

Henley Archaeological
and Historical Group

Vernacular Buildings
Research Section

'Little Bix Bottom Farm'
Parish: Bix

SU 731 861

Report No. 2, 1982/83

Gd II since 1986 Barn detached
A listed building, Gd. III: "C.17-18 some C.19 alterations.
Architectural oddity. Flint walls with brick quoins and window
surrounds and occasional dressings. Very irregular arrangement of
c. windows. O.T. roof. One part 3 storey with 2 gables. One part
2 storey. Front 3 w. One 7 bay barn, weatherboard, O.T. roof. "

This survey was carried out by kind permission of Mrs. Schofield
in 1982, and of Mr. and Mrs. Calvocoressi in 1983.

The oldest part of the house (probably mid to late 17th cent.) is
a two cell lobby entry house in brick and flint on three sides.
The back is of a light timber framed construction. The axial stack
heats the room on each side. The stack is off-centre, and the left-
hand room is 0,80 m smaller. In both rooms a spine beam with a
simple stopped chamfer is visible. The left-hand fire-place has
a bricked-in bread oven. To the right of this fire-place is a deep
built-in cupboard (0,84 deep by 0,65 wide) which might have pro-
vided space for a staircase.

Upstairs there is a small closet over the entrance lobby with a small
window. This closet has recently been extended into the left-hand
bedroom to make a dressing room. The left-hand bedroom has a wide
(1.45 by 0.30) built-in cupboard, in attractive panelling and un-
usual hinges. It covers a shallow recess against the stack wall.
This bedroom as well as the room below shows the studs, 4 in all of
ca 0.12 to 0.15 width, as well as the wall plate, which is visible
the whole length of the back wall. On the back wall of the right-
hand downstairs room a wooden sill is just visible.

In the 18th century this single pile farm house was made into a
double pile house by adding a three-story extension to the north
over the whole length of the house (there is a dated brick of 1741
next to the central upstairs window) replacing an outshot - see
photograph of west side of the house - which must have been part of
the original building, and would have provided space for service
rooms, storage, etc. - This extension has a double-pitch roof with
central valley gutter at right angles to the older building. The
two gables are higher than the old roof and are built across its
apex.

The previous owner, Mr. Tross-Yuill told me about the various
changes they made in the 1960th. It had been sub-divided to provide
accommodation for workers on the Bond Estate in the 1940th. Mr. Ed-
wards, who used to live in part of it with his wife, still lives
in Bix in retirement. - The Tross-Yuill family converted it back into
a family home, added bath rooms, and removed a steep stair-case
which had been inserted behind the stack (it is not clear whether
in the 17th or 18th cent. part of the house) and replaced it by an
attractive ~~framed~~ ^{cast} newel stair with turned balusters rising around

an open well in the middle rooms of the 18th cent. part. (The staircase comes from a house in Guildford)

The attic above the old part was opened up by cutting through the purlin to make openings from the 18th cent. third floor rooms. The original purlins clasped by queen struts are still visible on the south side, (see sketch), but on the north side new braces were inserted to support the central purlin section, which in itself seems to be a replacement, as it is different in shape and colour.

None of the original roof trusses are visible in the loft.

The floor boards were laid 0,07 below spinebeam level in the two attic bedrooms to allow for headheight. Two dormers were also added.

At the same time the floor levels between the two buildings were adjusted, the 18th cent. part had been about 6" lower(acc. to Mr. Tross-Yuill)

The brick sizes around the house vary only slightly, from 0.225 by 0.058 0.22 by 0.06, to 0.21 by 0.06. The height of the plinth from the ground is between 0.45 to 0.50. It consists of flint and three brick course; in the front, south side, some larger stones are visible below the flint.

The overall size is: length 7.90, width of lobby entry part 5.35m, height to gable 7.75 m; the 1741 extension is 3.30 m wide, height to gable about 9.10 m.

The largest part of the listed weatherboard barn, incl. porch and threshing floor, were removed in the 1960th to "open up the view down the valley". Only three bays, much rebuilt, remain.

Previous owners: 1840 tithe records - J. Cripps, tenant farmer Hanna Wells. 1879 sold to Mackenzie of Fawley Court by the executors of M. Cripps, it was then farmed by J.T. Wells. 1926 sold by Mackenzie family to A. Dale, farmed by G. Hunt until 1935, when it was bought by F. M. Bond and became part of the Sundess Estate. The 56 acres farm ceased to be a farm in its own right, it housed a pig unit and provided accommodation for farm labourers. - Mr. George Hunt had a dairy herd and is still remembered by old inhabitants of Middle Assendon delivering milk and cream. The Hunt family still farm at Maidensgrove (Lodge Farm) and Stonor (Upper Assendon Farm).

Recorded by A. Cottingham, S. Bromilow, R. Ryan and R. Gibson
Report by R. Gibson



"Little Bix Bottom
Farm"

17th Cent. lobby
entry house - South
side. 2 stories,
dormer windows added
recently.

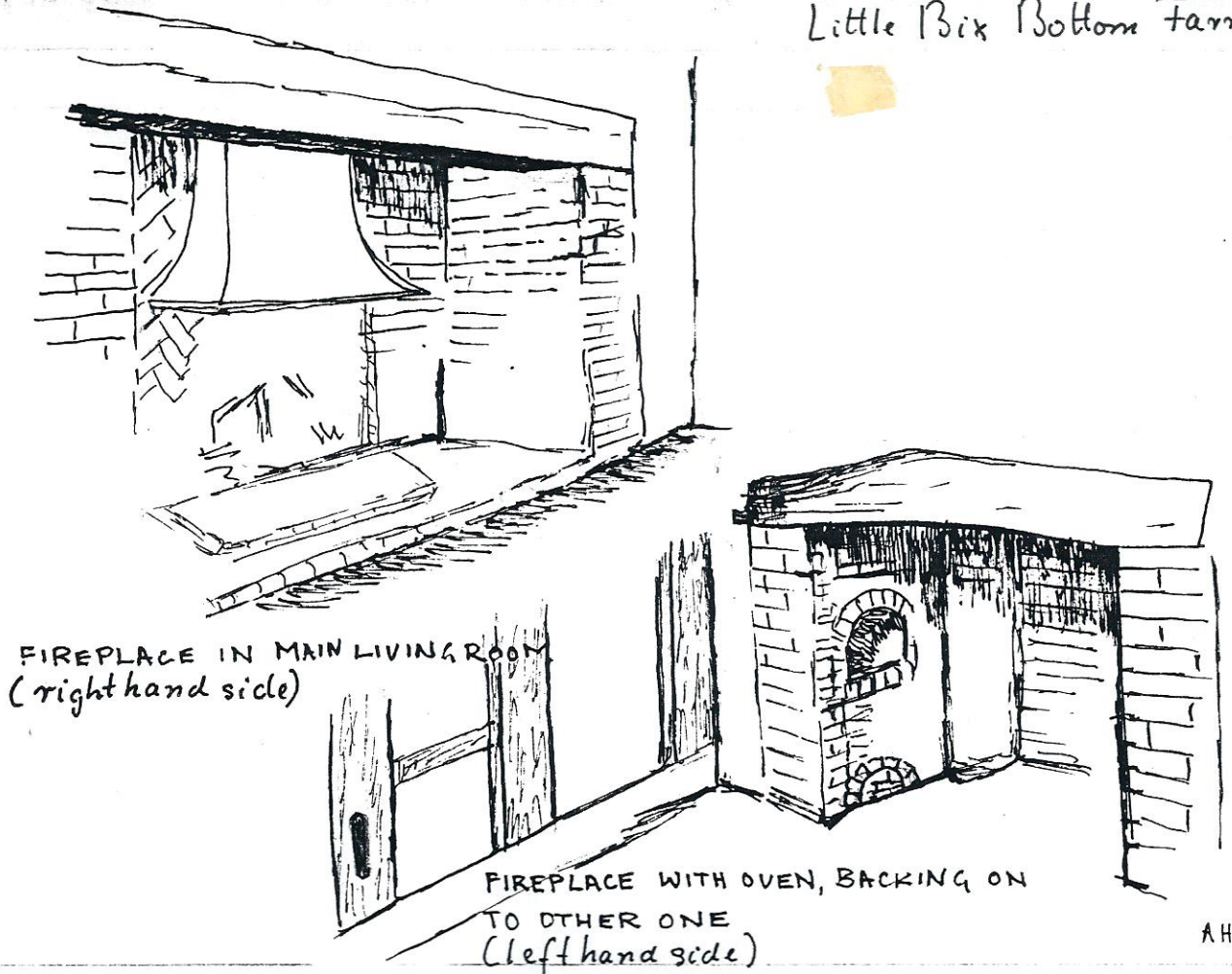


18th century addition
of three stories. North
side. 1981 utility room



West side. Brickwork
in 18th cent. part
(on the left-hand side)
shows the existence of an
outshot before new part
was built up.

Little Bix Bottom Farm



FIREPLACE IN MAIN LIVING ROOM
(right hand side)

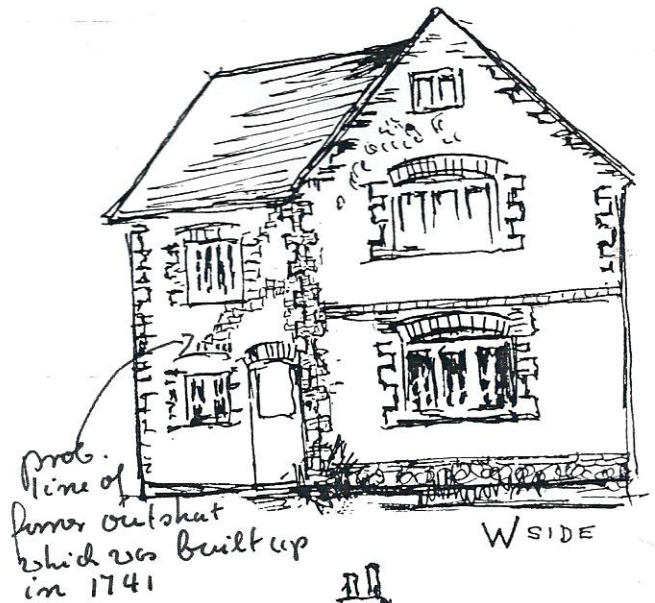
FIREPLACE WITH OVEN, BACKING ON
TO OTHER ONE
(left hand side)

AHGC

LITTLE BIX BOTTOM FARM



S. SIDE



W. SIDE

Prob. line of
former outshot
which was built up
in 1741



N. SIDE



E. SIDE

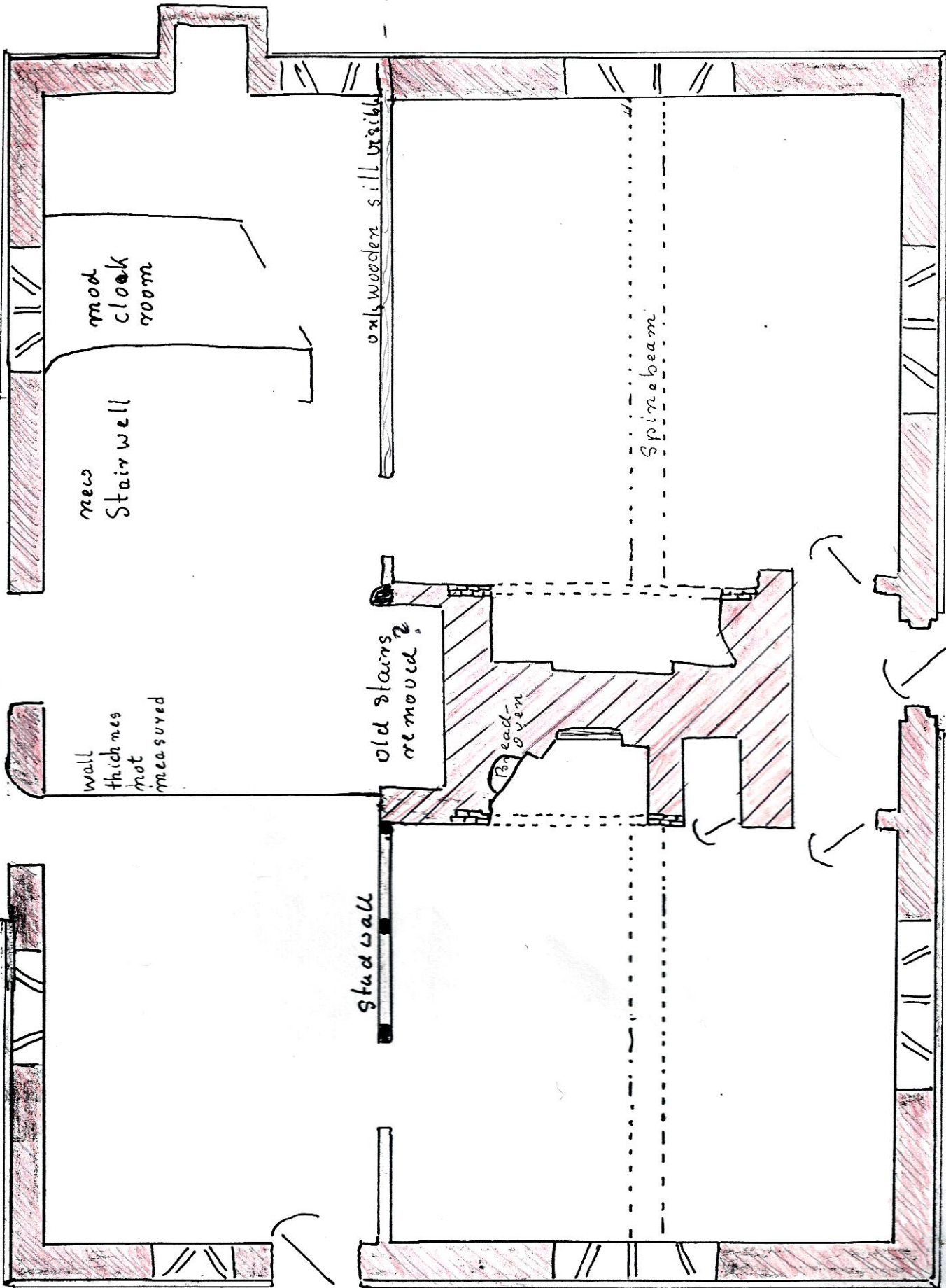
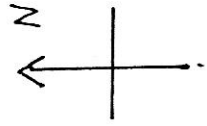
AHGC

Scale 1:50

(1981 utility room extension)

1741 dated brick above

Little Bix Bottom Farm



wall thicknesses not measured

Stud wall

old stairs removed?

Bread-Oven

Spine beam

only wooden sill visible

mod cloak room

new Stairwell

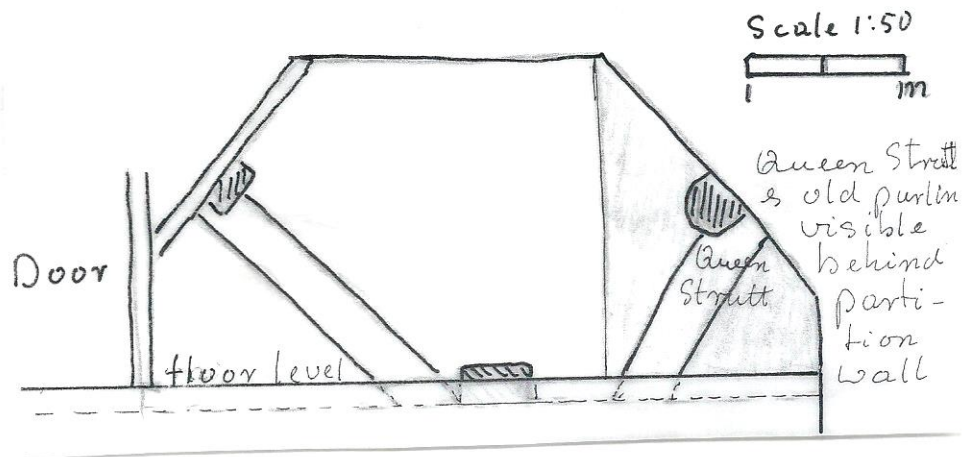
18th cent. pa

17th

lobby entr.

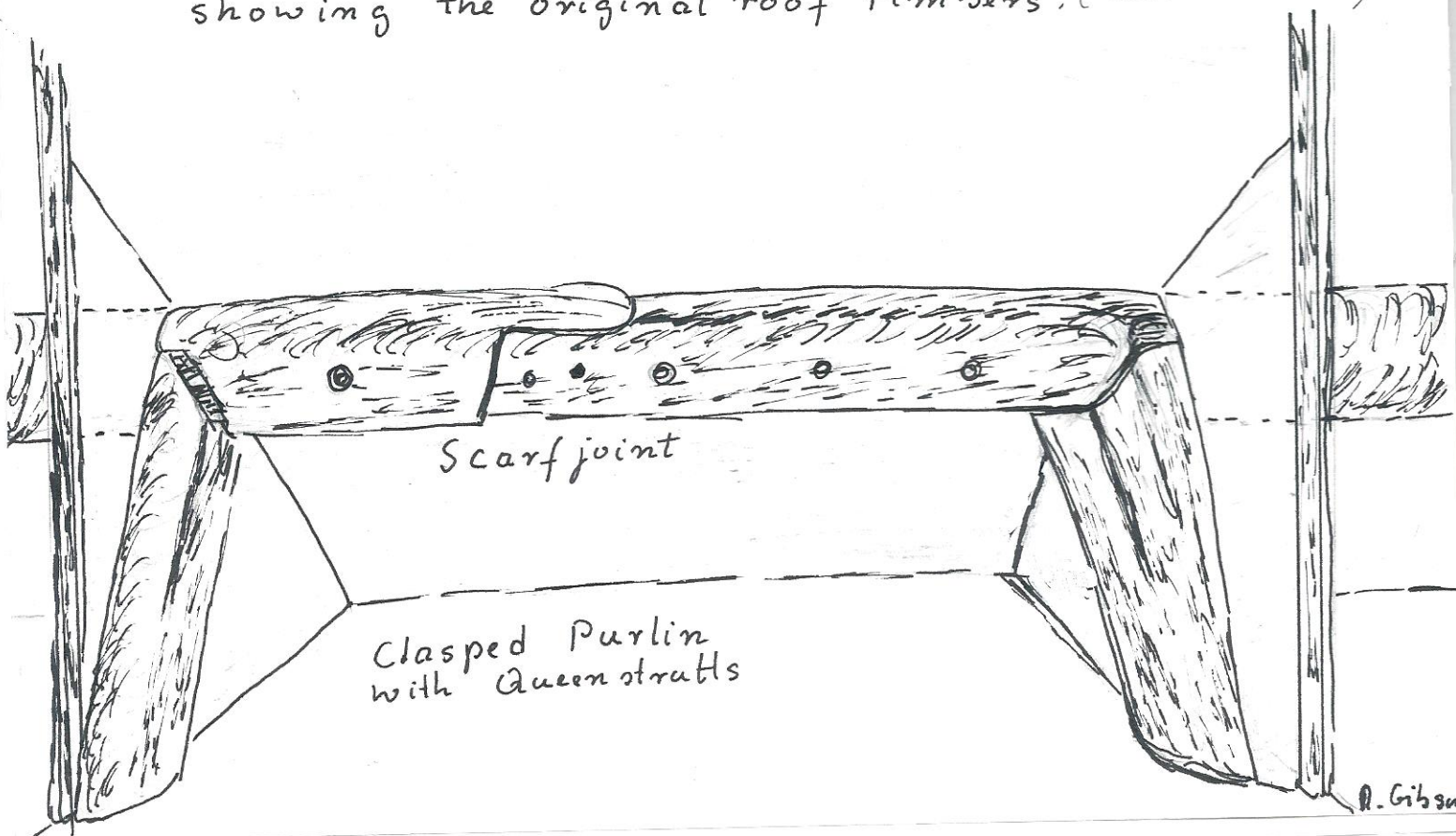
house

Left hand attic room of
lobby-entry house.

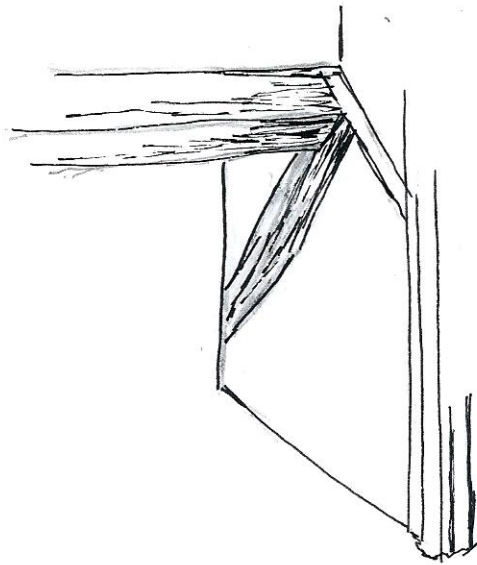


Little Bix Bottom Farm

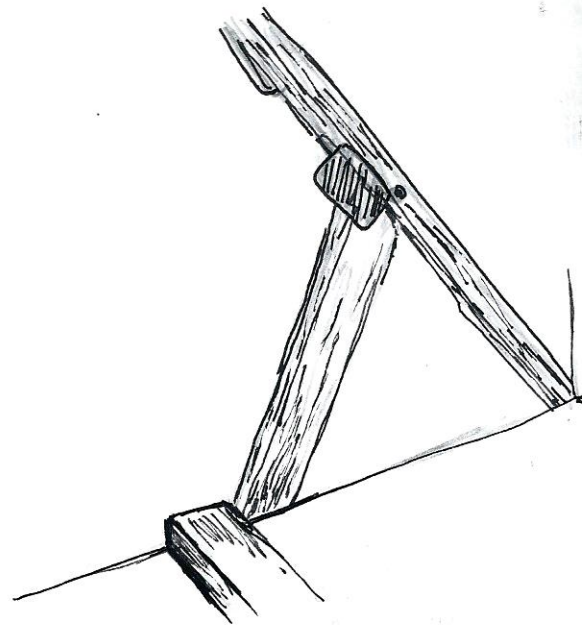
Attic over lobby facing South
showing the original roof timbers. (not to scale)



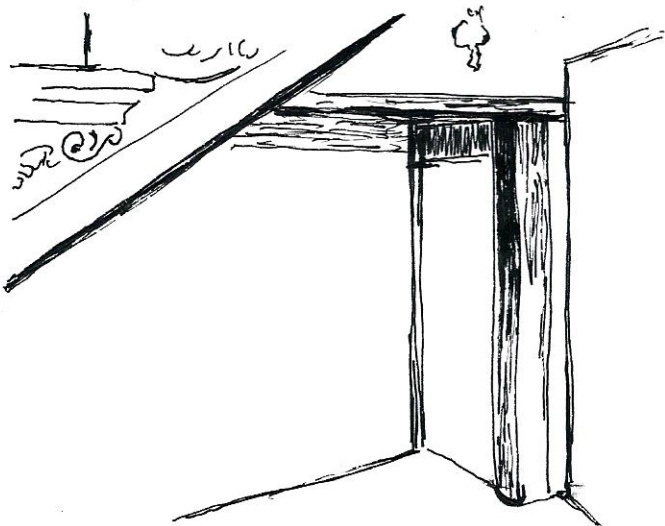
LITTLE BIX BOTTOM FARM



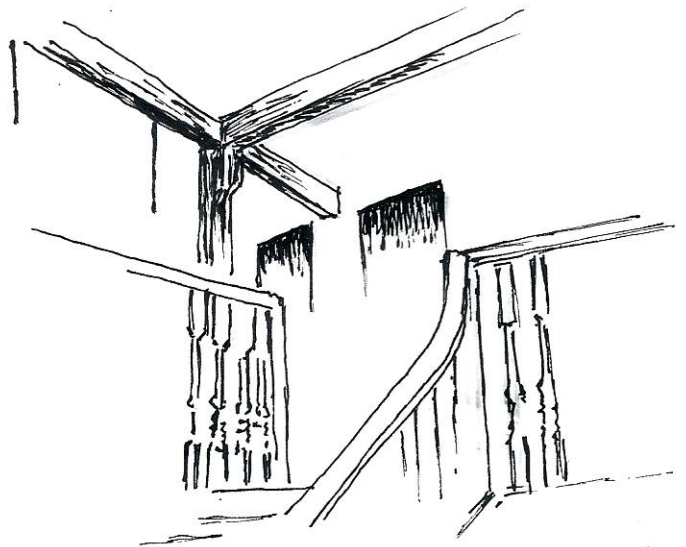
CENTRAL
BEAM IN TOP FLOOR ATTIC
ROOM



BEAMS IN ATTIC ROOM
PREVIOUS ROOF LINE, BEAM
ACROSS FLOOR RAISED.
(righthand room) AH9C

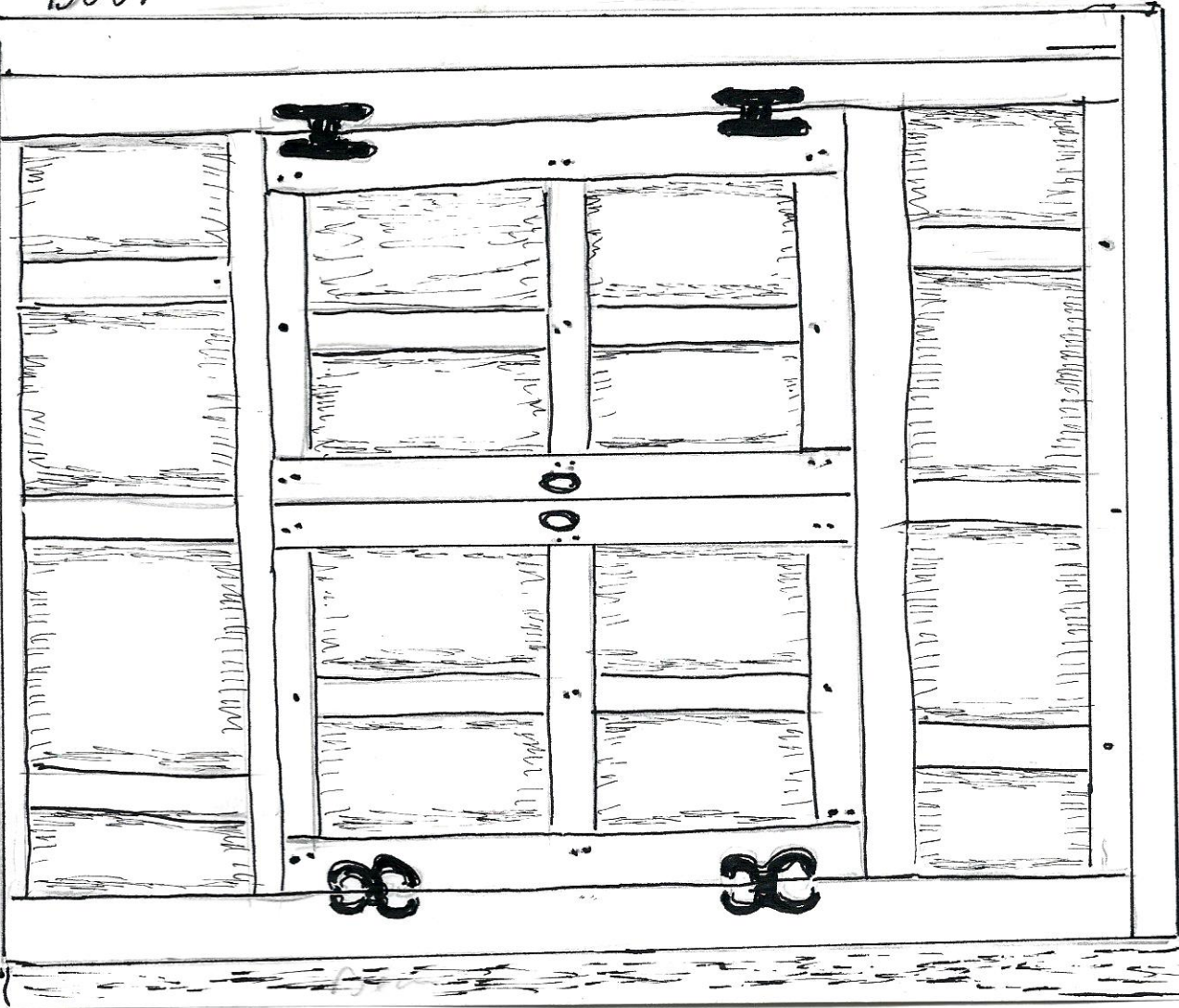


GROUND FLOOR UNDER STAIRS
SHOWING BEAM CONSTRUCTION

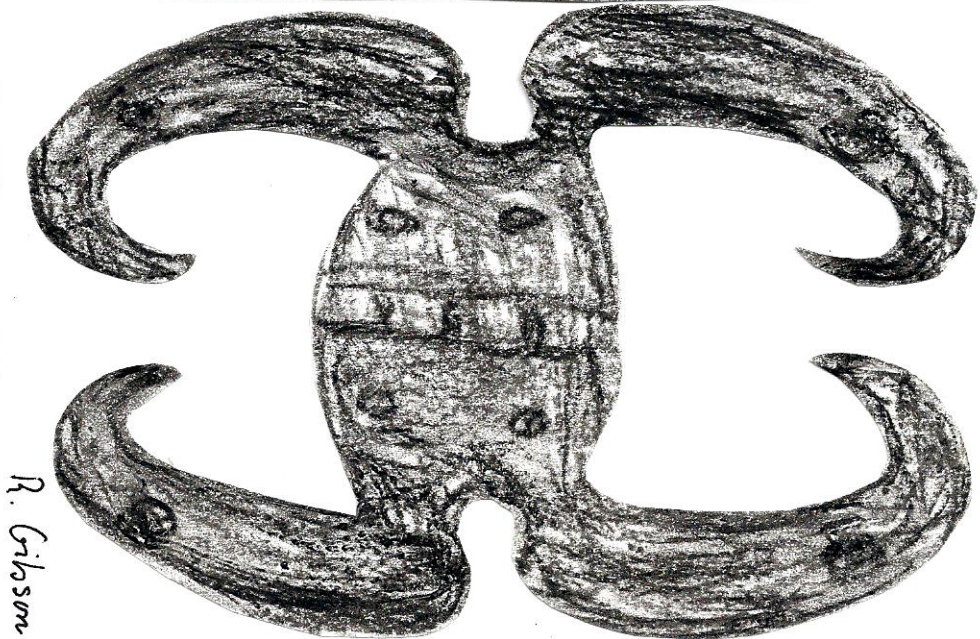
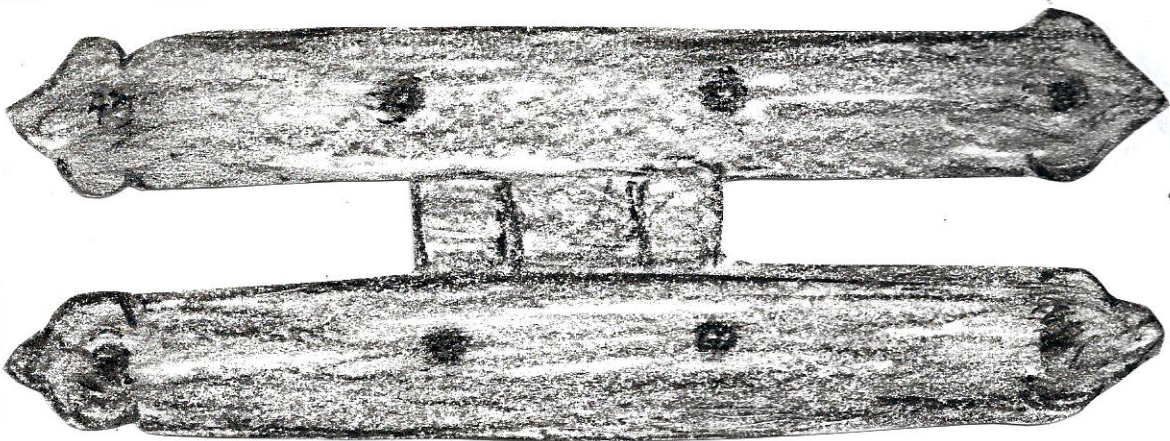


TOP FLOOR LANDING
SHOWING BEAMS

Door



1.45
(not to scale)



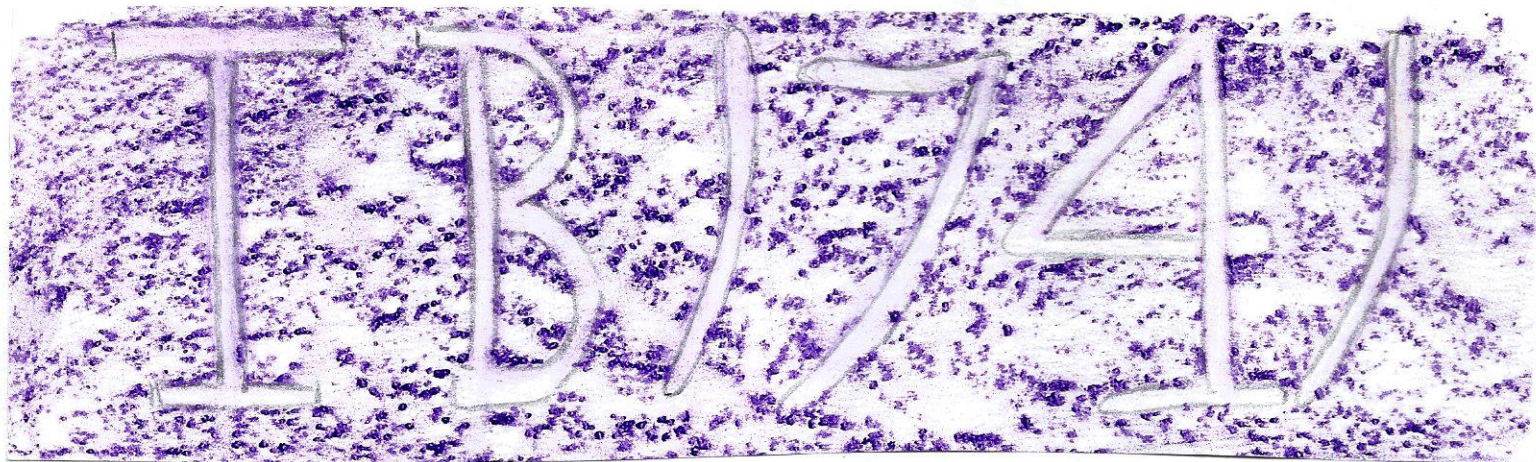
left-hand bedroom
in lobby entry house
shallow, parallel built-in
cupboard, backing on to
atrch. Its ceiling has the
same wooden paneling.
It could have been a bacon left,
or drying cupboard.

Hinges, actual sizes

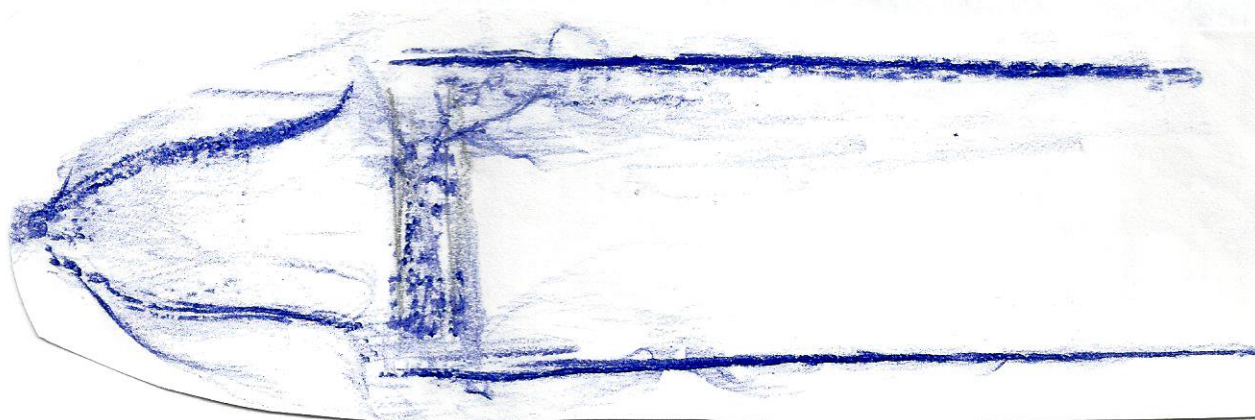
Depth of cupboard
at top 0.34m in
middle 0.30m.

R. Gibson

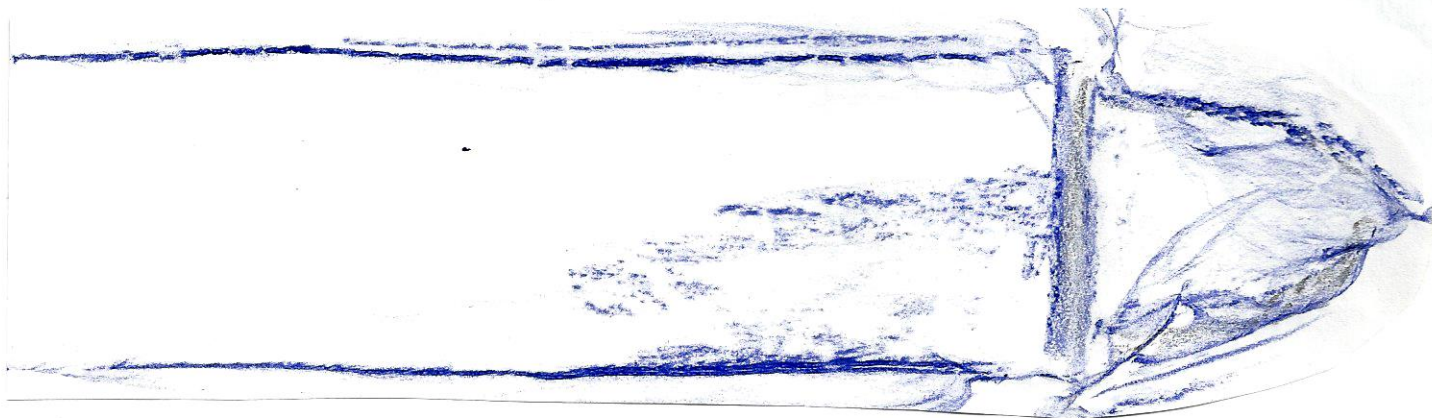
Little 1518 150 Tom farm

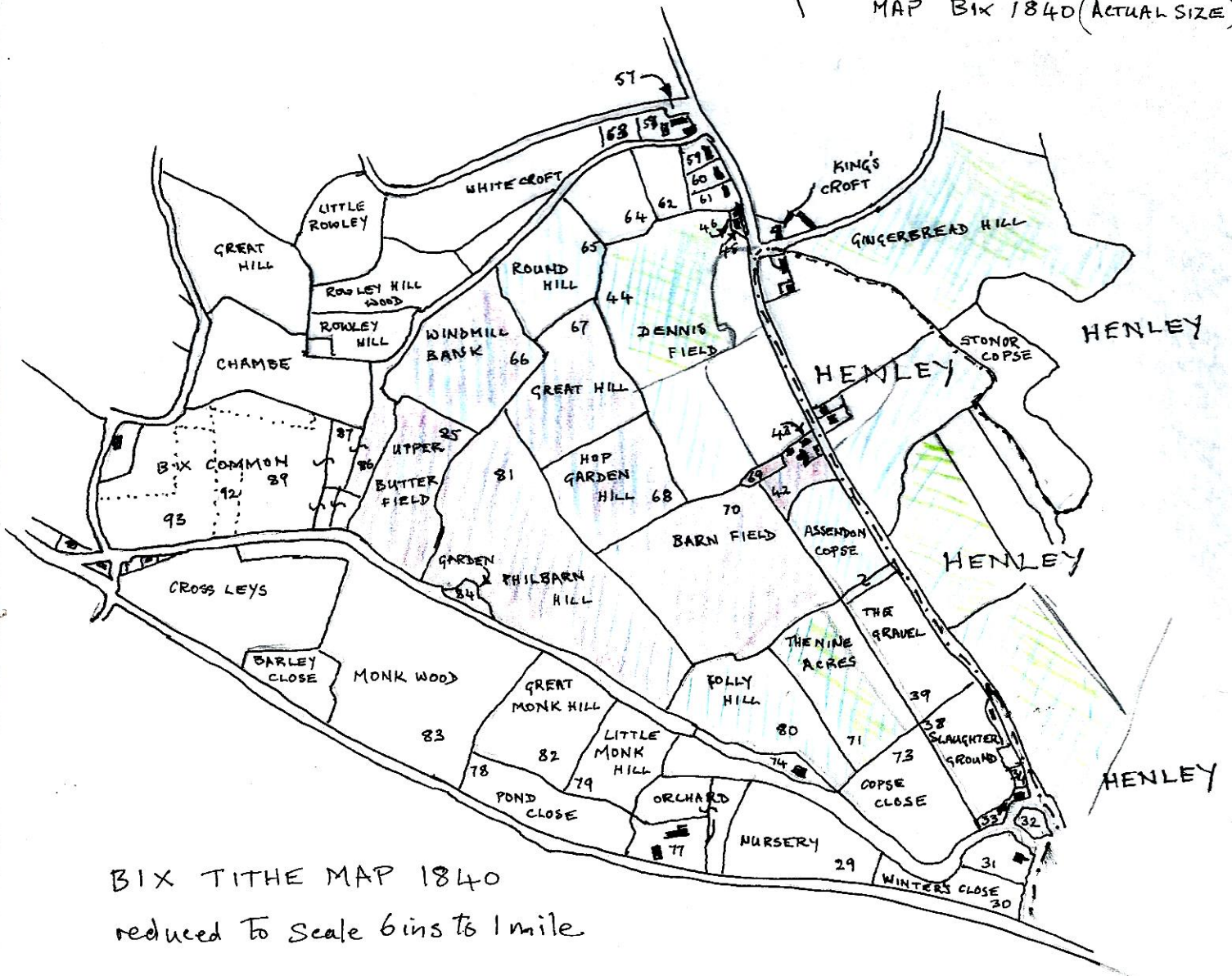
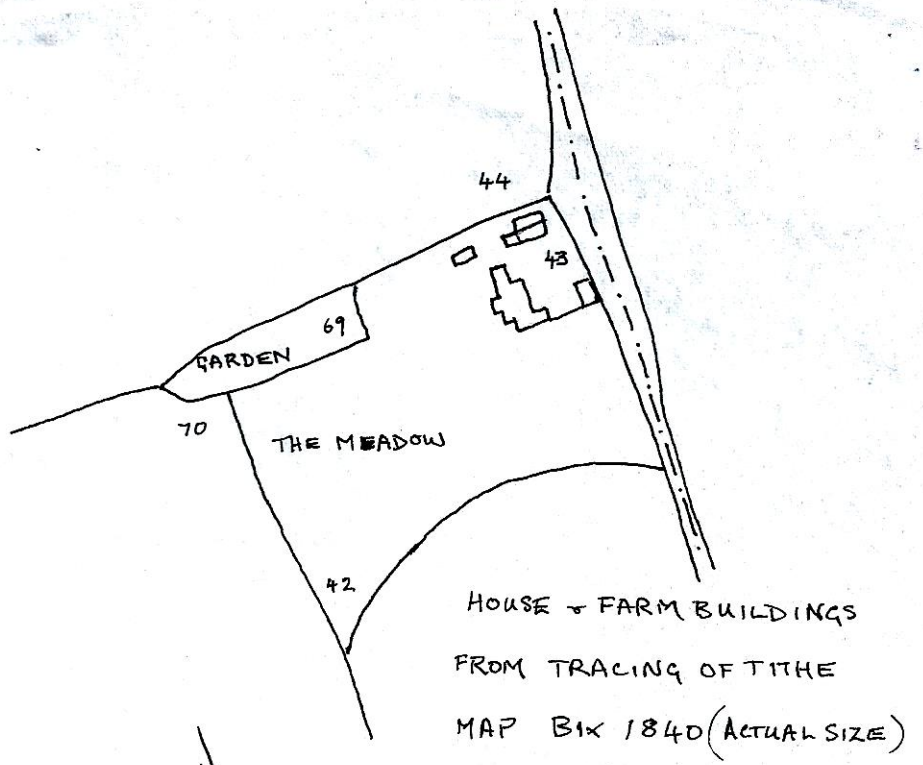


Brick next to 1st floor central window facing North



Chamferd spinebeams in both downstairs rooms
with plain stops;— actual sizes.





BIX TITHE MAP 1840
 reduced to scale 6 ins to 1 mile

HENLEY TITHE MAP 1843
 reduced to scale 6 ins to 1 mile
 by A.C.

Thomas Parsons
 tenant farmer of Home Farm
 Mid. Assendon

Saunders
 Farm in 1983

owned fields	rented fields
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January, 1982

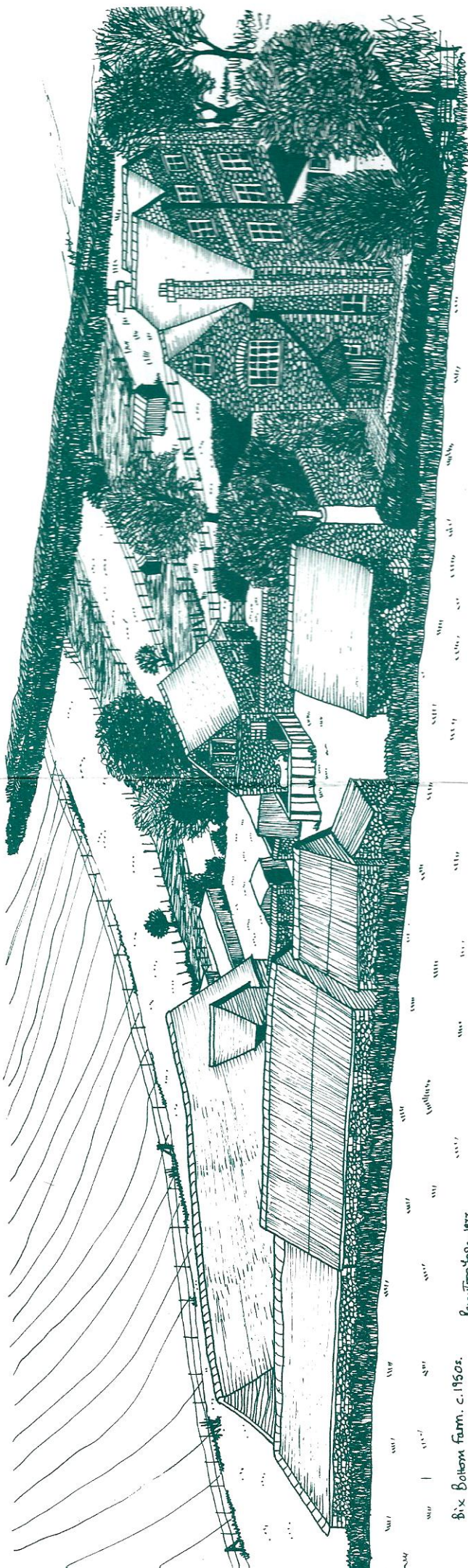
Little Bix Bottom Farm, a two floor house built in 1630 and
Talk with Mr. Tross-Yuill, who owned L.B.B. Farm from
1964 to 1980, and carried out a lot of rebuilding work.
(Now at 18 Hamilton Av. Henley)

He had been told that the old part was built in 1630, and
the addition in 1730. The floor level in the 1730 three story
addition was about 6" lower on the first floor. This was reached
by a straight staircase from the old kitchen (left hand room of
the lobby entry house). This staircase was removed and replaced
by the very attractive ^{cut-} ~~open~~ string stair with turned balusters
rising around an open well, which had been bought at a house
sale in Guildford (details of this and a photograph were left
with the new owner of L.B.B. Farm), - it was placed in the
central room of the 1730 addition. The upstairs floor levels
were made equal, new bathrooms added, and the small closet
over the lobby extended to form a dressing room for the master
bedroom.

The attic above the 1630 part was opened up by cutting through
the purlin adjoining the addition, the floorboards were laid
about 2" below the spinebeam to allow for headheight (acc.
to Mr. T-Y. there had been no proper floor, only ^{joints} ~~beams~~). Dormer
windows were also added.

Mr. T.-Y. gave me a drawing his daughter made after a photograph
(still in possession of present owner, Mrs. Scofield) which
shows the barn as it was, also the cowshed, before it was

Converted into a garage.



Six Bottom Farm. c. 1950s.

Pennington-Jacob, 1977.



SCHEDULE

SU 78 NW

BIX

Little Bix Bottom Farmhouse

SP/236

II

Farmhouse, now house. Probably late C17, outshut raised C1741 (dated brick to rear) and C20 addition to rear. Flint with red brick dressings; old plain-tile roof; brick ridge stack to centre. 2-unit lobby entry plan. 2 storeys and attic; 3-window range at right-angles to street. C20 glazed door to centre, with flat hood on brackets. 3-light casements with segmental brick heads to left and right. 2-light casement to first floor centre. 3-light casements to left and right. Two C20 hipped full dormers. Rear: 2 storeys and attic; 3-window range. Fenestration of casements to ground and first floor. 2 cross-gables to attic. Interior: C18 staircase brought in circa 1960. Open fireplaces to ground floor centre. Portions of stud wall visible to ground and first floor left. Cupboard to first floor left with 'H' and 'butterfly' hinges. (Information supplied by Henley on Thames Archaeological and Historical Group).

Signed by authority of the
Secretary of State

Dated the 3rd April 1986

M. A. L. ROSS
A Principal in the Department
of the Environment.