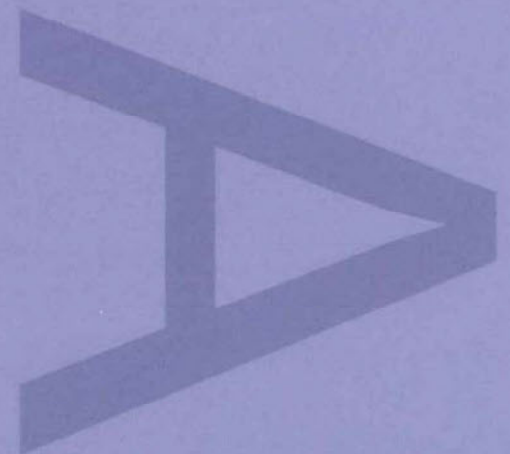
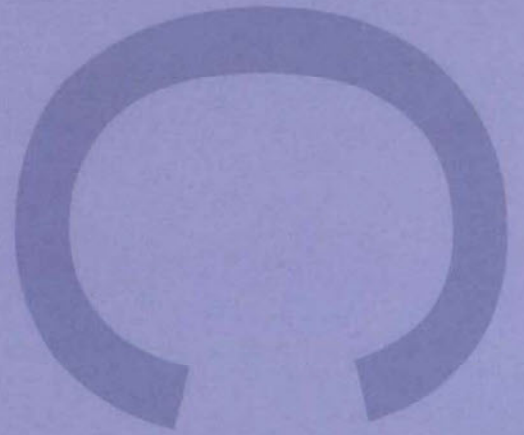
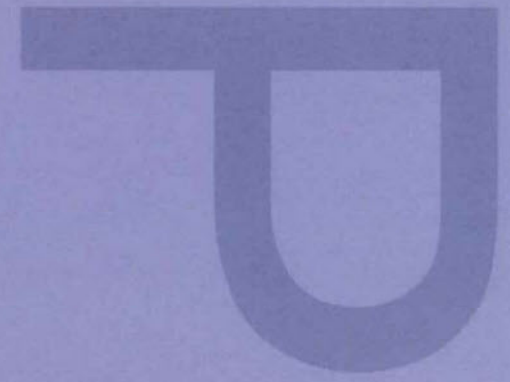


**BUILDING RECORDING OF
THE BARN AT MOAT
COTTAGE, OTTERBOURNE
MANOR, KILN LANE,
OTTERBOURNE, HAMPSHIRE**

MUSEUM CODE: WINCM: AY 410

NOVEMBER 2009



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

Site Name

Moat Cottage Barn, Otterbourne Manor, Kiln Lane, Otterbourne,
Hampshire

Type of project

Building Recording

Quality Control

Pre-Construct Archaeology Limited Project Code			K2154
	Name & Title	Signature	Date
Text Prepared by:	Kari Bower		03.11.09
Graphics Prepared by:	Jennifer Simonson		03.11.09
Graphics Checked by:	Josephine Brown		03.11.09
Project Manager Sign-off:	Charlotte Matthews		03.11.09

Revision No.	Date	Checked	Approved

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Building Recording of the Barn at Moat Cottage, Otterbourne Manor, Kiln Lane, Otterbourne, Hampshire

Central National Grid Reference: SU 4641 2241

Written and researched by: Kari Bower

Project Manager: Charlotte Matthews

Commissioning Client: Richard Girdlestone

Site Code: PMCO 09

Winchester City Museum Accession Number: WINCM: AY 410

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November 2009

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Richard Girdlestone (hereafter the owner) to undertake building recording of the barn at Moat Cottage, Kiln Lane, Otterbourne, Hampshire, centred on Ordnance Survey National Grid Reference SU 4641 2241. The barn is not listed nor does it lie within a Conservation Area, however it lies within the medieval moated site of Otterbourne Manor, a Scheduled Monument (Hampshire SM12055). The manor at Otterbourne is well documented throughout the medieval period, and was granted to Magdalene College, Oxford in the 16th century.
- 1.2 Planning consent has been granted for the conversion of the barn to residential use, subject to certain conditions. One of the conditions requires an appropriate record to be made of the barn in accordance with national guidance and policies of the *Winchester District Local Plan*. The building recording was required by Tracy Matthews, Historic Environment Officer (Archaeology) for Winchester City Council (hereafter the Curator). The barn was recorded on 6th October 2009, broadly in accordance with that defined by Level 3 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*. The building recording forms part of a programme of archaeological investigation, including an archaeological watching brief on the groundworks in connection with the conversion of the barn to residential use (Watson 2009). The building recording was carried out in accordance with a Brief (Matthews 2006) and a Written Scheme of Investigation set out in an email and agreed in advance of the work by the Curator.
- 1.3 Building recording of the timber-framed barn at Moat Cottage established that it had king post trusses supported by jowled posts and that it was built on brick footings. The barn is 18th century in appearance and may have been built when the Manor House was rebuilt and the buildings on the moated site were arranged around a farm courtyard. The Manor House has a date plaque of 1699 and appears to have been rebuilt at that time using elements of an earlier timber-framed building, presumably from the earlier Manor House.

2 INTRODUCTION AND PLANNING BACKGROUND

- 2.1 Pre-Construct Archaeology Ltd (PCA) was commissioned by Richard Girdlestone (hereafter the owner) to undertake building recording of the barn at Moat Cottage, Kiln Lane, Otterbourne, Hampshire, centred on Ordnance Survey National Grid Reference SU 4641 2241 (**Figures 1 and 2**). The barn is not listed nor does it lie within a Conservation Area, however it lies within the medieval moated site of Otterbourne Manor, a Scheduled Monument (Hampshire SM12055). The manor at Otterbourne is well documented throughout the medieval period, and was granted to Magdalene College, Oxford in the 16th century.
- 2.2 Planning consent has been granted for the conversion of the barn to residential use, subject to certain conditions. One of the conditions requires an appropriate record to be made of the barn prior to alteration and conversion, in accordance with national guidance and policies of the *Winchester District Local Plan*. The building recording was required by Tracy Matthews, Historic Environment Officer (Archaeology) for Winchester City Council (hereafter the Curator). The barn was recorded on 6th October 2009, broadly in accordance with that defined by Level 3 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*. The building recording forms part of a programme of archaeological investigation, including an archaeological watching brief on the groundworks in connection with the conversion of the barn to residential use (Watson 2009). The building recording was carried out in accordance with a Brief (Matthews 2006) and a Written Scheme of Investigation set out in an email and agreed in advance of the work by the Curator.

3 METHODS

3.1 Aims and Objectives

- 3.1.1 As set out in the Brief (Matthews 2006), the programme of historic building recording was required in mitigation of the repair, alteration and conversion of the barn to residential use, which will result in a significant alteration to the original function and internal spatial characteristics of the building. The purpose of the historic building recording, in accordance with the IFA Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures, was '*to seek a better understanding and compile a lasting record, to analyse the records and to disseminate the results*'.

3.2 Documentary Research

- 3.2.1 A search of surviving maps was carried out at the Hampshire Records Office in Winchester. Early maps and associated documents may indicate changes in use of buildings, ownership and property boundaries, and can provide information of the sequence of buildings on a site.

3.3 On Site Recording

- 3.3.1 The building recording of the barn was undertaken broadly in accordance with English Heritage Level 3, as outlined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006), and comprised of a written description and photography. The on-site recording was carried out on 6th October 2009 after work had started on the building because the requirement for the building recording before alteration work was missed. It was agreed at an on-site meeting with the Curator that photographs taken of the building by the owner before alteration work could be used in the report and would form part of the archive. These were numbered and the direction of shot was marked on a plan of the building by the owner. It was also agreed that plans and elevations of the building by HUW Thomas Architects could be used in the report with no amendment.

3.4 Photographic Survey

- 3.4.1 A photographic survey of the barn was undertaken on 6th October 2009 by PCA's photographer. The barn was recorded externally and internally, in 35mm black and white film, 35mm colour slide and with high quality digital images. The setting of the building was also photographed. At the time of the photographic survey, some of the barn's timber weatherboarding and doors had been removed and stacked in a heap in a nearby field. The heap was photographed. A selection of the owner's and PCA's photographs is presented within this report and the direction of the photographs is shown on **Figure 9**. Archive quality prints will be provided with the archive.

3.5 Site Archive

- 3.5.1 The site archive, including the report, drawings and photographs produced during the building recording, will be lodged with Winchester City Museum. A copy of the report will be sent to the Hampshire Record Office.

3.6 Guidance

- 3.6.1 All works were undertaken in accordance with standards set out in:
- Association of Local Government Archaeological Officers: *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (1997)
 - British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)

- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)
- English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

4 HISTORICAL BACKGROUND

- 4.1 The moated site of Otterbourne Manor lies to the south-east of the village of Otterbourne, east of Otterbourne Hill and west of the Southampton to Winchester railway line and the River Itchen Navigation (**Figure 1**).
- 4.2 The parish of Otterbourne, covering an area of approximately 5.7km², lies approximately 8km from the city of Winchester at the base of the chalk downs which rise south-west of the city. From the comparatively low-lying village, which is in the north of the parish, the ground rises to a height of 72.23mOD at Otterbourne Hill at the southern end of the village, and then falls again in the south and south-east of the parish to the low ground west of Allbrook which is crossed by the River Itchen.
- 4.3 Documentary sources show that Otterbourne was in existence by the Late Saxon period. In c. AD 960, Otterbourne is referred to as '*Oterburna*', which means '*Otter stream*' (Ekwall 1991). The lands in Otterbourne, as part of the district of Chilcomb, were granted by King Edgar to the church at Winchester about 978, and were confirmed to the church by King Ethelred in 984. In the reign of Edward the Confessor, the Manor of Otterbourne was held by Cheping from the Bishop of Winchester. Domesday Book lists Ralph de Mortimer as Lord of the manor, thus at some date after the Norman Conquest, the manor ceased to belong to Winchester Cathedral. The descendants of Ralph de Mortimer held Otterbourne until the 15th century when William Fiennes, Lord Saye and Sele, sold the manor to William Waynflete, Bishop of Winchester, in 1458.
- 4.4 The early medieval moat at Otterbourne Manor encompasses an oval area of some 7,000m² and is crossed by three causeways. The moat is water filled and in good condition: it encloses an area c.115m by 60m and is c.12m wide and c.2m deep. The moated site lies just to the south of the deserted medieval village of Otterbourne. All that now remains as a visible record of the deserted village is the remains of the medieval church of St Matthew, which lies just to the north of Kiln Lane. A fragment of the south wall of the porch and stones in the grave-yard are all that survive (labelled as '*Grave Yard*' on **Figure 1**). The nave was demolished soon after 1839 and the chancel was pulled down in 1971 after repeated vandalism. The entire church site was excavated by Southampton University Archaeological Department from 1982 to 1984.
- 4.5 In 1535 the manor was granted to Magdalene College, Oxford. The Court of the Manor was held at the old moated Manor House by the president of Magdalene Collage until the early half of the nineteenth century (Victoria County History 1908). The president and fellows of the college still held the title of Lords of the Manor in the early 20th century.
- 4.6 Although Moat Cottage and its barn are not listed, three buildings within the moated site are Grade II listed buildings. These comprise Otterbourne Manor House; Manor House Barn and a brick wall, 5m north-west of the Manor House.
- 4.7 In its listing description Otterbourne Manor is described as '*The Manor House...1699 on tablet, ruinous c.1900 and restored C20. Chequered brickwork, part pebbledashed, old plain tile roof. 2 storey and attic on raised cellar, 4 bay, 2 bays deep, outshot to rear. Front has high plinth cut by door under rubbed brick arch...Wide coved eaves to hipped roof swept down to rear. Stack on right end and tablet on left and large gabled dormer on each hip*'. The Manor House appears to have been rebuilt in 1699 and incorporates elements, such as primary floor joists, doors and door frames, from an earlier timber-framed house within its structure. These elements presumably came from the earlier manor house on the moated site, which the 1699 Manor House replaced. It is possible that at the end of the 17th century, the moated site was reorganised to the current arrangement with the house, stables, barns and other outbuildings arranged around a farm courtyard.

- 4.8 In its listing description the Manor House Barn is described as '*Barn 50m NW of Otterbourne Manor House. Early C18 altered C19. Timber-frame with brick walls, old plain tile roof. 4 bay aisled barn with lean-to shed at one end containing pump machinery and small hip-roofed additions to 2 bays at that end on both sides. In other bays windows in brick walls. Roof half-hipped with 2 ventilators on roof. Inside queen post roof probably built to have brick walls. Tall queen posts and principal rafters running to tops of posts with only common rafters below. Straight braces from posts to tie and aisle plate.*'
- 4.9 In its listing description the wall, 5m north-west of the Manor House, is described as '*Wall 5m NW of Manor House running N. Early C18. Chequer brickwork, tiled coping. Wall shortened at house end running to barn some 50 m away. Wall has several niches of different sizes with brick arches over. Tiled coping with ridge tiles.*'
- 4.9.1 The 1839 Tithe map (not illustrated) and apportionment shows the moated site divided into two halves with '*Moat House*' to the east and '*Moat House Farm*' to the west, both owned by Magdalen College and leased to William Colson. The only bridge across the moat was to the south. The barn at Moat Cottage lies within '*Manor House Farm*' and is shown as a rectangular block divided into four, which includes the area now covered by Moat Cottage, the footprint of the barn which is the subject of this building recording exercise and the end of the barn to the north-west which is now one of the ancillary buildings of Manor House Barn (**Figure 2**).
- 4.9.2 The 1871 and 1897 Ordnance Survey maps (**Figures 3 and 4**) shows the moated site still divided into two halves, with the Manor House to the east and Manor House Barn and the barn (at Moat Cottage) to the west. The south-west end of the latter is depicted as narrower than the rest of the building. The only bridge across the moat was to the south. The 1909 Ordnance Survey map (**Figure 5**) shows that by this time another bridge had been built across the north-west part of the moat.
- 4.9.3 A drainage plan for Moat Farm, Otterbourne, approved 21st August 1923 shows Manor House Barn was in use as a cow house for 20 cows, with a fodder house, grinding house, mixing house, dairyman's wash house and new engine house. By this date, piggeries had been attached to the south-east corner of this barn, and are shown on the 1932 Ordnance Survey map (**Figure 7**). The barn at Moat Cottage is shown on the 1923 drainage plan (**Figure 6**), with the south-eastern end (now Moat Cottage) in use as a bull house, stable, harness room and bull run. The latter was added between 1909 (**Figure 5**) and 1923 (**Figure 6**). The central part of the barn and the subject of this building recording exercise is divided into a cart shed (open on the west side), tool house, milk cart house and two rooms for calves. The north-western end of the barn (now an ancillary building for Manor House Barn) was divided into four rooms, two for calves and two for calving. The plan also shows the addition of a cattle shelter to the east of the barn (at Moat Cottage), which is shown on the 1932 Ordnance Survey map (**Figure 7**).
- 4.9.4 The 1932 Ordnance Survey map (**Figure 7**) shows that by this time many ancillary buildings had been added to the moated site; a third access point had been formed across the north part of the moat and an extension and pen had been added at the south-west and north-east ends of the barn (at Moat Cottage), respectively (see **Figures 6 and 7**). The 1963 Ordnance Survey map (**Figure 8**) shows a similar arrangement of buildings to the 1932 Ordnance Survey map with some alterations. The moat appears to be shown as an infilled ditch with ponds.
- 4.10 The south-east end of the barn (now Moat Cottage) appears to have been converted to residential use in the 1980s. At this time a fourth access point was created across the moat leading to Moat Cottage. Possibly at the same time, Manor House barn was converted to residential use and the north-west end of the barn (at Moat Cottage) became an ancillary building for Manor House barn (**Figure 2**) and the central part of the barn (the subject of this building recording exercise) was used as a storage/workshop area.

5 BUILDING DESCRIPTION

- 5.1 The timber-framed barn at Moat Cottage is attached to Moat Cottage, a brick two storey house (**Figure 9; Plates 1 and 2**). Although the timber-framed barn appears to butt against the brick building, there is some evidence to suggest that the brick building was added later, possibly replacing the south-western end of the barn. The south-westernmost tie-beam of the timber-framed barn sits within the brickwork of the north-east wall of Moat Cottage (**Plate 3**), and the vertical timber post that would have supported this tie beam at the south corner has been moved just to the north-east of its original location adjacent to the brick wall so that it now supports the wall plate. The vertical post in the west corner sits in its original location because it lies beyond the end (i.e. to the north-west) of the brick building. The map evidence suggests that Moat Cottage was built as a brick farm building between 1839 (Tithe map not illustrated) and 1871 (**Figure 3**). The 1923 drainage plan shows that at that time Moat Cottage was used as a stable, harness room and bull house; it also had a bull run which has since been removed.
- 5.2 The roof structure of the barn consists of king post trusses, with common rafters spanning a single row of purlins on each side of the roof (**Plate 4**). The purlins are trenched into the rafters (**Plate 5**). A pair of raking struts support the purlins (**Plate 4**). The tie beams are supported by vertical jowled posts with straight braces running between the posts and the tie beams. Carpenters marks are visible on many of the timbers (**Plates 6 and 7**). All the timbers are pegged (**Plate 5**). The vertical posts rest on brick pads which have been rendered with cement (**Plates 8 and 9**). A timber sole plate rests on a low brick plinth of some four or five courses (**Plate 10**). The timber studwork of the outer walls was attached to the timber sole plate and ran up to the wall plate at eaves level; some of the studwork appears to have been altered in the 20th century (**Plates 11 to 13**). Some curved braces, which ran between the vertical post and the wall plate, survived (**Plate 12**). Black stained timber weatherboarding had been attached to the outside of the studwork; much appeared to have been replaced with machine cut timber in the 20th century (**Plates 9 and 14**). The roof is pitched and covered in grey slates.
- 5.3 The north-west elevation contained a full height double door at its south-west end, which led into the milk cart house in 1923 (**Figure 6**). To its north-east, there was a single doorway, then three windows and then another single doorway at its north-east end (**Plates 9 and 15**). This elevation appears to have been altered since 1923 when the drainage plan suggests it was open into the cart shed (**Figure 6**). The windows in this elevation were timber-framed with 20th century glass inserts in the upper parts and timber slats in the lower parts (**Plates 9 and 15**).
- 5.4 The south-east elevation contained a glass window at its south-west end. To its north-east, there was a single doorway, then a single doorway with a stable door, then a window with glass upper part and timber slat lower part, then an open double doorway with a vertical brick pier at each side and then another window with glass upper part and timber slat lower part (**Plates 14 and 16**). The double doorway with brick piers is not shown on the 1923 drainage plan (**Figure 6**) and appears to be a later alteration.
- 5.5 The north-east brick wall of Moat Cottage contained a brick blocked doorway (**Plate 3**). The doorway appears to have been reduced in width at sometime. The wall was built in English bond and the wall and the blocked doorway had been painted white.
- 5.6 The north-east wall of the barn was a timber studwork partition wall. Some of the internal walls of the barn had been boarded with large timber planks (**Plate 17**); others were covered with corrugated metal sheets (**Plate 18**).

6 CONCLUSIONS

- 6.1 Building recording of the timber-framed barn at Moat Cottage established that it had king post trusses supported by jowled posts and was built on brick footings. The barn is 18th century in appearance and may have been built when the Manor House was rebuilt in 1699 and the buildings on the moated site were arranged around a farm courtyard.

7 ACKNOWLEDGEMENTS

- 7.1 Pre-Construct Archaeology Ltd is grateful to Richard Girdlestone for commissioning the project and for his help and assistance during the project, particularly for providing his photographs. The collaborative role of Tracy Matthews, Historic Environment Officer (Archaeology) at Winchester City Council is also grateful acknowledged. The staff of Hampshire Records Office are thanked for their help and assistance.
- 7.2 The project was managed for Pre-Construct Archaeology Ltd by Charlotte Matthews. Kari Bower and Strephon Duckering carried out the on-site recording and photographic survey, respectively. Kari Bower wrote this report and Jenifer Simonson produced the figures.

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Watson, S. 2009. An Archaeological Watching Brief at Moat Cottage, Otterbourne Manor, Kiln Lane, Otterbourne, Hampshire S021 2EN PCA Ltd unpublished report.

APPENDIX 1: Oasis Form

OASIS ID: preconst1-66508

Project details

Project name	Moat Cottage Barn, Kiln Lane, Otterbourne, Hampshire	
Short description of the project	Pre-Construct Archaeology Ltd was commissioned by Richard Girdlestone to undertake building recording of the barn at Moat Cottage, Kiln Lane, Otterbourne, Hampshire, centred on OS NGR SU 4641 2241. The barn is not listed nor does it lie within a Conservation Area, however it lies within the medieval moated site of Otterbourne Manor, a Scheduled Monument (Hampshire SM12055). Planning consent has been granted for the conversion of the barn to residential use, subject to certain conditions. One of the conditions requires an appropriate record to be made of the barn prior to alteration and conversion. The barn was recorded on 6th October 2009, broadly in accordance with English Heritage's Level 3. The building recording forms part of a programme of archaeological investigation, including an archaeological watching brief on the groundworks in connection with the conversion of the barn to residential use. Building recording of the timber-framed barn at Moat Cottage had king post trusses supported by jowled posts and was built on brick footings. The barn is 18th century in appearance and may have been built when the medieval Manor House was rebuilt in 1699 and the buildings on the moated site were arranged around a farm courtyard.	
Project dates	Start: 06-10-2009 End: 30-10-2009	
Previous/future work	Yes / No	
Any project codes	associated reference	K2154 - Contracting Unit No.
Any project codes	associated reference	PMCO 09 - Sitecode
Any project codes	associated reference	WINCM: AY 410 - Museum accession ID
Type of project	Building Recording	
Site status	Scheduled Monument (SM)	
Current Land use	Other 2 - In use as a building	
Monument type	TIMBER FRAMED BARN Post Medieval	
Significant Finds	NONE None	
Methods techniques	& 'Annotated Sketch','Photographic Survey'	

Prompt Planning condition

Project location

Country England
Site location HAMPSHIRE WINCHESTER OTTERBOURNE Moat Cottage Barn, Kiln Lane, Otterbourne, Hampshire
Postcode SO21 2EN
Study area 112.00 Square metres
Site coordinates SU 4641 2241 50.9986666823 -1.338554923850 50 59 55 N 001 20 18 W Point

Project creators

Name of Pre-Construct Archaeology Ltd
Organisation

Project brief Winchester City Museum
originator

Project design Charlotte Matthews
originator

Project Charlotte Matthews
director/manager

Project supervisor Kari Bower

Type of Private Client
sponsor/funding body

Name of Richard Girdlestone
sponsor/funding body

Project archives

Physical Archive No
Exists?

Digital Archive Winchester Museums
recipient

Digital Archive ID WINCM: AY 410

Digital Media 'Images raster / digital photography','Text'
available

Paper Archive Winchester Museums
recipient

Paper Archive ID WINCM: AY 410

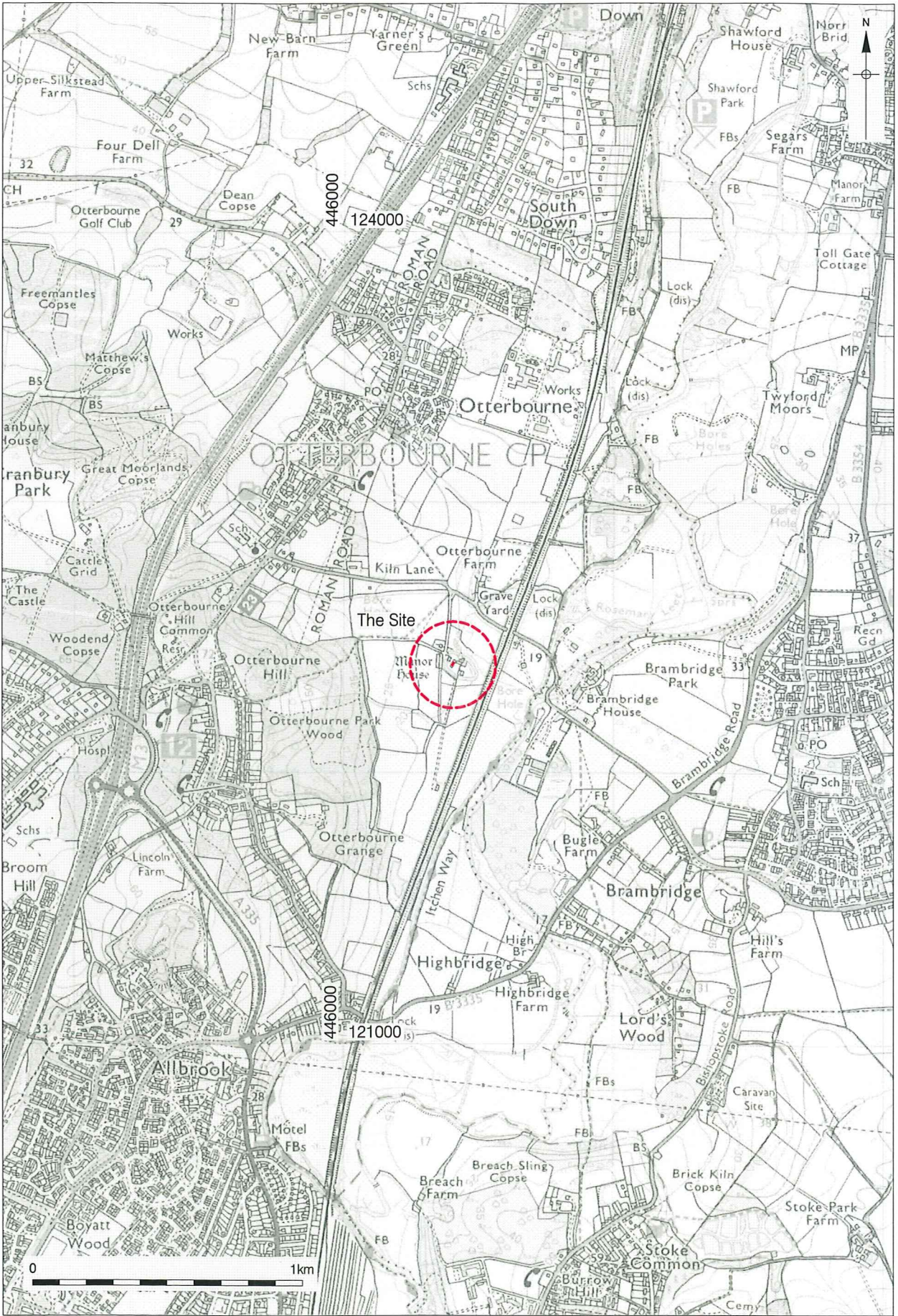
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available

**Project
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Building Recording of the Barn at Moat Cottage, Kiln Lane, Otterbourne, Hampshire
Author(s)/Editor(s)	Bower, K.
Date	2009
Issuer or publisher	Pre-Construct Archaeology Ltd
Place of issue or publication	London
Description	A4 report

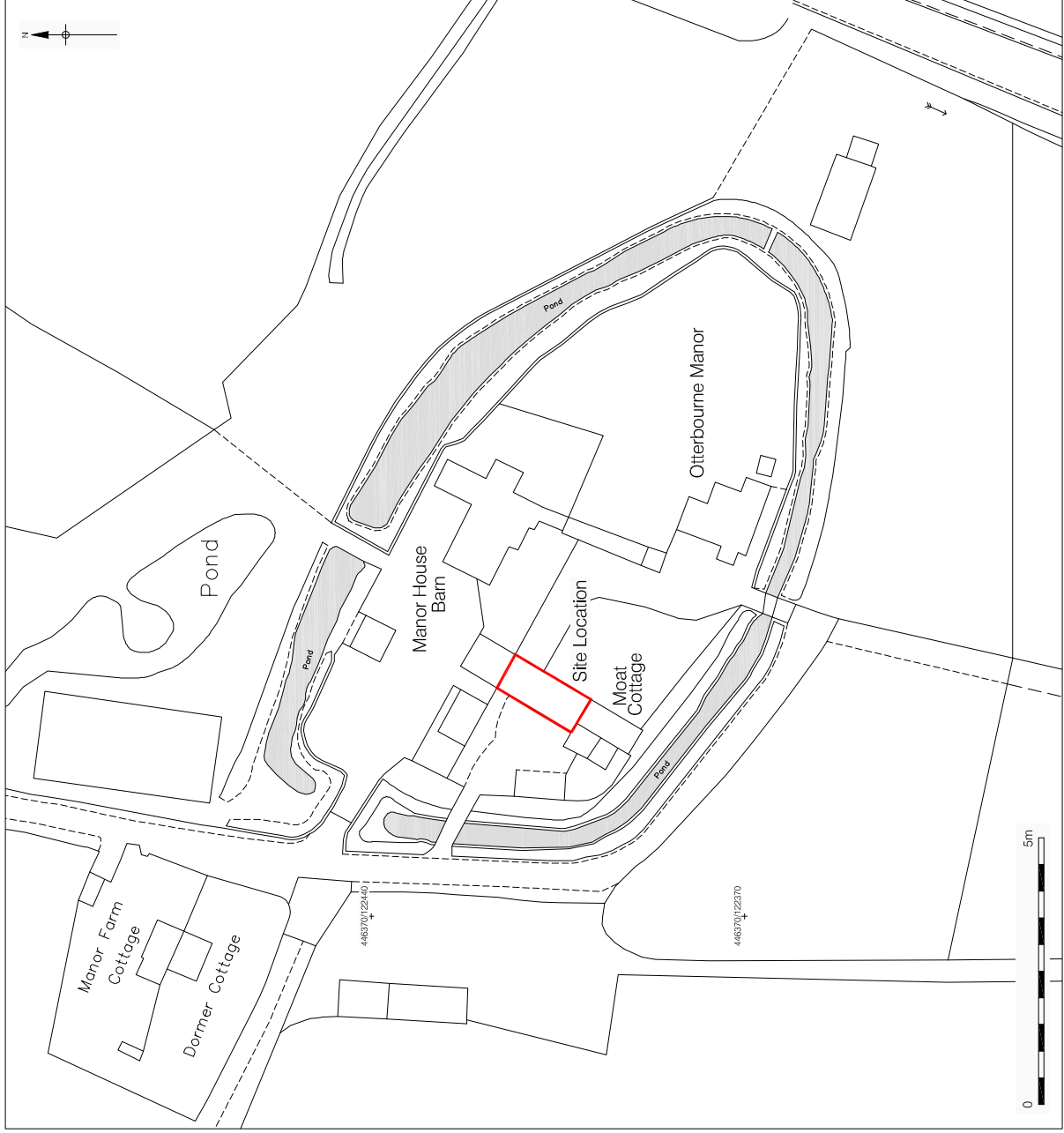
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Entered on	30 October 2009



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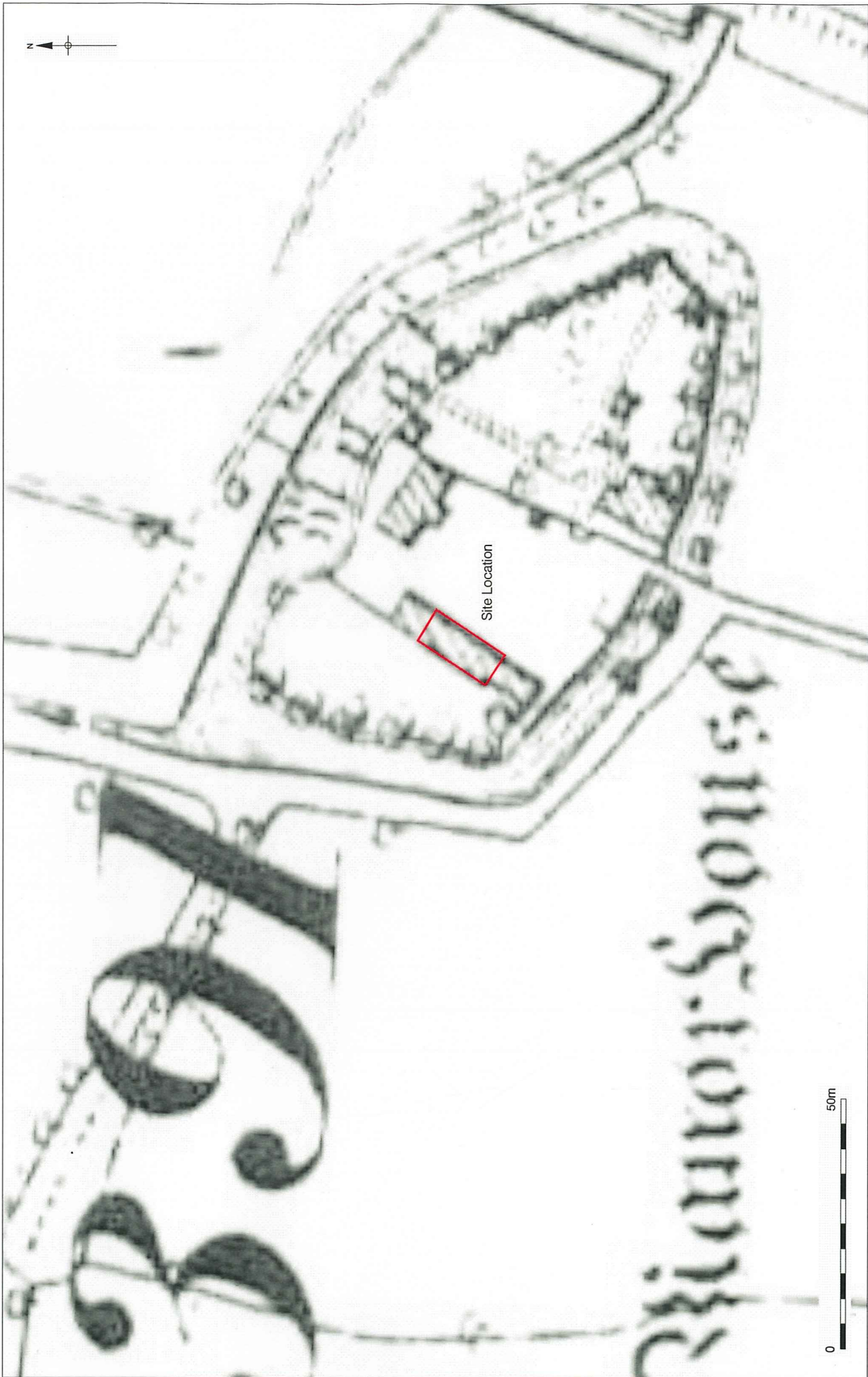
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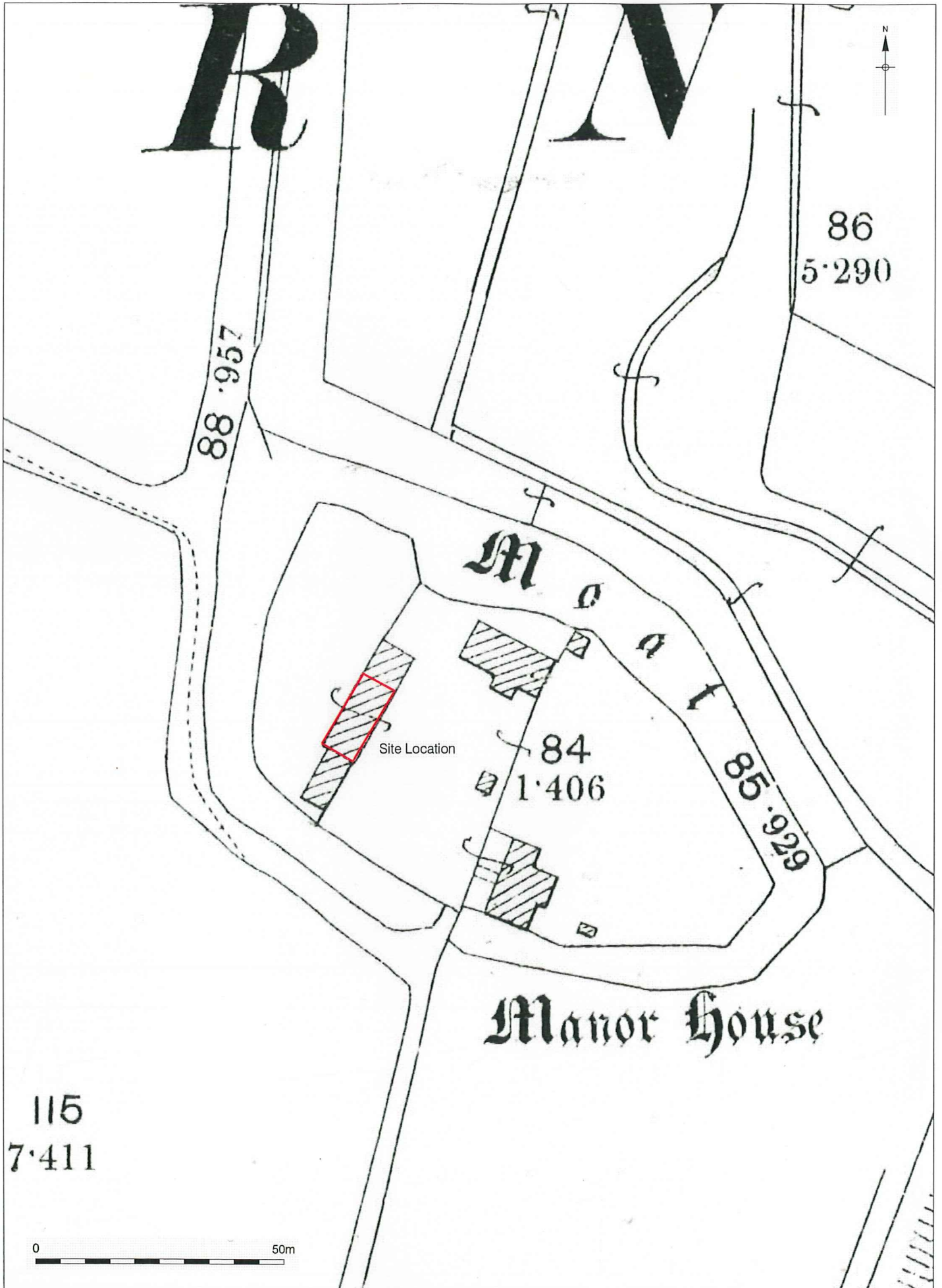
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 Site Location
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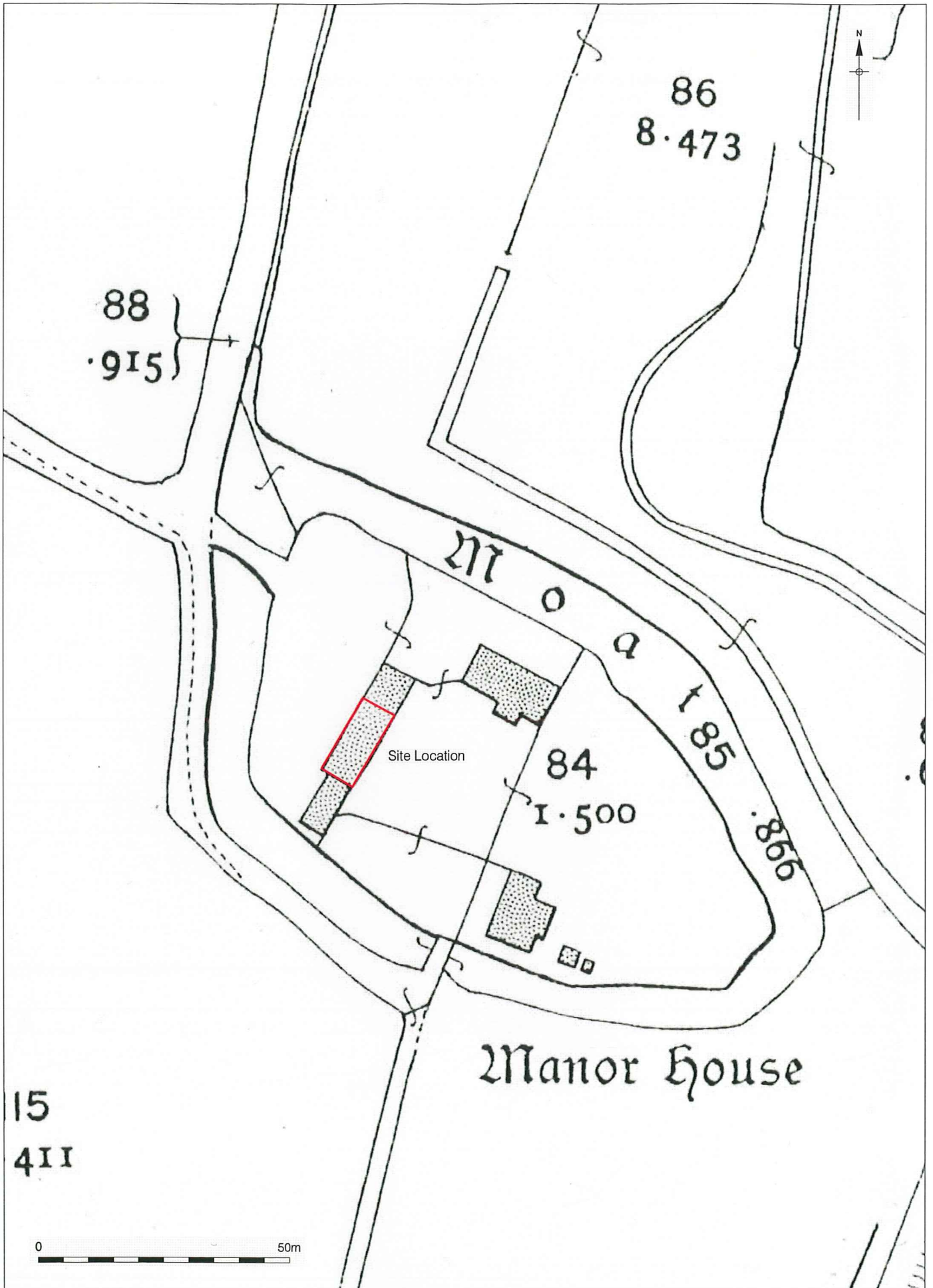


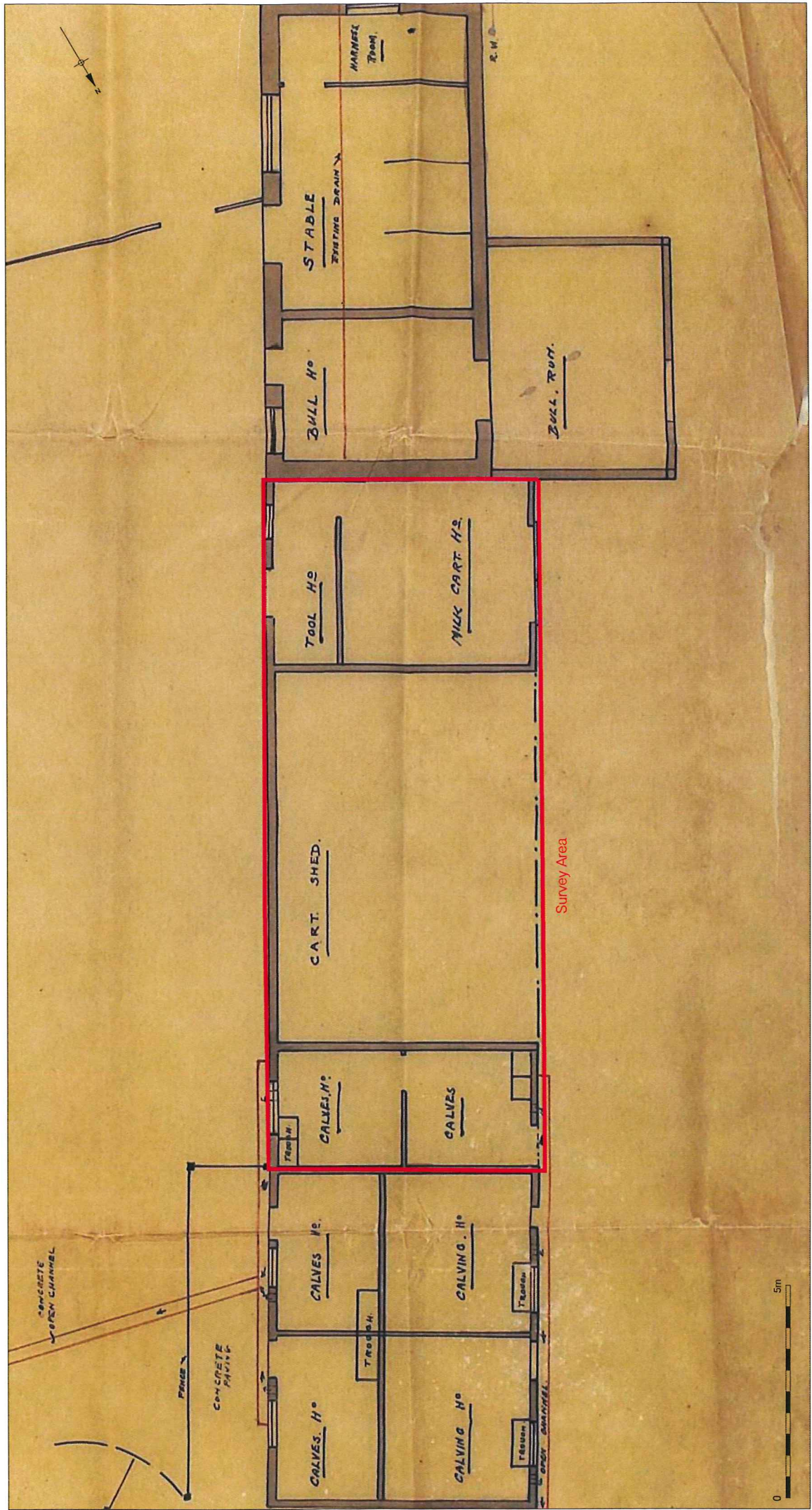
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Figure 2
 Barn Location
 1:1,125 at A4





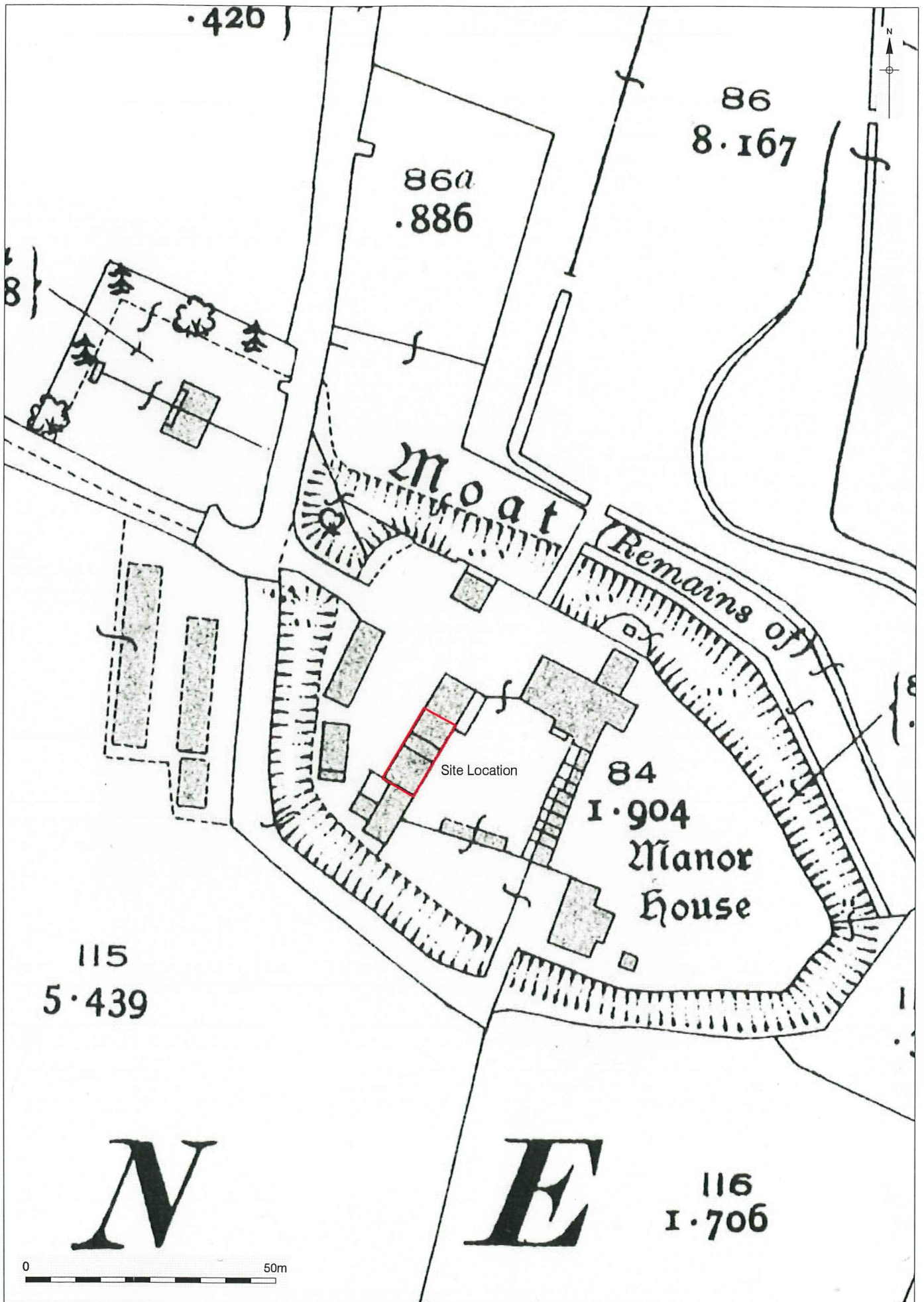


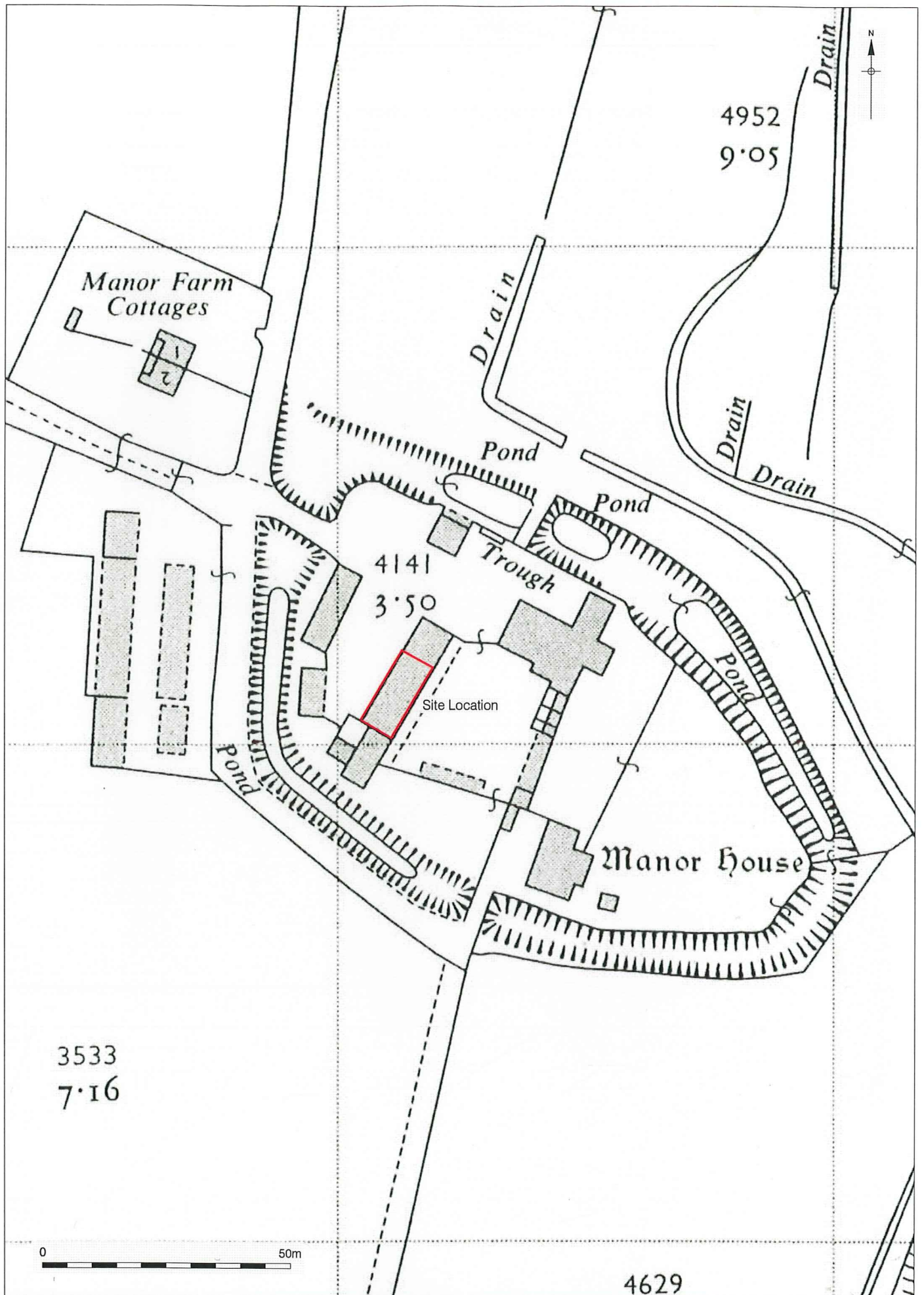


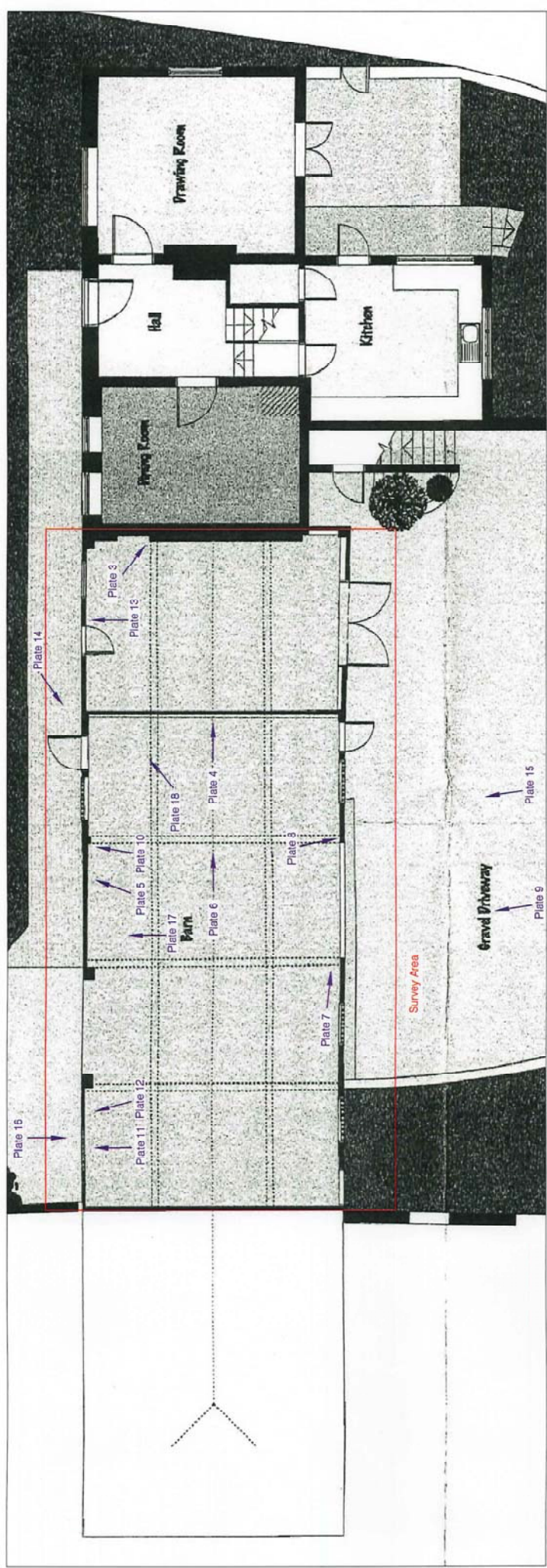
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1923 Moat Farm Otterbourne proposed drainage and cooling house plan for E L Christian (owner) (HRO 191M85/BP447) 1:125 at A4

Figure 6







Reproduced from drawings supplied by Huw Thomas Architects (April 2016)

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Figure 9
Ground floor plan showing direction of plates
Approximately 1:100 at A3

Plates

RG - Richard Girdlestone

PCA - Pre-Construct Archaeology Ltd



Plate 1: Moat Cottage barn, Moat Cottage and Otterbourne Manor viewed from the southwest (PCA)



Plate 2: Moat Cottage barn and Moat Cottage viewed from the south (PCA)



Plate 3: North-east wall of Moat Cottage (PCA)



Plate 4: King post truss with wood cladding, viewed from the north-east (PCA)



Plate 5: Trenched purlin viewed from the north-east (PCA)



Plate 6: Carpentry marks on central king post viewed from the north-east (PCA)



Plate 7: Carpentry marks on tie beam viewed from the north-east (PCA)



Plate 8: Brick pad supporting vertical timber post covered with cement viewed from the north-east (RG)



Plate 9: North-west elevation (RG)



Plate 10: Brick sill and timber sole plate viewed from the north-west (RG)



Plate 11: Studwork and window in south-east elevation (RG)



Plate 12: Studwork in south-east elevation (RG)



Plate 13: Rafters, wall plate and vertical stud work in the south-east elevation (RG)



Plate 14: South-east elevation (RG)



Plate 15: North-west elevation (RG)



Plate 16: North-east end of the south-east elevation (RG)



Plate 17: Internal timber boarding, viewed from north-west (RG)



Plate 18: Corrugated metal sheets covering internal partition wall (RG)

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