



JOHN MOORE HERITAGE SERVICES

**BUILDING RECORDING ON  
INTERIOR ALTERATIONS FOR  
ODDINGTON HOUSE, LOWER ODDINGTON  
AND RE-ASSESSMENT OF THE BUILDING PHASES  
OF THE HOUSE  
NGR SP 23326 25903**

*On behalf of  
Daylesford Estate*

**OCTOBER 2015**

**REPORT FOR** Daylesford Estate  
c/o CMS Project Managers and Surveyors  
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# Oddington House

## *Building Assessment*

### **SUMMARY**

*John Moore Heritage Services (JMHS) were asked to record evidence of earlier structural activity at Oddington House, Lower Oddington, Gloucestershire (NGR 423326 225903). Oddington House is a grade II\* listed building. This is located in the historic parish of Oddington and the historic County of Gloucestershire. The Manor was in existence from the 12<sup>th</sup> century, but divided into tenants by the 15<sup>th</sup> century.*

*The current listed building is believed to have origins that extend back to c. 1600, but the structure underwent extensive remodelling in the 18<sup>th</sup> and 19<sup>th</sup> centuries.*

*Historically the tenant estate at Oddington House is known to have been established by 1442. It is not until the mid to later part of the 16<sup>th</sup> century that a series of continues estate holders are recognised. In the 16<sup>th</sup> century the estate was in the hands of Osboldston, and by 1609 Dearne, in the late 17<sup>th</sup> century to Harrison, and by 1711 to Martyn. Subsequently the estate passed in 1740 to Talbot and then in 1768 to Anne Crayle and a relative not long after. By c 1780 the estate had come to Sir John Reade and his wife Lady Reade. In 1861 the estate came under the control of Talbot Rice.*

*The assessment of the building has suggested that there are a number of phases associated with the building. Previously it had been suggested in a number of sources that there was more than one phase of the building. The simplest explanation for this was that the north and south walls of the main range run at different angles. A date of c 1600 was suggested due to the fact that there is a door in the west wing that appears to be an in-situ door of the 17<sup>th</sup> century. It is suggested here that there are probably seven phases of the structure, of which some of the phases are more speculative.*

*Previously it was noted that the main east chimney and the north wall of the building with some internal walls ran at different angles to the walls on the south side of the building. Even though these walls appear to run in a rough alignment it is still apparent that there are irregularities in the structure. It is thus suggested that this earliest phase of c 1600 may actually contain the remains of three sub phases. The large east chimney is out of alignment with the east wall, here it is suggested that this chimney stack may actually have been inserted into an original timber framed structure, such as a hall. This tradition appears to have developed in vernacular buildings from the 16<sup>th</sup> century. Subsequent to this the front wall of the building was constructed, slightly out of alignment with the earlier chimney. One of the internal walls possibly dates from this period. A later 16<sup>th</sup> century date is suggested here. The phase 1.3 saw a west ward extension of this building. This is probably the case as the front wall on the ground and second floor has a kink in its line, probably suggestive of different building phases. This addition has the 17<sup>th</sup> century door in it and can be placed about 1609 when William Dearne obtained the property.*

*Excavations have revealed the remains of a probable earlier east wing. No precise date has been obtained for this development, but it is possible that this was at the end of the 17<sup>th</sup> century. This structure is responsible for ultimately reorganising the orientation of the south part of the main range. The arrangement of the west cellar may also indicate that there was a shorter west wing that was established parallel to the first east wing. The east wing may have been nothing more than a cattle byre at this time.*

*In the 18<sup>th</sup> century, perhaps about 1740, the east wing was partially dismantled and the area between the two wings constructed over. A butt joint in the east wall is indicative of there being a two and a half storey structure on the site. No gable is evident so the roof may have been hipped.*

*In c 1780 the house was taken over by John and Lady Reade, it is here that the extensive remodelling of the house probably commences. The main range was probably reworked at this time to create a nine bay south façade. This probably occurred before John Reade's death in 1789 and is here classed as phase 3.2. Subsequent to this the second east wing was added and the west wing was remodelled, both of which were completed 1806-13, and are shown on an image of 1824. Bryant's map of 1824 shows the structure as a rectangular edifice, but a sale catalogue of 1848 shows considerable building work had taken place to the north of the main house. It is thus apparent that the north wing, the stable block and a now demolished block that ran between the two enclosing most of a northern courtyard were added 1824 to 1848. This is dated from cartographic evidence.*

*The east wing and part of the north range of the building was demolished in about 1870. It is apparent that the northern building on the courtyard was also demolished about this time and that a north porch was added and that the south end of the west wing must have been remodelled. The structure was remodelled internally in the 20<sup>th</sup> century.*

## **1 INTRODUCTION**

### **1.1 Location**

This report concerns observations and recording during alterations the structure of Oddington House, Lower Oddington, Gloucestershire (NGR 423326 225903), which is a grade II\* listed building and is thus recognised as an asset of national importance.

Oddington is a historic parish located in the historic Hundred of Slaughter and the historic County of Gloucestershire. The parish may have originated as part of the minster parish of Daylesford. The site is now in modern Gloucestershire and Cotswold District.

On the north, east and south sides Oddington House is surrounded by park land. On the west side the house faces Lower Oddington village, with the adjacent Rectory.

Topographically the house is sat on the end of an east facing spur at a height just in excess of 125m Ordnance Datum.

The underlying geology as defined by the British Geological Survey is Dyrham Formation ([mapapps.bgs.ac.uk/geologyofbritain/home.html](http://mapapps.bgs.ac.uk/geologyofbritain/home.html)) an interbedded siltstone and mudstone sedimentary rock deposited 183 to 190 million years ago in the Jurassic Period. The superficial deposit is Daylesford Member, a sand and gravel deposit laid down 2 million years ago in the Quaternary.

### **1.2 Commission**

The report was commissioned by Edward Parsons of CMS Project Managers and Surveyors on behalf of the Daylesford Estate. This was because alterations were to be carried out at Oddington House, Lower Oddington, Gloucestershire (NGR 42336 225903).

### **1.3 Aim of Investigation**

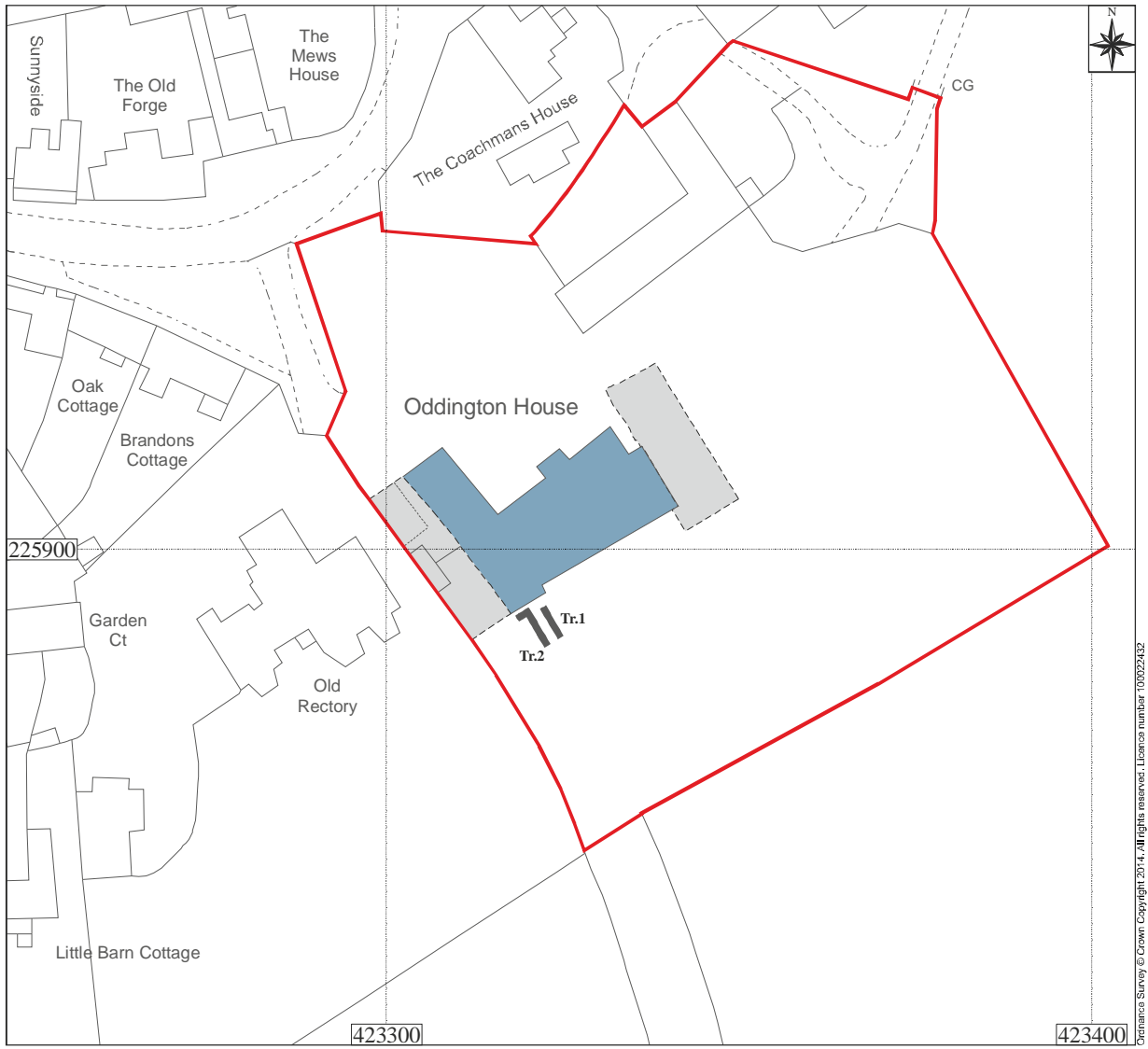
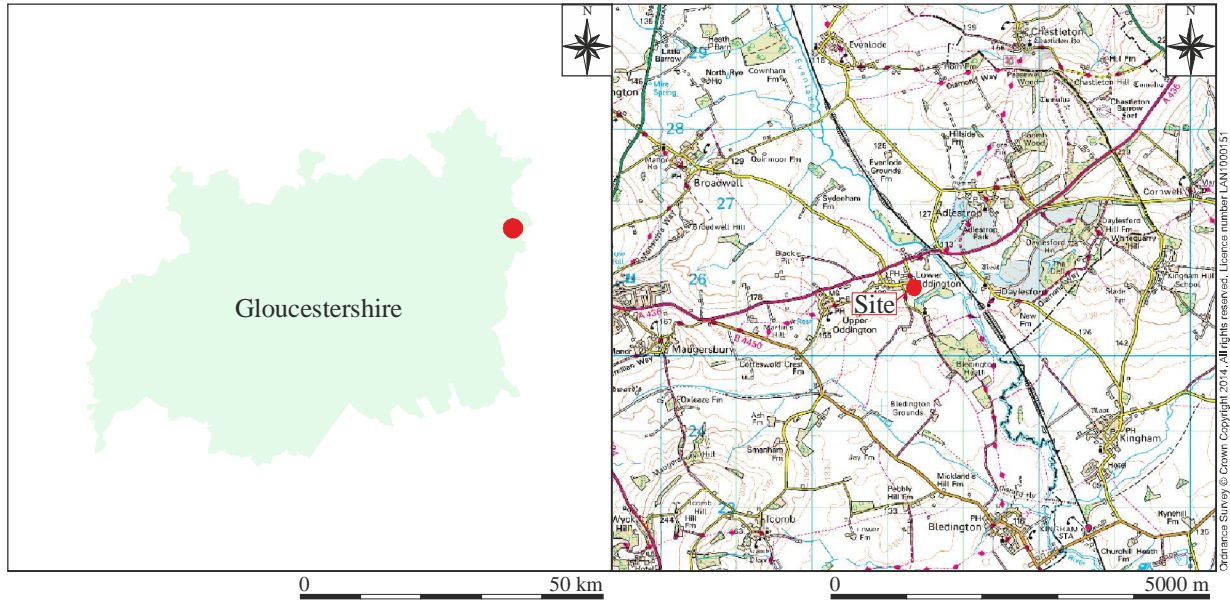
The aim of the investigation was to record a number of alterations made to the grade II\* listed structure. Though a number of the walls observed were still *in-situ* a small number had already been altered prior to the visit of the building recorder. This watching brief of the standing structure was only one of a number of archaeological components which were carried out at Oddington House. Other assessments saw the excavation of evaluation trenches on the south side of the west wing, evaluation and excavation on the east side of the building on the location of the second east wing, and also a watching brief in the area to the west of the north wing.

## **2 BACKGROUND**

### **2.1 Designations**

Oddington House is a registered listed II\* building (LEN 1341130, UID 130296, NGR 23326 25903), which has the following designation.





**Key**  Site boundary (primary)  Study building  Evaluation trenches  
 Monitored area of watching brief/strip, map & record investigation

Figure 1: Site location

*Country house. C17, C18, remodelled c1810 by Lady Reade. Ashlar, slate roof, ashlar stacks. Plan, C17 core encased within rectangular early C19 body with projecting portico to garden front and projecting porch to present entrance front. C18 summer house attached left, C18 wing rear left. General restoration c1870. Classical garden front (former entrance front); 3 storeys, 9 bays, 8-pane French windows (some blind) to ground and first floors, plate glass sashes with horns to second floor. Central double doors with marginal glazing bars and fanlight under portico, with paired Doric columns either side. Bird with motto / SECRET ET ARD / above, monogram of initials JTR below and inscription /RESTITUTA 1870/. Wrought iron balconies to first floor windows in right-hand return. Parallel ridge roof to main body, hipped roof to C18 wing at rear. Interior; stone flag floors to former entrance hall. Curving, oak open string staircase, 3 stick balusters per tread with painted gold and green decoration, wreathed walnut handrail with inlaid bands. Decorative brackets to stair ends. Round-headed archway with swag over to present entrance hall. Niche with scalloped head and swag over right of archway. Library; white marble fireplace with single female figures either side one with pipe one with lyre (q.v. Thomas Banks fireplace at Daylesford House). White marble fireplace in drawing room with carved reliefs of griffins above reeded columns framing decorated grate of the same period. Two niches flanking fireplace set in reeded borders. Brass door plates and door knobs probably French, throughout house, which retains nearly all its original Regency cornices, doors and architraves, notably in the bedroom above the library. Interior decoration similar to that in Daylesford House (q.v.). Part of C17 back stairs with turned wood balusters retained. C17 house was seat of the Chamberlayne family it was remodelled c1810 by Lady Reade, friend of Warren Hastings, in 1868 it was inherited by the Talbot Rice family*

The core part of Oddington House as reported by the VCH (1965, 87-98) is of a c. 1600 date. The building was refurbished or modernised in the early 19<sup>th</sup> century. This had a classical south front with three storeys and a cornice and Doric porch. At the east end was a bow fronted wing. In 1870 the east wing was demolished and a single storey block built behind the pavilion.

The second edition of the Buildings of England Series (Verey and Brooks 2002, 532-3) described the building as followed:

*A house of c. 1600, the former seat of the Chamberlaynes, extensively remodelled and enlarged c. 1810 for Lady Reade. Of this date the S façade of three storeys and nine bays, with a central porch with paired fluted Doric columns to the main entrance. Single-storey W extension, originally a dining room, later converted to a conservatory. Rising out of the entrance hall a beautiful Regency serpentine staircase with delicate green- and gold-painted stick balusters, three to each tread. Good Regency cornices, doorcases, and white marble fireplaces, especially that in the library flanked by female figures. The house was inherited in 1868 by the Talbot Rices, who in 1870 demolished a two-storey E wing, containing the main reception rooms, with a S facing bow. The altered six-bay N front is rather undistinguished. Low service wing added to its W. – The grounds, landscaped in 1813 by Lewis Kennedy, include a lake to the S.*

A more comprehensive account of the building was recently carried out by Morriss (2012; 2013), which will be referred to at various points later in this report.

A building in the curtilage of Oddington House, the Stable Block (LEN 1155360, UID 130297, NGR SP 23343 25947) is also listed. This with Oddington House and a further building now demolished formed part of a group of buildings around a courtyard in the 18<sup>th</sup> to 19<sup>th</sup> century.

*Mid-late C19. Coursed, squared and dressed limestone, slate roof. 'L' shaped plan. Single storey with hayloft over right-hand end. Central 6-panel double door in original flat-chamfered surround. Plank pitching door upper right. C20 garage door lower right. Stable door far left. Stable door in right wall of wing projecting forward left, C20 double opening in gable end. Stone-mullioned cross windows with stopped hoods in wall facing garden. Ornate weather vane on square stone finial at right gable end. Flat gable-end coping. Interior not inspected.*

The stable building is not mentioned individually in the Buildings of England series (Verey and Brooks 1999, 532-533).

## **2.2 History of Development**

The manor of Oddington was granted to the abbey of Saint Peter's at Gloucester after AD 681 (VCH 1965, 87-98). This manor is known to have covered the whole parish of Oddington and two hides at Condecote. Ealdred, Bishop of Worcester, was allowed by the abbot of Gloucester to take the rent of the manor. These associations may point to a former association of the manor and parish of Oddington with the minster church at Daylesford, where the manor and church were held by the Bishop of Worcester.

There are continued disputes between the See of Worcester and the Abbey of Gloucester in the 11<sup>th</sup> and 12<sup>th</sup> centuries (VCH 1965, 87-98) over Oddington. In 1157 Oddington, Condecote and Shurdington passed to the See of York. In the 13<sup>th</sup> century the manor became a residence of the Archbishop of York. In 1552 it was treated as part of the barony of Churchdown.

The earliest indication of there being a church at Oddington is in the 12<sup>th</sup> century, when the manor was associated with the archbishop of York. It was only in the 19<sup>th</sup> century that the parish transferred to the Bishopric of Gloucester.

The ties with Worcester have been variously described as ascertaining to payments to Ealdred (VCH 1965, 87-98). However, these associations may be to do with the establishment of a minster church at Daylesford. In 718 a grant was made at Daylesford to Bøege for the foundation of a monastery (VCH 1913, 334-338). The manor and church at Daylesford has been associated with Worcester Cathedral / Priory since the 9<sup>th</sup> century and Evesham since the reign of Edward the Confessor in the 11<sup>th</sup> century.

In the 15<sup>th</sup> century it is known that three estates were held freely of the manor (VCH 1965, 87-97). These estates held a message and 1 yard land. Early on in the 15<sup>th</sup> century the surname of people associated with these estates included Basset, Stonor and Freeman. In 1442 the recorded surnames of these estates had altered (VCH 1965, 87-97; Morriss 2012). By the mid-16<sup>th</sup> century one of these estates had become associated with the Osboldston family (VCH 1965, 87-97). It is this estate which is associated with the development of Oddington House and its estate. In 1602 one of these manor estates had come to an Osboldston who was exchanging land in the area to rationalise the distribution of land held by the estate (Morriss 2012). In 1609 the estate was sold to William Dearne, and at a date in the 17<sup>th</sup> century to Sir Richard Harrison. By 1711 George Martyn had bought Harrison's Oddington estate, and by 1740 this had passed to John Talbot. When Talbot died in 1747 the estate passed to Anne Crayle who died 1768 when this was passed on to Crayle Bellamy. By 1779 Crayle had changed his name to Crayle Crayle Esquire,

and is noted for having an estate and a handsome seat in the parish. In 1780 Cayle died and the estate passed to Elizabeth Anne Wilson.

Oddington House and its estate had come to Sir John Reade the 6<sup>th</sup> Baronet of Shipton Court at Shipton-under-Wychwood (Morriss 2012). He had passed away by 1789 and subsequently the house came to Lady Reade, who preferred Oddington House to Shipton Court. In 1803 the house was described as a good mansion house. Lady Reade is known to have rebuilt and enlarged the house in the early 19<sup>th</sup> century. The house is considered to have been reworked from 1806 to 1813 as ascertained from Lewis Kennedy, and also an image produced by Neale's Seats dated 1824. In the Gentleman's Magazine of 1837 the house was described as the seat of Lady Reade, who subsequently died in 1846 at the age of 91. In 1860 the directories refer to this as a seat of Sir Charles Reade, baronet of Shipton.

Historic maps of Oddington shed some light on the design of the building in earlier days. The Inclosure Map of 1787 (P236 SD 1/1) shows the area of the village in which Oddington House is located, but its details of the building is not precise. To the north of Oddington House it is possible to note the outline of the Coachmans House. A parcel of land between the Coachmans House and the L-shaped stable block is also shown. This would imply that the line of the stable blocks walls on the north side are defined by 18<sup>th</sup> century wall lines, even if the buildings are not known to have been there at that date. There appears to be a road drawn to the east of the Coachmans House, which may have provided access to the village from the stable. What the map indicates about the house is that the line of the wall on the west side of the west and north wing were defined by the boundary of an earlier road or track-way, which is still defined to the north and the south of the current premises. This road or track-way appears to have led to or joined the current road that went to the isolated village church of Saint Nicholas. It is also apparent that the north wall of the main part of the building is shown. This implies that the main range of the building existed in some format and that the line of the west wall was already defined. It also implies that there was probably no north wing at this date. The stable block is classed as early to mid-19<sup>th</sup> century; however, we can determine that the north wall lines of the building were already being used at this date even if the current building had not been created. The north wall line and west wall line of the other units that were built around the courtyard were also effectively in place at this time, defined by property boundaries of at least the late 18<sup>th</sup> century. The original house appears to have been built at right angles to this property boundary.

The map of 1824 by Bryant (P345/M/1) shows a rectangular building set away from the west boundary of the property. This would imply that the road or track-way to the west of the building was already incorporated into the property boundary. It is likely at this time that the east and west wings were attached to the building. There is no structure located in the area of the stable block.

A plan which accompanies a sales document dated 1848 (D1395 vii/12) shows that from 1824 to 1848 there had been considerable development of the house and the buildings to the north and east of the main part of the house (Fig. 2). The north wing, stable block and the adjoining building on the north side of the courtyard all appear to have been constructed by 1848.



Figure 2: Sale catalogue of 1848

The house came to John Talbot Rice in 1861 (Morriss 2012), who is known to have had the eastern wing demolished and the eastern part of the house remodelled. The north side of the building was remodelled externally and a date stone claimed *Restituta* 1870. In 1914 the house and estate passed to a nephew called Henry Charles Talbot Rice and in 1931 to Henry's son Harry Talbot Rice. In 1948 a small private school was established in the house, and in 1970 it was held by Major F J Abel Smith.

An Ordnance Survey map that was surveyed in 1880 and published in 1884 (Oxon XIII.SE) shows that the east wing has been removed, and that the stable block and north wing have been disconnected. The bay has also been taken off the west wing. The stable block is shown as an L-shape, with a road providing access to the north. A north porch is shown on the building.

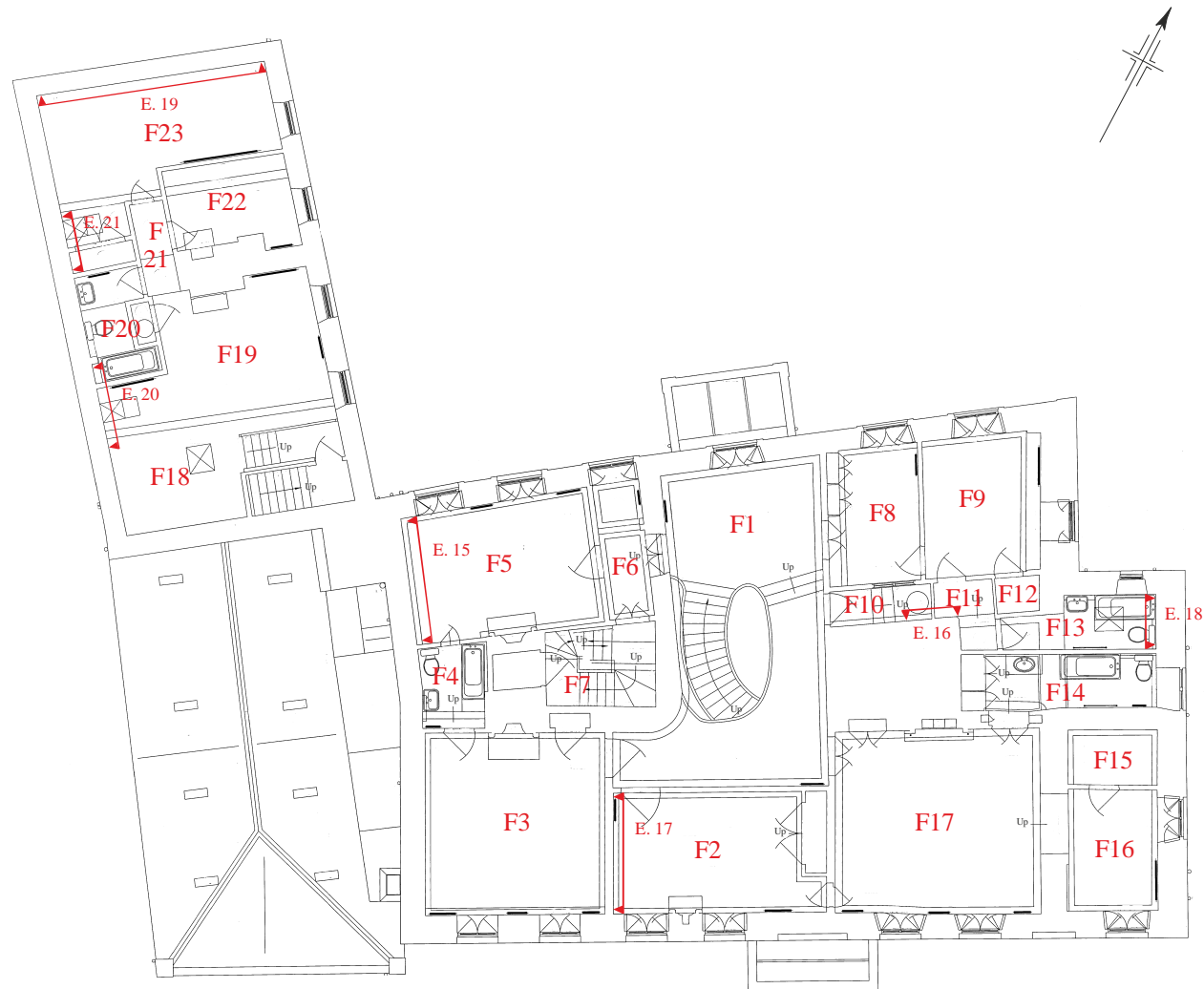
A late Tithe Map was produced in 1892 (GDR/T1/134) which showed part of the west end of the house and also the stable block. There are small buildings located to the west of the north wing.

The Ordnance Survey map surveyed in 1898 and published in 1900 (Oxon XIII.SE) has the same basic shape, but does not appear to have a north porch. There are buildings located in the gap between the west wall of the west and north wings and the property boundary. The same layout is used for the Gloucestershire map published 1903 (Glos XXII.SE). The Gloucestershire Ordnance Survey map surveyed in 1919 and published in 1923 (Glos XXII.SE) contains the same design.



Plan of ground floor

Figure 3: Plan of ground floor



Plan of first floor

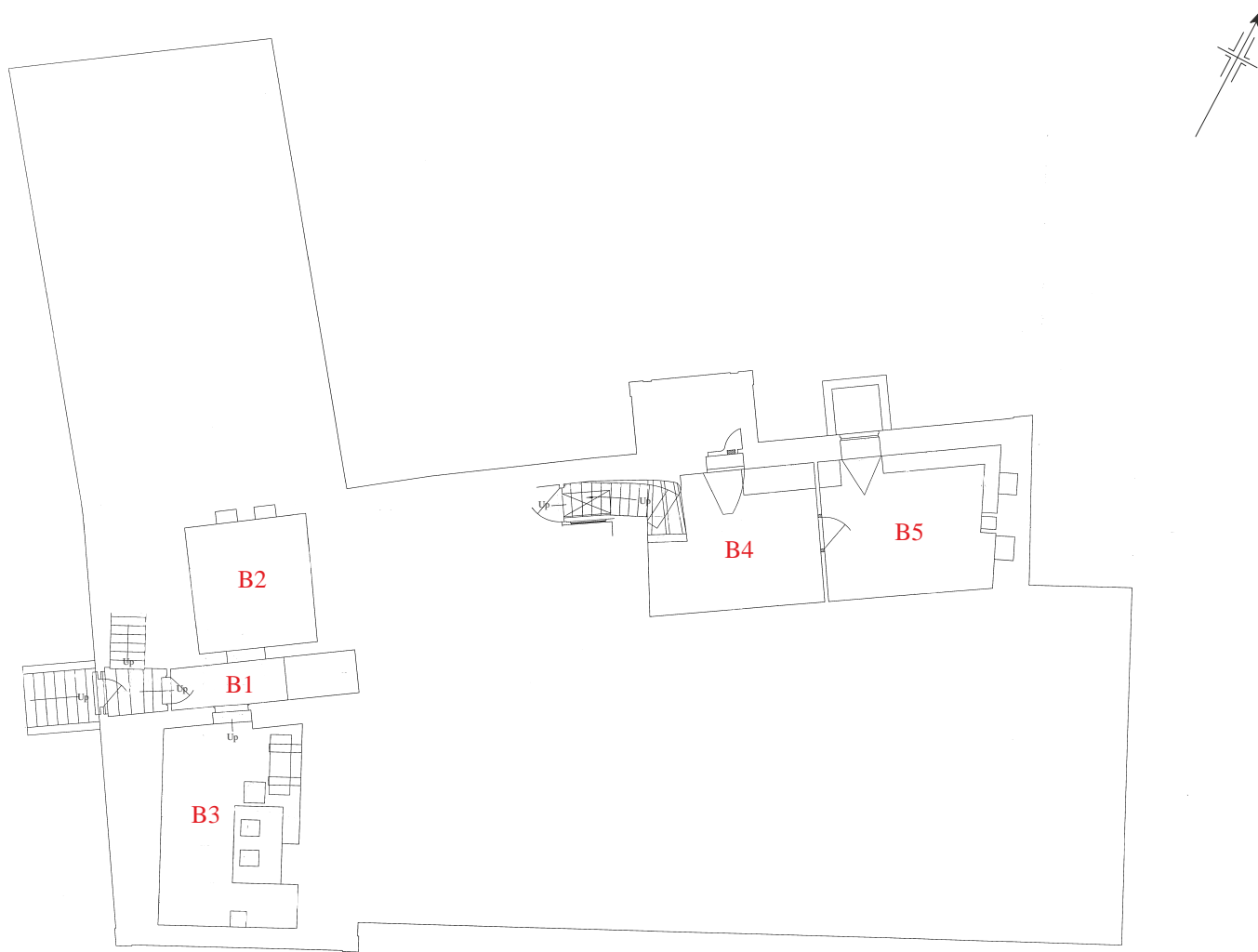
Figure 4: Plan of first floor



Plan of second floor

Figure 5: Plan of second floor





Plan of basement

Figure 6: Plan of basement

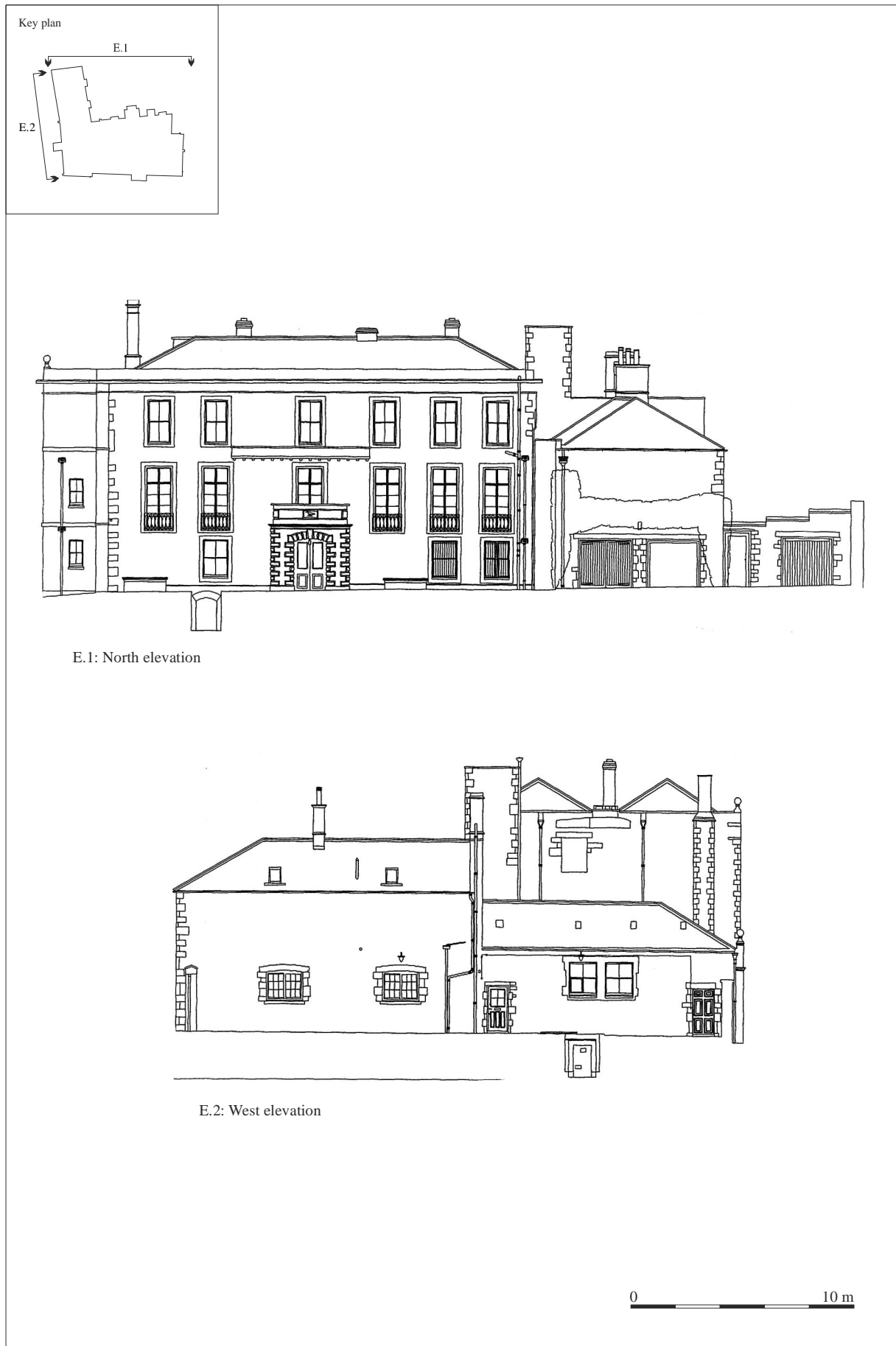


Figure 7: North and west external elevations

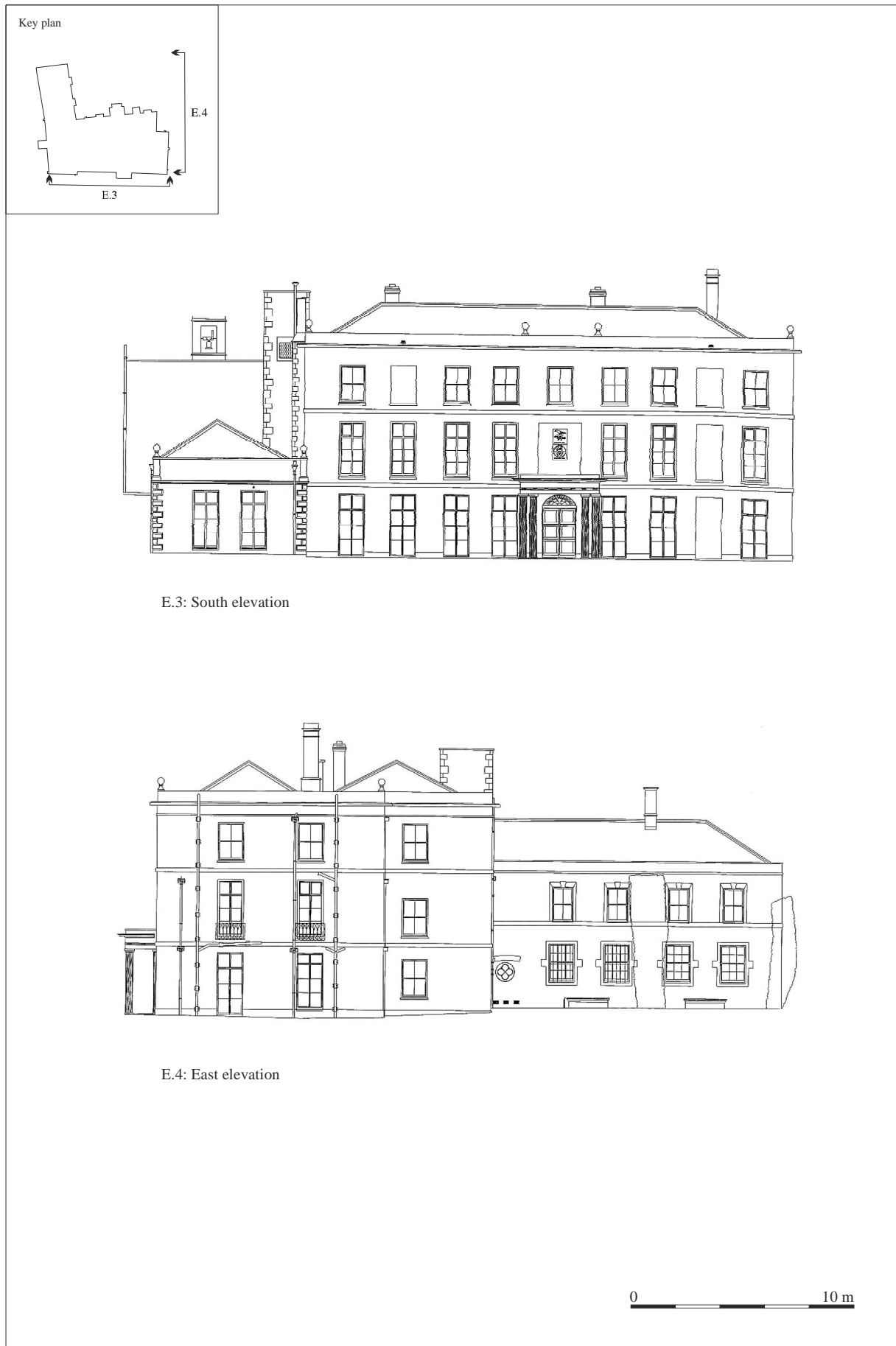


Figure 8: South and east external elevations

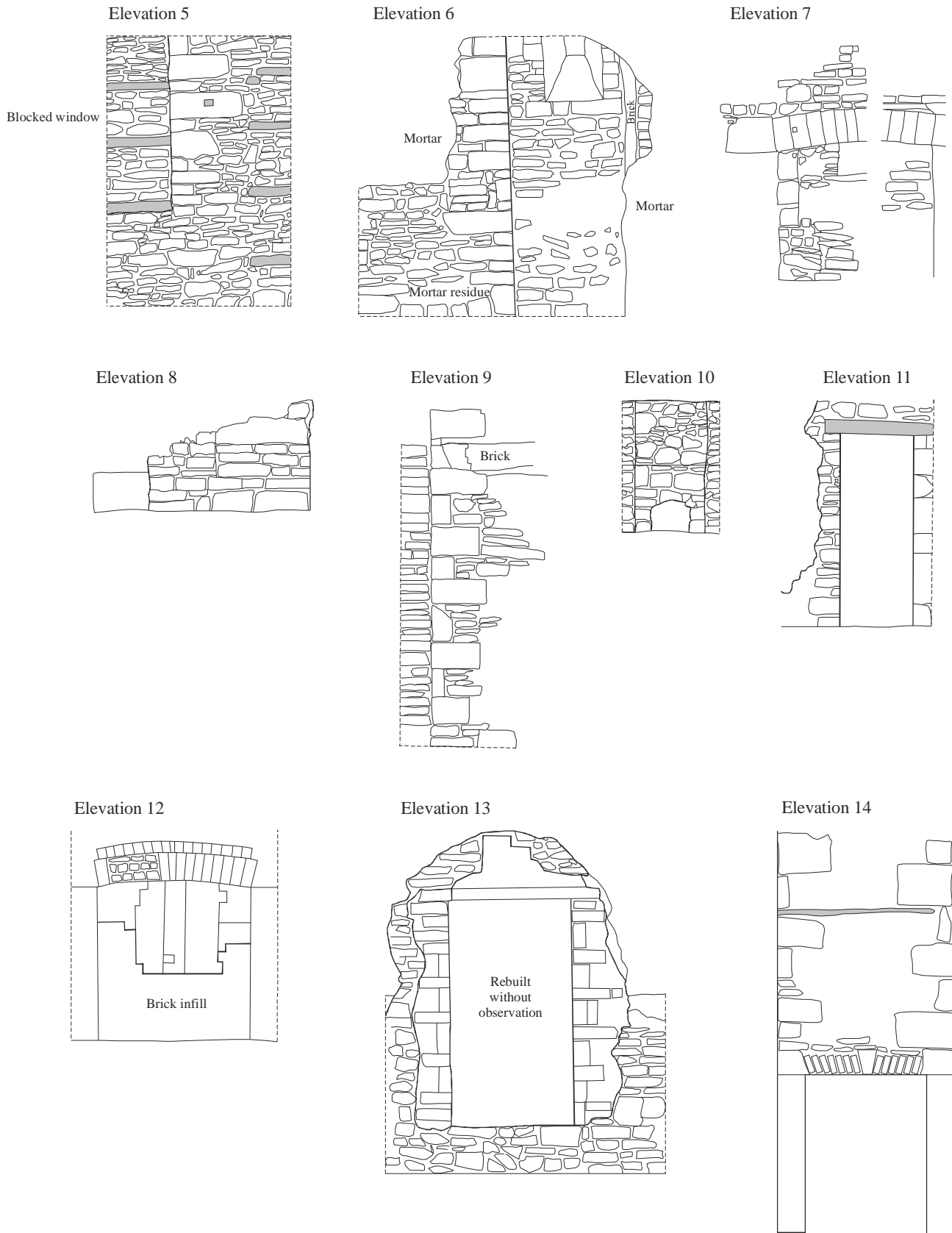
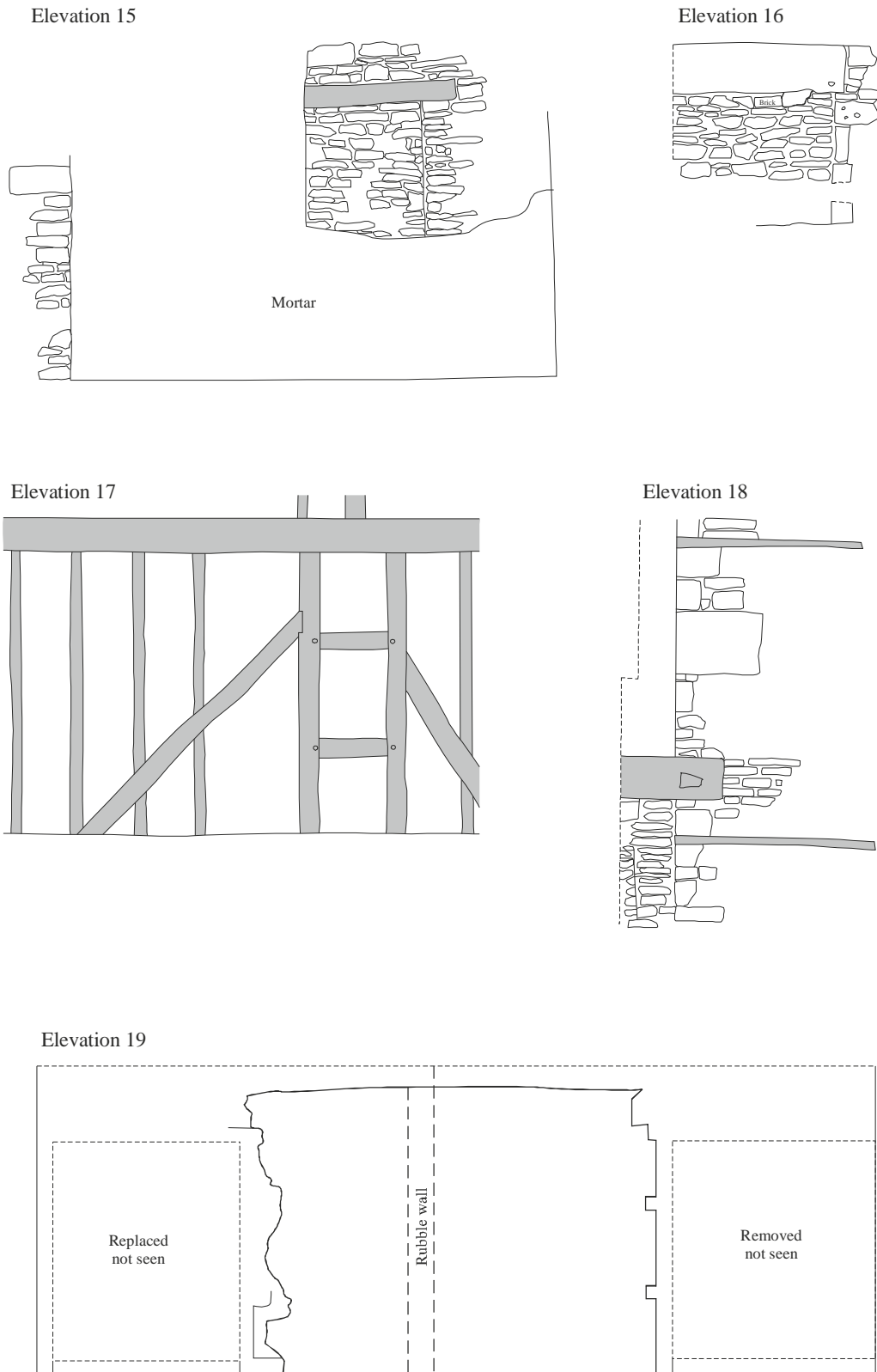


Figure 9: Ground floor elevations

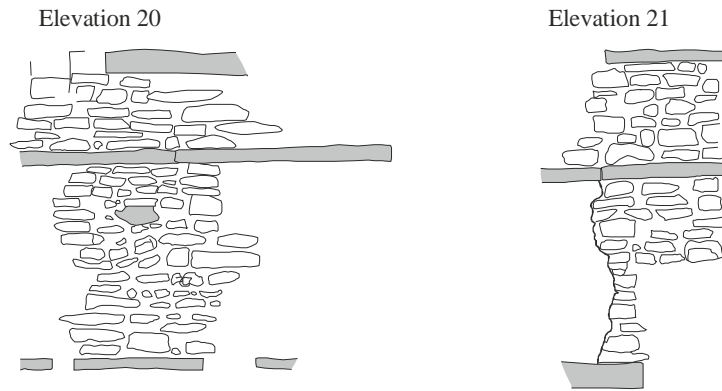


**Key**  
■ Timber

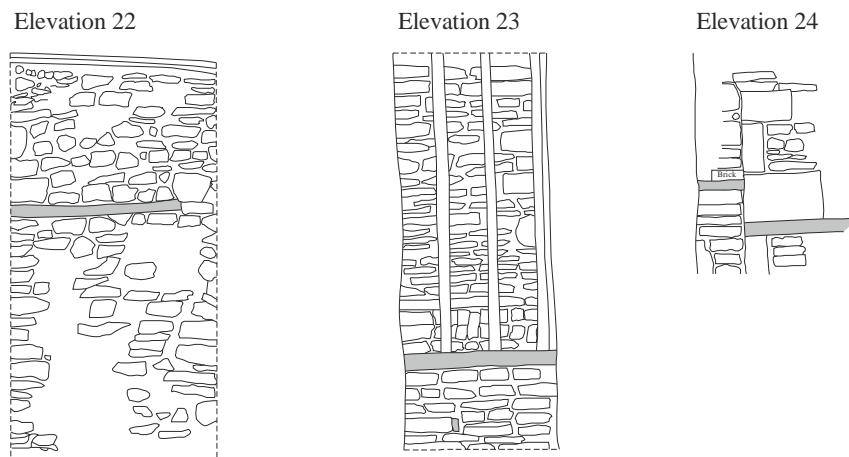
Figure 10: First floor elevations

0 2.5 m

**First floor elevations**



**Second floor elevations**



**Key**  
■ Timber

Figure 11: First and second floor elevations



### 3 DESCRIPTION OF ODDINGTON HOUSE

#### 3.1 Introduction and General Description

Oddington House is a limestone structure with a slate roof (plans Figs. 3-6, elevations Figs. 7-8). The Main Range is a three storey structure with a cellar. The building consists of two other component parts called in textual sources the West Wing and North Wing. The West Wing is a two storey structure with a cellar. The North Wing is a two storey structure. Windows are being inserted through the rubble walls in a number of locations in the north and west walls of the north wing (plates 1-3).



Plate 1: N end of N wing



Plate 2: W wall of N wing for N window



Plate 3: W wall of N wing S window

The earliest phases identified by Morriss (2012) included the remains of 17<sup>th</sup> century walls on the north side of the Main Range and pre-1800 cellars. The north wall of the Main Range runs at a different orientation to the main building, and presumably this is one of the factors that indicate that part of the structure is of an earlier date.

The external facades are not described here as they were initially described in Morriss report (2012). What will be described are the observed features in the rooms, which were stripped out. The room numbering as set out by Morriss (2012) has been maintained.

### **3.2 Ground Floor (Fig. 3)**

In room G1 the hall alterations had been made to the wall in the northeast corner. Here it was evident that the angled wall had filled in a right-angled corner recess located in the wall line.

In the north wall of rooms G1 and G16 there was evidence of a blocked up fireplace (Figs. 3, 9 E7; plates 4-5). The fireplace had a segmental limestone lintel, with keystone. The date of the feature cannot be placed precisely but it is probably part of the 18<sup>th</sup> century reworking of the main building. The location of the fireplace indicates that rooms G1 and G16 have been rearranged at a later date, and it is feasible that these could represent part of a large hall.

In rooms G15 and G14 it was apparent that the following observations could be made. The wall between them had been removed when seen and a stone foundation survived in its place (plate 6). There were the remains of timbers indicating an earlier floor suspended over soil layers. The end of the wall on the north side was constructed in brick. On the north side of room G14 there was a gully, which due to its angle may run in line with a former wall line. In the east wall of room G15 there was a butt joint with the quoins being located on the south side (Figs. 3, 9 E9; plate 7). In the southeast corner of room G15 it was apparent that there was a butt joint between the internal brick wall and outside east wall, which internally was also made of brick (plate 8). The butt joint is presumably associated with an earlier and larger doorway. There was also an indication of a timber



beam in the wall between rooms G14 / G15 which had cut beam supports for a possible earlier floor level (plate 9).



Plate 4: Blocked fireplace G1



Plate 5: Blocked fireplace G16



Plate 6: G14 / G15 surviving stone foundation



Plate 7: G15 butt joint in E wall



Plate 8: G15 butt joint in S wall



Plate 9: Timber beam supporting wall above G14 / G15

In room G13, where a new window was to be inserted it is apparent that there was already the blocked remains of an earlier window (Figs. 3, 9 E5; plate 10). The window had no visible indication of dating, with tracery or splay. The location of this window means that the window alongside was a later insert.



Plate 10: Remains of blocked window in N wall G13



Plate 11: Wall with butt joint G8 / G9

The internal partition between room G8 and the stairwell to the basement G9 was removed as a further window was being inserted into the north façade. The stripping of this wall uncovered the remains of a butt joint with the quoins on the west side of the joint (Figs. 3, 9 E6; plate 11). It is possible that there was an earlier entrance here, perhaps an external entrance to the stairwell providing access to the cellar. The removal of the plaster also indicates that the window alongside was inserted. Plans drawn of the building indicate that the orientation of the north wall of the building, and possibly even the thickness of the

wall alter between this window and the neighbouring window in room G7. This may be significant and shall be discussed later.



Plate 12: Butt joints G10



Plate 13: Alcove in room G5

Stripping of the stairwell G10 revealed two butt joints (Figs. 3, 9 E8; plate 12). The one was located in the southwest angle, while the other was in the south wall. To the west of room G10 there is a large block of masonry, and one would expect that this originated as a further chimneybreast. The date at which it originated is a bit more obscure as most of its

orientation conforms to the 18<sup>th</sup> century development of the building, however the north wall conforms to the orientation of the front wall.

In room G5 there is an alcove set into the masonry between G5 and G10 (Figs. 3, 9 E11; plate 13). The alcove has the appearance of a doorway with timber lintel, but this interpretation is far from assured in that the quoins on the right-hand side are nicely shaped whereas the other side is built of quoins roughly shaped.



Plate 14: Blocked feature in S wall of G17



Plate 15: Fireplace and chimneybreast G3



Plate 16: Blocked doorway G4



Plate 17: Butt in wall G4

In corridor G17 there are indications of two butt joints in the south wall, which has been blocked (Figs. 3, 9 E10; plate 14). This room and room G18 form a splayed trapezoidal shape, and in the north wall of room G18 is the splayed doorway of the 17<sup>th</sup> century door, which Morriss (2012) interpreted as being *in situ*.



Plate 18: Fireplace in room G22



Plate 19: Fireplace in room G23

Rooms G4 and G3 are along with G17 and G18 located in the west wing. Of note here is the difference in materials associated with the internal construction of the walls. This



would imply that the rubble wall and the rubble wall with internal brick wall originated as features of two different builds (plate 17). A door had been blocked in the northwest corner of room G4, which had previously provided internal access to the cellar (plate 16). The fireplace in rooms G3 was photographed and partially drawn (Figs. 3, 9 E12; plate 15).

The fireplace in room G23 was photographed and partially drawn as they were stripped back (Figs. 3, 9 E14; plate 19); that in room G22 was photographed (plate 18). A door was inserted through the west wall of room G23, but this was not observed beforehand (Figs. 3, 9 E13; plate 20).



Plate 20: Inserted door G23

### 3.3 First Floor (Fig. 4)

Observations on the first floor included those in room F5, where a blocked doorway was observed with a timber lintel (Figs. 4, 10 E15; plates 21-22). There was a further butt joint observed adjacent in the wall, which may also mean that there was a further door where the new southern development of the building was joined together possibly associated with the change in angle of the wall.

Between rooms F3 and F2 significant timber framing was observed of a traditional nature (Figs. 4, 10 E17; plates 23-24); however, the timbers were clamped together with bolts rather than dowels. This must imply that although this is traditional it is of a probable 18<sup>th</sup> century date.



Plate 21: Timber lintel and doorway F5



Plate 22: Butt joint in wall F5



Plate 23: Timber framing F2



Plate 24: Timber framing F2



Plate 25: Blocked up fireplace

Rooms F10 and F11 contained the remains of a blocked fireplace in the south wall (Figs. 4, 10 E16; plate 25). The east support for the lintel had been removed as the walls were reworked at a later date. The lintel was originally constructed of a single stone.



Plate 26: Butt joint in E wall F13

In room F13 there was a butt joint in the east wall (Figs. 4, 10 E18; plate 26), which was a continuation of the feature identified in room G15. The quoins were on the south side and there was a large timber employed to bond the two walls together.



Plate 27: Wall probably truncated F14



Plate 28: Blocked doorway F14



Plate 29: Rubble wall N wing first floor



Plate 30: Rubble wall N wing first floor

In room F14 the following details were visible (plates 27-28). There was the end of a stone wall, which had probably been truncated. Alongside it was a butt joint with a brick wall,

then part of a stone wall, before there was a large blocked doorway. The doorway had timber tie beams across it.



Plate 31: Part of rubble N wall F23



Plate 32: Part of rubble N wall F23

The walls were stripped on the west side of rooms F18, F19, F20, and F21, as two windows were to be inserted in these walls (Figs. 4, 11 E20 & E21; plates 29-30). The wall was constructed of limestone rubble with no physical joints.

The north wall of room F23 was also stripped (Figs. 4, 10 E19; plates 31-32), but this was not observed before the new window surrounds were inserted.

### 3.4 Second Floor

A doorway was to be inserted between the rooms S4 and S5 of the main range (Figs. 5, 11 E22; plate 33). The opening was made before John Moore Heritage Services were notified. An attempt has been made to redraw the walls from photographs taken from the contractor. No construction joints were evident from the photographs or from the architect's inspection. This wall is one of the early rubble walls. A piece of timber approximately 1.5m above the second floor level was noted. This timber was a binder for the wall construction.



Plate 33: Wall S4

Stone segmental arches were observed over the two windows in the north wall of room S6 (plate 34). This implies that the third storey of the north part of the main range is a later addition to that of the south range. The window in the east wall of room S7 was a later insertion (plate 35).

A number of features were observed in room S8 which included the continuation of the butt joint in the east wall from rooms F13 and G13 below (Figs. 5, 11 E24). The butt joint finished a metre or so above the floor level, thus implying that the earlier 18<sup>th</sup> century



build may have been a construction of two and a half storeys. A wall was also stripped where a window was to be inserted (Figs. 5, 11 E23).



Plate 34: Window *in situ* with brick arch S6



Plate 35: Window inserted in E wall room S7



Plate 36: Rubble N wall S8



Plate 37: Butt joint in E wall of S8

The rubble N wall of room S8 was recorded where a window was to be inserted (plate 36). In the east wall there is evidence of a butt joint (plate 37). This butt joint appears to indicate that the earlier south part of the main range was a structure of two and a half storeys and that as no real indications of a gable survive that the structure had always been hipped or that the gable was removed or partially removed to bond the wall above.

Room S9 contains a segmental arch in the north wall, which is probably associated with the larger doors below (plate 38).



Plate 38: Segmental arch in N wall of S9



Plate 39: Window S11



Plate 40: Timber frame S11

Stripping of plaster in room S11 revealed that the second storey sash windows had timber lintels and a limestone segmental arch (plate 39). This construction is different to that on the second floor of the north part of the main range and may indicate that the two parts originate as elements of a different phase of building. There were no clear indications that these windows had been inserted. The wall that was located between rooms S11 and S12 was a timber framed structure with indications of traditional design (plate 40).

Traditional timber framing also occurs between rooms S13 and S12. As this was not to be touched only photographs of this timber work was taken (plates 41-42). The timber framing here was probably inserted after the building had been raised from a two and a half storey to a three storey building, as there is no residue of an earlier roof truss concealed in the wall.

A final point to note concerns room S3 in the northwest corner of the second floor. Here it was apparent that the tower like structure had no wall blocking it from the room (plates 43-44). This was not recognisably the case at lower levels and thus it can be assumed that the tower was created when the second storey was created on the north side of the building.



Plate 41: Timber framing S13



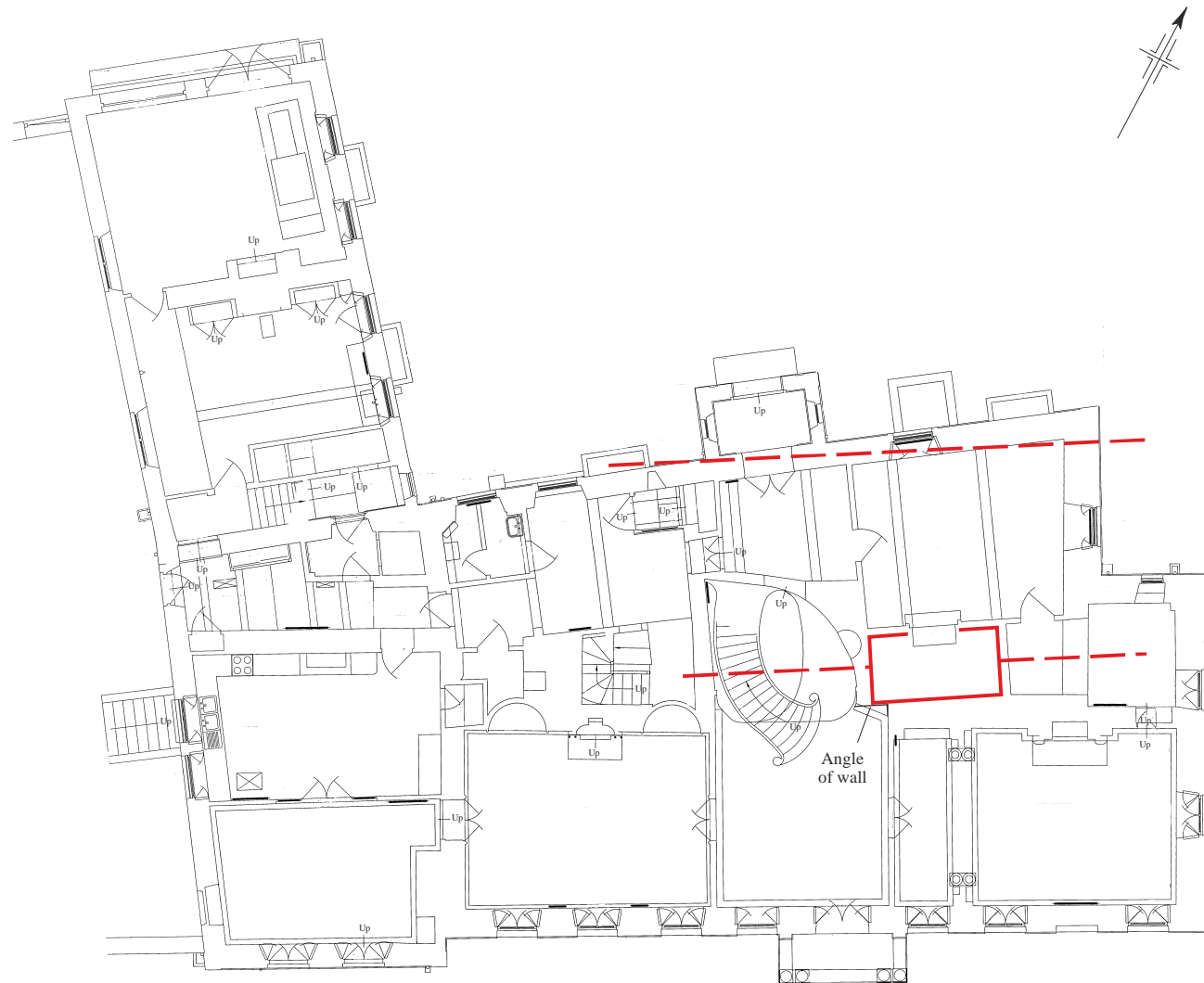
Plate 42: Timber framing S13



Plate 43: The open shaft S3



Plate 44: The open shaft S3



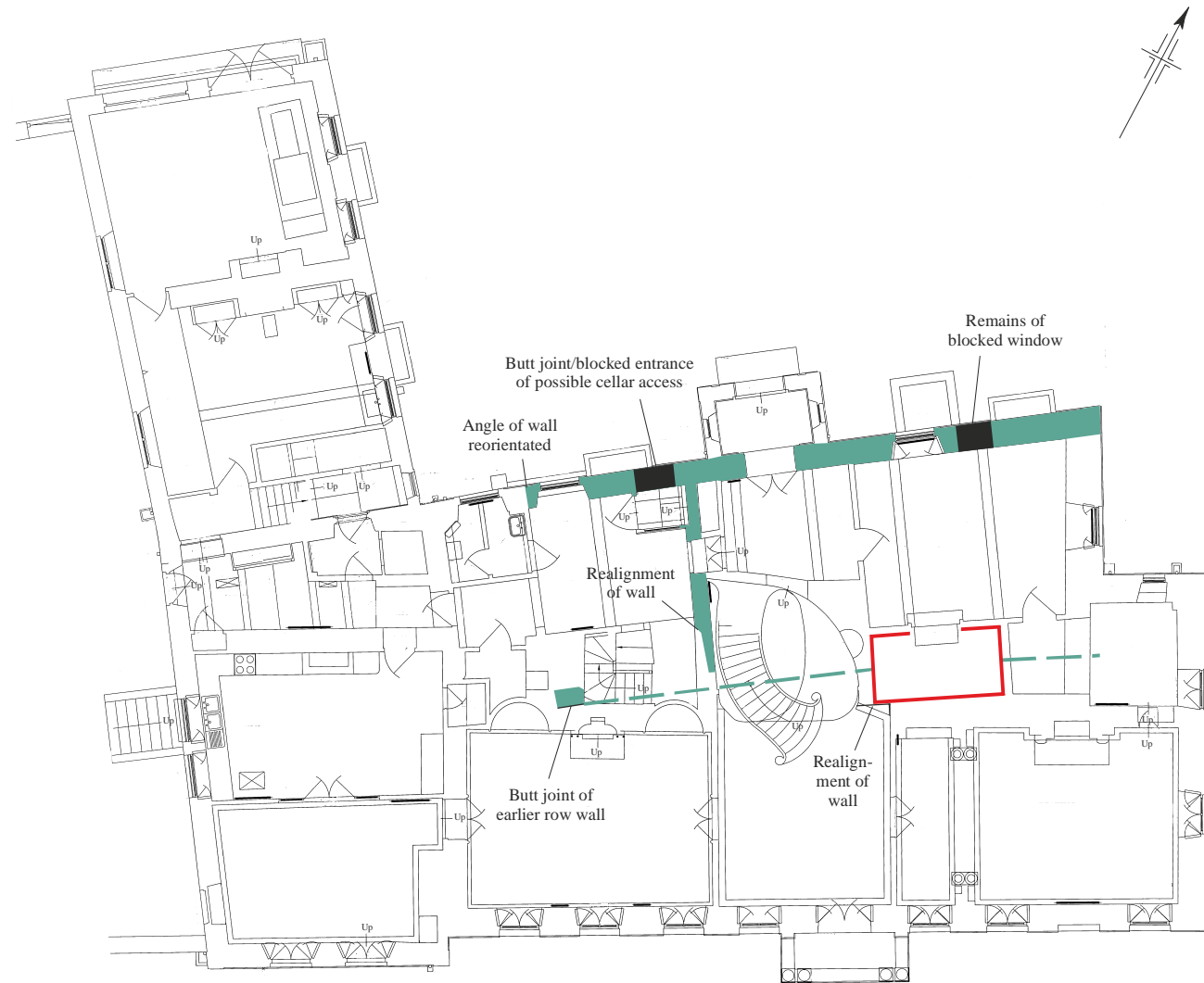
Plan of ground floor

**Key**

■ Phase 1.1 - 16th century

Figure 12: Phase 1.1 - chimney breast and different angle of wall orientation  
40





Plan of ground floor

**Key**

- Phase 1.1 (return)
- Phase 1.2 - 16th century

Figure 13: Phase 1.2 - rebuild and construction of north wall and centre wall  
41





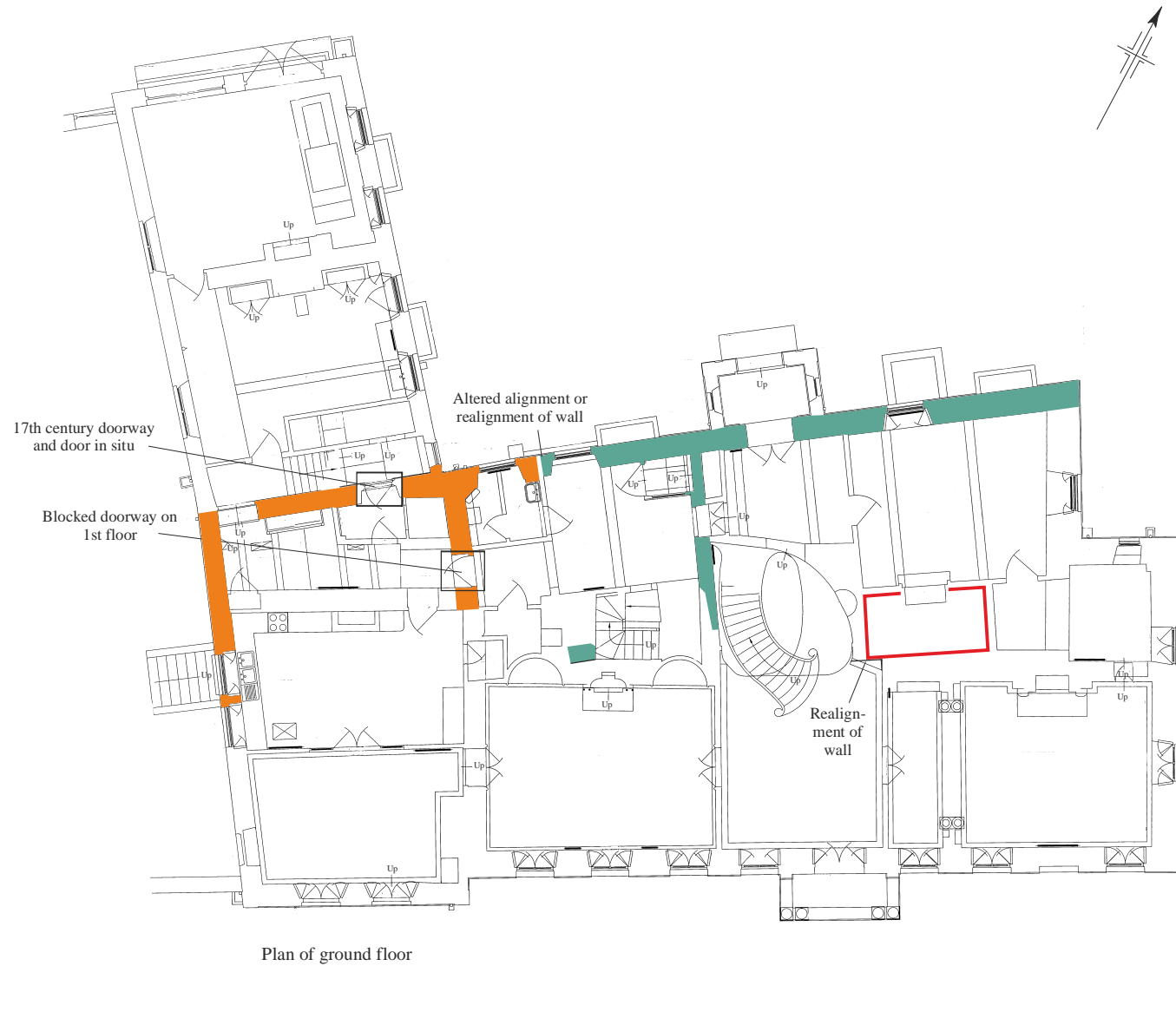


Figure 14: Phase 1.3

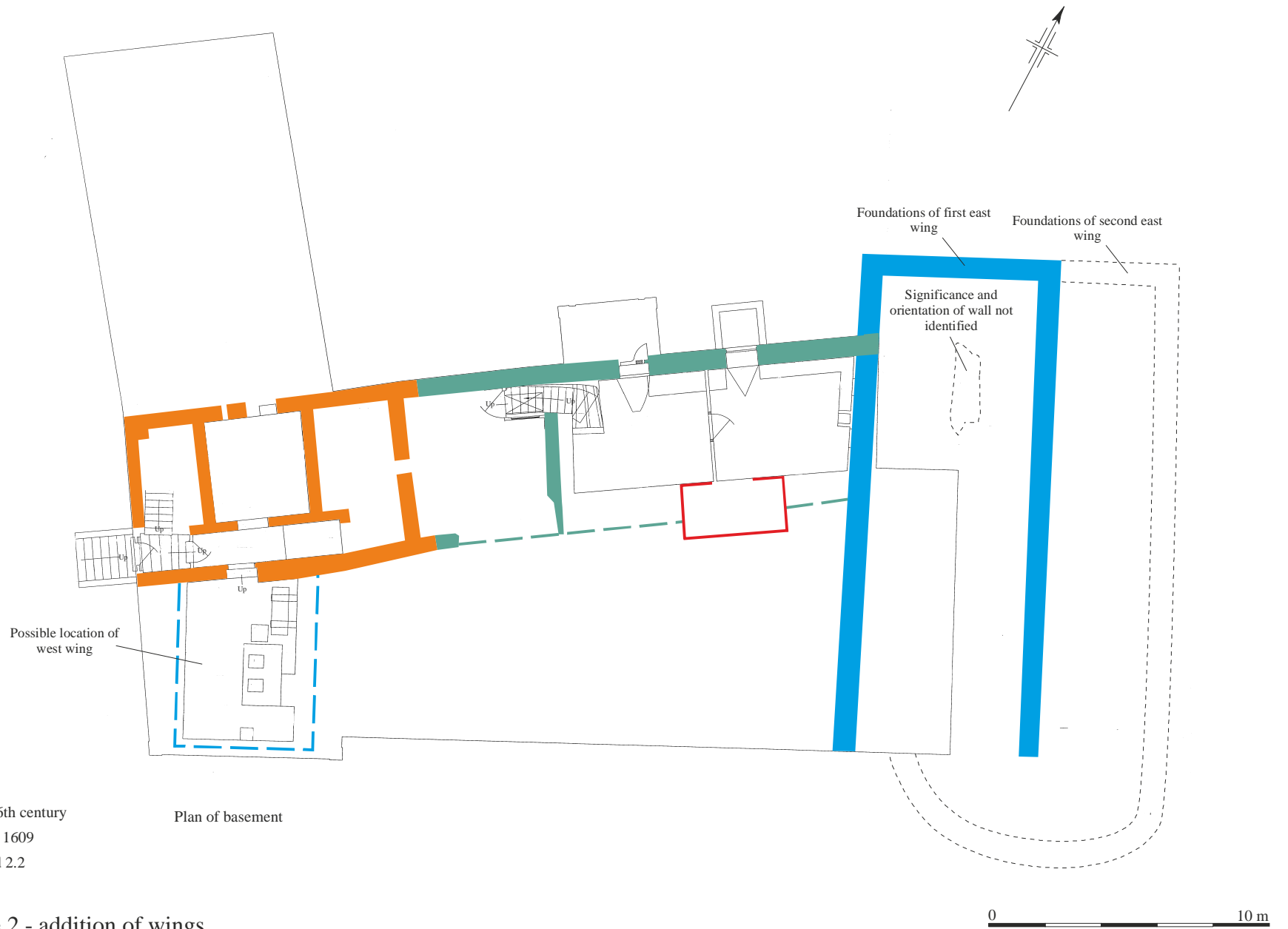


Figure 15: Phase 2 - addition of wings

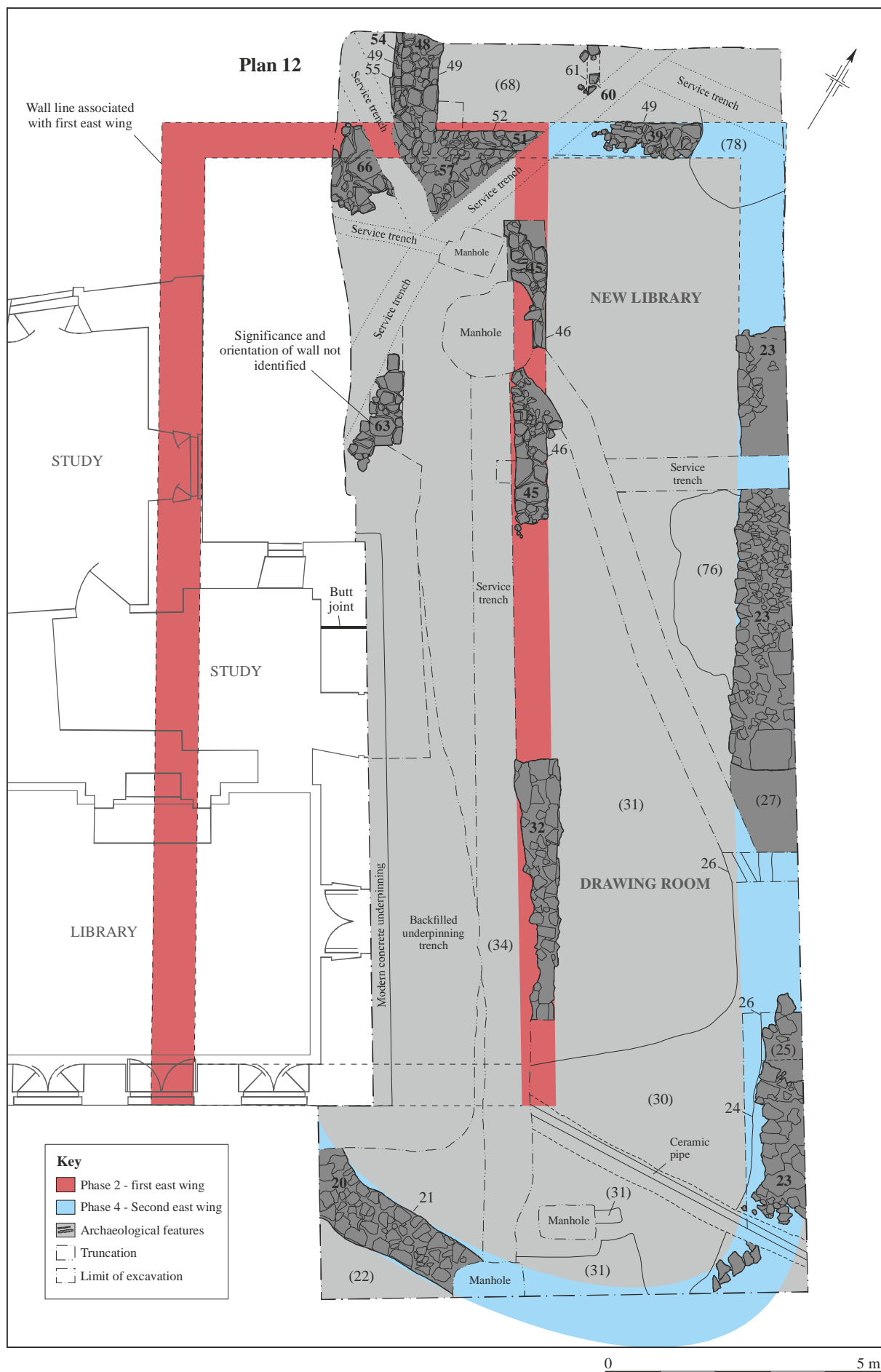


Figure 16: Locations of first and second east wing

## 4 ASSESSMENT

### 4.1 Phases

Simple assessments of the building have concluded that the structure as it currently is has to be of more than one phase, because the north wall of the main building, and the south wall of the main building run at completely different angles (Morriss 2012). Internal observations have, however, indicated that the situation is far more complex. Here some 7 phases are recognised, of which the last was only internal 20<sup>th</sup> century alterations. Of the early phases there appear to be major sub-divisions (which in themselves) could be treated as significant individual phases in themselves.

Assessments of the building have suggested that the earliest part of the building is of a 17<sup>th</sup> century date (Morriss 2012), with the listing and VCH placing this slightly earlier at *c.* 1600 (VCH 1965, 87-97). Analysis highlights the north wall of the main building and north wall of the west wing as potentially being walls of this date, with two internal walls included and part of an internal chimney system. Though there are similarities of alignment and certain walls lie at right-angles, some of them are not completely aligned. The wall of the main east chimneybreast is not fully aligned with that of the front wall of the building, and at the west end of the front wall of the building there is a deviation at ground level. It is also apparent that one of the internal walls runs at right-angles to the main part of the front wall, whereas the other wall marked as potentially containing a right angle alignment appears to be at right angles to the western extension of this wall. Two of the cellars are also considered to be of a pre-1800 date. The western cellars have internal walls that lie on the general alignment of these early wall lines.

Though it is not possible to demonstrate decisively the exact phasing with what survives it is highly plausible with the variation in alignment that there are perhaps three phases associated with the earlier walls. The large chimneybreast in the east of the building is out of direct alignment or parallel alignment with any of the other walls mentioned (Fig. 12). It is perhaps feasible that this stone structure may have originated as a lateral chimney on the south side of a building and that this stone structure was attached to a timber one. Timber structures are not all that common in the Cotswolds due to abundance of free stone; however, it is noted in the *Buildings of England: Oxfordshire* (Sherwood and Pevsner 1974, 407, 509, 513-4) that Burford is not a wholly stone built town for example: the 16<sup>th</sup> century Tolsey, the 15<sup>th</sup> to 16<sup>th</sup> century Hill House, the *Gay Adventure* of *c.* 1500, besides others. *Stow-on-the-Wold* (Verrey and Brooks 1999, 643) a neighbouring town to Oddington also had timber framed structures; for example Digbeth Hall of 1615. As this chimney is not completely aligned and not connected to any of the other perceived older walls we can perhaps perceive it as phase 1.1. That this was associated with a timber framed structure is not confirmed, and is highly speculative but possible. Though chimneys and fireplaces do occur on high status medieval buildings such as castles and high status manors, they are less significant on vernacular buildings of the lower echelons of society. Here it is more likely a louver vent would occur in the roof to allow the smoke out. The insertion of fireplaces and chimneystacks to existing structures is recognised as being a product of the 16<sup>th</sup> century.

Phase 1.2 covers the building of the main north wall of the structure (Fig. 13). It is apparent in the scaled plans of the ground floor that the orientation of this wall deviates

and that part of the wall becomes thicker, it is thus feasible that at the location where the wall deviates there was an earlier return. The uncovering of the plaster internally identified the remains of an earlier window in this wall and a butt joint, possibly associated with a door into the cellar. A stone wall roughly at right-angles to this wall may also have originated as part of this build. If the door in this early wall is an entrance to the cellar then it would imply that part of the stone structure under the house existed at this early date. Having said this, the stairs are not wholly original, and the west end may have been rebuilt. It is plausible at this time that a building in this location may have commenced as a hall (possibly with additions). The playroom (G13) and entrance hall (G11) may have originated as a long hall with no internal division and with a fireplace and chimneybreast in the south wall. Though the fireplace is not exactly central to these two rooms it is roughly central and any required extension on the east side to place the structure centrally may be a result of the orientation of the eastern end wall of room G13.

Phase 1.3 probably saw an extension to the west, which included the north wall of the west wing, part of the east and west walls of the west wing (Fig. 14). The north wall contains a door, which is roughly dated to the 17<sup>th</sup> century that is in a splayed doorway and is considered to be *in situ*. This would imply that this extension was of a 17<sup>th</sup> century date. On the outside of the west wall of the west wing the wall is built of limestone rubble. However, the internal wall is constructed partly in stone and partly in brick forming an internal butt joint. This butt joint and the butt joint noted in the corner of room G10, and the change of wall angle location in the west wall of room G1 appear to be more or less on the same alignment. This would imply that these features mark the location of the original back wall at the west end of the building. Coincidentally this wall line matches one of the wall lines in the west cellar below the west wing. When the line of the back wall is inserted it appears to create two western rooms that are very similar in size and for which one of them has indications for the location of a chimneybreast on its south side. It is apparent that there was a door on the first floor, which would have connected the two first floor rooms. How high this original structure was is not known.

Morriss (2012) assumes that the initial phase of the building is associated with John Osboldston c 1602 or William Dearne of 1609. However, as discussed in the above analysis the site may have been in use at an earlier date, possibly from 1442 when the division of the manorial estates occurred (VCH 1965, 87-98). Timber structures of a medieval date with later post-medieval activity are incredibly difficult to identify. John Osboldston is associated with the estate from the mid-16<sup>th</sup> century; he expanded the estate in 1602 and sold the estate to William Deane in 1609, who died in 1621. The ascent of the manor after this date is not known. It is possible that what are identified as phases 1.1 and 1.2 occurred under the ownership of John Osboldston from the middle of the 16<sup>th</sup> century to 1602 at the beginning of the 17<sup>th</sup> century. The 17<sup>th</sup> century door in the west extension of the building may be an expansion of the structure when it was purchased by William Deane in 1609.

The angle of the end wall of the north part of the main range is perplexing initially; however, there is an argument that can be put forward for the development of this part of the building. This would involve what is considered to be the construction of an early east wing. Excavations to the east of the building (Rose-Jones 2015) identified a number of wall lines that ran parallel to this wall and other subsequent walls in the building. The main series of walls excavated indicate the outline of the known east wing with a cesspit

at the northwest end. However, a wall has been recognised that ran centrally to that structure but cannot be fitted to the known room sizes of that wing. Thus it is considered to belong to an earlier wing. There is no dating evidence for this construction, but we can perhaps consider this to be associated with the later 17<sup>th</sup> century at least. The stone construction could even be in the location of an earlier timber framed structure for which no evidence was recognised. This phase is thus treated as phase 2.1 (Fig 15). At present there is no recognisable access from the main range into the proposed east wing. It is perhaps possible to consider that access may have been via the area of room G14.

Morriss (2012) speculatively mentions the possibility of the building originating or developing into a half H-shaped structure. Excavations at the east end of the building appear to indicate where an earlier east wing was located. However, excavations at the west end of the building have failed to identify the remains of an early west wing so far. That a west wing existed in some form would make sense, in that the later development and front wall line would only represent the infilling of a courtyard between the two projecting wings. Perhaps the location of the earlier wing is indicated by the location of the west wing cellar. The development of this wing is interpreted as phase 2.2 (Figs. 15-16).

A series of key dates have been noted for the 16<sup>th</sup> and the early 17<sup>th</sup> century, but there is a further date at the end of the 17<sup>th</sup> century when the house and estate is known to have changed hands. This date is 1682 when the estate passed to Richard Harrison (VCH 1965, 87-98). The wings that were added to the building are both out of alignment with the earlier main range of the structure. It is for this reason that the addition of the wings is regarded as a different phase. The reason for the alteration of the alignment of the building is not known and cannot be recognised.

Alterations to the building are also associated with the 18<sup>th</sup> century (Morriss 2012), however, this appears to be due to stylistic traits of the south façade. This may be the case, but there are certain problems which have to be overcome with this development, and further potential observations made to confirm this with clear substantive evidence. At some date in the 18<sup>th</sup> century parts of the external south wall of the main building and parts of the parallel wall to it were inserted. This development filled in the area between the east and the west wing. The location of the front wall is considered to be a development or extension from the front of the east wing. This in itself creates problems. Associated with this phase is the blocked chimney in the east group of chimneybreasts. This large fireplace could either serve a large room associated with the drawing room (G16) and hall (G1), or simply a small part of room G16. Room G2 is created by constructing new walls that veer at a slight angle but continue from earlier walls to the north. The basic shape of this room has to be part of an earlier 18<sup>th</sup> century development, phase 3.1 (Fig. 17). This implies that some of the timber framing between rooms G2 and G1 and those above may be of an earlier 18<sup>th</sup> century date. The problem we have with some of these suggestions is that externally the house contains a symmetrical nine bay façade with the Doric porch being associated with the centre bay. The two bays at the east end of the structure appear to align with the wall of the earlier east wing, and the east end bays sit in the front wall of the earlier wing. It is thus the case that to create the nine bay façade in its present form, the earlier east wing has to be dismantled and reworked into its current form as a later 18<sup>th</sup> century phase 3.2 (Fig. 18).

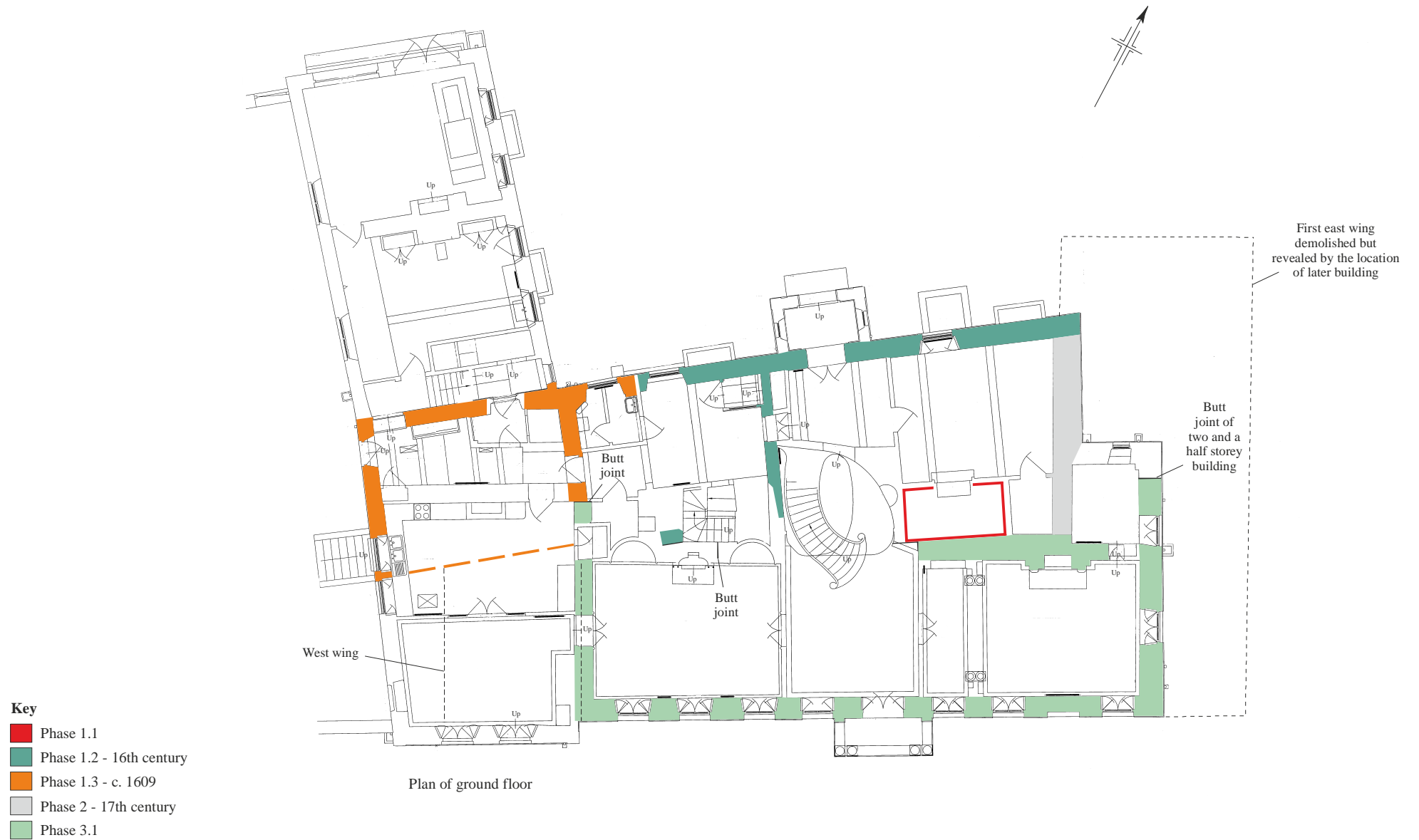


Figure 17: Phase 3.1

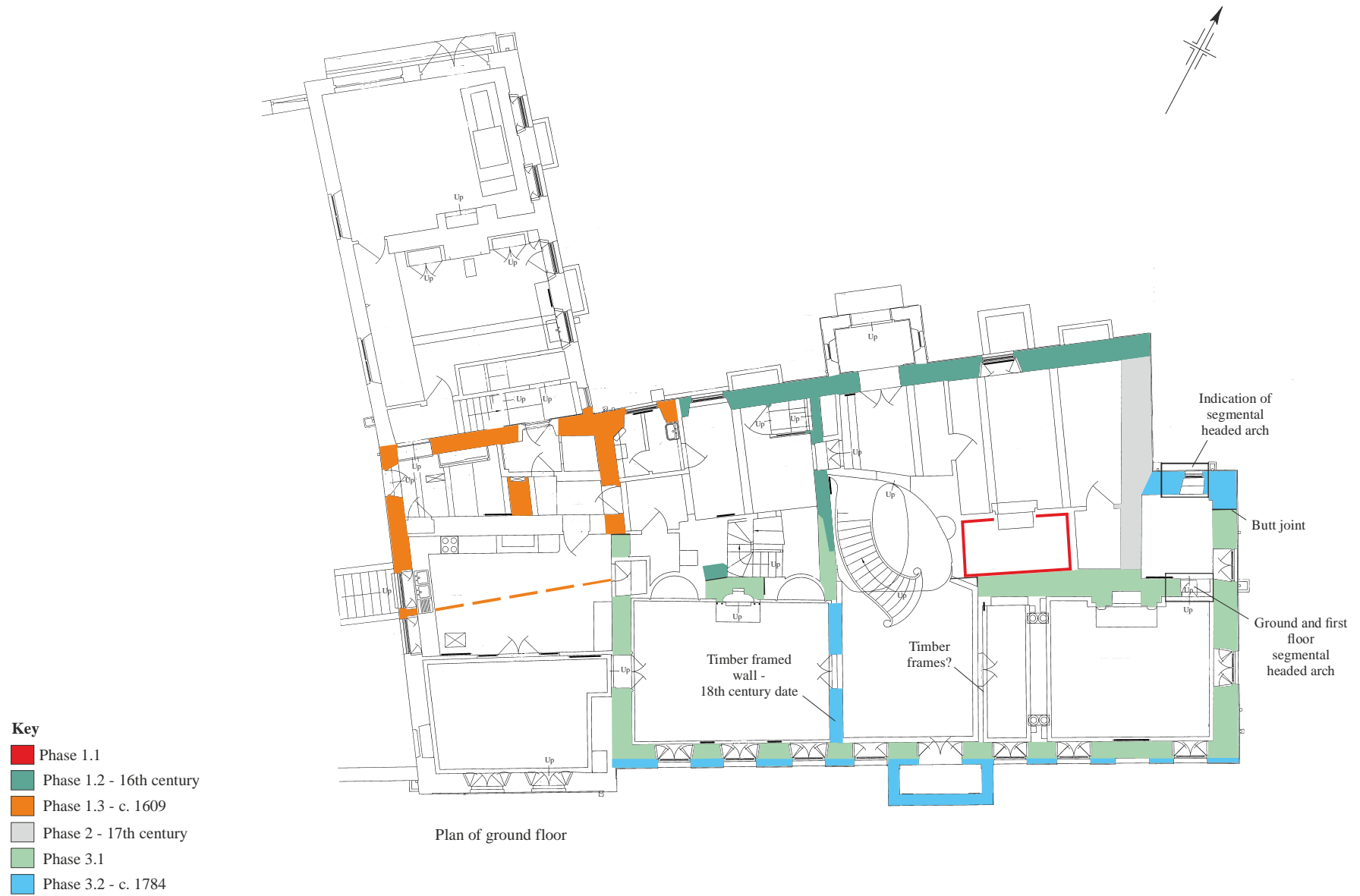


Figure 18: Phase 3.2



The dates at which the estate changed hands in the 18<sup>th</sup> century are as follows; 1711, 1740, 1747, 1768, 1780, and 1784 (Morriss 2012). Of these dates it is apparent that in 1711 the estate and house were purchased by George Martyn, The house was also purchased in 1740 by John Talbot. For the years 1747, 1768 and 1780 the house was inherited. In 1784 the house and estate were sold to Sir John Reade. Considering the known history of the estate it is likely that building activity would be more likely when the estate was purchased in 1711, 1740 and 1784. Rudder's statement in 1779 (p 584), would imply that the structure was already a substantial and impressive edifice by this date. Atkyns mentions some 60 houses and refers to the manor. He does not mention Oddington House at this date. We could use this to suggest that the area between the two wings had its initial construction at or just after 1740, and that the east wing was dismantled and the south façade altered into its current form after 1784 by John Reade.

Lady Reade is regarded as the key figure in the remodelling of the house in the early 19<sup>th</sup> century (VCH 1965, 87-97; Morriss 2012). In a further account it is Sir John Chandos Reade the Baronet; who is known to have increased the estate where his mother lived. The finances being available due to his coming of age. The remodelling saw the addition of the new east wing and various necessary alterations to accommodate it. This is treated as phase 4, which is given a date of 1806-13 (Fig. 19). We can probably assume that the east and west wings had been created and that both had bow windows at their south ends. The bow wall of the second east wing was identified in the excavations for the new wing. Evaluation trenches on the south side of the west wing identified a number of wall lines, some of which are probably associated with bow window of the west pavilion. The architect of this early 19<sup>th</sup> century development of the building has not been identified; although Morriss (2012) has suggested two potential candidates for the reworking of the building. These are Samuel Pepys Cockerell (1753-1827), who is known to have remodelled Daylesford House for Warren Hastings 1789 to 1793. Hastings was a friend of Lady Reade. The other candidate was Richard Pace (*c.* 1760-1838) a builder architect from Lechlade, who is known to have carried out work at Oddington Rectory and also at Shipton-under-Wychwood. Morriss considers Pace the most likely candidate and due to the known buildings he worked on he is recognised as working at both Oddington and Shipton, the two locations where the Reade family were in residence.

Morriss (2012) assumed that the service court to the north of the house was fully developed with buildings linking together, which included the north wing and a structure on the north side of the courtyard that linked this to the stable block. The Inclosure Map of 1787 shows no sign of these buildings as existing, and neither does the Bryant map of 1824. The map of 1787 does plot the course of the north and west walls of these structures, but we have no reason to consider that these are anything other than boundary walls, the line of which the later structures followed. It is thus safe to assume that the north wing, the stable block and the building that linked to both and lay on the north side of the courtyard were constructed at a date from 1824 to 1848, as they occur on the sale catalogue plan of the latter date. These structures are thus considered to be phase 5 of the Oddington House development (Figs. 19-20).



Figure 19: Phases 4 and 5

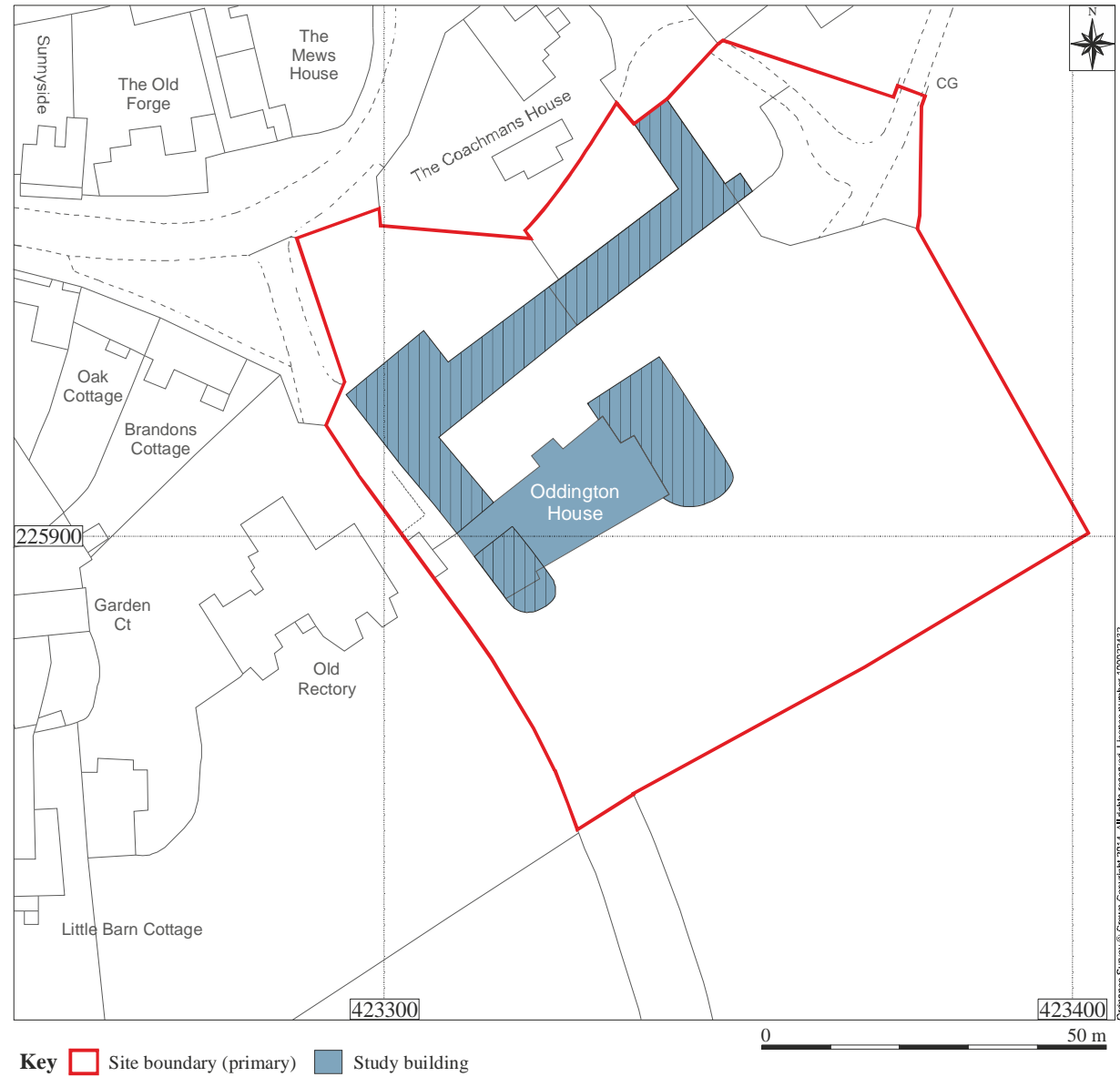


Figure 20: Extent of building in phase 4 and 5

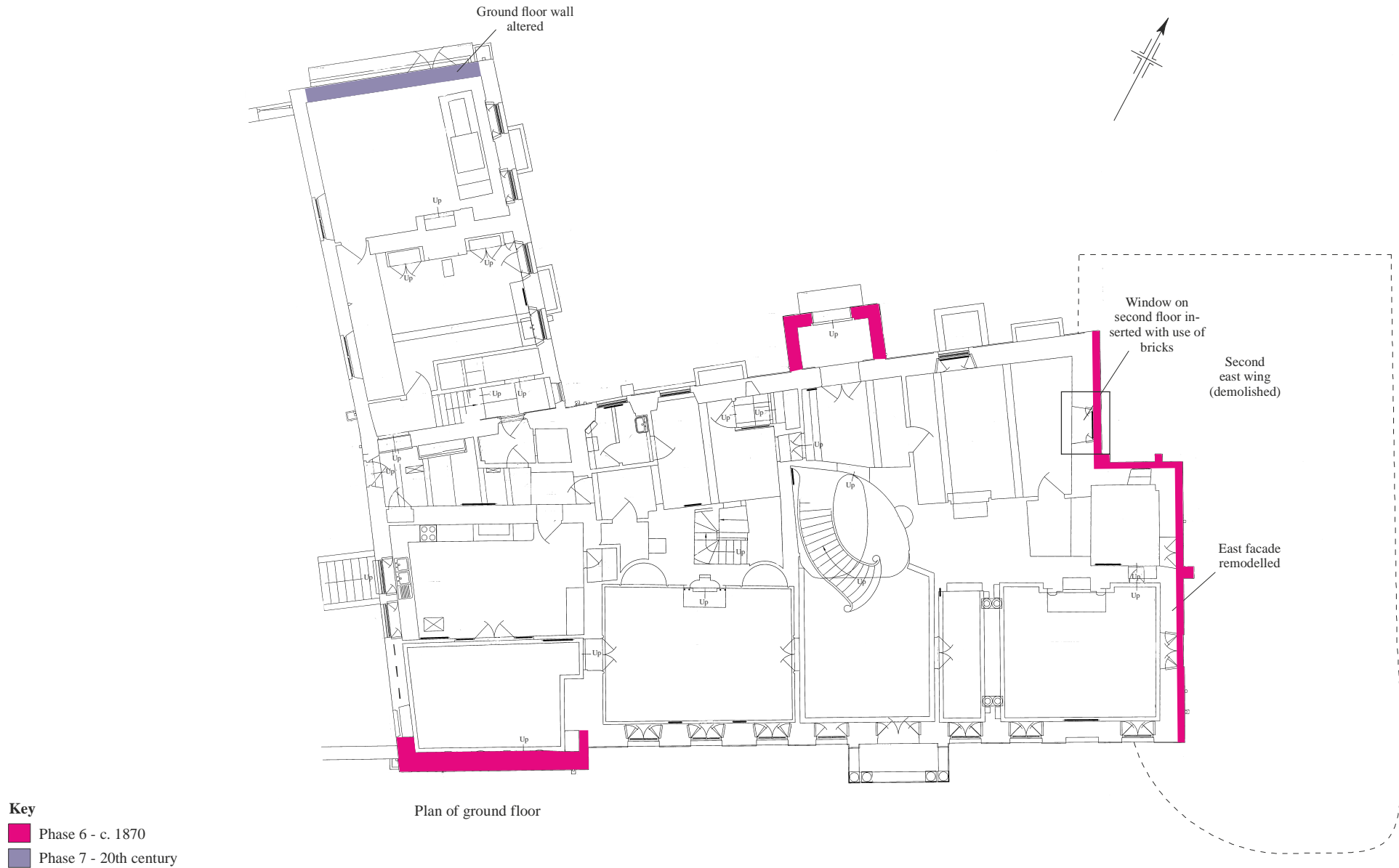


Figure 21: Phases 6 and 7

John Talbot Rice was responsible for the remodelling of the house in 1870 (VCH 1965, 87-97). This saw the demolition of the second east wing and the building on the north side of the court yard. The north porch was constructed to enable the north façade to operate as the front façade, and the east wall was remodelled. This is treated as phase 6 (Fig. 21).

Late 20<sup>th</sup> century alterations are also noted in that there were internal changes to the north and west wings (Morris 2012). This activity is treated as phase 7 (Fig. 21).

## **4.2 Listed Status and Implications of Phasing**

The building is part of a grade II listed structure, which implies that it is part of a building considered to have a national importance.

## **5 THE CURRENT PROPOSAL**

The proposal saw the reworking of certain parts of the building under listed building consent. The north wing had windows inserted at its north end and in the west wall. Windows were added for symmetry in the north façade. A new garage was constructed to the west of the building and a new east wing added at the east end of the building.

## **6 CONCLUSIONS**

A watching brief was carried out of building work that was being carried out at Oddington House, Oddington, Gloucestershire (NGR 423326 225903). The house is located in the historical parish of Oddington and the historic County of Gloucestershire. This structure is a large limestone building with ashlar walls and slate roof and is grade II\* listed. The listed status is primarily because of its interior Regency features.

Historical assessments of the structure have been made before on the development of the structure by the VCH (1965, 87-98), the Buildings of England series (Verey and Brooks 2002, 532-3) and the national listing. Internal observations made during the stripping of plaster and the making of new door and window openings revealed that the development of the structure is probably more complicated than had previously been noted. It is apparent that of the early phases previously associated with the 17<sup>th</sup> century that it is feasible due to inconsistencies in alignment that there may actually be the remains of three building episodes. The components placed in this development are the east chimneybreast, the north wall of the main range and west wing, and two internal walls. The walls of the east chimneybreast are slightly out of alignment with the north wall of the main range, with one of the internal walls running at right angles to this. It is thus suggested that the significant stone chimneybreast may have originated as a stone structure attached to an earlier timber framed hall, which essentially covered rooms G13 and G11. This structure has been classed as phase 1.1. Little archaeology would survive under this part of the building as below ground there is a cellar. Either side of the chimneybreast it is not apparent how this would have been attached to stone walls.

The north wall of the probable hall was built in stone. Observations noted the remains of an earlier window that had been blocked and also a door, presumably entrance to the cellar as the two appear to align. Part of an internal wall survives between two rooms, a hall and

a western chamber. This development is classed as phase 1.2. No dating evidence survives for these phases but phase 3 does have dating evidence, which would imply that these features are likely to be early 17<sup>th</sup> century or mid to late 16<sup>th</sup> century in date. This building appears to run at right angles to the original west boundary wall, and thus it is considered that the building's earliest orientation was determined by the layout of the boundaries around the village's road network. This would imply that the boundary line and track-way immediately to the west of Oddington House must have come into existence at a date from 1442 to the 16<sup>th</sup> century.

The ground floor front wall line has a slight deviation in its course. Part of the western extension to this structure has a splayed doorway located in the length of the wall, which is considered to be of a 17<sup>th</sup> century origin and could be considered to date to *c.* 1609 when William Deane purchased the estate.

The indications are that two wings (east and west) were added to the structure in phase 2. Both of these wings were orientated at a different angle to that of the original range. Why this re-orientation was likely to occur is not at first apparent, but could be a landscape feature that is no longer apparent. The medieval church of Saint Nicholas appears to lie to the left of the new orientation, but the orientation runs across the ponds in Pond Wood, an area of woodland that is later defined by a ha-ha. The pond is considered to be the original location of a medieval fishpond recorded in 1233 (VCH 1965, 87-98). The medieval village of Oddington, which is located due to pottery finds, lies around the medieval church and supposedly extended towards the ponds. The current park was designed in the late 18<sup>th</sup> or 19<sup>th</sup> centuries and laid out around 1813, but we do not know what was visible in this line of sight prior to that date. The line of sight runs down the Evenlode Valley towards Bruern Abbey and Shipton-under-Wychwood. However, if the suggested series of events are correct as suggested in the phasing of the building and being reiterated here any association with Shipton-under-Wychwood (reference the Reade family home at Shipton Court) would appear to be a later part of the history.

At some time in the 18<sup>th</sup> century the area between the two wings was in-filled by a new range. Dates in this century when the manor changed hands included 1711, 1740 and 1784. From what we can determine of the 18<sup>th</sup> century development, it was probably the end of the east wing that determined the later location of the front façade, but the current front façade could only be completed with the dismantling of the first east wing and part of its incorporation into the new south range. This here has been treated as two distinct phases, but the development could have been more rapid or more protracted. A butt joint in the current east wall may indicate that one of these developments was two and a half storeys in height and that the roof was subsequently raised with the development of the front façade. It is highly likely that the current nine bay south façade was derived from work carried out by John Reade in 1784. This 18<sup>th</sup> century development is treated as phase 3.

A major redevelopment or reworking of the sight is carried out from 1806-13 by Lady Read with the financial help of her son after his coming of age (phase 4). This is determined to be the major Regency redevelopment, which essentially formed the modern house and its interior design. Perhaps in some way the development of the second east wing, which formed part of this development was part of a plan initiated by Lady Reade and her departed husband John.

Bryant's map of 1824 does not show the north wing, stable block or the adjoining structure between them. These are, however, displayed on the sale catalogue sketch plan of 1848, and so it is presumed that the north wing and the other buildings around the court yard to the north of the house was constructed at some time between these two dates. This is thus classed as phase 5. In all probability it is likely that phase 3.2, 4 and 5 may all have been from an initial conception of Sir John and Lady Reade, which were just enacted upon when finances or circumstances arose over a 60 year period. The re-orientation of the building's south façade means that the structure is orientated towards Shipton-under-Wychwood; but if this is design or coincidence is not known.

The reworking of the house in about 1870 by John Talbot Rice meant that the large east wing was demolished, and that the east façade of the main block must have been reworked. Some of the buildings around the northern courtyard were demolished. The north porch was constructed and the building was re-orientated towards the north. The south end of the west wing was demolished and rebuilt with a square front. This is interpreted as phase 6. It can be noted that developments from this phase appear to incorporate bricks internally; prior to this date it is the case that masonry walls used rubble limestone with a dressed façade.

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