

BUCKLEAZE FARMHOUSE, PEWSEY, WILTSHIRE

Heritage Statement



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1.0 INTRODUCTION

1.1 Buckleaze Farmhouse is a Grade II listed building located off Buckleaze Lane to the north Pewsey, Wiltshire, the former farmstead lying on the north side of the railway line. The owner of the property is seeking to replace or upgrade the windows to improve the thermal performance of the house.

1.2 Forum Heritage Services has been commissioned to make an assessment of the date of the windows to inform the proposals. Bob Edwards BSc (Hons) PG Dip. IHBC MCIfA, Director of Forum Heritage Services, visited the property in April 2025 and subsequently prepared this report.

1.3 This report will present:

- A brief background history to the site
- A description of the listed building with a focus on the windows.

2.0

BACKGROUND

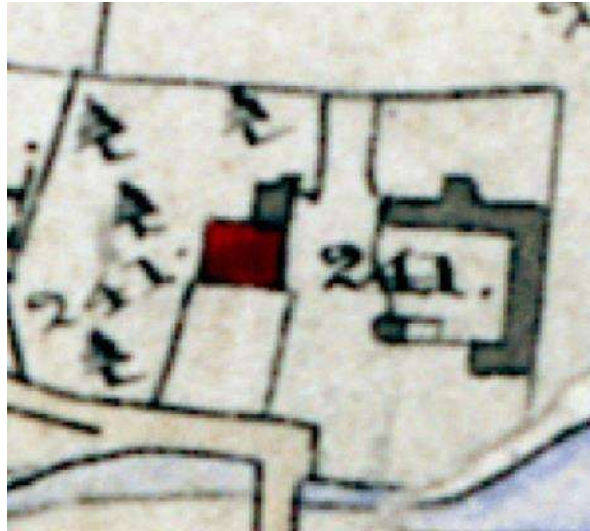


Figure 1 Tithe map c.1840.

- 2.1 The Pewsey Tithe map of c.1840 shows Buckleaze Farmhouse as a double-pile house with a rear range, coloured grey to indicate that it was a non-residential structure.

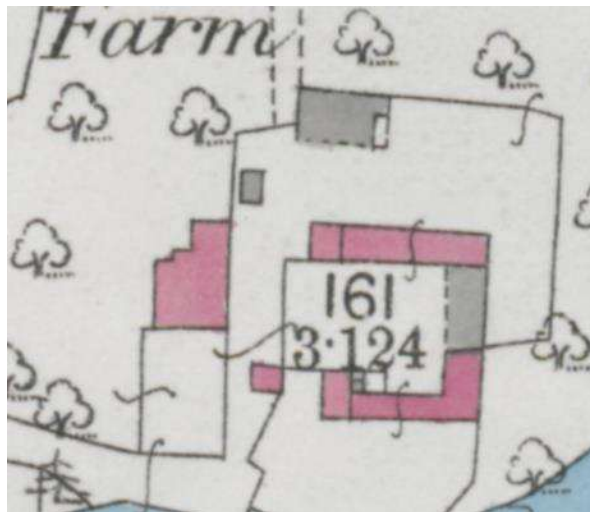


Figure 2 Ordnance Survey 1st ed. 25" map, 1887.

- 2.2 The Ordnance Survey 1st edition 25" map of 1887 shows a similar arrangement as the Tithe map although apart from the addition of a small structure within the angle between the rear elevation of the house and the rear range. Both elements are shaded red to indicate that they were constructed in masonry.

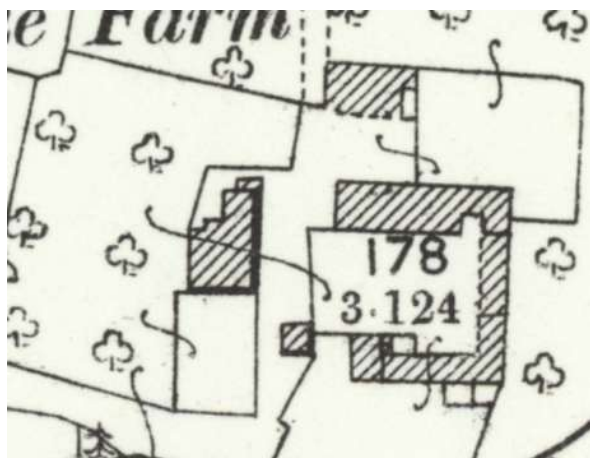


Figure 3 Ordnance Survey 2nd ed. 25" map, 1900

- 2.3 The 2nd edition 25" map of 1900 again shows only a minor change with the addition of a small structure on the north end of the rear range.

- 2.4 Buckleaze Farmhouse was added to the *List of Buildings of Special Architectural or Historic Interest* at Grade II in 1952. The building is described in the *List* as:

Farmhouse. Late C17-early C18. Diaper brick, duchess slate-roof. Two storeys and attics. Five x 2 bays. Central C19 six-panel door with 2-light overlight, C19 timber cross windows replacing earlier windows with gauged brick lintels. Three course plat band. Side windows have segmental arches. Two hipped leaded dormers and 2 tall panelled brick stacks, one with datestone of 1689.

- 2.5 In 1996 planning and listed building consent was granted for the conversion and extension of the outhouse to the kitchen at the rear of the house, and the demolition of a small lean-to on the rear elevation (1996 K/32388/L). In 2013 consent was granted for the insertion of three rooflights to the converted range to the rear (E/2013/0002/LBC).

3.0 DESCRIPTION

- 3.1 Buckleaze Farmhouse is a two-storey and attic house constructed in brick laid in Flemish bond with a regular use of burnt headers – this is not ‘diaper brick’ as mentioned in the list description (Figure 4). The front elevation is of five bays with a smaller central first floor window, the larger windows being mullion and transom windows which are set in adapted openings – at ground floor level the upper part of the original openings have been bricked up to the gauged brick arches over. The proportions of the original openings suggest that the windows would have been sashes, typical for a house of this period and character.



Figure 4 Front, south elevation.

- 3.2 The rear elevation is considerably less formal in its appearance: the brickwork is laid in English bond which, without the pattern created by regular use of burnt headers on the front elevation, creates a relatively plain appearance (Figure 5). Also, the fenestration to this elevation is irregular, having two casement windows of different sizes at first floor level and a single casement window at ground floor level which is set within an area of brickwork that has clearly been altered. There are straight joints in the brickwork to the right of this window suggesting the presence of a blocked door.



Figure 5 Rear elevation.

- 3.3 Attached to the east side of the rear elevation is a single-storey range that has been extended to the north (1996). On the west elevation, the earlier brickwork is partly white-washed although the section that was within the small lean-to in the angle between the rear elevation and the range is unpainted (Figure 6). The section beneath the window to the left of the door has been partly rebuilt beneath the window. There is a straight joint to the brickwork of the extension. The east elevation has a three-light casement to the historic element near the house (Figure 7).



Figure 6 The west elevation of the rear range.



Figure 7 The southern part of the east elevation of the rear range.

- 3.4 A description of the windows of the house is presented in the window schedule, below. It is evident that there has been substantial change to the windows of the house. Possibly the earliest windows are the two leaded-light casements in the rear elevation at first floor level (WF01 and 02) which may be of 18th century date. WF14 may have a frame of similar date but the casements are later.
- 3.5 The evidence for change to the window openings of the front elevation suggest that originally the house had sash windows to front, the present mullion and transom windows representing a re-fenestration probably undertaken in the late 19th century. Examination of these windows shows that they are not of the same form and date – there are variations in detail such as the difference between the moulded mullions and transoms to WG08 and 09 and the chamfered mullions and transoms to WF09 and 10 above although the frames are moulded. The relationship between the mullions and transoms and the frame is awkward and suggests that these windows have been altered. There are also differences between the form of the casements to these windows, again indicating that there have been changes, and there have been other adaptations. The windows to the eastern rooms at ground and first floor are later 20th century copies of the general form of the windows to the western rooms but they do not match in detail.
- 3.6 Mullion and transom windows of the same general form are used at first floor level on the east elevation (WF03 and 04). Although these windows are within the same

room, they do not match the front windows, or even match each other, again reflecting the piecemeal character of the fenestration of the house.

3.7 The single-light windows to the side elevations are likely to be later insertions, probably of the later 19th century, and may form part of the general re-fenestration of the house when the mullion and transom windows were introduced to the front elevation.

3.9 There are numerous modern windows, some of non-traditional form.

3.10 Overall, the majority of the windows of Buckleaze Farmhouse make a limited contribution to the special interest of the listed building.

Window Schedule

GROUND FLOOR	
WG01	Modern, double-glazed
WG02	Modern, double-glazed
WG03	Modern
WG04	Modern three-light casement with routed mouldings rounded at corners.
WG05	Single light casement with fixed light over. Early C20th century
WG06	Modern copy of WG08/09. Ovolo mouldings but not to the lower rail as on WG08/09.
WG07	Modern copy of WG08/09
WG08	Mullion and transom window with ovolo mouldings to all parts. Late 19th century stay. Plain, square-edged opening casement.
WG09	Mullion and transom window with ovolo mouldings to all parts. Plain, square-edged opening casement of slightly different size to WG08. Late 19th century stay of different form to WG08.
WG10	Same as WG05 – early 20th century
WG11	Modern casement
WG12	Modern double-glazed, mouldings to mullion and frame run out
WG13	Modern double-glazed
WG14	Modern double-glazed
WG15	Modern double-glazed
DG01	Modern
DG02	Modern
FIRST FLOOR	
WF01	Historic leaded lights
WF02	Historic
WF03	Mullion and transom window. Ogee mouldings to frame but Grecian ovolos to casements. Late 19th century stays. Secondary glazing
WF04	Mullion and transom window of slightly different form to WF03 – the mullion is narrower with Grecian ovolo mouldings to frame and casements. Same stay type. Secondary glazing.
WF05	Same form as WG05 but different ironmongery. Late 19th century.
WF06	Late 20th century. Repairs to lower parts of stiles. Casement is a simple square edged frame and is probably a later alteration. Modern ironmongery. Outer frame has ovolo moulding.
WF07	Similar to WF06 also with repairs to stiles but the ovolo moulding is slightly different. The opening casement has narrower sections than WF06 and retains late 19th/early 20th century ironmongery.
WF08	Modern double-glazed single light casement to bathroom.
WF09	Window with chamfered mullion and transoms but the stiles and head have ogee mouldings. Transoms pegged to stiles. There is an awkward relationship between chamfered mullion and transoms to the moulded stiles – possibly reflecting an adaptation of an earlier window? All lights fixed. Probably 19th century.
WF10	Window with chamfered mullion and transoms but the stiles and head have ogee mouldings. Transoms pegged to stiles. There is an

	awkward relationship between chamfered mullion and transoms to the moulded stiles – possibly reflecting an adaptation of an earlier window? The opening casement has a moulded frame with late 19 th /early 20 th century rat tail stay. Probably 19 th century.
WF11	Same form as WG05. Modern catch but old stay. Probably late 19 th century.
WF12	Modern double glazed single light casement with the same run outs to the mouldings as used on WG12.
WF13	Plain modern casement with secondary glazing.
WF14	Two-light casement with central mullion. Frame is likely to be older but with later casements. Secondary glazing.
SECOND FLOOR	
WS01	Modern double-glazed
WS02	Modern double-glazed
WS03	Modern plastic double-glazed
WS04	Modern plastic double-glazed