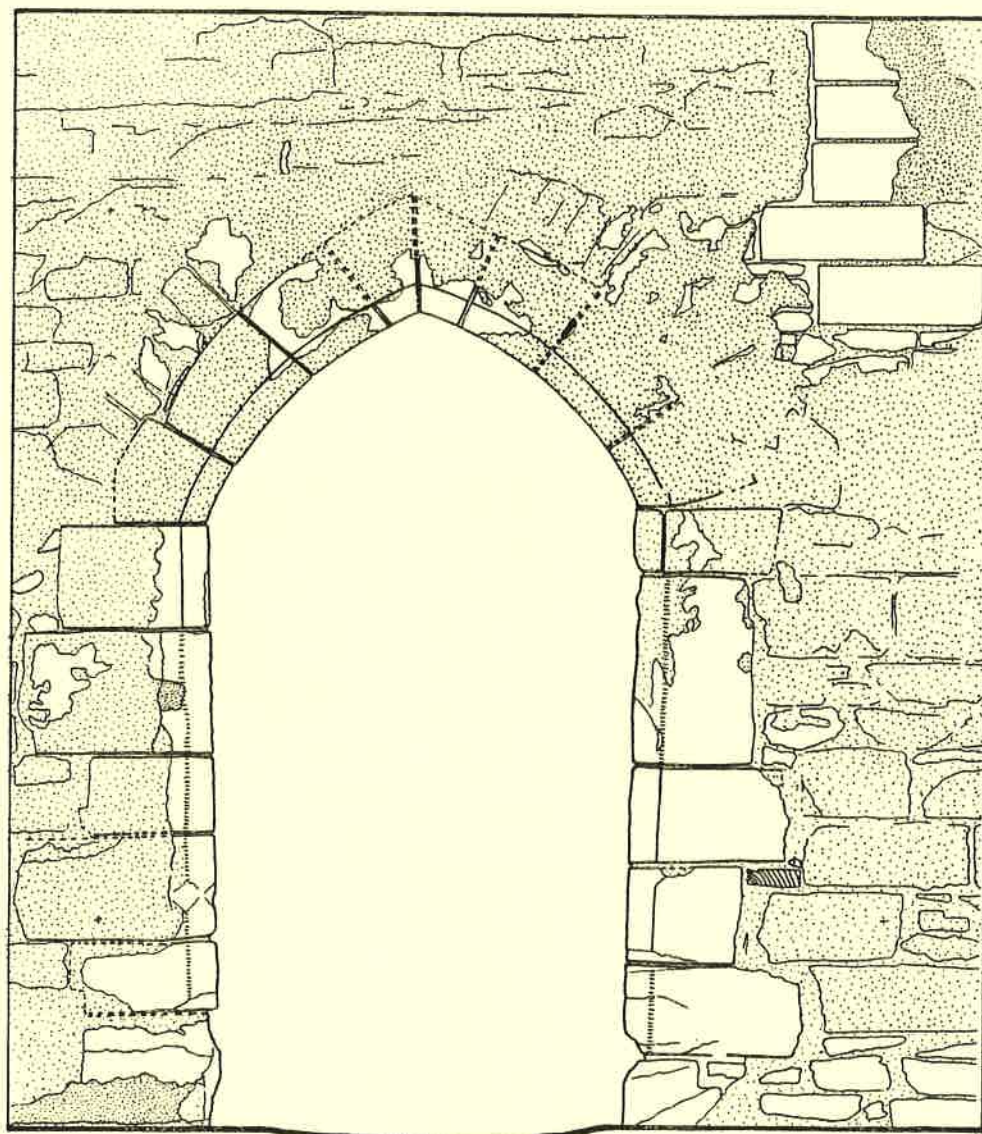


[Handwritten scribbles]

Cogges Manor Farm, Witney, Oxon.

Notes on Building Survey undertaken during
Refurbishment Work, February - October 1994.



Oxfordshire County Council

Cogges Manor Farm, Witney, Oxon.
(NGR: SP 3621 0963)

**Notes on Building Survey undertaken during
Refurbishment Work, February - October 1994.**

Oxford Archaeological Unit
September 1995

Cogges Manor Farm, Witney, Oxon.

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Cogges Manor Farm, Witney, Oxon.

Notes on Building Survey undertaken during
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Summary

An archaeological watching brief carried out during refurbishment work in the attic roof space of Cogges Manor Farmhouse, Witney, Oxon. recorded details of the general development of the attic spaces. Specifically, details of the inserted floor above the 13th century hall, the screens passage door and exposed window reveals and timber framing above the east range back kitchen were recorded in detail.

1 Introduction

- 1.1 The Oxford Archaeological Unit (OAU) was commissioned by Oxfordshire County Council to undertake an archaeological watching brief during refurbishment work in the attic space at Cogges Manor Farm, Witney, Oxon. (SP 3621 0963). The building work was carried out by J Knapp (Contractors) for Ian Harper of Gilmore Hankey Kirke (Architect). A rapid general survey of the attic spaces was undertaken and further specific points were monitored and/or recorded under watching brief conditions in accordance with a brief set by the Oxfordshire Deputy County Archaeologist (Historic Buildings). The survey was undertaken predominantly by photography (see Appendix B), though details were recorded by measured survey where appropriate.
- 1.2 A general survey of the house including levels survey, recording of timber jointing details and exposed carpenters marks was undertaken and has been deposited as a site archive with the County Archaeological Office.
- 1.3 The archaeological excavation of underfloor deposits in the ground floor parlour has been reported separately (*Cogges Manor Farm, Witney, Oxon: Archaeological Excavation and Observations during Building Work, February-October 1994. Summary Report* . OAU, March 1995.)

2 Background

- 2.1 Cogges is located c.15km to the west of Oxford and 0.4km east of the historic market town of Witney in west Oxfordshire. The ancient parish lies mainly on the Oxford clay, which declines westwards to bands of gravel and alluvium bordering the Windrush. Cogges Manor Farmhouse, the Church and Priory stand on the edge of the Parish beside the river on a small cornbrash island in the floodplain which forms a firm flood free site close to the Windrush to the west.
- 2.2 The oldest extant features of the present Cogges Manor Farmhouse are the 13th century south range which now houses the kitchens with ?original lancet windows (one reset) and one possible original doorway. The east wing was added in the 17th century probably on the site of an earlier predecessor. The standing structure has been subject to substantial alteration throughout the 16th and 17th centuries so that little remains of the original fabric.

3 General Observations

3.1 *General notes on the development of the east range attic space:*

The attic of the east range of the late 17th-century house contained three rooms heated with fireplaces in the outside walls, lit by windows in the end gable walls and ceiled at purlin level. In the middle room the chimney stack was built like a dormer window with the fireplace in the outer wall and windows in the sides. The rooms originally connected through each other but at a later date a passage was constructed on the west side giving access from the head of the stair. Possibly at the same time a stair was inserted leading to a small upper attic with plastered walls which may have been a small servant's bedroom. On a separate occasion a cupboard was built at the top of the staircase, reached from room 46. Modern repairs in concrete and steel have been introduced.

3.2 *Room 44:* has exposed rubble walling where concrete repairs have been introduced earlier this century (the roof has also been repaired with large steel joists). The fireplace has ogee-mouldings similar to the others. The floor has been raised with a new set of floorboards laid on firred-up beams. Some reused timbers, including a large chamfered joist, could be seen in the floor. The window is a plain softwood casement in a splayed reveal, but beneath the window are a couple of straight joints that suggest the position of a former door or fireplace (see 4.3 and figure 4 below).

3.3 *Room 45:* Fireplace in east wall, with ogee moulded jambs; the room is lit from above in the cheeks of the dormer which is formed by the roof meeting the chimney stack in the outer wall. The cupboard under the stairs is plastered and may have been a closet.

3.4 *Room 46:* ogee-moulded fireplace jambs; traces of paint on ovolo-moulded window mullions. Ceiling supported on joists that are birds-mouthed to lower purlins; south partition wall is primary, or at least dates to original plastering (collar soffit has no lath nail marks). The partition to the passage and stair head is secondary, since the laths continue behind or above them, while the partition forming the east side of the cupboard is later still.

3.5 *The stairs:* lead up to a small attic room (130 x 225 cm) built over room 44 with boarded and plastered walls, just large enough for one bed and not untypical of servants' attic rooms.

3.6 *The passage (Room 47):* was made by the insertion of the passage wall and the building of a short sloping ceiling to meet the roof slope (i.e. the passage wall itself does not meet the roof). All the door frames to the passage (nos. 27, 29, 30 & 31) have a similar moulded profile, suggesting they are contemporary, and are simply formed with planks.

4 Specific Observations

4.1.1 *Room 21:* the removal of rendering around the windows in room 42 exposed large ashlar reveals with narrow joints. The western windows in both north and south walls revealed incised graffiti. To the south (window D, figure 2) the graffiti comprised various groups of initials (VW, WB, IX, RI) and a shallow scratched ?Fleur de Lys motif. To the north, the western reveal of the western window displayed 2-3 lines of italic script below which the letters AD(?) were cross hatched. It was not possible to clearly decipher the text of the script element of this graffiti, which was thus recorded by photography. Further cross hatching was noted but none could be clearly deciphered. The soffits of all windows save the eastern

window of the north wall displayed successive applications of painted plaster, the earliest of which was a 2mm thick layer of grey/brown colouration suggesting room 42 may represent the 'brown parlour' referred to in an inventory of ????

- 4.1.2 The east wall of room 21 was recorded at a scale of 1:20. In the centre of the partition wall two vertical timbers set 0.65m apart are suggestive of a former doorway. The pattern of peg holes and the chamfer on the northern edge of the northern post would not, however appear to support this simple interpretation. Although some alteration has obviously been made in the arrangement of this partition, it is not immediately apparent from the extant details what the original layout was. The framing and patterning of peg holes in the extant northern doorway (partially obscured by a modern frame) appear to fit together convincingly. Details of the timber framing and windows are included below as figure 2.
- 4.1.3 The central north-south beam supporting the inserted ceiling structure of room 21 displays evenly spaced mortice holes for a stud partition wall in its soffit at c.340mm centres. Mortice holes were also noted in the east-west floor joist immediately south of the extant doorway, perhaps indicating the position of a former passageway.
- 4.1.4 A full colour slide and black and white photographic record was made of the exposed features in room 21.
- 4.2 *Room 25:* subsequent to the lifting of floor boards in Room 25, details of the inserted floor and its relationship to the south wall of the range were recorded in plan and cross sectional elevation. The ceiling comprises substantial beams running north-south and east-west dividing the room into quarters, with less substantial 'trimming' beams against the outer walls. The three principal north-south timbers are embedded in the north and south walls of the range at the eaves level of the medieval hall. Above this level the wall has been heightened, though the ceiling timbers are set into the lower, more substantial section of walling, cited by RCHME to indicate that the ceiling was inserted under the still extant medieval roof (RCHME 1995, 21). Illustrations of construction details are reproduced below as figure 1.
- 4.3 *Room 44:* removal of rendering in the south wall of room 44 revealed two straight joints below the extant window (see figure 4), representing reveals perpendicular to the wall plane which retained traces of original plaster render. These reveals may indicate the location of a former doorway (implying the southward continuation of this range at attic level) or a possible fireplace. These details have implications for the reorganisation of the south wall, of the range related to the demolition of the southern continuation of the range (see scar in external gable wall).
- 4.3 *Room 45/46:* a 1:20 record drawing of the exposed north face of the truss separating rooms 45 and 46 was made. The double collar truss has two tiers of inserted butt purlins with free tenons supported by RSA's. Empty mortices for former purlins of similar type were noted.
- 4.4 *Screens passage door:* the screens passage door has a plain two-centred head with chamfered jambs of large ashlar blocks (much obscured by whitewash), quite possibly of early medieval origin. A stone by stone record drawing at a scale of 1:10 was made of the screens passage door based upon a RCHME rectified photograph and on-site observations. This record drawing is reproduced at 1:20 as figure 5 below.
- 4.5 *Plank and Muntin partition:* partial evidence for a former plank and muntin partition wall at

first floor level was noted in the form of a hidden timber post with groove on eastern side, below the floor of Room 45.

Julian Munby and Ric Tyler
 Oxford Archaeological Unit
 September 1995

Appendix A
List of Sources

Unpublished Sources

RCHME, June 1995. *Cogges Manor Farm, Witney, Oxfordshire: Draft Report*

Published Sources

VCH (Oxon.) XII 1990.

Wood ME 1950. 'Thirteenth Century Domestic Architecture in England' in *Archaeological Journal* CV (supplement).

Appendix B
List of Colour Slide Record Photographs

Film One

Site Name: Cogges Manor Farm		<i>Film 1</i>
Slide No.	Subject	
1	Void	
2	Detail of stairway to attic level, south range	
3	Detail of stairway to attic level, south range	
4	Room 40: view looking west showing roof structure	
5	Room 40: view looking west showing roof structure	
6	Room 40: Detail of truss construction (collar level)	
7	Room 40: Detail of dated timber (1981)	
8	Room 40: view looking east showing roof structure	
9	Room 40: Detail of Truss (collar/butt purlin/bracing)	
10	Room 42: view looking west showing roof structure	
11	Room 42: Detail of Fireplace	
12	Room 42: view looking north-west showing roof structure	
13	Room 42: view looking south-west showing roof structure	
14	Room 42: Roof detail (collar level)	
15	Room 43: view looking east	
16	Room 42: Detail of flooring/inserted stairway	
17	Room 42: West wall	
18	Room 42: Stairs to attic level	
19	Room 40: view looking east	
20	Landing of South range	
21	Landing of South range	
22	Detail of Stairway leading to Room 42	
23	Room 40: view looking west showing roof structure	
24	Room 40: Detail of Roof (collar/purlin/bracing)	
25	Room 42: Detail of Stairs	
26	Room 42: view looking north-east	
27	Room 42: Detail of Fireplace	
28	Room 42: Detail of roof structure	

Site Name: Cogges Manor Farm		<i>Film 1</i>
Slide No.	Subject	
29	Room 42: view looking north-west showing roof structure	
30	Room 42: West wall	

Film Two

Site Name: Cogges Manor Farm		<i>Film 2</i>
Slide Number	Subject	
1	Room 46: view looking south-east	
2	Room 46: view looking north-east	
3	Room 46: Detail of exposed floor structure	
4	Room 46: view looking north-west	
5	Room 48: Detail of Door	
6	Room 48: Detail of Door	
7	Room 47: view looking south	
8	Room 47: view looking north	
9	Room 47: General view looking north	
10	Room 46: Detail of exposed lath and plaster	
11	Room 45: view looking north-west	
12		
13	Room 45: view looking south-east	
14	Room 45: Detail of dormer	
15	Room 45: Detail of door latch	
16	Room 45: Detail of roof	
17	Room 45: Detail of roof	
18	Room 45: Detail of roof	
19	Room 44: view looking north-east	
20	Room 44: view looking north-east	
21	Room 44: view looking south-west	
22	Room 44: Detail of fireplace	
23	Room 44: Detail of floor	
24	Room 44: Detail of south-west corner	
25	Room 44: General view looking north	
26	Room 44: Detail of floor	

Site Name: Cogges Manor Farm		<i>Film 2</i>
Slide Number	Subject	
27	Room 45: Detail of fireplace	
28	Room 46: Detail of fireplace	
29	Detail of Staircase to upper attic level	
30	Detail of staircase to upper attic level	
31	Exterior view of house from south	
32	Exterior view of lancet windows in south range	
33	Exterior view of house from south-east	
34	Exterior view of house from south-east	
35	Exterior view of house from north-east	
36	Exterior view of house from north-west	
37	Exterior view of Screens Passage Door	

Film Three

Site Name: Cogges Manor Farm		<i>Film 3</i>
Slide Number	Subject	
1	Void	
2	Room 42: Detail of fireplace	
3	Void	
4	Room 42: Detail of fireplace	
5	Void	
6	Void	
7	Void	
8	Void	
9	Void	
10	Room 44: view looking north-east	
11	Room 44: view looking south-east	
12	Room 45: view looking north-west	
13	Room 45: view looking north-east	
14	Room 46: view looking south-east	
15	Room 46: view looking north-west	
16	Room 47: view looking north	
17	Room 45: North wall	

Site Name: Cogges Manor Farm		<i>Film 3</i>
Slide Number	Subject	
18	Room 44: Detail of blocked opening in gable end	
19	Room 44: Detail of blocked opening in gable end	
20	Detail of main staircase to attic level	
21	Rom 25: Detail of fireplace	
22	Detail of wooden lock	
23	Room 42 detail of fireplace	

Film Four

Site Name: Cogges Manor Farm		<i>Film 4</i>
Slide Number	Subject	
1	Room 21: East wall; detail of framing	
2	Room 21: East wall; detail of candle burn	
3	Room 21: East wall; general view of framing	
4	Room 21: East wall; detail of framing	
5	Room 21: Framing of east wall from landing	
6	Room 21: Detail of eastern window reveal, window D	
7	Room 21: Detail of eastern window reveal, window D	
8	Room 21: Detail of eastern window reveal, window D	
9	Room 21: Window D; general view	
10	Room 21: Window D; general view	
11	Room 21: Detail of ?Fleur de Lys motif, western reveal, window D <i>(NB: indistinct Graffiti)</i>	
12	Room 21: Detail of ?Fleur de Lys motif, western reveal, window D <i>(NB: indistinct Graffiti)</i>	
13	Room 21: Window D ;soffit detail	
14	Room 21: Detail of west wall with fireplace	
15	Room 21: Detail of west wall with fireplace	
16	Room 21: Detail of western reveal, W window, N wall <i>(NB: indistinct Graffiti)</i>	
17	Room 21: Detail of western reveal, W window, N wall <i>(NB: indistinct Graffiti)</i>	
18	Room 21: Detail: soffit of eastern window, south wall	
19	Room 21: Detail: soffit of eastern window, south wall	
20	Room 21: General view of western window, north wall	

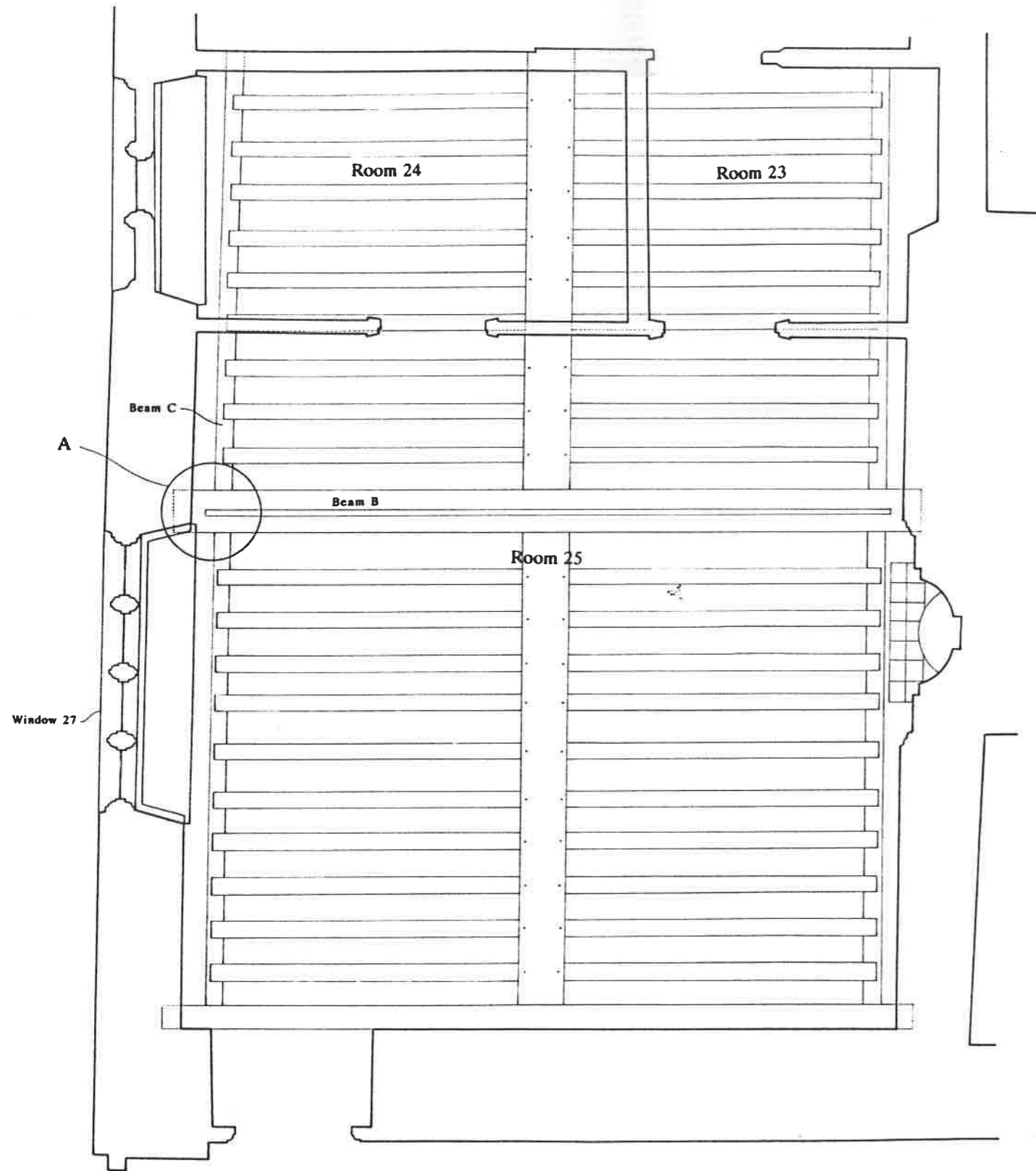
Site Name: Cogges Manor Farm		Film 4
Slide Number	Subject	
21	Room 21: General view of western window, north wall	
22	Room 21: General view; window C	
23	Room 21: Detail; soffit of main N/S joist with stud mortices	
24	Room 21: Detail; soffit of main N/S joist with stud mortices	
25	Room 21: Detail of mortices near doorway	
26	Room 21: Detail of mortices near doorway	
27	Room 21: General view of south wall	
28	Room 21: General view of east wall framing	

COGGES MANOR FARMHOUSE, WITNEY, OXON.



Details of Inserted Floor, Room 25

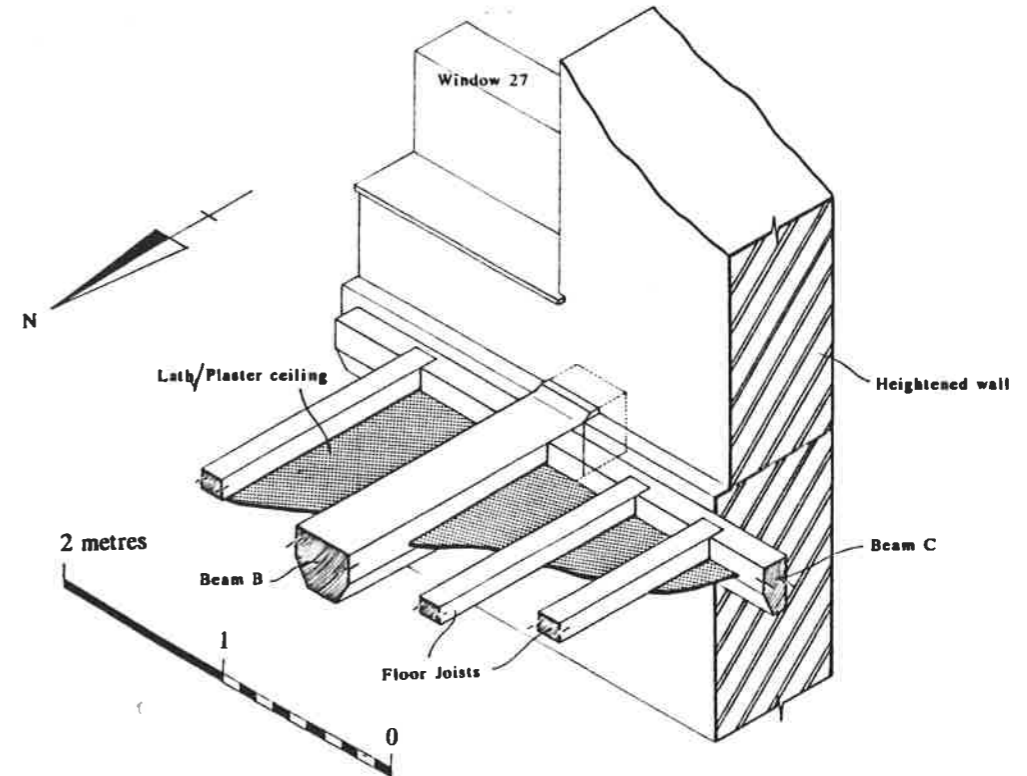
North (indicative)



0 1 4 metres

Room 25 Plan

Detail at A
isometric view



Detail of joint at A
isometric view

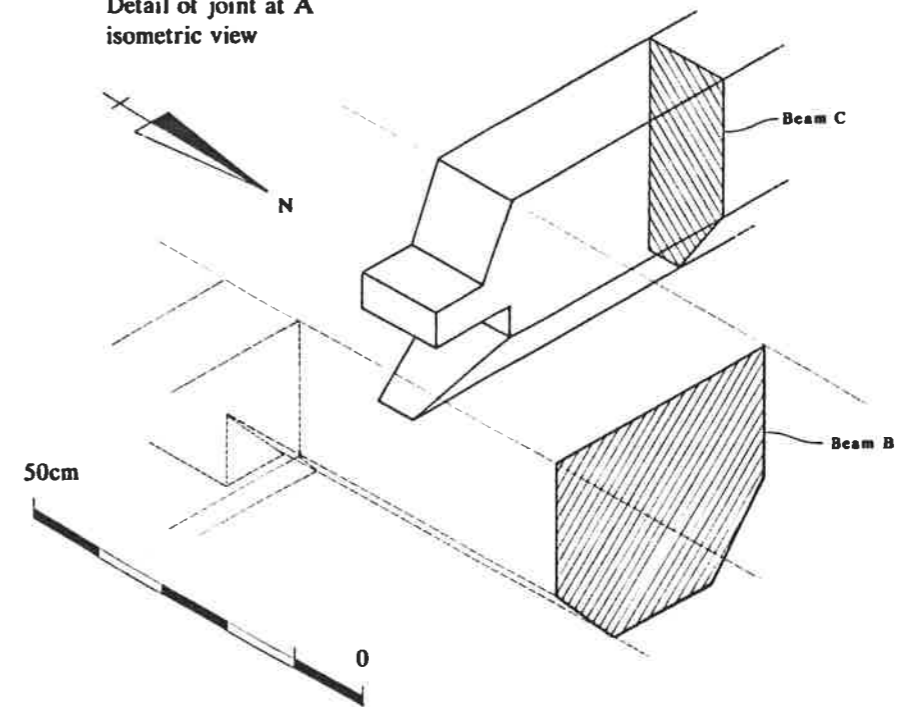
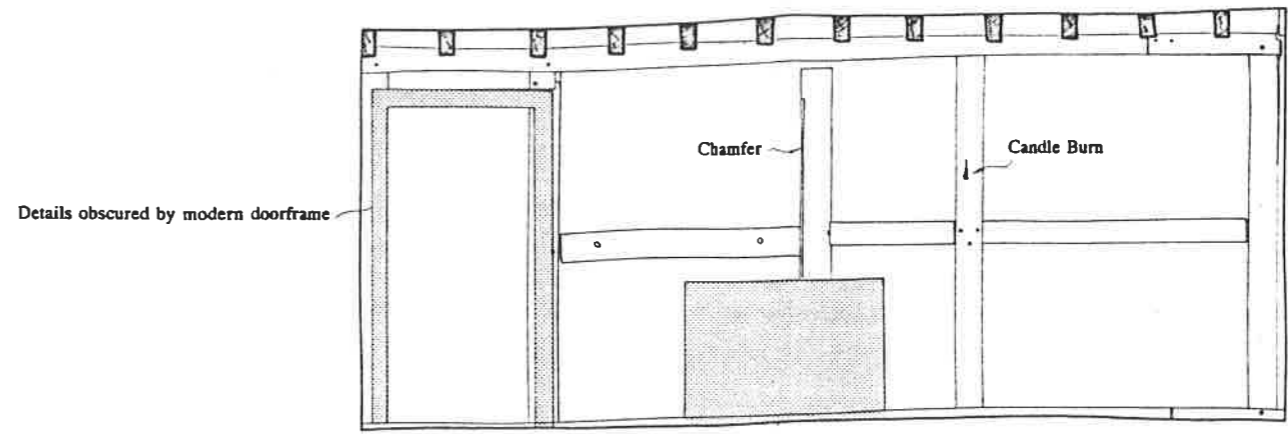
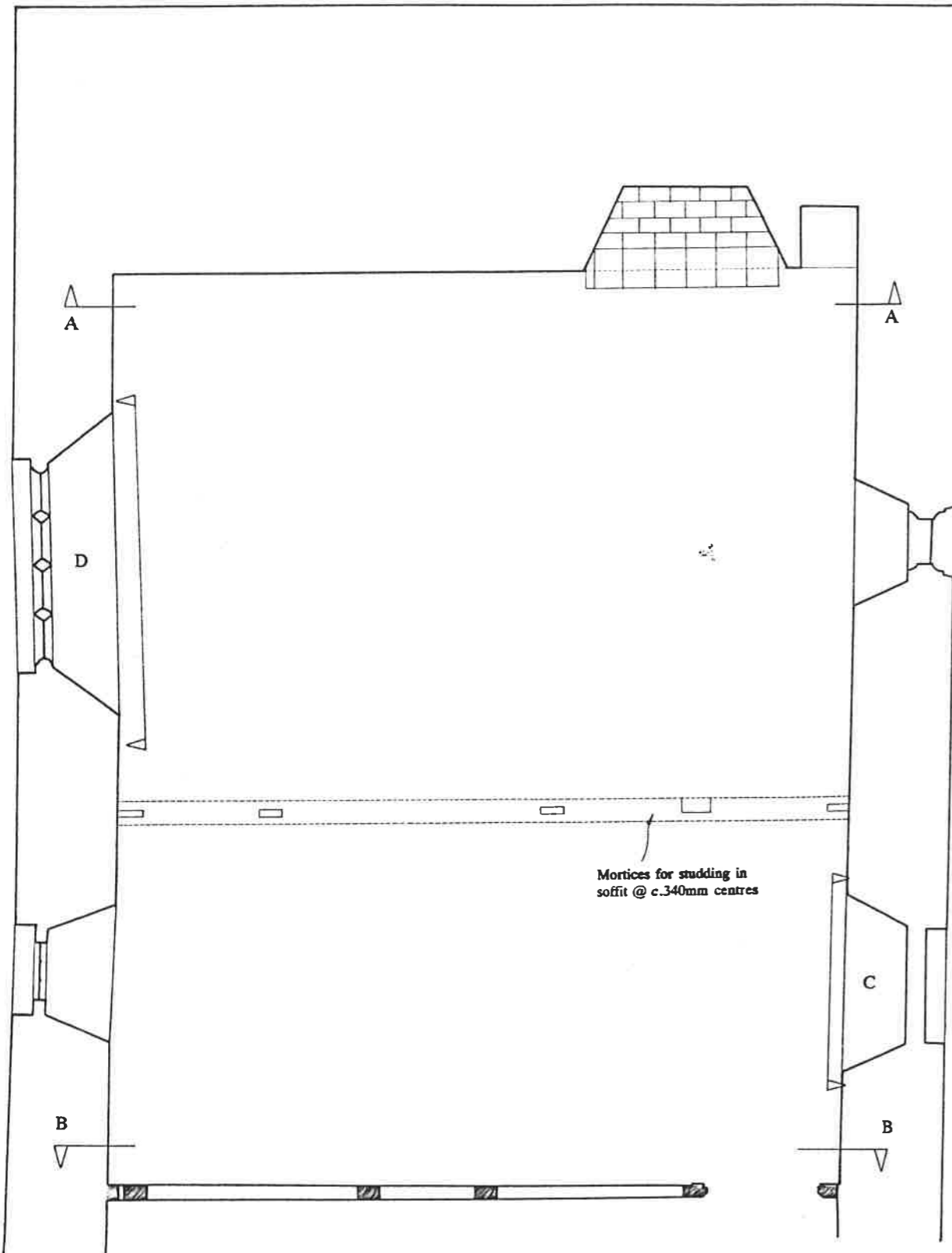


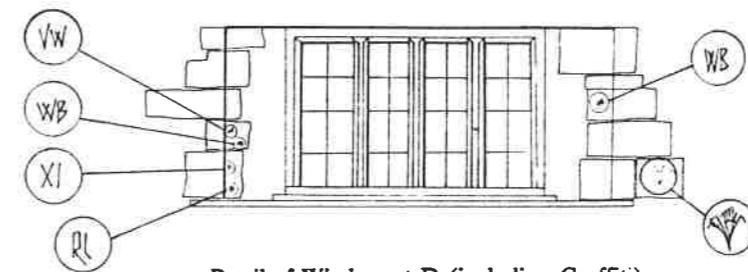
Figure 1

COGGES MANOR FARM

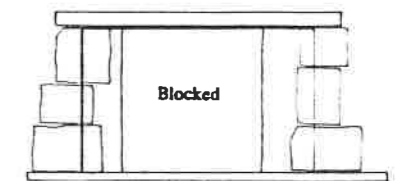
Room 21 Details



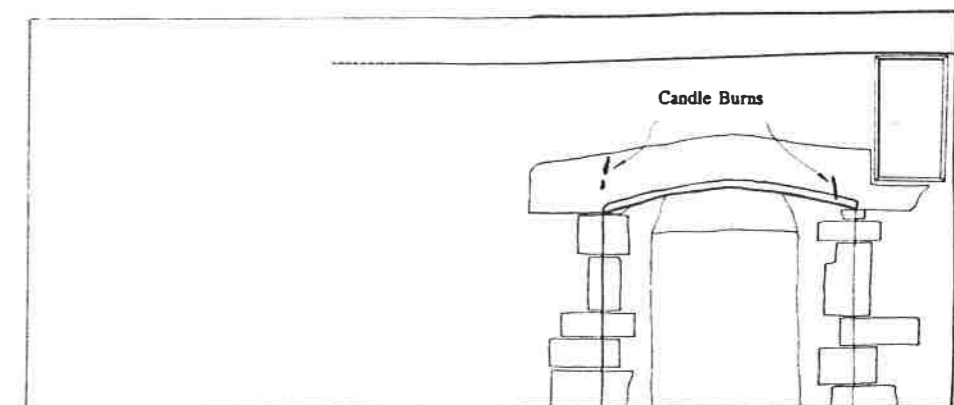
Elevation B-B



Detail of Window at D (including Graffiti)



Detail of Window at C



Elevation A-A

Figure 2

COGGES MANOR FARM



Roof Truss, Dividing Wall: Rooms 45 and 46

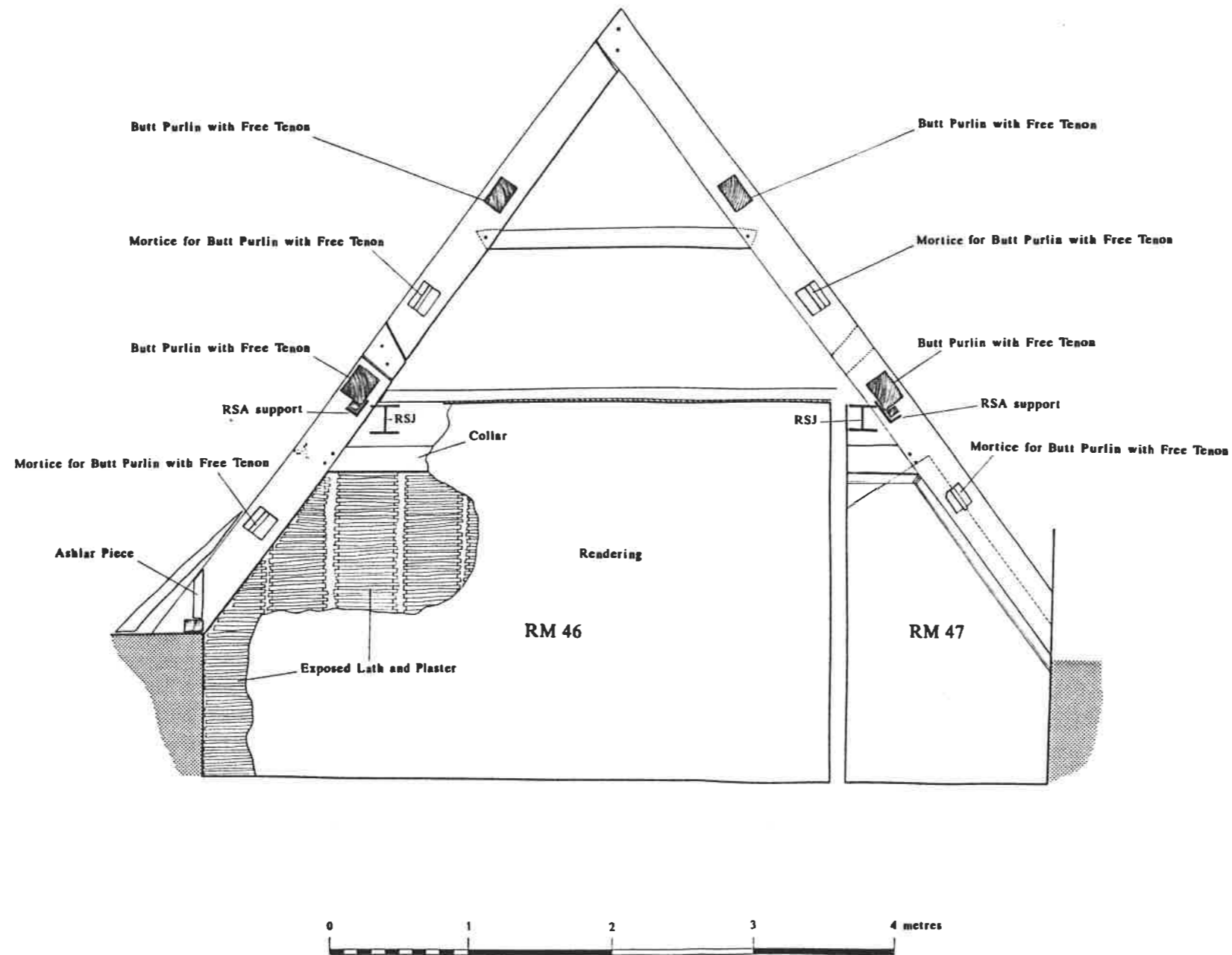


Figure 3

Cogges Manor Farm

Room 44: Detail of Blocked Opening

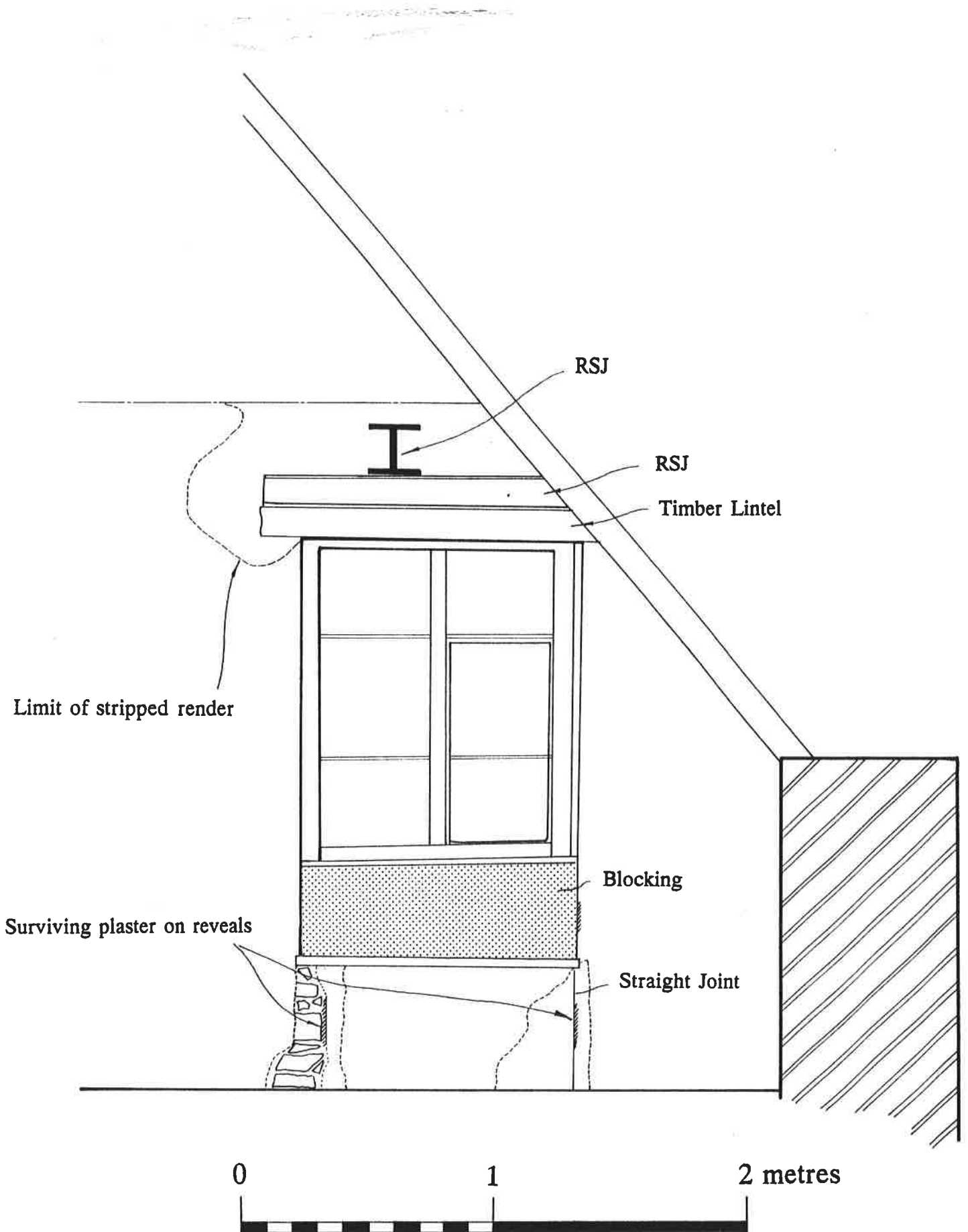


Figure 4

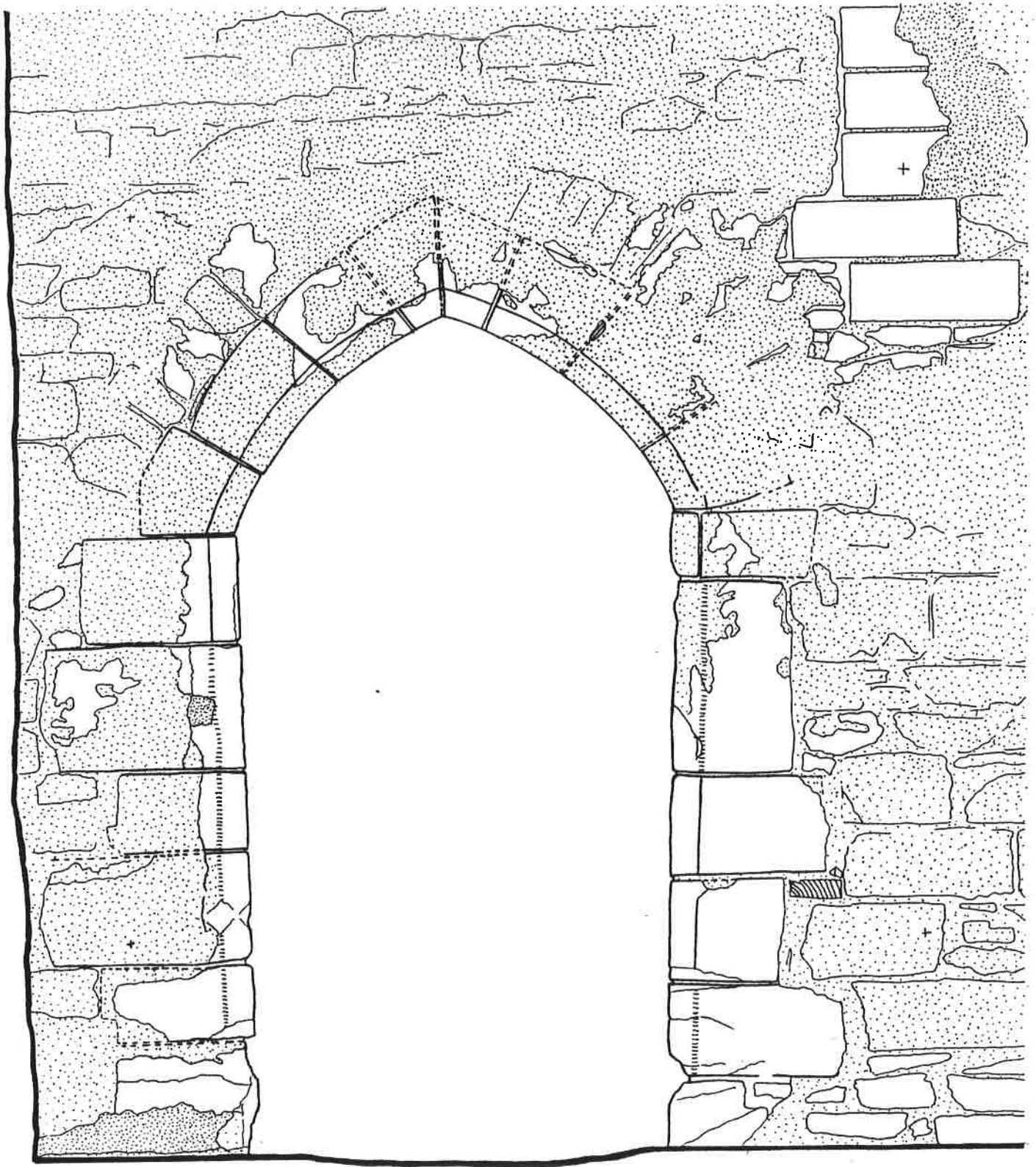


Figure 5: Detail of Screens Passage Door

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