

Site/Project Name: **Little Milton, Rofford Hall**

Site Code: LMROFH 01

Site/Project Type: Building Survey

Year(s): 2001

Accession Number: OXCMS:2001.84

Record Group	Contents	Comments	Box/File Number
	INTRODUCTION Listed building consent Written Scheme of Investigation	2 sheets 2 sheets	Box 1 file 1
A	REPORT Interim assessment report Historic building recording report	2 sheets 1 bound copy	Box 1 file 2
B	PRIMARY CONTEXT RECORDS Architectural assessment sheets	5 sheets	Box 1 file 3
B	CATALOGUE OF DRAWINGS Plan record sheet Section record sheet	1 sheet 1 sheet	Box 1 file 4
B	PRIMARY DRAWINGS Plan and section/elevation drawings Developers plans	2 A1 & 1 A3 sheets 4 A1 sheets	Roll 1 of 1 & Box 1 file 5
B	SYNTHESISED DRAWINGS Elevation showing framing of the primary house	1 A4 sheet	Box 1 file 6
D	CATALOGUE OF PHOTOGRAPHS Black and white photographic record sheets Colour photographic record sheets	6 sheets 5 sheets	Box 1 file 7

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

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Little Milton, Rofford Hall
LMROFH 01

Box 1 file 1

INTRODUCTION

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South Oxfordshire District Council

PO Box 19, Council Offices, Crowmarsh, Wallingford, Oxon. OX10 8NJ

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) Regulations 1990

LISTED BUILDING CONSENT

Cons. 01441 823 773

for 777

Browns Farm (Oxford) Ltd
c/o Berman Guedes Stretton
25 Cave Street
OXFORD
OX4 1BA

30 APR 1997

Date of deposit : 27th February 1997

Application proposal and location of works, including any amendments :

Restoration and alterations to Rofford Hall including demolition of existing rear extension and construction of rear extension and alterations to adjoining outbuilding to form garage with accommodation over.

Rofford Hall, Rofford, Chalgrove

South Oxfordshire District Council hereby gives notice that listed building consent is GRANTED for the execution of the works referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by amendments referred to above) subject to the following conditions :

1. That the works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: By virtue of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. That before any work is undertaken in pursuance of this consent, such steps shall be taken and such works shall be carried out to secure the safety and stability of the building during the alterations, and to provide protection for the building against the weather during the progress of the works.

Reason: To secure the safety and protection of the listed building.

3. That samples of the materials to be used for the roofs shall be submitted to and approved in writing by the Local Planning Authority before any development commences.

Reason: To ensure that the details of the development are satisfactory.

4. That the external walls of the extensions shall be finished with smooth

24th April 1997

1 of 3

Planning Manager (Northern Area)
for the Chief Executive
Proper Officer

P97/N0120/LB

render of a colour to be first agreed with the Local Planning Authority and shall be so retained and maintained.

Reason: To ensure that the details of the development are satisfactory.

5. That development shall not begin until a detailed specification of the type, design and external finish of all windows and external doors has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details of the development are satisfactory.

6. That all rainwater goods shall be constructed of cast iron.

Reason: To ensure that the details of the development are satisfactory.

7. That prior to the commencement of any works, a full schedule of works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details of the works are satisfactory.


8. Prior to the commencement of works the applicant will be responsible for arranging for a record to be made of the building concerned. This should be undertaken by an archaeologist/building recorder or organisation with acknowledged experience in the recording of standing buildings and be presented in a form which is acceptable and agreed in writing by the Local Planning Authority.

Reason: As the building is of archaeological/historical importance.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

24th April 1997

2 of 3


Planning Manager (Northern Area)
for the Chief Executive
Proper Officer

P97/N0120/LB

1 Introduction

The Oxford Archaeological Unit (OAU) has been asked by Roger Stretton to prepare a Written Scheme of Investigation (WSI) for an historic building assessment at Rofford Hall, Rofford, Oxfordshire. The work relates to condition 8 within the listed building consent (Application number P97/N0120/LB) for a programme of internal alterations and extension to the house. Due to the historic nature of the building (listed Grade II*) a programme of building recording has been required by South Oxfordshire District Council in line with national planning guidelines (PPG15).

1. The earliest timber framed house, with chimney and a slightly later catslide outshoot.
2. The second 18th century brick house, and a re-fronting of the earlier house.
3. The latest phase of works all within the last twenty years, consisting of rebuilds of the original footprint in modern materials and significant internal reworking.

2 Aims and objectives

The principal aims of the project are to assess the significance of the fabric within the building, and provide a record of the development and phasing of the structure.

3 Methodology

3.1 General

The initial building recording will also consist of three main elements:

- photographic recording
- preparation of phased plans of the structure
- additional descriptive recording notes

The photographic recording will include both general shots such as all external and internal elevations and views placing the building in its context together with specific details of features of interest such as constructional joints, roof structure, carpenter's marks and architectural fixtures and fittings. Each shot, where appropriate, will include a photographic scale. The photographs will be taken using 35 mm black and white print, and colour slide film and located on a plan with notes as required. The photographic record will be particularly targeted at areas which will be affected by the development, for example the cellar and doorways to be filled and inserted respectively.

Plans will be prepared of each floor of the house which will be based on a pre-existing survey of the building. The principal purpose of the floor plans will be to highlight the different phases of the building but they will additionally show further features of interest. The plans will be produced at an appropriate scale (eg 1:50).

Additional descriptive recording notes will be made throughout the building to supplement the photographic and drawn records.

A limited programme of historical and documentary research will be undertaken at the Ashmolean and Bodleian Libraries, Oxford and the Centre for Oxfordshire Studies to provide an historical context for the recording.

3.2 *Reporting*

A report will be produced and disseminated detailing the assessment works. The report will include a general internal and external description of the building. It will also include the floor plans showing the phasing of the structure and a selection of the photographs taken.

3.3 *Archiving*

All material produced (photographs, negatives, notes, plans etc) will be marked with a site code agreed with the County Museums Service. The site archive will be ordered and deposited with the County Museums Service.

4 Resources and programming

The work will be undertaken by Ben Jeffs.

Site-drawings will be made using pencil on polyester film. The photographic record would be produced using Ilford FP4 and Kodachrome film, developed to archive standard. OAU photographic record sheets will be completed showing the date and context of each photograph taken. UKIC guidelines for long-term archive storage will be followed.

Copies of the report will be forwarded to the applicant, South Oxfordshire District Council Conservation Officer and the County Sites and Monuments Record within three months of completion of the investigation.

5 Standards and Conditions

5.1 *Health and safety*

All work will be carried out to the requirements of *Health and Safety at Work, etc. Act 1974*, *The Management of Health and Safety Regulations 1992*, the SCAUM (Standing Conference of Archaeological Unit Managers) H & S manual *Health and Safety in Field Archaeology 1991*, the OAU Health and Safety Policy, and any main contractors requirements.

A copy of the OAU's Health and Safety Policy is available on request. OAU will require copies of the H & S policies of all other contractors and operators present on site in compliance with *The Manual of H & S Regulations 1992*.

The OAU holds Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance. Details will be supplied on request.

5.2 *Monitoring*

The archaeological contractor is to allow the site records to be inspected and examined at any reasonable time, during or after the assessment work, by the District Conservation Officer, the County Archaeologist or his/her representative.

Little Milton, Rofford Hall
LMROFH01

Box 1 file 2

A. REPORT



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MEDIUMWEIGHT

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Rofford Hall, Little Milton, Oxfordshire

Assessment report on rear wall

Introduction

The Oxford Archaeological Unit has been asked to produce a short interim assessment report on the rear wall of Rofford Hall near Little Milton in Oxfordshire. The work relates to a substantial renovation currently being undertaken at the house for which listed building consent has been granted but some details of which have been subject to revision. One such revision is the proposed rebuilding of much of the rear wall of the house and this assessment has been requested by Nick Doggett, Conservation Officer for South Oxfordshire District Council, to allow a more informed consideration of this proposal. A wider programme of building recording was undertaken prior to the start of the development and has been undertaken during it. This work, including the current findings on the rear wall, will be reported separately.

Summary of development of Rofford Hall

Rofford Hall is a multi-phased house the earliest of which appears to be a four bay wide timber-framed house with a large chimney stack in the second bay from the west. Much of the timber framing survives together with the roof trusses and this building appears to date to the 17th century. This was subsequently enlarged to the north with a small outshut and more substantially to the west and north west with a large extension to the house probably undertaken in the late 18th or possibly early 19th century. This consisted of a double queen-post truss roof which partly overlaps and encloses the original roof and the re-fronting of the south elevation again re-fronting part of the original building. Further extensions to the house have been undertaken in the early 20th century towards the north and east.

Rear wall

The rear (north) wall divides into three main sections. The single storey eastern section is of stone rubble and forms the front of the outshut added to the original building possibly in the 19th century. The central section is of concrete block and relates to the recently demolished building which was added in the early 20th century. The western section also forms part of an extension to the original building and is of the most interest both with regard to the archaeological evidence visible in the walls and also in relation to the current proposals.

The western part of the wall consists of three main sections: the western half is formed of red bricks of probable later 18th- or 19th-century date; the upper part of the eastern half is of stone and the lower part of the western half is of green-painted lime plaster which survives from a formerly abutting single-storey building. The most interesting feature within the stone part of the wall is a circular brick-lined bulls-eye window. The brickwork surrounding the window is not rubbed and is of a relatively low quality consisting of a brick keystone, normal bricks laid in the two upper arches, and truncated horizontally-laid bricks forming the lower two halves of the circle. The window appears to have been inserted into the pre-existing stone wall.

The brick western part of the wall is set on a thicker stone base suggesting that the entire wall was originally stone built but that the western part was rebuilt in brick, probably when the two 19th sash windows were inserted. The windows are each 8-over-8 sashes and they are out of alignment with the lower window slightly to the

west of the upper. There is a straight joint at ground floor level immediately beneath the eastern jamb of the upper window suggesting that the two windows were originally in alignment but that the lower one was moved, probably at the time of the construction of the building from which the green-painted area of lime render survives.

The ends of the 14 first floor common joists (together with one principal joist) project through the wall and are visible from the outside. From the fact that the joists are visible and the general irregularity of the wall it appears likely that the wall was formerly rendered. This is supported by a surviving patch of a scoured cement base render for an upper coat and by what appears to be a thin fragmentary layer of render over other parts of the wall. A brick dentil course at eaves level extends along the north elevation over both the brick and stone parts of the wall which probably date to the construction of the current queen-post roof in the late 18th or early 19th century.

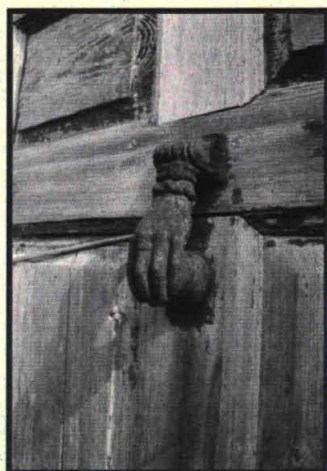
Conclusion

The rear wall at Rofford Hall has clearly developed in several phases and its irregular design is of greater historical or archaeological interest than conventional aesthetic appeal. The wall is essentially part of a late 18th/early 19th century building and it is outside the footprint of the original house. The brickwork in the rear wall is entirely of 18th- or 19th-century date but it is possible that the stonework survives from an earlier building. It is more likely however that the 18th/19th-century extension was originally entirely of stone with brick dressings and that the large area of brickwork in the current building relates to a partial rebuilding of the wall in the 19th century when the windows were inserted.

Jonathan Gill
3 October 2001
Oxford Archaeological Unit

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Rofford Hall Chalgrove Oxfordshire



**Historic Building Investigation
and Recording**



oxfordarchaeology

February 2009

Client:
Berman Guedes Stretton Architects

Issue N^o: 1
OA Job N^o: 789
NGR:SU 6250 9850

Client Name: Berman Guedes Stretton Architects
Client Ref No:
Document Title: Rofford Hall, Chalgrove, Oxfordshire
Document Type: Historic Building Investigation and Recording
Issue Number: 1
Grid Reference: SU62509850
Planning Reference: P97/NO120/LB
OA Job Number: 789
Site Code: LMROFH01
Invoice Code: LMROFHBS
Prepared by: Jonathan Gill
Position: Senior Project Manager
Checked by: Julian Munby
Position: Head of Buildings Archaeology
Approved by: Julian Munby Signed.....
Position: Head of Buildings Archaeology
Date: February 2009

Document File Location: \\Server21-db\buildings\Projects Ongoing\Rofford Hall\Rofford report.odt

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Rofford Hall, Chalgrove, Oxfordshire

Historic Building Investigation and Recording

Written by Jonathan Gill

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Rofford Hall, Chalgrove, Oxfordshire

Summary

Oxford Archaeology (OA) has undertaken a programme of historic building recording and investigation at Rofford Hall near Chalgrove in Oxfordshire. The work was in advance of and during a programme of refurbishment and other works at the house.

The building is an attractive and interesting multi-phase structure in which the original building is a four-bay wide box-frame building of probable 17th-century date. Although this building is partially encased within later structures or obscured by secondary re-facings its timber frame remains at least partially intact. The primary timber-framed south front has been entirely replaced by a Georgian brick front and the original west wall has similarly largely been lost but the primary framing in the north and east walls substantially survives. Four of the five original trusses largely survive and are each slightly different versions of the same basic type. The trusses each retain evidence of former doorways within them showing that there was once an attic storey above the first floor. This is also confirmed by evidence of a former ceiling which extended up higher than the current (secondary) ceiling. Thus the first floor and attic storeys would have had very low floor to ceiling heights of c.1.7 m. Evidence suggests that the original house would have had a baffle entry, adjacent to the very large, surviving chimney stack.

The original house was extended in several phases, the main one of which was of probable late 18th- (or possibly early 19th-) century date. This taller structure extended the house to the west and enclosed the western end of the Phase I building. The Georgian extension would have made the house into quite a large farmhouse and several features suggest that it would have had some architectural pretension. Among these the clearest are the front door in the south elevation with cast-iron fanlight and the partially surviving staircase. The largest of the other extensions was of 20th-century date.



1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Mr J Mogford to undertake a programme of building investigation and recording at Rofford Hall, near Chalgrove in Oxfordshire (NGR: SU6250 9850). The recording relates to a programme of building works at the house which includes the demolition of some parts of the building, the construction of new extensions and a substantial internal renovation. Due to the historic nature of the house (listed Grade II) planning permission and listed building consent for the development was granted by South Oxfordshire District Council with the condition that a programme of building recording be undertaken both prior to the start of the works and during it. This is in line with national planning guidelines (PPG15).

1.2 Aims and objectives

- 1.2.1 The principal aim of the project was to create for posterity a record of the building prior to its alteration in the current development concentrating particularly on the building's structure, construction, development and use. As well as recording the building the work also aimed to investigate and interpret the archaeological evidence within the building's fabric, particularly evidence revealed by the works, to understand the phasing and development of the house.

1.3 Methodology

- 1.3.1 The recording consisted of three main elements: a drawn survey, a photographic survey and a descriptive survey.
- 1.3.2 The drawn survey consisted principally of floor plans at scale 1:50, based on a pre-existing survey of the house, adding features such as constructional details and phasing evidence to the plans. In addition the rear elevation was drawn at 1:50, again adding archaeological evidence to the existing survey. The photographic survey consisted of a comprehensive 35mm survey (black and white prints and colour slides), both internal and external, of general shots and detailed features. The written survey complemented the drawn survey and consisted of further descriptive and interpretative notes. The site work was undertaken on 2 and 10 July, 13 August and 2 October 2001. The investigation has also included a limited programme of historical research.
- 1.3.3 The archive, consisting of the photographs, slides, negatives, site drawings, a copy of this report and further site notes will be deposited with the County Museum Service.

1.4 Current development

- 1.4.1 Although Listed Building consent was granted for a refurbishment and programme of works at Rofford Hall some of the details of the development were determined subsequent to the granting of the permission and in consultation with the South Oxfordshire District Council's Conservation Officer. For example while the construction works were being undertaken on site it was proposed to rebuild a substantial section of the western section of the rear (north) wall of the house due to the poor condition of the wall. In consequence an historical assessment of the wall was undertaken by OA at the request of the Conservation Officer to inform his decision on what proportion of the wall could be rebuilt. In addition there were several other areas within the building where the details evolved in agreement with the Conservation Officer as the nature of the building became clear during the development.



- 1.4.2 The current development consists of a large number of elements including: the removal and replacement of the probable late 18th-century staircase which was in a very poor condition; the creation of a new doorway in the primary east wall of the house to allow access to a new extension and the removal and replacement of a relatively modern staircase.

2 HISTORICAL BACKGROUND

- 2.1.1 Rofford Hall is c.10 miles south-east of Oxford. It is c.1 mile north-west from Chalgrove and 2 miles south-east of Little Milton. It is within the parish of Chalgrove and is historically within Ewelme Hundred. The Victoria County History for Ewelme Hundred has not yet been produced so the readily available historical information is limited but material has been consulted at the Centre for Oxfordshire Studies and Oxfordshire Archives. The earliest map to have been located is the First Edition 25 inch:1 mile Ordnance Survey map of 1872 which shows a considerable complex of buildings including the current house. One of the interesting features of the map is that the main (indeed only) approach is along a track from the south whereas now this road no longer survives and access is now from the west. The possible reason for this was the construction of Chalgrove Airfield during the Second World War the western boundary of which would have overlain the historic, southern approach to the Rofford Hall. This explains why the main approach to the house is from the rear (or side) rather than to the front of the house as would be usual.

3 SUMMARY OF PHASING

- 3.1.1 The current building at Rofford Hall has developed in three main historical phases together with several 20th-century extensions (See Fig. 2). This section also includes a brief overall description of the structural frame of the original house.
- 3.1.2 *Phase I* consists of a timber-framed, four-bay wide farmhouse at the south-east corner of the existing building with a large chimney in the second bay from the west. The main entrance to the building would have been from the south in the same location as the current small entrance hall immediately adjacent to the chimney stack. The house would therefore have been a baffle-entry house and it is probable that the original staircase was also within this entrance hall. From the roof truss type and carpentry detailing this building appears to probably be of 17th-century date. Over half of the timber box-frame of the original building survives. It consists of five cross frames (each one incorporating a truss) and two wall frames. The southern wall frame has been entirely removed (probably in the Phase III works detailed below) and replaced by the existing brick wall but the northern wall frame partially survives with many secondary alterations. The north wall appears to have consisted of a sole plate on a tall stone plinth, five full-height storey posts, nine studs, two horizontal mid rails and a wall plate. The best surviving cross frame is that at the east end of the building (Cross Frame I) and is described below in the external description section.
- 3.1.3 *Phase II* appears to consist of a small, stone-built outshut extension immediately to the north of the original house. The structure now houses a staircase but this was inserted in recent decades and from the stonework and the age of the roof members the extension appears to be of later 17th- or early 18th-century date. It also appears that the outshut may have originally formed part of a larger structure which projected to the north (see below). Although the roof members are relatively old it is possible that they have been reused and it may be that this structure was constructed after the Phase III building.



- 3.1.4 **Phase III** consists of a substantial Georgian expansion to the original house towards the west and north. This is likely to be of later 18th-century date (or possibly early 19th). The extension consists of a tall, rectangular plan building which encloses the western bay of the Phase I house extending east as far as its chimney stack. The western bay of the south front of the original house was also refaced in this phase to match the new building. This building is substantially of stone with brick dressings but there is a large patch of irregular brickwork in the rear (north) elevation. This is probably 19th-century patching or rebuild.
- 3.1.5 **Phase IV** consists of several smaller alterations to the building and two extensions probably of 20th-century date. Among the alterations are a small linking structure with lean-to roof between the north-east corner of the Phase III building and the Phase II lean-to. The two extensions are to the north and east of the house.

4 EXTERNAL DESCRIPTION

4.1 Introduction

- 4.1.1 Rofford Hall is two storeys tall, with a small cellar in the north-east corner, and it has a T-shaped plan. Each phase of the roof is gabled (that above Phase III being double gabled) and it is entirely covered with 20th-century clay tiles. The wall construction is largely of stone with brick dressings but there are other areas of brick, modern render and brick nogging. Towards the centre of the house is a large brick chimney stack with four diagonally-set shafts. The only other chimney is at the west end of the Phase II building, projecting from the centre of the southern gable.
- 4.1.2 Shortly before the start of the current recording project two 20th-century extensions to the house were demolished to be replaced by new structures. Although they were not recorded by OA some photographs were taken of the overall complex by other contractors prior to the demolitions which show the extensions. The older of these two structures appears to have been that to the east of the house adjacent to the Phase I building. This was a mid 20th-century brick-built garage with an asbestos covered gabled roof. The most interesting feature of the structure shown by the photographs is that the lower part (1.5 m?) of the south wall is of stone. It therefore presumably survives from an earlier building or may be a section of garden wall. The other recently demolished extension projected from the central part of the north elevation of the house and was constructed of plain, exposed concrete block. It was another plain garage and had two large, full-height openings in its east wall but without garage doors. A photograph survives from the earlier 20th century (believed to have been from 1920s - 30s) which confirms that this garage replaced a previous earlier building on a similar footprint (See Pl.1).

4.2 North elevation

- 4.2.1 The north elevation (rear) divides into three main sections: the single-storey eastern section is of uncoursed stone rubble (with partially surviving lime wash) and forms the front of the outshut (Phase II) added to the original building possibly in the early 18th century. This wall incorporates a window and door (both of later 20th-century date) but the feature of most archaeological interest is the lintel from a blocked opening to the east of the current door. It is likely that this would have been a former doorway which would have led into a small hall (G9) or ante-room off the kitchen. At its west end the front wall of the lean-to returns to the north for a short distance before being truncated by a



- later concrete block structure. This stone wall suggests that this was part of a previous structure which projected to the north.
- 4.2.2 The central section of the north elevation is of concrete block and survives from the recently demolished structure (detailed above).
- 4.2.3 The western section of the elevation forms part of the Phase III structure added to the original house probably in the later 18th century. This part of the wall is of archaeological interest and divides into three main elements: the western half is formed of red bricks of probable later 18th- or 19th-century date (bonded with lime mortar); the upper part of the eastern half is of stone and the lower part of the western half is of green-painted lime plaster which survives from a formerly abutting single-storey building. As detailed above in Section 3 (Summary of Phasing) the patch of brickwork in the western half is believed to be an area of secondary rebuild but the bricks do appear to be similar to those which form the dressings and dentil course in the Phase III building. It is therefore possible that the stone walls were incorporated into the Phase III structure from a previous stone building and that the brickwork is primary to Phase III rather than later patching.
- 4.2.4 The most interesting feature within the stone part of the wall is a large brick-lined bulls-eye window with a quatrefoil design. The brickwork surrounding the window is not rubbed and is of a low quality consisting of a brick keystone, conventional bricks forming the two upper quarters of the circle, and truncated horizontally-laid bricks forming the lower two quarters of the circle. The window strongly appears to have been inserted into the pre-existing stone wall and therefore it was presumably a post-Phase III addition to provide light at the head of the internal staircase. The bulls-eye is believed to be contemporary with the rest of the brick rebuild in this elevation.
- 4.2.5 The brick western part of the wall is set on a thicker stone base apparently contemporary with the rest of the stone wall showing that almost certainly the entire wall was originally of stone. The brickwork was probably rebuilt in the mid 19th-century possibly when two sash windows were inserted. The windows are each 8-over-8 sashes and they are out of alignment; the lower window being slightly to the west of the upper. There is a straight joint at ground floor level immediately beneath the eastern jamb of the upper window suggesting that the two windows were originally in alignment but that the lower one was moved, probably at the time of the construction of the building from which the green-painted area of lime render survives.
- 4.2.6 The ends of 14 first floor common joists (together with one principal joist) project through the wall and are visible from the outside. From the fact that the joists are visible and the general irregularity of the wall it can be assumed that the wall was formerly rendered. This is supported by a surviving patch of a scoured cement base render for an upper coat and by what appears to be a thin fragmentary layer of render over other parts of the wall. A brick dentil course at eaves level extends along the north elevation over both the brick and stone parts of the wall which dates to the construction of the current queen-post roof in the late 18th or early 19th century (Phase III).
- 4.2.7 The western half of the north elevation (including the bulls eye window and the secondary brick wall has had to be taken down in the current development and rebuilt in rubble stone to match the other walls. A bulls eye window to match the previous window has been reinstated.



4.3 South elevation

- 4.3.1 The south elevation forms the front of the house towards which was historically the main approach to the house, and it divides into two distinct sections: the lower Phase I house to the east and the taller Phase III structure to the west. The earlier part of the elevation is covered with a hard rough-cast render and has four windows all of which are softwood casements of mid to later 20th century date with central mullions. The aerial photograph previously referred to which is believed to have been taken in the 1950s or 60s shows that at this date the two western windows consisted of three vertical lights and the eastern ground floor window was also different to the current window and appears to have consisted of a large sash with margin lights. The eastern first floor window is obscured in the photograph. To the west of the windows is a plain door (also partially obscured in the photograph) of relatively recent date and there is a brick dentil course which extends around the shallow eaves of the elevation punctuated by the two upper windows.
- 4.3.2 The dominant part of the elevation is the taller, 3-bay structure to the west with symmetrical arrangement of windows around a central front door. The wall is of uncoursed rubble stone with red brick quoins, window jambs, lintel facings and parapet which hides the eaves. The main brick dressings appears consistent with a late 18th century date but the brick parapet was added at a later date, probably in the 20th century. From the mid 20th-century aerial photograph the elevation appears to be entirely of the same light colour suggesting that the brick parapet and dressings may not yet have been built. It is more likely however that the consistent colour on the photograph is due to the wall having been covered with a render similar to that surviving on the eastern part of the elevation. There is evidence of a render having been roughly removed from the wall, particularly in the rough face of the brickwork. The 6-panelled front door (with fielded panels) is historic (possibly primary) and is beneath a primary square-headed fanlight with elegant cast-iron glazing bars. A moulded softwood architrave surrounds both the door and fanlight and towards the centre of the door is an iron knocker in the shape of a hand. Although the door is now neglected it would have formed an elegant entrance to the building and shows the architectural decoration present in parts of the Georgian extension.
- 4.3.3 None of the primary windows survive and although fragmentary frames survive in very poor condition from two windows even these appear to be of mid 20th-century date. These are both at first floor in the central and eastern bays and although they were boarded internally, thus preventing a close inspection, they each consisted of two main tall lights with a casement towards the top. The aerial photograph from the 1950s/60s shows each of these two windows with a 12 light (6 over 6) sash. The photograph shows a similar sash in the western first floor window but this has now been fully lost as has the window beneath it at ground floor. The aerial photograph shows a window with mullion and transom at this point similar to one of the east side of the door. This window has been replaced by modern French doors and the opening apparently narrowed. The jambs are formed of modern brick.

4.4 East elevation

- 4.4.1 The east elevation largely consists of the gable end of the Phase I house although until recently this was partially obscured by an adjacent (although not adjoining) 20th-century brick garage (detailed above). The upper part of the wall is covered by a 20th-century render but this has largely been removed from the lower part of the wall as part of the current works to reveal the primary timber framing of the original house. The modern

render incorporates within it the impression of timber framing although this does not reflect the actual constructional arrangement of the posts and beams beneath. The visible section of the timber cross frame consists of a sole plate (or sill beam) set on a rubble stone plinth (1.3 m high), a girding beam at first floor, corner posts rising to eaves height and three further posts between sole plate and girding beam. In addition there are two bracing struts between the sole plate and corner posts and further vertical posts between the angled braces and cross beam. The timber framing is all pegged, with chiselled Roman numeral carpenter's marks and is severely charred, clearly showing that this part of the building has suffered from fire damage. The panels between the framing is filled with brick nogging using small (4.8 cm tall average) and old (17th century or possibly earlier) bricks. It is apparent from the east elevation that the brick south wall is built against the timber framing (rather than brick nogging incorporated into the framing as in the east wall) and this wall must therefore have been refaced. The east end of the Phase II lean-to is of rubble stone (with partially surviving limewash) and abuts the timber frame and the stone plinth. One feature of interest is a rendered band across the base of the chimney stack immediately above (and following) the current roofline. This band continues around to the north and south faces of the stack. This may be evidence of a previous thatched roof which would have been substantially deeper than the current modern tile covered roof.

4.5 West elevation

- 4.5.1 The west elevation is entirely of uncoursed rubble stone with brick quoins and there is a feature of some interest in a fossilised shell which is incorporated into the stonework. The upper part of the wall consists of two gables (the northern lower than the southern) and a plain rectangular chimney stack projects from the wall at the centre of the taller gable. The lower part of the stack is of rubble stone with brick quoins and the upper part is entirely of brick. The footings survive of a small former building immediately in front of the west elevation towards its north end. The structure would have been c.2 m by c.1.5 m and the brick suggests that it would have been of 20th-century date. Although it appears to have abutted the west elevation of the house there is no clear imprint of it against the wall.

5 INTERNAL DESCRIPTION

5.1 Ground floor

- 5.1.1 *Phase I:* That part of the ground floor which comprises the Phase I house consists of G5, G6 and G7. G5 is a living room and forms the western end of the original house although it has now been enclosed by the Georgian extension. Although the room retains its original dimensions and some fragments of historic fabric this is largely hidden and the room retains little of its historic character. The floor is a modern concrete slab and the walls and ceiling have modern plaster. The east wall has a fireplace with 20th-century brick surround and a low, contemporary brick band across the full length of the wall. The south (external) wall has a pair of modern French doors which replaced the previous window and the jambs to either side have been reformed.
- 5.1.2 Behind the modern plaster however more historic fabric survives and the west wall, which would originally have been the external gable, is of most interest. This wall has been covered by two secondary phases of covering (19th- and 20th-century studs with plasterboard) but these have been partially removed by the current works and this has confirmed the survival of the primary pegged-oak, timber-framed wall. The base of the primary cross frame consists of a sole plate (26 cm wide x 18 cm tall) set on a tall rubble



stone plinth (115 cm tall). The two primary corner posts partially survive although the lower section of the northern post has been removed and set on a concrete block pier. The southern post is inset immediately from the later (late 18th-century) refaced south front. Towards the centre of the frame is a former doorway between G5 and the Georgian hall (G3) with apparently 19th-century softwood jambs and lintel but covered by the modern studs and plasterboard. Immediately to the north of this is a 70 cm wide area of brickwork with rendered surface (possibly 19th century) whose upper section was not fully exposed. Although only the lower section of the frame was exposed this was sufficient to confirm the survival of raking struts similar to those visible at the other end of the building on the external face of the east gable.

- 5.1.3 The primary post at the south-east corner of the room also survives (again just inset from the refaced south wall) and this frame extends north before abutting the primary chimney stack. There is a small fireplace utilising the stack with a simple 20th-century brick surround.
- 5.1.4 The north wall of G5 was also originally external but the primary frame of this wall survives less substantially than that to the east. The western two-thirds of the timber-framing have been removed and replaced by modern studs clad with plasterboard but the primary structure survives within the eastern third of the wall (visible from within the adjacent G4). The primary rubble stone plinth (similar to that in the west wall) survives in this section together with the original sole plate and a primary post. From this point the primary wall continues east adjacent to the large chimney stack.
- 5.1.5 G6 is to the east of G5 and is a small entrance lobby adjacent to the central chimney stack which creates a baffle entry house. This lobby has been halved in size by the construction of a small east-west partition with 20th-century brick nogging inserted around reused studs and a stop-chamfered joist. This creates a small cloakroom immediately adjacent to the chimney. The arrangement (particularly the fact that the fireplace is set back from south wall thus creating the lobby) suggests that this is likely to have been the location of the original entrance into the Phase I house and that the hall probably also incorporated the original staircase up to the first floor (before the grander Georgian staircase was added). The relatively large size of the lobby would make this the obvious location for the staircase, probably in a curve or L-shape with the lower flight against the chimney stack.
- 5.1.6 G7 is a large kitchen occupying the two ground floor bays of the primary house to the east of the chimney stack. They would originally have been two separate rooms with a wider western room (with fireplace) and narrower eastern room without fireplace (for pantry or other unheated purpose). The floor above appears to be substantially primary and is supported by two 28 cm wide east - west axial joists (or binders) which meet close to the centre of the room at an oak Samson post (19 x 14 cm) with four load-spreading, curved brackets supporting the joists above. The Samson post must clearly be a secondary insertion dating to when the cross frame between the two original rooms was removed. The west end of the binder is supported by a pier within the chimney stack and the east end by the central post in the end frame. The binder has chamfered lower edges with stops at each end and either side of the post. The Samson post also supports a north-south principal joist across the building which is machine sawn and inserted at the same time as the Samson post (probably in the 19th century) when the cross wall was removed. Each end of the principal joist are supported by plastered masonry piers projecting slightly from north and south walls, again contemporary with the joist and Samson post. The underside of the common joists are visible; they are tenoned into the binder and project beneath the existing secondary ceiling. They appear to be largely primary and

have lath marks visible to their underside. They are laid at c.42 cm centres and are of inconsistent size (8 - 15 cm wide) although their full height is not visible.

- 5.1.7 The primary timber framing of the south wall in G7 has been entirely removed at ground floor (except for the two corner posts) and replaced by the Georgian brick wall (plastered internally and rendered externally). The primary east wall largely survives but is most clearly visible outside (detailed above, see 4.4.1). The lower part of the primary timber frame of the originally external north wall has been substantially removed at ground floor but above this the upper part provides one of the most clearly visible surviving sections of the primary frame. There is a mid-rail beam at 1.8 m above ground and above this rest three primary studs which rise to the wall plate. This framing is particularly visible as it is in the open space adjacent to the staircase in the Phase II lean-to extension. Beneath the mid rail the primary framing (and plinth) has been replaced by thin reused studs with modern brick nogging infill. It appears that when the adjacent Phase II lean-to was constructed (or at some after it was built) the original north wall of G7 was removed (beneath the mid rail) thus creating a large single space but that the wall was then reformed in the mid to later 20th century when the staircase in G8 was inserted. The eastern section of the north wall also appears to have been replaced by later studs (although at an earlier date than the modern studs in the western part of the wall) and the plinth also no longer survives in this part of the wall. A modern door leads down two steps to a small larder (G9) off the kitchen which appears to have formerly been an entrance lobby (detailed below). The chimney stack at the west end of G7 has a fireplace with secondary (19th/20th century) plain softwood mantel and surround.
- 5.1.8 **Phase II:** As referred to above the Phase II part of the house is the single-storey catslide-roofed extension (or lean-to) immediately to the north of G7. This comprises two rooms: G8 which is a hallway that fills the main part of the extension and G9 in the eastern corner. The outshut roof is supported by a large (25 cm tall) oak purlin itself supported by half trusses (raking strut and tie to each). One is located immediately to the west of the stairs and the other at the east end of G8 dividing it from the small modern WC. The purlin is clearly historic (C17th?) but it could well be reused. The existing staircase is plain and has probably been inserted in the last 20 years. The room is illuminated by a modern window with two deep softwood mullions, the same date and type as those in the south wall of Phase I and elsewhere in the house.
- 5.1.9 G9 is a small room at the east end of the Phase II outshut which is accessed down two steps from the Phase I kitchen (G7). The west wall of the room is a modern partition and formerly continued 1 m further west to include an area which now houses a modern WC. Old studs beneath a half-truss survive from the original west wall of the room and, as referred to above (see 4.2.1), a central doorway in the north wall would have allowed access into this room. Although the partition is relatively old the studs are nailed and are probably of 19th-century date. The room would presumably originally have formed an entrance hall rather than a larder off the kitchen it appears to have been in its more recent phase.
- 5.1.10 **Phase III:** The Phase III part of the ground floor is to the west and north of Phase I and is formed by G1, G2, G3, G4.
- 5.1.11 G1 is a reception room at the south-west corner of the house. The internal faces of the west and south walls are covered with a hard 20th-century render and the north wall is formed of brick (probably 19th century) in which a wide (2.65 m) opening has been formed beneath a pair of rolled steel joists. The east side of the room is formed by a stud partition (with plaster removed) primary to this part of the building (late 18th/early 19th century) which divides the room from the main entrance hall. The partition incorporates



a primary doorway towards its southern end and it consists of three main posts: immediately to the north of the doorway; at the northern edge of the partition; at the mid point between the other two posts. The partition is strengthened by four horizontals (including sole-plate immediately above ground floor and upper plate immediately beneath first floor) and by two raking braces. Several members have been replaced by modern softwood (although most of the primary truss survives) and the primary members have lath marks.

- 5.1.12 Among the most impressive features of the room is a very large (33 cm x 38 cm) north-south principal joist which has clearly been reused from a previous building and which has a variety of empty mortices from the previous and current building. There are two tiers of mortices (ie separate ceiling and floor joists) and among the mortices from the previous building are ones which would have held joists set diagonally across the room. The north end of the principal joist is supported by the two rolled steel joists referred to above and the south end is supported by a further steel I-section lintel over a window in the north wall. The north-south principal joist supports two east-west binders, north - south common joists and north - south ceiling joists.
- 5.1.13 Although the window in the south wall is no longer in-situ it appears that the primary window would have extended down almost as far as the ground but that this was replaced with a smaller window and the panel beneath infilled with modern brickwork. The 20 cm deep modern concrete floor has been lifted as part of the current works and this has revealed a further concrete floor surface beneath. This is to remain in-situ in the development.
- 5.1.14 **G2** is to the north of **G1** and is historically a separate room from it although the two spaces have been linked by the creation of a wide opening beneath a pair of steel joists. The floor in **G2** is c.75cm higher than that in **G1** which allows for a small, low half-cellar beneath **G2**, the only cellar in the house. A pair of small staircases at the north end of the hall (**G3**) provides access down to the cellar (**C1**) and up to **G2**.
- 5.1.15 The most interesting feature of the cellar is that its walls are of uncoursed stone, including that to the north which is of brick above ground (see 4.2). This distinction corresponds to the evidence of the north elevation and suggests that the entire north wall was originally of stone (presumably all dating to the Georgian Phase III) and that the area of brickwork relates to a post-Georgian rebuilding phase. The cellar is lit by a small, softwood-framed window immediately above ground level while **G2** is lit by a large softwood sash (8 over 8) which appears to have been moved a short distance within the wall (see 4.2 above). The underside of the ground floor is visible above and consists of simple common joists which span the full width of the cellar. Although there is no ceiling above the room there are lath marks to the underside of the joists confirming that there was formerly a plastered ceiling.
- 5.1.16 **G3** is a hallway which extends the full width of the Phase III building. At its south end is the doorway which formed the main entrance into the building after the construction of Phase III (detailed above in external description) and at its north end is a dog-leg staircase, the lower section of which had been removed prior to the current. From its surviving fragmentary section the staircase is clearly historic and probably original to the Phase III extension. It has an elegantly curved handrail supported by simple square-section balusters and a slender turned newel post. It has an open string at the outer edge of each step and a curved fascia on the landing between the flights of stairs. Along with the attractive door and fanlight the staircase is the clearest indication of the architectural pretension of the Georgian building even though it is now in a very poor condition.

- 5.1.17 **G4** is to the north of the Phase I house, towards its western end, and is within the Phase III part of the building. The north wall of G4 has been substantially removed, to allow for the northern projection, and replaced by modern concrete block with a wide central opening beneath rolled steel joist. Modern partitions which created a small room had been removed prior to the current study from the south-west corner of the room and a hardboard partition supported by modern studs divides the south eastern corner of the building from the adjacent hall (G8).

5.2 First floor

- 5.2.1 *Phase I*: At first floor the Phase I house consists of F5, F6, F7 and F8.
- 5.2.2 **F5** is of the most interest in relation to the development of the house in that although it forms part of the original building it has been enclosed by the taller Phase III roof and the original roof (purlins and rafters) within this bay has been removed. The east wall of the room consists of the large rubble chimney stack with curved northern face and the Phase I truss (in Cross Frame IV) immediately in front of it. This truss comprises a tie-beam, principal rafters and a pair of collars and there are two pairs of purlins (each clasped between collar and principal rafter) which have been truncated immediately beyond where they pass through the truss.
- 5.2.3 The frame remains of a former doorway within the truss immediately to the south of the chimney stack formed by two primary posts which rest on the tie and rise to the upper collar, thus interrupting the lower collar. The door would have allowed access into a corridor adjacent to the chimney (F6) where it is also believed that the primary staircase would have been located (see 5.1.5) This door clearly relates to a previous attic floor c.1m above the current first floor.
- 5.2.4 The truss (together with the door) has been infilled with old studs (with lath marks) but the fact that these continue up above the northern principal rafter to a Phase III ceiling joist (immediately above the height of the original upper collar) suggests that these studs are secondary. This is confirmed by the fact that there is older (primary?) plaster on the west face of chimney behind the studs. Where this wall continues above the original truss on its south side (and the upper part of its north side) it is of painted brick as this is an external wall. The uppermost sections of the two principal rafters have been removed and replaced by brickwork having been made redundant by the wall and taller roof. There is a fireplace with 19th-century cast-iron grate in the chimney stack where its curved northern face increases its width.
- 5.2.5 The west wall of the room is the original gable end of the Phase I house and the primary cross-frame (Cross Frame V) survives partially in-situ within the wall, although the roof truss has been removed. The two corner posts survive (the northern one jowled) together with two cross beams (c. 18 cm x 24 cm): one immediately above first floor level and a tie-beam at the primary eaves level (c.1 m above the existing first floor height). Between the beams there are three smaller studs and there are sloped mortices in the upper face of the tie beam (towards each end) confirming the former location of the bases of the removed principal rafters. It is useful to note that the primary truss members have chiseled Roman numeral carpenter's marks of the same style as those on the cross-frame members at the opposite end of the primary building. The chiseled carpenters marks (rather than scratched/inscribed) are clearly post-medieval in date.
- 5.2.6 The inner face of the south wall in G5 is covered with a hard modern render while the north wall is largely of modern studs. The only primary studs which survive in the north wall are those which formed part of the two cross frames either side of the room together



with one other towards the centre. Much of the floor is covered with large modern boards but a section has been lifted to confirm that the floor beneath was of double construction with separate north-south common floor joists and beneath them smaller north-south ceiling joists. The joists appeared to date to the Phase III alterations. Further detail on the roof above G5, particularly the Phase III structure is included below.

- 5.2.7 **F6** is immediately to the south of the chimney stack and although it is now an ante room off the room to the east (**F8**) it was originally a corridor between the rooms either side of the chimney stack and it is also believed to have been a landing at the head of the primary stairs. Lath marks on the rafters confirm that the ceiling in this area was formerly plastered and these lath marks continue above the current (secondary) ceiling at tie-beam level. As detailed above there is an attic doorway within Cross Frame IV (to the west side of **F6**) and there is a corresponding door opening in Cross Frame III to the east of the stack (detailed further below). **F6** is reached by descending four steps from **F8** and it is possible that the lower floor level was a landing on the staircase.
- 5.2.8 Immediately to the north of the chimney stack is a narrow corridor (35 cm wide) adjacent to the sloped face of the stack. The frame of the north wall at this point remains intact, consisting of three primary studs and there is evidence of a former window which would have illuminated the corridor. In the underside of the wallplate at this point there are two diamond shaped holes and between these is a smaller circular hole. The circular hole would have secured a strut (possibly iron) which would have braced the window. Beneath these holes is a corresponding groove in the upper face of the mid-rail. A brace now cuts through where the window would have passed and is presumably a secondary insertion, although it is tenoned and is not a recent alteration. Unlike in the former corridor to the south of the stack there are no lath marks in this area from a former ceiling above the tie-beam height.
- 5.2.9 **F7** is the room immediately to the east of the chimney stack within Bay II of the primary house. The west side of the room is formed by the chimney stack and Cross Frame III including the substantially surviving roof truss immediately in front of the chimney which is slightly different to the truss previously described in **F5**. It has a tie-beam, two principal rafters and two collars which clasp two tiers of purlins but the lower collar is interrupted by three posts. Two of these posts frame a former doorway to the corridor immediately south of the chimney stack while the other post is beneath the upper purlin on the north slope. In essence the truss is an adapted version of the Queen post truss which survives in Cross Frame II (described further below).
- 5.2.10 The east wall of **F7** is formed by Cross Frame II but although the truss substantially survives the primary frame below this has been removed and replaced by a secondary stud frame (secured by nails). Although this frame is shown to be secondary by the fact that it is secured by nails rather than being tenoned like the primary frame it is relatively old (certainly pre-20th century) and reuses old studs. The common studs are typically 12 x 8 cm and a relatively recent doorway has been created at the north end, flanked by 20th-century posts. There is a further doorway (primary to the frame) towards its southern end which has been subsequently blocked with an infill post. A small section of the tie-beam has been removed to allow a slightly greater height to the doorway.
- 5.2.11 Above this studwork is the surviving primary queen post truss comprising tie-beam, principal rafters, collar, queen posts and two short spurs between the queen posts and principal rafters. The truss would have been closed (other than a central doorway between the queen posts) as beneath each of the two spurs are two small vertical struts. Unlike the studs in the frame below the truss these are tenoned and primary. The upper tier of purlins is clasped by the collar while the lower is clasped by the spurs.



- 5.2.12 The existing ceiling within F7 (partially removed during the current works) is at the height of the lower collar and lower purlins but this is clearly a secondary insertion probably of 19th-century date. This ceiling is supported by a large (30 x 22 cm) east-west joist along the spine of this part of the house together with north-south common ceiling joists the outer ends of which are nailed roughly to the primary purlins. The large principal ceiling joist is of oak and is reused with some empty mortices and some reused to house the inner ends of the common ceiling joists. However, there are lath marks on the rafters which continue above this ceiling and these, together with white-wash to the upper purlin, show that the original plastered ceiling continued up to the height of the upper collar and purlins. The higher primary ceiling corresponds with other evidence, (particularly door frames above the tie-beams in each of the trusses) which show that there was formerly an attic floor which would clearly have required a higher ceiling than that existing above the first floor.
- 5.2.13 At the start of the current exercise, and when the initial recording was undertaken, the northern section of the bay was part of a modern corridor with stud partitions immediately to the south of the primary north wall of the building. These partitions, together with modern plasterboard to the other walls and a modern plaster ceiling, were removed during the refurbishment and as the corridor was a relatively recent insertion the entire bay has been included here as part of F7.
- 5.2.14 The north wall of the room (formerly part of the corridor) retains its five primary oak posts including those at either end which form part of the cross frames. The posts vary in size but are on average 24 cm wide by 13 cm deep. The wall plate and rail also survive and evidence in these (and isolated evidence elsewhere) appear to confirm that the structure would have been clad in wattle and daub. This evidence includes regular holes in the underside of the wall plate to secure staves and grooves in the mid rail beneath.
- 5.2.15 The primary framing of the south wall appears to have been entirely removed from within F8 having been made redundant by the later masonry wall (rendered externally, plastered internally).
- 5.2.16 The west wall of the room comprises Cross Frame III, which substantially survives immediately in front of the primary chimney stack and which (as detailed above) incorporates an attic door above the tie-beam immediately to the south of the chimney stack. A secondary brick skin (plastered) has been added to the stack, partially in-filling the cross frame and beneath its tie-beam. Two primary posts survive to the south of the stack adjacent to the short flight of stairs to F6.
- 5.2.17 F8 is the room within Bay I at the east end of the house and is similar to F7 in that the northern part of the room was a corridor prior the current works and that the room was originally beneath an attic. This is shown by the door in Cross Frame II (referred to above) and by lath marks again confirming that the ceiling formerly continued above the current ceiling to the upper collar.
- 5.2.18 The current ceiling is again supported by a large reused oak principal joist (30 cm x 22 cm) at the height of the lower collar (or height of spurs in Cross Frame II) and common ceiling joists nailed roughly to the lower purlin. The west wall of the room is the primary stud partition within Cross Frame II which has been detailed above. The northern wall (originally part of the north wall of the primary house) retains two original posts and there is a mortice in the wall plate to confirm that there was originally a third post but this was removed and replaced by a pair of more widely spaced studs to allow a doorway into the small bathroom (F9). The primary frame of the south wall appears to have been entirely removed (other than the post at the south-east corner) by the secondary masonry



skin added to the outer face of the building possibly when the Phase III house was constructed. The window within this wall is modern and of a similar style to several others in the house with a single, deep softwood mullion. The east wall of the room is covered with modern plaster although the beams immediately above the floor (mid-height cross-beam) and at eaves height (tie-beam) are visible. The eastern bay is the only part of the primary building in which a ridge piece has been added (secondary, C19th).

- 5.2.19 **Phase 2: F9** is a small modern bathroom immediately to the north of F8 awkwardly squeezed into the upper part of the Phase II outshut. The room is accessed down a short set of steps from F9.
- 5.2.20 **Phase 3:** That part of the first floor which forms the Georgian Phase III expansion to the house consists of F1, F2, F3 and F4.
- 5.2.21 **F1** is the room at the south-west corner of the house. Its north wall is a primary to this part of the house and is formed with old studs (possibly late 18th century). The east wall is a contemporary stud partition covered with modern plasterboard to the west side but exposed to the east facing the hall (detailed below, see 5.2.22). The south and west walls are both covered with a modern render and the fireplace in the west wall retains its 19th-century grate and tiled surround but has lost its mantel. The ceiling has been removed but the supporting structure remains in-situ with lath marks to its underside and consists of east-west common ceiling joists tenoned into the tie-beam of Truss 7.
- 5.2.22 **F2** is immediately to the north of F1 and is divided from it by the primary partition previously referred to. The room was formerly accessed from the hall (F3) through a doorway at the head of the stairs but this has been infilled with modern studs. A small room has been created at the western side of F2 by the addition of a modern stud partition.
- 5.2.23 **F3** is the hall and landing at the head of the staircase and is divided from F1 and F2 by the primary (ie Georgian) partition previously referred. The partition spans the full width of the Phase III house and comprises four principal posts which flanked two primary evenly-spaced doorways: that to F1 still survives while that to F2, immediately at the head of the stairs has been infilled with modern infill studs. The overall frame is strengthened with three raking braces between the two doorways and the two end posts. Each of the three main sections of the partition has six common studs and all the partition members have lath marks which continue to the height of the former ceiling below the tie-beam of the truss. As detailed above the upper section of the dog-leg staircase rising to F3 survives while the lower section has been lost. The hand-rail is supported by plain square-section balusters and at the head of the stairs it continues south for a short distance before returning to the east to allow a reasonable amount of head room for the lower flight.
- 5.2.24 **F4** forms part of the Phase III house and is to the north of the western end of the Phase I building. Much of the north wall has been removed to allow the modern concrete block projection (with modern, plain softwood rafter roof).
- 5.2.25 **Phase III Roof description:** The roof over the Phase III house is M-shaped and is supported by six pairs of typical late 18th-century queen-post trusses. The valley between the trusses is off-centre (and in line with the north wall of the primary house) so that in each pair one truss (the southern) is almost twice the width of the other. The pair of trusses at the west end of the building are immediately adjacent to the double-gabled stone wall while the easternmost pair of Phase III trusses are in line with (and above) Truss IV of the original Phase I house. Thus the Phase III roof encloses the westernmost bay of the original house as far as the large primary chimney stack. The chimney also



determines the location of the easternmost small truss but to gain extra space (and apparently to link with the end of the Phase II lean-to) the roof slopes beneath the truss similarly to a gambrel (or gablet) roof. This truss (at the eastern end of F4) has brick nogging in its uppermost section above the upper collar.

- 5.2.26 Each of the 12 Phase III trusses (six large and six smaller) is formed of regular machine-cut softwood (possibly pine) and consists of a tie-beam, a collar, two queen-posts and two relatively small principal rafters secured at their heads with a yoke. Each pair of common rafters is secured at their heads with a ridge piece. The main members are all pegged.

6 CONCLUSION

- 6.1.1 Rofford Hall is a Grade II listed building which has grown in a number of distinct phases and is interesting for a number of reasons. The most significant part of the building is the original box-frame house which has been much altered since its first construction but which retains enough of the primary frame to give a good indication of its form. The original building, which is likely to be of 17th-century date, was a four bay wide house with very large brick chimney stack, a tall rubble stone plinth and possibly a thatched roof. Each of the five cross frames survives at least partially intact (although the truss at the west end has been lost) and over half the framing in the north wall survives but the original south wall was almost entirely removed when this wall was refaced.
- 6.1.2 Although the significance of the original building could be said to have been compromised by the fact that it has been much altered it is one of the charms of the house that there are surviving fragments in different areas. These can be pieced together like a puzzle to form an idea of the original building and the fact that some parts have been incorporated into later phases of the structure also gives the building a fuller sense of having evolved and developed over time.
- 6.1.3 The other main historical phase (other than the Phase II outshut) consists of a major expansion dating to the late 18th or early 19th century which would have converted the building into a relatively large farmhouse with at least some architectural pretension. The queen-post roof trusses are typical for the later Georgian period as is the elegant fanlight over the front door and the relatively slender staircase (only a small part of which survives). Evidence suggests that this range was originally entirely stone built but a large section of the rear wall was then reconstructed in brick.
- 6.1.4 A further alteration of some note, which probably post-dates the Georgian expansion, was to alter the floor and ceiling heights in the original building so that rather than having a first floor and attic each with very low ceilings (c.1.7 m) it only had a single upper storey with a more generous ceiling height.

Oxford Archaeology

February 2009



Appendix A. SUMMARY OF SITE DETAILS

Site name: Rofford Hall, Chalgrove, Oxfordshire

Site code: LMROFH01

Grid reference: SU6250 9850

Type of evaluation: Building recording and investigation

Date and duration of project: site work undertaken July - October 2001

Location of archive: The archive is currently held at OA, Janus House, Osney Mead, Oxford, OX2 0ES.

The archive will be deposited with the Oxfordshire Museums Service.



Appendix B. LISTED BUILDING DESCRIPTIONS

Location : CHALGROVE, SOUTH OXFORDSHIRE, OXFORDSHIRE

IoE number : 248879

Date listed : 18 JUL 1963

Date of last amendment : 18 JUL 1963

Farmhouse. Early/mid C18. Uncoursed limestone rubble, brick quoins and dressings; gabled old tile roof; brick end stacks, large right end external stack has 4 diagonally-set flues. Double-depth plan. 2 storeys; symmetrical 3-window range. Flat brick arch over 6-panelled door set in moulded wood architrave with decorative fanlight. Similar arches over late C19/C20 casements. Brick parapet with stone coping. Sashes and quatrefoil lunette to rear, 2-storey, 2-window range to right, of limestone rubble with stucco front and gabled old tile roof; 6-panelled door with flat hood and C19 casements. Rear one-storey-and-attic wing of similar materials. Interior not inspected but likely in be of interest.

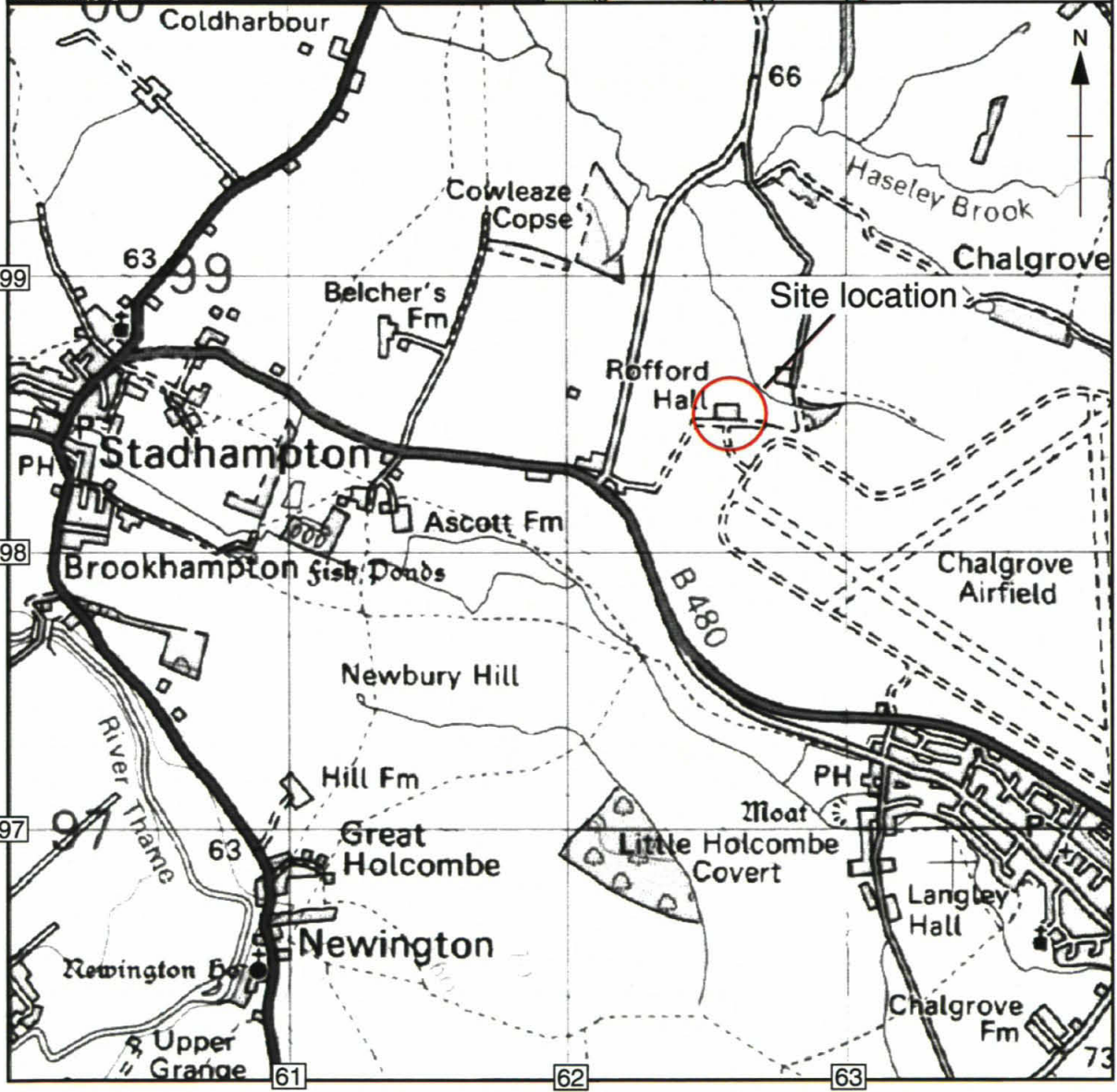
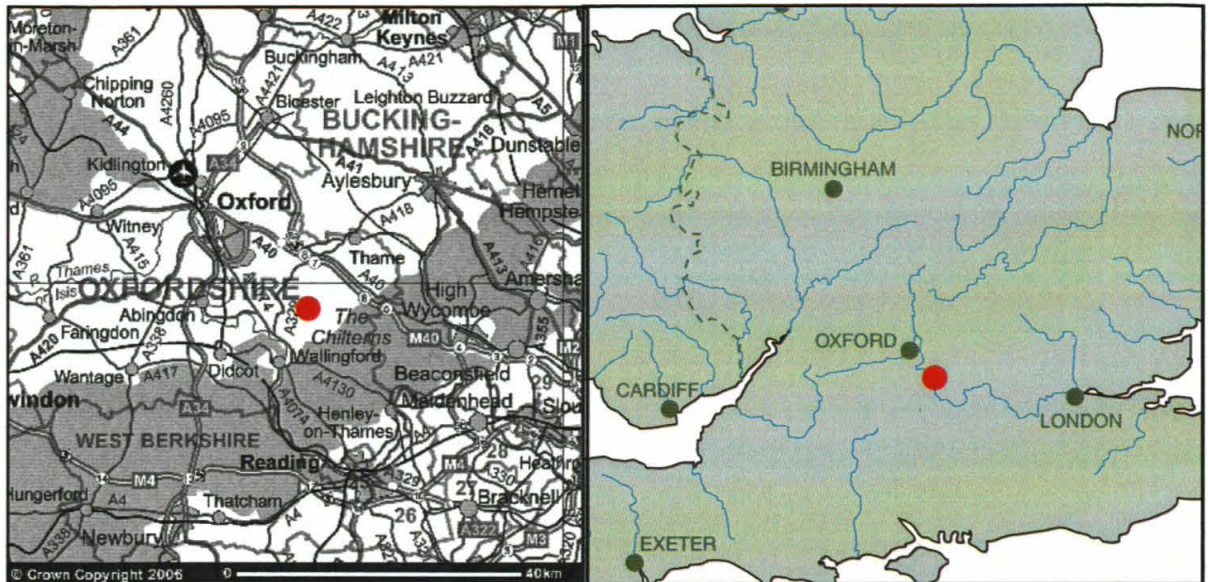
Location : CHALGROVE, SOUTH OXFORDSHIRE, OXFORDSHIRE

IoE number : 248880

Date listed : 03 APR 1987

Date of last amendment : 03 APR 1987

Barn. Mid/late C18. Uncoursed limestone rubble, brick ventilation slits and porch quoins. Half-hipped asbestos sheet roof. Central porch with hipped roof. Late C19 outshut to front of left bay. Interior: 3-bay collar-truss roof with curved under-principals and clasped purlins. Included for group value.



Scale 1:25,000

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Figure 1: Site location

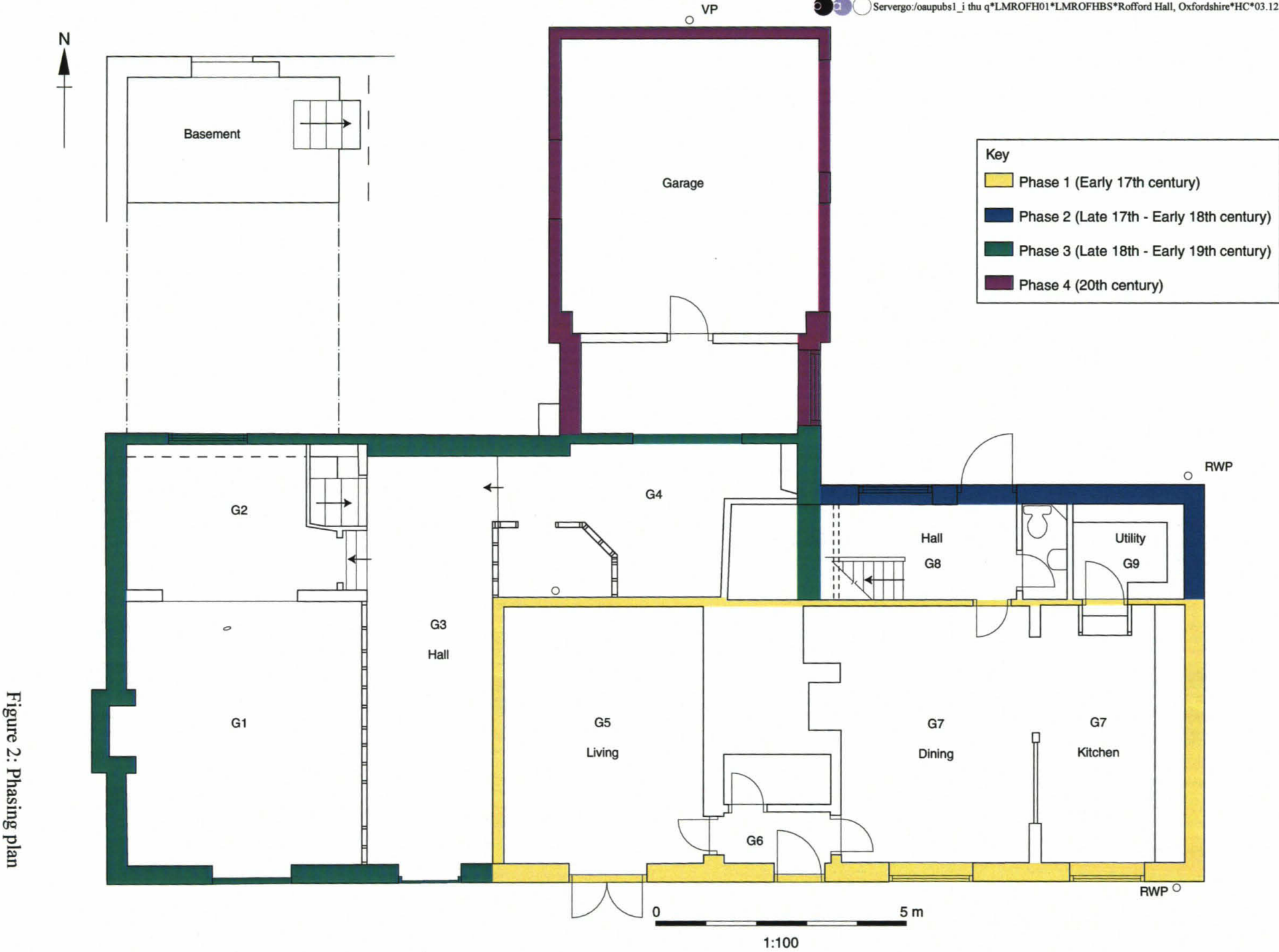


Figure 2: Phasing plan

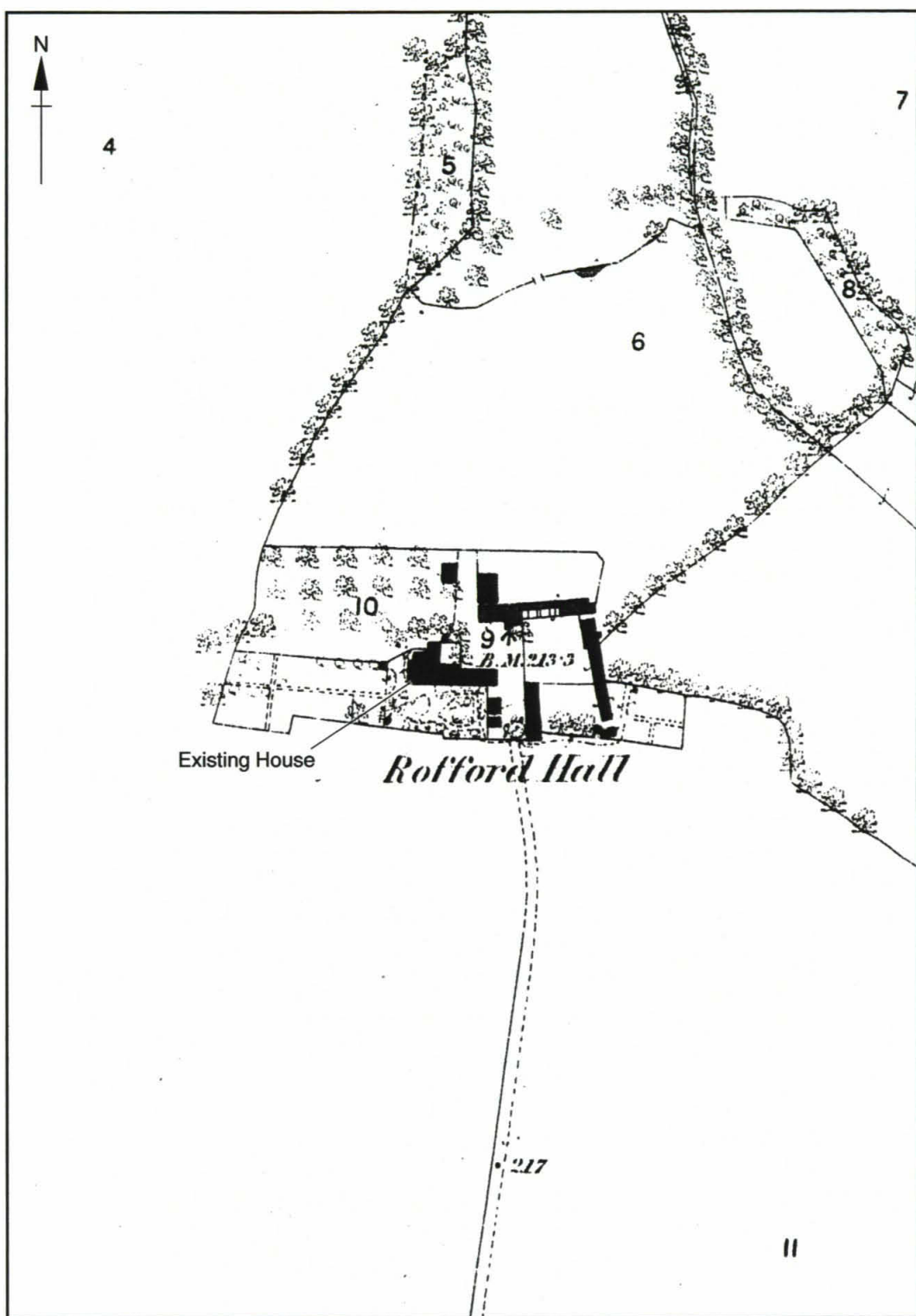


Figure 3: First edition Ordnance Survey map (1872)

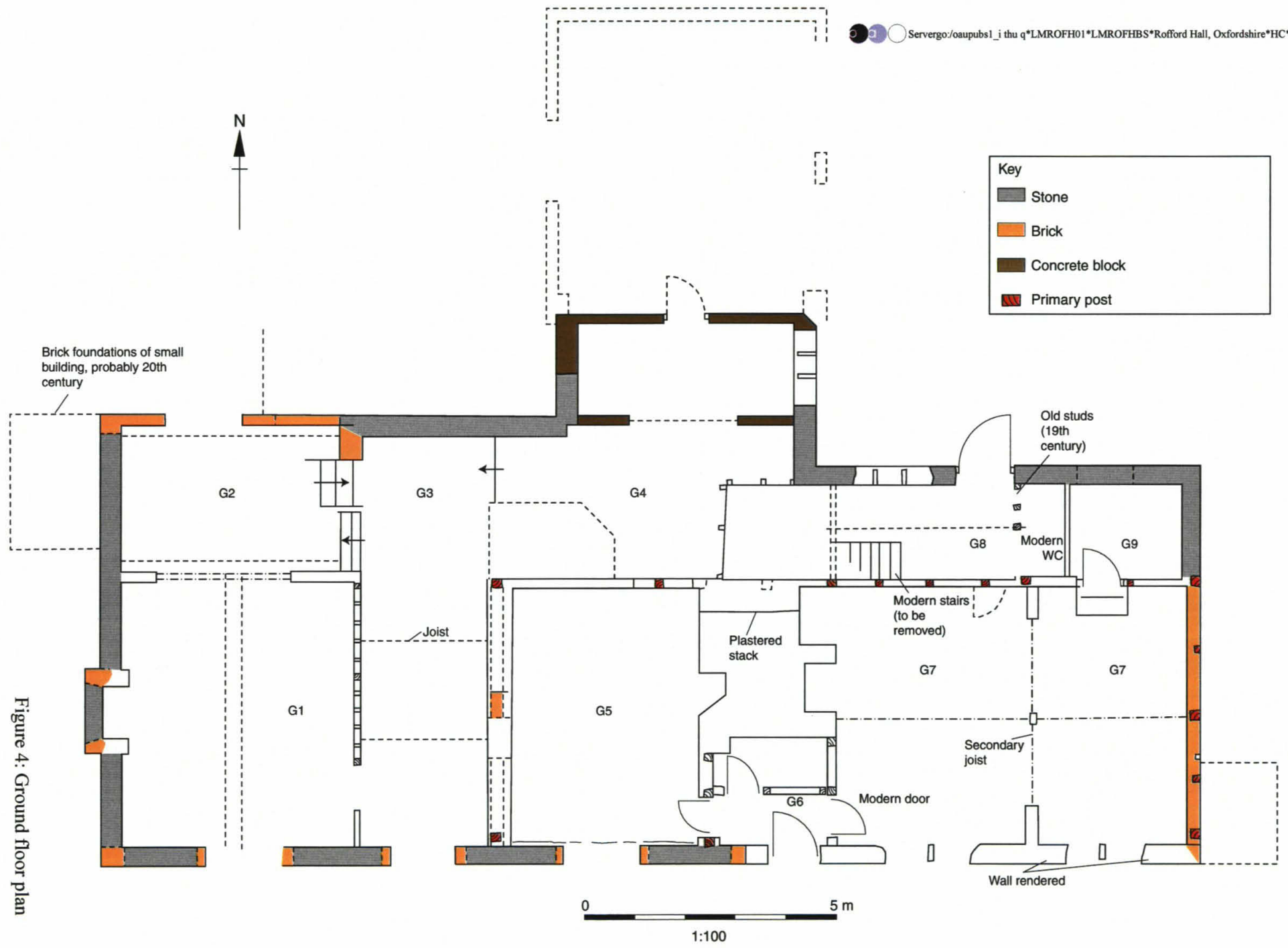
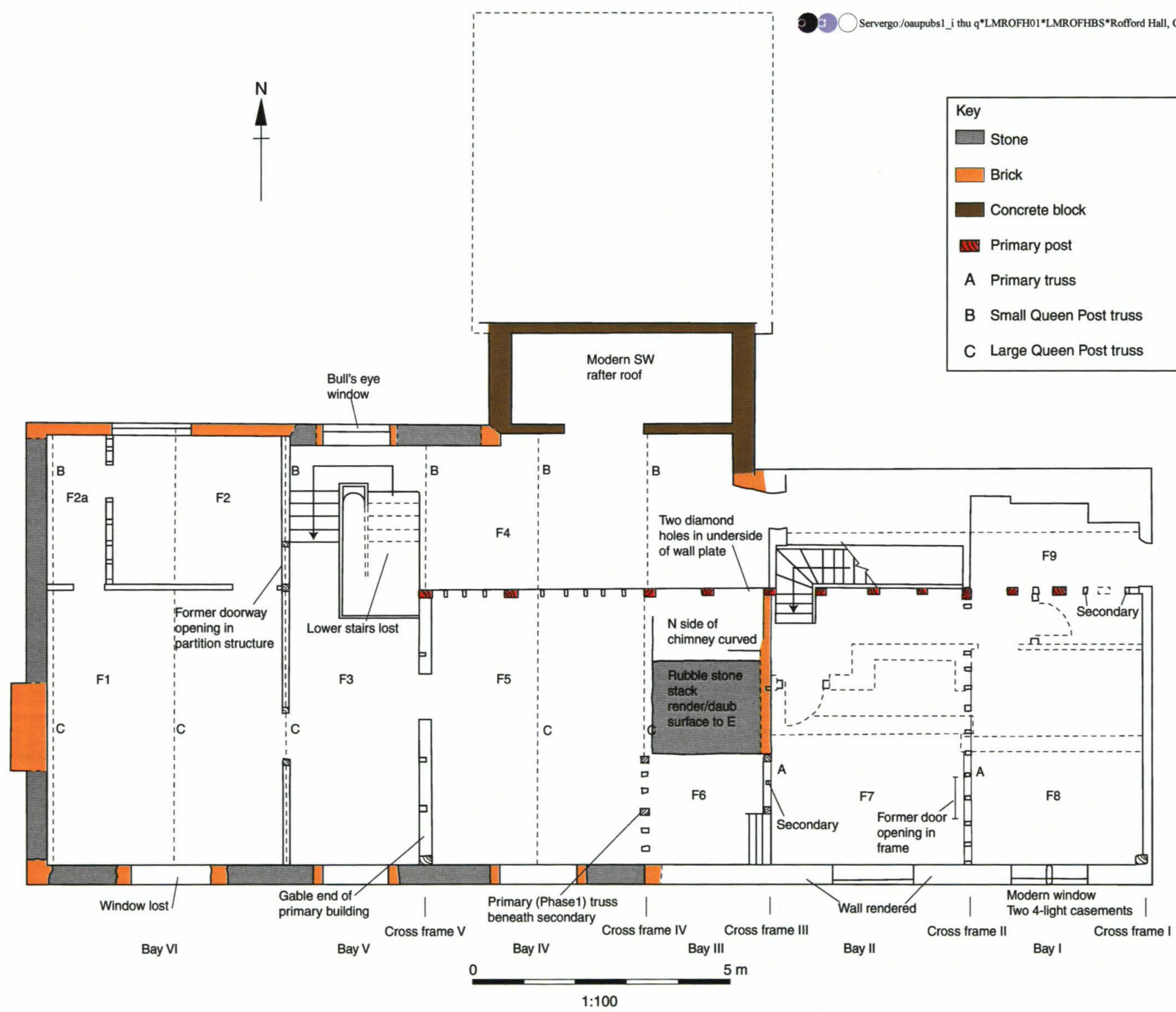


Figure 4: Ground floor plan

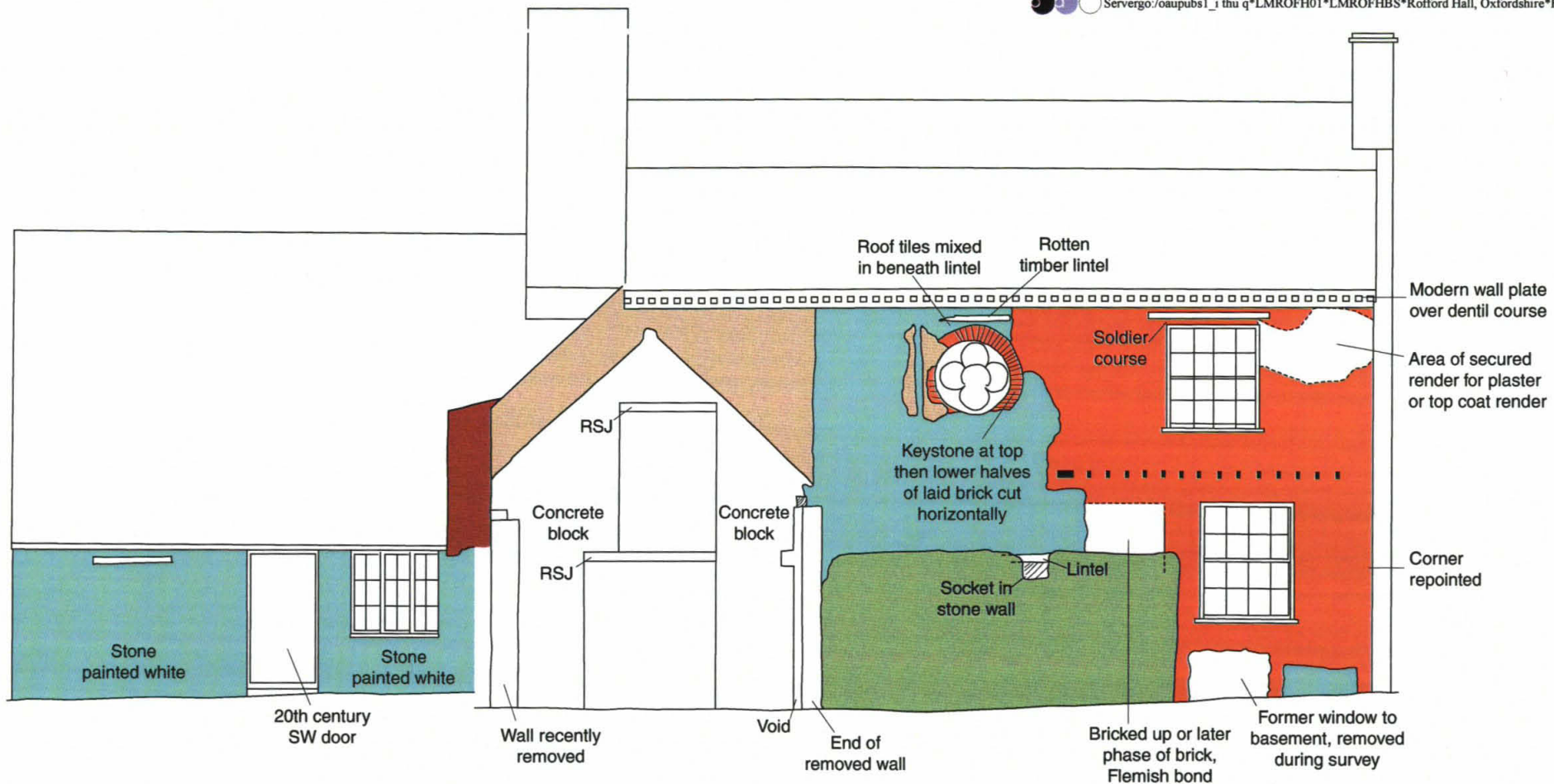


Key	
	Stone
	Brick
	Concrete block
	Primary post
A	Primary truss
B	Small Queen Post truss
C	Large Queen Post truss

Figure 5: First floor plan



0 5 m
1:100








Key	
	Uncoursed limestone rubble
	Modern cement render
	Red brick (18th-19th century), Flemish bond
	Red brick (probably 20th century)
	Softish lime render/plaster, painted green

Figure 6: North elevation

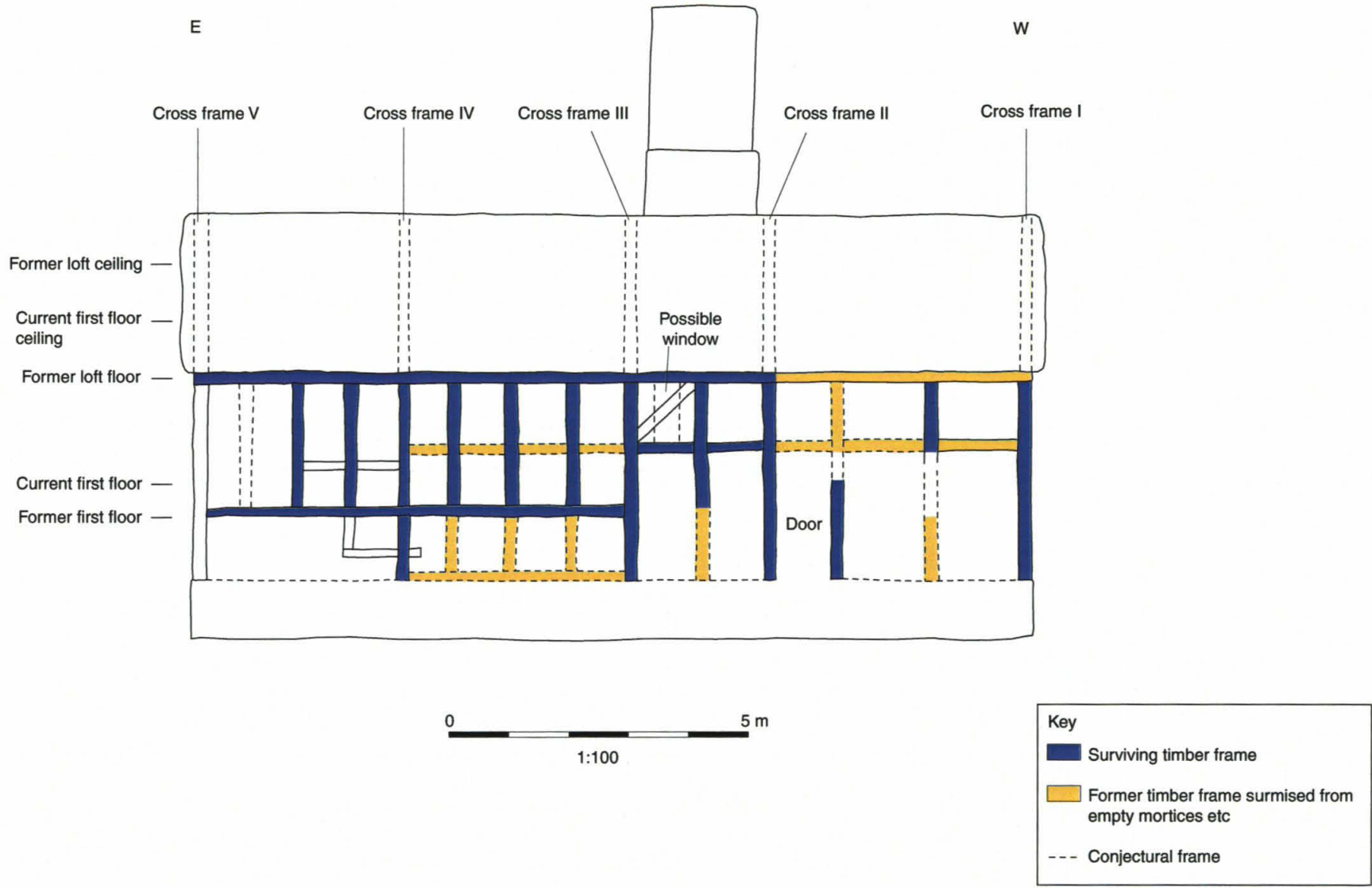


Figure 7: Framing in north wall of primary house



Plate 1: View from NE taken in 1920s-30s



Plate 2: View from NE before demolition of garage



Plate 3: View from NE



Plate 4: Front (south) elevation, original house to right.



Plate 5: Knocker on front door



Plate 6: Front door in Georgian extension



Plate 7: Primary framing in east elevation



Plate 8: Primary building from south-east



Plate 9: Rear (north) elevation



Plate 10: Bulls eye window in north elevation

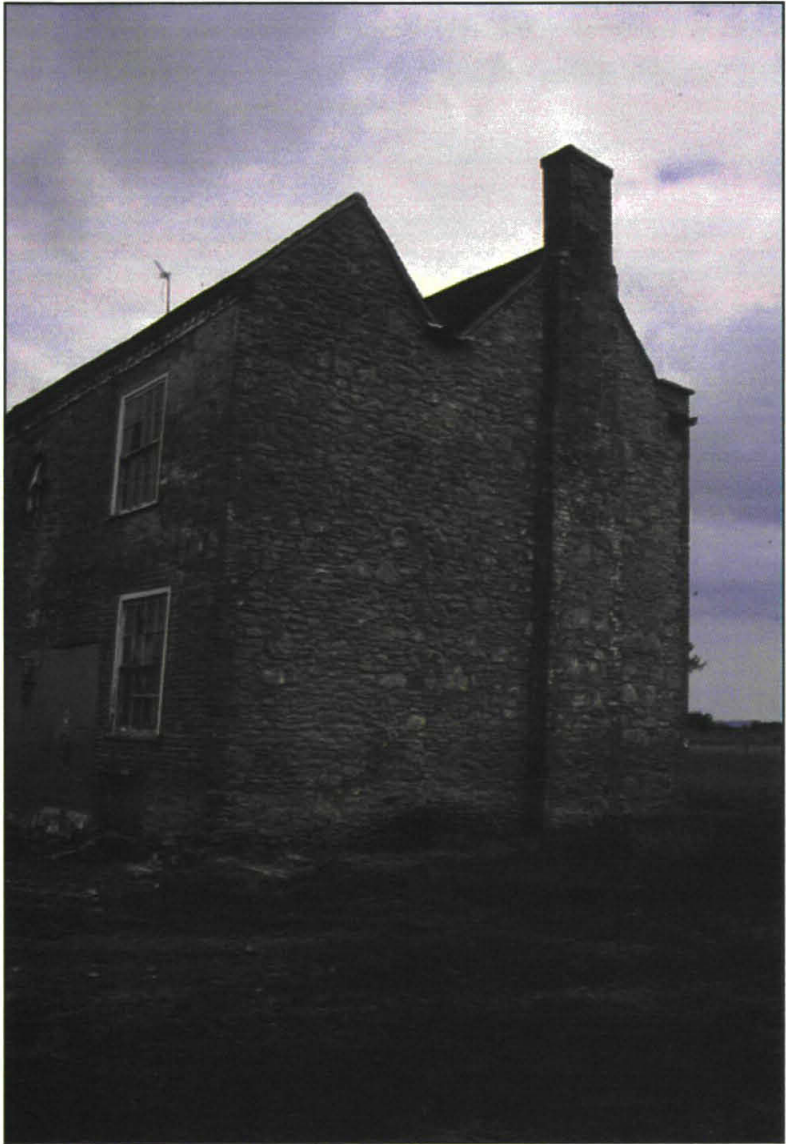


Plate 11: West elevation



Plate 12: Cellar beneath Phase III house



Plate 13: Kitchen (G7) in primary house



Plate 14: Primary studs in north wall of house (G8)



Plate 15: Very large reused joist in G1



Plate 16: Georgian partition between G1 and G3



Plate 17: Cross Frame II at first floor looking east



Plate 18: Primary truss and chimney in east wall of F5

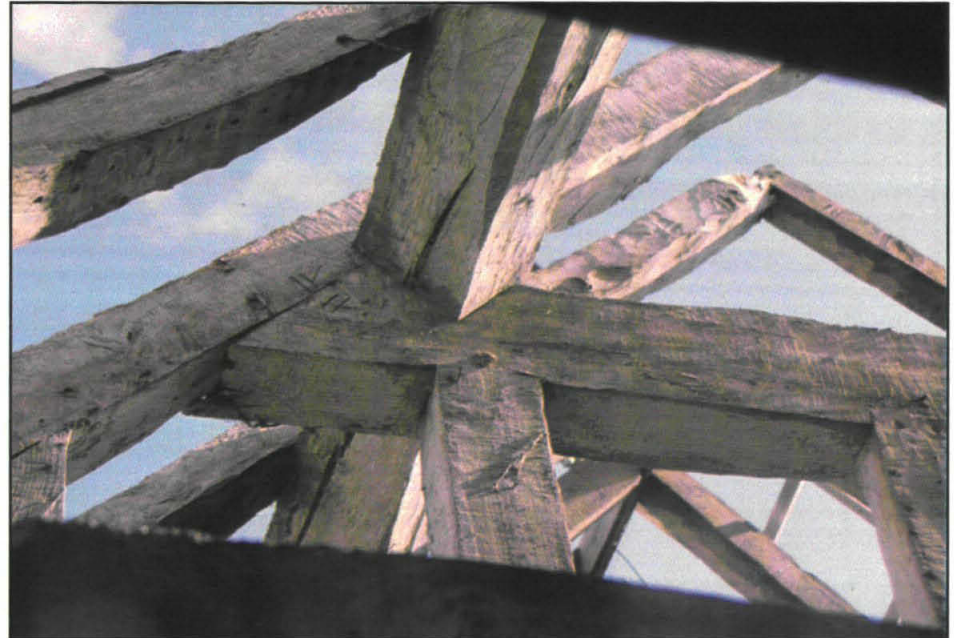


Plate 19: Truss detail in Cross Frame II



Plate 20: Tie and rail in East wall (Cross Frame I)



Plate 21: Secondary door between F3 and F4. Truncates primary tie-beam



Plate 22: Westward view in Phase III extension (F4)



Plate 23: Staircase in Georgian extension (F4)



Plate 24: Queen post trusses above extension (F4)



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Printable version

OASIS ID: oxfordar1-59443

Project details

Project name	Little Milton, Rofford Hall
Short description of the project	Oxford Archaeology (OA) has undertaken a programme of historic building recording and investigation at Rofford Hall near Chalgrove in Oxfordshire. The building is a multi-phase structure in which the original building is a four-bay wide box-frame building of probable 17th-century date. Although this building is partially encased within later structures or obscured by secondary re-facings its timber frame remains at least partially intact. The primary timber-framed south front has been entirely replaced by a Georgian brick front and the original west wall has similarly largely been lost but the primary framing in the north and east walls substantially survives. Four of the five original trusses largely survive and are each slightly different versions of the same basic type. The trusses each retain evidence of former doorways within them showing that there was once an attic storey above the first floor. This is also confirmed by evidence of a former ceiling which extended up higher than the current (secondary) ceiling. The original house was extended in several phases, the main one of which was of probable late 18th- (or possibly early 19th-) century date. This taller structure extended the house to the west and enclosed the western end of the Phase I building. The Georgian extension would have made the house into quite a large farmhouse and several features suggest that it would have had some architectural pretension. Among these the clearest are the front door in the south elevation with cast-iron fanlight and the partially surviving staircase. The largest of the other extensions was of 20th century date.
Project dates	Start: 02-07-2001 End: 02-10-2001
Previous/future work	Not known / Not known
Any associated project reference codes	LMROFH01 - Sitecode
Any associated project reference codes	OXCMS:2001.84 - Museum accession ID
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	HALL Post Medieval
Significant Finds	N/A None

Methods & techniques 'Photographic Survey','Survey/Recording Of Fabric/Structure'

Prompt Direction from Local Planning Authority - PPG15

Project location

Country England

Site location OXFORDSHIRE SOUTH OXFORDSHIRE LITTLE MILTON Rofford Hall

Study area 414.00 Square metres

Site coordinates SU 6250 9850 51.6813176401 -1.095901687950 51 40 52 N 001 05 45 W
Point

Project creators

Name of Organisation Oxford Archaeology

Project brief originator South Oxfordshire District Council

Project design originator Oxford Archaeology

Project director/manager J. Munby

Project supervisor J. Gill

Project archives

Physical Archive Exists? No

Digital Archive recipient Oxford Archaeology

Digital Archive ID LMROFH01 / LMROFHBS

Digital Contents 'Stratigraphic'

Digital Media available 'Text'

Paper Archive recipient Oxfordshire County Museum Service

Paper Archive ID OXCMS:2001.84

Paper Contents 'Stratigraphic'

Paper Media available 'Context sheet','Microfilm','Plan','Report','Section','Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Rofford Hall, Chalgrove, Oxfordshire. Historic Building Investigation and Recording

Author(s)/Editor(s) Gill, J

Date 2009

Issuer or publisher Oxford Archaeology

Place of issue or publication Oxford
Description A4, plastic spiral bound client report

Entered by Susan Rawlings (susan.rawling@oxfordarch.co.uk)
Entered on 13 May 2009

OASIS:

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Cite only: /d1/export/home/web/oasis/form/print.cfm for this page

Little Milton, Rofford Hall
LMROFH01

Box 1 File 3

B-PRIMARY CONTACT RECORDS

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

PART 1 FILMING INSTRUCTIONS

Submitter: OA

No. of ~~Diase~~ Copies: ~~3~~ 2 x SCAN COPIES

PART 2 TITLE/HEADINGS

Site Information:

Line 1: [OA] County: [Oxfordshire] Parish: [Little Milton]

Site: [Rofford Hall]

Site identifier/accession code may be included LMROFH01

Line 2: Fieldworker/Excavator's Name [J. Munby]

Line 3:

Classification of Material:

Tick if Present

Index to Archive	
Introduction	
A: Final Report	
A: Publication Report	
B: Site Data – Text: Diary/Daybook/Fieldnotes	
B: Site Data – Text: General Summaries	
B: Site Data – Text: Primary Context Records	<input checked="" type="checkbox"/>
B: Site Data – Text: Synthesised Context Records	
B: Site Data – Text: Survey Reports	
B: Site Data – Text: Catalogue of Drawings	
B: Site Data – Text: Primary Drawings	
B: Site Data – Text: Synthesised Drawings	
C: Finds Data – Text: Primary Finds Data	
C: Finds Data – Text: Synthesised Finds Data	
C: Finds Data – Text: Specialist Reports	
C: Finds Data – Text: Box/Bag List	
D: Catalogue of Photos/Slides/Videos/X-rays	
E: Environmental/Ecofact Data: Primary Records	
E: Environmental/Ecofact Data: Synthesised Records	
E: Environmental/Ecofact Data: Specialist Reports	
F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

ARCHITECTURAL ASSESSMENT: ADDITIONAL SHEET

SITE NAME: **ROFFORD HALL**

REF. NO.

SITE CODE: **LMROFH01**

(context / room no.)

SHEET ___ of ___

Rofford Hall

Most of the original building's walls are ^{not} clearly visible (external) - S elevation rendered over E wall brick nogging - v. thin bricks (4.8cm thick average) - Pre 18th - must be earlier than the later roof work etc. None of the brickwork in N elevation is that old.

N wall of original building enclosed by lean-to/outshot (stone)

None of this wall can be from original (16th) building as it's part of building that steps out from original structure. Brick all 18th or 19th

Stonework must be from an older building - No visible features within stone wall to suggest date but brickwork must have been added to external building - fits in with all roof truss evidence.

Notes

Owner wants to move lower gr. floor window in N. elevation so that it's beneath upper window; He wants to rebuild around ~~original~~ window and much of the corner (towards the E) will have to be rebuilt as it's coming away and a dormer is to be inserted for passage → ~~etc~~ with other things happening to this wall it would be convenient if whole thing rebuilt

Completed by:		Checked by:		Date:	/ / 2001	Additional Sheets?	
---------------	--	-------------	--	-------	----------	--------------------	--

ROFFORD HALL

LMROFHOI

Notes from meeting with builders - Ian and Dave(??)

They intend starting outside for first few weeks - as much as possible while weather's good

Inside not too many substantial changes - staircase coming out + being replaced
The intention is to leave the walls all in place but if their plans change they'll contact us etc

- lifting concrete floors inside for service ducts etc

Arkwold bathroom - will need changing around

They'll contact us when they start work, inside etc.

2 new extensions - concrete block structure to N being replaced + new extension to E of house - ~~replacing~~ covering timber frame

New doorway being inserted in kitchen external wall (to extension).

Mod staircase in hall going.

CODE

SUBJECT ... ROFFORD



Telephone
Conversation
Record

With ROGER STRATTON
of BGS ARENS
Telephone No. 01865 791728
And (OAU) BMS
Date & Time 31ST MAY 2001

NEW INQUIRY

QUESTION

INFO

FILE YES/NO

REG. SITE VISIT MONDAY FOLLOWING

CLIENT → HOME → 01865 890238
JEREMY OFFICE → 01865 811015
MOGFORD

BUILDING → DAVE MILL - MOBIL → 07768 363206

PTO

LMROFHO1

Rofford Hall

WB visit - 13/8/01

Floor lifted at ~~West~~ ^{West} (?) end of building (later phase) upper ~~20~~ 20 cm lifted - further floor surface beneath which is not (at moment) being touched.

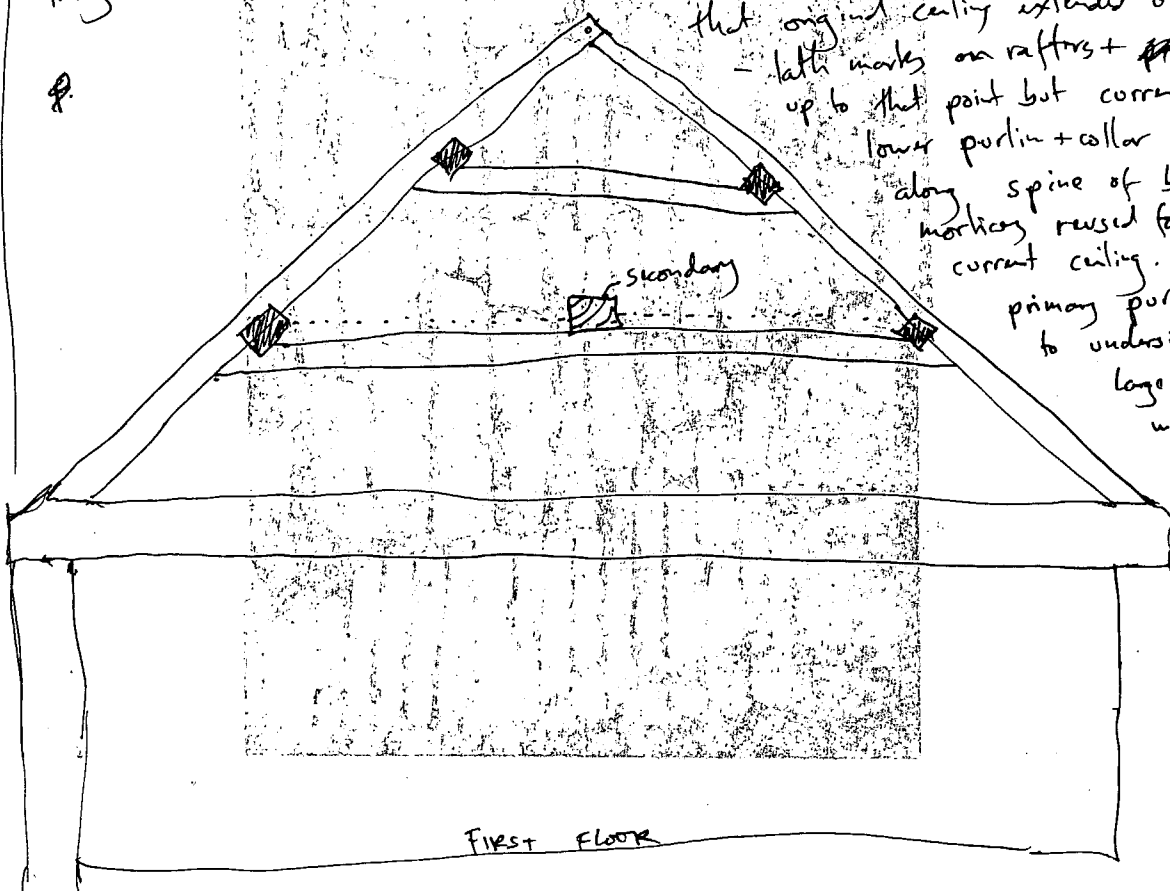
Main things done so far - stripping out of lit floor at ~~W~~ ^E end of building, exposing original frames + trusses (1) end wall, (2), (3) next to chimney (4) other side of chimney, (5)

- these 5 were all part of original build, and then later (late 18th/early 19th) roof added over Northern bay and extended building (it seems)

Original trusses - 2 sets of clasped purlins (between 2 collars + p. rafter) No ridge piece though one added in ~~Southernmost~~ ^{Easternmost} bay. All pegged, chiselled carpenter's marks. Strongly says that original ceiling extended up to upper purlin + collar

- lath marks on rafters + ~~the~~ whitewashed purlins up to that point but current ceiling only up to lower purlin + collar - 2 deep/large joists along spine of building (reused with mortises, reused for new joists) which holds current ceiling. Secondary joists nailed to primary purlins - old nails but nailed to underside - ie not resting on top of large joists don't fit at all with primary building.

On internal frame study extend up to upper purlin - ie ~~the~~ the original ceiling was higher. definitely



Not hugely old - (clasped purlins etc) but 17th ~~is~~ probably. rafters all horizontally set

None



ROFFORD HALL


SITE VISIT NOTES



Site Code: LMROFH01	Client:
Date: 10 December 2001	Recorder: Jonathan Goli

Front wall of lean-to whitewashed - this wall appears to have been rebuilt (??) or at least its a different phase to return wall at E end of building - refaced front. The lean-to return (to N) of W end has been rebuilt in current work.
 New large gabled 2 story structure towards N built on footprint of garage (inc. ^{prime} joists from old bank).
 Rear (N) wall all rebuilt to W. of garage structure - to be rebuilt in stone
 Brickwork in N wall (to the E) bonded with softish line mortar.

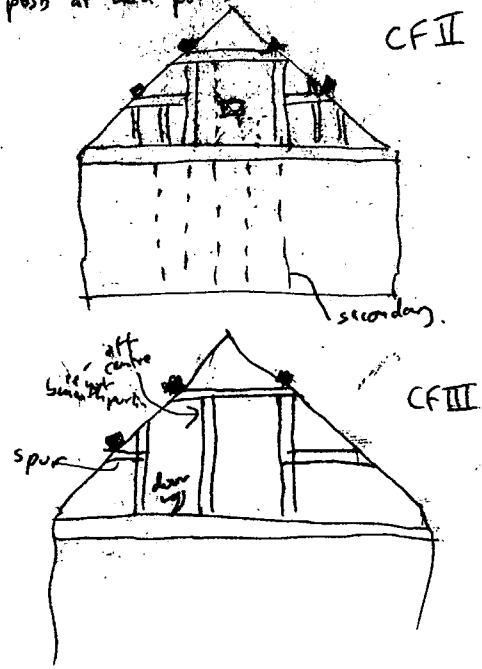
The lean-to is definitely old - the corner joints look of similar age as the primary building - might be just reused actually - they 5-6 old ones + ~~some~~ one older than modern but pass (20th) + the rest all from current work - I think the old ones may have been reused in current development. The partition is old but again prob reused. The stud partition between bathroom + stairs is nailed + not attached - (19th?)

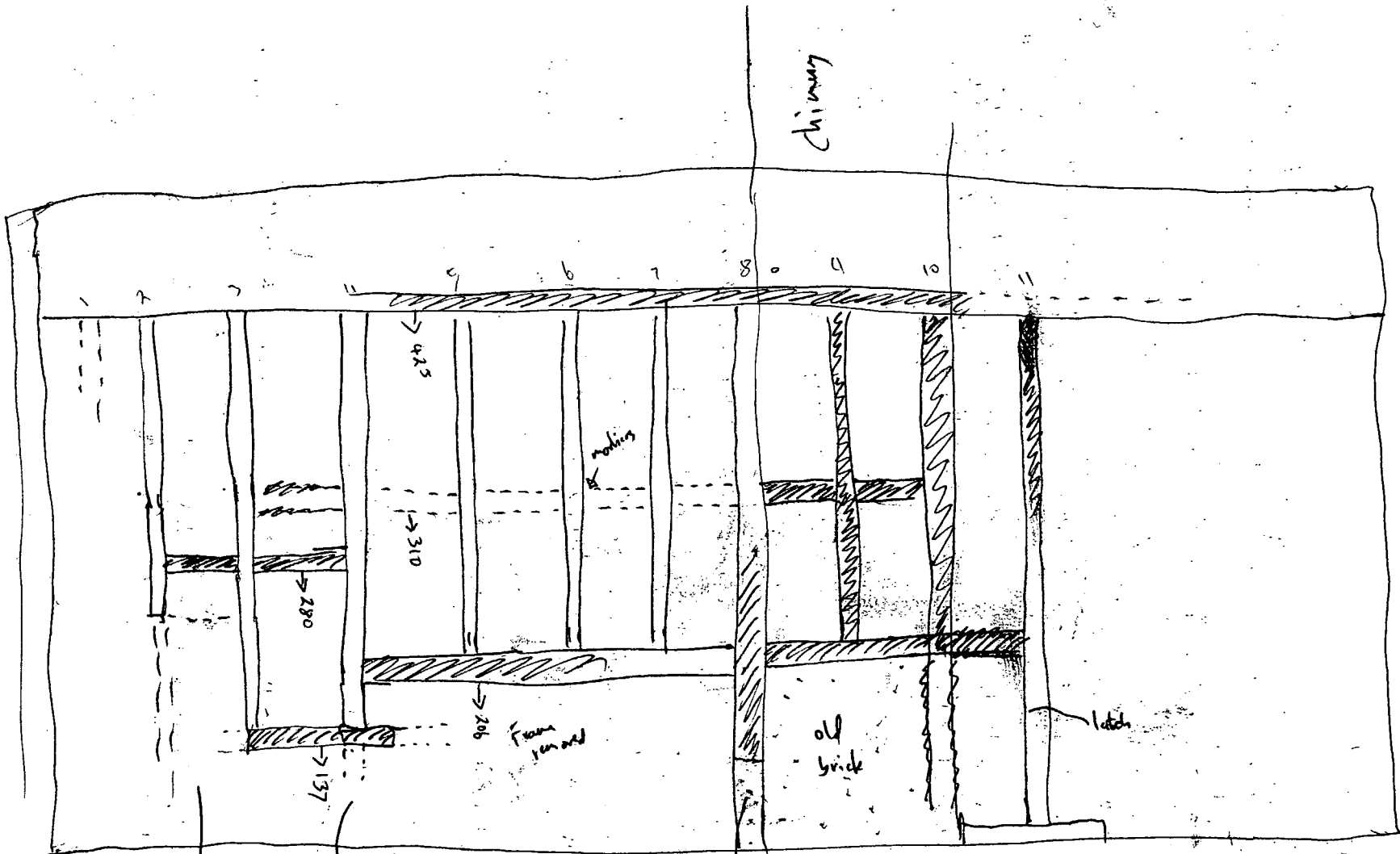
Although big chimney is of old bricks it's without cement mortar.
 Evidence of primary window - in N wall - adjacent to E face of chimney - pass lit v. narrow (c. 35cm) corridor behind stack. - 2 diamond 

underside of wall plate with smaller cross hole between + corresponding groove on upper face of wall rail. One diamond cut into (whole frame window) cut into by brace - 1 gross brace is secondary but its worked / horizontal
 Cross frame II - bt floor - studs beneath tie beam all nailed + secondary (although old) while those above tie are worked + primary. Its actually a queen-post truss with 2 queen posts at mid points

Cutting joists + battens under tie beam level in narrow corridor to pt of chimney.
 No battens on rafters above tie beam at this point.
 Yes battens in corridor to S of chimney above tie level.
 No clay window at attic floor
 Regular hole to inside of wall plate + groove in upper face of mid truss - its stress / wall + clasp.
 Cross frame III - infill studs mainly secondary nailed - would have been similar to CF II.

W. wall of phase 1 building - brickwork (dual) (from mortar) + tiled to attic doubley. Basically stone plinth.





Chimney

→ 425

→ 310

→ 280

→ 206

→ 137

Frame removed

making

old brick

latch

door way created

mod post

Post set on old brick

1 2 3 4 5 6 7 8 9 10 11



ROFFORD HALL

SITE VISIT NOTES

Site Code: LMROFH01

Client:

Date:

Recorder:

N wall of Phase 1 building - (w room) section of sill survives at gr. level - ie no plinth but only small section survives - But this was a door - a small latch surviving on old (priming) post

Kitchen ceiling does feel high and is in between the level of the 1st mid rail + 2nd mid rail (from top) so I feel sure it's secondary

Little Milton, Rofford Hall
LMROFH01

Box 1 File 4

B. Catalogue of Drawings

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

PART 1 FILMING INSTRUCTIONS

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PART 2 TITLE/HEADINGS

Site Information:

Line 1: [OA] County: *Oxfordshire* Parish: *Little Milton*]

Site: *Rofford Hall*]

Site identifier/accession code may be included *LMROFH01*]

Line 2: Fieldworker/Excavator's Name *[J. Munby*]

Line 3:

Classification of Material:

Tick if Present

Index to Archive	
Introduction	
A: Final Report	
A: Publication Report	
B: Site Data – Text: Diary/Daybook/Fieldnotes	
B: Site Data – Text: General Summaries	
B: Site Data – Text: Primary Context Records	
B: Site Data – Text: Synthesised Context Records	
B: Site Data – Text: Survey Reports	
B: Site Data – Text: Catalogue of Drawings	<input checked="" type="checkbox"/>
B: Site Data – Text: Primary Drawings	
B: Site Data – Text: Synthesised Drawings	
C: Finds Data – Text: Primary Finds Data	
C: Finds Data – Text: Synthesised Finds Data	
C: Finds Data – Text: Specialist Reports	
C: Finds Data – Text: Box/Bag List	
D: Catalogue of Photos/Slides/Videos/X-rays	
E: Environmental/Ecofact Data: Primary Records	
E: Environmental/Ecofact Data: Synthesised Records	
E: Environmental/Ecofact Data: Specialist Reports	
F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

Little Milton, Rofford Hall
LMROFH01

Box 1 File 5

B. PRIMARY DRAWINGS

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

PART 1 FILMING INSTRUCTIONS

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PART 2 TITLE/HEADINGS

Site Information:

Line 1: [OA] County: [Oxfordshire] Parish: [Little Milton]

Site: [Rofford Hall]

Site identifier/accession code may be included LMROFH01

Line 2: Fieldworker/Excavator's Name [J. Munby]

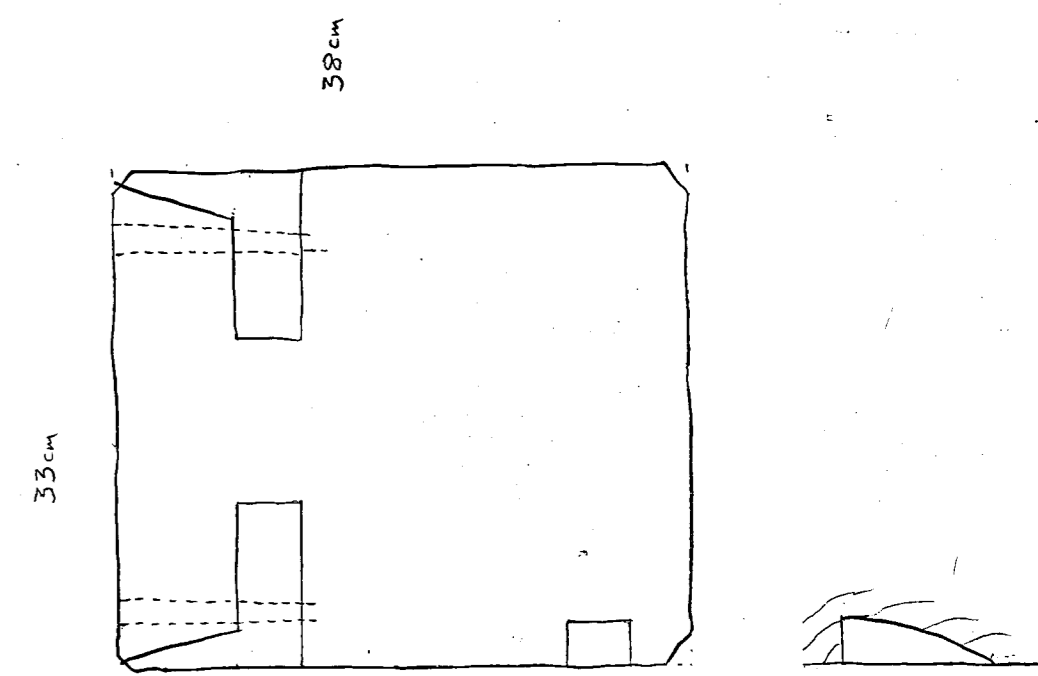
Line 3:

Classification of Material:

Tick if Present

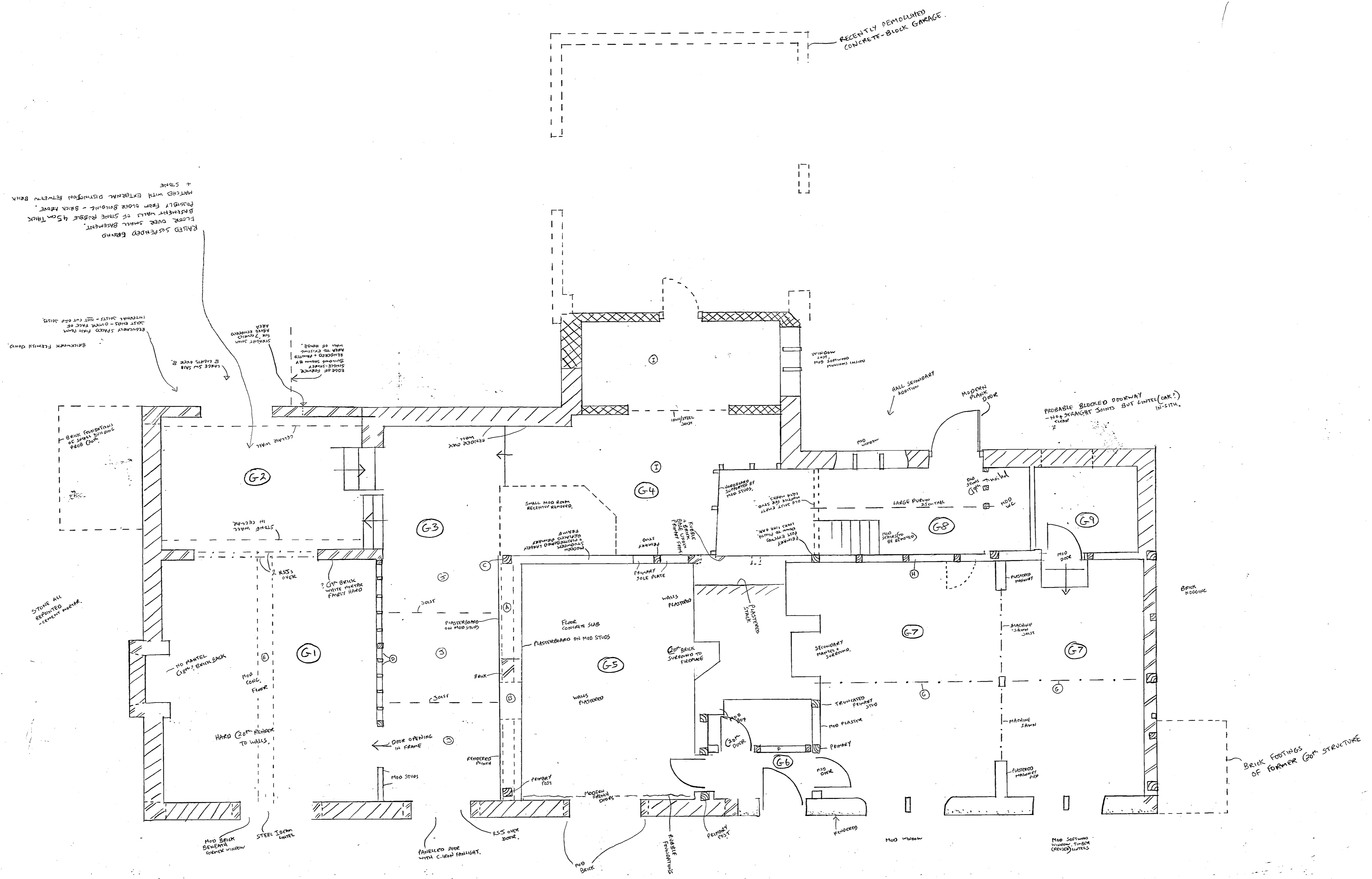
Index to Archive	
Introduction	
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A: Publication Report	
B: Site Data – Text: Diary/Daybook/Fieldnotes	
B: Site Data – Text: General Summaries	
B: Site Data – Text: Primary Context Records	
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B: Site Data – Text: Catalogue of Drawings	
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F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

Plan - 1:50
Section - 1:5



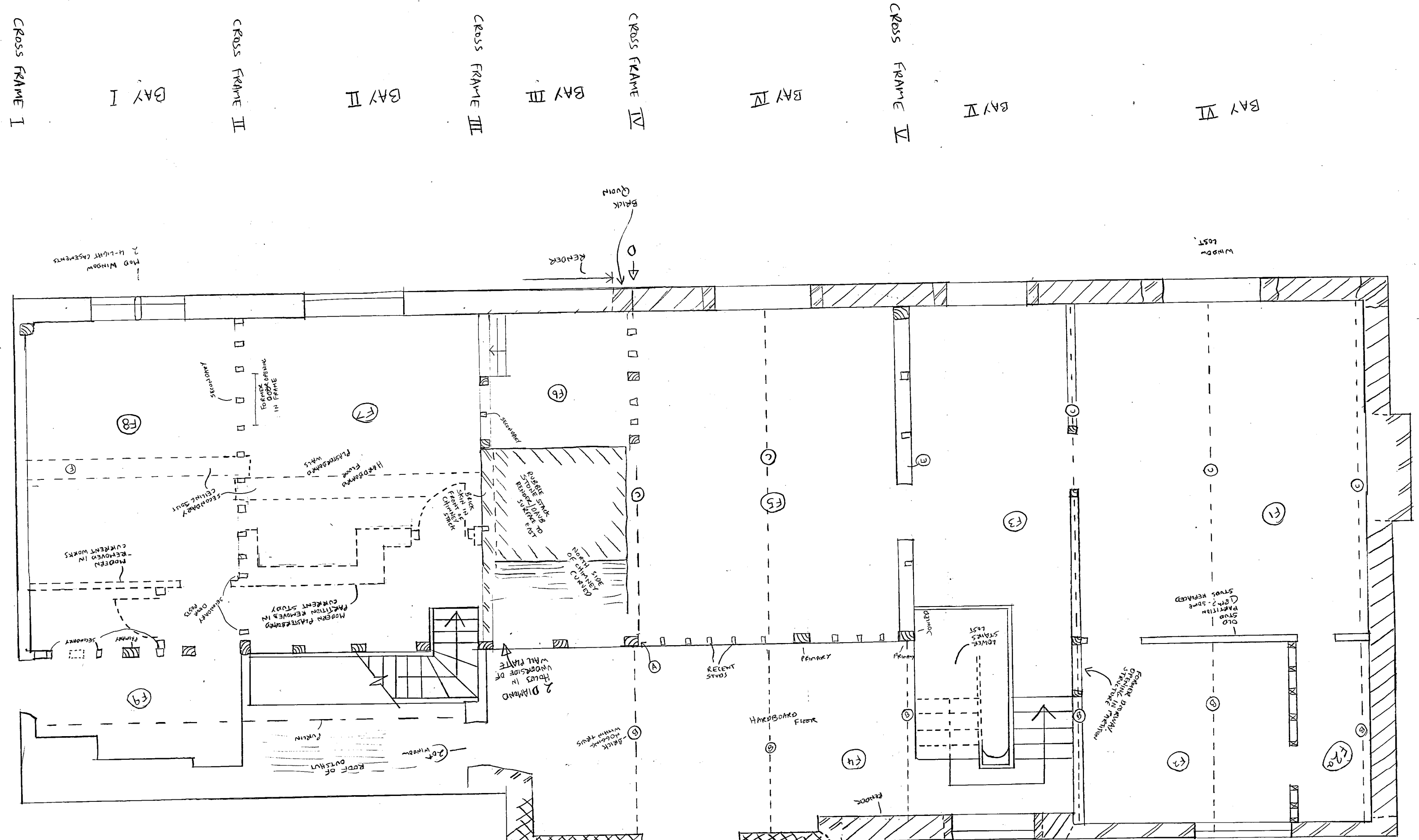
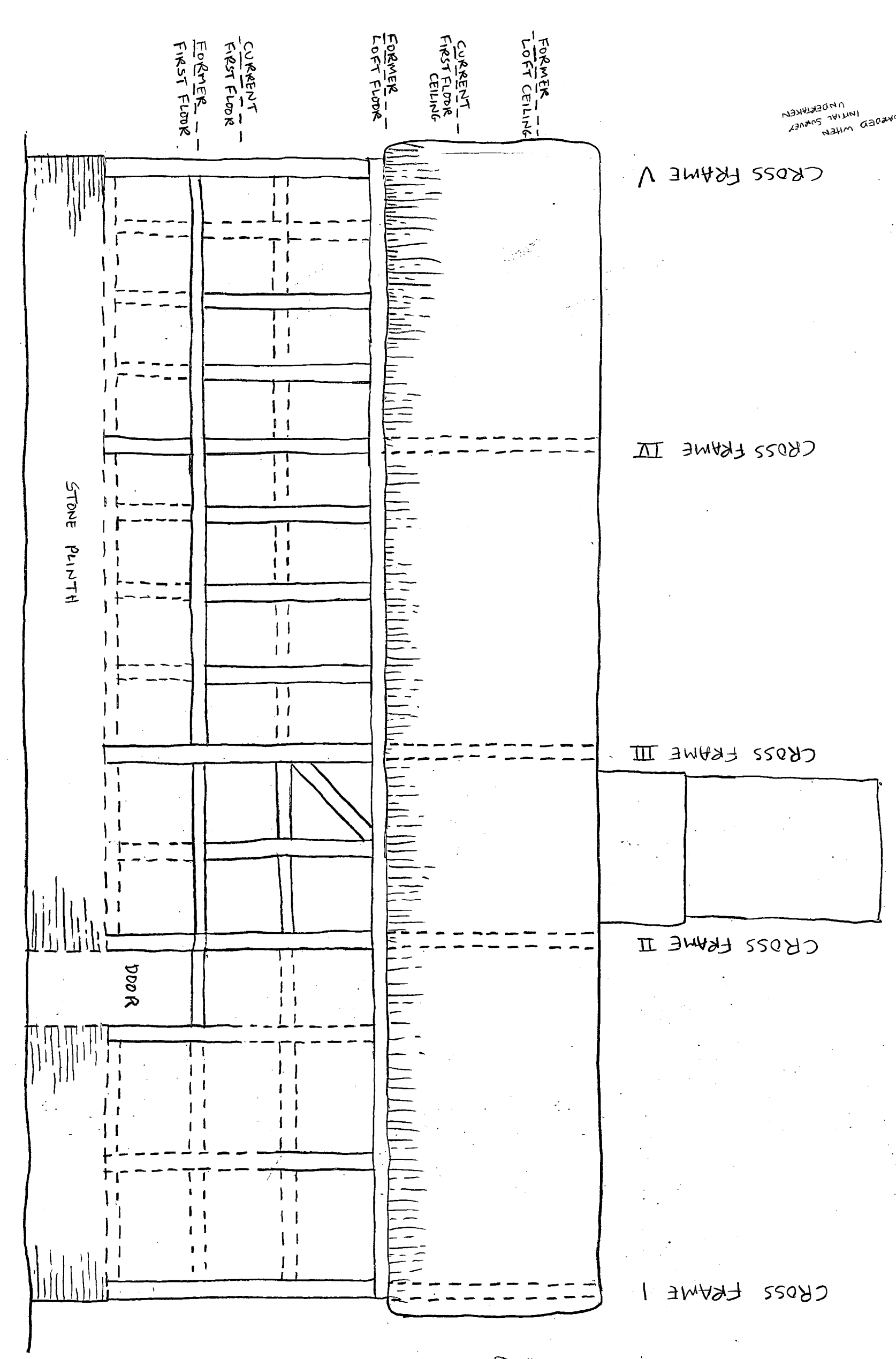
DETAIL A
SECTION THROUGH PRINCIPAL JOIST (REUSED) IN G-1
SCALE 1:5
SECTION UP 1

Little Milton, Rofford Hall
Plan 1 of Section 1



- (A) - CRESS FRAME, SOLE PLATE/RAIL 2.0cm (3/8") x 1.8cm (3/16") SET ON HIGH (1/2") RUBBER BASE, PEGGED ON. (1/2") STUDS OVER WITH LATH MARKS + MOD STUDS PLASTERED TO EXIST SIDE
- (B) - FORMER DOORWAY - SW JAMBES LITTLE (1/2")
- (C) - PRIMARY POST, BATH, REINFORCED + SET ON CONIC BRICK
- (D) - (1/2") STUD OVERSTAY, LATH MARKS, SOME MOD STUDS, PEGGED SOFT WOOD
- (E) - V-LARGE PRINCIPAL JOIST - SEE DETAIL A
- (F) - MOD BRICK BEARING WINDOW
- (G) - MOD STUDS
- (H) - FLOOR JOIST
- (I) - FLOOR JOIST
- (J) - FLOOR JOIST
- (K) - FLOOR JOIST
- (L) - FLOOR JOIST
- (M) - FLOOR JOIST
- (N) - FLOOR JOIST
- (O) - FLOOR JOIST
- (P) - FLOOR JOIST
- (Q) - FLOOR JOIST
- (R) - FLOOR JOIST
- (S) - FLOOR JOIST
- (T) - FLOOR JOIST
- (U) - FLOOR JOIST
- (V) - FLOOR JOIST
- (W) - FLOOR JOIST
- (X) - FLOOR JOIST
- (Y) - FLOOR JOIST
- (Z) - FLOOR JOIST

ROFFORD HALL, CHALGROVE, OXFORDSHIRE
SITE CODE: LMRDFH01
DATE: 2/7/01
GROUND FLOOR PLAN.
SCALE: 1:50
DRAWN: Jonathan Gill (framed from previous survey)
OXFORD ARCHAEOLOGICAL UNIT.
Plan 1



- (A) WALL PLATE SUPPORTED (TYPICAL) BY PRIMARY RAFTS TRICUTATED - CUT, IMMEDIATELY BEYOND TRUSS.
- (B) SMALL QUEEN POST TRUSS - FINE (C) 18TH - 19TH CENTURY, CHIPPED RAFTS.
- (C) LARGE QUEEN POST TRUSS - SAME DATE AS (B), VALLEY PLATE BETWEEN (C) & (D).
- (D) PRIMARY (PHASE I) TRUSS THROUGH (C) & (B) PHASE II TRUSS (E) PHASE I TRUSS NOW EMBEDDED IN PHASE II BUILDING - TWO BEAM PRACTICES, 2 COLLARS BOTH WITH CHIPPED RAFTS & BOTH SETS OF RAFTS SPECIFIED.
- (E) PROBABLE GABLE END OF PHASE I BUILDING. LARGE HORIZONTAL BEAMS (12x24) IMMEDIATELY ABOVE TRUSS AND 1m ABOVE FLOOR, MAIN RAFTS TO ENDS END SUPPORTING DOWN TO GR. FLOOR PLINTH & 3 JOINTING PINE RAFTS BETWEEN 2 RAFTS. BE SAVED MARKED IN QUOTE (GABLE END) TO END. NB - SAME SMALL CHIPPED RAFTS NUMERICAL CARPENTERS MARKS AS AT OTHER END OF PHASE I BUILDING.

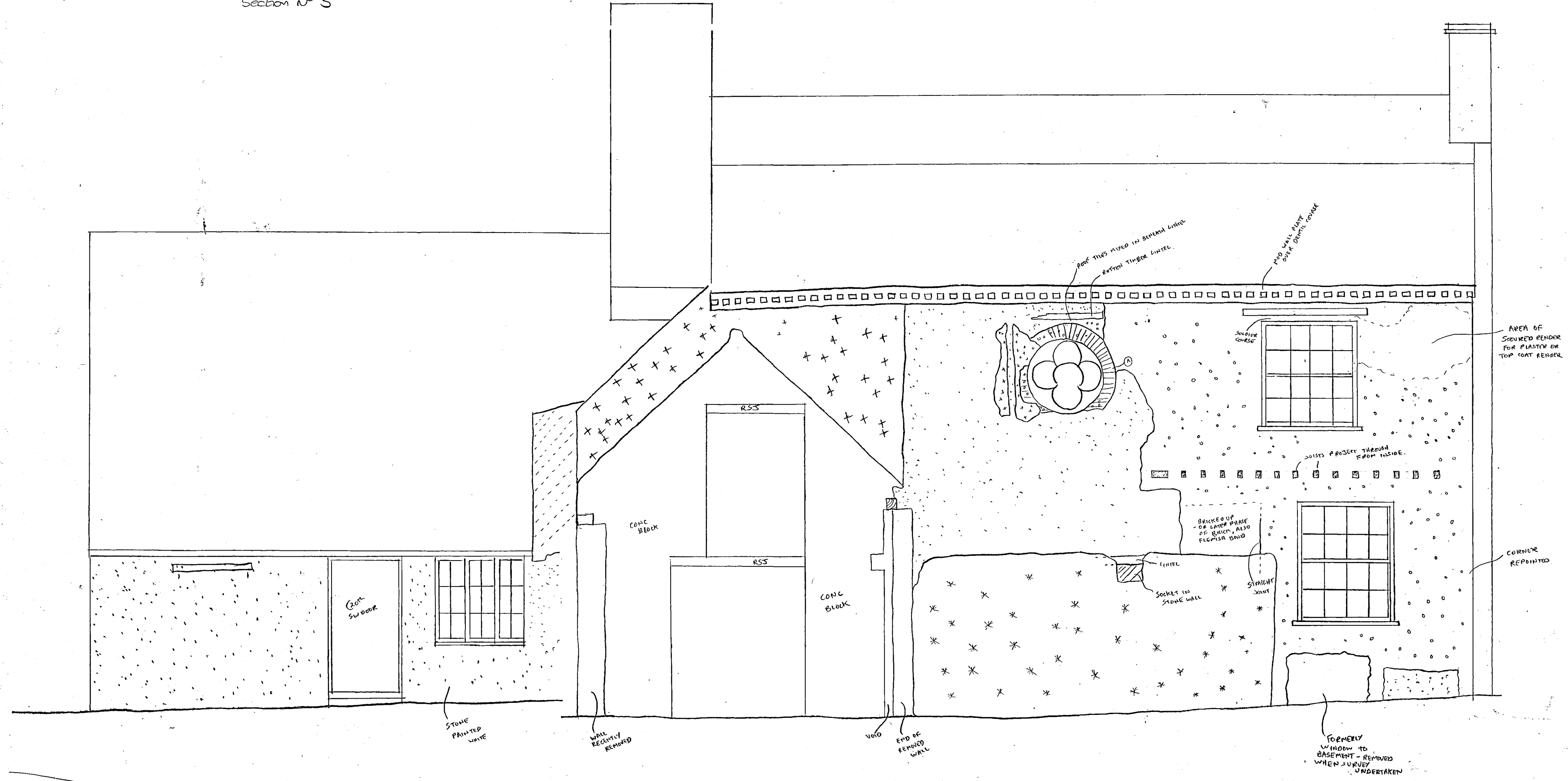
ROFFORD HALL, CHALGROVE, OXFORDSHIRE
 SITE CODE: LMROFH01
 DATE: 2/7/01
 FIRST FLOOR PLAN
 SCALE: 1:50
 DRAWN: Jonathan Gill (from previous survey)
 OXFORD ARCHAEOLOGICAL UNIT
 Plan No 2

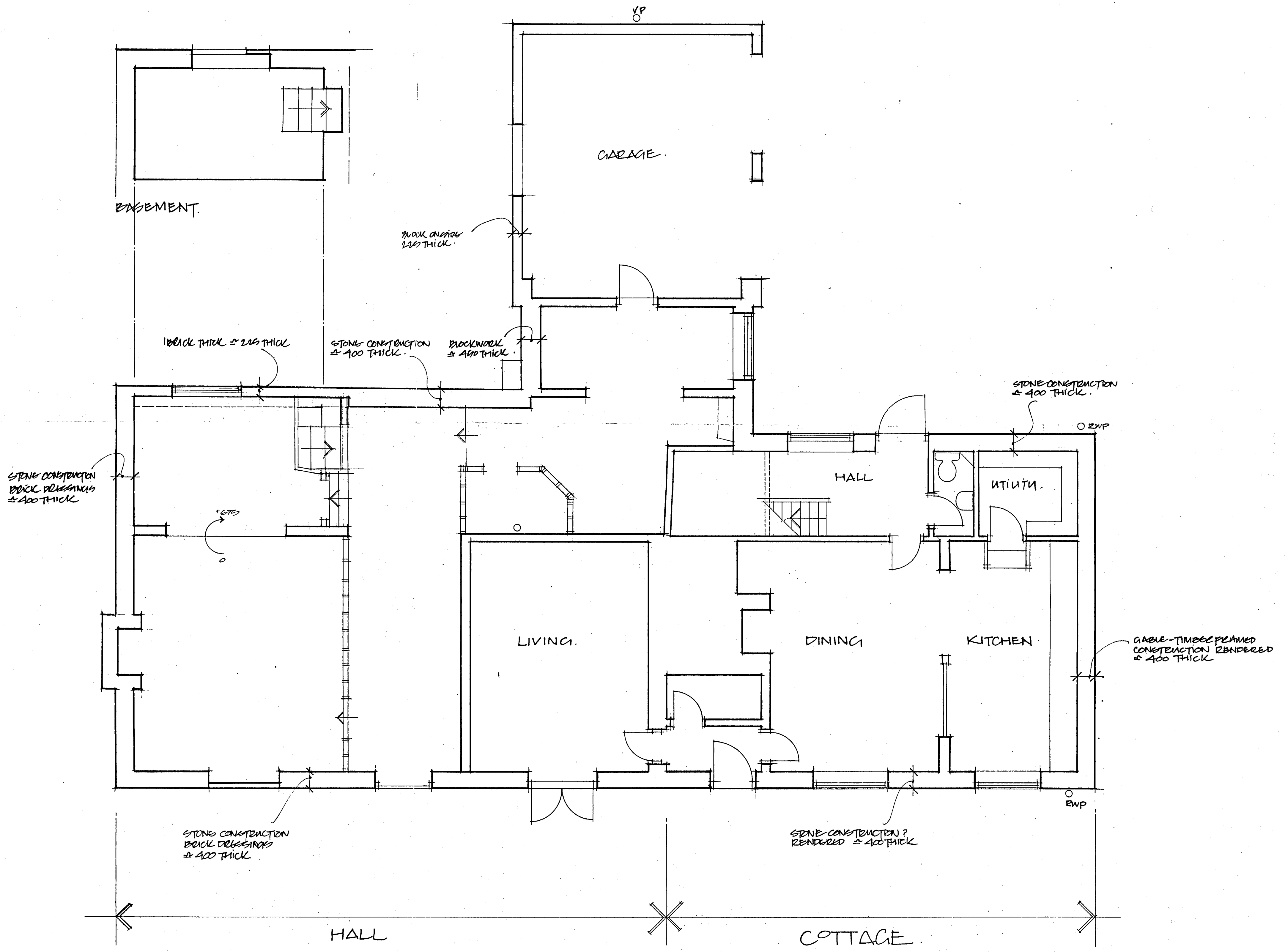
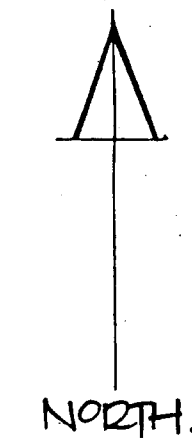
Section 3

ROFFORD HALL
 LITTLE MILTON, OXFORDSHIRE
 SITE CODE: LMROFH01
 SCALE: 1:50
 NORTH ELEVATION
 Jonathan Gill, 8/2/10/01
 Section no 3

UNCOURSSED LIMESTONE RUBBLE
 MOD CEMENT RENDER
 RED BRICK (18th-19th CENTURY) FLEMISH BOND
 RED BRICK (20th CENTURY PROD)
 SOFTISH LIME RENDER/PLASTER PAINTED GREEN

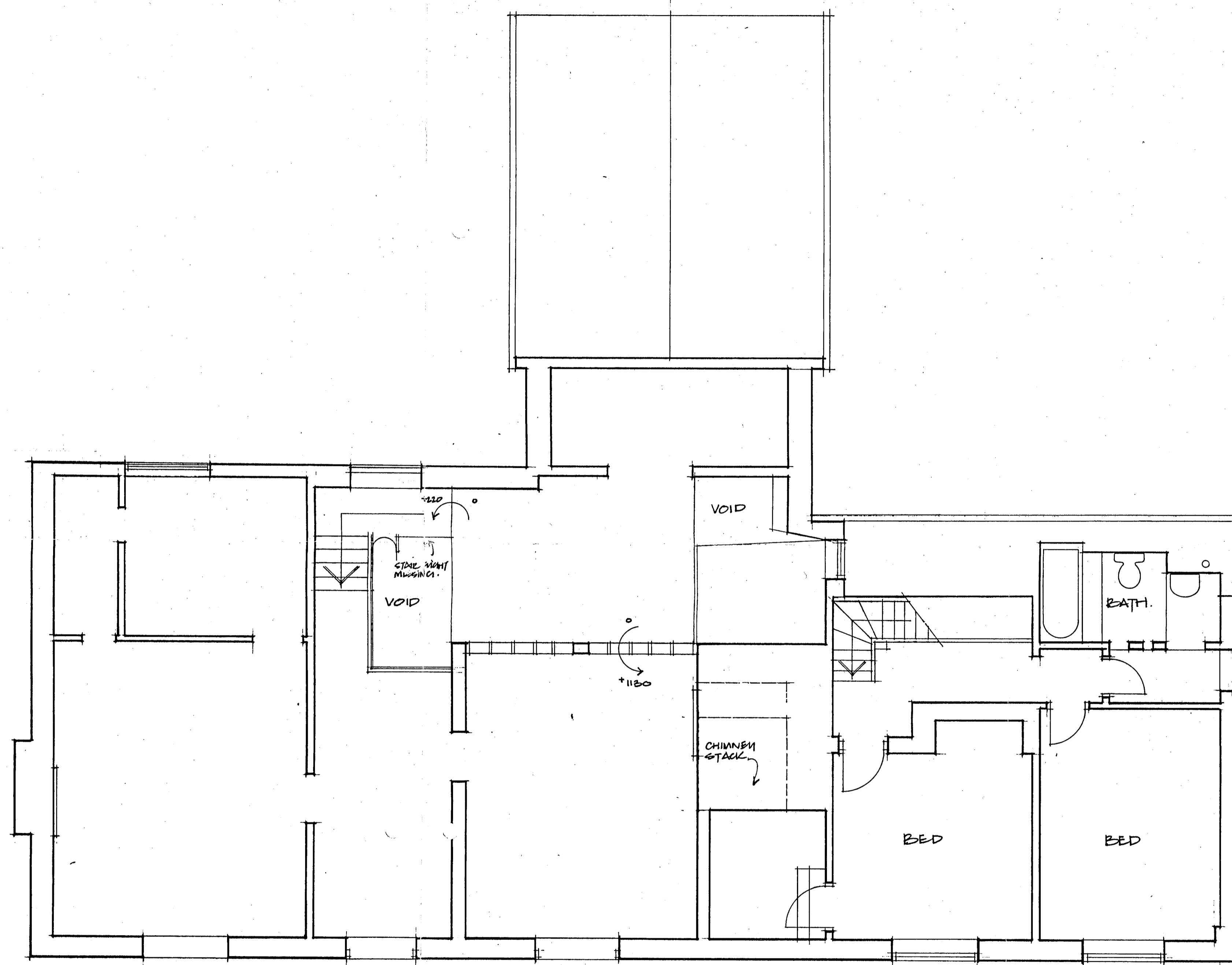
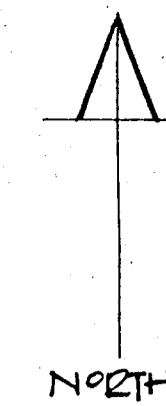
Ⓐ - NOT GENUINE CIRC. BRICK SUPPORTING TO WINDOW - NOT RUBBED BRICK
 - KEYSTONE (BRICK) AT TOP
 THEN LOWER HALVES OF
 CUT HORIZONTALLY Laid BRICK





LMR0FH01

BERMAN GUEDES STRETTON
PARTNERSHIP
ARCHITECTURE PLANNING INTERIOR DESIGN
25 CAVE STREET OXFORD OX4 1BA
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PROJECT ROFFORD HALL
TITLE SURVEY PLAN - GROUND FLOOR
SCALE 1:50 DATE FEB 96 DRAWN BY 306/01

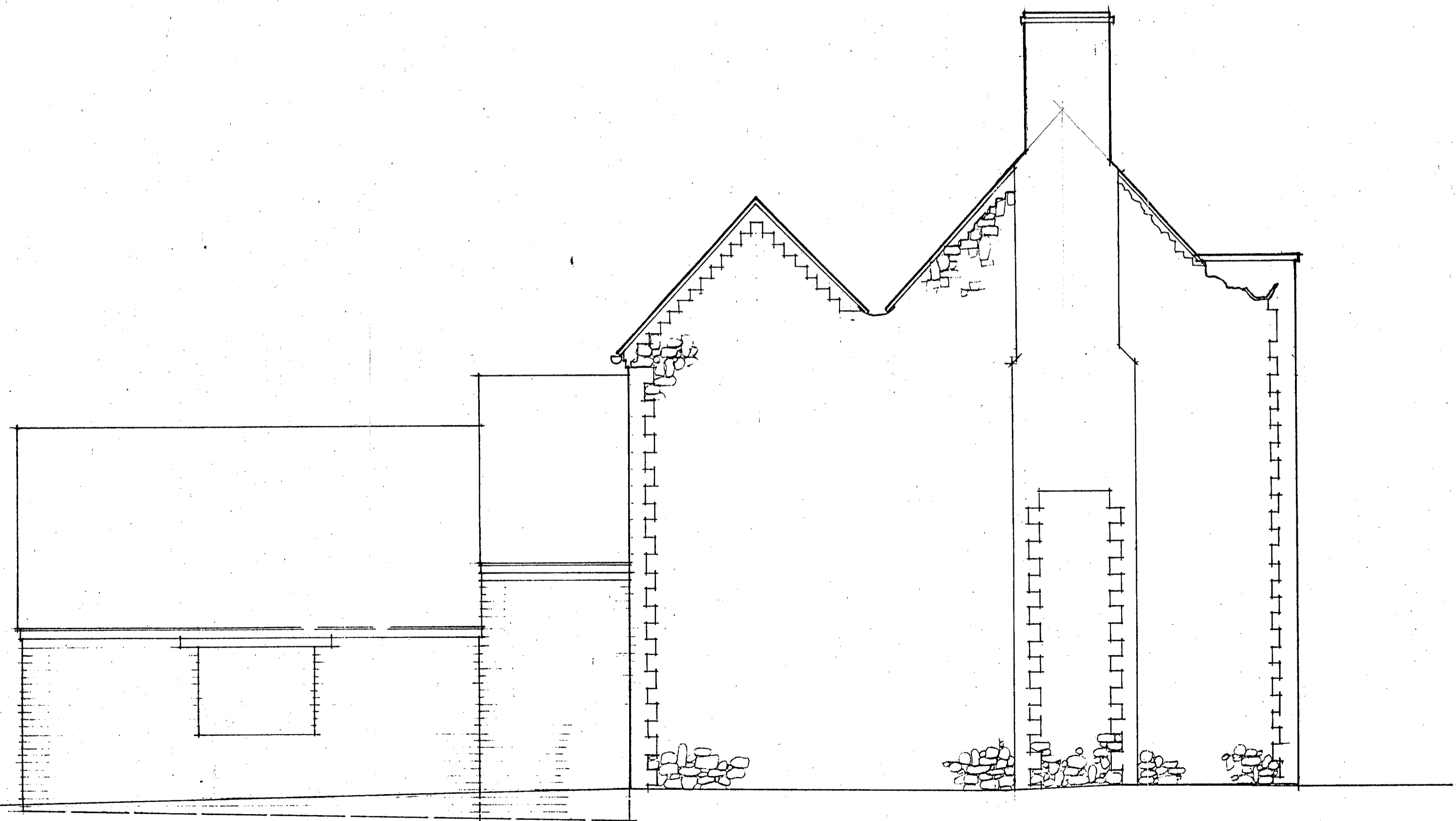


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PROJECT ROFFORD HALL
TITLE SURVEY PLAN - FIRST FLOOR
SCALE 1:50 DATE FEB 96 ISSUE NO 306/02 REV



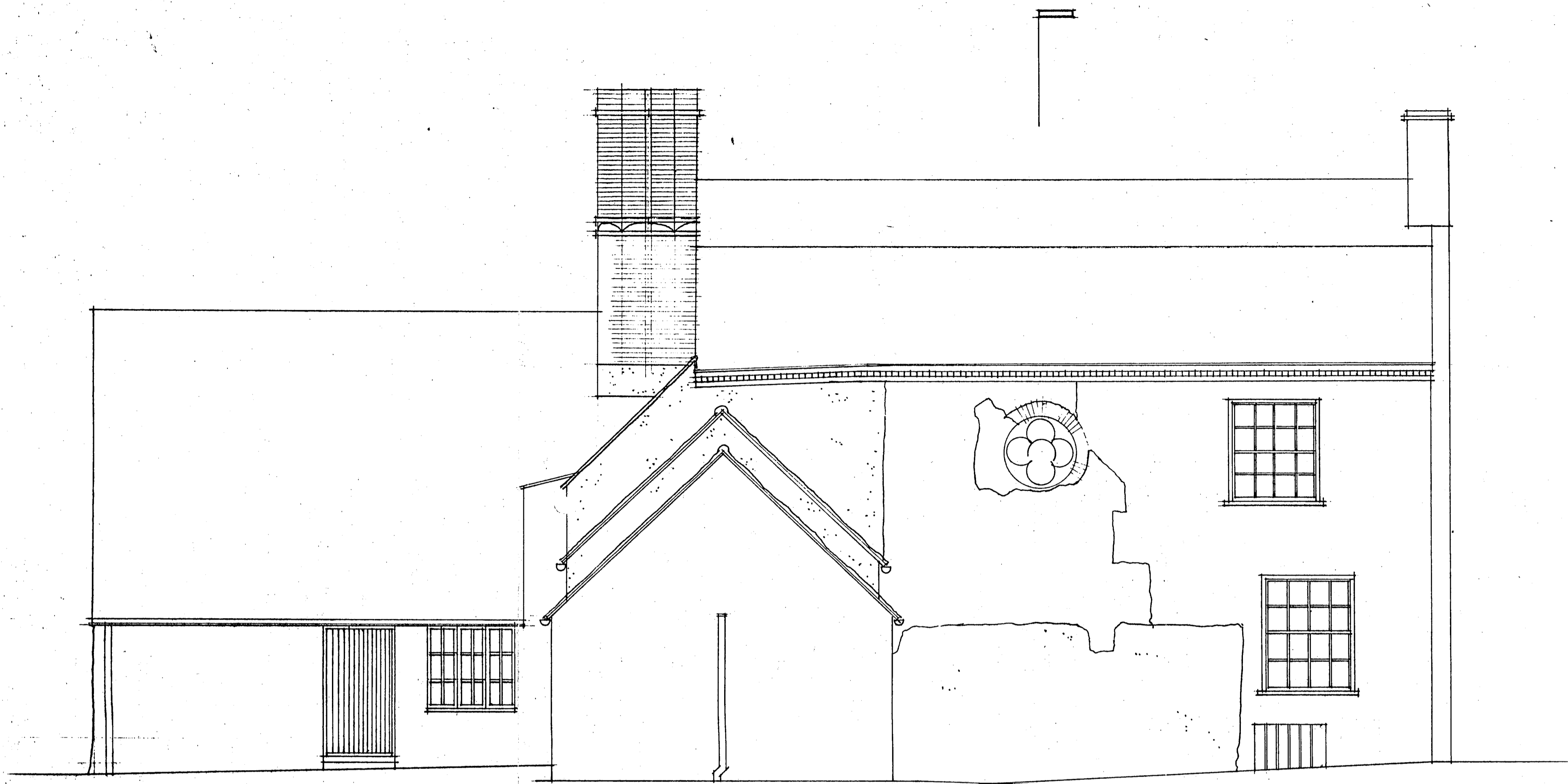
SOUTH ELEVATION



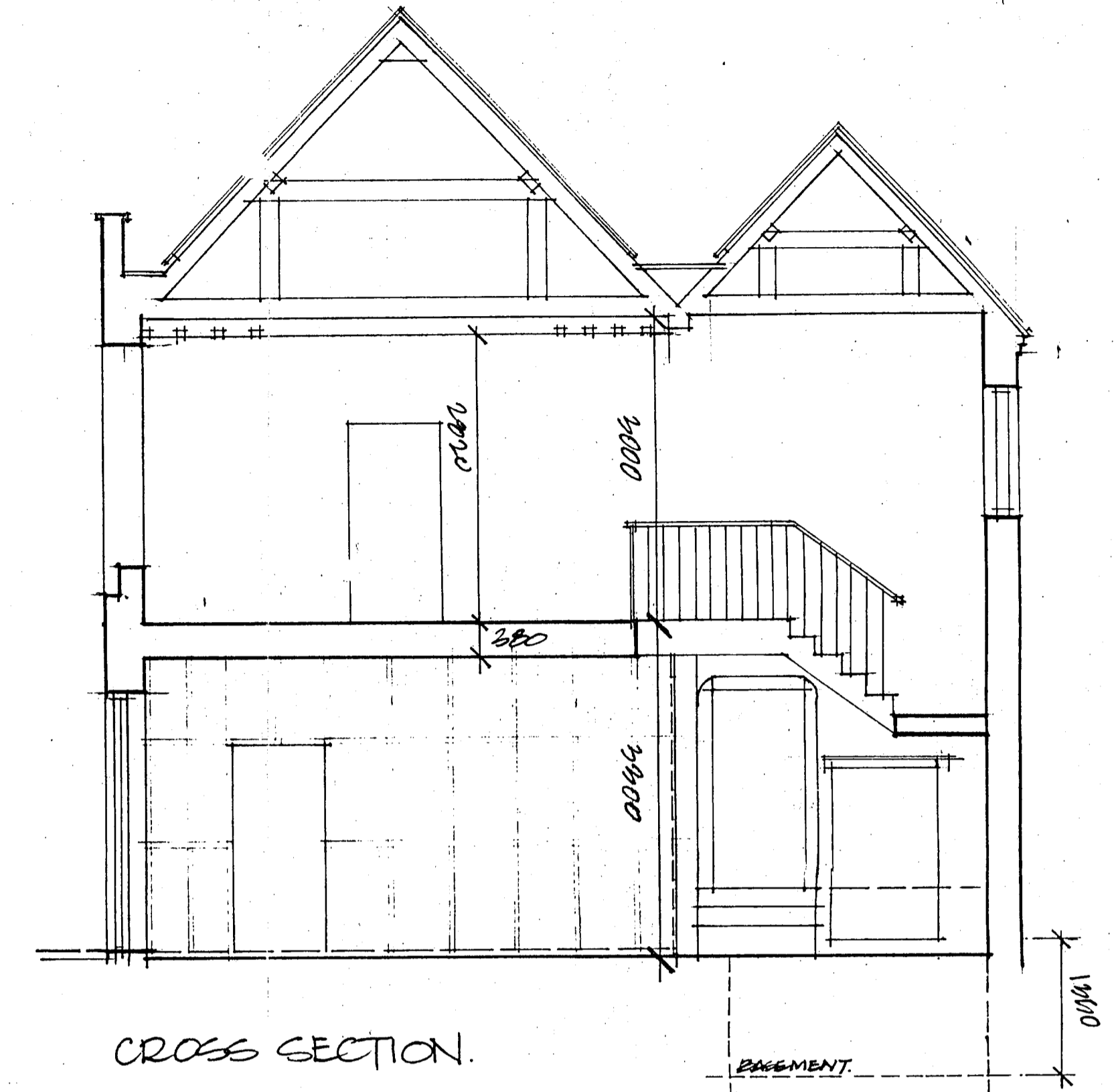
WEST ELEVATION

LMR0FH01

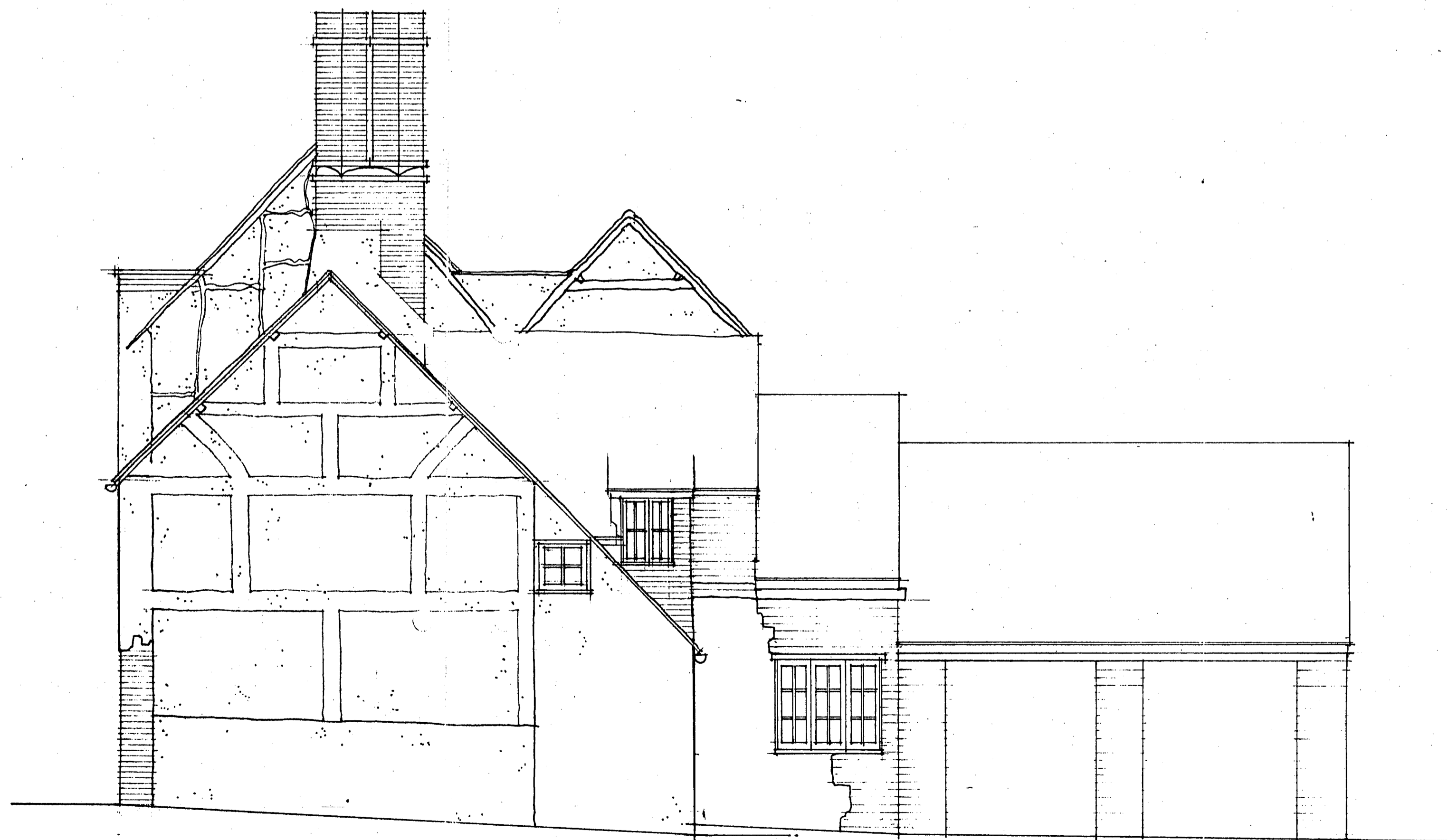
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 PROJECT ROFFORD HALL
 TITLE SURVEY ELEVATIONS
 SCALE 1:50 DATE FEB 96 DRAWN ISSUE NO 306/03 REV



NORTH ELEVATION



CROSS SECTION.



EAST ELEVATION.

LMROFH01

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 TITLE SURVEY ELEVATIONS
 SCALE 1:50 DATE DRAWN ISSUE NO 306/04 REV

Little Milton, Rofford Hall
LMROFH01

Box 1 File 6

B. SYNTHESISED DRAWINGS

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

PART 1 FILMING INSTRUCTIONS

Submitter: OA

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PART 2 TITLE/HEADINGS

Site Information:

Line 1: [OA] County: [Oxfordshire] Parish: [Little Milton]

Site: [Rofford Hall]

Site identifier/accession code may be included LMROFH01

Line 2: Fieldworker/Excavator's Name [J. Monby]

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F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

ROFFORD HALL
LMROFH01



CROSS FRAME V

CROSS FRAME IV

CROSS FRAME III

CROSS FRAME II

CROSS FRAME I

-  SURVIVING TIMBER FRAME
-  FORMER TIMBER FRAME SURMISED FROM EMPTY MORTICES ETC

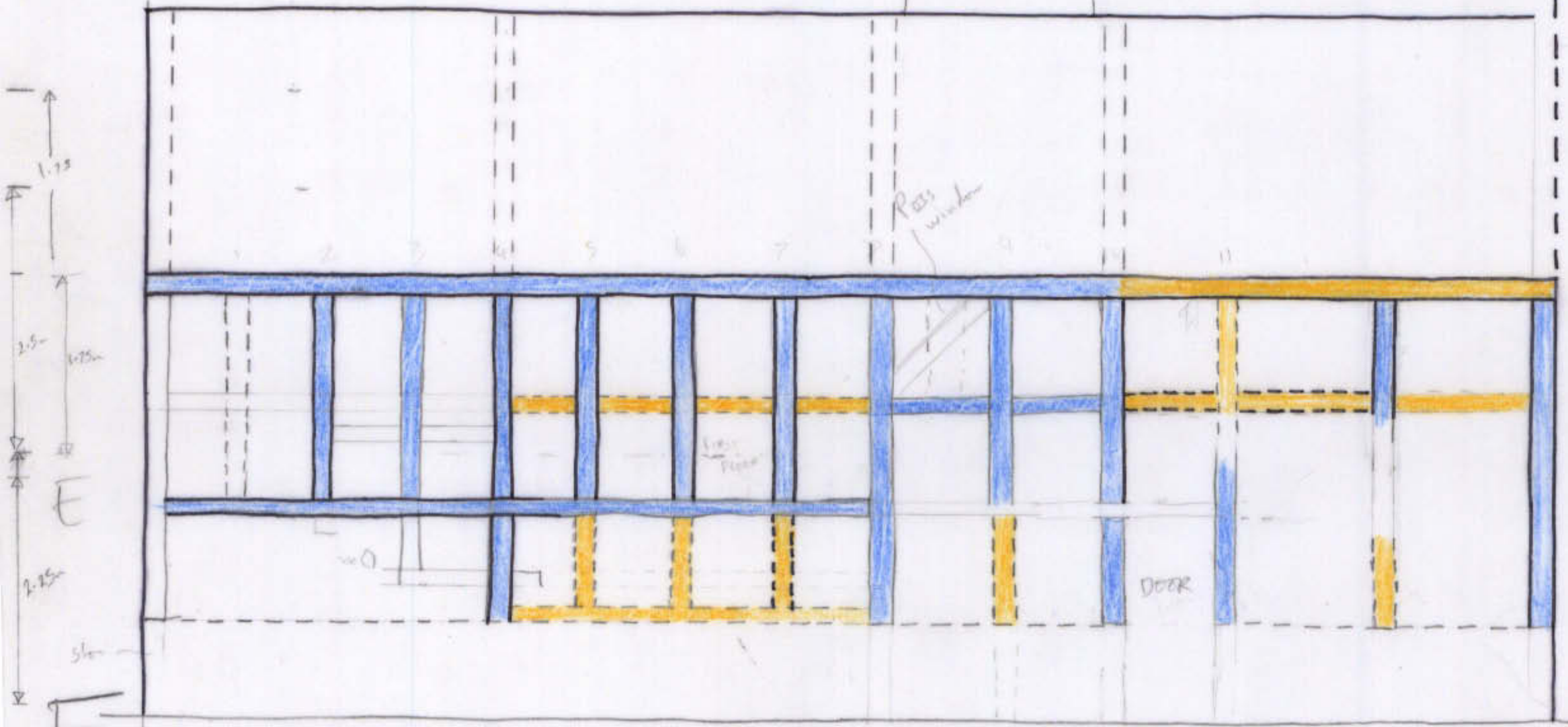


FIGURE 6: FRAMING IN NORTH ELEVATION OF PRIMARY HOUSE

Little Milton, Rofford Hall
LMROAHO1

Box 1 File 7

D. CATALOGUE OF PHOTOGRAPHS

OXFORD ARCHAEOLOGY, JANUS HOUSE, OSNEY MEAD, OXFORD, OX2 0ES

PART 1 FILMING INSTRUCTIONS

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Site Information:

Line 1: [OA] County: *Derfordshire* Parish: *Little Milton*]

Site: *Rofford Hall*]

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E: Environmental/Ecofact Data: Synthesised Records	
E: Environmental/Ecofact Data: Specialist Reports	
F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

Site name: ROFFORD HALL

Site code: LMROFH01

Camera No:

Black & white / Colour: ~~Both~~

Film No: 1

Lens No:

Date	Neg. No	View	Context(s)	Initials
3/7/07	1	From -	ID shot	JG
	2	0+1 NE	General - external	
	3	SE		
	4	SE		
	5	S	Door (S elevation)	
	6	S	Door knocker	
	7	SE	Chimney stacks	
	8	E	timber framing in E elevat.	
	9	E	" " " "	
	10	NE	General	
	11	E	- N projection	
	12	S	Hall 1	
	13	SE	Frame partition - Hall 1 (G-3)	
	14	N	Hall 1 (G-3)	
	15	NE	Frame	
	16	S	Staircase	
	17	S	"	
	18	N	Door in Hall 1	
	19	SE	G-1 General	
	20	NE	"	
	21	NE	Underside of floor	
	22	E	Big principal joist	
	23	SW	General	
	24	SE	G-2 - joists, Roof over G-4	
	25	SE	G-3 (Hall)	
	26			
	27	SW	G-4	
	28	SNW	G-4	
	29	SE	Room (cellar) beneath G-2	
	30	E		
	31	W		
	32	SW	G-5 - living room	
	33	SW		
	34	NW		
	35	NW		
	36	SW	G-6 - frame	
	37	SW	G-6 - chamfer	

W 246614

W 246614



1987 04/07



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code: LMROFH01 **Site Name:** ROFFORD HALL, CHALGROVE **Film No:** 2

Camera Number: **Lens Number:** **Black & White**

Date	Shot No	View From	Context(s)	Initials
3/7/01	0a		ID shot	JG
	1a	SW	Dining Room (G7) - general	
	2a	SW	Dining Room (G7)	
	3a	SW	Dining Room (G7)	
	4a	NE	Dining Room (G7)	
	5a	SE	Dining Room (G7)	
	6a	E	Dining Room (G7)	
	7a	NE	Dining Room (G7) Ceiling	
	8a	S	Dining Room (G7) Framing	
	9a	N	Dining Room (G7) Window	
	10a	NW	Dining Room (G7)	
	11a	SW	Dining Room (G7)	
	12a	NW	Dining Room (G7)	
	13a	NE	G8 – staircase to be removed	
	14a	E	G8	
	15a	SE	G8 window	
	16a	E	G8	
	17a	SW	G8 window	
	18a	NE	G8 framing	
	19a	NE	G8 framing	
	20a	S	G8 door	
	21a	NE	F7 Upstairs corridor	
	22a	E	F7 corridor general	
	23a	NW	F8 etc frame	
	24a	E	F7	
	25a	SE	F7	
	26a	S	F9	
	27a	E	F9	
	28a	N	F8	
	29a	SE	F8	
	30a	NE	F7	
	31a	SE	F7	
	32a	SW	F7	
	33a	W	G4	
	34a	SE	G4 ceiling	
	35a	E	G4	
	36a	W	G4	
	37a			

Oxford Archaeological Unit

PHOTOGRAPHIC RECORD SHEET

J GILL

Site name: ROFFORD HALL

Site code: LMROFH01

Camera No:

Black & white / Colour: Both

Film No: 3

Lens No:

Date	Neg. No	View	Context(s)	Initials
3/7/01	0	FROM	ID shot	JG
	1	E	F4 etc general	
	2	E	" Queen Post trusses	
	3	N	" partition with F5	
	4	NW	" 2nd	
	5	W	" "	
	6	W	" " Roof	
	7 8	NE	" Roof valley	
	8 9	NW	" Posts	
	9 10	SE	" stairs	
	10 11	NE	" Partition	
	11 12	SE	" Bulls eye	
	12 13	S	" " "	
	13 14	W	" General from F3	
	14 15	S	F3 - general	
	15 16	SW	Partition with F5	
	16 17	W		
	17 18	NW		
	18 19	NW	Truss over partition	
	19 20	W	F5 - truss/partition	
	20 21	SW	"	
	21 22	SW	"	
	22 23	NW	"	
	23 24	W	through to adjoining space	
	24 25	SW	behind	
	25 26	SW	Floor joists	
	26 27	SE	F1 general	
	27 28	SE	truss	
	28 29			
	29 30	SE	F2 - window	
	30 31	SE	" - "	
	31 32	NW	EXTERNAL	
	32 33	NW		
	33 34	W		
	34 35	N		
	35 36	N		
	36			
	37			

W 289350

W 289350



698 4/7



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code:
LMROFH01

Site Name: ROFFORD HALL, CHALGROVE

Film No: 4

Camera Number:

Lens Number:

Black & White

Date	Shot No	View from	Context(s)	Initials
3/7/01	0	E	Exposed framing in east wall	JG
	1	E	Exposed framing in east wall	
	2	E	Exposed framing in east wall	
	3	E	Exposed framing in east wall	
	4	E	Exposed framing in east wall	
	5	E	Exposed framing in east wall	
	6	E	Exposed framing in east wall	
	7	SW	Parapet on S side	
	8	SW	Parapet on S side	
	9	W	Roof space over eastern part of house	
	10	W	Roof space over eastern part of house	
	11	W	Roof space over eastern part of house	
	12	N	Framing detail (G8)	
	13	N	Framing detail (G8)	
	14	E	G5 - framing	
	15	E	G5 - framing	
	16	E	G5 - framing	
	17	E	G5 - framing	
	18	SE	G5 - framing	
	19	SE	G5 - framing	
	20	NW	G8 after removal of stairs	
	21	NW	G8 - after removal of stairs	
	22	W	G8 - corridor	
	23	W	G8 - corridor	
	24	W	G7 - frame	
	25	W	G7 - frame	
	26	W	G7 - frame	
	27	W	G7 frame	
	28			
	29			
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			



PHOTOGRAPHIC RECORD SHEET

Site Code:
LMROFH01

Site Name: ROFFORD HALL

Film No: 5

Camera Number:

Lens Number:

Black & White

Date	Shot No	View from	Context(s)	Initials
13/8/01	0	SW	F7	JG
	1	SW	F7	
	2	SW	F7	
	3	SW	Roof in F7	
	4	SW	F7	
	5	SW	Roof in F7	
	6	SE	F7 after strip out	
	7	E	F7	
	8	N	F7	
	9	E	F7	
	10	W	F7 to F8	
	11	W	F7 to F8	
	12	SE	F8 after strip out	
	13	S	F8	
	14	E	F8	
	15	E	F8	
	16	E	F9	
	17	W	Roofspace after strip out	
	18	E	F7	
	19	E	F4	
	20	E	F4 - general	
	21			
	22			
	23			
	24			
	25			
	26			
	27			
	28			
	29			
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code:
LMROFH01

Site Name: ROFFORD HALL

Film No: 6

Camera Number:

Lens Number:

Black & White/~~Colour~~

Date	Shot No	View from	Context(s)	Initials
13/9/01	0			JG
	1	SW	G7	
	2	SW	G7	
	3	E	G7	
	4	E	G7 - fireplace	
	5	W	G8 after removal of stairs	
	6	NE	G5	
	7	NE	G5	
	8	W	G3 to G5	
	9	S	G5	
	10	S	G5	
	11	S	Chimney -	
	12	NW	F7 to F8	
	13	NW	F7 to F8	
	14	W	F7	
	15	W	F7 roof detail	
	16	SW	F7 after strip out	
	17	SW	F7 after strip out	
	18	E	F7 after strip out	
	19	E	F7	
	20	SE	F8	
	21	SE	F8	
	22	W	F7 to F8	
	23	W	F7 to F8	
	24	W	F7 to F8	
	25	SW	F7	
	26	E	F7	
	27	W	F7	
	28			
	29			
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			



PHOTOGRAPHIC RECORD SHEET

Site Code: LMROFH01		Site Name: ROFFORD HALL		Film No: 1
Camera Number:		Lens Number:		Colour
Date	Shot No	View from	Context(s)	Initials
3/7/01	0		ID shot	JG
	1			
	2	NE	General external	
	3	SE	General external	
	4	SE	General external	
	5	S	General external	
	6	S	Door (S elevation)	
	7	S	Door knocker	
	8	SE	Chimney stacks	
	9	E	Timber framing in E elevation	
	10	E	Timber framing in E elevation	
	11	NE	General	
	12	E	N projection	
	13	S	Hall 1	
	14	SE	Frame partition in Hall 1	
	15	N	Hall 1 (G3)	
	16	NE	Frame	
	17	S	Staircase	
	18	S	Staircase	
	19	SE	G1 general	
	20	NE	G1 - general	
	21	SW	Ceiling in G1	
	22			
	23	SW	G1	
	24	SW	G1	
	25	N	Door G3	
	26	W	G4	
	27	E	G2	
	28	E	Into G2	
	29	W	G4	
	30	W	G4	
	31	SE	Room under G2	
	32	SE	Room under G2	
	33			
	34	SW	G5	
	35	SW	G5	
	36	NW	G5	
	37	W	G6	



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code:
LMROFH01

Site Name: ROFFORD HALL

Film No: 2

Camera Number:

Lens Number:

Colour

Date	Shot No	View from	Context(s)	Initials
3/7/01	2		ID shot	JG
	3	SW	Dining Room G7 - general	
	4	SW	Dining Room G7	
	5	NE	Dining Room G7	
	6	E	Dining Room G7	
	7	NE	Dining Room G7	
	8	SE	Dining Room G7	
	9	N	Dining Room G7 - window	
	10	SW	Dining Room G7	
	11	SW	Dining Room G7	
	12	NE	G8 staircase to be removed	
	13	NE	G8 General framing	
	14	SE	G8 Window	
	15	W	G8 General framing	
	16	SW	G8 window	
	17	S	G8 Door and window	
	18	N	G8	
	19	S	G8 door	
	20	W	F7	
	21	NW	F7	
	22	S	F7	
	23	SE	F7 corridor	
	24	NW	F7 to F9	
	25	SE	F9 frame	
	26	NW	F9	
	27	SE	F8	
	28	SW	F8	
	29	NW	F7	
	30	W	F7	
	31	W	F7	
	32	W	F4	
	33	W	F4	
	34	E	F4	
	35	W	F4	
	36	E	F4	
	37	E	Roof over F4	

Oxford Archaeological Unit		PHOTOGRAPHIC RECORD SHEET		J GILL	
Site name: ROFFORD HALL		Site code: LMROFH01		Camera No:	
Black & white / Colour: Both		Film No: 3		Lens No:	
Date	Neg. No	View	Context(s)	Initials	
3/7/01	2	FROM	ID shot	JG	
	3	E	F4 etc general		
	4	E	" Queen Post trusses		
	5	N	" partition with F5		
	6	NW	" end		
	7	W	" "		
	8	W	" " Roof		
	9	NE	" Roof valley		
	10	NW	" Posts		
	11	SE	" stairs		
	12	NE	" Partition		
	13	SE	" Bulls eye		
	14	S	" " "		
	15	W	" General from F3		
	16	S	F3 - general		
	17	SW	Partition with F5		
	18	W			
	19	NW			
	20	NW	Truss over partition		
	21	W	F5 - truss/partition		
	22	SW	"		
	23	SW	"		
	24	NW	"		
	25	W	through to adjoining space		
	26	SW	General		
	27	SW	Floor joists		
	28	SE	F1 general		
	29	SE	truss + ceiling		
	30	SE			
	31	SE	F2 - window		
	32	SE	" - "		
	33	NE	EXTERNAL		
	34	NE			
	35	W			
	36	NW			
	37	N			
	36				
	37				



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code:
LMROFH01

Site Name: ROFFORD HALL, CHALGROVE

5

Camera Number:

Lens Number:

colour

Date	Shot No	View from	Context(s)	Initials
3/7/01	0			JG
	1	E	Exposed framing on east wall	
	2	E	Exposed framing in east wall	
	3	E	Exposed framing in east wall	
	4	E	Exposed framing in east wall	
	5	E	Exposed framing in east wall	
	6	E	Exposed framing in east wall	
	7	E	Exposed framing in east wall	
	8	E	Exposed framing in east wall	
	9	SW	Parapet on S side	
	10	SW	Parapet on S side	
	11	W	Roof space over eastern part of house	
	12	W	Roof space over eastern part of house	
	13	W	Roof space over eastern part of house	
	14	N	Framing detail (G8)	
	15	N	Framing detail (G8)	
	16	E	G5 - framing	
	17	E	G5 - framing	
	18	E	G5 - framing	
	19	E	G5 - framing	
	20	SE	G5 - framing	
	21	SE	G5 - framing	
	22	SE	G5 - framing	
	23	NW	G8 after removal of stairs	
	24	NW	G8 - after removal of stairs	
	25	W	G8 - corridor	
	26	W	G8 - corridor	
	27	W	G7 - frame	
	28	W	G7 - frame	
	29	W	G7 - frame	
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			



PHOTOGRAPHIC RECORD SHEET

J GILL

Site Code:
LMROFH01

Site Name: ROFFORD HALL

Film No: 6

Camera Number:

Lens Number:

Colour

Date	Shot No	View from	Context(s)	Initials
13/9/01	0			JG
	1	SW	G7	
	2	SW	G7	
	3	E	G7	
	4	E	G7 - fireplace	
	5	W	G8 after removal of stairs	
	6	NE	G5	
	7	NE	G5	
	8	NE	G5	
	9	NW	Frame in F7 and F8	
	10	NW	Frame in F7 and F8	
	11	NW	Frame in F7 and F8	
	12	NW	Chimney	
	13	W	Roof structure over Phase 1 building	
	14	W	Roof over Phase 1 building	
	15	W	Roof over old building	
	16	SW	F7 after strip out	
	17	SW	F7 after strip out	
	18	E	F7 after strip out	
	19	E	F7	
	20	SE	F8	
	21	SE	F8	
	22	W	F7 to F8	
	23	W	F7 to F8	
	24	W	F7 to F8	
	25	SW	F7	
	26	E	F7	
	27	W	F7	
	28			
	29			
	30			
	31			
	32			
	33			
	34			
	35			
	36			
	37			