



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT STATEMENT

ON

WILCOTE HOUSE, HIGH STREET

HARWELL, OXFORDSHIRE

NGR SU 44140 01350

On behalf of

Giles Barwell c/o Anderson Orr Partnership

JULY 2013

Summary

This is a historic impact statement carried out on Wilcote House (SU 44140 01350), Harwell, Oxfordshire. The study outlines the merits of the present buildings in their current setting. It also assesses the possible changes proposed. The outbuildings appear from map evidence to have originated as structures located on the southern and eastern boundary of a toft attached to White Cottage and House, a 17th century structure which lies to the north of Wilcote House. Though the outlines of these outbuildings occur on the early maps it is probable over time that the structures which may have originated as timber framed buildings with moderately pitched roofs have been altered with walls being replaced in brick. Wilcote House was added when the Toft of White Cottage was split.

Introduction

John Moore Heritage Services have been asked to assess Wilcote House (SU 44140 01350), Harwell (Fig. 1), before consent is given for the proposal to demolish some of the existing barns and extensions.

The site is located on the west side of Harwell High Street, with a former public house, now resting home, to the south called The Crown, and a large timber box framed building to the north. To the west the property backs onto a modern housing development, however, it is the look of the High Street which is most significant.

Harwell is an historic parish, which was originally located in the historic county of Berkshire.

The site lies between 75-80m OD on the flat Berkshire plain forming the Vale of the White Horse.

The underlying bedrock is an Upper Greensand Formation formed of calcareous sandstone and siltstone; sedimentary bedrock formed 94-112 million years ago in the Cretaceous Period.

The area is located in the Harwell Historic Core conservation area.

A search area of 250m was requested. The search at the Oxfordshire Historic Environment Record identified 41 sites and finds, most of which were listed buildings dating from the 13th to the 19th century.

History and Archaeology

Roman coins, a sestertius and a follies of Constantius Chlorus was recovered from Middle Farm (PRN 7580-MOX10486: SU 4913 8935). A further Roman coin was recovered in the search area in c. 1976 (PRN 10606-MOX10574: SU 493 892).

The parish and village of Harwell was divided up into two main manors historically, the Bishop's and the Prince's. The Bishop's Harwell or Lower Manor has associated early medieval charters, but both have some problems with authenticity (VCH 1923, 484-92). In 956-60 Eadgar granted to Ælfstan, land at *Haranwylle* (Gelling 1976, 764;

1979, no.81). The second, now considered genuine, of 973 was from Edgar to Ælfric *7 mansiunculae at Harawielle* (Gelling 1976, 765; 1979, no.114). The last grant is also considered genuine and concerns a grant from Æthelred in 985 to his minister Æthelric *17 cassatos segetibus mixtis at Harewillan* (Gelling 1976, 765; 1979, no.120). The etymology of the name has been given as *Hara' w(i)ella (Gelling 1974, 521-2). Here the name is interpreted as a personal name, but this name could be related to har, hoar or grey, in the sense of a boundary, or hara, a hare. There is a recognised tradition of naming streams after animals.

In 1066 the Lower Manor was held by the Bishop of Winchester (VCH 1923, 484-92) for 15 hides. In 1086 the manor accounted for 10 hides and three closes in Wallingford (Morgan 1979, 2.2). There were 18 villagers and 5 cottagers and 4 slaves, plus a mill. The manor remained with the bishopric for most of its history, being confirmed to the bishop by the king in 1283. The Woodlift family are confirmed as tenants in the 16th century. The manor was reassigned in 1647 in the aftermath of the Civil War, but successfully reclaimed at the restoration of the monarchy. There are medieval fishponds associated with this site described in 1252 and 1299 (PRN 12691-MOX10611: SU 49 89), but the exact location of them has not been clarified.

The second manor known as Prince's Harwell or Upper Manor and was held by Wulfric in 1066 as 6 hides (Morgan 1979, 44.3). The manor was granted by William I to Robert d'Oily and part of the holding by the later in 1074 to Saint George's College in Oxford (VCH 1923, 484-92). The honour came into the hands of Roger d'Ivry by 1086 and accounted for 3 hides, 7 villagers, 7 cottagers, 2 slaves and a chapel (Morgan 1979, 44.3). There developed two distinct holdings in the manor at this time, which are evident in the Domesday holdings. In 1149-51 the honour passed to Reynold de Saint Valery (VCH 1923, 484-92), whose wife Avoris the probable daughter of John Saint John. In 1200 the honour was held by Thomas Saint Valery, with the holding generally be called the Honour of Saint Valery in the 13th and 14th centuries AD. In 1205 the honour was recovered by King John and in 1228 it was granted to Richard Earl of Cornwall. In 1300 the honour passed to Edward I, and in c. 1340 to Edward the Black Prince. The manor became part of the land holdings attached to Wallingford and Wallingford Castle. The Prince's Manor Farmhouse is dated c. 1500 with alterations in the 16th century and c. 1750 (PRN 12689-MOX10609: SU 4932 8898). The small barn near the Prince's Manor is a 17th century grade II listed building (PRN 23123-MOX18525: SU 49375 88988). The great barn to the north east of Prince's Manor is a mid-16th century with 17th century alterations and is a listed structure (PRN 23122-MOX19202: SU 49365 89020).

There was a further holding in 1066 of 5 hides previously held by Aki (Morgan 1979, 44.4). The third holding of 1086 was also by Roger d'Ivry, but was held from King William, and contained 2 ½ hides with 5 villagers, 5 cottagers, and 3 slaves (Morgan 1979, 44.4). The sub-manor of Bayllois is recognised from the 15th century (VCH 1923, 484-92), and is considered now to be a development of the royal holdings. The King's Manor also known as Bayllois is a structure with the earliest part dating to c. 1280 with a cross-wing c. 1365 with a 14th century hall and is a grade I listed building (PRN 9838-MOX10562: SU 4918 8936). There is a Cruck Barn at the King's Manor of c. 1365 is a grade II* listed structure (PRN 9329-MOX10499: SU 4923 8937). The Cherry Barn and outbuildings is a grade II* group of structures from c. 1350 with 15th and 17th centuries alterations (PRN 9330-MOX10500). The cobwall and outbuildings

at the King's Manor are a grade II listed structure of the 18th century (PRN 9331-MOX10516: SU 4917 8939).

A chapel existed in 1086 as part of the holdings of Roger d'Ivry (VCH 1923, 484-92). The tithes of the Bishop's manor were attached to Brightwell-cum-Sotwell parish until 1868. The church of Saint Matthew is a 13th century structure with a grade I listing (PRN 7416-MOX10476: SU 4928 8901). The churchyard cross is a 15th century grade II structure (PRN 9616-MOX10550: SU 4927 8899).

Lime Tree House located in the High Street is a medieval structure with an earliest date c. 1250 with later remodelling c. 1300 and c. 1360 and is a listed structure (PRN 12687-MOX10607). An outbuilding at West Lockton's Farmhouse is dated c. 1325 with 17th century alterations (PRN 23126-MOX19133: SU 49169 89072). Willowbrook is a 14th century structure with alterations c. 1560 and the 18th century and is a grade II structure (PRN 12688-MOX10608). The Dell is a house of c. 1450 with 17th century alterations and is a grade II building (PRN 9336-MOX10518: SU 4919 8905). The Farmhouse is a mid 15th century grade II listed building (PRN 9337-MOX10521: SU 4921 8907). The Seymour House in Jennings Lane was constructed c. 1530 with an addition of c. 1580 and is a listed grade II building (PRN 9340-MOX10533: SU 493 892). The Tudor Vicarage believed to be dated 1557 was demolished in 1961 (PRN 27653-MOX24165).

Adnams Farmhouse is a 16th century structure with 18th and 20th century alterations is a grade II building (PRN 10769-MOX10575: SU 492 893).

Rosemead in the High Street is a box frame house and a grade II listed building of the early 17th century (PRN 9847-MOX10563: SU 4906 8893). The barn at Lockton's Farmhouse is an early 17th century grade II structure (PRN 13346-MOX10614: SU 4916 8904). The White Cottage and House adjacent to the proposal site is an early 17th century structure (PRN 16049-MOX10620: SU 4913 8919). 5 and 7 King's Lane are part of an early 17th century structure and a grade II listed building (PRN 23139-MOX19800: SU 49371 89323). Beech House in the High Street is a timber framed mid-17th century structure with 19th century alterations (PRN 23131-MOX20315: SU 49111 89051). Rose Cottage is a 17th century timber framed grade II listed building (PRN 23127-MOX18526: SU 49138 89115). Yew Tree Cottage is a 17th century grade II listed structure (PRN 23133-MOX19503: SU 49255 89404). The Old School House in School Lane is a timber framed structure of the 17th century and a grade II listed building (PRN 23140-MOX19928: SU 49257 89183).

The Geering Almshouses of c. 1723 a grade II* listed structure (PRN 7415-MOX10475: SU 4916 8916). The Lockton's Farmhouse is an early 18th century grade II building (HER 9341-MOX10536: SU 4918 8906). The Almshouse Farmhouse is an early 18th century grade II listed building (PRN 12793-MOX10612: SU 4917 8919). The Tigin Ban is a timber framed 18th century grade II structure (PRN 23132-MOX18514: SU 49092 89002). The outbuildings to the northwest of Homestead 1797 is a grade II structure (PRN 23136-MOX19145: SU 49043 89011). The Fair Lawn is a late 18th century grade II brick structure (PRN 23125-MOX19699: SU 49216 89122). A barn and stable to the north of Homestead is a building constructed c. 1797 and is grade II listed (PRN 23135-MOX19798: SU 49049 89040). The Homestead was a

building constructed c. 1797 and is grade II listed (PRN 23134-MOX20316: SU 49060 89000).

A post-medieval (18th-19th century) Methodist Chapel is located in the High Street (PRN 7412-MOX10473: SU 4915 8920). No 5 Range Cottage is a grade II listed structure of the early 19th century (PRN 23137-MOX19148: SU 49320 89271). Homeleigh is a mid-19th century grade II building (PRN 23129-MOX18527: SU 49208 89263). The Pillar House is a mid-19th century and a grade II structure (PRN 23130-MOX19927: SU 49202 89233). There is a milestone classed as a 19th century grade II structure (PRN 10087-MOX10564: SU 49130 89120).



Figure 1 Map of 1761

A range of maps were consulted dating from the 18th century to the 20th century. The earliest map is Rocque's map of 1761 (BRO T/M 128) shows a series of properties on the west side of the High Street, but the detail is such that we cannot determine the location of minor buildings (Fig. 1). What can be stated is that the west side of the High Street was occupied by a series of tofts. A similar situation can be stated from Greenwood's maps of 1823-4 (BRO PM39/2) and 1829 (PRO D/ERuP5), (Fig. 3).

The Inclosure map of 1804 (BRO CPC64/20/1) has slight discrepancies in its accuracy between the buildings on the east and west side of the High Street (Fig. 2). However, the Almshouse is clearly marked as a winged building on the east of the road, which originally orientates the structures. To the north and alongside the remains of a road it is possible to identify White Cottage and House as a long linear structure as it is today, but which has a small south projecting wing, which is gone from some later maps. To the south it is also possible to note the remains of Lime Tree House as a large double winged structure; on later maps the west wing has been demolished. To the north of this and facing onto the road is the area of the former

public house, the buildings on this plot are three in number and do not conform to the later structures; two of these structures front onto the road and one of them backs



Figure 2 Inclosure map of 1804



Figure 3 Greenwood's map of 1829

onto the property boundary to the north. It is possible to argue that this could represent the arrangement of buildings on the first series Ordnance Survey map, but as a building the former public house has the look of 19th or very early 20th century

structure. However, on the proposal site it is apparent that the land was formerly attached to White Cottage and that there is an L-shaped structure in the southeast corner of the plot, which could feasibly represent the two outbuildings which are affected by this development. If this is so it would indicate that these structures or at least the imprints of the structures are at least datable to the late 18th century in origin and part of a former arrangement associated with White Cottage. A building is located on the rear part of that property. The Tithe Map of 1841 (BRO D/D1 64/1) shows a similar arrangement of buildings, and is evidently almost a copy of the earlier Inclosure Map, though there are some alterations (Fig. 4). Wilcote House has a date of 1852 across the front of the building emblazoned in blue brick.



Figure 4 Tithe map of 1841

The First Series Ordnance Survey map of 1876 (OS XV.10) shows the street line as it is at present indicating that Wilcote House was in its present form in the front, however to the rear of the building the northwest wing is only a stump of what it is now (Fig. 5). The building which now operates as a shop is depicted on the map, but only the section in the front. The Second Series Ordnance Survey map (OS XV.10) shows the same outline, but shows the extension or north wing to the rear of Wilcote House (Fig. 6). Thus this part of the building can be dated to 1876 to 1899, and is a late Victorian structure. The linear building along the south side of the property is extended at this time, thus putting a similar date on the buildings here. The Third Series Ordnance Survey map (OS XV.10) shows the same outline of the property (Fig. 7), as does the fourth series Ordnance Survey map (OS XV.10), (Fig. 8).



Figure 5 OS First Series map of 1876



Figure 6 OS Second Series map of 1899



Figure 7 OS Third Series map of 1912



Figure 8 OS Fourth Series map of 1933

Description

The front façade of Wilcote House, which is the most critical for the conservation area, has a number of component parts (plate 1). The front façade of the house is of red brick with blue brick decoration. The structure has three bays and is of two storeys. On the right there are indications of a cellar, and three modern casement

windows duplicating sash design. The central bay contains a six panelled door on the ground floor with steps to and window light and porch above. There is a modern casement window above. To the left there are two modern casement windows replicating sash windows. The sash windows have soldiered lintels, most of which are painted white. The lower part of the wall has a wide band of blue brick, perhaps trying to emulate the idea of a plinth. Between the ground floor and first floor windows there is a raised plane band covered in plaster or render. Above the band and spaced outside and between the first floor windows is the date 1832. The above roof is hipped with a chimney on the right.



Plate 1 Front façade of Wilcote House

To the left of the front façade is a high single storey projection (plates 1 and 2), which unlike the Regency part of the property extends to the street line as it is marked on the maps of 1804 and 1841. The north wall, east wall and the south wall are rendered and painted white. The extension is covered in red clay tile.



Plate 2 Front façade of southern linear shaped building and parts of east façade.

The south wall of the structure contains a red brick wall below part of a hipped roof system with a central valley. Against which on the right there is a high single storey projection with a gable end. This contains a window, with a new casement, and black painted timber lintel. The structure is rendered. There is a single storey extension to the rear.

The roof of the main house is of slate, with the main joining attic space along the north side of the building. There are two extensions to this on the south side with a central valley. A chimney is located on the north side. This roof is hipped. There are extensions to the rear (west) and south which are gabled and use tile.

The building to the south is a long linear structure running along the south side of the property. This has determined that the south side of the structure is a blank wall. The north side of the property is a mixture of brick, with two buttresses, which may relate to part of the L-shape structure which is evident on the 1804 map. There is also an area of whitewashed weatherboarding that contains a window inserted. The later rear extensions also contain weatherboarding. The east wall facing onto the road is a later rebuild with a large window and doorway inserted. There is evidence on the southeast corner where this has been inserted in.

The roof is a pitched roof with gables at the east end, there is a further gabled roof at the west end, in between this is an area of corrugated roofing draining toward the party boundary.

Date

The outbuilding that projects on the south side of Wilcote House and the east part of the long linear existed in some format on the 1804 map, as structures they originate at least as early as the late 18th century. The remaining wall stubs on the north side of the long linear building are perhaps suggestive that the intervening space was once infilled. These structures started out as outbuildings to White Cottage and House, which lies to the north of Wilcote House and lie along the southern boundary of its original toft. That they are associated with this early 17th century building may imply that their outlines represent structures that are older than the conservative dates given here. Though the outline of the buildings may be old, as indicated by their use of the road frontage as a construction boundary line, the structures that survive could be materially far later as implied by certain details evident in the outbuilding, where the outbuilding appears to butt up to Wilcote House. It is possible that their original form may have been timber, which would have been later replaced with brick as timber frames rot. This is suggestive by the brick wall of Wilcote House being used as the main wall and the wall of the structure that extends forward leaning against that wall. With this in mind it is possible to say that the present structure was rebuilt after 1852, and is there on the map of 1876. However, that the extension has similarities to the west extension may imply that it was replaced 1876-1900.

The main part of Wilcote House is dated to 1852 by the date emblazoned on the front wall.

The structures to the west of the linear building on the south side of the property boundary originate at some date from 1876 to 1899, as did the single storey wing to the rear of Wilcote House.

Architectural setting

The buildings are in a conservation area. The conservation area incorporates the series of crofts and tofts and their boundaries. The Buildings of England: Berkshire comments on the village as a prosperous medieval centre with an unusually large number of surviving timber framed building (Tyack, Bradley et al. 2010, 322). The accounts of listed buildings testify to the process of timber framed structures being encased in brick in the village or the frames being replaced altogether. This development of buildings of medieval, post-medieval and imperial origins has created a random street line of buildings set on the road frontage and buildings set back. In this context Wilcote House is not unusual and does not particularly look unsightly. It is rather just a noted state of the architectural setting of the settlement. It is this way simply because that is how it has developed.

Appraisal

Historically the proposal area developed as part of the toft attached to White Cottage and House a structure of the early 17th century. The Inclosure Map of 1804 has buildings located in the position of the southern wing of Wilcote House and also the outbuilding along the south property line. That the outline of these structures is older and related to these buildings on the map is implied by the way they hug the original boundary of the White Cottage croft.

Though the outline of the buildings may be older the material in these structures may not. Of the southern building the proposed structure is a long linear building, which if replaced could keep the style and form of the original building and thus be in keeping with the present structure and character of the area. This, however, relies on the sensitive design of the building based on its current location and its historical knowledge as a development as an outbuilding of White Cottage (a listed building).

With the demolition of the southern projection or wing of Wilcote House the outcome depends on the process of construction. If the outbuilding at Wilcote House had already had its probable timber frame replaced in brick, then Wilcote House could have butted up to this structure. If this had been the case then the removal of the outbuilding would leave an imprint in the side of the building, which would look unsightly. As Wilcote House was constructed with probable timber framing in existence, then the timber framing could have been removed at this time and a clean corner created of Wilcote House, which is indeed the case. The outbuilding could then have been rebuilt and would subsequently appear to butt up to Wilcote House, this latter scenario is indeed the case and in our view the south wing was replaced after 1852. That it has similarities to the additional west wing may imply that it was reconstructed at a similar time i.e. time 1876-1900. The demolition of this structure in this instance would leave a clean appearance and over time it would not be remembered that that structure ever existed.

7 References

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Historic Maps

BRO T/M 128 1761 Rocque's Map

BRO CPC64/20/1 1804 Inclosure Map

BRO PM39/2 1823-4 Greenwood's Map

BRO D/ERuP5 1829 Greenwood's Map

BRO D/D1 64/1 1841 Tithe Map

OS XV.10 1876 First Series OS

OS XV.10 1899 Second Series OS

OS XV.10 1912 Third Series OS

OS XV.10 1933 Fourth Series OS