

IDOVER DEMESNE FARM, DAUNTSEY, SN15 4JJ HERITAGE STATEMENT

AUGUST 2023 - Updated JANUARY 2025



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1.0 Introduction

This statement has been prepared by Wendy Tomlinson MSc PG Cert (Oxon) IHBC to accompany a planning and listed building application for the reinstatement of a grade II listed farmhouse following a catastrophic fire that occurred on May 31st 2023 destroying the interior of the building. Understanding the history of change to the site will help determine what can be reinstated and seek to identify the significance of what remains. Historic England advise that *There can be no absolute guidelines on the extent of restoration that may be required in the case of a major event. Each building needs to be considered on a case-by-case basis and the significance of what has been lost assessed.* [Insuring Historic Buildings and other Heritage Assets, Historic England, 2018]

1.1 Purpose of the report

The purpose of the assessment is to summarise the history and context of the site to understand the significance of the buildings impacted by proposals. This is a requirement of the National Planning Policy Framework, par. 194. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

This document is based on the guidelines and policies contained in Historic England's *Conservation Principles and Policies and Guidance* (formerly English Heritage), 2008, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. and Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) *The Setting of Heritage Assets* 2017.

1.2 Existing information & gaps in knowledge

This report is based on a visual inspection of the site at a distance and historic building analysis using desktop research that includes a review of various documentation, OS and other maps, the statutory list description, previous planning applications (Appendix C), supplemented by published and web accessible information. Archival research has been carried out using the Historic England Archive; Heritage Environment Records for the area; records and historic maps at the Wiltshire History Centre; and local history publications where available. The planning history of the site has been sought and is included in Appendix C. Selected planning policy documents are referred to in the text and quoted at length where relevant. A full list of resources consulted is included in Appendix B. A visual inspection of the site for this report was carried out on 1st August 2023, at which time scaffolding was being erected to support the front wall of the building. An internal inspection was not possible due to its unsafe structural condition and volume of burnt debris.

1.3 Site plan



Idover Demesne Farmhouse Contains OS data © Crown copyright and database right 2023 | © Historic England.

Fig. 1 Site Plan

2.0 Heritage planning policy

2.1 Designated heritage assets

A desktop study of the designated heritage assets within 100m of Demesne Farmhouse has identified one other designated heritage asset marked on the map below. The list entries as they appear on Historic England's website is given below.

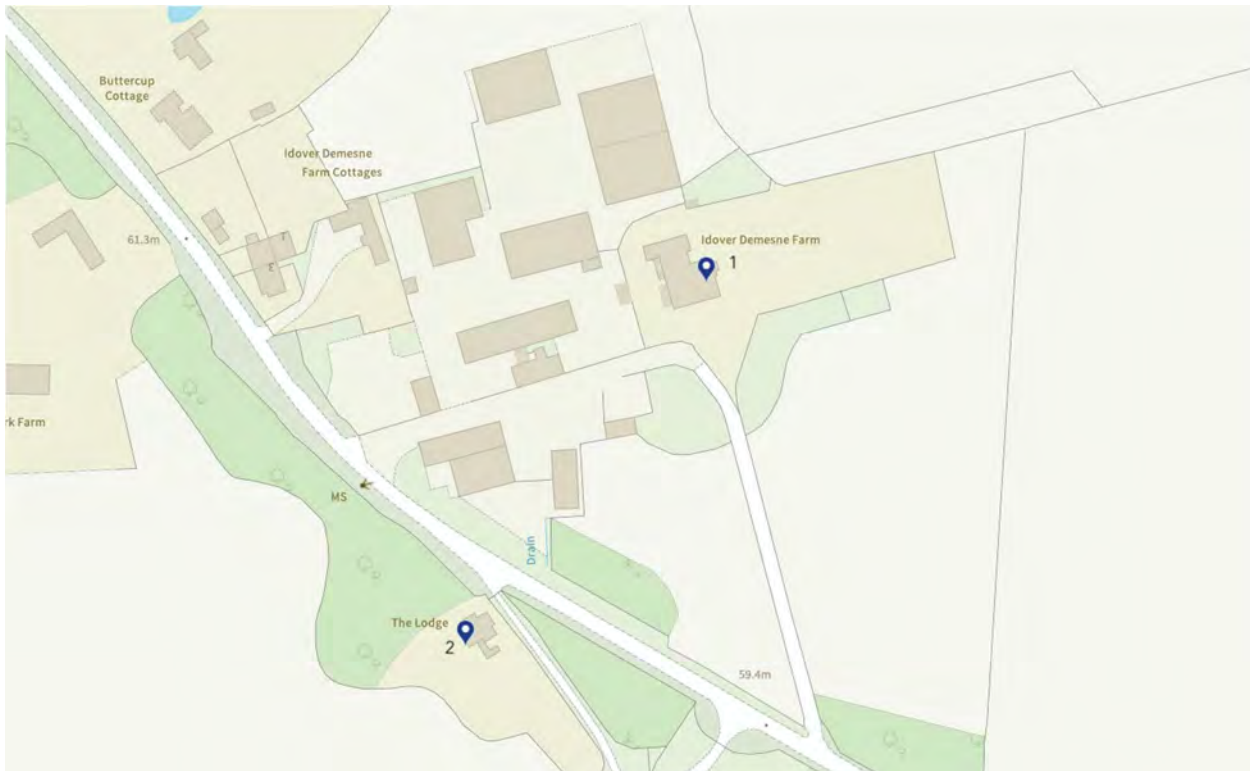


Fig.2 Designated heritage assets within 100M of Demesne Farmhouse Contains OS data © Crown copyright and database right 2023 | © Historic England.

	DESIGNATED HERITAGE ASSETS WITHIN 100M	
1	Idover Demesne Farm	Grade II
2	Dauntsey Park Lodge, Idovery Lane	Grade II

Grade: II

List Entry Number: 1363753

Date first listed: 25-Nov-1987

Statutory Address IDOVER DEMESNE FARMHOUSE, IDOVER LANE

DAUNTSEY IDOVER LANE ST 98 SE 3/198 Idovery Demesne Farmhouse II Farmhouse, early C19 remodelling of earlier building, roughcast with flush ashlar dressings, stone slate roof and end stacks. Two storeys. Three-window front range with thin ashlar angle strips and plain surrounds to openings. Tripartite 4:12:4-pane sashes each side, 12-pane sash to centre over door with overhead. Re-used studded oak plank door. Parallel rear range with outside stack on north end. Interior: front range has late C16 or C17 Tudor-arched fireplace with moulded shelf on scroll brackets. Rear range has mid C18 closed string stair.

Grade: II

List Entry Number: 1363762

Date first listed: 25-Nov-1987

Statutory Address: DAUNTSEY PARK LODGE, IDOVER LANE

DAUNTSEY IDOVER LANE ST 98 SE 3/199 Dauntsey Park Lodge II North lodge to Dauntsey House, mid C19, red brick with ashlar dressings stone slate roofs and 3-shaft ridge stack. Single storey, T-plan with decorative indented coping to shouldered gables, flush quoins, plinth and Tudor-style mullion windows. Matching north, south and east gables with apex quatrefoils over 2- light window with hoodmoulds. Small-paned iron casements. Attached to east gable, parallel to south wing is far-projecting porch, gabled to south with east side Tudor-arched door flanked by single lights. Single light with hood on south end. A very small court of matching outbuildings to south.

2.2 Planning policy context

National policies and guidance set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) and primary legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2) are relevant heritage considerations regarding proposed works to Idoer Demesne Farm. The NPPF (December 2024) places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development.

This assessment has been carried out to understand the significance of what remains after the recent fire and the impact of reinstatement proposals on the special interest of the listed building. The planning and design stage of the project has taken into consideration local planning policies and guidance as required. As stated in the Local Plan, the strategic objectives of the natural and historic environment policies are to ensure that the special character, identity, and quality of life of the district is conserved and enhanced for future generations.

Together local and national policies seek to conserve and/or enhance the special character, appearance, and distinctiveness of the historic environment in a manner appropriate to their historic character and significance. Policies developed to support these objectives were referred to in assessing the site, its' capacity for change and future proposals to support the reinstatement of a valued heritage asset.

3.0 Understanding

3.1 Site History

Idover is Celtic in origin and relates to a flowing stream of water, Brinkworth Brook was known as Idoer River in Anglo-Saxon charters and the word *Idover* is thought to be derived from the Middle Welsh *hydrfer* [A. Breeze, 'Idover and the Britons', *Wiltshire Archaeological & Natural History Magazine* v.101 (2008)].

Dauntsey parish developed from an estate granted to Malmesbury abbey in 850. The boundaries of that estate, recorded in the late C12 coincided with those of all but the northern part of the modern parish. The

lands of Idover and Smithcot in the north were held with Dauntsey manor from the C12 and C13 respectively, and later added to the parish.

Taxation assessments of the C14 and C16 show Dauntsey to have been one of the wealthiest parishes of Malmesbury hundred. Settlement in the parish was in scattered hamlets and farmsteads, several of which lie beside the Brinkworth to Christian Malford road. All the farms in the parish in the mid-C16 consisted of demesne or customary land of Dauntsey and Smithcot manors or of the rector's glebe. The demesne lands of the two manors were not then distinguished.

Open fields were inclosed from the mid-C17 and inclosure of common pastures in progress through to the early C18. A visitor c. 1740 reported that the whole parish was used for grazing, and in 1846 only 130 acres were arable. Cattle fattened at Dauntsey had a high reputation in the mid- C17 and in the early C18 Dauntsey cheese was said to rival that from Cheddar.

Dauntsey manor was among estates formerly owned by Sir John Danvers which were confiscated after the Restoration. In December 1654 Danvers was forced to release the manor and mansion of Dauntsey to Atkyns [Wiltshire History Centre Ref: 130/24]. In 1662 it was granted to James, Duke of York, and in 1685 he, as James II, settled it on Mary his queen. The Dauntsey Estate was re-formed by Letters Patent under the Great Seal dated the 12th day of January 1690 and was subject to a yearly Crown Rent of £300 subsequently reduced to £240 which still stood in 1913 when the estate was divided. In 1691 it was granted to Charles Mordaunt, Earl of Monmouth, who in 1697 became Earl of Peterborough. It passed down through the male line until Charles, Earl of Peterborough and of Monmouth (d. 1814) devised his estates to his niece Jane Bisset, later wife of Maurice Fenwick, an Irish Anglican priest and later Archdeacon of Raphoe, Derry. Jane (d. 1866) had by 1840 conveyed Dauntsey manor to her son Mordaunt Fenwick, who sold it in 1853 to C. W. Miles.

In 1877 C. W. Miles and E. P. W. Miles sold the estate to Sir Henry Meux, 2nd Baronet (d. 1883), the head of one of Britain's richest brewing dynasties, Meux's Brewery of London established by his father. Sir Henry was M.P. for Hertfordshire and by 1855 had begun to show signs of mental decline. Henceforward his business affairs were handled by trustees. In 1870 they bought an estate at East Overton, Wiltshire and from 1877 he was the owner of Dauntsey Park House. His son Henry Bruce Meux took over the running of the brewery in 1878. Sir Henry Bruce Meux, 3rd Baronet married Valerie Susan nee' Langdon in 1878.

Sir Henry died in 1900, without issue, ten years before she did. Valerie devised the manor to Ferdinand Marsham Townshend at her death in 1910. "The bequest to Mr. Ferdinand Marsham Townshend consists of £500 and all the real or personal property in Wiltshire. The Wiltshire property cost something like £1,000,000, but it was bought in the seventies, when agricultural land was high. Lady Meux sold a large part of it several years ago for about £300,000 but retained Dauntsey House and a good deal of the land. Accounts are mixed regarding the dispersal of the estate, Townshend sold off what was left of it in separate lots in 1913 and 1914 but it is clear from the Sale Catalogue for 1906 that Dauntsey House and many of the farms listed including Idover Demesne were intended for sale then.



Fig.3 Sale Catalogue for third portion of the Meux Estates 1906 Source: Wiltshire History Centre Ref: 106/3

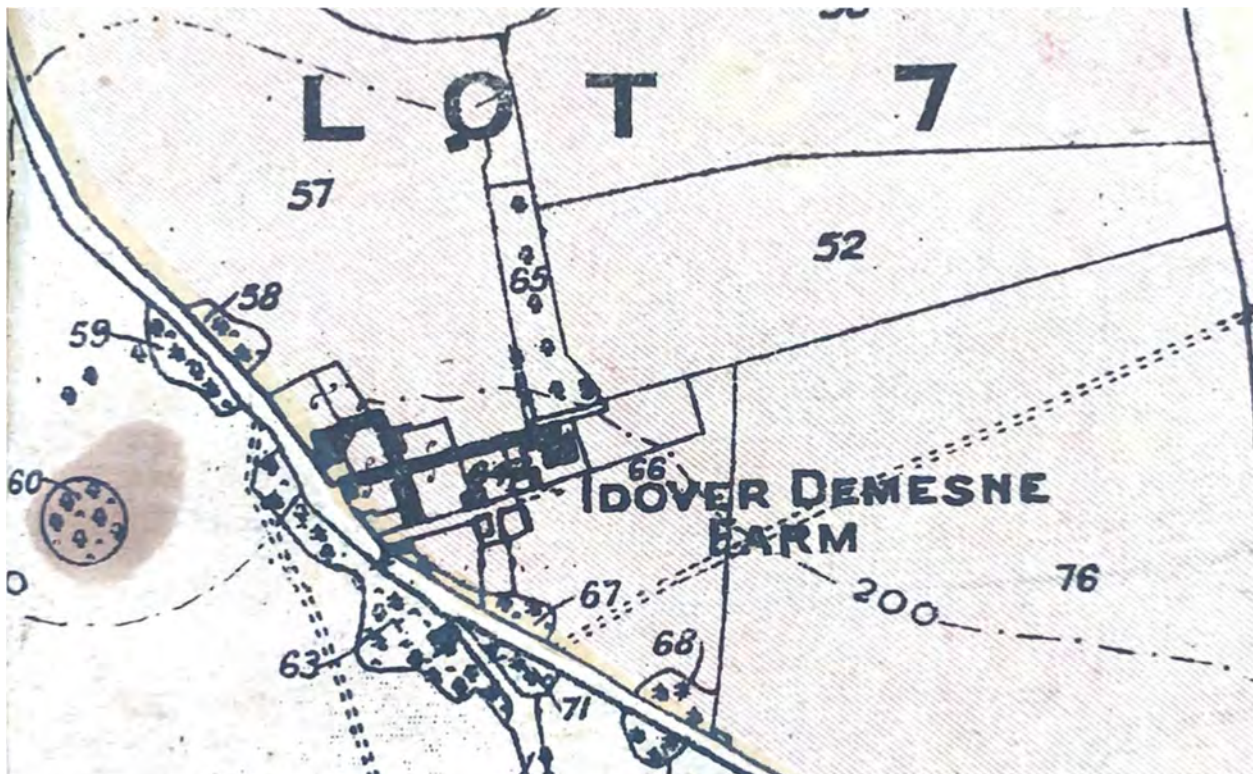


Fig.4 Map within sale catalogue for third portion of the Meux Estates 1906 Source: Wiltshire History Centre Ref: 1409/15/204

The sale consisting of over 100 cottages, 5,200 acres, Dauntsey House, several other residences and multiple farms was well-attended at Neeld Hall in Chippenham. The hall was 'filled with capitalists, solicitors, estate agents, and tenants, and for many of the lots there was keen competition' [Swindon Advertiser and N. Wiltshire Chronicle, July 1913]. Lot 7 Idover Demesne Farm, 'a valuable dairy farm, picturesque old manor farmhouse, excellent range of buildings, and three good cottages' was sold to Mr. E. F. Potter, Dauntsey for £4,750. Agreements and indemnities that affected the sold properties were formalised in November and

December of that year including stipulations affecting the water supply. Prior to the sale the auctioneer read out a scheme proposed by the vendor for an Estate Water Board to take over the supply of water from the Dauntsey Estate to whom the vendors would transfer reservoirs and other water easements in addition to improving water provision for existing tenants.

Idover Demesne Farm was previously known as Great Idover Farm. The first record of the farm is an advertisement in 1793 which describes 'A complete dwelling-house, with all convenient offices, has been ... within the last 12 months on the above farm' [Fig.5]. It is assumed that this is referring to a recently built farm house and suggests that the house was built in 1792. The second description of the site found is 1814, when Mr. John Mulcock, the leaseholder offered to sub-let 'Two very capital and highly desirable compact Grazing and Dairy Tithe-free FARMS'. Great Idover Farm consisted of 278 acres of 'uncommonly rich meadow and pasture, and 38 acres of arable land, with an excellent Farm House, barn, stables, cow-house, and stalls for cattle sufficiently capacious for 100 cows, and other out-buildings, gardens, yards, bartons, and conveniences of every description in good condition attached' [Fig.6].

WILTSHIRE.
TO be LET, in the parish of Dauntsey, near Malmesbury, for seven or fourteen years, from Michaelmas or St. Thomas's-day next,
THE GREAT IDOVER DEMESNE FARM, containing about 470 acres of remarkable rich meadow and pasture, with 30 acres of arable land. A complete dwelling-house, with all convenient offices, has been built within the last 12 months on the above farm, and is allowed to be the richest land in the county.—Also to be let, four smaller FARMS, in the same parish, for the same term of years,
All the above are tythe-free, and the poor-rates are uncommonly low.
HORSES and CATTLE continued to be taken to graze at Dauntsey aforesaid, till the 30th of October next, for which purpose grounds laid up for hay since the 1st of April last, will be opened. The terms are 4s. a week for mares and colts, 3s. for horses, 3s. for yearling colts, 2s. for dry cows and two-year-old heifers, 1s. 3d. for young heifers.
Apply at Dauntsey-House, where books are kept, and attendance given every day.

Fig.5 Gloucester Journal 1793.

DAUNTSEY, WILTS.
TO be LETT, and entered upon at Lady-day next, (1814),—Two very capital and highly desirable compact Grazing and Dairy Tithe-free FARMS; the one called Great Idover, comprising 278A. 28P. of uncommonly rich meadow and pasture, and 38A. 3R. 35P. of arable land, with an excellent Farm House, barn, stables, cow-houses, and stalls for cattle sufficiently capacious for 100 cows, and other out-buildings, gardens, yards, bartons, and conveniences of every description in good condition attached. The other called Great Smithcot, Little Smithcot, and part of Middle Green, containing 435A. 2R. 4P. of nearly equally good meadow and pasture land; and 25A. 0R. 16P. of arable, with a convenient Farm House, stalls sufficient for more than 150 cows, and other suitable outbuildings of all sorts, gardens, yards, bartons, &c. Both now in the renting of Mr. John Mulcock, who, on request, will shew the same. Further particulars may be had on application to Mr. Robins, attorney at law, at Malmesbury.
N.B. The poor's rates, and other parochial taxes remarkably low.
[6213]

Fig.6 Salisbury & Winchester Journal, March 1814

... the said lands except the glebe and that the further annual sum of Ten pounds also by way of the said and subject to the provisions aforesaid shall be paid to the Rector for the tithing of the said lands of the said Rector whenever the same shall not be in the occupation of the Rector and a proper allowance for any portion of the said glebe lands which may not be in the occupation of the Rector ...

(signed) Geo. Wingrove Esq

Schedule of lands found to be Tithe free by Indict on a signed Oath under Law 7

Land	Tithe	Value
Great Idover	2 ¹ / ₂	10
Little Idover	2 ¹ / ₂	5
Home Idover	1 ¹ / ₂	24
Little Idover	1 ¹ / ₂	1
Lands in Hand	2 ¹ / ₂	29
Common Gyps	2 ¹ / ₂	9

Fig.7 Tithe schedule 1847

In the late C17 tithes from the whole parish except the demesne of Dauntsey manor were due to the rector. The Tithe Schedule of 1847 confirming that Great Idover Demesne Farm is tithe-free illustrates one of the difficulties of tracing the history of the site. In addition to Great Idover Demesne Farm there is Little Idover Demesne Farm; Home Idover Demesne Farm and Park Farm Demesne all within the same ownership but let separately to tenant farmers [Fig.7]. A demesne or home farm was one run directly by the estate, in whose ownership was the livestock and equipment. Newspaper advertisements for the sale of livestock and equipment in the C19 show that the farms had become tenant-run. Usually a tenancy ran for three generations but most tenant families stayed no more than twenty years at Idover Demesne Farm.

'John Bridges, farmer, Idover' is listed in Kelly's Trade Directory in 1848, by 1859 Ann Bridges (Mrs) was listed as the occupier. The executors of her will in 1867 sold her prized Horned Cattle and other livestock [Devizes & Wilts. Gazette, October 1867], and her household effects the following March [Devizes & Wilts. Gazette]. By 1872 a Mr. Henry Reynolds was the occupier, he is listed in Kelly's until 1899 at Gt Idover. He was a keen churchman and was described in local accounts as 'of The Idover'. Henry's eldest daughter Ann married John Herbert Iles of Little Smithcot Farm, the eldest son of William Iles, long term tenant of Home Idover in October 1888, and for a short time united the interests of three of the Dauntsey demesne farms. Census enumerators for 1871 and 1881 recorded the Reynolds' address as Gt Idover Farm and the Iles' as Little Idover Farm. In 1891, 1901 and 1911 the farm is referred to as Idover Farm and the Iles' as Idover Demesne Farm.

In March 1890 Henry Reynolds left the farm and later that year a poacher was caught by Sir Henry Meux's gamekeeper on Great Idover Farm and a Mr. Noah Day [Ody] was named as the farmer. In March 1895 Mrs. Ody advertised for 'a strong clean middle-aged woman to wait on an invalid gentleman' [Wiltshire Times & Trowbridge Advertiser]. Noah Ody died aged 34 the following year and his widow continued to run the farm with her sons. Following his death the hunting ladies and gentlemen subscribed to a fund 'as a token of respect for her husband', to be put in trust for her sons [January 1897 N. Wilts Herald]. Idover Farm was frequently used as a starting point for the Beaufort Hunt and for Point-to Point Races – the course was from there to Old Park Farm, 4 ½ miles away at Wootton Bassett. After the sale of the estate 'Mr. Scull's Lodge' opposite Idover Demesne Farm was favoured for the start of the Hunt and for the sale of Grass Keep [Wiltshire Times & Trowbridge Advertiser, April 1917].

In 1899 Mrs. Ody advertised again for staff, this time a 'Housekeeper ... respectable, in farmhouse to two young men, a small dairy, good butter maker' was wanted. Mrs. Ody was named as the tenant in the 1906 sale catalogue for the estate, and in Kelly's Trade Directory in 1911, and was still involved in March 1914 after the farm had been bought by Ernest Potter. Though the sale that year of her 'Live and Dead Farming Stock' at Idover Farm may have been her last [North Wilts. Herald February 1914]. The 1911 census lists the number of rooms including the kitchen, but excluding sculleries, closets, bathrooms and offices etc. at Idover Farm as eight occupied by Harriet Ellen Ody, a widow with eight children, although only three of them reside with her at Idover Farm, Little Somerford [Fig.8].

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE and SEX	PARTICULARS as to MARRIAGE	PROFESSION or OCCUPATION of Person aged ten years and upwards	PLACE OF BIRTH of every person	NATURALITY of every Person born in a Foreign Country	INFLUENCY
Harriet Ellen Gaby	Head	44	Married	Farmer	Wiltshire	English	
William North Gaby	Son	25	Single	Farmer	Wiltshire	English	
Raymond Hubert Gaby	Son	17	Single	Farmer	Wiltshire	English	
Mrs. Mary Gaby	Daughter	26	Single		Wiltshire	English	

(To be filled up by the Enumerator.)

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this dwelling (Kitchens, Parlours, or Apartments) used as a room but do not count cellars, basements, or attics, unless they are used as a room.

8

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Harriet Ellen Gaby*

Printed Address: *Idover Farm, Little Wymondley, Chippenham*

Fig.8 Census 1911

Mr. Ernest Frederick Potter purchaser of the farm in 1913 was, according to his obituary [Wiltshire Times & Trowbridge Advertiser, November 1947], one of the best known farmers in north-west Wiltshire, a successful exhibitor of Shire horses, pedigree cattle and famous for his bi-annual sale of his prized Wessex Saddleback pigs, as well as a prominent member of the Beaufort Hunt. He was the son of a farmer and started his career at Little Middle Green Farm, Dauntsey, which he acquired at the Dauntsey Estate sale in 1913 at the same time as purchasing Idoval Demesne Farm where he lived for 22 years. He also owned Great Middle Green Farm, which was later acquired by Wiltshire County Council along with several other nearby farms. Not mentioned in his glowing obituary was his 'molestation' of an Inspector of the Ministry of Agriculture in 1933, whilst the latter was exercising his powers under the Agricultural Wages Act following up inquiries about arrears of wages to employees [N. Wilts. Herald August 1933]. Nor his frequent letters to local newspapers about the catastrophic impact of foreign imports [Danish bacon] and German-bred horses [not acceptable in view of the Great War] on local farming. In 1927 he was sued by members of his own family for goods sold and delivered and for damages by trespass – 'After some evidence had been given on the suggestion of the Judge, the parties in the case conferred, and on returning to court, Mr. Wilshire said he was pleased to say that a settlement had been arrived at.' [Wiltshire Times & Trowbridge Advertiser, July 1927].

Two fires occurred within a year of each other at Idoval Farm. The first in August 1928 which destroyed a rick of hay and damaged a Dutch barn [Fig.11]. The second in May of the following year resulted in the death of several animals including 'Melody' one of Mr. Potter's shire horses [Fig.10].

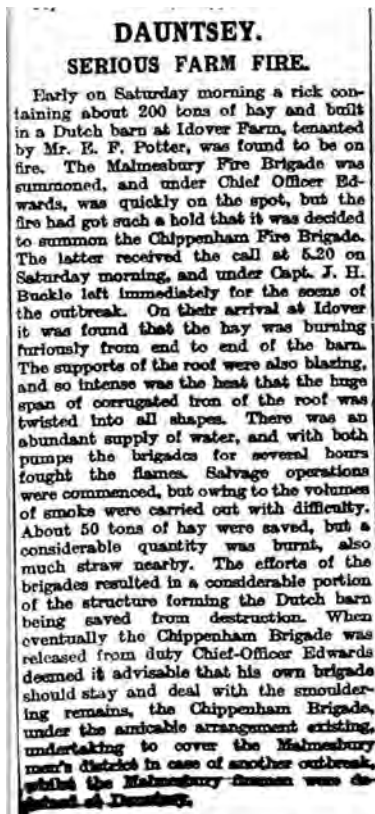


Fig.9 Wilts. Times & Trow. Adv. Aug 1928 Fig.10 Wilts. Times & Trow Adv. May 1929

Ralph Balfour Awdry and his young family took over the farm in 1935 but tragically the following year Mrs. Marjorie Awdry died post-partum a week after delivering a son. The announcement of her death in July 1936 described how the Awdry's had lived at Idoover Demesne House for a little more than a year, previous to which Mr. Awdry had farmed at Batcombe. He was a very keen follower of the Beaufort Hunt, was an excellent shot and all-round sportsman and came from a well-known Wiltshire family 'having lived in the county since about the 16th century'. Little is said about the poor Mrs. Awdry, aside from the fact that she had two daughters and a large crowd attended her funeral including members of staff from Idoover Demesne and Dauntsey House [N. Wilts Herald, July 1936].

Ralph Awdry remarried and remained at the farm until November 1940 when he abruptly quit the farm and sold his livestock and equipment [Fig.11]. The farm was put up for sale in 1945 by direction of Mr. Frank Hares [Fig.13] and a sale of the contents of the house took place in May 1946 by direction of a Mrs. D. Hartman. The previous year Mrs. Hartman had submitted an application to the local parish council for works to Idoover Cottages and to rebuild the cow sheds at Idoover Demesne Farm – shown detached – at the rear of the house [Fig.12]. Capt. Hartman and his wife moved to Luckington Manor just before the war and owned several farms. They were directors of Lendrum & Hartman Limited, London, sole concessionaires of imported Buick and Cadillac cars from North America. Captain Hartman died in September 1942 and his widow continued running the company. Its noteworthy that the 1946 sale at Idoover Farm included a '1936 Chevrolet with Van Body and Excellent Rubber-tyred Trap' [Fig.14].

In 1947 an outbreak of foot-and-mouth disease was confirmed by William Greenwood who had recently taken over Idober Farm, he formerly farmed at Great Somerford and Easton Piercy [Somerset Guardian & Radstock Observer, January 1947]. In 1952 his only son William David Greenwood married Miss Rosemary Hannam [Fig.15]. Nigel Greenwood the current occupier is the third generation of the family at Idober Demesne Farm. For many years the farm buildings and associated sheds and barns have been in use as a rural business park with eleven separate business units. The farm house was largely destroyed by a devastating fire that occurred on May 31st 2023 destroying the interior of the building, the roof structure and stone slate covering and all the window frames and glass [Fig.17]. The intention is to reinstate the building honouring its past and continuing its use as a family home.

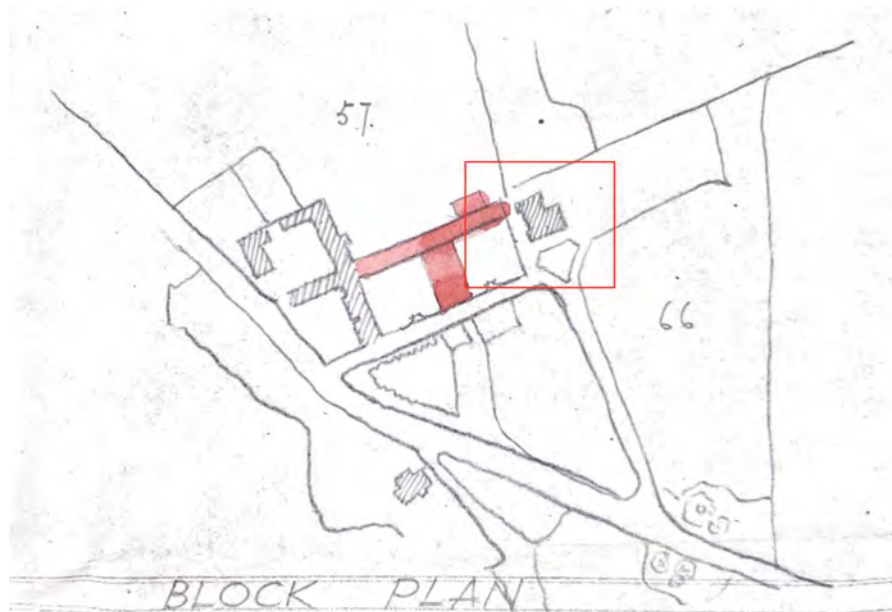


Fig.11 North Wilts Herald Nov 1940 Fig.12 Block Plan 1945 Source: Wiltshire History Centre Ref: G7/760/170

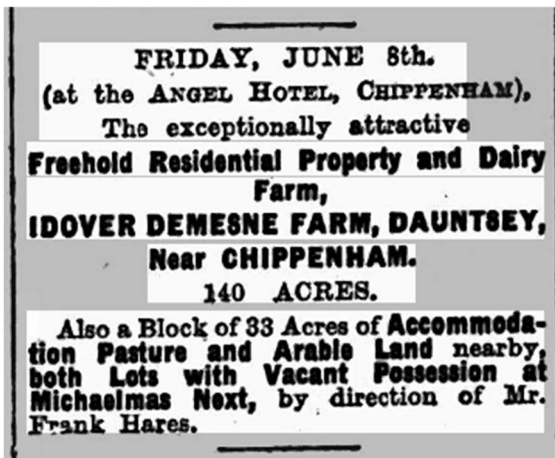


Fig.13 Wilts. Times & Trowbridge Adv. May 1945



Fig.14 Western Daily Press May 1946

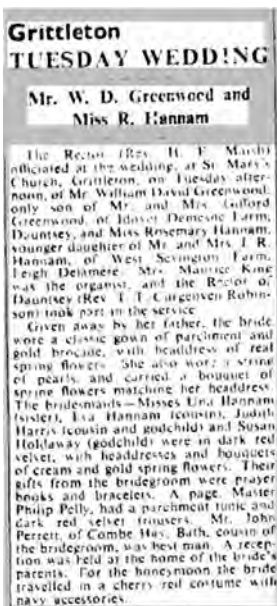


Fig.15 Wilts. Times 1952



Fig.16 Wiltshire Building Record 1992



Fig.17 June 1st 2023 Source: <https://www.wiltshire999s.co.uk/grade-listed-farmhouse-destroyed-blaze/>

3.2 Site Description

Drone footage of the site taken in the immediate aftermath of the fire provides a more comprehensive view and greater insight into the layout of the building and what survives. The following photographic record and description was conducted at a distance due to the unstable condition of the building. The site is approached from two entrances from Idoer Lane. The first is axial centred on the farmhouse passing through a formal entrance with gate piers and swept boundary wall [Fig.30]. This is a fairly recent addition showing in its current form on the 1922 OS map [Fig.40]. The second entrance from the west leads past the former farm yards and modern agricultural barns on the south, now in light industrial use, and a few surviving stone outbuildings on the north [Figs.31 – 32]. In the main only the outer shell of the farmhouse and attached ranges remains after the fire. The roof was destroyed, as was the floor structure, partitions, doors, windows and wall surfaces [Fig.18, 20, 21, 23,24, 25, 26, 27, 28, 29].

The house was multi-phase, the core being late C18, square plan, symmetrical in composition with additional ranges at the rear and sides already in place by the late C19, though probably subject to several phases of rebuild since then. Despite the destruction of wall surface fabric an older phase hinted at in the list description is not apparent, however the condition of the building is such that a more forensic analysis of the fabric is not tenable. The plan form is double pile with chimneys at gable ends and a central passage, partitions in brick. An additional three-stage chimney stack was added to serve the kitchen on the west gable, rebuilt C20 and various other single chimney stacks served the rear range.

Built in a local rubble stone brought to course with ashlar quoins and plain window dressings, stone slate tiles to the main house and side extensions. Later additions introduce brick and slate to the vernacular palette of materials used externally. Charred trusses in the rear ranges suggest that they were exposed but in the main range of the house the beams were concealed within the floor ceiling voids consistent with its C18 build and status. The three light sash windows with plain mullions on the front elevation are an unusual form but clearly meant the interior was very light and probably were designed to avoid the window tax pre-1851. Evidence of changes to the window form on the side elevations sees a change from vertical emphasis to horizontal at attic level, and changes in the stonework on the rear indicate that the height was raised either through the addition of an attic storey or rebuilt for some other reason. The slightly disproportionate wall height to eaves level above the first floor windows on the front elevation suggests the former may be the case. It is understood that one of the fireplaces mentioned in the list description has survived but the other totally destroyed.

The characteristic L-plan range attached on the west elevation has survived superficially intact, the return now neatly terminating to enclose a small courtyard. Previously this range extended westwards linking the house to the farm yards at the far end of the compound, destroyed by fire in 1929. A garden room with a hipped roof on the west is similar in form to an open shelter on the east and was probably adapted from similar as indicated by historic maps which suggest that the east one was an animal pen.



Fig.18 Farmhouse viewed from west



Fig.19 West courtyard intact



Fig.20 Front elevation as scaffolding erected to prop front.



Fig.21 East elevation with lean-to shelter and hipped roof



Fig.22 Detail of open fronted lean-to



Fig.23 Rear range east elevation – three phases



Fig.24 View into rear range from north



Fig.25 Adjoining rear range



Fig.26 Charred roof trusses and flue from C20 range



Fig.27 View through front door of central passage



Fig.28 &29 View through the main range from west



3.3 Setting

The setting of a heritage asset is defined as 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Idover Demesne Farm is located on the periphery of the village opposite Dauntsey Park in a semi-rural setting. Part of the site is in light industrial use by multiple small businesses housed in a range of modern agricultural sheds south and west of the house. The domestic curtilage of the house is relatively self-contained with lawns to the front and east. The rear range of the house backs onto a small enclosed grassed area and farm sheds. Principal views are south along the drive taking in views across the countryside which is in arable use and the house is visible from approached along the lane, specifically from the south. The gardens have formal elements with trimmed box hedges, paved areas on both sides and a partially enclosed courtyard on the west.



Fig.30 Main gate and axial drive to house



Fig.31 Entrance to Idover Business Park, Idover Lane



Fig.32 Turning into the Business Park



Fig.33 View from the front of house across to Business Park



Fig.34 Distant view of the house in its rural landscape.



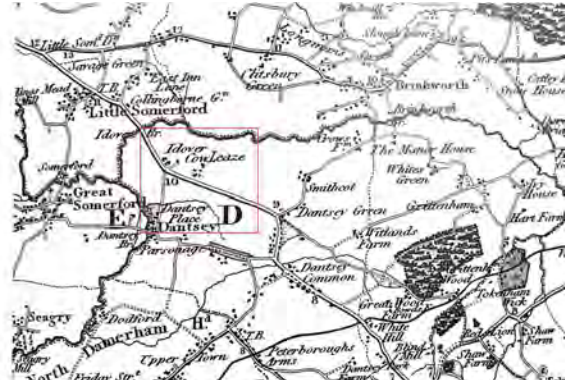
Fig.35 Main drive with gate piers to Dauntsey Park on right

3.4 Historic maps

The earliest available cartographic sources that identify the farm are Christopher Greenwood's early C19 maps showing a grouping of buildings in the elbow of the lane.

Very few changes to the house are discernible from the OS series of maps. An extension was added at the rear between 1884 and 1899 presumably extending the service end of the barn range. By 1922 the yard

immediately west of the house is populated with small animal pens and shelters – probably pig sties to house Mr. Potter's prize Wessex Saddleback pigs. The impression is of a well-organised farmstead. Development south west of the house was later building over two drained ponds indicative of the change of use of the site. The formalising of the second entrance with a straight drive and circulation area immediately in front of the house elevates the house defining it from the working aspects of the farm.



Figs.36 & 37 Christopher Greenwood map 1819 and 1820

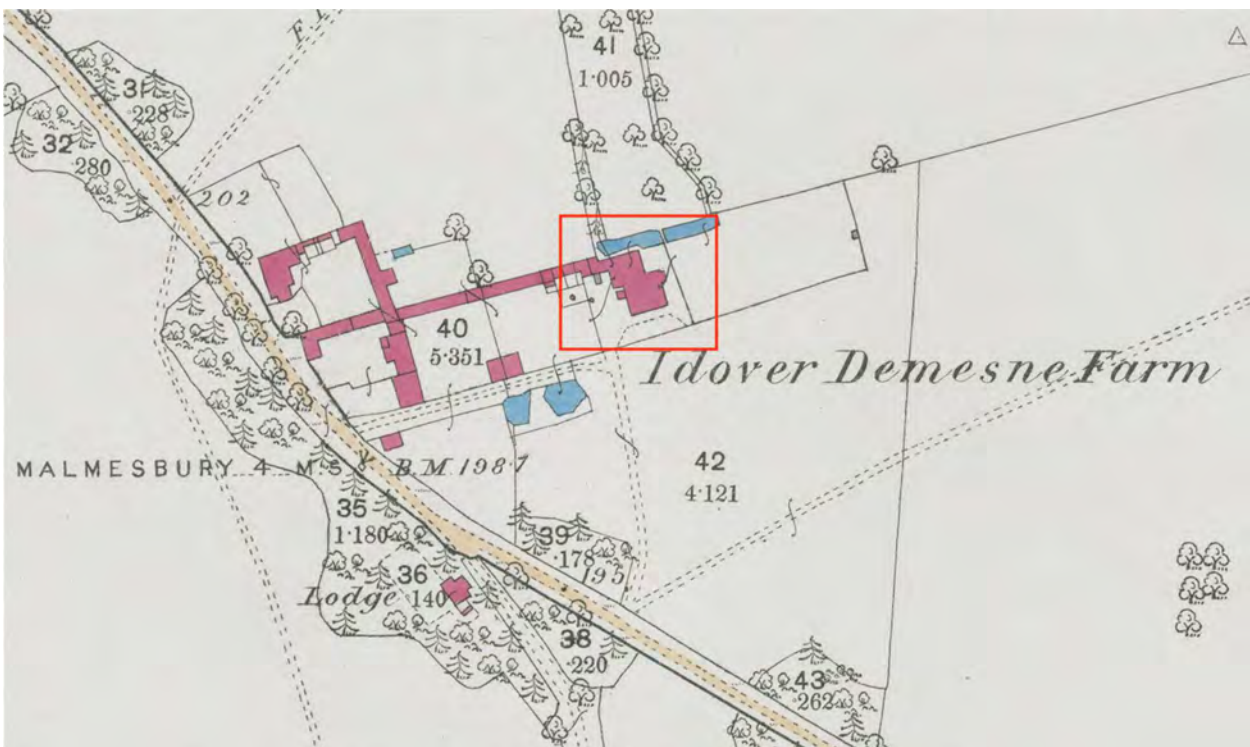


Fig.38 Wiltshire XIV.5 Surveyed 1884 Published 1886 Size 25" Reproduced with the permission of the National Library of Scotland

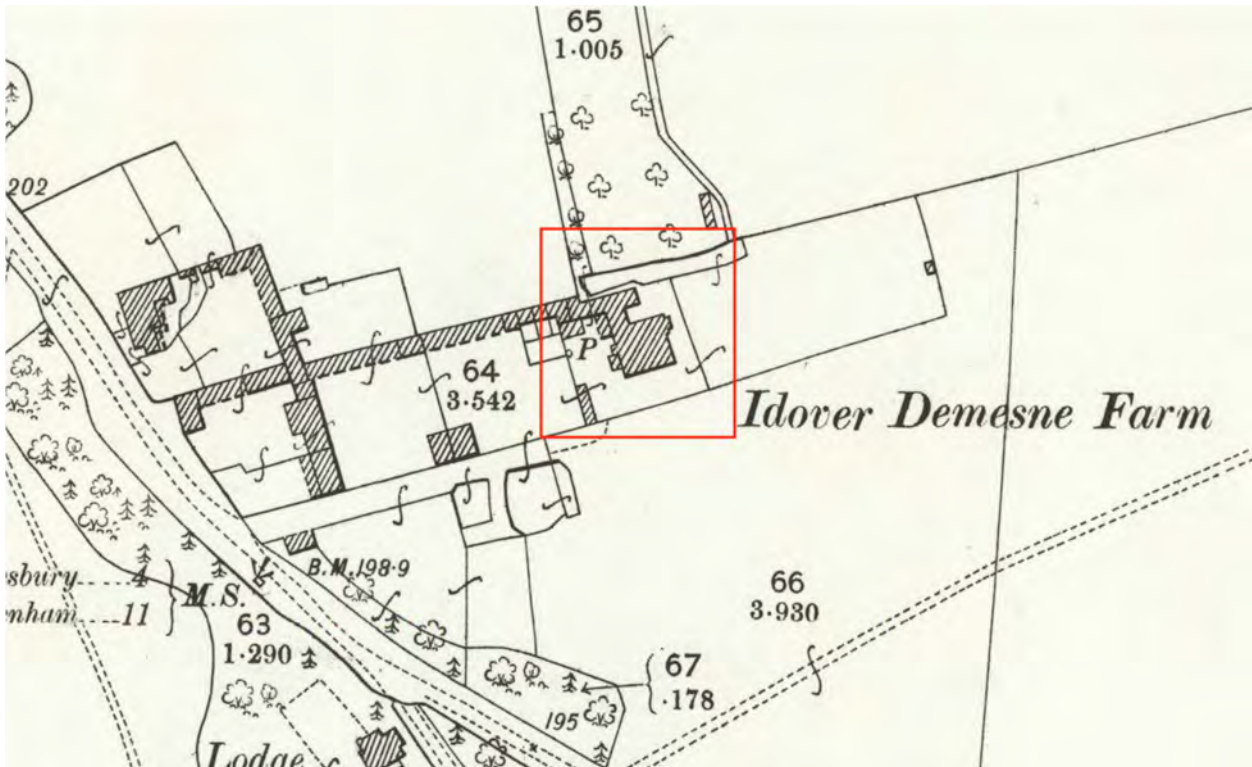


Fig.39 Wiltshire XIV.5 Revised 1899 Published 1900 Size 25" Reproduced with the permission of the National Library of Scotland

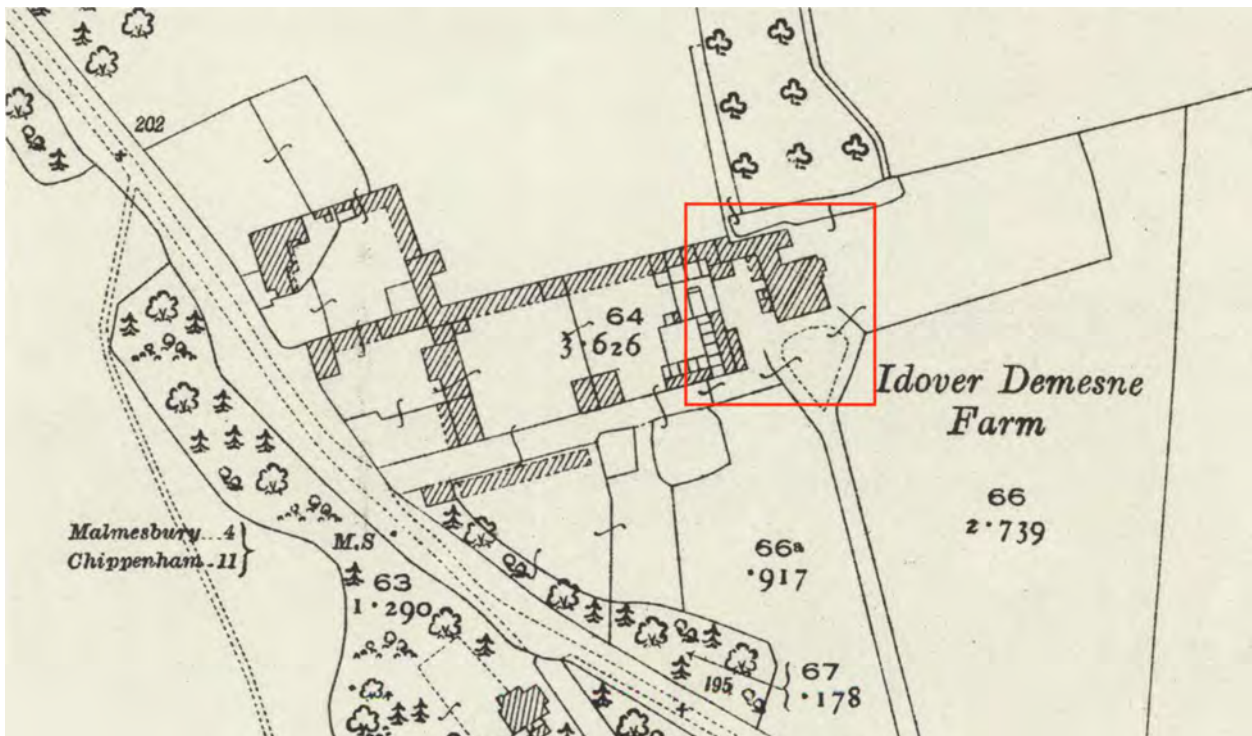


Fig.40 Wiltshire XIV.5 Revised 1922 Published 1923 Size 25" Reproduced with the permission of the National Library of Scotland

4.0 Significance

4.1 Heritage values

Amongst the many values that a site may embody the following aspects have been given consideration in this assessment: architectural and historic interest, group value, former uses, local distinctiveness, and changes to the setting of the site. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. They help to define the cultural significance and importance of a site, or aspects of it, as advised in Historic England's *Conservation Principles, Policies and Guidance* (Historic England, 2015).

This section assesses the significance of the heritage asset(s) under the values set out in Historic England's Advice Note No 12: *Statements of Heritage Significance*, 2019. The determination of significance is a key guiding factor, and all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of heritage assets is based on statutory designation and professional judgement against four broad values: archaeological, architectural, artistic, historical (illustrative, associative, communal). The values are given an assessment of high, medium, low or negligible and an overall rating of significance of local, regional, or national follows.

The various interests are defined as:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.2 Assessment of significance

This assessment has considered the history and evolution of the site to a level of detail proportionate to the significance of the buildings and structures within the study area. From these, different values have been identified from which significance is derived. Historic map regression and documentary research has been relied upon to fill in the gaps left by the fire which has made a close analysis of the plan form and building

fabric difficult. A photographic record of the site, supported by comparison with similar local examples has given an indication of the relative age and significance of features and fabric. Architectural merit and historic interest are recognised in the farmhouse's Grade II listing which is ascribed to heritage assets of special interest and national importance.

The archaeological interest and potential of the property lies in below ground archaeology and the surviving structure being able to yield further information about how the site was laid out and used. HER records for the site record that there was a Saxon settlement at Idoover Demesne Farm from c.410 to 1065. Whether the site was continuously settled from that date forwards is not known. The list description for the site suggests that there may be an earlier building incorporated into the late C18 house, however there is currently no physical evidence to support this supposition. Given that the site has been in continuous use for at least 250 years the archaeological interest of the site is considered to be *low* and of a local and regional interest.

Architectural and artistic interest is derived from what can be discerned of the house prior to the fire and what is surmised from the surviving form and fabric. Architectural detailing is minimal, the window surrounds, and mullions are uniformly plain and there is very little adornment to the basic form of the house, aside from quoins and ashlar chimney stacks which reflects the status of the farmhouse. The later ranges were added in an *ad hoc* manner to suit the needs of the occupier and there is no evidence to suggest that they were anything other than serviceable additions built by unskilled labour and shaped by their former functions. Architectural interest and significance are now wholly derived from the external fabric, window and door openings and composition of the main house range, and what can be discerned of its historic plan form which is a simple double cell with central passage. Artistic interest is *low* to *negligible* and architectural interest is *medium* of local and regional significance.

Historic interest is of *low* to *medium* value through association with a major landowning estate. As its name indicates Idoover Demesne Farm was one of the 'home' farms intended to primarily serve the interests of the landowner. The group historic value, both illustrative and associative of the other demesne farms on the former Dauntsey estate is greater than the individual farms illustrating the socio-economic structure that governed land use and determined social hierarchy. Idoover Demesne Farm has been in private ownership for over a hundred years and changes to the site's use is symptomatic of changes to the industry in the C20. The decline in the farming operation of the site is illustrated by the addition of large sheds and change of use to a small-scale business park which has eroded the economic link between the farmhouse and the land that is a fundamental characteristic of a farmstead. Moreover, these changes now detract from the historic interest of the site.

Significance of the external fabric: as the surviving elements of the building are now primarily the external fabric, this is now the main indication of the building's special interest and reason for designation. Significance lies in the form of the building and use of materials which reflects a transitional period between vernacular and polite architectural expression demonstrated in the symmetrical composition and use of sash

windows found on the front elevation. The side and rear elevations have retained evidence of change and contribute to our understanding of how the building has evolved. The significance of the external fabric is therefore considered to be *medium*, albeit compromised by loss and lesser quality adaptation and extension.

Significance of the setting: as far as is possible the farmhouse has been divorced from the less prosaic aspects of the site's use. So literally on the one hand the farmhouse's setting is pleasantly rural seen against a backdrop of a well-tended garden and fields in arable use, and on the other, a somewhat ramshackle collection of modern agricultural barns and outbuildings used by multiple businesses with an assortment of mis-matched signage. The latter blights the setting, and the former enhances it – neither are considered to be historically authentic but nevertheless contribute to our understanding of the site's evolution. The location of the farm close to Dauntsey Park, as is Idover Home Demesne Farm illustrates the formerly dependent relationship between the farms and the estate which is part of the site's associative value. The significance of the setting is *low to medium*.

Views: *medium to low interest*, oblique and incidental. The drive access alignment is a designed view dating from the early C20 intended to raise the status of the house and perhaps formalising a track that was already in use. The arrangement of gate piers, drive edged by clipped hedges and the house in the mid-distance draws attention to the site increasing its visual prominence from the public realm. Views of the house contribute to the pastoral quality of the landscape, and sense of place, local identity, and history.

5.0 Appendices

Appendix A: Bibliography

A. Breeze 'Idover and the Britons', *Wiltshire Archaeological & Natural History Magazine* v.101 (2008)

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Appendix B Planning history

	PLANNING HISTORY	
N/07/01909/FUL	Access	Approved
N/07/01857/FUL	Change of Use of Barn 2 From Agriculture to B1 Business	Approved
N/06/02639/LBC N/06/02638/COU	Change Of Use Of Two Agricultural Barns To Storage (B8)	Approved
N/95/00963/FUL	Proposed Agricultural Building	Approved
N/95/00811/AGN	Agricultural Building Extension	Withdrawn
N/88/02403/FUL	Erection of Portal Frames Agricultural Building	Approved