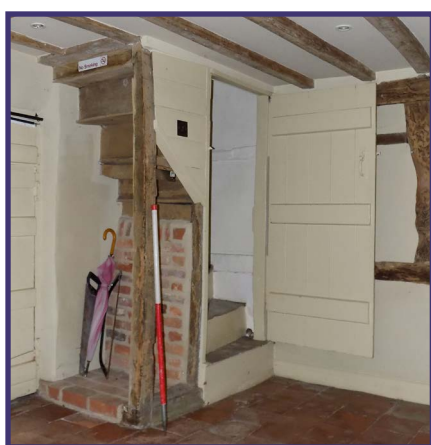


# Bridge End Cottage, Clifton Hampden



**Historic Buildings Recording**

oxfordarchaeology



southsouthsouth

January 2016

**Client: Johnston Cave Associates**

Issue No: 1

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# Bridge End Cottage, Clifton Hampden

## *Historic Building Recording*

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## Bridge End Cottage, Clifton Hampden

### *Summary*

*Oxford Archaeology South (OAS) were commissioned by Johnson Cave Associates to carry out the recording of a small internal stair at Bridge End Cottage, Clifton Hampden prior to its replacement during construction works.*

*The cocottage is 17<sup>th</sup>/18<sup>th</sup> century grade II listed building, although it has been suggested there may be 16<sup>th</sup> century fabric within the cottage. It is a one and a half storey building with thatched roof and later extensions. The cottage sits on the north side of the River Thames close to the 1867 bridge designed by George Gilbert Scott. Examination of historical records suggested that the cottage was probably occupied by a family who were originally employed in the local agricultural industry. The cottage may have belonged to one of four local farms based in Clifton Hampden.*

*The stair was clearly a 19<sup>th</sup> century replacement of an earlier stair that was most probably in the same location as the current stair. It is a simple straight flight with winder design and shows signs of use and ongoing repairs. The doorway on the ground floor is a simple plank door also dating to the 19<sup>th</sup>/early 20<sup>th</sup> century. No evidence of earlier stairs were found during the survey.*

*The stair was drawn in plan and section with additional notes and recorded photographically. Photographs of the exterior of the cottage including the late 19<sup>th</sup> century brick extension also to be replaced were also taken as well as some general interior photographs for the archaeological record.*



## 1 INTRODUCTION

### 1.1 Background

1.1.1 Oxford Archaeology South (OAS), were commissioned by James Curl of Johnston Cave Associates to undertake historic building recording of a stair at Bridge End Cottage, Clifton Hampden, Oxfordshire prior to construction works at the site.

1.1.2 Listed building consent (P15/S2978/LB) and Planning Permission (P15/S2977/HH) has been granted by South Oxfordshire District Council for a programme of works at the site with the condition that historic building recording is undertaken of the stair prior to dismantling and replacement with a new staircase.

1.1.3 Condition of the consent states:

1.1.4 *'No internal works shall take place on site prior to the making of a level 2/3, detailed record of the staircase to be carried out prior to dismantling. This must be carried out by an archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. '*

1.1.5 The forthcoming works include:

- demolition of 20<sup>th</sup> C lean to
- construction of single storey extension
- repairs to the external fabric of the property
- removal of existing narrow c.19<sup>th</sup> century stair and replacement with a winder stair

### 1.2 Aims and objectives

1.2.1 The overall aims of the project were:

- To help meet the requirements of of the listed building consent;
- to investigate and record for posterity the staircase which will be replaced by the proposed works;
- to enhance the overall understanding of the building;
- to complement other studies of the building;
- to analyse and study the recorded data;
- to make the record publicly accessible through a report (a public document) and a project archive deposited with a public institution.

### 1.3 Methodology

1.3.1 The recording was comprised of three main elements: a photographic survey, a descriptive survey and drawn recording.

1.3.2 The *photographic record* formed the main element of the recording at the site. It included both general views of the staircase and house (internal and external) as well as detail shots of features of archaeological detail.

1.3.3 The photographic survey was carried out using 35mm monochrome (black and white) film to produce an archive-stable photographic record and this was complimented by





digital photography (jpeg format) with an 8 megapixel camera which provided record shots and images for reports. A photographic scale was used where possible.

- 1.3.4 A **textual descriptive survey** to explain, describe and interpret the building, staircase and the features revealed.
- 1.3.5 A **drawn survey** to complement the other elements of the work. The staircase was drawn in plan and section at an appropriate scale (1:10) on archivally stable permatrace.

## 2 HISTORICAL BACKGROUND

### 2.1 Introduction

- 2.1.1 Bridge End Cottage is situated on the High Street, Clifton Hampden close to the bridge that crosses the River Thames. It is situated within the Clifton Hampden Conservation Area. The property is a small cottage set back from the roadside and is thought to date to the 17<sup>th</sup>/18<sup>th</sup> century with several additions and alterations of later date.
- 2.1.2 The house is Grade II listed. The listing description reads: '*House. C17 with C18 alterations. Large timber framing with rendered panels to right; render, probably on timber framing to left; thatch half-hipped roof; brick ridge stack to centre. 2-unit plan with outshut. Single storey and attic; 2-window range at right-angles to street. 2-light leaded casement to left. 3-light leaded casement to right. Right end, to street: plank door to left with open timber-framed porch. 3-light casement with segmental brick head to right. C20 window to gable end. Interior not inspected.*'
- 2.1.3 Clifton Hampden is a small village in Oxfordshire located beside the River Thames on the main Dorchester to Abingdon Road. The bridge crossing the Thames was designed by Sir George Gilbert Scott and constructed in 1867 initially used as a toll bridge. Prior to this there was a ferry crossing. A key industry is farming with 4 farms located in our near to the village centre.

### 2.2 Documentary Sources

- 2.2.1 There is no tithe information for Clifton Hampden. The most informative document found was the District Valuation map (1910). The survey was overseen by the Valuation Office as result of the Finance Act 1910, which provided for the levy and collection of a duty across the whole country. Examination of the valuation map and book for Clifton Hampden clearly showed the cottage as being occupied by a Martha Woodley and the cottage to have a rateable value of £6 8s and a full site value of £130.
- 2.2.2 The 19<sup>th</sup> century census records for Clifton Hampden unfortunately do not name many properties by name, merely entries for miscellaneous cottages on the High Street. However the Woodley family can be seen within the census records going back to 1861 when a Thomas Woodley with his son John both worked as shepherds. By 1871 John Woodley had married Martha and they were listed as working as agricultural labourers. The 1881 entry is informative as it refers to the house occupied by John and Martha as 'opposite bridge' so it is entirely likely this is Bridge End Cottage. The Woodleys have 8 children according to the census. John is listed as a general Labourer while Martha is a chambermaid suggesting a possible shift away from farming as a profession however Thomas Woodley is still listed as a shepherd. In the 1891 census John and Martha Woodley (both aged 51) can be seen as living next door to Thomas Woodley who is retired while John is still listed as a general labourer.



- 2.2.3 From the census records it is possible that Bridge End Cottage was part of one of the four farms located in close proximity and within the village – Fullamoor, Lower Town, Upper Town and Ridges.

### 2.3 Maps

- 2.3.1 The cottage is clearly seen on the earliest OS map of 1878 (Figure 3). The building is shown as having a different footprint to the simple square plan depicted on later maps. The L shape indicates the south eastern outshut extension clearly seen on the front elevation dates to pre-1878 whereas the rear bathroom extension has not been added to the cottage at the date. A small rectangular outbuilding is shown in the north eastern corner of the irregular shaped plot. The cottage is set further back from the main road than the cottages to the south west and there is an adjacent footpath connecting the High Street to the grounds behind.
- 2.3.2 The 1899 OS map (Figure 4) shows a square footprint for the cottage indicating the outshut to be a late 19<sup>th</sup> century addition to the building. A well is also indicated on the plot. The 1912 OS map (Figure 5) show no changes to the property, the surrounding properties including the school to the north of the cottage also remain little changed.

## 3 BUILDING AND STAIR DESCRIPTION

### 3.1 The Cottage

- 3.1.1 The cottage was not intensively surveyed as part of the recording of the stair but more to give context to the stair itself.
- 3.1.2 The cottage is one and a half storey timber framed building with a hipped and half hipped thatched roof with central brick stack. The cottage has been extended to the east with the addition of two small single storey extensions, the southern of which is under a catslide of the thatch and dates to the 18<sup>th</sup> century. The northern extension is later in date - map evidence suggests late 19<sup>th</sup> century however the brickwork indicates an early 20<sup>th</sup> century date.
- 3.1.3 The front elevation has been faced in brick laid in a Flemish bond during the 18<sup>th</sup> century and the ground floor window as an arched lintel of brick headers. A further casement window of more modern date is on the first floor. There is an open timber porch with thatched roof. The south eastern extension is partly brick and partly rendered with two small windows – one triangular in shape to fit the slope of the roof above.
- 3.1.4 The east elevation shows stone footings adjusted to accommodate the slope of the ground and timber framing to the front of the house. The northern end of this property is fully rendered and this, with a slight change in the roof line at the point of the brick chimney stack, indicates a rear extension of early date. There are two small casement windows on this elevation. The rear elevation has brick facing on the lower half of the elevation and the upper half is exposed timber frame with rendered walling and a small window.
- 3.1.5 The west elevation has a single storey brick extension to the north with bricks laid in stretcher bond indicating a 20<sup>th</sup> century date and casement windows. There is also a small chimney to the northern end and a doorway leading into the kitchen. The outshut to the south of this elevation is contained within a catslide of the existing thatched roof.
- 3.1.6 The cottage has been dated to the 17/18<sup>th</sup> century but closer examination has suggested a slightly earlier 16<sup>th</sup> century date for the original cottage fabric. The structure and its fixings are a mix of construction styles indicating the continued maintenance, extension and improvement during its continual occupation.



### 3.2 Staircase

- 3.2.1 The staircase is a later addition to the cottage and an earlier staircase was probably constructed in this position during the insertion of the first floor during the late 17<sup>th</sup> early 18<sup>th</sup> century. The floorboards of the first floor do not indicate a different former arrangement of stair. The current staircase is of a simple design probably dating to the 19<sup>th</sup> century but featuring modern additions and repairs. The stair leads to the only bedroom in the cottage
- 3.2.2 The stair is located in the south western corner of the sitting room, immediately behind the front entrance to the cottage. The stair is a small, straight flight with winder stair providing access to the first floor bedroom. It comprises 9 individual steps with the top step set within the first floor boards. The stair is 2.15m high and approximately 84cm wide on the lowest tread with the stairwell approximately 70cm wide at first floor level.
- 3.2.3 The steps are softwood planks of varying widths and lengths and all approximately 2cm deep. The treads are nailed to the riser of the step below with round headed nails and the nails appear early in date. On the underside of the stairs several modern screws can be seen adjacent to older nails and have clearly been added to further support the treads. Many of the treads are not level and one step has a repair comprising an insert of wood on the outer edge of the tread which appears glued into the existing fabric. A further step has a greatly frassed edge.
- 3.2.4 There are two small sections of wood that sit on top of two stair treads that are of unknown origin. One section is on the south elevation wall and sits on step seven (from the bottom step). It is a triangular piece approximately 20 long and 4 cm at its wider end. The second inserted timber is located on the third step from bottom and is a larger section of wood (30 x 7cm) with chamfering detail which suggests reuse from elsewhere. Both these pieces could be packing, used to ensure the tread of the stair remains in place.
- 3.2.5 The stair has no bearers, instead the flight is supported on the south and west elevations by insertion into the wall and on the north side by a post that runs from floor to ceiling and a smaller upright and horizontal rail that runs from floor to the underside of the middle step. The post is irregular shaped, curved in profile and its worn appearance suggests it was possibly reused from elsewhere. Beneath the horizontal rail is a section of brick walling consisting of reused brick laid in a stretcher bond with an upper course of headers on end. A raised platform of bricks at floor level has the same grey hard cement mortar as the brick wall and it is assumed they are both modern additions to the stair, the wall perhaps replacing earlier timbers.
- 3.2.6 The staircase is open at first floor level with a floor to ceiling bannister style partition wall on the northern edge of the opening which is modern in date. The south and west elevations are painted plaster walls with some painted exposed timbers. A short modern rail is set on the southern elevation of the stairwell to provide grip when using the stairs.
- 3.2.7 On the ground floor the stair is access by a simple vertical plank door constructed of bead detail board with three horizontal rails on the reverse and two round head strap hinges. The appearance of this door is suggestive of a 19<sup>th</sup>/early 20<sup>th</sup> century date.

## 4 CONCLUSION/SUMMARY

- 4.1.1 Oxford Archaeology South (OAS) were commissioned by Johnson Cave Associates to carry out the recording of a small internal stair at Bridge End Cottage, Clifton Hampden prior to its replacement during construction works.



- 4.1.2 The cottage is 17<sup>th</sup>/18<sup>th</sup> century grade II listed building, although it has been suggested there may be 16<sup>th</sup> century fabric within the cottage. It is a one and a half storey building with thatched roof and later extensions. The cottage sits on the north side of the River Thames close to the 1867 bridge designed by George Gilbert Scott. Examination of historical records suggested that the cottage was probably occupied by a family who were originally employed in the local agricultural industry. The cottage may have belonged to one of four local farms based in Clifton Hampden.
- 4.1.3 The stair was clearly a 19<sup>th</sup> century replacement of an earlier stair that was most probably in the same location as the current stair. It is a simple straight flight with winder design and shows signs of use and ongoing repairs. The doorway on the ground floor is a simple plank door also dating to the 19<sup>th</sup> /early 20<sup>th</sup> century. No evidence of earlier stairs were found during the survey.
- 4.1.4 The stair was drawn in plan and section with additional notes and recorded photographically. Photographs of the exterior of the cottage including the late 19<sup>th</sup> century brick extension also to be replaced were also taken as well as some general interior photographs for the archaeological record.

January 2016



## APPENDIX A. BIBLIOGRAPHY

- Brunskill, RW (1971) Illustrated Handbook of Vernacular Architecture. London : Faber and Faber
- Hall, L (2007) Period House Fixtures and Fittings 1300-1900. Newbury : Countryside Books
- Roberts, E (2003) Hampshire Houses 1250-1700 Their Dating and Development. Southampton : Hobbs
- VCH (1962) A history of the County of Oxford, Vol 7: Dorchester and Thame Hundreds. London : Victoria County History



## APPENDIX B. LISTED BUILDING ENTRY

Name: BRIDGE END COTTAGE

List entry Number: 1368815

### Location

BRIDGE END COTTAGE, HIGH STREET

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: South Oxfordshire

District Type: District Authority

Parish: Clifton Hampden

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Mar-1987

Date of most recent amendment: Not applicable to this List entry.

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

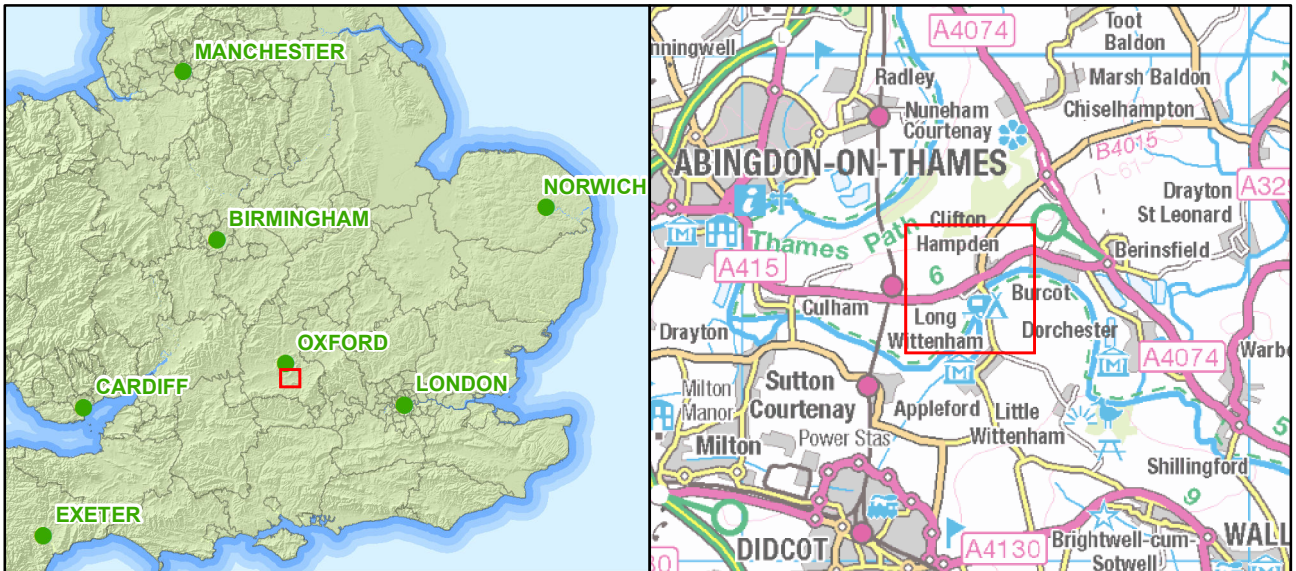
CLIFTON HAMPDEN HIGH STREET SU5495 (North side) 11/9 Bridge End Cottage

GV II

House. C17 with C18 alterations. Large timber framing with rendered panels to right; render, probably on timber framing to left; thatch half-hipped roof; brick ridge stack to centre. 2-unit plan with outshut. Single storey and attic; 2-window range at right-angles to street. 2-light leaded casement to left. 3-light leaded casement to right. Right end, to street: plank door to left with open timber-framed porch. 3-light casement with segmental brick head to right. C2O window to gable end. Interior not inspected.

Listing NGR: SU5464395500

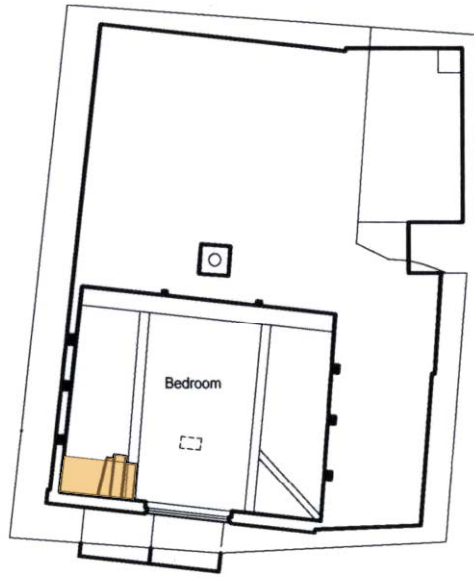
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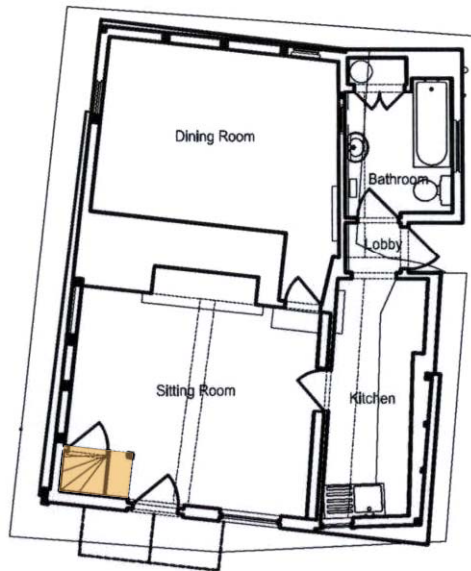
N:\C\_invoice codes\CLHBCBS\CLHBCBS\_Figure1.mxd charles.rousseau\*26/01/2016

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Figure 1: Site location



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCALE 1:200

Figure 2: Floor plan showing location of staircase (original drawing by Johnson Cave Associates)





Figure 3: Extract from 1878 OS map

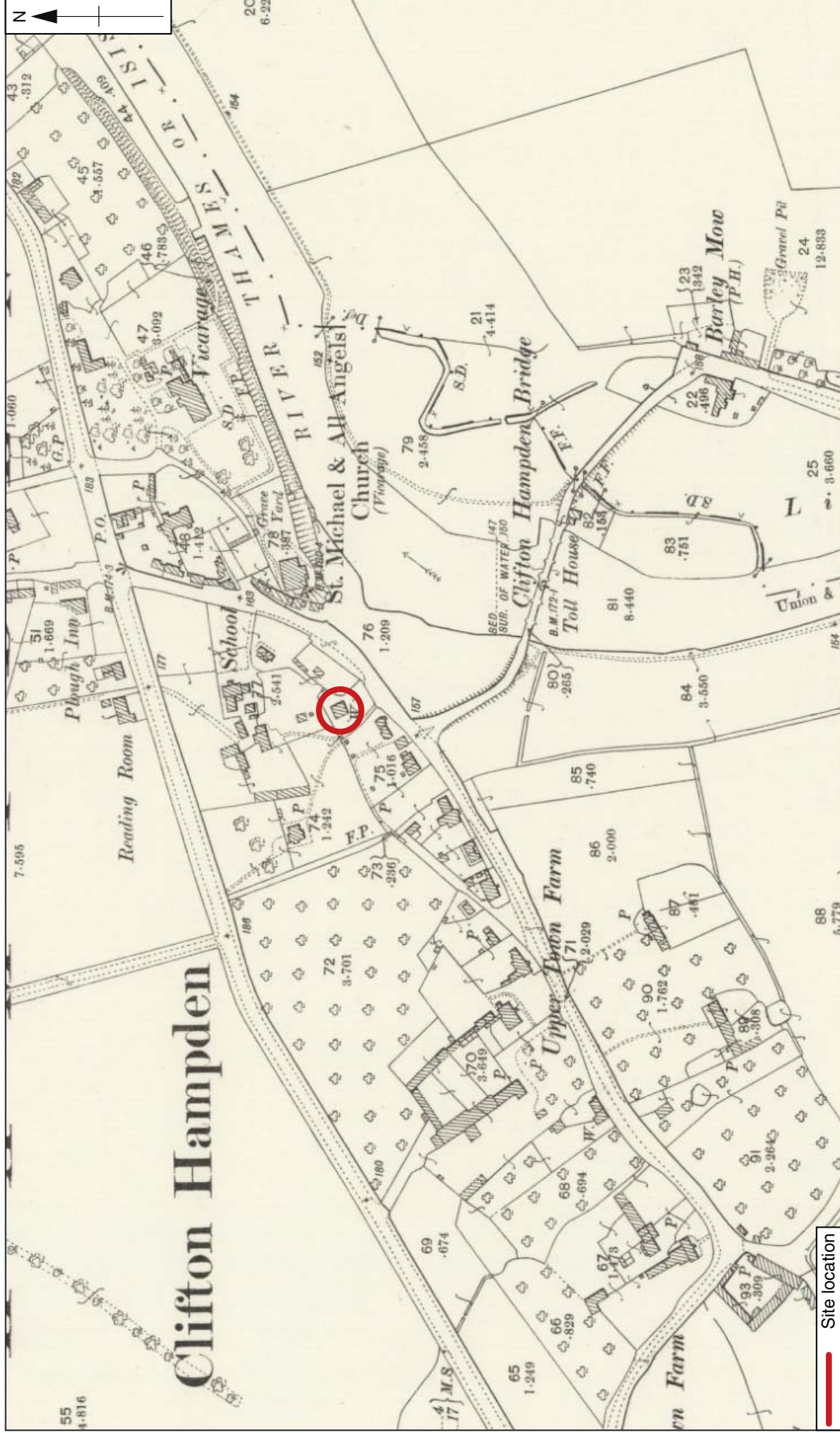


Figure 4: Extract from 1899 OS map





Figure 5: Extract from 1912 OS map

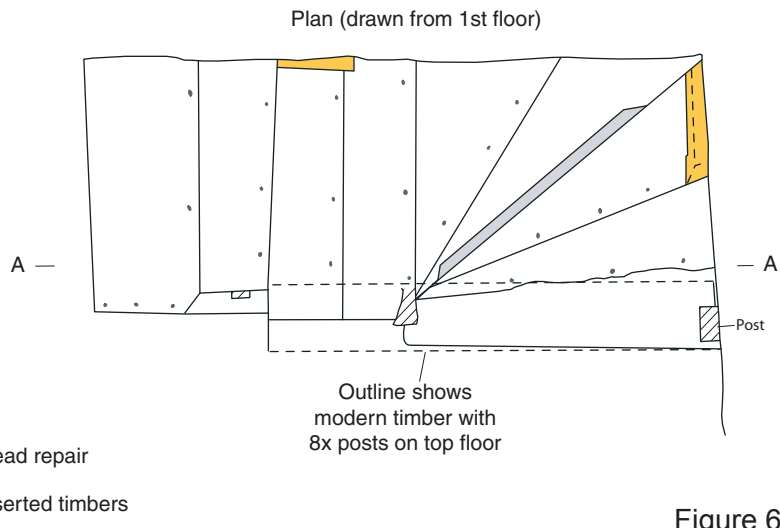


Figure 6: Plan of staircase

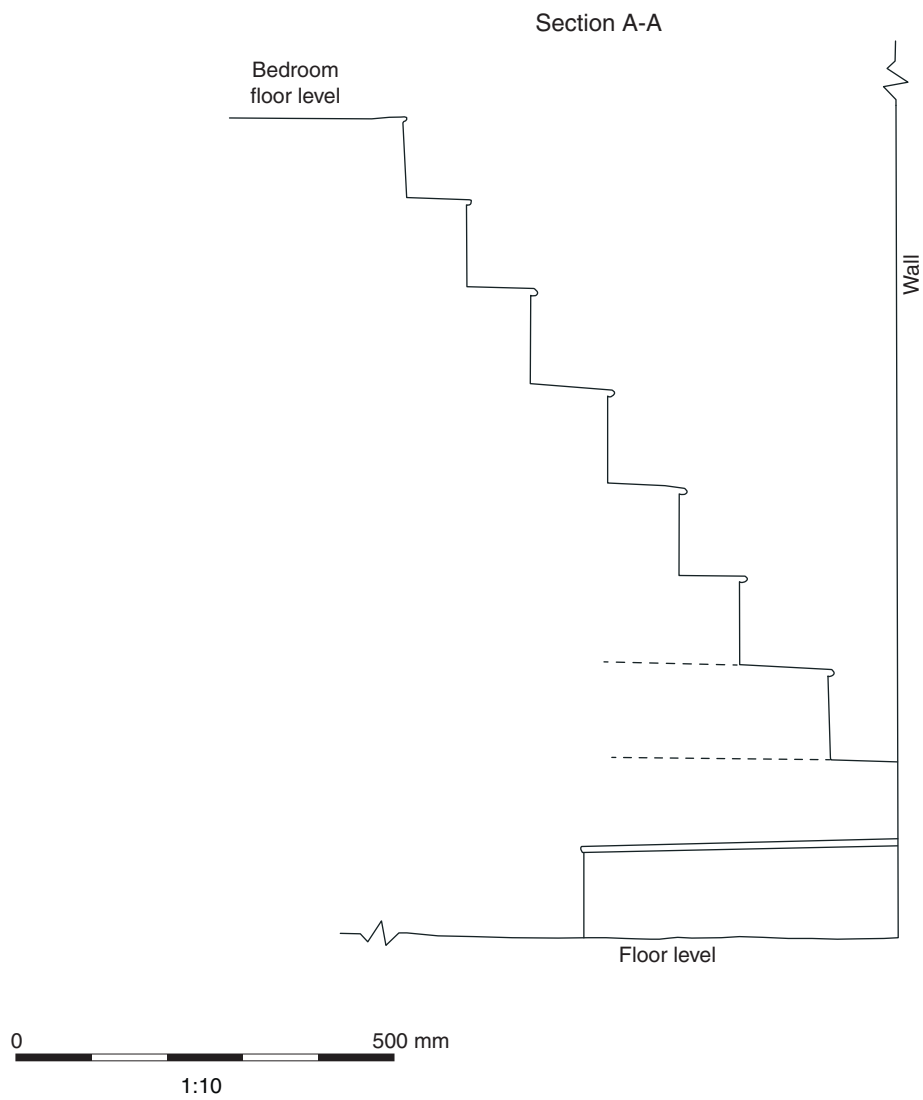


Figure 7: Section through staircase





Plate 1: South east elevation of Bridge End Cottage



Plate 2: North east elevation of Bridge End Cottage









Plate 5: Staircase viewed from ground floor (N)



Plate 6: Staircase with door closed (NW)



Plate 7: Detail of door strap hinge



Plate 8: View of staircase from NE showing rear of treads



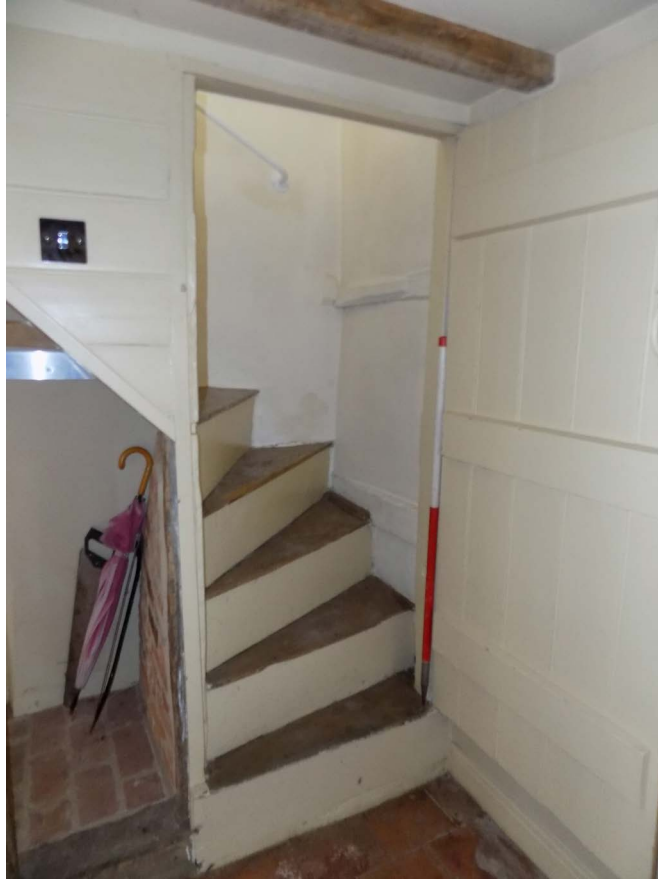


Plate 9: Staircase with door open (N)



Plate 10: Staircase viewed from above



Plate 11: View of staircase from first floor (N)



Plate 12: Detail of stair tread showing additional timber



Plate 13: Detail of stair tread showing inserted wood section



Plate 14: Detail showing rear of stair risers and underside of treads.





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