

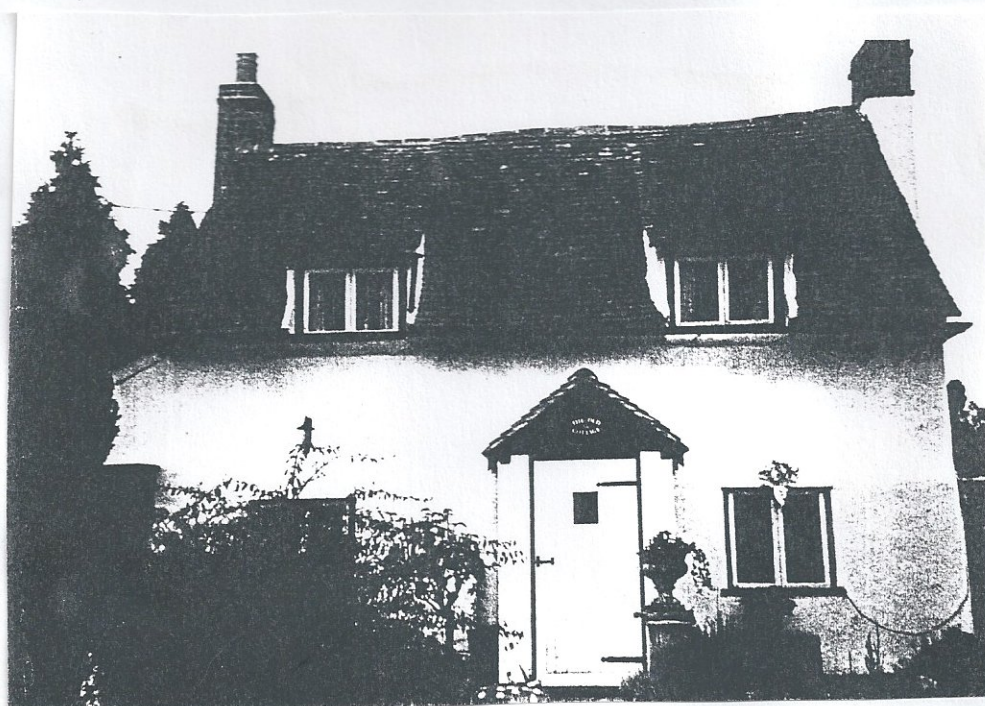
The Old Cottage
Colmore Lane
Kingwood Common
Rotherfield Peppard

Owners: Mr. and Mrs. J.M. Hooper

This survey was carried out by kind permission of the owners.

A request for listing has been made to the Dept. for National Heritage on 11. 11. 1992. The decision is still outstanding.

Grade II Listed, following ^{Report} on 2. 8. 1993



West front of "The Old Cottage"

Setting and History

The house is situated on the north east side of Colmore Lane not far from Kingwood Common. It forms a small settlement together with its neighbours. On the left there are Nos. 1-2 Colmore Lane and Colmore Farm is on the right. 1-2 Colmore Lane is an attractive timber framed house, probably a farm house originally, but subdivided later into two dwellings according to the 1842 Tithe Returns. Colmore Farm is a farmstead with mid-19th century house and barn, but dates back further. On the 1725 Stonor Estate Map it was called John Clarkes Living. It was then a 62 acre farm. Unfortunately the 1725 Stonor Map does not show buildings or fields which were not part of the estate. Neither 'The Old Cottage' nor 1-2 Colmore Lane are shown on the 1725 Map. At least this negative evidence shows that in 1725 these two and their paddocks were not part of the large Stonor Estate.

The tithe returns of 1842 show 'The Old Cottage, gardens, orchards and three good sized pightles. All belonged to Thomas Toovey and were let to John Allaway. Neighbouring Nos 1-2 also belonged to Thomas Toovey, who owned quite a lot of land in the parish. These were let to John Holding and John Rawlings. This had clearly ceased to be a farm or even a small-holding, but had been subdivided and let. This was a way of coping with the rapid population increase of the period, and had happend to many older farm houses, when individual holdings were amalgamated. As farms grew larger new farm houses were often built to meet contemporary living standards, allowing the old farm house to be used for workers' accommodation.

The 104 a. Colmore Farm was still part of the Stonor Estate in 1842, and let to Edward Allaway. The 1725 Stonor Estate map shows clearly that John Clark's Living of 62 acres and the 1842 Colmore Farm are one and the same, despite the increase in size. Several fields are recognizable by their names as well as shapes. The homestead too occupies the same site as the present one, although house and barn were rebuilt in the later 19th century. It was finally sold by the Estate in 1894.

Architectural Evidence

This is a small two-bay house with outshut at the rear. It is of 1 1/2 storeys with small v-shaped dormers to the front elevation. There is a small brick extension to the left under a lean-to roof. There are two gable-end stacks. The rendered exterior hides a timber framed building. The roof covering is of clay tiles. There are two later porches, one to the front and one to the rear.

The inside shows framing of heavy scantling, although most of

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this is only visible on the first floor. The back wall exposes some wall studs and shows that the walls consist of large panels. None of the original infill material is visible. Both rooms have chamfered and stopped spine beams. Both have brick fire places. The left hand one projects partly into the room and is larger. It is probably the earlier one. The right-hand one is probably of 19th century date. The staircase, which has been inserted to the left of the central partition wall, but is accessible from the right hand room, seems quite modern.

Upstairs much of the framing is exposed. The right-hand gable tie is heavily cambered and survives whole. The central tie is also heavily cambered but has been cut to allow a door to be inserted. The left-hand tie has been replaced. Slender queens struts support the slightly cambered collars. These clasp the purlins. Very long and only slightly curved wind braces connect the principal rafters with the purlins.

The exposed rafters in the roof space show that additional rafters and a ridge have been inserted. But there are enough of the original pegged rafters left to show that sooting is present on them. Part of a wattle and daub panel survives in the central truss. This does not show any sooting and must be part of the later alterations.

Tentative building sequence:

Originally this was an open hall house of two bays, probably of 16th century date, although it is not possible to say whether early or late. Whilst the late Elizabethan houses in towns and nucleated villages were certainly built with chimneys, it is possible that in such a remote location the old fashioned open hall survived longer. The quality of the visible timbers certainly shows that it belonged to a fairly well off farmer or was part of an estate where the timber supply was no problem.

Reports that good quality oak was in increasingly short supply during Elizabeth I's reign inclines me towards an early 16th century date for the original building. The outshot may be an original part of the building, as this was necessary for the cool storage of provisions. It is also possible that the hall had a storeyed wing attached to one side. The 1842 map shows a small extension to the right, but this does not look large enough for a wing.

The size, chamfer and lamb's tongue stops of the ground floor room spine beams indicate that the open hall was floored over in the later 17th century, providing two upstairs rooms. These were probably reached by a ladder or companion type stair case. It is also possible that a small turned staircase was inserted behind the new fire place in the left-hand room. A close inspection of the joist and floor boards may reveal the existence of the earlier stairs.

As mentioned above, amalgamation of holdings and a sharp increase in the population in the 19th cent. led to the use of older farm houses for the accommodation of labourers. The two fire places and the two slightly off-set porches seem to indicate that the house was lived in by more than one party during the latter part of its existence. However in 1842 it was still a small-holding with some 10 - 12 acres of land. The quality of its timbers shows that it was built by a farmer rather than a cottager, although the size of the holding in 1842 was that of a cottager. (It is, however, possible that more land was farmed by the tenant in the adjoining parish).

Even if the house never had more accommodation than what we see today, it would have been considered a substantial house when it was built, probably sometime in the latter part of the 16th century.

I have no doubt that this house deserves being added to the List of Buildings of Special Architectural or Historic Interest and that it will be given a Gd. II listing.

Recorded by members of the Henley Archaeological and Historical Group, Henley-on-Thames/Oxfordshire

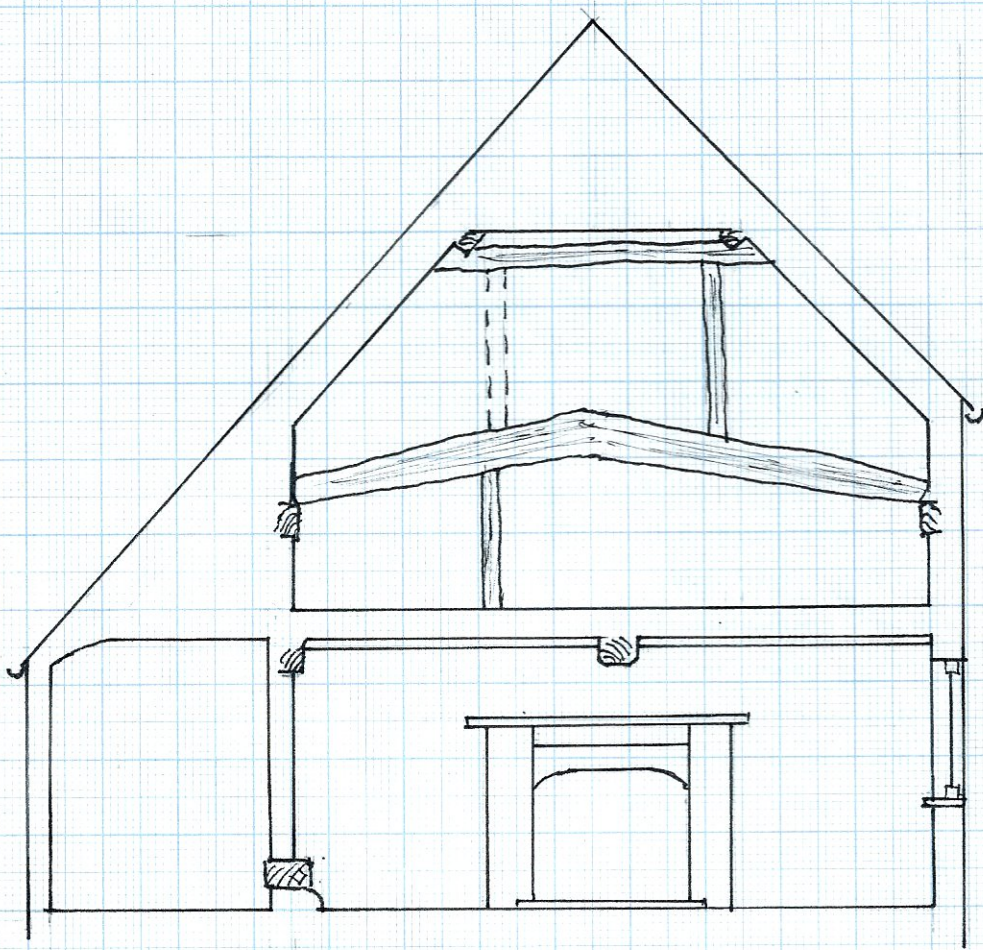
Scale Drawings:	W. Clenshaw, J.Howard
Photographs:	R. Gibson
Historical Research:	A. Cottingham
Report:	R. Gibson

Copies of this report will go to:

The Sites and Monuments Record, Oxon County Museum

The Royal Commission on the Historical Monuments of England, Fortress House, London

Henley A. & H. Group Archive, Henley-on-Thames



SECTION A-A

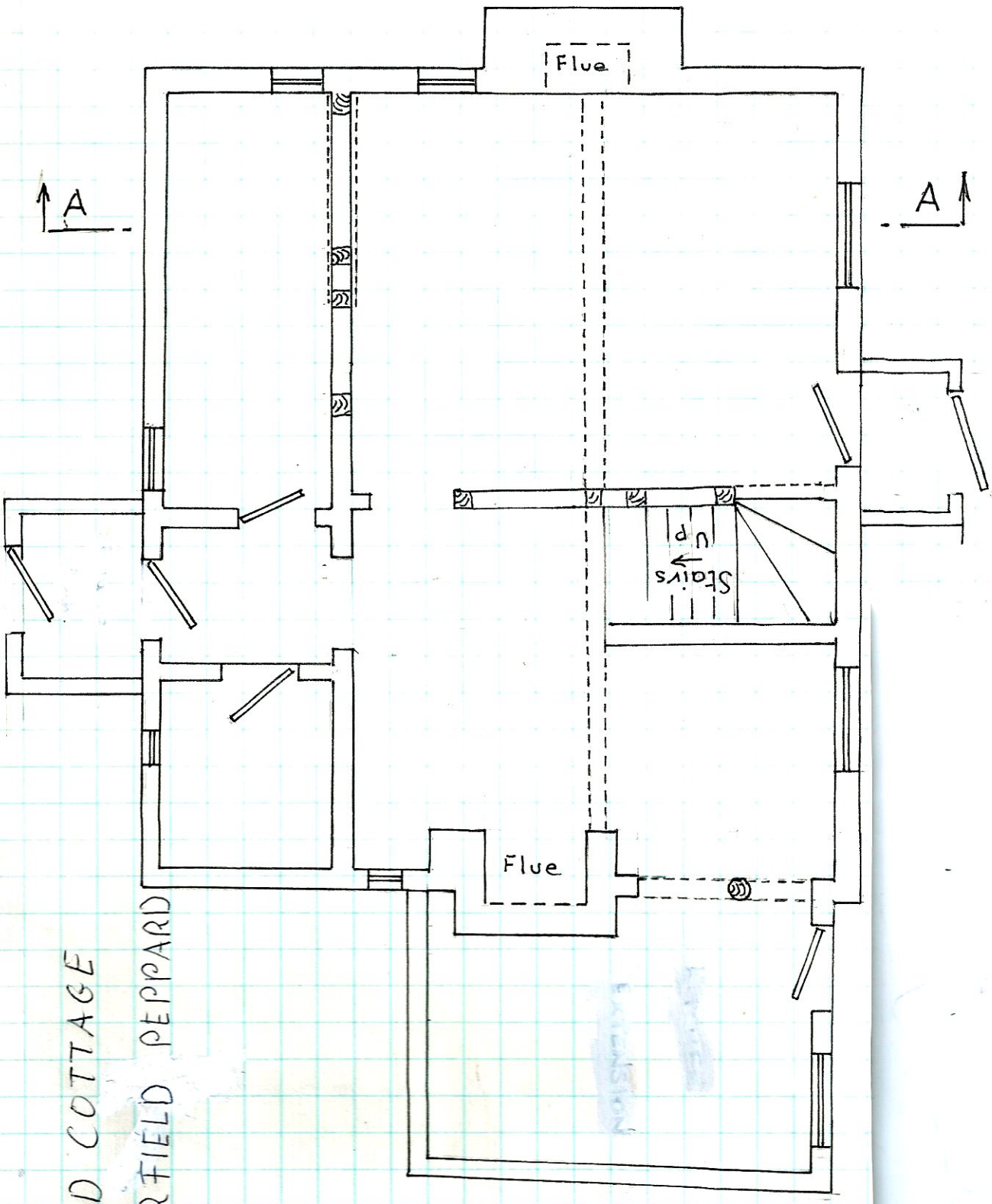
SCALE 1/50



wcc 12/92

'THE OLD COTTAGE'
ROTHERFIELD PEPPARD

4.12.92 JH

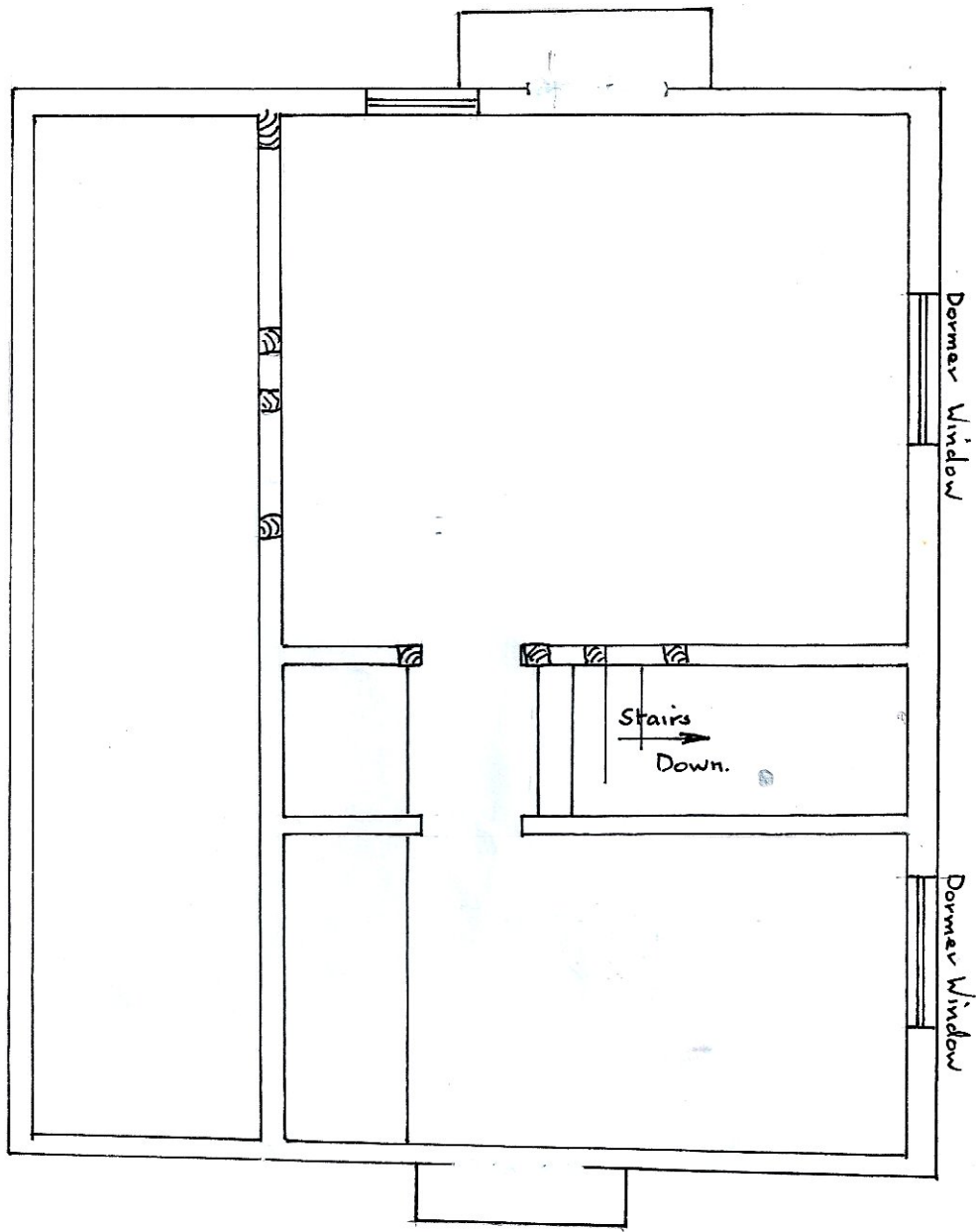


THE OLD COTTAGE
ROTHERFIELD PEPPARD

'THE OLD COTTAGE'
ROTHERFIELD PEPPARD

FIRST FLOOR

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The Old Cottage
Colmore Lane, Kingwood Comm
Prothafied Peppard

1993

1st Floor Queen strut Truss

" Wind brace



'The Old Cottage'
Colmore Lane
Rotherf. Peppard
1993



Partition wall and staircase



Ground floor, right hand room back wall

THE OLD COTTAGE is at 89 on the map.

KINGWOOD COMMON

HOUSES & GARDENS
[THOMAS TOOVEY -
John Holding & John
Rawlings]

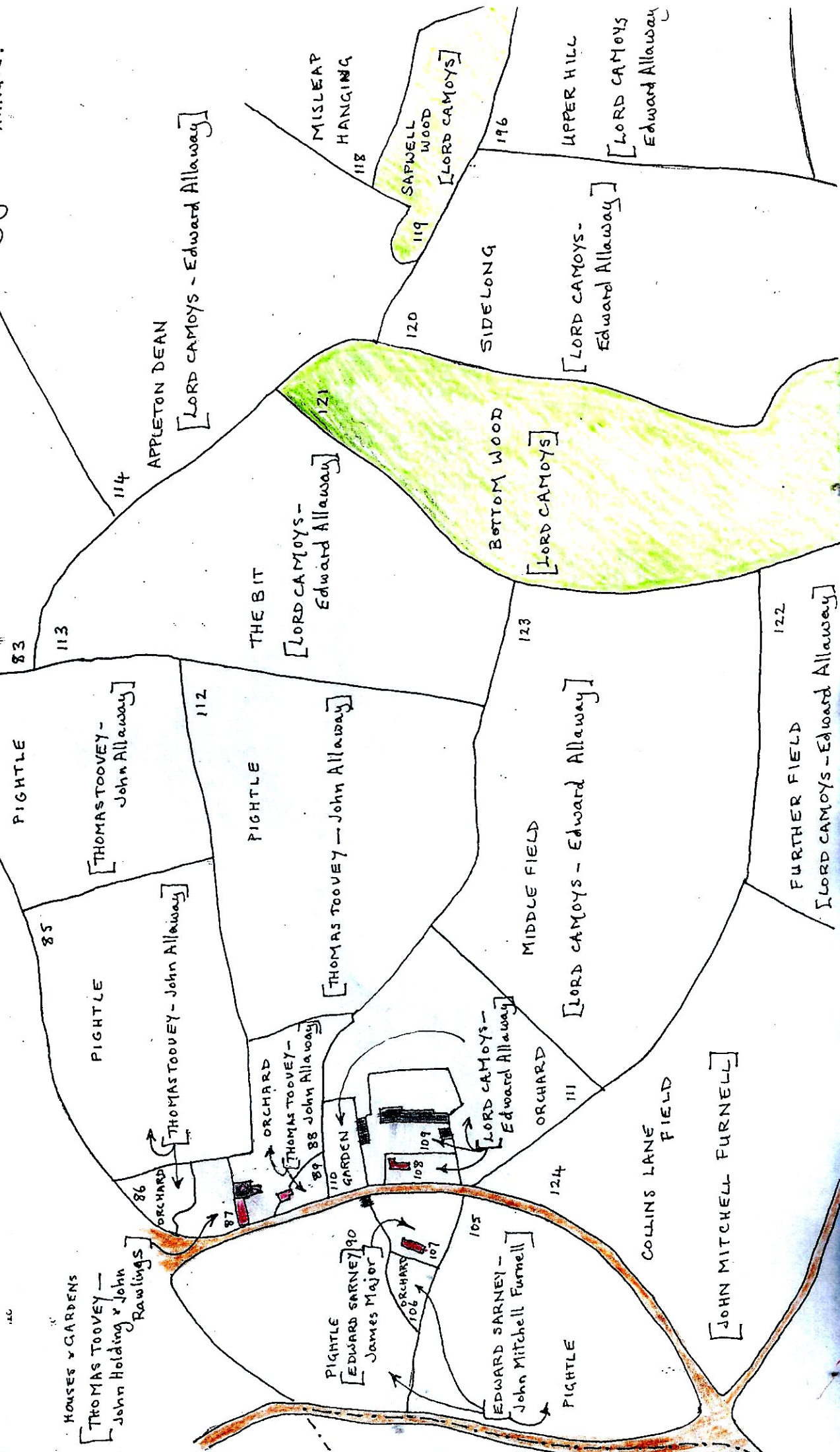
PART OF

ROTHERFIELD PEPPARD TITHE MAP 1840.

[Traced from the copy in the Oxford Record Office]

owners of property in capitals - tenants in lower case.
houses coloured red - sheds or barns grey.

A.H.G.C.



83

113

114

APPLETON DEAN

[LORD CAMOYS - Edward Allaway]

THE BIT

[LORD CAMOYS -
Edward Allaway]

121

BOTTOM WOOD

[LORD CAMOYS]

120

SIDELONG

[LORD CAMOYS -
Edward Allaway]

119

SAPWELL WOOD

[LORD CAMOYS]

118

MISLEAP HANGING

196

UPPER HILL

[LORD CAMOYS
Edward Allaway]

84

PIGHTLE

[THOMAS TOOVEY -
John Allaway]

112

PIGHTLE

[THOMAS TOOVEY - John Allaway]

85

PIGHTLE

[THOMAS TOOVEY - John Allaway]

86

ORCHARD

ORCHARD

[THOMAS TOOVEY -
John Allaway]

88

ORCHARD

[THOMAS TOOVEY -
John Allaway]

89

GARDEN

110

GARDEN

109

ORCHARD

[LORD CAMOYS -
Edward Allaway]

123

MIDDLE FIELD

[LORD CAMOYS - Edward Allaway]

111

ORCHARD

COLLINS LANE FIELD

[JOHN MITCHELL FURNELL]

122

FURTHER FIELD

[LORD CAMOYS - Edward Allaway]

124

PIGHTLE

105

ORCHARD

106

107

108

109

PIGHTLE

[EDWARD SARNEY -
James Major]

106

ORCHARD

107

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2-4 Cockspur Street
London SW1Y 5DH
Telephone: 071-211 6343
Facsimile: 071-211 6100

Miss Ruth Gibson
7 Vicarage Road
Henley - on -Thames
Oxon

Your ref

Our ref
MR-SL 1309/92

Date
17 August 1993

Dear Miss Gibson

**BUILDING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
THE OLD COTTAGE, COLMORE LANE, ROTHERFIELD PEPPARD AND
SMITHS COTTAGE , STOKE ROW ROAD.**

1. Thank you for your letter of 11th November about the above mentioned buildings which you asked to be considered for inclusion in the statutory list.
2. You will be glad to know that The Old Cottage, Colmore Lane was listed on 2nd August 1993 in Grade II having been judged to be of special architectural or historic interest.
3. With regard to Smith Cottage, Stoke Row Road this building has been assessed by English Heritage, who are our statutory advisers, but after careful consideration in the light of current standards of listing, I am afraid that it was judged to be of insufficient architectural or historic interest to qualify for inclusion in the statutory list.
4. Having carefully considered all the evidence, we have decided to accept English Heritage's advice that listing would not be justified in this case. We will not, therefore, be adding this building to the statutory list.
5. I am sorry to have to send you such a disappointing reply.

Yours sincerely

MANDY BURR
LISTING BRANCH