

JOHN MOORE HERITAGE SERVICES

BUILDING RECORDING

ON

UPPER PARK FARM,

BECKLEY, OXFORDSHIRE

NGR SP 57246 11417

On behalf of




c/o

Roderick James Architects LLP

NOVEMBER 2015

REPORT FOR


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Upper Park Farm, Beckley

Building Assessment

SUMMARY

This report is design to inform and record the significant architectural features at Upper Park Farm, Beckley, Oxfordshire (NGR SP 57246 11417). This property is a grade II listed building that has been severely damaged in certain areas by a fire.

Beckley is recognised as a historic parish that previously included Horton-cum-Studley, and which was located in the historic Hundred of Bullingdon and the historic County of Oxfordshire. The site is now located in South Oxford District and the Modern County of Oxfordshire.

The earliest significant archaeological remains in the area are associated with a Roman villa destroyed in the parish in the 19th century. Beckley has a long history, which appears to commence towards the latter part of the early medieval period when it is suspected that there may have been a hunting lodge at Lower Park Farm. The village is known to have been in existence in the 11th and 12th centuries with a church and manor sometimes held by members of the royal family. A palace was constructed in the early to mid-13th century by Richard, Earl of Cornwall and King of the Romans. He also built a hunting lodge at Lower Park Farm. The early reference to a palace or hunting lodge from the end of the 9th century is indicative of the Park already existing at this date and it is possible that Leigh / Ley is a reference to this. The Park may also be highlighted as the area of woodland mentioned in the Domesday Book in 1086. It is not until the 13th century that there are clear references to a Park.

The earliest indications of a structure in the location of Upper Park Farm is from 1539-1568, which is indicated by features evident in the timber framed structure of the earliest part of the building. This part of the building is called in places in these reports part A and contains rooms G5 and F3 and F4. There are also the remains of a Tudor style door that is also of a 16th century date. It is this part of the building that has been severely damaged by fire, which may mean the replacement of all primary structural components but it may be possible to reuse some of the secondary structural components.

The second phase saw the addition of part C (rooms G4 and F5) to the east side of the phase 1 component. It is difficult to date this part of the structure but analysis of the original iron monger work may indicate that this was constructed early to mid-17th century. The base plates of the hinges are particularly large, and this factor coupled to the lower one and a half storey of the structure is again probably indicative of it being earlier than part B.

Part B contains the northern part of the west range or Front Range, which has a basement, above which is a two and a half storey structure. The dating material for this part of the building include the detail of the staircase and the iron monger work for the cellar door. This imply a date for the structure of a mid to late 17th century or a very early 18th century date at the very latest. The comparable late 17th century dates of the stairs and lock may perhaps be the most convincing of dating evidence.

Map evidence from the early 19th century would imply that there was a now non-existent extension to the Front Range on the south side, and that there was an earlier structure under the later phase 5 addition on the northeast part of the current building.

Phase 5 saw the addition of part D on the northeast side of the building.

The key dating evidence to survive include the diamond mullion fittings in room G5, the doorframe between rooms F3 and F4, the cellar door and stairwell (rooms G7, F3a, A2), and the north door in room G4.

The proposed plan is to carry out the refurbishment of the damaged property in two phases. The first part is to secure and weatherproof part B of the structure. This will entail the replacement of the timber frame between parts A and B of the structure, and purlins, joists and rafters that have been impaired on the southern edge of that structure.

The second part of the plan is to refurbish part A and the affected parts of part C of the structure. This will see the dismantling of the west and east wall of part A (room G5, F3 and F4), and their reconstruction which replaces primary members and reuses what it can of secondary members.

1 INTRODUCTION

1.1 Location

Upper Park Farm, Beckley, Oxfordshire (NGR SP 57246 11417) is located within the historic parish of Beckley. The parish was set within the historic Hundred of Bullingdon, earlier Headington, and the historic County of Oxfordshire. Changes were made to the historic parish in 1829 and 1932 (VCH 1957, 56-76). Beckley is now within the civil parish of Beckley and Stowood, the district of South Oxfordshire, and the modern County of Oxfordshire.

The building is of an L-shaped structure made up of main ranges with the front one facing the west with the others extending towards the east. The farmhouse sits within a lightly wooded area that extends to the west, south and the east. To the south of the farmhouse there is an outbuilding, beyond which and slightly further away there are more farm buildings. To the north of the house there are fields and beyond the wooded area to the east, south and west there are further fields.

Topographically the site is located on the crest of a bluff between 110m and 115m Ordnance Datum. The bluff is located on the north edge of the hill on which the village of Beckley is located, with the hill being roughly aligned east to west and the bluff facing towards the north and northeast.

The underlying geology of the site consists of the West Walton Formation (mapapps.bgs.ac.uk/geologyofbritain/home.html) an undifferentiated sedimentary bedrock of mudstone, siltstone and sandstone formed approximately 156 to 165 million years ago in the Jurassic Period.

1.2 Commission

This report was commissioned by Nicholas Wordie of Roderick James Architects LLP on behalf of their clients [REDACTED] n. The Conservation Officer Sally Stradling requested this report and a smaller statement on behalf of the planning authorities.

1.3 Aim of Investigation

The aim of the investigation is to provide a level 4 Historic Building Record of the building at Upper Park Farm following a fire along with a statement of significance and impact assessment.

1.4 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to heritage assets within the planning process. The following Policy points are key to this development:

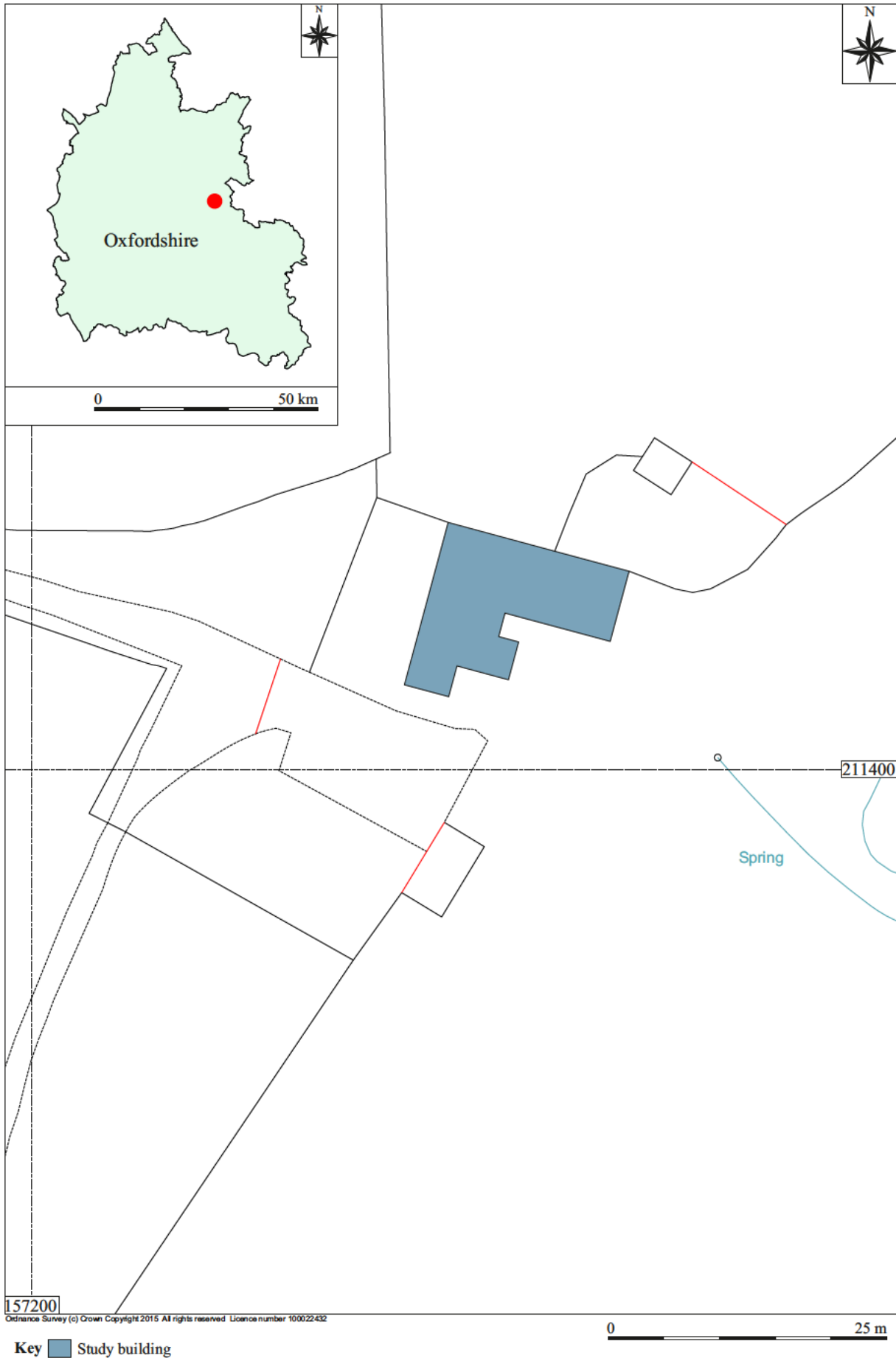


Figure 1: Site location

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 heritage impact 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 NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan. Those points to consider in the local plan that affect listed buildings and conservation areas include LB2 (proposals affecting listed buildings or their settings), LB3 (change of use of listed buildings), CA1 (development in conservation areas) and CA2 (guidelines on development affecting conservation areas).

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

2 BACKGROUND

2.1 Designations

Upper Park Farmhouse is a grade II listed building (Historic England UID: 246538: SP 57243 11414) with the following designation:

Farmhouse, now house. Late C16/early C17, remodelled c.1700. Timber framing with brick infill; limestone rubble with brick dressings; old plain-tile roof with brick gable stacks, 2-unit plan, extended to L-plan. 2 storeys, and 2 storeys plus attics. 5-window front has taller 3-window early

C18 range, to left, with enlarged C20 windows to ground and first floors and a central dormer. Timber-framed range, to right, has brick infilling in Flemish bond with flared headers. Gable wall, to right, rebuilt with massive brick-quoined projecting chimney. Rear wing, to right, has brick quoins and possibly earlier squared blocks at plinth level. C20 extension in angle of ranges. Interior: Exposed framing with first-floor cross beam lodged on hewn brackets; heavy jowled posts to end frame; clasped-purlin roof with queen-post truss and curved windbraces; dog-leg stair, with heavy turned balusters, rising to attic; very wide open fireplace; C18 fireplace; old plank doors with original ironmongery.

The building has a slight description in the VCH (1957, 56-76) where it is stated that:

Upper Park Farm remains substantially a part 16th- and part 17th century building, built of rubble and of timber framed red brick.

Upper Park Farm is not listed in the Buildings of England: Oxfordshire (Sherwood and Pevsner 1974, 447-449), with only the church of Saint Mary, the moated site of Beckley Park and the Roman Villa being included.

2.2 History of Development

Probably the earliest stone built structure in Beckley was a Roman Villa (Sherwood and Pevsner 1974, 449). Certain indications suggest that it was located in a field just west of Upper Park Farm. The building was a square house of four rooms that was discovered and destroyed in 1832.

The first claimed mention of Beckley Palace was in the will of King Alfred who allegedly owned the property *c.* 899 AD (Mackenzie 1896). The Ordnance Survey maps located Beckley Palace (the 13th century site) at the earthworks in the village, but the Buildings of England: Oxfordshire places the 9th century site at Lower Park Farm in Beckley Park (Sherwood and Pevsner 1974, 448-449). The latter has a triple ditched medieval moat. If at the latter it would imply that the earliest known 9th century palace at Beckley may have been under the later hunting lodge and the origins of Beckley Park may originate as an early medieval enclosed woodland. Many of these enclosed woodlands such as Wychwood or Arden can be shown to have a far older origin (Yeates 2008, 107-116).

The name Beckley has early forms recorded for 1005-12 as *Beccalege*, although this is from a later Thorney source of *c.* 1325-50 (Gelling 1953, i.165). The etymology of the name is given as *Becca's l•(a)h*, a personal name associated with a woodland or clearing. It is perhaps feasible that the *l•(a)h* could be a reference to an earlier form of the enclosed woodland or park at Beckley Park.

A charter of 1005-11 states is the earliest indication that the ancient parish of Beckley previously contained Horton-cum-Studley (VCH 1957, 56-76). The charter indicates that there were 5 hides at Horton and only 1 at Beckley. That this association of the two settlements continued into the medieval period is apparent as a chaplain is recorded as serving a chapel at Horton in the 13th century and one can assume at this time that Beckley was the location of the mother church. This extended parish would mean that the Park and moated site was located centrally to the former parish.

In 1066 Robert d'Oilly acquired Beckley through marriage to Wigwod's daughter (VCH 1957, 56-76). The land was valued at 100s in 1066 (Morris 1978, 29.1). It then passed to his sworn brother Roger d'Ivry, who married Adeline de Grentmesnil who held Otmoor.

In 1086 the tenant in Chief of Beckley was Roger de Ivry (Morris 1978, 29.2). The manor contained 6 hides and land for 7 ploughs with 2 in lordship. There were 11 villagers and 6 smallholders with 5 ploughs, 20 acres of meadow, and 1 league by 2 furlongs of pasture. Significantly an area of woodland was described as being 1 league long and ½ league wide. This land was valued at £8. The woodland is probably a reference to the area of emparked land. These early accounts indicate that Upper Park Farm and the land associated with it were originally part of the main manor of Beckley.

In 1089 Roger d'Ivry dies and was succeeded by his son Roger II d'Ivry (VCH 1957, 56-76). In 1120 Roger II d'Ivry died with no heirs and the estate passed to John de St John of Stanton. St John died 1155 passing the d'Ivry lands including Beckley to Reynold of St. Valery, a noble from northern France who may be associated with a d'Ivry heiress. In 1166 Reynold died and his lands passed to his eldest son Bernard (d 1191). Lands subsequently passed to Thomas of St Valery, but within 5 years they are seized by the king. King John returned the land in 1215 and Thomas died in 1219, with his land being inherited by Annora. She had married Robert de Dreux by 1211. Robert was a supporter of Philip Augustus of France, which led to tensions with King Henry III, he eventually obtained Thomas of St Valery's land in England. The king re-seized the land in 1226.

In 1227 Robert de Dreux's land is given to Henry III's brother Richard of Cornwall (VCH 1957, 56-76). Richard of Cornwall built a new dwelling on Dovers Field in the village (the second palace site). In 1231 twenty oaks were supplied by the king to build the grange and in 1232 10 more were supplied for the building of the house. The exchange of Beckley is completed by charter in 1231. However this new home was destroyed in 1233 by Richard Siward. Under Richard of Cornwall; Beckley was known as the honour of Beckley, the 'caput' of the honour of St Valery. After Richard Siward's attack on the 13th century Palace site Richard removed his activities to the hunting lodge which sits in the location of Lower Park Farm. Consequently the palace may have become deserted and abandoned. Richard of Cornwall was known for his enjoyment of hunting, and to get the best from Beckley in 1229 he populated the park with deer and built a Deer Leap (the park pale).

On Richard's death in 1272 his eldest son Edmund receives the lands, and holds them until he died in 1300 (VCH 1957, 56-76). Edmund did not have children and therefore his estate passed onto his cousin, King Edward I. The lands briefly passed to Roger Bigod, Earl of Norfolk for four years, then returning to the crown on his death.

In 1309 Edward II passed that lands of Beckley to Hugh Despenser the elder (VCH 1957, 56-76), who without the king's consent leased the land for life to Sir John de Hadlow. In 1337 Edward III conceded to allow Sir John to legally lease the manor for life. The Caput of the Honor of St Valery reverted to the King on Sir John's death in 1346, and was then passed to the Black Prince and the Duchy of Cornwall, the eldest of King Edward III's children. In 1346 the Black Prince gave Beckley Park to Richard le Forester to look after, he remained in office for forty years. In 1375-6 Richard le Forester of Stanton St John rebuild the lodge at Beckley Park at the king's request. He carried out several improvements to the lodge: reinforcement of the great hall with buttresses, a new gatehouse, enclosing ditches, a moat and an outer moat. There were further repairs to the site in the latter part of the 14th

century. Further references to the Park are noted in the 14th century (Gelling 1953, i.166). The names are considered to derive from Parkemed mentioned in 1375, and also associated with a reference to John le Parker a park keeper in 1340.

In 1382 Queen Anne received Beckley in dower (VCH 1957, 56-76). Queen Anne died in 1394 and the manor was then passed to one of the Henry IV's knights Philip de la Vache in 1394 and who died in 1408. Beckley then passed in dower to Queen Katherine, who took up ownership in 1428. The park was divided from the manor after the death of Katherine in 1437. During the mid-15th century Henry VI promised to maintain the property in anticipation of passing it on to his wife Queen Margaret's carver Edmund Hampton. The manor was used for the rest of the 15th century for administrative appointments and remained with the crown.

In 1550 King Henry VIII passed the Beckley Manor to his daughter Princess Elizabeth in his will (VCH 1957, 56-76). The site of Beckley Palace and the Hunting Lodge and the c. 300 hectare Deer Park were reunited by Sir John Williams, later Baron William's de Thame who purchased the lands from Sir Walter Mildmay a royal appointed surveyor in April of 1550. Sir John was close to King Henry VIII. In 1536 John was Clerk of the King's Jewels and in 1538 became Sherriff of Oxfordshire, having profited from the Dissolution. It was probably Sir John that built the Tudor House at Beckley (Pevsner 1974, 448). This is the Grade I listed building known as the Tudor Hunting Lodge (HEUID 1180781) located in the moats.

On Lord William's death in 1559, Beckley and Horton passed to his daughter Margaret, and her husband Henry Norreys (VCH 1957, 56-76). Beckley was held of Lord Norreys by Christopher Edmunds and Richard Huddleston for an unknown period of years. Later in 1598 Norreys alienated the manor to Sir Anthony Powlett in connection to their grandson heir Francis, son of William Norreys. Francis succeeded Lord Norreys in 1598 inheriting the Beckley and Horton title and estates. In 1621 Francis became Viscount Thame and Earl of Berkshire, but soon after he committed suicide. Francis's daughter Elizabeth Baroness Norreys inherited the lands in 1624 along with husband Edward Wray, a Groom of the Bedchamber to James I. Elizabeth died in 1645 and her title and lands passed to her daughter Bridget. Bridget married Montagu Bertie Earl of Lindsay, a prominent royalist. On her death in 1657, her lands and estate passed to son James Bertie, Earl of Abingdon from 1682. The estate of Horton and Beckley remained within the possessions of the Norreys family up until 1919 when the estate was sold.

Upper and Middle Park Farms were probably built around the same time as the Hunting lodge c. 1540 (VCH 1957, 56-76). The land of Beckley Deer Park was broken up into farms in the early part of the 17th century. The names Lower, Middle and Upper Park Farms are so named on the Enclosure Award of Beckley dated 1827-31 (Gelling 1953, i.166). Their names are ultimately derived from the park established by Richard of Cornwall.

The sale of the Earl of Abingdon's estate in 1919 gave an opportunity to the sitting tenants of Beckley and Horton to purchase (E27/3/D/5). The sale catalogue a 'Summary of Lots of Beckley Estate' names the properties on the estate and their price and are advertised as 'Freehold and Tithe Free', with a total of 2,073 acres of land for sale in Beckley. Lot number one is the Manor, and lot number two is described as: '*Lot 2 The Upper Park Farm with 121 acres let to Mt G H Bailey Wakelin with £149, 16s 6d of timber.*' And it was sold to Mr Wakelin for £2,500. The principal landowners in Beckley parish in 1939 were Lord Tweedsmuir and Captain the Hon. Wilfrid Holland-Hibbert.

Listed Building Consent (LBC) was granted in August 1993 (P93/N0178/LB). This planning application replaced the outshot roof to the rear, adding the conservatory to the east elevation, new kitchen with first floor family bathroom and balcony accessed from landing above, a new gable ended utility room extending from the kitchen space on the north elevation and also included widening of the majority of window cavities. The re-opening of an original front door and removal of door in timber framed section infilled with brick. New heavy framed door in part B replacing casement windows. Replacement of 'all bar' windows for vertical sashes and widening of openings, new glimpse window to the north and east elevation, and new second floor windows added to either side of the chimney breast on the Victorian range of the north elevation.

This planning application outlines proposed wooden sashes on the ground floor of the timber framed range which would be in symmetry with the first floor windows, and the 17th – 18th century range, however currently there are two bay windows, possibly a later amendment to the LBC. Also internally the plans do not completely correspond to the current layout.

The plan shows the principal elevation is on the west side. The furthest section in the south west is the original timber framed building. When first built this building would have been a two cell timber frame house. The building was remodelled in the early 17th century, both the north range and south west were added to the building.

2.3 Cartographic and Pictorial Evidence



Figure 2: Jefferys's map of 1767

A number of historic maps have been located of the site of Upper Park Farm that start in the 18th century and continue to the 20th century. The earliest map so far located is that of Jefferys that dates to 1767 (CP/103/M/1). Upper Park Farm is shown as three buildings

two of which are orientated east to west and the third, the most northeast, is orientated north to south (Fig 2). This is probably the farm and contains the main Front Range.



Figure 3: Davis of Lewknor's map of 1797



Figure 4: Bryant's map of 1824

Davis of Lewknor's map of 1797 (CH.XX/2) also shows the house as a linear feature orientated north to south (Fig 3). There are two further buildings located to the south and a significant Elm is identified to the west of the house.

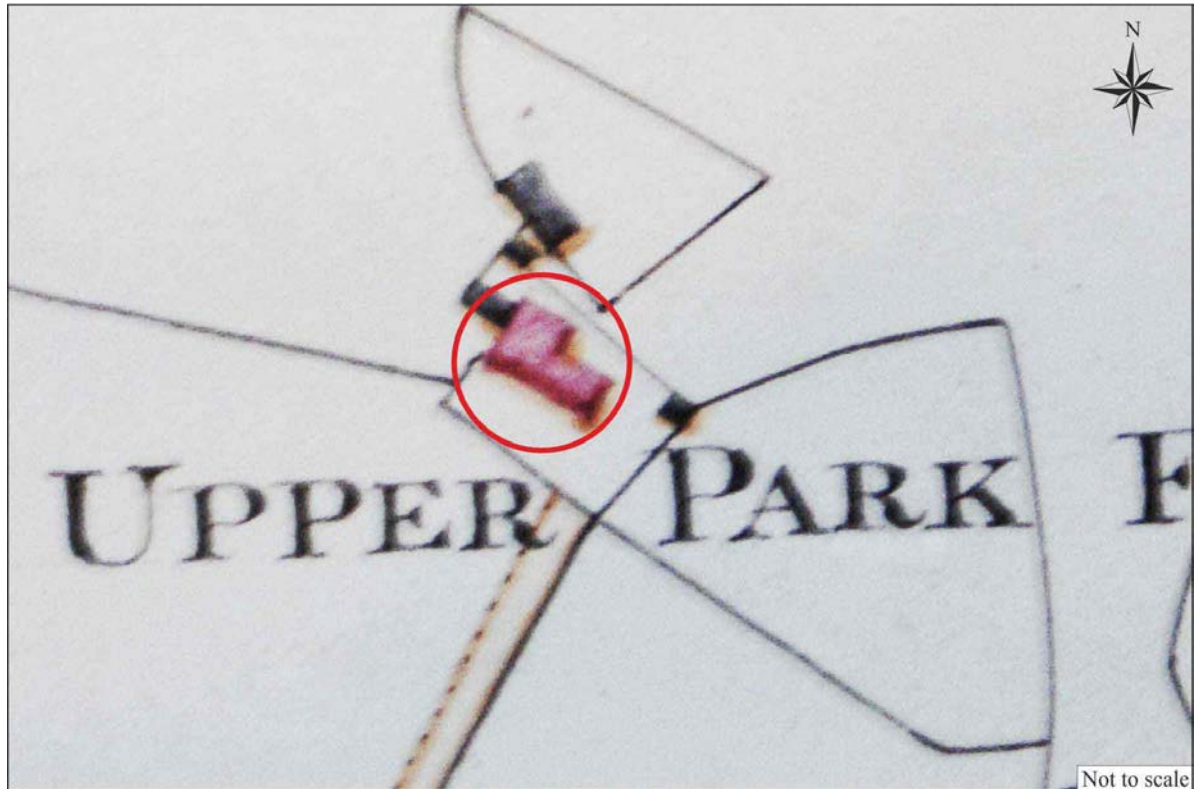


Figure 5: Estate map of 1831

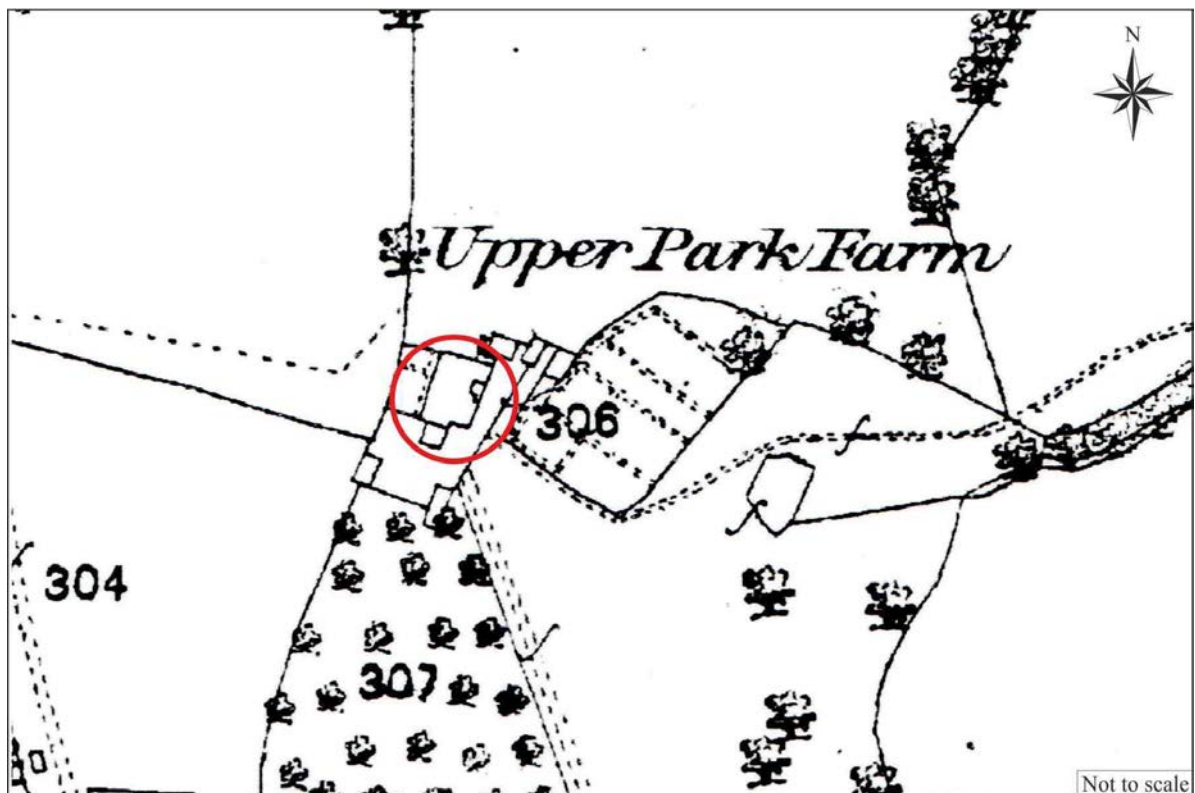


Figure 6: First Edition Ordnance Survey map of 1878

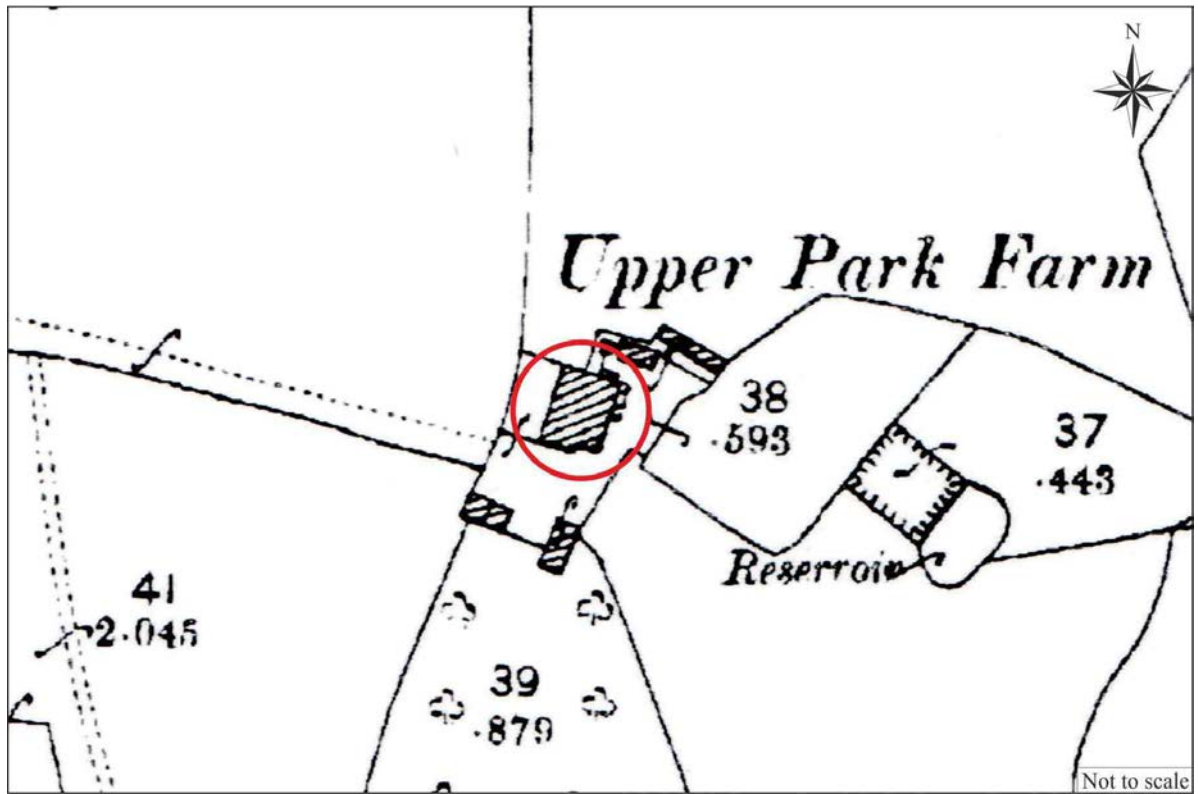


Figure 7: Second Edition Ordnance Survey map of 1899

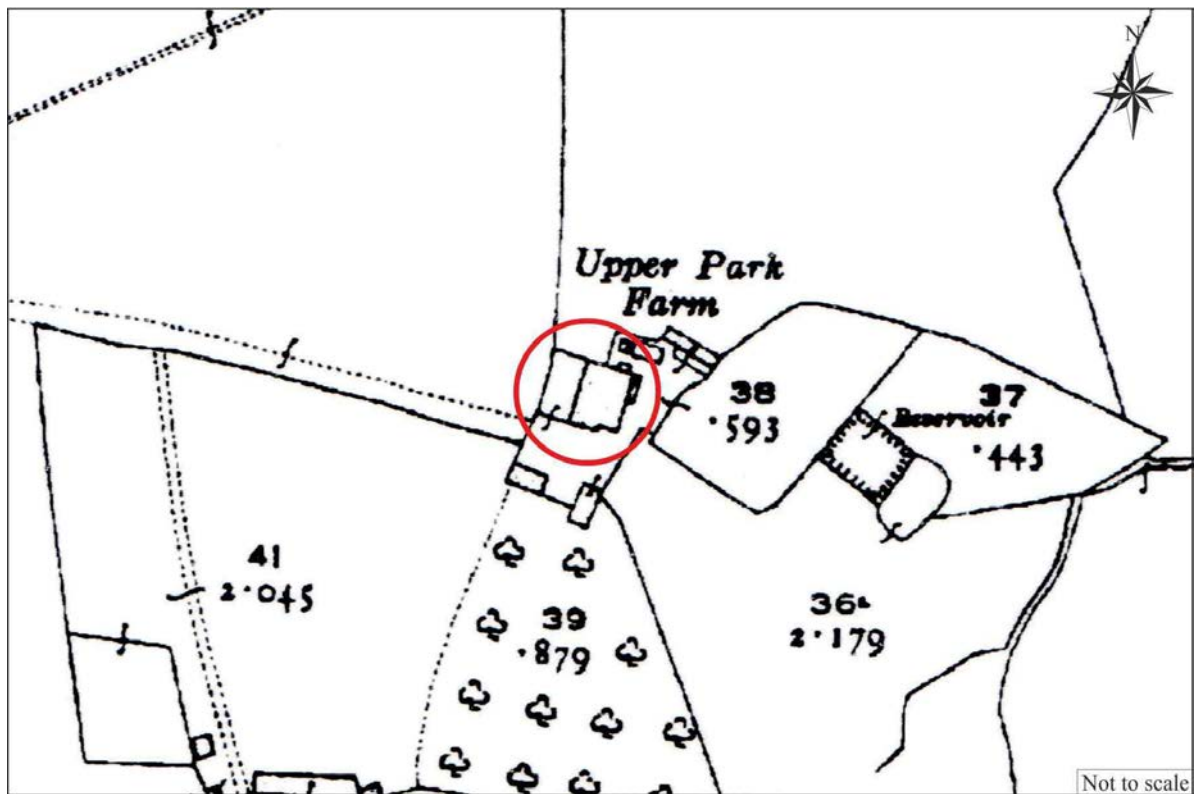


Figure 8: Third Edition Ordnance Survey map of 1922

Bryant's map of 1824 (P345/M/1) shows a group of four structures in the vicinity of Upper Park Farm (Fig 4). The northern building appears to be a structure that is orientated

east to west. This orientation appears to be incorrect but may be indicative of a rear range being added.

The Estate Map of 1831 (QS/D/A/book 7) shows Upper Park Farm as an L-shaped building with the elongated front range and a rear addition (Fig 5). However, the rear extension is located at the north end of the building. This design would only make sense if the south extension on the OS map of 1878 was already in existence. It may also indicate that there were further structures on the rear of the building to the north.

The First Edition Ordnance Survey map of 1878 (Oxon 34.1) shows the house occupying a rectangular area, with a slight open space to the rear and an extension of the front to the south (Fig 6). This would imply that the rear extension on the south side, which to a large extent survives, and that there was an L-shaped development to the north of it.

The Second Ordnance Survey map of 1899 (Oxon 34.1) shows a rectangular area with the rear completely infilled (Fig 7). There are further additions to the rear and north that may represent lean-to structures.

The Third Ordnance Survey map of 1922 (Oxon 34.1) shows a rectangular structure with outbuildings in the same manner as the map of 1899 (Fig 8).



Plate 1: Upper Park Farm 1970s

An aerial photograph, possibly taken in the 1970s (plate 1), shows the long Front Range with the two storey structure on the south side and a two and a half storey with basement on the north end. Chimneys are located in each gable end. To the rear is an extension which is one and a half storeys with a lean-to extension on its north side with a cat-slide or out-shot roof. There appears to be a further lean-to structure against the rear wall of the north part of the Front Range.

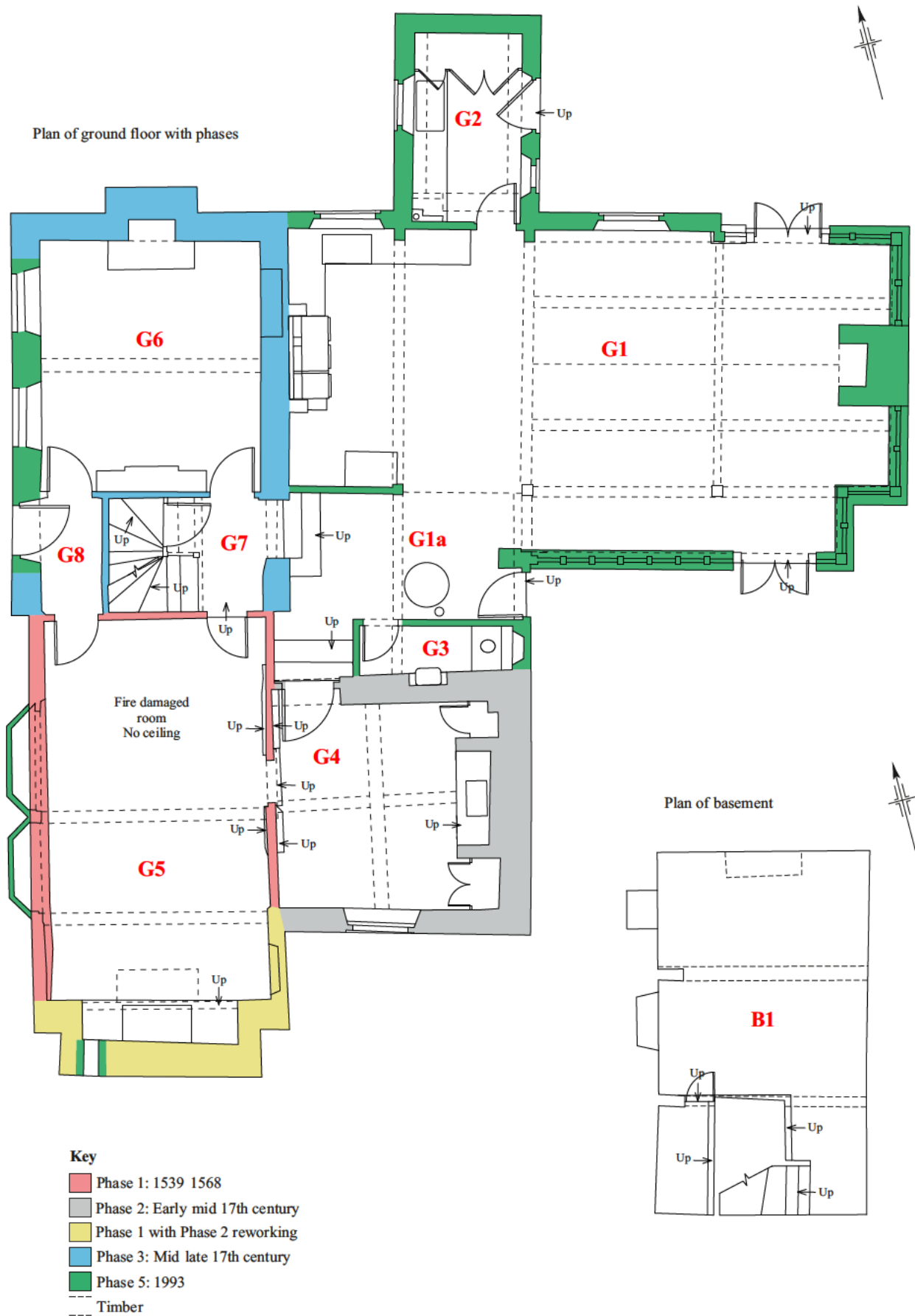


Figure 9: Basement and ground floor plans

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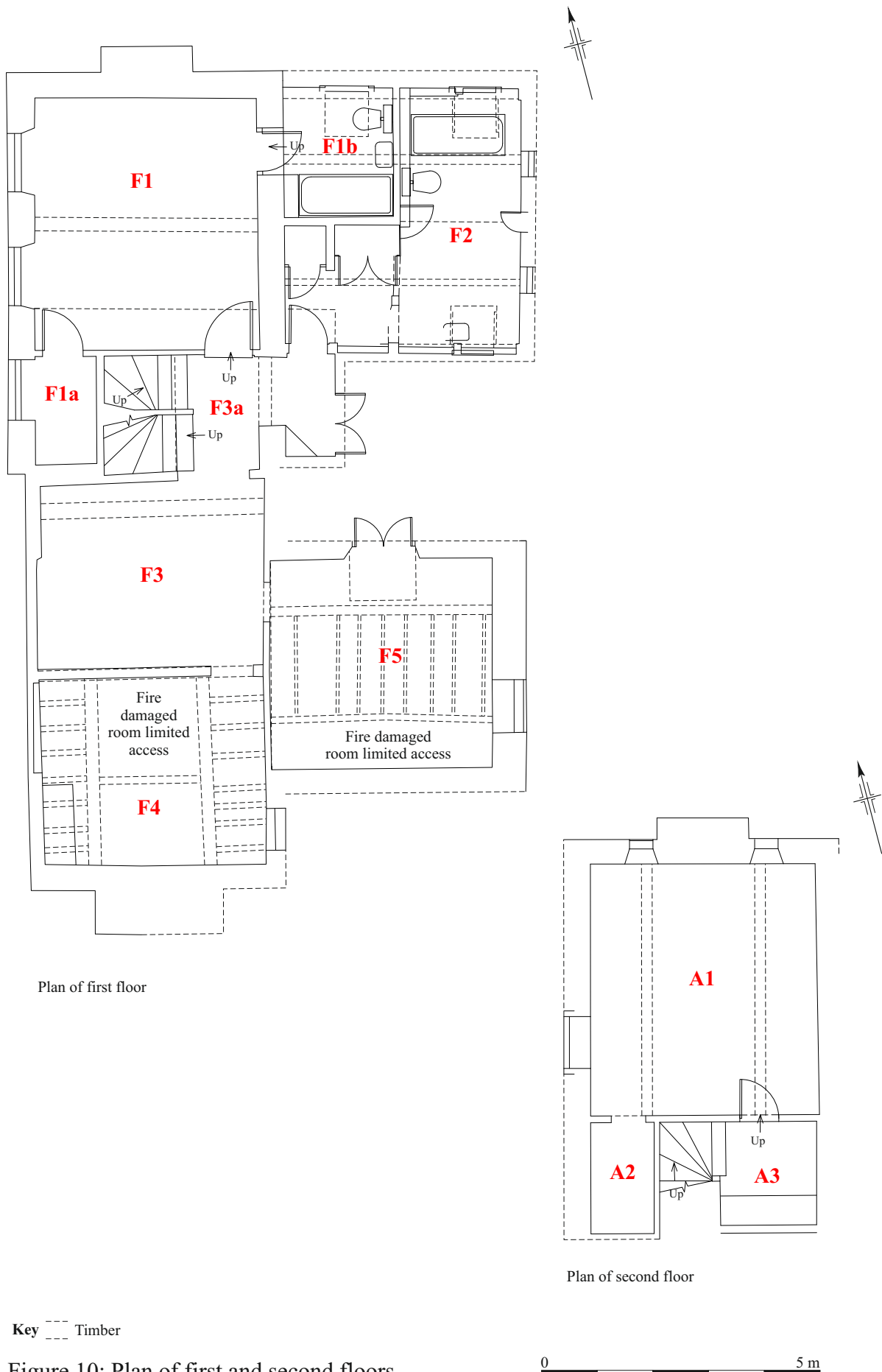


Figure 10: Plan of first and second floors

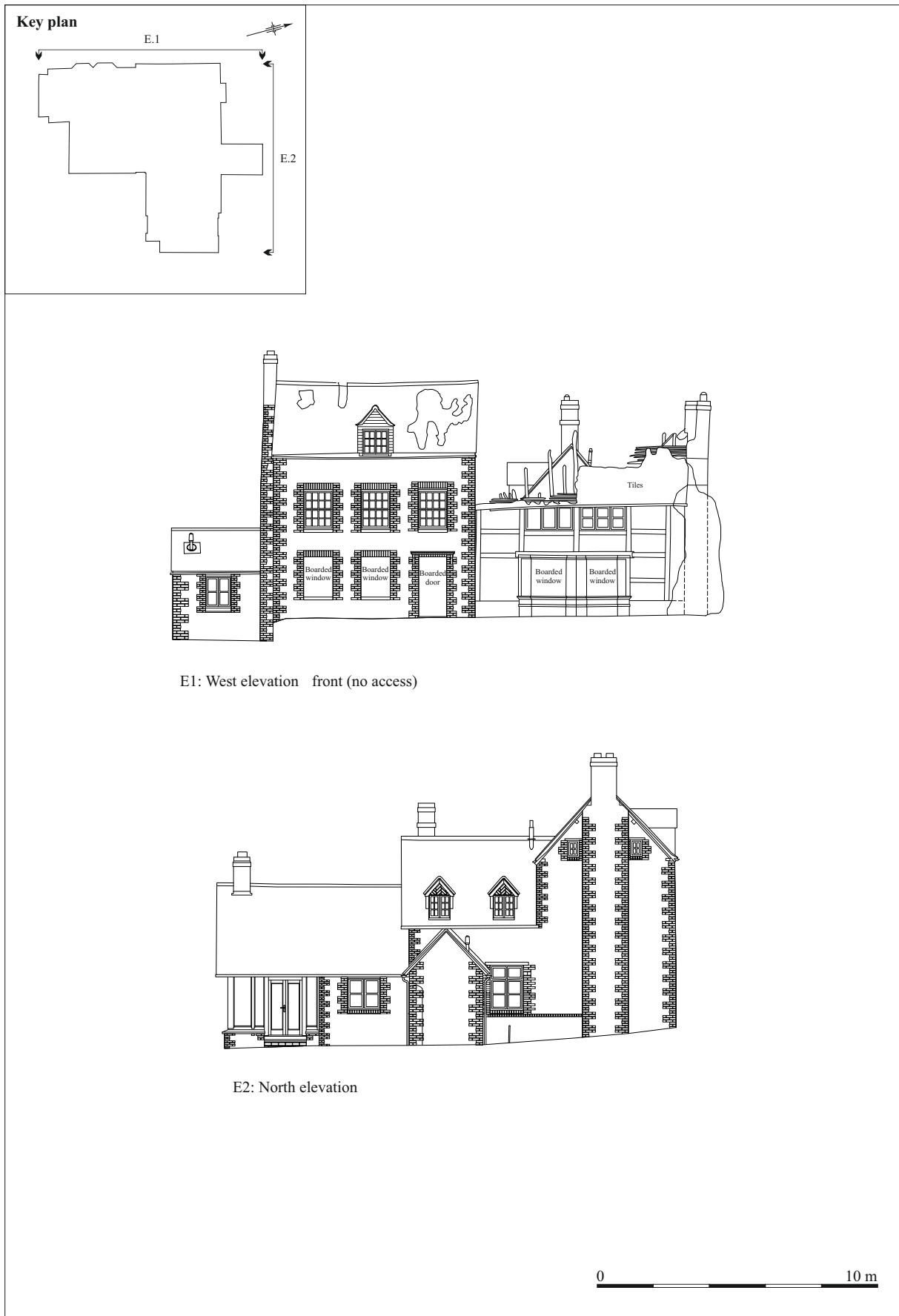


Figure 11: Building elevations

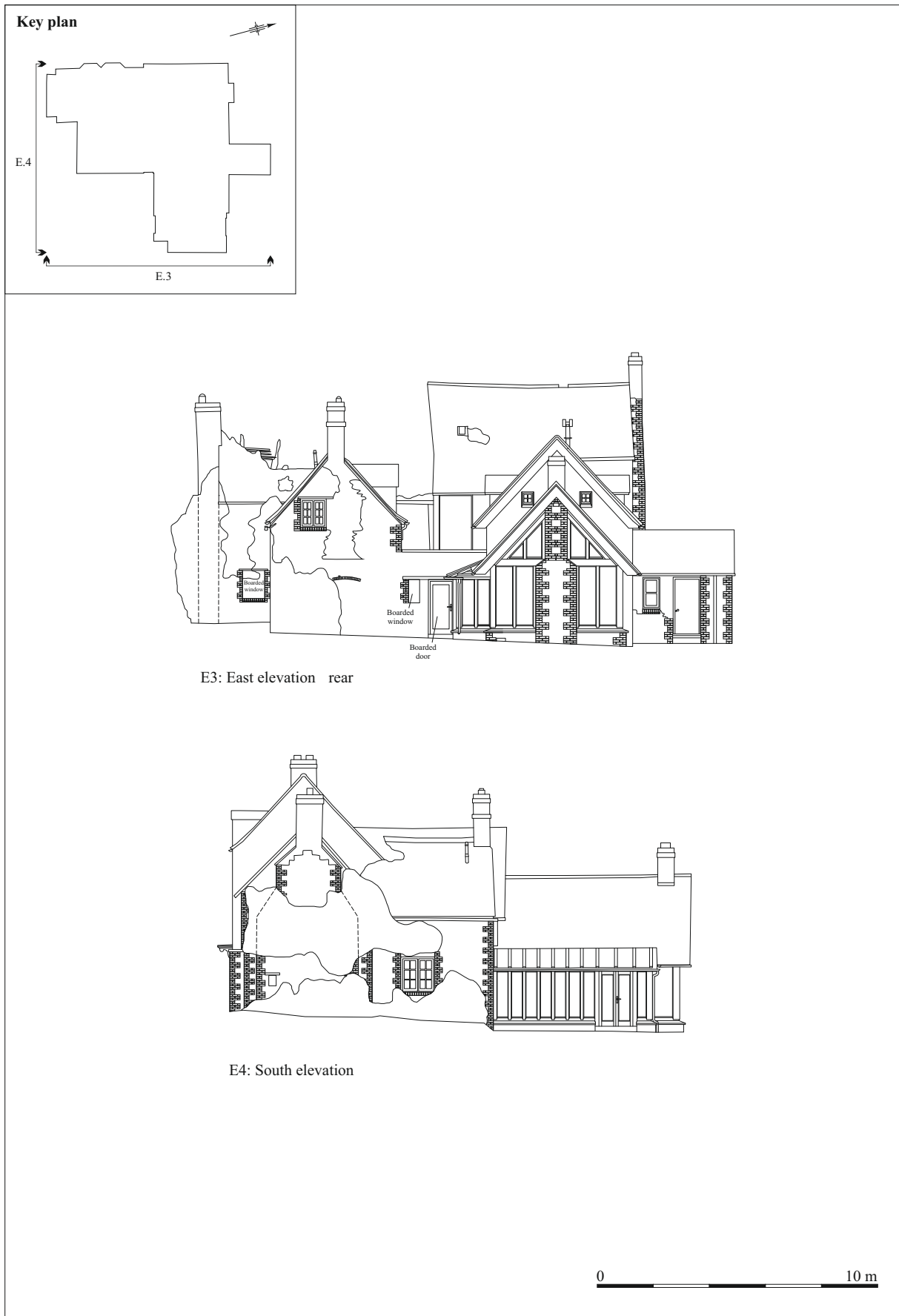


Figure 12: Building elevations

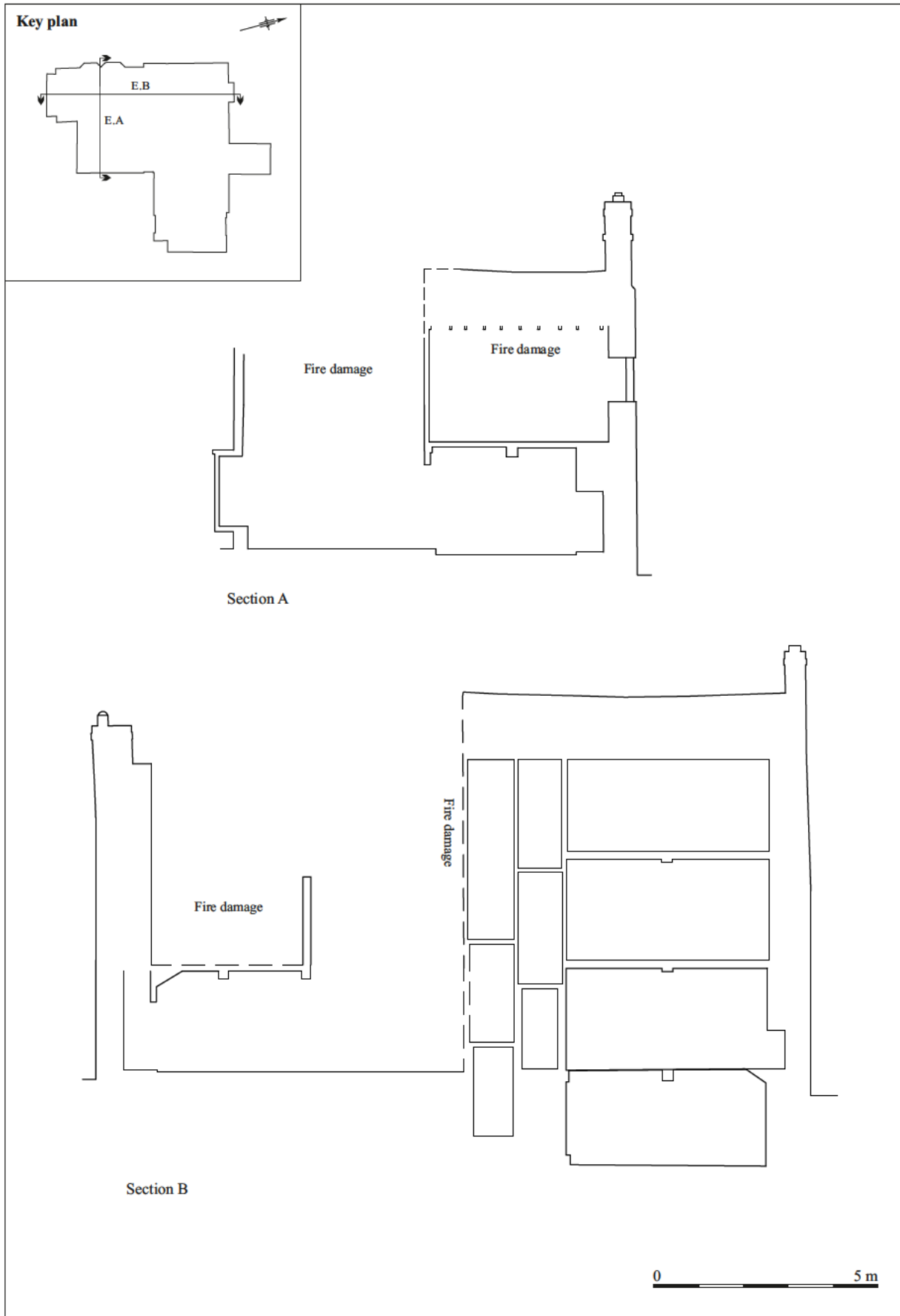


Figure 13: Building sections

3 DESCRIPTION OF UPPER PARK FARM

3.1 Introduction and General Description

The current building is a structure with four main components, two of which are located in the Front Range and two to the rear of the building (Figs 9-13). The south part of the Front Range is a two storey structure with timber framing and brick infill and with a significant gable end chimney on the south side. The roof is of clay tile. The north part of the north range is a two and a half storey addition, which has a gable end chimney at its north end. The structure is of limestone with brick detail. The roof is of clay tile. To the rear on the south side is a further extension of one and a half storeys. This also has a gable end chimney. The extension is constructed of limestone-rubble and has a clay tile roof. The extension to the rear of the north part of the front range has a one and a half storey components built in limestone rubble and brick detail. It has a clay tile roof and dormer gables. The second part of this extension is in glass and has a clay tile roof.

3.2 West Elevation

The front or west elevation (Fig. 11.E1, plate 2) contains two main component parts. On the south side the house has a large box timber frame, with a chequered Flemish bond infill. Large box framing, which we have here, is considered to be an indication that the structure is of an early date (Mercer 1975, 115-6). Mercer suggests that these designs were in use before 1450 and continued afterwards. Set within the timber framed part of the building there are two bays both of a similar design. On the ground floor there are 20th century bay windows side by side projecting with bay windows with lead roof. These are vertically aligned with first floor windows, two sets of three two paned modern wood casement windows, with a length of lead coping underneath. The windows on the ground floor are boarded up and upper floor windows are smashed due to the fire damage though the frames are intact. The timber framed section externally appears to show few signs of fire damage, apart from the windows. The north bay window has a small burn hole in the band in the left corner abutting the wall. The majority of brick infill of the wall uses red and blue vitrified bricks measuring 223mm x 103mm x 55mm. In the lower left corner of the timber framed section there is a portion of newer brickwork; there was previously a doorway here, in filled in the 1990s. The bricks here measure 215mm x 104mm x 51mm. In some cases the timbers appear to have shrunk and the joints have been repaired with cement, though not recently. The timber framed section sits on a cement rendered plinth approximately 500mm deep. At the right end of the principal elevation the edge of the building extends beyond the timber frame, by about 500mm. Here the bricks measure 220mm x 100mm x 53mm. The gable wall to the south has a brick quoining projecting chimney breast, the top of the chimney stack is tiled slightly lower and offset from the main roof. The bricks on the original quoining measure 217mm x 100mm x 55mm. The bricks are a size of around 50-55mm in depth that could date from the 17th or early 18th century. They certainly predate the brick legislation of the later 18th century.



Plate 2: South side of west elevation

An old plain clay tiled roof has been severely fire damaged. The topmost section of roof adjacent to the right end chimney stack has burnt away, with no rafters remaining. Above the second floor window on the right there is a triangular section of roof that remains with the tiles still in place.

On the north side of the front façade there is a two and a half story addition, which is of rubble stone with brick quoins (Fig. 11.E1, Plate 3). The bricks of the quoins are original and measure 215mm x 98-100mm x 52-55mm. The façade contains three bays. The main door is in the far right bay on the ground floor next to two eight over eight sash windows. The door contains a porch with a lead roof and with console supports. The bays and windows are echoed on the first floor with three eight over eight sash windows. The ground floor and first floor windows appear to have been reset evident by a different lighter brick surrounding them, which measures 228mm x 100mm x 70mm. There is a single course of red brick at ground level, and aligned to the ground floor and first floor windows there are lights to the cellar. On the left hand end there is the side of a gable end chimney that is constructed in limestone with brick dressing.

A tie beam is visible in the roof line on the front elevation. There is a small gable window in the roof with two windows of six panes, exterior walls covered in wooden cladding, no fire damage visible. The right section of the roof is badly fire damaged, though about ½ of the plain tiles still remain, on top of the charred rafters. Due to fire damage the support to the roof structure is compromised. At the level of the outer wall plate the tiles and roof appear intact up to the top of the dormer window frame. There is some smoke discolouration to the exterior wall above the windows on the first floor level.

Extending beyond the line of the principal elevation on the north side there is single storey build of limestone rubble with brick dressing. There is a single window in the façade, the clay is of red clay tile, and a flue protrudes from the roof.



Plate 3: North side of the west elevation

3.3 North Elevation

The north elevation contains three major component parts. On the right hand side of the building there is a gable of limestone with brick quoins of two and a half storeys (Fig. 11.E2, Plate 4). There is a projecting gable end chimney, which is also of limestone with brick quoins. There is mostly original brickwork, with rebuilt chimney flue to top section of chimney. To either side of the chimney breast there are attic windows with a more recent casement.



Plate 4: North elevation

Extending to the left of this early gable, and located centrally, is a one and a half storey extension of a later 20th century date. The wall is of limestone and has a single window inserted in it. In the half storey, extending into the attic, there are two gabled dormers. The roof is of clay tile. On the ground floor there is the gable-end of a 20th century extension constructed of limestone with brick quoins. There is little visible fire damage to this section of the building.

The extension on the left end of the building is part of a single storey structure. The west part of the wall is of limestone rubble with brick dressing. There is a window inserted into this wall. The east walls on this structure are timber framed with glass infill. The roof is of clay tile. A chimney extends from the clay tile roof at the east end.

3.4 East Elevation

The east elevation has multiple components due to the stagger and design of the roof system (Fig. 12.E3). To the right is the extension of the 1990s. The ground floor contains the gable end of a single storey timber framed structure with glass infill, forming a conservatory. The extension contains a chimney which is constructed of limestone rubble and brick quoins. The gable end has overhanging eaves with fascia boards. To the right there is a single storey glass addition with a catslide glass roof or off-shot. The glass walls are set on a dwarf wall constructed of limestone rubble. Set above this is a gable end of the one and a half storey part of the 20th century extension. This gable is clad in weatherboarding, with the end of a brick quoined wall on the north side. This gable also has overhanging eaves and fascia. Two small windows are located either side of the single storey roof. On either side of the roof of the one and a half storey component there are dormer gables projecting.



Plate 5: South side of east elevation

Beyond the one and a half storey roof is the main range of the building that runs north to south, and on the right hand side is two and a half storeys high. The wall still visible on the right-hand side of the two and a half storey structure is of limestone rubble and brick dress, while on the left hand side this is weather boarded. A window is evident in the

weather boarding. The roof above is of clay tile, there is evidence of fire damage and a whole in the roof. On the north end of this range there is a gable end chimney.

Extending on the north side of the building is a single storey extension of limestone rubble and brick quoins. The façade contains a plank door and a window. The roof is of clay tile. This extension is of a 20th century date.

On the south side of the east elevation there is a one and a half storey gable end of limestone rubble with brick dressing (Plate 5). A clear delineation exists between the original lime rendered rubble stone and newer coursed stonework. Either side of the chimney appears to be the original lime rendered rubble stone walling. At ground floor level are remains of a relieving arch in brick of segmental form, which probably contained an earlier feature, a door perhaps, but just as likely a fireplace as it is located in the back wall of a fireplace and chimneybreast (Plate 6). To the right hand side a carved stone has been inset. The chimney breast has been rebuilt as can be seen by weathered red brick which follows the line of the chimney from the first floor to the eaves. On the left hand side of the chimney is a window of six panes.



Plate 6: Brick arch

The area between the two gables is infilled on the ground floor with reworked or new stone walling. The limestone wall of the south gable continues, and the wall line is capped. In the wall below are a door and window with 20th century casements with chamfers. Beyond the limestone capping is an enclosed balcony. The walls on the north and south sides of this balcony occur in no drawn elevation. The one on the north side is a weatherboard clad structure of a 20th century date, which has a dormer window in the clay tile roof. The wall on the south side is a limestone wall with brick dressing.

Beyond the south gable of the east elevation is the south part of the Front Range, which is the two storey timber framed structure (Plate 7). The brick wall is visible to the right of the south gable end. The Front Range also extends on the south side of the gable. Here the rear wall that is visible is constructed of limestone with brick dressing. On the ground floor there is a window. Extending on the south side of the building there is a gable end chimney.



Plate 7: East elevation of Front Range

3.5 South Elevation



Plate 8: South gable end

The south gable contains three visible components. On the left hand side of the structure there is a two story gable end with projecting chimney stack (Fig. 12.E4, Plate 8). The wall is constructed in limestone rubble and red brick quoins. The chimney has two shoulders with tiled areas of run off and a water tablet. The brick chimney stack was probably remodelled in the early to mid-17th century, the brickwork is old, in places

deteriorated with small patches of concrete infill and the mortar lines are thin. Placed in the chimney stack to the left at ground floor level there is a small glimpse window, with a wooden lintel. The south elevation is largely obscured by wisteria which has grown across the width of the chimney breast and tall flowers grow up from the base of the building.

To the right of the gable end on the Front Range there is a one and a half storey extension. This is constructed of limestone rubble with brick dressing. There is a brick chimney at the end of the gable, with water tablet.

Extending beyond this is the north range, where the ground floor walls are of timber frame with glass infill set on a limestone dwarf wall or plinth. At the east end there is a brick chimney. The roof is mainly of clay tile, but there is a small area of glazed roof with timber beams.

3.6 Ground Floor (Figure 9)

The interior ground floor of the house is made up of nine rooms including the drawing room, reception hall, study, dining room, small entrance hall and stair landing all in the western range. In the east range the dining room, downstairs toilet, kitchen and utility.



Plate 9: Rear entrance hall (G1a)

Entering the house from the rear door on the east elevation there is an open plan rear entrance hall (G1a; Plate 9), kitchen and conservatory space (G1; Plate 10). The east wall contains the modern door and wall end. The entrance hall is part of the modern 20th century extension. In the south wall there is a modern door entering room G3, and to its right-hand side there are a series of steps in a recess leading up to a plank door entering room G4 (Plate 11). A fitted bookcase lines the east wall, approximately 1500mm in length. The door is an original six plank ledged door with ironmongery, with original black painted timber surround, topped with timber lintel. There is a water pump located to the left of the door, and a well located in-front of it. The west wall has an opening leading

to the stairwell (G7), which is also up a flight of new steps (1993 building alterations). The north wall is plain, but on the northeast side the room opens up with gaps in two walls and a timber post in the corner leading into room G1 proper. In the ceiling there is a timber beam. The floor has paving slabs.



Plate 10: General view of conservatory (G1)



Plate 11: Entrance into G4

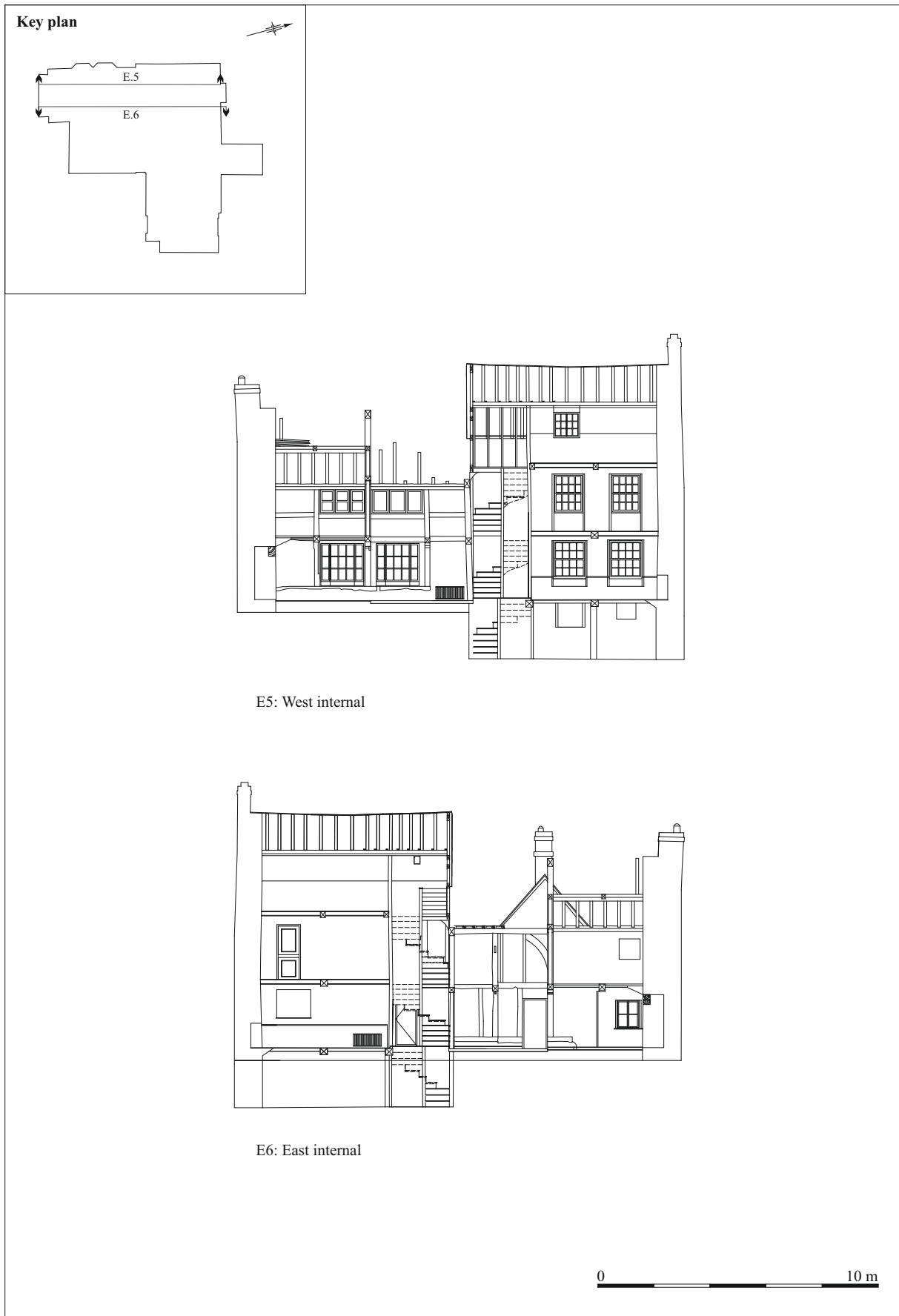


Figure 14: Complete internal elevations part A and B
25

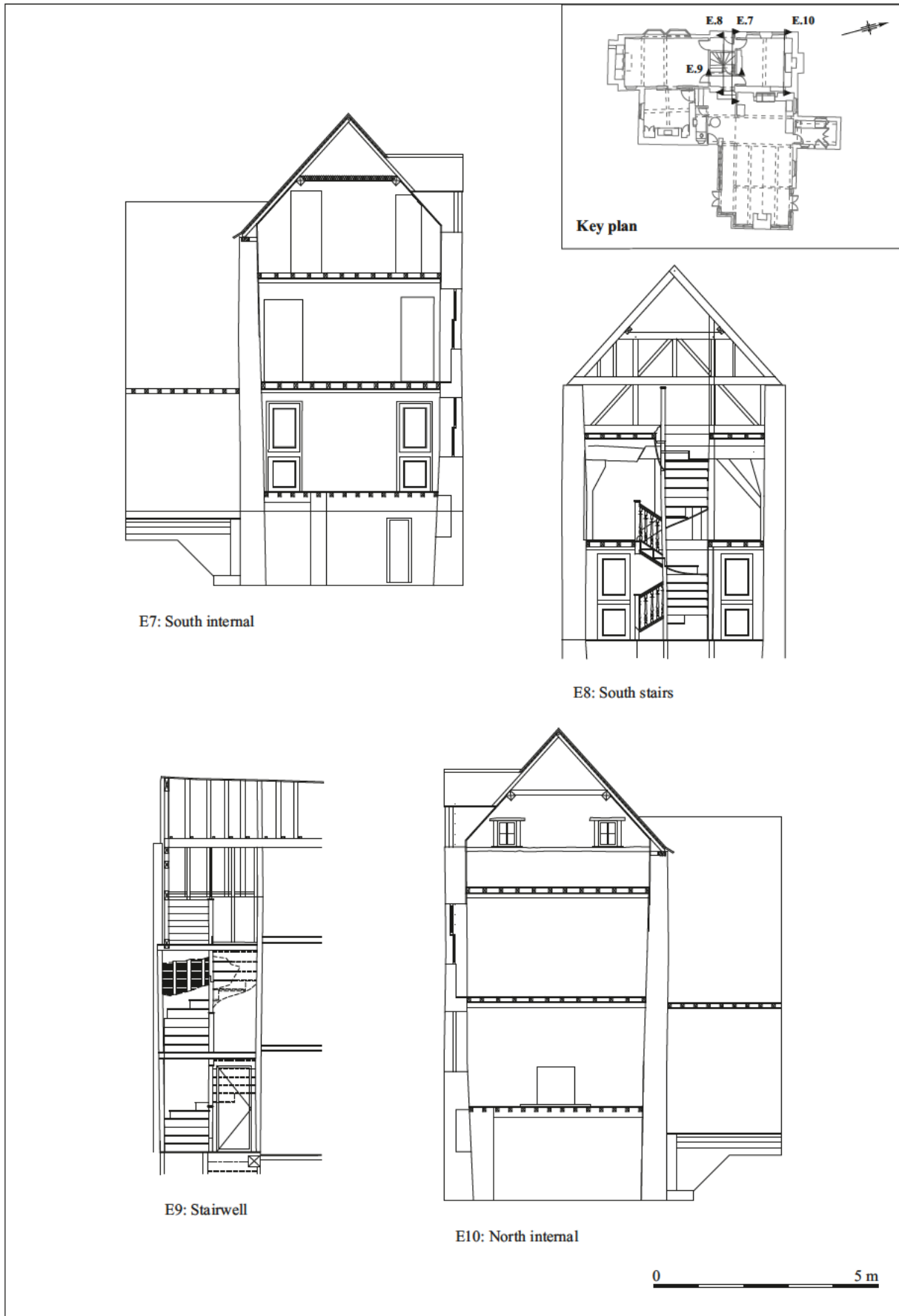


Figure 15: Complete internal elevations part A and B
26

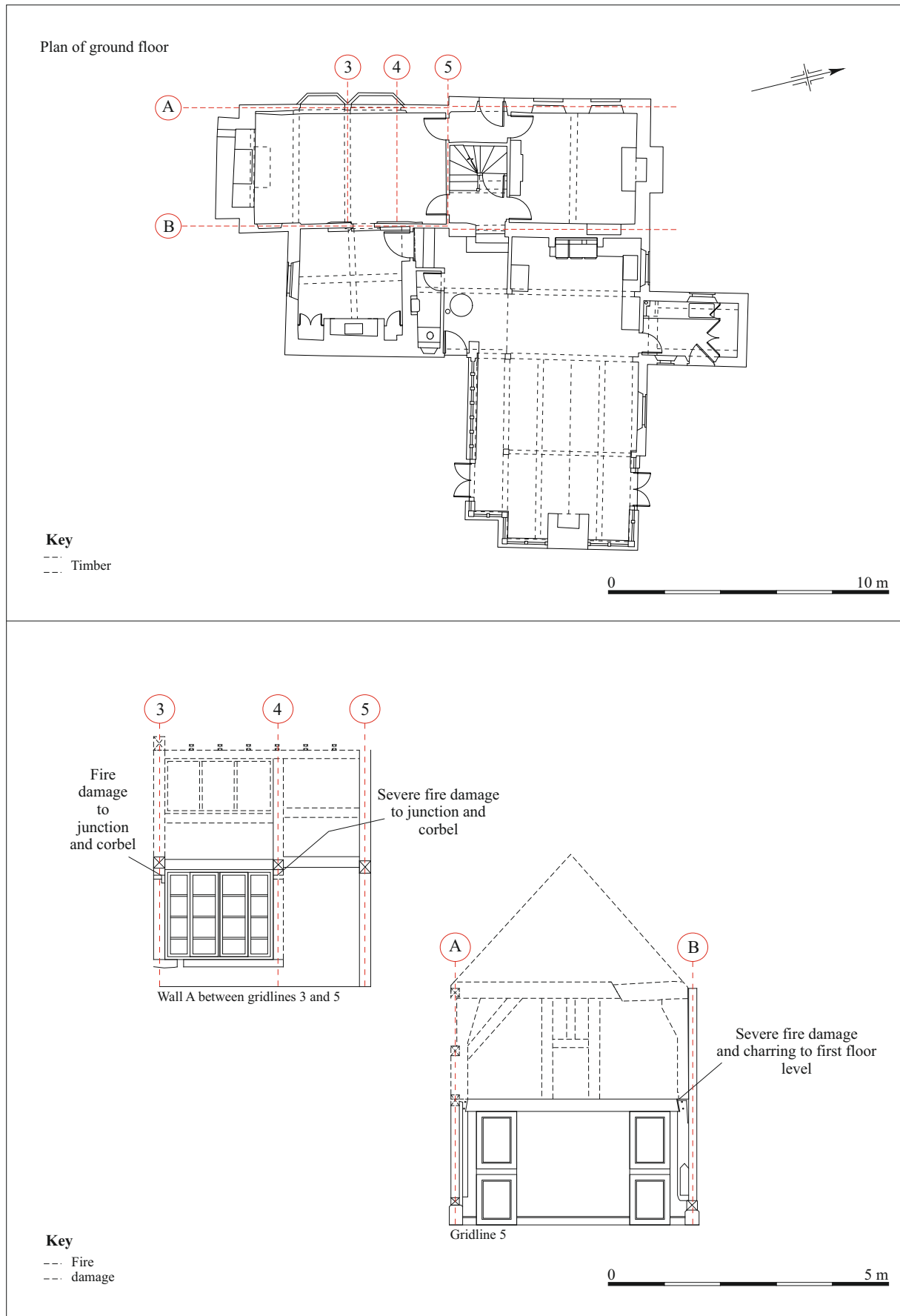


Figure 16: Internal elevations

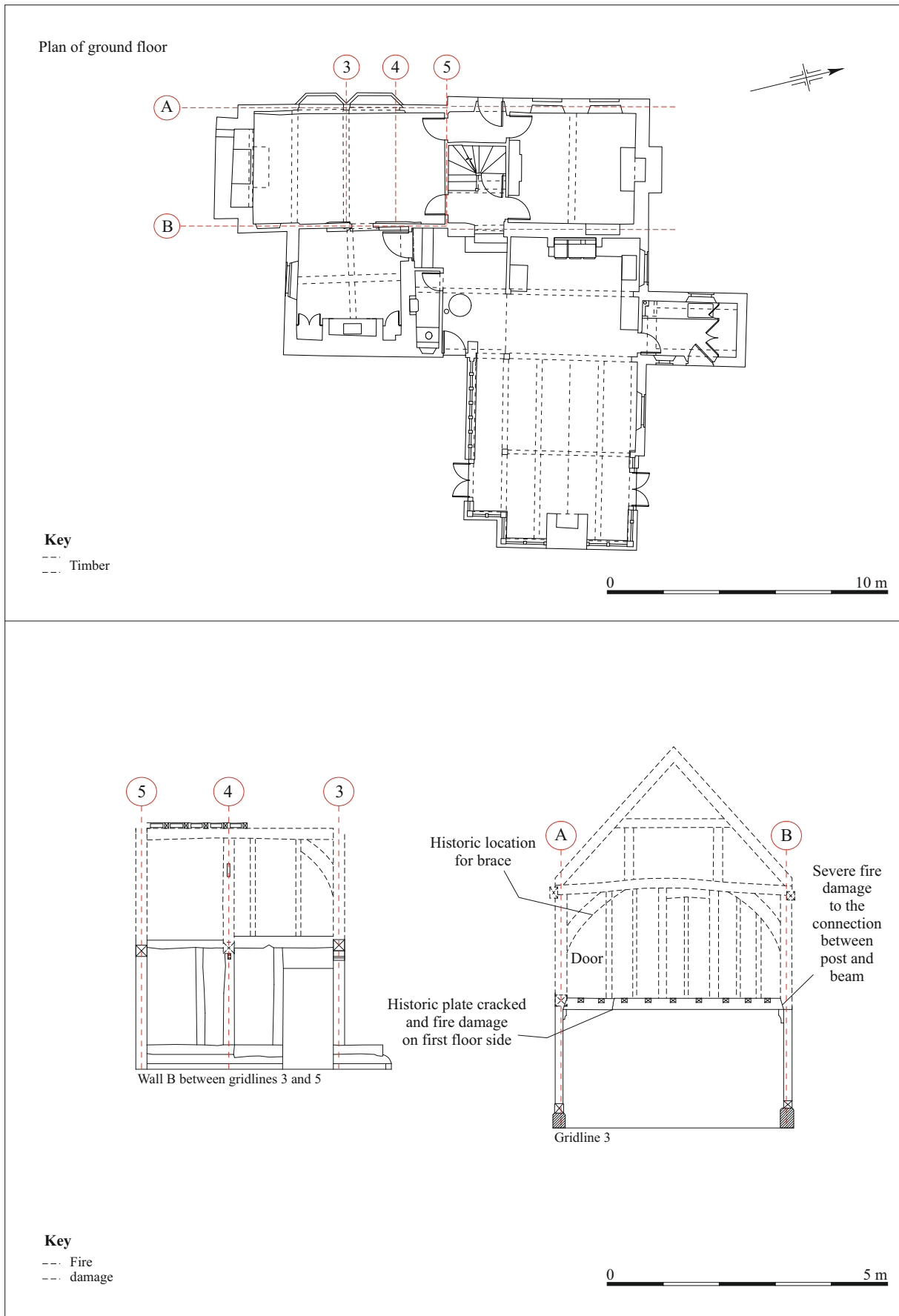


Figure 17: External elevations

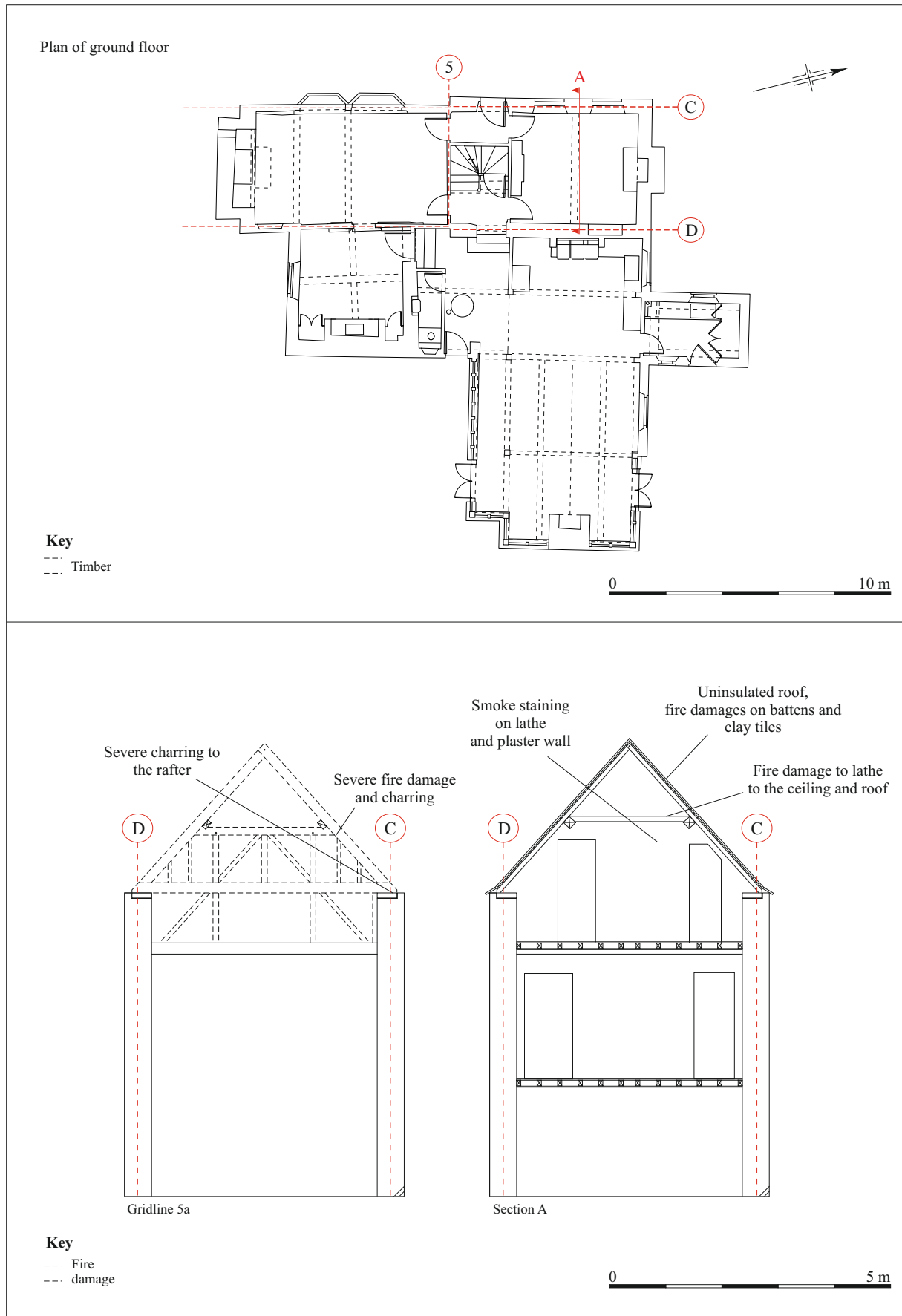


Figure 18: External elevations

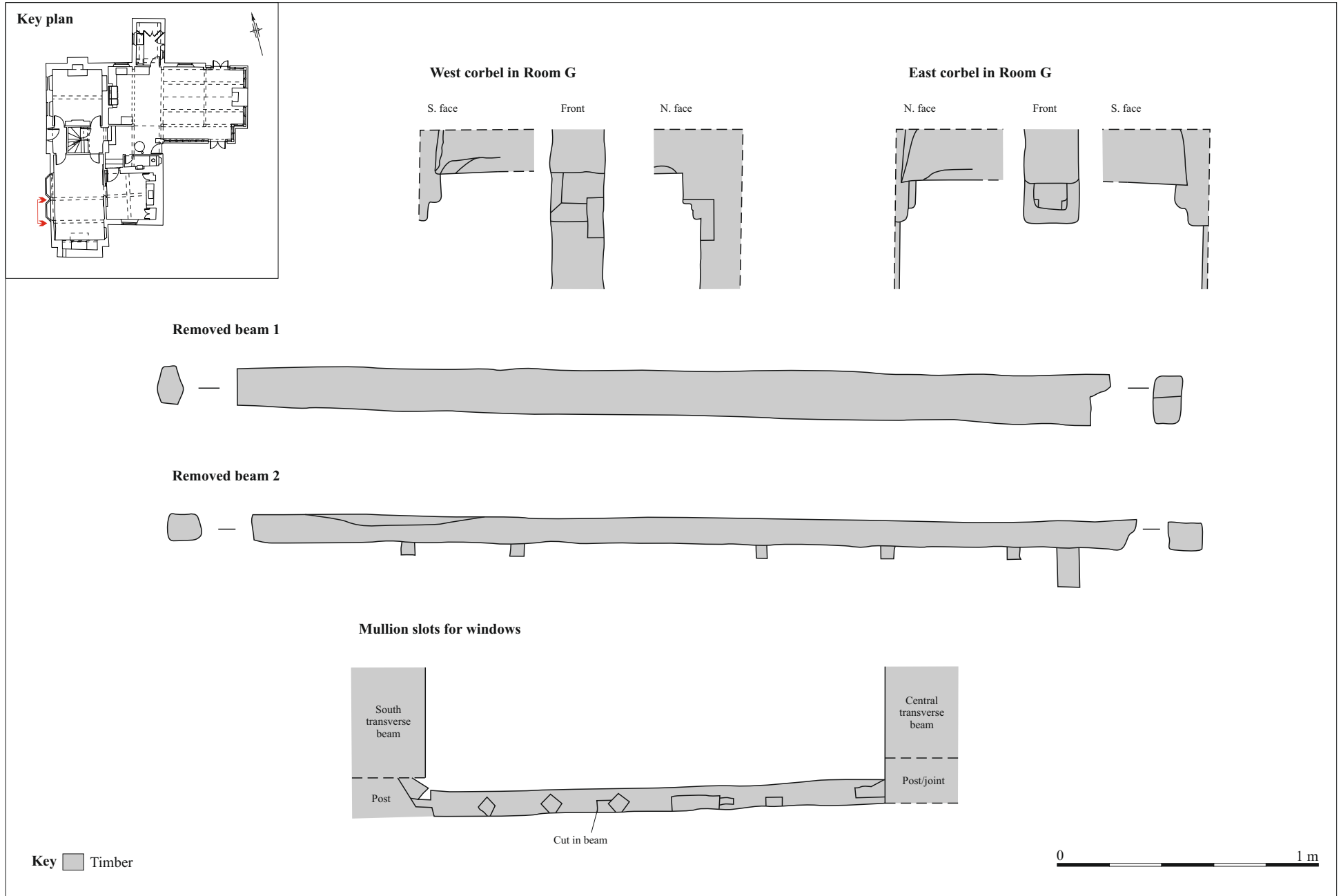


Figure 19: Timber details from room G5

Through the openings in the north and east walls of the rear entrance hall (G1a), access is obtained to the kitchen and conservatory (G1). The kitchen in the west part of the room takes up about a third of the space. The division of the two spaces is provided by a beam with braces, over which there are exposed joists. On the west wall there is a 20th century mock fireplace designed for an Aga. The décor is 20th century, shelving on the left hand side and ground floor and wall cupboard above. In the north wall there is a 20th century window with timber lintel and tiled sill, with sink below set in more kitchen units, and a further oak plank door on the east side. Against the south wall there is freestanding kitchen dresser.

The conservatory is dominated by a 20th century oak cruck frame that bridges the room, and allows the room to open up into the roof space (Plate 12). The cruck is a double arch-braced truss with two rafter braces either side of ceiling that has back purlins and is timber lined. Of the continuing north wall part of it is a solid construction with a window with a wooden lintel above and tiled windowsill. The east part of the north wall is timber framed with glass panelling. The gable end of the conservatory contains an open lime-rendered fireplace with chimney breast rising into the rafters. This is flanked by full height double glazed units into oak frame. The south wall steps out further from the main wall line, which is marked and supported by two timber jowl posts (one associated with the cruck). The west wall is timber framed and glazed and contains a glazed roof with oak beams and a patio door. The floor is of one level with large square ceramic floor tiles.



Plate 12: Roof space and fireplace of conservatory (G1)

A modern oak midbar plank door along the north elevation of room G1 (kitchen) leads into the utility room (G2). Units line the left wall with central sink and a recessed two light casement window above (Plate 13). The gable end has full wall simple built-in floor to ceiling timber panelled cupboard, housing boiler. The right wall has a double Z-plank external door, and adjacent a recessed single light modern casement with transom window with wooden lintel above. The utility projects north and the external façade is aligned with main rear entrance.



Plate 13: Utility room (G2)

In the south wall of the rear entrance hall (G1a) there is a modern oak plank door leading into a small WC (G3). There is a narrow WC with Tudor style toilet in the back wall and above, a recessed casement single light window with transom and timber lintel and tiled sill. The sink fits into a tall recessed archway.

Room G4 is entered via a series of steps from the rear entrance hall (G1a), which leads to a panel door, which is located in the north wall of G4. The iron fittings on the back of the door are original and have a rounded end, but perhaps more significantly the base-plate is extremely large. Though this style of hinge was produced from the 17th to the early 18th century, it is extremely noticeable that earlier base-plates were larger and tend to occur in the early to mid-17th century (Alcock and Hall 1994, 24). It is likely that this part of the building may be of that date. The east wall has a large inglenook fireplace with original bressumer beam lintel, which is set back within the wall (Plate 14). The open fireplace is replaced with a cast iron wood burner and tiled plinth. Also, there is an alcove on either side of the fireplace, both of which contain modern built-in cupboards. The only window within the room is set within the south wall. There is a secondary door that leads into room G5, in the centre of the west wall of G4. In addition to the door and modern shelves, the west wall also contains several exposed timbers in box frame with post and sill beams (Plate 15).



Plate 14: Fireplace in G4



Plate 15: Timbers in west wall of G4

The ceiling contains revealed joists, original north - south tiebeam plain stops with two notches cut at equal distance into the length of the southern portion (Plate 16). This would suggest that the beam has been relocated and reused, though probably as part of the original build. There is also a wooden rectangular plate attached to the underside of the beam on the eastern stop; the beam may be damaged underneath but if so the plate hides the damage. The eastern half timbers have been completely replaced with new timbers, probably 20th century. The floor consists of flag stones, possible of original date. There appears to be no fire damage in the dining room.



Plate 16: Ceiling timber in G4

The east wall of room G5 contains several exposed timbers consisting of four common studs, and a sill beam (Fig. 14.E6, 17, Plate 17). Also in the east wall is the connecting doorway between room G4 and G5, which is located within the centre of the wall. There is a small length of sill beam remaining on the other side of the doorway to the dining room (G4) in the south section of the lounge. At the south end of the east wall there is a recessed fixed two light window with transoms. Though much of the ground floor appears to have survived the timber of the upper part of this wall is damaged and structurally compromised (DSA 2015).



Plate 17: Timbers in east wall of G5

The south wall contains a large inglenook fireplace approximately 0.75m deep and 1.5m in height with heavy bressumer beam overhead, cast iron chimney hood over fire grate and a glimpse window on right side wall of inglenook fireplace (Plate 18). This wall is

structurally sound and is to remain, there are no plans to produce this drawing as it is not to be touched.



Plate 18: Fireplace in G5

There are exposed beams within the west wall consisting of posts and sill beams which appear to be original features (Figs. 14.E5, 16). There are two bay windows in the central area of the west wall of room G5. The south window, which has suffered little fire damage, has a vertical cut on the top of the north edge of the south post, measuring approximately 1m in length (Plate 19).



Plate 19: South bay window with cut

The north bay window has areas of severe burning that has penetrated through the bottom of the window frame and can be seen externally. The fire has also burned away a portion

of the window sill on the north side. The timber on the inner side of the mid rail above the bay window has been carbonised in the northern part; the lower portion of the corbel on the north side is partially intact (Plate 20).



Plate 20: Remains of west north corbel

All of the junctions at this post are severely fire damaged (DSA 2015). The plaster has fallen away in the corners of the infilled sections revealing spalled brickwork and mortar joints. According to the plans drawn up in 1993 by Roderick James Architect, the bay windows are a 20th century addition; prior to 1993 there were two sets of casement windows set within the box frame. In the west wall at the north end an entrance doorway has been removed and infilled with brick. This was done during the building works in 1993, and a new doorway was built in its current position in room G8.

The north wall contains posts at both ends and a transverse beam (Fig. 16). The east and west posts appear to have no fire damage at ground floor level. There are the remains of a historic beetle attack in the lower half of the post. The transverse beam would appear to be part of the original timber framed section. At each end of the wall within the posts there is a door frame, the west door leads into the front entrance hall G8, and the east into the stairwell hall (G7). The wall between the doors has been plastered over, therefore it was not possible to observe if there were any existing timbers. The northern wall would possibly have been the external wall of the timber framed originally.

Between the south transverse beam and the south wall, in the surviving ceiling there are two joists near to the hearth that appear to have traces of historic woodworm, these joists are roughly hewn and distressed looking, and are probably original, no date known. The remaining joists appear to be newer, because they are slimmer, and have traces of machine

saw cuts. The joists and ceiling is white painted, with the main beams left unpainted (Fig. 19, Plate 21). There is apparently a little water damage, as evident by the marks where the water has travelled through the ceiling cavity onto ceiling and beams.



Plate 21: South transverse beam in G5

The southern transverse beam does not have any decoration at the stop on the western end. The western post has a corbel, supporting the transverse beam (Fig. 19, Plate 22). There is a historic wrought iron L-tie (no date), three iron pins inserted to the underside of the transverse beam connecting into the corbel, probably to stop the beam failing and provide extra support to the jowled head where it may have deteriorated over time. The transverse beam is chamfered symmetrically along its length, with a number of small square cuts into the beam and the remains of a narrow mortice joint in the eastern end of the beam. At the eastern end of the axial beam there are historic repairs to the beam using two scarf joints, a newer section extends from the wall providing support where the beam has suffered rotting. A built wall and not a post support the east end of the axial beam.



Plate 22: West south corbel

Located between the southern and central transverse beam there is a joist directly in front of the bay window that has three square shaped cuts into the underside (Fig. 19, Plate 23). These could be the location for diamond shaped mullions, which are a primitive feature of Tudor architecture. There is a brief period of time from 1539 to 1567 when these features were used and the windows were essentially unglazed (McCann 2010). Examples have been recognised at Vale Farmhouse, Frostenden and Rose Brook Cottage, Little Warley.



Plate 23: Cuts for mullions

The central transverse beam contains corbels and a chamfered beam (Figs. 17, 19, Plate 24). The corbel and lower portion of the post appear intact, but viewing from the right hand side (RHS) it is apparent that there is severe fire damage to the post's corbel on the east end. There is approximately 80mm of scorching into the 200mm depth of the post (DSA 2015); this damage travels above ceiling level and on the exterior of the axial beam and plate. Both the transverse beam and plate joining into the west frame are severely burned on the outer and inner sides.



Plate 24: East central corbel

This transverse beam is bowed in the centre and supported by two closely spaced props at the west end, a third centrally placed and a fourth at the east end underneath a historic vertical crack approximately 500mm from east end. This is pinned together with a fishplate, secured with three square headed bolts (still galvanised). There are two, one in the east and one in the west, wrought iron L-ties (no date) inserted into the posts and undersides of the transverse beam. The beam apart from the damage at the post junction in the west end has incurred little visible damage to the underside. There appears to be an upper transverse bearer, which has sustained some fire damage, on the west end along the top and some area in the first floor of the doorway at the east end.

The southern portion of the lounge (G5) appears to have suffered no fire damage and is intact. In the north portion the timber framed building is severely fire damaged from ground level (DSA 2015).

There are fixed width floorboards throughout the lounge. There is a 1m² test pit in the south east corner of the room which was made by the engineer.

The entrance hall (G8) contains in its west wall a 20th century heavy four panelled oak door, wall corners are rounded off. This is a newer addition; it replaced a window which was part of the elevation. In the south and north walls there are two doors, the south one leads into the lounge (G5) and the north into the study (G6) and both are modern two-panelled timber doors.

The study (G6) has a dado rail around three of the walls, deep skirting board and no cornice (west, north and east walls). The west wall (Fig. 14.E5, Plate 25) has two eight over eight hung sash windows, with window seats beneath (boarded and all lights apart from one are intact). The north wall contains a modern centrally placed ornamental scrolled fireplace about 1.25m in height which houses an open fire containing an iron firebox, concrete base and tiled hearth (Plate 26). In the northern section of the east wall there is a sealed off window cavity containing four shelves (Fig. 14.E6). The south wall contains doors at both ends (Fig. 15.E7). The two-panelled timber doors are probably original. The doorframes are original, and slightly bowed under the weight of the upper floors towards the centre of the room, this is also echoed in the ceiling which has a shallow curve in the centre. On the whole of the south wall there is built-in shelving to the top half and cupboards to the lower half; this is a modern addition.



Plate 25: Windows in G6



Plate 26: Fireplace in G6

The ceiling has a chamfered central tiebeam running east-west, no decoration to the stops, date unknown. There is MDF sheet flooring. The room has a traditional Georgian look, but most of the fittings appear to be modern replacements rather than original.



Plate 27: Stairwell at ground floor

The hall at the base of the stairwell (G7) has a door in the north wall from the study. The north door is a panellled door. The doorframe of the study contains two wooden pegs, one either side of the top rail, suggesting that this is an original doorway. In the east wall there is an opening leading into the rear entrance lobby (G1a). In the south wall (Fig. 15.E8)

there is a door leading into the lounge (G5). On the west side there is the main stairwell that contains a dogleg staircase rising two floors and ending in the attic space (Plate 27). There is a midrail timber in the wall between room G7 and room G6 the study. The timber line is uneven and looks aged.

Also on the west side of room G7 is the door to the cellar, a five plank with alternate facing planks and has original ironmongery with three T-hinges; similar examples date from 1713, found in Gloucestershire, and a later version 1745 Suffolk (Alcock and Hall 1993, 21-27), and a drop lock earliest date also 1745, Gloucestershire (Alcock and Hall 1993, 21-27), and two keyholes, of which one has a diamond shaped backing that has since been painted over earliest date of 1669 found in Suffolk (Alcock and Hall 1993, 34).

The ceiling of the landing area has partially collapsed revealing copper piping and mostly new replacement timbers, some of the joists running north – south are darker in colour and look more aged than others, it is possible these are original.



Plate 28: Newel post and turned balusters

The decorated newel post, turned balusters and carriage of the staircase are original; at the ground floor there is some trace of rot and aging as with the second floor junction on the newel base and balusters (Plates 27-28). The carriage of the steps rising up to the first floor landing appears to be an old piece of timber that has suffered some decay. The stairs are mentioned in the Historic England building listing, and as such it should be assumed that the referred to sections are original. When viewing the underside of the stairs from inside the cellar, there are machine cut timbers used to make the runners and risers at ground floor-first floor level, as well as a view from the first floor landing where the stair

treads appear to be new. The landing area does not appear to have been fire damaged apart from the ceiling which may have fallen either during or after the fire.

3.7 Basement / Cellar (Figure 9)

The plank door on the west side of hall G7 leads into the cellar (Figs. 13-15). The walls of the stairwell beneath floor level are made from brick and rubblestone which have been painted white, which was not done recently as it is discoloured. To the left as you enter the stairwell the wall from ground level is blockwork up to ground floor level.

The undersides of the treads were visible above the cellar stairs. It is apparent that the runners and risers of the staircase and housing are new at the level of the cellar stepping down and also above. There is a timber midrail that runs through from the landing area, along the top of the stairwell, and continues beyond the enclosed stairwell. At the level of the floor there is an original timber lintel running under the cellar door, which is housed within newer stair timbers and a parallel second original timber lintel running underneath the first step rising to the first floor. At the quarter-landing in the stairwell the flooring is made of simple herringbone brickwork.

The cellar is situated underneath the study (G6), and is oriented in the same direction. In the south west corner of the cellar is a small rectangular shape room which has a heavy metal door. The walls are left unpainted and are of a brick and rubblestone construction. On the long west wall there two blocked windows high in the wall, one in the south-west part of the wall, and one in the north-west. There is also a centrally located modern blockwork pillar which is supporting the joists of the wooden floor above. The north wall is also rubble-stone and brickwork, with a small section in the top of the wall that is newer brick; this may be part of the chimney above. The east wall contains shelving which obscures the wall.

The ceiling is mostly new joists, with only one which has signs of beetle attack, and is distressed looking.

3.8 First Floor (Figure 10)

The landing (F3a) on the first floor is a roughly rectangular space, there are four doors leading from it, of which only three remain. The landing also extends through an opening in the back wall of the Front Range. In the north wall there are two doors, one leads into a bedroom (F1), the second door on the north side leads into the family bathroom (F2). In the east wall there is a set of double doors, which lead onto the balcony and in the south wall there was a door (Fig. 15.E8), which would have lead into the timber framed section of the house (room F3). The whole of the north east corner of the south wall is burned out; some of the timber frame sections still remain, but are heavily scorched and burned on revealed faces abutting (Plate 29). Within the area of the landing on the first floor there is a post at the east end that is severely burned on both sides, to the extent that you can see daylight between the post and horizontal beam above. The tiebeam appears to have suffered similar damage. The stairs on the west side of the landing (Fig. 15.E9) have new treads and risers but the newel base and plain newel post as well as the carriage and balusters, all appear to be older and original.



Plate 29: East side of south wall of landing

The flooring is made from fixed-width timbers latter 19th – 20th century; there is a fire damaged area in the flooring close to the juncture between rooms F3 and F1.



Plate 30: Windows in F1

Bedroom F1 contains high skirting boards approximately 150-200 mm deep, and rounded off walls. In the south wall there are two doors (Fig. 15.E7). Some cornicing can be seen around the top of the room. This would need closer inspection to determine its age, as there is a lot of smoke damage. The west wall has two windows which are 20th century eight over eight double hung sash windows (Plate 30). The north wall has a blocked up

fireplace (Fig. 15.E10). In the east wall (Fig. 14.E6) there are some revealed timber rails above the en-suite entrance that have been scorched by fire. The timber framing is probably a modern addition. A doorway has been knocked through to an en-suite.

In the main bedroom here is a transverse beam running west-east, chamfered along the revealed edges, no decorated stops, date unknown. The ceiling is plastered and there are some visible hairline cracks, but there is no way to be certain whether these appeared before or after the fire, so it is unclear whether the plastering is new or old.

There appears to be MDF sheet flooring on the floor, this is peeling away. In other places in the house MDF has been used as a floor covering placed directly onto joists, it is possible the same has occurred in bedroom F1.

There is a lot of smoke damage in this room, and as mentioned scorched timbers, but overall the room is relatively unharmed by the fire.

Room F1a operates as a walk-in wardrobe that has a four ledged, five-plank door to its entrance, date unknown. In the west wall there is an eight over eight sash window. West wall shown Fig. 15.E8 with remains of timber framing. It is a narrow room lined three sides with shelving and wardrobe space. There are no period features that stand out in this room. The walls are cornered off, with high skirting (150-200mm). There is a hole in the ceiling where fire has penetrated the attic level floor, as a result there is a lot of smoke damage, but otherwise the room is unharmed.



Plate 31: Timbers in F1b

The en-suite room F1b is a small room entered by the door in the east wall of room F1. The room is constricted by the eaves on the north side and entered by two steps down. In the north wall are revealed rafters, and a centrally placed dormer with a four light casement window inside, a wooden sill and arched brace beneath (Plate 31). On the east wall there is a queen strut and interrupted collar. This is a modern extension built in 1993, there appears to be smoke damage to the room but no fire damage. The fittings are 20th century.

The east door on the north wall of the landing leads into a family bathroom (F2), above the kitchen. The door is a modern plank door, the top half of the door and frame are badly smoke damaged and severe scorching of wood has occurred. As with the en-suite bathroom the room sits within the attic space. The room is L-shaped with the northwest corner removed for room F1b. Entering the room there is a boxed off section and a full height tongue and groove built in cupboard. The main part of the room runs north to south. On the west side there is a box frame, with the queen strut and collar obstructing the space and creating a narrow walkway (Plate 32). The queen strut is approximately 100mm x 70mm, with chamfering along the long edge with wooden pegs and a mortice joint to the collar reaching into a downward jowled post. Against the wall is a fixed apex ladder over the toilet leading to a small overhead cupboard with wooden plank door that houses a water tank. In the north wall there is a dormer window with modern casement. The underside of the roof has revealed rafters. Below the window there are elements of timber framing. In the west wall there are two small modern casement windows. In the south wall there is a further dormer, revealed rafters above a timber frame (Plate 33). The room has modern décor.



Plate 32: Timbers in F2 creating walkway



Plate 33: Window in south wall and timbers

The ceiling fits into the roof space. Here there is a collar about 1250mm from floor level, level with the wall plate on the north and south walls, with rafters above and revealed purlins finished with horizontal tongue and groove ceiling. The timbers of the frame in places are infilled with plaster. The walls have fitted skirting boards, but do not obstruct the downward timbers.

At the entrance of the bathroom the fire has caused severe smoke damage to the ceiling, timbers and walls; rounding the corner of the bathroom the room is affected by minor smoke damage. There is a small area of plaster that has fallen away on the west wall of the bathroom. There is minimal direct fire damage to the bathroom.

Room F3 has very little of it surviving with the floor and roof burned out during the fire. The timber frame at this level has been severely burned (DSA 2015). In the north wall some evidence of the surviving box frame remains (Fig. 16, Plate 34). The jowled post and brace as well as struts and tiebeam are all badly charred, the outer layer of plaster and lath is almost completely burned away apart from the bottom half of the mid-section, the damage extends through to the other side of the stairs and wall. There is a dropped tiebeam, with curved braces and with a historic cut through the width of the tiebeam, this is part of the early timber framed building. It is unclear whether this is a recent alteration or historic. This section is also severely fire damaged. In part of this wall there may be the former location of a window, positioned low down in the wall. The east wall (Fig. 14.E6, 17) also contains evidence of timber framing. There is a door in this wall into room F5.



Plate 34: North wall of F3

The south wall contained a door at its east end with a series of studs and an arched brace at its west end (Fig. 17, plate 35). There are two thick studs and six slimmer studs within the wall. On closer inspection it can be observed that the two studs are in fact chamfered door jambs, with a simple chamfered and curved overhead door arch, this is sandwiched between the two jambs. The door arch is of a particular Tudor style and can be dated to a similar arch type seen in Flintshire dated 1577 (Alcock and Hall 1994, 20). The doorway has been closed off and a minor stud placed floor to ceiling in the centre of the doorway. Above the tie beam there is a collar and queen strut truss.



Plate 35: South wall of F3

The west wall was constructed of a large box frame and contains a mullioned window (Fig. 14.E5, 16). The windows are completely burned, only the charcoaled frame remains. They were probably replaced as part of the modernisation that occurred in 1993. There is a slim mortar line which is present around the bottom edge and one side of the window. And a single course of brickwork along the top of the window between the wall plate and rafters.

The bricks are a recent addition, they are wide; the edges are clean and straight. It is possible they were placed there because there was a hole between the rafters and wall plate and the bricks were laid to fill the hole. Beneath the window is a midrail between the studs and a brick infilled panel (Plate 36). To the right are two other brick infilled panels, where the plaster has fallen away the old brickwork can be seen and appears to be spalled. All the timbers in this section are badly burned.



Plate 36: Infilled panel

Within room F4 it is possible to see that the roof opened up into the roof space. The north wall is the one with studs and an arched brace and evidence of earlier Tudor door (Fig. 17). The north wall of F4 has some remaining lath and plaster in the lower section of a central panel and to the west in the lower corner of the room. The west wall has a modern window and as with the majority of the window openings (Fig. 14.E5), this was widened, so it is possible that some of the lath and plaster may have been lost during this building work in 1993. On the other walls of F4 however there remain lots of examples of pre-1930 split oak lath and plaster work, apart from the window in the east wall, there are large sections of this wall with lath and plaster. The east wall contains a tie beam and indications of timber framing (Fig. 14.E6). At the south end there are the remains of a window. The whole of the south wall still has the plaster in place and some of the west wall beneath the window the plaster still remains.

Plaster remains on the ceiling, backed with modern purlins. These can be viewed on the ceiling in the east and also in the upper portion of the ceiling in the west. The purlins are machine cut and of a bright yellow/brown colour where they are not burned. This could also mean that some of the rafters were modern replacements, however the roof and rafters are so badly burned it is not easy to see any detail that would help to distinguish age.

All the visible timbers in this section have incurred severe fire damage it is therefore difficult to ascertain date specific information, however due to the listing of the property.

The floors are covered with plastic sheeting in F4 but there is a photograph in the engineers report (photograph number 41) that clearly shows F4 has wide timbers floorboards, which

are dark in colour in the room. It is possible that these date from before the late 19th century.

There was no access or views available into room F5. The west wall, through which one gains access to room F5, must contain some timber framing. In the north wall there would appear to be the remains of an opening, a window perhaps. In the east wall there is also a window and that wall must also contain the remains of an internal chimneybreast. The details of the south wall are unknown. The room space rises up into the attic space.

3.9 Second Floor (Figure 10)

The dogleg stairs continue up into the attic space and abuts the timber framed wall between the two sections of the Front Range (Figs. 14.E5-E6, 15.E8-E9). There are three sections of timber frame and panel within the stair column as it rises from the first floor level (Plate 37). This contains a sill piece running through the centre and two small stud pieces surrounded by two double height common studs. The face of the timbers in this location appear to have darkened due to smoke damage but apart from that, they do not look damaged. The timbers are probably original, they all have varying degrees of wear, and are of a dark brown colour. The timbers are unevenly finished suggested that that they were hewn rather than machine cut, the sill piece show signs of possible historic beetle attacks. Further to this there are historic circular holes within the sill piece that go through to the other side, and the adjacent stud. The timbers could have been reused at an earlier date or the screw holes may have been created possibly for strengthening of the frame. The back of panels can be viewed from the ground floor, and the lath has been mostly burned away and what remains is the plaster skin. There is a section in the bottom right corner that is broken.



Plate 37: Timbers within the stairwell

The interior of the west wall within the stairwell is lath and plaster, however there is only a small section of lath on the interior wall remaining. Two of the timber strips that are exposed within the studded wall are probably original, they are of a dark brown colour and roughly hewn, and nails remain where the lath was hammered in place. Compared to the remaining timber strips, which are all lighter in colour and machine cut, these are clearly modern. Higher up the wall to roof height is a new stud wall made of timber frame covered in plasterboard. The majority of plaster has come away and only the frame remains.



Plate 38: Backplate on stairs

At the top of the stairs between the final tread and floor level there is a decorative carved plate, a red wood which has been attached as a separate piece onto the side of the staircase, possibly serving as a backplate to the stair and covering space between the tread and riser (Plate 38).

The attic landing (A3) has a modern set of cupboards and shelves built into the eaves, and a modern recessed skylight in the slant of the ceiling. There are also narrow width planks on the floor, date unknown. The top of the stair terminates with a waist height plain newel post and a simple waist high wooden plank wall. Both the post and the wall could be part of the original 17/18th century build.

The main attic room (A1) is set within the roof space. There is approximately 1m wall height before the line of the eaves reduces the headroom. In the south wall there are two doors one on the east side and the other on the west (Fig. 15.E7). On the west side (Fig. 14.E5) there is one dormer with casement, two times eight pane windows, another smaller single light casement window sits in the north façade. There is an original plate beam which runs below the casement window, the beam is an irregular shape suggesting it is not machine cut. This is probably a timber used in the 17/18th century construction. The north wall has two windows located either side of the chimneybreast (Fig. 15.E10).



Plate 39: North wall of A1

The ceiling was made from sheet plasterboard, the revealed timbers of the roof are mostly modern. There is one tiebeam running west-east that is probably original. The flooring to the attic room is of MDF. There is one hole in the floor where the MDF has become water saturated.



Plate 40: West wall of A2

The majority of timbers in the attic roof are intact, but very smoke damaged. Several holes exist in the roof. The tiled roof has come away in sections, either as a result of the fire or because the fire brigade removed them in order to create a vent for the smoke (DSA 2015).

The west doorway from the main room of the attic enters room A2. The east wall was of plasterboard with a modern timber frame. The south wall has little that remains apart from a severely fire damaged tiebeam and a single burned rafter. The wall on the west side has been badly damaged by fire in the left corner, plaster has fallen away to reveal the spalled bricks beneath (Plate 40). The rafters are severely damaged, and the back purlins in some instances have burned completely away, no tiles remain on this section of the roof. There is a hole in the floor in the south west corner of the room around 500 mm². There is a four panelled door lying on the floor, with an iron handle. This could be an original door.

The attic area of the room above part A (room G1) had a stone south wall, and timber framing in the north wall. The central truss looks like a queen post truss with collar beam and tie-beam (Fig. 17, Plate 41). There are two smaller struts internally to the queen posts. In the south part of the structure there is a truss simply with a collar beam and tie-beam.



Plate 41: Central truss

The attic space over part C (room G4) extends over that of part A (room G5). There is a truss visible along the line of the wall. This has a collar beam with a number of struts below.

4 ASSESSMENT

4.1 Phases

The building has been divided on occasions into four component parts, and is so arranged in the accompanying assessment and impact documentation. Area A, which covers the south part of the Front Range, is almost certainly the oldest part of the building. The diamond shaped cuts on the underside of the beam in the west wall of G5 are the most significant indicators of a date. They were common features in domestic buildings from 1539 to 1568, and relate to a post-Dissolution world when the window glass industry that had been maintained by the Church authorities collapsed. In more remote areas such as Glamorgan it has been suggested that their use carried on to *c.* 1590 (RCHMW 1988, 86). Between the two upstairs rooms there is a Tudor style door head similar to an example that is recognised from Flintshire and dated to 1577. It is thus apparent that the origins of the timber framed structure that forms the basis of part A was constructed in the years either side of 1550. The grant to Princess Elizabeth in 1550 would appear to coincide with this

development and it is often the case that the enhancing of property was associated with a new owner and a new lease of life. A building of this period would be expected to have had a large inglenook fireplace and indeed this one has. It is difficult to precisely date the lateral chimney at the south end of the building, and it is possible that it could have been reworked on a number of occasions. The Tudor and Laurel Cottage at Monksilver in Somerset contains a chimney that is positioned away from the main part of the building and has shoulders, here a late 16th century date is suggested (Mercer 1975, plate 99 [364]). A gable end chimney with shoulders is also recognised at Chillenden Court at Goodnestone in Kent dated to the 17th century (Mercer 1975, plate 101).

The date of the rear extension (part C) is at present difficult to determine, but is presumably phase 2. The relatively low height of the building may indicate that it is earlier than part B. One thing that can be noticed about this structure is that its form is irregular and it is possible that it was initially constructed against a structure on its north side. This is besides the catslide roof structure. The door on the north side of the room has hinges that are at least early 18th century in date but could date to the early 17th century (Alcock and Hall 1994, 24). The base-plate on these hinges are extremely large and it is a noticeable feature of these hinges that large base-plates occur early to mid-17th century, while in the early 18th century the size of these features becomes dramatically reduced. It is thus likely that this extension is of an early to mid-17th century date. It is likely that the south end gable chimney may have been reworked at this date.

The range that occupies the north side of the Front Range (part B) has a cellar door, which is probably original, and contains hinges of a style that could be of the mid to late 17th century or the early part of the 18th century (Alcock and Hall 1994, 24). It is apparent that the long Front Range is probably represented on the maps of the 18th century. The dating evidence of the loch here may be more significant and suggesting a mid to late 17th century date.

The map of 1831 appears to indicate that there was also a further structure to the south on the Front Range that originated before this date and that a further structure existed prior to the construction of part D. This would imply that these structures were constructed in the 18th century or at the very latest in the early part of the 19th century. They must represent phase 4.

A further development can be noted between the map of 1878 and 1899, in that the structure that was previously located at the south end of the front or west range was removed or demolished. How or if this feature was linked into the earliest timber frame part of the building is not known. It is possible but not categorical that some reworking of the chimney must have occurred at this time. This demolition work is thus phase 5.

The 1922 map showed that the building existed as a rectangular structure. This is not the case on the aerial photographs that were taken presumably at some time in the 1970s. Here it can be suggested that the shape of the structure had lost some of its content on the northeast side. This would imply that a further phase of alterations took place at some date between 1922 and 1970. This demolition work is thus phase 6.

The last phase of the building was the construction work that took place in 1993. This saw the addition of the large kitchen and conservatory and rear entrance hall, along with the

pantry addition on the north side of the building. This phase of the building is thus phase 7.

4.2 Listed Status

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

4.3 Historic and Architectural Assessment

From the map evidence and physical remains it possible to suggest that historically there are some seven phases associated with the structure, although some of the physical remains of some of these phases are now no longer extant. The two main dating features in the timber framed part of the building (phase 1) contains some interesting architectural features. The cut hollows for the timber diamond mullions are particularly noteworthy as there are probably very few buildings in Oxfordshire that contain evidence for this type of feature and three or four decade period that this implies construction of in the middle of the 16th century. There is possibly evidence of a further timber mullioned window in the central wall between the north and south components of the west or Front Range.

A further feature of note was the Tudor styled lintel arch in the upstairs wall between the two upstairs rooms of the early part of the house (part A). The corbels on the ground floor are an interesting feature, though they are not directly comparable with anything at present.

Dating features in the rear part of the building include the plank door with its ironmongery that is probably of an early to mid-17th century date and the ironmongery on the cellar door that is probably of a mid-late 17th century date. In part B the original parts of the newel staircase are also significant and datable to the mid-later part of the 17th century.

5 THE CURRENT PROPOSAL

The current proposal is to apply for planning permission to repair the listed building in two phases. The first application is to apply for Listed Building consent to renovate Part B of the building, the northern part of the Front Range. This will concern the replacement of the timber framed wall and truss or trusses between the northern and southern part of the Front Range. The replacement of damaged floorboards on the first floor (F1), and of damaged flooring and joists associated with the second floor (A2 and A3). The replacement of purlins and rafters will also have to occur in the roof space of the northern part of the building.

A second listed building consent will also be sought to repair / renovate the damaged parts of the building associated with parts A and C, the south part of the Front Range and the rear south range. This will include the replacement of the timber framing in the front wall and also parts of the timber framing in the rear wall of part A.

6 CONCLUSIONS

Upper Park Farm is a building located in the historic parish of Beckley, and which lies in an area of historic former park land to the east of the village. The structure is a listed building of a grade II status and has thus been given a national designation. Parts of the historic core of the building have been severely fire damaged and parts of the structure are now unsound.

Historically the current structure can be recognised as containing four major component parts, although map regression of the building indicate that there were probably other phases over time.

The earliest phase was a two up two down timber framed structure that used large box framing design (part A). Such designs originated prior to 1450 and continued on later and although these features can provide a broad date, it is not precise enough. More significantly there is evidence of diamond mullion fittings, which would indicate that the structure has to date to a period from 1539 to 1568. It is presumably for this reason that the VCH placed a date of *c.* 1540 on the structure. Also in this part of the building there is evidence of an earlier Tudor arched door on the first floor, which shows similarities to a doorway recorded in Flintshire and dated to 1577. This dating evidence when it is brought together would indicate that a mid-16th century date is likely for this phase of the building.

Historical analysis has tended to treat parts B and C as being of a general 17th or 18th century date. It is highly plausible that part C is the older of these two structures. The reason for stating this is that at one and a half storeys the structure is lower than its counterpart and also that the iron work on one of the surviving doors has attributes that would imply an early to middle 17th century date. The iron hinges have extremely large base plates and a style that can be attributed to this date.

Part B of the structure was the third part of the building to be added. Its proportions are far larger than that of the other structures, and it incorporates a cellar, and two and a half storeys above ground, with a stairwell with historic components and the door to the cellar, which also has historic detail. The metalwork on the cellar door can be compared to similar items from the early 18th century, however, the stairwell details can be compared to other details on the mid to late 17th century. It thus reasonable to consider that part B was added to the structure in the mid to late 17th century and the early 18th century at the latest. The addition of the stairwell at this time indicates that there are certain developments that should be considered. The earlier structure was a two up and two down, with a further room added to the rear of the property. This would mean that there was either a staircase attached to one of the chimneys that survive, for which there is no firm evidence for, or that there was a further chimney located where the current stairwell is that contained a ladder stairs or a spiral staircase that curved up around the back of the ground floor inglenook. It appears to have been traditional that when houses were reworked that due to the flow of the building, stairs were located in a similar location if not in the same location. This would imply a former chimneybreast and stairwell located at the north end of part A, with its removal to expand the property and create part B.

Map evidence would indicate that prior to 1831 there was an addition on the south side of part A and that buildings also covered part of the area occupied by part D. The southern

extension occurs on the First Edition Ordnance Survey map, while other buildings can be identified as surviving till 1922 at least. This cartographic evidence implies the existence of other building phases and development processes. It also implies evidence for periods in which certain parts of the building were demolished. A southern extension was demolished from 1878 to 1899 and a further part of the building after the 1970s; some of it probably occurred in 1993.

Part D of the development was constructed in 1993, when the structure had an overhaul.

The present project is to renovate the building after it was severely damaged by fire. The most significant damage occurred in part A of the building, which was the oldest part of the building and contained the most significant architectural details. Here much of the timber framing has been degraded structurally (DSA 2015). Parts B and C of the structure have also been effected to a lesser extent, although parts of these structures will have to be removed and replaced.

The aim of the project is to bring Upper Park Farm back to life. It is proposed that this will take place with two phases, both requiring listed building consent. The first part of the project is to repair part B, which also includes the reworking of the wall between parts A and B (called gridline 5 and 5a). This will affect the wall and truss and also parts of the stairwell, although the historic parts of the stairwell are to be maintained. Certain joists and rafters may also have to be replaced at the south end of the structure where fire damage has spread.

The second phase of the project is to obtain listed building consent for the renovation of part A of the building, which contains the most seriously damaged part of the building, and also part C. Parts requiring replacement in part C are less significant, but that in part A is significant due to the importance of this part of the structure. At present it is considered necessary to rebuild the timber framed structure in the west and east walls, with the replacement of timbers that are structurally degraded and no longer able to carry sufficient loading.

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