

JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING ASSESSMENT

ON

THE MALT BARN, 96 CHURCH WAY

IFFLEY, OXFORD

NGR SP 52726 03760

On behalf of

Mr J Brown, c/o CWD Architects

MARCH 2014

REPORT FOR Mr J Brown
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SUMMARY

John Moore Heritage Services was asked to write a building assessment report by CWD Architects on behalf of Mr J Brown. The building is a grade II listed structure and was given permission to be transformed from an agricultural building to a domestic dwelling c 2001. A brief building appraisal was made at that time, but the accompanying archaeological report at the time was inadequate, with no plans, sections or context descriptions. A geological report has been inserted at the end of the report to indicate that there were layers of made ground and that the bands of sand contained deposits of ash and clinker, undoubtedly from some type of industrial process that was carried on in and around the building.

The building is listed as a 16th to 17th century structure with later insertion of medieval sculptural pieces. The date that the original building was established cannot be proven categorically but it is known that part of this building was referred to as the parlour in the 16th century. This being the case it is assumed that the basic imprint of the building that has agricultural or industrial activity linked to domestic quarters probably means that the structure in its rough plan could be derived from a medieval predecessor. On the south wall there are indications of a former foundation running between the two component parts of the building. This is associated here with walling of the earliest phase of the building, a long rectangular structure.

In the west wall it is apparent where the two structures join that there is a staggered butt joint, which is suggestive of at least two further phases in the building. Steane and Ayres (2002) imply that this joint was the remains of a door up to the eaves, but in this location this is unlikely as it would not open into the floor of the barn, but into a small passage. The timber framing in the stable or barn roof in the northern three fifths of the building is of Baltic pine and has been dated by its fixtures to the late 17th century. The structure on the south side may also have been constructed in this century, but has seen further alterations.

The southern unit was reworked with the insertion of sculpture and window tracery in the 19th century, probably c 1810.

The map evidence indicates that there was previously a structure added on the south side now gone, a greenhouse or orangery, and that a further structure was added onto the north end of the west side, also now gone. The last phase recognisable were the alterations from 1960-2002.

The Malt Barn, Iffley, Oxford

Building Assessment

1 INTRODUCTION

1.1 Location

The Malt barn is located in Iffley, now a suburb of Oxford but previously a separate settlement. Historically, Iffley was a parish located in the historic hundred of Bullingdon, and the historic county of Oxfordshire.

The building only has a narrow access on to Church Way, and is located behind two other properties that front on to that road. The southerly of these properties is the house to which this structure was originally attached to. On the south and north sides the property is bounded by gardens of other properties that front onto Church Way, while to the west the land attached to this property extends down to the streams on the bank of the River Thames.

Topographically the proposal site is located on the western edge of a river terrace, with the ground sloping down towards the west and the property built into the bank. The site lies between 60m and 65m OD.

The underlying geology is probably the Beckley Sand Member a sedimentary sandstone bedrock laid down some 156 to 161 million years ago in the Jurassic (napapps.bgs.ac.uk/geologyof/Britain/home.html). The site is likely to be located just above the junction with the underlying West Walton Formation; a sedimentary mudstone formed 156 to 161 million years ago in the same geological period.

1.2 Commission

The report was commissioned by Mr James Cauwood of CWD Architects on behalf of Jonathan Brown.

1.3 Aim of Investigation

The aim of the investigation is to produce a historic building assessment in relation to the proposed alterations to the building. Archaeological action is also required on the site during any granted development and can either be incorporated into this report at a later date or be a new report.

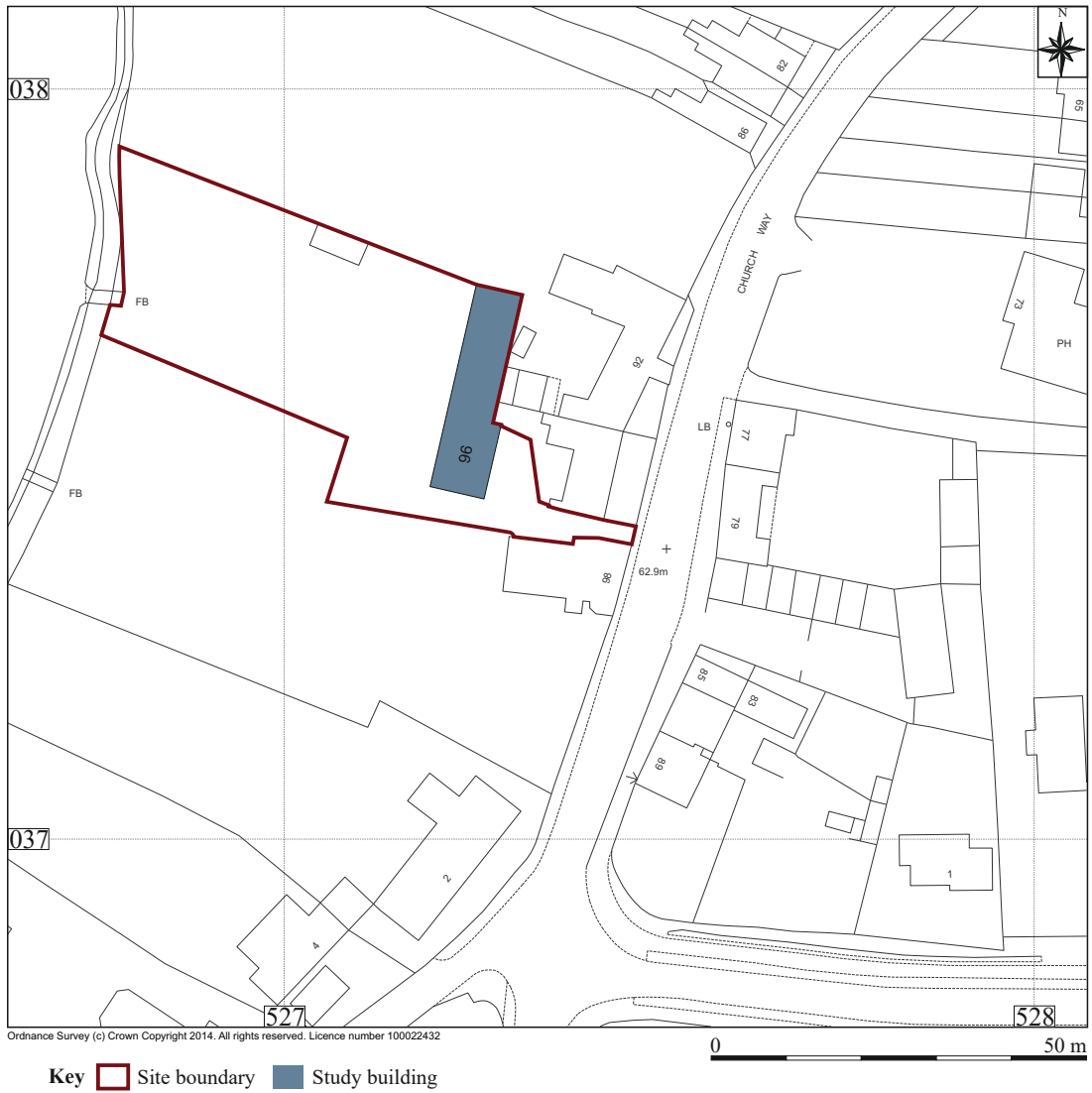
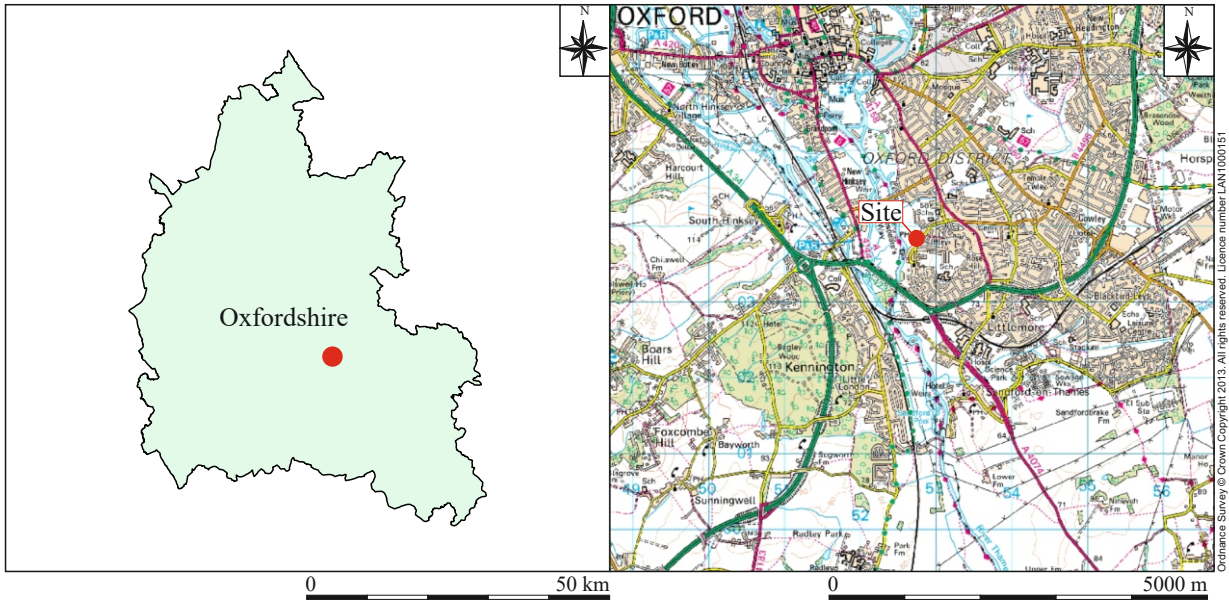


Figure 1: Site location

2 BACKGROUND

2.1 Designations

The Malt Barn, 96 Church Way, is a listed structure, which was catalogued with an original title in relationship to 94 Church Way. The structure is grade II listed (EHBID 245387: SP 52726 03760) and the description of the building is taken from the RCHME (p 262) account as followed.

1-storeyed barn-like structure with ashlar quoins and red tile roof, probably C16-C17 in origin. Reset into the walls are fragments and remains of carved and sculptured work of various dates. There is an ancient braced tie-beam roof.

The structure is, therefore, considered to be a building of national importance and from its design may be an extremely unusual survival. Besides the site being listed, it is also located in the Iffley Conservation area.

A report was carried out during the work in 2001-2 (Steane and Ayres 2002), which described the structure as having a stone built ground floor and a timber framed upper storey. This was interpreted as a structure of four phases originating in the 16th to 17th century with a later 17th century barn roof, along with a Romantic Gothic treatment in the 19th century.

2.2 History of Development

In 1066 the manor of Iffley was held by Azor (VCH 1957, 189-206). The manor of Iffley was held in chief by Earl Aubrey in 1086 (VCH 1957, 189-206). The manor in chief of Iffley passed to the great Burgess Henry of Oxford, and by 1156 had come to Geoffrey, son of Geoffrey Clinton the Chamberlain. Evidence of the Clinton's overlordship of the manor is noted in subsequent history.

The occupants of the manor from 1156 appears to have been Richard de St Remy (VCH 1957, 189-206). The church at Iffley is believed to have been established by the St Remy family. Juliana of that family is known to have given the advowson to Kenilworth priory c 1177, a religious establishment founded by the Clinton family who were probably still overlords. Juliana married a FitzNiel, and they still held the manor till 1265, when the manor passed to the civil servant Walter of Merton.

The church, founded c 1177, was originally claimed by the canons of Oseney as a chapel of their church at Church Cowley (VCH 1957, 189-206). Oseney Abbey later surrendered all rights in the church to the Priory at Kenilworth for 1 mark a year.

From the 14th century four lesser known estates are recognised historically in Iffley, two of which were held by Lincoln College, a third by Magdalene College and the fourth the Rectory Estate (VCH 1957, 189-206). The Lincoln Estates were acquired in 1445 and it is known that malting became the principal business of one of these estates. In 1728 it is recognised that the tenure was to Chilton Tubb a 'malster'.

The VCH (1957, 189-206) describes a barn-like structure behind Rivermead House, which is interpreted as a rare survival of a medieval farmhouse, and state that it is one

storey stone built with fragments of medieval tracery and later carved stonework reset in the walls. The structure was reported to have been known as Malt or Hey House in 1640, and a deposition of that date states that it was previously named the parlour, with a loft above with a little hearth in the middle for making fire. This information coupled to the data on the estate of Lincoln College implies that malting started on the site at some time after 1455 and continued into the 17th and 18th centuries.



Figure 2 Jefferys' Map of 1767 (CP/103/M/1)



Figure 3 Davis' Map of 1797 (CH.XX/2)

Two maps of Iffley exist for the 18th century. Jefferys' map of 1766-7 (OHC CP/103/M/1) shows buildings in the general area, but nothing that could be positively identified as the location of the Malt Barn (Fig. 2). The other map is Davis of Lewknor's map of 1797 (OHC CH.XX/2), however, here the accuracy of the map at Iffley is a problem and there appears to be a confused road system (Fig. 3). The earliest 19th century map of Iffley is that of Bryant dated 1824 (OHC P345/M/1), which does show a structure in the area of the Malt Barn as a building generally orientated north to south stepped back behind the street frontage (Fig. 4).



Figure 4 Bryant's Map of 1824 (P345/M/1)

In the early 19th century the Methodist Henry Leake began ministering at Iffley. From 1808 he was holding services at Mr Gordon's cottage. When this was not large enough to take the congregation Leake moved to a tanner's yard, which is linked with the Malt Barn (VCH 1957, 189-206). The building was fitted up as a chapel and used as such until the Rose Hill chapel was opened in 1835. This means that the property operated as a Methodist congregation from c 1810 to 1835. If this is the case it has not been determined where the Methodists at this time buried their dead. In 1835 it is noted that the vicar of Iffley refused to have the Methodist dead buried in his cemetery, thus a burial ground was established around the Rose Hill chapel. In the mid 18th century the building was leased to the Browns, the tenants of Rivermead (VCH 1957, 189-206), who also bought the adjoining 17th century Malthouse Cottage. An early photograph of Henry Leake survives at Rivermead showing him sat on the lawn (J Cauwood pers com), which confirms the association.

The Inclosure Award map of c 1830 (OHC QS/D/A/vol E) produces further details reported by the VCH and stated that plot 75 was held by William Brown; it is listed as a house, garden, malthouse, stable and close (Fig. 5). The adjacent plot 76 is listed as 3 cottages held by Edward King. This implies that the Brown family held the malthouse complex, when it was used as a chapel. The inference here is that the building was not the malting shed at this time, but may simply have been the stables. Rivermead and Malthouse Cottage are probably

located on early workers' accommodation for the malting. The information from the early 19th century is that the site was used as the location of a tannery and slaughter house, and that this was altered to that of a chapel (c 1810-35), being sub-let from the Brown family. The Greenwood map of Oxfordshire dated 1832 (OHC CH.XLVII/1) is not detailed enough to be of any significant use (Fig. 6).



Figure 5 Inclosure Map of c 1830 (QS/D/A/vol E)



Figure 6 Greenwood's Map of 1832 (CH.XLVII/1)

The structure was in the 19th century known as the Malthouse, the Slaughter House or Stable (Steane and Ayres 2002), with the latter two titles being taken from a deed of the property dated 1841. This indicates that the possible used of the structure had either resorted to simply being a stable or had reverted to being the slaughter house for a tannery.



Figure 7 First Edition Ordnance Survey 1: 2,500 dated 1875 (Oxon sheet XXXIX.7)



Figure 8 Second Edition Ordnance Survey 1: 2,500 dated 1899 (Oxon sheet XXXIX.7)

Three maps of the Ordnance Survey at a scale of 1: 2,500 were produced. The First

Edition of 1875 (Oxon sheet XXXIX.7) shows the Rivermead, Malthouse Cottage, Malt House (also known as Isis Bank) and Malt Barn complex much in the same plan as it is today (Fig. 7). There are a number of alterations evident that include two extensions on the west side and a further one on the south side. The Second Edition of 1899 (Oxon sheet XXXIX.7) shows the same basic plan (Fig. 8). The Third Edition of 1921 (Oxon sheet XXXIX.7) shows the building plan as being similar, but marks the south extension of the structure as though it was an orangery or greenhouse (Fig. 9).



Figure 9 Third Edition Ordnance Survey 1: 2,500 dated 1921 (Oxon sheet XXXIX.7)

Information obtained from neighbouring properties suggests that the concrete floor and breeze block wall internally constructed against the west wall were carried out when Blackwells owned the property in the 1960s (J Cauwood per com). Prior to this there was a well-made stone floor. The kitchen area was previously used as a place for parking vehicles. The internal walls in the kitchen area were reworked in the 1990, though it is unlikely that they were added at this time because the raised area seems essential for the working operation of the malting process.

3:1 DESCRIPTION OF THE MALT BARN

3.1 Introduction and General Description

The building is a long linear structure containing two component parts, both covered with red tiles, of which the southern part due to its internal arrangement can be subdivided into two parts (central and south). The structure is of stone, either calcareous grit or Headington stone, and are generally 0.5m thick. The timber lintels in the wall are of oak. The building has two different roof systems, with the northern roof constructed of Baltic pine. The documentary evidence and previous analysis of the site indicate that the structure is part of a barn or stable, but also that this is the remains of an early farmstead. The component parts of the structure could be identified with

different parts of this debate.

3.2 Description of the Exterior

The main façade of the building is the west façade (fig. 12, plate 1), which faces away from Church Way. This façade has two component parts on the south side; there is a limestone wall, with slightly raised eaves to the rest of the building. This is separated from the rest of the building by a butt joint, which runs from about 0.5m above ground level to the eaves. Centrally in the south part of the wall there are indications of a statue inserted into a niche. One wonders who this statue is meant to be, it is likely to be of a tomb showing a man in priestly orders. To the right of this there is a reset late medieval or Tudor tracery window, while above this there is a smaller lancet window and to the right of the upper window there is a further small lancet window. To the left of the statue there are two further small windows with segmental arches. The roof above this is of concrete plain tile (to be replaced with clay) and has one roof light inserted.



Plate 1 West façade

The north part of this façade is slightly lower than the south end but also has a red clay tile roof. At the south end of this part of the building is a double plank door with timber lintel. Above this and offset to the right there is a window under the eaves. This is one of four windows moderately spaced under the eaves of this part of the building. To the left of the double door there is a blocked opening. To the left of the blocked opening there is a window with a timber lintel and two window lights with new casement. In the north end of the wall there is a recently inserted glass panelled door, but the lintel is old.

The north end gable is of limestone with weatherboarding in the gable. Below the weatherboarding there are two simple window lights both centrally placed. The upper one directly below the weatherboarding and the lower one located below the internal loft layer.

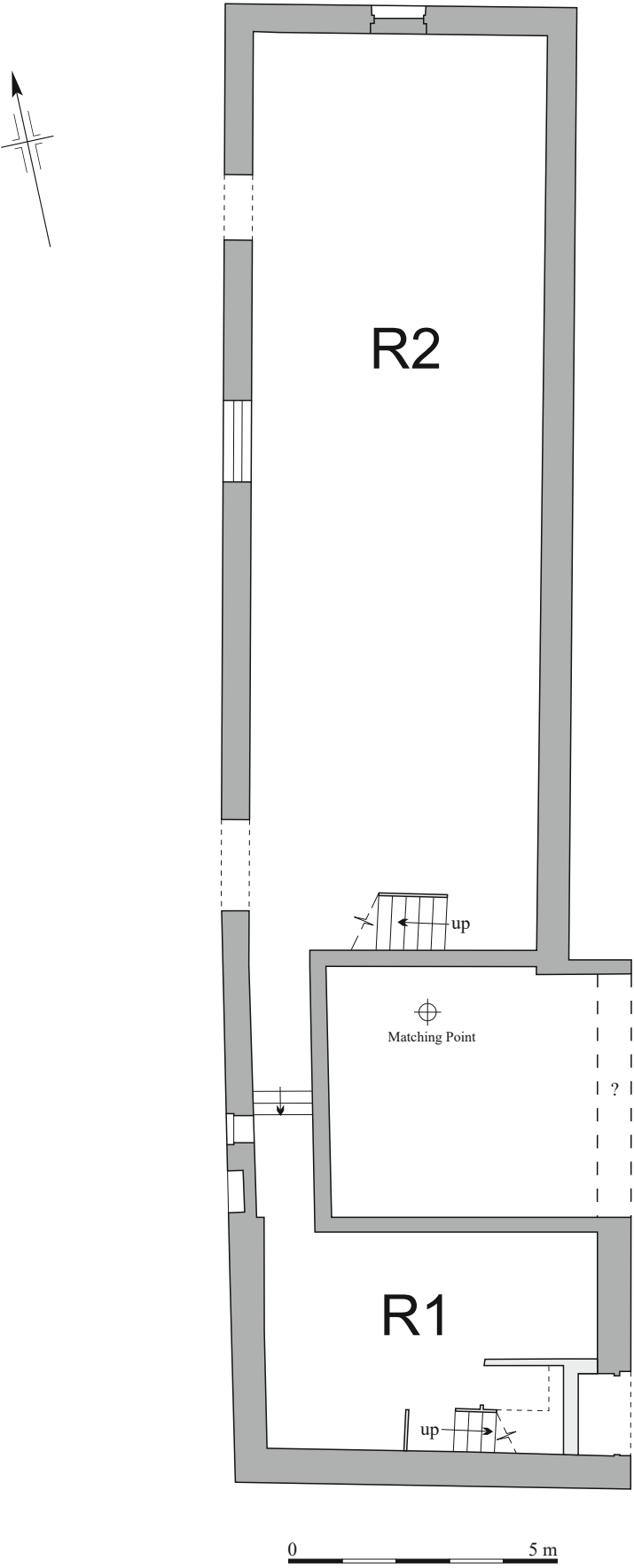


Figure 10: Plan of lower ground floor

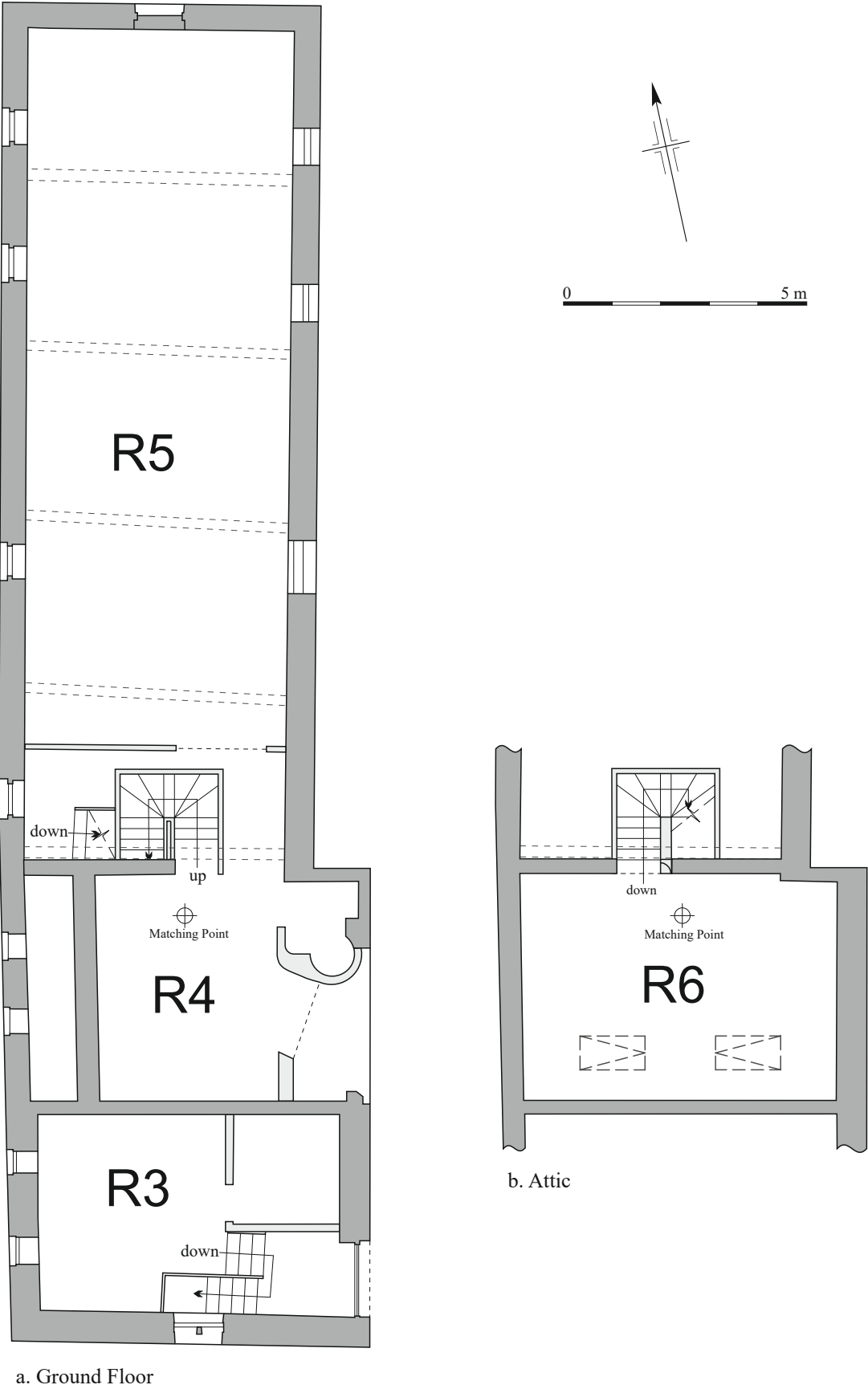
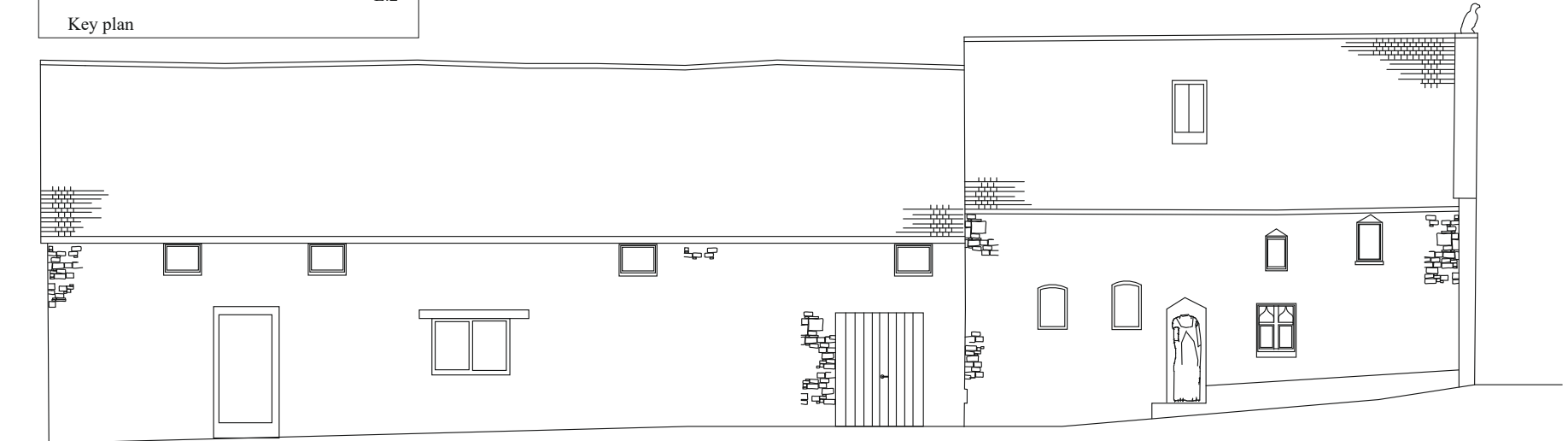
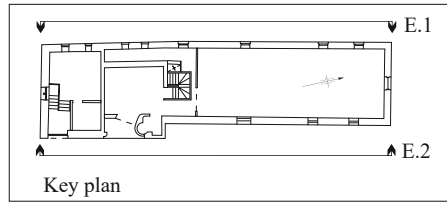
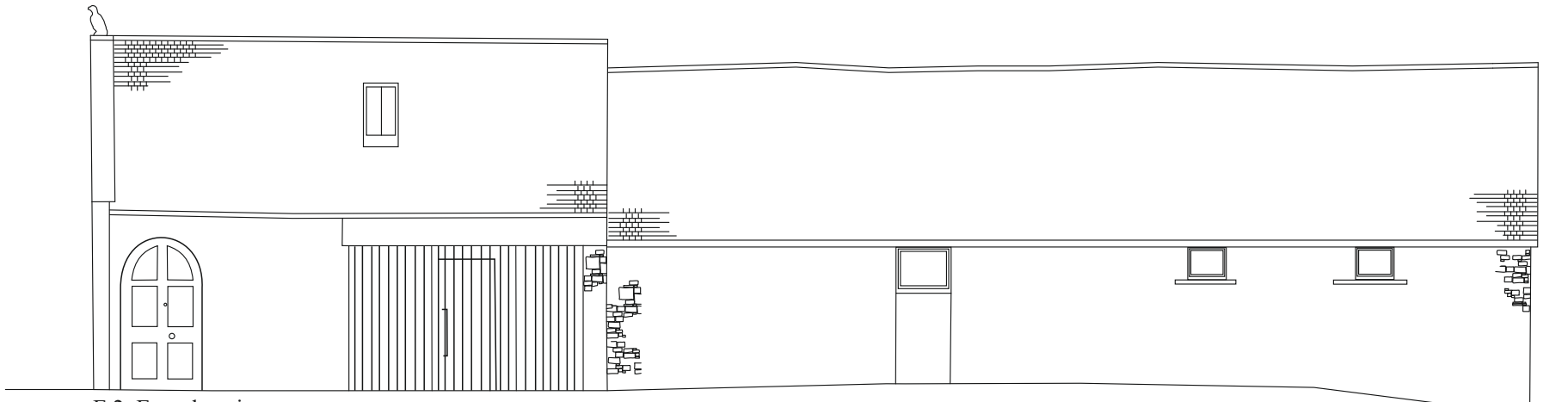


Figure 11: Plan of ground floor and attic



E.1: West elevation



E.2: East elevation

Figure 12: West and east elevations



The east façade is a limestone wall at the north end of a single storey, with a red clay tile roof above (fig. 12). There are indications of two windows located under the eaves. There is also a blocked doorway into the loft area, with a series of glass window blocks set in the upper part of the infill. This part of the wall has adjoining structures butting up to it.



Plate 2 Part of the east façade



Plate 3 South gable end

The south part of the east façade is a mixed bag (plate 2). On the right hand side there are modern double plank doors, which now act as the main entrance to the property. To the right of these is a modern brick wall and above the door is timber shingle. The wall

on the left hand side is of limestone with a round headed arch at its south end, which has a series of weathered sculptural pieces set around it with four weathered corbels above. This appears to have a modern round headed double door. The roof above this is of concrete plain tile (to be replaced with clay).

The south gable is all of limestone with a medieval tracery window inserted (plate 3). The gable has a pediment onto which a finial is attached, a sculptured bird reused. In the gable wall there are three inserted pieces of sculpture, some of these may be from tombstones and one is the volute from an Ionic classical piece.

3.3 Description of the Interior (south or domestic area)

If one enters the building through the round headed doorway on the south side, this brings you into a stairwell landing. The stairs are doglegged, and the visible components are clearly modern, but the location of a stairwell here has to be earlier. The stairwell is open upwards and the short flight of stairs leads up to a room, presumably used as a recent bedroom (fig. 11 R3). Here the roof space is open with perkins exposed. In the south wall there is a tracery window, and in the west wall, two small windows with modern casements. The north wall of this room is also of stone, with the tie-beam of a truss set on it, and partially exposed struts in the truss. There is a blocked doorway or passage opening at the left hand side of that wall. In the north east corner of this room a bathroom and modern toilet facility has been inserted.



Plate 4 Beams in lower floor south unit

The lower part of the dog-leg stairs leads down to a room with medieval tracery in its west wall (fig. 10 R1). The walls have been covered with modern materials, due to the fact that they are partially below ground level. There is a cupboard under the stairs and alongside this there is a small kitchen area, although this is not the main kitchen of the property as it has been developed. Two beams are bolted together with no chamfers (plate 4), perhaps later 18th or 19th century.

This part of the building contains the reset sculptural pieces, tracery windows and the use of small lancet type windows. For this reason, though no chimney is apparent in the structure, this part of the building had a domestic component, the parlour. The

rooms to all intent and purpose appear separated or isolated from the rest of the structure, and this is undoubtedly deliberate.

3.4 Description of the Interior (central and north area)

On the lower floor of the south part of the building there is a passage with stone walls along either side. In the west wall there are the remains of two small windows. The passage is now open to a kitchen with part of the east wall, but may previously not have been.



Plate 5 Lower level of barn or undercroft

The passage leads into a long open area with exposed timbers that covers three fifths of the length of the building (fig. 10, R2 plate 5) The transverse beams form 5 ½ bays, while some are old others are newer. Some of the joists at the south end of this long low ceilinged room are also old. Of the old transverse beams supporting the loft floor it has been stated, ‘*chamfer stops in the summerbeams supporting the upper floor indicate a date in the late 16th to early 17th century*’ (Steane and Ayres 2002).’ The implication here is that the roof structure was lower and that the building was earlier a simpler lower single structure. Some of the bays did not originally have loft flooring, and that the side of the barn could be open.

The west wall is of limestone, and has a double planked door at the south end, and a window with a new casement centrally. The window surround has a variety of bricks inserted, which indicates that it has been reworked from the later 18th to the 20th century. Between them there is evidence of a blocked door. At the north end of the wall there is a glass panelled door, with old lintel. The north wall is of limestone, with a window inserted centrally; there is brickwork in the surround suggesting that the window has been reworked in the later 18th-early 20th century. In the right hand corner there are stumps of limestone slabs which would have formed part of an early stone staircase ascending into the loft space (plate 6). The floor here has been replaced as there is no trap door. The wall plate on the north wall is supported on a series of rough corbels, but as they do not appear to respect the line of the stairs then they are presumably later. The east wall, that is set into the bank, is of breezeblock, but there appears to be two wall stubs of limestone suggesting that the southern part of this area

may have been previously divided and also indicating that the breezeblock wall masks an earlier limestone one. At the south end a traditional style ladder staircase exists, which is a common type found in agricultural or industrial buildings, but here would not appear to be old. This ascends to the loft or attic area of the northern part of the building.



Plate 6 Stone staircase



Plate 7 Baltic pine roof

The stairs lead up into the loft of the north part of the building (fig. 11 R5). Here there is a large space that has been sub-divided by a modern artificial wall towards its southern end. The main part of this area is open to the rafters and perkins and there are a number of exposed trusses (plate 7). The trusses have a collar beam supported on a

timber which is not a full cruck-blade, but is half of one, invariably described as a brace or perhaps an inner principal rafter, that runs to the underside of the collar beam. The scarfed perkins are joined by timber pegs, with the inner and outer principal rafters trapped together with wrought iron bolts with cleated-over iron sheet and iron pins (Steane and Ayres 2002). Baltic pine is known to have been widely available in London and the east of England in the mid-18th century. However, this technique has been noted as being used elsewhere as at Greenwich Naval Hospital dated 1690 and Sheephouse Farm at Warleigh near Bath where a late 17th century date is suggested. The north wall of the main loft contains a different truss with a tie-beam set on a stone wall, containing a collar beam, two queen struts, with interrupted collar beams and princess struts. There is weatherboarding visible in this area. Steane and Ayres (2002) mention a fine painted inscription of matchboard, which is no longer extant. The roof was relaid in the latter part of the 20th century.

A new stairwell has been inserted in to the area of the north loft adjacent to the old south wall, part of which would have been in stone. It should be noted that the truss sat on that internal wall is of the braced type that is dominant in the north part of the structure. Walling to the east has probably been removed to enter the area where a modern kitchen has been inserted (fig. 11 R4). A glass door leads out to the double panel doors on the east side of the house, and there is also a toilet facility inserted.

The new dogleg stairs adjacent to the kitchen leads up to a bedroom inserted above the kitchen. The truss has been removed and steel joists inserted that are unsympathetic. An unusual modern swivel door has been inserted between the steel joists. The bedroom (fig. 11 R6) sits within the loft space, with perkins showing that have been planed recently, and also roof lights, which are of a non specified type for listed buildings.

3:II ARCHAEOLOGICAL WORK

3.5 Sondages inserted but not recorded by an archaeologist

A series of test pits or sondages were placed around the building *c.* 2002, but no archaeologist was on hand to record these at the time. An image of an unlocated test pit appeared in the assessment but with inadequate recording, containing no context descriptions, plans or sections (Steane and Ayres 2002).

A geological assessment and location of the test pits and trenches were made but only appear in a geological assessment of the site (see appendix). From interpreting the descriptions such as made ground, and sand deposits containing ash and clinker, it is apparent that archaeology was encountered around the site. The ash and clinker indications would suggest that some type of burning process has been carried on in the area, which would support the idea of a malt production site at some time.

4 ASSESSMENT

4.1 Phases

Considering the long narrow nature of the building one would expect the structure to have developed over a number of different phases. The map evidence would indicate

that all of the remaining significant phases of the building predate 1875. Two later phases can be recognised, one from map evidence and the other from alterations from 1960-2002.



Plate 8 No indication of vertical butt, but three bandings of stone



Plate 9 No indication of butt joint at the south end

Steane and Ayres (2002) propose a structure in which there are three phases, and even though some of their suggestions and arguments may be correct there are certain problems that can be discerned. There is no evidence that this structure was ever an open sided building or contained two separate buildings; at present this is illusory.

Consideration of the surviving walls shows no sign of there being butt joints near each of the end walls, see plates 8 and 9. Plate 8 shows the northwest corner: what is evident is that there are indications of three different builds, one with rubble stone at the base, an area of ashlar limestone centrally, and then an upper layer of rubble stone, with each group of distinct stones running out beyond the location in which the butt should occur. Plate 9 shows the south end of the barn with no butt joint.



Plate 10 Area of staggered butt joint on the right hand side, above an area with no butt

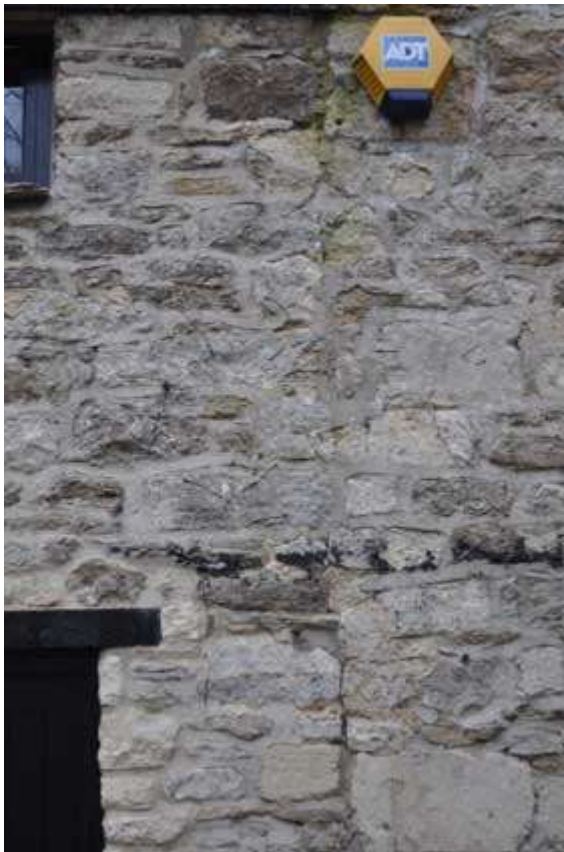


Plate 11 Upper part of butt joint in west façade

Plate 10 shows the central part of the wall where the central component joins that of

the north unit, which consists of the barn proper. The lower part of the wall here may be part of a dwarf wall foundation. This again implies that the earliest structure was a long rectangular building for which the earliest openings are not known. It is thus the case that Steane & Ayres phase A would appear to be the earliest phase 1.

Phase 1 cannot be specifically related to the summerbeam date, but is earlier than the late 17th century. An earlier lintel is imbedded in the walling that supports one of the transverse beams. Steane and Ayres (2002) suggest that from the thickness of the wall, 0.5m, and the date from the summerbeam, that a late 16th to early 17th century date should be given for the original construction. The malting industry at Iffley is associated with a manorial holding of Lincoln College, which was acquired in 1445. The date at which malting became one of the major industrial processes of this manor is not known, but a 15th century date could be the earliest date at which malting was carried out on the site.

There are also some points raised within the earliest historical references recognised of the building; that in the 16th century the building was known as the Parlour (VCH 1957, 189-206). The word parlour is derived from French and was used first in the 13th century in abbeys for a room in which monks with a vow of silence could talk. It developed from this to mean a room in which people could talk or hold meetings. What this statement indicates is that part of the building was used for holding meetings, and could have had some type of domestic association. It is highly likely that the parlour occupies the southern unit of the building (R1 & R3). This implies that by the 16th century the structure was probably a single linear building, but which consisted of a number of separate components; for example the parlour and malting area. Medieval structures sometimes combine domestic and agricultural or industrial spaces.

The statement of 1640 (VCH 1957, 189-206) also states that there was a fire or hearth in the loft space. The building is thus known to have had a loft space by the early 17th century. This hearth cannot be located on the timber floor of the loft, as this would invariably catch fire, and one has to consider that this 'hearth' was probably located in the place of the current kitchen and is possibly the reason for why the walls extend into the rectangular shape of the structure bringing the ground level with it.

There are indications in the location where the southern and northern units join together that rebuilding work has occurred. Here there is a staggered butt joint shown on plate 10 and 11. What these features imply is that there have been a number of rebuilds onto the original foundations. It may also be an indication that one of the structural units was built wholly in stone prior to the other and that one of them possibly had timber components on a dwarf wall. The shape of this butt joint implies that there were three phases to the structure in stone. The northern unit was raised in stone possibly with some original timber superstructure (Phase 2); then the southern unit was raised in stone (Phase 3), and subsequently an additional stone build was made of the northern barn (Phase 4).

Facts that need to be considered are that the truss in the wall between the central and northern unit is comparable to the truss framework in the barn or northern part of the structure. The Baltic pine timber framing should or could possibly provide a date for Phase 2 of the structure. Comparisons of the fittings of the timber trusses have suggested that the barn was constructed and contained its current roof by the late 17th

century (Steane and Ayres 2002). It is unusual to see a Baltic pine roof structure of this date in England and the connection with Lincoln College may indicate the past prestige of the buildings association. The roofs of both structures are steep implying that they are early, likely to be early 18th century at the latest (Phase 3). This would imply that phase 4 is also of a probable 18th century date.

The earliest structure was probably not a stable or a cattle-shed, but the building was probably originally associated with malting in its earliest form. The present structure of the building strongly hints at this. Barley would presumably be delivered into the barn on the loft level through what later became the garage doors (now front door). This area was on the same level as the loft space, and would be an area that could hold a hearth or furnace. The associated barn on the north side was connected to this process with the barley being turned and transported from the loft to the undercroft, and when finished deposited through the open doors onto carts which would then be taken up the ramp and back onto the road.

The date at which the medieval sculpture was inserted into the building is also problematic in that there is no specific statement, although there are a series of likely local dates and places where sculpture of this date could have been obtained from. In 1240 the Knight Templars built a preceptory at Sandford on Thames to the south of Iffley; the order was suppressed in 1308 (VCH 1907, 106-7). There was a further Templar site at Temple Cowley, which was established in the 12th century and was taken over by the Knights Hospitallers until the dissolution of the monasteries. There was also a Benedictine Priory of Littlemore, established at Cherley dedicated to Saint Mary, Saint Nicholas and Saint Edmund (VCH 1907, 75-7). The Templars were patron of the priory from 1240. The priory was dissolved in February 1525. It is possible that the sculpture came from one of the suppressed sites in Oxford, for example Oseney was dissolved in 1539 (VCH 1907, 90-3). These dates may imply that the sculpture was inserted into the building from the 16th century, however, the references to Methodist Henry Leake ministering at Iffley, and using a tannery, believed to be the Malt Barn (VCH 1957, 189-206) provides a further date and possibilities. The site was claimed to have been fitted up as a chapel c 1810, and this implies that the tracery and sculptural pieces could have been inserted at or around that date (Phase 5). This would mean that the central and southern areas of the structure were reworked at this time. Steane and Ayres (2002) suggest in the 19th century that the Ordnance Survey map shows the structure attached to the property later known as the Malthouse, but earlier known as Isis Bank. Reused medieval sculpture was also recognised around the garden of Isis Bank or the Malthouse. Reynods (1991, 25) suggested that the sculpture was taken from Saint Mary the Virgin church in Oxford, which underwent restoration at two dates in the 19th century. The restoration dates are 1848-52, 1864-5, and 1894-6 (Sherwood and Pevsner 1974, 283), perhaps too late for an association with the Methodist chapel. The possible use as a chapel or the association with Isis Bank all implies that the structure was reworked at its southern end at some time in the early 19th century.

The map evidence indicates that there were additions made to the building in the later 19th century, on the south side and on the north of the west side. This is either part of phase 5 or could be a separate phase.

Phase 6 saw the alterations from 1960-2002.

4.2 Listed Status

The structure is a grade II listed building. Structurally it is apparent that it has had a number of rebuilds and alterations and over its lifetime has probably had a number of different functions. The primary reason for its listing is the Baltic pine roof.

4.3 Historic and Architectural Assessment

The Malt Barn, even though it is a grade II listed building is an unusual structure. It appears from historical sources and structural evidence to be a building that contains agricultural or industrial components going back to the 16th century coupled to a structure that contains domestic activity in the form of a parlour. Parallels can thus be made with traditional buildings of a hall adjoining a byre.

Assessment of the structure suggests that the building was a long rectangular building, which has at least three main stone built phases (phases 2-4). There is undoubtedly a later phase in which the sculptural pieces were inserted (phase 5), and the alterations of 2002.

5 THE CURRENT PROPOSAL

The current proposals include the opening up of parts of the west wall of the structure to let in more light. It is proposed that three large glazed openings are inserted into the structure along the west side of the building. At the northern end of the barn it is proposed to insert a large glazed opening extending up to the eaves, while a further glazed area is placed centrally to the building that extends approximately halfway up the wall. These insertions will affect the northern unit or barn, and will remove half of the barn wall and alter the present external character of the structure.

A further glazed opening is proposed, inserted into the central part of the structure, which also extends up to the eaves of the building. This will cause the removal of a small lancet style window with segmental and lintel settings. Proportionately this will remove a sixth of the wall space of the southern and central unit (permission currently exists for this opening). This is an area not as excessive as the other openings.

Phase 1 is of a long rectangular building in which the remains of openings are not precisely known. Steane and Ayres (2002) suspected that from the remains of the new and old flooring and butt joints in the west wall that what they termed bays C and F of the barn were previously parts of the wall that were opened with larger barn like doors. The butt joints that they were associating with bay F are undoubtedly those associated with the butt joint in the wall between the two component parts of the structure (phases 2 and 3). An opening here would not look into a barn like structure but would look into the passage alongside the raised floor that contained the hearth in the loft. The original shape of the walling here is not known as record photos indicate rebuilding of some of this wall.

It is proposed to insert a number of roof lights, two of which are new and the others are either replacements or have existing permission.

On the east side the roof lights are previously approved.

On the east side the doors are to have cladding or shuttering placed over them. The new door in the arched doorway is to be replaced, and the shuttering in the other door extends up to the eaves. The alterations here are to recent alterations.

Proposed alterations internally see the removal of the loft floor, some of the beams are new, and these will not be missed. Other transverse beams and joists are of more antiquity. Steane and Ayres (2002) suggest that the summerbeams are the oldest datable features in the structure as it survives.

A series of walls extend into the lower levels of the building. Steane and Ayres phases A-C do not include these walls in the development of the building, but their purpose and existence has to be understood to explain what was going on in the building. A test pit was placed within the floor area of the kitchen, but no record has survived of this. The recording of an adjacent test pit or borehole indicates that the profile probably contained made ground and other archaeological features. It is probably in this area that the hearth was located that. Any mitigation in this area would have to see the archaeology recorded here.

6 CONCLUSIONS

The building is a complicated structure with a number of different phases of development. The joins between these phases are not necessarily the easiest to recognise. There are definitely some problems with the interpretations of Steane and Ayres (2002). Any suggestions that the structure was initially an open cow shed is problematic in that there is no evidence to show that there were butt joints in the appropriate places to accommodate this interpretation. That the building was two separate units can also not be fully substantiated as it will not accommodate the known activity of the malting process. Phase 1 is thus treated as a rectangular structure in which the original openings are not known.

There is a butt joint in the west wall that divided the southern section (south and central units) from the north unit or barn. This butt joint is staggered. Steane and Ayres (2002) thought that this joint represented an earlier opening, although the staggered nature of the joint; and its location to the passageway and not opening out into the barn proper perhaps make this suggestion unlikely. It is possible to suggest that the stone wall was raised in the northern part of the building (phase 2), that a partial timber structure or upper frame may be apparent. Phase 3 saw the construction of the southern component in stone, and phase 4 saw the reconstruction of the northern barn in stone.

The southern part of the building was reworked in the 19th century, phase 5. This was either because it was used as the Methodist Chapel or that it was associated with Isis Bank (the later Malthouse). The stonework is reused medieval material, but the origins of this stonework are unknown. It has been suggested that this was from Saint Mary the Virgin's church in Oxford. Two extensions to the structure are evident on maps, which places this phase from 1845 to 1875.

The building was reworked in 2002, a time when an archaeological evaluation should

have taken place on the site. A small photograph of a small sondage is inserted into the report of Steane and Ayres (2002), which is inadequate as it contains no plan, sections, or descriptions and interpretations of contexts.

7 BIBLIOGRAPHY

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VCH 1907 A history of the county of Oxford –volume 2, London: Archibald Constable

VCH 1957 A history of the county of Oxford – volume V: Bullingdon Hundred, Oxford: Institute of Historical Research / Oxford University Press

Historic Maps

OHC CH.XX/2 1797 Davis' map of Oxfordshire

OHC CP/103/M/1 1767 Jefferys' map of Oxfordshire

OHC P345/M/1 1824 Bryant's map of Oxfordshire

OHC CH.XLVII/1 1832 Greenwood's map of Oxfordshire

OHC QS/D/A/Vol E c 1830 Inclosure Map of Iffley

OS 1875 First Edition 1875 1: 2,500

OS 1899 Second Edition 1899 1: 2,500

OS 1921 Third Edition 1921 1: 2,500

Stephen Yeates

John Moore Heritage Services

11th March 2014

APPENDIX 1



FACTUAL REPORT OF INVESTIGATION

AT:- The Malt Barn, Iffley, Oxford

ON:- 20th June 2002

FOR:- Robert Moore

REF:-

JOB NO:- 013613

CET GROUP LIMITED

Specialist Contracting Division

Site Investigation and Pipeline Services

Ashwells Yard, Ashwells Road, Bentley, Brentwood, Essex CM15 9SR
Tel: 01277 373720 Fax: 01277 373721

ROBERT MOORE CONSULTING ENGINEER

78 WOODLEY HILL CHESHAM BUCKS HP5 1ST

tel/fax 01494 581981

mobile 07976 325550

Date 06.02
Eng. ECM

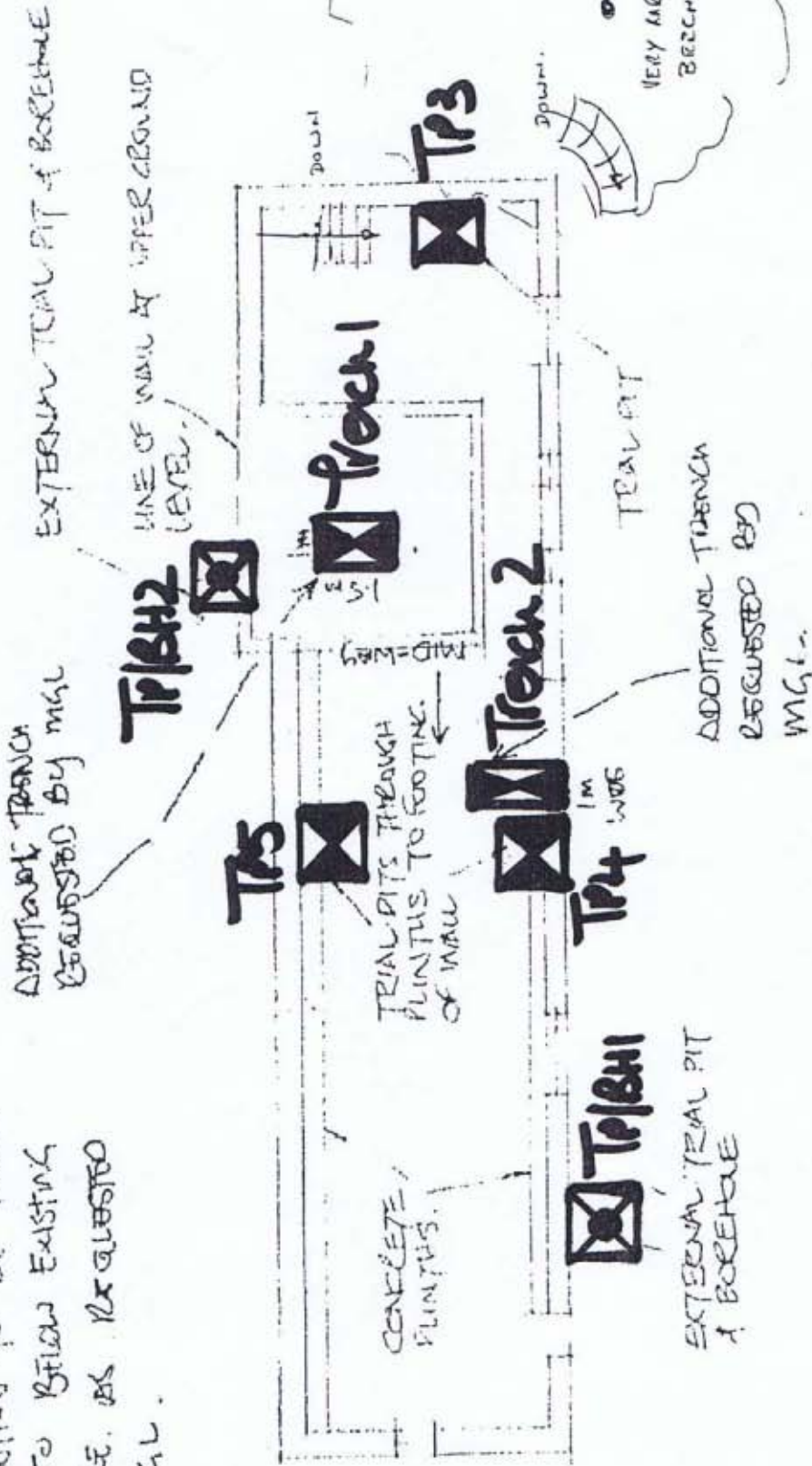
Job No. MB

Sheet No. 31

Project
THE MALT BARN,
CHURCH WAY,
IFFLEY, OXFORD.

N.B.

TRIGGERS FOR ARCHAEOLOGICAL
INVESTIGATION TO BE TAKEN
DOWN TO BELOW EXISTING
WALLCORE. AS REQUESTED
BY MGL.



SITE INVESTIGATION - KEY PLAN
PLAN AT LOWER (GARDEN) LEVEL

Trial Pit & Borehole No: 1

Sheet: 1 of 1

Job No: 13613

Date: 20/06/02

Site: The Malt Barn, Iffley, Oxford



Excavation Method: Hand Tools

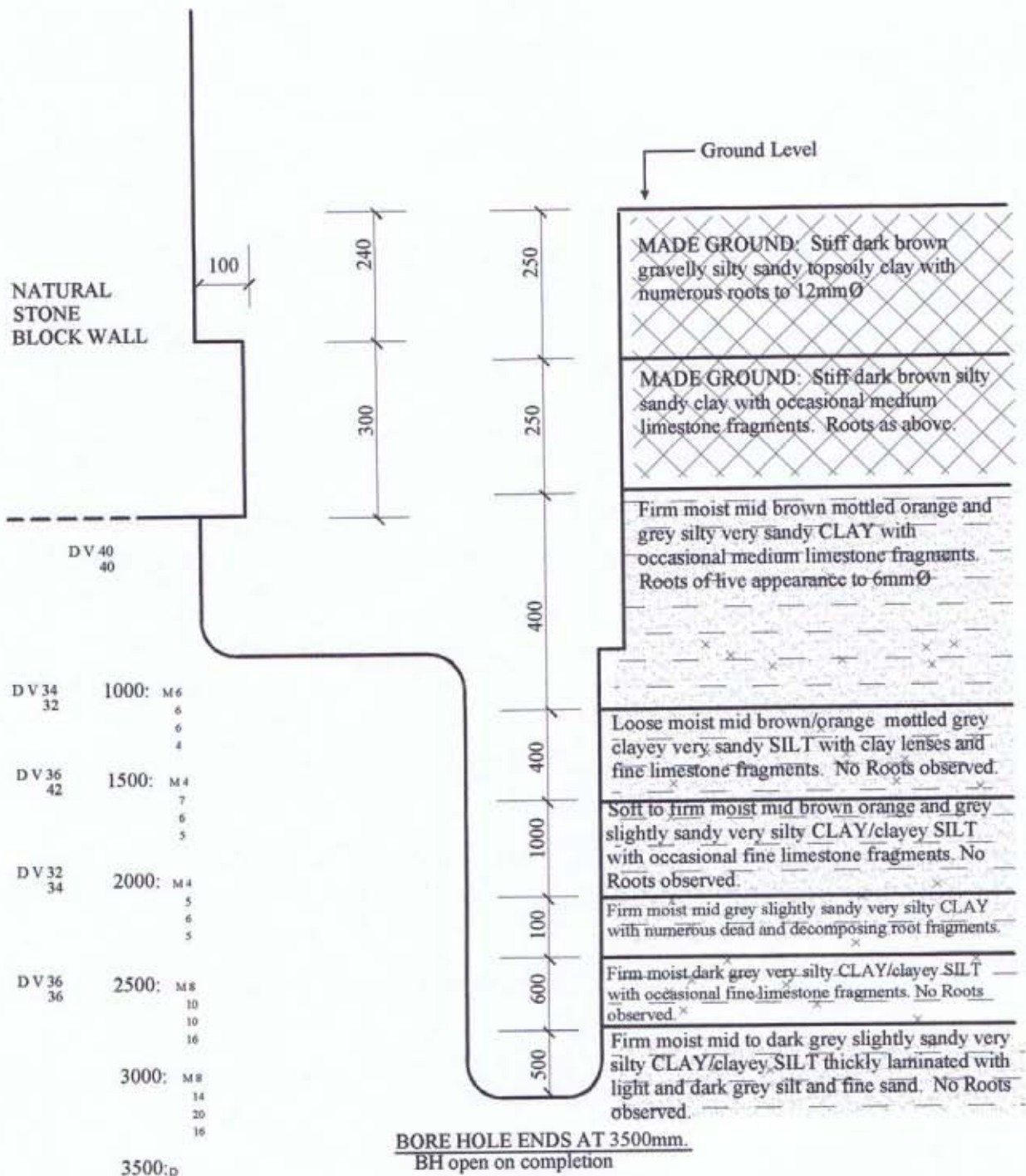
Co-ordinates:

Ground Level
mOD:

Work carried out for:

Robert Moore

Weather: Sunny



BORE HOLE ENDS AT 3500mm.
BH open on completion

Remarks: All measurements in millimetres.
SWL at 800mm from Ground Level after 2 hours.
Water strike at 2600mm. Water seepage at 1500mm.

Key: D Small disturbed sample J Jar sample
B Bulk disturbed sample V Pilcon Vane (kPa)
W Water sample M Mackintosh probe
TDTD Too dense to drive

Logged: TST

Checked: ME

Approved:

Scale: N.T.S.

Trial Pit No: 2

Sheet: 1 of 1
 Job No: 13613
 Date: 20/06/02

Site: The Malt Barn, Iffley, Oxford

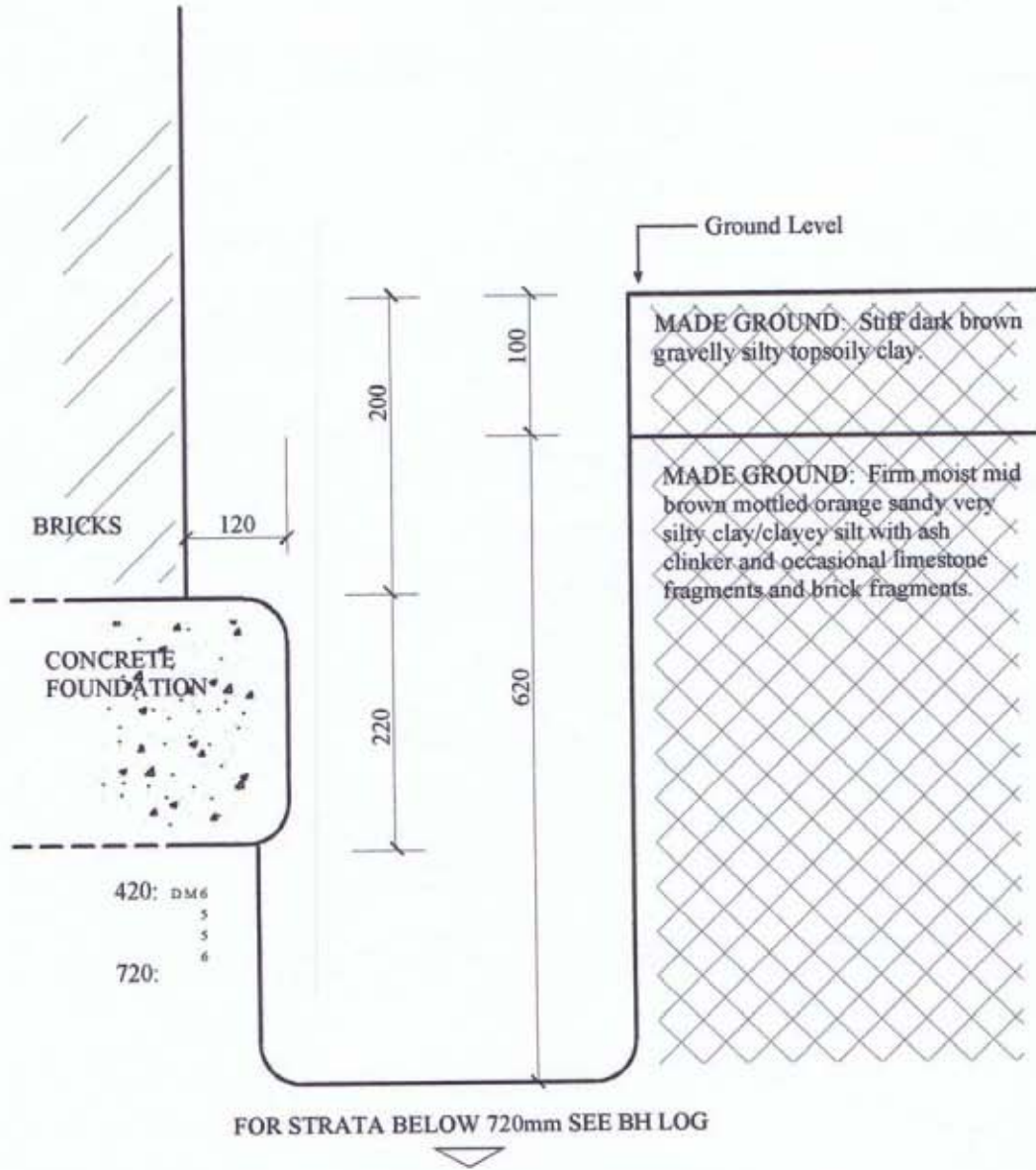


Excavation Method: Hand Tools

Co-ordinates:
 Ground Level
 mOD:

Work carried out for: Robert Moore

Weather: Sunny




Remarks: All measurements in millimetres.

Key: D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon Vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Logged: TST Checked: ME Approved:

Scale: N.T.S.

Borehole No: 2		Sheet: 1 of 1		Job No: 013613		Site: The Malt Barn, Ifley, Oxford			
Boring Method: Hand Auger		Date: 20.06.02		Ground Level mOD:		Work Carried out for: Robert Moore			
Diameter: 70mm	Coordinates:	Ground Level mOD:	Work Carried out for:	Robert Moore					
Depth (m)	Description of Strata	Thickness (m)	Legend	Sample	Test Type	Result	Depth (m)	Field Records/Comments	Depth to water (m)
0.72	Trial Pit 2	0.72						No roots observed.	
1.50	MADE GROUND: firm, moist, mid brown, mottled orange, sandy, very silty clay/clayey silt with ash, clinker limestone and brick fragments.	0.78		D	M	05 05 07 08	1.00		
1.80	Soft, wet, dark brown, sandy, clayey SILT.	0.30	x x x x x			06 07 09	1.50		
2.30	Firm, moist, mid brown/orange, sandy, clayey SILT.	0.50	x x x x x x x x x x x x	D	M	11 10 09 05	2.00		
3.00	Soft, moist, mid brown/orange and grey, sandy, very silty CLAY/clayey SILT.	0.70	x _ x x x _ x x x _ x x	D	M	05 05 05 06	2.50	Standing Water Level at	2.40
3.00			x _ x x x _ x x x _ x x	D	M	03 04 03 03	3.00	Water Seepage at	3.00
5.00	Very soft, wet, mid brown/orange, sandy, clayey SILT/very silty CLAY.	2.00	x _ x x x _ x x x _ x x x _ x x x _ x x x _ x x x _ x x	D	M	03 04 03 03	4.00		
5.00			x _ x x x _ x x x _ x x x _ x x x _ x x	D			4.50		
5.00			x _ x x x _ x x x _ x x	D			5.00		
BOREHOLE 2 ENDS AT 5.0m									
Remarks: Borehole left open overnight Borehole collapsing from 3.0m.					Key: D Small disturbed sample J Jar sample B Bulk disturbed sample V Pilcon Vane (kPa) W Water sample M Mackintosh Probe				
Logged: TJT		Checked: ME		Approved:		Scale: NTS		Weather:	

Trial Pit No: 3

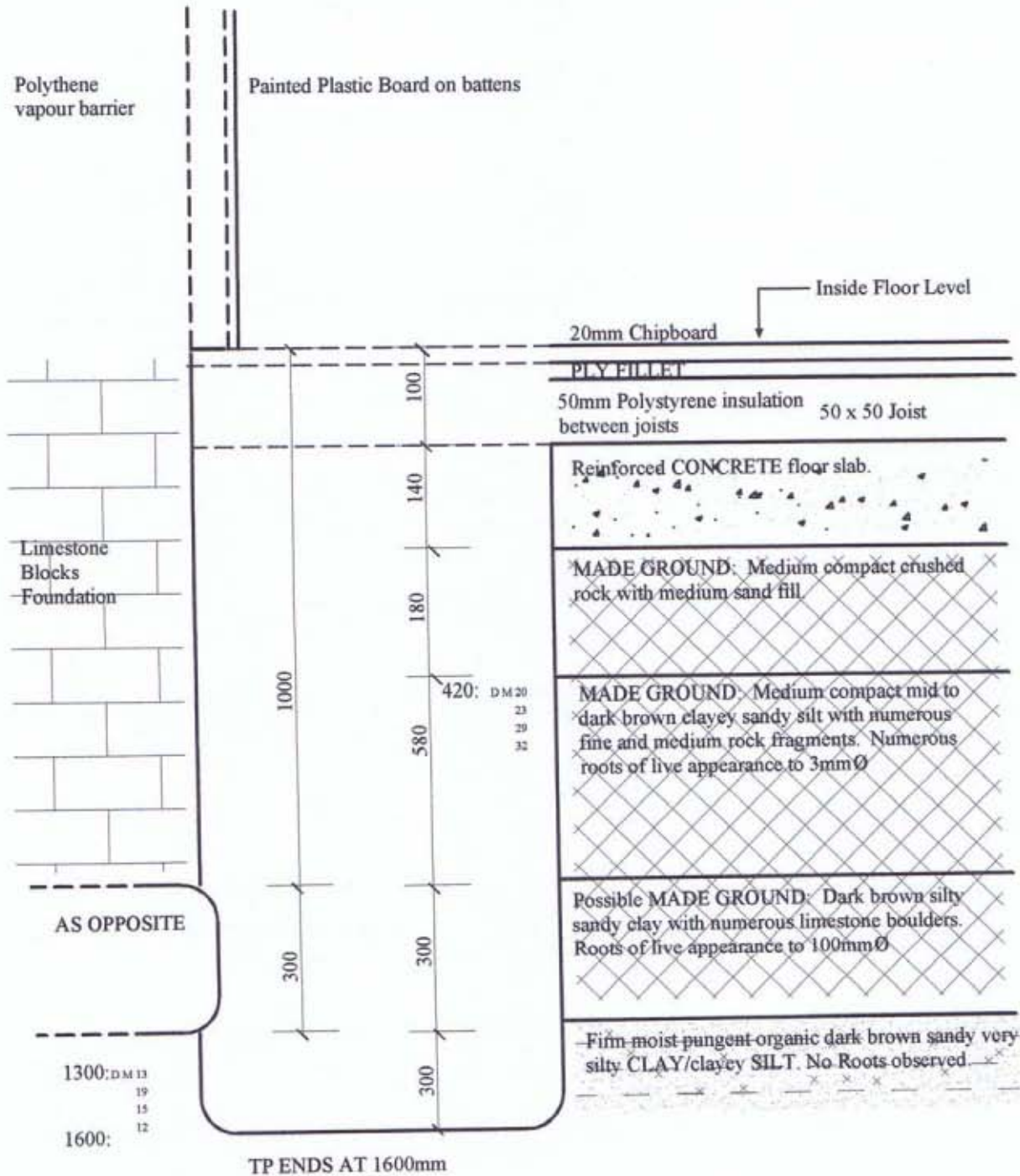
Sheet: 1 of 1
 Job No: 13613
 Date: 20/06/02

Site: The Malt Barn, Iffley, Oxford
 Work carried out for: Robert Moore



Excavation Method: Hand Tools
 Weather: Sunny

Co-ordinates:
 Ground Level
 mOD:



Remarks: All measurements in millimetres.

Key: D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilon Vane (kPa)
 W Water sample M Mackintosh probe
 TD/D Too dense to drive

Logged: TST

Checked: ME

Approved:

Scale: N.T.S.

Trial Pit No: 4

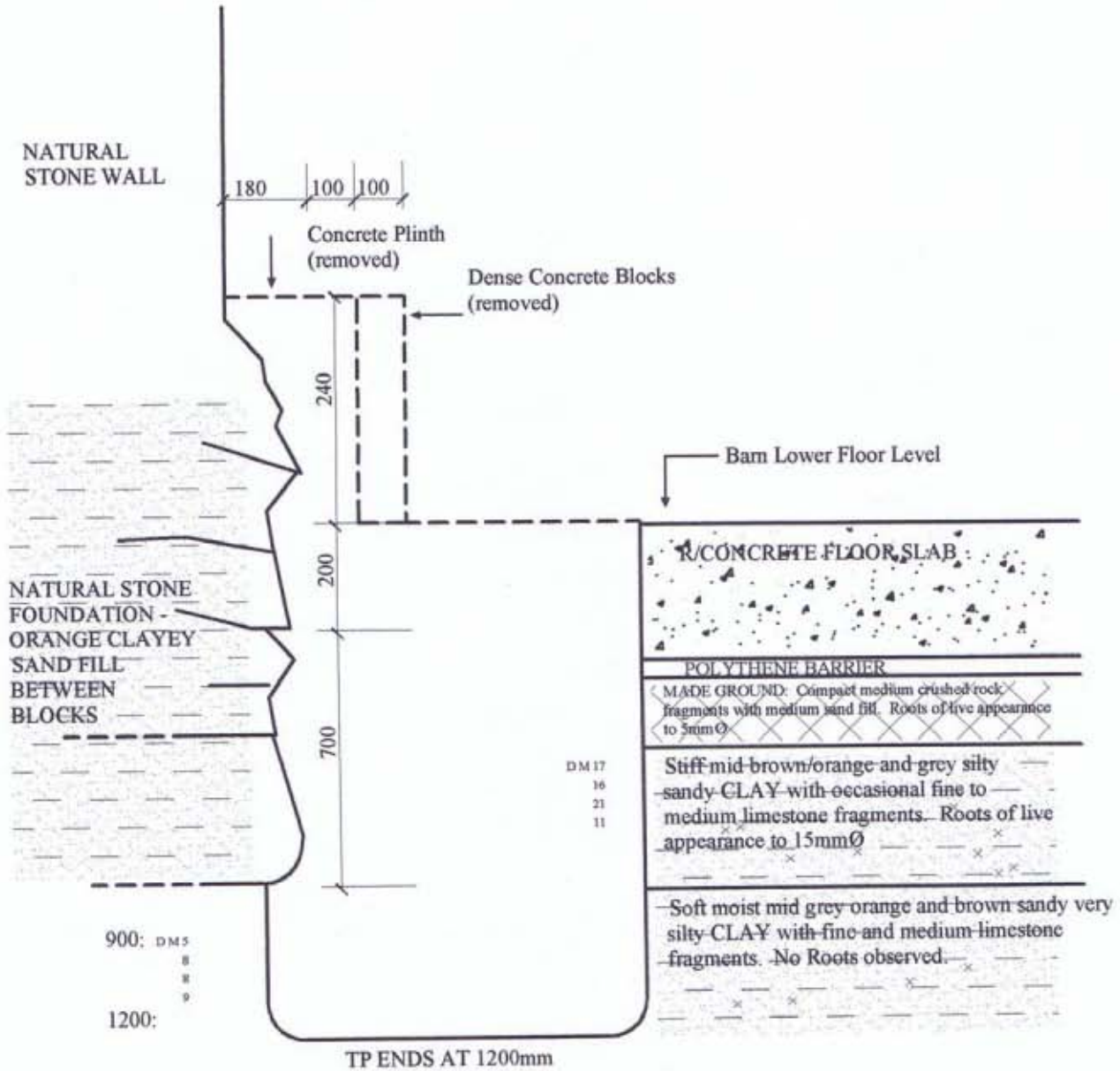
Sheet: 1 of 1
 Job No: 13613
 Date: 20/06/02

Site: The Malt Barn, Iffley, Oxford
 Work carried out for: Robert Moore



Excavation Method: Hand Tools
 Weather: Sunny

Co-ordinates:
 Ground Level
 mOD:



Remarks: All measurements in millimetres.

Key:
 D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon Vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Logged: TST Checked: ME Approved:

Scale: N.T.S.

Trial Pit No: 5

Sheet: 1 of 1
 Job No: 13613
 Date: 20/06/02

Site: The Malt Barn, Ifley, Oxford

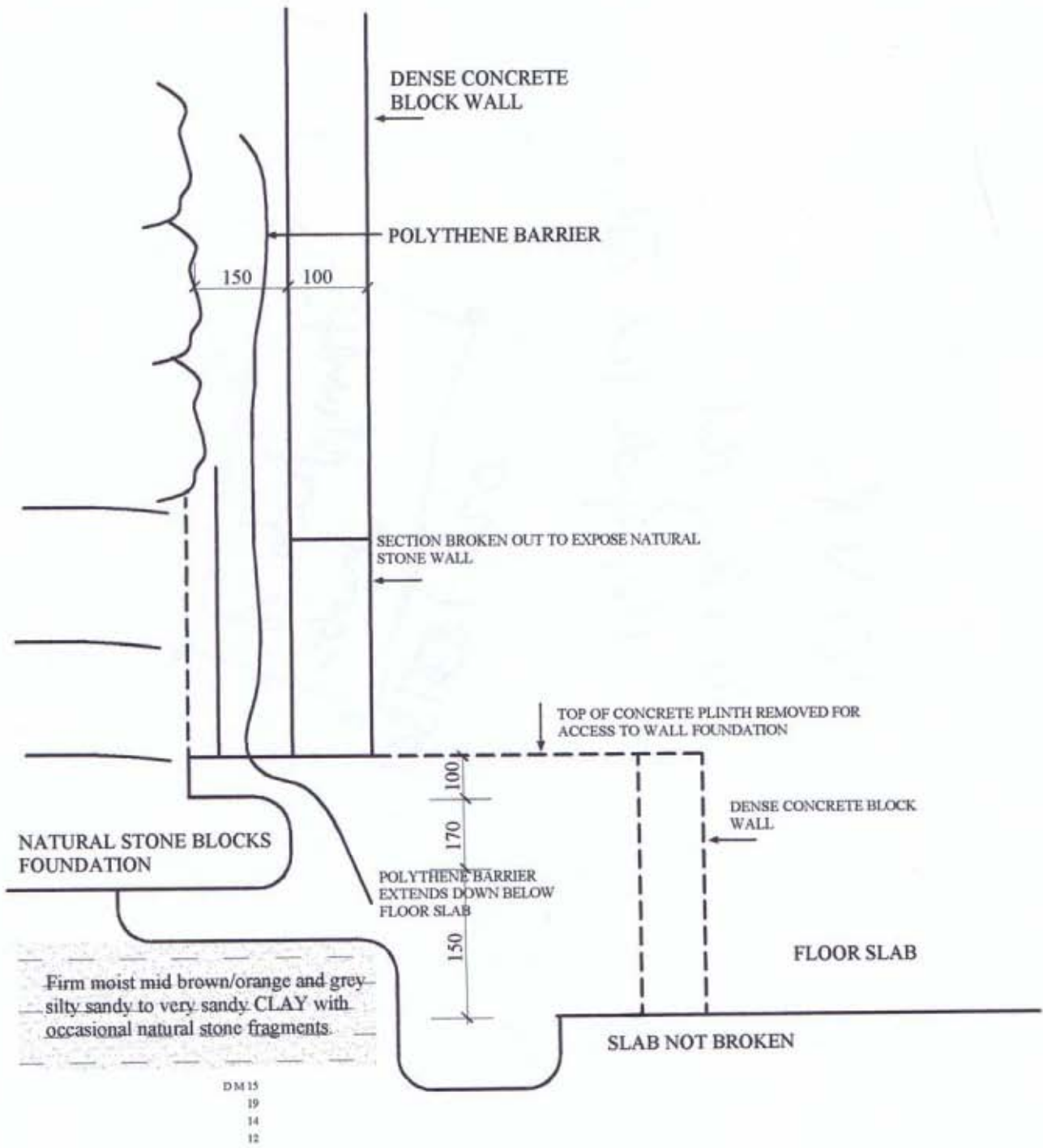


Excavation Method: Hand Tools

Co-ordinates:
 Ground Level
 mOD:

Work carried out for: Robert Moore

Weather: Sunny



Remarks: All measurements in millimetres.

Key: D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon Vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Logged: TST

Checked: ME

Approved:

Scale: N.T.S.