

JOHN MOORE HERITAGE SERVICES

**AN
HISTORIC BUILDING RECORD
OF
THE GRANGE,
HIGH STREET,
LONG WITTENHAM,
OXFORDSHIRE**

*On behalf of
Mr Graham Neil*

SEPTEMBER 2004

REPORT FOR Mr Graham Neil
The Grange
High Street
Long Wittenham
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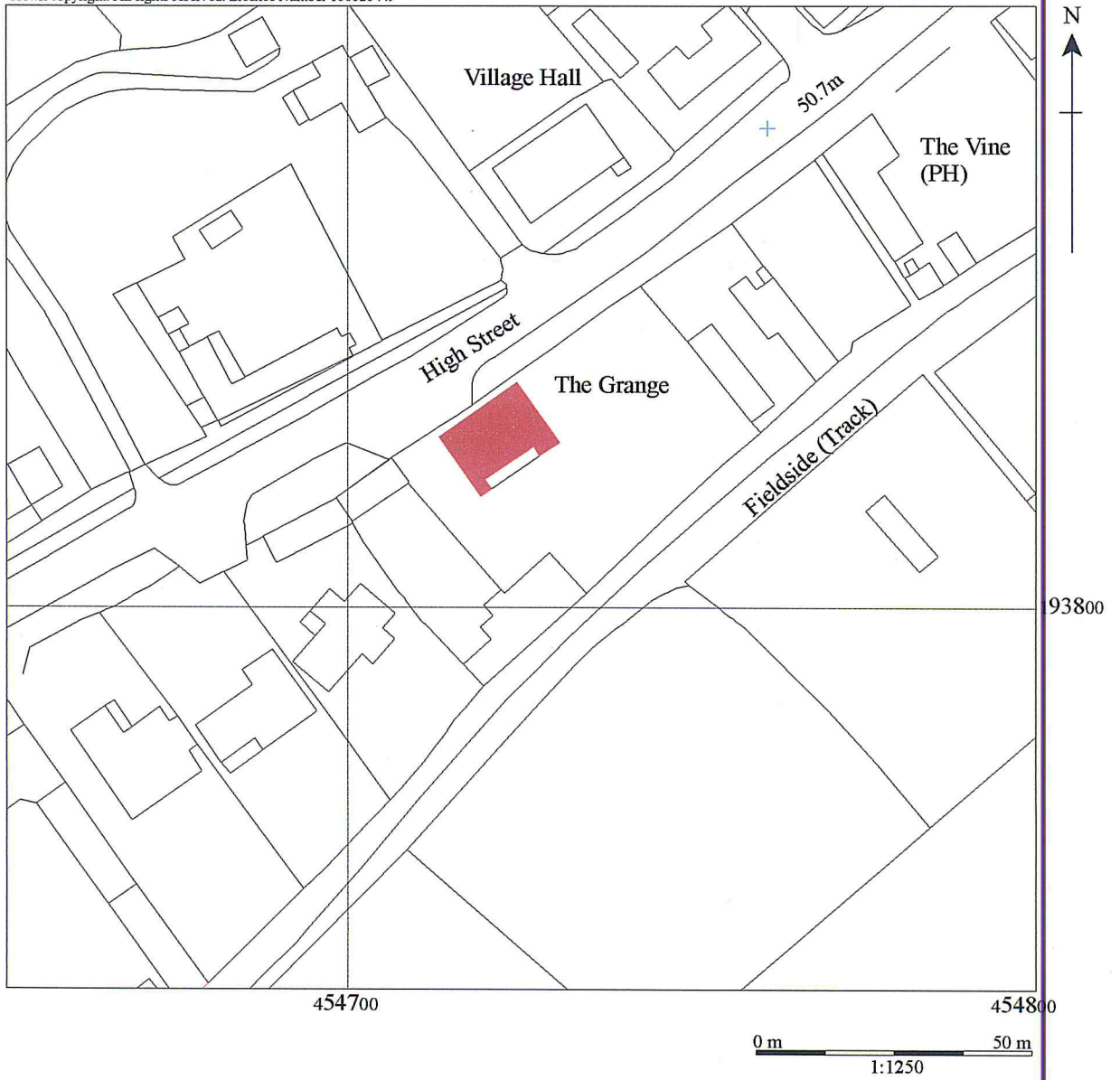


Figure 1: Site Location

1 Introduction

1.1 Planning Background

South Oxfordshire District Council has granted consent for alterations to The Grange, High Street, Long Wittenham, Oxfordshire (NGR: SU 5450 9375).

The Government, through the Department of Culture Media and Sport is responsible for protecting the historic environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Department monitors the effectiveness of the controls.

The Secretary of State has a duty under the Act to compile lists of buildings of special architectural or historic interest. There are three grades of listing:

- Grade II are of special interest, warranting every effort to preserve them
- Grade II* are particularly important buildings of more than special interest
- Grade I buildings are those of exceptional interest

The building on the southern side of the High Street has been listed as Grade II. It is noted on the listed building description for this property that the house was included in the list for the group value to Long Wittenham as a whole.

2 Aims of the Investigation

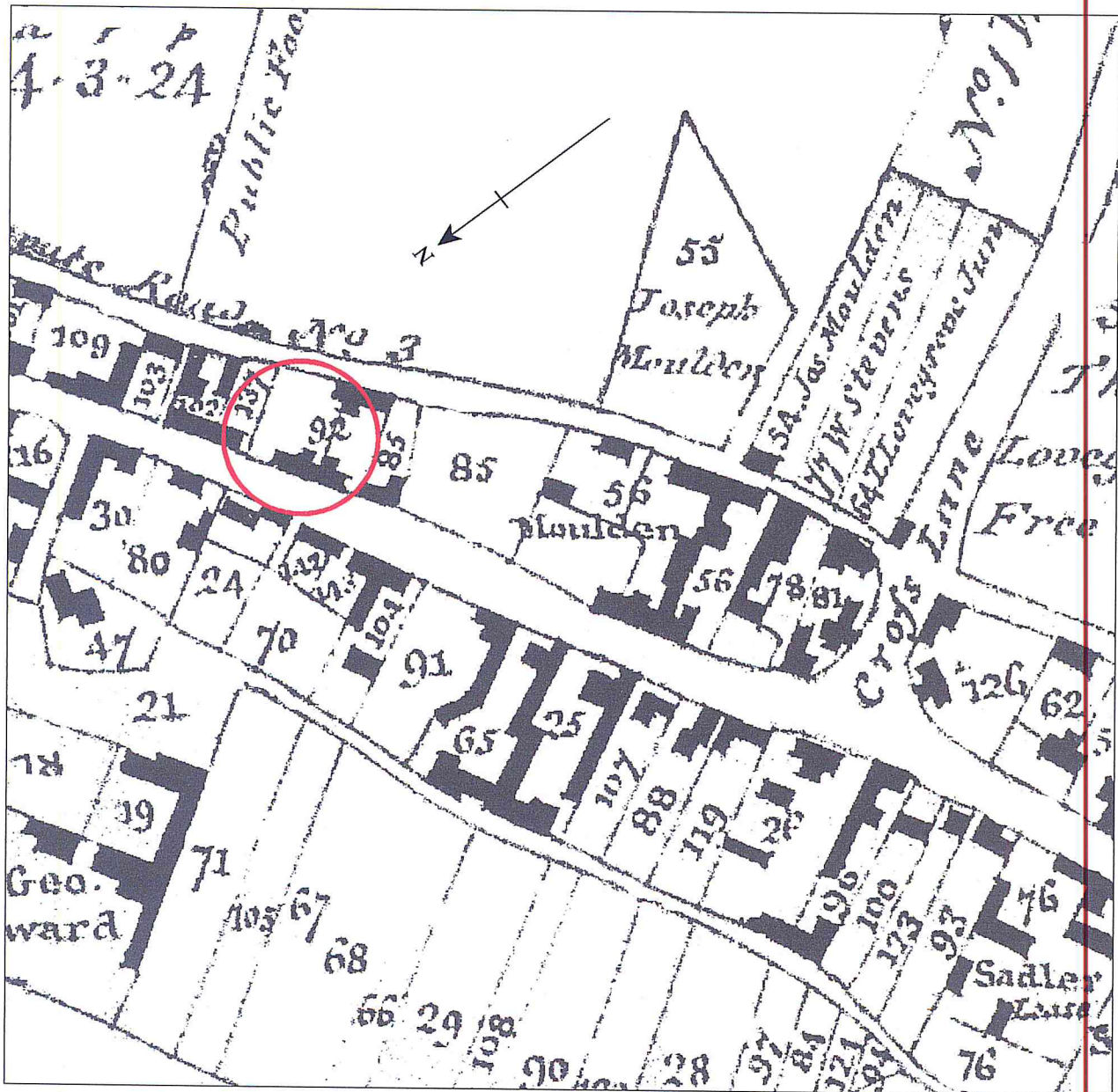
- 2.1 A photographic survey of the building as it stands, was requested to make a record of the fabric and structure prior to the alterations. The photographic record was supplemented by documentary research to provide background information on the building

3 Strategy

- 3.1 A study of all available historic maps and plans, together with a documentary search was undertaken at the Public Records Office in Oxford.
- 3.2 A photographic survey of the interior and exterior of the building was undertaken to illustrate the historic fabric and features that were to be altered in the programme of works. Floor plans showing the locations of the photographs have been produced and are included in this report.

4 Background and Cartographic Evidence (Figure 2)

- 4.1 The Grange on the southern side of the High Street in Long Wittenham was originally included in the Ock Hundred in the County of Berkshire. The earliest available map showing Long Wittenham was the 1809 Inclosure Map (Figure 2). The house known as The Grange was not on this map: earlier




 Site Location, occupied by earlier properties in 1809

Figure 2: Inclosure Map extract (1809)

buildings are shown to occupy the site. The style and character of the current building suggests a late Georgian date for the construction. The architectural detail as discussed below sheds further light on the origin and development of the house.

5 Discussion (Figure 3)

- 5.1 The house is of brick, in Flemish bond, the whole painted in white. The property has a hipped roof of slate and the chimneys are brick stacks. The house is a detached house of two storeys in height. The front door bears a fanlight under a flat canopy supported by Doric pilasters. The windows, one on either side of the door with corresponding windows on the floor above are 16-pane sashes, common up to the 1840s. An additional sash window is situated above the doorway in the centre of the fenestration and is of 12-panes, thus placed to light the stair hall at first floor level.



Plate 1: The Original Front Fenestration

- 5.2 The western side and rear of the property also incorporate 16-pane sash windows, however, the first floor windows are horned, and as such post-1840 in origin. The rear wall of the property, enclosed by a late glasshouse structure, has two windows at ground floor level. The window to the east (adjacent to the rear door of the property) is a horizontal sliding sash (Plates 2-4 and Appendix 1 for photographic locations). The adjacent window is a three light casement with cockspur catches (Plates 5-7)



Plate 2: Horizontal Sliding Sash
Exterior view



Plate 3: Horizontal Sliding Sash
Interior View

That these windows are of a different style to the others throughout the property may reflect the difference between the higher status rooms of the house and the lower status rooms, typically at the rear of the house. The lower status rooms would have originally housed, kitchen, pantry, larder and cellar access, in addition to a plain staircase to provide access to the upper floor.



Plate 4: Horizontal Sliding Sash
Detail



Plate 5: Cockspur Catch
Detail



Plate 6: Casement Window
Exterior View



Plate 7: Casement Window
Interior View

- 5.3 The glasshouse complex abutting the rear of the property will be removed as part of the current programme of works.

The majority of the structure is 20th century in origin, part of which may have been constructed at the same date as the eastern brick built two-storey extension.

The western end wall is of brick construction in a random bond. The eastern end is later and is formed by the 20th century two-storey extension. The early part of the glasshouse sequence is accessed through a large opening in the southern wall of the kitchen. The opening has a large wooden lintel over, and this may have been the location for the French doors onto the greenhouse as described in the 1941 sale catalogue (Adkin, Belcher and Bowen: 1941). The sequence of construction is shown on Figure 3.



Plate 8: A general view of the glasshouses
from the south



Plate 9: The eastern end of the early glasshouse with the later extension abutting the southern side



Plate 10: The western end of the later glasshouse, abutting the 20th century extension

- 5.4 The brick two-storey eastern extension was built in the late 1940s. The structure comprises a single long room on the ground floor and the master bedroom with en-suite on the first floor. The ground floor room is accessed through double doors off the current drawing room, in what was originally the eastern side wall of the property. On the first floor, access is given at the end of the corridor through a door also let into the original fabric of the buildings eastern end wall. The extension is in Flemish bond to match that of the main house. The windows include a matching 16-pane sash to the upper floor on the front elevation, the lower window is however a smaller casement. The eastern end elevation (Plate 11) has a mixed assortment of window types: a 16-pane sash to the north of the chimney stack on the first floor, a casement beneath it on the ground floor and a tripartite window to the upper south side of the elevation. The two windows at the rear of the extension are also of tripartite type (Plate 12).



Plate 11: The assortment of windows in the eastern elevation of the extension



Plate 12: The tripartite window in the rear elevation of the two-storey extension

- 5.5 In plan, the house appears to have originally followed the typical four room plan, comprising a narrow entrance hall with stairway to the upper floor flanked at the front of the house by dining room and drawing room. The rear rooms house the kitchen, extra toilet and a small study. The study and toilet are accessed off a further narrow hall that also provides access to the cellar (Figure 3).



Figure 3: Phased Floor Plans

- 5.6 A further staircase was situated at the rear of the building and is mentioned in the 1941 sales catalogue. The additional stair would have provided access for staff. No trace of this stairway was visible during the survey. The extension to the eastern side of the property is later than 1941, as the additional living space provided was not detailed in the sales catalogue of that date. However, a greenhouse accessed through French doors is noted, providing evidence that some of the glasshouse structure was in situ prior to 1941, but was later extended possibly at the same time the brick extension was added (Figure 3).
- 5.7 The stairway at first floor level is situated within a curved hall. Access to the accommodation at the rear is through an arched opening. These features are common in the Regency Period, which may suggest a date for construction of the property as within the first 30 years of the 19th Century.

6 Conclusions

- 6.1 The property at Long Wittenham was built in the late Georgian period. The initial glasshouse construction, abutting the rear of the kitchen may have been contemporary or Victorian in origin. The brick two-storey extension at the eastern end of the original property was constructed in the late 1940s and the additional glasshouse construction may have been added at that date.
- 6.2 The internal arrangements of the house have also been subject to modification over time. The ground floor layout, with the addition of the two-storey extension, has changed. The lower status rooms including the back kitchen and larder, and the stair access to the first floor have been removed or remodelled to provide contemporary accommodation. The sequence of development within the house reflects the changes in domestic requirements from the early 19th century through to the early 21st century.

7 Bibliography

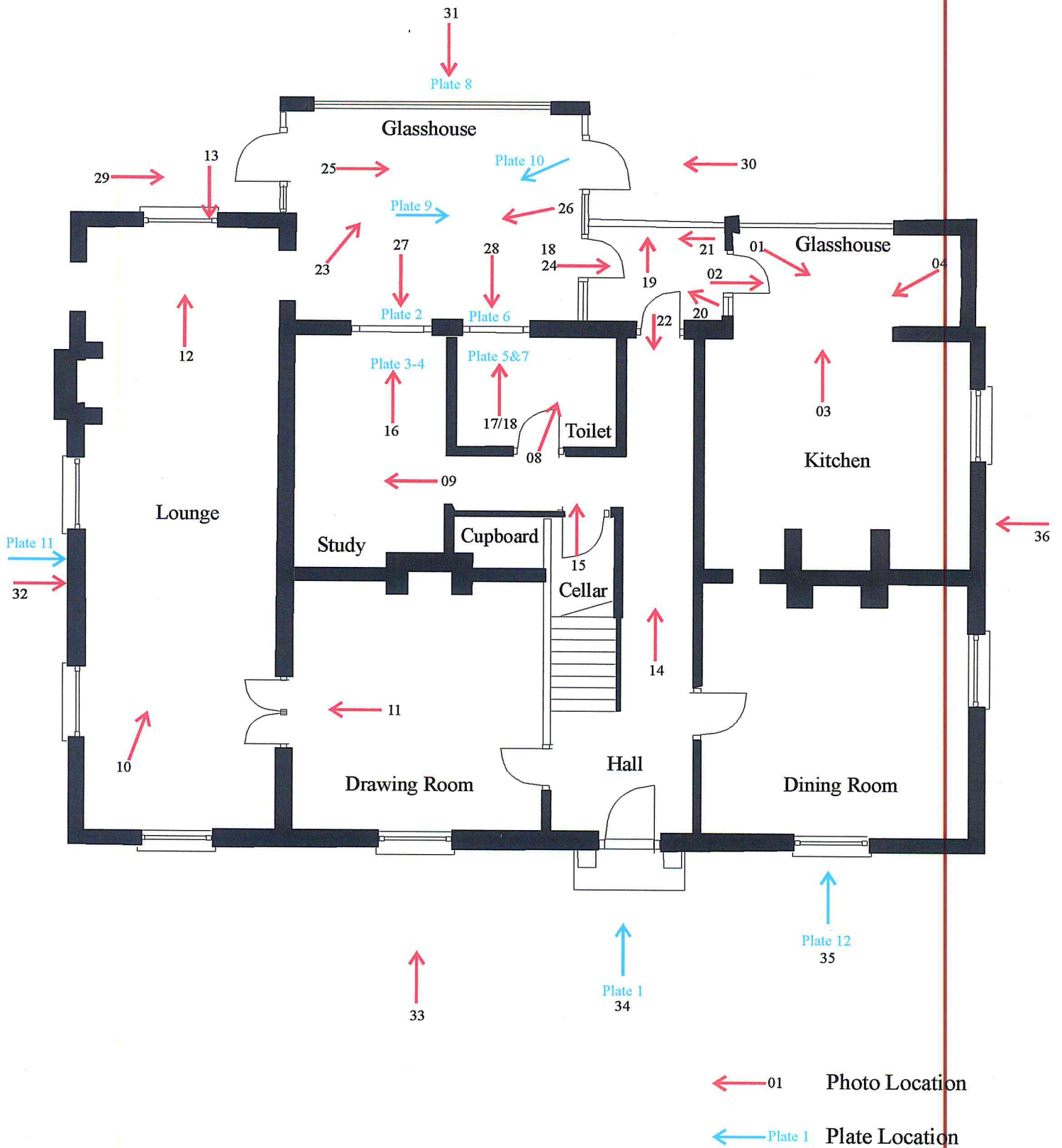
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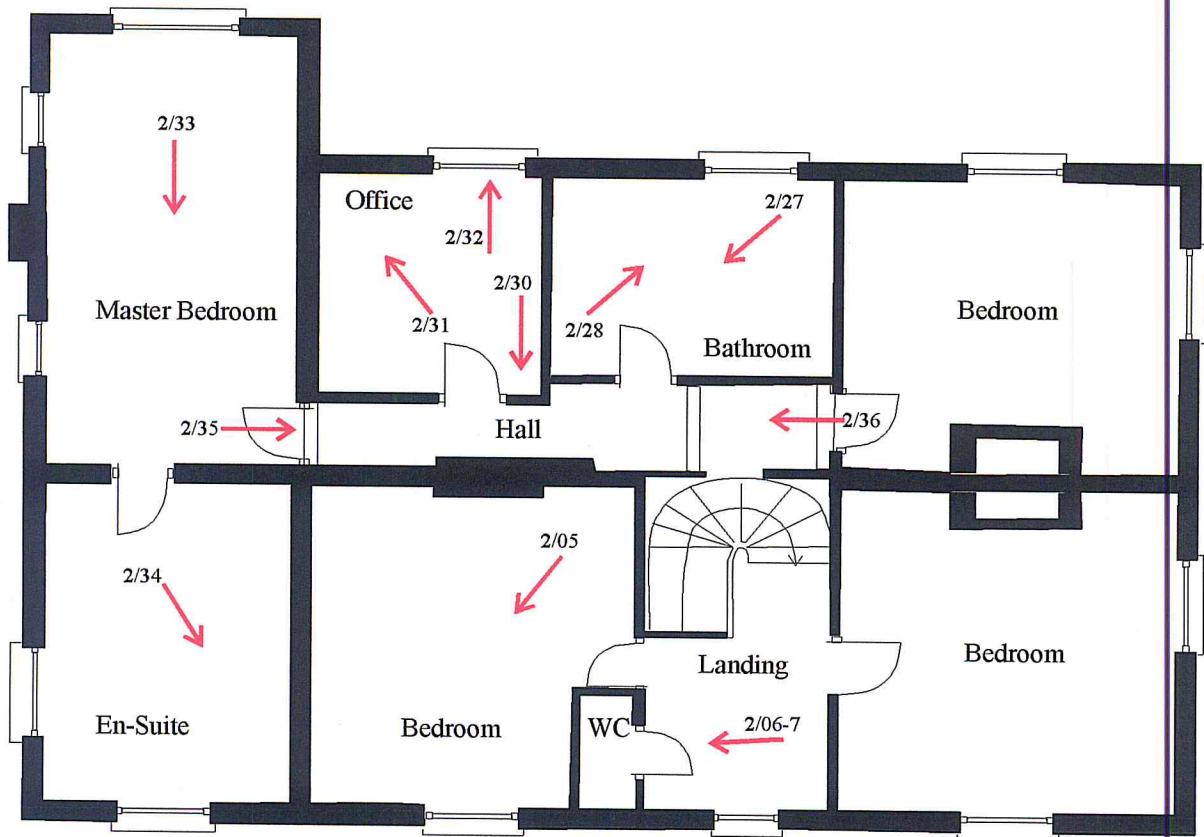
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Appendix 1: Photographic Locations



Ground Floor Photographic Locations



← P8 Photo Location

First Floor Photographic Locations