

# The Historic Environment Consultancy



## HERITAGE STATEMENT

For

Little Faringdon House (Langford House)  
Little Faringdon  
Lechlade  
Oxfordshire GL7 3QN

*National Grid Reference:*  
SP2237201563

Dr Peter Wardle BSc MA PhD  
&  
Colin Lacey BA MSc PlfA

20/07/2011

**Heritage Statement:  
Little Faringdon House (Langford House)  
Little Faringdon, Lechlade, Oxfordshire GL7 3QN  
SP2237201563  
by  
Dr Peter Wardle & Colin Lacey  
20/07/2011**

## **1. The Basis of The Report**

This is a document describing and discussing all aspects of the historic environment (Conservation areas, Listed Buildings, Ancient Monuments and archaeological sites) in relation to the development proposal at the above location.

This follows the principles set out in:

Clark, K., 2003, *Informed Conservation*, English Heritage, London.

Planning Policy Statement 5 - *Planning For the Historic Environment*

English Heritage

PPS5 *Planning for the Historic Environment: Historic Environment Planning Practice Guide*

The basic premise of this is that:

*all conservation decisions should be based upon research and information.*

*Conservation is about managing change not fossilisation of buildings, land or landscapes.*

Other key methodological documents are:

*English Heritage: Sustaining the Historic Environment*

*English Heritage: Enabling Development*

This report should be read in conjunction with the planning and listed building consent applications.

## 2. Introduction

### 2.1 The Client

This report was commissioned by David Streat of Basil R Streat Chartered Surveyors for and on behalf of Mr M Dale who are the landowners.

### 2.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

### 2.3 Location

<b>Address:</b>	Little Farringdon House Little Farringdon Lechlade
<b>Post Code</b>	GL7 3QN
<b>County:</b>	Oxfordshire
<b>Grid Reference:</b>	SP2237201563

The general location is shown in Figure 1 and the specific location in Figure 2.

### 2.4 Site Visit

Dr Peter Wardle visited the Site on 17<sup>th</sup> June 2011.

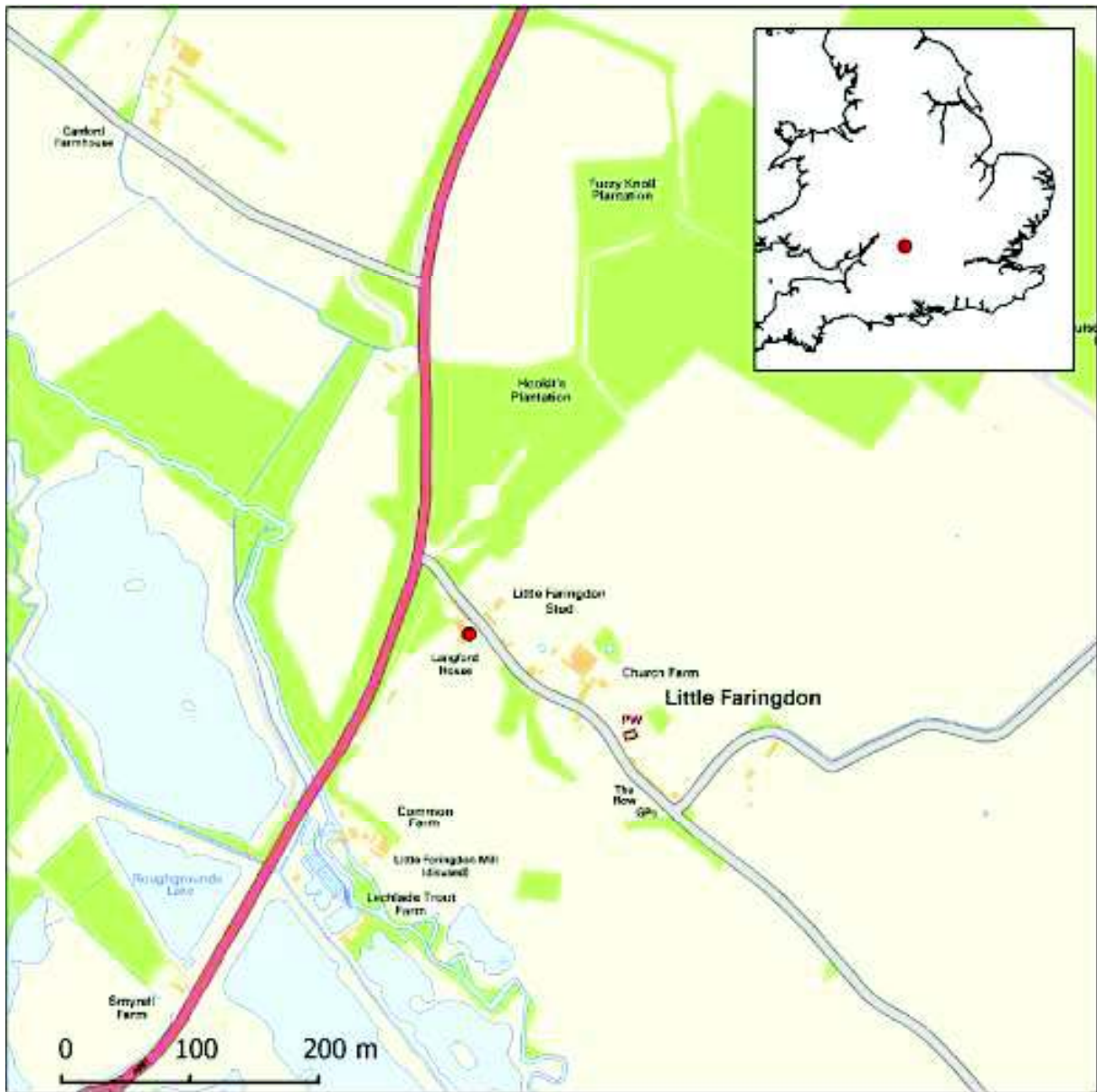
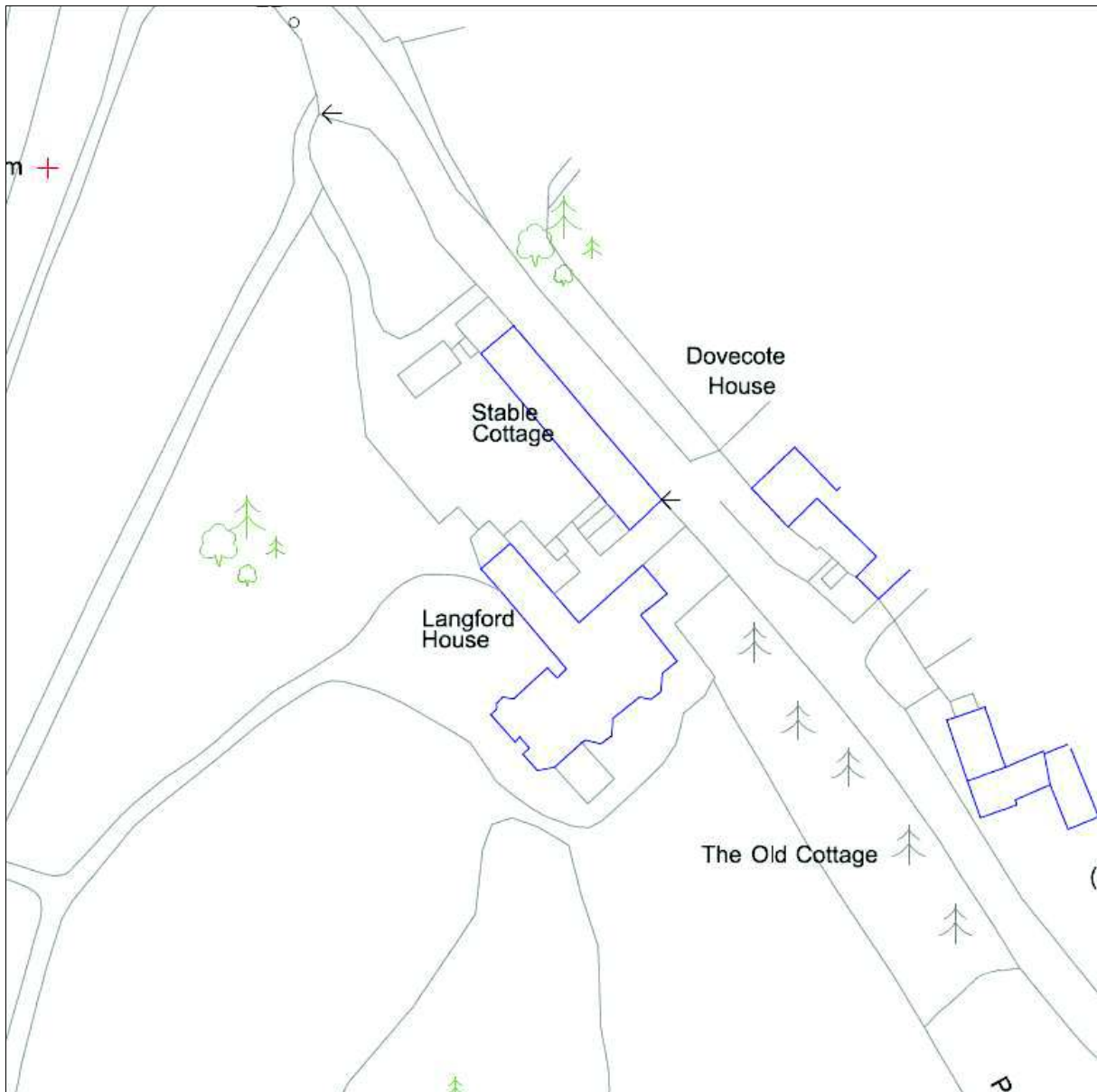


Figure 1: General location plan (1:10,000 @ A4)



**Figure 2: Detailed Location Plan (1:1000 @ A4)**

### 3. Historic Background

*Little Faringdon is a small village and ecclesiastical parish formed in 1864 from the civil parish of Langford, it stands on the river Leach, which is the boundary of the counties of Oxon and Gloucester, and is about a mile north from Lechlade station, on the Oxford and Fariford branch of the Great Western railway, 8 north-west from Faringdon, and 2 south-west from Langford, of which parish it was formerly a hamlet... The parish was formerly in Berkshire, but by the Acts 2 and 3 William IV. cap. 64, and 7 and 8 Vict. cap. 61, it was annexed to Oxfordshire.*

*Rev. Lord De Mauley is lord of the manor and sole landowner. The soil is mixed; subsoil, clay. The chief crops are wheat, barley, oats and beans. The area of the parish is 1,168 acres of land and inland water; the population in 1931 was 116.<sup>1</sup>*

*Until the 20th century Little Faringdon was an estate village: in 1910 almost the entire housing stock was owned by the lord of the manor.<sup>46</sup> Except for the parish church, surviving buildings are all post-medieval, and date from the 16th to the 20th century.<sup>2</sup>*

*Langford House, formerly called Little Faringdon House, was built in the 17th century on the north-western edge of the village by the Bouchiers. Presumably occupying the site of an earlier manor house, it was greatly extended and remodelled in the 19th century by James Musgrave, William Vizard, and the 2nd Baron de Mauley. The result, judged Pevsner, was a 'patchwork which fails to be picturesque'.<sup>18</sup>*

*The surviving 17th-century twin-gabled range, of two storeys with attics, lies parallel with, but set back from, the main village street. Built of roughly coursed limestone rubble with ashlar dressings and stone slate roofs, its windows were replaced in the 19th century, including the insertion of a prominent oriel window with embattled parapet on the south-west side. A two-bay service range under a different roof pitch was added to the left of this range c. 1830. However, the main early 19th-century addition (probably Musgrave's) is a twin-gabled range lying to the right and projecting south-westwards, which includes (at its southern end) a full-height canted bay projection with embattled parapet. The castellated porch and single-storeyed flat-roofed projection on the north side are similarly gothicized, while on the south side is a ground floor bow window with embattled parapet to the right-hand gable and a contemporary conservatory with cast-iron Gothic tracery to the left. That side was squared up by the addition of another twin-gabled range in 1876. Former outbuildings, including a 7-bay late 18th-century barn with kingpost roof and an early 19th-century gabled stable block, were converted into private houses in the late 20<sup>th</sup> century<sup>3</sup>*

<sup>1</sup> Post Office directory of Oxfordshire, 1939

<sup>2</sup> VCH Oxfordshire Texts in Progress (Langford: Little Faringdon)

<sup>3</sup> VCH Oxfordshire Texts in Progress (Langford: Little Faringdon)

Historic trade directories were consulted. The results are as follows:

*Gardner 1852*

William Vizard, Esq, is lord of the manor, and his seat here is a very handsome modern mansions, in a delightful park

*Post Office 1869*

De Mauley Lord, Langford House

*Harrod's 1876*

No mention of Little Faringdon

*Kelly's 1903*

De Mauley Lord D.L. Langford ho.; & Brooks's club, London S W  
Hobbs Arthur, head gardener to Lord De Mauley  
(*Arthur Hobbs may have lived in the cottage at this point*)

*Kelly's 1907*

De Mauley Lord D.L. Langford ho.; & Brooks's club, London S W  
Hobbs Arthur, head gardener to Lord De Mauley

*Kelly's 1911*

De Mauley Lord D.L. Langford ho.; & Brooks's club, London S W  
Hobbs Arthur, head gardener to Lord De Mauley

*Post Office 1939*

De Mauley Rev. Lord, Langford ho  
Hobbs Arthur, head gardener to Rev. Lord De Mauley

## 4. The Buildings

The buildings on site comprise a country house and associated stable block / cottage.

The house is listed to grade II and the listed building description is as follows:

*Small country house. Circa 1820 extension and remodelling of C17 house with further additions of c.1830 and 1876 (date on rainwater heads). Uncoursed and roughly coursed limestone rubble and ashlar with ashlar dressings; slate roofs with coped verges moulded eaves cornice and parapet, embattled to c.1820 parts.*

*Present house a T-plan with original twin-gabled C17 part at junction between 2 arms; C19 work in a Domestic Tudor style. 2 storeys and attics. South-west side of C17 part has three C19 casements with dripstones to ground floor and one on first floor to right gable. Prominent oriel window to left gable with 5 round-headed lights and embattled parapet probably c.1820. Segmental-headed windows with Gothic Y-tracery and dripstones to attic of each gable. Tall 6-light mullioned and transomed window (probably 1876) to right lighting staircase.*

*Two-bay service range (c.1830) under different roof pitch to left has 3-light mullioned and transomed windows with segmental heads and dripstones to ground floor, similar 2-light mullion windows to first floor and single segmental-headed windows to gabled half dormers. External end stack to left with moulded capping and end stack to right with 2 diagonal shafts, dripstone and capping. Parallel twin-gabled range (c.1820) projecting to right of C17 part has similar windows including to full-height canted bay projection at southern end of south-west side.*

*Single-storey flat-roofed projection with embattled parapet in angle and continued round to north has similar windows, 2 to left of projecting rectangular porch blind and painted in imitation. Porch has moulded 4-centred outer arch with hollow spandrels and label; inner diagonal boarded door. Corbelled external end stacks to each gable have 2 diagonal shafts, capping and dripstones. South side of this range has 3 glazing bar sashes in ashlar surrounds to first floor, a projecting bow with embattled parapet to ground floor of right gable and a contemporary conservatory with intersecting cast-iron Gothic tracery to left.*

*1876 range set back to right has twin gables to left and gabled range set back to right at right-angles to north-east. Similar windows to other parts including to canted bay window with embattled parapet to right twin gable. Ball finials to gables and corners. Parallel service range (also 1876) to rear completes T-plan. Interior. Not inspected at time of resurvey (May 1987) but likely to be of interest. (Buildings of England: Oxfordshire, p685) [2439]*

**Listing NGR: SP2237201563**

The stable block is also listed to grade II, the listing description as follows:

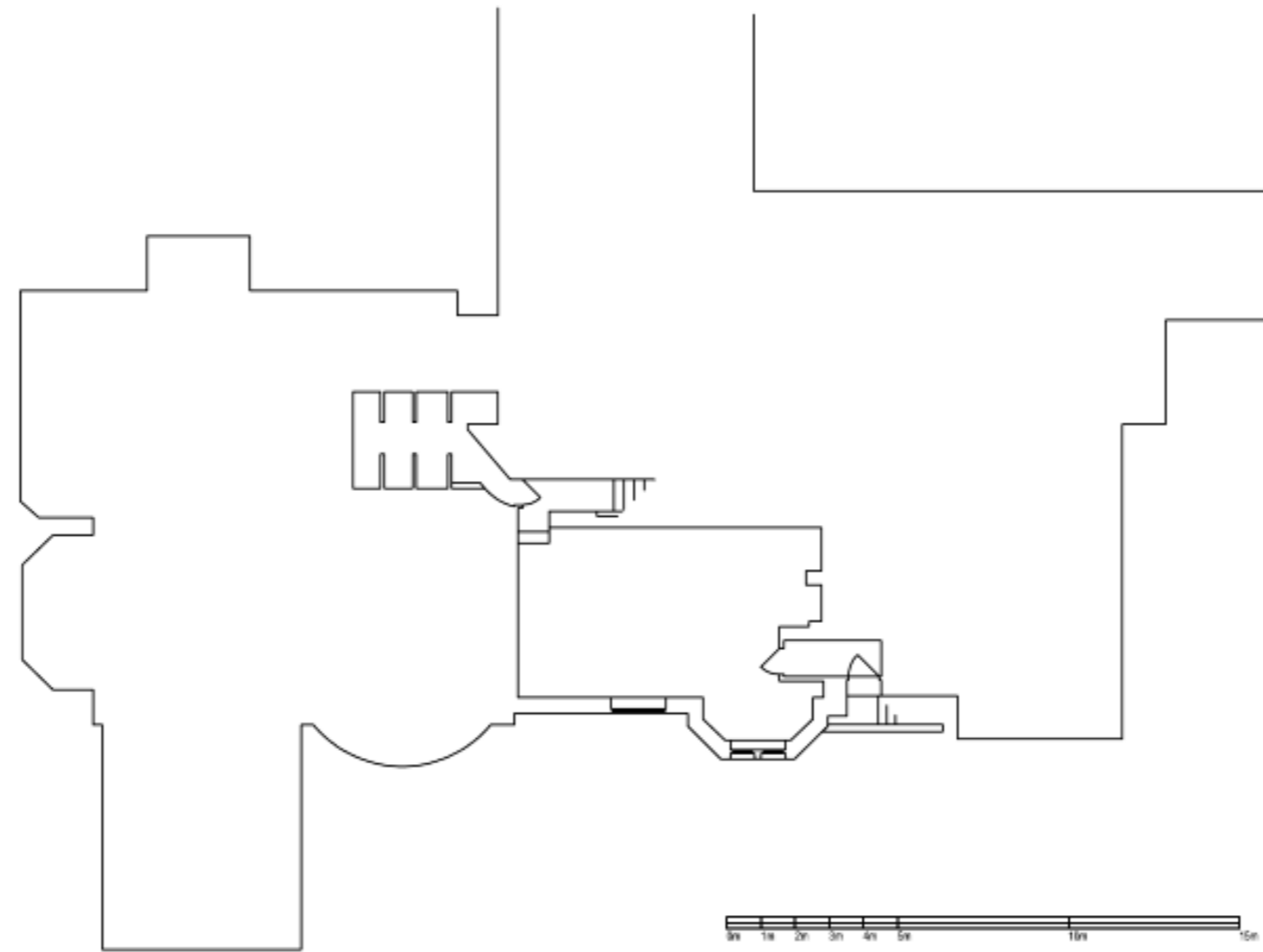
LITTLE FARINGDON MAIN STREET SP 20 SW (south-west side) 1/131 Stable block approx. 20m N of Langford House GV II

*Stable block, now garage and stores. Circa 1820 with minor later alterations. Roughly coursed limestone rubble with ashlar dressings; stone slate roofs with coped verged and kneelers. 2 storeys. 5 gables to front (yard) side, centre slightly recessed. Narrow segmental-headed windows with gothic Y-tracery and moulded cills to upper level, that to centre gable slightly lower. 2 left gables have wide double doors with wood lintels; centre gable has infilled segmental-headed archway with C20 door inserted and 2 right gables have C19 windows with cambered heads, left also with plank door under cambered head.*

*Centre gable has clock below twin segmental-headed bell openings with blind quatrefoil above to pedimented gable. Integral end stacks to 2 left gables and ridge stack immediately to left of centre gable, all with dripstones and moulded capping. Continuation of main range to left has boarded door with rectangular barred overlight to far left and continuation to right has 2 segmental-headed centre-hung casements to right and segmental-headed boarded door to left. Lower range attached to left (former grooms accommodation) has integral end stack and 2-light mullion window with dripstone lighting gable end of attic.*

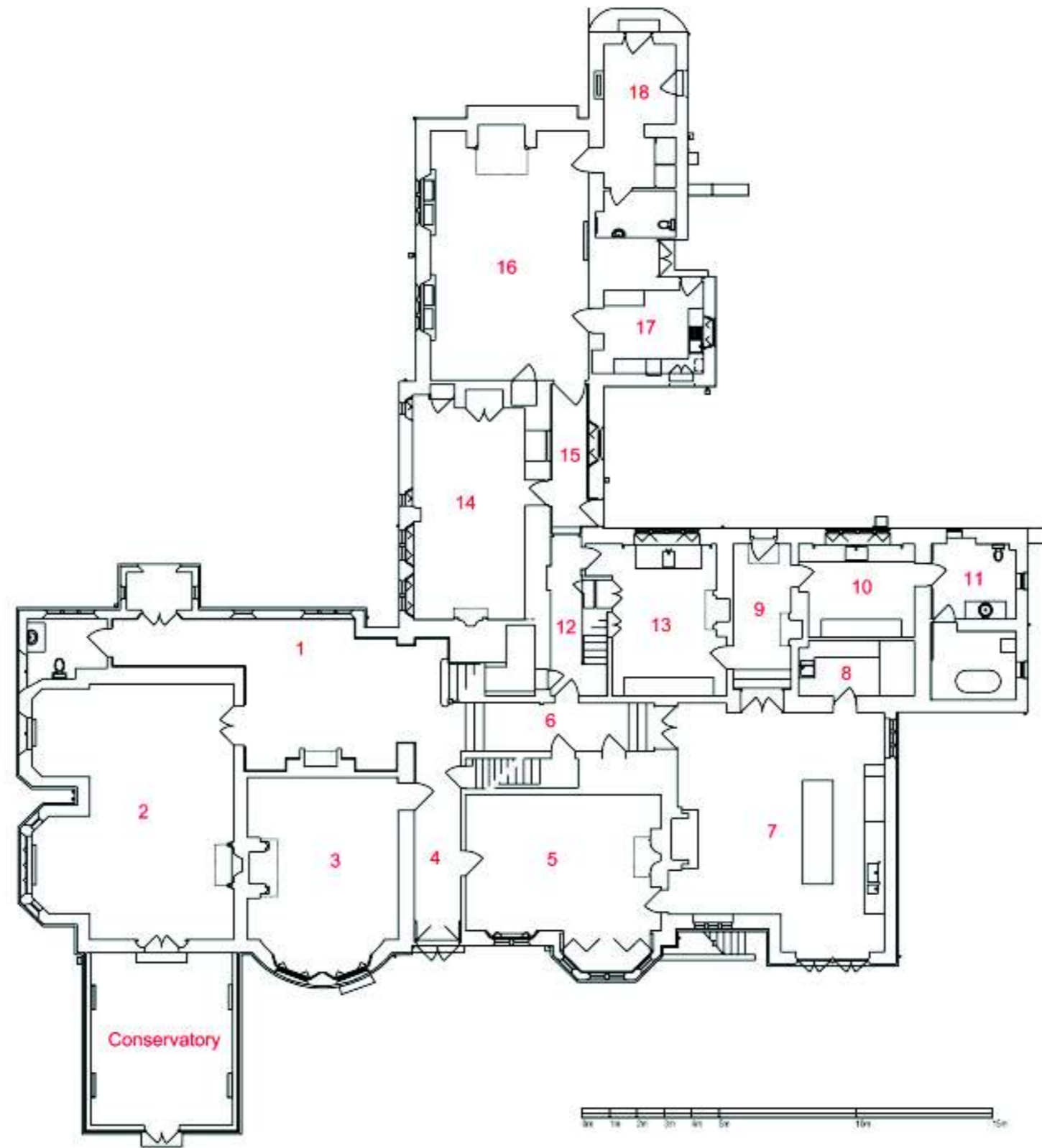
*Listing NGR: SP2236901599*

## 5. The House: Plans



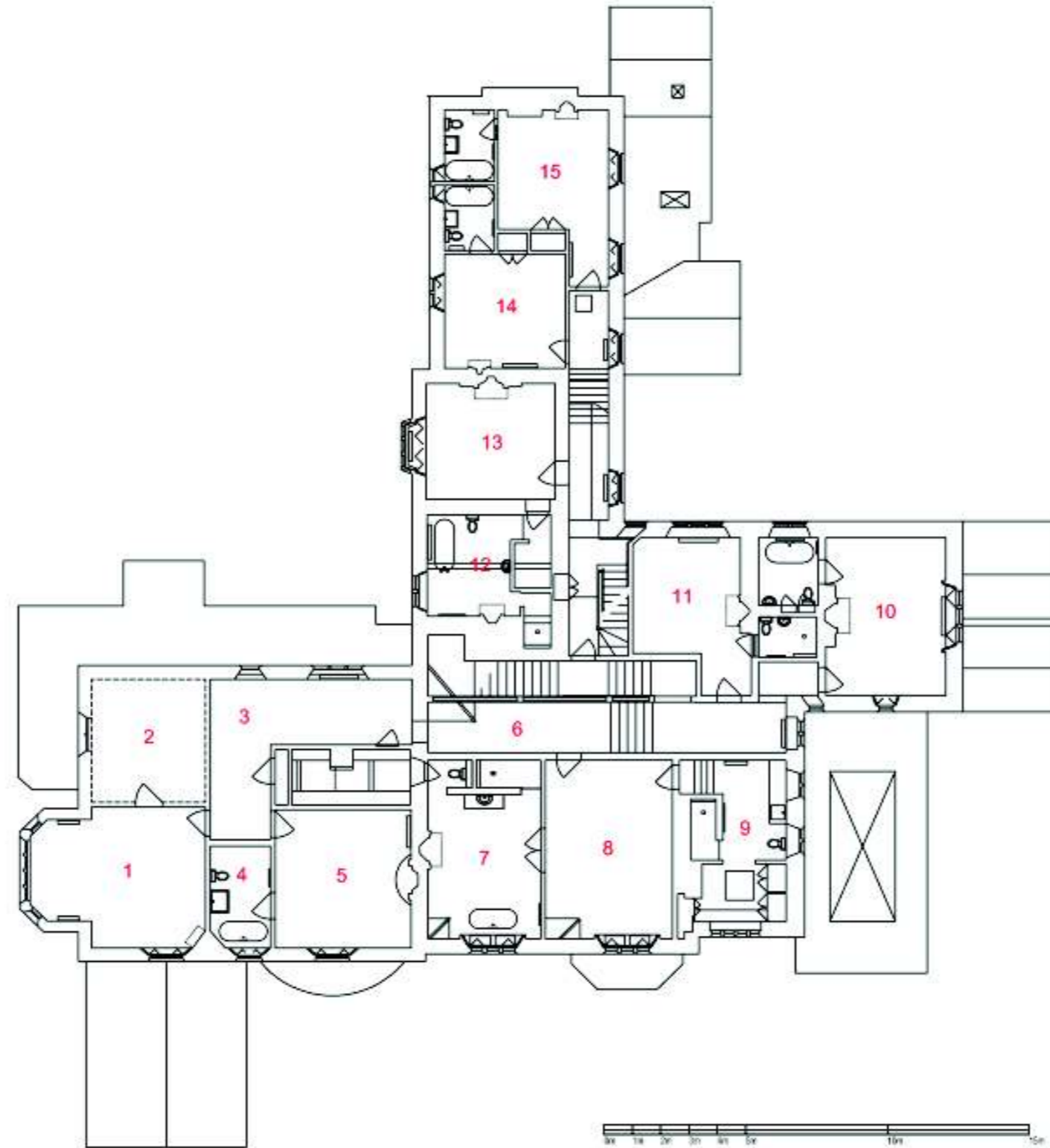
1:200 @ A3

Figure 3: Basement



1:200 @ A3

Figure 4: Ground Floor



1:200 @ A3

Figure 5: First Floor

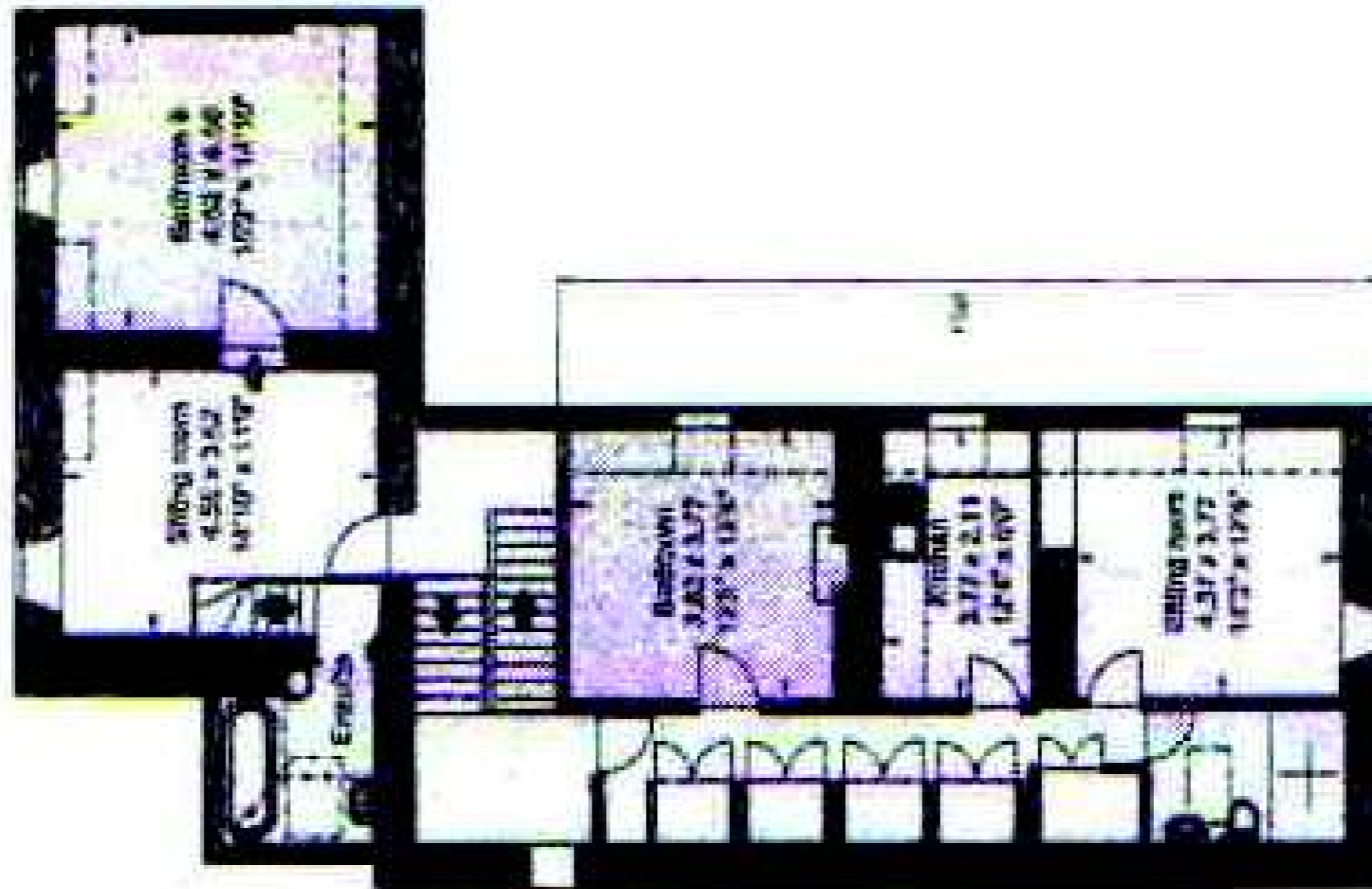


Figure 6: Second Floor

## 6. The House: Exterior

At the time of the site visit, major building works were in progress, meaning a large proportion of the exterior is obscured behind scaffolding.

The building is constructed in Cotswold limestone with a grey slate roof. There are many chimneys present, some of which are diagonal in orientation. Most chimneys have moulded cappings and drip courses.

### 6.1 Northwest wing



**Plate 1: Northwest part of northeast elevation, northwest wing**

Several phases of construction are apparent, stemming from the main northwest-southeast gabled roof of the earliest part of this wing. To the far northwest, a gabled section extends to the northeast. This has a pair of blocked arched openings - one at the apex of the northeast gable, with a second, much larger example at ground floor level below.

Joining to the southeast side of this gabled section, a lean-to extension runs to the southeast, its roof sloping to the northeast. A small recess to the southeast conceals a doorway into the building, before a further gabled extension projects to the northeast.

This section features a door in its northwest wall and a ground floor window in the northeast gable wall. The gable apex itself is moulded and features a pair of small projecting parapets at its lower ends.

Southeast of this section a recess marks the return to the original wall line of the northwest wing. This section of the wall has a ground floor window with cambered brick

lintel, a door into the building and a first floor casement window. These windows are all multi-paned and have wooden frames.



**Plate 2: Recessed area to southeast of northeast elevation, northwest wing**

Until recently before the recording exercise was completed, a further structure was attached to the northwest end of the wing. The extent of this structure is clearly visible in the paint remaining on the northwest wall. A substantial chimneybreast dominates this wall, with a recess present to the southwest.

The northwestern gabled extension projects further than the earlier part of the northwest wing. Its northwest wall features a glazed door with steps compensating for the change of level.



**Plate 3: Northwest aspect, northwest wing**



**Plate 4: Southwest elevation, northwest wing**

The southwest side of the wing comprises two distinct sections. To the northwest, the stonework is distinctly greyer than that to the southeast. The greyer section is considered older and has a different architectural style.

The earlier section features two and a half floors with a pair of gabled dormers at second floor level. These have parapet mouldings on their upper faces. A stone chimneystack is located at either end of the early section.

The windows across the whole of this elevation have hood mouldings. They are framed and mullioned in dressed stone and have arched tops. The hood mouldings over the second floor windows emulate the curve of the window, whereas the others are horizontal.

The southeast part of the northwest wing comprises two floors with attic accommodation. Two gables are present, spanning the remaining part of the house, stepping out slightly from the line of the earlier part. At first floor level below the northwest dormer, a projecting oriel window considered to be a 19<sup>th</sup> century addition can be found, with dressed stone decoration including a castellated parapet and acorn shaped pendant.

## 6.2 Northeast Wing

The northeast wing features a northeast - southwest roof pitch. Dormer windows are present along the northwest side of the roof.

Windows and doors on the northwest side of the building have square heads and stone frames. The windows also feature stone mullions and transoms.

At the northeast end of the northeast wing, a pair of ground floor extensions are present. These have gabled roofs, pitched southwest - northeast and each has a window in the northeast wall, located central to the apex of the roofs.

The stone and mortar forming these extensions differs in appearance and weathering. This suggests the southeast extension is more recent than the northwest example.



**Plate 5: Northeast elevation, northeast extensions**

Above the extensions, a first and a second floor window are present. Both have arched tops and are outlined by hood mouldings.

The gable end of the building features a low parapet with platforms on either side of the roof slope. Ball finials are present on these platforms and on the apex of the roof.



**Plate 6: Northeast elevation, northeast wing**

To the southeast of this part of the building, a single storey section is located housing the kitchen. This is again a new addition to the property and has been fitted with a castellated parapet to help it blend in with the historic parts of the building. A stone framed window with arched upper lights is present in the northeast wall of the kitchen.

Southwest of the kitchen, two gables are present at the northeast end of an earlier phase of the building. These are fitted with ball finials similar to those noted above.



Plate 7: Northeast aspect, kitchen extension

### 6.3 Southwest Wing

The main entrance is located in the northwest face of the southwest wing.



**Plate 8: Northwest elevation, southwest wing**

Both the ground and first floors of the northwest elevation of the southwest wing have castellated parapets. The form of the windows echoes that previously encountered, with arched tops and stone mullions. Hood mouldings are present across all windows.

The roof of this part of the building comprises two northwest-southeast gables, located side-by-side. At the apex of each gable, to the northwest and southeast, a pair of chimneybreasts can be seen.

The ground floor is extended slightly to the northwest, staggering the castellated parapet away from the first floor wall and enhancing the grandeur of the appearance.

The main entrance to the building is via a portico again castellated, projecting further from the northwest wall. The portico is offset to the southwest and features a three-centred arched opening with triangular mouldings beneath a further hood moulding.



**Plate 9: Southwest wing viewed from west**

Two large two-storey bay windows are present on the southwest face. These are fitted with stone framed windows. The parapets are obscured by scaffolding but appear plain.



**Plate 10: Southwest aspect, southwest wing**

The rear (southeast elevation) of the southwest wing is largely taken up by a conservatory of Victorian date. The lower part of the conservatory walls are constructed of dressed stone blocks, above which the glazed portion is located. Double doors in the southeast end give access to the garden.



**Plate 11: Southeast aspect, conservatory and rounded bay**

Northeast of the conservatory, a rounded bay is present. This extends over the ground floor only and features a castellated parapet. The bay has two sash windows, the northeastern of which has wooden doors below, suggesting the sash can be raised and the doors opened providing pedestrian access to the garden from the house.

Windows on this face of the house are square headed, contrasting with the rounded examples found elsewhere.



**Plate 12: Detail of rounded bay**



**Plate 13: Conservatory viewed from the northeast**



**Plate 14: Southeast elevation**

A further ground floor bay is visible towards the right of Plate 17. This bay is three-sided and again has a castellated parapet. Also visible in this image, the large number of chimneys present can be seen, all with similar decorative courses giving a banded effect.

## 7. The House: Basement

The basement of the house is accessed via two flights of stairs - one leads from the central ground floor hallway / staircase area on the ground floor, the other from the exterior with an entrance on the southeast elevation of the building adjacent to the kitchen.

The internal staircase has worn stone steps. Modern finishes obscure any historic detail in the walls and ceiling.

The cellar comprises two rooms - a larger room to the southeast and a smaller room to its northwest. The larger room is lined with modern timber and insulation except for a small area of exposed stone to the northeast. The room follows the shape of the bay window above at this end, and a pair of windows in this structure admit light to the cellar area. A further light is present further to the southwest of this window. The ceiling is flat and modern finishes obscure any constructional details.

The second room in the cellar, accessed via a short angled passageway, has a vaulted brick ceiling. Brick walls divide this part of the structure into eight bays. These are fitted with stone slab shelves, although one is missing. The floor is of flagstones, whereas in the southeast room, it is of poured concrete.



Plate 15: Eastern aspect, southeast cellar room



Plate 16: Internal staircase from ground floor



Figure 7: Northwest room viewed from northeast

## 8. The House: Ground Floor

Owing to the large number of rooms in the house, the description of the ground and first floor rooms is therefore restricted to features of historic interest and other points of note, and takes the form of a room-by-room review. Rooms are labelled according to the attached plans (Figure 3 - Figure 6).

Throughout the building, internal doors are panelled, with moulded timber surrounds and coloured glass knobs (the latter dating from the late 19<sup>th</sup> - early 20<sup>th</sup> century). Most rooms have moulded cornices and deep skirting.

Any features which do not conform to this pattern are noted.

For details and illustrations of phasing, see the section towards the end of this document.

8.1 Room 1



Plate 17: SW aspect, room 1 corridor



Plate 18: Interior of front door



Plate 19: Fireplace, room 1



Plate 20: NE aspect, room 1

**Historic Elements:**

Arch topped double entrance door  
Small-square panelling round lower part of walls, below dado  
Carved stone cheminee style fireplace  
Ceiling rose

**Phase:** 3, c. 1830

**8.2 Room 2**



**Plate 21: Detail of windows in bays**

Left: Northwest bay

Right: Southeast bay

**Historic Elements:**

Two bays with moulded window surrounds  
18<sup>th</sup> - 19<sup>th</sup> century neo-classical carved marble fireplace with thistle and rose motif  
Brass fireplace insert of early 19<sup>th</sup> century date, with stylised thistle mouldings  
Service bell pull to left of fireplace  
Moulded cornice with floral motif  
Deep skirting  
Parquet floor

**Phase:** 3, c. 1830



**Plate 22: Fireplace**



**Plate 23: Detail of rose and thistle motif, fireplace**

8.3 Room 3



Plate 24: Curved bay



Plate 25: Detail of opening section, below window



**Plate 26: Fireplace**

***Historic Elements:***

Curved bay

Plain sash windows with panelled shutters

Opening section below windows forming a doorway to the garden when lower sash open

Planked floor

Marble fireplace with Greek key motif (c. 18<sup>th</sup> - 19<sup>th</sup> century)

Service bell pull to right of fireplace

Iron fire furniture with thistle motif

***Phase:*** 3, c. 1830

#### 8.4 Room 4



*Plate 27: Northwest aspect, room 4*



**Plate 28: Southeast aspect, room 4**

***Historic Elements:***

Stone mullioned windows to southeast  
Half-height small-square panelling and  
arched opening to northwest

***Phase: 4, 1876***

8.5 Room 5



Plate 29: Southwest aspect



Plate 30: Southeast aspect



**Plate 31: Detail of fireplace**

***Historic Elements:***

Woodwork is not painted - door and window surrounds, skirting, frames and shutters

Stone mullioned and transomed windows

Bookcases

Wide floorboards

Elaborate Georgian carved wooden and stone fire surround with cast iron arched insert

***Phase:*** 4, 1876

## 8.6 Room 6



Plate 32: Southwest aspect



Plate 33: Detail of arch moulding

### *Historic Elements:*

Stone floor

Stone steps to southwest showing high level of wear

Arch to southwest with dentil moulding

*Phase:* 4, 1876

8.7 Room 7



Plate 34: Southeast aspect



Plate 35: Northeast aspect



**Plate 36: Southwest aspect**

***Historic Elements:***

19<sup>th</sup> century stone mullioned and transomed windows to southwest

19<sup>th</sup> century fireplace to southwest, raised on plinth

***Reused Historic Elements:***

Cast iron fireback dated 1706 with floral motif and the initials 'M T E', images of a person in contemporary western dress seated and a standing individual wearing a loincloth, both smoking clay tobacco pipes, not in-situ as this is a 19<sup>th</sup> century part of the building

***Phase:*** SW = 4 (1876), NE = 6 (modern)



**Plate 37: Detail of fireback**

## 8.8 Room 8



**Plate 38:** Northwest aspect, room 8

***Historic Elements:***

Late 19<sup>th</sup> century cornice

Late 19<sup>th</sup> century quarry tile floor

***Modern Elements:***

Shelves

***Phase:*** 5, 1876-1899

8.9 Room 9



Plate 39: Southeast aspect



Plate 40: Northwest aspect



**Plate 41: Detail of fireplace**

***Historic Elements:***

Late 19<sup>th</sup> - 20<sup>th</sup> century service bells

19<sup>th</sup> century tiled floor

Carved stone fireplace, 19<sup>th</sup> century

19<sup>th</sup> century cross-braced plank and ledge door with fixed lights over

***Phase:*** 5, 1876-1899

## 8.10 Room 10



Plate 42: Northwest aspect

***Historic Elements:***

Quarry tiled floor  
Stone mullioned and transomed windows  
Panelled shutters  
Large Belfast sink  
Deep curved window frame

***Modern Elements:***

Cupboards and drawers  
Work surfaces

***Phase:*** 5, 1876-1899

## 8.11 Room 11



Plate 43: Northeast aspect

***Reused Historic Elements:***

19<sup>th</sup> century lavatory seat with cast iron supports

19<sup>th</sup> century washbasin

***Modern Elements:***

Boarded floor

Sanitary fittings

***Phase:*** 6, modern

## 8.12 Room 12



**Plate 44: Room 12**

***Historic Elements:***

Closed-string staircase with plain softwood balusters (late 19<sup>th</sup> - 20<sup>th</sup> century) and hardwood treads and risers  
Tongue and groove panelling (19<sup>th</sup> - 20<sup>th</sup> century)

***Phase:*** 4, 1876

8.13 Room 13



Plate 45: Southwest aspect



Plate 46: Northwest aspect



Plate 47: Northeast aspect



Plate 48: Detail of fireback dated 1669

***Historic Elements:***

Cupboards beneath stairs

Stone mullioned and transomed windows with panelled shutters

Oak boarded flooring

Panelled and glazed door to northeast

***Modern Elements:***

Timber fire surround, c. Late 19<sup>th</sup> - 20<sup>th</sup> century

Butler sink with brick support / surround

***Reused Historic Elements:***

Fireback dated 1669 with heraldic crest - smoke blackening indicate this has been situated here for some time although this part of the building was not present in 1669

***Phase:*** 4, 1876

8.14 Room 14



Plate 49: Southwest aspect



Plate 50: Detail of service bell and indicator board



Plate 51: Detail of fireplace



Plate 52: Northwest aspect

***Historic Elements:***

Stone mullioned and transomed windows to southeast of southwest wall, narrower plain windows to northwest, all with shutters

Boarded floor

Full-height cupboard to northwest

Plain stone fireplace with arched insert, c. 19<sup>th</sup> century

Internal window into room 15

***Modern Elements:***

Double cupboard in recess likely to have been inglenook fireplace, northwest

Electric servants' bell and indicator box (20<sup>th</sup> century)

***Phase:*** 1, Pre Georgian

8.15 Room 15



Plate 53: Northwest aspect



**Plate 54: Southeast aspect**

***Historic Elements:***

Oak panelling

Stone floor

Stone mullioned window with panelled shutters

***Phase:*** 2 c. 1820

**8.16 Room 16**



**Plate 55: Northwest aspect**



**Plate 56: Windows to southwest**

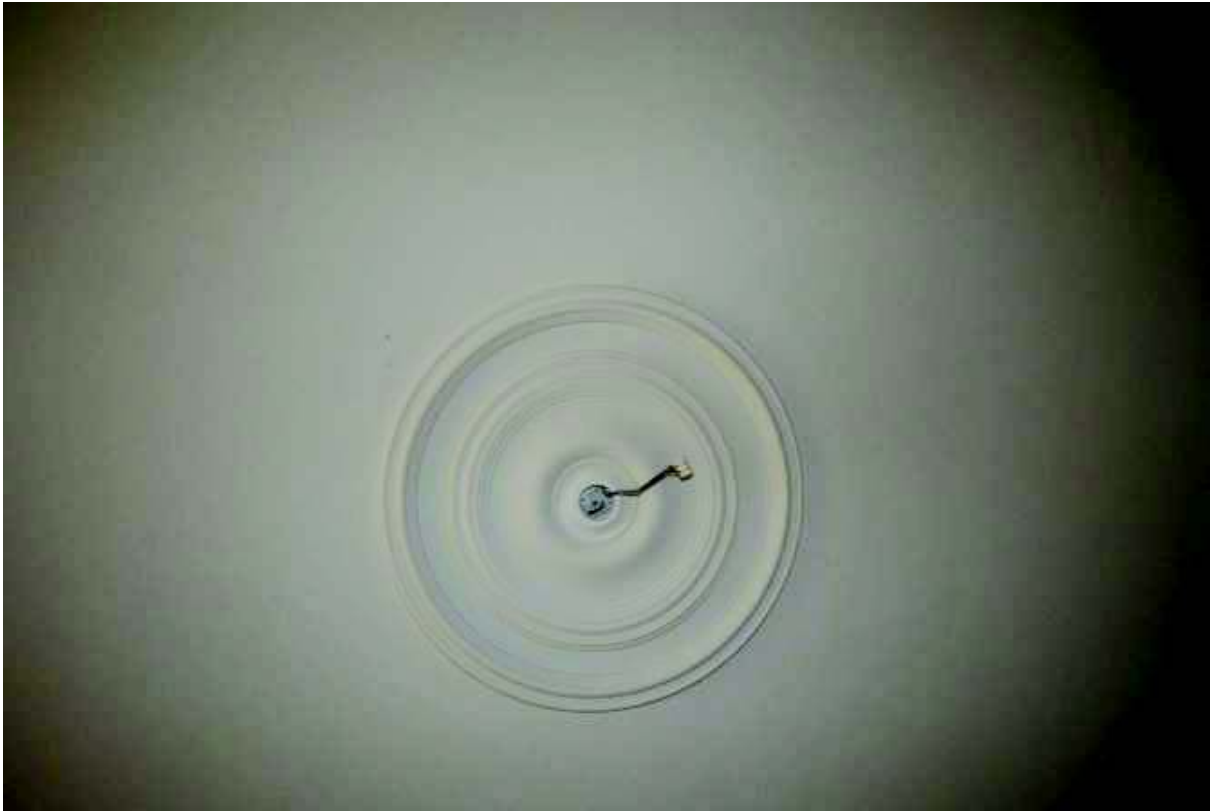


Plate 57: Detail of ceiling rose



Plate 58: Detail of fireplace



**Plate 59: Early brickwork in fireplace**

***Historic Elements:***

Floorboards

High ceiling

Plain ceiling rose

Stone mullioned and transomed windows

Stone fireplace, c. 16<sup>th</sup> - 17<sup>th</sup> century in origin

Bricks forming rear wall of fireplace considered to date from c. 17<sup>th</sup> - 18<sup>th</sup> century

Window seats

***Phase: 2*** c. 1820

8.17 Room 17



Plate 60: Southeast aspect

***Historic Elements:***

Excepting skirting, no historic fabric is visible

***Phase:*** Pre 1876

8.18 Room 18



Plate 61: Northeast aspect, lavatory



Plate 62: Ceiling detail

**Historic Elements:**

Lath & plaster ceiling

18<sup>th</sup> - 19<sup>th</sup> century brickwork (painted)

Timber framing with brick infill exposed behind lavatory

**Phase:** Pre 1876

## 8.19 Conservatory



Plate 63: Northwest aspect



Plate 64: Southeast aspect

***Historic Elements:***

Glazing structure

Drainage grilles around perimeter

***Phase:*** 3, c. 1830

## 9. The House: First Floor

### 9.1 Room 1



Plate 65: Detail of bay window



Plate 66: Northeast aspect showing chamfered corner and hearth

#### *Historic Elements:*

Bay window with stone mullions and arched heads

Hardwood floorboards

Plain sash window with panelled shutters

Chamfered east corner reflecting chimneybreast, with stone hearth suggesting a fireplace was present

*Phase:* 3, c. 1830

## 9.2 Room 2



Plate 67: Detail of fireplace



Plate 68: Southeast aspect

### *Historic Elements:*

Plain fire surround - 19<sup>th</sup> century

Cast iron firebasket - 19<sup>th</sup> century

Panelled window surround with arch topped plain sashes

### *Modern Elements:*

Sanitary fittings

*Phase:* 3, c. 1830

### 9.3 Room 3



**Plate 69: Northeast aspect**

***Historic Elements:***

Softwood floorboards

Arch-topped mullioned windows

Arched opening to northeast

***Phase:*** 3, c. 1830

## 9.4 Room 4



Plate 70: Southwest aspect

***Historic Elements:***

Chamfered wall at southern corner reflecting chimneybreast

Hardwood floorboards

Plain sash window with panelled shutters

***Modern Elements:***

Sanitary fittings

***Phase:*** 3, c. 1830

## 9.5 Room 5



Plate 71: Detail of fireplace



Plate 72: Southeast aspect

### ***Historic Elements:***

Plain sash window with panelled shutters and window seat

Hardwood floorboards

19<sup>th</sup> century marble fireplace

Cast iron arched insert, c. 19<sup>th</sup> century

Half-round cast iron hearth (not original - square hearth beneath), c. 19<sup>th</sup> century

***Phase:*** 3, c. 1830

9.6 Room 6



Plate 73: Staircase viewed from ground to first floor



Plate 74: View southwest along landing area



**Plate 75: Detail of brackets and balusters**



**Plate 76: Detail of stained glass window**

***Historic Elements:***

Closed string staircase from ground floor, apparently softwood although 17<sup>th</sup> - 18<sup>th</sup> century styled balusters

Small-square panelling in a 17<sup>th</sup> - 18<sup>th</sup> century style, historic detail concealed by paint

Chamfered posts with dentil moulded arch-brackets forming arched openings over staircase

Softwood floorboards

Roof light

Stone mullioned and transomed window with stained leaded lights to northeast

Small antechamber to north with stone transomed window featuring opening arched upper light

***Phase: 4, 1876***

9.7 Room 7



Plate 77: Storage area from southwest



Plate 78: Storage area from northeast



Plate 79: Roof structure over storage area



Plate 80: Detail of fireplace

***Historic Elements:***

Narrow storage area leads from western corner of room, featuring machine-sawn timber king post / raking strut truss and machine-sawn purlins (post 1790) with roof light over Stone mullioned and transomed window with four opening lights  
Slope of roof visible in southern corner of room  
Wide floorboards  
Moulded stone fireplace with tiled insert, 19<sup>th</sup> century

***Modern Elements:***

Use of western part of room as storage area  
Shelves in storage area

***Phase:*** 4, 1876

**9.8 Room 8**



**Plate 81: Southeast aspect**

***Historic Elements:***

Stone mullioned and transomed window with four opening lights  
Window seat  
Panelled shutters  
Wide floorboards  
Slope of roof visible in southern corner of room

***Phase:*** 4, 1876

## 9.9 Room 9



Plate 82: Southeast aspect

***Historic Elements:***

Boarded floor

Closed string staircase

Low stone mullioned window to southeast with central opening casement and panelled window surround

Pair of mullioned windows each with two opening casements, arched heads and panelled arched shutters which may be modern

***Modern Elements:***

Sanitary fittings

***Phase:*** 4, 1876

9.10 Room 10



Plate 83: Detail of tiled fireplace



Plate 84: Detail of window

***Historic Elements:***

Hardwood floorboards

Stone mullioned and transomed northeast window with arched upper lights, four of which open

Similar single window to southeast

Panelled shutters

Chimneybreast with 19<sup>th</sup> century stone and tiled fireplace with blue-on-white tiles similar to those produced by Minton in the late 19<sup>th</sup> century

Cast iron firebasket

Bathroom to southwest with stone mullioned and transomed window

***Phase:*** 5, 1876-1899

## 9.11 Room 11



**Plate 85: Northeast aspect**

***Historic Elements:***

Stone mullioned and transomed window

Chamfered western corner

Timber and stone fire surround

Cast iron firebasket

Wide floorboards

***Phase:*** 4, 1876

## 9.12 Room 12



Plate 86: Southeast aspect

***Historic Elements:***

Hand-sawn (pre 1790) southwest - northeast beam spanning ceiling with chamfering and straight-cut stops

Small 19<sup>th</sup> century plain stone fireplace with cast iron firebasket

Stone mullioned window with one fixed and one opening light

Window seat below

***Modern / Reused Historic Elements:***

Sanitary Fittings

***Phase:*** 1, Pre Georgian

## 9.13 Room 13



**Plate 87: Southwest aspect**

***Historic Elements:***

Bay window with mullions and arched headed lights

Panelled shutters

Wide hardwood floorboards

19<sup>th</sup> century fireplace

***Phase:*** 1, Pre Georgian

9.14 Room 14



Plate 88: Southwest aspect



Plate 89: Detail of fireplace

***Historic Elements:***

Mullioned window with panelled shutters

Similar window in en-suite bathroom

Plain fire surround with cast iron arched bedroom fireplace insert (19<sup>th</sup> century)

***Modern Elements:***

Built-in wardrobe and en-suite bathroom considered to be later additions

***Phase: 2, c. 1820***

## 9.15 Room 15



Plate 90: Northwest aspect

***Historic Elements:***

Plain fire surround with cast iron firebasket (c. 19<sup>th</sup> century)

Two windows (each having plain casement and fixed light) with panelled shutters

Narrow arched casement window in en-suite bathroom with panelled shutter

***Modern Elements:***

Built-in wardrobe and en-suite bathroom considered to be later additions

***Phase:*** 2, c. 1820

## 10. The House: Second Floor

### 10.1 Room 1



**Plate 91: Southwest aspect, staircase**

***Historic Elements:***

Tongue and groove panelling  
Stairs as those on lower floors

***Phase:*** 1, Pre Georgian

## 10.2 Room 2



Plate 92: Northwest aspect



Plate 93: Southwest aspect, bathroom

The room is located at the union of two roof pitches, ninety degrees from each other

### ***Historic Elements:***

Exposed tiebeam truss and purlins, hand-sawn timber (pre 1790)

Oak floorboards

Arched window with leaded decoration

Staircase to bathroom with lower winder, splat balusters (c. 17<sup>th</sup> century in style) and cupboard under

Hand-sawn timber beam above bathroom washbasin, considered to be part of a collar, although may be purely decorative

### ***Modern Elements:***

Sanitary fittings

***Phase:*** 1, Pre Georgian

### 10.3 Room 3



**Plate 94: Northeast aspect**

***Historic Elements:***

Machine-sawn and painted purlins  
Arched window with leaded decoration

***Phase:*** 4, 1876

## 10.4 Room 4



Plate 95: Northeast aspect

***Historic Elements:***

Machine-sawn and painted purlins  
Plain fireplace with cast iron bedroom insert  
Hatch to roof space  
?Oak floorboards

***Phase:*** ?4, ?1876

## 10.5 Room 5



Plate 96: Southwest aspect

***Historic Elements:***

Oak floorboards  
Hatch to roof space

***Phase:*** 4, 1876

## 10.6 Room 6



**Plate 97: Detail of dormer**

***Historic Elements:***

Machine-sawn and painted purlin

Oak floorboards

Hatch to roof space

Dormer with timber-framed windows (one fixed, one opening) and fixed lights in its sides

Window with two arched opening casements

***Phase:*** 4, 1876

## 10.7 Roof Space



Plate 98: Roof Space



Plate 99: Rendered part of roof space

Common rafter roof constructed from machine-sawn (post 1790) timbers, partially rendered suggesting occupation at some point in the past

## 11. The Cottage / Stables: Plans

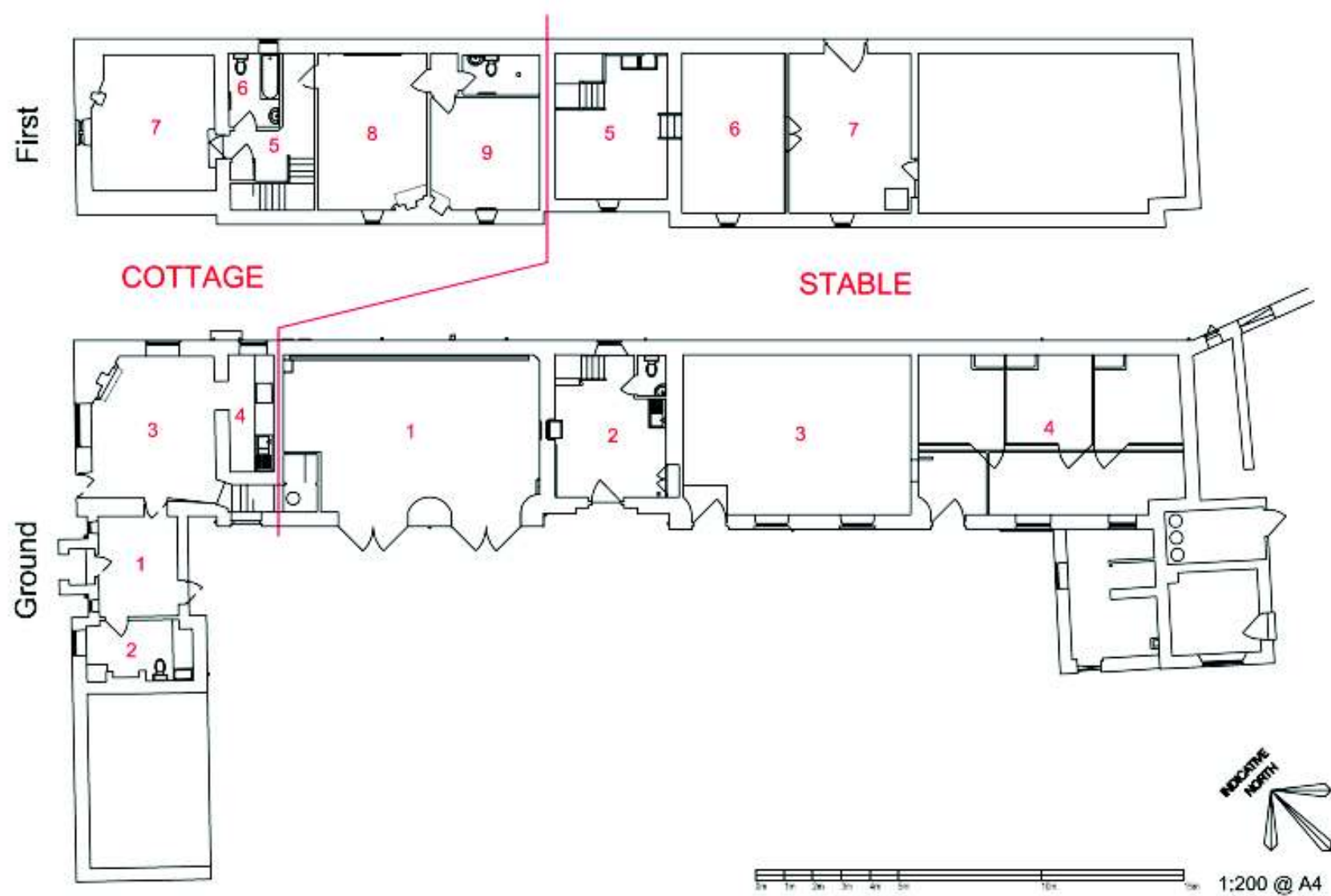


Figure 8: Cottage & stable floor plans

## 12. The Cottage / Stables: Exterior

The building housing the cottage and stables is again constructed of Cotswold limestone with a slate roof. Whilst the majority of windows and doors are more utilitarian than those found on the main house, there are some windows, particularly to the southwest, with stone frames.

The building comprises a long northwest - southeast range with small sections extending to the southwest at each end.

The northeast wall of the building borders the road and forms the property boundary.



**Plate 100: Northwest elevation**

The cottage is located at the northwest end of the building. The northwest part of the cottage is slightly lower than the main northwest - southeast wing. This is likely to indicate a different phase of construction.

The northwest part of the cottage is a one-and-a-half storey building with the first floor partially located in the roof space. A window is present in the gable wall with stone mullioned surround. The ground floor features a larger timber framed window and timber framed door.

To the southwest, a single storey wing is present, set back from the northwest wall. This features a projecting porch surrounding the front door of the cottage. A tall timber framed window is present on each side of the porch. Further southwest, the building steps out again to a section housing a bathroom and former cart shed. On the reverse of the wing, two cart shed bays are present, with a single door to the northeast.



**Figure 9: Southeast aspect, northwest wing**



**Plate 101: Southwest aspect**

The southwest aspect of the stable block contains a range of five gables, located slightly off-centre to the northwest.

The northwestern two gables have chimneys at their apexes, whereas the central gable features a small bell tower with weathervane, and a clock beneath. The other gables are plain.

Each gable has an arch topped stone-framed window with six panes. The central window is slightly lower than the others.

At ground floor level, a single window is present at the northwest end. Moving to the southeast, two large plank and ledge doors are located in the first two bays. Centrally, a pedestrian sized door is located within a three-centred arch which may be a blocking of a wider opening. A stable door and window are located below the next dormer. Beneath the window, a mounting block is built into the wall. The final dormer contains a timber framed window. Further to the southeast, a stable door and two windows are located.



Figure 10: Detail of clock and bell tower



**Figure 11: Southeast part of stable block viewed from west**

At the southeast end of the stable building, a wing projects into the yard. This wing comprises an outbuilding with a lean-to housing a coal / wood store to the northwest. Along the southeast wall of the main range, a further lean-to is located, with its northeast wall formed from the boundary wall and the southeast wall formed by the outbuilding.

A door is present through the northwest wall of the coal / wood store into the yard area. This is considered to be a more modern insertion owing to the presence of bricks forming the edges to the opening, as a direct contrast to the stonework used elsewhere.

Inside the coal / wood store, brick and stone partition walls are present dividing the space into three areas. The roof of the structure is constructed of machine-sawn timber.

The outbuilding features a similarly ornamented gable wall to other buildings on site. The roof is again of slate and on its northwest side, a red brick chimney is present with ceramic chimneypot.

The interior of the outbuilding was not accessible at the time of recording.



Plate 102: View southwest from coal / wood store



**Plate 103: Detail of lean-to structure and southeast wall of main range**



**Plate 104: Northeast elevation viewed from north**

The northeast aspect of the building is largely plain. The difference in roof apex heights is clearly visible.

Windows along the western elevation are plain wooden surrounded examples.

Some 'Velux' style modern roof lights are present along this elevation.

Towards the southeast, a hayloft door is present at eaves level.

### 13. The Cottage: Interior

As with the main house, modern finishes obscure historic features throughout the cottage. Any historic features of note are mentioned.

#### 13.1 Room 1



Plate 105: Northeast aspect, room 1

Modern quarry tile floor

Ledged and braced doors, c. Late 19<sup>th</sup> - 20<sup>th</sup> century

### 13.2 Room 2

Room 2 is currently a lavatory / utility room however its former use was a wash-room / kitchen.



**Plate 106: Detail of fireplace and copper, room 2**

Brick fireplace with chimneybreast over

Boiling copper with intact liner

Remains of cast iron range cooker - smoke blackening suggests this was not an original feature and an open fire was present previously

### 13.3 Room 3



Plate 107: Southeast aspect



Plate 108: Northwest aspect

Two hand-sawn timber beams running northwest - southeast, with empty mortices  
Angled corner with 19<sup>th</sup> century plain timber fire surround and 20<sup>th</sup> century firebasket  
Southeast wall has openings to kitchen and modern winder staircase to first floor

#### 13.4 Room 4



**Plate 109: Northeast aspect**

Opening through wall to room 3

### 13.5 Room 5



Plate 110: Stairs and landing, room 5

No historic features

### 13.6 Room 6



Plate 111: Bathroom

Small window at eaves height

### 13.7 Room 7



#### Plate 112: Northwest aspect

Machine-sawn (post 1790) purlins

Protruding chimneybreast in northern corner

Cast iron bedroom fireplace (mid - late 19<sup>th</sup> century)

### 13.8 Room 8



**Plate 113: Southeast aspect**

Plain 19<sup>th</sup> century fire surround with marble top  
19<sup>th</sup> - 20<sup>th</sup> century firebasket

### 13.9 Room 9



**Plate 114: Southwest aspect**

Slope of roof either side of gable window  
Purlin with iron repair / joining plate over window  
Angled corner with plain 19<sup>th</sup> century fire surround  
Cast iron Victorian bedroom hobgrate fireplace insert

## 14. The Stables: Interior

### 14.1 Room 1: Carriage Store



**Plate 115: Southeast aspect, carriage store**

The size of the doors into this part of the building suggest it was used as a carriage store.

There are no features of interest visible excepting two areas of damaged ceiling in the eastern corner of the room revealing its construction of lath and plaster. The presence of modern fibrous insulation suggests the first floor has been lifted at some point, then replaced with a layer of insulation beneath.

The stone pier between the carriage doors (which are considered to be 19<sup>th</sup> - 20<sup>th</sup> century in date) is substantial, rounded on its northeast face, in order to support two fireplaces and a chimneybreast on the first floor above.

## 14.2 Room 2

This room is currently used as a site office / mess room for those working on the various building projects around the site. This is thought to be a similar role to the original purpose of the room which is likely to have served as a tack room but also a place for estate workers, grooms and coachmen to rest, owing to the presence of a fireplace in the northwest wall.

The fireplace has an iron lintel and is lined in brick. A modern woodburning stove is present.

Exposed stonework in the northern corner, a hand-sawn lateral beam supported on a central metal post, timber panelling to the southwest half of the room and a wooden casement window in the northeast wall total the historic features visible.



Plate 116: Northeast aspect



Plate 117: Southwest aspect

### 14.3 Room 3

The room is considered to have been a stable although is now used for storage. The floor has been tanked and concreted obscuring any cobbled drainage surface that would be expected in a stable although the northwest, northeast and southeast walls were rendered around now absent panelling, the shape of which suggests stalls with sloping dividers were located along the northeast wall running northeast-southwest. The panelling was attached to battens set in the stonework of the wall.

There is ample room to manoeuvre horses in the remaining space to the southwest and the slightly wider and taller doorway would facilitate their passage. Air vents located at the head of the northeast wall also suggest this part of the building was a stable.

Damage to the ceiling indicates its lath and plaster construction. A hatch to the first floor is present in the southern corner of the room.



Plate 118: Southeast aspect

#### 14.4 Room 4: Stables



Plate 119: Eastern aspect



Plate 120: Detail of roof structure

Room 4 is a stable with three looseboxes of 19<sup>th</sup> - 20<sup>th</sup> century date, each with a manger / feed trough and iron rings for tethering horses and hanging hay nets. The presence of render on the walls and lath and plaster scarring on collar beams suggests a ceiling was once present at a similar height to that in room 3. Air vents are again present along the northeast wall.

The roof structure is visible, being primarily constructed of machine-sawn timber although a hand-sawn collar is present, reinforced significantly with iron strapping and brackets.

A fixed wooden ladder at the western corner of the room gives access to the loft over room 3.

#### 14.5 Room 5: The Clock Room

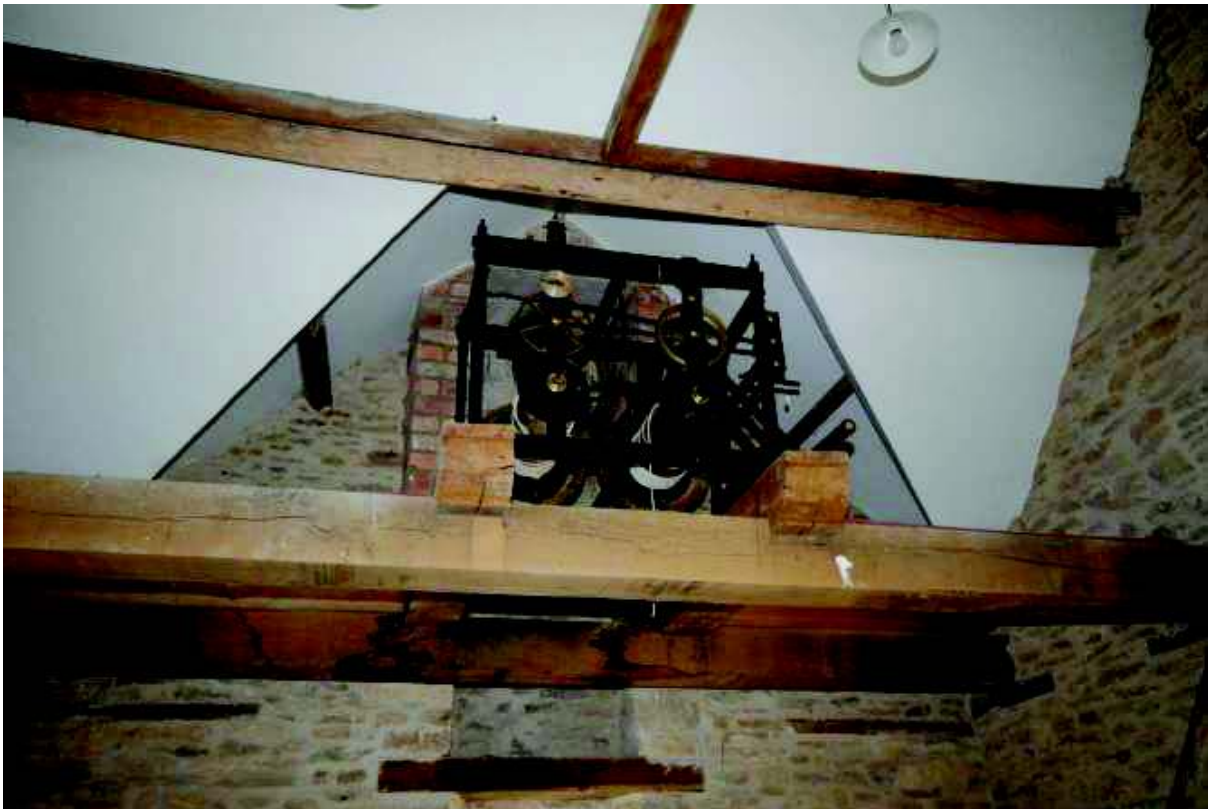


Plate 121: Clock mechanism

Room 5 is accessed via a modern staircase in room 2. It is located in the central gable of the building and as such houses the clock mechanism. This is in good condition and may have been recently refurbished. The mechanism is supported on modern machine-sawn timbers in the apex of the gable. Hand-sawn purlins are present to the northeast.

A chimneybreast from the fireplace in room 9 of the cottage is noted in the northwest wall, and modern sinks are located to the northeast of the room.

A short flight of steps in the southeast wall gives access to room 6.

## 14.6 Room 6

The room is entered via a stepped opening from room 5. The roof structure where visible is a mixture of hand and machine-sawn timbers suggesting 19<sup>th</sup>-20<sup>th</sup> century repairs to an earlier structure. The roof structure is rendered however the stonework of the walls is visible.

A pair of double doors in the southeast modern partition wall lead into room 7.



Plate 122: Southwest aspect

### 14.7 Room 7

Located over the southeast part of room 3, the hatch in the southern corner of the room is clearly visible, adjacent to which a wooden gate leads into a panelled enclosure at the head of the ladder from room 4.

A low door in the northeast wall for loading purposes confirms this area was once a hayloft.

The roof structure over room 7 is entirely of machine-sawn timber with iron strapping.

Along the southeast wall of room 7, a chain at floor level is considered to have been installed to act as a tie between the front and back walls of the building and stop any lateral spread.



Plate 123: Southeast aspect showing chain



Plate 124: Hayloft door

## 15. Historic Photographs of the House

The following images are stored in the Oxfordshire County Council Photographic Archive:



Plate 125: Interior of conservatory, 1974



Plate 126: Front of house from across driveway, 1974



Plate 127: View of rear from across gardens, 1974



Plate 128: Distant view, 1974



Plate 129: Internal view of ground floor room 2, 1974

The following photographs are held in the National Monuments Record:



Plate 130: Southwest aspect, undated

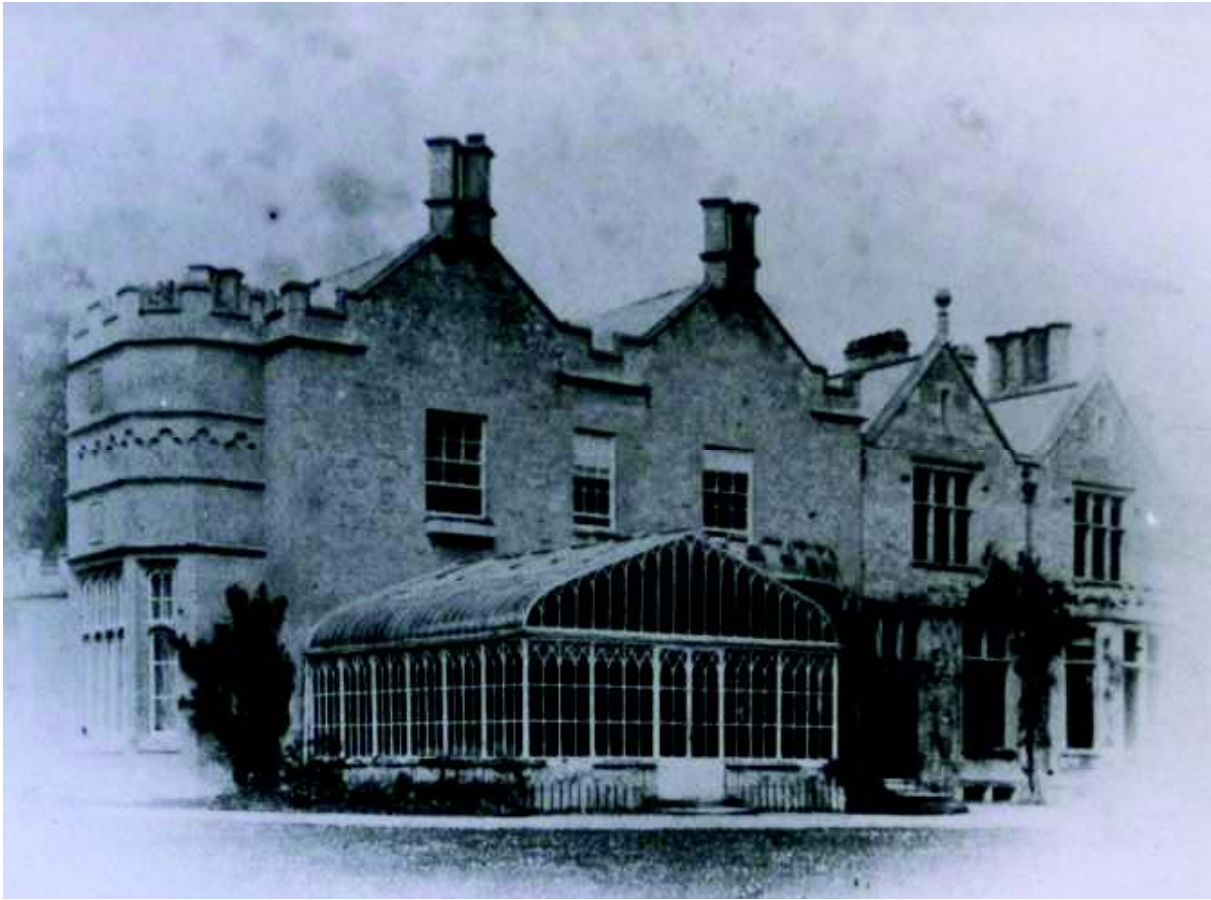


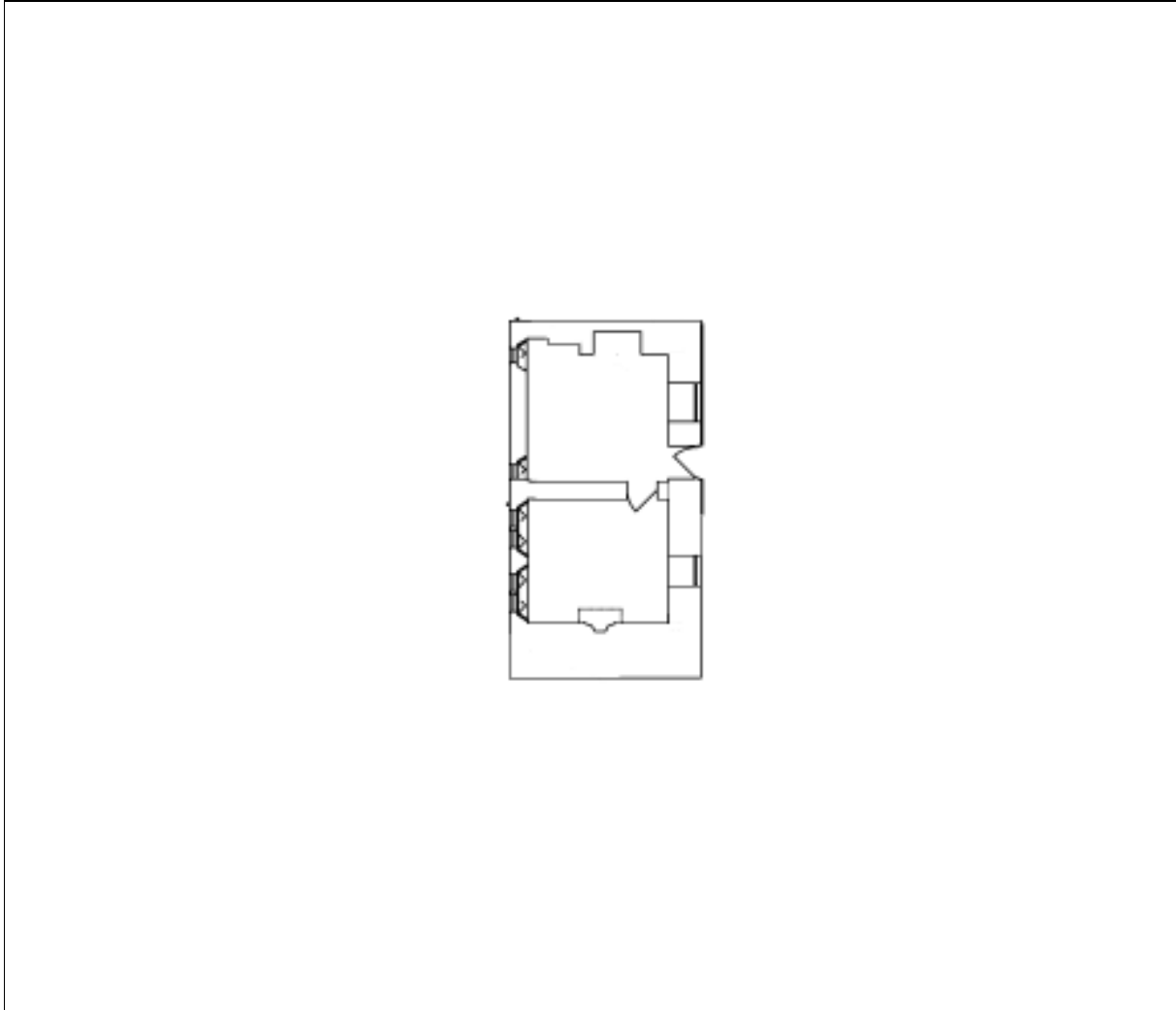
Plate 131: Southern aspect, undated

## 16. The Construction Sequence

The buildings are constructed of the same Cotswold limestone throughout using similar techniques. This makes phasing problematic. The buildings have therefore largely been phased by examining the layout, historic maps and the listed building descriptions.

### 16.1 The House

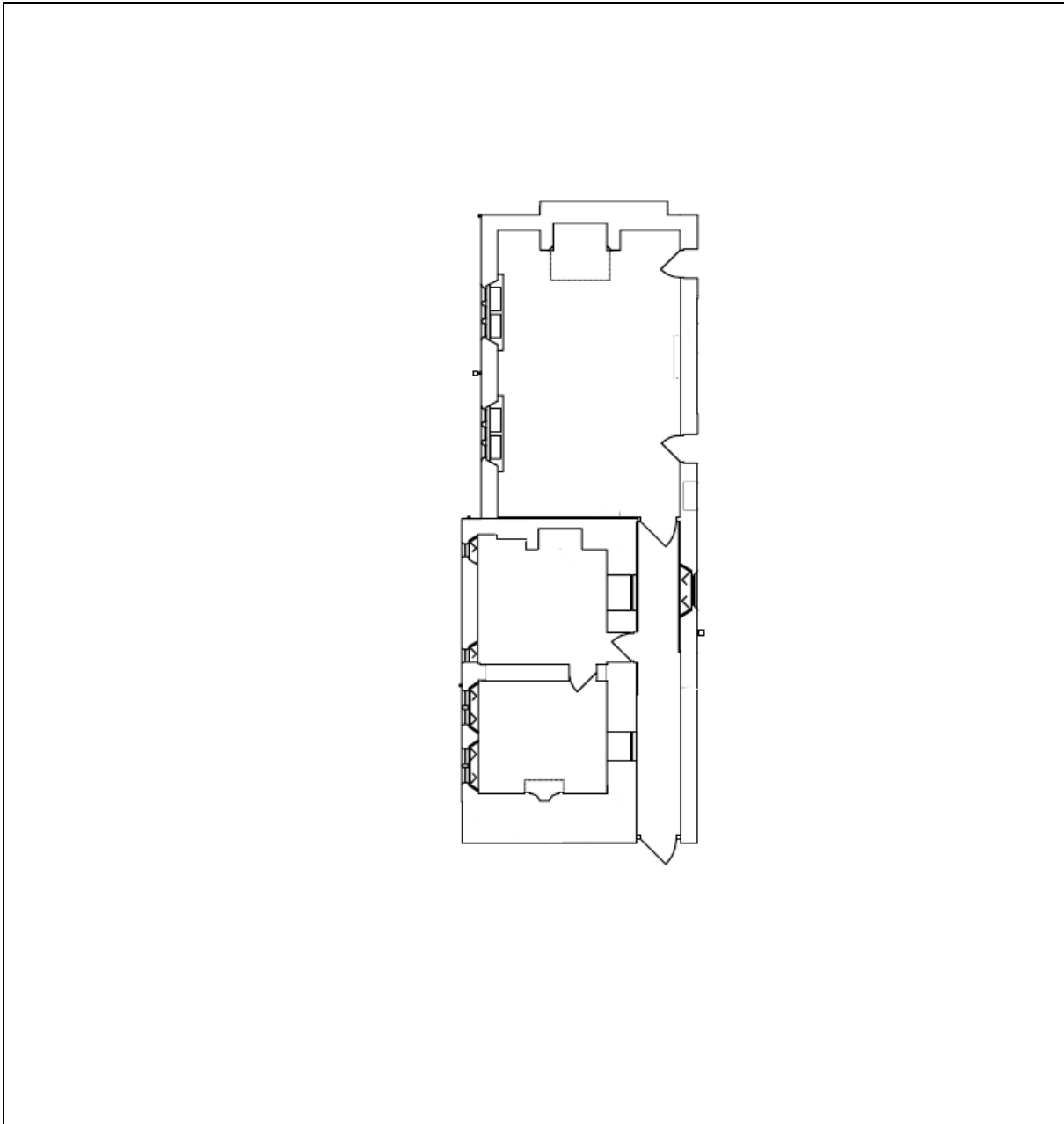
#### 16.1.1 Phase 1: Pre Georgian



**Figure 12: Phase 1 plan**

The initial phase of the building is the area containing ground floor room 14 and first floor rooms 12 and 13. This is dated by the listing description as being of 16<sup>th</sup> century construction, although the Victoria County History dates this phase of the building to the 17<sup>th</sup> century. There is no physical evidence that can refine this date beyond the period of 16<sup>th</sup>-17<sup>th</sup> century. The extent of this phase is visible externally in the limits of the double gable over this section of the building.

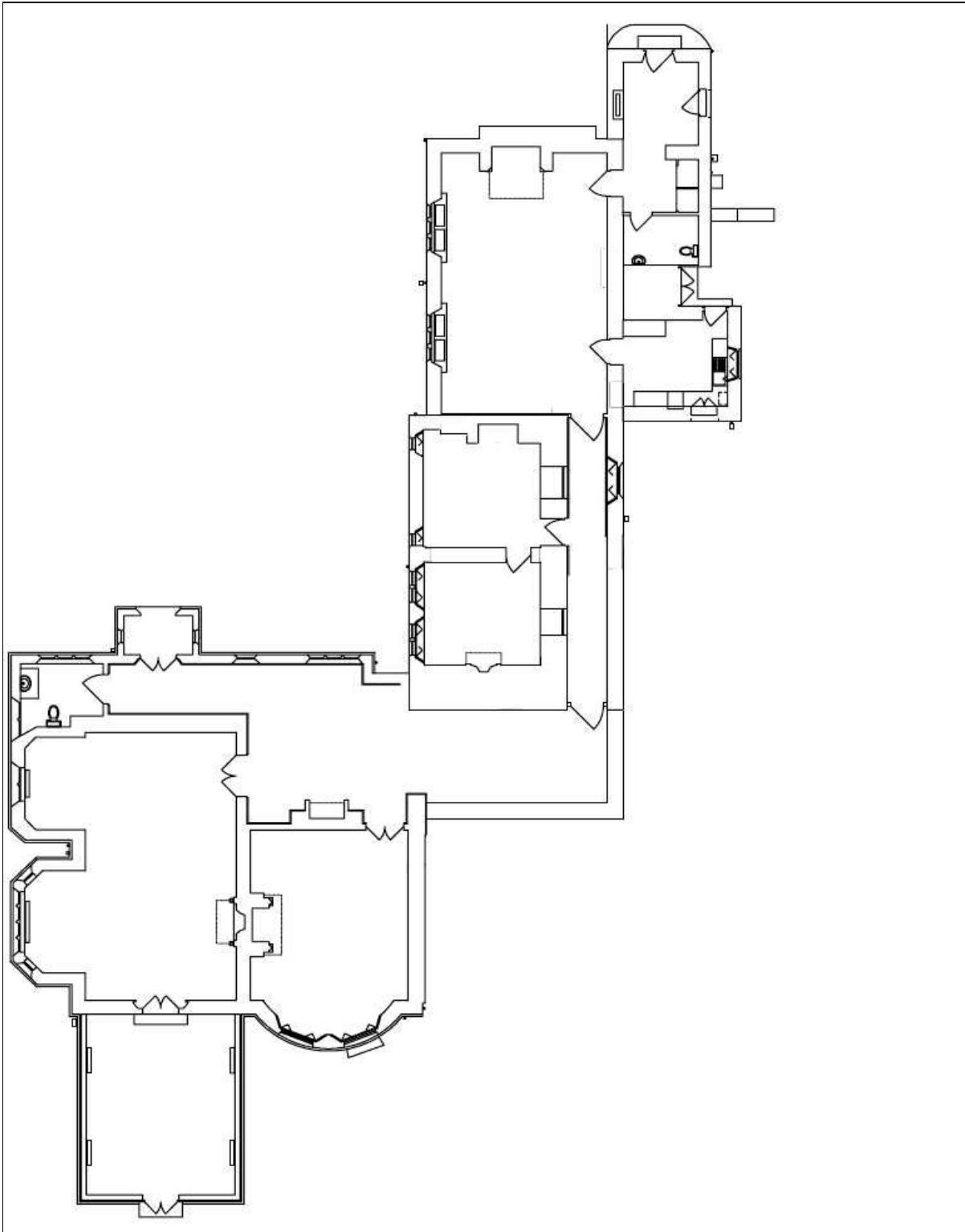
### 16.1.2 Phase 2: c. 1820



**Figure 13: Phase 2**

The part of the building containing ground floor rooms 15 and 16 is dated by the listing description as being constructed around 1830, as a service range. It is, however, considered more likely to predate this. Its external appearance suggests its age is greater than is suggested by the listing description. It is also considered likely that the part of the building housing the corridor running alongside phase 1 also dates from this period.

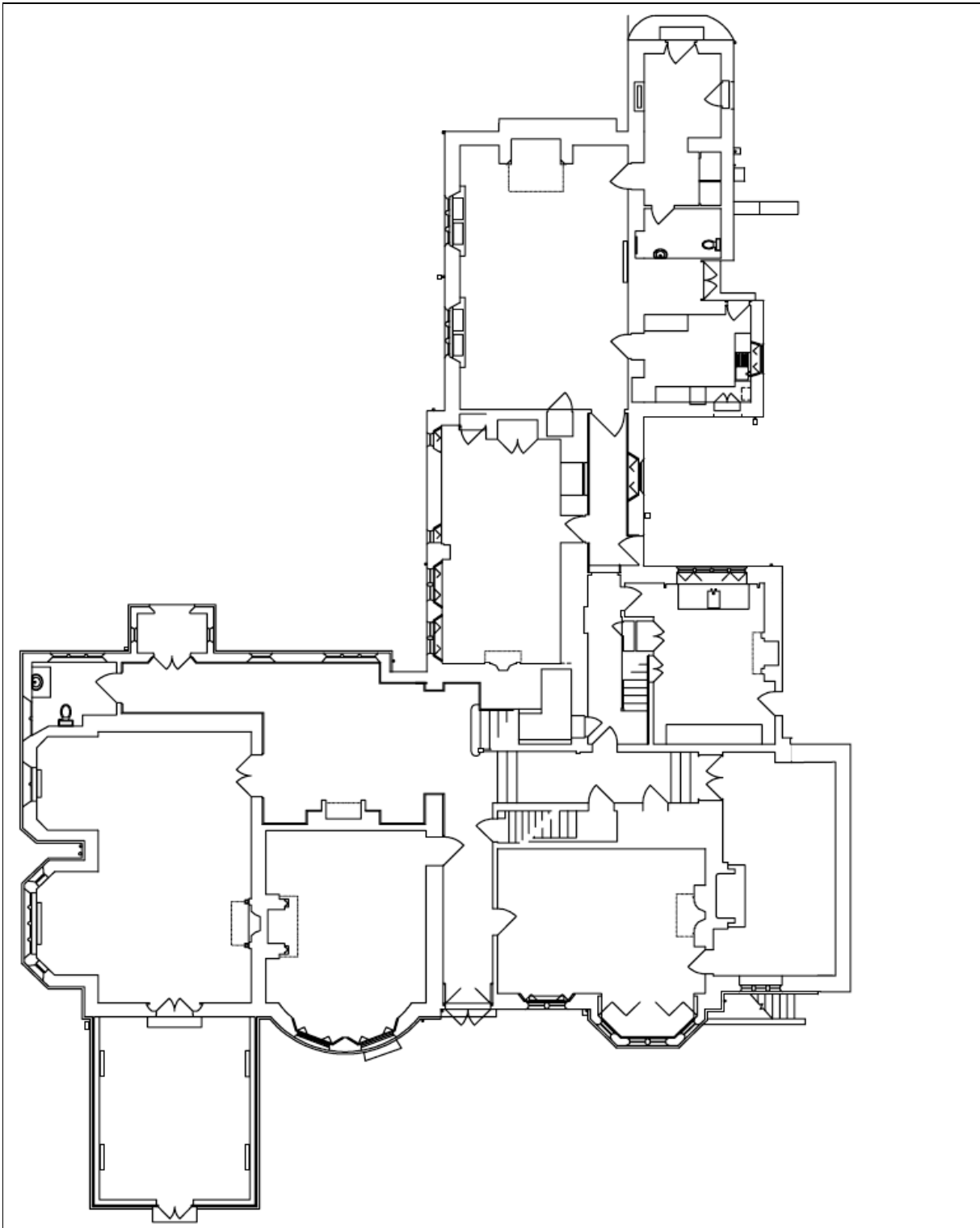
### 16.1.3 Phase 3: c. 1830



**Figure 14: Phase 3**

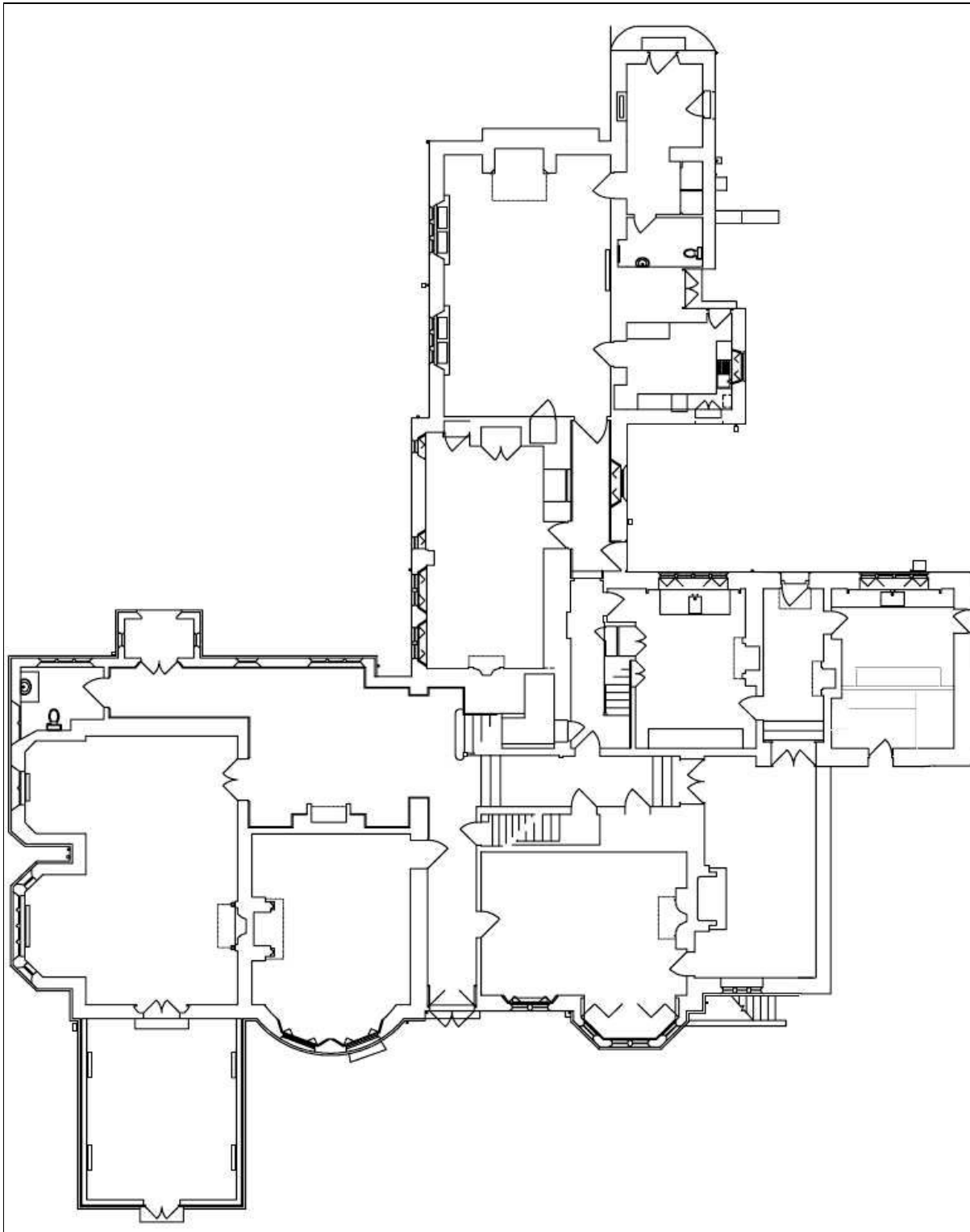
The southwest part of the building, housing ground floor rooms 1-3 and the conservatory is dated by the listing description as being constructed around 1820. It is considered to have joined on to the phase 1 and 2 structure in a way similar to that illustrated.

#### 16.1.4 Phase 4: 1876



**Figure 15: Phase 4**

A further redevelopment occurred in 1876 in which the area containing ground floor rooms 4, 5, 12, 13 and parts of 6 and 7 was constructed. The listing description dates this as 1876, also the year of the first edition Ordnance Survey map, on which the building is depicted following the 1876 building work. The outbuildings adjacent to phase 2 are also depicted. Their exact date of construction is unknown however they are present on the first edition map.



**Figure 16: Phase 5**

This phase is dated from map evidence. The section containing ground floor rooms 8-10 is not present on the 1876 map, however has been constructed prior to the production of the 1899 map.

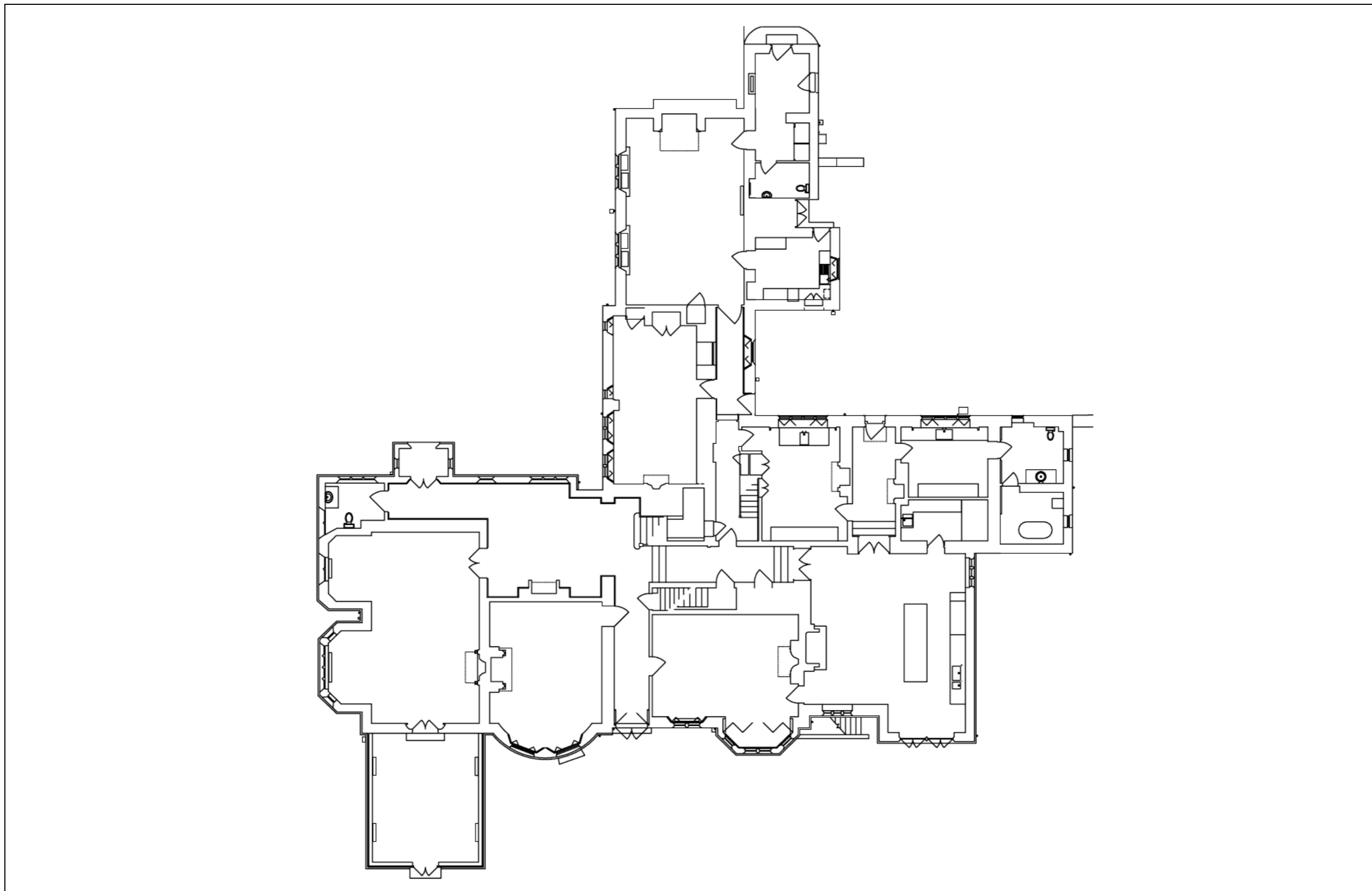


Figure 17: Phased plan, main house

The areas of the building to the northeast, comprising room 11 and the northeast part of room 7 are not present on the current Ordnance Survey map, suggesting they were constructed after it was surveyed.



1:200 @ A3

Figure 18: Overall Phase Plan

## 16.2 The Cottage and Stables

### 16.2.1 Phase 1: Pre 1820

The small building to the southeast of the main range is considered to have been constructed prior to the main part of the building. Examination of the layout shows the corner of this building protrudes into the southeast stable. Had it been constructed after the main range, it is more likely that the corner of the range would protrude into the smaller building.

### 16.2.2 Phase 2: c. 1820

The main range of the building is considered to have been constructed at a similar time to the 1820 building work on the main house. This is dated from the listing description.

### 16.2.3 Phase 3: Pre 1876

Owing to the alignment with the northeast wall of the main range, to which it is not jointed, the cottage is considered to be later although it is present on the 1876 Ordnance Survey plan. The boundary wall to the southeast end of the main wing is likely to have been constructed at this point.

### 16.2.4 Phase 4: 1876-1899

The lean-to structure on the northwest side of the small outbuilding was not present on the 1876 map, however was by the time the 1899 map was produced. To the northeast, it is depicted as reaching the southwest wall of the main range, however this portion has subsequently been removed.

### 16.2.5 Phase 5: 1921-1972

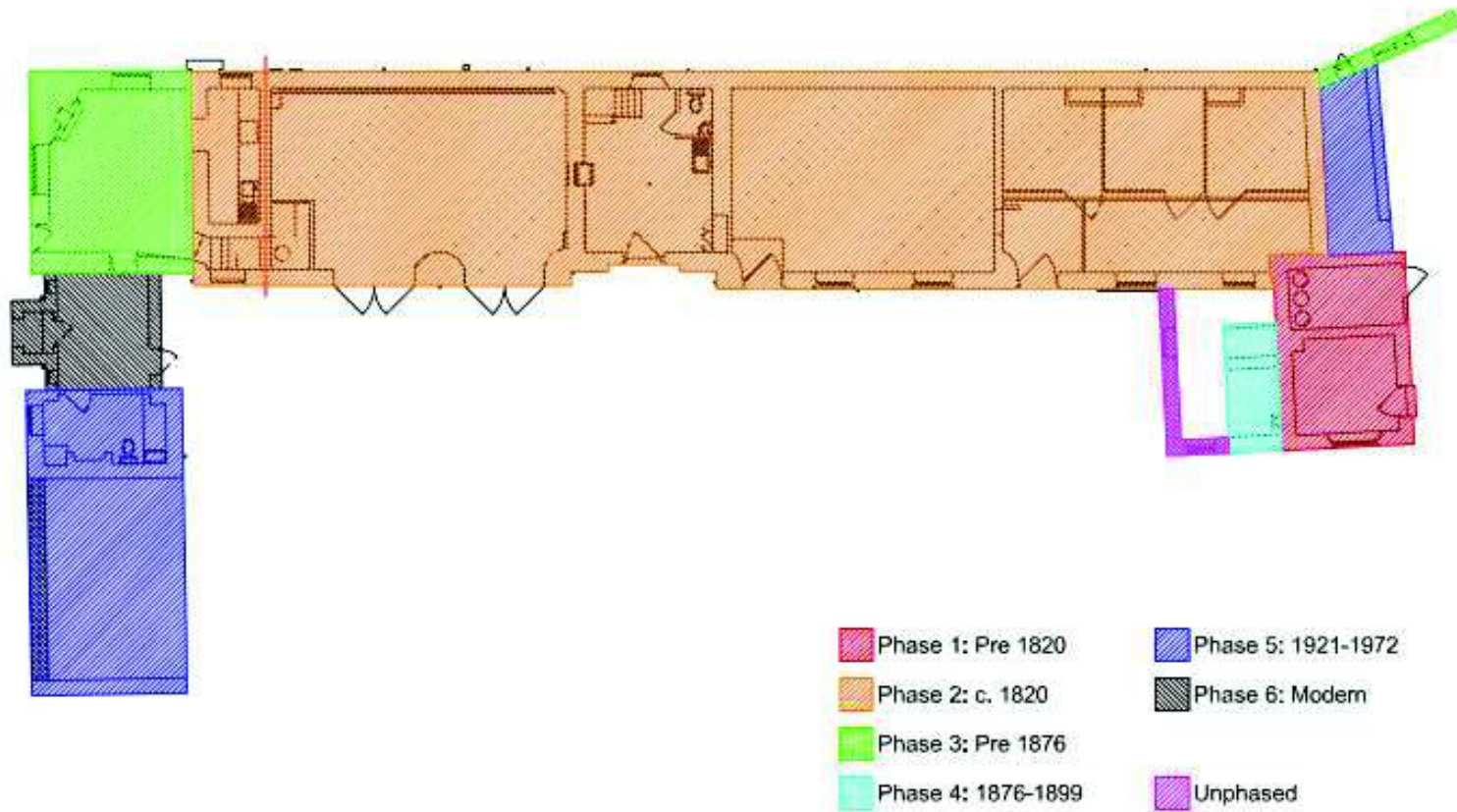
Map evidence suggests that both lean-to extension on the southeast wall of the main wing and the cart shed were constructed between the years of 1921 and 1972. The cart shed is depicted on the 1972 map as being open to the northwest side.

### 16.2.6 Phase 6: Modern

In the time following the production of the 1972 map, the cart shed opening was moved from the northwest side to the southeast. Also the structure joining the cart shed to the cottage was constructed.

### 16.2.7 Unphased

The wall to the northeast of the phase 4 lean-to is hereto undated. It is positioned in the location of previous boundaries marked on maps, however it cannot be specifically dated to any of these periods.



1:200 @ A4

Figure 19: Phased plan, cottage and stables

## 17. The Importance of The Building

The purpose of this section is to establish why a building is listed and thus help define the special character of the building.

### 17.1 The Date of the Building

The DCMS 2010 document "*Principles of Selection for Listing Buildings*" states the reasons why buildings are listed. The date of a building is the simplest and most objective way of deciding if a building should be listed:

A key criterion is date which is as follows:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

Given the date of the original phase of construction to the sixteenth or seventeenth century and its enlargement in 1830 this building is listed by virtue of its date.

## 18. The Special Character of the Building

The special character of the building is clearly those elements which relate to the Georgian or earlier parts of the building. The Victorian elements are of a lesser importance but some clearly are also part of the special character.

This report lists the historic features present in each room and to an extent it is these and the original plan forms that make up the special character of the building.

## 19. The Proposals

### 19.1 The Impact of the Proposals

The impact of the proposals on the setting of the building can be summarised as follows:

What are the Impacts	Comment
xx	
Do the proposals alter the experience of the special character	

PPS 5 suggests a number of principles for judging such applications:

Policy	Principle
7.1	Documentation
7.2	Significance and value for future generations
7.3	Community Value
7.4	The desirability of sustaining and enhancing the asset
7.5	Desirability of new development
7.6	Deliberate Neglect
7.7	Recording

### 19.2 How the Application Should be Considered and Conservation Benefits

There are a number of potential heritage benefits that could weigh in favour of the proposed scheme:

Benefit	Situation
It sustains or enhances the significance of a heritage asset and the contribution of its setting.	
It reduces or removes risks to a heritage asset.	
It secures the optimum viable use of a heritage asset in support of its long term conservation.	
It makes a positive contribution to economic vitality and sustainable communities.	
It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.	
It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.	

Good Practice Guide Addition and Alteration states:

*178. The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.*

Paragraph No	Criteria	Comment
178	New Work must not dominate old	
179	Alteration to historic fabric	
180	New work must have reversible effect on old work	
180	Minimised loss of historic fabric	

Thus in terms of how PPS 5 suggests that applications should be considered the situation can be considered to be: xx

## 20. Appendix: Historic Maps

### 20.1 Methodology

A variety of maps are presented in the map regression analysis that have been obtained, copied and digitised in a variety of ways and in addition certain conventions have been chosen. The following paragraphs list these conventions.

#### Map Date

The published map date is used.

#### Scale

The map has been rescaled to 1:1000 when the map is detailed enough to warrant this. This is achieved by applying a change of scale factor to the published scale. For maps that have been photographed a similar method is used but by measuring a distance on the historic map compared to a measured map. Such scaling is marked “approximate scaling” that is the scaling is within  $\pm 10\%$ . Where a map cannot be scaled with certainty within  $\pm 10\%$  it is marked “not to scale”.

For smaller scales the maps are rescaled to approximately 1:2500 or 1:5000.

#### Distortion

Where a map has been distorted by photography or similar the map is corrected using photo-rectification software where this assists the interpretation of the map.

#### Locations of the Buildings

It is conventional to mark the location of the building or site by edging the boundaries in red. This convention is not followed, as by definition it will obscure the mapping of the boundaries. Instead there are arrows that point to the position of the building.

#### GIS corrected Maps

The use of digital historic maps which have been corner corrected so that they fit OS digital data are avoided as far as possible.

#### Map North

Maps are presented with North at the top of the page. No correction is made so that the maps line up with Grid North not true North.

#### Errors

We regularly come across errors in mapping. These are discussed in the text and how we have investigated them.

#### Overlays

Where a map is overlaid onto OS data this is to be regarded as indicative not exact. The maps are adjusted so that the detail that is being considered matches OS data this will include:

1. Correct so that the historic map is orientated on grid north.
2. Scale

No attempt is made to correct for map projection.

The following table lists the maps used, how they have been copied and digitised, and why they are included in the map regression exercise.

<b>Date</b>	<b>Map</b>	<b>How copied and digitised</b>	<b>Reasons for Including</b>	<b>Level of Detail</b>
1876	OS 1:2500	Medium resolution scan	Detailed mapping	High - more or less modern specification
1899	OS 1:2500	Medium resolution scan	Detailed mapping	High - more or less modern specification
1921	OS 1:2500	Medium resolution scan	Detailed mapping	High - more or less modern specification
1972	OS 1:2500	Low resolution scan	Detailed mapping	High - more or less modern specification
Modern	OS 1:2500	Digital OS map	Modern Layout	High - modern specification

### Abbreviations

OS Ordnance Survey

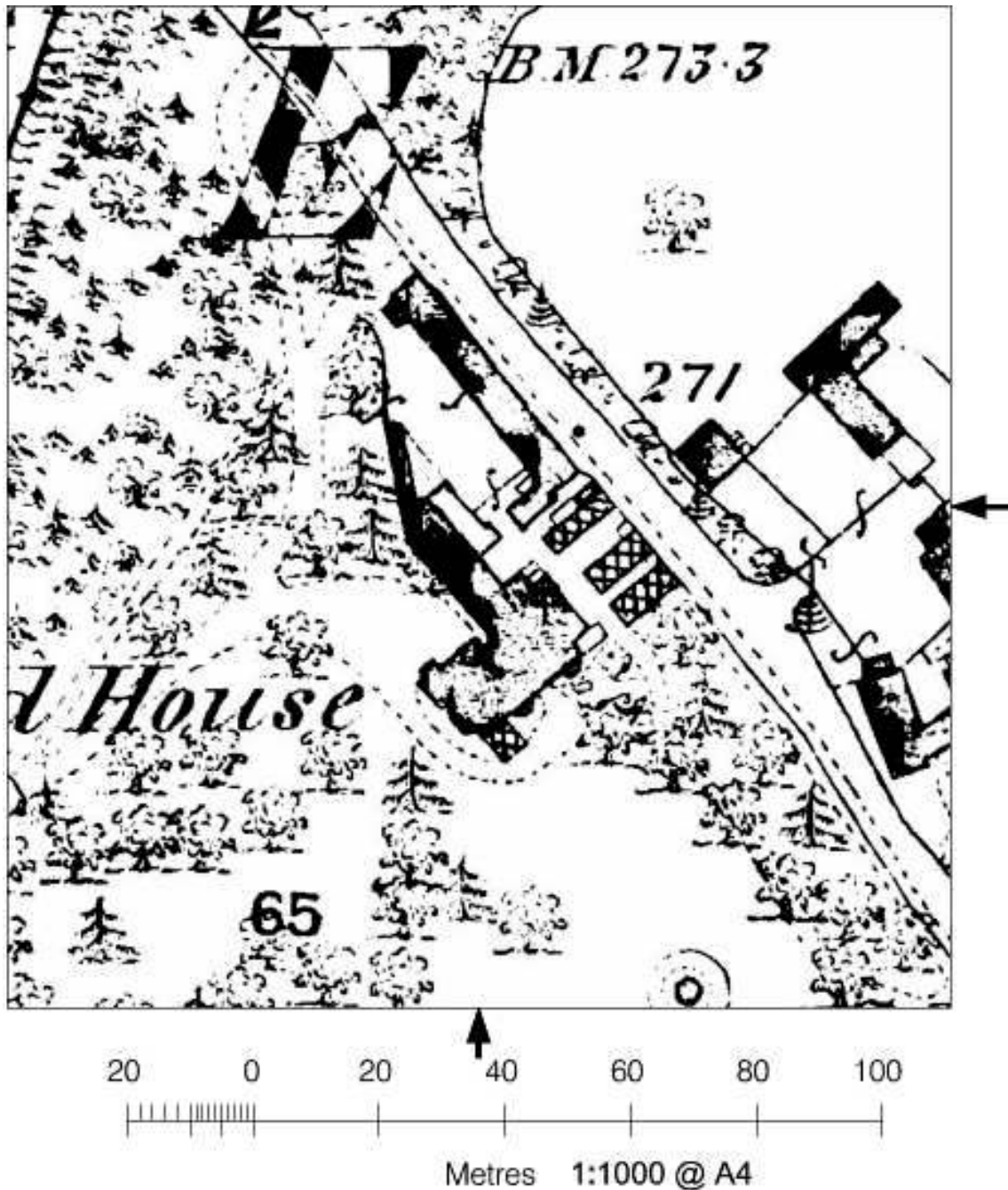


Figure 20: First edition Ordnance Survey plan, 1876

The house is depicted as an inverted 'T' shape, minus the more recent extensions to the northeast. A long thin building is attached at the northwestern end of the 'T'.

Three glasshouses are present to the northeast of the house.

The cottage has a small extension to the southwest.

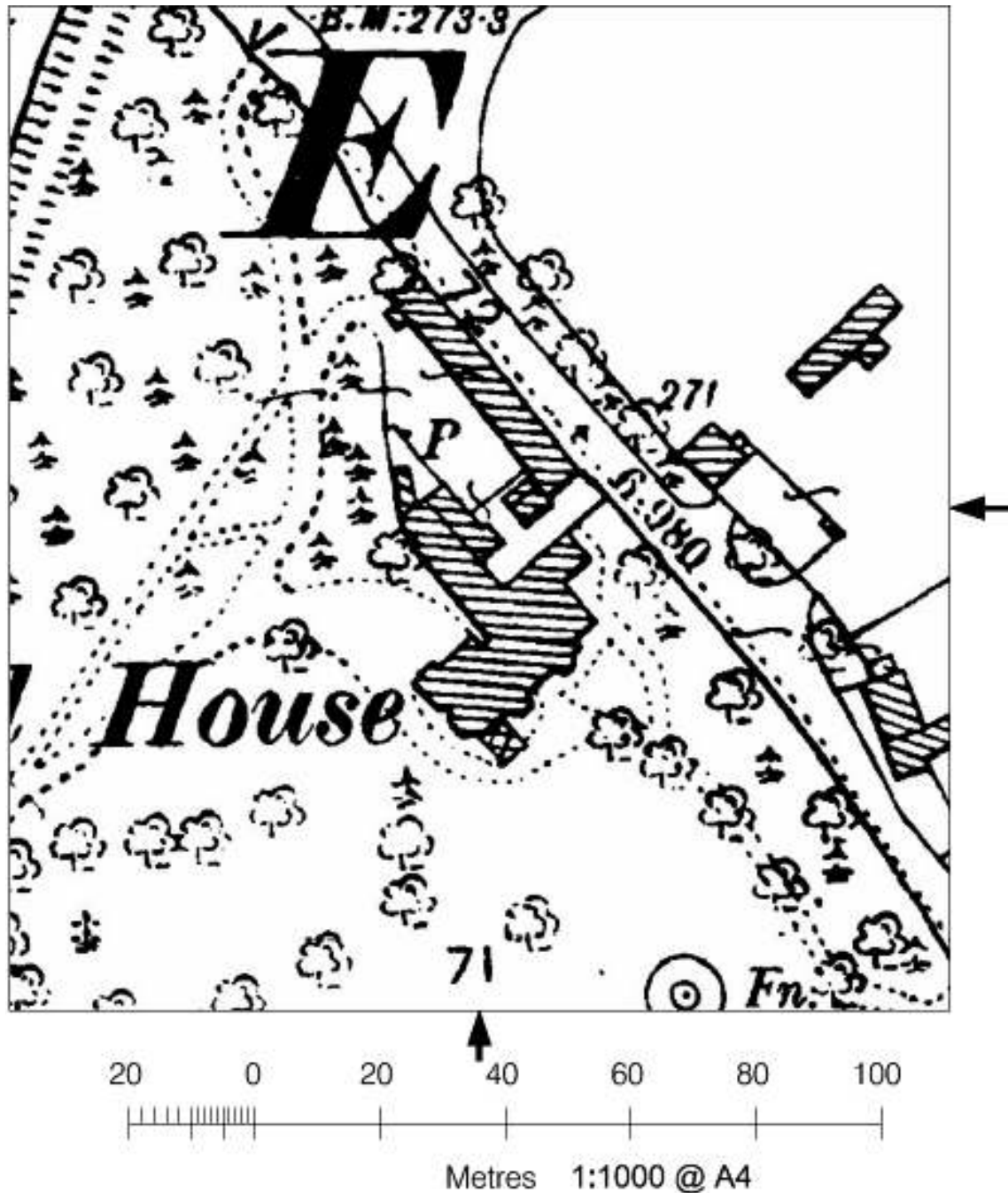


Figure 21: 1899 Ordnance Survey plan

The long thin extension at the northwest end of the main house has been reduced in length by approximately half.

The glasshouses to the northeast have been removed and the first extension has been constructed at the northeast end of the house.

The open lean-to structure attached to the outbuilding at the southern end of the stable block has been constructed.

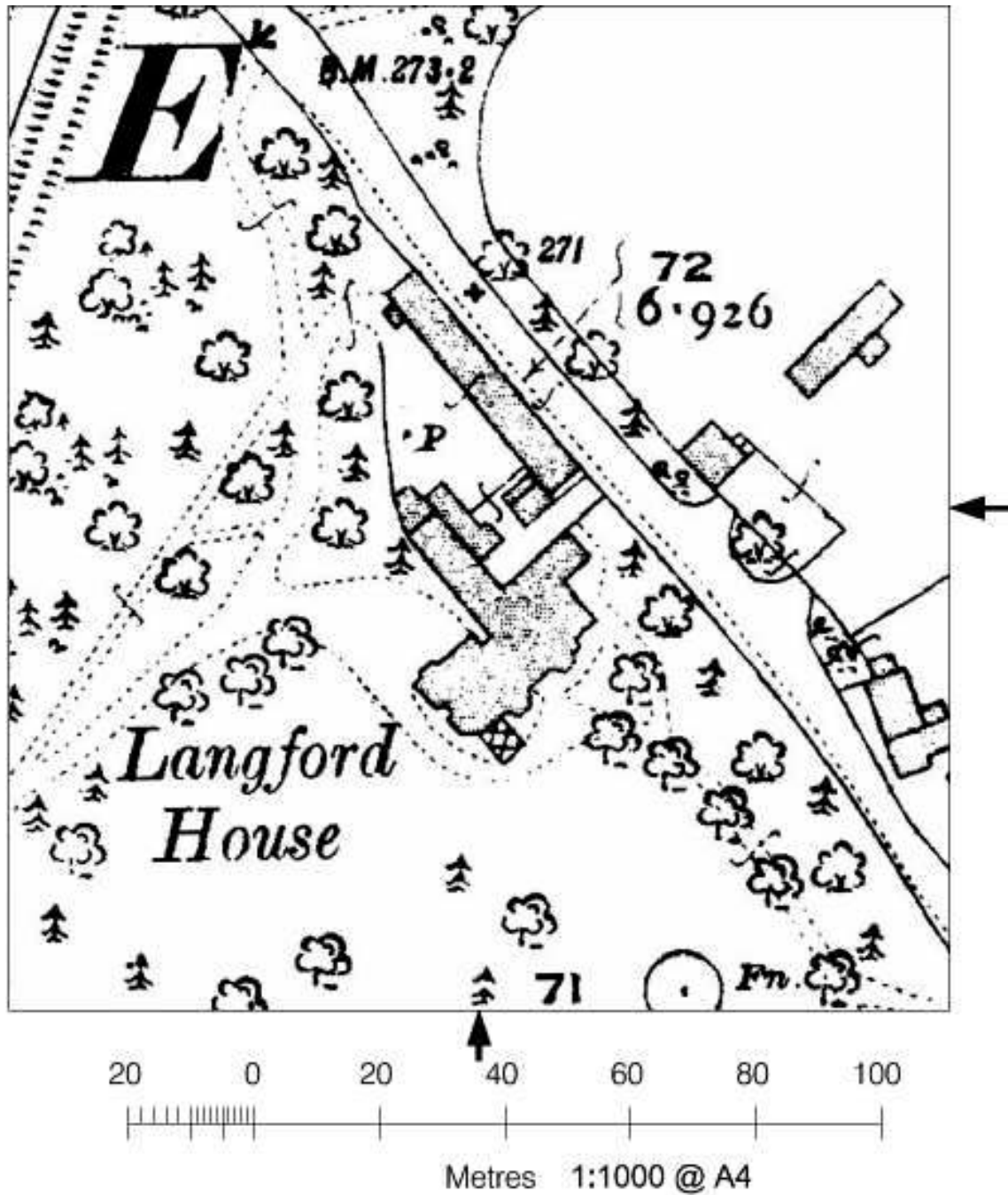


Figure 22: 1921 Ordnance Survey plan

The extension at the northwest end of the main house has been replaced with a larger structure covering the whole of the northwest face. This structure tapers to the west, following the line of the previous structure.

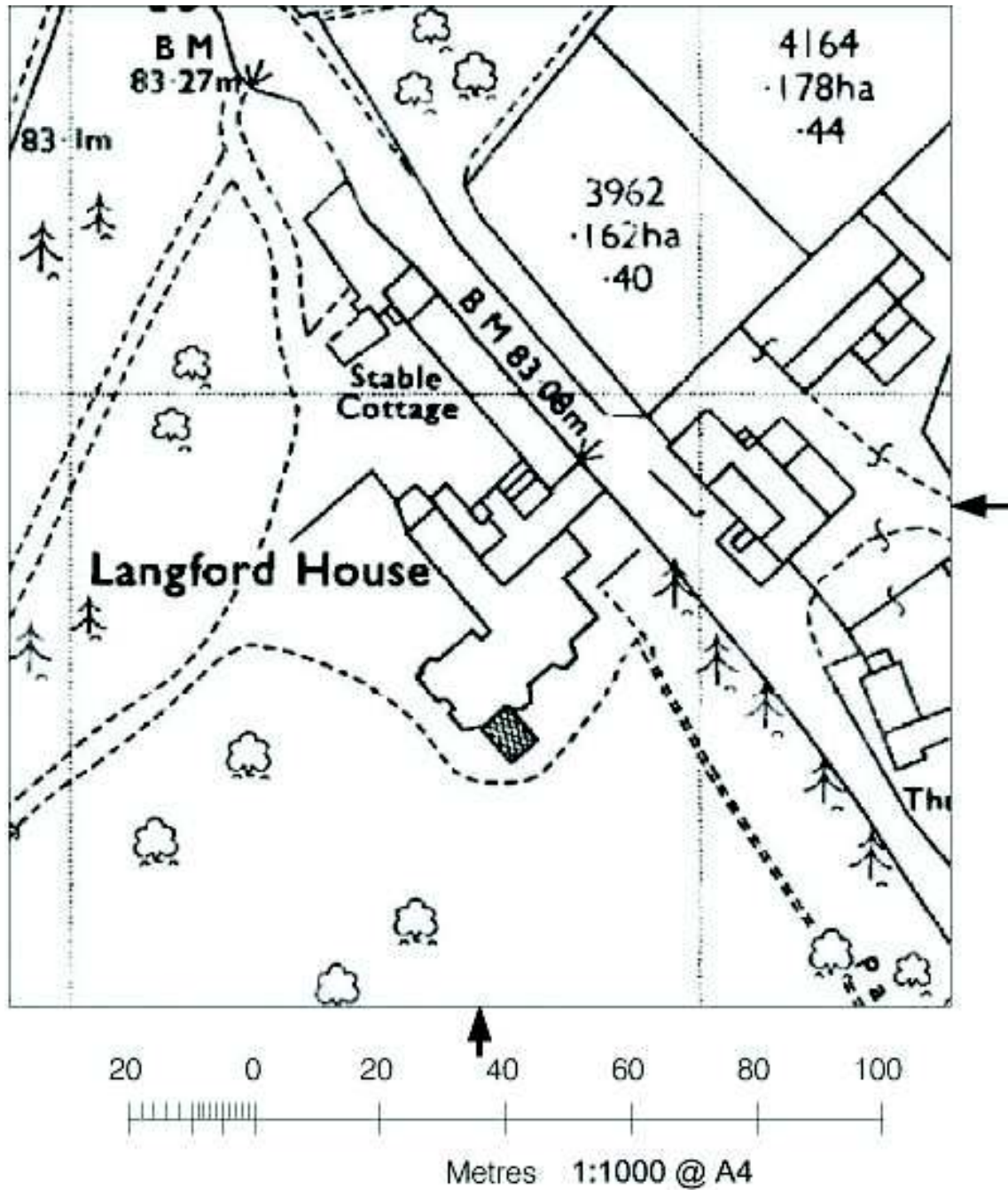
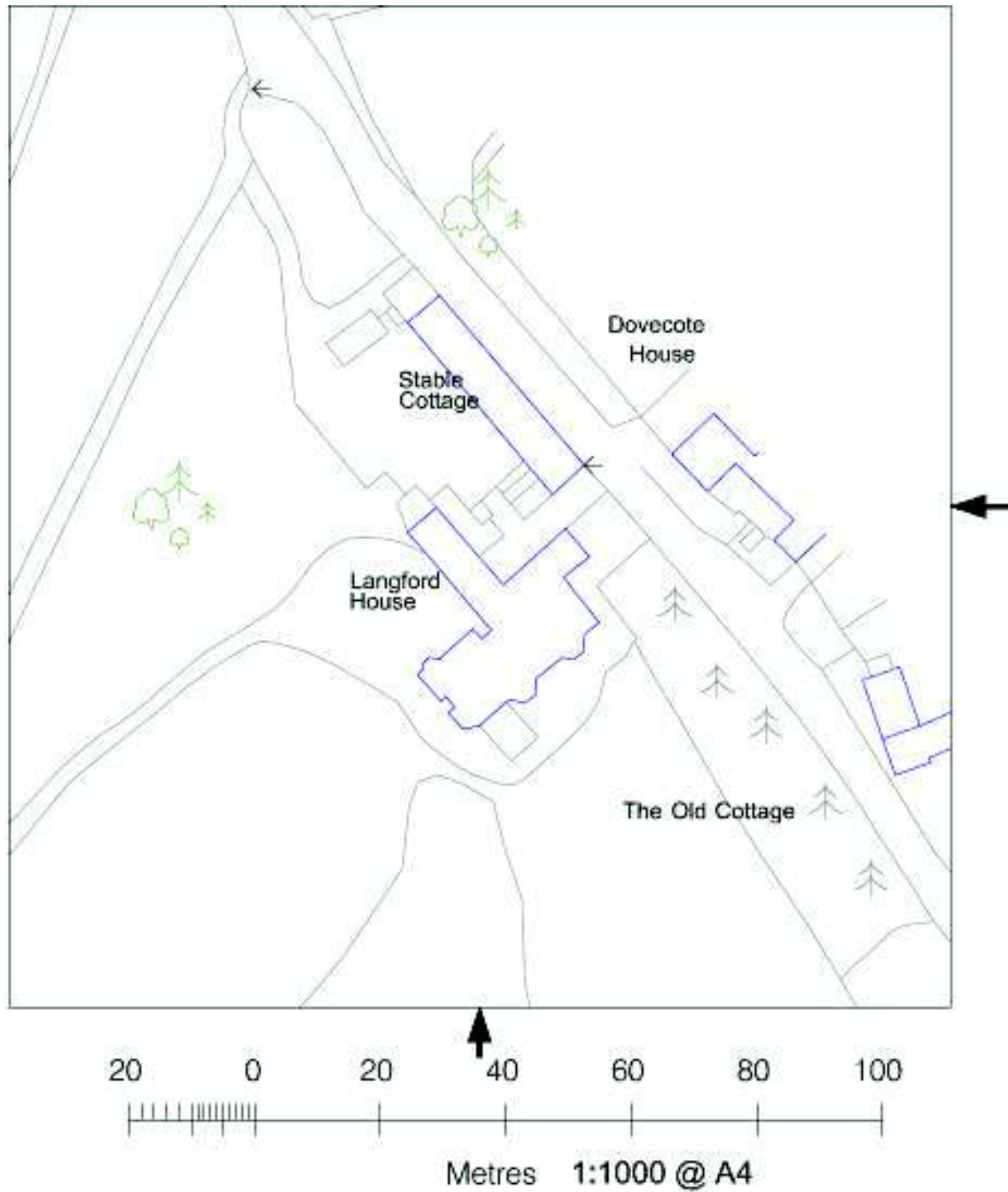


Figure 23: 1972 Ordnance Survey plan

The cart shed has been constructed. Dashed lines show that it is open to the northwest. There is no structure joining it to the cottage. The house remains unaltered from the previous plan.

## 20.6 Modern



**Figure 24: Modern digital Ordnance Survey plan**

There is no change in the layout of the buildings from the previous map.