



# Cogges Manor Farm Witney Oxfordshire

## Historic Building Recording

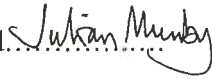


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# COGGES MANOR FARM HOUSE, WITNEY

## HISTORIC BUILDING PHOTOGRAPHIC RECORDING

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# COGGES MANOR FARM HOUSE

## WITNEY, OXFORDSHIRE

### HISTORIC BUILDING PHOTOGRAPHIC RECORDING

#### SUMMARY

*Oxford Archaeology (OA) carried out photographic recording of part of Cogges Manor Farm House, Oxfordshire. This work was on behalf of Mouchel Parkman who were undertaking conservation work of the structure. This work involved removal of some render on the east range of the house exposing timbers, brick and stone work. OA were commissioned to focus on the recording of these exposed features. The work exposed several exposed timbers, brickwork and stonework. Cogges Manor Farmhouse is listed Grade II\* and a Scheduled Ancient Monument dating from the 13th century, and now operates as Cogges Manor Farm Museum.*

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## 1 INTRODUCTION

### 1.1 LOCATION AND SCOPE OF WORK

- 1.1.1 Cogges Manor Farm (SP 363 096) is located within the small settlement of Cogges, to the east of the town of Witney in Oxfordshire. The farm originates from the 13th century, but only fragments of the early house survive (Rowley and Steiner 1996). It is listed Grade II\* and is a Scheduled Ancient Monument. In April 2005 Cogges Manor Farm underwent a programme of conservation, during which external render was removed from areas of the eastern range.
- 1.1.2 Oxford Archaeology have been commissioned by Mouchel Parkman to undertake a photographic record of exposed features during ongoing works. This occurred on the north, east and west elevations of the east range of the manor house only. A drawn or full written account of the development of the east range was not required. This work has been requested by Paul Smith of Oxfordshire County Council.

### 1.2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 1.2.1 Cogges Manor Farm is well documented and has been the subject of architectural and archaeological investigations. The University of Oxford and Oxfordshire District Council have published the findings of the excavations and historic building analysis which took place between 1986-1994 (Rowley and Steiner 1996). This text has formed the basis of the historical and archaeological background of this report.
- 1.2.2 The Manor House is built of coursed and uncoursed limestone rubble and is two storeys with attics, it is L shaped with ranges on the east and the south sides of an open courtyard. It dates from the 13th century, and was remodelled



in the mid/ late 16th century for the Blake family. It has a stucco front with ashlar quoins and dressings, gabled stone slate roof and stone stacks (extracted from listed building description).

- 1.2.3 The east range (which formed the focus of the photographic record) has gables to the north and south, and is shorter but substantially taller than the south range (Plate 1). The house is entered by way of a single storey porch on the courtyard side of the east range and is divided into three equal sections. The south gable of the east range has been substantially rebuilt and there are wall scars and blocked openings suggesting that the east range has been much rebuilt and originally continued to the south (Rowley and Steiner 1996 8).
- 1.2.4 In the late 17th century (probably completed by 1689) the east range was rebuilt with much taller ground floor and first floor rooms. Medieval beams, with deep chamfers, were reused in the construction of the new floors but were turned over on to their backs. By the late 18th century the Manor House was in a poor state of repair and parts of the structure were demolished. Further alterations were made in the 19th century including the addition of a porch on the yard side of the east range. In the 20th century there were no major works at the house until it was acquired by Oxfordshire County Council in 1974 (Rowley and Steiner 1996 12).

## 2 AIMS

- 2.1.1 The general aim of the photographic recording was to record for prosperity those parts of Cogges Manor Farm House which were being exposed in the conservation programme. This included elevations of the east range of the structure only. Rather than being a comprehensive study of the building the work was targeted at recording any features which were revealed during the conservation works.

## 3 METHODOLOGY

### 3.1 FIELDWORK METHODS AND RECORDING

- 3.1.1 The photographic recording was undertaken in accordance with the guidance of the former Royal Commission on the Historical Monuments of England. The recording followed IFA Standards and Guidelines using conventions outlined in *Recording Historic Buildings: a descriptive specification* (RCHME 1996).
- 3.1.2 Photographs were taken using 35mm film (black and white prints, colour slides) and included general external shots of elevations and specific details. A scale was used as appropriate. All films included a chalk board indicating the film number and site code. Photographic record sheets were used to indicate the location and direction of each view and any further detail.



## 4 DESCRIPTION

4.1.1 The photographic recording was focused on areas of the Manor House from which render had been removed. This included areas of the north, east and west elevations of the east range only, and the findings are as detailed below.

### 4.2 THE NORTH ELEVATION

4.2.1 *Ground Floor:* the limestone render has been partially removed exposing some recent repair to the stonework with some areas of infill. Of particular interest is a plinth at the base, and it is likely that this extended further to the east as this has clearly been infilled (Plate 2). It is possible that there was an entrance to the house from the north range that was later infilled.

4.2.2 *First Floor:* areas of render were removed on the elevation, and it is evident from the remaining render that the most westerly third is of a different phase. The alignment also follows a break in the stonework, although it was not possible with the extant evidence to phase this change (Plate 3).

4.2.3 The removed render also exposed two timbers. An east/ west timber (1.70 m by 0.24 m) is evident 3.21 m from the western edge of the elevation (Plate 4). A further 0.41 m to the east an end section of a north/ south timber is visible. In section this measures 0.21 m by 0.22 m (Plate 5)

4.2.4 *Second Floor:* removal of render has revealed a clear break in the stonework to the west of the elevation. This extends to the west and has smaller limestone pieces which are irregularly coursed (Plate 6). This aligns with the break in the stonework found on the first floor and it would appear that the area to the west is a later extension.

4.2.5 *Third Floor:* three north/ south timbers have been revealed. The most westerly measures 1.73 m by 0.67 m (Plate 7). The central timber is situated above a mullion window (2.25 m by 0.27 m) and is chamfered at the base and there is also an east/ west cross timber above this which is 0.16 m in width (Plate 8). The third is a thin section of timber above a quoin that is 0.6 m in thickness (not possible to measure full length) (Plate 9).

### 4.3 THE EAST ELEVATION

4.3.1 *First Floor:* some render has been removed revealing a timber lying above a window to the north (which is partial infilled). The full extent was not possible to measure but it is 0.21 m in thickness (Plate 10).

4.3.2 Above the second and third windows from the north patches of probable 19th century red brick are visible (Plate 11). To the south of the elevation, above the fourth and fifth windows from the north is an exposed timber is evident (0.21 m thick, not possible to measure length). This has been sawn off at the end indicating that this once extended further to the south (Plate 12). The face of the elevation steps in 0.05 m at this point. There is a different phase in the stonework and it would appear that an additional building once extended further to the south from this point. The south elevation of this earlier structure has been retained and the extant eastern range of the Manor House has been built on from this point. This confirms the findings of the building recording carried out by the Royal Commission of the Historic Monuments of



England. Recording of the much rebuilt south range concluded that the east range originally continued to the south (Rowley and Steiner 1996 8)

4.3.3 *Second Floor:* a break in the brickwork is evident at the south end of the east elevation. The limestone is well dressed and of substantial build. There is a clear break here from the remaining structure projecting to the north and it is possible that this is part of an earlier building which once projected to the south (Plate 13). As above this confirms the findings of the Royal Commission (Rowley and Steiner 1996 8).

4.3.4 *Third Floor:* removal of render has revealed a north/ south timber above the most northern window (2.94 m by 0.30 m) (Plate 14). Overlying this between the window and roof level, the limestone is smaller and roughly coursed. Above the second and third windows from the north red brick infill is evident (Plate 15). This is c.5 courses and roughly constructed. It is probable that this occurred during the installation of the window or repair to the brickwork. As described above there is a break in the brickwork at the south end, suggesting the structure extended further to the south.

#### 4.4 WEST ELEVATION

4.4.1 *First Floor:* the removal of the render has revealed a large area of brick multi-phase rebuilding. It is possible that this dates from the 19th century, when much of the east range was rebuilt. It is thought that the bricks predate the 19th century and were reused. There is a four-light window roughly in the centre of this area, and seven timbers. This area is set between limestone (Plate 16).

4.4.2 The lowest timber is horizontal, orientated north/ south, measures 0.17m (not possible to measure length) in thickness and is at the base of the first floor. Directly above this is a course of 20th century headers and footers Overlying this is an area of probable 17th-century brick, followed by a course of probable 18th-century brick and a further shorter north/ south timber (1.31m by 0.8m) situated just below the window (Plate 17). There are four vertical timbers; the most northerly is 0.18 m thick (2 pieces of 0.9 m placed together, not possible to measure length), one either side of the window (0.12 m and 0.19 m, not possible to measure length) (Plate 18) and the most westerly is 0.6 m thick (Plate 19). Between these timbers is probable 18th century brick.

4.4.3 *Second Floor:* removal of render has revealed a north/ south timber (2.88 m by 0.20 m) above a window which is the second from the north. Directly above this are the ends of two east/ west cross timbers (0.20 m by 0.9 m and 0.16 m<sup>2</sup>) (Plate 20)

4.4.4 *Third Floor:* removal of render revealed a north/ south timber (2.71 m by 0.21 m) above a window to the south located in a gable projection (Plate 21).

### 5 DISCUSSION

5.1.1 The removal of render from areas of the east range of Cogges Manor Farmhouse exposed numerous timbers, brickwork and stonework. On the north elevation of particular interest is a plinth on the ground floor indicating a possible former entrance. On the first floor removal of render revealed that the westerly third is of a different phase. On the second floor there is a clear break in the stonework to the west of the elevation indicating further that this is a



probable later addition. Exposed timbers were also revealed on the first and third floors.

- 5.1.2 Removal of areas of render on the east elevation has revealed timbers on the first and third floors. Of particular interest is the break in the stonework on the first, second and third floors. It seems probable that an additional building once extended further to the south from this point. The south elevation of the former building has been retained and the extant eastern range of the Manor House has been built on from this point. This confirms the findings of the building recording carried out by the Royal Commission of the Historic Monuments of England. Recording of the much rebuilt south range concluded that the east range originally continued to the south (Rowley and Steiner 1996 8)
- 5.1.3 Removal of render on the west elevation has exposed timbers on the second and third floors. Of particular interest on the west elevation is a large area of multi-phase red brick rebuilding. The bricks are from different phases and have been reused and therefore it is difficult to determine a date. It is possible that the rebuild occurred in the 19th century when the porch was added on the yard side of the east range.

**Jane Phimester**  
**November 2005**





## 6 APPENDIX

### 6.1 APPENDIX I: BIBLIOGRAPHY AND REFERENCES

Rowley, T & Steiner, M (editors) *Cogges Manor Farm, Witney, Oxfordshire*, 1996

#### Websites

[www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) (Cogges Manor Farmhouse, IoE number: 252634)

### 6.2 APPENDIX II: LISTED BUILDING DESCRIPTION

Reproduced from Images of England website:

(<http://www.imagesofengland.org.uk/search/details.aspx?pid=2&id=252634>)

WITNEY COGGES SP3609 8/80 Manor Farmhouse GV II\* Manor house, later farmhouse and now part of Cogges Manor Farm Museum. Mid C13 for the de Grey family; remodelled mid/late C16 for the Pope family; refronted and remodelled c.1680 for the Blake family. Coursed and uncoursed limestone rubble; late C17 stucco front with ashlar quoins and dressings; gabled stone slate roof; stone stacks. C13 hall house (to rear) remodelled as L-plan with rear left wing. 2 storeys. Tall symmetrical 5-window range. Hood moulds over 3-light (to left) and 2-light ovolo-moulded stone-mullioned windows; central lateral stack and gable-end stacks with moulded ashlar flues. Rear: late C17 stair-turret and one- and 2-light chamfered stone-mullioned windows, and mid C19 Gothic porch. Similar mullioned window to gable ends. Two ranges to rear of similar materials: Former C13 hall: large C16 external lateral stack with ashlar flues, late C16 ovolo-moulded timber lintel over ovolo-moulded light, a late C17 cross window and hood mould over late C16 light with rebated architrave; left side wall has late C16 four-light and part-blocked 3-light oval-molded window and one stair-light, mid C13 two-light plate-tracery window with blocked trefoil to tympanum, and a similar window with cusped heads and moulded quatrefoil to tympanum. Former C13 service range to rear: C16 gable end stack with moulded ashlar flues; right side wall has C16 chamfered light above lean-to, a 2-light wood-mullioned window and ancient plank door set in C13 pointed archway; left side wall has mid C19 plank door and trellised porch to through-passage, a single late C17 leaded-light, 4-light chamfered wood-mullioned window with leaded-lights, and a restored similar 3-light window. Interior of front range: late C17 bolection-panelled doors and attic-floor ribbed doors. Bolection-panelled room to right; room to left has similar dado, spit-racks over fireplace with pulvinated frieze and segmental-pedimented doorway to rear. Quarter-turn stairs with turned balusters set on closed string. First-floor rooms have late C17 moulded cornice, and from right to left: bolection-panelled overmantle over C16 stone fireplace with sunk spandrels; classical egg-and-dart and other painting to cornice and traces of painted imitation-panelling walls bolection-moulded overmantle over fireplace; C16 ovolo-moulded doorframe, to rear wing. 3-bay collar-truss roof with butt purlins, Interior of rear wing: stop-chamfered beams and late C17 bolection-panelled doors; open fireplace with chamfered bressumer flanked by copper and bread oven; through-passage flanked by C16 plank-and-stud partitions; similar partition, and ill pay-desk left of C13 door with pay-window opening to passage; centre of first floor has C17 closet with shelving adjoining stack; winder stairs; mid/late 16 collar-truss roofs with butt purlins and arch



bracing. The C13 house originally consisted of a hall separated by a through-passage from a service range and with a solar wing absorbed into the late C17 house. An important house which retains many original features. Scheduled as an Ancient Monument. (Buildings of England: Oxfordshire, p.551; J.M. Steane (Ed.), Cogges: a guide to the museum and village, 1984).



## 7 SUMMARY OF SITE DETAILS

**Site name:** Cogges Manor Farm, Witney

**Site code:** COMF05

**Type of evaluation:** Photographic recording

**Date of project:** 13/4/05

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

### List of Archived Items

Two films of 35mm photographic negatives (black and white prints)

Two sets of black and white photographic prints (contact sheets)

Two films of 35mm colour slides

A copy of the current report

Descriptive notes



Plate 1: General view of the east range



Plate 2: North elevation, ground floor showing plinth and infill



Plate 3: North elevation, first floor showing break in stonework at west end.



Plate 4: North elevation, first floor showing exposed timber.



Plate 5: North elevation, first floor showing exposed cross timber



Plate 6: North elevation, second floor showing break in stonework



Plate 7: North elevation, third floor showing exposed timber



Plate 8: North elevation , third floor showing exposed timbers



Plate 9: North elevation, third floor showing exposed timber



Plate 10: East elevation, first floor showing exposed timber



Plate 11: East elevation, first floor showing exposed red brick



Plate 12: East elevation, first floor showing exposed timber





Plate 13: East elevation, second floor showing break in stonework



Plate 14: East elevation, third floor showing exposed timber



Plate 15: East elevation, third floor showing red brick repair



Plate 16: West elevation, first floor showing red brick repair



Plate 17: West elevation, first floor showing red brick repair and exposed timber



Plate 18: West elevation, first floor showing exposed timber



Plate 19: West elevation second floor showing exposed timbers to south



Plate 20: West elevation second floor showing exposed timbers



Plate 21: West elevation, third floor showing exposed timber



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