

JOHN MOORE HERITAGE SERVICES

BUILDING RECORDING

ON

THE STABLE BLOCK, MANOR FARM,

CHURCH STREET, HAMPSTEAD NORREYS,

WEST BERKSHIRE

NGR SU 5300 7639

On behalf of

The Betts Family Partnership

AUGUST 2011

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| REPORT FOR | The Betts Family Partnership Manor Farm Church Street Hampstead Norreys Thatcham West Berkshire RG18 0TD |
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| FIELD WORK | 12 th May 2011 |
| REPORT ISSUED | 1 st August 2011 |
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| JMHS Project No: | 1967 |
| JMHS Site Code | HMMF 09 |
| Archive Location | The archive is currently held by JMHS and will be transferred to West Berkshire Museum under accession number 2010.43 |

CONTENTS

| | |
|---|----------|
| SUMMARY | 1 |
| 1 INTRODUCTION | 1 |
| 1.1 Location | 1 |
| 1.2 Commission | 1 |
| 2 BACKGROUND | 4 |
| 2.1 Designation | 4 |
| 2.2 History of Development | 4 |
| 2.3 Stable Block, Manor Farm, Hampstead Norreys | 5 |
| 3 DESCRIPTION OF STABLES AT MANOR FARM | 5 |
| 3.1 Introduction and General Description | 5 |
| 3.2 Stable Range A North (Exterior) | 5 |
| 3.3 Stable Range A North (Interior) | 6 |
| 3.4 Stable Range B East (Exterior) | 6 |
| 3.5 Stable Range B East (Interior) | 7 |
| 3.6 Stable Range C (Exterior) | 7 |
| 3.7 Stable Range C (Interior) | 7 |
| 4 ASSESSMENT | 7 |
| 4.1 Dating and Phasing | 7 |
| 4.2 Historical and Architectural Assessment | 8 |
| 5 THE CURRENT PROPOSAL | 8 |
| 6 CONCLUSION | 8 |
| 7 BIBLIOGRAPHY | 9 |

FIGURES

| | | |
|----------|---|----|
| Figure 1 | Site Location | 2 |
| Figure 2 | Roque's Map of 1761, with a winged building depicted to east of the Manor | 3 |
| Figure 3 | Phased Plan of the Stables | 11 |
| Figure 4 | Elevations 1-9 | 12 |

PLATES

| | | |
|---------|---|----|
| Plate 1 | The rubble and brick wall of the phase 1 building | 13 |
| Plate 2 | View of phase 3 front elevation | 13 |

Stable Block

Manor Farm, Hampstead Norreys

Building Recording

SUMMARY

Historic Building Recording Work was carried out by John Moore Heritage Services on the Stable Block at Manor Barn Farm, Hampstead Norreys, Berkshire (NGR SU 5300 7639). This determined that the earliest part of the surviving structure has on the evidence of Rocque's Map of 1761 to be dated to the early part of the 18th century.

1 INTRODUCTION

1.1 Location (see figure 1)

1.1.1 The Manor Farm (NGR SU 5295 7639) lies on the south side of Church Street, east of Manor House and St Mary's church at an approximate height of 85m Above Ordnance Datum. The site generally is within the core of the medieval village of Hampstead Norreys. The Stable Block (NGR SU 5300 7639) is located to the east of Manor Farm house.

1.1.2 Geologically, the site is situated close to a boundary between Seaford Chalk Formation and Valley Bottom Head. A sand containing pieces of angular and sub angular flint and patches of clay were observed during the investigation.

1.2 Commission

1.2.1 West Berkshire Council has granted planning permission for conversion of existing buildings to B1 Office Space, 6 No Self Catering Units and 1 No Dwelling; erection of new buildings of single and 2 storey to accommodate B1 Office Space and 2 No Self Catering Units; demolition and rebuild of Rex's Shed; and demolition of extension to stables (08/01099/FULEXT). Conditions 9 and 23 attached to the permission require the implementation of a programme of building recording in accordance with a written scheme of investigation that has been submitted by the applicant and approved by the Planning Authority. John Moore Heritage Services (JMHS) has been appointed by Manor Farm Partnership to carry out the historic building recording.

1.2.2 The Archaeological Officer (Duncan Coe) for West Berkshire Council has outlined the reasons for, and the extent of, the work required in a memorandum dated 18 June 2008 to the Planning Officer (Debra Hammond). This Written Scheme of Investigations outlines the methodology to be used in order to meet the requirements of Conditions 9 and 23. The first part is site specific while the appendix details JMHS's general procedures (Conditions discharged under 10/00507/COND2)..

1.2.3 The report is a record on a heritage asset that has been altered as a result of conversion and is for architectural, historic and general interest.

1.2.4 Prior to its conversion the building was recorded. However due to illness the report was not prepared and the records could not be found. The building was inspected after conversion and the following report has been compiled.

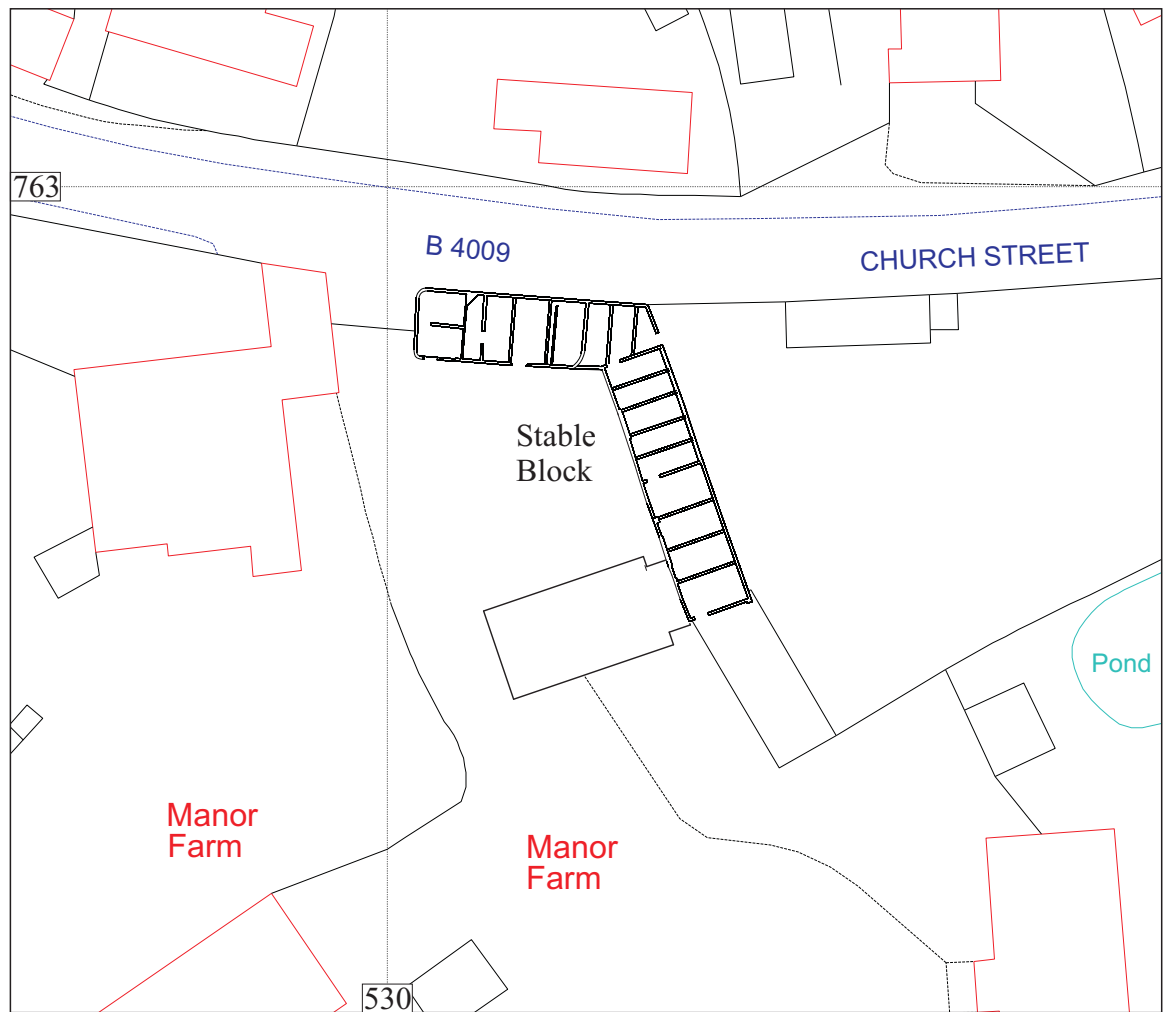
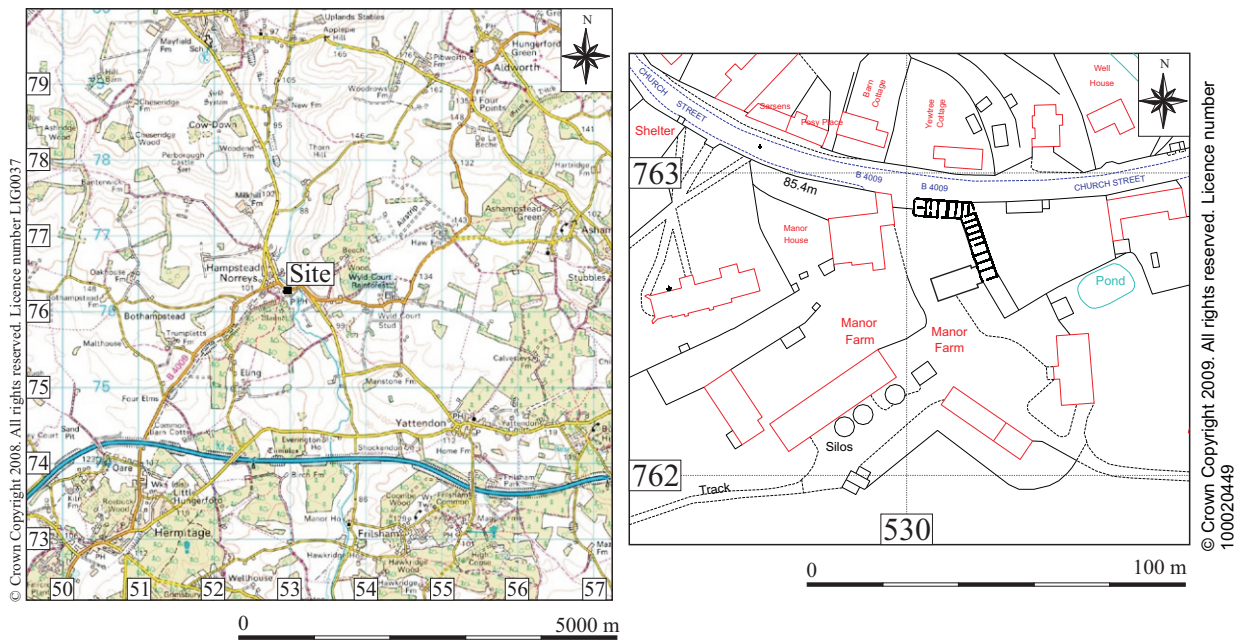


Figure 1. Site location



Not to scale

Figure 2. Rocque's map of 1761 showing the Manor Farm complex, with a winged building depicted to the east of the Manor

BACKGROUND

1.3 Designations

- 1.3.1 The village of Hampstead Norreys has had a conservation area status from 1982, which aims to preserve the character of the village. A number of the buildings and structures in the village have been listed including the following: Saint Mary's church a Grade I listed building (EHID 39929: SU 52932 76260), a cross base in the churchyard (EHID 39931: SU 52927 76278), and Lowsley Tomb a grade II* structure (EHID 39930: SU 52936 76246), the Manor House along with gate piers and railings (EHID 39933: SU 52985 76279), a barn and mill at Manor Farm (EHID 39937: SU 52944 76223), a further barn at Manor Farm (EHID 39936: SU 53056 76235), the granary at Manor Farm (EHID 39934: SU 53005 76234), and the Pump Close (EHID 39924: SU 52935 76322).
- 1.3.2 In the complex of farm buildings at Manor Farm Rex's Shed and an L-shaped stable block are not individually listed but fall within the curtilage of the Listed Manor House. It is proposed to redevelop the whole complex for a mixture of residential and office use, retaining and restoring the other buildings but replacing Rex's Shed with a new structure.

2.2 History of Development (see figures 2)

- 2.2.1 The development site lies within the historic core of the village of Hampstead Norreys. Evidence from around the village, including pottery from a site opposite the Manor Farm complex, suggests Romano British activity in the area. This indicates the possibility of settlement continuity within the village for up to 2000 years.
- 2.2.2 The settlement has a long recorded history, being first mentioned in the Domesday Book of 1086 (VCH 1924, 73-81; Morgan 1979, 63.2). Here it is accounted that in 1066 Lank held the manor from King Edward the Confessor. The manor after the conquest passed to Theodoric the Goldsmith and was accounted for 6 hides but had previously had 17. The account records 13 villagers, 9 smallholders, 8 slaves, along with 4 acres of meadow, and woodland for 40 pigs.
- 2.2.3 The name *Hanstede* in 1086 which is derived from the Old English *h•mstede* which has an etymology of homestead (Gelling 1973, i. 249-50).
- 2.2.4 The over lordship of the manor remained with the crown (VCH 1924, 73-81). In 1166-7 William de Sirfrewarst held the manor, but in 1194 the land had been seized in a default in a suit against Pientia widow of William de Cauz. The manor was granted to the de Clares in 1269-70 and they exchanged the manor in 1276 with Robert de Muscegros. In 1304-5 the manor descended to John Ferrers and in 1315-6 John de Bures held the manor. The manor was subsequently under the descent of the barony of Ferrers of Chartley. John Norreys bought the manor in 1448-50, which passed to the Gallinis after 1766. There were a series of exchanges of ownership from 1834 to 1860 when the manor eventually came into the hands of Lord Overstone.
- 2.2.5 The neighbouring church is recorded in 1086 with ½ hide of land in 1086 (VCH 1924, 73-81; Morgan 1979, 63.2). The rectory and advowson in the medieval period was granted to the priory of Goring.
- 2.2.6 The Manor Farm complex itself lying adjacent to the medieval parish church would have been an important component of the medieval settlement, forming the social, religious and administrative heart of the village. The survival of the 16th century components in the

Manor House and the Great Barn represent a good indication of the historic and archaeological potential of the site.

- 2.2.7 Rocque's map of 1761 (figure 2) shows a square building to the northeast of the church in the village of Hampstead Norreys. The great threshing barn of the 16th century is shown to the south of the church, while adjacent to this to the east there is a large building shown with two wings. No other structures are shown on the map between it and the Pangbourne Brook. It could feasibly be argued that part of this structure represents the L-shape configuration of the stable block, with a now missing wing to the south, presumably south of the evaluation carried out by John Moore Heritage Services. If this is the stable block then the map would indicate that the structure is earlier than had previously been thought.
- 2.2.8 The 1842 Tithe Award Map shows the building with ranges A and B. The south wing shown on the 1761 map has gone.
- 2.2.9 The OS map of 1974 shows the addition of range C.

2.3 Stable Block, Manor Farm, Hampstead Norreys

- 2.3.1 The Stable Block lies within the grounds of Manor Farm to the east of the farmhouse. They were constructed in the late 19th century and are arranged over two storeys in an L-shape plan. Whilst not separately listed, they contribute to the listed setting of the Manor House. The original building was subsequently extended at its southern end with a single storey open-fronted building. The southern end **is to be demolished** while the rest of the building **is to be converted** to self-catering units with two new self catering units built on the west side.

3 DESCRIPTION OF STABLES AT MANOR FARM

3.1 Introduction and general description (see figures 3-4, plates 1-2)

- 3.1.1 The present structure is represented on maps as an L-shape building that consists of three distinct parts. At the north end of the structure there is a range orientated east to west (Range A North) parallel to the Church Road. The east end of the range is joined to a further range orientated northwest to southeast (Range B East). These two buildings are constructed of brick with tiled **roves**. At the southeast end of range B there is a further structure (Range C South) orientated in a similar direction but at a slightly different angle. Range C was a building constructed of timber with weatherboarding exterior and a tile roof. Rodwell (2008) provided a brief description of range C but failed to produce a report on ranges A and B of the stables.

3.2 Stables Range A North (Exterior)

- 3.2.1 The south wall of the north range indicates that this structure is a two-storey building (elevation 1, fig 4). The brickwork is Flemish bond, with mainly red bricks and with occasional blue bricks in some places used end on to create a chequer pattern although this is not universally applied over the extent of the wall. The west end has a lower storey with a rounded corner with a corner projection for the upper storey. A brick moulding can be observed above this. A door and window have been placed into the wall on the ground floor at the west end, with a large wooden lintel. A small opening or window light can be observed to the right (east) of this in line with the upper part of the door lintel. Below this are the remains of a blocked window with a segmental arch. In the central part of the façade is a stable door with segmental arched head. Either side on the ground floor are the remains of two windows with segmental arches and four lights. Above the door are the remains of a loft door; while above the right window are the **remains of a further window**.

Both of these features extend to the roofline. At the east end of the south façade there is an opening with a wooden lintel. The wall curves from the west into this opening. A possible butt can be identified above the lintel.

- 3.2.2 The west wall (elevation 2, fig 4) is a gable end wall constructed of red and blue brick. The ground floor wall corners curve to the north and south, and in both cases the corner projects for the first floor. On the south side the projection contains a brick moulding above. In the central part of the gable is a loft door containing wooden slats. Above the door in the apex of the gable and to either side are lozenge shapes created with the use of blue brick.
- 3.2.3 The north wall façade (elevation 3, fig 4) consists largely of a blank wall with a mixture of red and blue bricks that are largely un-patterned. There is a plinth along the base of the wall with the west end of the wall being part of a rounded corner. The first floor corner projects. In the west end of the wall are the remains of a window light with a flat lintel. There is a butt joint underneath this suggesting that this may have been the location of an earlier door. A brick corbel line runs underneath the roof eaves. The east end of the wall forms a hipped gable with a corbel line inserted into the gable. There is potentially a join in the wall where the gable meets the north wall of range A.
- 3.2.4 The roof is a red tile roof.

3.3 Stables Range A North (Interior)

- 3.3.1 Internally there are brick walls separating the stable into three units. The wall between the central section and the west section contains a doorway through into the central section of the building. There is a further L-shaped wall in the west part of the building.
- 3.3.2 The central section of the building has a curving corner wall on the southeast side and wooden partitions. The east block is located between the lintelled opening east wall of the building with the room forming a polygonal shape. There is a partitioned area in the corner.
- 3.3.3 The loft space contains the remains of five trusses of which the four main ones each contain a tie-beam, Queen struts and purlin collar.

3.4 Stables Range B East (Exterior)

- 3.4.1 The west façade of range B (elevation 4, fig 4; plate 2) can be divided into two component parts as there is a butt joint in the middle of the wall. Each component part has a similar design in that they have a central doorway with segmental arches and stable doors. There are windows located to the east and west of these doors on the ground floor with segmental arches. In both cases above the doors and the right hand windows further windows are set into the upper storey. In one case the roof is flush and in the northerly one a dormer roof is apparent. There is a brick corbel line that runs under the eaves of the building. The positions of the corbels suggest that the southeast part of this range is the older brick component.
- 3.4.2 The south façade (elevation 6, fig 4) of the building contains a hipped gable with a tie-beam, queen-strut and purlin frame around a window light. The window is offset to the right. There is a buttress of brick on the right side.
- 3.4.3 The east façade (elevation 5, fig 4) of the east range contains some of the most interesting details. It like the west façade contains a butt joint in the central part of the building and a further butt joint in the north part of the building. It is apparent from the alignment of the brick corbels how this structure must have been put together. The wall to the southeast of the central butt contains two windows with flat heads. The wall to the northwest (right) of the central butt joint also contains two flat-headed windows. In the lower part of the wall

there is evidence of an earlier rubble and brick wall, either part of an earlier building or a garden wall. To the right of the north butt there is a door with flat head, blocked features occur to the right of this.

- 3.4.4 The roof is hipped and made of red tile. A dormer can be identified on the southwest side of the building.

3.5 Stables Range B East (Interior)

- 3.5.1 The range contains two main units between which there is a brick wall. There are timber partitions on the ground floor. The internal brick wall continues up into the loft space. The southeast loft contains three trusses, while the northwest loft contains four trusses. The truss design is the same in both parts of the building with the truss being supported by a rafter, two queen struts along with an interrupted tie-beam and a purlin.

3.6 Stables Range C (Exterior)

- 3.6.1 The final range C was also orientated in a southeast to northwest direction, but not on the exact same alignment as range B. The west façade (elevation 7, fig 4) consists of a dwarf wall above which there is weatherboard facing. To the right of centre is the main entrance to the building, permanently open and wide; a window space is located in the wall to the north or left hand of the building.
- 3.6.2 The southeast elevation (elevation 9, fig 4) contains the remains of a brick dwarf wall with the upper part of the wall constructed of weatherboarding. The pitch of the roof on the gable is relatively shallow.
- 3.6.3 The east façade (elevation 8, fig 4) of this building contains a single brick dwarf wall above which the wall is made of weatherboards. There are no window lights or openings in this wall.
- 3.6.4 The roof is a shallow double-pitched roof of corrugated iron.

3.7 Stables Range C (Interior)

- 3.7.1 Internally it is apparent that the timber frame has been pitched on the brick dwarf walls, and it is the case that the structure has not used recognised truss techniques, thus the wall has spread. Some of the tie beams now present are later insertions.

4 ASSESSMENT (FIGURE 3)

4.1 Date and Phasing

- 4.1.1 The rubble and brick wall on the northeast side of range B may represent the remains of a substantially older structure or equally plausibly the remains of a wall similar to the one butting up to the east side of the stables. This has to be considered as phase 1 (elevations 4 and 5, fig 4, plate 1).
- 4.1.2 The southeast unit of range B is the oldest part of the southeast to northwest-orientated range of the building. This is apparent from the remains of the brick corbelling as it is this section of the structure that has brick corbels aligning with each end wall. Presumably this structure started off as a hipped building. This has been interpreted as phase 2 (elevations 4 and 5, fig 4).
- 4.1.3 This building is of red and blue vitreous brick in a Flemish bond, with blue headers forming a chequered pattern. This type of brickwork, using blue and red brick is evident in other Berkshire buildings of the early 18th century, for example West Hanney House (Pevsner 1966, 263-4). Brick production is known to have commenced in Berkshire in the 17th century (Hammond 1998, 4); an example of this is the Jesus Hospital at Bray, 1623-8,

by Thomas Baldwin, which uses a chequered design of blue and red brick. It is apparent that buildings of the earlier 17th century use English bond predominantly not Flemish, for example West Woodhay House of 1635 (Tyack, Bradley et al. 2010, plates 43, 44). It was noted earlier that Rocque's map of 1761 shows a two-winged structure to the east of the manor house. If this building is that which is represented then it is highly likely that a series of phases were made in the earlier part of the 18th century.

- 4.1.4 The northwest unit of range B was added to that of the southeast unit. It is apparent internally that this gable once had a hipped roof at its northwest end. This suggests that the east range of the L-shaped building was completed first. This event if the Rocque map is correct also had to occur in the earlier part of the 18th century. This is interpreted as phase 3 (elevations 4 and 5, fig 4).
- 4.1.5 The north stable block (range A) was then added to the structure. It is also on the map of Rocque dated to 1761, and was possibly a structure of the mid 18th century. It is possible to see how this was joined to the earlier structure. This has been interpreted as phase 4 (elevations 1 and 2, fig 4).
- 4.1.6 Rocque's map of 1761 shows the remains of a southern wing, presumably this was located to the south of the evaluation. There is no further evidence for this range and it is unknown how it relates to the phasing of the structure.
- 4.1.7 The Tithe Award Map of 1842 (BRO D/D1 62/1) shows the remains of Ranges A and B, but not the southern wing. One can presume that the south wing of this structure was demolished before this date. The Ordnance Survey map of 1877 shows the two stable ranges A and B.
- 4.1.8 The final phase of this structure is the addition of Range C (elevations 7-9, fig 4). The Ordnance Survey map of 1912 shows only ranges A and B, with the field boundary running northeast to southwest some way south of the building. It is not even apparent that this structure is located on the Ordnance Survey map of 1960, but the structure is almost certainly on the Ordnance Survey map of 1974. The available Ordnance Survey map evidence indicates that this barn or shed was probably constructed from 1960 to 1974 and is 20th century in date.

4.2 Historic and Architectural Assessment

- 4.2.1 The surviving structure indicates that there were a number of distinct phases all placed in the earliest part of the 18th century. The full extent of this structure is probably shown on Rocque's map of 1761, with part of that structure being demolished by 1842. Range C would seem from map evidence to have been constructed in the later 20th century, a date which would explain its lack of traditional timber building techniques.
- 4.2.2 The barn forms part of the broader listing of outbuildings attached to the manor.

5 THE CURRENT PROPOSAL

The current proposal is to demolish range C and transform the other structures into a self contained units.

6 CONCLUSION

- 6.1 The two stable blocks ranges A and B originated as a structure of the early 18th century as suggested by Rocques map of 1761 where a two winged building is shown to the east of the manor house roughly in the location of the present stable block. The map evidence would indicate that range C is considerably later and its construction can only be placed in the 20th century.

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Berkshire Record Office

D/D1 62/1 1842 Hampstead Norreys Tithe Award Apportionment and Map

Stephen Yeates

John Moore Heritage Services, July 2011

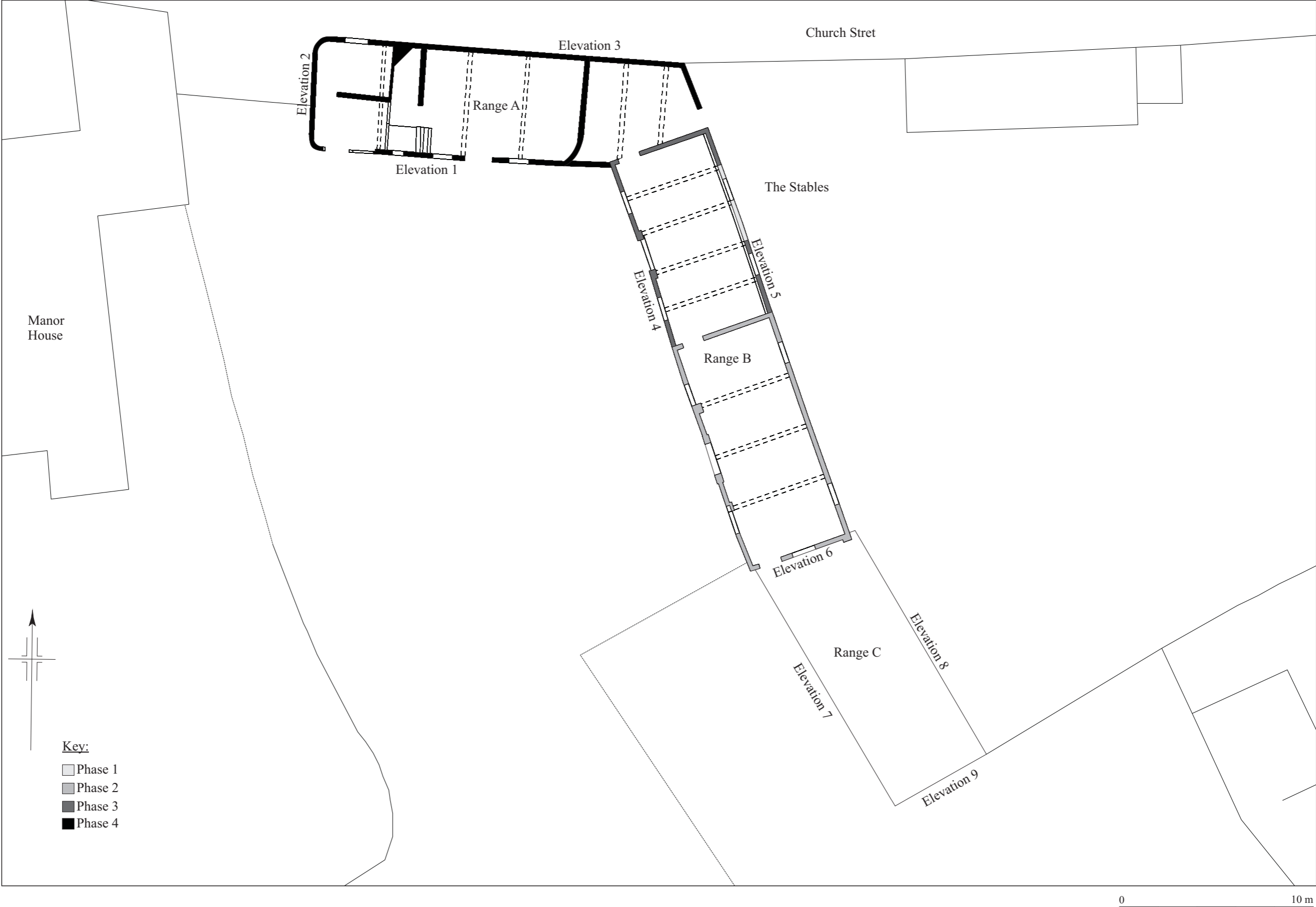


Figure 3. Phased plan of The Stables

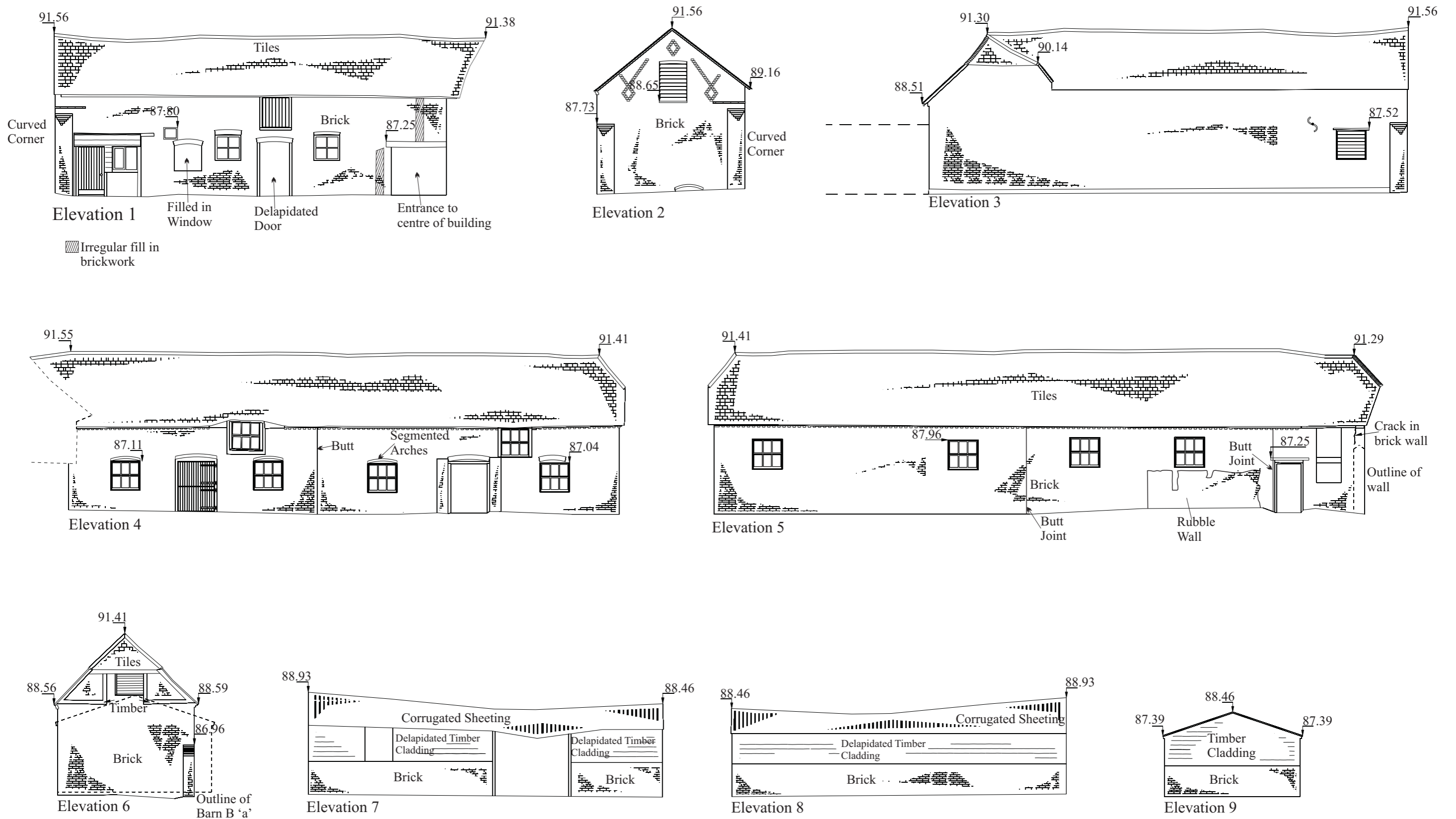


Figure 4. Elevations 1-9, The Stables and Shed



Plate 1. The rubble and brick wall of the Phase 1 building.



Plate 2. View of Phase 3 front elevation 4



Plate 3. South elevation of Range A (Elevation 1)



Plate 4. North elevation of Range A (elevation 3)