

JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING ASSESSMENT

ON

LOGG FARM

ODDINGTON, OXFORDSHIRE

NGR SP 55052 14465

On behalf of

Planned Approach Architects

JULY 2014

REPORT FOR Planned Approach Architects
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Logg Farm, Oddington

Building Assessment

SUMMARY

Heritage Services carried out a survey of Logg Farm in the parish of Oddington, Oxfordshire (NGR SP 55052 14465). The building is a grade II listed structure and is thus considered to be a structure of national importance. The building has seen recent work without listed building consent.

An assessment of the structure has noted that the structure appears to be of at least three major phases. Phase 1 saw the construction of the main rectangular block with two ranges backing onto each other. This structure has a number of features which could be interpreted as 17th century in date, for example traditional timber working in the roof space, steeply pitched roofs and some chamfered lintels and fireplace, also L-shaped hinges. There are further components that show an 18th century origins such as the classical style panelled doors, panelled cupboards being located in alcoves and sash windows. A listed date of c 1700 is thus considered appropriate for this structure. The building is historically important because it is an important early example of a structure containing sash windows, which are known to have come into limited use from c 1670. The latter two phases saw the construction of further parts of the structure on the west end, which appear to be butted to the main part of the structure. Phase 2 appears to be a probable early addition after the main construction, while Phase 3 was probably 19th century in origin.

The proposed alterations are in the main harmonious to the structure being refurbishments rather than alterations. There are, however, certain places where the historic asset will be impacted upon. The insertion of new windows in the rear, east and west elevations will affect the external view of the structure. A doorway will be placed through an internal stone wall on the first floor. Under floor heating on the ground floor will mean damage to underground hypocausts probably of an 18th century date. In the kitchen it is proposed that new cupboards be inserted to replace the existing alcove cupboards, which are such a characteristic of unspoiled 18th century structures.

1 INTRODUCTION

1.1 Location

Logg Farm is located on the southern side of the village of Oddington, Oxfordshire (NGR SP 55032 14465). Oddington is a historical parish located in the historic Hundred of Ploughley and the historic County of Oxford.

The farmhouse and buildings at Logg Farm lie to the south of Oddington village, and separated from it by some 0.5km. To the north of the farmhouse there is a trackway with trees either side. A farm building is marked on maps to the northwest and other farm buildings are marked to the southeast and west. Two of the farm buildings constructed to the south are of limestone rubble, but most are modern sheds.

Topographically Oddington village is located on a ridge on the northwest side of the River Ray and Otmoor. Logg Farm is located to the north of the River Ray at a location where the river has cut through a terrace. The site lies between 60m to 62m Ordnance Datum.

The underlying geology is a Cornbrash Formation of limestone that was formed in the Jurassic 161 to 168 million years ago (mapapps.bgs.ac.uk/geologyofbritain/home.html). Other rock strata that surface in the immediate area are Kellaways Clay Member, a sedimentary mudstone, and Kellaways Sand Member a sandstone and siltstone mix, both of which were formed some 161 to 165 million years ago.

1.2 Commission

The building assessment was commissioned by Tim Howard, of Planned Approach Architects.

1.3 Aim of Investigation

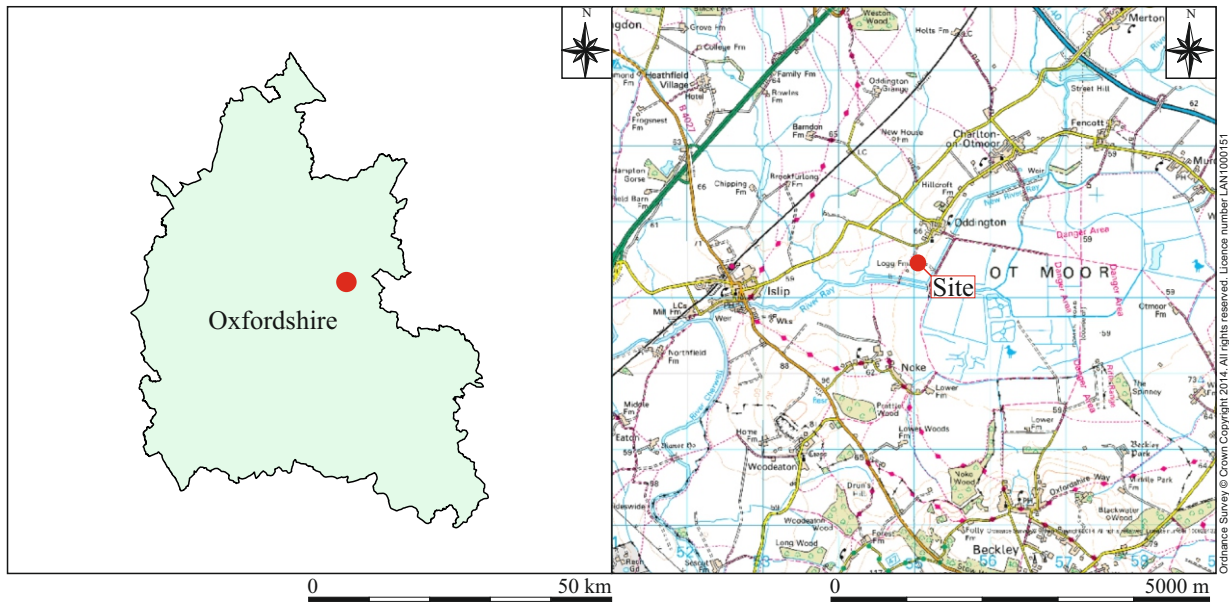
The aim of this evaluation is to provide an assessment of the surviving building including its material, form and date. This is so appropriate advice can be given for the refurbishment of the property.

2 BACKGROUND

2.1 Designations

Logg Farm is a grade II listed building (EHBID 243370: SP 55032 14465) and was designated as such in 1987. The listing description is as followed:

Farmhouse. Mid C18. Limestone rubble; artificial stone-slate roofs with renewed brick gable stacks. Double-depth plan with wings. 2 storeys and attics. Regular 3-window front has a 4-panel door with rectangular overlight and has renewed 16-pane sashes above and in the outer bays, all with stone flat arches. Rear has casements with wooden lintels. Double-span roof has gable parapets with renewed copings. Small added wing extends to left of front and has a canted end. Single-storey contemporary wing, extending to left of



Key ■ Study building

Figure 1: Site location

rear range and returning to project to rear, has a tiled roof with original gable parapets and large projecting kneelers. Interior: C18 stair with ramped handrail and turned balusters rises to attic. Formerly part of the Water Eaton Estate (VCH 1959, 277).

The farmhouse is not the only listed building in the farm complex, as the barn that is located some 30m to the south of the site is also a grade II listed structure (EHBID 243371: SP 55037 14420). Though this barn will not be affected by this development that two listed structures are located close together is significant. The listing for this structure is as followed.

Barn. Early/mid C18. Limestone rubble; corrugated-asbestos roof. 5-bay plan. Central full-height opposed doors and slits. Interior: butt-purlin roof; trusses have ties, collars and raking struts. formerly part of the Water Eaton Estate. Included for group value.

There is no conservation area in Oddington. Only the church is mentioned in the village of Oddington in the Buildings of England Series (Sherwood and Pevsner 1974, 730).

2.2 History of Development

An early medieval cemetery was located in Oddington in 1815 (VCH 1959, 276-85). This is considered to indicate that Oddington was the location of early settlement.

In 1065 the estate at Oddington was granted together with Islip to Westminster Abbey (VCH 1959, 276-85). The estate at this time is considered to have contained 3 hides and ½ virgate. William I granted it to Hugh de Grantmesnil at a date after the Conquest, which is considered to mean that the formal grant to Westminster Abbey had not formerly been ratified.

In the Domesday Book of 1086 the manor is listed under the land of Roger of Ivry's wife (Morris 1978, 55.1-2), who held the estate from the king along with Islip. The estate of Oddington at this time is listed as containing 3 hides and ½ virgate. The estate had 10 villagers, 4 smallholders, 2 slaves, 40 acres, and pasture 3 furlongs by 2 furlongs. The estate holder in 1066 is listed as Alfwy.

The name *Otendone* is first recorded in the Domesday Book for 1086 (Gelling 1953, 233-4). The etymology of the name is given as Ot(t)a's dūn or hill. The same personal-name has been interpreted as the source of Otley, which is now known as Oddington Grange, and Ot Moor.

In the 12th century the claims of Westminster Abbey were recognised on the manor (VCH 1959, 276-85). The area appears to have been part of the Liberty of Islip. The manor was rented to the Poure family as tenant and they continued to occupy the manor into the 17th century.

A further manor is known to have existed at Otley or Oddington Grange by the 12th century, which belonged to Thame Abbey (VCH 1959, 276-85). In 1146 it was noted that Thame abbey was exempt from paying tithes on their land in Oddington and this has led to the speculation that there was a church there at this time. However, the church is first mentioned only in 1223. There was a chapel at Oddington Grange in 1235-6, and various claims on tithes.

Oddington would appear to be associated with Islip in 1065, when they were both given to Westminster Abbey (VCH 1959, 205-19). This appears to also incorporate Noke. In 1843 there was 7 acres of Noke Glebe land in Islip parish and 64 acres in Islip titheable to Noke. It was also noted at this time that £16 yearly was given to the rector of Noke from Islip. In 1882 detached parts of Noke were added to Islip. In the 11th century it was also noted that Bletchington formed part of Alfwy's estate (VCH 1959, 56-71). This implies that the parishes of Islip, Oddington, Noke and Bletchington formed part of a larger whole.

The Victoria County History noted that Logg Farm was part of the estate of Water Eaton (VCH 1959, 277). However, there is no explanation of how or when this situation arose. The manor of Water Eaton has been in existence from the early medieval period (VCH 1990, 188-94). If the association was early it would probably mean that Logg Farm would have been recognised as a detached part of a parish or that there would have been discussions between the abbey which held Water Eaton church and Oddington Church. None of this appears to be the case or has not been recognised. It is assumed that the development is thus post-Dissolution of the monasteries.

There are a number of historical maps of Oddington, which show various degrees of information on the site. Some of them may have something to indicate about past cartographers or perhaps even that some maps were probably based on earlier maps that are no longer extant.



Figure 2 Jefferys' map of 1767

The earliest surviving map of the village is that by Jefferys' dated 1767 (CP/103/M/1). Here the village and church of Oddington are shown (Fig. 2). There is no building shown in the exact location of Logg Farm, but there are two structures shown either side of the road from Oddington to Islip; no buildings are known in these exact locations. It is

probably the case that the building on the south side of this road is a representation of Logg Farm as a square building.



Figure 3 Map of 1768



Figure 4 Map of Oddington of the Late 18th century

A further map of the parish of Oddington was produced for Magdalen College, Oxford, and which has been dated 1768 (Photo54). This shows the village with the church (Fig. 3), but also shows a series of buildings located along the line of the road from Oddington to Islip. A road has been drawn in the location of the present track to Logg Farm, but is far

shorter with a rectangular building on the east side. Though this building does not appear to be in the exact location it is possible that this represents Logg Farm (see Fig. 4 for present location). One point of interest is that there is a field called Portway Furlong located at (SP 5465 1535). This is alongside the road that runs from Islip to Ambroseden and perhaps hints that this road was formerly the route of a Roman road that ran along the northwest side of Otmoor. This road is not noted in Henig and Booth (2000), such names are discussed by Gelling (1953, 2-3). In her account it is noted that the name Portway occurs in Charlton-on-Otmoor parish, and is assumed that it applies to the known Roman road from Dorchester to Alcester, but could apply to the Islip to Ambroseden road. The name Loog Mead is recorded on the north side of the River Ray, the earliest spelling of Log here may imply that the name originates not from English log but from an unrecognised earlier form. There is also the possibility that this map and the subsequent map are copied from earlier non-extant maps that no longer survive and would have omitted later additions.

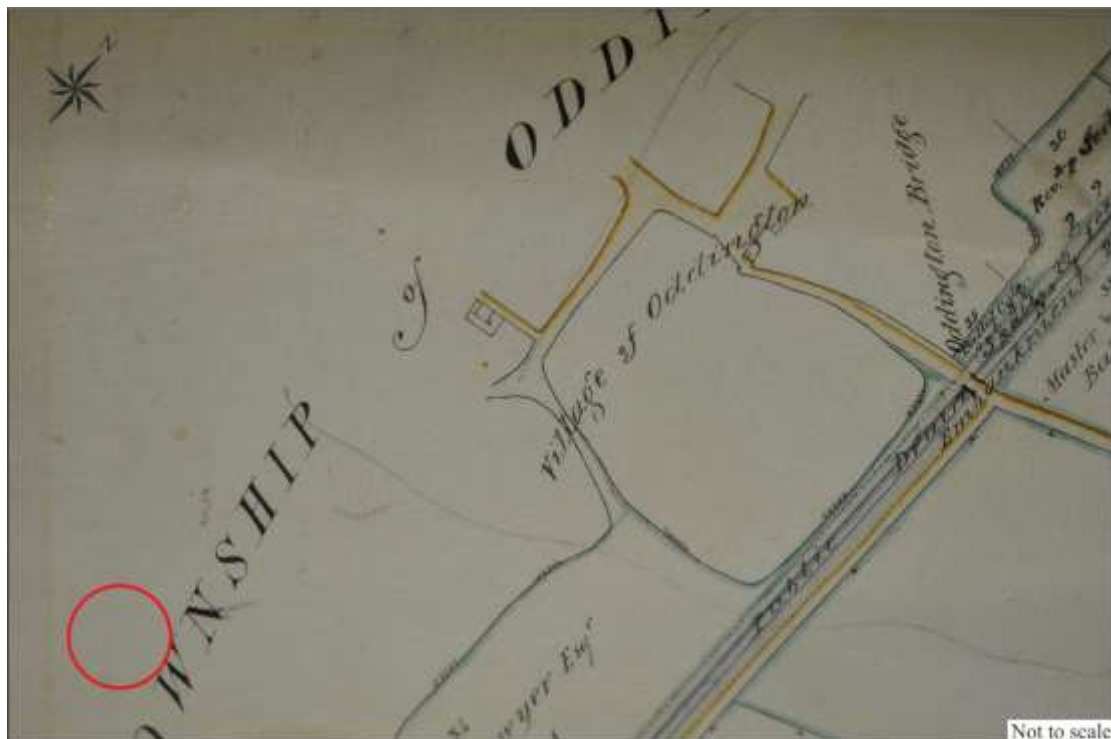


Figure 5 Otmoor Inclosure map of 1791

A further map of Oddington parish is dated to the late 18th century (E/200/M/1), (Fig. 4). This shows Pigeon Close (no 21), Log Mead Close (no 22) and Log Mead (no 23). The church and houses are located on the north side of Pigeon House Close. No house is shown on the map in the location of Logg farm, but it is possible that it may have been erroneously placed on the south side of the village alongside the Islip road. Log Mead Close has agricultural plots set out across it running north to south mainly, but there is a group east to west. There is on this map a field called Portway Close (SP 5450 1525), which is close to the earlier named furlong but not exactly in the same place. This name is not referred to in the Place-names of Oxfordshire, but there is a historical reference to Bradeweeforlange in 1235-6, which refers to the broad way (Gelling 1953, 234), which is normally a significant road or route way.

An outline of the Oddington village is shown on the Otmoor Inclosure Map of 1791 (QS/D/A/volE), (Fig. 5).

The last of the 18th century maps is that by Davis of Lewknor dated 1797 (CH.XX/2) which shows the village and the church (Fig. 6). There is a junction shown below the church, and there is a road leading from Oddington to Islip. There are two houses shown along this road from the village. These do not exist on current maps and it is likely that the southern one of these may represent Logg Farm.



Figure 6 Davis of Lewknor's map of 1797



Figure 7 Bryant's map of 1824

Bryant's map of 1824 (P345/M/1) shows the village and church, and shows Logg Farm as a rectangular building in its correct location at the north end of a group of buildings (Fig. 7). The map shows two buildings to the south which are probably incorrectly orientated east to west.



Figure 8 Ordnance Survey map of c. 1850



Figure 9 Ordnance Survey map of 1876

The Tithe Map of Oddington dated 1849 (294/M) shows selected areas of the parish and not the area around Logg Farm.

The Ordnance Survey map of c 1850 (CH.XXIV/4) shows Logg Farm as a block orientated east to west (Fig. 8); thus being located in its correct position. There are two buildings shown to the south that are orientated north to south. This map thus shows the alignment of the listed historic barn that is attached to Logg Farm in its correct position for the first time.

The First Edition map of 1876 (Oxon 27.12) shows the farmhouse complex to the south of Oddington village (Fig. 9). The farmhouse is shown in a plan which is indicative of it reaching its current outline and form by that date. The only feature missing is arguably the porch. There are a couple of outbuildings to the northeast, and one possible to the west. Some of the garden wall lines appear to have changed. The listed barn is located to the southeast. There is a further structure to the southwest, also of a long and linear nature. A quarry is marked to the southeast of the farm complex.

The Second Edition Ordnance Survey map of 1899 (Oxon 27.12) shows a layout much the same as that of the 1876 map. The farmhouse, here called Log Farm, is in its current form (Fig. 10). There are small buildings to the northeast and one to the northwest. Other structures can be noted to the east, also of a small design. The barn lies to the southeast, and there was another linear building to the southwest, both of which were on the First Edition. On the Second Edition map these structures appear to have been incorporated into two farmyards of various sizes. On this map the size of the quarry has been expanded significantly.

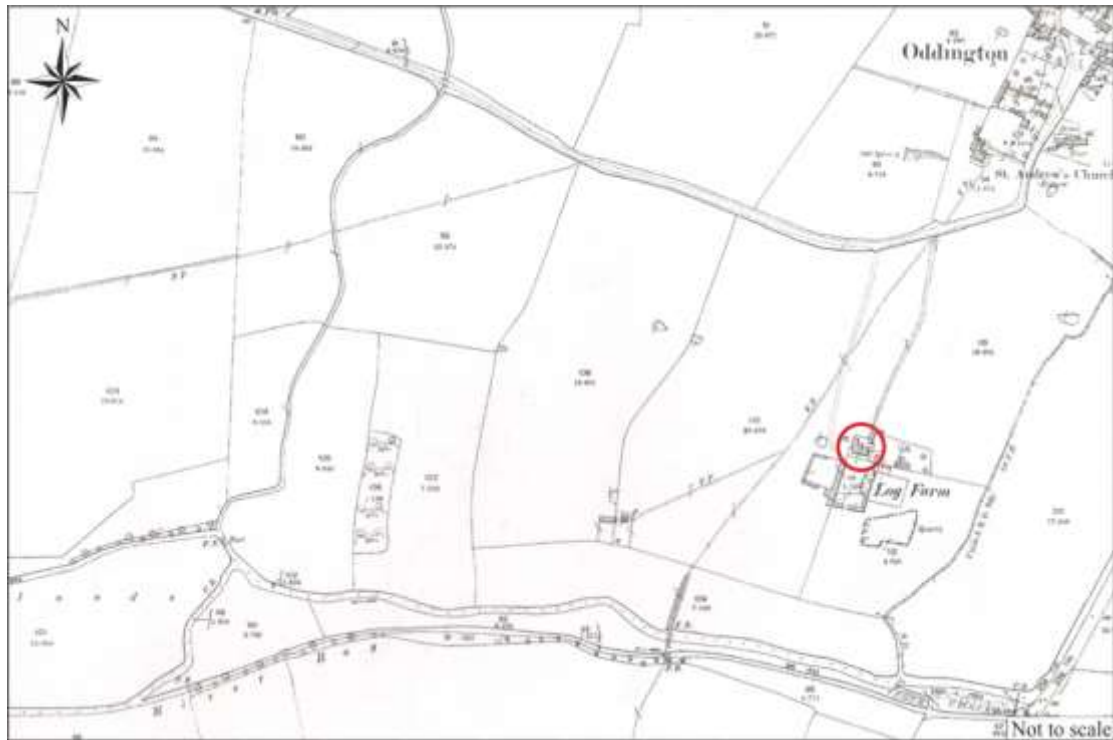


Figure 10 Ordnance Survey map of 1899

The Third Edition map of 1912 (Oxon 27.12) shows the same situation as shown on the Second Edition (Fig. 11).

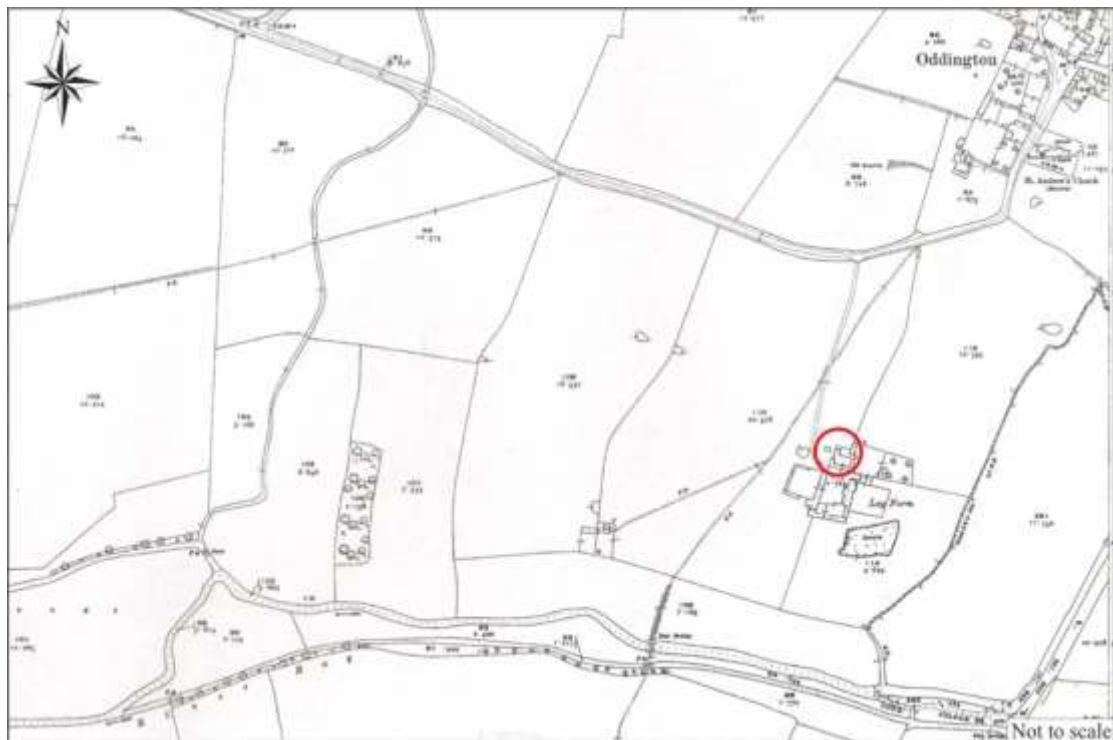


Figure 11 Ordnance Survey map of 1922

3 DESCRIPTION OF LOGG FARM

3.1 Introduction and General Description

The farmhouse at Logg Farm is a rectangular limestone building with additions on the north and west sides. The main roofs are of Bradstone/ARC recon, with the main roof having two central valleys (Fig. 13). The building contains four storeys including the attic and cellar (Figs. 12-13).

3.2 Front or south façade

The front façade contains a main range with three bays (Fig. 15, E3; plate 1). The central bay contains a door on the ground floor, which is an original panel door with window light above in a square headed arch. On the first floor there is a sash window with 16 lights in a square-headed arch. The square-headed arches all contain soldiered lintels. In-front of the door there is a porch with collapsed roof. The porch appears to have a more modern appearance, constructed of reconstituted blocks. Above this is a limestone slate roof with a steep pitch. At the end of each gable there is evidence of a parapet wall with capping stones. There are small brick chimneystacks located at either end of the roof.

To the left of the main part of the façade there is a ground floor extension, which is also constructed of rubble limestone. There is a bay window at the end and a hipped and steeply pitched roof above. Seen extending beyond this is a rear extension, which contains a rubble limestone wall with a panel door under a timber lintel on the ground floor. The roof has a gable end with a capped parapet wall.



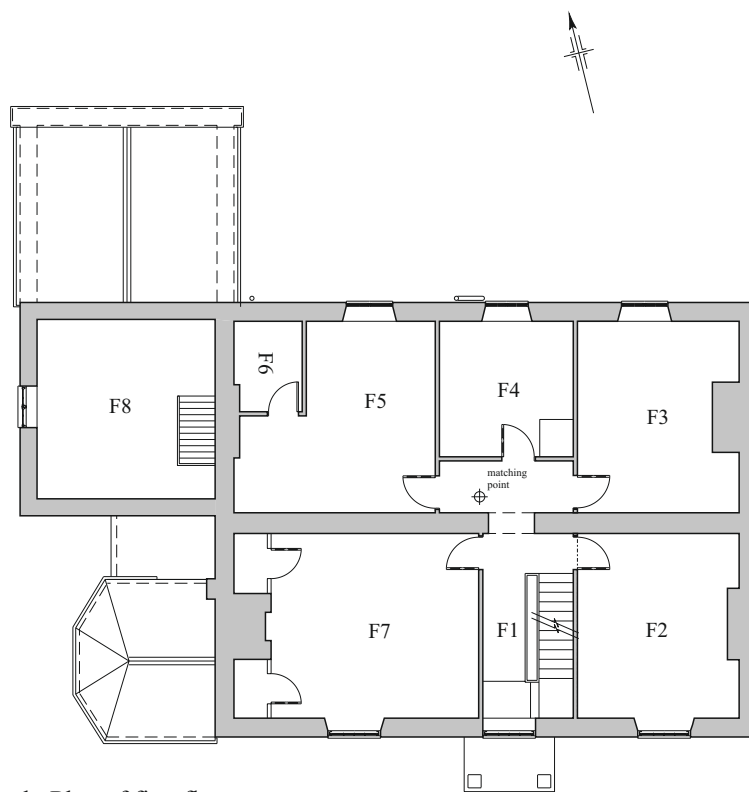
Plate 1 Front façade

3.3 West façade

The west façade of the farmhouse contains two gable ends with brick chimneys constructed of limestone rubble and containing capped parapet walls (Fig. 15, E4). The right-hand gable has an off-centre brick chimney added. The left-hand gable has a window



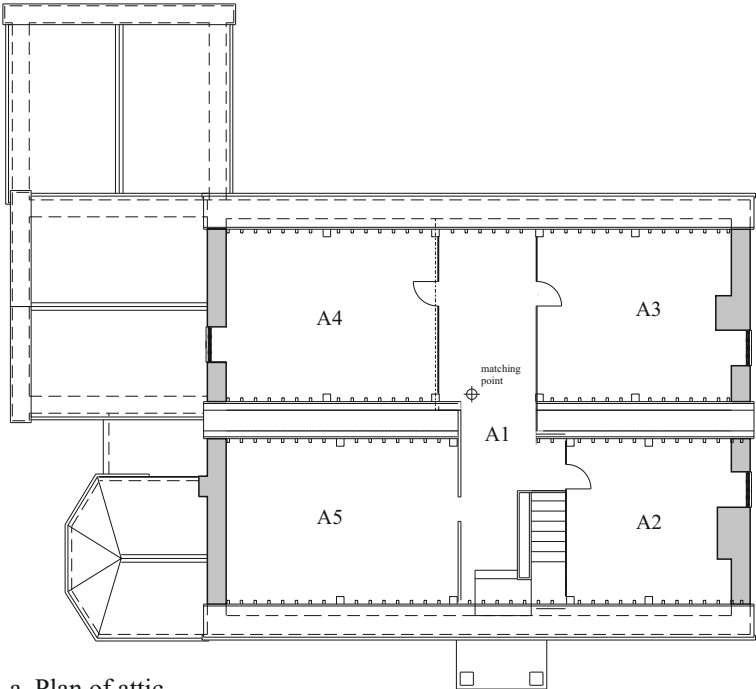
a. Plan of ground floor



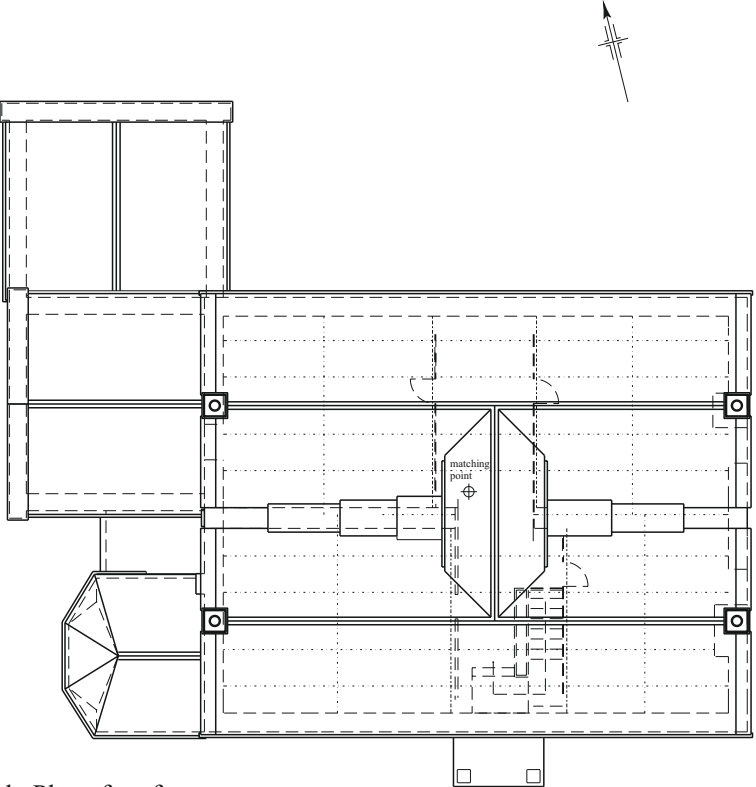
b. Plan of first floor

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Figure 12: Plans of ground and first floor



a. Plan of attic



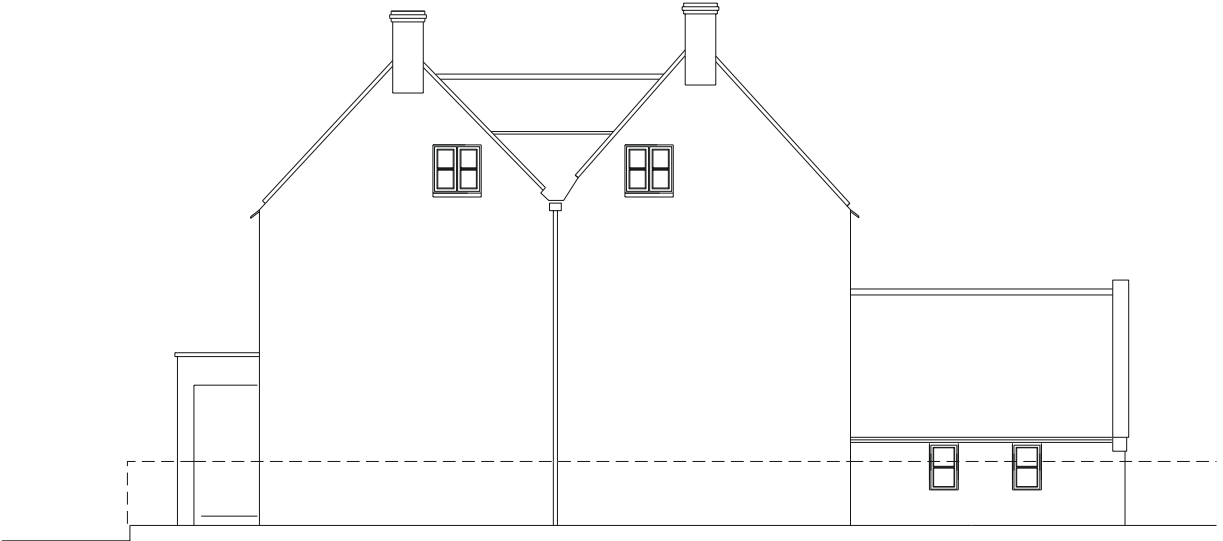
b. Plan of roof



Figure 13: Plans of attic and roof



E.1: North elevation



E.2: East elevation

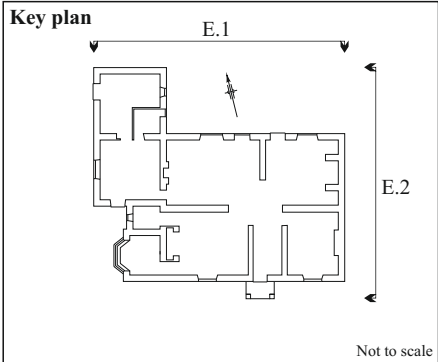


Figure 14: North and east elevations



E.3: South elevation



E.4: West elevation

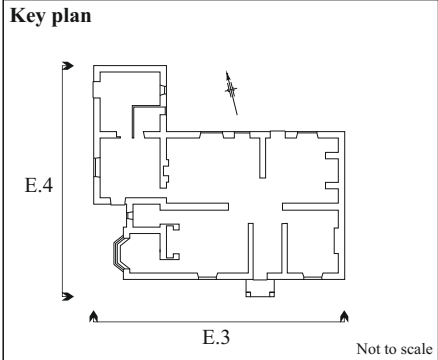


Figure 15: South and west elevations

with a four light casement and timber lintel in the attic range. In front of this there are ground floor extensions. Under the right-hand gable there is a single storey hipped gable with composite bay-window containing sash windows. Below the left-hand extension there is a gable with parapet wall. This has a window in the ground floor with timber lintel. There is a narrower window above, which also has a timber lintel, but here it would seem that this is a replacement for a loft door, with the lower part filled in with breezeblocks. Between these two ground floor gables there is a lean-to structure with a small window in the ground floor wall. These two roofs have 265 x 165mm concrete tiles. There is a further extension running north from the left-hand ground floor gable, with original stone tiles. This has a plank door on the ground floor and a roof with gable end and parapet wall.

3.4 Rear or north façade

The rear façade contains the main block of the two storey house on the left hand side (Fig. 14, E1; plate 2). This contains an irregular arrangement of bays. On the ground floor there is a plank door to the left of centre, with a glass panel. To the left of this there is a window with six lights. On the right-hand side of the door there is a four light window set centrally and to the right of this there is a six light window. The first floor contains three windows in a more uniform arrangement with the windows of the front of the house. These windows contain four lights. The door and all of the windows are square-headed with timber lintels. Most if not all of the window casements look new. There are variations in the material used to make the sills, which include engineering bricks and stone.

On the right-hand side there is a ground floor extension with a parapet walled gable. Extending from this there is a further extension with a limestone rubble gable end with a parapet wall.



Plate 2 Rear façade

3.5 East façade

The east wall contains a pair of gable ends on the main two storey part of the building (Fig. 14, E2). The wall is of limestone rubble and the gables have caped parapet walls and

brick chimneys. Both gables contain a window in its attic level adjacent to the central valley with a timber lintel. At ground level there is a light for the cellar, which is located under the front part of the structure. This has a timber lintel and soldiered arch above.



Plate 3 Internal view of front door

To the rear of the building part of one of the extensions on the west side of the structure can be seen. This is single storey with two windows. The roof line is gabled with a parapet wall.

3.6 Ground floor and cellar (Fig. 12a)

The panelled front door leads into an entrance hall (G1), (plate 3). Adjacent to it in the west wall of the hall there is evidence of a butt joint. There is a panel door in the west wall, and a further door in the north and east walls. The staircase has ramped handrail and turned balusters. The floor contains flagstones of various sizes, and the walls have been largely stripped of their plaster. Under the staircase there is a further plank door that gives access to a stone staircase. This leads into a room with stone floor and walls. There is a window in the east wall. The ceiling contains a transverse timber beam that is a partially chamfered timber trunk.

The east panel door with original surround provides access from the hall to a rectangular dining room (G2) with a blocked chimneybreast in the east wall. There is a sash window in the south wall. A transverse beam is presumably boxed in. The skirting board is high and with moulding and could be original. The section is missing from in front of the removed fireplace.



Plate 4 Panelled cupboards either side of fireplace (G3)



Plate 5 Window (G3)

The west panel door from the hall with original surround leads into a larger sitting room (G3) to the west of the hall. The north wall has surviving plaster, skirting and cornice rail, however, the other walls have been stripped of plaster and there are limestone flags on the floor. In the north wall there is a glass panelled door of a recent origin. In the south wall there is a sash window with wooden shutters. There are butt joints either side that appear to indicate that the window has possibly been reset or enlarged. The lintel above has either been reset or is indicative of their previously being a lower ceiling with common joist settings (plate 5). At the west end of the room there is a central fireplace with a cast-iron

burner and a new timber lintel inserted (plate 4). Either side set in the alcoves are matching panelling with central doors. On the left-hand side of the fireplace the door is panelled and has a glazed upper section, it is possible that this door is a later replacement. The door on the right-hand side is panelled and with no glazing, it is probable that this one is original. There are two transverse beams in the ceiling, both of which are chamfered and with straight cut stops.

The left-hand glazed door opens into a short passage running under the main west gable wall of the house. New concrete lintels have been inserted under the timber lintel. This then opens up into a small sewing room (G4) with a composite sash bay window in the west wall and a fireplace in the north wall. The fireplace and surround contains cast iron and encaustic tiles. The fireplace is probably of a 19th century date.

The right-hand door leads into a short passage as with the adjacent room just discussed, that then opens up into a small rectangular ladder or store (G5). Here the timber lintel also has new concrete lintels inserted beneath. The floor has limestone flagstones. The west wall is low with a small window of two lights and a steeply sloping roof.

The north panel door from the entrance hall (G1) leads into the kitchen (G6). This is a rectangular room, almost square in design. In the east wall there is a large fireplace with a timber lintel with adze or axe marks, a steep chamfer and stop at its left-hand side. There was no stop on the right-hand side, but there were three dowel holes in the timber which were off-set to the right and may indicate that the lintel had been reduced in size with the removal of the right end. The fireplace is flanked by two areas of panelling that turn the alcoves either sides into cupboards (plate 6); both contain a plank door with internal shelving. In the north wall there is a window on the right-hand side and a door on the right. The door is one of a plank construction with a glass panel. In the ceiling there is a chamfered transverse beam. Adjacent to the west wall and located in the south wall there is the remains of a setting for a timber beam similar to the other. The beam has presumably been replaced by the insertion of the wall at a later date, as the wall contains butt joints at both ends.



Plate 6 Cupboard fittings either side of fireplace (G6)

The panel door in the west wall of the kitchen (G6) leads into the Dairy (G7). This room has a fireplace in its west wall. The fireplace was smaller than all of the others in the building and the chimneybreast narrower. There has been a modern addition on the front with a new bowed lintel, this covers up an earlier lintel. A doorway is located to the left-hand side of the chimneybreast. There are two windows in the north wall, one with four lights and the other with six; both look as if they are newer replacements. In the ceiling there are two transverse beams, the west one has stops at both ends, while the east one of the two has stops only at its north end. A door in the south wall is a modern glass panel door, which leads into the sitting room. The floor was constructed of limestone flagstones, under which there are the remains of a hypocaust channel with plastered side walls (plate 7).



Plate 7 Hypocaust under floor of the dairy (G7)

The door in the west wall leads to one of the western extensions of the building (G8). There is an original panelled door below a timber lintel in the south wall. In the west window there is a three light window with an old casement, if not original. In the north wall there are two doors below a longer timber lintel. The left-hand one is a plank door, while that on the right hand side is a modern panel door. The floor has limestone flagstones. In the ceiling there is a chamfered beam with a series of meat hooks attached to either side. Against the east wall a modern ladder staircase has been inserted.

The left-hand door in the north wall has a couple of steps leading down into a further room that has been sub-divided by a breezeblock wall leaving it an L-shape (G9). There is a door in the west wall. Trusses of an A-frame shape are visible, and the floor is made of limestone flagstones.

The room that has been divided off is a small square one with a small window in the east wall. This room has had a toilet and sink inserted.

3.7 First floor (Fig. 12b)

Room F8 is accessed from the stairs in room G8. This is essentially an attic room, which is located on the same floor level as the other first floor rooms. The modern staircase is against the east wall. In the west wall there is a modern window that has replaced a former

loft door. In the side walls a group of shallow depth bricks can be seen, which are probably more in keeping with 16th or 17th century date or an early 18th century date at the latest.



Plate 8 Stairs on landing (F1)

The stairs in the Entrance Hall (G1) ascend to the First Floor Landing (F1). Either side of the stairs the walls have been stripped to reveal timber framed walls that would have contained a lathe and plaster finish. The timbers are evidently sawn. There are panelled doors in the east and west walls and a sash window with 12 panes. In the north wall there is an opening through a stone wall. This opens up into an east west passage with a door at either end. There is a door facing in the north wall, which has been partially removed to uncover a timber framed wall. There is a transverse beam, which may be a replacement as the timber framing has been cut to incorporate the new beam. The doors are predominantly panelled and contain L-shaped hinges, which are seen as a 17th century characteristic.

The room to the east of the landing (F1) is room F2. This room has a blocked fireplace and chimneybreast in its east wall. The fireplace surround is moulded but not over elaborate. The design would place it in the later 18th or early 19th century date. In the south wall there is a sash window with wooden window slats. The floor boards are wide and thus not mass produced. The skirting board is not high. The upper rail is replaced by a painted band.

To the north of room F2 is a further bedroom (F3). In the east wall there is a blocked fireplace. In the north wall there is a four pane window, the casement appears more recent. The beam appears to be boxed in.

To the west of room F3 is the bathroom (F4), which is entered from a door in the south. In the north wall there is a further window with four panes, which appears to be a more recent casement. The room predominantly has modern fittings. There is a plank cupboard in the southeast corner, which is in keeping with a later 18th century or 19th century origin. In the ceiling there is a transverse beam. The floor has the wide and pre-mass production floor boards. Some of these have deteriorated.



Plate 9 Room (F7) fireplace and cupboards

Room F5 is L-shaped with the entrance in the southeast corner. There is a window in the north wall, which is of four panes and matches that of the windows in rooms F3 and F4. In the corner is a modern addition, a timber frame with a modern on-suit bathroom (F6). In the west wall of room F5 and F6 there is evidence of a chimneybreast with a blocked fireplace. The fittings in room F6 are all modern.

The last room on the first floor is bedroom (F7) which lies to the west of the landing (F1). The room is entered in the northeast corner by a panelled door with L-shaped hinges. In the west wall there is a fireplace of a late 18th or early 19th century origin. The cast iron grate is of a probable 19th century origin and may point to the surround or mantle as being slightly later. The flanking alcoves are blocked in by panelling, which is a standard treatment in an 18th century building. Each of these areas has a panel door with L-shaped fittings. There is a sash window in the south wall with wooden shutters. There is a boxed in ceiling beam.

3.8 Attic (Fig. 13b)

The stairs from the landing (F1) leads up to an upper landing (A1) in the attic space. The stairs enter the attic on the southeast side and the line of the landing is staggered between the two roof spaces and in the north to south cross-roof. On the north side of the stairwell and in the east wall are the remains of a plank door, which has a sloping top so that it can fit into the wall space. The wall opposite, a lathe and plaster old stud wall, has been boarded over with sheets of modern insulation. The wall contains a door frame. In the centre of the attic landing there are two wooden shutters, which provide access to the lead sheathing between the two roof valleys. In the north part of the landing there are two doors

almost central, which are again panel doors with wooden latches. The three visible trusses contain similarities in that they are based around an A-frame with a bowed collar beam. These have posts below, spaced around the doorway, and the space above the collar beam also has a series of posts. On these timbers there is a distinct difference in the way certain timbers are worked. The principal rafters rising up to the couple are sawn, while the internal timbers, collar and posts, appear to have signs of adz or axe marks with some possible sawing. There is thus a mixture of techniques visible, and one could surmise that the structure is on the cusp between traditional techniques of woodworking of the medieval and post-medieval period, and that of the innovation that developed primarily in the 18th century. It is possible that the rafters may have been replacements. The floor boards here and in other parts of the landing are wide pre-industrialisation.

Room (A2) lies to the southeast of the upper landing. In the east wall there is evidence of a chimneybreast in a central location with a window on the left hand side. In the middle of the room there is a truss that contains a bowed collar beam. The purlins are also worked with adz and axe marks.

Room (A3) lies to the northeast of the central landing and is much the same as the previous room, but slightly longer. There is a chimneybreast in the east wall and a window on the right-hand side. Centrally in the room there is a truss with a bowed collar beam. The purlins are worked with adz or axe marks.

Room (A4) lies on the northwest side of the attic landing. In the west wall there is a chimneybreast with a window on the left-hand side. Leaning up against the chimneybreast is a plank door similar to the other attic doors and must be the door for room A5. In room A4 there is a central truss with a bowed collar beam connecting to axe marked purlins.



Plate 10 Bowed cross beam (A5)

The final attic room (A5) is the largest of the spaces of the landing. Floorboards do exist but have been covered with insulation. In the west wall there is evidence of a chimneybreast and alongside it on the right-hand side the remains of a blocked window. This window was blocked so that the chimney from the 19th century addition could be

added to the external wall. Centrally to the room there is a truss with bowed collar beam, probably the best shaped beam of the group.

4 ASSESSMENT

4.1 Phases

The dating of this structure is in many ways problematic in that it contains a number of features that would fit nicely into a 16th or 17th century structure, for example the bowed collar beams, the chamfered fireplace lintel in the kitchen, and the L-shaped hinges. Yet it also has a number of other attributes, such as sash windows, the high roof space that one would normally associate with a Georgian or 18th century origin. There is also the problem of the Oddington historic maps in which the house does not appear or has been relocated due to inaccuracies by the various cartographers. There are some indications in the structure in the form of butt joints that could be seen as indicative of there being an earlier structure on the site, but it is not overly convincing to be able to draw any firm plans or conclusions on this. Thus it is probably the case that the two storey double range part of the house represents the first phase of the structure. The suggested date of the listing criteria of c 1700 is appealing due to the mix of working traditional medieval to post-medieval techniques and the later ones of the Imperial 18th century. This, therefore, constitutes Phase 1.

On the northwest corner of the Phase 1 structure there are two butt joints that would indicate that the two storeys and single storey with gable ends were probably added next. It is not possible to determine at present if this was one or two phases. This has thus been interpreted as phase 2. The gables are similar in design to those on the larger house and the windows could in shape have matched those in the rear of the earlier building. It is likely that this part of the structure was added at some time in the 18th century, and it is probably the case that it may not have been long after. This would represent the addition of Phase 2.

The west extension from the south range of the front building, called the sewing room, is also an addition. This is evident in the blocked window in the attic and the added chimney on the west wall. There is also a butt joint evident in the larder store. The doors into these features probably originated as doors into alcove cupboards at an earlier date. The detail in the sewing room would appear to be of a 19th century origin rather than that of the 18th century. The larder requires the walls of both the sewing room and the Phase 2 extension, thus it is either a separate phase or part of this phase. The larder and the sewing room are thus treated as being part of Phase 3. A tentative 19th century date has been suggested but it is possible that they were earlier and that only the datable details are later additions or replacements. The earliest mechanised sewing devise was patented in Britain to Charles Frederick Wiesenthal in 1755, a further machine was patented by Thomas Saint in 1790, but this latter never went into full scale production. In 1804 there was a further design by Thomas Stone and James Henderson, and in 1814 by Josef Madersperger. Those these machines were developed it was not until the 1840s with the designs of Howe in America and Singer in Britain that sewing machines became widely available.

Phase 4 includes any modern alteration, the building of the porch and the insertion of concrete lintels. There are also some reset windows using bricks on the back of the building and a blocked loft access on the west.

4.2 Listed Status

The building is a listed structure of a grade II status, and is thus considered to be of national importance as a structure.

4.3 Historic and Architectural Assessment

If as suspected the initial construction date is *c.* 1700 then the building may be significant locally and nationally as an early example of a building in transition with neo-Classical components, for example sash windows. Sash windows are first known to have been used from around the 1670s, but it is not until later that they become exceptionally common. This coupled to aspects of traditional 17th century style, for example use of local slate roofs with steep pitches, a mixture of traditional timber working processes such as would be found in 16th or 17th century structures alongside sawn pieces more associated with industrialisation from the 18th century, and even the lofty heights of the ceilings is indicative of a structure in transition.

5 THE CURRENT PROPOSAL

The current proposal is to renovate the building, and are described floor by floor. Externally the rear, east and west elevations will see the insertion of new windows, which will have an impact on the external elevations with the loss of stone walls. One of them in the attic will see the insertion of a window in a former blocked location, which will create balance in the external façade. The porch is to be demolished and replaced. This feature is not original to the heritage asset and its loss will have no impact, but may enhance the front elevation. French drains are to be installed around much of the building.

In the cellar the existing window will be replaced. This may be original, but if not is a feature in line with the development and style of the building.

The following alterations will be made to the ground floor. In room G1, the entrance hall, this sees the replacement of the existing original door and window lights. This is an original feature and will have an impact on the heritage asset, both internally and externally. The staircase is to be refurbished. The plaster has already been removed from this room and the stonework is to be re-pointed.

The dining room (G2) will see the following actions. The existing sash window is to be refurbished. The fireplace will be investigated and re-opened, at the present it is plastered over. The existing plasterwork is to be retained and refurbished. The present panel door, which is original, is to be retained. The floorboards are to be investigated and repaired where necessary.

The sitting room (G3) is to see the original panel door into room G1 retained. The new door into room G7 is to be replaced. The existing panelling and doors in the alcove are to

be retained. The alcove panelling is a common 18th century feature, so the basis of this feature is part of the heritage asset; however, the glass panel door is a probable 19th century addition. The existing sash window is to be refurbished. The lime plaster has already been removed from three of the four walls, where the stone is exposed this will be re-pointed with lime mortar, on the other internal wall the lime plaster is to be retained. The flagstone floor is to be raised and relaid with under floor heating. The ceiling is to be repaired. In the fireplace a liner is to be installed and a new wood burner. The lintel on the fireplace is to be replaced, which is a large chamfered beam, but one that is highly worked and varnished and is not original. As a non original feature this will not have an effect on the heritage asset.

The sewing room (G4) is to see the fireplace refurbished. The walls will be repaired in lime plaster. The existing plasterboard ceiling is to be replaced. The existing composite sash windows are to be refurbished.

The larder (G5) is to see the insertion of drainage down pipes. The plaster is to be repaired. The window is to be replaced; the current window is probably of a 19th century date.

The kitchen (G6) is to see the following alterations. The existing alcove cupboards are proposed to be replaced. These are matching alcove features which are features associated with 18th century structures; their loss is thus the loss of an original feature in this heritage asset. The external door with a lowered threshold is to be replaced. This again represents the loss of a probable original plank door, which will have an impact on the heritage asset. The chimney is to be cleaned and relined. Any lime plaster in this room has already been removed; the exposed stonework is to be re-pointed. The existing doors to rooms F1 and F7 are to be retained. Localised repairs to the transverse beam in the ceiling. The dirt floor to a large extent has already been partially removed, which is to be replaced by a limecrete feature with under floor heating. The removal of the floor has exposed part of an under floor hypocaust associated with the original construction. Thus this activity may have a further impact on the heritage asset.

The dairy (G7) will see structural repairs to the ceiling. The existing windows, which are not original, probably 20th century, are to be retained. The flagstone floor has already been removed; it is to be relaid with under floor heating. The door to room G6 will be retained, the new door to G3 will be replaced, and the door into room G8 will be replaced. The door into room G8 is if not original an early narrow depth door of the period. A new wood burner is to be inserted into the fireplace.

The bottom dairy (G8) is to see the retention of most of the furnishings. Down pipes will be inserted at certain locations. Repairs and replacements to the lintel over the existing external door are to be made. New joinery work to be carried out on the window in the west wall.

The round room (G9) is to see repairs but will be retained as before. The downstairs toilet (G10) is to be refurbished completely; the décor is modern so this will not affect the heritage asset.

The following alterations are proposed for the first floor. On the landing (F1), the south part in the Front Range, the stairs are to be refurbished. The window in the south wall is also to be refurbished. The lathe and plaster has been removed from the east and west studded walls, but new lathe and plaster is to be installed. The removal of the majority of the timber farmed wall on to the north part of the landing and the insertion of two linen cupboards. This has an impact on the heritage asset with part of the removal of a studded wall.

Common features to most of the first floor rooms will include the insertion of wet radiators and the underlining of ceilings with fireline. Specifically in bedroom (F2) the existing original door is to be retained. Local repairs are to be made to the walls, floors and ceilings. The existing sash window is to be refurbished. It is proposed to insert a new window into the east wall.

In bedroom (F3) the existing window, which is not original, is to be retained. The existing door is to be retained. It is proposed that a new window would be inserted into the east wall, which will have an impact on the original design of this heritage asset.

The main bathroom (F4) will see the existing window retained. There will be a new bathroom suite with a new layout. The floorboards are to be replaced over the existing joists. The southeast corner cupboard is to be removed. This is an old cupboard but may not be original. The wall between this room and the landing F1 will essentially be removed and replaced by cupboards opening onto the landing.

Alterations to the rooms (F5/F6) will be made; these were essentially one room originally. The existing window in room (F5) is to be retained. There will be localised repairs to the floor. The existing partition is of a recent origin; this will be extended and altered so that the room contains two small rooms. These small rooms will be a new en-suite bathroom for the main bedroom (F7); therefore, it means that a part of the stone wall between rooms (F5) and (F7) will have to be removed for this access. This will have an impact on the heritage asset with the removal of original stone walls. It is proposed also that three new windows will be inserted to provide light to these en-suite bathrooms. These insertions will have an impact on the heritage asset with the removal of original walls; and will also have an impact on the external views of the building.

Alterations that will impact on bedroom (F7) include the removal of part of the wall between this room and F5 as previously mentioned. Repairs are to be made to cupboard or wardrobe doors set in the alcoves either side of the fireplace. A new downpipe is to be inserted, hidden in one of the cupboards. The window is to be refurbished.

In the loft room (F8) a lime ceiling with plasterboard and skim is to be inserted. The existing floorboards are to be refurbished. A new downpipe is to be inserted in the corner of this room. The window is to be replaced; this is a modern window that replaced an earlier loft door. The breezeblock wall under this window, already in situ is an unsightly intrusion on the external view.

The alterations to the attic are on the whole sympathetic to the building. In the attic landing (A1) the following alterations are proposed. The existing stairs are to be refurbished. The blocked up wall is to have a plank door inserted, it was noted that one

already survives stored in another attic room. The walls are to be refurbished and insulated. The existing floorboards are to be refurbished and replaced where necessary. The existing stud walls are to be faced.

Similar activities are going to be carried out in the other attic rooms (A2), (A3), (A4), and (A5). This will involve the insertion of plasterboard and a skim to the existing side of the ridge insulation. The floorboards are to be refurbished. The windows are to be refurbished. Heating is to be provided through wet radiators. Existing stud walls are to be refurbished. The doors are to be retained.

It is only attic room (A5) that has further proposals. A roof light is to be inserted in the valley and will not be visible from the ground externally.

6 CONCLUSIONS

Logg Farm is a listed building and is thus of national importance. The building contains three main phases and a minor fourth phase. The earliest phase was dated by its listing to c. 1700, and there are no signs in the building to question this at present. The building appears to contain various attributes attributed 16th to 17th century dates, for example traditional roof timbers and steeply pitched roofs. There are also traditional 18th century features such as sash windows, high ceilings, and matching panelling and cupboards either side of some of the chimneybreast alcoves. This implies that the suggested date is highly plausible. There are problems with the historic maps in that they do not show Logg Farm in its location until 1824, but do appear to show a building nearer the Oddington to Islip road.

Two other major phases can be recognised which saw the addition of the two western extensions. Phase 2 probably saw the addition of an L-shaped structure in the 18th century, while Phase 3 saw the addition of the sewing room in the 19th century.

The building has undergone renovation in the recent past, which appears to have been carried out without listed building consent. These new proposed alterations are on the whole sympathetic to the building although there are some that will have an impact on the heritage asset. Externally it is proposed that new windows should be added to the rear, east, and west walls. This will obviously affect symmetry of bays and views of the structure; on some more than others. Internally there are other minor issues that will impact on original material of the heritage asset, which are the replacement of the front door, the removal of the cupboards in the kitchen, the impact of underground heating on an early if not original hypocaust system, the removal of an internal door into the bottom dairy. On the first floor this includes the insertion of four windows, a studded wall, and a doorway through a stone wall.

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