

JOHN MOORE HERITAGE SERVICES

BUILDING ASSESSMENT
ON
THE GARDEN COTTAGE,
LAWN UPTON HOUSE, LITTLEMORE,
OXFORD
NGR SU 53793 02699

On behalf of
Vanderbilt Homes

AUGUST 2014

REPORT FOR Vanderbilt Homes
The Old Rectory
Windsor End
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**THE GARDEN COTTAGE,
LAWN UPTON HOUSE, LITTLEMORE**

Building Assessment

SUMMARY

John Moore Heritage Services carried out a building assessment on the Garden Cottage (NGR SP 53793 02699) located in the grounds of Lawn Upton House. Even though some photographs were taken before the destruction of the building the report has been constructed retrospectively after demolition.

The structure was a T-shaped building with a central north to south gable. Either side of this there were two wings running east to west. The south façade was the main one and the rear façade appeared to incorporate the earlier north boundary wall of Lawn Upton House's property.

The structure was not significant architecturally and was unsound structurally.

1 INTRODUCTION

1.1 Location

The Garden Cottage or House is located in the grounds of Lawn Upton House (SP 53793 02699) which lies in the eastern suburbs of Oxford in a place called Littlemore. There was no ancient parish of Littlemore; historically part of the parish was located in the historic parish of Iffley and the other part in the old parish of Saint Mary the Virgin, Oxford (VCH 1957, 206). The association with Saint Mary's in Oxford is considered to be pre-Norman, while that with Iffley is considered to date only to the 12th century. The civil parish of Littlemore was created in 1885, and in recent years this has been absorbed by Oxford City Council. Historically the area was located in the hundred of Bullingdon, and the historic county of Oxford.

Historically the grounds of Lawn Upton House used to extend in the northwest to the Sandford Road where there is a former lodge, and to the south and east into the grounds of the current school. The grounds of Lawn Upton House have thus been significantly encroached upon. The listed structure of Lawn Upton House and the old stable block lie to the west of the Garden Cottage. To the south there was the former timber framed school, which was attached to the listed building and was covered in a report by JMHS (Yeates 2013). This has now been demolished and replaced by domestic dwellings. To the northeast of the boundary wall there is a housing development.

Topographically the site lies on a terrace which slopes towards the southeast towards the Littlemore Brook and to the southwest towards the Thames.

The underlying geology is a Beckley Sand member, which comprises of local sandstone formed 154 to 159 million years ago in the Jurassic (www.bgs.ac.uk/data/MapViewers/home.html).

1.2 Commission

The report was commissioned by Vanderbilt Homes, and was carried out retrospectively after the demolition of the building.

1.3 Aim of Investigation

The aim of the report is to bring together as much information of the Garden Cottage as possible.

2 BACKGROUND

2.1 Designations

The main building at Lawn Upton House is a grade II listed structure (EHBID 246519: SP 53788 02684). The building is described in its listing as followed:

“House in Gothic style c 1846; built for Charles Crawley (Crawley Coat of Arms over oriel window). 2 storeys H plan, the wings on the north side added by W Herschel in the later C19. Coursed, squared limestone rubble with freestone dressings. Tiled roof with

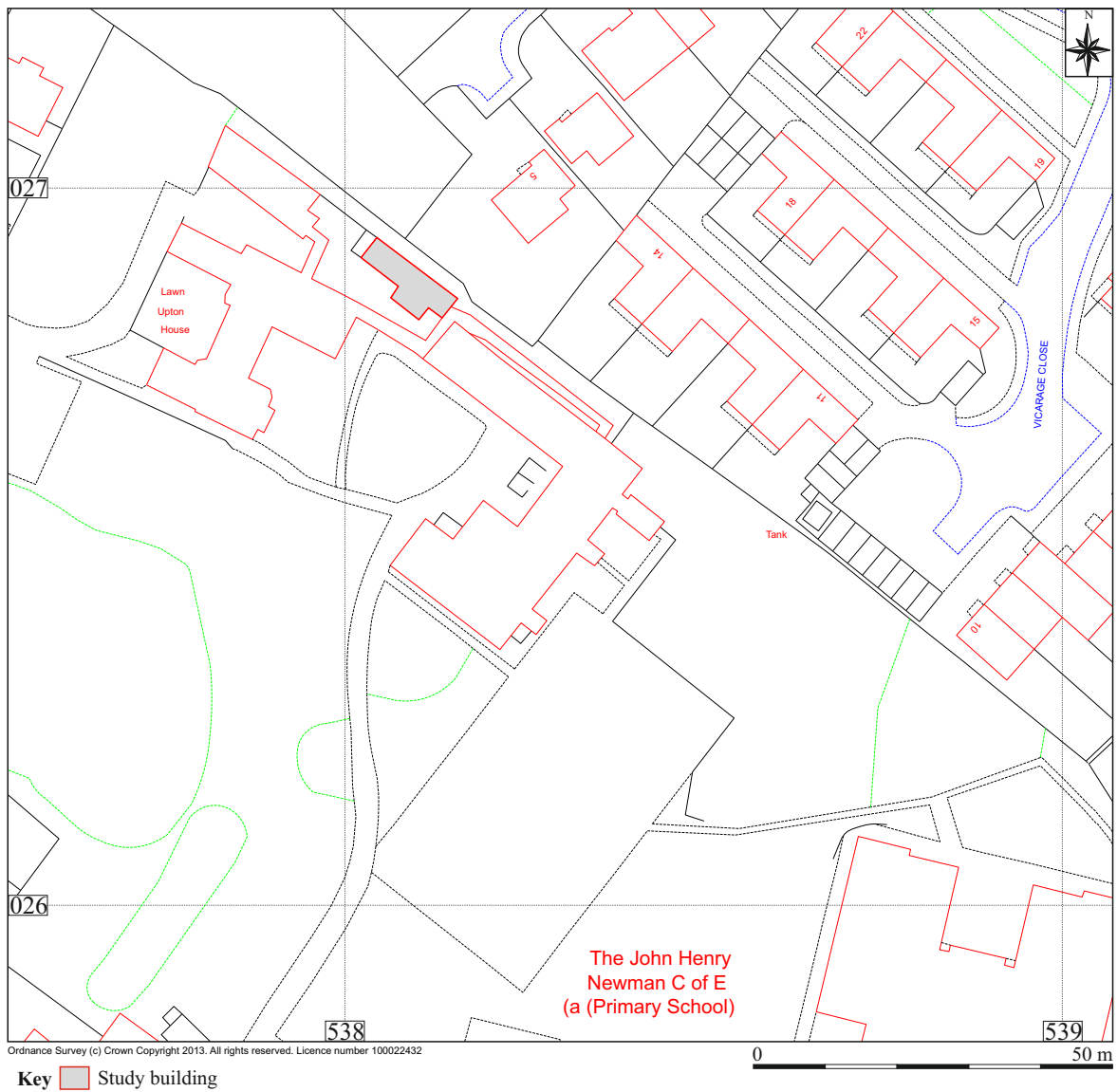
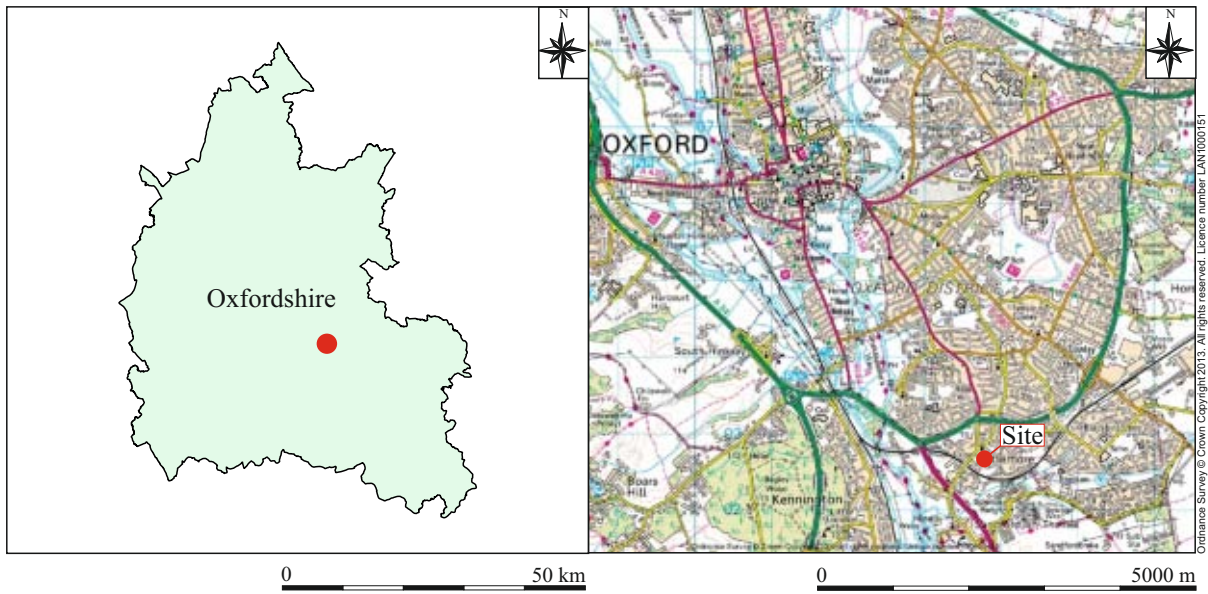


Figure 1: Site location

coped gables and multiform ashlar ridge stacks. Coped, gabled dormers. Casement windows with mullions and glazing bars. 1st floor oriel window to south wing. Octagonal staircase turret in corner between main range and south wing. Arched doorway with panelled door. The site has associations with John Henry Newman who proposed to found a monastic house here before his conversion to Rome in 1845."

The Garden Cottage was not specifically listed, but in theory could have been protected under the curtilage of the listed building. However, the structure was in a poor state of repair.

The church to the north of Lawn Upton House is mentioned in *The Buildings of England: Oxfordshire* (Sherwood and Pevsner 1974, 688-90), but the house and any structures in its grounds are not.

2.2 History of Development

The earliest evidence of activity in the area of Lawn Upton House was detected during archaeological work, when Roman and medieval pits and a boundary ditch were identified (HER PRN 15837).

The name Littlemore is first recorded as *Luthlemoria* in c. 1130, and is considered to refer to the small marsh (Gelling 1953, 180). The origins of Littlemore are obscure, as it is first noted historically as 1 knight's fee in the honour of Leicester (VCH 1957, 206-14). However, it is speculated by the Victoria County History that the settlement originated as one of 4 hides in Sandford, which were given by Edward the Confessor to Earl Godwin. On the Earl's death the land is considered to have been granted to Abingdon Abbey. In 1219 Countess Margaret of Winchester granted Littlemore land to Roger de St Andrew. There were three other manors in Littlemore which were later held by the colleges of Lincoln, Corpus Christi and Oriel.

If the manor was part of Sandford holdings in 1086, then it has been suggested that Littlemore contained 7 households (VCH 1957, 206-14). In 1279 there were 16 households on the land in Saint Mary's parish, and 10-12 households on the land held by Iffley Manor.

The rector of Saint Mary held land in Littlemore from the 13th century (VCH 1957, 206-14). The connections between Littlemore and Saint Mary's parish are explicitly mentioned for the first time in 1341.

A Baptist Chapel was established at Littlemore in 1804 (Anonymous 2008). Newman established the Church School in 1838 (Anonymous 2008); this school became affiliated to the national society in 1851. In 1840 John Henry Newman acquired a 10 acre plot next to the church (EHBID 246519), who held the living of Saint Mary in Oxford with Littlemore (Sherwood and Pevsner 1974, 688), and who proposed to establish a monastery at the site prior to his conversion to Rome in 1845.

The initial phase of development on the site was in c. 1846 when Charles Crawley constructed a two storey H plan building (EHBID 246519). The Lodge was constructed at a similar date (PRN 27413) by Sir William Herschel, the grandson of the famous astronomer, bought the property from the Crawley's in 1881 (VCH 1957, 206-14). He is

famous for identifying the significance of fingerprints in criminal forensics. The house saw later alterations in the late 19th century (PRN 27412).

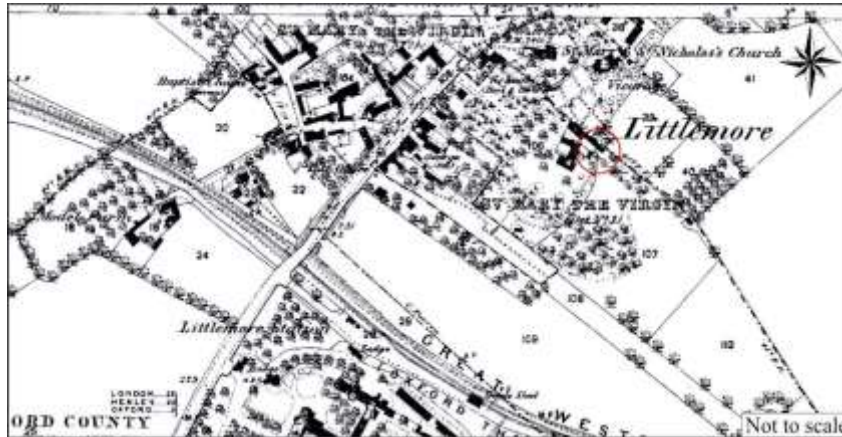


Figure 2 OS first series map dated 1876

The Ordnance Survey map of 1876 (OS FS XXXIX.16) shows the outline of Lawn Upton House as a two wing building, with a series of structures along the northeast boundary (Fig. 2). This implies that the interpretation of the structure as an H-shaped building is problematic. This map shows the structures along the north boundary but it may be missing the distinctive jutting gable of the Garden Cottage. The second series map of 1899 (OS SS XXXIX.16) shows the structure as an H-block, the rear part of the northeast wing has been added to the structure and there are also alterations in the shape of the buildings along the boundary, the insertion of a gable, perhaps (Fig. 3). This would indicate that the date of the Garden Cottage could have at least two phases. The OS map of 1913 (OS TS XXXIX.16) shows no alterations to the basic plan of the building (Fig. 4). The site is covered on the Berkshire 1: 25,000 series dated 1955, when most of the additional school building is shown. There are minor structural elements not on this map such as the walkways connecting buildings, and a few of the additions on the south side. This implies a construction date of the timber framed school of 1949-54.



Figure 3 OS second series map dated 1899

A document exists for Lawn Upton House dated to the late 1920s-1933 for the register of estates, residences, manors, and farms for sale or letting (OHC B28/1/D4). A further undated document gives an estimate for repairs and painting to the house (OHS B27/1/A6/1/62). In 1933 there was a re-organisation of the Church School as the original School was transformed into a junior school (VCH 1957, 206-14). Lawn Upton House in 1949 was an establishment run by the Clewer Community of Nuns, and was for delinquent

girls. It was at this time that it was taken over for the establishment of a school. The attendance in 1952 was 270. The establishment became a Church of England School, which was closed August 2003. This was later rented out as the Iqra School for Muslims, which closed in 2010. The new adjacent infant school was opened 1st September 2012 and is called the John Henry Newman Academy.

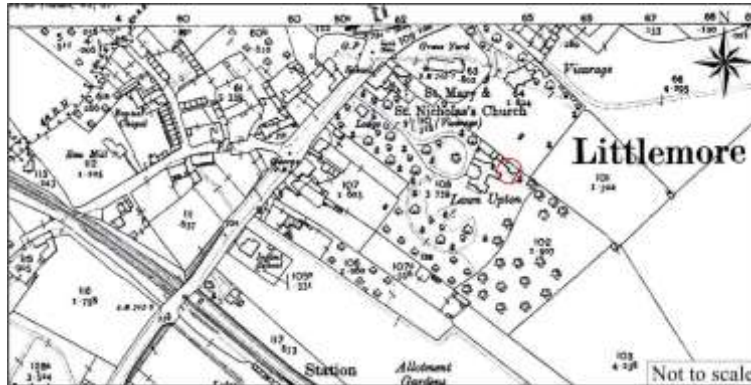


Figure 4 OS third series map dated 1913

3 DESCRIPTION OF GARDEN COTTAGE, LAWN UPTON HOUSE

3.1 Introduction and General Description (Fig. 5)

The structure is an unusual design and has a T-shaped plan with three components. The thicknesses of the walls would indicate that the building is constructed of a mixture of stone and brick. The roofs are of red clay tile.

3.2 Façades



Plate 1 South elevation west end

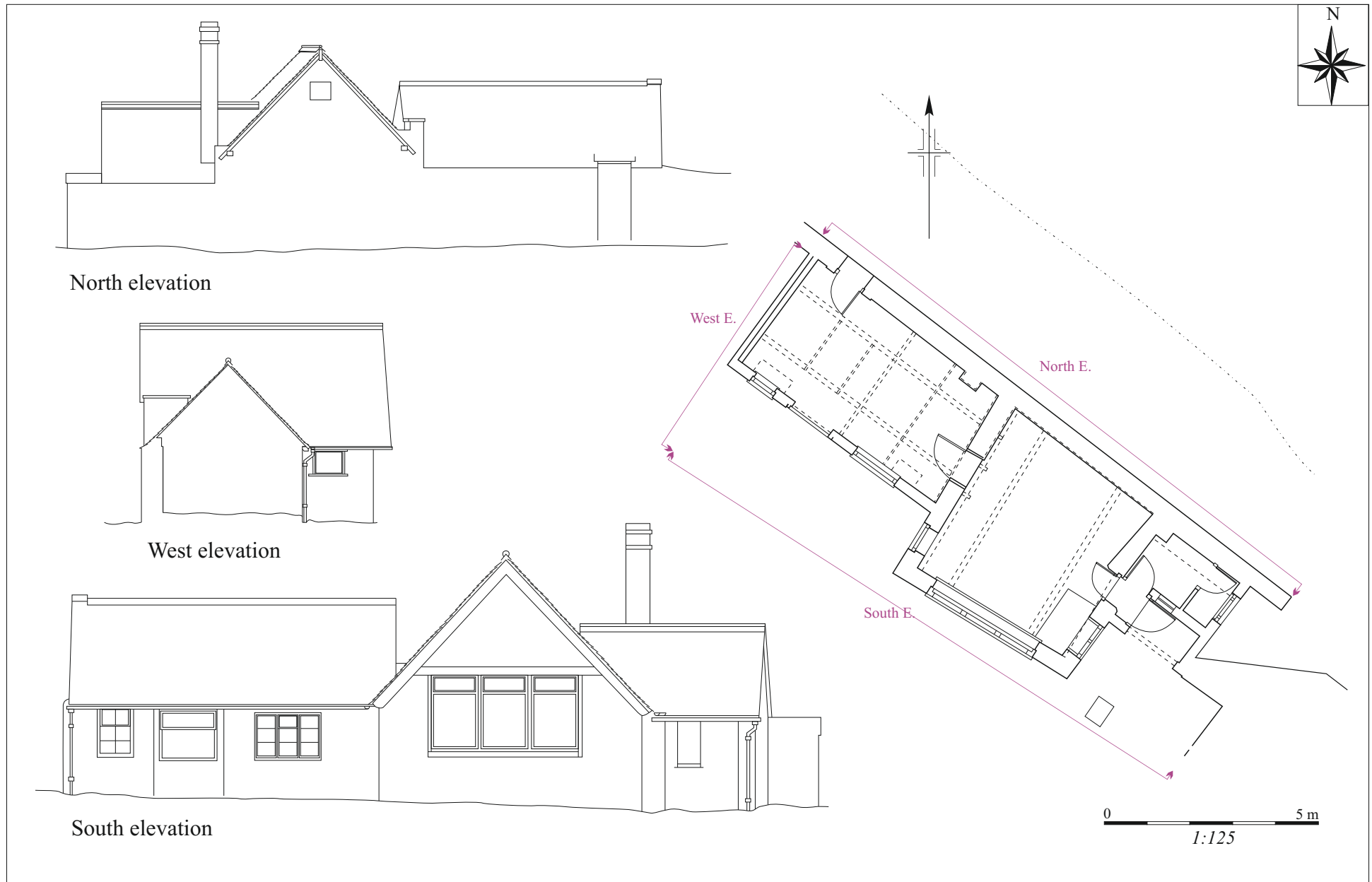


Figure 5. Single-phase plan and elevations of The Garden Cottage

The front elevation has three component parts. On the left hand side the elevation contains three different windows (plate 1). The windows are all of different sizes, with the two outer windows being of similar window pane size, while the central window is a modern insertion. The central component is a gable end with fascia boards and containing three large joined windows (plate 2). It is set at a non right-angle to the other axis of the building. The small right-hand part of the elevation contains a porch area with a window set in the porch (plate 3). There is a door on the left-hand side of the entrance.



Plate 2 South elevation gable end

The west end contains a blank gable end. The gable can be seen projecting to the south, and has a small window inserted.

The rear façade is formed along the line of the boundary wall, which had a thick width and was made of stone rubble. On the right-hand end there was a door, above which was a roof. At the east end of that roof there is a short chimney set at the junction. There is a central gable end with fascia. This central gable and the gable on the right-hand side are not joined. On the left-hand side there is a roof that is joined to the central part of the roof. From the left-hand roof there is a slender yellow brick chimney (plate 4) that rises above all roof lines.

The east end has a gable with an off-set window. There is a chimneystack rising from the rear part of the roof. Behind this it is possible to see a range of the building in a general north to south direction extending on the southern side. There is a window in the side wall of this southern extension.



Plate 3 South elevation east end porch



Plate 4 Chimney

3.2 Interior



Plate 5 Entrance hall



Plate 6 Central room

The main entrance to the structure is through a porch on the southeast end of the building. On the left-hand side of the porch is a door that leads into a small square area with a door to the right and one straight ahead (plate 5). The door to the right leads into a small roughly square room with a sink in the southeast corner and a further door in the east wall leading into a toilet cubicle, which had a frosted window in the east wall.

The door straight ahead leads into an irregular rectangular room and is a door roughly central to a staggered east wall. In the south side of the east wall there is a window. In the south wall there are three large windows. In the south end of the west wall there is a window. There is a door off-set from centre in the west wall (plate 6). A washing basin is located in the southwest corner of the room.

The door on the west enters a roughly rectangular room through its east wall. On the south side there are three windows all of different type. In the northwest corner there is a door leading through the earlier boundary wall. In the northeast corner there is a chimneybreast.

Due to Health and Safety concerns parts of the building were not accessed.

4 ASSESSMENT

4.1 Phases

The structures have a general late 19th to early 20th century appearance. The Ordnance Survey map evidence can perhaps help make an assessment more precise. Buildings are shown in the location of the Garden Cottage in 1876, but there is no apparent gable end extending. For this reason I am going to suggest that the structures were either different or perhaps only contained the western arm. The map of 1899 shows the gable end projecting to the south. This map implies that the original structures were cleared and that a new building with a north to south range and an east extension is on the map. Due to the arrangement of the walls between the central part of the structure and the western part of the structure it is assumed that this part of the structure was added after or at the same time. Either way they would all appear to be on the 1899 map, which would indicate that the structure was probably constructed at some date between 1877 and 1899.

The buildings probably received a re-development in 1949 or the 1950s when the site was developed as a post-World War II school.

4.2 Listed Status

The Garden Cottage was not listed but lay in the former curtilage of a listed building known as Lawn Upton House.

4.3 Historic and Architectural Assessment

The Garden Cottage has little architectural merit and the only significance is that it lies in the former curtilage of a listed building.

5 THE CURRENT PROPOSAL

The current proposal, which has already been carried out, was to demolish the building.

6 CONCLUSIONS

The Garden Cottage at Lawn Upton House is not a listed building, but lies on the curtilage of one. It was probably constructed at some time between the dates of 1877 and 1899, as this is when the distinctive shape is first shown on the map. There were probably buildings located there before that date, probably of an earlier 19th century date.

The building has little architectural merit, it was structurally unsafe and has been demolished.

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5th August 2014