

'HOLLOW TREE COTTAGE'.

Binfield Heath,
Shiplake,
Oxon.

Owner:- Phillimore Estate.

Listed Building; Grade II.



South-East Front.

This small cottage stands on the north-west side of the road between Binfield Heath village and Dunsden Green and appears to be one of the last survivors of several labourers' cottages (verbal information by the Hon. Claude Phillimore) built on the edge of the heath early in the 19th century.

The cottage stands well back from the road in its own quite spacious garden and is surrounded by farmland on two sides. The third side is occupied by a saw mill, with the running of which Mr. A.D. Belcher, the last tenant of the cottage, was concerned. The house has now been standing empty for about 2 years and is in a very run-down state.

The house is of timber-frame construction with brick infill and has a thatched roof with an off-centre brick chimney. The framing is irregular and mostly of poor quality wood. It is of one and a half storeys with dormer windows in the roof and two half-hipped gable ends. The windows are of small wooden casement construction and seem to be still the original ones, as is the wooden plank door.

The plan of the house consists of two rooms with a slightly off-centre stack, which provides a fireplace, now blocked, for the living room, and a copper for the back kitchen. This back kitchen has a beaten earth floor, whilst the living room has quarry tiles. The rough ceiling joists are exposed in this room. The living room only shows a central spine beam. From the living room a short winder staircase leads to the bedrooms. Under the stairs is a larder.

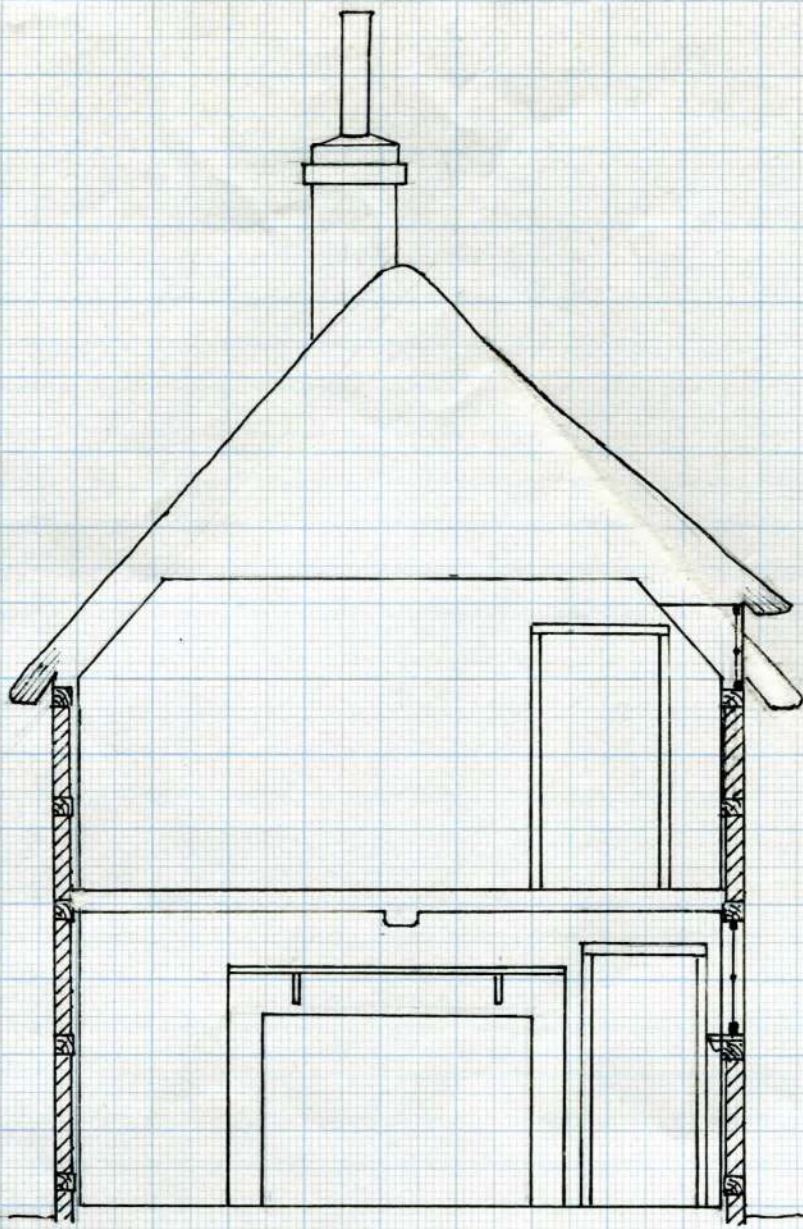
The bedrooms are intercommunicating, with sloping walls. The roof construction is hidden under plaster. It is not now possible to see whether the large stack provided a fireplace for one or both of the rooms.

Behind the house is a small timber privy, which appears to have been in use still until recently. A stone sink in the kitchen appears to have the only tap with running water in the house. Apart from this and the electricity, which has to come over by cable from the woodyard, nothing seems to have been altered in the house since its construction probably early in the last century. The house is a rare survivor of a true 'Labourer's cottage' and is therefore in need of very careful repair and modernization to make it habitable, without destroying its very unique character.

Recorded by members of the Henley Archaeological & Historical Group.

Drawings:- J. Howard, W. Clenshaw.
Photographs:- P. Anderson, R. Gibson.
Report:- R. Gibson.

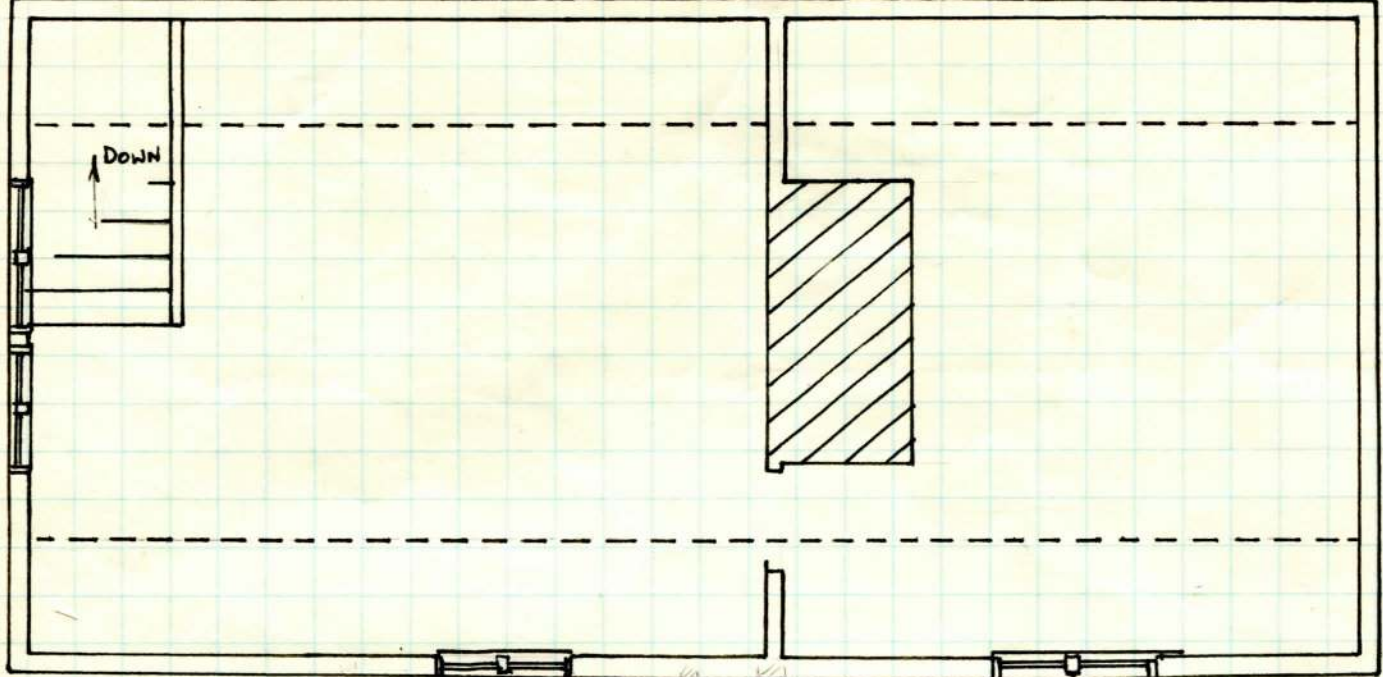
A copy of this report will go to the Royal Commission on Historical Monuments, London, and to the Oxfordshire County Museum, Woodstock.



SECTION A-A
HOLLOW TREE COTTAGE
BINFIELD HEATH

SCALE 1/50
0 1 2 m

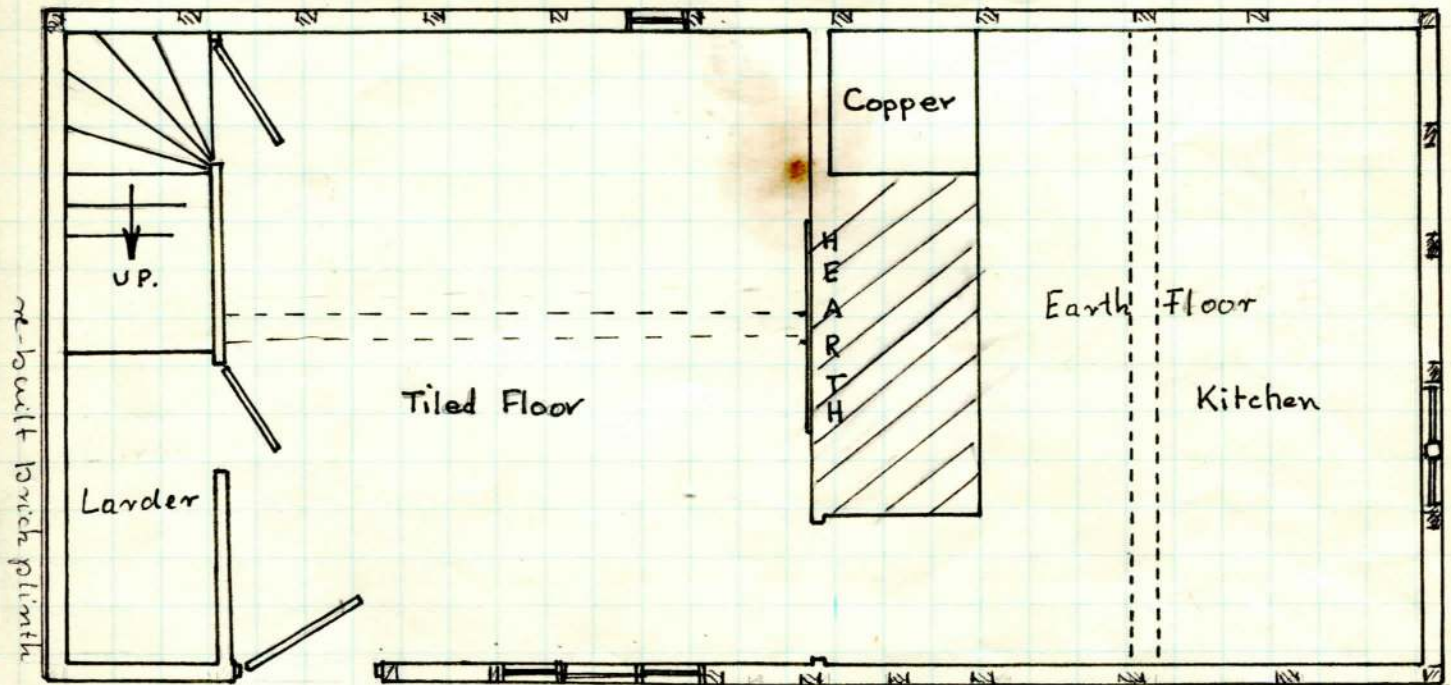
W.C.C. 3/87



FIRST FLOOR.



Walls: timber framed with brick in fill - one course thick



Scale 1:50

GROUND FLOOR.



HOLLOW TREE COTTAGE



Westgable



East gable

Hollow Tree Cottage



Westgable and north side



1987



Hollow Tree Cottage interior





Entrance with collapsed porch



Privy



Bedroom window, Westgable



Fireplace in livingroom



Stairs & door



Doors to larder



Back Kitchen & 'Copper'



Stair case





Rull

South Oxfordshire District Council

J. B. Chirnside MA LL.B(Cantab)
Chief Executive & Secretary to the Council

Please reply to

The Secretary to the Council,
P.O. Box 21, Council Offices,
Crowmarsh,
Wallingford, OX10 8HQ

Wallingford (0491) 35351

Fax: (0491) 33390

Mrs Marchbank

Ask for 3603
Ext

our ref PMM/PAF

your ref

The Owner/Occupier

IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY

Date 9 September 1988

Dear Sir or Madam

APPEAL BY: PHILLIMORE SETTLED ESTATES
DEVELOPMENT: DEMOLITION OF AN EXISTING COTTAGE
SITUATION: HOLLOW TREE COTTAGE, BINFIELD HEATH, SHIPLAKE
APPLICATION NO: P87/S0062/LB

I have been requested by the Secretary of State for the Environment to give you notice that an Inspector appointed by him will attend at the Memorial Hall, Shiplake on Tuesday, 18 October 1988 at 10 am to hold a Public Inquiry into the above application.

The Appeal arose from an application to the South Oxfordshire District Council for Listed Building consent for the demolition of Hollow Tree Cottage.

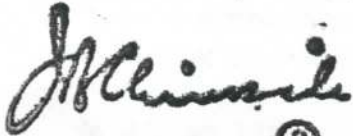
The Council refused Listed Building consent for the following reason:

"That the building is included on the Statutory List of Buildings of Special Architectural or Historic Interest as a Grade II building, and, the proposal involves the complete demolition of the existing building which, in the opinion of the local planning authority is of sufficient architectural and historic interest to justify its retention and insufficient justification exists to warrant the demolition of the building."

I am to inform you that you may, if you wish, attend at the Inquiry and at the Inspector's discretion, state your case in person or through an accredited representative. If you cannot or do not wish to attend, but wish your views to be put before the Inspector, would you please send them to the Department of the Environment, Room 13/16, Tollgate House, Houlton Street, Bristol BS2 9DJ (with two extra copies) before Tuesday, 11 October 1988. Please quote reference APP/Q3115/E/87/802821. It must be pointed out that views given in writing will be disclosed to the parties and are liable to be read out at the Inquiry. A copy of the decision letter on the appeal will only be circulated to those who request a copy, or who speak at the Inquiry.

I am also to inform you that the Council's written statement and the documents referred to therein can be inspected at the Planning Department, South Oxfordshire District Council Crowmarsh, Wallingford during normal office hours. If you wish to inspect these documents I should be pleased if you would ring Wallingford 35351 to make an appointment to see the appropriate Planning Officer.

Yours faithfully



Secretary to the Council

Mr J D J Howard



Ruth

South Oxfordshire District Council

J. B. Chirnside MA LL.B(Cantab)
Chief Executive & Secretary to the Council

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Ask for Mrs Marchbank
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our ref PMM

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APPLICATION NO:P87/S0062/LB

I have today heard from the Department of the Environment that the above appeal due to be heard at the Memorial Hall, Shiplake on Tuesday 18 October 1988 at 10 am, has now been withdrawn.

Yours faithfully

J B Chirnside

Secretary to the Council

*Threat of Demolition
lifted
New owners*

8th July '87.

Dear Mrs Gibson,

Hollow-tree Cottage
Binfield Heath.

Please forgive so long a delay in replying to your letter of the 5th of June, together with your most interesting & well documented report.

We have had very careful & detailed surveys carried out, the result of which seems that if it is to retain its present structure, size & shape, it would have to be taken down & completely reconstructed.

This would be an expensive task, & I would be reluctant to seeing its 4½ in. Crick cum small timber construction repeated. Nor would it provide the sort of accommodation which farm & estate workers expect to-day. It could perhaps be adapted for an old person

or couple, but only with the same problems of complete reconstruction.

We shall be working all this out by degrees, with architect & planners, trying to find an acceptable solution.

Thank you for your interest & help.

Yrs sincerely,

Ian & Phillimore

Mrs R. Gibson

7 Vicarage Road
Henley-on-Thames.

I.J.P. PROPERTY SERVICES

Conservation, Restoration
and Repair of Historic Buildings

29 Friday Street
Henley-on-Thames
Oxfordshire RG9 1AN
Tel: (0491) 574392

Many thanks Ian + Simone Pritchett

Now own Hollow Tree Cottage

With Compliments