

1EW03 - Enabling Works Central

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Historic Building Recording

Glebe House,

Oxford Road,

Hartwell

Buckinghamshire

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1 Executive Summary

- 1.1.1 COPA was commissioned by Fusion to carry out historic building recording (HBR) at Glebe House, Oxford Road, Hartwell, Buckinghamshire, in relation to construction activities for HS2 Phase One. Glebe House is a Grade II listed building located on the south side Oxford Road, c.0.6 km west of Aylesbury.
- 1.1.2 Works of HBR were required to produce an analytical record of the buildings and structures prior to the start of HS2 related construction activities in the immediate vicinity. Though the building is to be retained works of HBR are required to record the significance of the building prior to a prolonged period during which the building will be vacant.
- 1.1.3 The recording covered a group of buildings including the principal Grade II listed dwelling as well as group of associated buildings and structures grouped into an open courtyard to the south-west of the house.
- 1.1.4 The house is a modest villa constructed in the mid-19th century, at some point between the estate surveys of 1842 and 1866. The outbuildings include a Dairy, which may be contemporary with the house, as well as a Cow shelter and Cart Shed which appear to be of later 19th-century date. The building is located within the Hartwell Estate on land that had been enclosed in 1779 and is one of several properties constructed on the south side of Oxford Road during the mid 19th century. By 1881 the house was occupied by a market gardener and it remained with this family until the 1920s when it changed hands; it then appears to have become a mixed farm of both fruit and pasture. Sometime in the late 1930s the farm became a dairy farm in which use it continued into the 1950s, though aerial photographs still show the buildings surrounded by a sizeable orchard. The change in use of the farm from market gardening to dairy is reflected in modifications to the ancillary buildings.
- 1.1.5 The house is an unusual building which was clearly designed to have an architectural quality. It would have been a relatively modest sized villa, albeit one of some pretension with good quality internal detailing including the slate staircase and slate flags at ground floor. The house was clearly intended to be a work of architecture rather than a merely functional building and may have been designed the architect Joseph Bonomi the younger who is known to have carried out design work for the Hartwell Estate.

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2 Project Background

2.1 Introduction

- 2.1.1 COPA were commissioned by Fusion to carry out historic building and setting recording at Glebe House, Hartwell, Buckinghamshire. Glebe House is a Grade II listed building (List Entry No. 1268491) and lies immediately adjacent to the line of HS2 and it was initially anticipated that it would have to be demolished as part of HS2 Phase One construction activities.
- 2.1.2 Following a design review the demolition of the buildings is no longer required. Though the buildings are to be retained works of HBR are required to record the significance of the buildings prior to a prolonged period during which the buildings will be vacant. Recording works will safeguard significance and can be used to inform future proposals of conservation and reuse.
- 2.1.3 The buildings and site at Glebe House have been vacant since having been acquired by HS2 in 2014. Since that time the buildings have been managed and protected. The buildings have been made secure and, in accordance with approved details (LBC ref 16/04297/ALB dated January 2017) vulnerable items have been removed and securely stored on site.

2.2 Background

- 2.2.1 High Speed Two (HS2) is a new railway network proposed by Government to provide a new link between London, the West Midlands, the East Midlands, South Yorkshire, Leeds and Manchester. Phase one of HS2 will involve the construction of a new railway approximately 230km (143 miles) in length between London and the West Midlands. Powers for the construction, operation and maintenance of Phase One are conferred by the High Speed Rail (London – West Midlands) Act 2017.
- 2.2.2 Schedule 18 'Listed Buildings' to the Act concerns how legislation in respect of listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") applies to the Phase One works. Paragraph 1 of Schedule 18 disapplies some of this legislation from the Phase One works, in particular the requirement for listed building consent, in respect of those listed buildings set out in Table 1 of Schedule 18.
- 2.2.3 Following Royal Assent, HS2 Ltd entered into Heritage Agreements with the former Aylesbury Vale District Council (now Buckinghamshire Council) and with Historic England concerning those listed buildings within Aylesbury Vale District identified in Schedule 18 to the Act. These agreements require certain details of works (a Heritage Method Statement; HMS) concerning the affected property to be submitted to the local authority for their approval. Glebe House is identified in Table 1 of Schedule 18 to enable the Grade II listed building to be demolished and a heritage method statement (Doc. No.: 1EW03-FUS-EV-MST-CS04_CL18-000001) has been approved in which are set the scope and specifications for building recording.

2.3 Site Location

2.3.1 Glebe House (NGR: SP 80107 12379). is situated on the south side of the Oxford Road (A418), immediately opposite the Hartwell Grade II* Registered Park and Garden (Figure 1). Though the building is not included within the registered park it is located within the Hartwell Conservation Area.

2.3.2 Glebe House consists of the principal dwelling and associated ancillary buildings arranged around a yard to the south-west. The buildings are accessed from the north-west off the Oxford Road by a gated drive. The ornamental gate and piers, ancillary buildings and perimeter wall, are considered to be within the curtilage of the principal dwelling and are therefore considered to form part of the affected property.

3 Methodology

3.1 Scope

3.1.1 The scope, rationale, aims and objectives for historic building recording are set out in the approved Method Statement (Doc. No.: 1EW03-FUS-EV-MST-CS04_CL18-000001), which provided the methodology for a level 3 survey in accordance with Historic England guidance (HE 2016). Further specific details setting out how the works would be delivered were set out in the LS-WSI (Doc. No.: 1EW03-FUS_COP-EV-REP-C000-000001). The works have been undertaken in accordance with the HS2 Technical Standard Specification for Historic Environment Investigations (doc ref HS2-HS2-EV-STD-000-000035), and HS2 Generic Written Scheme of Investigation (GWSI: HERDS; doc ref HS2-HS2-EV-STR-000-000015).

3.1.2 The objectives of the recording works are to:

- record and analyse all buildings and structures comprising Glebe House and
- To gain information about the historic resource in order to support an assessment of its history, character and significance.

3.1.3 Through these means the works aim to contribute to the following GWSI: HERDS Objectives

- KC52: Understanding the pattern, form, and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations? And
- KC44: How did rural industries fare, and what was their contribution to society over the period of the urban-centred industrial revolution?

3.1.4 As specified in the Heritage Method Statement the works of HBR comprised

- a detailed desk based assessment, through a comprehensive review and analysis of cartographic, photographic and other documentary and archival resources;
- a full inspection of all structures

- preparation of fully surveyed and measured drawings including photogrammetric recording
- full photographic record of the building
- a written, illustrated, descriptive and analytical account of the buildings, their architecture, history and use.

3.2 Research and Recording Methodology

- 3.2.1 The first stage recording works at Glebe House were undertaken in November 2020 and though access was not possible at that time to the Dairy and other ancillary buildings comprised a detailed photographic and written record of the buildings including preparation of a floor plan survey. An interim report (doc ref: 1EW03-FUS_COP-EV-REP-CS04_CL18-000001) summarising the survey work was submitted in December 2020. The interim report recommended a phase of demolition integrated recording specifying those works to be undertaken during soft strip and demolition activities to further enhance an understanding of the buildings, their phasing and constructional details. Though the buildings are no longer to be demolished further works of non-intrusive investigation were undertaken to further enhance an understanding of the buildings and their significance.
- 3.2.2 Further photographic and descriptive recording was then undertaken in November 2021 when access was possible into the Cow Shelter and into the upper room in the Dairy. At the time of recording the Buckinghamshire Archives remain closed due to the Covid-19 pandemic but these have now (May 2022) reopened allowing additional and detailed archival research to be completed. Site works comprised a detailed photographic survey, enhanced floor plan survey through the use of a hand-held laser scanner and photogrammetric survey. Site survey was accompanied by an analytical examination of the visible fabric and descriptive notes were taken to record the buildings in terms of their structure, architecture, alteration and use.
- 3.2.3 This current report presents a full account of the works undertaken. It provides both a description of the buildings, their fabric, fixtures and fittings and an analysis of their development and use drawing upon observations made during survey as well as through documentary research.

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4 Historical background

4.1 Introduction

- 4.1.1 A summary of the development of the Hartwell Estate provides a context for the building of estate houses including Glebe House along the south frontage of the Oxford Road within estate land though outside of the park boundary. A map regression and tenurial history of Glebe House provide a context for the works of historic building recording.
- 4.1.2 A full account of the history and development of Hartwell Parish is provided within the document 'Detailed Desk Based Assessment Hartwell Parish' (doc ref: 1EW03-FUS-EV-REP-CS04-000001). The document provides the historical and landscape context for the development of Hartwell including land outside of the park boundary. A further detailed account of the development of the landscape within the park is provided within the document Historic Landscape Study and Setting Recording Hartwell House (doc ref:1EW03-FUS-EV-REP-CS04_CL19-000007).

4.2 The development of Hartwell estate

- 4.2.1 The broad pattern of landscape and settlement in the area around Hartwell was laid out during the early and later medieval periods with settlement activity dominated by nucleated villages surrounded by common fields and open land interspersed with occasional farmsteads. The villages of Hartwell and Stone have Anglo-Saxon origins and it is likely that much of the modern network of roads in the area also have medieval origins, predating the enclosure of the surrounding landscape. Extensive ridge and furrow earthworks have been identified in this area from lidar and aerial photographic analysis, including in the fields immediately to the south-west of Glebe House.
- 4.2.2 The Oxford Road forms part of the southern boundary of the parkland surrounding Hartwell House, a mansion which was constructed between 1570 and 1617 by Sir Alexander Hampden replacing or building upon an earlier mansion house. The medieval manor of Hartwell was held by the de Luton and Hampden families until the early 17th century when the manor passed to Thomas Lee of East Claydon.
- 4.2.3 Hartwell House and its surrounding gardens are first depicted on a map of 1661. The mansion house was located to the east of the village of Hartwell, and the map shows the park to be defined to its south alongside the Oxford Road. The east extent of the park is shown to have been aligned alongside the route of the existing 18th century approach drive. The location where Glebe House now stands is just outside the area depicted on the 1661 map but the field immediately to the south-west is identified as Heyford Hill Pasture.
- 4.2.4 Much of the current extent of the park at Hartwell including its southern boundary was established in the later 18th century, replacing a late 17th-century formal garden focused on the house. The 18th century park was enlarged during the 19th century, enclosing land on its east side and extending north through the addition of a long avenue. Thomas Jeffreys' 1770

map of Buckinghamshire provides a schematic impression of the park although this is not detailed and provides little information other than the church, the mansion and a simple arrangement of paths to the south of this. Sir William Lee is also shown as the landowner.

4.2.5 A much clearer understanding of the park at Hartwell in this period is provided by a map of 1777, a Survey of Lands Belonging to Sir William Lee Bart, produced following the enclosure of land within Hartwell Parish in 1776. This shows the estate held by Sir William Lee encompassing a large area to the south of the Oxford Road divided into an Upper Farm and a Lower Farm. Upper Farm, which was tenanted by Joseph Monk, included the land now occupied by Glebe House. The site of Glebe House appears to be located on a plot of land identified on the 1777 map as Long Ward which lies immediately adjacent to land shown to be held by the Rector of Hartwell.

4.2.6 The 1776 award records that Robert Smith and his successors, Rectors of Hartwell, were awarded in lieu of glebe lands and right of common to the open fields and common of Southwarp (Sedrup), a plot of land to the south and west of an old enclosure called the Calley. Robert Smith was also granted the ancient enclosures known as Home Close and a third plot adjacent, he was also granted other lands within the Parish of Stone. These arrangements differ from those presented in the 1777 survey and a hand written annotation to the 1776 award (apparently written by William Lee) states that Robert Smith '*was offered to have one entire allotment for all his rights in both parishes to be laid together in one farm but from an unaccountable obstinacy he insisted on having the several detached pieces scattered about in the map*'. Lands held by the Rector of Hartwell are depicted in the various survey plans outlined in yellow and comprise separate pieces of disjointed land including a piece west alongside Hartwell church.

4.2.7 Another detailed record of the park layout is provided by an Estate map prepared for John Lee in 1842 (Figure 2). This shows the same plot held by the Rector of Hartwell and to the east of this, part of the former 'Long Ward' is now marked as plot 161 and identified in the award as 'unsettled' land. During the 1840s and into the 1850s the estate was going through some changes whereby estate land was being mortgaged to raise funds to allow expansion of the park. 'Unsettled land' in the award seems to refer to land where no financial agreement had yet been reached or its status, as either freehold or leasehold land had not been settled. It may suggest that those plots on the south side of Oxford Road had by 1842 been identified for potential development. A dashed line is shown along the southern edge of plot 161 to distinguish it from the rest of the former 'Long Ward'. An opening is shown at the north-western corner of plot 161 to allow access to it from Oxford Road.

4.3 The development of Glebe House

Map regression

4.3.1 A valuation survey of 1866 with accompanying plan (Figure 3) shows that by this date parcel 161 had been divided into three subplots (161a, 161b, 161c) each with its own house and garden. No 161a was clearly what is now Glebe House and the plan shows two buildings the

main house and a single building (the dairy) to the south west. An access track is shown along the western edge of the plot similar to that which survives today.

- 4.3.2 Although the other two houses are not labelled on the 1866 survey, they are known to have been Park Villa and Harwell Cottage. These two buildings each have an Italianate style and Park Villa was used by Hartwell's estate manager. The Hartwell Conservation Area Appraisal (AVDC 2012) states that both Park Villa and Hartwell Cottage are thought to have been designed by Joseph Bonomi. There is a possibility that Glebe House may also have been designed by him. Joseph Bonomi the younger (1796-1878) was from a family of architects although he was principally known as an artist, sculptor and eminent Egyptologist. He is credited with the design for a number of buildings, including the celebrated Egyptian façade of Temple Mills in Leeds, and in 1850 he designed an 'Egyptian spring' in Hartwell for Dr John Lee. Joseph Bonomi is also thought to have designed The Green Arbour in the Kitchen Garden at Hartwell.
- 4.3.3 The Ordnance Survey (OS) 1st edition 25-inch map of 1877 (Figure 4) provides greater detail concerning the layout of buildings at Glebe House. Glebe House is shown with a broadly similar layout to today, there is a small, detached structure just to the north-west which no longer survives. A rectangular plan garden area, enclosed on its west side, is shown to the west side of the house. A pathway passes through the garden turning to the west presumably to a gate in the boundary wall. The southern side of the garden plot is formed by the dairy which is depicted as comprising three elements, the central part of which projects at each end. To the south of the dairy the map shows an enclosed yard with small structures towards each corner and each with external areas; these may have been animal shelters with adjoining external pens. The south-eastern building is on the same broad footprint as the current cow shelter though narrower and shorter.
- 4.3.4 The map shows the buildings to have been located at the north-western corner of a large orchard, with what appears to have been a small informal garden immediately around the house. The map also marks a well within the garden to be located to the front of the house.
- 4.3.5 An estate plan of 1879 (Figure 5) shows a similar arrangement of buildings to the 1866 estate survey. The estate maps are clearly schematic and less detailed than those of the OS and the 1879 map appears not to depict the cow shed which is shown on the 1877 OS map.
- 4.3.6 The OS map of 1899 (Figure 6) shows there to have been some changes to the detailed layout of buildings within the plot though the essential arrangement of buildings remain as depicted on the map of 1877. The map appears to show the orchard to have extend into the garden areas east of the house. The small detached structure previously shown to the north-west of the house has been removed and the map appears not to depict the garden path.
- 4.3.7 There appear to have been some changes to the detail of buildings around the dairy yard. The small building at the south west of the yard depicted on the earlier map has been replaced by the existing cartshed which defines the entire southern extent of the dairy yard. A pump has

been added to the west end of the dairy and though the dairy is still shown to have been of three parts the division between the western and central bays seems no longer to be defined.

- 4.3.8 The 1921 25-inch OS map shows the Glebe House complex with an almost identical layout to that of 1899 although the pump is no longer marked at the west end of the dairy (Figure 7). As with previous maps the house is shown to have been positioned within an extensive orchard that extends to the south and east of the house. Aerial photographs from the 1950s and the OS map of 1960 (Figure 8) confirm that the orchard remained until recent times and was probably felled during the late 1970s. A conservatory was built alongside the rear of the house during the late 1970s and was demolished in 2017. Though the house would appear to have been first known as Glebe House during the 1920s, the OS map of 1981 is the first to have identified the property as such on a map.

Tenorial History

- 4.3.9 Glebe House, Park Villa and Hartwell Cottage are not named in the 1861 census perhaps suggesting they were not yet built. However, the census of both 1861 and 1871 are unclear in identifying occupants of property within the parishes of Stone and Hartwell, simply giving the names and professions of individuals living within the parish and not always identifying by name the property in which they lived. Consequently, there is no reliable account of the occupants of Glebe House prior to the 1881 census though cartographic sources show that the house had been built by 1866.
- 4.3.10 The census returns between 1881 and 1951 (Appendix A) provide detail on the occupants of the house, their family and in most cases their occupation. Additional information concerning the occupants and their trade is also provided through newspaper accounts either reporting on a local incident or advertising lease of the property.
- 4.3.11 The Miles family occupied Glebe House from at least 1881 to 1921 and ran the property as a market garden likely supplying nearby Aylesbury. In 1881 Glebe House was occupied by William with his wife Mary and their children Leonard and Frederick. The 1871 census identifies William and Mary Miles as living in Stone with their four children Charles, Leonard, Henry and Frederick, and it is likely therefore that they were probably living at Glebe House at this time. It is not known when they took up occupancy of Glebe House, but it is entirely possible that they were the first tenants of the property.
- 4.3.12 Though William and Mary are recorded as having four children, other sources suggest that Charles was in fact their only child and that the others may have been adopted, being the illegitimate children of Ann Burns the younger sister of Mary. Charles's gravestone (d 1907) at St Mary's in Hartwell describes him as the 'beloved and only son of William and Mary Elizabeth Miles'. The pretence of the other three children as being theirs, appears to have been dropped as they entered adulthood which explains why they are described as nephews in the census after 1881.
- 4.3.13 William Miles is named in the local newspaper, the *Bucks Herald*, on numerous occasions for drunkenness, fighting and not restraining his horse. In 1882 he is described as the 'parish

constable for Hartwell' and was summoned to the petty sessions for using threatening language¹. In a court summons of 1890 Edward Lee is named as his landlord confirming Glebe House to be part of the Hartwell Estate².

- 4.3.14 Mary Miles managed the market garden following William's death in 1893 and it presumably went to Charles following her passing in 1906. However, Charles died just one year later and Leonard inherited the property as the eldest nephew. The 1911 census reveals Leonard and Ellen Miles had been married for twenty-one years and lived with Louisa Fensom their adopted daughter having no children of their own. The 1911 census records Glebe House (not yet named as such) as having six rooms which is consistent with the existing property in accordance with the census requirements to '*count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom*'. Ellen Miles and Louisa Fensom appear to have moved following Leonard's death in 1925, in 1927 the *Bucks Herald* identifies Albert Webb as resident at Glebe House.
- 4.3.15 William, Mary, Leonard and Ellen Miles are buried at St Mary's in Hartwell and have sizable gravestones suggesting a degree of affluence and influence.
- 4.3.16 The name 'Glebe House' seems to have been applied only after the Miles family had left the property and it appears in connection with the name of its next know occupant, Albert Webb on numerous occasions. Albert James Webb is first mentioned in the *Bucks Herald* in 1927 and is described as a butcher³. He also appears to have been something of a businessman, owning two butcher's shops⁴, and is later referred to as a farmer and dealer. In 1928, he is involved in a dispute over the weight of fruit he sold to a greengrocer: apples, greengages, plums and damsons are mentioned and must have been the varieties grown in the orchard⁵.
- 4.3.17 The property was still part of the Hartwell Estate in 1931 when it was advertised to let with the following description: 'Glebe Farm, Hartwell – 66 acres, 29 orchard and pasture, remainder arable, good House and Buildings'⁶. Albert Webb appears to have continued as the tenant and is last mentioned in connection with Glebe House in an announcement of his marriage in 1933⁷.
- 4.3.18 Albert Webb would appear to have given up his tenancy sometime after 1933, in 1936 the *Bucks Herald* publishes notice of an auction to be held and identifies J. E. George as tenant 'under distress of rent'. Advertised for sale were '*ten dairy cows, rick of meadow hay, two stacks of wheat straw, ditto of oats and "international" tractor*'. These items suggest that the focus of farming activity at Glebe House had moved from market gardening to pasture and dairy.

¹ *Bucks Herald* (1882) 'Alleged Threatening Language at Hartwell', *Bucks Herald*, 15 April, p.6.

² *Bucks Herald* (1890) 'Aylesbury County Court', *Bucks Herald*, 9 Aug 1890, p.6.

³ *Bucks Herald* (1927) 'Country Butchers at Variance', *Bucks Herald*, 26 Nov 1927, p.4.

⁴ *Bucks Herald* (1928) 'Mystery of a Butcher's Day Book', *Bucks Herald*, 3 Feb 1928, p.2.

⁵ *Bucks Herald* (1928) 'Disputed Weights', *Bucks Herald*, 30 Nov 1928, p.10.

⁶ *Bucks Herald* (1930) 'Hartwell Estate: to be Let', *Bucks Herald*, 7 Aug 1931, p.2.

⁷ *Bucks Herald* (1933) 'Marriage: Webb-Carter', *Bucks Herald*, 10 Mar 1933, p.12.

- 4.3.19 Documentary sources do not record what happened to J. E. George, in 1939 Leighton and Janet Pitcher are recorded as resident at Glebe House and they continued to live at the property until 1951. Leighton is described as a farmer and in 1945 appears in court for supplying wholesale above maximum retail prices. The *Bucks Herald* reports him as claiming he only recently began selling poultry and 'his main source of living was in selling milk to the Milk Marketing Board and eggs to a packing station'⁸. In 1951 Leighton places an advert in the *Bucks Herald* for a 'good cattleman' in return for a cottage with electricity⁹. Clearly the dairy business was thriving, its not clear whether the cottage offered was Glebe House.

5 Description

5.1 General

- 5.1.1 On account of on-going construction activities since 2020 some visual aspects of the setting of buildings at Glebe House have been altered and photographs (photos 1-17) show conditions current between 2017 and 2018. At the time of survey during 2021 most of the windows and doors had been either sealed or externally covered with a protective metal grille. These were installed during 2017 and 2018 to protect and safeguard the buildings in accordance with a Listed Building Consent approval dated January 2017 (LBC ref 16/04297/ALB) which also permitted the removal of the conservatory. Photographs taken during 2017 and 2018, in accordance with condition 3 of the Listed Building Consent (photos 18-24), show the external appearance of buildings in their state prior to safeguarding works. Site survey photographs showing buildings in their current 2020 and 2021 state are provided at Appendix B and site survey drawings are provided at Appendix C. For ease of reference buildings have been identified according to their latest assumed purpose as identified on the site plan (Appendix C-1). Individual rooms are referenced as annotated on the floorplans, rooms on the ground floor suffixed G, rooms on the first floor suffixed F.

5.2 Site layout

- 5.2.1 Glebe House is set back to the south of the A418 Oxford Road, the road frontage defined alongside mature hedging and trees which obscure the house from view. The site comprises the principal dwelling set within a garden area which extends to the front, east and south sides of the house. To the rear and slightly to the south west of the house is a detached dairy which defines the north side of the dairy-yard comprising on its east side the cowshed and on its south side the cartshed.
- 5.2.2 Access from off the Oxford Road is to the west of the property along a gated trackway which gives access to agricultural land to the rear of the property. The present five-bar steel gate on the Oxford Road frontage replaces the original gate, decorative piers and railings removed in 2017 as part of safeguarding works. The piers and posts are stored in the cowshed and have been recorded as part of the HBR works.

⁸ *Bucks Herald* (1945) 'Aylesbury Butcher and Hartwell Farmer Fined', *Bucks Herald*, 9 Feb 1945, p.1.

⁹ *Bucks Herald* (1951) 'Prepaid Classified Advertisements', *Bucks Herald*, 30 Nov 1951, p.8.

- 5.2.3 On the east side of the trackway the boundary of the property is defined alongside a boundary wall constructed from stone with red brick quoins and topped with brick and moulded clay copings. This wall appears to have been truncated to allow for the construction of the dairy. There are timber gates to the garden area to the front of the house, one to the north and one to the south alongside the dairy.
- 5.2.4 The boundary wall continues to the south of the dairy, forming the west side of the small dairy-yard. A broad opening with modern ornamental timber gate and piers now removed and stored, and replaced with standard five bar gate gives access to the dairy-yard. On the south side of this gate there is a brick pier with an ornamental finial atop, which is likely to have been the original gatepost. The dairy-yard is presently overgrown but may have been paved, traces of cobbles are evident alongside the dairy. The dairy-yard wall increases in height in two-stepped intervals to adjoin the west facing gable of the cart shed. The boundary south of the cart shed is open and undefined alongside the trackway which extends towards the agricultural land south of the house and its garden areas.
- 5.2.5 The gardens to the front of the house are laid to lawn with isolated trees and mature hedging to the east. To the front of the house is a well which appears to have reformed stonework around its top. The gardens extend to the east alongside the house and within this area a large mature fruit tree has been retained. The gardens to the rear of the house are laid to cut lawn with ornamental plants and shrubs. There was previously a large conservatory style glass house attached to the rear of the house providing a link between the house and the dairy. This structure appears to have been of 1970s date and was well constructed of a decorative appearance. The conservatory was removed in accordance with safeguarding works in 2017.

5.3 Setting

- 5.3.1 Glebe House is set in a garden area now partly defined and enclosed by planting and a timber fencing but historically a continuum of an extensive land parcel which historic maps depict as being planted as an orchard. To the front and sides, the boundary planting obscures the house from the road frontage and adjacent property. Beyond the gardens to the south, the setting opens into the former orchard area which is now an open field with isolated mature trees. The open nature of the ground at the south of the complex provides for long distance views towards the Chiltern Hills which are a noteworthy feature of the view.
- 5.3.2 To the north of Glebe House, on the opposite frontage of the Oxford Road is the expansive park and gardens that make up Hartwell House. Extensive and mature planting along the southern boundary of Hartwell Park provide a frontage to Oxford Road and a verdant backdrop to the north facing aspect from Glebe House and provides a contrast to the outlook to both south and west across open agricultural land.
- 5.3.3 The Oxford Road is a c.30km section of single carriageway main trunk road that crosses from Buckinghamshire into Oxfordshire. The road experiences high volumes of traffic that causes

congestion, particularly during peak times. The volume of traffic along the A418 as it passes Glebe House serves to detract from its otherwise tranquil setting.

5.4 Glebe House

Structure and plan form

- 5.4.1 Glebe House is a 2-storey structure of roughly coursed rubble stone with dressed stone quoins, a slate roof with deep projecting timber eaves and prominent brick and stone chimney stacks. The building comprises a gabled front (north facing) single window elevation with west and east projecting bays, the rear gabled elevation has of a broad façade with four windows to the first floor and three windows to the ground floor. The principal entrance is within the west elevation beneath an open arched porch, the garden entrance is off-centre to the west side of the rear elevation
- 5.4.2 The north (front) elevation is primarily of a single central bay set forward of additional elements projecting west and east. The central section projects forward and is gabled, with a projecting barge board, it has single central, canted bay windows at ground and first floor, each of timber, multi-plane lights. The lintels partly obscured behind timber facing boards comprise long thin stones built into the wall designed to fan out above the window.
- 5.4.3 The western part of the north elevation is recessed a full window length along the west elevation it has a single-pitch roof, a continuum of the principal roof slope. The elevation is blind to the first floor and to the ground floor there is a stone arched open porch with further open arch on the west side. Each opening has a stone, semi-circular arched lintel supported by ogee moulded corbels. A stone pier at the north-western corner provides support for both archways. The northern arch has a low stone sleeper wall with a slate ledge to its surface. The internal south side of the porch is closed with a coursed, sandy coloured stonework that is quite different to the rest of the building and is almost certainly a secondary alteration. It incorporates a cross shaped opening within it, showing a plastered wall just behind, and there is a decorative metal rose at the centre of the arch. As with the north facing open arch there is a low stone sleeper wall with slate ledge to its surface.
- 5.4.4 In the wall above the north arch opening there is a cantilevered stone, 0.3 m wide which projects 0.6 m out from the wall. The stone is supported by a stone corbel and has a lip around its lower edge; there may be an edge around the top to form a tray but this cannot be seen. The feature currently has no obvious function, but it may have been part of a former drainage system. A similar stone projects from the east bay and it may be that these are part of a now-redundant drainage system. Existing rainwater goods discharge into a decorative stone hopper of uncertain date, it may have been part of general refurbishment works dating to the 1920s.
- 5.4.5 The eastern part of the north elevation is recessed by only a half bay and is constructed from relatively featureless, roughly coursed stonework. There are no openings, as with the west side the single pitched roof is a continuum of the principal roof.

- 5.4.6 Towards the front of the west elevation there is a single window to the ground floor comprising a top hung casement. A 6-over-6 pane double hung sash window is located towards the rear of the first floor. Alongside the open-faced porch there is a secondary west projecting bay with tile-covered single-pitch roof. The bay has a low stone base with chamfered stone coping, the bay window is glazed to the north and west elevations and comprises top-opening timber sectioned square panes there is a stone pier to the south west corner.
- 5.4.7 The east elevation is of regular, roughly coursed rubble stone. The elevation has a deep eaves which is decorated by an irregular sequence of curved, slender iron brackets. Towards the front and across much of the central section of the elevation, at both ground and first floor level there is a 7-bay band of single pane timber framed windows, each alternate a side hung opening. Towards the rear of the elevation a brick chimney stack projects above the roof from just behind the eaves a similar chimney stack projects from the east face of the front elevation.
- 5.4.8 The south (rear) elevation is gabled, with a projecting plain barge board. The fabric is of coursed regular sized stone rubble blocks with ashlar quoins. The fabric retains traces of a limewash render which may be an original feature. There are four regular, evenly spaced openings to the first floor, each with an arched head of regularly cut stone voussoirs and ashlar dressings to the jambs with a painted stone sill. Within three of the opening are set 6-over-6 double hung sash windows. The fourth opening (to east of centre) is blind with recessed stone blocking. The ground floor elevation is of three bays comprising two square-headed 6-over-6 double hung sash windows alongside which to the centre of the elevation is a square-headed doorway with rectangular fan light over.

Interior decor

- 5.4.9 The ground floor plan comprises two main reception rooms, G1 and G2 together with two smaller rooms, G4 and G5 arranged around an entrance hall aligned down the spine of the building linking the front and rear entrances. There are shallow arches at either end of the hall, one above the doorway to the front reception room G2 and the other just in front of the rear doorway. The principal entrance is through the porch on the west elevation. The front door is of timber and 6 panels, 2 of them glazed, with a semi-circular arched glazed fanlight above. The floor of the hall is laid with rectangular cut slate flags.
- 5.4.10 The front principal reception room G2 is entered from off the hall. The doorway with moulded architrave and the 6-panel door are likely to be original. The room has a timber boarded floor, picture rail and tall skirting with beading to top. A timber fire surround with mantel is attached to the internal chimney breast and is likely to be original. The room is lit by the projecting bay window to the centre of the front wall; this has timber bars with ovolo mouldings, fixed central lights fixed and tall side lights which open. There are curved jambs to the opening and decorative fielded beading. The window has a pelmet with a 1930s art deco character. There is a plain 6-light casement window with top openers to the west wall.

- 5.4.11 The second principal reception room to the rear G1 has two points of access one now blocked, though with the moulded 6-panel door remaining in-situ, is directly opposite the front door, the other towards the rear of the hall. The interior appearance of the room has changed through modern alteration, the fireplace in the east wall which is off-centre to the rear has been removed, the chimney breast is flanked by arched alcoves (each 0.58 m wide) with beaded edges, which are historic. A wall nib projects slightly into the room from alongside the north alcove and may be evidence that the room has been enlarged. There is a plain, fairly tall skirting to the room but no cornice. The room is lit to the rear with two 6-over-6 sash windows. Within the east wall towards the north there would originally have been a pair of small windows but these have apparently been blocked internally.
- 5.4.12 The floor of the room is formed from large slate flags matching those in the hallway; these are of irregular size but generally c.0.7 x 0.9 m. The slates are supported on a series of single-skin brick sleeper walls, orientated east to west across the room and laid in a honeycomb form which allows air to circulate. The floor void is c.0.35 m deep and various service pipes pass within it.
- 5.4.13 A doorway leads from off the north side of room G1 towards the kitchen G5. The door has six moulded panels to the reception room G1 and four non-moulded panels to the kitchen side. The room is illuminated by a band of five windows along the east elevation, two of which have been obscured behind a wall mounted cupboard. Each of the windows has three glazed panes and metal (Crittall-type) frames suggesting they are probably of early to mid-20th-century date. One of the windows is a casement with a distinctive looped latch.
- 5.4.14 The west wall incorporates a recess for a former fireplace set within the chimney stack that also serves the front reception room G2. The chimney breast has a distinctive, vertical beading detail to its plastered edges. The room has several utilitarian cupboards of probable mid-20th century date. The room has a slate flag floor and there is a rail fixed to the ceiling with substantial hooks.
- 5.4.15 To the rear of the building the hall turns behind the stair to enter the west bay G4. A narrow (0.45 m wide) 4-panel door opens to a cupboard beneath the stairs. This has a quarry-tile floor, set at a level below the hallway. Along one wall was a cupboard beneath which was a timber rail with hooks.
- 5.4.16 The west bay room G4 has been extended by c.1.5 m to the west by the addition of a square projection, the walls of which are almost entirely filled with timber casement windows which would have given a garden room character. The floor of the room is covered with 20th-century boards which continue through into the projection so are probably contemporary with it. At the north-east corner of the room there is a hearth formed of green tiles laid in a simple pattern with square tiles (8.5cm) and rectangular (8.5cm x 17cm). The tiles are of a 1920s or 1930s style and they are stamped on the rear 'Craven Dunnill'.
- 5.4.17 The room is divided into distinct areas by a broad arch towards the rear. To the front of the room the ceiling is higher and to the rear slightly lower. A corbelled projection is evident on

the east jamb of the arch. An ogee type ceiling corbel with a stepped soffit carries the principal west wall over the open bay extension.

- 5.4.18 The stair well is set west alongside the hall reached through a moulded arched opening. The stairs with a quarter turn at the base are formed from thick slate. There is heavy wear to the steps. Either side of the stairs there is a fielded detail in the plaster to the stair enclosure and a painted 'skirting' beneath; there is a single circular section handrail which is likely to be a secondary addition. Towards the top of the staircase there is a slate dog-leg landing arranged across the rear elevation and above this are four further timber steps with a slender circular-section newel post and square-section balusters supporting a simple flattened handrail. The newel, handrail and balusters are all formed from painted cast iron.
- 5.4.19 To the west side of the half landing a narrow, four-panel door providing access to the toilet F1 with plastered walls and lino tiled floor, the fittings are modern. The toilet and half landing are each lit by single 6-over-6 sash windows with deeply splayed jambs and timber sills.
- 5.4.20 The four timber steps rise to the first-floor hallway with doorways providing access to four rooms; the handrail with square cast-iron balusters continues along this providing a guard over the drop to the main staircase below. A tall narrow internal light (20cm wide of four timber lights) set high in the wall above the staircase overlooks the stair and provides light to a small lobby off the west side of the landing to the west bedroom space F6.
- 5.4.21 The principal front bedroom F5 is the largest first floor room. It has a multi-light bay window, matching that to the front reception room G2, with smooth curved reveals to the jambs. To the centre of the east wall there is a chimney breast but the former fireplace has been removed and the opening infilled; a slate hearth remains in-situ. There is a tall plain skirting (22cm tall). The door has six moulded panels and is set within a moulded architrave similar to others in the house. There is no cornice. A door leads east from alongside the chimney breast to the bathroom F4.
- 5.4.22 The bathroom F4 has modern fittings with a tiled floor and glazed tiles to the lower halves of the walls to the front a large mirror is set within an alcove with a shallow arched head, the alcove may be an original feature. Evidence for a possible fire place set within the rear of the shared stack with F5 has been obscured or lost. A doorway now blocked leads to the rear through into a small bedroom space F3 positioned central to the building.
- 5.4.23 The second principal bedroom at the rear of the house F2 retains few features. The fireplace in the east wall is blocked, the floor is laid to timber boarding and there is a plain skirting. The single window in the rear elevation is a 6-over 6-pane sash.
- 5.4.24 The small central bedroom F3 has access to the first floor landing as well as access to the bathroom F4, now closed. The room is laid to timber boarding. A small fireplace (0.97 m tall x 0.3 m wide) is set within the south east corner and retains a small, Victorian style cast-iron grate with a slate hearth. The room is lit through two small rectangular, metal-framed windows in the east elevation.

- 5.4.25 On the western side of the first floor is a further small room F6 which is accessed from the first floor landing through a small lobby or closet lit by the opening that overlooks the stair. The west bedroom F6 has few features, there is a 6-over-6 sash window within the west wall and a projection in the east wall which must be a flue from the fireplace below. There is no indication that the flue incorporated either a stove or small fireplace and the room may have been unheated.
- 5.4.26 There is limited access to the roof space through a small opening set above the doorway into the lobby area. The roof structure comprises seven trusses, each one c.3.3 m wide by 1 m tall and spaced c.1.5 m apart from one another. The trusses are of an unusual composite construction using a combination of softwood and iron members. The main softwood members in each truss are tall, narrow tie beams (0.28 x 0.5 m), and principal rafters (0.1 x 0.07 m) which split towards their base to pass either side of the tie-beam. The point where the principal rafter splits is held together, to avoid the split continuing up the rafter, with an iron strap and simple bolts. The main iron members in each truss are a pair of raking struts and a central vertical post all of which are formed from a flat, rectangular section bar (0.05 m wide) which has a single twist towards one end. The upper end of the raking struts are secured within the strap; the twisted lower end of each strut is bolted to the central vertical post. This joint also incorporates an iron strap which wraps around the tie-beam at its central point. The upper end of the central post appears to be welded to a skewed bar bolted to the underside of each of the two principal rafters.
- 5.4.27 There are 9 longitudinal softwood purlins to each slope, passing over the principal rafter, and there is a tall, thin softwood ridgepiece at the apex. The ridgepiece towards the rear of the building is additionally supported by longitudinal raking struts along the spine of the roof and fixed with nails; there are no such struts in the front two bays. The roof is not lined and the underside of the slates, fixed directly to the purlins, are visible. There is some additional support to the slates in the form of thin metal strips laid diagonally on the purlins although many of these have been dislodged.
- 5.4.28 The ceiling joists above the first floor are unusual being set diagonally to the building line; they pass beneath the tie-beams although their detail at each end is obscured. The eastern and western outermost parts of the roof slope are not visible.

5.5 Dairy

Exterior detailing

- 5.5.1 The building currently known as the dairy is detached close to the south west corner of Glebe House. On construction of the conservatory during the 1970s the dairy became linked to the house, and it was presumably at this time that it was first converted to provide the primary kitchen and utilitarian spaces within the house.
- 5.5.2 The building is largely of a single storey, with a raised central bay incorporating a storage floor. The south elevation faces the small dairy-yard and is considered the front of the building. The rear, north elevation which is largely blind overlooks the garden areas alongside

the west of the house. The building presents hipped elevations to the west and east. The fabric is of roughly coursed stonework with wide red brick dressings to quoins and openings. The uppermost part of each elevation comprises a band of four courses of brickwork and brick dentil work to the deep, overhanging eaves, the two-storey section in the central bay is entirely of brick. The primary openings have gauged brick lintels. The roof is hipped and slate covered.

- 5.5.3 The central 2-storey element of the south, front elevation projects slightly forward of the wall face; the lower half is constructed from stone with brick dressings but the upper half is entirely of brick. High in the upper parts of the elevation is a former first loft doorway which has been largely infilled with brickwork, and a 3-light iron-framed casement inserted. The former opening has a gauged brick lintel and there are clear vertical joints extending down to a slightly projecting brick string course at first floor level. Just above the brick string course at first floor level there is a horizontal scoured imprint in the face of the wall which provides evidence of a former projecting ledge or balcony which would have extended across much of the width of this bay adjacent to the doorway. At either end of this scour mark there is a socket from a former bracket and the truncated remains from a former supporting brick corbel immediately beneath. Twelve courses above each socket there is a truncated stub ironwork which must relate to a former iron guardrail around the balcony. There is no clear evidence of a former hoist above the doorway or fixed to the wall.
- 5.5.4 To the ground floor a gauged brick lintel survives from another opening the same width as the upper doorway, although this has now been replaced by a wider 20th century window. A patch of stone infill beneath the modern window, together with brick dressings to the former jambs, shows that this opening would have had similar dimensions to the first floor door although its sill would have been c.0.70 m above ground level. This is likely to have been a raised doorway and there is a simple pintle on the east side which presumably relates to a former door.
- 5.5.5 The western part of the south elevation is of stone with brick dressings. It now has two 20th-century windows but they have each replaced an earlier, slightly narrower opening with gauged brick lintel above. Remaining brick jambs demonstrate that the western opening would have been a doorway and the eastern would have been a small window.
- 5.5.6 The eastern part of the south elevation has been greatly altered and is almost entirely of modern brickwork. The only surviving area of original brickwork is that which forms the south-eastern corner of the building. The modern brick infill is c.2.5 m wide and extends the full height of the elevation and may represent an infilling of an open bay. A further area of infill may be evidence for an additional open bay. Above these two sections of modern brickwork there is what appears to be a former timber lintel, painted white with decorative dentil work echoing the brick dentils, this may have extended above a large opening, probably supported by piers, and it could be original.
- 5.5.7 The east elevation shows evidence of repair and modification a consequence of being enclosed within the conservatory constructed to connect the main house to the dairy. The

fabric is of roughly coursed stone construction with red brickwork to quoins and jambs; there is also dentil brickwork to the eaves. There is an original now partly blocked and modified doorway in the northern half of the elevation, with a gauged brick lintel the window south alongside has a concrete lintel and cill and is an insertion.

- 5.5.8 The north rear elevation faces the garden alongside the west of Glebe House and as with the south elevation is of three distinct elements. A central 2-storey element with lower ends to the west and east. The elevation is blind save for a bay window in the eastern section which appears to be a modern insertion. The central bay is of red brick, it projects forward of the wall line and incorporates a projecting brick built chimney stack. The deep eaves of the roof wraps around the stack, with dentil brickwork immediately beneath. There appears to be a distinction in the brick fabric between the upper and lower elements of the building the upper half of the bay including the stack being constructed from a regular, less worn and significantly larger brick than those in the lower half. Ten brick courses in the lower half measure 0.71 m in height (with individual bricks of 65cm in height) while 10 courses in the upper half are 0.8 m tall (with individual bricks of 75cm). The brickwork in the upper half also appears to have smaller joints and is generally laid to Flemish bond while the lower section is generally of an English bond. The differences suggestive of the upper brickwork being later in date than the lower half.
- 5.5.9 The west elevation is of coursed stone with red stretcher bond brickwork to the eaves and quoins. Inconsistencies in the brickwork at the southern part of the elevation that correlate to a blocked alcove internally within space G10 may suggest a former doorway opening to the trackway alongside.

Interior decor

- 5.5.10 The interior plan form is broadly of three distinct elements that are reflective of the exterior detailing. A central rectangular bay flanked with near square bays to each side. Each of these areas has been extensively converted and refurbished, with modern finishes to walls, floors and ceilings, and there are very few remaining historic features.
- 5.5.11 The eastern bay appears to have been divided into three modern rooms, a kitchen G6 to the rear lit by an inserted bay window and two smaller rooms to the south. The kitchen G6 retains its original external east door. The only feature of any historic note is an arch-headed recess at the northern end of the west wall this may be a former door opening but it is located alongside the remains of a blocked door that are evident within the central bay.
- 5.5.12 The central bay has lost much of its original internal form through the removal of the central section of the west wall to unite this space with the western bay and form a larger room G9. In the southern half of the eastern wall there is a doorway to utility room G8 and to the north of this is the recess of a former doorway, now blocked. The jambs of the former doorway are rounded whereas those of the door to G8 are squared and it is likely that the southern doorway was inserted to replace the older northern doorway when the building was converted.

- 5.5.13 The separate room in the western half of the west bay G10 is largely featureless with almost all historic features removed. An alcove at the southern end of the west wall may be the remains of a former external doorway.
- 5.5.14 The ceilings over each of the ground floor spaces are modern and there is no evidence to determine whether these spaces may have been open to the roof. The level of the original floor over the central chamber could not be determined. Inspection of the interior of the first floor level over the central bay identified three bricked up openings within the west wall immediately above the floor height and with simple brick arch lintels. The brickwork below these former openings is truncated and partially rebuilt which may relate to the insertion of the modern lintel beneath. The infill brickwork is whitewashed and relatively old. There is no evidence for similar openings in the east wall. In the north, rear wall there is blocked brick arch the arch formed of two courses of brick and would have opened into the chimney stack. The arch is at present ceiling level and the full height of the feature has clearly been truncated by insertion of the modern ceiling level. It seems unlikely to have been a fire setting and may have simply to enhance the draw of the chimney.
- 5.5.15 The joists within the central bay span east to west and they are not housed within sockets in the wall; instead, they rest on a plate on top of the thicker ground floor part of the wall. The joists appear secondary, although probably an early alteration, and at their western end they abut the three small blocked openings. The floor boards are no longer in-situ but many of them do remain in the room, lying loose on the joists. The boards have a tongue-and groove profile and they are more suggestive of an early 20th century date than one from the 19th century. There is no evidence of lath and plaster to the underside of the existing joists.
- 5.5.16 The roof structure above the central bay comprises four king post trusses of a fairly typical 19th-century form. Each truss comprises a tie beam, principal rafters, joggled king post and raking struts. All the members are softwood (probably pine), and each end of the tie beam rests on wall plates on top of the brick walls. Iron straps towards the eaves secure the ends of the tie beams to the principal rafters and iron bolts through the underside of the tie-beams fix the bases of the king posts. These bolts also extend through a long plank of wood along the full length of the roof, extending through slots in each tie. The roof slates are visible, supported by six purlins to each slope and there is an additional longitudinal member at the apex. Each end of the roof is hipped and is supported by diagonal half trusses.
- 5.5.17 The roof over the western bay comprises two full king-post trusses, each comprising tie-beam, joggled king post, principal rafters and a pair of very slender raking struts with a shallow slope. The westernmost truss also supports angled hip rafters to each corner and a further east-west rafter to the centre of the west wall. Each king-post is fixed with a bolt which passes through and is visible to the underside of the tie-beam. There are also metal straps at each end of the tie-beam securing it to the principal rafters. The eastern of the trusses has had the number '2' roughly added to each of the main members (tie-beam, king-post, raking struts) where they meet. These large numbers were added in red and they had

the same function as carpenters marks from earlier periods to identify members on the ground before the structure was erected.

- 5.5.18 To each slope there are 12 common purlins which pass over the top of the principal rafter and at the apex there is a relatively thick ridge piece. The roof members are all a pale, light grey colour and they appear to be elm although they may originally have had a limewash coating. Immediately beneath the tie-beams there are ceiling joists orientated east to west and supporting a plasterboard ceiling. These softwood joists are all likely to be modern.
- 5.5.19 There is also a simplified truss against the brick wall of the central bay comprising a tie-beam, principal rafters and raking struts at a steeper angle than those in the main trusses. This truss does not have a king post.
- 5.5.20 In the east wall of the west bay, the wall dividing the central bay from the west bay, three blocked opening that correspond to those within the central bay are evident at a level just above the tie beam. The wall, including the brick infill is painted over. The fact that this wall is painted supports the belief that originally there was no ceiling in the western bay. The painted wall is also of particular interest because the paint appears to have been applied before the roof was constructed against it; the paint continues behind the rafters and tie of the simplified truss.
- 5.5.21 The roof structure over the eastern bay shares many similar characteristics with that over the western bay although its exact form is slightly different. The roof is set at a level just above the modern ceiling. There is a joggled king-post truss towards the centre of the eastern bay it incorporates radiating members at the same height and the same dimensions as the tie beam there are members from the base of the king post to east and west and also to each corner. The joggled king-post supports five slender raking struts, supporting the principal rafters in the main roof slopes and the hip rafters at the end. Each slope again has common purlins running directly over the principal rafters. At the western end of this section of the roof there is a simplified truss without king-post, immediately against the brick wall of the central bay; this truss incorporates a tie-beam, principal rafter and raking struts. This truss is painted white, together with the brickwork immediately behind. Towards the western end of this roof space there is an unusual king-post truss without a tie-beam. This incorporates a joggled tie-beam, principal rafters and raking struts, similar to those in any conventional truss but instead of sitting on a tie-beam the king post is tenoned into the top of one of the longitudinal radiating members.

5.6 Cow Shelter

Exterior detailing

- 5.6.1 The cow shelter faces west towards the dairy-yard defining its east side. The building is of a single storey, rectangular in plan and of three bays. It is constructed of stone and brick and clearly displays numerous phases of alteration and extension. The building has a mono-pitched roof that slopes to the west and appears to be clad in asbestos cement sheeting.

- 5.6.2 The east rear elevation shows several phases of construction. Much of the southern and central parts of the elevation are constructed from roughly coursed limestone with a red brick quoin at the southern corner and another pier just to the north of elevation's central point, a five-course band of bricks extends along the top section of the wall. There is a batten door in the centre of the elevation with a timber lintel and strap hinges.
- 5.6.3 The coursed limestone continues across the remainder of the elevation but is preserved only at a lower level, 1.3m above ground level, brick quoins define the north east corner. Above this stonework the wall is constructed from red Flemish bond brickwork which is consistent up to the roof. The brickwork is of a different from that which forms the piers within the stonework, and it is also different to the unevenly coloured Flettons evident in the north wall.
- 5.6.4 The west front elevation is constructed entirely from red brickwork in a Flemish bond, there appears to be a difference in the nature of the fabric north south across the elevation with a clear break evident. The break seems to coincide with the fabric break identified in the rear elevation. The bricks are all similar in colour but the character of the brickwork to the southern part is less regular than that to the north. There three windows to the elevation with a single stable style door towards the southern end. The southern windows and door are set beneath timber lintels the window towards the north having a concrete lintel. The windows are metal framed of ten lights three-light awnings in their upper half.
- 5.6.5 The south elevation has a lower level comprising roughly coursed limestone while the upper half is largely of brick with a small area of stone to the eastern third defined against brick piers. The brickwork used in the piers is similar to those evident in the rear elevation and distinct to the bricks that form the remainder of the south elevation. The purlins of the roof structure protrude from the wall.
- 5.6.6 The north elevation fronts a narrow passageway between the dairy and comprises unevenly coloured, Fletton type red bricks of probable mid-20th-century date with cement mortar. There are two doorways in the elevation, one towards each end; that to the east slides on an overhead rail while that to the west is a stable-type batten door. There is no brickwork above the west doorway and the space is closed with timber boards. The purlins of the roof structure protrude from the wall. The wall has a character that is quite distinct from the fabric used elsewhere on the building.

Interior decor

- 5.6.7 The building is divided along its length by a fixed cattle trough that defines a feeding passage along the rear wall with the area used for cattle to the front (west). The building is open to the roof which is supported by five simple 20th century timber trusses comprised of a tie beam, principal rafter and two struts. It is unclear how the principal members are joined but the struts are visibly nailed. There is no evidence for a hayloft. The floor is constructed from concrete panels.
- 5.6.8 The cattle trough which extends the length of the building is constructed from fletton bricks of a mid-20th century type in stretcher bond, with an applied cement render on its west side

to form a curved base. The bricks used in the trough appear similar to those used within the north wall. At the southern end, the brickwork is divided by three squared timber posts which may be the remains of stalls. The west side of the trough incorporates a variety of metal posts that may have been for tying the cattle. The cattle trough has a lipped front edge within which are a number of crude V-shaped cuts. Originally there was no access from the rear feeding passage to the cattle floor to the front, a crude opening at the southern end of the trough appears to be a more modern alteration. The two doors in the north wall, one at the east and one at the west allow access to the separate parts of the interior.

5.6.9 The doorway in the west, front elevation is slightly larger than those elsewhere in the building and would have allowed cattle to move from the building into the dairy-yard. The interior of the doorway is flanked by projecting brick piers with rounded edges likely protecting both cattle and the building from injury. The floor of the front, cattle holding area, is laid on concrete sections. A broad recessed area runs longitudinally across the centre of the floor, the feature is lined with what appear to be concrete blocks and there is a small area of frogged red bricks at the northern end.

5.6.10 Above the eastern doorway of the north wall is what appears to be a lead cistern with a pipe leading to the trough. This combined with the curved form of the trough suggests that the trough was a water trough and not a hay manger. The trough has been more recently modified to form a workbench with reused doors placed to form a surface. At this point the structure was clearly not being used for livestock.

5.7 Cart Shed

Exterior detailing

5.7.1 The cart shed defines the southern side of the dairy-yard, though it opens and faces towards the south presenting a blind elevation to the dairy-yard. The building is of a single storey rectangular in plan of four bays. It is constructed from limestone with red brick quoins, and it has a gabled, slate-covered roof. The uncoursed stonework is roughly hewn with the larger blocks tending to form the lower parts of the walls. The west elevation has three wall ties with plain pattress plates and five courses of secondary concrete blocks at its base. Both gable ends have simple bargeboards which do not cover the purlins. The open-fronted south elevation is positioned to allow easy access into the former field and has three squared timber posts forming the bays. These have short braces to the wall plate and trusses and sit on square stone blocks with trapezoid shaped tops. The posts are tenoned to the wall plate but the short struts are nailed. The rafter feet are exposed at the eaves.

Interior décor

5.7.2 The interior is open to the roof; the bays are divided by three typical 19th-century king post trusses, each comprising a joggled king post with a pair of shallow raking struts, principal rafters and a tie beam. The king posts are fixed with a bolt through the underside of the tie beam. Two purlins rest on the backs of each principal rafter and in turn common rafters overlie the purlins. The purlins are further supported by triangular shaped blocks on the backs

of the principal rafters. There is a ridge piece to the roof and straight wind braces to each corner. The principal timbers have mortice and tenon joints with timber pegs and the lesser members are nailed. The wall plates rest on top of the north wall and south posts. There are lacing pieces at eaves level across the stone gable ends as well as shorter lacing pieces in the gables supporting the ends of the purlins. Further braces span the wall plates at each corner.

- 5.7.3 The interior walls are coated in lime wash and the floor is a concrete slab. There is a red brick column in the lower half of the north wall that gives the impression the building has been extended to the east, however, there is no other evidence for this. The east corner of the north wall shows some secondary brick reconstruction. The concrete blocks visible on the external west elevation do not continue inside. Bakelite style brown plastic light switches and power sockets are mounted to two of the posts.

5.8 Boundaries, fences and gates

- 5.8.1 A wall of stone rubble construction with red brick quoins, intermediate piers and dressings topped with moulded clay coping extends south from the Oxford Road frontage. The wall defines the west side of the garden areas to the front of the house. There are two timber gates giving access to the front garden, one to the north and the other alongside the north west corner of the dairy, their piers formed of brick. Though maps suggest that the dairy and principal house were built at the same time, observations appear to show that the dairy may have truncated the southern parts of the boundary wall. A disturbance in the fabric at this point may however simply be a consequence of the slightly later addition and subsequent removal of the pump previously at the western end of the dairy.
- 5.8.2 The Oxford Road frontage was fenced and gated. The fence is of a post a rail type with 6 slender round sectioned rails passing through thin section flat posts. The end posts are fixed to the gate piers. The gate piers are set broadly apart, there is presently only a single gate which is hinged to the east gate pier. There is no evidence on the west pier for a pintle instead a small socket may have been for a bolt, suggesting that there was previously a third, central pier off which may have been hung a pedestrian gate.
- 5.8.3 The two remaining iron gate piers are of a square section with a pyramidal final. The outer faces of the piers have open fret work decoration. The decoration terminates against a moulded base beneath which, the buried section of the pier which is not decorated, extends this lower section is fixed to long flanges that project perpendicular to the outer faces of the pier through which are deep fixing bolts. The remaining iron gate is of 5 round-sectioned bars that pass through a central thin section post. A thin section arched brace provides additional strength. There is a single simple latch.
- 5.8.4 The wall to the dairy yard is set forward from the line defined by the garden wall and continues beyond the dairy to define the west side of the dairy yard. The wall terminates against the cartshed. There is no evidence within the fabric at the south west corner of the dairy for there having been a pier or bonding of any wall. Instead it may be that the existing single pier represents an original layout where the yard at its northern extent alongside the

dairy was open and not gated. The single pier is of brick bonded to the rubble wall. On top of the pier and set into the brick work is a moulded decorative cupped urn that may be formed of re-constituted stone, its date can not be determined, it may be a modern feature contemporary with the present timber gates.

- 5.8.5 The timber gate and fence that close the dairy yard are formed of thick square sectioned timber, the gate piers have decorative finials. The double gates present a concave profile which is braced by an upward curved member. The gates are of modern date and may be contemporary with the conservatory.

6 Analysis

6.1 Date and phasing

- 6.1.1 Glebe House was constructed in the mid-19th century and comprised a small farmstead with a house and a group of ancillary buildings to the south-west around a yard. The building was one of several properties constructed on the south side of Oxford Road, on land within the Hartwell Estate, and map evidence shows that they were constructed between 1842 and 1866.
- 6.1.2 The composite form of the roof would suggest a date later than the 1840s and this would appear to support the tentative census evidence which suggests Glebe House was not constructed until the 1860s. Composite roof forms were starting to be used by the mid-19th century but usually in non-domestic buildings and its potential early use at Glebe House is one of several unusual aspects of the structure.
- 6.1.3 The house survives relatively little altered although it appears to have seen some upgrading in the inter-war period, probably after changing ownership in the 1920s. The addition of the west bay window is likely to have been constructed during the 1920s and into the 1930s and though the fire surround has been removed the green tile hearth would be consistent with a later 1920s date. The characteristic and unusual windows to the front rooms at both ground and first floor with their rounded jambs are likely also to be of this period as is probably the west side window to the front room.
- 6.1.4 The farm buildings to the south west of the house appear to be closely contemporary with the house. Both the dairy and the cow shelter (in modified form) are shown on the plan of 1866 and OS maps show that the cart shed was constructed at some point between 1877 and 1899. Each of these buildings, particularly the dairy and cow shed show evidence of extensive alteration and modification. These modifications are probably a consequence of their changing function and may mark the transition from an arable based farm, which documents show is likely to have been its original purpose, to a dairy farm which seems to have increasingly been the focus of the business following a change in ownership during the 1920s.

6.2 Architectural style, form and function

- 6.2.1 The house is an unusual building which was clearly designed to have an architectural quality, but it does not easily fit into a contemporary architectural trend. It would have been a relatively modest sized villa, albeit one of some pretension with good quality internal detailing. Primary sash windows survive together with apparently primary internal doors, architraves and skirting boards. The building has an eclectic design and incorporates various interesting elements such as the arched entrance porch on the west side, the rows of small windows on the east side and the projecting stones which appear to have been part of an original rainwater disposal system. The slate stair, part slate floor and internal plan form comprising utility spaces alongside the east elevation are unusual features of its interior that may relate to its original purpose.
- 6.2.2 Each elevation has a distinct character, the east elevation is unusual in its fenestration and though the window frames may be early 20th century Crittal types there is no evidence that the openings are anything other than original. The windows would be unusual in a purely domestic context. Likewise the south elevation has a formality and regularity that again is unusual in a domestic context resembling very much a chapel. These architectural characteristics may suggest that the building was originally not exclusively used as a dwelling and may have served some additional purpose. The house was built on land adjacent to that belonging to the Rector of Hartwell but there is no record of the building being associated with the church or church land, indeed estate plans and written records are quite clear that the house and the land on which it was constructed belonged to the Hartwell Estate. The property only became known as Glebe House during the early 20th century and was not identified as such on maps until much later. The unusual design of the building and it being on estate land may suggest that it had a purpose that served the estate and that's its design was determined by this purpose.
- 6.2.3 The house was however clearly intended to be a work of architecture rather than a merely functional building and this raises the possibility that it was designed by a known architect. One possibility is that it was the work of Joseph Bonomi the younger (1796-1878) who is known to have been commissioned for work at Hartwell. However, his work is often influenced by the Egyptian style; Glebe House is very much of the Italianate style. One other possibility is that rather than being designed by Joseph Bonomi, Glebe House, and other similarly influenced buildings on Oxford Road was designed by Ignatius Bonomi (1787-1870), Joseph's older brother. Ignatius was a surveyor and architect and although much of his work was in the north of England he did design, 'The Camels' in Wimbledon, a home in a more traditional style for his brother Joseph.
- 6.2.4 To the south-west of the house is a group of three farm buildings: a cart shed, a cow shelter and a structure known as the dairy though this is not likely to have been its original use. Both the dairy and the cow shelter are shown on the plan of 1866 although the latter has been extended and much altered in the 20th century; it may originally have been stables. Historic maps show that the cart shed was constructed at some point between 1877 and 1899.

- 6.2.5 These buildings have a different character to the house and though of utilitarian purpose they also have attractive detailing, particularly the dairy, and together with the dairy yard have something of the quality of a Victorian model farm.
- 6.2.6 The slate stair and part slate floor to the ground floor of the house combined with the unusual array of windows on the east elevation raise the possibility that the house may not have served an exclusive domestic function and that features of its design may relate to the business of the farm. By 1881 the house was occupied by a market gardener, and it remained with this family until the 1920s. Historic maps and aerial photographs of the 1950s show the buildings to have occupied a plot at the north west corner of an extensive orchard. Fruit require storage, and apples in the right environment can be stored for some time after harvest. The best environment in which to store fruit is cool and dark, a slate floor would certainly have provided those conditions. An unusual feature of the building is the two rooms alongside the east elevation, these seem to have been utility rooms set apart from the principal spaces which have a more domestic character. It is possible that these spaces were used to store or process produce. Though their date can not be determined the hooks and suspended hanging within the ground floor room G5 suggest storage and hanging of produce.
- 6.2.7 The dairy is complex building, historic maps show that it was constructed between 1842 and 1866 and is likely to have been contemporary with Glebe House, its footprint shown on the first edition OS map of 1877 appears the same as that which it has today. The map of 1877 shows the building separated into three distinct bays. The OS map of 1899 differs slightly and appears to show the central bay as being divided from the bay to the east; the central and western bays are shown as a single structure. This may suggest a closer relationship in the use or function of these two bays than that to the east. The suggestion that the central and western bays served a related purpose would appear to be supported by site observation that suggested that the openings within the west wall of the upper levels of the central bay opened into the west bay possibly allowing for the transfer of goods between the two parts. Observation has also indicated the possibility that the eastern bay was open fronted, possibly used for storage or as a cart shed.
- 6.2.8 The upper floor of the central bay was presumably a store, with a loading door at the southern end, the former opening has a gauged brick lintel and there are clear vertical joints extending down to a slightly projecting brick string course at first floor level. Presumably this was an external door to a storage floor, possibly accessed by an external set of steps which no longer survive. Alternatively, there may have been an internal flight of stairs and it was a loading door from which to transfer items to and from a wagon. Though there is no clear evidence of a former hoist above the doorway or fixed to the wall, wall scars beneath the loading door including the remains of brick corbels may indicate an original external timber platform extending from in front of the door to which a hoist could have been fixed.
- 6.2.9 Though the dairy was clearly a utilitarian farm building, it was designed with an architectural quality similar to many other Victorian model farms of the mid 19th century. If Glebe House and the dairy were indeed designed with a purpose in mind, then it may be that William and

Mary Miles, known to have been market gardeners and likely to have been the first tenants supplied produce to the estate. It may simply be that the dairy was in origin a store and simple processing building.

6.2.10 Though not originally constructed as a dairy the building clearly served this purpose at a later date and records show that during the 1920s and into the 1950s Glebe House was being run as a dairy farm selling produce to the Milk Marketing Board.

6.2.11 The cow shelter seems also to have undergone modification consistent with a changing function. Each of the OS maps from 1877 to 1921 show a building in this location but apparently smaller, narrower and shorter than the current building. The north elevation of the original building seems to have been set well back from the dairy, and if this was the case it provides further support to the use of the east bay within the dairy as an open fronted store or cart shed. The extent of the stone work visible on the rear, east elevation of the cow shelter corresponds with the footprint of the building shown on the OS maps again suggesting that the building has been enlarged to the north. In the northern part of the east elevation the limestone masonry continues along the elevation but only at a low level (up to c.1.3 m above floor). Presumably this was a yard wall before the construction of the current building. The original purpose of the building could have been an additional store or food processing area.

6.2.12 The building was likely converted and extended into a cow shed during the 1920s when the business changed from arable to dairy. The fletton bricks used to form the cattle trough are entirely consistent with this observation and the provision of the two doors in the north elevation that allow access into each of the two distinct areas of the cow house show that the current internal arrangement is an original feature. The passage behind the cattle trough would have allowed people to move within this area away from the cattle and would also have allowed feeding material to have been loaded into the trough from behind.

6.3 Contribution to HERDS objectives

6.3.1 Research and site observations have contributed to the following HERDS objectives:

- KC52: Understanding the pattern, form, and function of post-medieval rural vernacular architecture: can we identify regional, intra-regional or temporal variations? And
- KC44: How did rural industries fare, and what was their contribution to society over the period of the urban-centred industrial revolution?

6.3.2 The investigation of Glebe House has principally contributed to KC52, particularly in the construction of the ancillary buildings with stone walls, brick quoins and brick dressings. This type of vernacular architecture is common in Buckinghamshire, as well as more widely in the Chilterns. The bricks are likely to have been sourced from the brickworks located to the east along Oxford Road.

- 6.3.3 In contrast, the roof types are less regionally distinctive. The king-post trusses found in the cart shed and dairy are similar to roof types found widely across the country and this demonstrates how by the mid-19th century roof types were less regional in nature than they had been in earlier periods.
- 6.3.4 Although the site is not a model farm it is a small, planned Victorian smallholding and the dairy in particular does show a concern for the aesthetics of the building which was a feature of many farm buildings of this period. The site also helps to illustrate something of the nature of a small holder or market gardener in this period with a small number of buildings and a large orchard and thereby contributing to HERDS objective KC44 concerning rural industry.

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7 References

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Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy	HS2-HS2-EV-STR-000-000036
Method Statement for Building Recording Glebe House, Oxford Road, Hartwell, Buckinghamshire	1EW03-FUS-EV-MST-CS04_CL18-000001
Location Specific Written Scheme of Investigation Historic Building and Setting Recording: Glebe House, Hartwell and Shepherd's Furze Farmhouse, Steeple Claydon	1EW03-FUS_COP-EV-REP-C000-000001
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Understanding Historic Buildings: A Guide to Good Recording Practice.	Historic England, 2016

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7.2 Cartographic and primary sources

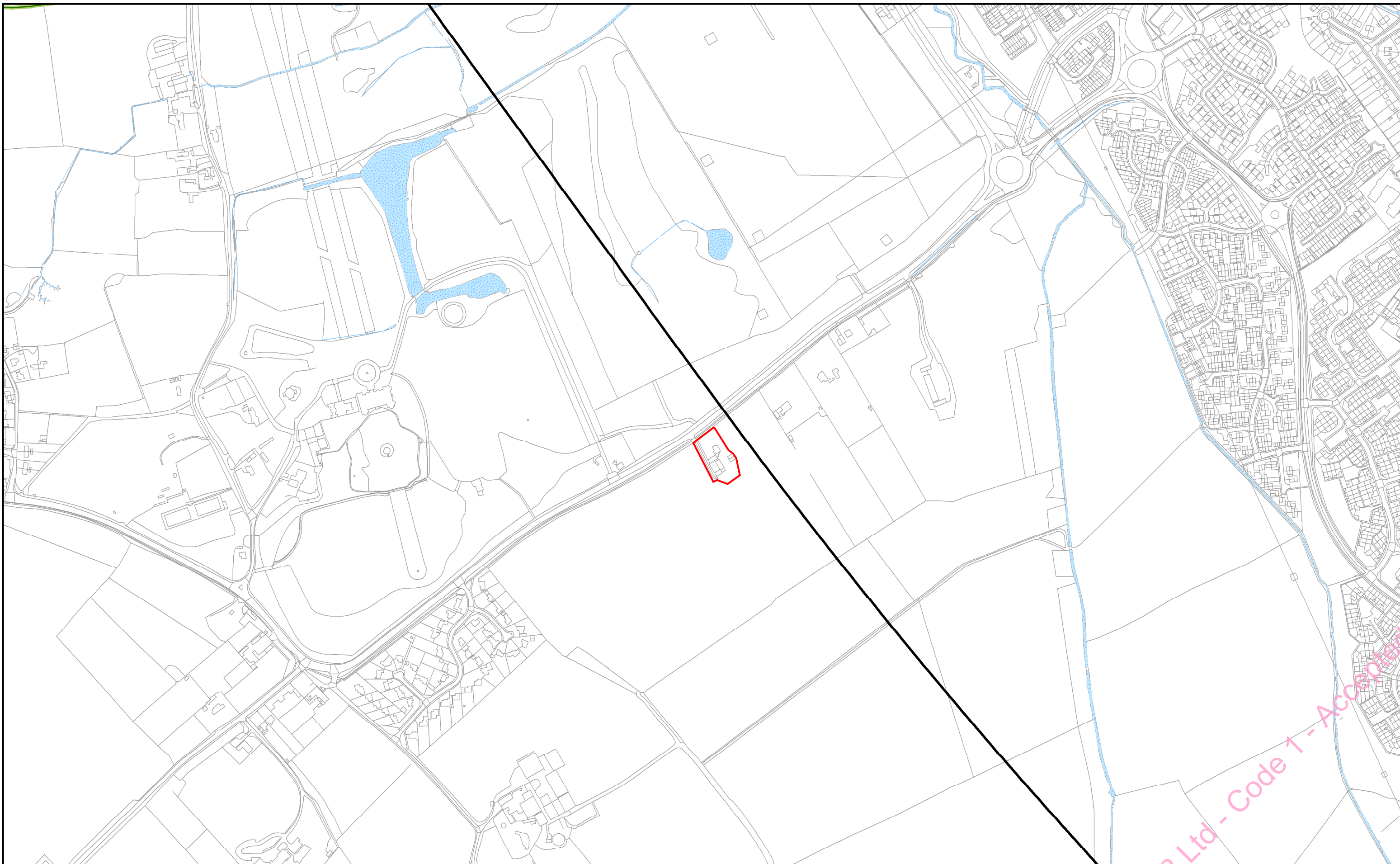
1661 A Plott of the Mannors of Hartwell and Stone, Transcribed 1842	BRO ref: MA/260
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AWHj
Historic Building Recording
Glebe House, Oxford Road, Hartwell, Buckinghamshire
Document Number: 1EW03-FUS_COP-EV-REP-CS04_CL18-000002
Revision: C02

Figures

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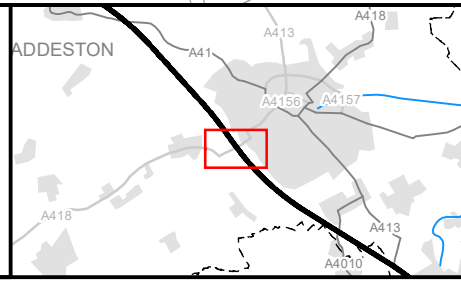
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Legend

 Site location



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Figure 1:
Site Location


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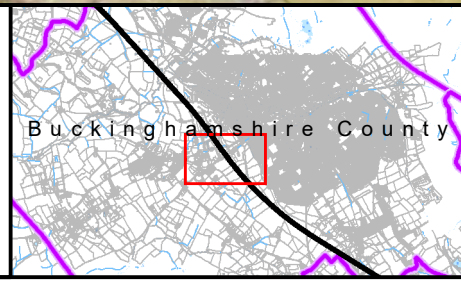
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Figure 2:
1842 Estate Map

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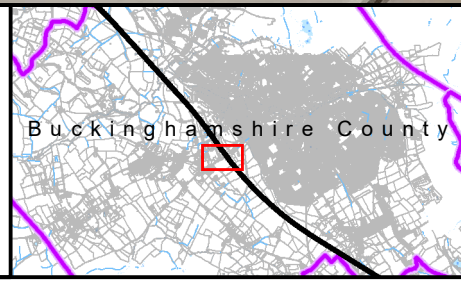
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Figure 3:
1866 Estate Map

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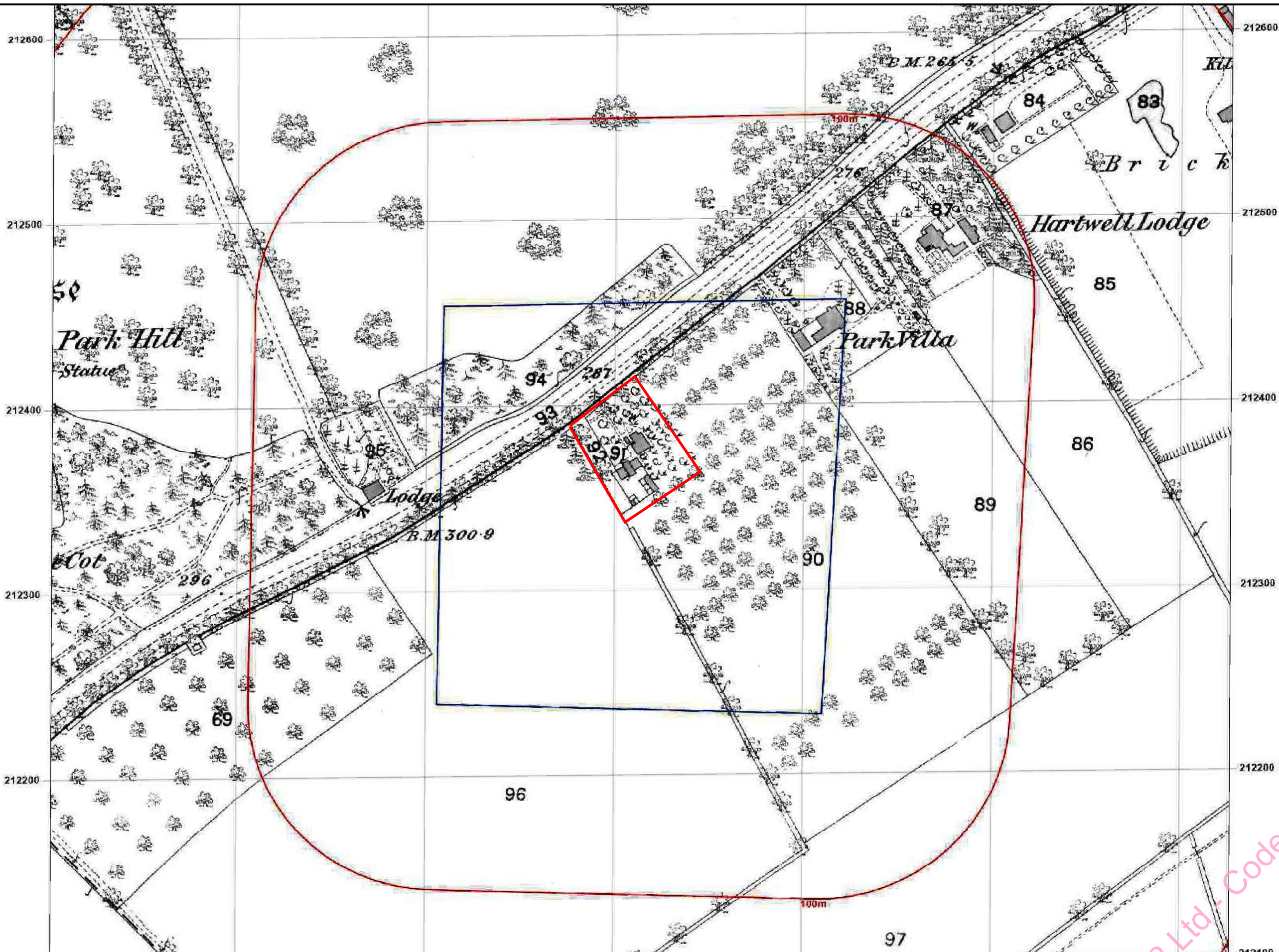
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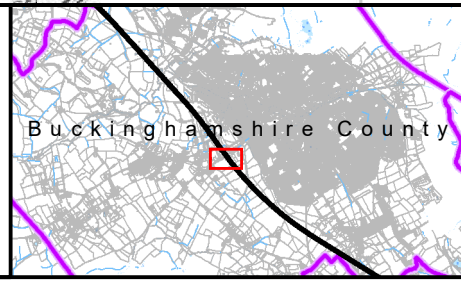
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Figure 4:
1877 Ordnance Survey
25-inch map

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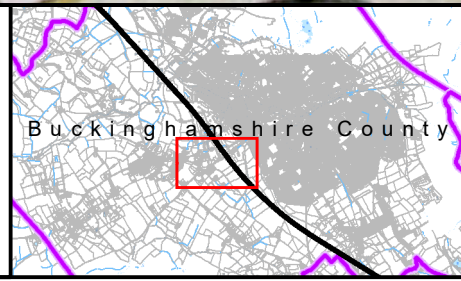
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Figure 5:
1879 Estate Map

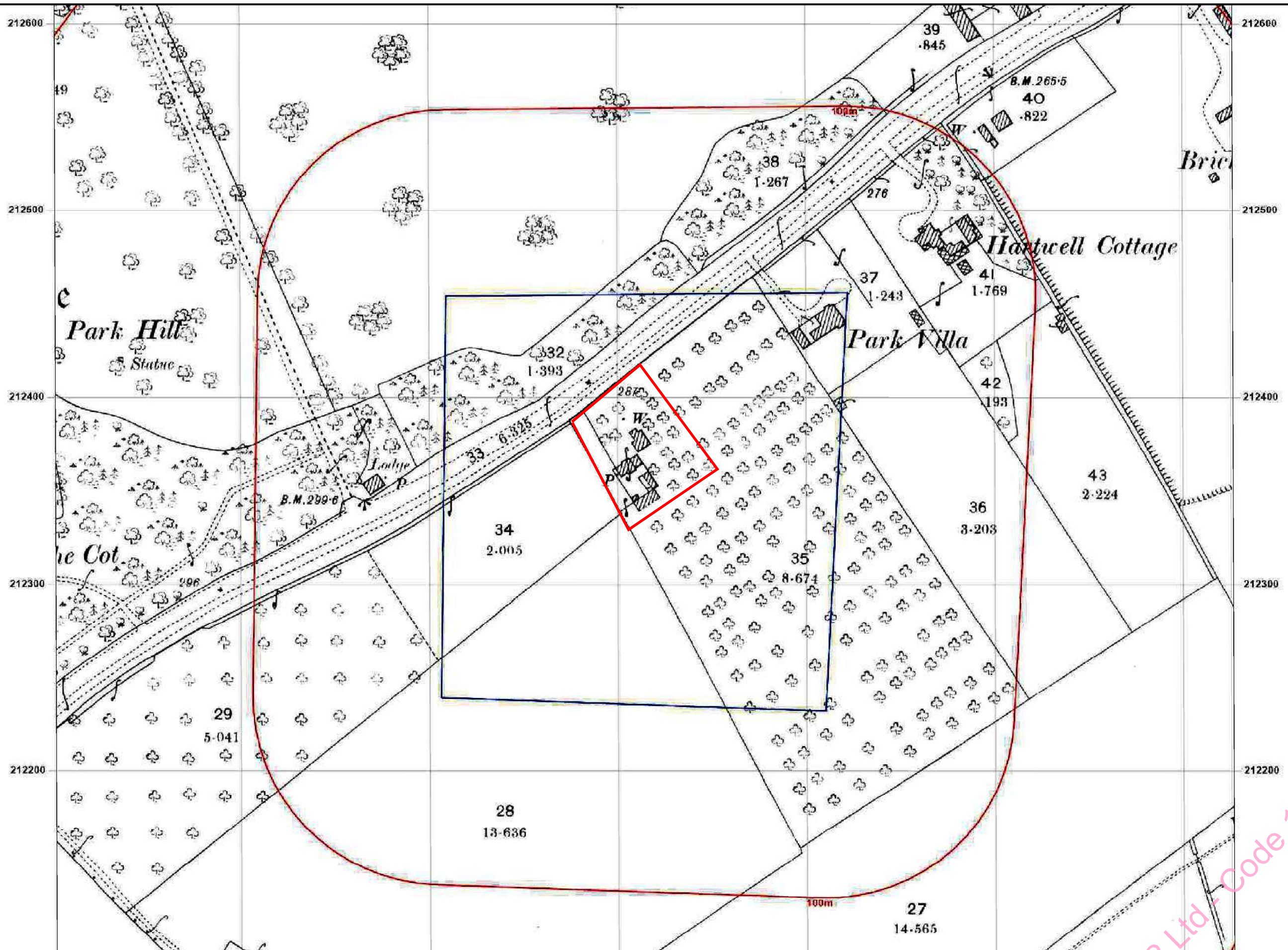
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Meters



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Buckinghamshire County

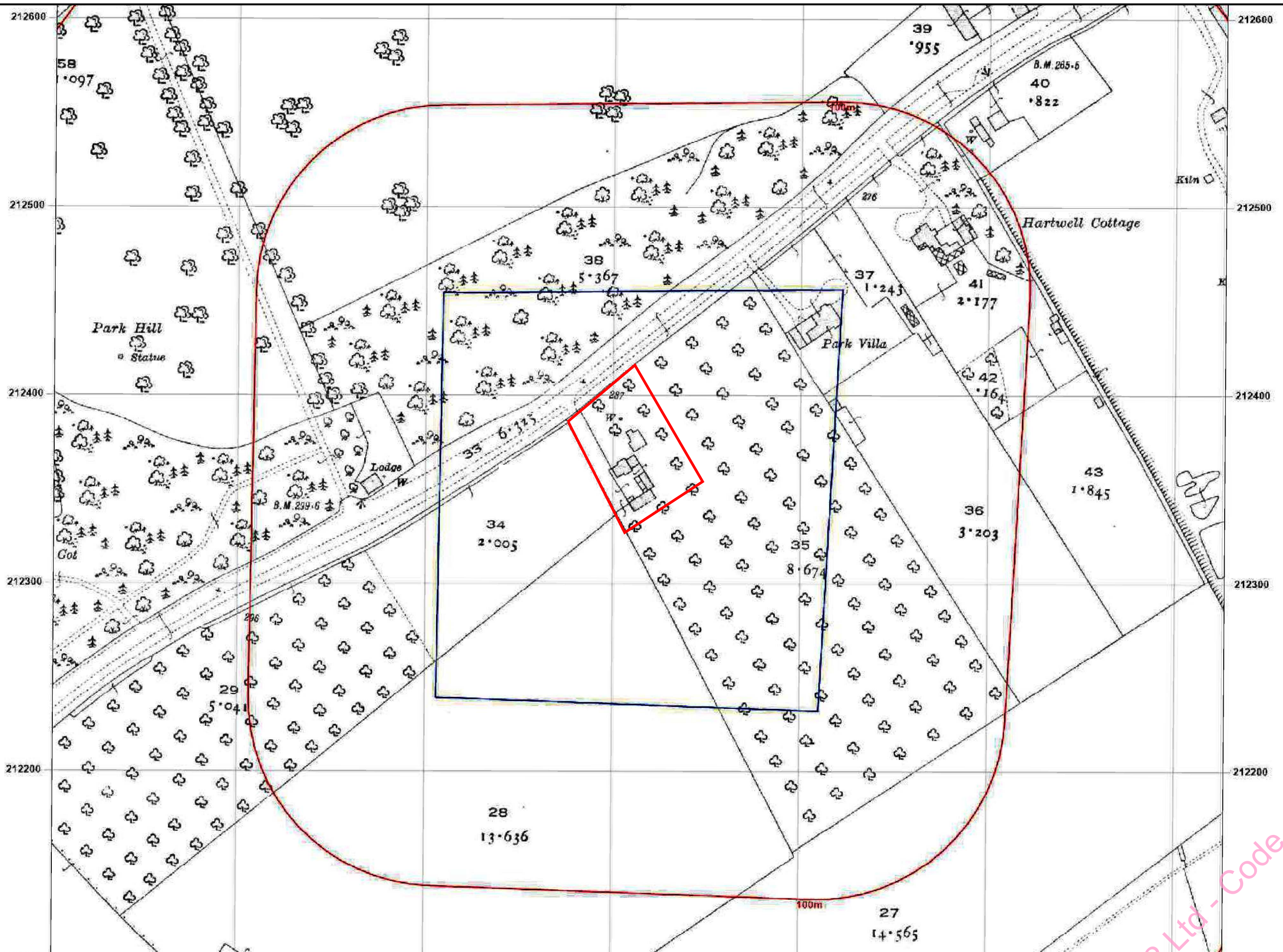
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Figure 6:
1899 Ordnance Survey
25-inch map

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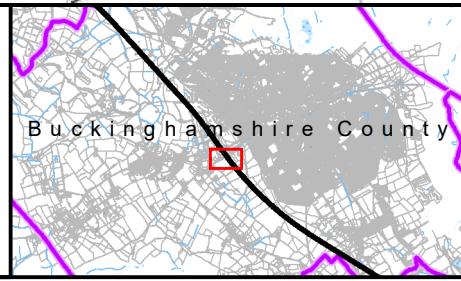
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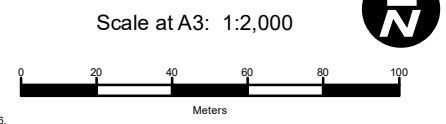
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Figure 7:
1921 Ordnance Survey
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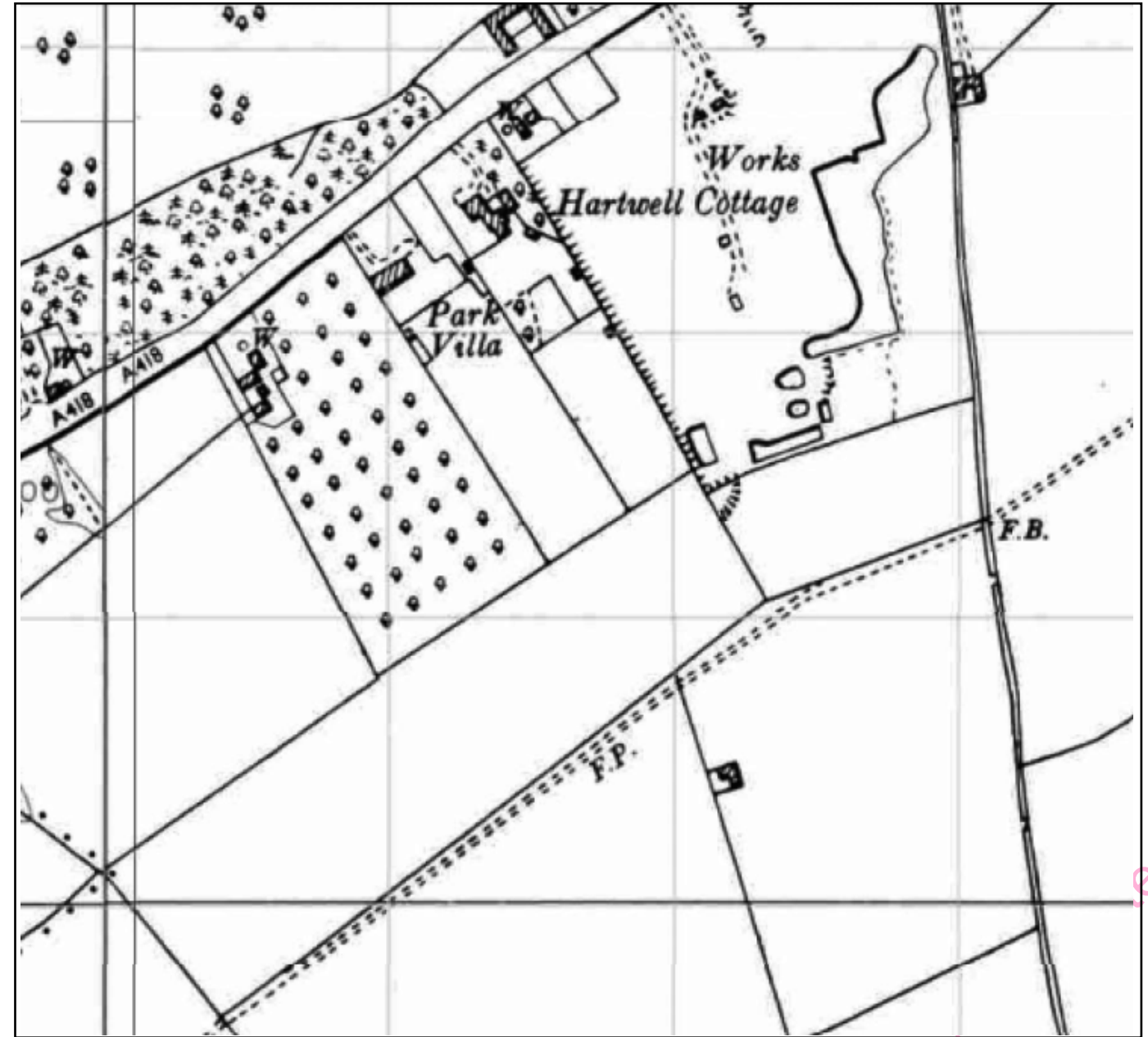
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Aerial Photograph dated 1954 showing Glebe House and Orchard (HE Archive ref 0013)



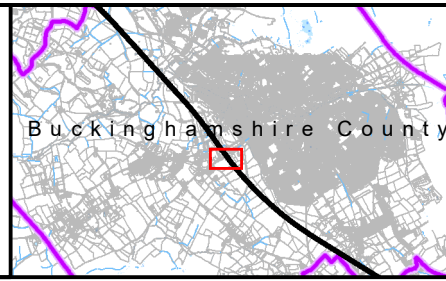
OS Map 1960



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Legend



High Speed Two
 Figure 8:
 Images of the 1950s and
 1960s showing the orchard

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Historic Building Recording
Glebe House, Oxford Road, Hartwell, Buckinghamshire
Document Number: 1EW03-FUS_COP-EV-REP-CS04_CL18-000002
Revision: C02

Photos

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Setting, visual appraisal 2017-2019



Photo 1: View south across Oxford Road towards Glebe House, 2018



Photo 2: Access track with original gate, gate piers and fencing looking south, 2017

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Photo 3: Access track looking north, 2017



Photo 4: Original gate, gate piers and fencing, looking north across the Oxford Road, 2017

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Photo 5: Original gate, in-situ, 2017



Photo 6: Boundary wall alongside front garden, 2018



Photo 7: Modern decorative gate leading into the dairy yard, 2017



Photo 8: Gateway into dairy-yard, from within the dairy yard, 2019



Photo 9: Decorative urn finial to dairy yard gate pier, 2019



Photo 10: View south across former orchard from rear garden area, 2019



Photo 11: View north west towards Hartwell Park from alongside the access track, 2019



Photo 12: Glebe House in its front garden setting, 2017



Photo 13: Front garden looking north west towards boundary wall with well in foreground, 2017

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Photo 14: Garden setting to east side of Glebe House with mature fruit trees, 2017



Photo 15: East garden areas showing conservatory and mature fruit tree looking north west, 2017



Photo 16: Rear garden areas looking west towards the dairy showing conservatory, 2017



Photo 17: Rear garden setting looking north towards Glebe House showing conservatory, 2017

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Glebe House visual appraisal 2017



Photo 18: Front, north elevation 2017



Photo 19: North east aspect, 2017

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Photo 20: Window range across east elevation, 2017



Photo 21: West elevation, 2017

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Photo 22: South, rear elevation, first floor openings, 2017



Photo 23: Ground floor windows, rear elevation 2017



Photo 24: Rear door and window, 2017

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APPENDIX A: Tenants between 1881 and 1951

Source	Name	Relation to Head of Household	Age	Occupation
1881 Census	William Miles	Head	52	Market Gardener employing three men
	Mary Miles	Wife	48	
	Leonard Miles	Son	26	Gardener's labourer
	Frederick Miles	Son	18	Gardener's labourer
1891 Census	William Miles	Head	62	Market Gardener
	Mary Miles	Wife	59	
	Frederick Miles	Nephew	27	Market Gardener
1901 Census	Mary Miles	Head	69	Market Gardener
	Frederick Burns	Nephew	39	General Labourer
1911 Census	Leonard Miles	Head	57	Market Gardener
	Ellen Miles	Wife	59	
	Louisa Fensom	Adopted Daughter	23	
1921 Census	Leonard Miles	Head	66	Markey Gardener
	Ellen Miles	Wife	71	Home Duties
	Louisa Fensom	Adopted Daughter	33	Home Duties
<i>Bucks Herald</i> 1927-33	Albert James Webb			Butcher, Farmer and Dealer
<i>Bucks Herald</i> 1936	J. E. George			Farmer
1939 Register for England and Wales	Leighton Pitcher	Head	45	Farmer
	Janet Pitcher	Wife	39	
<i>Bucks Herald</i> 1951	Leighton Pitcher			

APPENDIX B: Site Photos

Photo B 1: Access trackway from Oxford Road looking south

Photo B 2: Boundary wall to front garden area looking east

Photo B 3: Boundary wall alongside the trackway to west of house

Photo B 4: Boundary wall looking north east towards dairy

Photo B 5: View from south west looking towards Glebe House

Photo B 6: View looking east across the trackway from fields to the west of Glebe House

Photo B 7: View from land to the south of Glebe House looking north

Photo B 8: View from land to the east of Glebe House looking west towards Glebe House

Photo B 9: Front elevation looking south east across garden area

Photo B 10: Front elevation

Photo B 11: West elevation with entrance porch and secondary bay

Photo B 12: North elevation of the entrance porch

Photo B 13: Arch details to entrance porch

Photo B 14: Secondary stone skin to south side of porch

Photo B 15: West elevation

Photo B 16: General view looking south west from front garden

Photo B 17: East elevation

Photo B 18: Eaves brackets to east elevation

Photo B 19: Chimney stack on east elevation

Photo B 20: Stone corbel in north east corner with decorative stone hopper adjacent

Photo B 21: South (rear) elevation looking to north west towards dairy

Photo B 22: South elevation after removal of conservatory

Photo B 23: Interior of front doorway

Photo B 24: Entrance hall looking towards the rear with stair to the side

Photo B 25: Rear doorway from within hallway

Photo B 26: Under stairs space

- Photo B 27: Tiled floor in space beneath stairs
- Photo B 28: Front room G2 looking to the rear
- Photo B 29: Fire place within front room G2
- Photo B 30: Bay window to front room G2
- Photo B 31: Room to rear G1 looking towards the kitchen G5
- Photo B 32: Rear facing windows within room G1
- Photo B 33: Blocked fire place and arched alcoves within rear room G1
- Photo B 34: Slate floor within the rear room G1
- Photo B 35: Brick sub-floor structure beneath slate floor in rear room G1
- Photo B 36: Structural details of sub-floor support to slates in rear room G1
- Photo B 37: Number marked on back of slate flooring in rear room G1
- Photo B 38: Kitchen G5 showing windows in east elevation from south
- Photo B 39: East elevation to kitchen G5 from the north
- Photo B 40: Interior view of windows in east elevation to kitchen G5
- Photo B 41: Window latch in kitchen G5
- Photo B 42: Hanging rail with hooks and bracket within kitchen ceiling, G5
- Photo B 43: Cupboards alongside east wall in kitchen G5
- Photo B 44: Wall mounted cupboard in kitchen G5
- Photo B 45: Interior of western bay G4 showing corbelled ceiling detail
- Photo B 46: Archway within southern part of west bay G4
- Photo B 47: Interior view of west bay G4 with arch and blocked fireplace
- Photo B 48: Tiled hearth within west bay G4
- Photo B 49: Ceiling cornice detail over west bay window G4
- Photo B 50: Lower treads of slate stairs
- Photo B 51: Looking up stairs towards half-landing
- Photo B 52: Looking downstairs from half-landing
- Photo B 53: Detail of newel and balusters at half-landing

- Photo B 54: Stair to first floor landing from half-landing
- Photo B 55: First floor landing area facing to the front with opening overlooking the stair
- Photo B 56: First floor bedroom, F5 looking to the rear
- Photo B 57: Window to front of bedroom F5
- Photo B 58: First floor bathroom F4 alongside east elevation
- Photo B 59: Window detail to bathroom F4
- Photo B 60: Rear elevation of rear bedroom, F2
- Photo B 61: Rear window in bedroom F2
- Photo B 62: East internal elevation to small bedroom F3
- Photo B 63: Small fireplace in corner of bedroom F3
- Photo B 64: Ceiling joists over first floor laid oblique to the building
- Photo B 65: Roof structure looking to the rear
- Photo B 66: Structural detail of roof truss
- Photo B 67: South west aspect showing elevation to dairy-yard
- Photo B 68: Front elevation dairy-yard
- Photo B 69: West elevation showing possible truncation of front (west side) garden wall
- Photo B 70: Western part of south, front elevation
- Photo B 71: Front, south elevation of 2-storey central element
- Photo B 72: Blocked loading door and window in upper storey
- Photo B 73: Truncated bracket from platform to loading door, south elevation
- Photo B 74: Eastern end of south elevation showing modern brick infill
- Photo B 75: East facing aspect
- Photo B 76: East elevation
- Photo B 77: North, rear elevation facing the front (west side) gardens
- Photo B 78: Rear elevation, central and west bays
- Photo B 79: Rear elevation east bay
- Photo B 80: Chimney stack central 2-storey element, north rear elevation

- Photo B 81: East kitchen area G6 looking out to east
- Photo B 82: East kitchen area G6 facing west with alcove in west wall
- Photo B 83: Bathroom G7
- Photo B 84: Utility spaces G9 facing to south incorporating west and central bay
- Photo B 85: Upper space within central bay looking north
- Photo B 86: Blocked openings in west wall within upper floor central space
- Photo B 87: Window inserted into loading bay, upper storey south wall
- Photo B 88: Window details upper storey south wall
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- Photo B 94: East, rear wall showing brickwork distinct from that evident on the north wall
- Photo B 95: West, front elevation to dairy yard
- Photo B 96: General internal aspect looking south along the rear feeding passage
- Photo B 97: Interior aspect looking south from within the front cattle area
- Photo B 98: Interior aspect looking towards the west, front interior elevation
- Photo B 99: Interior aspect looking east to the cattle trough
- Photo B 100: Interior aspect towards the central sections of the east, rear wall
- Photo B 101: Brick built rear face of the cattle trough with timber division
- Photo B 102: Cattle trough detail
- Photo B 103: Reused doors forming bench over the cattle trough
- Photo B 104: Door details; A within the east wall; B in the north wall
- Photo B 105: Floor channel within western front parts of the building looking south
- Photo B 106: Floor structure looking north
- Photo B 107: General aspect from the south

Photo B 108: South, front elevation

Photo B 109: West gable elevation to trackway

Photo B 110: North, rear elevation to the dairy-yard after removal of boundary wall

Photo B 111: North-western corner showing bonding to boundary wall (removed).

Photo B 112: South, front facing elevation

Photo B 113: Post base south front

Photo B 114: Detail of post head, south front

Photo B 115: Interior west wall

Photo B 116: Interior face of north wall, west end

Photo B 117: Interior face of north wall, east end

Photo B 118: Interior face of east wall

Photo B 119: Roof structure facing east

Photo B 120: Detail of roof structure

Photo B 121: Braces to north-eastern corner

Photo B 122: Detail of king post

Photo B 123: Boundary wall, general aspect looking north east towards Oxford Road

Photo B 124: Iron gate from Oxford Road frontage

Photo B 125: Decorative iron gate pier from Oxford Road frontage

Photo B 126: Detail of decorative iron gate piers from Oxford Road frontage

Photo B 127: Finial detail to Oxford Road gate pier

Photo B 128: Decorative finial to Oxford Road gate pier with fixing bolt and pintle

Photo B 129: Wooden gate piers to dairy yard of likely modern origin

Photo B 130: Dairy yard wooden gates likely of modern origin

Site Layout and setting



Photo B 1: Access trackway from Oxford Road looking south



Photo B 2: Boundary wall to front garden area looking east



Photo B 3: Boundary wall alongside the trackway to west of house



Photo B 4: Boundary wall looking north east towards dairy



Photo B 5: View from south west looking towards Glebe House



Photo B 6: View looking east across the trackway from fields to the west of Glebe House

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Photo B 7: View from land to the south of Glebe House looking north



Photo B 8: View from land to the east of Glebe House looking west towards Glebe House

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Glebe House



Photo B 9: Front elevation looking south east across garden area



Photo B 10: Front elevation



Photo B 11: West elevation with entrance porch and secondary bay



Photo B 12: North elevation of the entrance porch

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Photo B 13: Arch details to entrance porch

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Photo B 14: Secondary stone skin to south side of porch



Photo B 15: West elevation

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Photo B 16: General view looking south west from front garden



Photo B 17: East elevation

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Photo B 18: Eaves brackets to east elevation



Photo B 19: Chimney stack on east elevation

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Photo B 20: Stone corbel in north east corner with decorative stone hopper adjacent



Photo B 21: South (rear) elevation looking to north west towards dairy



Photo B 22: South elevation after removal of conservatory



Photo B 23: Interior of front doorway



Photo B 24: Entrance hall looking towards the rear with stair to the side



Photo B 25: Rear doorway from within hallway



Photo B 26: Under stairs space



Photo B 27: Tiled floor in space beneath stairs



Photo B 28: Front room G2 looking to the rear



Photo B 29: Fire place within front room G2



Photo B 30: Bay window to front room G2



Photo B 31: Room to rear G1 looking towards the kitchen G5



Photo B 32: Rear facing windows within room G1



Photo B 33: Blocked fire place and arched alcoves within rear room G1



Photo B 34: Slate floor within the rear room G1



Photo B 35: Brick sub-floor structure beneath slate floor in rear room G1



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Photo B 39: East elevation to kitchen G5 from the north



Photo B 40: Interior view of windows in east elevation to kitchen G5



Photo B 41: Window latch in kitchen G5



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Photo B 43: Cupboards alongside east wall in kitchen G5



Photo B 44: Wall mounted cupboard in kitchen G5



Photo B 45: Interior of western bay G4 showing corbelled ceiling detail



Photo B 46: Archway within southern part of west bay G4



Photo B 47: Interior view of west bay G4 with arch and blocked fireplace



Photo B 48: Tiled hearth within west bay G4



Photo B 49: Ceiling cornice detail over west bay window G4



Photo B 50: Lower treads of slate stairs



Photo B 51: Looking up stairs towards half-landing



Photo B 52: Looking downstairs from half-landing



Photo B 53: Detail of newel and balusters at half-landing



Photo B 54: Stair to first floor landing from half-landing



Photo B 55: First floor landing area facing to the front with opening overlooking the stair



Photo B 56: First floor bedroom, F5 looking to the rear



Photo B 57: Window to front of bedroom F5



Photo B 58: First floor bathroom F4 alongside east elevation



Photo B 59: Window detail to bathroom F4



Photo B 60: Rear elevation of rear bedroom, F2

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Photo B 61:Rear window in bedroom F2



Photo B 62: East internal elevation to small bedroom F3



Photo B 63: Small fireplace in corner of bedroom F3



Photo B 64: Ceiling joists over first floor laid oblique to the building



Photo B 65: Roof structure looking to the rear



Photo B 66: Structural detail of roof truss

Dairy



Photo B 67: South west aspect showing elevation to dairy-yard



Photo B 68: Front elevation dairy-yard



Photo B 69: West elevation showing possible truncation of front (west side) garden wall



Photo B 70: Western part of south, front elevation



Photo B 71: Front, south elevation of 2-storey central element



Photo B 72: Blocked loading door and window in upper storey



Photo B 73: Truncated bracket from platform to loading door, south elevation



Photo B 74: Eastern end of south elevation showing modern brick infill



Photo B 75: East facing aspect



Photo B 76: East elevation



Photo B 77: North, rear elevation facing the front (west side) gardens



Photo B 78: Rear elevation, central and west bays

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Photo B 79: Rear elevation east bay



Photo B 80: Chimneystack central 2-storey element, north rear elevation

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Photo B 81: East kitchen area G6 looking out to east



Photo B 82: East kitchen area G6 facing west with alcove in west wall



Photo B 83: Bathroom G7



Photo B 84: Utility spaces G9 facing to south incorporating west and central bay



Photo B 85: Upper space within central bay looking north



Photo B 86: Blocked openings in west wall within upper floor central space



Photo B 87: Window inserted into loading bay, upper storey south wall



Photo B 88: Window details upper storey south wall



Photo B 89: Roof structure over central bay looking north



Photo B 90: Roof structure over eastern bay



Photo B 91: Roof structure over western bay



Photo B 92: Roof structure over western bay

Cow shelter



Photo B 93: General aspect towards the north west from within the rear garden area



Photo B 94: East, rear wall showing brickwork distinct from that evident on the north wall



Photo B 95: West, front elevation to dairy yard



Photo B 96: General internal aspect looking south along the rear feeding passage



Photo B 97: Interior aspect looking south from within the front cattle area



Photo B 98: Interior aspect looking towards the west, front interior elevation



Photo B 99: Interior aspect looking east to the cattle trough



Photo B 100: Interior aspect towards the central sections of the east, rear wall



Photo B 101: Brick built rear face of the cattle trough with timber division



Photo B 102: Cattle trough detail



Photo B 103: Reused doors forming bench over the cattle trough



A



B

Photo B 104: Door details; A within the east wall; B in the north wall

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Photo B 105: Floor channel within western front parts of the building looking south



Photo B 106: Floor structure looking north

Cart shed



Photo B 107: General aspect from the south



Photo B 108: South, front elevation



Photo B 109: West gable elevation to trackway



Photo B 110: North, rear elevation to the dairy-yard after removal of boundary wall



Photo B 111: North-western corner showing bonding to boundary wall (removed).



Photo B 112: South, front facing elevation



Photo B 113: Post base south front



Photo B 114: Detail of post head, south front

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Photo B 116: Interior face of north wall, west end



Photo B 117: Interior face of north wall, east end



Photo B 118: Interior face of east wall



Photo B 119: Roof structure facing east



Photo B 120: Detail of roof structure



Photo B 121: Braces to north-eastern corner

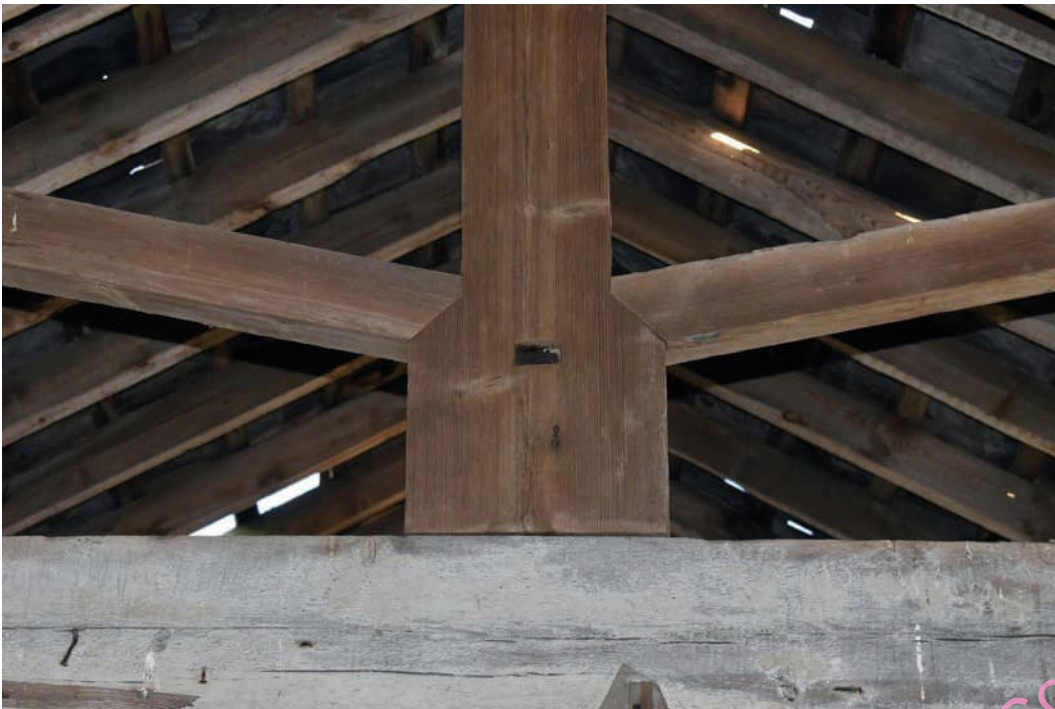


Photo B 122: Detail of king post

Boundaries, fencing and gates



Photo B 123: Boundary wall, general aspect looking north east towards Oxford Road



Photo B 124: Iron gate from Oxford Road frontage



Photo B 125: Decorative iron gate pier from Oxford Road frontage



Photo B 126: Detail of decorative iron gate piers from Oxford Road frontage



Photo B 127: Finial detail to Oxford Road gate pier



Photo B 128: Decorative finial to Oxford Road gate pier with fixing bolt and pintle



Photo B 129: Wooden gate piers to dairy yard of likely modern origin

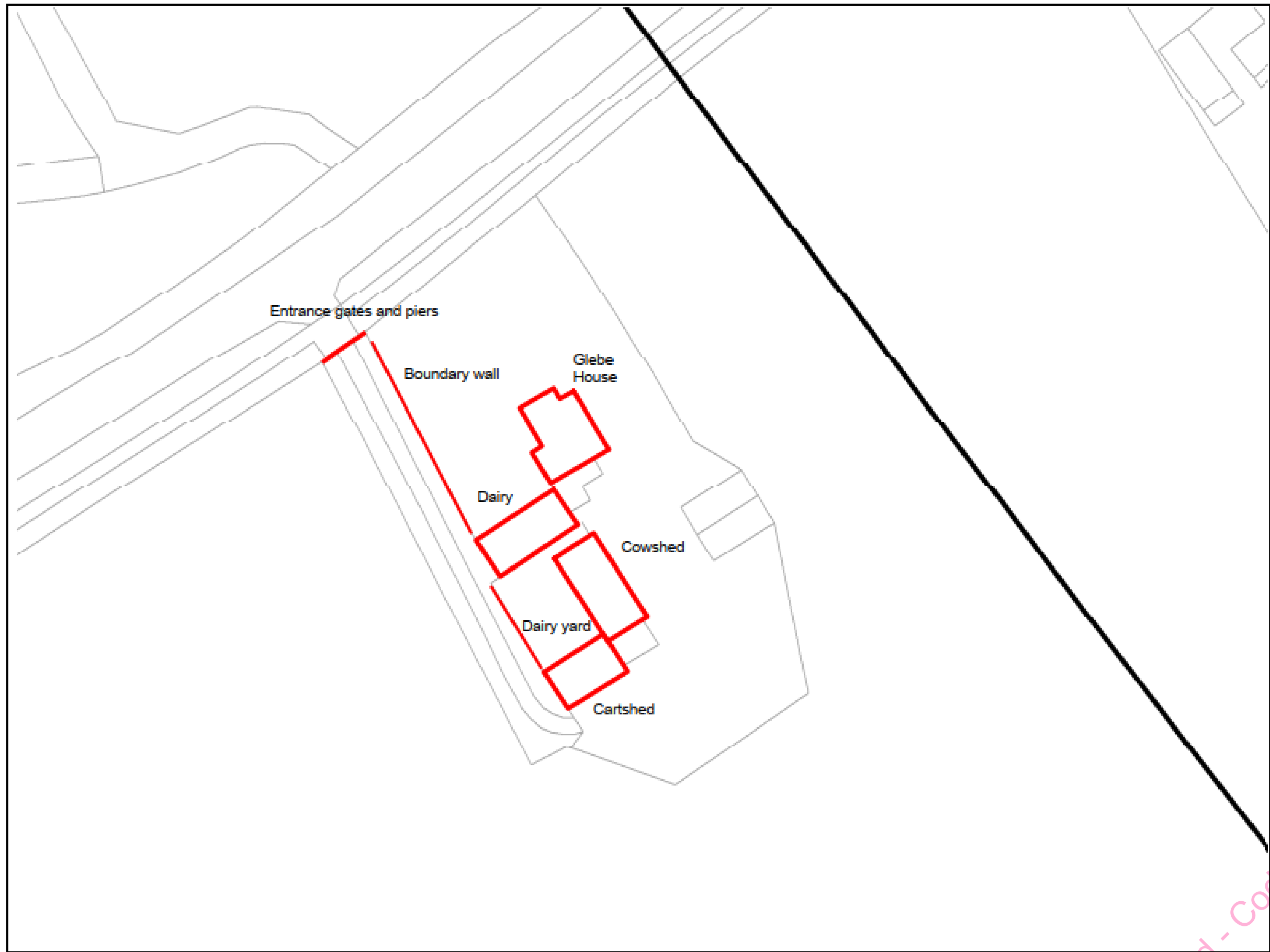


Photo B 130: Dairy yard wooden gates likely of modern origin

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APPENDIX C: Survey Drawings

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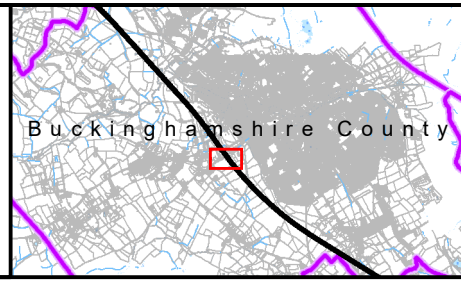
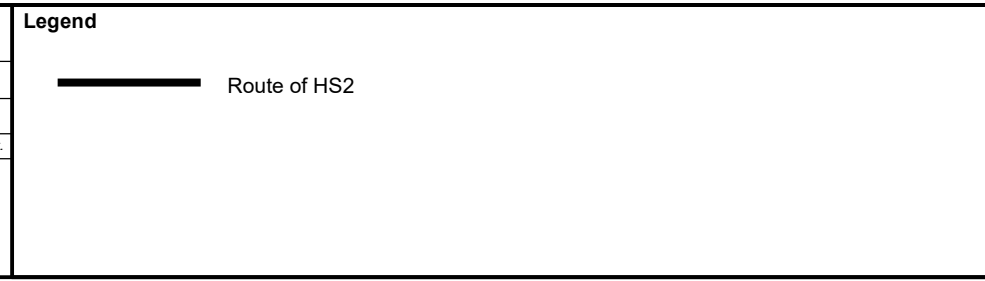
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Figure C-1:
Site Layout

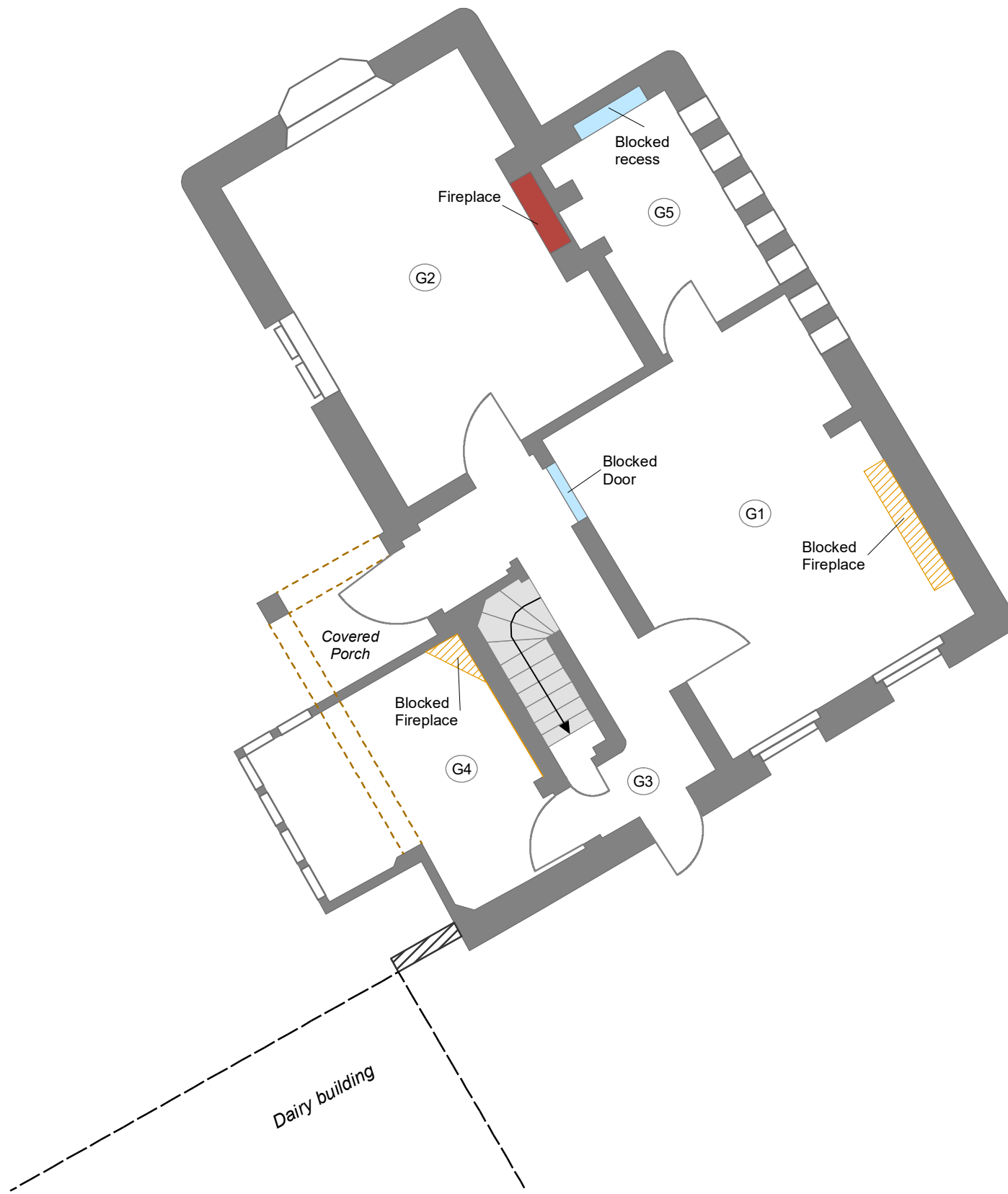


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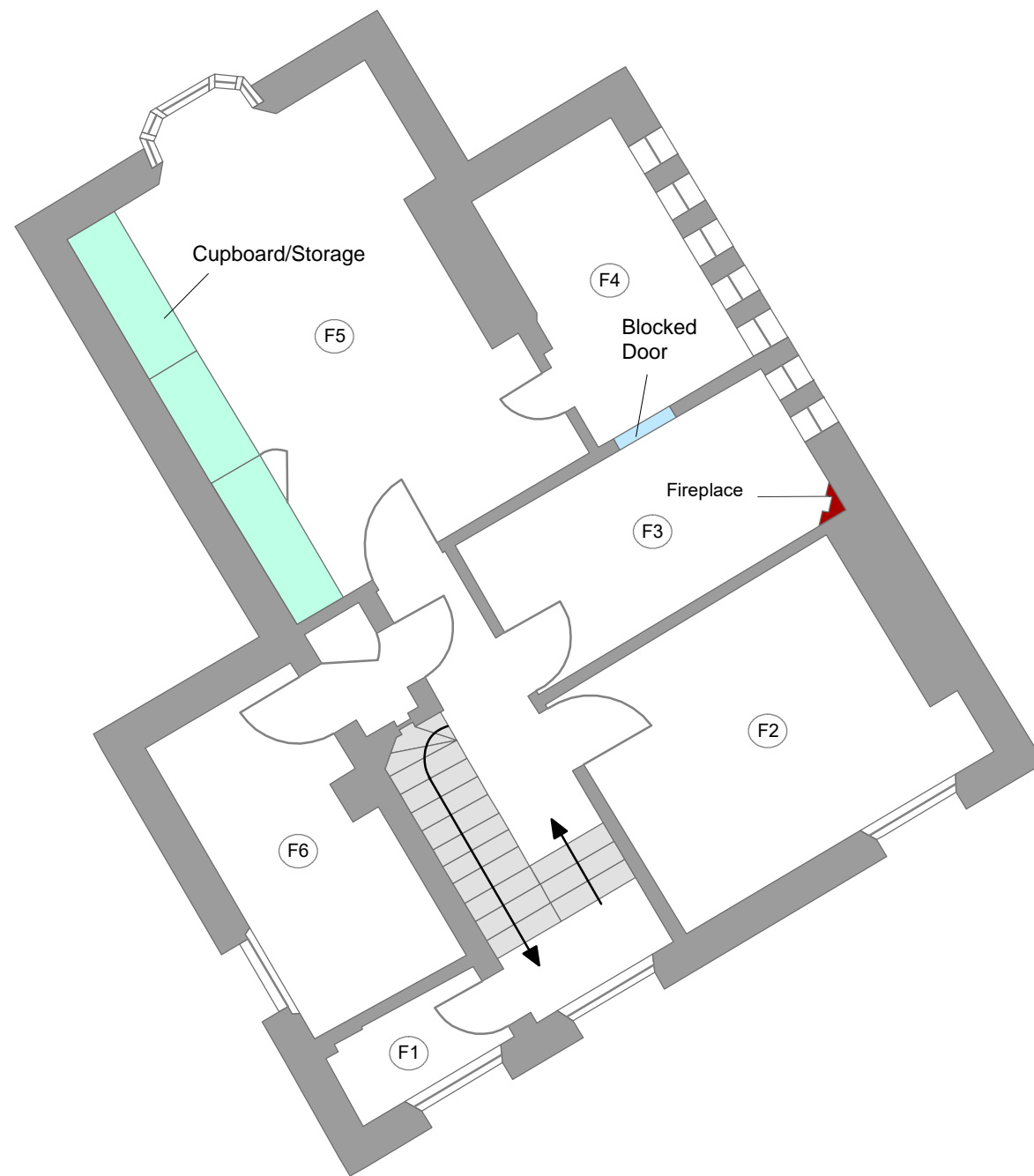
High Speed Two
Figure C-2:
Glebe House ground floor plan

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High Speed Two
Figure C-3:
Glebe House first floor plan

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Northern Elevation



Southern Elevation



Dairy Structure

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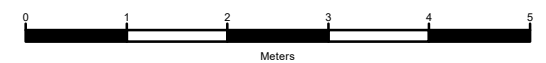
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Legend

High Speed Two
Figure C-4:
Glebe House
north and south elevations



Scale at A3: 1:75



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Eastern Elevation



Western Elevation



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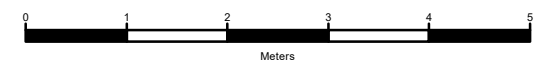
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Legend

High Speed Two
Figure C-5:
Glebe House
east and west elevations



Scale at A3: 1:75



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- Phase**
- Primary brickwork
 - Primary stonework
 - Later 20th Century infill
 - Mid 20th Century brickwork
 - Probable 20th Century partition

High Speed Two
Figure C-6:
The Dairy Ground floor plan

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Scale at A3: 1:50

Meters

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Northern Elevation



Southern Elevation



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High Speed Two
Figure C-7:
The Dairy
north and south elevations



Scale at A3: 1:75



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APPENDIX D: Oasis Form

PROJECT DETAILS	
Project name	HS2 Glebe House Historic Building Recording
OASIS ID	TBC
Short description	COPA was commissioned by Fusion-JV to carry out historic building and setting recording at Glebe House, Hartwell in Buckinghamshire prior to its potential alteration in HS2 (NGR: SP 80107 12379). This work was undertaken in accordance with a Location Specific Written Scheme of Investigation (LS-WSI) and a Project Plan. COPA carried out an external and internal photographic survey of the buildings and their immediate setting.
Project dates	November 2020 and November 2021
Project type	Building Recording
Previous work	No
Future work	Not known
Any associated project reference codes	CR0028 - Contracting Unit No.
Monument type	Building
Significant finds	None
PROJECT LOCATION	
Country	England
Site location	Glebe House, Oxford Road, Hartwell, Buckinghamshire
Postcode	HP17 8QG
Site co-ordinates	Centred on NGR SP 80107 12379
PROJECT CREATORS	
Name of organisation	COPA
Project brief originator	HS2 Ltd
Project design originator	Fusion
Project Manager	Andrew Harris
PROJECT ARCHIVE	
Paper	Site records (notes)
Digital	Report, digital photography
Physical	None
BIBLIOGRAPHY	
Publication type	Grey literature (unpublished document/manuscript)
Title	1EW03 – Glebe House, Oxford Road, Hartwell, Buckinghamshire–Report for Historic Building and Setting Recording – enabling works central
Author:	Gill, J
Other bibliographic details	1EW03-FUS_COP-EV-REP-CS04_CL18-000002
Date	2022
Issuer or publisher	COPA
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