



JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING ASSESSMENT
ON
FOUR WINDS, BUSHEY GROUND,
CHARTERVILLE, MINSTER LOVELL
OXFORDSHIRE
NGR SP 31573 09801

On behalf of
Green Door Pictures

APRIL 2017

REPORT FOR Green Door Pictures
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Four Winds, Bushey Ground

Building Record

SUMMARY

A building report was requested on Four Winds at Bushey Ground, Charterville, Minster Lovell, Oxfordshire (NGR SP 31573 09801). This is a cottage of the Chertist Land movement, and as such is a listed building.

Minster Lovell is a historic parish in the district of West Oxford. In the 1840s a farm was purchased in the parish to be the site of a Chartist village, which became known as Charterville. This was one of six sites that were purchased in southern England for the creation of these villages, of which five were constructed.

In four of these settlements the buildings were standardised as single storey cottages containing three rooms, behind which was a lean-to structure around a courtyard, which also contained pigsties and fowl sheds.

The current building contains the historic front part of the structure, but the rear of the building appears to have seen drastic alterations to the lean-to buildings and the pigsties. The back range and the outbuildings to a large extent have lost their historical integrity. The rear range of the building has also been identified as being structurally unsound.

*The main concerns about the historical structure is what occurs in the front part of the building with the rooms labelled (G1, G2, and G3 on fig. 13). Here it is apparent that certain parts of the historical walls will be lost, but the only remaining historic fireplace will be retained. As this is a listed building the Historic England criteria for assessment indicates that this will have a high impact on a national asset. However, the harm being done should be considered **less than substantial – minor**.*

In the garden it is proposed that all outbuildings be demolished and that timber structures be erected. One of these is a replacement for the pigsties.

1 INTRODUCTION

1.1 Origins of the Report

This heritage report was requested by the West Oxfordshire Conservation Officer. It is for a Chartists' Building called Four Winds, Bushey Grounds, Minster Lovell, Oxfordshire (NGR SP 31573 09801). John Moore Heritage Services was subsequently commissioned by Tom Brown of Riach Architects on behalf of Green Door Pictures c/o SRLV.

1.2 Location

The hamlet of Charterville is located in the parish of Minster Lovell, which is a historic parish that was located in the Hundred of Bampton, and the historic County of Oxfordshire. It is now located in the modern County of Oxfordshire and West Oxford District.

1.3 Description

Bushey Ground is a track that runs roughly west to east in the south part of Minster Lovell parish in the settlement of Charterville. The settlement contains a series of plots of land, which were laid out in the mid-19th century. The Four Winds is bounded on the north by Bushey Ground road or lane, beyond which is the Chartist building Bushwell that has been greatly expanded. On the east side is the Chartists building called Pear Tree Bungalow. To the south is a stream, beyond which are arable fields. On the west side is a further plot of land with another Chartist building. A location plan has not been produced in this document, as they are used in other parts of the planning application.

1.4 Geology and Topography

The underlying geology is a Forest Marble Formation, a sedimentary bedrock, which was laid down 165 to 168 million years ago in the Jurassic period (mapapps.bgs.ac.uk/geologyofbritain/home.html). There are no known superficial deposits.

1.5 Proposed Development

The plans provided by Riach Architects include a site location plan (1545-001), and other more detailed plans and elevations (1545_103) dated 13/01/2017. These will see the renovation and alteration of the listed building and the demolition of outbuildings. A further site plan was supplied (1545_101) dated 17/02/2017. This showed the layout of the site with proposed garage relocation and the insertion of timber framed structures in the rear garden. A greater break-down of the alterations to the structure will be given in section 5.4.

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000

square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014, which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

The first point **126** of the chapter indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The point raises four key factors that summarise the whole of the chapter.

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The use of the term recording to a proportionate level in paragraph 128 is problematic, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is until it has been essentially destroyed. This could apply to a site or building that has not been properly researched or which has detail (for example a cruck) obscured.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*. Here demonstration of the lack of viability of a scheme will have to be shown with the potential of marketing and sale as the ultimate demonstration. Paragraph **132** also discusses the demolition of an unlisted building in a Conservation Area and the impact that it has on that area. If this is considered to cause substantial harm then the viability test is also valid.

A further factor in *NFFP* paragraph **132** concerns policy to Registered Parks and Gardens (all grades) and also Battlefields. It states that Local Authorities are required to consult Historic England (formerly English Heritage) and The Garden Trust (formerly The Garden History Society) on applications.

NPPF also calls on the need for consultation on certain planning application with the following groups Historic England, The Garden Trust, the national Amenity Societies (Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications. This is normally in respect to potential approvals of alteration to Listed Buildings (grade I and II* and in some cases grade II), or Registered Parks and Gardens.

The *NPPF* also makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses that the local authority should not permit the loss of the whole or part of a heritage asset.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of buildings within. Proposals that preserve and which are positive are permitted; but those that cause significant loss to a Heritage Asset should be considered substantial harm or less than substantial harm.

Paragraph **141** of NPPF states that developers should record and advance understanding of the significance of any heritage asset to be wholly or partly lost, in a manner appropriate to its importance. “The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.” This implies that a paper record of a site is not equivalent to the loss of a significant archaeological site.

2.3 Local Planning Policy

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Oxfordshire is included) was revoked 25th March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

West Oxfordshire District Council formerly adopted the West Oxfordshire Local Plan 2011 (WODC) on 16th June 2006. The Local Plan is designed to guide the changing use of land in the district and define its future purpose. Following the introduction of the *NPPF*, various policies within the Local Plan were altered to coincide with the policies within *NPPF*. In addition to this a new Local Plan is currently being produced, which will eventually replace the current Local Plan.

Individual Policies in this cover Conservation Areas, Listed Buildings, Unlisted Vernacular Buildings, Historic Parks and Gardens and Archaeology. The area is not in the Minster Lovell Conservation Area or in a Historic park or Garden (these do not apply), but is a Listed Building, and is located next to Unlisted Vernacular Buildings of a similar design (these apply),

Listed Buildings

Policy BE7 states that permission for alterations and extensions to listed buildings will only be granted if the designs ensure that they have taken the listed buildings design into consideration.

Policy BE8 states that any development should not detract from the setting of a listed building.

Policy BE9 states that any change of use of the listed building would only be granted if the effect would result in the protection of the listed building. Proposal for a change

of sue should provide details of all intended alterations the listed building. While the exact nature of any underlying archaeology is not known.

Unlisted Vernacular Buildings

Policy BE10 states that conversions of unlisted vernacular buildings should not extensively alter the existing structure or remove features of interest. The policy also states that the conversion should not include an extension or a series of extensions that will obscure the original form of the building.

Archaeology

Policy BE12 states that any development that will adversely affect the site and setting of an archaeological monument.

Policy BE13 states that prior determination of a proposal that would have an adverse affect on an area of archaeological importance, an archaeological assessment might be required from the applicant.

3 BACKGROUND

3.1 Designation – Listed Building

Four Winds is a grade II Listed Building that was so designated on 21st August 1989 (EHBID 25360: SP31579 09797). The designated listing is as followed:

Chartist bungalow. Circa 1847. Rendered stone rubble with render quoins to corners; slate hipped roof; rendered stone end stacks and central stack to rear. Single-storey, 3-way range. Centre bay projects forward. C20 porch to centre with C20 door to left return. Single-light casements to left and right of centre. 2-light casements to left and right. Cross-gable to centre bay, with quatrefoil ventilation stone. Interior not inspected. History: Charterville was the third of five estates established by the National Land Company. Company formed by Feargus O'Connor in 1845 to enable people from factory towns to live on small holdings and qualify for a vote. The Land Company ran into difficulties and was dissolved in July 1851.

Though the area has not been designated as a Conservation Area there are a significant number of structures that are listed in the area that originated as structures created by the Chartist movement. Some 78 structures and a school were known to have been built (Hadfield 1970, 154-155), of which 23 have been listed. The listed structures include two other structures in Bushey Grounds: Brooks Holding (253648) and The Paddocks (253649). There are eight listed buildings on Brize Norton Road: 44 (253635), 86 (253640), 87 (253637), 98 (253641), 104 (253642), 105 (253638), Glendale (253635), and The Croft (253636). There are six structures that are listed in the Upper Crescent: 5 (253678), 17 (253680), 35 (253682), 37 (253683), along with Cherry Tree Cottage (253679), and 19 and 21 Upper Crescent that was the Chartist School and Meeting House, which is the only grade II* Listed Building. There are four listed structures on the Burford Road: a house 40m east (253643) of Box Tree Cottage (not included), Japonica (253645), The Chestnuts (253646), and Windrush (253644). There are two listed buildings on the Lower Crescent: The Laurels

(253655), and a house (253654) 50m north of the Laurels. Just under a third of the structures of the planned settlement are listed.

3.2 History of Development of Minster Lovell and Charterville

Pre-medieval activity is known to exist in the area as a hoard of Roman coins was found at Charterville in the mid-19th century (VCH 2006, 177-184).

The village of Minster Lovell is considered to take the first part of its name from a church that was established in the late-early medieval period, perhaps the 8th to 10th century, which was probably located on the site of the present church (VCH 2006, 177-184). This is implied by the finding of nine graves along with postholes to the north of the cemetery and also the dedication to the Mercian Saint Cynehelm (VCH 2006, 177-184), who lived 786-811 AD. A church is documented in 1183 x 1185 when Maud Lovel granted the church to Ivry Abbey with half of its endowments (VCH 2006, 184-192). By 1290 the church had become a priory. Minster Lovell church is known to have received a pension from Burford Church in the high medieval period (VCH 199-204), which is indicative of it being a subordinate church to Saint Cynehelm's.

Two manors are recorded at Minster Lovell in 1086, which were later known as Minster Lovell and Little Minster manors (VCH 2006, 184-192). The larger of these estates Minster (Lovell) was 7 hides and was held by Earl Aubrey in 1086 (Morris 1978, 18.2), an appointee of the king. The estate lists 17 villagers, 10 smallholders, 2 mills, 78 acres of meadow, and woodland 1 league by 4 furlongs.

In 1124 Henry granted this manor to William Lovel (Lupellus) and it stayed with that family till 1485 (VCH 2006, 184-192). The overlordship was with Robert de Beaumont c 1160, and by the Earl's of Leicester in 1253. In 1408 the overlord was the Duke of Lancaster and it was held f the Duchy. In 1603 the manor was bought by Sir Edmund Coke, whose descendants sold the manor in 1812, when the manor was sold with some farms being bought by occupying tenants. This must have paved the way for the purchase by the Chartist Land Company.

Of the other estate (Little) Minster it was held by thegn Seawold from the king, and by Robert D'Oilly from him (Morris 1978, 58.33). This estate was 3 hides and contained two smallholders and a mill.

This manor was subsequently subinfeudated to the Chesneys with the overlordship being held by the d'Oilly Barony of Hook Norton (VCH 2006, 184-192). The tithes were granted to Eynsham Abbey and the overlordship passed to the de Plessis in 1261. The manor had passed from the Chesney family to the Lovels by 1408.

The Chartist Movement was born out of the upsurge of reforming energy of the early 19th century (Hadfield 1970, 11-23). This led to the publication of the People's Charter in 1838, a document that called for vote by secret ballot, the correction of the sizes of constituencies, no property qualifications for members of parliament, payment for members of parliament and universal adult male suffrage. All of these came to pass but as they were adopted by parliament they paid very little reference to

the People's Charter. The charter was presented to parliament in 1839 and was rejected by 235 votes to 46.

Amongst the firebrands of the Chartist movement was Feargus O'Connor, a protestant from Ireland, who was first noted historically in 1832 as a Member of Parliament for County Cork (Hadfield 1970, 11-23). He obtained the ability to be nominated after he had inherited property within his family. It was thus through this means that he met those of influence in the Chartist movement. In the election of 1834 he was voted in and then disqualified on the property rules. Though he was initially accepted by the leaders of the movement, it was soon noted that O'Connor was a lone wolf in his radical approach and his vocal utterances, and was called by them a malignant demagogue.

In 1836 the Stamp Act was repealed, which led to the upsurge in the creation and popularity of newspapers (Hadfield 1970, 11-23). In 1837 Feargus with a Leeds printer called Joshua Hobson established a paper called the Northern Star. This newspaper became a mouthpiece of the Chartist movement. Feargus was prosecuted for libel, and before his trial went to Ireland. While in Ireland an uprising occurred, which he claimed he had nothing to do with, but was condemned and sent to York Castle. While there he compiled weekly letters for the Northern Star, emerging from prison in August 1841 he was the left-wing leader of Chartism. The winter of this year was one of desperate unemployment, and in May 1842 the Charter was put before parliament again only to be rejected.

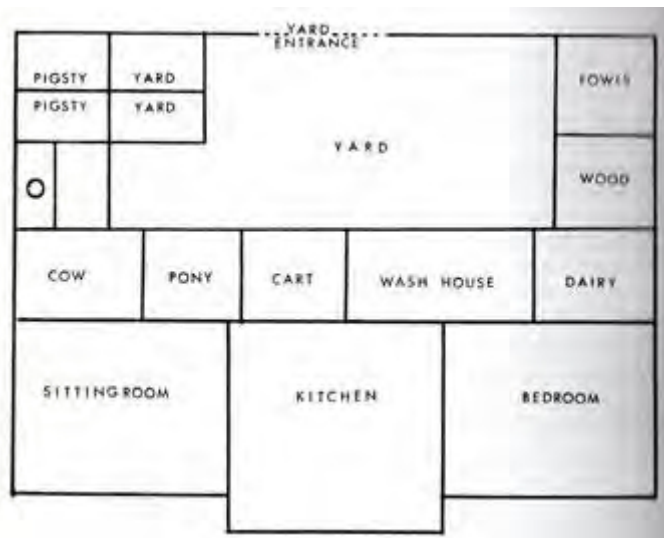


Figure 1: Plan of cottages as produced in the Northern Star

In May 1842 Feargus wrote of two ways to get power for the working class, to ally with the middle class or to establish settlements in which each holder held enough land to qualify for a county vote (Hadfield 1970, 11-23). The latter idea led to the establishment of the Chartist Co-operative Land Society in 1845. This year was spent researching small holdings and talking to the likes of Marx and Engels. In March 1846 land was purchased at Heronsgate in Hertfordshire, but at this time the company was not registered and it was bought in O'Connor's name (Hadfield 1970, 24-34). It is only at this site that two storey and semi-detached dwellings are located (Hadfield 1970, 36). In December 1846 the land company changed their name to the National Co-operative Land Company, and at about this time Lowbands was bought, which

was at that time in Worcestershire, but now is in Gloucestershire (Hadfield 1970, 36). At a conference in December 1846 it was decided that no cottage should be more than 4 rooms of 12ft square. The subsequent design of the cottage was printed in the *Northern Star* on 13th February 1847, and O'Connor designed it himself (Fig. 1). In these designs there are three rooms of which the central one is brought forward in the façade under a gable, with ornament under the peak, a chimney is placed at each gable end. Behind the three rooms of the living accommodation there is a row of working rooms over which was a steeply pitched roof. This looked onto a yard, which had buildings on either side. A deposit was paid on a site at Mathon in 1847 (Hadfield 1970, 35-44), while estates were purchased at Snigs End and in Minster Lovell in 1847, while Dodford was purchased in January 1848. The business was renamed in 1948 due to its growing success, but this led to a recognition that there was a lack of organisation (Hadfield 1970, 45-53). This led to an enquiry in the same year (Hadfield 1970, 54-67).

Feergus O'Connor's National Land Company bought 244a on 24th June 1847 in Minster Lovell from the executors of John Walker (Hadfield 1970, 152-178; VCH 2006, 177-184). The site cost £10,878 and there were clauses about repaying the mortgage. The site was considered to have advantages over previous sites in that two roads already existed, and that the soils were deep across the site except in the area of Bushey Ground where they were more gravelly. The land was divided into plots of 4, 3 and 2 acres in September 1847 by Christopher Doyle and Feergus (Hadfield 1970, 152-178) and thus an estate was established by national subscription (Fig. 2). The new roads added at this time were Bushey Ground, Upper Crescent and Lower Crescent. The *Northern Star* reported on the 23rd October 1847 that 47 houses were up and that 13 would be up the next week. By the end of February 1848 all of the cottages were cited as being under construction along with the schoolhouse. The documentation of the ballots for Charterville are poorly documented but an account occurs in the *Northern Star* on 12th February 1848 which included: 30 odd four acre lots, 13 three acre lots and 20 two acre lots. In August of 1848 it was reported that all but 4 or 5 of the cottages had been occupied.

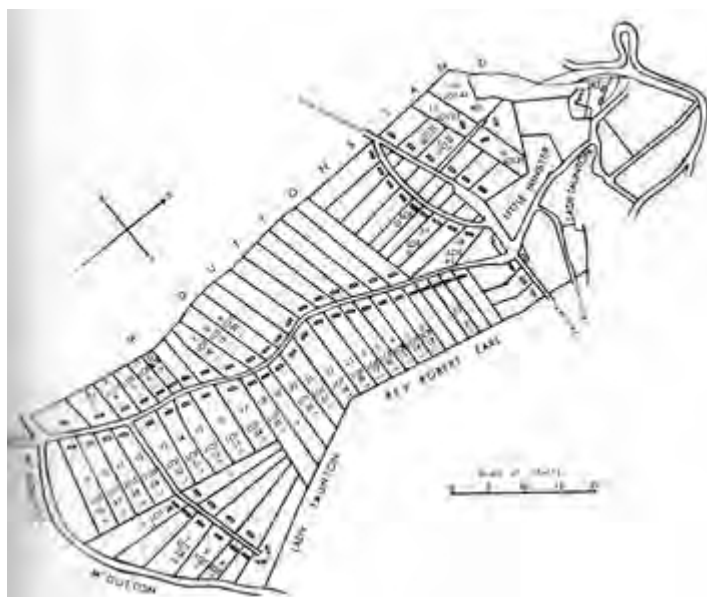


Figure 2: Plan of the estate as produced by Hadfield.

In November 1848 (Hadfield 1970, 152-178) a Scotsman called James Beattie complained of removing huge roots and stones from the ground of the cottage he occupied (SP 31400 10225). This does not sound like the Forest Marble or Cornbrash bedrock, and one has to consider if this was part of an archaeological site. Roman coins were reported from Charterville in 1847.

In 1848 the rents on the estate appeared not to have been paid (Hadfield 1970, 152-178). On the 17th March 1849 a Post Office was founded on the estate. On 25th September 1849 a charge of £225 interest was due on the mortgage, but no rents had been paid to cover this. In November of this year half yearly rents were announced, which was £4 16s on a 2 acre plot (which is what Four Winds was counted as). Soldiers were sent in to seize goods to cover the cost of the mortgage payment; O'Connor stated that the he would pay no more interest on the debt but that they should look to the estate. In 1850 evictions were being carried out and in August of that year the properties were being sold. In July 1851 the Land Company was dissolved.

An account of Charterville in 1867 indicated that only two of the original people allotted a cottage were still resident (Hadfield 1970, 152-178). The years from 1858-87 saw a successful settlement as the settlement operated as a market garden, which were growing potatoes for the Oxford market. At this time the cultivators developed other businesses. The major problem with the settlement concerned transport and water supplies.

No historical photographs were produced of the houses at the time of their completion, but sketches were created for various newspapers or other locally produced papers (Figs. 3-4). These appear to indicate that the buildings were painted a light colour, but had dark roofs.



Figure 3: Newspaper sketch of a cottage at Snigs End



Figure 4: Newspaper sketch of Upper Crescent at Charterville

3.3 Cartographic Research

A number of maps of the area were looked at that ranged in date from the 18th to the 20th centuries. The earliest two maps are the Oxfordshire maps of Jefferys' dated 1767 (CP/103/M/1) and Davis of Lewknor's dated 1797 (CH.XX/2), both of which show that the site was probably under agriculture regimes in the 18th century (Fig. 5). There is a road running along the southern boundary, which is presumably the location of a track mentioned in an early medieval charter. On the Davis's map the parish has already undergone some inclosure; the fields in the southwest of the parish show ridge and furrow running in a general east to west direction and in another field in a northeast to southwest direction. In the south of the parish Starvehall Farm is the only structure shown south of the White Hart.



Figure 5: Davis of Lewknor's Map of 1797

Bryant's map of Oxfordshire dated 1824 (P345/M/1) like Jefferys' map shows the map as being under some form of agricultural use, but shows none of the field divisions (Fig. 6).

An Ordnance Survey map dated c 1850 (CH.XXIV/5) is a composite plan of Oxfordshire with different parts of the map being represented by survey work as early as c. 1830. It is apparent that the Minster Lovell part of the map is undoubtedly from a survey dated c. 1830 as the Chartist Cottages constructed 1847-8 are not on the map (Fig. 7).



Figure 6: Bryant's Map of 1824



Figure 7: Ordnance Survey Map of c 1830

The Tithe Map dated to 1840 (273/M), shows the area of Charterville in which the proposal site lies as being incorporated in a couple of fields 25 and 26 (Fig. 8). Field 25 was known by the name of Bushey Ground, and field 26 known by the name of Little Bushey Ground, they were both under grass. The apportionment (273/A) had the owner as Taunton late W E Knight and the Trustees as Frederick Salmon and Edward Wicklem. The fields were noted as being under pasture.



Figure 8: Tithe Map of 1840

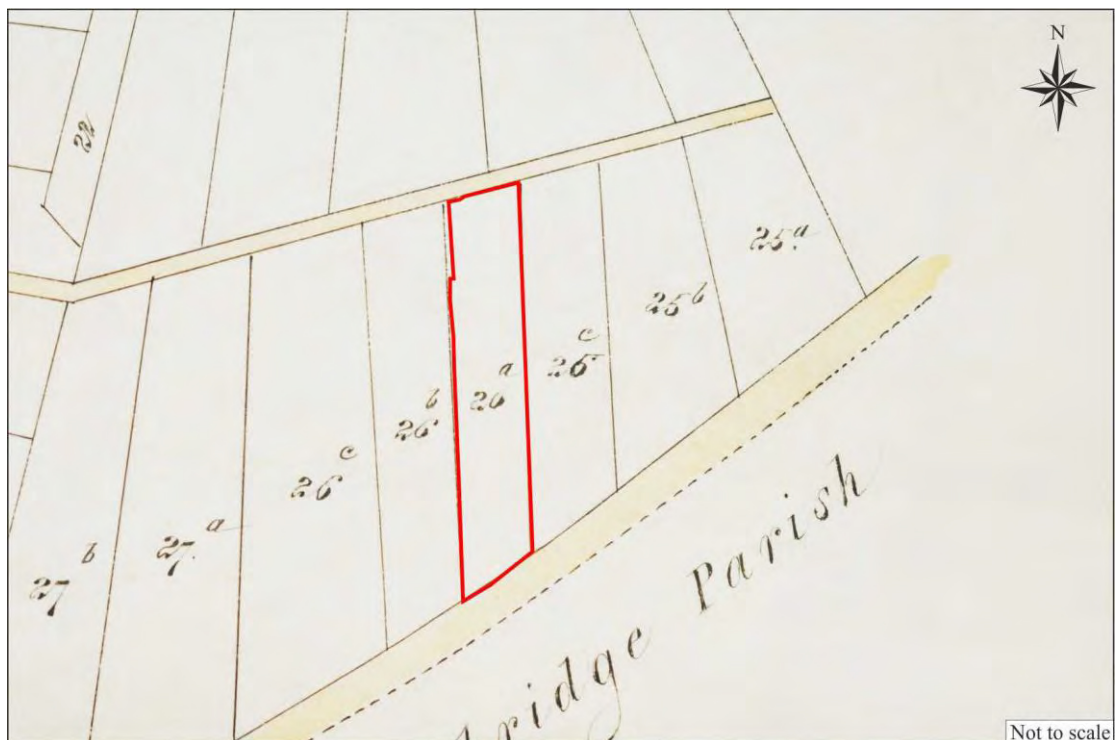


Figure 9: Amended Tithe Map of 1851

The amendment to the Tithe Map was stamped as received in 1851 (273a/A & M), which showed the outline of the plots of Charterville, but did not show the locations of any buildings (Fig. 9). Buildings were either deliberately left of this map or the map was actually surveyed in 1847, when the plots were laid out. The proposal site is

listed as plot 26a. The landowner was listed as John Weaving and William Pinnock and the occupier as George Swinton.

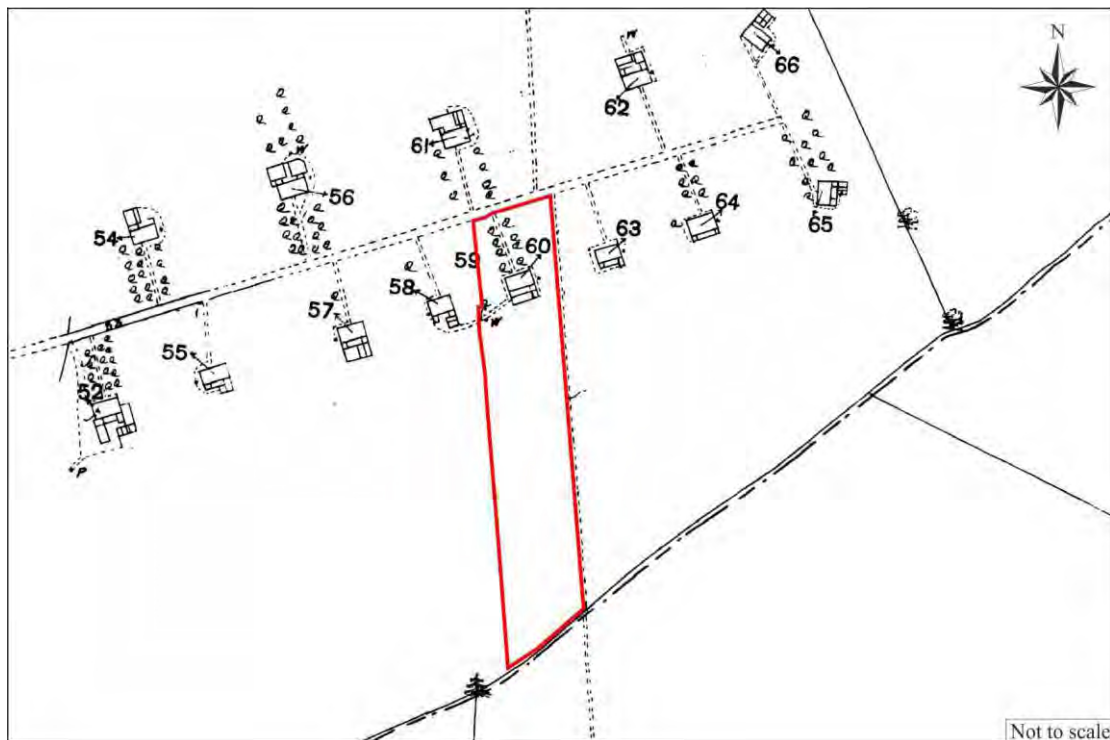


Figure 10: First Edition Ordnance Survey Map of 1880

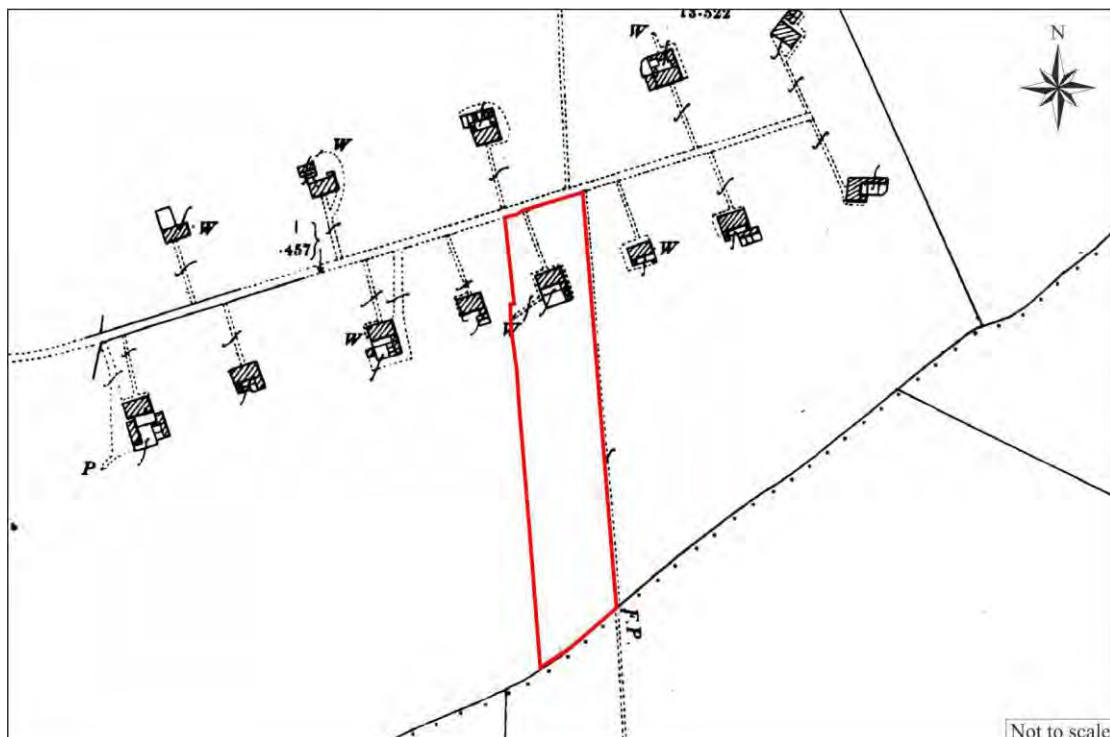


Figure 11: Second Edition Ordnance Survey Map of 1899

The Ordnance Survey Map of 1880 (Oxon 31.7) shows the first detailed plan of the building and Charterville Estate (Fig. 10). No fence lines are drawn on the plan, which is indicative of the properties being marked out by boundary stones or posts. This may

mean that the early landscape saw ease of access to other plots and that they were laid out like medieval open fields or marker stones indicating areas of common ground to which certain people had access. To the east of the property there is a public trackway, which is later shown as a public right of way. The first plan of the building is also shown, which shows that to the rear of the property there is deviation from the standard plan that was shown in the Northern Star. The map of 1880 shows the building as a rectangular block with two yards to the rear. There are buildings on the east side that link into the main block. This is indicative of their being a pig sty. In front of the house there is a central path flanked by trees forming an avenue. A well is shown as being located between this cottage and the one to the west. The plan implies either that the structure was never completed to the full Northern Star design or that if it was some of the buildings had already been demolished.

The Second Edition Map of 1899 (Oxon 31.7) shows a similar arrangement to that of the first, with no fence lines marked (Fig. 11). The plan of the building is much the same, however, the yard further away from the property has been enlarged and the outbuildings on the east side of the yard, presumably pig sties have been enlarged. It is now only this property that appears to have access to the well.

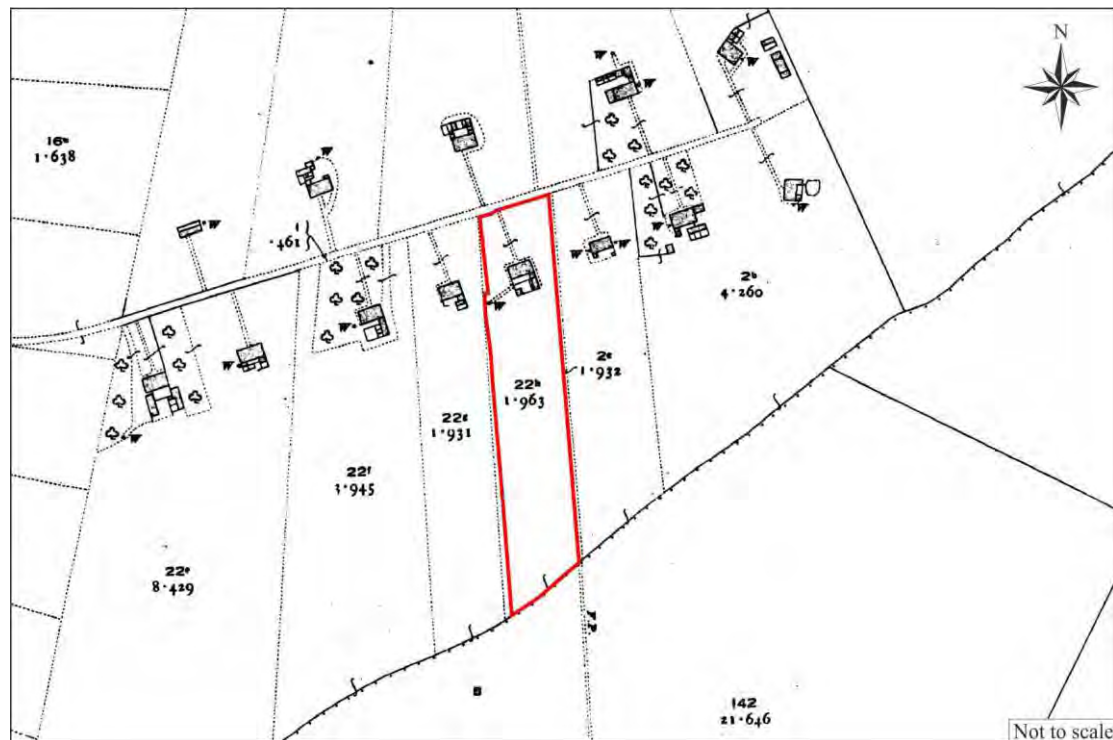


Figure 12: Third Edition Ordnance Survey Map of 1921

On the Third Edition Ordnance Survey map (Oxon 31.7) the Charterville settlement is shown with fences located between most properties, but not all (Fig. 12). The land of the proposal site is listed as having an area of 1.963 acres. This would thus qualify the plot as a piece of land that was treated as a 2 acre plot of land by the Chartists. The plan of the building shows that the buildings on the east side of the courtyard have been expanded further. A structure has also been added on the west side of the yard.

4 DESCRIPTION OF FOUR WINDS

4.1 Introduction and General Description

The building is a single storey structure which is built of a mixture of stone and breeze blocks and is rendered (Fig. 13). The roof over the front part of the property is pitched with gable end and hipped gables with chimneys and covered in slate. To the rear there is a flat roof, and on the interface of the two a further chimney. The yard walls to the rear of the property no longer exist, which means that a structure that has been created out of the pigsty to the rear is no longer attached to the listed structure.

4.2 External elevations (Fig. 13)

The front elevation of the building (plate 1) is often described as having three bays, but technically the central part of the building could be described as having three bays on its own. The structure is a single storey building with a slightly projecting central unit. The front of the structure is built of limestone and is rendered with plaster; on each of the four front corners the render forms a series of raised quoins. The protruding central part of the cottage has a central doorway, which is located behind a later porch, probably of a 1960s or 1970s origin. This is entered on the west side and has a window in the north and east sides, the roof slopes slightly. Flanking this porch are two narrow windows, each with more recent casements. Above the door is a gable with fascia in what is set a decorative quarterfoil design, which acts as a roof vent.



Plate 1: Front elevation

On either side the front elevation is stepped back, there are moulded quoins on the corners and in each wall a central window that has a recent casement window.

The roof is made of slate, and at each end of the building there is a hipped roof with chimney. Behind the front gable and main ridge line rises a further chimney.

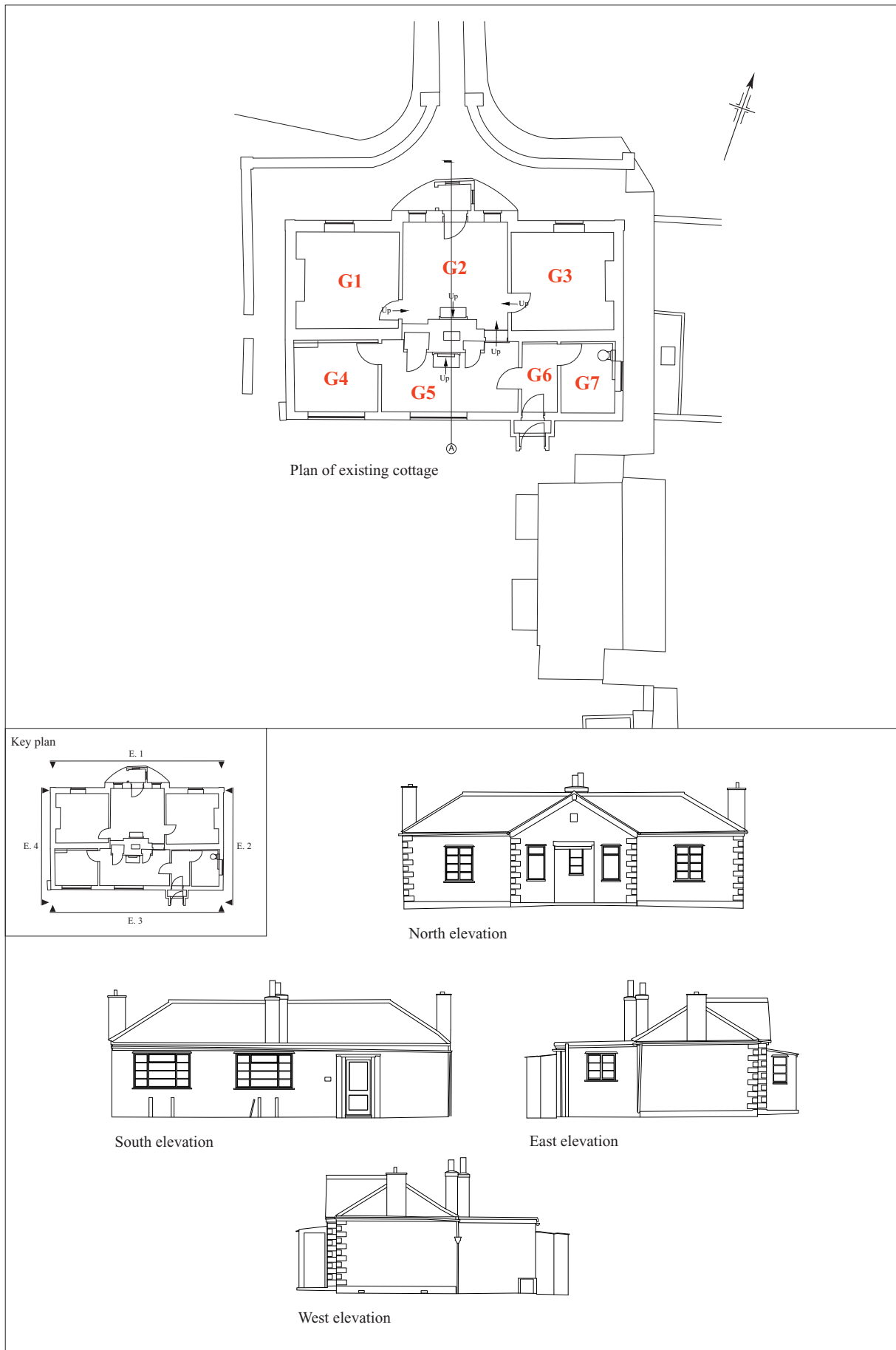


Figure 13: Plan and elevations

0 10 m



Plate 2: East elevation

The east elevation (plate 2) has a hipped gable end with chimney on its right hand side, and to the rear a projection with a flat roof. The north wall is rendered and has moulded quoins. There is a slight step in the wall line between the front and rear of the building. The rear part of the building has a single window with modern casement.



Plate 3: South elevation

The rear of the building (plate 3) lies beneath the flat roof, this has three bays. On the right hand side there is a porch with a glass panelled door, probably of a recent origin. The central and west bay are large windows with modern casements.

The flat roof is located above the rear elevation; above this is an L-shaped chimney, which probably has two phases. The front chimney belongs to the front part of the building, while the rear chimney is probably associated with the alterations to the rear of the building.



Plate 4: West elevation

The west elevation (plate 4) has a hipped gable end with chimney on the left hand side. Quoins occur on the north end of the building. There is a flat roof to the rear of the property.

4.3 Interior



Plate 5: Room G2 south wall

The front door provides access to room G2 (originally a kitchen), which is a roughly square room. In the north wall is the main or front door, which is flanked by two windows in modern casement. In the east wall there is a door in the south part of the wall that enters room G3. In the south wall there is a chimneybreast and on the left hand side there is a doorway (plate 5). In the west wall there is a further doorway on the south side that enters room G1. The fireplace and doorways appear to have features of a general 1960s to 1970s date.

Room G1 located to the west of room G2 has a window with modern casement in the north wall. The east wall has a door on its south side. The south wall is blank and the west wall has the remains of a chimneybreast, but with no surviving fireplace.



Plate 6: Room G3 fireplace

On the east side of room G2 is room G3. This has a window in the north wall, which has a modern casement. In the east wall is a chimneybreast, which has a fire surround contemporary with the 1847-8 date of the bungalow (plate 6). The south wall is blank, and in the west wall there is a door located on the south side.

To the south of room G2 is room G5, which may have started out as a washroom. This is entered through a number of steps. In the north wall is a fireplace, which is flanked by a pair of cupboard doors (plate 7). On the right hand side of this is the door leading into room G2. In the east wall is a door. In the south wall there is a window with a modern casement. There are pipes running into this wall where it is possible to observe that part of the wall is constructed of breeze block or concrete brick, and that the rear stone part of the cottage has undergone modernisation in the 1960s or 1970s.

On the west side of room G5 is room G4. This has a blank west and north wall. In the east wall is a doorway and on the south side a window with a recent casement.

To the east of room G5 is room G6, a passageway (plate 8), which has a blank north wall, a door in the east wall, a glass panel door in the south wall, and a wall in the west wall.

To the east of room G6 is room G7 a roughly square wall that has a blank north wall, a window in the east wall, a blank south wall and a door in the east wall.



Plate 7: Room G5 fireplace

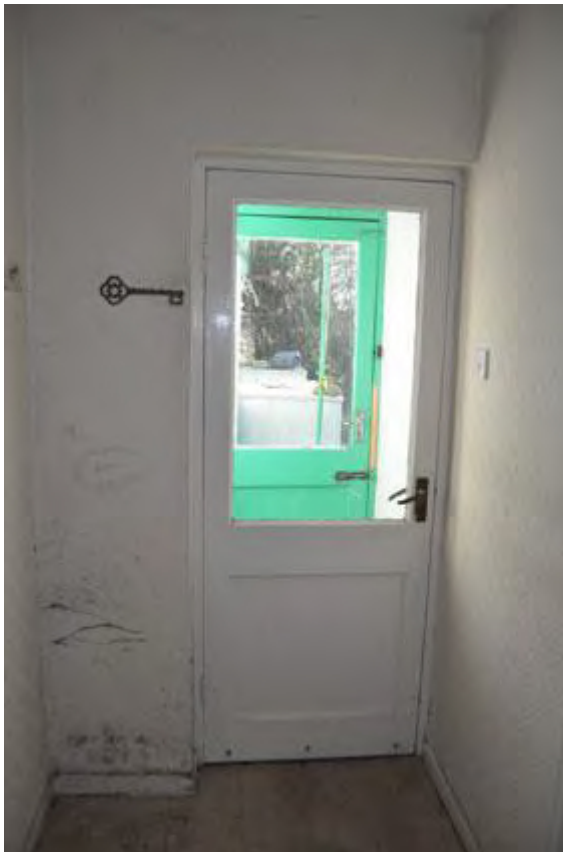


Plate 8: Room G6

All the door and window fittings in the rear part of the cottage or bungalow are of a recent origin.

Over the front part of the house is an attic, which is not created from traditional timber building techniques.

4.4 Outbuilding



Plate 9: West side of outbuilding



Plate 10: South side of outbuilding

A small outbuilding is located to the rear of the property on the southeast side. The west elevation (plate 9) has three bays, a central plank door with two flanking windows with modern casement windows. Below each window is set a bunker. The north elevation is a rendered wall with a single pitched roof running from west to east. The east wall was not visible as it had a timber framed structure built against it. The south wall (plate 10) was also blank with a roof line pitched from the west to the east. In this wall it was possible to note that part of the structure was off stone and part of breeze block, which provided the information about the structure's origins. This structure thus, contains part of the pigsty, which has been altered to become a shed.

Access was not obtained to the outbuilding.

5 ASSESSMENT

5.1 Phases

The building probably has two recognisable phases. Phase 1 was the original build in 1847-8, while phase 2 saw the reworking of the building in the 1960s or 1970s.

5.2 Listed Status

The building is a listed structure, and is thus considered to be of national importance.

5.3 Historic and Architectural Assessment

The building is a listed structure because it was constructed as part of a national political movement known as Chartism, and unlike other bungalows in the area it has not been degraded to the same extent. A general plan was issued in the Northern Star which showed the basic layout of these cottages, however, this building varies slightly in plan and it is not known how much of this was the result of recent alterations, or deviation from the original design.

5.4 Impact of alterations to listed structure

The plans and elevations supplied by Rioch Architects (1545_103) dated 13/01/17 contained two plans, one of the ground floor and the other of the roof layout. There were also four elevations and a section through the building. The following alterations listed here are those that include structural alterations or removal of original fabric of the building.

The details listed for alteration on the ground floor plan include:

- The removal of the front porch. This is a 1960s addition and its removal will mean an alteration back to the original design.
- Openings will be created through parts of the original walls in the three cell unit at the front of the building. Wider openings will be made from central room (G2) to the two side rooms (G1 & G3). From the central room (G2) two openings will be made either side of the chimneybreast in the south wall providing access to the rear of the structure. From the west room (G1) a further opening will be made into the rear part of the building.
- Dry-lining insulation will be placed against the interior of external walls to provide insulation.
- The rear extension will be replaced due to structural problems. Many of the features of the structure to be replaced are indicative of a 1960s structure. This indicates that this structure has been completely or largely replaced. This coupled to the structural report is indicative of little of the surviving original fabric being lost through this alteration.
- Floors are to be lowered and replaced with a mixture of concrete, timber and tile features.
- The rebuild of the rear extension will see the design of the rear wall altered with the insertion of sliding and folding doors.

The ground floor plan also indicates that the outbuilding to the rear will be demolished and that a replacement timber framed structure will be erected. The outbuilding does contain elements of the rear courtyard to the original building, which were pigsties. However, these have undergone such drastic alteration that little merit survives in their original integrity.

The ground floor plan shows the creation of a rear yard area, with a sunken fire pit. The original structure would have contained a rear courtyard, this is just a reworking of that feature.

The roof plan indicates the following alterations to the original structure:

- Refurbishment of front pitched slate roof.
- Rebuilding of the original rear chimney.
- Replacement of guttering and down water pipes.

The front elevation indicates the refurbishment of the roof and fascia. The replacement of the windows and guttering. A new painted wooden door. The render is to be repaired and the colour to be arranged with the local planning authorities Conservation Officer. The rear central chimney is to be rebuilt.

The east elevation shows the removal of the existing extension chimney. The replacement of the guttering. The repair of the render.

The south elevation indicates the replacement of the chimney pots, and the alterations contained in the rebuild of the rear extension.

The west elevation indicates the rebuild of the rear chimney. The repair to the render and the colour to be discussed with the local planning authority. The replacement of the guttering.

The site plans (1545_101) dated 17/02/2017 show alterations to the site generally, this includes the removal of other outbuildings such as the garage and the erection of a new garage to the south as part of a larger studio, and the construction of three further timber units.

6 CONCLUSIONS

Minster Lovell is a historic parish, which was located in the historic County of Oxfordshire. In 1847 the Charterville area was purchased by a land company associated with the Chartist movement. This was a political movement intent on reform of the early to mid-19th century.

The current building is a listed structure, which is not located in a Conservation Area, and is thus classed as a designated national asset. It is a single storey structure that was part of a design that was used with slight variations across four of the land company estates. There were three rooms at the front of the property and a lean-to to the rear of the property, which fronted onto a yard that was sometimes surrounded by other buildings. The front of the building follows the format as laid out in the Northern Star, the rear of the building deviates from the standard plan, which is not

apparent if this is from recent alterations or from deviation in the original construction. To the rear the pigsty has been altered to form a shed.

The proposed alterations will see alterations to the front of the building, which contains original walls and one original fireplace, and roof elements. Much of this will be refurbished and kept, however, there are areas of original wall that will be altered and removed, thus causing loss of fabric of a national importance. In accordance with Historic England criteria the impact on a national asset would be classed as high, simply because it is effecting a listed building of any grade; however, the damage on the surviving fabric would be classed as 'less than substantial – minor' as there is some physical loss of the original fabric. Loss has occurred previously to the rear of the building prior to listing.

A catalogue of the alterations will be noted in section 5.4.

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