



JOHN MOORE HERITAGE SERVICES

**BUILDING ASSESSMENT**

**ON**

**HIGHMOOR FARM (GC Ed)**

**HIGHMOOR, OXFORDSHIRE**

**NGR SU 69890 84805**

*On behalf of*

*Julia Stringer c/o Bridget Reading ID*

**JUNE 2013**

**REPORT FOR** Julia Stringer  
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**FIELD WORK** 9<sup>th</sup> April 2013

**REPORT ISSUED** 29<sup>th</sup> April 2013

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# Highmoor Farm, Highmoor (GC Ed)

## *Building Assessment*

### **SUMMARY**

*Heritage Services was requested to carry out a report on the Grade II listed building of Highmoor Farm, Highmoor near Henley-on-Thames (NGR SU 69890 84805). The present structure originated as two distinct buildings of which the eastern structure contains the original farmhouse of a basic 18<sup>th</sup> century construction style, though it is apparent that there are a number of alterations to this structure. The western component originated either as a cow shed or more likely a cart shed with its open side originally facing the north. The date of this component is probably also of the 18<sup>th</sup> or perhaps the early 19<sup>th</sup> century. The two structures were joined together at some time in the latter part of the 20<sup>th</sup> century.*

## **1 INTRODUCTION**

### **1.1 Location (Figure 1)**

Highmoor Farmhouse (NGR SU 69890 84805) is located at Highmoor in the parish of Highmoor, in the county of Oxfordshire. The parish is not an historical parish, but was created from the historic parish of Rotherfield Greys in 1952, a parish located in the Chilterns and containing dispersed historic hamlets of which Highmoor appears to be one. The parish was located in the historic Hundred of Binfield (VCH 2011, 266).

Topographically the Farm is located on a relatively flat plateau area that slopes gently towards the south, probably originally called Witheridge Hill. The site lies at just over 150m Ordnance datum.

The house is located on the superficial deposit called Clay and Flint Formation, which consists of a mixture of clay, silt, sand and gravel and was formed 5 million years ago in the Quaternary and Neogene periods (BGS). This superficial deposit overlies the bedrock loosely described as the Lewes Nodules Chalk Formation, the Seaford Chalk Formation and the Newhaven Chalk Formation a group of ill defined bands that were formed 71 to 94 million years ago in the Cretaceous period (BGS).

### **1.2 Commission**

The report was commissioned by Julia Stringer through Bridget Reading of Bridget Reading ID.

### **1.3 Aim of Investigation**

The aim of the investigation is to determine the phasing of the building so that an informed decision can be made to proposed alterations to the structure.

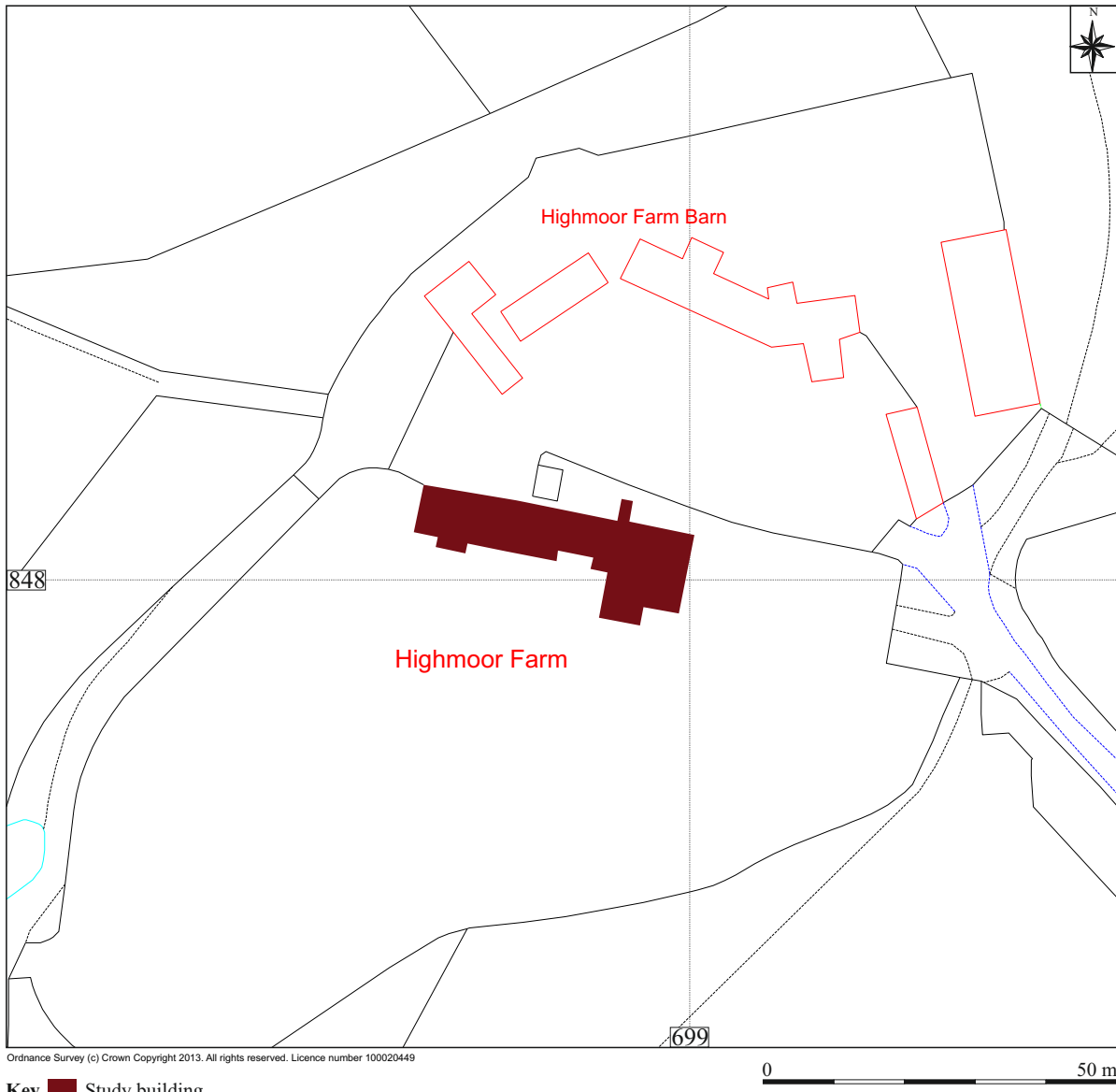
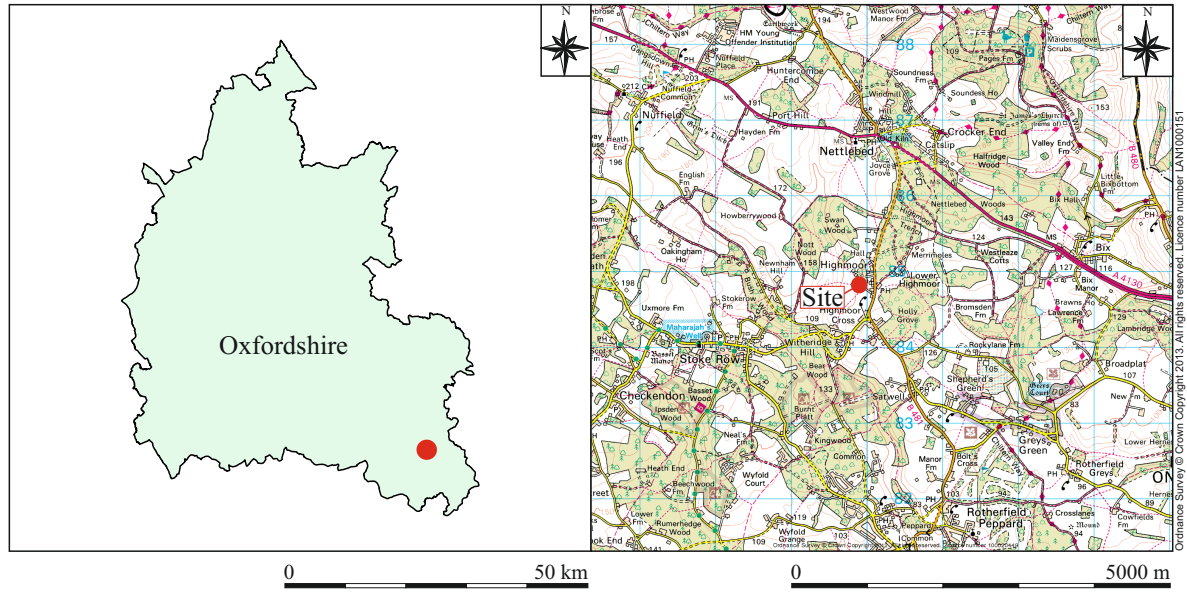


Figure 1. Site location

## **2 BACKGROUND**

### **2.1 Designations**

The farmhouse along with the Barns and the Granary are Grade II listed buildings (EHUID 247101: SU 69890 84805). The Farmhouse's listing is as followed.

*Farmhouse, now house. Early C18 with late C18 main front. Flint with brick dressings to rear; red brick with flared headers to main front, tile roof, brick stacks. 2-storey 3-window main front to east. Central 6-panel part glazed door with fanlight. Sash windows to all openings; hipped roof. Ridge stacks to left and right. Right hand return front of flint with brick dressings of 2 storeys has random fenestration. Interior not inspected.*

The building is not mentioned in the Buildings of England: Oxfordshire (Sherwood and Pevsner 1974, 649).

There are two adjacent buildings to the farmhouse that are also listed, which includes the granary located immediately to the north of the farmhouse (EHUID 247103: SU 69880 84814), and the barns 50m to the north (EHUID 247102: SU 69905 84840). These structures are also all attributed a date of construction in the 18<sup>th</sup> century.

### **2.2 History of Development**

The manor of Rotherfield Greys lay mainly in later times in the east part of the parish. Historically a manor of Highmoor is known to exist in the west of the parish, but it is uncertain if the latter manor was carved out of Rotherfield Greys Manor or the hunting land in the Chiltern territory. From the 11<sup>th</sup> to the 20<sup>th</sup> century the manor of Rotherfield Greys was held variously by the Greys, Knollyses and Stapletons (VCH 2011, 275). The manor was located at Greys Court, with the former part of the name being obtained from the Greys family.

The church of Rotherfield Greys was fully independent by the 13<sup>th</sup> century and there are no indications of its existence before c. 1200 (VCH 2011, 295). Excavations have identified late 12<sup>th</sup> century activity under the church. There is a tradition that the church was founded when Walter de Grey visited the parish in 1215, when he was bishop of Worcester. The surrounding parishes of Bix Brand, Bix Gibyn, and Harpsden are all considered to have originated as dependent chapels on Benson (VCH 2011, 222, 257). There is perhaps an underlying historical arrangement here concerning Benson parochia and Pyrton parochial. The former was a manor and church of the King, the latter a minster church of the bishop of Worcester. There seems to have been various exchanges of land between these estates around the 10<sup>th</sup> and 11<sup>th</sup> centuries. This may mean that Benson originated as a parochial holding on the west of the Chilterns, and Pyrton had a parochial system extending down the east of the Chilterns. The non-central location of Pyrton could be explained by its association with Worcester, and the associations with the bishopric of Worcester would also explain the role of that ecclesiastical establishment in the foundation of Rotherfield Greys church.

The early indications of settlement and occupancy at Highmoor are sparse, but there are indications that freehold existed at Highmoor in the middle ages (VCH 2011, 280). In 1284 land was given to Rewley Abbey by Edmund, Earl of Cornwall. This is an early indication that the Highmoor part of Rotherfield Greys was held of the Honour of Wallingford, which is known to be the case in the 15<sup>th</sup> century. This may mean that Highmoor was part of the Chiltern lands attached to the Manor of Benson. One of the tenants of the Honour was William Stonor, who is known to have rented for 5s 200a of land and 100a of woodland. He died 1494. The Radnells was held by Abingdon Abbey as a detached part of Lewknor parish in 1279.



Figure 2 Thomas Jefferys' map 1767



Figure 3 Richard Davis map 1793

As settlements, Highmoor and Highmoor Cross are known to have developed in the 18<sup>th</sup> century on the edge of Highmoor Common (VCH 2011, 273). In 1844 these two settlements have distinct identities, most of which appears historically to have been obtained from map regression. At Highmoor Cross a beerhouse called the Canon is known to have existed on the site where the church of Saint Paul was built in 1859. At Highmoor some 17 houses existed in 1844 including Highmoor Hall and Highmoor Farm. Parts of these structures are considered to have been in existence from the 17<sup>th</sup> century. From 1811 to 1844 it is recognised that there



were 11 farms in the parish of Rotherfield Greys, and that in 1894 the land of Witheridge Hill Farm was added to that of Highmoor Farm when it was leased for £100 (VCH 2011, 286-7).



Figure 4 Bryant's map 1824



Figure 5 Tithe Map 1844

The cartographic evidence for Highmoor Farm commences in the late 18<sup>th</sup> century. Thomas Jefferys' map of 1766-7 (ORO No Misc Bucks vii/i) shows three buildings at Highmoor Farm (Fig. 2), which must represent the house, the large listed barn and a building running north to south to the west at the west end of the farm complex. Richard Davis map of 1793-4 shows

two structures located at Highmoor Farm (Fig. 3).

Bryant's map of 1824 (ORO P345/M/1) shows the house as a north to south rectangle with an L-shaped building to the north representing the barn (Fig. 4).



Figure 6 OS map 1879



Figure 7 OS map 1898

The Tithe Map of 1844 (ORO 325/M) shows a good representation of the building (Fig. 5). The house is shown as a rectangular building running southeast to northwest. The southwest

wing and the rear projection of the house are not shown. This could be because they are later additions to the structure or that they were omitted for stylistic grounds. To the rear of the building is a small L-shaped structure, which helps with the phasing of the agricultural structure to the rear of the old farmhouse. A further building is shown located near the west end of the cart shed. This may be part of the cart shed, however, it is not drawn in line, but this may be an error in the map.



Figure 8 OS map 1913



Figure 9 Sale catalogue map 1828

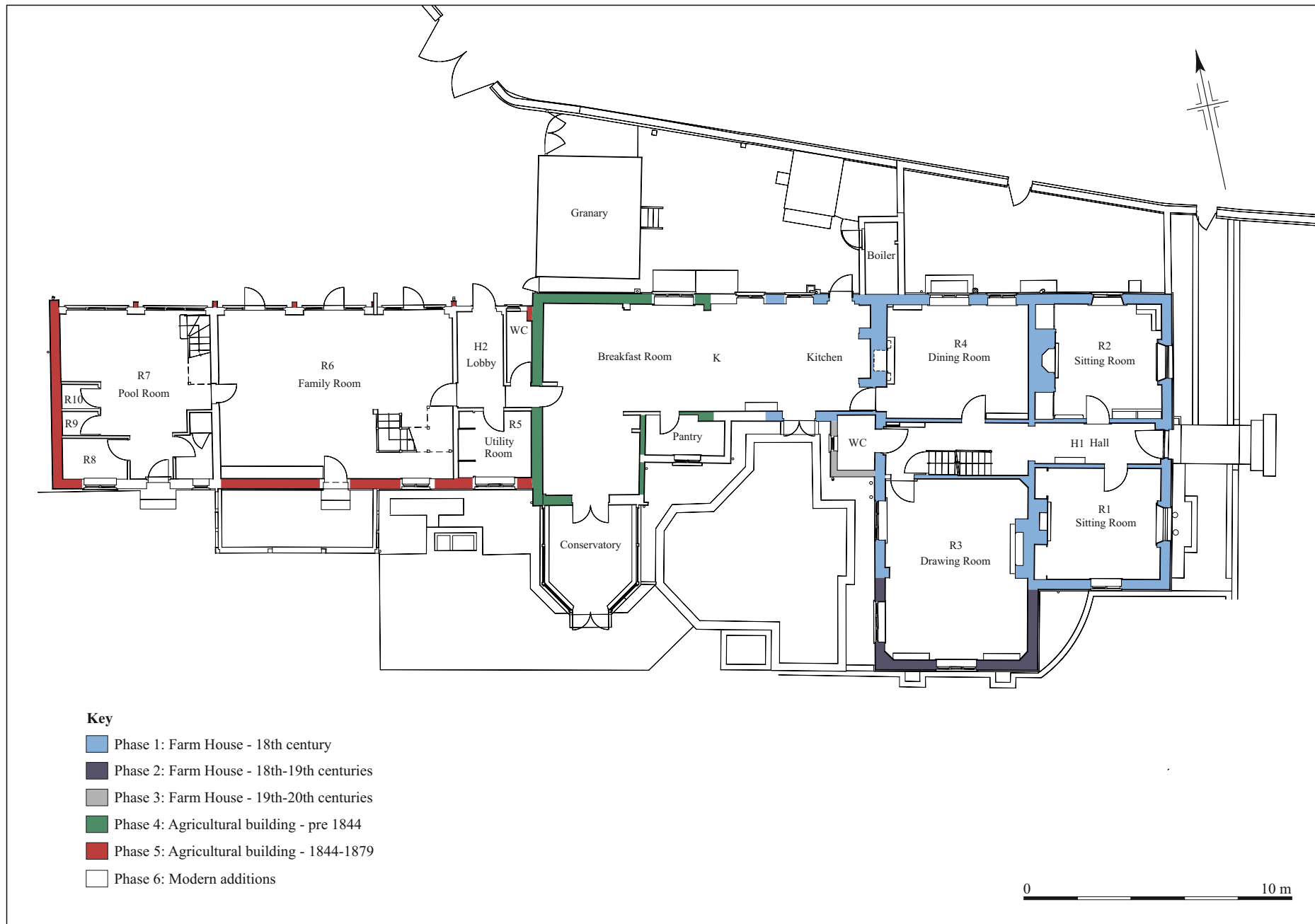


Figure 10. Ground floor plan



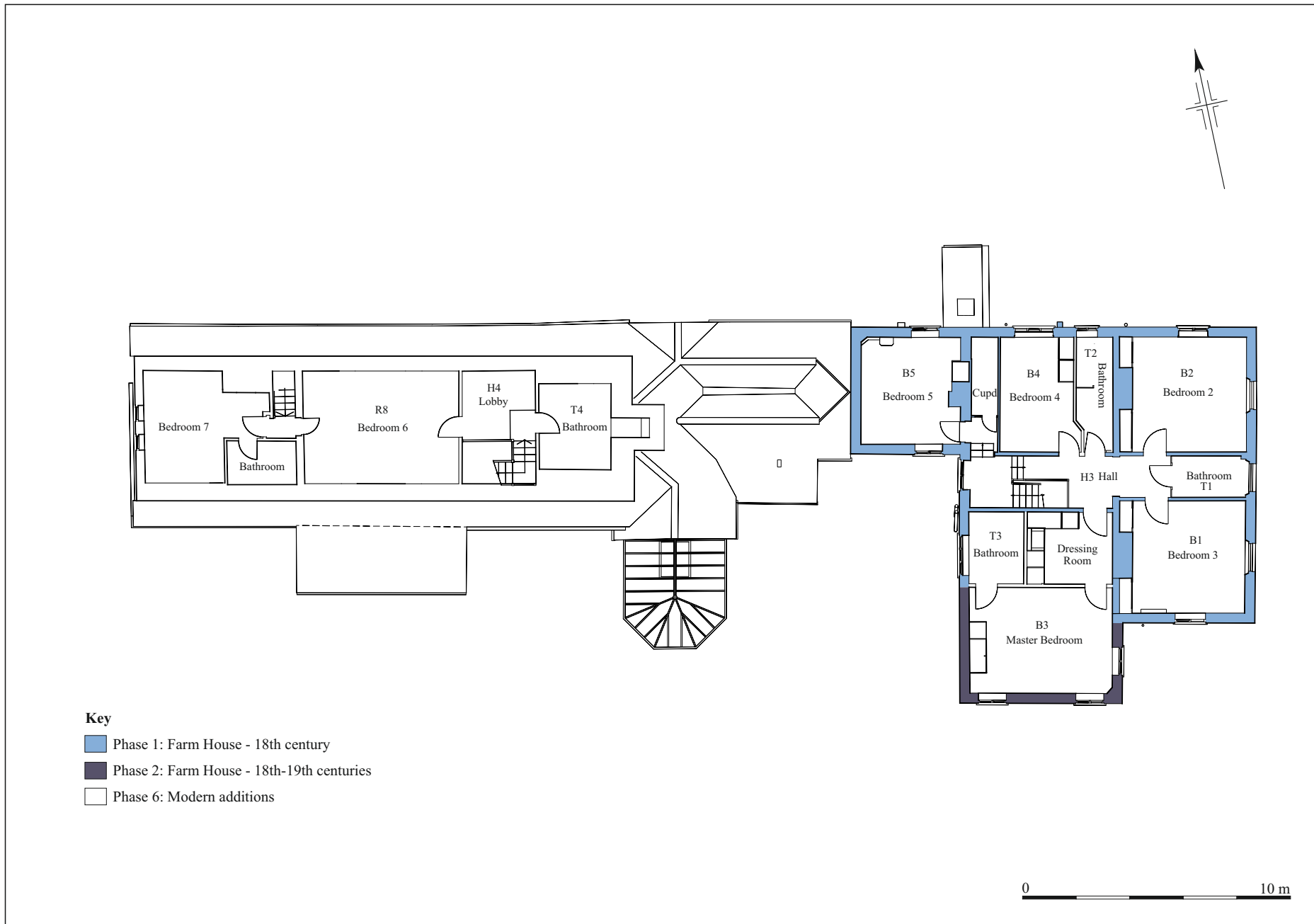


Figure 11. First floor plan



Figure 12. Elevations



Figure 13. Elevations

The first edition Ordnance Survey at 1:25,000 of 1879 shows the farmhouse with rear extension, but no apparent wing, and the agricultural building to the rear (Fig. 6). The agricultural building included the L-shaped structure at the east end and the cart shed at the west end. The representation is the same on the second series of 1898 (Fig. 7) and third series of 1913 (Fig. 8).

A sale catalogue map of 1828 (ORO E307/D/3) shows the two buildings with no joining structure (Fig. 9).

### 3 DESCRIPTION OF HIGHMOOR FARM

#### 3.1 Introduction and General Description

The building originated with two clear component parts (Figs. 10 and 11). The eastern part is that of a farmhouse with a wing extending on the southwest side. The front part of the building is in red and blue brick in chequered bond. The rear part of this structure is of flint with red brick quoins and horizontal and vertical lacing. The west component is that of an agricultural building with vertical and horizontal lacing. The part joining these structures is a late 20<sup>th</sup> century insertion.

#### 3.2 East Façade

The main façade of the two storey building is constructed in a red and blue brick chequer pattern of Flemish bond (Fig. 12). It stands on a low patio area accessible by a flight of four steps. The façade is symmetrical with three bays: the central bay contains a panelled door in a rounded arch and flanked by two sash windows set in square headed arches surmounted by brick lintel. The upper floor displays three sash windows with square headed settings and brick lintels. The roof is hipped, covered by red clay tiles, with two chimneys containing upper water tablets.



Plate 1 East façade

On the southwest side a wing can be seen extending which is a flint wall with red brick dressing, with vertical and horizontal lacing. There is a mullioned window on the first floor, but the ground floor is blank. A hipped roof extending from the main block, also made of red clay tiles, covers the wing.

#### 3.3 South façade

The south façade is made of three components, the east belonging to the original farmhouse and the west to the original barn. The third component is the join in the middle (Plates 2-4).





Plate 2 South façade details



Plate 3 South façade details (butt joint)

The old farmhouse also has three components (Fig. 13). The east section of the farmhouse is as the main façade, constructed in a red and blue brick chequer pattern of Flemish bond. Both the lower and the upper floors of the single bay display contain mullioned windows under a segmental brick arch. The central section, the southwest end of the wing, is built of flint with horizontal and vertical lacing courses of brick, abutting from the main block. The façade is divided into three, with a single central window in a segmental arch on the lower floor. The first floor has two mullioned windows with segmental arches. A hipped roof of red clay tiles extending from the main block covers the wing. To the rear of the wing is a two story extension with a further single story extension below. There is a further smaller insertion in the angle of the main building with the wing. The walls here are of flint with brick lacing. A patio

door is on the ground floor (recent), and a single segmental arched mullioned window on the first floor. The upper roof of the house is hipped, and there is also a hipped roof on the first floor component. The inserted ground floor component of the same material has a small window in the northwest wall.

The structure joining the two components is made of red brick, there are a number of butts in the wall where this has been inserted (Figs. 12 and 13).

The southwest façade of the probable cart shed is also built of flint with red brick lacing; though the wall has been much altered. At the southeast end is a modern conservatory, which is possibly added to a short protrusion from the wall, which has indications of being old. There are two windows inserted into the lacing, with signs of alterations and with one of the windows having a timber lintel showing. The next component to the west is a timber framed lean-to on a dwarf wall, around a door. The western component of the barn has two later inserted windows flanking a door.



Plate 4 South façade

### 3.4 West façade

The west façade has three major components visible. This includes the northwest wall of the southwest wing on the farmhouse and first floor of that component, the conservatory and the northwest wall of the agricultural building.

The west walls of the old farmhouse are built of flint with red brick horizontal and vertical lacing courses of brick, on the wing there are three asymmetrical bays, with the central-western vertical lacing of brick doubled in size around a butt joint (Fig. 13). The lower floor has two mullioned windows in segmental arches of brick in the central and western sections. On the eastern section is a small abutting structure built of flint with horizontal and vertical lacing courses of brick, one storey high with a single window surmounted by a segmental arch and covered by a very flat pitch roof. The first floor has one mullioned window with a segmental arch in the central bay and one blocked window also with a segmental arch in the western bay. The eastern section, above the small wing, has a sash window in a segmental arch. A hipped roof of red clay tiles covers the block.

The conservatory is modern, but probably attached to an older brick wall (Fig. 13).

The northwest end of the old agricultural building is also of flint with red brick lacing (Fig. 12). There is a gable with window.

### 3.5 North façade

The north façade is divided into three components, part of which is obscured by the construction of granary that is only 1m away from the main building (Fig. 12). The western component is the agricultural building. The east component is the old farmhouse and finally the part that joins them together.

The cart shed is visible as a long building of six bays, originally separated with timber posts on post pads. Each has been strengthened with the insertion of a new brick wall around. The five western bays have patio windows inserted, while the eastern one has a door and window surrounded by weatherboarding. The roof here is of red clay tile with a gable at the northwest end and the remains of a hipped roof at the southeast end. At the southeast end of the east bay there is evidence of a butt joint in the wall. The very south eastern part of this old agricultural building is obscured but is of flint with red brick lacing and is plain but with a small dormer gable blocked fronted with weatherboarding.

In the adjoining part the hipped roof over the ground floor is original, the wall below is of flint with brick lacing designed to match and has two windows, one with three casements and one with two casements. There are some indications in the design of the structure that the wall has been possibly rebuilt from around the first window adjacent to where the building becomes a two storey structure.

The old farmhouse at the southeast end of the building contains at least two components. The front part of the building is constructed in a red and blue brick chequer pattern of Flemish bond. Both floors have a single, central window; a segmental arch surmounts the lower floor window, while the first floor window has a soldier 'arch' of bricks on edge. The rear is built of flint with horizontal and vertical lacing courses of brick. The façade of this part is divided into four asymmetric bays. The northern bay has a single mullioned window with a segmental arch on the lower floor. The central-northern bay has a small, abutting one-storey wing with a gabled single pitch roof, and a doorway in a rounded arch. The first floor has one mullioned window with a segmental arch. The southern bay has one mullioned window with a segmental arch on the ground floor, and a smaller mullioned window with a soldier 'arch' of bricks on edge on the first floor. The central-southern bay has one mullioned window with a segmental arch on each floor. Underneath the ground floor window is a rectangular raised flower bed built of flint and bricks, projecting from the line of the façade. There is also a red brick lean-to with chimney that acts as a boiler room. This is a later addition, being butted up to the main house. This has a chimney and door; the bricks on the chimney are not a good match.

### 3.6 Roof

The roof is hipped and of red clay tile. There are three chimneystacks visible of which the front two are set symmetrically for the front façade. All three chimneystacks have upper brick water tablets.

### 3.7 Ground Floor and Cellar (Fig. 10)

The ground floor of the main block contains an elongated central hall (Plate 5) with a front panelled door at the southeastern end. The northeastern portion, separated from the southeastern by an arched doorway is occupied by a dog-leg staircase leading to the upper floor, a plank rear door and a panelled door to the northeast.

Under the staircase a panelled door gives access to the cellar by way of a flight of brick and timber steps. The cellar has brick walls and a timber post and beam structure supported by later brick half piers abutting the north-western and south-western walls. The central section of the northwestern wall has a structure surmounted by a round arch built of a double line of bricks supporting a ground floor fireplace. The southeastern wall has an opening spanned by a wooden lintel blocked by blocks.



Plate 5 Hall (H1)

Two rooms accessible through panelled doors flank the ground floor hall at the front of the house. The southern room (R1) has a sash window with wooden shutters on the southeastern wall and a mullioned window on the southwestern wall (Plate 6). The north-western wall has a central fireplace flanked by two symmetrical built-in bookcases. The eastern room (R2) has a sash window on the south-eastern wall and a mullioned window on the eastern wall, both with wooden shutters. The north-western wall is decorated by a framed partition and has a central fireplace flanked by two symmetrical built-in cupboards (Plate 7). A single roof beam running parallel to the north-western wall is visible on the ceiling, above the mullioned window and the door. It has slight mouldings on its edges.



Plate 6 Room (R1)



Plate 7 Room (R2)

The southwest room (R3), partly in the southwest wing, is entered through a panelled door in the northern corner. Two large timber beams are visible, crossing approximately at the centre of the ceiling. The larger beam is chamfered and may support an earlier wall line. The western wall has two mullioned windows flanking a central half pier supporting one of the ceiling beams. The eastern wall has a single mullioned window. A moulded fireplace occupies the central section of the southern wall.

The northern room (R4) has two asymmetrical mullioned windows on the eastern wall. The single visible ceiling beam running east-west shows five meat hooks. The central part of the northern wall has a large fireplace with marble surround and an arched doorway with a panelled door to the west leading to the kitchen area. The marble fireplace shows classical detail in its consoles (or brackets). This type of work is more likely to be Regency in date or Victorian, but one cannot be definitive about this until it is seen how it fits to the wall.

The kitchen (K) has a door and two mullioned windows along the north-eastern wall. The south-western wall has a door leading to the rear garden. The northern portion of the room shows two parallel ceiling beams running east-west and a door leading to a small hallway (H2) connecting the main building to the northern agricultural building. The room is L-shaped with the north-west end of the room containing some original beams of the cart shed. On the short arm of the L-shape patio doors lead into a conservatory.

The hallway (H2) has a door on the north-eastern wall and a small room (R5) at the opposite end, with a panelled door opening into the hallway and a mullioned window on the eastern wall. The north-western wall of the hall has a door leading to the northern structure. Much of this would appear to be modern infill in the cart shed.

The ground floor of the north-western part of the cart shed is composed of two rooms, both with red brick stretchers bond piers on the eastern wall, supporting timber beams frames with braces (original). The southern room (R6) has a door on the south-eastern wall leading to the covered porch area. The northern room (R7) has two symmetrical framed newel staircases flanking the door on the south-eastern wall. The northern corner of the room is divided into three small, elongated rooms (R8, R9, and R10) by modern red brick walls. The corner room (R8) shows modern brick alteration of the original flint wall.

### 3.8 First Floor (Fig. 11)

The dog-leg staircase connects the ground to the upper floor of the old farmhouse. It leads to a



small landing (H3) divided in two portions by a rounded arched doorway, and surrounded by seven rooms (Plate 8). There is a large mullioned window in the wall above the stairwell.



Plate 8 Landing (H3)



Plate 9 Bedroom (B1)

The southeast room (B1) is accessible through a panelled door on its north-eastern wall. A fireplace, flanked by two asymmetrical built-in cupboards (original), occupies the central section of the western wall (Plate 9). The south-eastern wall has a single, central sash window, while the south-western side has a mullioned window.

The east end of the hallway (H3) leads to a small room (T1) with a sash window and a framed door incorporated into framed partitions.



Plate 10 Bedroom (B2)

The eastern room (B2) is accessible by a panelled door on its western wall. The western wall is occupied by a central fireplace flanked by two asymmetrical built-in cupboards (Plate 10). The south-eastern wall has a single central sash window, while the north-eastern wall has a mullioned window.

A small, elongated room (T2) occupies the central section of the north-eastern portion of the first floor. It is accessible from the hallway (H3) through a panelled door and there is a window in the north-east wall.

Another room (B4), also with a panelled door on its south-western wall, has a mullioned window on the north-eastern wall.

The western panelled door on the southwest side of the landing leads into a small antechamber, with a further door in the southwest wall and a round window in the northwest wall. The bedroom to the southwest of this (B3) has two panelled doors on its north-eastern wall. The south-western wall has two mullioned windows. The panelled door on the left of the north-eastern wall leads to a second small room (T3) with a sash window.

A second antechamber reached from a half landing on the stairs leads into a northern room (B5). Its southeast wall contains a chimneybreast flanked by the entrance door to the right. The antechamber also leads also to a small room with a plank door. There are mullioned windows in the northeast and southwest wall.

The northern building, former cart shed, has an upper floor accessible through the southwestern stairs of the second room (R7). The loft space is covered by a collar rafted roof and is occupied a central elongated hallway (H4) giving access to two rooms.

The northeastern room has a modern plank door on its southeastern wall and a roof light on the north-western wall. The opposite room (T4) has also has a modern plank door on its north-eastern wall and a roof light in the south-eastern side.

The attic space of the old farmhouse was not seen.

## **4 ASSESSMENT**

### **4.1 Phases Old Farmhouse**

The Victoria County History is suggestive of a building being in existence at Highmoor Farm in the 17<sup>th</sup> century. Though the pitch of the roof is steep it is easier at present to consider that the earliest phases of the structure commenced in the early 18<sup>th</sup> century, although it should also be noted that this century often has buildings attributed on style which could belong to slightly earlier periods.

The front of the house with its chequered brickwork pattern can be assigned dates at anytime from the 16<sup>th</sup> to the 18<sup>th</sup> century. This is different from the back part of the house where there are flint walls with lacing. The different build could be an indication that the front of the house has an older origin, if it does then any butt joints and even the location of the chimneys at the front of the building mask this development extremely well. However this may have been a visual preference. Internally the four front rooms appear to contain much original material, around the chimneys or alcoves.

It is evident that the southwest wing of the old farmhouse is a later addition in a similar style as evident in the butt joint in the lacing in the northwest elevation of the wing. This addition is similar in style and construction and a later 18<sup>th</sup> century date for this is possible. This would be Phase 2 of the farmhouse. A further addition is the small structure in the corner of the main building and west wing. This is built in the style of the back of the house but it is evident that it was constructed to block the main back door with its brick quoins butting up to an area of flint panelling. The flat roof is indicative of this being far later. This could be late 19<sup>th</sup> century or early 20<sup>th</sup> century in date. The boiler room on the northeast side of the building was also added at a decidedly later date. The internal walls of the master bedroom (B3) were added in the 1980s.

### **4.2 Phases Agricultural Building**

The cart shed or agricultural building was part of an L-shaped or T-shaped structure. This structure contained the long cart shed with a further component at the southeast end, which has a stubby wing extension on the southwest side onto which the conservatory was constructed. From the tithe map of 1844 it is apparent that the small L-shaped structure at the east end near the old farm house is Phase 1 here. The style of timber and the general style of what is left of this structure are indicative of them being of the 18<sup>th</sup> or early 19<sup>th</sup> century at the latest. Phase 2 saw the addition of the cart shed, which was not on the map of 1844 but had appeared by 1879. Therefore a construction date 1844 to 1879 can be claimed.

### **4.3 Phases combined structure**

A plan survives of the building for its sale in 1928 (ORO E307/D/3), here it is apparent that the two buildings survive as separate structures. It is post that date when the buildings were joined together.

### **4.4 Listed Status**

The building is a listed structure, and the grade II listing was probably for the farmhouse originally and not for the cart shed.

### **4.5 Historic and Architectural Assessment**

The grade II listed farmhouse is an appealing structure of its type with a number of original



features surviving internally. The four front rooms (ground and first floor) contain especially notable features. These are the original showrooms of the building. The earliest part of the agricultural building was severely damaged by a previous development as was the original back wall of the single storey projection at the rear of the farmhouse.

## **5 THE CURRENT PROPOSAL**

Alterations to the Old House will be minimal and have already been discussed with the conservation officer. On the ground floor this involves the removal of a door entering the present kitchen from the old house (R4). This door will be blocked and infilled, impact is minimal. The removal of a single storey lean-to containing a water closet that was probably added late 19<sup>th</sup> century or more likely early in the 20<sup>th</sup> century is proposed. This will have minimal impact on the original building, being a later addition of the old structure. In the Drawing Room one of the sill beams will be lowered resulting in the loss of an original wall, but only a small part of it.

In the upstairs of the Old House the removal of the partitions adjoining Bedroom (B3) are proposed. These were inserted in 1985 and this will have no impact on the original building. The removal of a wall is proposed between (B1) and (B3), which will have impact on the old fabric of the building, and impact on one of the original alcove cupboard spaces adjacent to an original fireplace. The removal of sanitary ware from bathroom (T1), and the insertion of a new opening will have an impact on the old building, though minimal. The removal of sanitary ware from Bathroom (T2), and the partitioning wall will have minimal impact on the old building. The insertion of two new openings into the cupboard space between rooms (B4) and (B5) will have an impact on the original building, but this is minimal.

General repairs to the property are also proposed, concerning the loss of original wood-wormed timber beams with their replacement, the insertion of secondary windows in line with English Heritage guidance and replacement of the electrical system. The alterations to the Old House are minimal and any mitigation would be at the discretion of the conservation officer.

In the former Agricultural Building the alterations are far more extensive, but the date of the construction here is far later. In the former Agricultural Building the alterations include the proposal to remove modern walls around the pantry and the piece that joins the old house and former agricultural building on the southwest side. These are new walls and the impact that it will have on the former Agricultural Building is negligible. It is proposed that in this area a new glazed conservatory will be erected. There is also a proposal to remove the wall between the present kitchen and conservatory. This wall is partially rebuilt, but also contains some older components; this will have an effect on the older fabric. There is a proposed lowering of the floor throughout the former agricultural building. Highmoor Farm is known to be older than the present house, so it is feasible that observations here could note the remains of a 17<sup>th</sup> century structure or earlier activity. To a large extent this depends on the depth that the earlier floors were lowered to. One of the stairwells is to be removed; this is a new insertion and will have no impact on the old structure. The removal of modern partitions will have no impact on the old building. The external porch is to be removed, which is also a more recent addition and will have no impact on the old fabric. On the southwest wall two of the windows will be made into French doors, with two other windows the sills lowered to form new doors, and the location of one door will have its sill raised. The southwest wall of the former agricultural building has been severely remodelled as it is, and although some original material may be lost the majority of what will be altered has to a large extent already been compromised.

In the attic space of the former Agricultural building only the removal of non-original partitions and sanitary ware will occur.

The proposal includes two new extension to the present building (the garden room and new

conservatory) and alterations to sanitary arrangements. Occupation at Highmoor Farm is considered to date back to the earlier part of the post-medieval period, if not slightly earlier, so there is a possibility of earlier archaeology. Before this the site was probably located in an area of hunting land held by the king, and any earlier medieval finds may be negligible. In the Roman and prehistoric periods we have little knowledge of this area.

## 6 CONCLUSIONS

The structure is a building of three components, of which two of the components have various phases. There are at least three or four phases evident in the old farmhouse. This building is the most significant component and the reason for the listed status. The building has the general appearance of the early 18<sup>th</sup> century, containing period pieces of that date especially in the rooms at the front of the house, which traditionally were to be the showier.

The agricultural building to the rear also contains some original components and is later, parts of this have already been altered but it retains its general form.

These two components were joined together by a new addition at sometime in the late 20<sup>th</sup> century, a development that saw the removal of a ground floor wall at the rear of the old farmhouse and the southeast wall of the agricultural building. The authenticity of the building has thus been compromised in the kitchen area. The insertion of windows and doors in the south and west walls has to a large extent meant that much of the structure has been rebuilt. The bricks used are new here and noticeably so.

Internal alterations are minimal and those presently agreed will have little impact, any further recording is reliant on the conservation officer. Archaeological observations could be made of the lowering of floors and the excavations of foundations and new service trenches.

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24<sup>th</sup> June 2013