

JOHN MOORE HERITAGE SERVICES

**BUILDING ASSESSMENT**

**ON**

**POUND FARM, GOOSEY**

**NGR SU 35831 91976**

*On behalf of*

*Lindsey Needham*

**MARCH 2012**

**REPORT FOR** Lindsey Needham  
Pound Farm  
Goosey  
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# **Pound Farm, Goosey, Oxfordshire**

## ***Building Assessment***

### *SUMMARY*

*A building assessment was carried out on Pound Farm, Goosey, Oxfordshire (NGR 35831 91976). Planning consent is being sought to repair parts of the old fabric that are now in a dilapidated condition, and also the removal of an outbuilding to add a rear extension to the property. The report concurs with the general framework highlighted in the Royal Commission and English Heritage accounts of the building that accompany the listing but adds details, especially internally on where alterations have been made and where some fabric may not be as old as previously considered.*

## **1 INTRODUCTION**

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

Pound Farm is located on the southeast side of the large green in the village or hamlet of Goosey (NGR SU 35831 91976). The farm is one of a number of large farmhouses located around the green along with a chapel.

Topographically the village lies on a slight terrace between the Stutfield Brook and the Land Brook that form the main northwest and southeast boundaries of the parish. Historically the Stutfield brook was known as the Tealeburn.

The underlying geology is Kimmeridge Clay that forms part of the Corallian Beds (BGS 1971 sheet 253).

### **1.2 Commission**

Lindsey Needham commissioned this report.

### **1.3 Aims of Investigation**

The aim of the investigation is to determine the construction sequence of the building and identify the dates of various features and phases noted. The report is designed to inform the client, architect and planning authorities of the relative importance of various components of the structural remains.

The report is a record on a heritage asset for which alterations are proposed and is for architectural, historic and general interest.

## **2 BACKGROUND**

### **2.1 Designations**

The building is a grade II listed building (English Heritage Building ID 251133: SU 35831 91976). The official listing uses the subsequent description and indicates that the structure contains some of the oldest surviving structural remains identified in the parish.

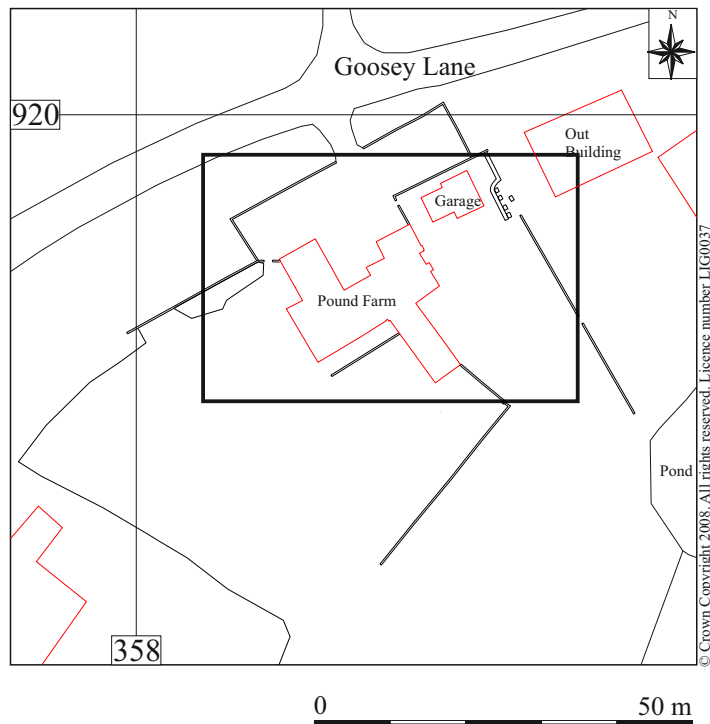
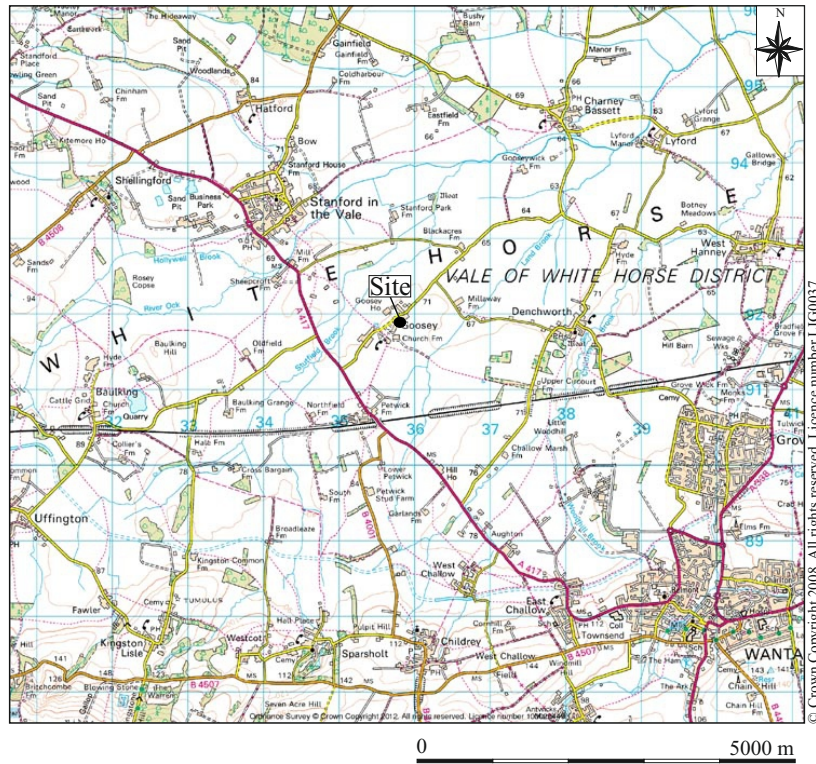


Figure 1. Site location

*“Farmhouse. C15 open hall remodelled and rear left wing added in late C16; bay to rear left and coach house wing to rear right added c.1801. Hall block: Rendered over timber frame, C18 brick to rear; Welsh slate roof; stone stack finished in brick, and brick stack. 4-bay hall remodelled in late C16. One storey and attic; 3-bay range. C20 door and casements. Roof attached at both ends; ridge and right end stacks. No access to interior but noted as having central cruck truss with saddled apex, eastern truss with king-stud to saddled apex; floor and stack inserted in late C16. Late C17, two-storey, 2-window range to left: limestone rubble with ashlar quoins, gabled C20 tile roof and brick gable end stack; flat stone arches and first-floor timber lintels over C20 casements, and blocked windows including five-light to right; keyed flat brick arches over C20 casements in left side wall and 2-storey gabled stair-turret to rear left. Interior noted as having late C17 dog-leg staircase. Late C16 two-storey, 2-window range to rear left: square timber framing, with gabled C20 tile roof and brick stack; has early C19 one-storey, one-bay block to rear of Flemish bond brick with flared headers and flared brick diamonds; gabled half-hipped roof. Early C19 (datestone 1801) one storey and attic, one-bay range to rear right of Flemish bond brick with flared headers and half-hipped Welsh slate roof; keyed segmental arches over windows.”*

The building is described in the Buildings of England series for Berkshire (Tyack, Bradley and Pevsner 2010).

The Farmhouse is one of ten structures located around the green that have subsequently been listed. The other structures in the area include Abbey Farm House and outbuildings (EHBID 251135: SU 35717 91808), a barn to the northwest of Pound Farm (EHBID 251134: SU 35909 92012), the churchyard cross (EHBID 251140: SU 35635 91667), Church Farm House (EHBID 251137: SU 35736 9717), All Saints church (EHBID 251139: SU 35638 91654), Goosey House Farmhouse (EHBID 251131: SU 35685 92035), Greystones (EHBID 251138: SU 35664 91766), Parsonage House (EHBID 251136: SU 35716 91766), Pound Public House (EHBID 251132: SU 35855 92028), and Yew Tree House (EHBID 251141: SU 35543 9714). The barn to the north of Pound farm was constructed in 1794 (NMR SU3945: SU 3591 9202).

The Vale of the White Horse District Council created a conservation area around the green at Goosey on 7/9/1990. Pound Farm lies inside the designated conservation area.

## **2.2 History of Development**

Prehistoric finds in the village are scarce but this may be as a result of investigation. The only find recorded for the parish is the recovery of a prehistoric arrow head (SU 355 916).

The name of the village is recorded c.1200 for 811 as Goseie, which is Old English **gōs ēg**, the etymology of which is ‘goose island’ (Gelling 1974, 411). In this context it refers to the location between two streams.

No Roman or early medieval finds are noted. However, if we are to believe the various texts held or fabricated by Abingdon Abbey the estate at Goosey can be recognised as one from the time of Offa who allegedly awarded it to them (VCH 1924, 478-85). King Kenulf is claimed to have granted Goosey and Denchworth to the abbey in 811 and 821, but the charters are considered spurious (VCH 1924, 478-85). A further forged charter of King Edgar claims to have restored 10 hides at Goosey to the abbey (VCH 1924, 478-85). The confirmation charter granted by King Edgar in 958 mentions 15 hides, some of which is considered to have been located in Charney (VCH 1924, 478-85). The Domesday Book mentions a 17 hide estate at Goosey in 1066 (Morgan 1979, 7.23). Some 5 hides of this holding are believed to have been located at Circourt Manor in Denchworth (VCH 1924, 478-85).

The manor in 1086 contained 11 hides with 6 villagers and 3 smallholders and 1 riding man (Morgan 1979, 7.23). The riding man is a person concerned with the recovery and allocation of a major churches tithes. The manor contained 100 acres of meadow. Hermer is accounted as holding 7 hides of this land for the monks' household supplies. Hermer's holding contained 7 villagers and 35 acres of meadow are note. The manor was currently valued at £10. The holding of Hermer is associated with the manor of Circourt.

The manor remained a possession of Abingdon Abbey until the dissolution of the monasteries in 1538 (VCH 1924, 478-85). From this time on the manor was held by a succession of families, which was initiated by the king.

The chapel of All Saints is a 12<sup>th</sup> century structure that probably saw its nave lengthened in the 13<sup>th</sup> century (VCH 1924, 478-85). It would seem historically to have always been a chapel to the church at Stanford in the Vale.

Archaeology has, however, been noted in the village, the remains earthworks including house platforms have been noted across the green (NMR SU39SE24: SU 356 919). Aerial photographs show the remains of a watermill in a field called Long Moor Ditches (SU 364 917); which is attached to the pound farm holding on the estate map of 1824 (BRO D/EX 1550/1).

A number of place-names in the parish are of note historically for example Blackacres Farm (Gelling 1974, 412) to the northeast of the site. This type of name normally refers to areas of early and more intensive occupation. Tithingman's Ham (Gelling 1974, 412) must be derived ultimately from the Domesday reference to the riding man. A reference to a Malthouse is dated back to the 17<sup>th</sup> century (Gelling 1974, 412), while the tithe map refers to two public houses the Leather Bottle and the Prince of Wales. The Leather Bottle is now located in West Challow parish, while the Prince of Wales may have been an earlier name for the Pound Inn opposite the site.

Pound Farm is shown on three historic maps. The earliest map is Rocque's map of 1761 in which Pound Farm is shown as a rectangular building (Figure 2). The second of these is dated to 1824 (Figure 3) and is a map of the estate held by John Pocock (BRO D/EX 1550/1). The building is drawn in a stylised manner with a main range and two wings. An outbuilding is marked on the structure to the rear, but it is not joined to the farmhouse. There is a group of buildings around a yard to the northeast, one of which may join the farmhouse. The Tithe Map of 1847 (BRO D/D1 118B/1) also shows the farmhouse, but this time there is no wing on the northeast side (Figure 4). This may mean that the earlier wing was dismantled and that a new structure was built on the front of the property between 1847 and 1878. The outbuilding to the rear of the property is shown as being attached. The owner of the farm at this time is still John Pocock, while the occupier is recorded as a Robert Smith.

There are a series of Ordnance Survey maps: 1<sup>st</sup> series 1878-9, 2<sup>nd</sup> Series 1899 (Figure 5), 3<sup>rd</sup> Series 1912, and a 1973 version that all show the building with two wings and a back extension.

A photograph of 1842 (BRO D/EX 1028/210/S1-7) shows a picture of the west elevation of Pound Farm (Plate 1).

### 3 DESCRIPTION OF POUND FARM

#### 3.1 Introduction and General Description

The building is essentially a structure with a central range and two wings on the north side and a single extension to the south (Figure 6). Externally it is apparent that there are six major building phases, although the earliest part of the building may contain more than one period of activity.

#### 3.2 The North or Front Elevation (Figure 7, E1)

The central part on the north façade contains a brick wall with chequered design and a mullioned three casement window to the right. The bricks measure 215mm x 100mm x 55mm. On the left there is a brick porch also with three casement window and side door and using chequered design



in imitation. Above this there is a dormer gable with a four casement window, and a chimney stack above (Plate 2).

The west wing is the larger of the two and contains two stories proper (Figure 8, S A-A, B-B). On the east facing wall of the wing there is a stone wall extending above the eastern and central part of the central range. This has a central chimney. To the north of this are the remains of a box framed wall with a two window casement on the ground floor and a two window casement on the first. This part contains a brick plinth. On the north side of this there is a further extension which is of a chequered brick design with some surviving timber framing and a brick plinth.

The north wall of this wing contains a chequered brick wall with two windows on the ground floor and one window on the upper floor. The two lower windows are two casement windows with no lintel design visible. The upper window is a three casement window with segmental arched window. This is set in a hipped gable and the wall has a brick plinth.

The east wing is kept at the same height as that of the eastern part of the central range and has a ground floor and attic space. The west wall of the wing is simply of brick. The north wall is also a hipped gable end with a four casement window below and a four casement window above with a segmental arch with stone keystone. The bricks measure 220mm x 105mm x 52mm. There are distinctive gouging marks on the east side of this wall, but what caused this is no longer identifiable.

### **3.3 The East Elevation (Figure 7, E2)**

The east elevation has a gable with chimneystack of modern brick (Plate 2). There is one two casement window to the right of the chimney, which is modern. The east side of the east wing is also of brick, some chequered patterning exists but this is not complete. The wall of the wing steps further out than that of the gable. This is a feature that is not clearly demonstrated on any of the maps and a number of scenarios can be put forward to explain this.

The remains of a stone gable are evident in this façade along the central range (mentioned above).

The outbuilding extension on the south has a plain brick wall. The roof extends across the remains of an opening before joining onto the central range.

### **3.4 The South or Rear Elevation (Figure 7, E3)**

The east part of the central range contains a relatively recent stable door with window to the right (Plates 3, 9). The window has six lights, and this design is carried on into the upper part of the door. To the left of this is a brick wall, with some timbers surviving, which have been painted. This section of the wall contains a two casement window. The wall looks as though it has been patched over time (Plate 8). Bricks in this wall measure 220-230mm x 102mm x 60mm. Above are the remains of a flat roof dormer, the window has three casements.

The south end of the southern outbuilding extension (Figure 8, S C-C, Plate 7) is a gable end of modern brick and with a modern casement window.

The central part of the main range contains a door on the west side and window all across the rest of the walls. This is a five casement window with mullions. Above this are the remains of dormer gable with two casements.

The western part of the central range is constructed of stone (Plate 5). The ground and first floor all contain evidence for three window settings with brick surrounds and lintel. The window settings to the left on both floors are smaller and both blocked. The windows on the ground floor are two light windows, probably replacements. Only the central window on the first floor is not blocked, which also has a two casement replacement. The windows forming the surround and lintels have a measurement of 225mm x 55-60mm. The bricks used in the blocking of the windows measures 230mm x 100mm x 60-63mm.

### 3.5 The West Elevation (Figure 7, E4)

The southern part of the west elevation is of stone and contains a gable (Plate 4). Below the gable is an arrangement of five windows, there are two on the first floor and ground floor. These windows each have some brick detail in their surround, especially the lintel. Each of these windows contains two casements, the ones on the bottom may be original. In the gable are the remains of a blocked window. This has been blocked since 1942 (Plate 1).

The stone structure continues to the north where there are the remains of a stair tower. This has two window settings on the west wall with brick detail around including lintels. The lower window contains a two casement window, while the upper is blocked. There are large stone quoins at the end of the stair tower, and here there is a step in the wall, with a small section of north facing wall. This wall has a gable and there is a blocked window setting with brick lintel.

The north part of the west elevation is in brick. There is two clear phases which are divided by an upright structural timber. An upper brace timber also survives. The box frame has been removed in the area to the right of the timber upright. Here there is a brick plinth with two three casement windows; the one on the ground floor has a segmental arched lintel. The bricks measure 212-20mm x 105mm x 60mm. The extension to the north of the timber is also a brick structure with a single two casement window on the ground floor with a segmental arched window. The bricks measure 225mm x 108mm x 60mm.

The west façade of the south outbuilding extension has one door at the north end, and two modern windows to the south (Plate 6).

### 3.6 The Roofs (Figure 7)

The roofs of this structure are of two different materials. The eastern and central part of the main range is of slate extending from the stone gable to the gable at the east end. There is a central chimney of stone and brick. The chimney at the east end is perhaps modern and only for show. There is one gabled dormer in the north side and a gabled and flat roofed dormer on the south. The slate roof continues along the east wing which has a hipped gable at the end. The slate roof continues along the outbuilding extension on the south side.

The western part of the structure is covered in red clay tiles. The west end of the central gable is elevated above that of the main part of the range, there is a chimney at the east end. Two roof lines extend on the north side, one of these over the stair tower, while the other extends to a gable halfway along the roof. The remains of this wall contain a timber frame and brick infill. On the south side of this section of the roof there is a further chimney stack. This roof line continues but steps down and at the north end there is a hipped roof.

### 3.7 The Interior Ground Floor (Figure 6)

The porch on the north side of the central range contains bricks measuring 222mm x 108mm x 53mm, they are perhaps reused. The front door lies on the west side of the porch; this enters to reveal an older door and window. The door is a plank door with T-hinges, the window alongside it has three casement and mullions (Plate 10). These windows contain six panels; it is only the central one that opens.

The door opens into a hall area, ahead are the remains of a large central chimney stack of stone, but covered. In the ceiling in line with the edge of the chimney stack are two joists, one covered but the other exposed (Plate 10). The visible timber is of some antiquity as it contains evidence along its underside of fittings for timber framing and bore holes to take hazel for wattle and daub wall fill. To the east of the chimney are the remains of a staircase that is of a modern design and painted cream (Plate 14). To the west of the chimney breast there is evidence of a timber framed ceiling which contains evidence of detailed and datable carving (Plates 11-13). The timbers contain chamfers and stops, the nearest design is a flat chamfer stopped by a quirk and a tongue of the early 17<sup>th</sup> century (Brunskill 2000, 147). The timbers on the south side of the ceiling are fitted

to the main axial timber and also into the wall. The timbers on the north side of the ceiling are attached to the central timber but are not attached to the north wall. This suggests that the north wall was of two phases, an internal timber framed structure which has gone and an outer skim of brick. This wall contains a window with three casements and also a door into the west wing. The east wall contains the side passage alongside the chimney and a fireplace. The fireplace is not the original and is not large enough to cope with the depth and breadth of the stack. It is probable that this side has been filled in and highly likely that there was a further fireplace on the other side. The south wall of the room is dominated by a five casement window and door (Plate 11). The mullions here show some characteristics of an ovolo-moulded mullion and jamb (Brunskill 2000, 133), which are a design of the later medieval period. The west wall contains the remains of a cupboard and panelled door, each set around a chimney breast facing into the west wing.

Near the base of the stairs there is a planked door with T-hinges leading into the east wing. The eastern part of the building contains three rooms, of which the main one is the kitchen (Plate 15). This has a series of chamfered beams, but these are not old because they contain signs of saw cuts and are either the product of a double handed saw or something later. A large timber is located along the line of the earlier central range wall, but it has no features to show that it was part of an earlier wall. The kitchen has been refurbished, the window in the east wall is relatively new, but it is apparent that the east wall at the end of the central range is some 500mm thick. The thickness may explain where the old wall is, encased between two later builds. This type of activity often causes timbers to rot. In the north wall is a four light window. In the south wall a door leads to a smaller secondary kitchen. This has modern décor and more recent ceiling joists with signs of sawing. The south wall has the modern stable door and window. A door in there west wall leads into a toilet, the timbers in the ceiling here look old. The window in the south wall is a replacement.

The panel door in the west wall of the hall leads to a large room. The ceiling has a large axial beam with chamfers (Plate 17). The joists are not all chamfered, although some are, but some are cut from timbers that do not run straight suggesting that some are of an early date. The east wall contains the remains of a panelled door with L-hinges and a fireplace (Plate 19). The bricks in the fireplace measure 230mm x 110mm x 55mm. The north wall contains a panelled door with L-hinges (plate 18). The west wall contains two windows (Plate 16) as does the south wall. Some of these window settings contain the remains of wooden shutters and there is a moulded skirting and dado. The panelled door in the north wall leads into the base of the stair tower (see description below), and a planked door on the north side leads to the west wing proper.

The west wing contains two rooms. The ceiling in the larger or southern room contains evidence of a beam and joists that are chamfered and stopped (Plates 20-21). The beam runs axially to the wing. The room has a south wall with a central fireplace and two doors, the west one leads from the stair tower, while the other leads back into the hall. The bricks in the fireplace measure 215mm x 115mm x 55mm, they are similar in size to those in the fireplace above. The west wall contains a window with three casements. The north door contains the remains of a planked door on the west side. This door leads to a further room on the north side and at the end of the west wing. There are three windows with two casements, two set in the north wall and one in the west wall.

The outbuilding is divided into two rooms; the northern room has a modern window in the west wall, and the north wall a central door. Above the door is a truss with a king post and two struts, although this is probably 19<sup>th</sup> century. The south wall contains a door on the west side. The south room contains two modern window fittings and has evidence that this may have been rebuilt in the 20<sup>th</sup> century.

### **3.8 The Interior First Floor**

The main staircase is in the stair tower. The stairs that survive in the ground and first floor are a dogleg style stair case, but with a number of twists (Plate 26). The rails contain a type of slender turned balusters of the mid-18<sup>th</sup> century (Brunskill 2000, 127). However, the stairs from the first

floor to the garret appear to be part of a timber spiral design although some of the treads have been replaced by modern plywood. The upper part of the staircase could be considerably older than the lower part and could indicate a date of original construction in the 16<sup>th</sup> century (Brunskill 2000, 125). The stair tower contains one window with two casements, but there is also evidence of two blocked windows (Plates 28, 29).

On the first floor the door on the south side leads into a large high room. No timbers are on show in the ceiling. There is a panelled door in the north wall. The east wall is panelled and contains a fireplace and a door (Plate 27). The panelling was similar to that shown on photos of Abbey Farm, Goosey in 1942. Part of the panelling at the south end forms an internal partition. This feature could date to the early 17<sup>th</sup> century but is probably later. In the south wall there is one window, while in the west window there are two windows. None of these appear to contain the original window casements. The door in the east wall panelling leads in to a small room. There is an opening in the east wall which is arched and has stairs. This stairs leads down to a bathroom. In the south wall is a two light window set in a dormer window.

The planked door on the north side of the first floor in the stair tower leads into a room with evidence of timber framing in the north and south wall (Plates 23, 24). The south wall has two doors either side of a fireplace. The fireplace is of interest as it contains a bowed timber lintel, which elsewhere could be a recognised 16<sup>th</sup> to 17<sup>th</sup> century feature. The bricks in the fireplace measure 220mm x 115mm x 55mm. The north wall contains the timber framing and has a door set in the eastern end. In the east wall is a window with two casements. In the west wall is a window with three casements. The planked door on the north side leads into a further room with a three casement window in the north wall (Plate 25).

The planked door on the south east side of the room steps down into the upper floor of the central range of the building. The most notable feature is the major timber running down in front of a three light dormer window (Plate 22). The major timbers are the only unpainted part of the timber framing of this section of the roof. One of the timbers is clearly shaped with an axe or adze and is presumably part of an early timber framed structure. The central stone chimney stack shows signs of stepping in. To the west is a panelled wall presumably modern separating the bathroom from the rest of this floor in the central range. The modern staircase is to the east of the chimney. There is a wall at the end of this landing, which shows some evidence of timber framing, however, this is only in the upper section of the wall and may be nothing more than an earlier truss. The door in the east wall of the landing leads through into a further landing extension; a door to the north leading to a bedroom, that to the south leading to a bathroom and that to the east leading into an airing cupboard. The timber framework of the early roof clearly carries on through along the line of the central range.

The bedroom has a three light window in the north wall. The bathroom has a three light window set in a dormer in its south wall.

### **3.9 The Interior Garret and Attic Spaces**

The stairs in the stair tower lead up to an attic or garret in the stone part of the building (Plates 29, 30). The steep pitched roof is evident and the remains of an A-frame truss are evident. The timbers are old.

The attic space of the central range contains major timbers of an old date. There is evidence of a king stud to apex truss (Plate 31). Some of the timbers do not run straight, a factor which is indicative of this part of the house being 17<sup>th</sup> century or earlier. Some of the lesser timbers have been replaced.

The roof space at the north end of the north wing does not contain any characteristic truss, although it could be noticed that some of the timbers do not run straight. In this roof space there is a single cross support providing strength to strengthen the roof (Plates 32, 33). The wall is butted up to the box framing.

## 4 ASSESSMENT (FIGURE 6)

### 4.1 Phase 1: 15<sup>th</sup> century

The earliest recognisable structure is the timber framing in the roof of the central range. This is probably all that properly survives of the timber framed hall. The roof trusses here show signs of being worked by axes or adze. The walls at either end of this structure may well have been replaced by later construction. The front wall, which presumably would have been timber framed has completely been removed. It is not apparent if any of the back wall survives, although only two timbers survive in this area suggesting timber removal and replacement by a later brick build. The farm buildings at the east end were removed at some time after 1973; as the Ordnance Survey map shows them still standing.

This may well have started out as a thatched feature as there are faint lines on the remains of the gable above this roof.

### 4.2 Phase 2: 16<sup>th</sup> century

The reworking of the hall saw the insertion of the central chimney of the central range. This is an extremely large structure and was built of limestone rubble. It is large enough to contain more than one fireplace and may have evidence of a further inglenook facing into the eastern part of the main range. There may also be the remains of a stone spiral staircase concealed in this mass of rubble. Some of the internal floor timbers and windows in the south wall survive from this reworking, though this is in the western part and not in the eastern end.

### 4.3 Phase 3: 17<sup>th</sup> century

The timber box framed structure in the west wing is also classed in the official listing as being of the 16<sup>th</sup> century. If the suggested dating of this is correct, and there are problems with this, then it would indicate that the structure originated as more than one building. Structural sequencing of the building with this dating is problematic as this structure seems to be butted up to the limestone rubble part of the building that is classed as late 17<sup>th</sup> century. This leaves us with the possibility that the limestone extension at the end of the hall has either replaced an earlier structure or is a considerable reworking of an earlier building if the 16<sup>th</sup> century timber box framing is accepted.

To make the proposed development of the structure work the stone part of the building classed as late 17<sup>th</sup> century has to be part of Phase 2 or a separate Phase 3. The present windows may be later insertions although it is not clear in all cases if there has been extensive reworking of the structure. The structure also internally contains the remains of a pointed arch entering the attic space of the reworked Phase 2 hall, which is not clearly datable. It could point to an earlier medieval date for the structure or a later neo-Gothic reworking. No timber framed wall survives internally at the end of the hall and it is possible that the hall could be butted up to an earlier structure or just as likely the timber framing has been removed.

### 4.4 Phase 4: 17<sup>th</sup> century

The timber box framed extension of the west wing is butted to the rubble structure as it is built around it. Access is provided from both floors into the stair tower and access is also provided into the area of the hall. There is thus a respecting of the earlier components. The internal timber features chamfers, stops and bowed lintel above the fire could be of a 16<sup>th</sup> or 17<sup>th</sup> century date. The construction of this part of the building would have created an L-shaped building.

### 4.5 Phase 5: 18<sup>th</sup> century

The hall was probably reworked as the front wall has a chequered brick pattern. The back wall shows signs of reworking but it is such a mishmash that it could be part of a long process dating from the 18<sup>th</sup> century through to the 19<sup>th</sup> or 20<sup>th</sup> centuries. The dormer gables were inserted at a later date, these may be part of a 16<sup>th</sup> century remodelling but could also be part of an 18<sup>th</sup> century

or 19<sup>th</sup> century remodelling of the hall. Apart from one on the south side they seem too large to be classed as early. The northern dormer is placed in such a way as to not respect the roof trusses.

The west wall of the timber framed west wing was either rebuilt in the 18<sup>th</sup> or 19<sup>th</sup> century.

#### **4.6 Phase 6: 19<sup>th</sup> century**

The northern end of the west wing was added by 1824, but it appears in the eastern wall to have more than one phase.

The east wing was added according to the official English Heritage listing in 1801, which is the date of a date stone. This, however, is not in full accordance with the maps. The map of 1824 shows the east wing, and also shows the central range extending beyond the additional east wing. The map of 1847 does not show an east wing. Physically the east wing extends further east than the east end of the central range. It is possible that there was an east wing that was dismantled and rebuilt at a later date, the alternative is that the Tithe Map representation is incorrect.

The box framed west wing had its original infill material removed and bricks inserted that have dimensions 230mm x 58mm and are probably of a size that would be late 18<sup>th</sup> to 19<sup>th</sup> century in date. The bricks in the end wall gable measure 230mm x 63mm.

Internally the features of the east end have been altered; the timbers are imitations of 16<sup>th</sup>-18<sup>th</sup> century timbers. The wall of the hall has been removed on the north and south side, an 19<sup>th</sup> century date is possible but it is also possible that this could be as late as the 20<sup>th</sup> century.

The outbuilding was constructed by 1824; however, it was only joined to the main building by 1847. It is unlikely to originate at a much earlier date than the early 19<sup>th</sup> century, and indeed shows considerable signs of reworking.

#### **4.7 Phase 7: 20<sup>th</sup> century**

There are a number of 20<sup>th</sup> century features, which would include the slate roof and tile roofs. The east door on the south side is probably a 20<sup>th</sup> century feature. The porch on the front is also probably of the 20<sup>th</sup> century.

The east wall of the central range shows signs of being rebuilt or encased in the 20<sup>th</sup> century. This undoubtedly has something to do with the dismantling of the adjacent farm building. It is possible that the wall may contain an earlier wall encased as it is 500mm thick, but equally it could have been completely rebuilt. Without investigation of the structure it is impossible to determine.

The outbuilding on the south side shows signs of reworking in the 20<sup>th</sup> century, part of the south and west walls were rebuilt.

#### **4.8 Listed Status**

The building is listed. It does contain structural arrangements that would go back to the 15<sup>th</sup> century, however, what survives of this date is minimal and much of the structure has been reworked and rebuilt. It would be right to suggest that the western part of the building contains the remains of 17<sup>th</sup> century materials.

#### **4.9 Historic and Architectural Assessment**

The buildings contain features associated with the 16<sup>th</sup> century, but has subsequently seen numerous alterations from that period. Here it has been suggested that there are some severe phases to the building. The official dating of the west part of the building provides problems; here to rectify this it has been suggested that the box framed building was constructed in the 17<sup>th</sup> century and not in the 16<sup>th</sup> century although other possibilities were noted, although none of them could be substantiated.

## 5 THE CURRENT PROPOSAL

The main part of the proposal is to move the eastern stairs. These are probably 20<sup>th</sup> century in date and may be where they are because there was an original stone spiral staircase concealed in the 16<sup>th</sup> century chimney stack. The staircase has little architectural merit. A new staircase is to be inserted into the location of the present kitchen. The timber framing here is not old and is 19<sup>th</sup> century at the earliest and may be 20<sup>th</sup> century. Internally the eastern part of the wall has seen considerable reworking. The timbers in the roof space here are probably all that survive from the original 15<sup>th</sup> century structure.

The back wall is to be removed, the wall does contain timber that may be 15<sup>th</sup>-16<sup>th</sup> century in date, but it does not survive in any recognisable timber frame. It is probably a structure that has been considerably reworked during the 18<sup>th</sup> to 19<sup>th</sup> centuries.

## 6 CONCLUSIONS

The structure in places contains indications of age and considerable periods of redevelopment and reworking. The first two phases have little evidence of dating although there are some indications of woodworking with axe or adze and cruck with king-stud post, and the basic size of the first chimney inserted. The way that the development of the structure is described places these structurally earlier. These have basically been ascertained from spatial arrangements. It is possible that parts of the western phases of the structure preserve the best components of the building of the 17<sup>th</sup> century, which are associated with Phases 3 and 4. The later phases of the 18<sup>th</sup> century show minor tinkering with the structure. It is in the 19<sup>th</sup> century, Phase 6, that further development of the site is evident. What exactly has been done in the 20<sup>th</sup> century to the east end can be pointed out to some extent, but the exact nature of the east wall is difficult to ascertain.

The proposed alterations could be achieved with little impact on the oldest surviving structures on the site. The eastern staircase is a modern insertion. The timbers in the kitchen area are probably 19<sup>th</sup> century in date. The outbuilding is a structure that contains 19<sup>th</sup> and 20<sup>th</sup> century features, showing evidence of rebuilding. It is this later group of features that will be affected by the alterations, and these alterations will not undermine the key features that give the building its architectural integrity.

The intended internal and external alterations appear on the plans viewed in my opinion to be sympathetic to the historic structure, and maintain the historic integrity of the structure, matching already existing architectural details. The materials used will be in line with those agreed with the conservation officer and planning authority.

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Stephen Yeates

*John Moore Heritage Services*

6<sup>th</sup> March 2012





Key:

 Site

Figure 2. Rocques map of 1761



Key:

 Site

Figure 3. 1824 Map (BRO D/EX 1550/1)



Key:  
□ Site

Figure 4. 1847 Tithe map (BRO 0/01 118B/1)