that have accrued over the last 165 years. As well as dwellings, these changes include surfaced roads and the



In Brewham there is no consistency in architectural style, in age, in building materials and finishes or in the siting and landscaping of properties.

associated traffic signs, the railway that cuts through North Brewham, intrusive overhead cables for telephone and electricity services, and the large agricultural buildings that accommodate modern farm equipment and/or meet the latest requirements regarding environmental protection and livestock welfare. Nowadays there are fewer hedgerows in parts of the parish as many of the small fields have been combined to make larger ones, the once-many orchards have all but disappeared, and the elm trees that graced many of the hedges and fields have been lost to disease.

It is also clear from the surveys that throughout the parish there is no consistency in architectural style, in age, in building materials and finishes or in the siting and landscaping of properties, and many of them have been altered and/or extended over the years. Perhaps the only unifying feature is that almost all of them sit comfortably within the landscape and are subsidiary to it rather than imposing their presence upon it. In part this is thanks to the undulating topography of the river valley and its surrounds and the many hedges, trees and areas of woodland.

However, four common features emerge from the surveys. The first is that a significant majority of older dwellings in Brewham have been extended over the years, as have some of the newer dwellings. While this has undoubtedly improved many of the properties, it has also increased their resale value and has had the unintended consequence of reducing the stock of small properties at the cheaper end of the market. There are now very few 'affordable' starter homes in Brewham for young families, although it should be noted that a housing needs survey undertaken for the parish council in 2011 found only two households in housing need.

The second is that, excluding barn conversions, there are 25 bungalows in the parish, of which at least 22 have been built since the end of World War II. In the same period 28 new houses of two or more storeys have been built, so bungalows comprise around 45% of post-war housing development in Brewham. Although bungalows can be less conspicuous than houses in the landscape, they constitute a 'land-hungry' form of development – and demand for development land is increasing. However, single-storey homes are liked by people as they grow older and frailer, and they help to maintain a broad age range within the community.



Almost half of the dwellings built in Brewham since World War II have been bungalows.

Thirdly, every dwelling appears to have off-road parking and/or garaging for motor vehicles. While this minimises the number of vehicles parked on the road, it encourages drivers to pass through at speeds that are often dangerously fast. Traffic speed was a concern raised by many respondents in the parish plan consultation, and the 30mph restriction in part of the parish has had only a limited effect because of the difficulties of policing it. From some properties the vehicular access on to the road has restricted visibility, made more dangerous by the speed of passing traffic. And every new property added to the housing stock also adds to the number of vehicles on the local roads.

Finally, although Brewham has no pavements and only one street light, as befits its rural nature, there are signs of creeping 'suburbanisation' through the overuse of concrete, brick and alien synthetic materials and the introduction of such features as external lighting, satellite dishes and solar panels. It is especially noticeable in the treatment of property boundaries and driveways where trees and hedges of native species would be more appropriate for landscaping the properties.



Apart from farms and pubs the only employment land is a small site in North Brewham occupied by Bayford Haulage.

Also apparent from the surveys is that there are very few employment sites in Brewham. Although there are still at least 22 working farms and smallholdings in the parish these are no longer major employers of local labour, a consequence of mechanisation and the use of outside contractors. The two specialist retail outlets – The Flower Hut and Tower Guns – are one-person businesses which perhaps occasionally use minimal additional help. The Bull and Old Red Lion public houses provide part-time work for waiting and kitchen staff and cleaners but only one or two full-time jobs for chefs. The only other employment land is a small site in North Brewham occupied by Bayford Haulage which employs two or three full-time drivers. It also provides a vehicle base for Wessex Drain Services which also employs full-time drivers.

Hence many – probably the majority – of Brewham's working population have to find jobs outside the parish and travel by private transport to reach them, although some are self-employed and work at or from home. If high-speed broadband connectivity arrives it will make working at home or in our countryside a more viable option, and the Government wants local authorities to look favourably on plans to convert redundant agricultural buildings in the countryside into workplaces or homes. The surveys revealed several such buildings.

Since September 2009 when we embarked on producing a parish plan for Brewham the Government has enacted legislation, the Localism Act of 2011, which now enables towns and parishes to draw up Neighbourhood Plans or Neighbourhood Development Orders which can stipulate planning policies for the development and use of local land. But the process of preparing such a plan is lengthy, costly and tightly prescribed, including checks by the local planning authority to ensure it meets all the relevant legislation and regulations, an independent examination of the proposed plan and, if it passes the examination, a local referendum on its acceptability. At some time in the future the parish council might wish to go down this road, but for the present the most we can hope is that the findings contained in this design statement will influence the thinking of the parish council and the planning authority.

After much thought we decided to express them as eight comments that seemed to us to reflect the realities of Brewham's built environment and place them firmly within the context of both its natural environment and its social history. We felt these could be material considerations when planning decisions are being made, and asked local residents whether or not they agreed with them.

THE PUBLIC CONSULTATION

A questionnaire was delivered to approximately 180 homes in the parish, seeking responses to each comment on a scale of 'agree strongly / tend to agree / neither agree nor disagree / tend to disagree / disagree strongly', these being scored 2 points, 1pt, 0, -1pt, -2pts respectively so that the numbers agreeing or disagreeing and the overall strength of that view could be seen. The questionnaire also asked how many people in the household agreed with the responses, and which one of the comments they felt to be the most important.

45 questionnaires were returned – 20 by hand, 14 through the post and 11 electronically via the Brewham website – expressing the views of 84 residents. Thus the maximum possible score if everyone agreed strongly with a comment is 168 points. Seven respondents chose not to identify which one they felt to be the most important, so for this we have the views

of 77 residents. The views are not necessarily representative of the whole of Brewham's resident population but they provide insights into the feelings of those who were sufficiently moved to spend time thinking about and completing the questionnaire. They represent around 23% of the parish's adult population.



Most people agreed that any new buildings in Brewham should sit comfortably within the landscape and not impose their presence upon it.

Comment 1, 'any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials', gained a very high level of agreement, scoring 132 points and being the most important for no fewer than 33 respondents (43%). Nobody disagreed with it.

Comment 2, 'any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside', attracted disagreement from five respondents but nonetheless scored 114 points and was the most important for seven respondents (9%). One respondent felt it may be necessary to create a new cluster of buildings in South Brewham and/or permit expansion of one or more of the clusters in North Brewham to provide more suitable space for housing and local business development. 'We should not be rigid in keeping to the existing built boundaries,' he added.

Comment 3, 'because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should include design elements and materials which are sympathetic to the wider surroundings', scored 99 points but nobody felt it to be the most important. One respondent expressed concern that this could rule out good contemporary architecture, adding that what is important is good quality design – architecture that works, is pleasing to the eye and responds sensitively to its setting. A respondent who disagreed strongly with the comment felt that all should be built in natural stone with 'no more Hookgate Cottages', a view shared by another respondent who asked 'how was Hookgate Cottage ever allowed – it is an abomination'.

Comment 4, 'in order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership', proved to be the most contentious statement. It gained the lowest score – only 44 points – and attracted some degree of disagreement from 21 respondents (25%), yet for 11 respondents (14.5%) it was the most important of the eight comments. One agreed that the provision of modest starter homes for local people is an important and worthy goal but with the caveat of suitable siting, and another expressed concern at the loss of agriculturally-tied properties.

Comment 5, 'because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and

Trees and shrubs planted on property boundaries help modern houses to blend into Brewham's special landscape.



alien synthetic materials', achieved the third-highest score (122 points) but nobody felt it to be the most important. However, one respondent expressed concern about hedges on property boundaries being allowed to grow right out to the edge of the carriageway, creating a road safety hazard for pedestrians and scratching passing vehicles.

Comment 6, 'any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution', topped the scoring with 134 points and was the most important for 15 respondents (19.5%). Nobody disagreed with it, although one respondent felt that the absence of street lighting is dangerous. In contrast, another respondent expressed particular concern about 'unsightly agricultural buildings with garish lights at night'.



Of these two old stone barns at Batts Farm, the one on the left has been converted for office use, while the magnificently-restored 16th century tithe barn on the right, a Grade II Listed Building, is used for events including dances, banquets, receptions and exhibitions.

Comment 7, 'the use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic', scored 115 points, was the most important for 4 respondents (5%) and attracted disagreement from just two people.

Comment 8, 'although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves', attracted disagreement from seven respondents but nonetheless scored 119 points and was the most important for seven respondents

(9%). One who disagreed wrote that 'one man's eyesore may be another's safety line' and expressed concern about traffic speed outside his property. But another respondent disagreed that speed is the problem, stating that 'I believe the problem is the volume of traffic. The odd vehicle swishing through at 50 would go unnoticed.' In his view the 30mph speed limit past the Old Red Lion 'is just plain silly' and 'completely over the top'.

We have reviewed the eight comments in the light of the consultation responses and made some small changes to the wording of some of them before incorporating them in the design statement opposite.

Space on the questionnaire was provided for respondents to raise other matters of concern to them. In addition to the views already mentioned above, these include the lax enforcement of conditions attached to planning permissions and the unsightliness of overhead cables.

The questionnaire also invited respondents to provide some information about the suitability and energy-efficiency of their homes. Of the 44 properties about which we now have information, 34 are well insulated and 39 have double or triple glazing but only eight have solar voltaic panels, six have solar water heating and one has a heat pump. One property-owner is planning to improve the insulation and double-glazing and three are considering investing in other energy-efficiency measures.

One respondent commented that panels are totally unsuitable on a period property, although the need to obtain listed building consent provides some protection for buildings of special architectural or historic interest.

HAPPY WITH THE HOME?

For a handful of households their property does not meet all their needs – for three the house is too small, for one it is too large and for one it has a poor interior layout; for three the garden is too large and for two it is too small. Only three households plan to extend their properties.

12. Design aspirations for Brewham

THE REASON WE undertook our comprehensive look at Brewham's built environment was to identify which features of the streetscapes are good and should be safeguarded, which are less good and could be improved, and which are bad and should not be replicated in future developments. On the basis of our evidence we expressed these as eight comments, tested them through a consultation with local residents and found that a clear majority of those who responded agreed with them. So it is with confidence that we put them forward as a design statement to inform and guide anyone proposing to erect, extend or radically alter any building in the parish.

BREWHAM'S DESIGN STATEMENT

Any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials.

Any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside unless there is an overriding agricultural need.

Because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should include design elements and materials which are sympathetic to the wider surroundings and perhaps reflect the local vernacular tradition.

In order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership.

Because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and alien synthetic materials.

Any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution.

The use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic, noise or light pollution.

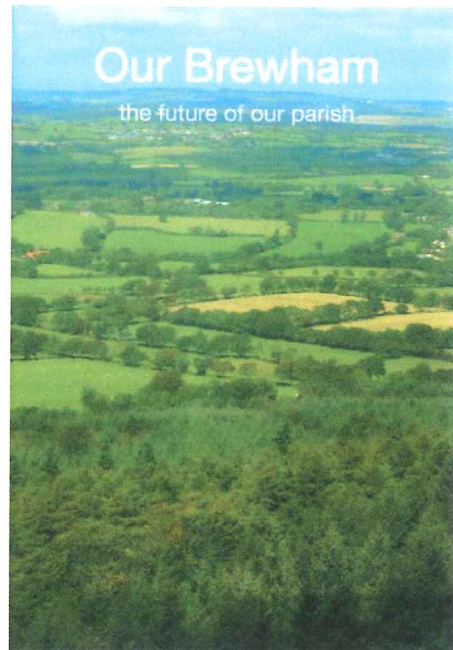
Although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves.

13. Acknowledgements



Brewham's best-known building,
Alfred's Tower.

'OUR BREWHAM' SUPPORT GROUP



COMPILATION OF THIS report would not have been possible without help from a number of people to whom we are most grateful.

Angela Green and Emma Isles-Buck helped us with the surveys of parts of North and South Brewham, and Noel Hutchinson provided us with a template of property features to look out for when undertaking the surveys. Countless Brewham residents provided us with information about the history and architecture of their properties, and 84 gave us their views via the questionnaire.

The archive photographs are from the albums of the Gulliford, George, Nye, Perry and Saxton families – all long-established Brewham names – and from Martin Smith at The Bull Inn and the late James Stokes.

A local resident who wishes to remain anonymous paid for the printing of the consultation questionnaire and this report, enabling us to publish this labour of love at no cost to the taxpayer.

However, responsibility for the content of the report and any errors of fact that it contains must rest with us, the 'Our Brewham' support group, an informal gathering of local residents established in 2010 to produce a parish plan.

To that end we undertook a wide consultation to get a clear picture of our community's views and aspirations and these provided the basis for a detailed report containing 12 aims and 30 actions which the parish council adopted in March 2011 as Brewham's parish plan.

Much has been achieved since then, including the establishment of the Brewham website, the formation of a highly-successful Wildlife Watch Club for young people, and the production of a Brewham landscape assessment which the council has adopted as an integral part of the plan. A progress report on all of the actions in the plan can be read on the website www.brewham.co.uk.

A gratifyingly large number of local residents are devoting their time and energy to making things happen, but much still remains to be done. And as the plan is now five years old the time is fast approaching when it will need to be reviewed and updated. If you would like to get involved – perhaps by joining the support group, or by contributing your expertise towards some specific actions, or by helping to start a new activity group – please have a chat with any member of the group, whose names and addresses appear on page 2. All offers of help will be much appreciated.

