



The Well House, Rectory Road, Church Oakley, Hampshire

Historic Building Assessment Report





**THE WELL HOUSE
RECTORY ROAD
CHURCH OAKLEY
HAMPSHIRE**

Historic Building Assessment

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Report reference: 76460.01

January 2011

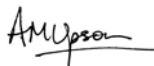
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QUALITY ASSURANCE

SITE CODE	76460.01	ACCESSION CODE		CLIENT CODE	
PLANNING APPLICATION REF.	N/A	NGR		456720 150400	

VERSION	STATUS*	PREPARED BY	APPROVED BY	APPROVER'S SIGNATURE	DATE	FILE
1	E	MJR	AU		05/01/11	DOCUMENT1

- I= INTERNAL DRAFT E= EXTERNAL DRAFT F= FINAL

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Contents

1	INTRODUCTION	1
	1.1 Project Background	1
	1.2 Site location	1
2	METHODS	1
	2.1 Aims.....	1
	2.2 Documentary Research.....	2
	2.3 Building Assessment	2
3	HISTORICAL BACKGROUND.....	2
	3.1 Introduction.....	2
	3.2 Mid-late 19 th century development	3
	3.3 20 th century development	3
4	BUILDING ASSESSMENT.....	5
	4.1 Exterior	5
	4.2 Interior - Ground floor	7
	4.3 Interior - First floor	10
	4.4 Interior - Attic floor	12
5	DISCUSSION.....	13
	5.1 Introduction.....	13
	5.2 Building development	13
6	CONCLUSION.....	16
7	ARCHIVE.....	17
8	REFERENCES	17
	8.1 Cartographic sources	17
	8.2 Primary sources.....	17
	8.3 Secondary sources.....	17
	8.4 Online resources	18
	APPENDIX 1 – CHURCH OAKLEY TITHE AWARD - 1841	19
	APPENDIX 2 – TRADE DIRECTORIES	20
	APPENDIX 3 – CENSUS RETURNS 1841-1911	21
	APPENDIX 4 – SUPERSEDED ORDNANCE SURVEY MAPS OF LESS THAN 50 YEARS OLD	22

LIST OF FIGURES AND PLATES

Front Cover	The Well House viewed from the north
Rear cover	Oakley Post Office c.1915. Advert dating from 1922

List of Figures

Figure 1	Site location
Figure 2	Historic map regression
Figure 3	The Well House: phased cellar plan
Figure 4	The Well House: phased ground floor plan
Figure 5	The Well House: phased first floor plan
Figure 6	The Well House: phased attic floor plan

List of Plates

Plate 1	Early 20 th century photograph of the building occupied by Giles Blewden and family
Plate 2	North elevation
Plate 3	West elevation
Plate 4	West elevation - straight joint visible in the brickwork
Plate 5	East elevation
Plate 6	South elevation
Plate 7	South-eastern extension
Plate 8	Ground floor – Lobby
Plate 9	Ground floor – Sitting Room
Plate 10	Sliding shutter within horizontal sliding sash window
Plate 11	Ground floor – Dining Room
Plate 12	Ground floor – Staircase to first floor
Plate 13	Ground floor – Family Room
Plate 14	Cellar – west chamber
Plate 15	Ground floor – Kitchen
Plate 16	Ground floor – Scullery
Plate 17	Ground floor – Nursery
Plate 18	First floor – Landing
Plate 19	First floor – Entrance to airing cupboard
Plate 20	First floor – Bedroom 1
Plate 21	First floor – Bathroom 1
Plate 22	First floor – Bedroom 2

- Plate 23** First floor – Bedroom 4
- Plate 24** Attic floor – Bedroom 5
- Plate 25** Attic floor – Bedroom 6
- Plate 26** Attic floor – Exposed stack and framing detail within roofspace
above front range

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Summary

Wessex Archaeology was commissioned by Mr and Mrs Blacker to carry out a historic building assessment of the Well House, Rectory Road, Church Oakley, Hampshire centred on Ordnance Survey National Grid Reference (NGR) 456720 150400. The work was required to provide further information regarding the date and phasing of the building prior to its potential extension and redevelopment. As yet, no final details of the proposed alterations have been made available.

The work entailed a visual examination of the fabric of the building and a visit to explore local sources for background information.

The Well House lies within Church Oakley Conservation Area (designated 1976) and is a Grade II listed building described as: *'C17, C18, C19. C18 front to older altered buildings; 2 storeys and attic. Two upper windows (another blank and a small circular light above the doorway), 3 ground-floor windows. Red brick walling in English bond, first-floor band, high plinth. Victorian sliding sashes. Doorcase has a pediment, frieze, architrave enclosing a plain narrow fanlight, and a 6-panelled door.'*

A search of the relevant historic maps, plans and documents combined with a visual examination has enabled the production of phased floor plans of the house indicating several phases of alteration and adaptation. In addition to the phased plan a description of the main rooms of the property accompanied by digital images highlights the surviving historic features present.

The story of the Well House is one of continuous change and adaptation. Few historical sources exist for the building prior to the 19th century, although records indicating a charge on the property date from c.1700 and the building is first depicted within maps dating from the late 18th century onwards. The property was initially constructed as a humble, two-and-a-half bay, timber framed cottage with thatched roof during the late 16th or 17th century and the lobby entrance plan form is typical of buildings of this date within Hampshire. During the later 17th–18th century the building was extended to the east and a rear stair turret added in order to access a new attic floor created within the roofspace. Subsequently the building was gentrified with the addition of a brick frontage and tile roof. At some stage during the early - mid 19th century four of the windows on the front elevation were replaced with the present large horizontal sashes. Records from the mid 19th century onwards indicate that the property was operating as a shop which continued until the late 1930s. During this time the property expanded and adapted to take on numerous roles including that of bakery, grocers, coal merchant, post office and telephone exchange. In addition to the growth of outbuildings to the rear of the property, during the late 19th–early 20th century the building was substantially extended to the rear. Following the end of the lease in 1937 the property reverted to a private house. More change and adaptation followed as the numerous small outbuildings to the rear were swept away and the building became known as the Well House. The final expansion phase occurred between 1968-1972 when a single storey extension was added to the south-eastern corner leaving the building present today.

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Acknowledgements

This project was commissioned by Mr and Mrs Blacker. Thanks are due to Rob Laverton of Fine Town & Country House Commissions Ltd and the staff of Hampshire Record Office, Winchester.

On site analysis and photography was carried out by Bob Davis and Matt Rous. This report was researched and compiled by Matt Rous. The illustrations were prepared by Bob Davis and Elizabeth James. The project was managed for Wessex Archaeology by Anne Upson.

**THE WELL HOUSE
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Historic Building Assessment

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology, was commissioned by Mr and Mrs Blacker to carry out an historic building assessment in advance of redevelopment works at the Well House, Rectory Road, Church Oakley, Hampshire centred on Ordnance Survey National Grid Reference (NGR) 456720 150400.
- 1.1.2 The work entailed a site visit to assess the fabric of the building and a visit to explore local sources for background information. The work was required to provide an understanding of the date and phasing of the building. As yet, no final details of the proposed alterations have been made available.
- 1.1.3 The Well House lies within the Church Oakley Conservation Area (designated 1976) and is a Grade II listed building described as: *'C17, C18, C19. C18 front to older altered buildings; 2 storeys and attic. Two upper windows (another blank and a small circular light above the doorway), 3 ground-floor windows. Red brick walling in English bond, first-floor band, high plinth. Victorian sliding sashes. Doorcase has a pediment, frieze, architrave enclosing a plain narrow fanlight, and a 6-panelled door.'*

1.2 Site location

- 1.2.1 The Well House is located at the western edge of the village of Church Oakley, Hampshire, which is located c.5km east of Overton and c.6km west of Basingstoke (**Figure 1**).
- 1.2.2 The property is situated on the south side of Rectory Road to the immediate west of the churchyard of St Leonard's Church opposite the junction with Station Road. Access is from Rectory Road via a driveway from the west with a large (1.1ha) garden to the west and south with a smaller area of lawn fronting onto Rectory Road to the north. The property lies at approximately 114m aOD (above Ordnance Datum).

2 METHODS

2.1 Aims

- 2.1.1 The aim of the historic assessment was to establish an understanding of the development of the building prior to future alterations, as yet undetermined. This was to be achieved through a visual inspection of the exposed fabric supported by historic maps and plans where appropriate and the compilation of digital photographs of significant areas and features.

2.2 Documentary Research

- 2.2.1 A search of relevant primary and secondary sources was carried out in the archives of the Hampshire Records Office (HRO), in Wessex Archaeology's own library and via the internet. All sources examined are referenced in Section 7.
- 2.2.2 A search of surviving maps was undertaken in the archives listed above, but principally in the HRO. Early maps and associated documents may indicate changes in the use of buildings, ownership and property boundaries, and can also provide information on the sequence of buildings on a site.
- 2.2.3 A list of relevant maps and plans consulted is provided in Section 7.

2.3 Building Assessment

- 2.3.1 A visual assessment of the exterior and interior of the property was made on 15th December 2010 by two experienced building archaeologists from Wessex Archaeology.
- 2.3.2 At the time of the site visit the interior of the building was covered in modern finishes. The roofspace above the front range has been converted into attic accommodation allowing for only a limited examination of the roof timbers. Elsewhere, access into the roofspaces above the other parts of the property was severely restricted or not possible.
- 2.3.3 During the site visit, digital drawings supplied by the client's architect were annotated and some 218 high quality digital images were taken. These mainly concentrated on the principal external and internal elevations but also included all relevant details. The building was also photographed within its setting to achieve a general impression of the site at the time of recording.
- 2.3.4 A selection of the images has been reproduced in this report (**Plates 2 - 26**). **Figures 3 - 6** show the location and direction of these plates.

3 HISTORICAL BACKGROUND

3.1 Introduction

- 3.1.1 The parish of Church Oakley appears to have been divided amongst a number of manors during the medieval period. Principle among these were the manors of *Malshanger*, *Kippings*, *Rastalls* and *Church Oakley* (Page 1911). From 1620 the same family owned both Oakley Manor and the Oakley Hall Estates. In successive centuries they changed ownership several times. The more notable owners included the Kingsmill and Brickenden families (BDBC 2003). The manors of *Church Oakley* and *Rastalls* descended to William Beach during the 1830s. During the early 20th century Major William Archibald Hicks Beach was lord of the manor (Page 1911), which was sold off in 1933.
- 3.1.2 The adjacent Church of St Leonard is known to have existed on the present site in the 12th century, having been rebuilt in the early 16th century, and again in 1869 (Page 1911). However, the remaining settlement of Church Oakley appears to principally date from the 17th, 18th and early 19th centuries, although Deepwell Cottage is notably older (16th century) (BDBC 2003).

3.1.3 A search of the available historical resources has revealed little information regarding the early origins of the Well House from before the 1840s. The earliest records relate to a charge on the property dating to c.1700 (HRO Ref: 92M98/4/7).

3.1.4 Milne's map of 1791, the 1810 Ordnance Survey map and Greenwood's map of 1826 (not reproduced) all depict a property on the site of the present house although the scale of these maps provides no detail.

3.2 Mid-late 19th century development

3.2.1 The first detailed evidence of the property comes from the 1841 Church Oakley Tithe map (HRO Ref: 21M65/F7/51/2) (**Figure 2**) and associated apportionment (**Appendix 1**), which describes the building as a 'House and Yard' owned by the lord of the manor, William Beach and occupied by Robert Barrett. The property depicted on the Tithe map appears as an L-shaped structure situated on the south side of Main Street (the former name of Rectory Road) between two short lanes leading to the rear of the property. The eastern lane is still in existence leading to St Leonard's Church whereas the western lane (denoted as *Drove yard*) led to a rear yard and row of outbuildings located to the south-west of the house (**Figure 2**).

3.2.2 The same Robert Barrett who appears in the Tithe apportionment is listed as a 'Grocer' in the 1841 census and as a 'Baker, grocer and coal dealer' in White's Gazetteer of Hampshire in 1859 (**Appendix 2**). Robert appears for a final time as a 'Shop keeper' with his two daughters recorded as 'Assistants' in the 1861 census (**Appendix 3**). By the time of the 1871 census the property was occupied by Henry Blewden who, with his wife Caroline was described as a 'grocer and patent medicine dealer'. Under the Blewdens the business appears to have developed significantly.

3.2.3 The property is shown in greater detail in the 1st edition Ordnance Survey map of 1872 (**Figure 2**) differing markedly from the L-shaped arrangement depicted on the 1841 Tithe map. The building appears as a roughly rectangular structure with front porch and two small extensions on the east side of the rear (south) elevation, which would appear to be the rear stair turret and south end of the present Kitchen. To the immediate south of the property two small outbuildings and a well are also depicted. The row of outbuildings to the south-west of the house, shown on the earlier Tithe map, is divided into five units possibly representing stables or storage sheds.

3.2.4 The 1896 Ordnance Survey map (**Figure 2**) shows a similar scene to that depicted in 1872, although one of the two outbuildings to the rear of the house had been removed to be replaced by a larger rectangular outbuilding, possibly representing a purpose-built bakehouse. The map also reveals that the building was functioning as the post office by this time having taken over this responsibility sometime between 1891-1895 from a property situated further to the east of Church Oakley on Rectory Road.

3.3 20th century development

3.3.1 Following the death of Henry Blewden in 1890, Caroline is recorded in the 1891 and 1901 censuses as running the 'Village Shop' and performing the function of sub-postmistress before her son Giles took over the business following her death in 1908 (**Appendix 3**). Giles Blewden eventually sold the

business to Messrs Cooper and Field on 25th March 1923 (Blackman & Warner 1994, 50).

3.3.2 The 1910 Ordnance Survey map reveals that the building had been extended to the south with the present rear extension wings in place by this time. It is likely that the gap between the two wings to the immediate south of the rear stair turret was infilled with a small porch sheltering the rear entrance into the building (**Figure 2**).

3.3.3 Under the Blewdens steam ovens were introduced for some of the bread-making, although a faggot oven was retained for customers who preferred the old-fashioned oven bottomed 'cottage loaf'. Local deliveries were made with two vans and pony carts (*ibid* 51). A staged photograph taken c.1920 shows (presumably) Giles Blewden adjacent to one of his motor vans and three horse-drawn delivery carts (**Plate 1**). In the background is the present Well House, although with a porch over the front door and a post box situated under the easternmost window. The photograph suggests that the shop was situated within the present Dining Room as the window here appears to show tinned goods stacked on shelves. The present bulls-eye window above the door was not in place during this time. In addition, a small external chimneystack is shown situated on the western elevation to the south of the window in Bathroom 1.

3.3.4 In addition to the post office, grocery and bakery business during the early 20th century the premises also contained Oakley's first telephone exchange and the Blewdens were the proud possessors of the telephone number *Oakley 1*. The Blewdens and then Messrs Cooper & Field were called upon 24 hours a day to connect calls before the exchange was automated in 1937 (*ibid* 51).

3.3.5 The 1932 Ordnance Survey map (**Figure 2**) suggests that the footprint of the house remained unchanged, although under new management the number of outbuildings to the rear and south-west of the property had expanded suggesting a much enlarged business. Cooper & Field's business appears to have remained that of bakery, grocers and post office, although the store did extend into hardware and haberdashery (*ibid* 51).

3.3.6 During the early years of Cooper & Field the building remained in the ownership of the Hicks Beach family however, the property was sold off along with much of the Oakley Manor estate in 1933. The auction particulars (HRO Ref: 134A10/5) describe the building as:

'Brick built and tiles, part hanging tiles. Containing five bedrooms, two attics, two sitting rooms, kitchen, large scullery, larder, shop and office, well of water and motor pump. Company's electric lighting. Outside are a bakehouse and loft, range of old brick and thatched buildings comprising two garages, stable for two, box, coal and coke house. Range of wood and corrugated sheds. Paddock, good garden. In all about 1 acre, 3 rods, 14 poles.'

3.3.7 The rent for the property was '£70 per annum less allowance of £5 per annum' with the tenant paying rates (*ibid*). As the lease was about to expire in 1937 Cooper & Field vacated the premises after building a separate post office and grocery shop in the village at number 6, Rectory Road. The trade

directories reveal that the present Well House building was still functioning as a bakery before Cooper & Field left, although the business appears to have ceased when the property was sold off. It is not known who immediately bought the property although it is listed in the post-WWII Basingstoke directories as a private dwelling appearing as the 'Well House' for the first time in 1952 (**Appendix 2**).

- 3.3.8 The 1937 Ordnance Survey map (**Figure 2**) shows a slight difference in the footprint of the building with a small open area shown between the two principle rear wings. It is assumed that a porch in this position which originally sheltered the rear entrance was removed sometime between 1932 and 1937. This was later infilled with the present flat roofed two-storey toilet block by the time of the 1961 Ordnance Survey map (not reproduced). The 1937 map also reveals that the porch on the front of the property had been removed by this date.
- 3.3.9 The 1961 Ordnance Survey map reveals that many of the outbuildings depicted to the rear of the property in the 1937 map were still in existence, despite the building becoming a private residence. In comparison, the 1968 Ordnance Survey map (**Appendix 4**) shows that the footprint of the site had drastically changed. All of the outbuildings and yards shown in previous maps had been cleared and the area to the west amalgamated into one large garden with tennis court. A small garage/outbuilding is depicted situated to the north-west of the house, which is denoted as 'Well House'.
- 3.3.10 The 1972 Ordnance Survey map (**Appendix 4**) shows that the Well House had been extended to the south on the south-eastern corner with the present single-storey extension added at this time. The 1984 Ordnance Survey map (**Appendix 4**) shows little change to the property with the exception of the removal of the small garage/outbuilding and the introduction of the present drive leading from Rectory Road to the west. Subsequent to this map the present garage and swimming pool have been added along with the bay window on the west wall of the Sitting Room.

4 BUILDING ASSESSMENT

4.1 Exterior

- 4.1.1 The Well House comprises an irregular 'L'-shaped property of brick and hung-tile, comprising a principal east-west orientated front range of two storeys with pitched roof hipped at either end (**Plate 2**). Adjoining the south side of the front range are three small perpendicular rear extensions of two-storeys with pitched roofs half-hipped at the south end (**Plate 6**). In addition, a mid-late 20th century single-storey, flat-roofed extension occupies the south-eastern corner of the building extending to the south (**Plate 7**).
- 4.1.2 With the exception of the south-eastern extension, the building is two-storey in height, with an attic floor above and cellar below the front range. Two large brick chimneystacks are present. The steep angle of the roof above the front range suggests that it is likely to have been originally thatched.

Front elevation

- 4.1.3 The front range comprises a two-storey building of four-bays orientated east-west along its long axis (**Plate 2**). The structure contains the earliest part of the property which comprises a simple two-and-a-half bay, timber-framed cottage likely constructed during the late 16th – 17th century, which was later extended to the east by one bay. The front of the property is asymmetrical constructed of red brick in no particular bond and pale lime mortar with later repointing in Portland cement. The small size of the bricks and lack of recognisable bond suggests a 17th - early 18th century date for the brickwork which represents a re-fronting of the earlier timber frame following its extension to the east.
- 4.1.4 Original decorative features are limited to a central plat band at first floor height and a high brick plinth. The original windows have been largely replaced by later inserted early–mid 19th century eight-light horizontal sliding sash windows and a single late 19th century - early 20th century casement on the ground floor. These later windows have replaced original smaller casement windows the dimensions of which can be seen at the eastern end of the elevation at first floor height where a shallower window opening survives, although this has been later infilled. A bulls-eye window above the doorway is likely to date from the mid-late 20th century replacing a blank panel shown in an early 20th century photograph (**Plate 1**).
- 4.1.5 Principal access into the property is via a classical style doorway situated in line with the large brick stack. The doorway comprises a pediment, frieze and architrave dating to the mid 20th century, which have been added following the removal of the more vernacular-styled porch shown in mapping dating from 1872-1932 (**Figure 2**) and in an early 20th century photograph (**Plate 1**). The classical style doorway encloses an 18th century six panelled door.

West elevation

- 4.1.6 The West elevation of the property was developed in two phases with the northern part formed from the re-fronting of the west wall of the front range during the early - mid 19th century and the southern part comprising a late 19th - early 20th century extension (**Plate 3**). The ground floor of the west elevation of the front range (including the corner and westernmost part of the front elevation) comprises red brick in English bond with pale lime mortar representing a later cladding/strengthening episode which obscures/replaces the original timber frame exterior. A straight joint in the brickwork to the south of the present late 20th century bay window marks the line between the front range and the late 19th - early 20th century extension (**Plate 4**).
- 4.1.7 To the south of the bay window the extension attempts to match the earlier building comprising red brick in English bond with pale buff coloured cementitious mortar. Across the elevation the first floor is clad in plain red hung tile in two distinct phases. An external chimney stack is shown in an early 20th century photograph situated to the south of the bathroom window in order to heat the rooms added by the extension (**Plate 1**). This has been removed during the later 20th century, although the exact location of the former stack is obscured by hung tile and foliage. A first floor casement

window illuminates Bathroom 1, which was likely added following the extension. A small gabled dormer casement window illuminates Bedroom 5 within the Attic.

East elevation

- 4.1.8 The east elevation comprises red brick in Flemish bond and is divided in two representing a late 19th – early 20th century re-cladding/strengthening over the original timber frame and extension to the south during the late 20th century. The exposed tie beam of the frame is visible under the eaves and above the protruding wall plate (**Plate 5**).
- 4.1.9 The east elevation is pierced by a number of casement windows with moulded stone sills and cambered brick arches at ground floor level. A flat-roofed extension adjoining the south-eastern corner of the property dates from 1968-72 constructed in similar style.

South elevation

- 4.1.10 The south elevation primarily features the late 19th – early 20th century extension phases of the property (**Plate 6**) made up from three two-storey extensions with pitched roofs half-hipped at the south end and a single-storey long extension on the south-eastern corner dating from 1968-72 (**Plate 7**).
- 4.1.11 The south elevation comprises a central two-storey stair turret situated between two late 19th - early 20th century wings. The stair turret has subsequently been obscured behind a later flat-roofed toilet block constructed between 1937-60, although a single casement window at attic floor height has been inserted below eaves height in order to illuminate the top of the stairwell. The two late 19th - early 20th century wings comprise red brick in Flemish bond with original tripartite casement window and French doors on the west wing and later inserted large multi-light casement windows on the east wing. The flat-roofed toilet block is constructed from red brick in Flemish bond possibly using reclaimed bricks from the removal of outbuildings situated to the south of the property. Three small casement windows are present in addition to the rear entrance doorway which is sheltered below a lean-to porch with hipped, tiled roof supported by two classical style painted timber columns.
- 4.1.12 The single-storey extension on the south-east corner comprises red brick principally in stretcher bond with flat roof hidden behind a low brick parapet wall (**Plate 7**). Access into the property is via a doorway on the west wall situated to the north of two large tripartite casement windows.

4.2 Interior - Ground floor

- 4.2.1 The interior of the property was covered in modern finishes with very few original fixtures and fittings remaining *in situ*. With a few exceptions, the doors appeared to comprise mainly 20th century replacements.

Entrance Lobby

- 4.2.2 Access through the front door leads into a small Entrance Lobby with large chimneystack directly in front of the doorway. The Lobby has been extended

slightly to the west into the Sitting Room probably during the 20th century. Decoration is simple with modern finishes and plain chamfered skirting (**Plate 8, Figure 4**). The Lobby is illuminated by a plain narrow fanlight situated above the doorway. The six-panel 18th century door bears the scars of the property's former function as a post office indicated by the number of blocked letter boxes on the upper panels visible on the inward side.

Sitting Room

4.2.3 To the west of the Entrance Lobby a four-panel door leads into the Sitting Room which comprises a long rectangular space with recessed area to the east occupied with a central modern fireplace in classical style (**Plate 9, Figure 4**). Originally occupying the same dimensions as the Dining Room, the Sitting Room has been extended during the 20th century following the removal of its original southern wall and amalgamation with a the smaller room to the south in order to form the present arrangement. Modern finishes are present throughout, although within the confines of the original Sitting Room the room contains a large chamfered bridging beam and the room is decorated with simple plaster cornice which does not continue into the extension.

4.2.4 Uniquely within the property, the horizontal sliding sash window situated on the north wall retains its sliding shutters (**Plate 10**). In addition to this window the room is illuminated by large French doors featuring octagonal panes which are situated within the south wall of the room. A central full-length bay window has also been added to the west wall of the Sitting Room in recent years.

Dining Room

4.2.5 To the east of the Lobby is the Dining Room which retains its original dimensions and features a large chamfered bridging beam within the ceiling (**Plate 11, Figure 4**). The room is plain in comparison with the Sitting Room with no decorative features indicating its lower status. The room is illuminated by the sliding sash window in the north wall, which does not contain shutters, although these may have been removed to accommodate shelves when the room functioned as a shop during the 19th and early 20th century. Such shelves of goods are depicted within this window in an early 20th century photograph (**Plate 1**).

4.2.6 The room would originally have been heated by a fireplace on the west wall which has been blocked at a later date; perhaps when the room was converted into a shop. To the south of the fireplace a shelved recess accessed from the passageway to the south occupies what is likely to have been a narrow winder staircase which originally led to the first floor. Following the addition of the rear stair turret to the south, the original stairs would have been removed and the stairwell converted to form a cupboard, similarly to the airing cupboard situated on the first floor (**Figure 4**).

Passageway, stairs and downstairs toilet

4.2.7 To the south of the Dining Room an east – west orientated passageway leads from the Sitting Room in the west to the Kitchen in the east providing

access to the staircase, Family Room and a short north-south orientated passage leading to the rear entrance and toilet cubicle.

- 4.2.8 Within a now enclosed rear stair turret sits a straight flight with winder staircase which provides access to the first floor (**Plate 12, Figure 4**). The staircase has been heavily modified over the years and displays a combination of styles including original crudely moulded timber newel posts and late 19th – 20th century turned softwood balusters with broad chamfered handrails on the first and attic floors. Beneath the staircase to the first floor, a timber and brick staircase leads down into the Cellar.
- 4.2.9 Adjacent to the rear entrance is a small toilet accessed via a reused plank and muntin door. The cubicle is plain; illuminated by a small mid 20th century casement window on the south wall with plain base metal catches.

Family Room

- 4.2.10 The Family Room is situated to the south of the main east – west orientated passageway and is accessed via a doorway in the north wall. The room comprises a later extension of the property during the late 19th–early 20th century. The north-east corner of the room is occupied by the once external chimneystack situated at the southern end of the Kitchen.
- 4.2.11 The room is decorated with modern finishes including a classical style fireplace which is situated centrally in the east wall between two arched alcoves (**Plate 13, Figure 4**). The room is illuminated by a large inserted multi-light window containing two six-light casements which most likely dates from the late 20th century.

Cellar

- 4.2.12 The Cellar is accessed via a straight flight with winder stair constructed from brick and timber which leads down onto a brick pavior floor within the stair turret. To the north of the stair turret are two chambers situated either side of a large central brick chimneystack directly below the Sitting Room and Dining Room. Both chambers are dimly illuminated by cellar lights situated in the north wall.
- 4.2.13 Within the western chamber a large hardwood bridging beam supports the floor above, with irregular common joists visible below replacement timber floorboards. Within the eastern chamber the floor timbers above are obscured beneath a later suspended ceiling. The western chamber shows signs of some repair and modification has taken place during the 20th century with strengthening work in the form of brick pillars and buttresses providing extra support for the floor above (**Plate 14, Figure 3**).
- 4.2.14 The brickwork within both chambers is covered in lime wash and later paint with a modern concrete floor obscuring the original floor finish . Curiously, some of the walls within the eastern chamber are partially constructed from knapped flint. One possible suggestion for this is that when the property was first cellared bricks would have been too expensive a commodity to be used in areas which were not going to be on view. In addition, a ready supply of flint was readily available within the area.

Kitchen

- 4.2.15 The Kitchen comprises an irregular shaped room which is broader at the southern end and narrows towards the north (**Plate 15, Figure 4**). This is due to the room being an extension which butts up against the adjacent property boundary to the east. The room is presently divided into a seating area to the north with preparation area to the south. A large fireplace is situated on the south wall. The northern end of the room is on a slightly higher level than the south and a possible blocked doorway at the northern end of the west wall suggests that the northern part of the kitchen may once have been subdivided from the rest of the room, perhaps when the property functioned as a post office. An early 20th century photograph (**Plate 1**) shows a post box situated just below the window on the north wall of the present kitchen.
- 4.2.16 The room is decorated with modern finishes including late 20th century fitted cupboards and painted wooden floor boards. A doorway in the south wall leads into the Scullery.

Scullery

- 4.2.17 To the south of the Kitchen is the Scullery which also comprises an irregular shaped room which is broader at the southern end and narrows to the north (**Plate 16, Figure 4**). The narrowness of the room is accentuated by the modern fitted units on the east and west walls creating a central passageway that leads from Kitchen to the Nursery. At the southern end of the room are a single toilet cubicle and cupboards adjacent to an entrance doorway on the east wall. The Scullery is a later extension of the building with the earlier external stacks of the Kitchen and Family Room visible at the northern end of the Scullery on the west wall.

Nursery

- 4.2.18 To the south of the Scullery is the Nursery adjacent to a doorway in the west wall leading into the rear garden. The Nursery is a late 20th century extension comprising a roughly rectangular room which is illuminated by two large six-light windows on the west wall (**Plate 17, Figure 4**). The room is plain with modern finishes including a plain cornice. A blocked fireplace is situated on the south wall.

4.3 Interior - First floor

Landing, first floor toilet and airing cupboard

- 4.3.1 Within the stair turret on the first floor the Landing comprises an east - west orientated passageway providing access into most of the principal rooms on the first floor (**Plate 18, Figure 5**). The large timbers which originally made up the former rear wall of the three-bay cottage are exposed on the northern wall of the Landing. To the south of the stair turret a short passageway leads to a small toilet cubicle accessed via a four panel door. The cubicle is similar to the ground floor arrangement with mid 20th century casement window on the south wall.
- 4.3.2 A large airing cupboard situated centrally within the north wall of the Landing is of lightweight timber framed construction, the timbers visible within the

interior (**Plate 19**). The cupboard is accessed via a 17th - early 18th century six panel door featuring butterfly hinges, although a rectangular scar on the inside indicates that it formerly possessed a lock case. The door currently features a 19th century latch. Unfortunately the modern screws within the hinges suggest that the door may not be in its original position. Either side of the airing cupboard two doorways originally led into the west and east first floor chambers following the construction of the rear stair turret. Later infilled mortice sockets visible within these door jambs indicate the doorways are later insertions which were cut through the frame removing the braces which originally occupied this position.

Bedroom 1

- 4.3.3 Within the front range the original first floor chamber to the west of the chimneystack has been subdivided probably during the late 19th - early 20th century to form Bedroom 1, Bathroom 1 and a short connecting passageway leading from the Landing.
- 4.3.4 Bedroom 1 comprises a plain rectangular room decorated with modern finishes and plain chamfered skirting seen elsewhere throughout the house (**Plate 20, Figure 5**). Historic features include a large chamfered and plain stopped bridging beam present within the ceiling. The original fireplace has been later infilled with a more modest mid-late 19th century cast iron hearth set below a plain bracketed mantelshelf. A modern fitted wardrobe occupies the north-eastern corner of the room.

Bathroom 1

- 4.3.5 To the south of Bedroom 1, Bathroom 1 is modest sized bathroom shared by Bedroom 1 and Bedroom 3. As mentioned, the room comprises a 19th - early 20th subdivision of a larger chamber with the present arrangement containing modern finishes throughout (**Plate 21, Figure 5**). Following the creation of this new room a casement window dating to the late 19th - early 20th century was likely inserted in the west wall.

Bedroom 2

- 4.3.6 Similarly to the western chamber on first floor, the chamber to the east of the fireplace on the first floor has been subdivided at a later date to form the present Bedroom 2 to the north and a short section of east - west orientated corridor to the south. Originally this corridor would have been created to connect the main house on the first floor to the extension to the east. In recent years the corridor has been partially blocked by the creation of a small shower cubicle at its eastern end with access to the two rooms to the east of Bedroom 2 now only possible via a doorway inserted in the north wall of Bedroom 4.
- 4.3.7 Bedroom 2 is similar to Bedroom 1 comprising a square plan room decorated with modern finishes (**Plate 22, Figure 5**). A suspended ceiling has hidden the presence of a bridging beam however, exposed timber studwork is visible on the east wall comprising a mixture of new and reused timbers. A plank and batten door with 18th century strap hinges is situated at the northern end of the west wall leading into a small ensuite bathroom situated to the north of the chimneystack with mid-late 20th century bathroom

furniture. The bathroom is illuminated by a round bulls-eye window on the north wall which appears to date from the mid-late 20th century.

Bedroom 3

- 4.3.8 Bedroom 3 was created during the late 19th - early 20th century expansion phase when the house was extended to the south. The room comprises a smaller square-plan bedroom which is unremarkable featuring a sink unit within the south-eastern corner and modern decoration. A multi-light casement window situated in the south wall illuminates the room. An early 20th century photograph shows that an external chimney stack was originally situated on the west wall of this room indicating that it was heated by a fireplace situated somewhere on the west wall.

Bedroom 4, Bathroom 2 and Dressing room 1

- 4.3.9 Similarly to Bedroom 3, Bedroom 4 was created during the late 19th - early 20th century expansion phase when the house was extended to the south. This large square-plan room comprises the principal bedroom within the property with ensuite Bathroom 2 and Dressing room 1 to the north (**Plate 23, Figure 5**). The room is decorated with modern finishes throughout with fitted wardrobes situated along the southern half of the east wall adjacent to a blocked classical style fireplace.
- 4.3.10 Bedroom 4 is illuminated by a large inserted multi-light casement window situated on the south wall with a smaller casement window positioned nearby at the south end of the west wall.
- 4.3.11 A doorway inserted in the north wall leads into the ensuite Bathroom 2 with Dressing room 1 beyond. A small shower cubicle is situated to the west of the bathroom occupying part of the original connecting corridor. All these rooms are decorated with modern finishes with fitted wardrobes occupying the north wall of the Dressing room. Bathroom 2 and the Dressing room are illuminated by late 19th – early 20th century casement windows situated within the east wall. Historic fabric is exposed at the top of the west wall of these rooms where the tie beam of the original frame is exposed marking the eastern end of the original three-bay cottage.

4.4 Interior - Attic floor

- 4.4.1 The roofspace above the front range has been converted into attic accommodation, however no rooms are present above the two late 19th - early 20th century rear ranges to the south. The creation of the attic has obscured much of the structure, although the principal timbers are still in evidence.
- 4.4.2 Access to the attic floor is via a straight flight with winder staircase which leads from the Landing on the first floor to a narrow north - south orientated passageway which ends at the south end of the central chimneystack. Two opposing doors lead into Bedroom 5 and Bedroom 6 (**Figure 6**).

Bedroom 5

- 4.4.3 Bedroom 5 comprises a small square room with steeply sloping walls extending to the floor on the west and south sides (**Plate 24**). The room is

decorated with modern finishes and illuminated by a small gabled dormer window positioned on the west wall. The principal roof timbers are exposed although painted and include the two western ends of the roof purlins and connecting collar. Curiously the end of the southern purlin appears entirely unsupported due to the removal of a post causing the end of the purlin to sag slightly. The northern end of the room has been shortened from its original extent during the mid-late 20th century by the insertion of a modern stud wall.

Bedroom 6, Dressing room 2 and attic floor toilet

- 4.4.4 The opposing doorway leads into a small suite of rooms that comprises a bedroom, dressing room and toilet cubicle. Originally only comprising two rooms the present arrangement and decorative scheme appears to be a late 20th century creation. The exposed purlins and tie beam are visible within the dressing room and bedroom, which are illuminated by Velux roof lights and small dormer window on the east wall of Bedroom 6 (**Plate 25**). The roof arrangement within Bedroom 6 clearly demonstrates that the building was extended to the east with a visible joint between the timbers of the extension and the original eastern end of the cottage.
- 4.4.5 A modern toilet cubicle has been created within the north-west corner of Dressing room 2 within which an access hatch allows access into a void to the north of the chimneystack. A limited view of the roof structure revealed a queen-post truss arrangement of large hardwood timbers with principal rafters running up to a ridge piece. The one truss observed was partially infilled with rubble brick nogging at a later date although the main walls of the garret are constructed from lath and plaster. The chimneystack is constructed from small sized red bricks with pale lime mortar (**Plate 26**).

5 DISCUSSION

5.1 Introduction

- 5.1.1 Analysis of the building in addition to the historical research indicates that the property has undergone several phases of expansion and modification. Much of the original fabric of the property is obscured beneath later re-cladding episodes and the interior is covered in modern finishes making interpretation of the building difficult. In addition, a clear view of the roof structure above the front range was not possible due to the presence of attic accommodation. Elsewhere, access into the roofspaces was not possible. Consequently the phased floor plans in **Figures 3 - 6** represent a slightly conjectural view of the development of the building with some areas dated with more accuracy than others.

5.2 Building development

- 5.2.1 The following phases represent the major developments to the site changes and adaptations to the building, and are shown on the phased floor plans (**Figures 3-6**).

Phase 1: 16th – early 17th century

- 5.2.2 The earliest part of the house comprises a modest two-storey, timber-framed cottage of two-and-a-half bays represented by the Sitting Room and the Dining Room. The main entrance into the property was via a central

doorway on the north wall leading into a small lobby created by the large brick fireplace immediately in front. Doorways on either side of the lobby led into a parlour and hall heated by the central fireplace. Access to the two first floor chambers and cellar would have been via a narrow winder staircase situated on the south side of the fireplace. The steep pitch of the roof suggests that the cottage was originally thatched. Evidence for the 16th - early 17th century date comes from the large size of many of the principal timbers within the property, the small size of the bricks within the central chimneystack and characteristic lobby entrance arrangement which is typical of the period within Hampshire. A more accurate date for the earliest origins of the property could only be confirmed through the use of dendrochronology, although care should be taken as exposed stud timbers present within the east wall of Bedroom 2 indicate that the building was partially constructed using reused timbers.

Phase 2: 17th - early 18th century

- 5.2.3 During this period the timber framed cottage was extended to the east by one bay, most likely to create an attached kitchen and storage. The extent of the enlargement was limited by the close proximity of the property boundary with the churchyard to the east creating the unusual angled return. The kitchen extension would have been a timber framed construction.

Phase 3: Late 17th - early 18th century

- 5.2.4 It is probable that the present stair turret was added to the rear of the property at this time replacing the narrow winder stair adjacent to the central stack which was converted into cupboard space on the ground and first floors. The construction of the rear stair turret resulted in new entrances being inserted through the rear wall of the existing frame involving the cutting through of *in situ* braces.
- 5.2.5 Part of the reason for the rear stair turret would have been to access the new attic floor following the conversion of the roofspace above the front range into extra accommodation.
- 5.2.6 Following the extension of the property to the east, the front of the building was refronted in fashionable brick with classical style plat band and plinth, although it is likely that the side elevations and rear remained in their original timber framed condition. It is also likely that the thatched roof was replaced with plain tile at this stage. The small size of the bricks and modest expression of classicism suggests a late 17th - early 18th century date for this episode.
- 5.2.7 A single original window from this re-fronting episode survives at the eastern end of the first floor which has been blocked up, thereby retaining its original dimensions. These earlier windows most likely comprised timber or iron mullioned windows with a single central casement. It is curious that this was blocked and not re-opened at a later date, although it is possible that it was blocked due to the Window Tax of 1695, which taxed all properties and meant that houses with ten windows or fewer paid only two shillings compared with four shillings if the house had between ten and twenty windows. The number of windows that incurred tax was changed to seven in 1766 and eight in 1825 before the tax was repealed in 1851 (Wikipedia

website). Following the extension and re-fronting of the property by the late 17th - early 18th century it would have had six windows on the front elevation alone perhaps pushing the building into the four shillings tax bracket if other windows on the property are taken into consideration. Later residents may have fallen upon hard times leading to the blocking of windows to avoid paying the extra tax.

Phase 4: Early-mid 19th century

- 5.2.8 During this period four of the windows on the front elevation were replaced with larger horizontal sliding sashes allowing more light into these north-facing rooms.
- 5.2.9 At the same time as the windows were being inserted, the west elevation of the front range appears to have been refaced in brick extending round to include the front corner adjacent to the west window on the front elevation which appears to be a repair.

Phase 5a: Late 19th century - early 20th century

- 5.2.10 During the late 19th century - early 20th century, in addition to the building functioning as a grocery store, the property expanded to take on the role of bakery, post office and telephone exchange. This was partially accommodated by the expansion of outbuildings to the rear of the property however, the house also appears to have undergone a series of rapid changes in a short space of time.
- 5.2.11 The first of these appears to have been the addition of two rear wings which extend perpendicular to the front range either side of the existing rear stair turret (**Figure 4**). The larger, eastern extension was heated by a fireplace situated on the east wall, which shares a chimneystack with the hearth present at the southern end of the kitchen. Prior to the western extension being united with the present Sitting Room, this was a separate small room which was heated by a fireplace on the west wall, which has subsequently been removed. An early 20th century photograph (**Plate 1**) clearly depicts the stack which would likely have served fireplaces on the ground and first floors.

Phase 5b: Late 19th century - early 20th century

- 5.2.12 During this period the present Scullery was added to the south of the Kitchen with the southern end finishing flush with the south wall of the Family Room to the west. Rather than tying the new construction into the existing timber frame which comprised the east elevation of the front range, a decision was made to reface the entire elevation in brick, although the tie beam and wall plate end can still be observed below the eaves.

Phase 6: 1932-1960

- 5.2.13 Following the construction of the two rear wing extensions on the south elevation (Phase 5a), the narrow gap between them was probably infilled with a lean-to porch sheltering the rear entrance. This was removed between 1932-37 along with the front porch, although the gap to the south of the rear stair turret was infilled once again between 1937-61 with the present flat-roofed extension providing toilet facilities on the ground and first floors.

Toilet provision within homes was becoming commonplace during the mid 20th century and the property was now functioning as a private dwelling following the departure of Cooper & Field to a new, purpose-built grocery store.

Phase 7: 1961 - 1968

- 5.2.14 Between 1961-69 the site was cleared of all outbuildings and the separate property boundaries to the south and west were amalgamated into a single large garden. The external footprint of the house remained essentially the same.

Phase 8: Post-1968

- 5.2.15 Between 1968-72 a single-storey flat-roofed extension was added on the south-eastern corner of the property to the south of the Scullery. Post-1984 a semi-circular bay window was inserted in the west wall of the Sitting Room. In addition, changes in the brickwork suggest that larger windows were inserted into the south elevation of the Family Room and Bedroom 4 on the First floor.
- 5.2.16 It is likely that the entrance in the north wall of Bedroom 4 was inserted at this time allowing exclusive access into Bathroom 2 and Dressing room 1 beyond. In addition the previous corridor access was blocked up by the creation of a shower cubicle. Within the attic floor a toilet was added in the north-west corner of Dressing room 2.

6 CONCLUSIONS

- 6.1.1 A study of the historical background information combined with on site analysis has revealed that the property has undergone continuous change and modification over its lifetime, adapting from a small 16th-17th century two-bedroom cottage to a six-bedroomed house. Despite this continuous level of change, the earliest parts of the house are still essentially intact although fossilised within the later development following re-fronting and extensions to the east and south. The evolution of the property has been governed by its position within its plot which meant that by the 18th century it was only possible to expand southwards.
- 6.1.2 Of most significance within the property is the front range which comprises the original two-and-a-half bay cottage and later kitchen extension to the east. Although presenting an attractive, and relatively harmonious entrance elevation, the heritage significance of this part of the house has been compromised by the succession of alterations to its form and fabric including the removal of the original stair; the removal of the south wall of the sitting room; the re-fronting of the north wall with its classical doorcase and later re-fenestration; the modern replacement of the internal lobby enclosure, and the creation of the modern cupboard in the location of the former staircase.
- 6.1.3 The later 19th-early 20th century extensions to the south, whilst important to the story of the development of the property, are of less heritage significance due to their later construction, uniform nature and, in some cases, later 20th century modification. They are of modest historical interest, but little architectural interest.

7 ARCHIVE

- 7.1.1 The project archive is currently held at the offices of Wessex Archaeology in Salisbury, Wiltshire under the project code: 76460. In due course it will be deposited with the appropriate authority.

8 REFERENCES

8.1 Cartographic sources

1791 Thomas Milne's map 1" : 1 mile (not reproduced)
1810 Ordnance Survey 1" : 1 mile (not reproduced)
1826 C & J Greenwood's map 1" : 1 mile (not reproduced)
1841 Church Oakley Tithe map (HRO Ref: 21M65/F7/51/2)
1872 Ordnance Survey 25" : 1 mile 1st Edn. Hants XVIII.9
1896 Ordnance Survey 25" : 1 mile 2nd Edn. Hants XVIII.9
1910 Ordnance Survey 25" : 1 mile 3rd Edn. Hants XVIII.9
1932 Ordnance Survey 25" : 1 mile. Hants XVIII.9
1937 Ordnance Survey 25" : 1 mile. Hants XVIII.9
1961 Ordnance Survey 6" : 1 mile. Hants XVIII SW (not reproduced)
1968 Ordnance Survey 1:2500 SU5650-5750
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8.2 Primary sources

134A10/5 Printout of digital copies of sale particulars of the Oakley Hall Estate, (1933), including Oakley Hall, the Home Farm, 12 other farms, most of the villages of Oakley and Deane, and Oakley Manor or Dower House, totalling 4,532 acres of land (1933)

21M65/F7/51/1 Church Oakley Tithe apportionment (1841)

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8.4 Online resources

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- Site boundary
- The Well House



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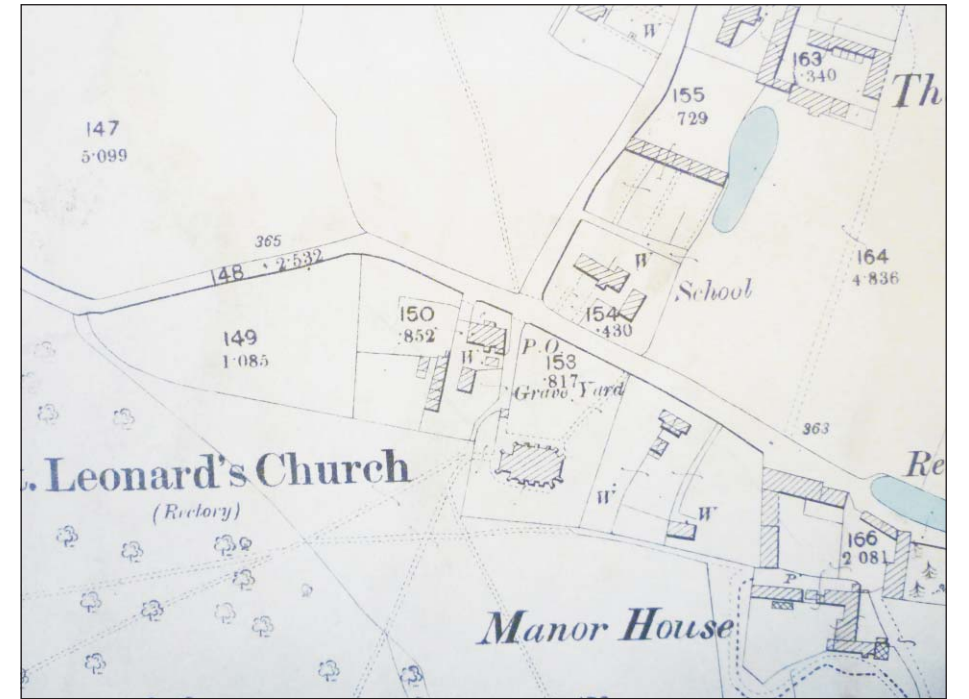
Figure 1



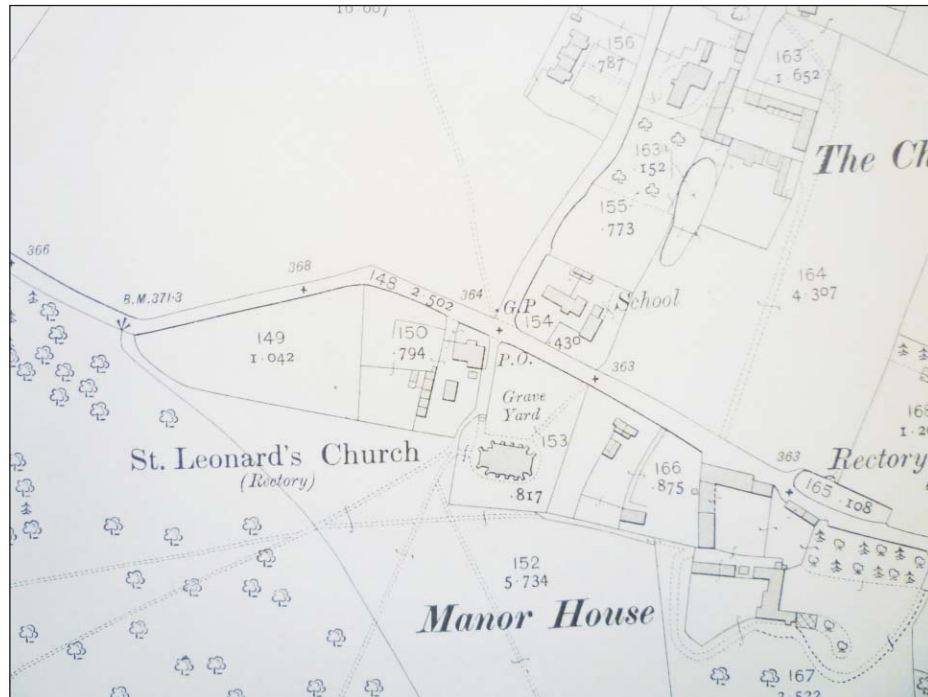
1841 Church Oakley Tithe map



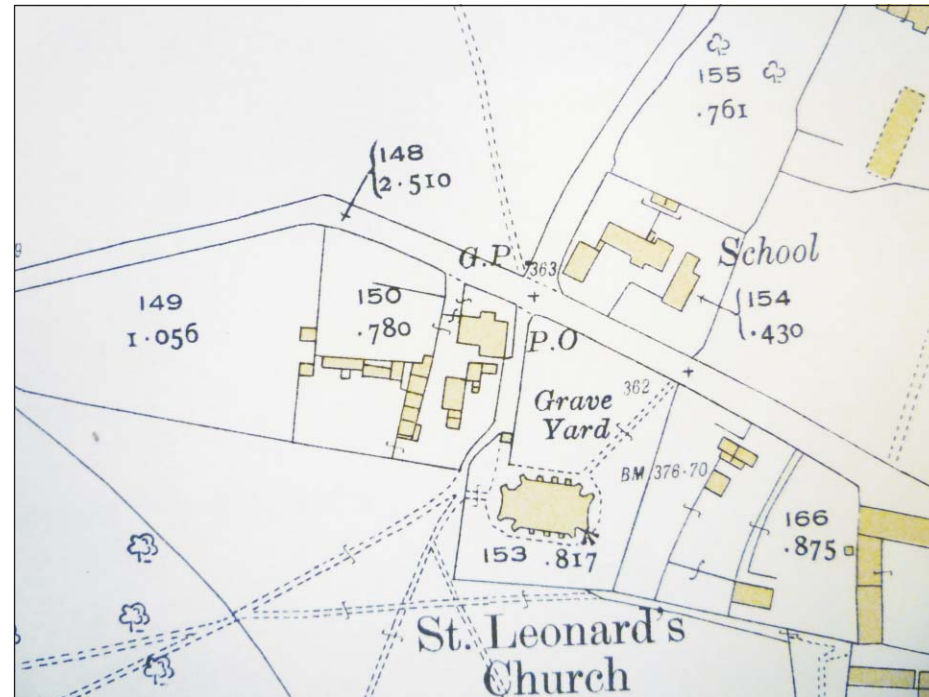
1872 Ordnance Survey 25":1mile map



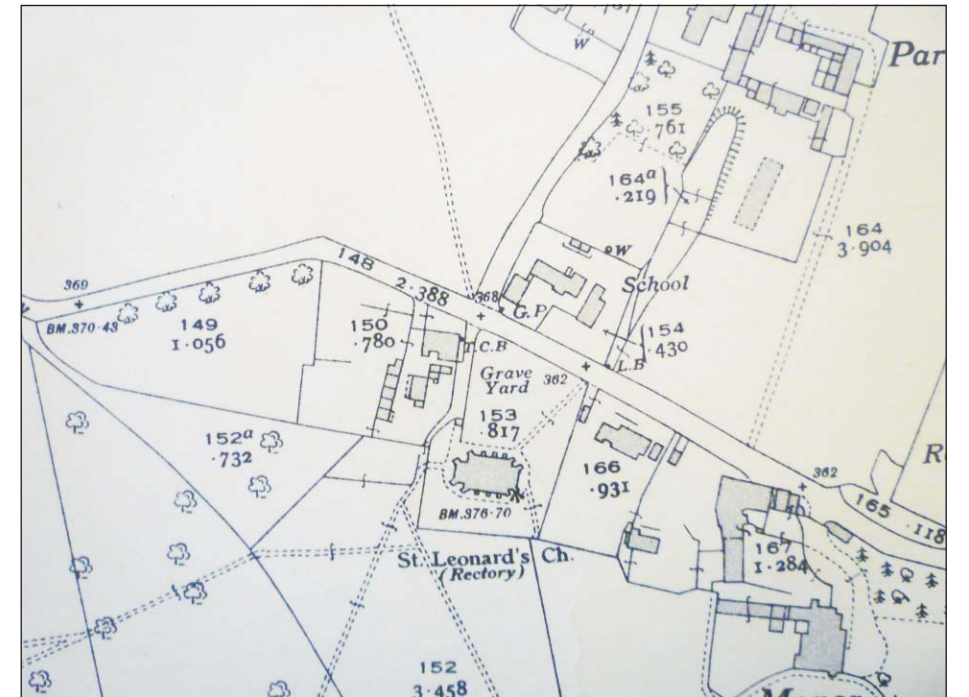
1896 Ordnance Survey 25":1mile map



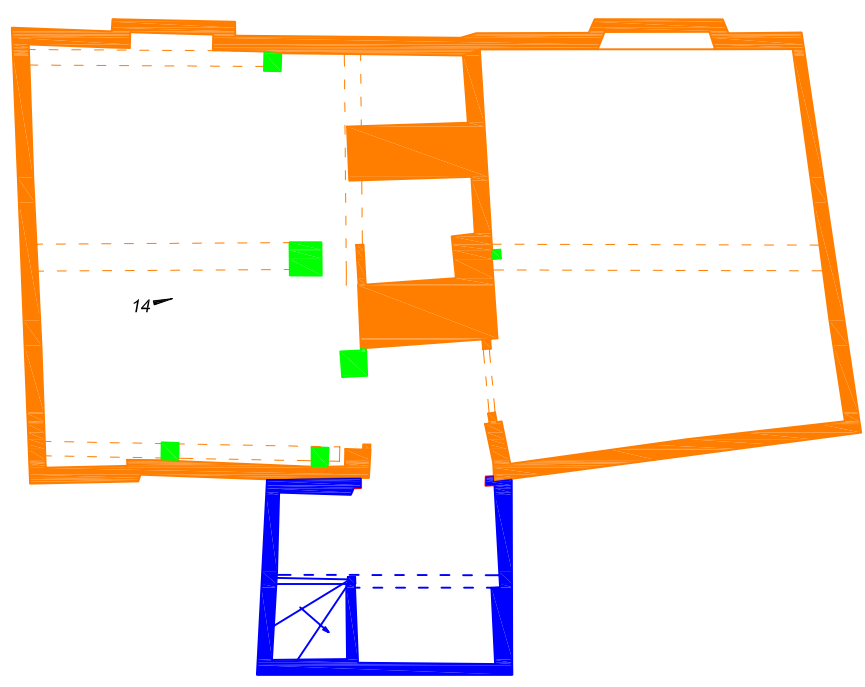
1910 Ordnance Survey 25":1mile map



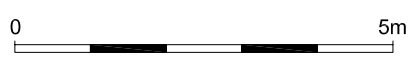
1932 Ordnance Survey 25":1mile map



1937 Ordnance Survey 25":1mile map



Key	
	Phase 1 - Late 16th - 17th century
	Phase 2 - 17th - early 18th century
	Phase 3 - Late 17th - 18th century
	Phase 4 - Early - mid 19th century
	Phase 5a - Late 19th - 20th century
	Phase 5b - Late 19th - 20th century
	Phase 6 - 1932-1960
	Phase 8 - Post-1968

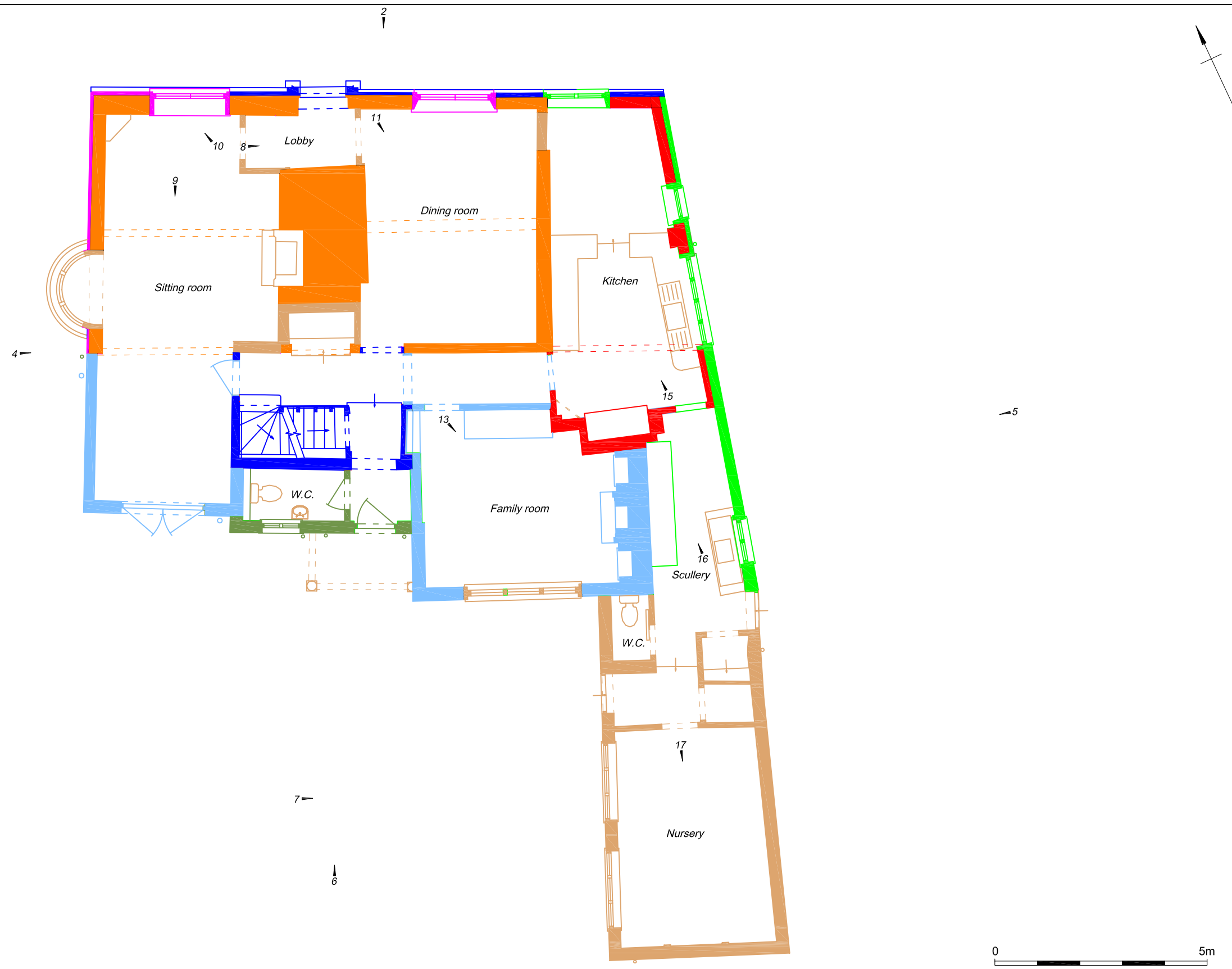


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The Well House: phased cellar plan

Figure 3



Key	
■	Phase 1 - Late 16th - 17th century
■	Phase 2 - 17th - early 18th century
■	Phase 3 - Late 17th - 18th century
■	Phase 4 - Early - mid 19th century
■	Phase 5a - Late 19th - 20th century
■	Phase 5b - Late 19th - 20th century
■	Phase 6 - 1932-1960
■	Phase 8 - Post-1968

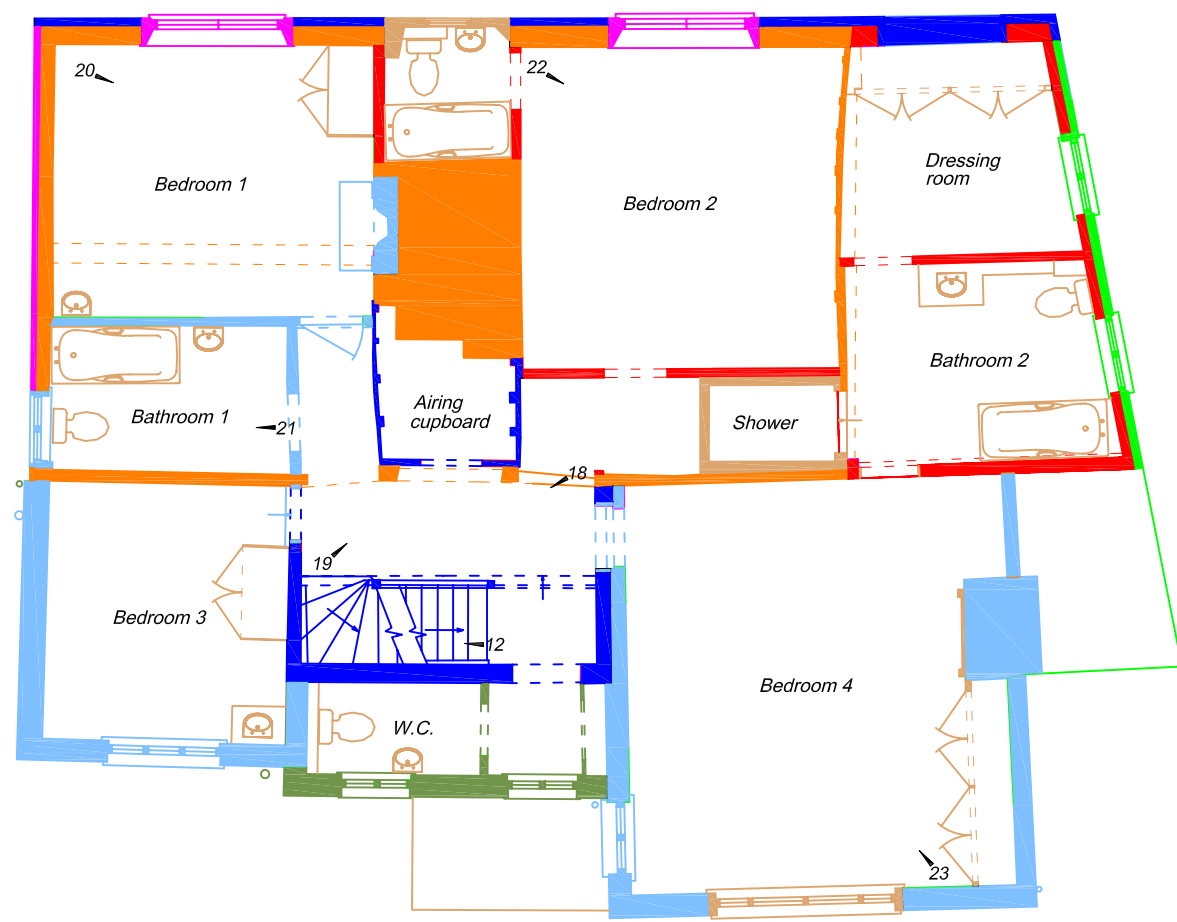
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The Well House: phased ground floor plan

Figure 4



Key	
■	Phase 1 - Late 16th - 17th century
■	Phase 2 - 17th - early 18th century
■	Phase 3 - Late 17th - 18th century
■	Phase 4 - Early - mid 19th century
■	Phase 5a - Late 19th - 20th century
■	Phase 5b - Late 19th - 20th century
■	Phase 6 - 1932-1960
■	Phase 8 - Post-1968



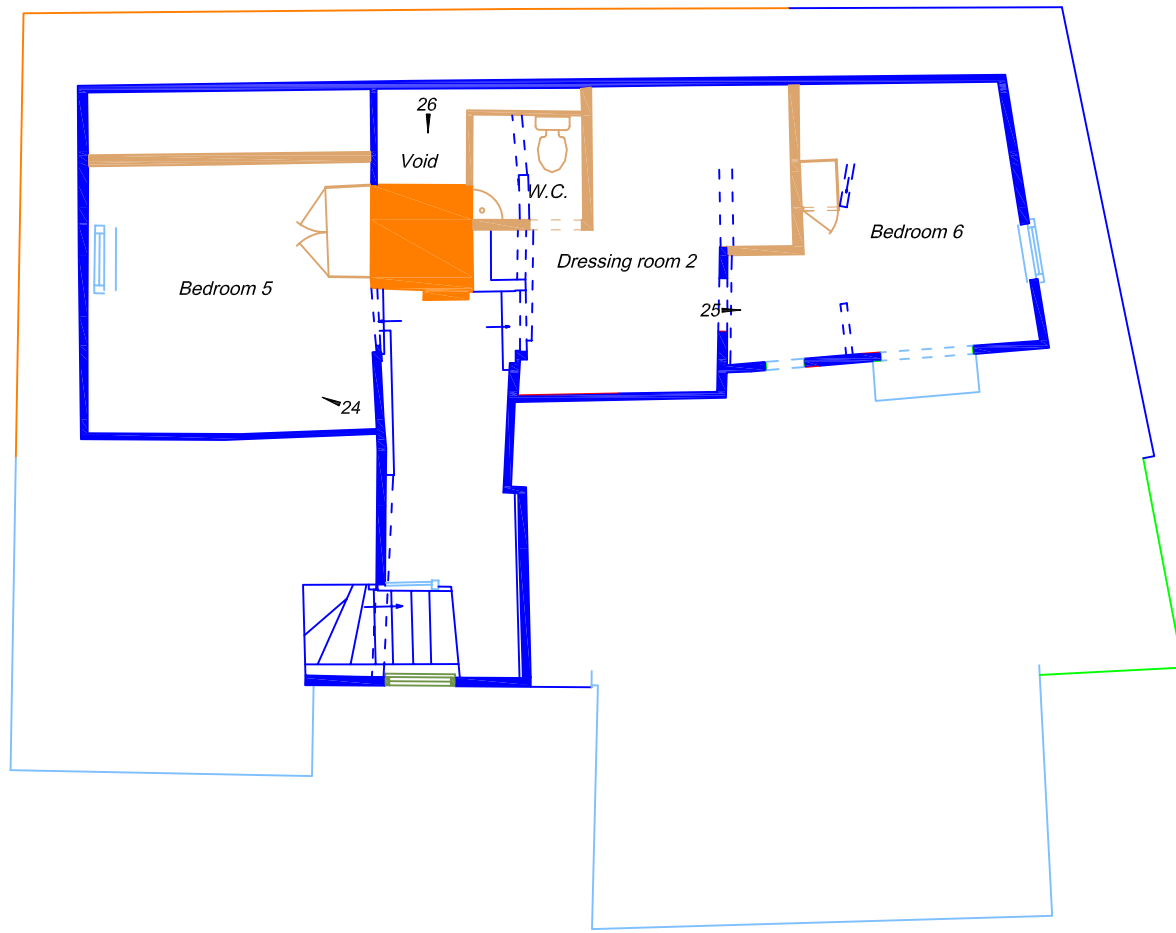
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The Well House: phased first floor plan

Figure 5



Key	
■	Phase 1 - Late 16th - 17th century
■	Phase 2 - 17th - early 18th century
■	Phase 3 - Late 17th - 18th century
■	Phase 4 - Early - mid 19th century
■	Phase 5a - Late 19th - 20th century
■	Phase 5b - Late 19th - 20th century
■	Phase 6 - 1932-1960
■	Phase 8 - Post-1968

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The Well House: phased attic floor plan

Figure 6



Plate 1: Early 20th century photograph of the building occupied by Giles Blewden and his family



Plate 2: North elevation

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Plate 3 : West elevation



Plate 4 : West elevation - straight joint visible in the brickwork

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Plate 5 : East elevation



Plate 6 : South elevation

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Plate 7 : South-eastern extension



Plate 8 : Ground floor - Lobby

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Plate 9 : Ground floor - Sitting room



Plate 10 : Sliding shutter within horizontal sliding sash window

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Plate 11 : Ground floor - Dining room



Plate 12 : Ground floor - Staircase to ground floor

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Plate 13 : Ground floor - Family room



Plate 14 : Cellar - West chamber

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Plate 15 : Ground floor - Kitchen



Plate 16 : Ground floor - Scullery

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Plate 17 : Ground floor - Nursery



Plate 18 : First floor - Landing

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Plate 19 : First floor - Entrance to airing cupboard



Plate 20 : First floor - Bedroom 1

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Plate 21 : First floor - Bathroom 1



Plate 22 : First floor - Bedroom 2

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Plate 23 : First floor - Bedroom 4



Plate 24 : Attic floor - Bedroom 5

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Plate 25 : Attic floor - Bedroom 6



Plate 26 : Attic floor - Exposed stack and framing detail within roof-space above front range

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APPENDIX 1 – CHURCH OAKLEY TITHE AWARD - 1841

Landowner	Occupier	Plot Number	Name	State	Quantities (A,R,P)
William Beach	Robert Barrett	60	Platt	Meadow	0,0,34
Ditto	Ditto	61	House & Yard	-	0,0,23
Ditto	Ditto	62	Drove Yard	-	0,0,15
Ditto	Ditto	63	Garden	-	0,0,31
Ditto	Ditto	64	Plantation (fir)	Wood	0,0,22
Ditto	John Echett	65	Cottage & Garden	-	0,1,10
Ditto	Robert Barrett	227	The Meadow	Meadow	0,1,37

A,R,P = Acres, Rods and Perches

APPENDIX 2 – TRADE DIRECTORIES

Trade Directories for the property 1859 – 1975

Date	Directory	Occupier	Description
1859	White's Directory of Hampshire and IoW	Robert Barrett	Baker, grocer and coal merchant
1871	Mercer and Crocker's Directory of Hampshire	Henry Blewden	Grocer
1885	Kelly's Directory of Hampshire	Henry Blewden	Baker and grocer
1895	Kelly's Directory of Hampshire	Caroline (Mrs) Blewden Sub-post mistress	Baker and grocer and post office
1907	Kelly's Directory of Hampshire	Caroline (Mrs) Blewden Sub-post mistress	Baker and grocer and post office
1915	Kelly's Directory of Hampshire	Caroline (Mrs) Blewden Sub-post mistress	Baker and grocer and post office
1923	Kelly's Directory of Hampshire	Caroline (Mrs) Blewden Sub-post mistress	Baker and grocer and post office
1930	Kelly's Directory of Hampshire	Cooper & Field	Baker, grocer and post office
1935	Kelly's Directory of Hampshire	Cooper & Field	Grocer and post office
1952	Kelly's Directory of Basingstoke	Major Michael Hawkins	The Well House
1955	Kelly's Directory of Basingstoke	Major Michael Hawkins	The Well House
1958	Kelly's Directory of Basingstoke	Lady Warmington	The Well House
1965	Kelly's Directory of Basingstoke	Sir Marshall Warmington	The Well House
1970	Kelly's Directory of Basingstoke	Sir Marshall Warmington	The Well House
1974	Kelly's Directory of Basingstoke	Richard A Tremlett	The Well House

APPENDIX 3 – CENSUS RETURNS 1841-1911

Date	Name	Age	Relationship/ Occupation
1841	Robert Barrett	38	Head – Grocer. General Shop
	Mary Barrett	6	Daughter
	Harriet Barrett	4	Daughter
	Mary Sharpe	35	Domestic servant
	Jane River	13	Domestic servant
1861	Robert Barrett	59	Head – Shop keeper. General Shop
	Mary Barrett	25	Daughter - Assistant
	Harriet Barrett	22	Daughter - Assistant
	Rachel Holts	44	Char woman
1871	Henry Blewden	42	Head – Baker. General shop
	Caroline Blewden	40	Wife
	George Blewden	6	Son - Scholar
	John Attaway	18	Domestic servant
	Jane Pace	15	Servant
	George Aubery	41	Dealer
1881	Henry Blewden	53	Head – Grocer and baker. General shop
	Caroline Blewden	49	Wife – Grocer's assistant
	Giles Blewden	18	Son - Grocer's assistant
	George Blewden	16	Son - Grocer's assistant
	Edith Blunt	20	Niece – Grocer's assistant
1891	Caroline Blewden	60	Head – Baker and grocer. The Village Shop
	Giles H Blewden	28	Son – Baker and grocer
	Caroline J Blewden	15	Niece – General helper
	Henry C Casse	23	Servant - Baker
	Charles Slade	18	Servant - Baker
1901	Caroline Blewden	69	Head – Baker and grocer. Post Office
	Giles Blewden	38	Son – Bread maker
	John Elsworth	23	Servant - Journeyman
	Arthur Reynolds	19	Servant - Journeyman
1911	Mr Blewden + 2 males and 5 females	48	Full transcription not available

APPENDIX 4 – SUPERSEDED ORDNANCE SURVEY MAPS OF LESS THAN 50 YEARS OLD

Due to copyright reasons the following maps are included here in their original A4 format and not included within the map regression presented in **Figure 2**.

- 1 1968 Ordnance Survey, 1:2,500
- 2 1972 Ordnance Survey, 1:2,500
- 3 1984 Ordnance Survey, 1:2,500



Moors Meadow

Tennis Court

Park Farm

Oakley
(Controlled)
Primary School

Pond

8145
18

Track

GP

Well House

Tennis Court

St Leonard's
Church
(C of E)

Lych Gate

RECTORY ROAD

White Cottage

Barn House

Barn Cott

The Lodge

Manor House

BM 376.78

6534
.11

6227
3.36

7326
3.52

Pond 364

4945
372ha
92

Moors Meadow

Tennis Court

Park Farm

Pond

Track

G.P.

Well House

RECTORY ROAD

Oakley

Lych Gate

White Cottage

Rectory

6534
045ha
11

BM 114.84m

St Leonard's Church
(C of E)

The Barn House

Pond

110.9m

The Lodge

Manor Cottages

6227
1.360ha
3.36

7326
1.424ha
3.52

Manor House

Pond



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