

JOHN MOORE HERITAGE SERVICES

**BUILDING ASSESSMENT**  
**ON**  
**THE HARCOURT ARMS**  
**STANTON HARCOURT, OXFORDSHIRE**

**NGR SP 41528 05710**

*On behalf of*  
*Steve Ward*

**JULY 2015**

**REPORT FOR** Steve Ward  
c/o Adrian James Architects Limited  
79a Mill Street  
Oxford  
OX2 0AL

**PREPARED BY** Kimberley Dowding and  
Dr Stephen Yeates MA, D.Phil, MCifA

**ILLUSTRATION BY** Andrej Čelovský

**EDITED BY** John Moore

**AUTHORISED BY** John Moore

**FIELD WORK** 22<sup>nd</sup> April 2015

**REPORT ISSUED** 6<sup>th</sup> July 2015

**ENQUIRES TO** John Moore Heritage Services  
Hill View  
Woodperry Road  
Beckley  
Oxfordshire OX3 9UZ  
  
Tel/Fax 01865 358300  
Email: [info@jmheritageservices.co.uk](mailto:info@jmheritageservices.co.uk)

**JMHS Project No:** 3280

## CONTENTS

<i>SUMMARY</i>	1
1 INTRODUCTION	1
1.1 Location	1
1.2 Commission	1
1.3 Aims of Investigation	1
2 BACKGROUND	1
2.1 Designation	1
2.2 History of Development	3
3 DESCRIPTION OF THE HARCOURT ARMS	10
3.1 Introduction and General Description	10
3.2 External Elevations	14
3.3 Ground Floor	17
3.4 First Floor	22
3.5 Attic or Second Floor	24
4 ASSESSMENT	25
4.1 Phases	25
4.2 Listed Status	26
4.3 Historic and Architectural Assessment	26
5 THE CURRENT PROPOSAL	26
6 CONCLUSIONS	29
7 BIBLIOGRAPHY	29
8 HISTORICAL MAPS	30

## FIGURES AND PLATES

Figure 1	Site location	2
Figure 2	Bryant's map	6
Figure 3	1830 Ordnance Survey map	7
Figure 4	Greenwood's 1834 map	7
Figure 5	1850 map	8
Figure 6	First edition Ordnance Survey map 1876	8
Figure 7	Second edition Ordnance Survey map	9
Figure 8	Third edition Ordnance Survey map	9
Figure 9	Plan of Harcourt Arms from 1924 Auction book	10
Figure 10	Plan of ground floor and phases	11
Figure 11	First and second floor plan	12
Figure 12	Front and side external elevations	13
Plate 1	Northwest chimney	14
Plate 2	Front elevation of the stone building	14
Plate 3	Front elevation of the brick extension	15
Plate 4	Rear elevation	15
Plate 5	Front elevation of additional brick extension	16
Plate 6	Timber beams at side of fireplace	17
Plate 7	Fireplace in restaurant	18
Plate 8	Timber posts and ceiling beams in stone building	18
Plate 9	Fireplace in bar	19
Plate 10	Timber post in bar	20
Plate 11	Well feature in hallway	20
Plate 12	Exposed roof truss in kitchen	21
Plate 13	Cupboard in hallway	21
Plate 14	Timber truss in loft	22
Plate 15	Fireplace in bedroom 1	23
Plate 16	Chimney breast edge in bedroom 2	23
Plate 17	Partially blocked window in office	24
Plate 18	Roof truss and dormer window	24
Plate 19	Chimney breast in bedroom	25

# The Harcourt Arms

## *Building Assessment*

### SUMMARY

*This document represents an initial building assessment of The Harcourt Arms, Stanton Harcourt, Oxfordshire (NGR SP 41528 05710). The Harcourt Arms is a Grade II Listed Building set back from the main road in Stanton Harcourt.*

*Stanton Harcourt is an historic parish and manor, which was located in the historic Hundred of Wootton and the historic County of Oxford. It is now located in West Oxfordshire District and the modern County of Oxford.*

*The manor was held by the Harcourt family for most of the time period from the 13<sup>th</sup> century to the early 19<sup>th</sup> century, except for a period during the 17<sup>th</sup> century. The Harcourt Arms contains a type of public house name that can be recognised as being derived from that of heraldic imagery and thus it can be surmised that the institution name is proclaiming a foundation date from the 13<sup>th</sup> to the 15<sup>th</sup> centuries.*

*What is visible of the current building contains some six phases of activity. The central chimney does not appear to be connected to the walls of the rectangular stone structure. The chamfer and stops on the lintel of the fireplace are cruder than other beams in the building. In vernacular architecture it is recognised that chimneystacks were added to earlier structures from the 16<sup>th</sup> century. The bricks used in the window surrounds of the rectangular structure are of a depth that one would tend to associate with the 16<sup>th</sup> and 17<sup>th</sup> centuries. This stone and brick structure was added to by the construction of a building in line with the main range, and then a further one in front of the building; both are of a red and vitrified blue Flemish bond chequered design pattern. Such designs though they occur occasionally in West Oxfordshire (where there is a good alternative building stone) are more frequently found in Berkshire where examples can be found dating from the early 17<sup>th</sup> to early 19<sup>th</sup> century. The map regression indicates that these extensions pre-date 1830 as the L-shape form that they produce can be identified on that map. Internal chamfered timbers indicate also a probable 18<sup>th</sup> century date is likely for the initial Phase 3. A structure may have existed in the location of the Phase 4 extension by 1830, but it is only possible to infer that a small section of wall may be of this date. On the northeast and northwest sides there are indications that rebuilding has taken place in the brick walls. The windows are a later insertion, and the roof timbers show no real signs of traditional timber working techniques, which would be expected with an earlier building. The internal part of the structure was refurbished at a late date. These alterations mean that the front extension although on an earlier site has been transformed over the years.*

*Due to a fire the roof of the stone building and initial brick extension on the northwest saw a period of re-building. The building had been stripped of all modern materials.*

## **1 INTRODUCTION**

### **1.1 Location**

The Harcourt Arms, Main Road, Stanton Harcourt (NGR SP 41528 05710) is located in the historic parish of Stanton Harcourt, and was located in the historic Hundred of Wootton and the historic County of Oxfordshire. It is currently located in West Oxfordshire District and in the modern County of Oxfordshire.

The site consists of a stone building with brick extensions. The building fronts onto Main Road on the northeast and southeast sides. The building is set back from the road edge with gravel parking on the north-east side and an area of grass to the south-east. There is a single building to the north-west and a series of buildings to the south-west, with an area of grass between The Harcourt Arms and the other buildings.

Topographically the site is located on a slight incline which increases to the west between 62m and 72m Ordnance Datum.

The underlying geology bedrock is an Oxford Clay Formation and West Walton Formation undifferentiated mudstones, which is a sedimentary bedrock formed approximately 156 to 165 million years ago in the Jurassic Period. The Superficial deposits are Summertown-Radley Sand and Gravel Member, which are superficial deposits formed up to 3 million years ago in the Quaternary Period associated with the Ice Age (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

### **1.2 Commission**

This report has been commissioned by Adrian James Architects on behalf of Steve Ward.

### **1.3 Aim of Investigation**

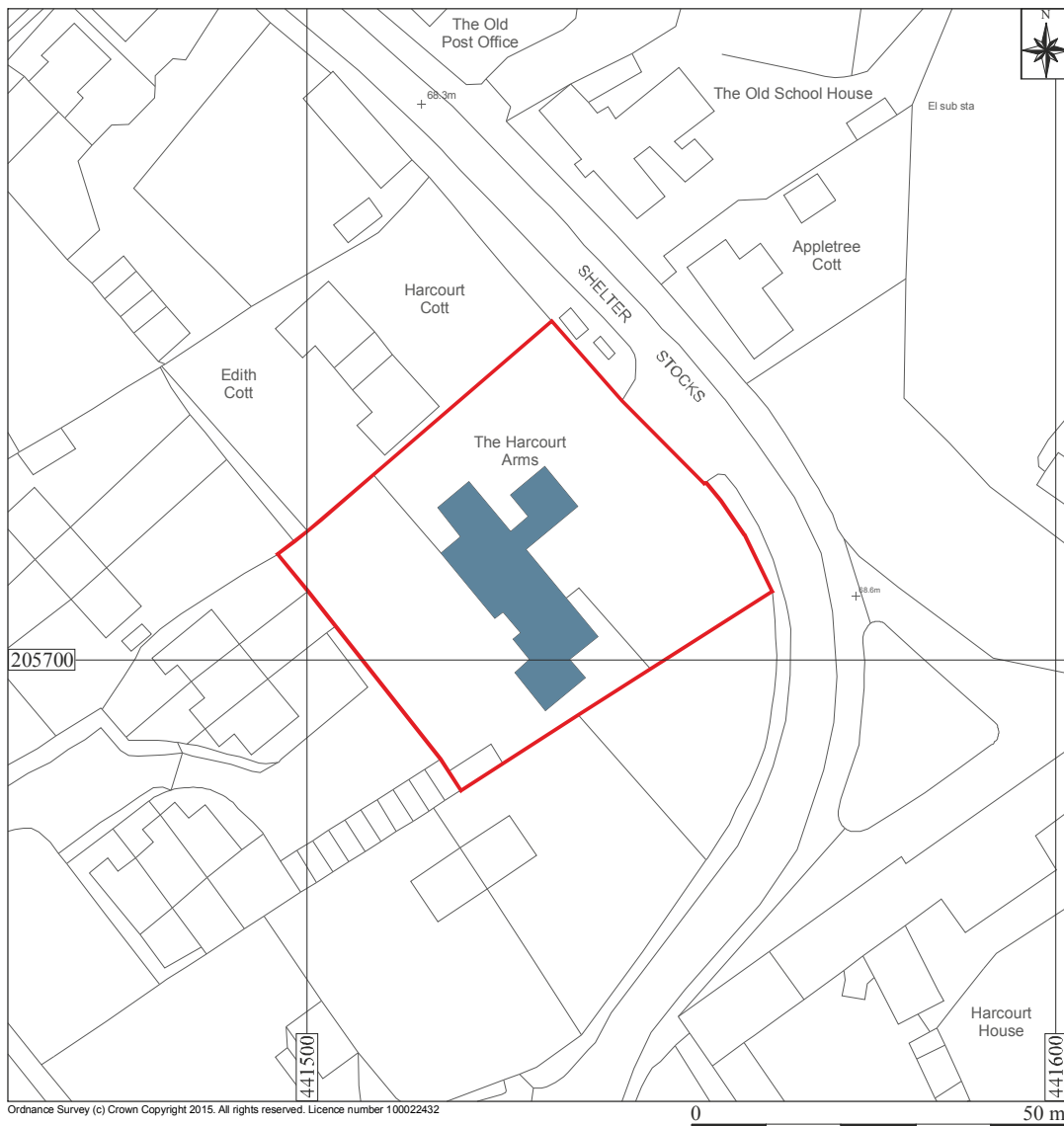
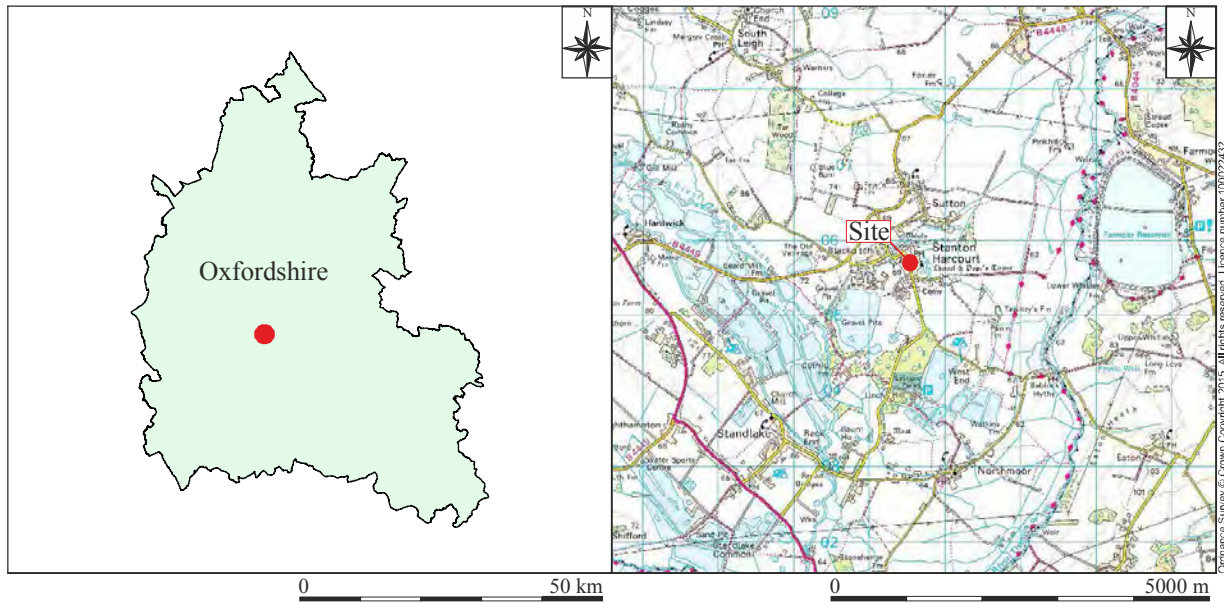
The aim of the report is to conduct a Heritage Appraisal and Impact Statement for a planning application.

## **2 BACKGROUND**

### **2.1 Designations**

The Harcourt Arms Public House is a Grade II Listed Building (English Heritage Listed Building ID: 252396: SP 41528 05710) and was so designated in 1986. The designation takes on the following form:

*House, now public house. Late C17, with early C19 extension. Coursed limestone rubble with dressed quoins; gabled artificial stone slate roof; symmetrical brick end stacks. 2-unit plan. 2 storeys and attic; symmetrical 3-window range.*



Key  Site boundary  Study building

Figure 1: Site location

*Brick segmental arch over C19 plank door with gabled bracketed hood. Similar arches over late C17 cross windows with leaded lights, and blocked window over door. Early C19 extension to right of Flemish bond with some flared headers, and gabled stone slate roof; 2-storey, 2-window range with first-floor 3-light leaded casements, and early C19 one-storey range with half-hipped roof to front. Interior: stop-chamfered beams, and open fireplace with chamfred bressuner to right. First floor not inspected.*

The building is not included in the Buildings of England: Oxfordshire (Sherwood and Pevsner 1974, 778-784), but it is noted in the VCH (1990, 267-274); thus there is a debate about the architectural significance of the building besides its listing.

The site is located in the conservation area of Stanton Harcourt and South Leigh. There are listed buildings to the north including the village stocks and also to the south.

## **2.2 History of Development**

The earliest activity recognised within Stanton Harcourt Parish is Neolithic followed by Beaker period in the form of the henge referred to as The Devil's Quoits. This henge consisted of at least 30 stones and was approximately 85m in diameter, and located southwest of the village (VCH 1990, 267-274; Barclay, Gray *et al.* 1995).

Additional evidence of prehistoric activity includes a Bronze-Age barrow located within the vicinity of Devil's Quoits, but which was removed *c.* 1850 after it had been partially levelled in *c.* 1777 (VCH 1990, 267-274). In addition to the barrow several Bronze Age rubbish pits indicative of occupation been identified within the area (VCH 1990, 267-274). Activity within the area continued into the Iron Age, with a series of scattered settlements throughout the area (VCH 1990, 267-274).

During the Iron Age and Roman period there is at least one scattered settlement with signs of reuse from the late 1<sup>st</sup> century (VCH 1990, 267-274). In the 2<sup>nd</sup> century a settlement consisting of wattle-and-daub buildings was established in a ditch located to the rear of the Old Vicarage (VCH 1990, 267-274). Evidence for continued use of the area throughout the Roman period was also recovered during the excavation of a 4<sup>th</sup> century Roman cemetery along with several recorded finds throughout Stanton Harcourt village (VCH 1990, 267-274).

The Bronze-Age barrow located near the Devil's Quoits was used during the 6<sup>th</sup> and 7<sup>th</sup> century as a local non-Christian cemetery (VCH 1990, 267-274). By the 9<sup>th</sup> century, it is assumed, that the settlements in the area were concentrated in the area of the current village (VCH Oxford Vol.12, 1990, pp 267-274).

The earliest reference to the Stanton Harcourt is in 1086 as *Stantone* with variations of the word recorded later (Gelling 1954). The name refers to a stone town or farm and could be a reference to the Devil's Quoits' stone circle.

In 1066 Stanton was held by Alnod and passed to Odo of Bayeux by 1086 and was an estate listed at 26 hides (VCH Oxford Vol.12, 1990, pp 274-287). The entry lists Stanton with 55 villagers, 28 smallholders and 12 slaves. Stanton had a taxable value of 26 geld units and a value of £50. There was land for 23 ploughlands, with 5 lord's plough teams and 17 men's



plough teams working. There was an additional ½ leagues of woodland, 1 ¼ leagues of lord's land, 3 mills and 2 fisheries.

The estate was forfeited by Odo of Bayeux and was probably held in custody by Ranulf Flambard and then Rualon d'Avranches in 1101 (VCH 1990, 274-287). Before 1130 the estate was given by Henry I to his second wife Queen Adela, who then alienated the majority of it in piecemeal division by 1135 (VCH 1990, 274-287). By 1141 the land at Stanton Harcourt and South Leigh had been given to Millicern, wife of Robert Marmion at the worth of £40, before the estate was then passed to Richard de Camville, Millicern's second husband in 1144 (VCH 1990, 274-287). Following the death of Richard in 1176 the estate was seized by the crown and held in custody by Richard Rufus until 1190 when it was given to Richard de Camville's son Richard (VCH 1990, 274-287). In 1191 Richard de Camville died while on Crusade and the estate was passed to his sister and her husband Robert de Harcourt, whose family held the estate as their principle seat until 1710 (VCH 1990, 274-287). The addition of Harcourt as the suffix of the place-name is first recorded in 1268 in the *Eynsham Cartulary* (Gelling 1954).

In 1196 the manor at Stanton Harcourt is recorded as being held by knight service and serjeanty at 2/3 of a knight's fee, ½ a knight's fee in 1235, and 1 knight's fee from 1240 (VCH 1990, 274-287). Several meadows in Stanton Harcourt and its chapel of South Leigh are recorded as being within the royal park at Woodstock (VCH 1990, 274-287). The manor is recorded in 1330 as being held in chief as of Woodstock manor (VCH 1990, 274-287).

The estate and manor at Stanton Harcourt was descended in the main line of the Harcourt family, except for a period of time during the 17<sup>th</sup> century. In 1612 the manor was sold by Robert Harcourt to Humphrey Aylworth, who then sold it in 1614 to Francis Seale of Combe (VCH 1990, 274-287). The manor was sold again in 1621 to Edward Wakeman and Nicolas Roberts (VCH 1990, 274-287). In 1633, following the death of Robert Harcourt, there was a dispute over ownership of the manor which was concluded with Simon Harcourt being awarded ownership in the 1640s (VCH 1990, 274-287). In 1710 the Harcourt family bought Nuneham Courtenay and moved their principle family seat, but kept possession of Stanton Harcourt manor, which has descended with Nuneham Courtenay (VCH 1990, 274-287).

Records show that at Stanton Harcourt, like most other English villages, that there was an increase in population until the 14<sup>th</sup> century followed by a decrease as a result of the plague (VCH 1990, 267-274). Population levels had recovered by the 16<sup>th</sup> century to former levels and continued to grow until c. 1870 (VCH 1990, 267-274). The population remained below 500 until World War 2 and the establishment of the airfield base to the south of Stanton Harcourt (VCH Oxford Vol.12, 1990, pp 267-274).

The church in Stanton Harcourt village is of 12<sup>th</sup> century date and based upon its size and independence of the parish, it is assumed that the church was an early ecclesiastical centre (VCH Oxford Vol12, 1990, pp 267-274). In addition to this it is assumed that the church and Stanton Harcourt manor were the early nucleus of the village (VCH Oxford Vol.12, 1990, pp 267-274). An additional aspect that indicates the importance of the church and manor is the layout of the town. That is, the main road which connects the church and manor in the south of the village with Parsonage House in the north appears to deliberately avoid cutting across the land at Parsonage House and the 15<sup>th</sup> century manor buildings (VCH Oxford Vol.12, 1990, pp 267-274).

The surviving historic village is mainly late 16<sup>th</sup> century and 17<sup>th</sup> century with only a few buildings of the 18<sup>th</sup> and 19<sup>th</sup> century (VCH 1990, 267-274). Instead of building new structures during the 17<sup>th</sup> and 18<sup>th</sup> century, existing ones were altered (VCH 1990, 267-274).

Names of public houses are now seen as relating to a specific historical events and social allegiances (Cox 1994). Medieval public house signs use heraldic symbols, for example John of Gaunt is associated with the Red Lion or Richard II with the White Hart. King's Head public houses show the image of the monarch under whose reign beer was first served. The name the Harcourt Arms is a clear reference to a heraldic design of a family which is associated with the manor of the village from the 13<sup>th</sup> century. This implies the establishment of an alehouse at some time from the 13<sup>th</sup> to 15<sup>th</sup> centuries. It has been suggested by the VCH (1990, 267-274) that the Harcourt Arms was one of only two licensed Alehouses within the parish of Stanton Harcourt in 1702 and was first specifically mentioned by name in 1775. The stocks were located outside the Harcourt Arms from the 18<sup>th</sup> century (VCH 1990, 267-274).

In 1924 the majority of the estate of Stanton Harcourt was sold at auction under the will of Lewis Harcourt, Viscount Harcourt (VCH 1990, 274-287). Included within the sale was the Harcourt Arms with the description of:

*"A picturesque old stone-built house lying well back from the road, with open gravel space in front, in which is a large walnut tree.*

*The accommodation comprises:-*

*On the Ground Floor: - Stone-flagged Entrance Hall, leading to Coffee Room, about 16ft. square, with fireplace and well fitted cupboards, Bar Parlour, with tiled floor; large inglenook fireplace with Bacon Cupboard at the side, Large Tiled Kitchen with cupboards and range, Small Bar, Larder; Commodious Cellar; Small Store Bar.*

*On the First Floor, approached by two Staircases, are Large Club Room, measuring 30ft. by 18ft., with two fireplace, Two Good Bed Rooms and, above, Two Attic Bed Rooms.*

*The Outbuildings comprise Stone-flagged Brew House with copper and force pump, fireplace and ovens. Ranged round a Brick-paved Yard are Timber and Stone-tiled Stable and Chaff House, Timber and Stone-tiled Cart Hovel, Large Timber and Corrugated-iron Cart Shed, Three Good Brick and Stone-tiled Poultry Houses, Two E.C.'s. There is a Capital supply of Water obtained from a Deep Well.*

*Adjoining is an extremely pretty, Well-cultivated Garden, with Fruit Trees, and a Piece of Capital Grassland in the rear.*

*The total area of this lot is 2a. 0r. 13p. or thereabouts.*

*Let, with other Land on an Annual Tenancy to the Exors. of C. Akers, at an Apportioned Rental of £21 17s. Per annum" (Walker, Martineau & co. 1924).*

This would suggest that the Harcourt Arms was part of the medieval estate of Stanton Harcourt and was sold by them in 1924. This would tie in with the heraldic emblem of the

manorial family and the fact that the public house was showing its allegiance and ownership by the manorial family.

A series of historical maps dated from the 18<sup>th</sup> were examined. The earliest map was that of Kitchin dated *c.* 1753 (CH/XXIII/11a), showing the village as being represented by a church. The second map by Jefferys is dated 1767 (CP/103/M/1) and shows the bend in the road around the Harcourt Arms but does not indicate that there were any structures located within the curve of the road. This is the same for Davis of Lewknor's map of 1797 (CH/XX/2). Though the building is not shown it is apparent from the historical context of the name and the previous building assessment that this is an omission from the map rather than an indication that the structure is not in existence during the 18<sup>th</sup> century.

The earliest map that depicts the Harcourt Arms is Bryant's map (Fig 2) from 1824 (P345/M/1). The map shows the building as a rectangular structure surrounded by other buildings on the side of the road.



Figure 2: Bryant's map

The next map to show the Harcourt Arms is an Ordnance Survey map from 1830 (Fig 3), which shows the building as having an L-shape (O138/9/M/1). This indicates that the first and second brick extensions were constructed by 1830. Greenwood's map (Fig 4) (CH/XLVII/1) of 1834 shows the building as a rectangle and is probably derived from that of Bryant's map; while a composite Ordnance Survey map (Fig 5) from 1850 (CH/XXIV/4) show the L-shaped structure the same as the Ordnance Survey map of 1830.



Figure 3: 1830 Ordnance Survey map



Figure 4: Greenwood's 1834 map





Figure 5: Ordnance Survey composite map of 1850



Figure 6: First Edition Ordnance Survey map 1876

The first edition Ordnance Survey map (Fig 6) from 1876 depicts the building as a T-shaped building (Oxon XXXVIII.3). This means that the three main component parts are shown. There are also additional buildings shown within the land attached to The Harcourt Arms. There are buildings to the northwest and the northeast. The second edition Ordnance Survey map (Fig 7) of 1899 (Oxon XXXVIII.3) shows the same as the first

edition with the addition of a small building on the south corner of the southwest end of the building. The third edition Ordnance Survey map (Fig 8) of 1913 (Oxon XXXVIII.3) shows the same as the second edition.



Figure 7: Second edition Ordnance Survey map 1899



Figure 8: Third edition Ordnance Survey map 1913

In 1924 the Harcourt Arms was put up for auction. Within the description of the property there was a map (Fig 9) showing the layout of the building as the same as the third edition Ordnance Survey map (OXO SC.84 P3 1924).



Figure 9: Plan of Harcourt Arms from 1924 Auction book

### 3 DESCRIPTION OF THE HARCOURT ARMS

#### 3.1 Introduction and General Description

The main range of the Harcourt Arms is a rectangular two and a half storey stone and brick building. This part of the structure contains two different components, the stone structure at the southwest end and the brick structure at the northeast end of the building with chequered patterns. The roof for both the stone and brick parts is of limestone slate. The stone part of the building has two brick chimneys, one on the southeast end of the building and one between the stone and brick components (plate 1).

On the front of this main range there is a brick addition, also with a limestone slate roof. To the rear of the building there is an addition, a lean-to structure with a mono-pitched roof.



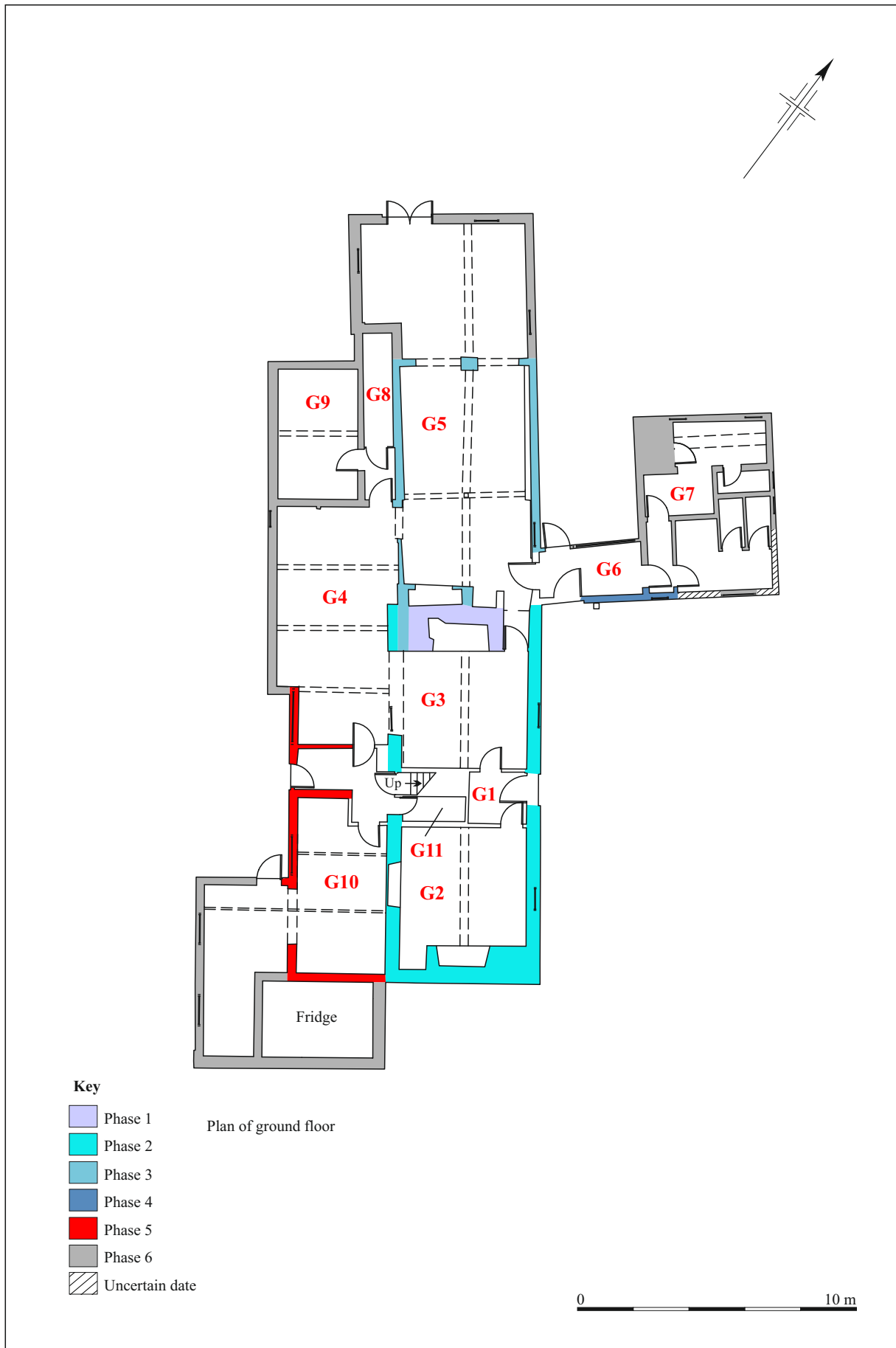


Figure 10: Plan of ground floor with phases



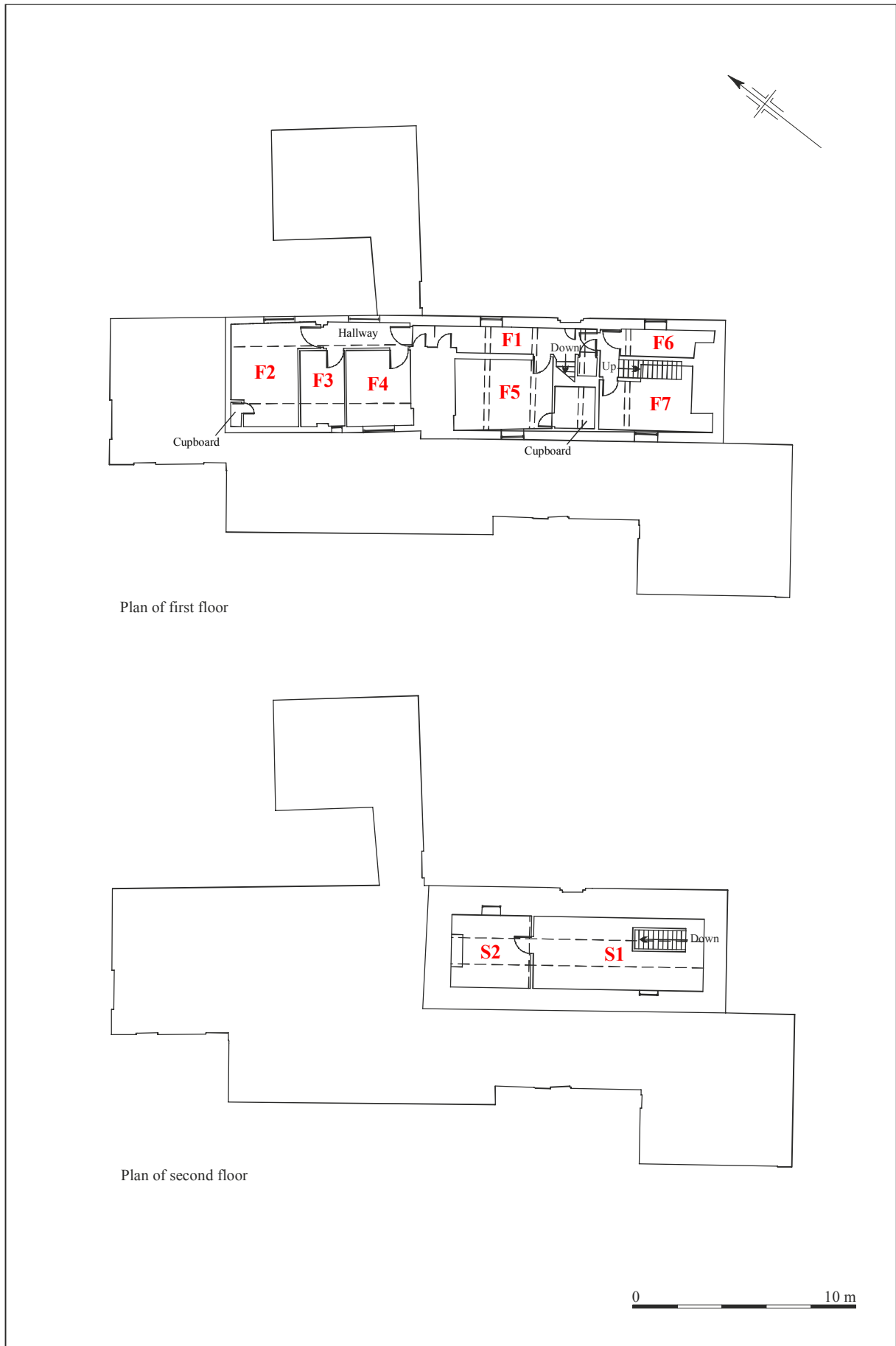


Figure 11: First floor and second floor plans  
12

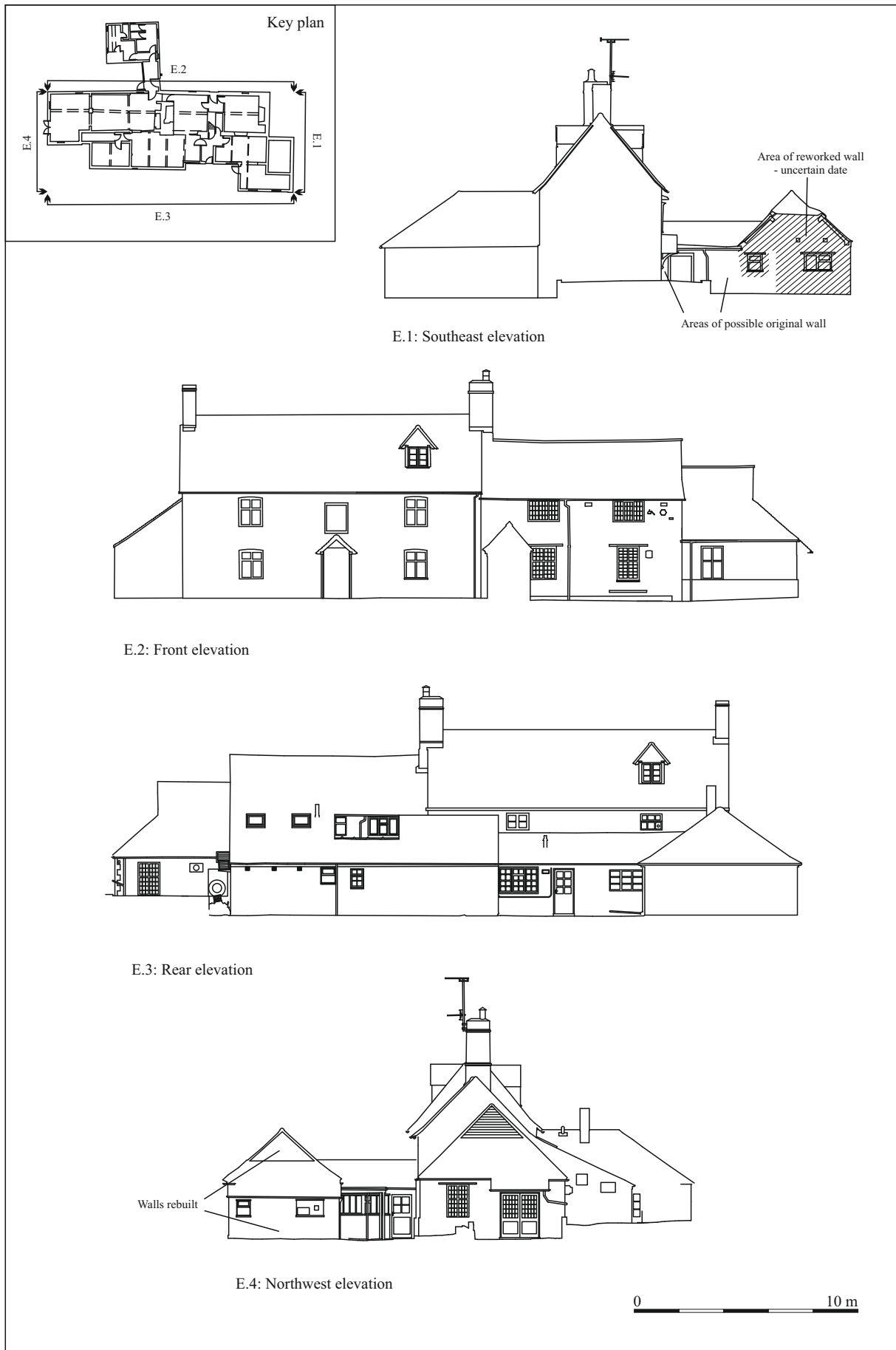


Figure 12: External elevations



Plate 1: Northwest chimney

### 3.2 External Elevations (Figure 12)

The front of the building is of three components (Fig. 12, E.2). The largest is a stone structure that contains two and a half storeys and three bays (plate 2). On the ground floor there is a central door with a square headed plank door with porch supported on braces. This is flanked either side by two mullioned and transomed windows, dividing the windows into four lights. The left window has a sill and brick surround, of a narrow brick of a type probably dated to the 16<sup>th</sup> or 17<sup>th</sup> centuries. The sill of the right hand window has been replaced. The bricks create a series of quoin works with a soldiered segmental arched top. The first floor contains a narrow brick feature above the door with brick quoins and a segmental arch, which has been blocked by a series of bricks set on edge. This is flanked by two windows that match the left hand window on the ground floor. There is an additional gabled dormer window in the roof area that is visible on the front of the building. The window is square-headed. The roof is concrete tile and the chimneys located at either end contain water tablature at the top.



Plate 2: Front elevation of the stone building



Plate 3: Front elevation of the brick extension

The front elevation of the brick part of the main range is of red and blue vitrified brick forming a chequered pattern (plate 3). This part of the structure is two storeys, with two bays. The two windows on the ground floor are mullioned and transomed with four lights, and timber lintels. The left hand window is original framed and leaded glass, with the right being a modern single panel with lead attached and is probably of a 1980s date. The two above have two mullions and are set under the eaves. At the northwest end there is a single storey addition with a single bay that has a window that matches the ground floor window immediately to its right being of the 1980s. At the southeast end of the brick part of this façade there is an attached passageway extending out to a roughly square extension.



Plate 4: Front elevation of additional brick extension

The northeast side elevation of the front brick extension has two modern square-headed windows (plate 4). The roof contains a half hipped design on the southeast side and a gabled roof on the northwest side. There are a series of cut bricks at the right hand end,

suggesting reworking of the structure. The roof has a mixture of 1/3 round ridge and arisssed ridge tiles again indicating that there is a reworking of the original structure.

The northwest elevation contains four components of which the main part is the main range of the building (Fig. 12, E.4). This contains a single storey gablet gable, below which is a wall with two bays on the left hand side a window and the right a door below a catslide porch. Above this is the line of the brick gable, and above this a further gable surmounted by a chimney. To the left of this there is a single storey walkway with a door at the right hand end accompanied by a brick wall with a series of windows above, and a limestone slate roof. This walkway links to the square building positioned in front of the main façade, which has a chequered brick wall with two bays of different sized windows. Above this is a gablet roof. Extending to the rear is a lean-to structure with a rendered wall, and beyond this a single storey extension with a hipped roof.



Plate 5: Rear elevation

Like the front elevation there are a number of component parts concealed along its range. The tallest part of the main range is two and a half storeys high, and demarcated by chimneystacks at either end (plate 5). This part of the building contains three bays, not arranged exactly as its counterpart on the front façade. On the ground floor the three bays contain a central door with two larger more recent window casements flanking. These are set in the wall of a lean-to. On the first floor there are two bays in a limestone wall. The windows have soldiered segmental arches. The one on the left hand side is a mullioned and transomed window, while that on the right is different with a dominant transom and six panes. The right hand window has also been shortened. In the attic space there is a dormer window. The roof is of concrete tiles.

The component part to the left contains two bays. There are two small windows in the ground floor, and two windows and two roof lights on the first floor. The ground floor wall lies below a lean-to, which is so arranged so that a small area of brick wall with two windows in is visible. At the extreme northeast of the building is a single storey extension with a gablet roof, and a single window on the ground floor. At the extreme southeast of the façade is a gable end with a hipped roof, with two modern casement windows inserted.



The southeast gable end of the building is of stone and has no features, except for a brick chimney (Fig. 12, E.1). To the left is a single storey hipped roof. On the front façade the single storey extension is of brick with a passageway with a door, and the square building proper having two windows with timber lintels under a half hipped roof.

### 3.3 Ground Floor (Figure 10)

The ground floor of the building is divided into eleven rooms. The main entrance leads into the hall (G1) which had a stone floor with doors in the left and right hand walls. There is a timber running across the top of the main door with a step down into the hall.

The left hand door leads into room (G2) the shop. There is one wooden window in a recess in the northeast wall. There is a metal reinforcement on the inside of the window and a timber beam running across the top of the window. There is a stone fireplace in the southeast wall which is part of the southeast chimney. Across the top of the fireplace is a wooden lintel and in the recess on the left hand side (plate 6) there is another beam running across the top and partially into the chimney breast. A secondary beam is visible at the top of the recess further in. There is an additional recess in the middle of the southwest wall in the shop. A chamfered ceiling beam runs axially from the fireplace and connects with a chamfered post.



Plate 6: Timber beams at side of fireplace

The right hand door in the hall (G1) leads into room (G3). The restaurant in the stone building (G3) has a wood laminate floor laid over modern terracotta type tiles over a concrete floor with a partial wall extending from the south corner to the west. The northwest wall has a fireplace which is the base of the northwest chimney (plate 7). This has a wooden lintel with chamfer and rudely carved stops. To the southwest of the fireplace there is a joint between the stone building and brick extension. To the northeast of the fireplace there is a square-headed doorway. In the northeast wall one window is set within a recess which has been extended downwards to allow for a seat. There is a piece of timber lintel running across the top of the window that has been partially covered by the wooden framing of the window. There is also a chamfered timber ceiling beam running

from above the fireplace to a chamfered post which is located on the line of the southeast wall. In the southwest wall there is a large opening (plate 8).



Plate 7: Fireplace in restaurant



Plate 8: Timber posts and ceiling beams in stone building

The door in the northwest wall of G3 leads into room (G5) an L-shaped room. There is a square headed doorway in the northeast wall along with three windows with timber lintels. In the northwest wall there is a further window and a double door of modern origin. The southwest wall is staggered with a window at its north end and a door at its south end. In the southeast wall there is a doorway leading to the restaurant (G3) and a stone fireplace

that forms part of the northwest chimney (plate 9). The chimneybreast contains timber ties and reused brick. The stone lintel is new. Within room G5 there is a wooden post located where the ceiling beams cross. The post contains braces on each side connecting the ceiling beams (plate 10). The timbers are chamfered. At the northwest end of the bar there is a pier that supports steel joists on the original northwest external wall line.



Plate 9: Fireplace in bar

The door on the northeast wall leads into a passage G6, which has a brick wall on the right hand side with a door, while on the left hand side is a door alongside a dwarf wall with panelling. There is also a hand-pump well, which has been inserted into a modern feature with stone plant bed, on the southeast wall (plate 11). This passageway leads to the toilets (G7), through a door at the northeast end of the passage. This door leads into a small lobby area with a door in the northeast wall and one in the northwest wall. There is a window in the southeast wall. The door in the northeast wall leads into the ladies, which has two cubicles, and a window in the northeast wall and one in the southeast wall. The other door leads into the gents with a single cubicle and urinals and two windows in the northwest wall. The interior of this structure appears to be a modern reworking.

The southwest door from room G5 enters room G4. There is a large opening to room G3 in the northeast wall. The southwest wall is staggered and contains two windows. There is a square-headed doorway in the northwest wall that leads to the stock room (G8) and the store (G9). There is another square-headed door that leads into the kitchen area (G10). In addition there are three ceiling beams running transversely.





Plate 10: Timber post in bar



Plate 11: Well feature in hallway

The northwest door of room G4 leads into a small lobby with a door in the northwest wall and one in the southeast. The square-headed door in the northwest wall leads into room G8, which has no windows. The door on the southeast side of the lobby leads into the cellar, which has an external door in the northwest wall.

The door on the southeast side of room G4 leads into a hall or lobby of an L-shape, which had a stairwell (G11) on the north side, an external door on the southwest side, and a door in the staggered southeast wall.

The southeast door leads into the kitchen area (G10). The room is formed by two component parts both of L-shaped design. An opening was made to connect the two rooms. Three windows are located in the southwest walls, all of a modern design. Stripping within the kitchen area has revealed additional features showing that the southwest part of the kitchen and the fridge are later additions to the main lean-to across the rear of the building. An additional door enters the room used for the fridge.



Plate 12: Exposed roof truss in kitchen



Plate 13: Cupboard in hallway

### 3.4 First Floor (Figure 11)

The first floor of the Harcourt Arms is located within the stone building and the first extension on the northeast side of the building. It is accessed via the stairs in the vicinity of G11. The hallway (F1) is a connecting feature running along the northeast side of the building. In the northeast wall there is a mullioned and transomed window, and also a cupboard (plate 13). In the south wall there are doors either side of the stairwell, into a cupboard and a room F5, besides a further two cupboard doors. In the northwest and southeast ends of the hall there were doors.

Bedroom 2 (F5) is located within the northwest part of the stone building with one window in the southwest wall and a vertical plank door leading into the hallway (F1) in the northeast wall. There are two transverse RSJs boxed in plasterboard. Due to work carried out within the bedroom the chimney breast from the fireplace in the restaurant (G3) is visible in the northwest wall (plate 14). As the chimney breast enters into the first floor the sides start to slope inwards decreasing the width of the chimney breast and then becomes vertical before entering the second floor.



Plate 14: Chimney breast edge in bedroom 2

The door at the northwest end of hallway (F1) runs into a further extension of the hallway. Along the northeast side of the passage extension there is a square-headed window. In the southwest side of the hallway there are two doors, while in the northwest end there is a further door. The latter door from the hallway enters room (F2) which has a single double mullioned window in the northeast wall and a cupboard in the east corner. One of the doors in the southwest wall leads into room F3; there is a window in the southwest wall. The second door in the southwest wall of the passageway extension leads into room F4; which has a square-headed window in the southwest wall and a fireplace in the southeast wall. A truss with tie-beam and collar-beam with seven struts (plate 15) was located in the roof space above F3. The collar is located immediately below the tenoned purlin.



Plate 15: Timber truss in loft



Plate 16: Fireplace in bedroom 1

At the southeast end of the passage F1 the door enters a further small hallway or lobby, which has a door at its southwest end and a door and stairwell in its southeast wall.

The southeast wall leads to room (F6) which is located on the northeast side of the building and has one square-headed window in the northeast wall. There is also part of a chimney breast within the south corner, which is a continuation of the chimney breast in the southeast end of the narrow room (plate 16).

The southwest door from the hall lobby leads to room (F7) which is located on the southwest side of the southeast part of the building and has one partially blocked window in the southwest wall (plate 17). This was undoubtedly blocked when the modern lean-to was constructed externally.





Plate 17: Partially blocked window in office.

### 3.5 Attic or Second Floor (fig 11)

The stairwell between rooms F6 and F7 leads up to the attic or second floor located within the stone built part of the public house. The timbers in this part of the building have all been replaced due to a previous fire. Attic room (S1) on the southeast side of the building is the one that the stairwell enters and has a dormer located in its sloping southwest roof (plate 18). There is a chimneybreast in the southeast wall. A doorway enters room S2 on the northwest side.



Plate 18: Roof truss and dormer window



Plate 19: Chimney breast in bedroom

Attic room (S2) has one dormer window on the northeast side. Additional work has revealed that there is a chimney breast on the northwest wall of the bedroom (plate 19).

## 4 ASSESSMENT

### 4.1 Phases (Figure 10)

The building probably has a long and complicated history. The large chimney that is associated with room G3 is not systematically keyed to the stone walls of the rectangular structure, either side, and thus it is possible to suggest that it is not part of the stone built rectangular structure to which it is generally associated with. This chimney breast is thus considered to be phase 1, and it is likely that this structure was originally attached to a timber framed structure. In vernacular architecture it is generally considered to be the case that small hall type dwellings had louver shutters along the ridge and that chimneys were added to such structures from the 16<sup>th</sup> century. It was only grandiose structures such as castles and lordly halls that could have been fitted with a fireplace and chimneybreast before this date.

Phase 2 of the building probably saw the timber structure replaced with stone walling. The bricks in the window are narrow and the timbers chamfered. This phase is likely to have occurred during the 16<sup>th</sup> or 17<sup>th</sup> century, due to the brick depth. The majority of the original external walls are intact with a few exceptions. In addition to the external walls there are several ceiling beams within the ground floor and the first floor that could be of the same date.

Phase 3 of the building consists of the first brick extension on the northwest end of the stone building, which is certainly on the map of 1830, and is probably on the map of 1824. The build uses Flemish bond of a chequered form. In neighbouring Berkshire it is apparent that this design can be recognised from the early 17<sup>th</sup> century to the early 19<sup>th</sup> century (Yeates 2010, 9-10). The bricks here have a far greater depth and size, which is likely to

indicate that the bricks are either of the latter part of the 18<sup>th</sup> century or the early part of the 19<sup>th</sup> century, when brick sizes were regulated due to taxation.

The Flemish bond used within phase 3 is continued within phase 4 with the construction of the small additional brick structure at the front of the building. The date of phase 4 is also of early 19<sup>th</sup> century and it is shown on maps from 1830. The building is not shown on the map of 1824 so a date of 1824-30 is suggested, although it could be earlier.

Phase 5 of the building is the rear extension; however, due to the rendering and the decorating inside the building it was difficult to determine the location of joints. This structure is not on the map of 1913, and is thus of a mid to late 20<sup>th</sup> century date.

The last phase of construction work carried out the building was the addition of the northwest part of the bar and the south part of the kitchen. Both of these builds are of modern date. The addition to the northwest side of the building continues on the Flemish bond used in the rest of the brick work.

## **4.2 Listed Status**

The building is a Grade II Listed Building.

## **4.3 Historic and Architectural Assessment**

As a Listed Building the structure is considered of national importance. There are certain indicators that suggest the site may have been in use since the medieval period, possibly the 13<sup>th</sup> century as the name of the public house ties in with a group of public-house names that are obtained from heraldic traditions.

The main part of the central chimneybreast does not appear to be adequately joined to any other part of the stone structure, it is for this reason that a possible 16<sup>th</sup> century date may be ascribed the feature. The re-walling of the building was likely the result of a period in which several timber buildings within the village were re-walled in stone. The narrow bricks of the window quoins and segmental arches are a product of the 16<sup>th</sup> and 17<sup>th</sup> centuries and it is likely that the structure was initially built in this time period, or at the very start of the 18<sup>th</sup> century. The timbers are also chamfered and would also fit into a 17<sup>th</sup> or early 18<sup>th</sup> century date.

The initial brick extension on the northwest side and the brick extension to the front are first shown on an 1830 map. However, inspection of the wing on the front appears to indicate that very little of the original build may survive and that rebuild is evident in the brickwork, new windows, internal décor and roof tiles and timbers.

## **5 THE CURRENT PROPOSAL**

The current proposal is to renovate the building with the intention to demolish the small brick extension at the front of the building. The proposal is also to create a wing to the rear and fore of the building at the southeast end. There is also a proposal to create a further

structure to be the new shop to the front of the premises. A new underground cellar is to be created to the rear of the building, and other cellar areas in the new wing.

These alterations will see the following alterations to the structure as it now stands.

- In the historic stone structure an opening will be inserted in the southeast wall, which will thus lead into the southeast wings. This is the only loss of historical fabric to the old stone part of the building.
- The rear lean-to structure will be taken down to the rear. This part of the structure is a 20<sup>th</sup> century addition and has no historical or architectural merit.
- In the front of the building it is proposed to remove the south wing, which is in essence a mixed bag both architecturally and historically. It is apparent that on the map of 1830 that a structure is located in the position that this wing is located. However, an assessment of the building leads to the conclusion that whatever the form of the original structure it has been severely reworked over time to create a structure that is not architecturally pleasing and detracts from the main façade of the listed public house. The bricks used in the structure contain a chequered pattern, which use vitrified bricks. Such bricks historically can be dated to before 1850, as at this time they are replaced by modern engineering bricks and other coloured bricks mass produced and distributed on the railway system. However, there are some problems within the brickwork on the southeast elevation and the northeast elevations, which appear to indicate that although old bricks are reused the elevations may have undergone considerable rebuilding and reworking. On the southeast elevation there is an area on the left with tightly knitted Flemish bond with a chequered pattern. In the area under the hipped gable and around the double window the bond pattern is Flemish but the use of blue vitrified bricks is less tightly arranged. This would imply that the current building here has seen elements of rebuilding and reworking. On the northeast elevation there are further indications that the structure has been reworked. On the right-hand side there are a series of irregular cut bricks implying that the northwest wall has undergone further rebuilding, and is not in its original location. A series of rebuilds would indicate that vitrified bricks if not being produced would be used sparingly in a rebuild. Both windows in each of the three elevations are all of a modern (20<sup>th</sup> century) origin, although only the left hand window on the southeast elevation shows signs of being inserted into an earlier wall. The roof also shows signs of alterations in its tile use. The 1/3 rounded ridge is used for the hipped roof and the gablet. The ridge tiles below the gablet are arched ridge, and match the other gablet roof on the northwest part of the building. This is indicative of both gables being reworked in the 1980s. The internal décor is modern (late 20<sup>th</sup> century), and none of the roof timbers appear to display traditional timber working techniques, which again is indicative of a replacement roof in the near past. This being the case it is fair to say that the structure on the front of the building, although located in an area that has been built on since about 1830s, is a structure that shows considerable signs of reworking some of which probably date to the 1980s (rebuild of northwest wall, insertion of windows, reworking of parts of the roof and the internal arrangement and décor). Of the original walling it is possibly only the southeast wall along the connecting passageway that shows a potential to be of an 1830s date.

Alterations to the first floor will include the following modifications.



- This includes the insertion of a walkway through the stone wall at the southeast end of the building and an insertion of a passage through the rear stone wall of the structure. This thus means the loss of original stone fabric in the building.
- In the old brick extension to the northwest a door will be inserted into the northwest wall to gain access to the loft space to provide access to a room with toilet facilities. The small window in the rear wall will be blocked up. Here there will be a small alteration to the historic structure.
- Further alterations internally to the stone structure will include the adjustment of partition walls and the moving of the stairs. These alterations will only affect modern rebuild that resulted in a fire in the late 20th century.

Alterations to the attic space will be as followed.

- This will involve the insertion of a new dormer window on the front elevation. This dormer is designed to balance the oldest part of the façade. No original material will be disturbed here as the roof was destroyed by fire and replaced with modern material.

The potential to disturb below ground archaeological remains should be noted. Stanton Harcourt is a recognised historical village and parish with a number of listed buildings and a conservation area. Historical remains in the area of the Black Ditch go back to the early medieval period and the potential for a public house or inn on this site goes back to the 13<sup>th</sup> century. The following developments could affect earlier archaeology.

- The insertion of a cellar to the rear of the listed building will cause the loss of any potential archaeological remains due to the depth of excavation.
- The insertion of a basement at the front end of the southeast additions will, due to its depth, cause the loss of any potential archaeology near the street frontage.
- The footprint of the new rear extension and southeast wings will damage any potential archaeological remains, but not necessarily destroy them.
- The foundations of the shop will also affect any archaeology on the street frontage.
- The insertion of new services, road and areas of parking could also affect any potential archaeological remains.

The aim of the proposed alterations to the public house is to improve the buildings financial viability and also to improve the visual street setting in a conservation area. The public house before its closure operated as a village public house, restaurant and shop. These features are to be retained within the new building so that it can once again service the community of Stanton Harcourt. They are however, to be re-arranged so that these facilities can be provided more beneficially to the community.

The other aspect to this development is the visual impact on the street frontage within the curtilage of a listed building and within the surrounding conservation area. The split parking and the new arrangement of the buildings (with the removal of the previous front appendage) makes a positive improvement to the street scene. The front addition to the listed building has been detailed above as though existing in a location where a building has been since about 1830 shows many signs of being reworked.

Concerns were raised about the roof link between the historical and listed part of the building and the new addition on the southeast side. The height of the connecting roof has been dropped so it emphasises the difference between the two and provides a balance between the original stone building and the later additions.

The choice of materials is to be approved by the conservation officer.

## **6 CONCLUSIONS**

A building impact assessment was carried out at The Harcourt Arms by John Moore Heritage Services to form part of a planning application.

Stanton Harcourt is a village with a historic parish and a historic manor and was associated with the Harcourt family from the 13<sup>th</sup> century.

The building contains a main range of buildings, with an extension to the front and a series of lean-to additions to the rear.

An assessment of the building indicates that there are six major phases to the building, with the first phase consisting of an internal feature, a stone chimneybreast, which does not appear to be joined to the surrounding stone walls as would be expected if all of one phase. The stone rectangular building on the southeast side represents the second building phase and probably (due to the chimneybreast) replaced a timber frame structure. The brick arches and quoins, and the chamfers on timber beams may indicate that these walls are possibly 17<sup>th</sup> century. The subsequent two phases (3 and 4) consist of the brick extensions carried out with Flemish bond and a chequered design. These phases are on a map of 1830 and are thus at least of that time period. Phase 3 is thus of at least the early 19<sup>th</sup> century, but possibly of the later 18<sup>th</sup> century. Phase 4 applies to the forward wing, but although some of the brickwork may be of this date, it is possible to suggest through what physically survives that the structure has been reworked and that it no longer provides a reliable indication of what was there previously. A section of wall along the passageway may be all that survives of this date. The latter two phases are of the 20<sup>th</sup> century, and these contain considerable reworking of Phase 4.

## **7 BIBLIOGRAPHY**

Barclay, A, Gray, M and Lambrick, G 1995 Excavations at the Devil's Quoits, Stanton Harcourt, Oxfordshire, 1972-3 and 1988, Oxford: Oxford Archaeology Unit / Thames Valley Landscape Volume 3

Cox, B 1994 English Inn and Tavern Names, Nottingham: Centre for English Place-name Society / University of Nottingham

Gelling, M. 1954 The Place-Names of Oxfordshire, Part 2, Cambridge: Cambridge University Press

Sherwood, J and Pevsner, N 1974 The Buildings of England: Oxfordshire, London: Penguin

VCH 1990 A History of the County of Oxford – Volume 12: Wootton Hundred (South) including Woodstock, London: Institute of Historical Research / Oxford University Press

Walker, Martineau & co., 1924 Harcourt Settled Estates, Oxfordshire (SC/84 P3)

Yeates, S J 2010 Historic Building Recording and Archaeological Watching Brief on Manor Farm Barn, Brightwalton, Berkshire NGR SU 42920 79400, Oxford: John Moore Heritage Services Unpublished Report

## **8 HISTORICAL MAPS**

P345/M/1 1824 Bryant's map

O138/9/M/1 1830 Ordnance Survey Map of Oxfordshire

CH/XLVII/1 1834 Greenwood's map

CH/XXIV/4 c 1850 Ordnance Survey Map of Oxfordshire

Oxon XXXVIII.3 1876 First Edition Ordnance Survey Map

Oxon XXXVIII.3 1899 First Edition Ordnance Survey Map

Oxon XXXVIII.3 1913 First Edition Ordnance Survey Map

SC/84 P3 1924 Plan of Harcourt Arms from 1924 Auction book