

A Historic Building Survey  
of Farm Buildings  
at  
HOME FARM, ISLIP ROAD,  
BLETCHINGDON  
OXFORDSHIRE



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for  
JOHN MOORE HERITAGE SERVICES

July 2009

**A HISTORIC BUILDING SURVEY OF FARM BUILDINGS**  
**AT**  
**HOME FARM, ISLIP ROAD, BLETCHINGDON, OXFORDSHIRE**

**Introduction**

This report was commissioned to satisfy conditions of planning consent from Cherwell District Council for the conversion of a group of historic farm buildings at Home Farm, Islip Road, Bletchington, Oxfordshire, into four houses. They are unlisted but lie within the village Conservation Area (Cherwell 2008). The building recording has been carried out in accordance with a written scheme of investigation prepared by John Moore Heritage Services and approved by the Planning Authority (WSI 2009). The drawings used as a basis for Figs 1-5 are a survey by Brunel Surveys Ltd and the buildings are distinguished by a numbering system (2-5; Figs 1-2) established by Rivar Ltd; building 1 is not historic and there was no requirement to include it in the survey.

Home Farm lies on the south side of Islip Road approximately 50m east of the junction with Oxford Road and the green at the centre of the village (NGR SP 5030 1747). The farmhouse, listed grade II\* is a gabled 17th century building remodelled c.1740 with early 19th century alterations (statutory list) which lies to the north-west of the farm buildings. These are ranged round a yard to the rear approached by a driveway from the road and backing onto open fields.

The history of farming in the parish is discussed by the VCH (1959, 56-71); much of the land was enclosed by the 17th century and pasture predominated over arable until the mid 19th century. The farm buildings are shown in essentially their present form on the first edition Ordnance Survey 1:10,560 map of 1884 and on subsequent editions (Fig 1).

**Description**

**Building 2** (Figs 2-3, 6). This is set on the north side of the yard with the west gable wall adjoining the entrance. It is built of random rubble and originally had a steeply pitched roof with low eaves which have been raised in blockwork; PH 1951 is

inscribed in cement mortar at the apex. There is an original door with a pegged frame and a gable light under a long wooden lintel. Above the door is a line of joist sockets probably for a lean-to roof. The south elevation originally had three windows, all infilled with blockwork when the wall was heightened; one retains its lintel. The interior of the main building repeats the structural sequence visible externally and has a pitched limestone floor with a drain. The inserted upper floor and the roof are modern.

A single-storey rubble-built outbuilding is butted against the east end; this has a boarded stable-type door. There is a gable light and a lower window in the east wall; both are blocked. It has a corrugated roof on old purlins without a truss.

Adjoining the north-west corner of the main building at right angles with an intervening doorway is a narrow range with a high rubble west wall facing the entrance drive. This forms the rear wall of a pig sty fronting onto a subsidiary yard to the east. It has a steeply pitched rubble end wall which continues as one side of a pig pen; other subdivisions are blockwork. The three-bay roof has elm principals and purlins covered in corrugated steel and there is one old internal boarded partition. A further three pens built of brick or blockwork (all overgrown) are butted against the north wall of the main building.

**Building 3** (Figs 2, 4, 7-8). This single-storeyed building is set across the southern side of the yard and is free-standing with open space to the south. It is constructed of coursed and roughly squared limestone rubble set in soft brown mortar and has a corrugated iron roof. The south wall is of uniform construction with a central door and two evenly spaced windows; these have pegged pine frames and secondary yellow brick cills; the door is boarded. The east gable wall has two builds; the south end and apex are like the south wall but the remainder is random rubble with a door at the north end. The quoin of the north wall is also random rubble but the majority of this elevation is concrete blockwork. In the centre there is a length of random rubble walling between two doorways and the west end beyond a third door is also rubble. The split boarded doors have pegged pine frames of 19th century type and pitched

limestone paving externally. The west wall is coursed rubble throughout with a gable light.

Internally the walls are whitewashed, the windows in the south wall have brick jambs and the rubble sections of the north wall lean outwards. The building is eight bays long and has a concrete-floored walkway along the north side fronting stalls with a free-standing manger to the rear and a second walkway at the back along the south wall. The manger is constructed in brick with a concrete-lined trough and incorporates a wooden stall framework with a cill beam set on the northern lip of the trough; posts are built in at intervals (dismantled at time of survey). The posts were 1.08m apart and 1.4m high with paired diagonal braces, boarded at the foot on the east side. There was a continuous top rail; fixed directly over this each post had a pivoted top member c.0.5m long with an open mortice in the underside at the free end (Fig 8). These were held clear of the top rail by short projecting pegs. There are seven triangular roof trusses of machine-sawn pine set on a plate on the north wall and bearers on the south side. A single tier of edge-set purlins is lodged on the back of the trusses and there are paired ridge-pieces. The roof slope is boarded.

**Building 4** (Figs 2, 5, 9). This is set on the western boundary of the site and is single-storied. The main part is five bays long and was originally open fronted with square rubble piers, now infilled with concrete blockwork. The west wall is plain rubble and there is a corrugated iron roof. The north wall is rubble but is infilled between the back wall and a pier, indicating that the building was originally longer. Internally it is divided on the bay lines by concrete block partitions and has roof trusses of machine-sawn pine with nailed diagonal struts and edge-set purlins. One of the compartments has a blocked opening in the west wall which has had a stone trough inset. This was fed by a square-headed lead pump with a spout and foliate ornament in low relief. Other units have blockwork mangers built against the west wall.

The south end is later and consists of two deeper bays originally open to the south with a coursed rubble east wall and a west wall partly rebuilt in brick. The interior is

divided longitudinally by a brick wall in English bond; this is not full height. There is a modern corrugated steel roof and trusses.

**Building 5** (Figs 2-3, 10). This is set on the eastern boundary of the yard and is in two sections. The southern unit is the later and is built of more regularly coursed rubble with a full-height doorway at the north end, a smaller door at the south end and a high-level window. There are no openings in the south and east walls. Internally it has three original roof trusses, probably elm, of pegged construction with substantial tie beams and slighter waney collars, two tiers of purlins halved over the principals and a sequence of chisel-cut carpenters' marks. The rafters are contemporary with the corrugated asbestos roof. The floor is concrete and there are two concrete block stall partitions.

The northern unit is constructed of thinner greyer rubble and is three bays long with a wide central cart door in the west wall; this has a concrete lintel. In the opposite wall there is a smaller doorway with a wooden lintel; this has been blocked in brick and concrete and has a pair wooden shutters. The roof is corrugated asbestos on 20th century angled steel trusses at a lower pitch than the original; the south gable wall survives to its original height. There is a brick floor and paired pens of concrete blockwork in the end bays.

### **Structural development**

The buildings are all plainly constructed without closely dateable features and several have lost their original roofs. However the first phase of construction probably dates to the later 18th or early 19th century (Fig 2). This includes the main part of building 2 (raised in the 20th century), the open-fronted section of building 4, which appears originally to have been at least one bay longer, and the north end of building 5. The fragmentary earlier phase of building 3 may also date to this time.

Secondary additions of the early to mid 19th century include the east end of building 2, the pigsties to the north and the south ends of buildings 4 and 5. Construction materials suggest that building 3 dates to the second half of the 19th century and building 4 appears to have been re-roofed at the same time. Functionally the floor of

building 2 suggests it was a stable, probably with a hayloft over and pigsties were added to the north. Building 3 was a cow-house with posts for tethering cattle to a manger and building 4 an open-fronted animal shed, possibly with an open-fronted cart shed at the south end; building 5 was a barn.

All the buildings were altered in the 20th century; 2 was heightened and new pig pens were constructed; the north wall of 3 was rebuilt and the interior was modernised; the open front of 4 was infilled and the south end re-roofed and the north end of 5 was also re-roofed.

### **References**

Cherwell 2008 - Cherwell District Council 2008 *Bletchingdon Conservation Area Appraisal*, July 2008

VCH 1959 - *Victoria History of the counties of England: Oxfordshire*, 6

WSI 2009 – John Moore Heritage Services 2009 *Home farm, Islip Road, Bletchingdon Oxfordshire, Historic Building Recording, Written Scheme of Investigation*

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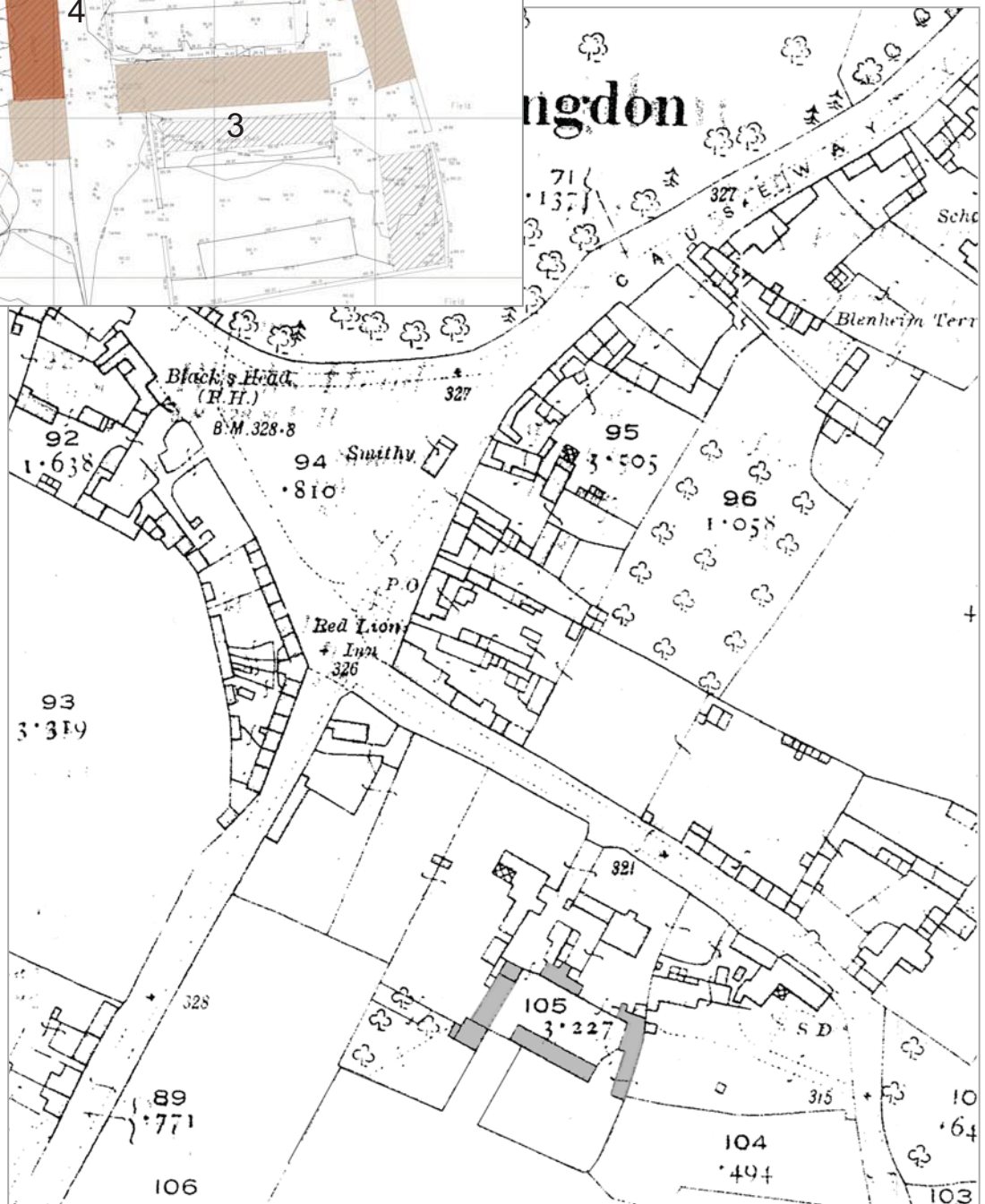
Farm Buildings at Home Farm, Bletchington, Oxfordshire



**Fig 1**

Site plan; for phasing see Fig 2

Ordnance Survey map 1921  
(buildings shaded)



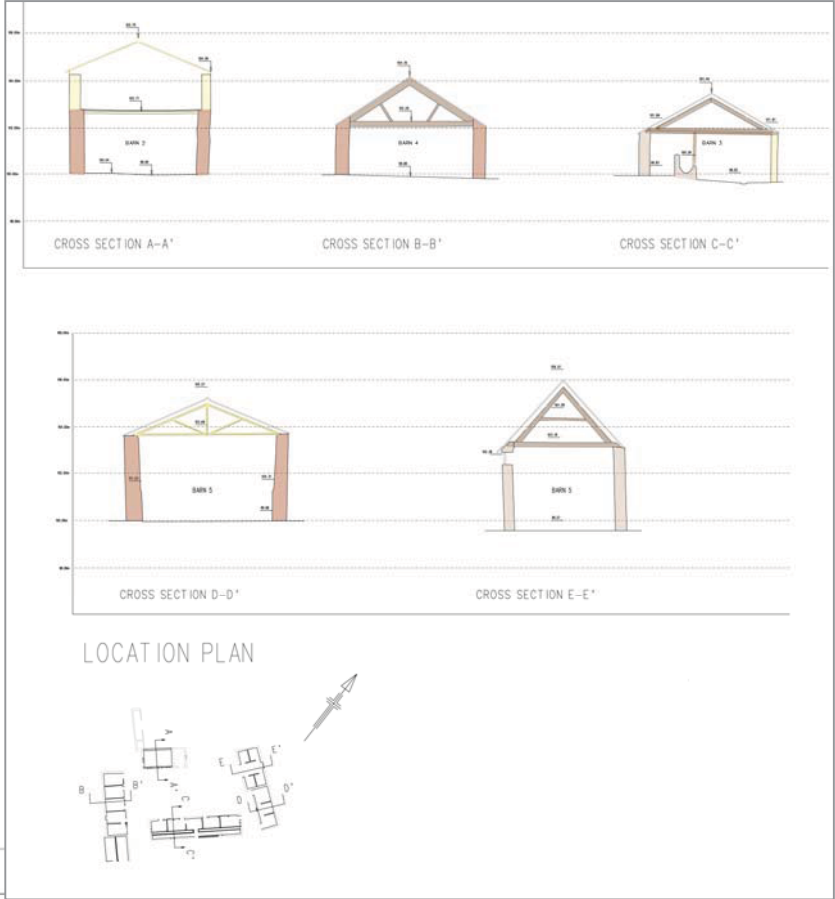
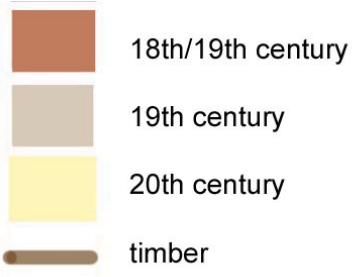
**Fig 2**

Cross sections:

B2    B4    B3

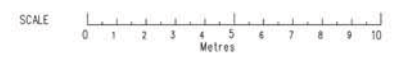
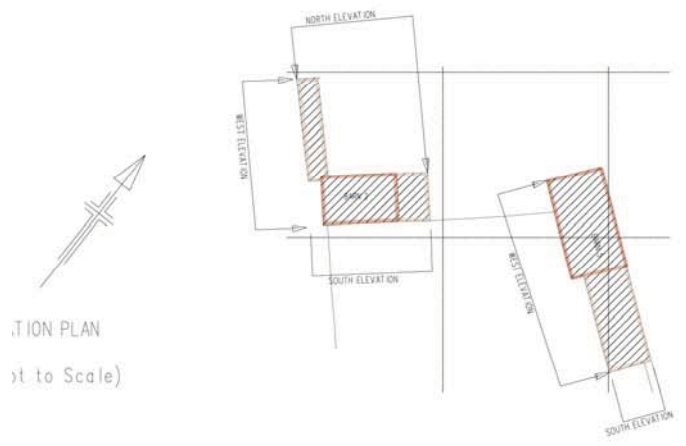
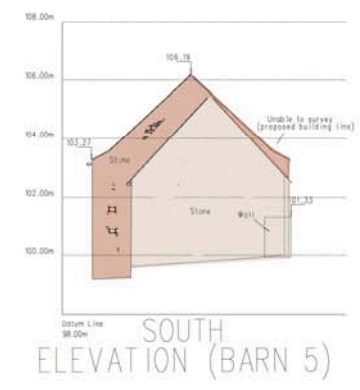
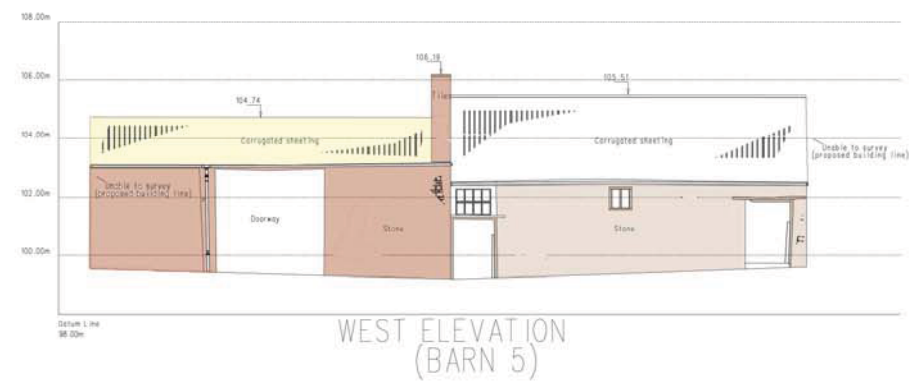
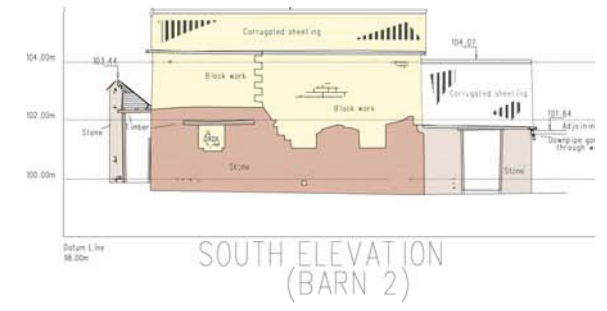
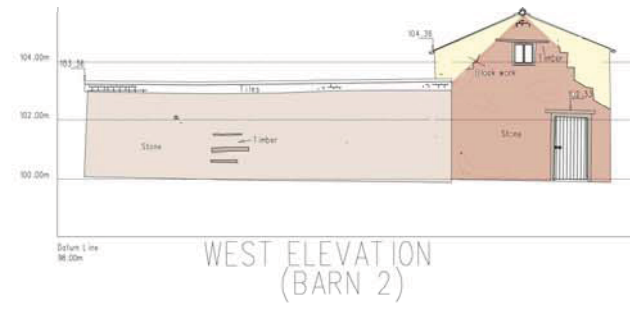
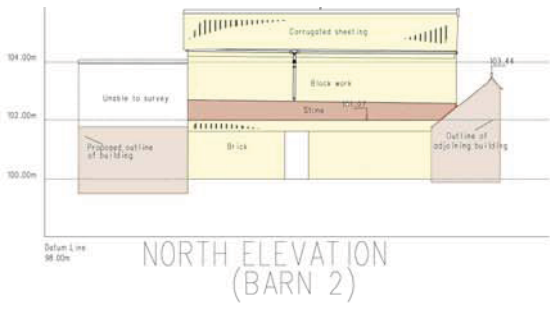
B5 north    B5 south

Plans





*Farm Buildings at Home Farm, Bletchington, Oxfordshire*



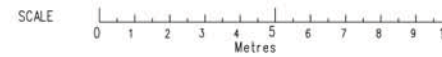
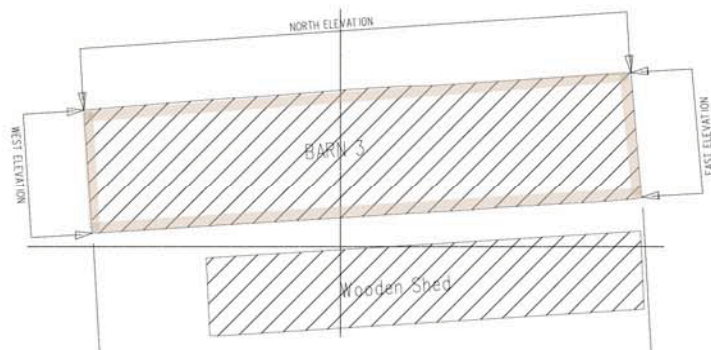
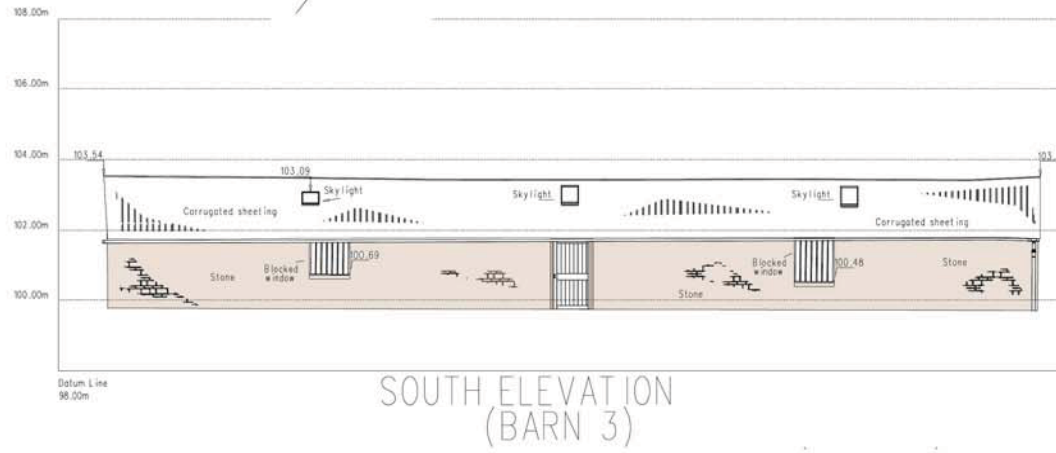
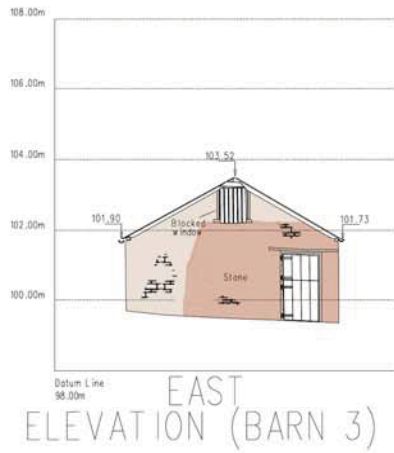
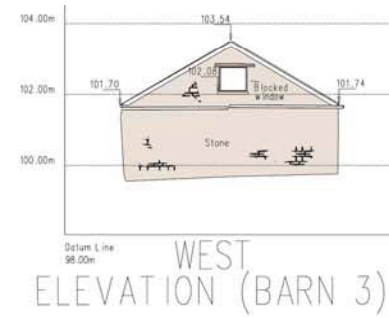
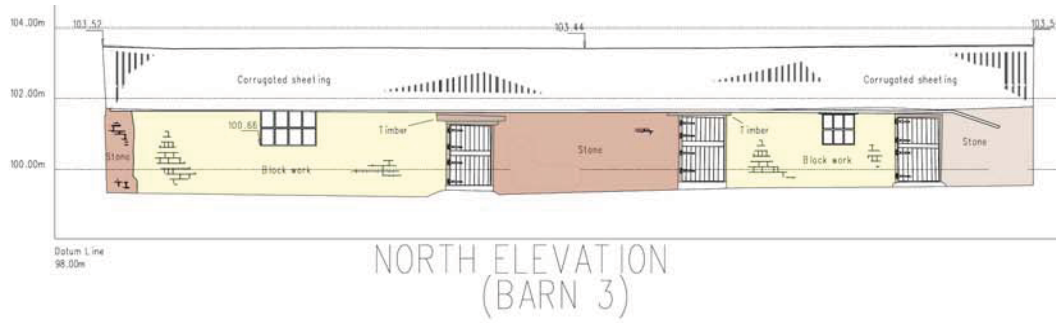
**Fig 3 Buildings 2 & 5**

2: north, west & south elevations

5: west & south elevations

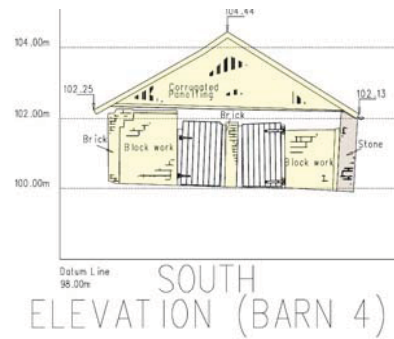
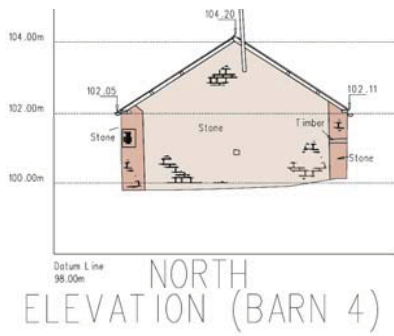
Location

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**Fig 4 Building 3**

North elevation      West elevation  
 East elevation      South elevation  
 Location



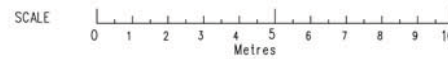
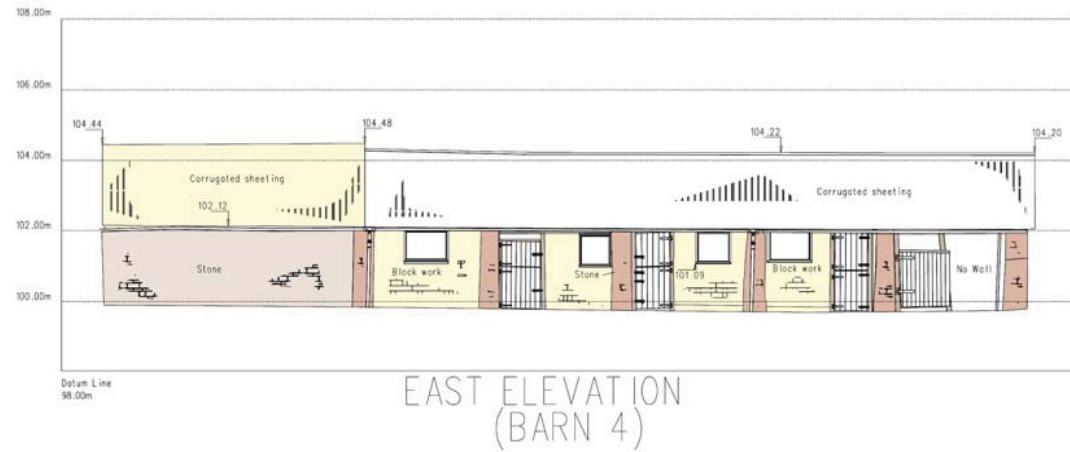
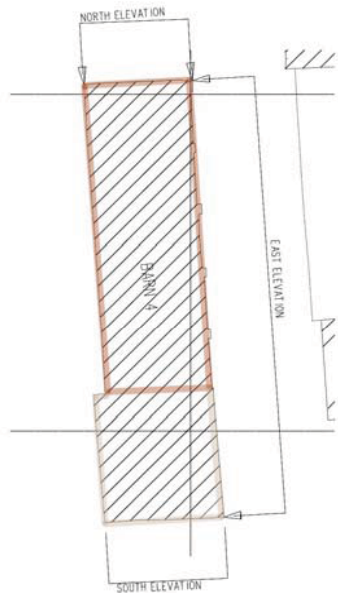
**Fig 5 Building 4**

North elevation

South elevation

Location

East elevation



*Farm Buildings at Home Farm, Bletchington, Oxfordshire*



**Fig 6 Building 2**  
(clockwise from top left)

- South elevation
- West elevation
- Pigsties from east
- Interior, main building looking west
- Interior east end outbuilding
- Interior pigsty looking north
- Interior, main building looking south-west with blocked windows
- Pigsty from north-west



*Farm Buildings at Home Farm, Bletchington, Oxfordshire*



**Fig 7 Building 3**  
(clockwise from top left)

South elevation

East end of south elevation

East end of north elevation

West elevation

North elevation central door detail

West end of north elevation

East elevation





**Fig 8 Building 3, interior**

View looking east

Manger & dismantled stalls

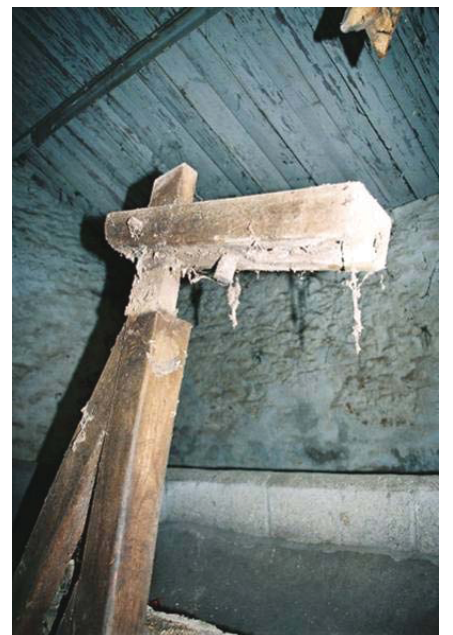
Roof detail

Stall detail; originally set on manger

Manger looking east

Stall woodwork

Detail of stall woodwork



*Farm Buildings at Home Farm, Bletchington, Oxfordshire*



**Fig 9 Building 4**  
(clockwise from top left)

- View from east
- View from south-east
- South end interior looking north
- Interior looking west
- Pump detail
- Interior looking north-west
- Interior looking west at pump
- View from north-east



*Farm Buildings at Home Farm, Bletchingdon, Oxfordshire*



**Fig 10 Building 5**

(clockwise from top left)

View from the south-west

West elevation

South end interior looking south

North end interior looking south

North end interior looking south

Blocked door in east wall, north end

South end interior looking north

View from the north-west

