

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Bury Knowle Barn and Stables, North Place,
Old Headington, Oxford**

Building Recording

by Genni Elliott

Site Code: BKO13/233

(SP 5461 0742)

**Bury Knowle Barn and Stables, North Place,
Old Headington, Oxford**

Building Recording

For Coralgate

by Genni Elliott

Thames Valley Archaeological Services Ltd

Site Code BKO 13/233

February 2014

Summary

Site name: Bury Knowle Barn and Stables, North Place, Old Headington, Oxford

Grid reference: SP 5461 0742

Site activity: Building Recording

Date and duration of project: 14th January 2014

Project manager: Steve Ford

Site Supervisor: Genni Elliott

Site code: BKO 13/233

Summary of results: The barn was of stone construction and consisted of four bays built onto the garden wall of 69 Old High Street. It is likely to date from the late 17th or early 18th century with a stable block added to the south between 1880 and 1882 when ownership of the barn and yard changed from 69 Old High Street to Bury Knowle House.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Oxfordshire County Museums Service in due course.

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www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by:	Steve Ford ✓ 21.02.14
	Steve Preston ✓ 21.02.14

Bury Knowle Barn and Stables, North Place, Old Headington, Oxford Building Recording

by Genni Elliott

Report 13/233

Introduction

This report documents the results of building recording at Bury Knowle Barn and Stables, North Place, Old Headington, Oxford (SP 5461 0742) (Fig. 1). The work was commissioned by Mr Craig Haller of Coralgate Limited, 30 Oatlands Road, Oxford, OX2 0ET.

Planning consent (appln no. 13/02664/FUL) has been granted by Oxford City Council for the conversion of the barn and stable block to form two new houses. The consent is subject to a condition (9) which requires an historic building recording. This report documents the results of the building survey.

This is in accordance with the Department for Communities and Local Government's Planning Policy Statement, *National Planning Policy Framework* (NPPF 2012), and the City's policies on historic buildings. The fieldwork was undertaken by Genni Elliott on 14th January 2014 and the site code is BKO 13/233.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Oxfordshire County Museum Service and a copy sent to the National Monuments Record in due course.

Location, topography and geology

The site is located on the north side of North Place, to the east of the Old High Street, Headington, within the area known as Bury Knowle (Fig. 1). Opposite the site lies Bury Knowle Park (Fig. 2). The site lies at approximately 103m above Ordnance Datum and the underlying geology is Beckley Sand Member (BGS 1994). The barn stands in the northern part of the site and the stables occupy the south.

Historical Background

The early history of the site is not clearly known. Headington is recorded in Domesday Book (AD1086) as belonging to the King and consisting of 10 hides (Williams and Martin 2002, 424). By the 18th century a number of buildings were present, 24 of which were destroyed in a fire in 1718 (online *History of Headington*). Number 69 Old High Street, part of the land of which is adjacent to the barn is grade II listed and recorded as being of 17th century date. The enclosure map of 1802 (see below) shows the barn to be part of a complex of buildings on

the corner of Old High Street and North Place. The 1853 enclosure map of Cowley notes that the barn is owned by Magdalen College and leased to Thomas Knowles of 69 Old High Street, which it would appear from sale records also belonged to Magdalen College.

The later history of the site can be closely linked to that of Bury Knowle House (Walker 2007) which was built for Joseph (later Sir Joseph) Lock in 1800 or 1801. On 28th January 1880 Magdalen College put the freehold of 69 Old High Street up for sale. The then owner of Bury Knowle House, Mrs Maria Ballachey (daughter of Sir Joseph Lock), purchased the barn and stables, along with part of the front yard. By 1882 it would appear that the stable block had been rebuilt into its current alignment. In June 1930 Bury Knowle House and estate were purchased by Oxford City Council who among other things leased the stables to Oxford Film Makers Ltd and used the barn as storage.

A range of Ordnance Survey and other historical maps of the area were consulted at Oxfordshire Record Office and online in order to show the development of the site. Jeffries' map of Oxfordshire dated 1769 (Fig. 3) shows a group of buildings alongside Old High Street with a block set further back which may represent the barn and stable, but the scale is too small to be certain. The earliest map to show the site in sufficient detail is the Headington enclosure map of 1802 (Fig. 4) which shows the barn but not the stable block, located within a rectangular plot. The barn is part of a complex of buildings with another barn like structure attached to the west side of the barn and a smaller building to the south. None of the land plots occupied by buildings are numbered, as they would not be enclosed, so no occupant details are given: most of the surrounding land is assigned to Jos[ep]h Lock Esq (he was allocated some 17 acres in all).

The Cowley enclosure map of 1853 (Fig. 5) shows only the eastern edge of the site, but gives the information that the barn belongs to Magdalen College and was leased to Thomas Knowles; various small parcels of land are all part of the same holding (parcel no. 184). The large house to the east is annotated as the 'mansion of the late Sir Joseph Lock' (former Mayor of Oxford, who built Bury Knowle House *c.* 1801, was knighted in 1814, and died in 1844). The 1880 sale map (Fig. 6) shows more detail about the site with the buildings labelled as 'barn' with a 'cart shed' to the east and 'stables and sheds' to the south. The land division has considerably altered, and to the east is an Infants School.

The First Edition Ordnance Survey map of 1882 (Fig. 7) shows changes to the area around the barn. A new building has been built adjacent to the barn along the northern boundary along with two glasshouses. More detail is shown on the Ordnance Survey maps than earlier maps and it is possible to see that to the south of the

glasshouses was a garden with paths and possibly some kind of formal planting. To the south of the barn was the stable block. The garden and glasshouses were separated from the barn and stables by a boundary.

The 1899 map (Fig. 8) shows slightly less detail, but the only change appears to be the construction of a wall against the east side of the boundary between the barn and garden area. To the north of the barn a building had been constructed up against the north wall.

By 1921 (Fig. 9) the shape of the plot had altered with the loss of the south-east corner of the plot shown in enclosure, and a boundary or access path to the east of the glass houses had also been established. A further two glasshouses had been added to the south of the original one. The 1939 (Fig. 10) map records the loss of the southernmost glasshouse and of the walls to the south. Bury Knowle house has become a public library.

Significant change has occurred by 1955 (Fig. 11); all the glasshouses have been removed along with the boundaries along the east side of the site and the division between the barn and glasshouses. A new building has been erected across some of the former boundaries. Attached to the barn are a porch and a new building beside it along the northern boundary wall. North Place road has also been better defined and clearly continues to the east.

By 1963 (Fig. 12) the central building has been replaced by a building along the northern boundary wall and another one following the curved shape of North Place. No further change is apparent until 1994 (Fig. 2) when the easternmost building along the north boundary wall is replaced by an electrical sub-station and the building along North Place has been removed.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments for a level 3 record. The survey comprised a record of the building's development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically both digitally and on 35mm format using colour print and black and white media which are catalogued (Appendix 1).

Description

The Barn (Figs 13–15)

The barn is aligned north–south and of stone construction with a red clay tile hipped roof. The walls were of roughly coursed limestone bonded with lime mortar and with limestone quoins on the corners. The north wall of the barn was built onto the garden wall to the rear of 69 Old High Street. Above the height of the garden wall, stone quoins were present but the main façade of the wall was obscured by a later lean-to in the grounds of 69

Old High Street. The east façade (Pl. 1) of the barn contained a large window at the south end and a pair of double doors with stone quoins down either side, just to the south of the centre of the barn. Above both the door and window was a wooden lintel. To the north of the doorway a modern wooden and corrugated metal shelter had been constructed. The south façade (Pl. 2) was largely obscured by the stable block which was built up against it. Inside the stable block the wall had been partially painted over, but where it was clear it was a continuation of the coursed rubble construction seen in the east face. A later doorway which had subsequently blocked up was present towards the west end. Within the western façade (Pl. 3) was a blocked doorway as seen by two rows of quoins extending from the ground to the roof line.

Internally the building was of four bays with the coursed limestone rubble walls whitewashed over. In the south wall a door had been knocked through to the stables and subsequently blocked again (Pl. 4). In the south-west corner were the remains of a possible quern stone reused within the wall (Pl. 5). The blocked opening in the west wall filled the entire third from the north bay (Pl. 6). The floor was lower than that of the yard and of concrete construction. A concrete ramp had been constructed for access on the east wall and also to the blocked south doorway. Immediately to the south of the ramp were the remains of brick walls of unknown purpose (Pl. 7). Against the northernmost truss was the remains of a modern stud partition wall. Further evidence for divisions within the barn were present as niches within the walls (Pl. 8).

The roof was of timber construction and was hipped at either end with three trusses supporting the length of the roof (Pl. 9 and Fig. 19). The tie-beams of the three trusses were roughly hewn out of tree trunks and the principal rafters were pegged into them via tenon and mortice joints. The trusses were also held together with iron plates. In the northernmost truss carpenters marks (II) were roughly chiselled into the principal rafter and cruck blade. This style of carpenters mark was typical of the 17th century and created using either a chisel or a gouge and knife (Brunskill, 2007, 34). Towards the peak was a collar supporting the uppermost purlin. The collar itself was supported on a cruck blade, which in turn supported the lower purlin. The apex of the roof was formed from the rafters, meeting at a central ridge plank. This type of roof is known as an upper cruck truss (Brunskill 2000, 85).

The Stables (Figs 13–15)

The stables were built up against the barn and were a mixture of red brick construction and roughly coursed limestone rubble bonded in lime mortar. The brick was generally laid to Flemish garden wall bond but with

variation to allow for the large number of doors and windows. The bricks measured 224mm x 107mm x 59mm (9 7/8" x 4 5/8" x 2 5/16"). The roof was of gable type, hung with red clay roofing tiles.

The east wall (Pl. 10) was entirely of brick construction with five traditional split stable doors and seven windows. There would have originally been six stalls, each with a stable door; the fourth one having been blocked up and replaced with a window. There was also evidence for changes to some of the windows, with four different sizes of window and a combination of brick, concrete and no sills.

The south wall (Pl. 11) was a combination of limestone rubble on the lower part with brickwork above it. A stone pillar has been partially built into the east end of the wall to form a gate post. The west wall (Pl. 12) formed the boundary with the property to the rear and was inaccessible. The lower part was of coursed limestone rubble construction with seven rows of bricks on top of the wall.

Internally the stable block was divided into four with a combination of brick and stone walls painted white. Brick partitions were present between stalls 1 and 2, and between 5 and 6 with evidence for a brick partition between stalls 4 and 5. A limestone rubble partition was located between stalls 2 and 3. Stalls 3–5 had been combined into one room with two entrances (the third, central door having been blocked up (Pl. 13)). The floor was of concrete which appeared to cover an earlier brick floor. The rear wall sloped upwards at an approximately 45° angle towards the roofline, at the point where the stone wall finished externally and the brick wall began. The same style of wall building was present on the stone wall between stalls 2 and 3 on the north face and the south gable wall. Within the rear wall of stall 2 a small window had been inserted (Pl. 14). The roof structure consisted of tie-beam trusses with collars which had been boarded over to create a ceiling.

The Boundary Wall

The north boundary wall was a combination of roughly coursed limestone rubble and red brick with the brick sections at the east end. The west end of the wall was largely obscured up a later toilet block, but, where visible consisted of coursed limestone rubble up to the height of the barn (Pl. 15). The east wall of the toilet block was formed from a short section of wall that turned to the south and was entirely covered in render. This wall was extended in length by modern concrete blocks. Beyond the north–south wall (the east end of the boundary wall) the limestone rubble extended to a height of 1.66m and was topped with 19 courses of brick, including two soldier courses, one in the middle and one at the top, possibly representing more than one phase of construction. The north face of the wall (accessed from 69 Old High Street) clearly shows where the original limestone wall has been increased in height with a much narrower thickness of building material (Pl. 16).

Interpretation

The earliest wall on site was the garden boundary wall to 69 Old High Street which probably has a construction date similar to that of the house, thought to have been built between 1697 and 1706 (*History of Headington*). The barn was built onto this wall and forms the second phase of development on the site. It would have originally been used as a threshing barn, with its main entrance being the large doors on the western face, now blocked. Crude chiselled carpenter's marks on the roof trusses indicate a date in the 17th century, but based on the fact it must be later than the garden wall a date early in the 18th century for construction of the barn would be appropriate. Possibly at a similar time to the barn being constructed the height of the garden wall was increased and a return wall was built towards the south for an additional building, the cart shed (now removed) and boundary wall. The main west doors were probably blocked up after the sale of the barn to Bury Knowle House, where the focus of activity would have transferred to the eastern side of the barn. The stable block was the latest of the buildings, built onto the southern barn wall and the boundary wall to the west. Map evidence shows this was built between 1880 and 1882, soon after the land was sold to the Bury Knowle House estate.

Conclusion

The site originally formed part of the farmyard of 69 Old High Street, with the barn forming the eastern side of a courtyard. Beyond the barn was a cart shed, stables and sheds (now destroyed). The barn was built onto the boundary wall of the garden of 69 Old High Street and is likely to have been constructed in the late 17th or early 18th century, soon after the house. The existing stable block was built between 1880 and 1882 when ownership changed hands to Bury Knowle House. At the same time the large cart doors on the western elevation would have been blocked up as the focus changed to the eastern side of the building.

References

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APPENDIX 1: Photographic Catalogue

A .Digital

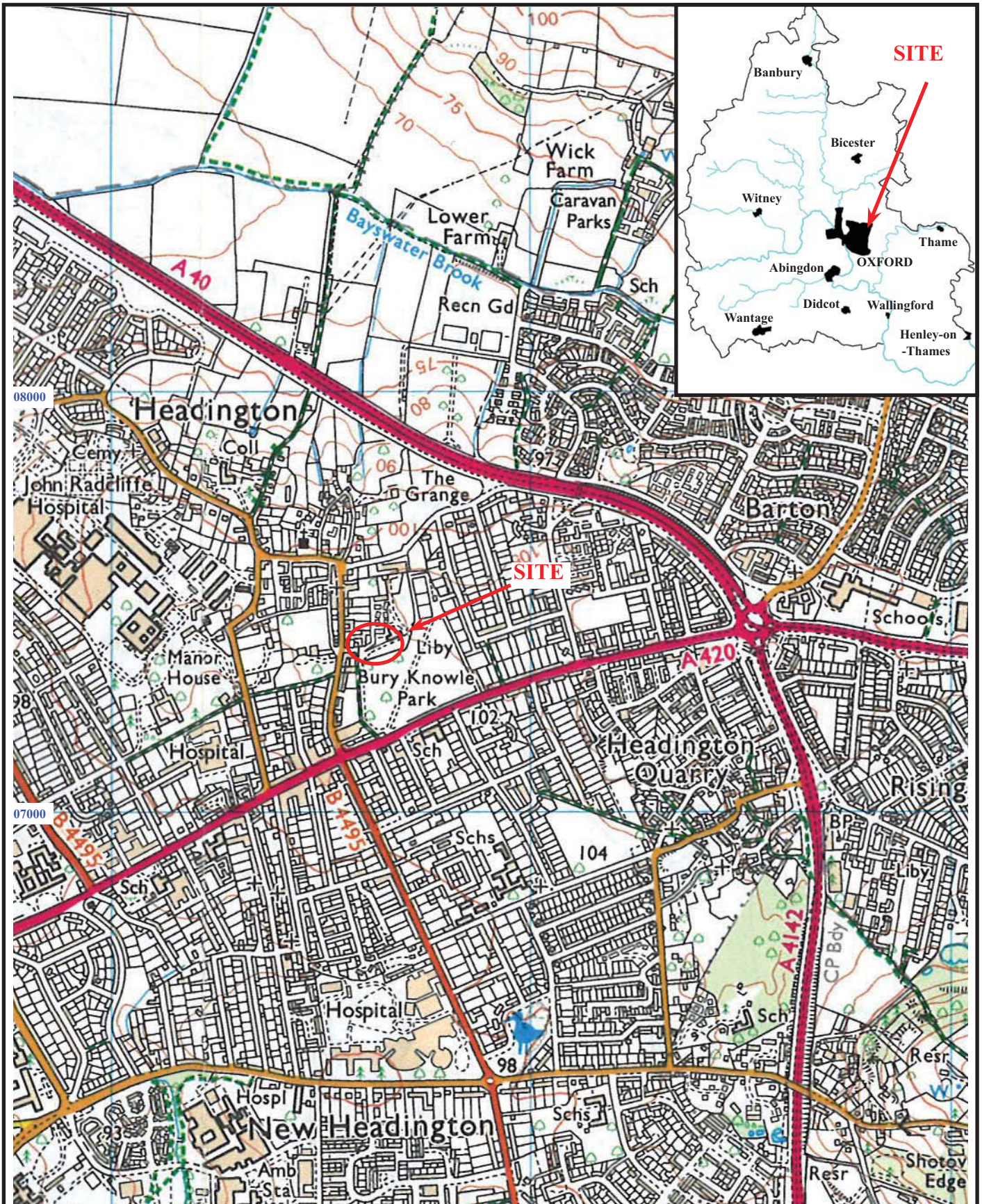
<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1, 1x2	Exterior	W	View of barn exterior
2	1x1, 1x2	Exterior	N	View to toilet extension
3	1x1, 1x2	Exterior	NW	Barn extension and boundary wall
4	1x1, 1x2	Exterior	N	Boundary wall
5	1x1, 1x2	Exterior	SW	Oblique stable block exterior
6	1x1, 1x2	Exterior	W	Stable block exterior
7	1x1, 1x2	Exterior	W	Stable door (N. end)
8	1x1, 1x2	Exterior	W	Blocked door
9	1x1, 1x2	Exterior	W	Barn door
10	1x1, 1x2	Barn	S	S wall
11	1x1, 1x2	Barn	N	N wall
12	1x1, 1x2	Barn	NE	Oblique E wall
13	1x1, 1x2	Barn	NW	Oblique W wall
14	1x1, 1x2	Barn	SW	Oblique W wall
15	1x1, 1x2	Barn	SE	Oblique E wall
16	1x1, 1x2	Barn	W	Blocked cart door
17	-	Barn	N	Truss detail
18	-	Barn	S	Truss detail
19	-	Barn	S	Quernstone? In S wall
20	1x1, 1x2	Stables	SW	General view
21	1x1, 1x2	Stables	N	General view
22	1x1, 1x2	Stables	S	General view
23	1x1, 1x2	Stables	NW	Oblique along W wall
24	1x1, 1x2	Stables	E	Blocked door
25	-	Stables	SW	End wall
26	1x1, 1x2	Exterior	NW	S. stable wall
27	1x1, 1x2	Stables	W	Bricks in rear wall
28	1x1, 1x2	Stables	NW	S. wall of barn
29	1x1, 1x0.3	Exterior	E	Rear wall, barn
30	-	Exterior	NE	Rear wall stables, oblique
31	1x1, 1x2	Exterior	SW	N end of barn
32	1x1, 1x2	Exterior	SE	N end of barn

B. Colour Prints

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1, 1x2	Exterior	W	View of barn exterior
2	1x1, 1x2	Exterior	N	View to toilet extension
3	1x1, 1x2	Exterior	NW	Barn extension and boundary wall
4	1x1, 1x2	Exterior	N	Boundary wall
5	1x1, 1x2	Exterior	SW	Oblique stable block exterior
6	1x1, 1x2	Exterior	W	Stable block exterior
7	1x1, 1x2	Exterior	W	Stable door (N. end)
8	1x1, 1x2	Exterior	W	Blocked door
9	1x1, 1x2	Exterior	W	Barn door
10	1x1, 1x2	Barn	S	S wall
11	1x1, 1x2	Barn	N	N wall
12	1x1, 1x2	Barn	NE	Oblique E wall
13	1x1, 1x2	Barn	NW	Oblique W wall
14	1x1, 1x2	Barn	SW	Oblique W wall
15	1x1, 1x2	Barn	SE	Oblique E wall
16	1x1, 1x2	Barn	W	Blocked cart door
17	-	Barn	N	Truss detail
18	-	Barn	S	Truss detail
19	-	Barn	S	Quernstone? In S wall
20	1x1, 1x2	Stables	SW	General view
21	1x1, 1x2	Stables	N	General view
22	1x1, 1x2	Stables	S	General view
23	1x1, 1x2	Stables	NW	Oblique along W wall
24	1x1, 1x2	Stables	E	Blocked door
25	-	Stables	SW	End wall
26	1x1, 1x2	Exterior	NW	S. stable wall
27	1x1, 1x2	Stables	W	Bricks in rear wall
28	1x1, 1x2	Stables	NW	S. wall of barn
29	1x1, 1x0.3	Exterior	E	Rear wall, barn
30	-	Exterior	NE	Rear wall stables, oblique
31	1x1, 1x2	Exterior	SW	N end of barn
32	1x1, 1x2	Exterior	SE	N end of barn

C. Monochrome Images

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	1x1, 1x2	Exterior	W	View of barn exterior
2	1x1, 1x2	Exterior	N	View to toilet extension
3	1x1, 1x2	Exterior	NW	Barn extension and boundary wall
4	1x1, 1x2	Exterior	N	Boundary wall
5	1x1, 1x2	Exterior	SW	Oblique stable block exterior
6	1x1, 1x2	Exterior	W	Stable block exterior
7	1x1, 1x2	Exterior	W	Stable door (N. end)
8	1x1, 1x2	Exterior	W	Blocked door
9	1x1, 1x2	Exterior	W	Barn door
10	1x1, 1x2	Barn	S	S wall
11	1x1, 1x2	Barn	N	N wall
12	1x1, 1x2	Barn	NE	Oblique E wall
13	1x1, 1x2	Barn	NW	Oblique W wall
14	1x1, 1x2	Barn	SW	Oblique W wall
15	1x1, 1x2	Barn	SE	Oblique E wall
16	1x1, 1x2	Barn	W	Blocked cart door
17	-	Barn	N	Truss detail
18	-	Barn	S	Truss detail
19	-	Barn	S	Quernstone? In S wall
20	1x1, 1x2	Stables	SW	General view
21	1x1, 1x2	Stables	N	General view
22	1x1, 1x2	Stables	S	General view
23	1x1, 1x2	Stables	NW	Oblique along W wall
24	1x1, 1x2	Stables	E	Blocked door
25	-	Stables	SW	End wall
26	1x1, 1x2	Exterior	NW	S. stable wall
27	1x1, 1x2	Stables	W	Bricks in rear wall
28	1x1, 1x2	Stables	NW	S. wall of barn
29	1x1, 1x0.3	Exterior	E	Rear wall, barn
30	-	Exterior	NE	Rear wall stables, oblique
31	1x1, 1x2	Exterior	SW	N end of barn
32	1x1, 1x2	Exterior	SE	N end of barn



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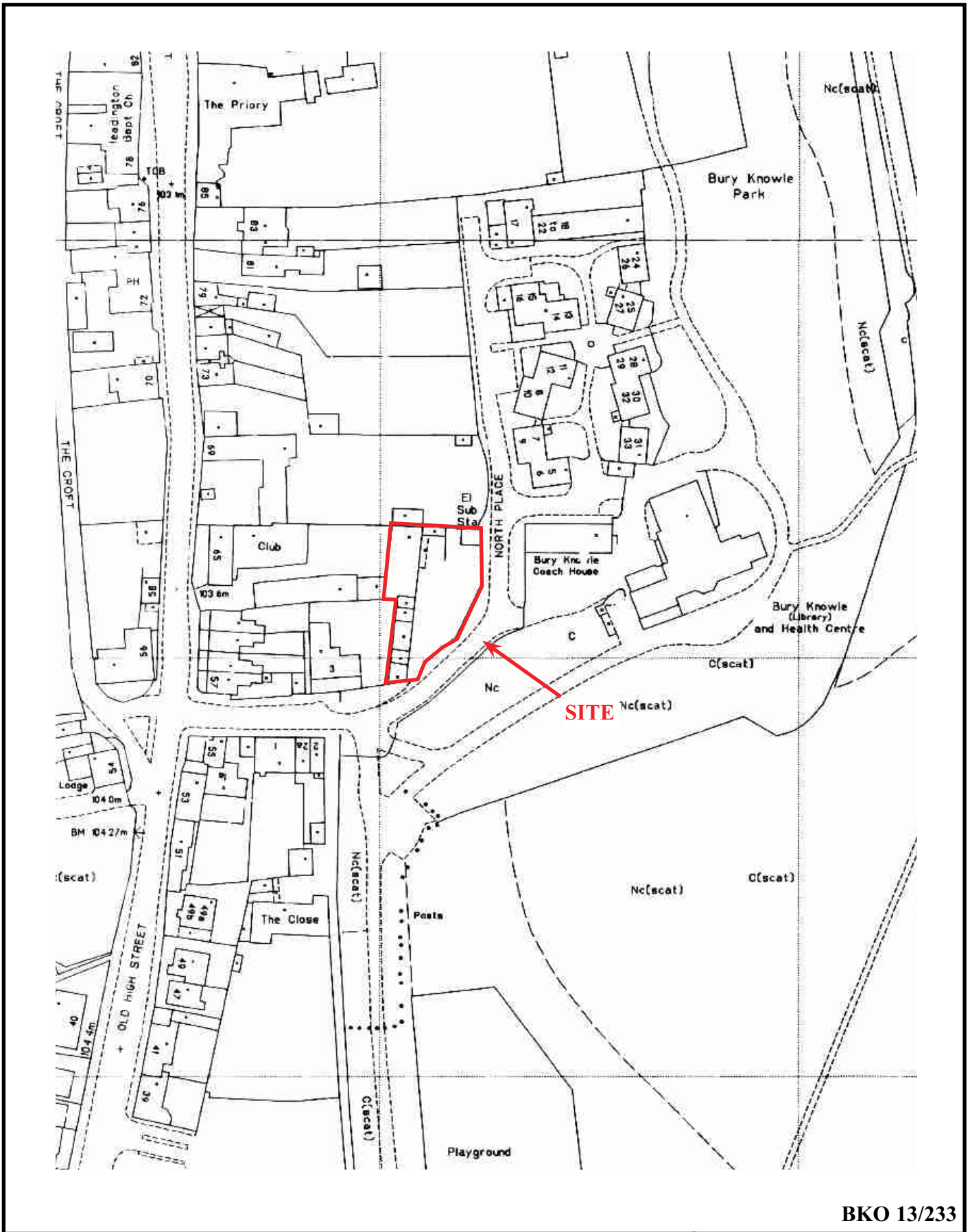
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**Bury Knowle Barn and Stables, North Place,
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Figure 1. Location of site within Old Headington and Oxfordshire

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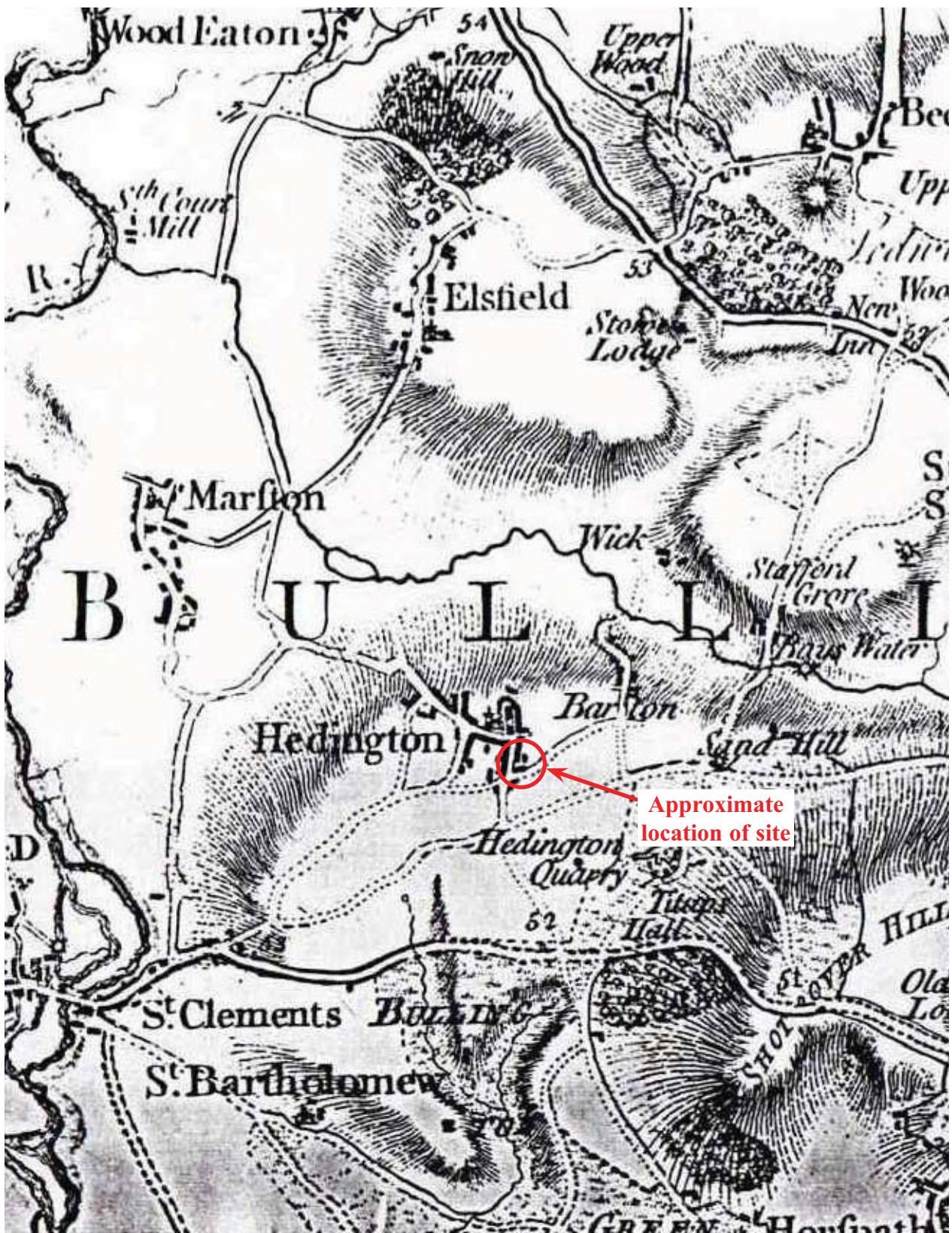


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Figure 2. Ordnance Survey, 1994.

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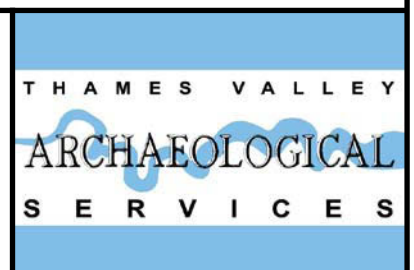


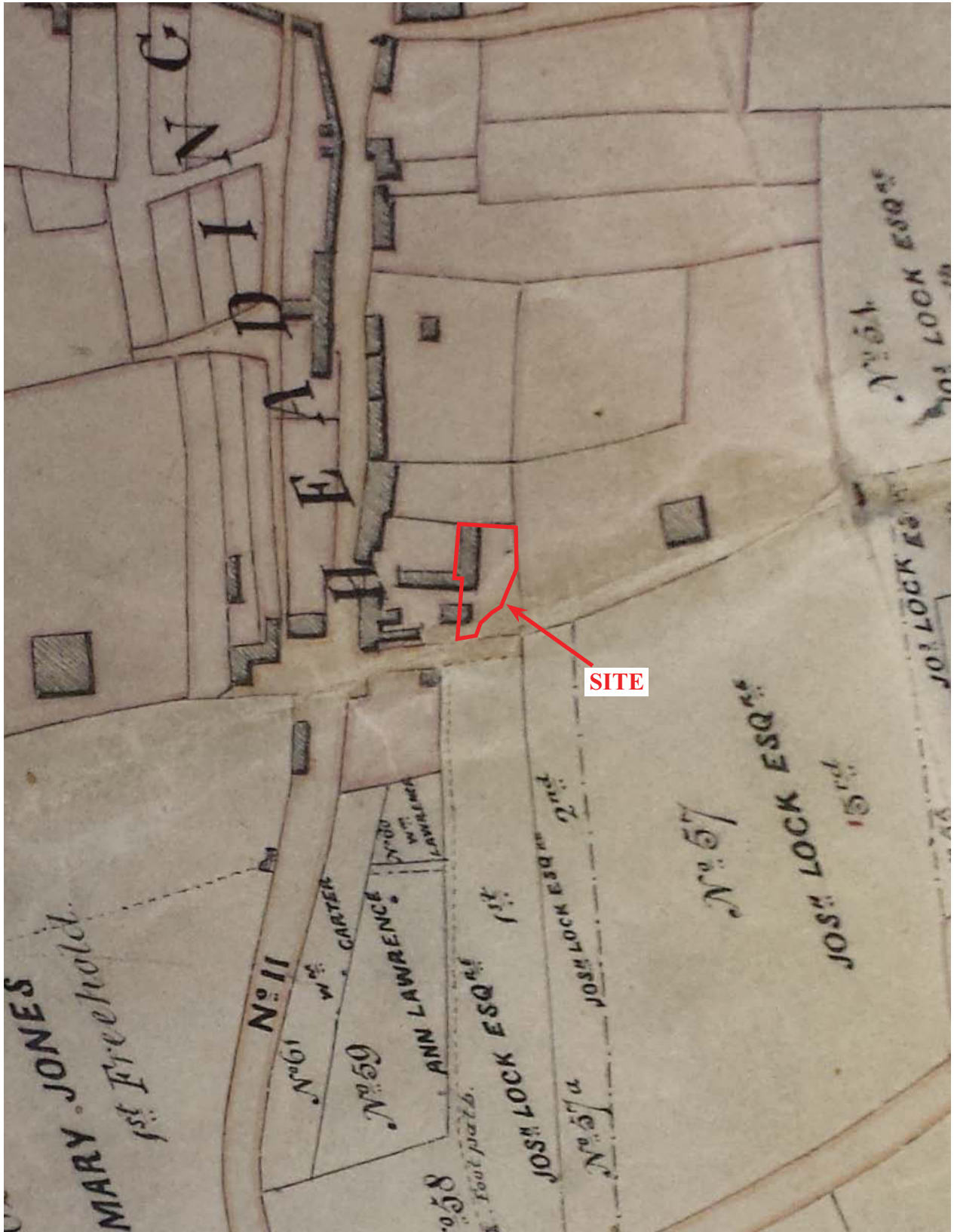
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Figure 3. Jefferies' map of Oxfordshire, 1769.

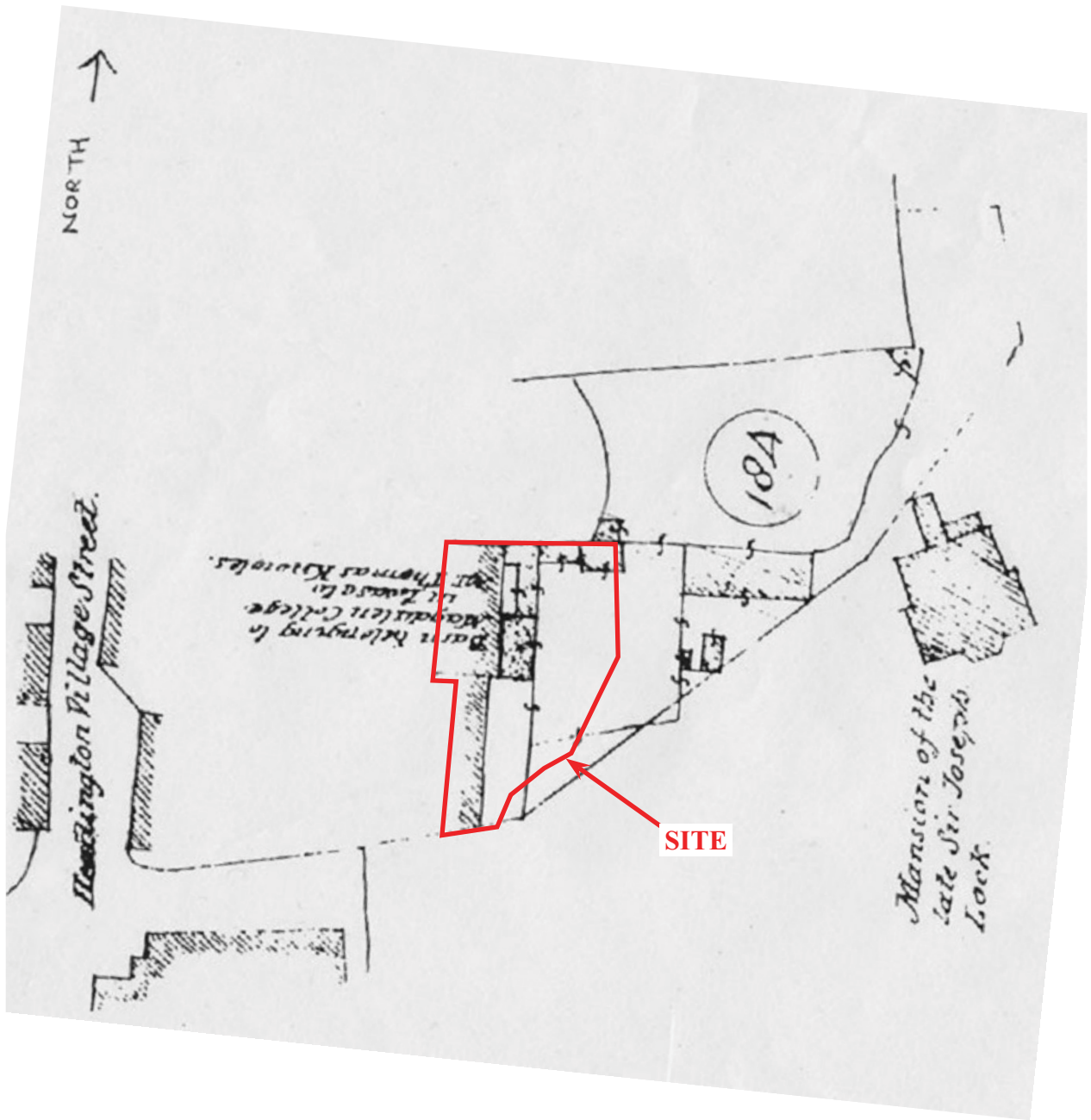




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 Figure 4. Headington enclosure map, 1802.



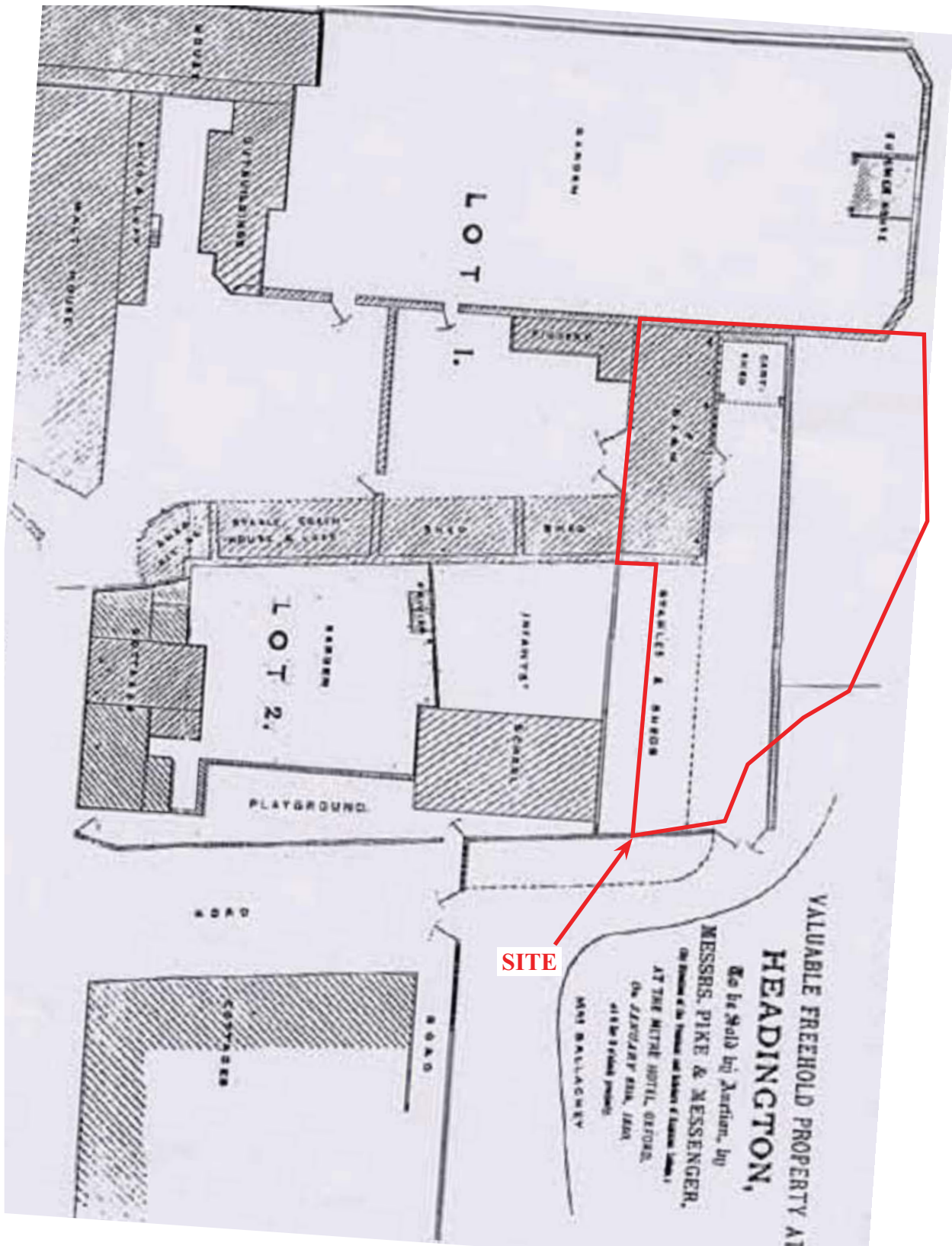
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Figure 5. Cowley enclosure award, 1853.

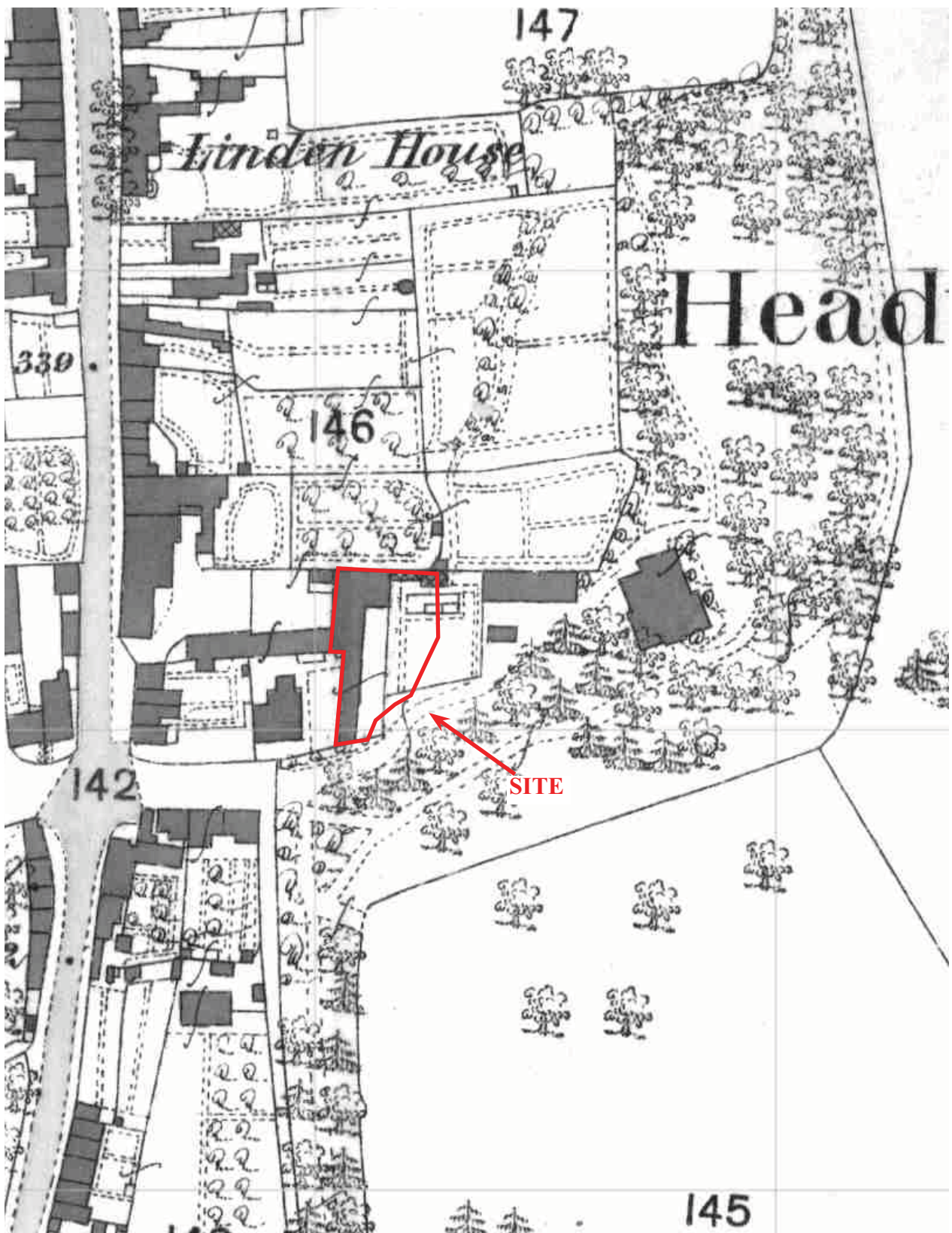
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 Figure 6. Sale plan for 69 Old High Street, 1880.



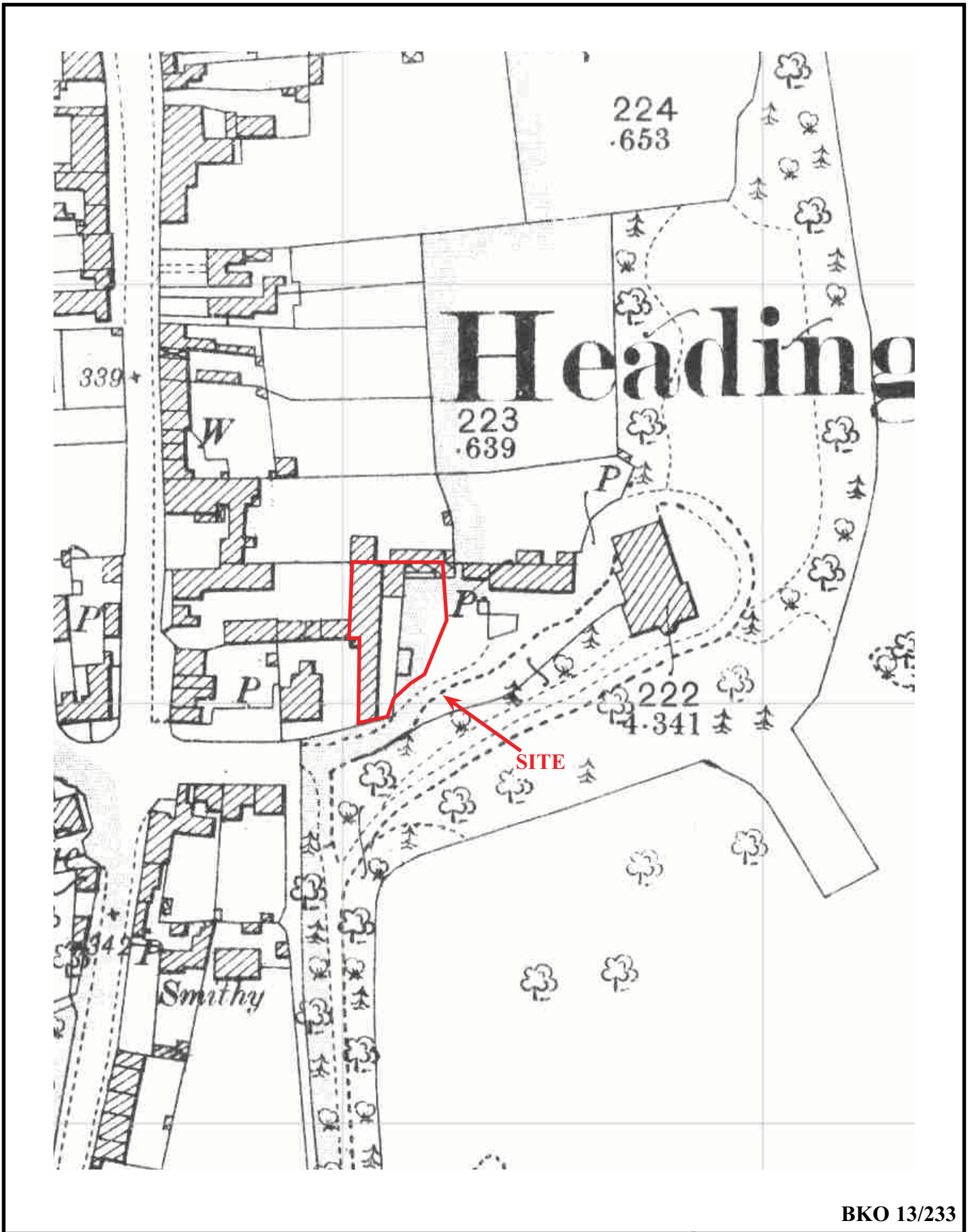
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Figure 7. First Edition Ordnance Survey, 1880-1882.

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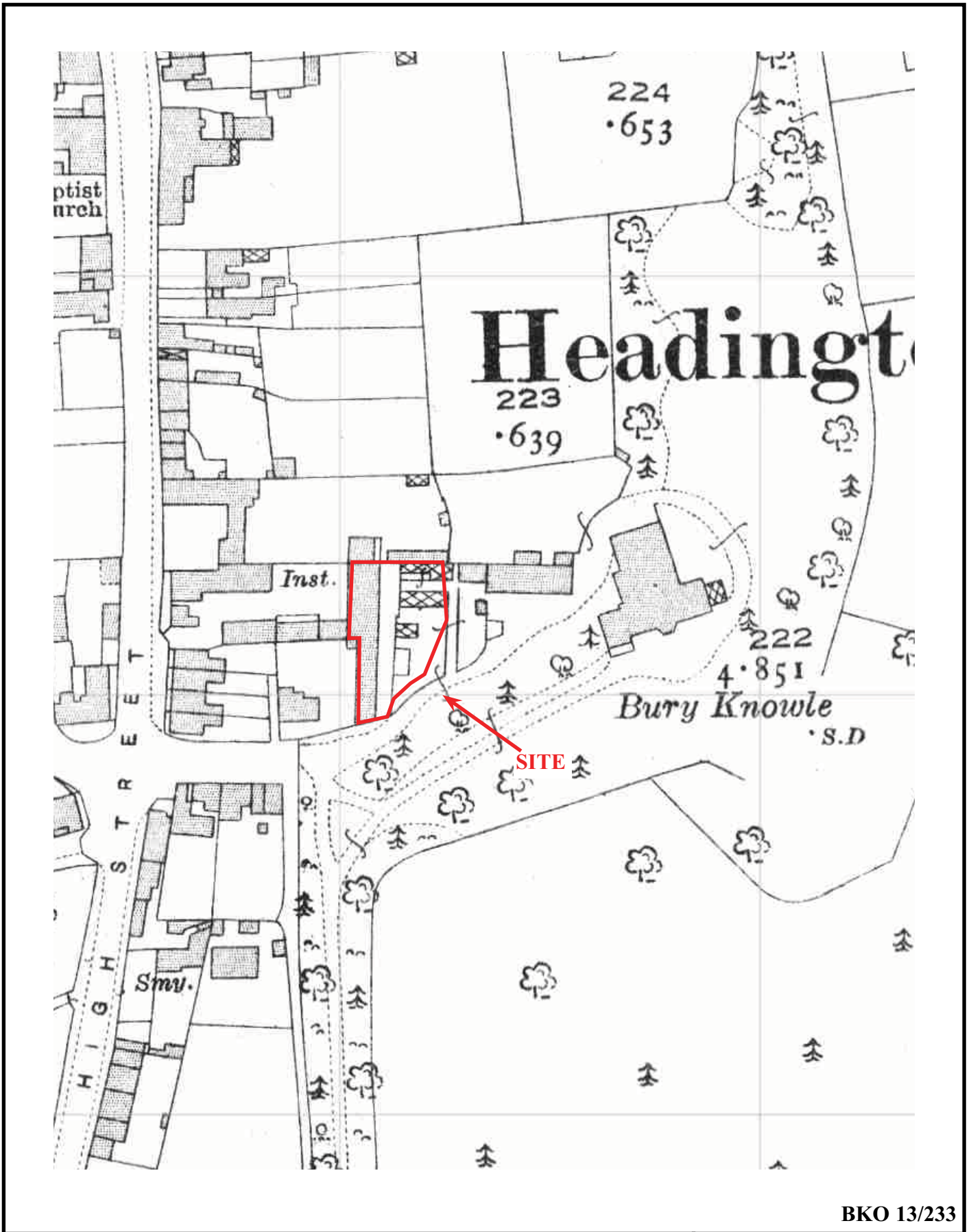


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Figure 8. Second Edition Ordnance Survey, 1899.

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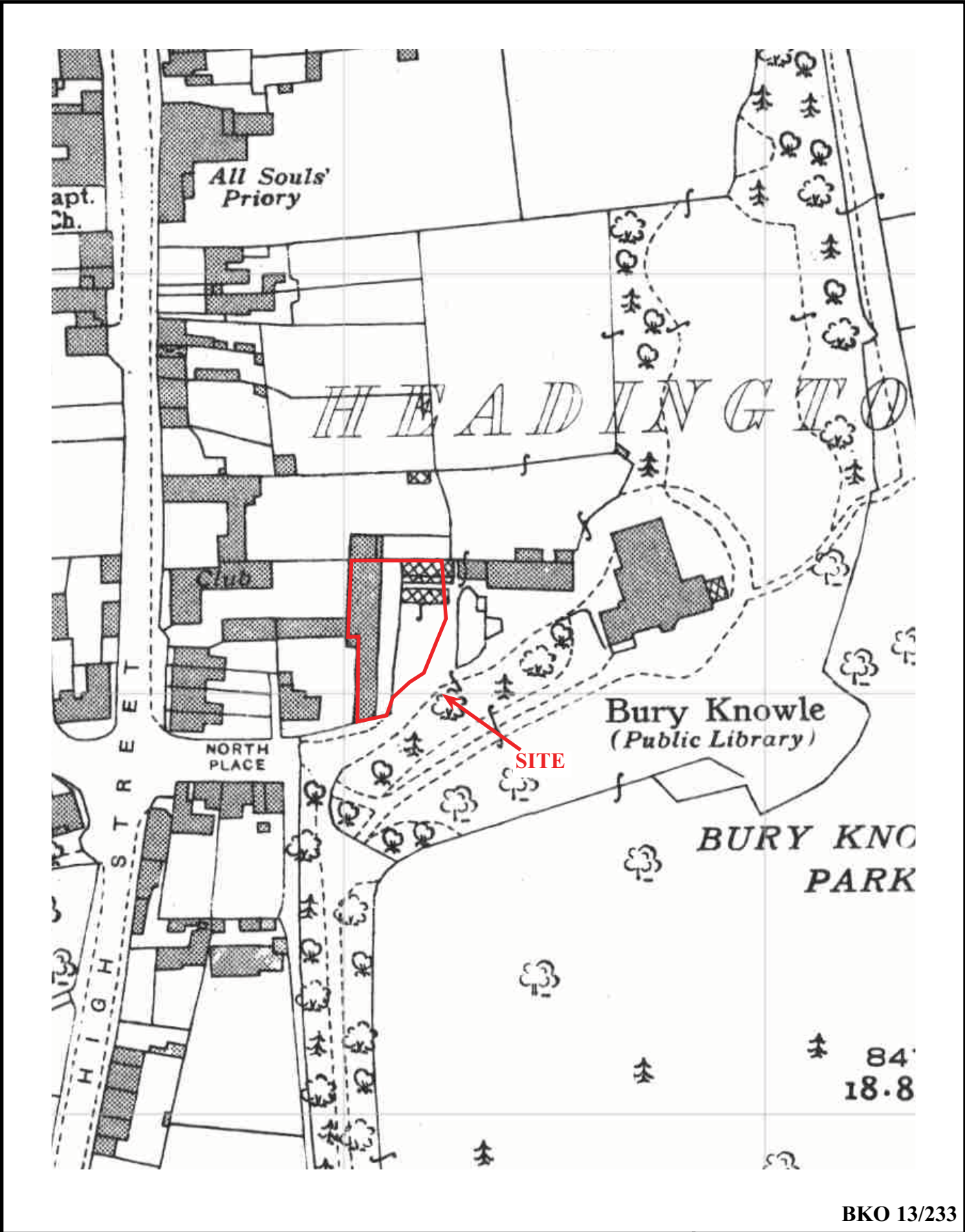
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Figure 9. Third Edition Ordnance Survey, 1921.

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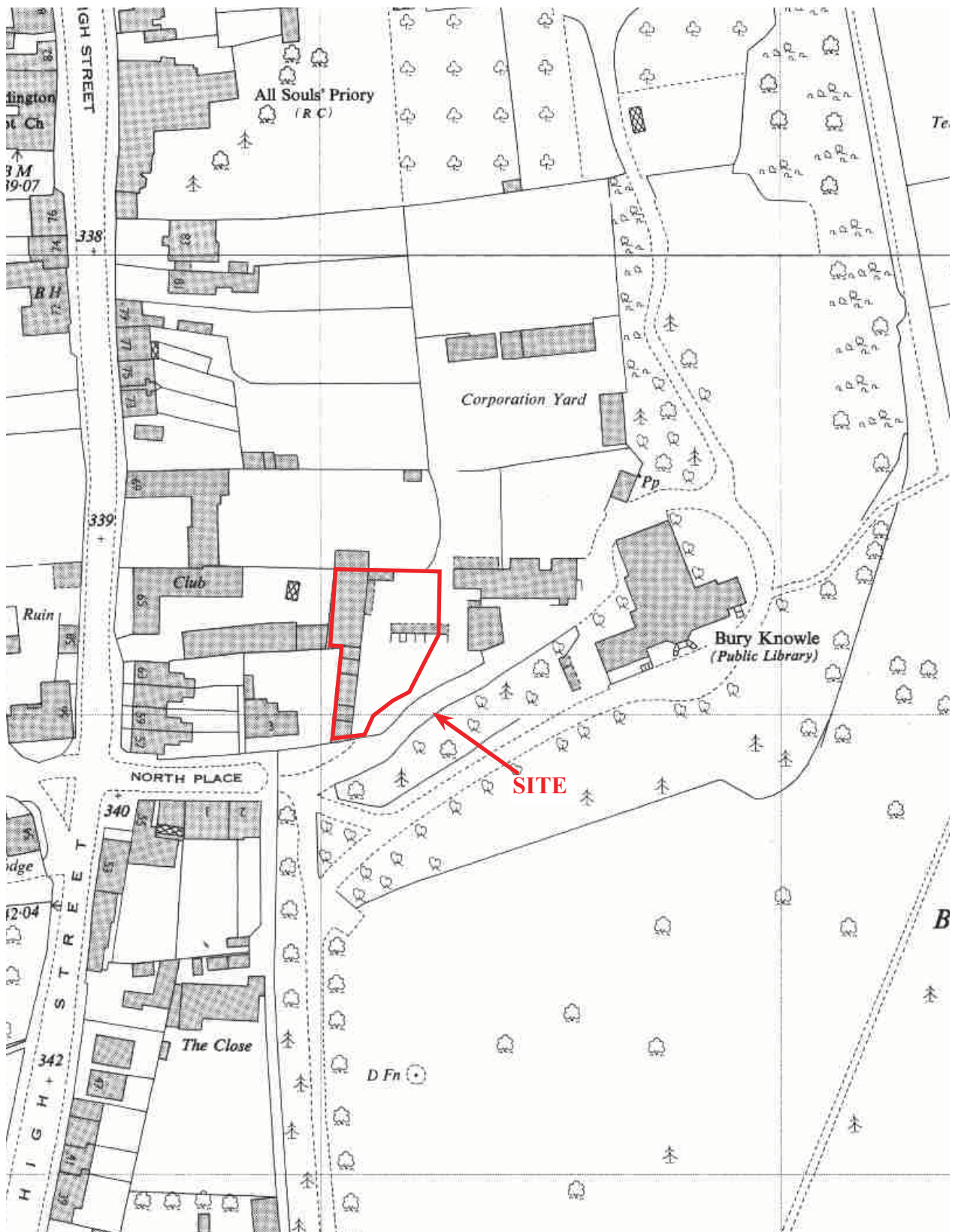
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Figure 10. Ordnance Survey, 1937-1939.



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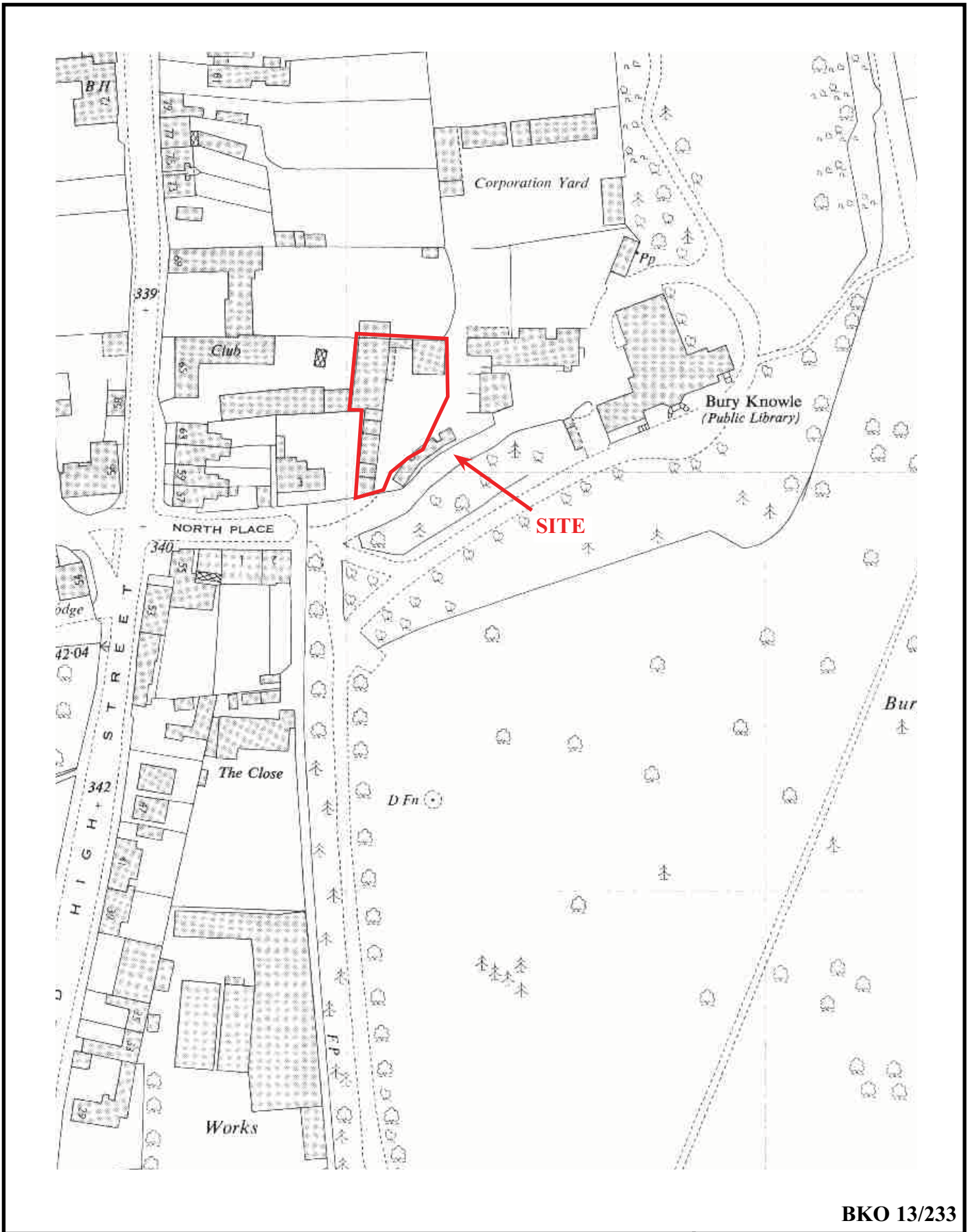
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Figure 11. Ordnance Survey, 1955.



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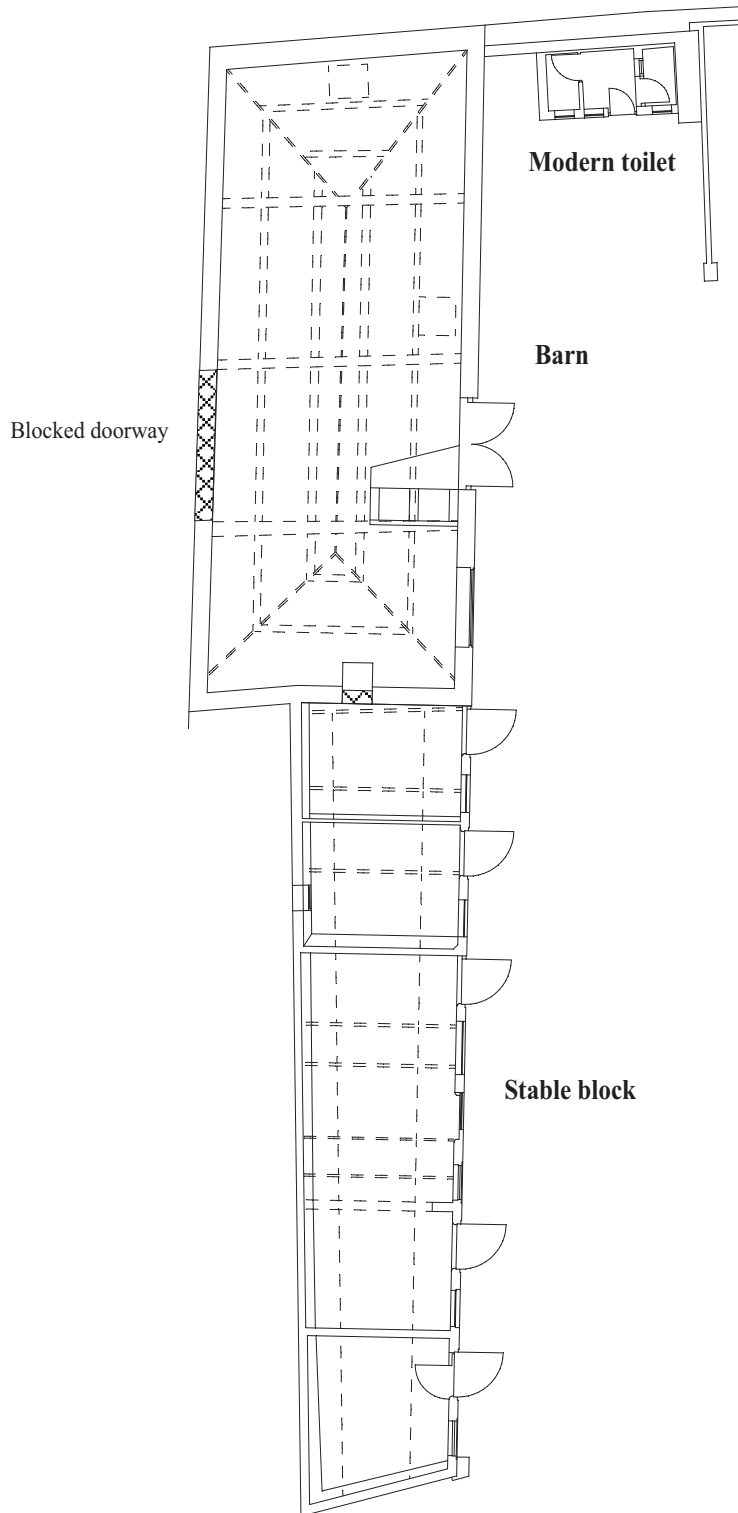


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Figure 12. Ordnance Survey, 1963.

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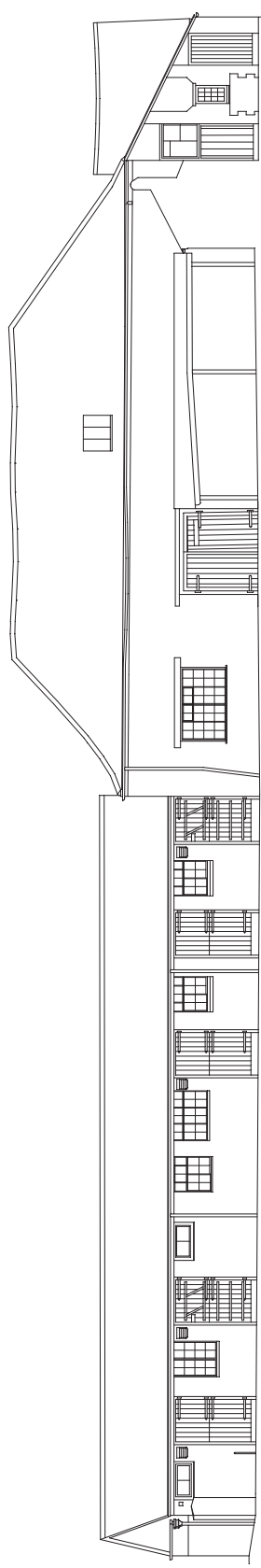


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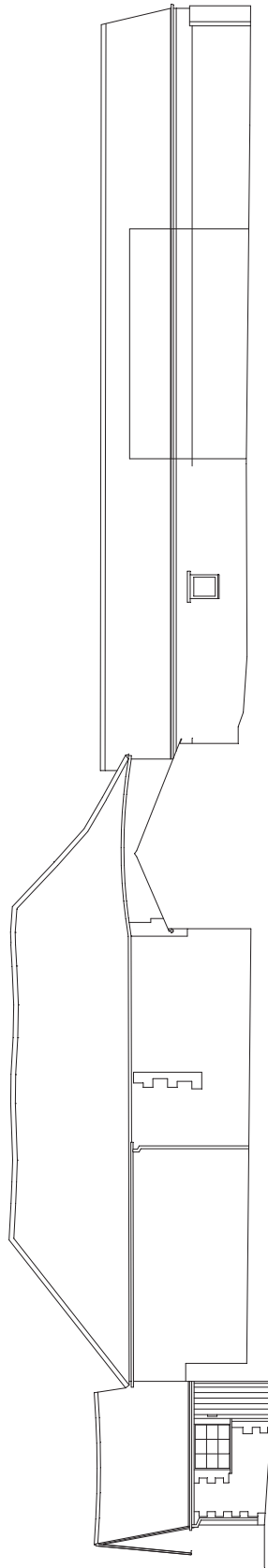
Figure 13. Plan of the Barn and Stables



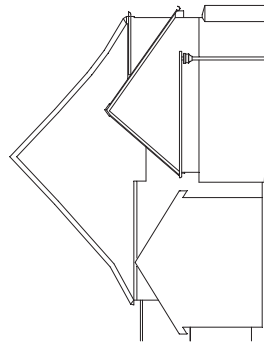
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East elevation



West elevation



South elevation

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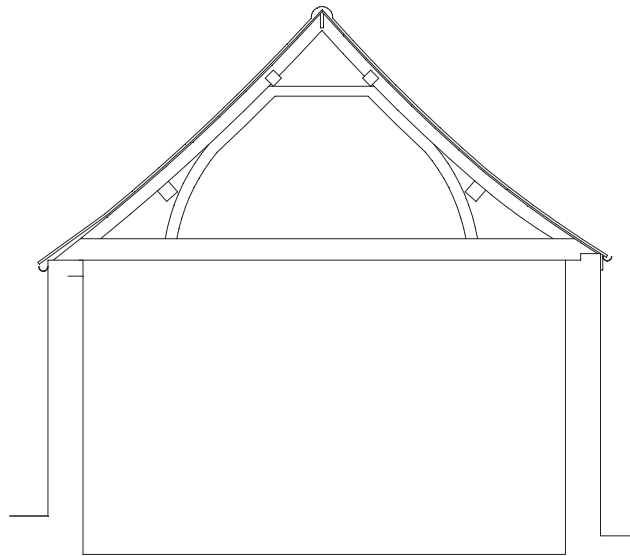
Building Recording

Figure 14. Elevations



West

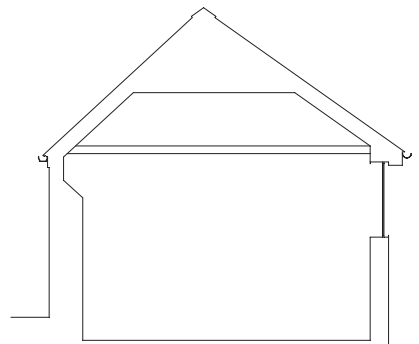
East



The Barn

West

East



The Stable

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Figure 15. Cross-section through the roof trusses



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Plate 1. The barn, looking West, Scales: 2m and 1m.



Plate 2. Blocked door, looking Northwest, Scales: 2m and 1m.



Plate 3. Blocked cart door, looking East, Scales: 2m and 1m.



Plate 4. South wall of barn, looking South, Scales: 2m and 1m.

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Plates 1 - 4.**

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Plate 5. Possible quernstone, looking South.



Plate 6. Blocked cart door, looking West,
Scales: 2m and 1m.



Plate 7. East wall of barn, looking Northeast,
Scales: 2m and 1m.



Plate 8. West wall of barn, looking Southwest,
Scales: 2m and 1m.

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Plates 5 - 8.**

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Plate 9. Barn roof trusses, looking North.



Plate 10. The stable block, looking Southwest,
Scales: 2m and 1m.



Plate 11. South wall of the stable block, looking
Northwest, Scales: 2m.



Plate 12. West wall of stable block, looking North.

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Plates 9 - 12.

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Plate 13. Blocked stable door, looking East,
Scales: 2m and 1m.



Plate 14. View to window, looking Southwest,
Scales: 2m and 1m.



Plate 15. Modern toilet and boundary wall, looking North,
Scales: 2m and 1m.



Plate 16. North face of the boundary wall, looking West,
Scales: 2m and 1m.

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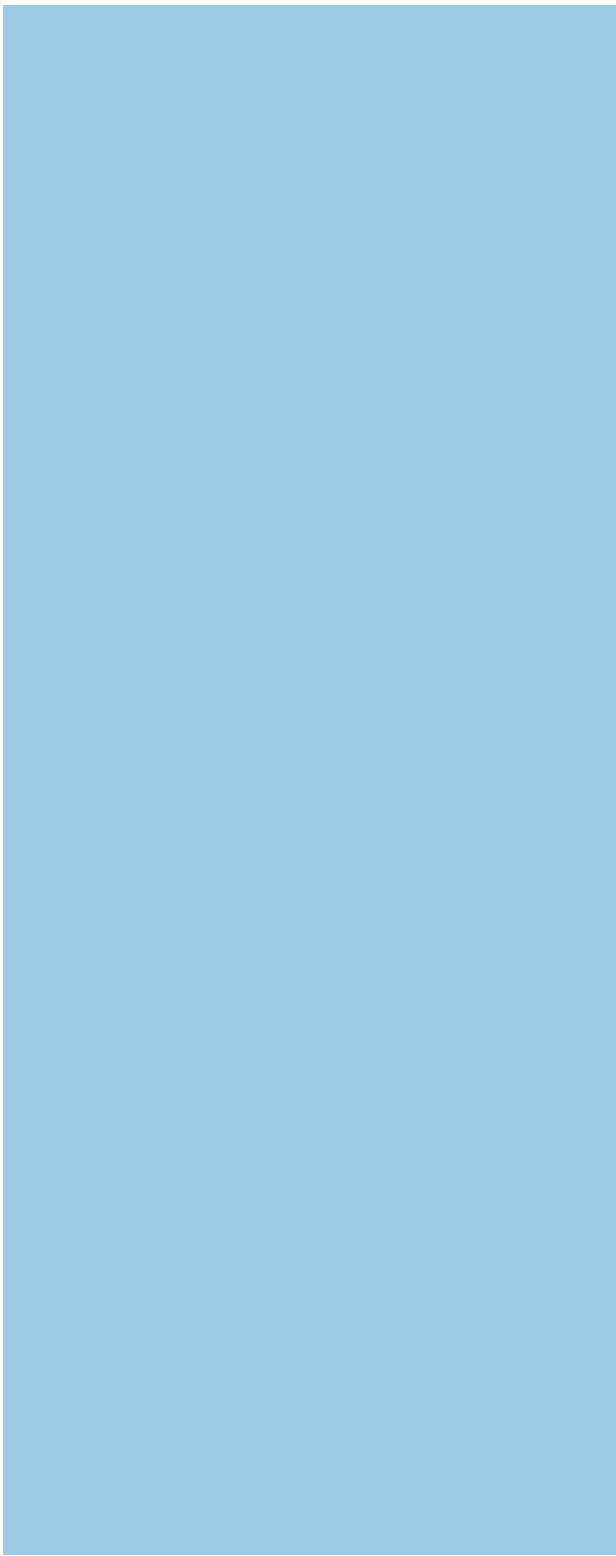
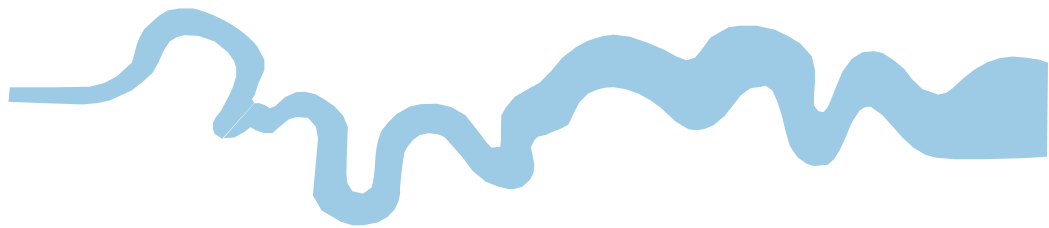
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Plates 13 - 16.**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





**Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR**

**Tel: 0118 9260552
Fax: 0118 9260553
Email: tvas@tvas.co.uk
Web: www.tvas.co.uk**