

**VERNACULAR BUILDINGS RESEARCH
HENLEY ARCHAEOLOGICAL & HISTORICAL GROUP**

Parish/County: Henley-on-Thames, Oxon

Owner Stuart Turner Ltd.;
Tenant: front east range
Sanna Headman of 'Linum'

Street and House name:

45/47 Market Place 'The old Broad Gates'

Recorder: Ruth Gibson
& members of the HA&HG

East range recorded 5.11.07 **Central & West range recorded:** 24.2.10

Dendro Dated to 1353/4 29.10.2019 by Dr.Dan Miles, Oxford Dendrochronology Laboratory

Listing grade and entry text: Gd II

'Medieval & later. Large, steeply pitched, old tiled roof. 2 storeys, 3 windows. Upper floor is jettied out, outer windows, 3-light sashes with thick glazing bars. Central Carriage Arch cut above ground floor and exposed timber framing in walls with pointed Gothic arched doorway in east wall. Shop front to east of archway.'



North front elevation of Nos 45 /47 Market Place, formerly the 'Broad Gates'

Summary description: The earliest part of this 11.52 m wide building is the medieval wing on the east side. It is a two-bay crown post roof range, set at right angles to the street, with the upper chamber supported on ceiling beams jettied out over the pavement by some 0.60 m. Behind this stands another, lower building of similar construction. Both may date from 1400 or earlier. –*NB now dendro dated to 1453/54 RG 2019*

Another medieval feature is the two-centred doorway, located in the east wall of the large entrance gateway and giving access to Bay I (see plan). This was very probably an internal door between the service range and hall, separated by a narrow through passage with low ceiling. Remaining pegs in the timbers immediately south of the doorway show that there had been a second door way into Bay II. This demonstrates the traditional medieval plan form of hall, cross

passage and access to buttery and pantry. The western range has since been replaced by the extant c.16th C building which consists of a wide central entrance with chamber above and the two-storey and attic right hand bay.

The narrower through passage was replaced with a wider and taller 'broad gate', probably twice, when such access was required for wagons and carriages rather than just people and pack horses. The long, later service ranges are another indication of rear extensions serving a busy inn located directly opposite the former corn market. There is, however, no evidence that it was built as a medieval hostelry as only bays I, II and III are of medieval date and with their plan form fit the lay-out of a conventional dwelling of its time. Its original ground floor division into three separate spaces may indicate storage uses in a buttery and pantry arrangement with a kitchen at the back (all timbers are covered in black gloss paint, but there is an indication of sooting of the unpainted paired rafters above the later ceiling), but it could equally have housed a shop or similar room in the front. There certainly appears to have been a large and grand first floor chamber, as there are no signs of a first floor room division between Bays I and II.

The remaining evidence of the once splendid front elevation and crown post roof is fragmented, but nevertheless compelling. There are two long tension braces just below the later Georgian window (very similar to the hidden braces in the Old Bell - dated to 1325 - which also flank the window of a large first floor chamber just below the tie beam). Here the 18th C. window cuts through the tie beam on which the crown post once stood; only the lower parts of its two down braces survive. In the attic c. five of the paired rafters remain above the area of Bay II, but no actual crown post or collar purlin survive.



The now redundant crown post roof structure above the area of Bay II. Only the paired rafters and their collars, connected to them by simple lap joints, survive as evidence of this fine medieval roof form.

Using the fragmented framing evidence from the street elevation a reconstruction of the former crown post roof form has been attempted (see appendix)

The once gabled roof would have given prominence to this tall building and elegant construction. It's steep pitch is still visible from the rear yard behind the gateway.

Steep roof pitch of the original cross wing, now cut back at the front elevation. The rafters of the former crown post roof still form the steep pitch of the rear roof.
Adjoining lower roof of a formerly separate timber framed building of similar age.



The roof shape was altered and cut back when the r.h. or west part (Bays IV – V) was rebuilt with a new side purlin roof parallel to the street. The accommodation was thoroughly reorganised with the insertion of a large brick stack (using 2" bricks) at the rear of Bay V and heated rooms on three floors. This may also have included creating the wider and taller 2.75 m high through passage with jettied chamber above at Bay IV. The height was later, in the 18th or 19th C. raised once again to its present 3.12 m.

Most of the rear ranges on the west side are of inferior quality timber scantling, indicating a stabling/storage use, but too altered to assess them in any detail.

The exception is the two-bay building at the very end of the plot shown on this photograph, which preserves traditional timber framing under the render. The north gable shows signs of having been an outside wall originally, ie. a separate building.



Known History: It is documented as the 'Broad Gates' since 1673 when Richard Reede of Henley acquired it for £ 320 (A. Cottingham 'The Hostelries of Henley', pp 73-74' for more details on the PH). Since 1917 it has been owned by Stuart Turner, Model Engineers, now Stuart Turner Ltd, and used as their offices and workshops until 2001. (See the in-house publication of 2006 'A little Souvenir' for the detailed history of the Stuart Turner ownership). The east three front bays have been let as a show room to 'Linum' with other accommodation and offices behind; the west range has been converted to offices, but stands empty at present.

Most of the 24 m long west rear range must have been stables, as in 1826 a Brakspear inventory describes 'stabling for 36 horses, a cart lodge, yard and large garden'. In the 18th century the burgage plot would have extended a long way to the south as there is mention of a bowling ground where once there had been a hop garden (A.C). This hop garden is of particular interest as most beer was brewed on the premises until brewers began to become more specialised during the latter part of the 18th century, buying up public houses and supplying them with their own beer. By 1826 the Broad Gates was owned jointly by brewers Benwell and Brakspear.

Description in detail

NB: Not all buildings on the site form part of this survey. None of the buildings behind the three medieval east range bays have been visited and the long rear ranges behind the west front range have only been briefly looked at, making it possible to spend more time on assessing and recording the earlier street frontages.

Date of 1st map, type of plot: Its three bays of 11.52 m occupy the upwards sloping street frontage of a long, town centre burgage plot on the south side of Market Place, extending all the way to the town boundary with Rotherfield Greys. This long plot is shown on the 1878 OS map as open ground behind the rear ranges of the inn. This, plus a street access from Greys Road,

which had been shown as built up on the 1878 map, is now occupied by the large, late 20th century plant and offices of Stuart Turner.

Type and use of building: Shop, offices and storage, formerly with living accommodation. The pre 1900 Lucy Cooper painting (P.14) of the yard shows that the rear ranges nearest the gateway were used as accommodation with a large bow window in the east building. On the west side one can just make out a stable door and stable window. Most of the rest of the rear west range also appears to have been used for stabling or open fronted sheds, judging by the physical evidence of the buildings.

Plan form/position in street: The building's roof now runs parallel to the street, with central passageway and two long rear wings of different dates. The central passage appears to have started as the low cross or screens passage of a medieval house; its height and width have been increased considerably since then. The east side is a cross wing of two bays (Bays I and II on plan) with a further, separate bay (III) added. As this cross wing runs back from the street the early plan form appears to have been that of an L.

Details of east range (Bays I, II and III): The timber framing of the ground floor front wall was removed when the bay window was inserted. A fascia board above now conceals the former jettied joists, which still support the jetty bressumer and the timber framing this supports, despite the joists having been cut off just behind the jetty plate. A corner brace from the wall post to mid rail is still intact and supports the overhanging timbers next to the passageway. This brace has a useful, wide chamfer on the passageway side. Several other timbers here have been boarded over or replaced.

The earliest surviving framing members in the north façade are the two long, slightly curved tension braces located between jetty bressumer and the wall posts on each side. These posts have yowled or splayed heads into which the tie beam ends are tenoned. This tie also still supports the remnants of two downward braces of a former crown post. However, this post and the central part of the tie beam as well as the top of the braces were cut away when the Georgian window was inserted (see reconstruction drawing of this elevation in the appendix).

The upper part of the former gable was also lost, when the roof was altered and hipped back to form one continuous roof with that of the central part and west range. The crown post roof, for which there is more evidence in the attic (see above P.2) became redundant. One of the principal rafters of this earlier roof is just still visible on the left hand side of the front elevation. This - with its missing partner on the right - once formed a steeply pitched front gable.

This roof with its central crown post and long, curved braces would have been all the more impressive, as it was supported by the jetty, projecting by c.0.60 m over the pavement. A window would have been located below the tie beam to light the upper chamber, but no structural evidence of it remains.

Although the original ground floor timber stud wall which supported the jetty plate was removed, there are plenty of empty mortises in its soffit or underside (see scale drawing in appendix) visible at the back of the shop window inside Bay I, to provide evidence for it. A photograph of c. 1910 shows that prior to the construction of the projecting bay window under the jetty there had been two sash windows.

The entrance to the front room is through the side door from the passageway. The two-centre medieval door surround forms part of the west wall frame of Bay I and probably owes its survival to it having been an internal door. Surviving pegs show that there had been a second, adjoining door on the south side (see attached drawing)

The photograph below shows the details of the original door frame; only the plank door is a later replacement of the original one, which would have been similar but made of wider planks.



Two-centred door opening on the east side of the passageway. The short braces forming the arch are pegged into the posts and mid rail above and are part of the original framed construction. The r.h. post is the principal western wall post of the central truss and still supports the tie beam and roof.
NB the housings of former ceiling joists spanning the passageway can be seen as 1" by 8" deep recesses cut into the mid rail.



The jettied floor joists are just visible above the shop window behind the missing fascia board. The 0.60m long joist ends are heavily weathered, demonstrating their long exposure to the elements.
The wall post with brace supports the projecting corner joist, now mostly hidden behind boarding. N.B deep chamfer reducing sharp edges of low brace.

Bays I, II & III now form a tall, open-plan room from floor to tie beams, but they were originally divided vertically into three separate spaces.

Bays I and II were also divided horizontally into ground floor and first floor chambers. Both bays still share the central transverse beam, which retains the cut off tenons of nine former ceiling joists as well as scribed carpenter's marks in roman numerals. These demonstrate the method employed in the original, medieval construction of the upper floor. Only the northern ends of the joists, which form the overhanging street jetty, remain.

The central transverse beam further provides evidence that the room was previously subdivided into two, as the tenons of vertical studs and posts were sawn off and remain in its underside together with pegs, which would have been inserted to keep the ceiling joist ends above from slipping out of their mortises.

The removal of the ceiling allows us to see the long arch braces from posts to cambered tie beam as well as long raking struts from the central post to the wall plates. No trace of a former crown post foot or plinth remains on top of the tie beam. Only the paired common rafters and collars in the loft tell us that a crown post and its central collar purlin must have been there originally to support the roof structure. (See P.1 photographs as well as the reconstruction drawing in the appendix. Also crown post roof details from the 1325 dated Old Bell, 20 Bell Street.)

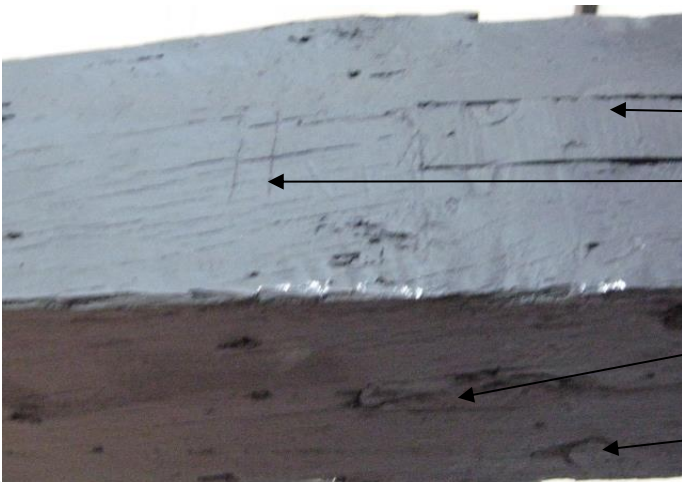
Bay III is separately framed under a lower roof; the two trusses and wall frame remnants are separated by a narrow gap. The photos below show the adjoining posts and their long arch braces in the end walls. It is a lower building and may have had a separate function. Unfortunately most evidence of former wall structures between the two has gone; only an indication of a former horizontal mid rail tenon in the nearest wall post remains. What one can see of the structure indicates, however, a very similar building date to that of bays I and II.



West wall with two separate trusses of bays II and III. Both have long arch braces between wall posts and tie beams



External view of the two structures, separated by a gap of c. 12 cm, now infilled with header bricks.



Central transverse beam between bays I & II. N.B. cut off tenon of former ceiling joist and figure II scribed carpenter's mark to the left.

In the underside of the beam one can just make out the cut off end of a vertical stud, part of the former partition wall between the two rooms. The peg here still holds the cut off stub or tenon of the former horizontal floor joist above in place, as it has done for probably the past 600 years.



View of central truss, looking east, with pronounced camber of the tie beam; neither the north nor south ties appear to have a camber, indicating that they formed end walls and that the central truss was the visually important one.

There are short knee braces between central posts and tie beam and long arched braces at the end trusses, where the posts have jowl heads. Two long raking struts, also slightly arched, rise from the central post to the eastern wall plate.

A modern ceiling inserted just above the tie beams conceals the roof structure.



Close-up view of soffit or underside of the jetty plate in the north front wall, which supports the jettied first floor. This beam can be seen at the back of the 20th C. shop bow window. All vertical posts and studs of the former front wall have been removed, but their empty mortises and pegs still testify to their former existence. The large studs (three in total) would have formed the main g.f. front wall supports and may also have framed former openings. The smaller 75mm by 45mm mortises may have supported the former wattles of the daub infill panels.

The long, continuous, empty slot, which is 20mm deep and 35mm wide, and set back from the inside edge by 35 mm is an unusual feature. It suggests a groove for a stud and panel wall; with the peg going right through both, showing a sophisticated and strong infill panel. This in turn seems to exclude former window openings in this gable wall, suggesting a secure storage space.

Details of the central Bay (IV on plan)

This forms the passageway or ‘broad gate’ which now accesses the rear ranges. One large iron hinge is all that remains of a former gate in the tall, western door post at the entrance. The upper floor overhangs like the jetties of bays I and V, but at a higher level.



West wall

The difference in the wall framing between the medieval east wall and the c.18th C. west wall visibly illustrates centuries of changes.

Mid rail supporting jetty of west range at a height of 2.42 m

The earliest ceiling joists were located in the east wall supported by the mid rail, only 2.06 m above ground level.

Now the entrance gate way is 3.12 m high.



East wall

The mid rail on the east side of bays I & II is of 6” (15cm) scantling and supported an earlier ceiling. It has 19/20 cm wide and 2.5 cm shallow recesses cut into its top, where former ceiling joists would have been lodged (also photo on p.5), but the evidence for these joists disappears toward the front of the building, where the mid rail has suffered from weathering.

The entrance passage ceiling appears to have been raised twice. The west wall of the passageway consists of narrow scantling square framing, which may date to the late 18th or early 19th C. and is indicative of the need to adapt the gateway to larger vehicles over time. Below are two treads and three risers of a redundant staircase formerly connecting the first floor of the east range with the room over the passageway at Bay IV. N.B. There remain no signs of a stair in Bays I and II, as the upper floor has been removed, but the chamber above the passageway shows a blocked opening in its wall, clearly confirming the former access. Now the room is reached from a first floor lobby next to the stack in the west range.



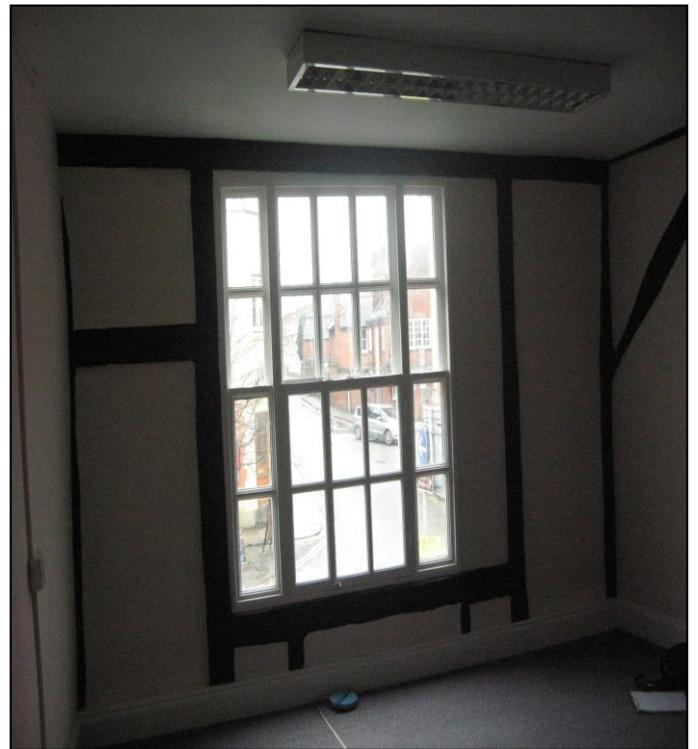
Left: Stairs rising from east range to room above the gateway. The framing consists of wide, rectangular panels below and close studding above the mid-rail.

Right: Room above the gateway. Gap cut into beam for stair access from the adjoining medieval chamber in the east range.



West Range, Bays V and VI

There is still a trap door in the pavement below the west bay sash windows, evidence of the street entrance for deliveries to the cellar, which lies below Bays V and VI. Possible, earlier windows are also indicated by the framing on either side of the large, first floor western sash window (See photo on P.1, top right hand side).



The front elevation of the west range preserves some of its large rectangular framing at ground floor level and most of it at first floor level. The jettied ceiling joists are enclosed behind a fascia board and plasterwork below.

A large multiple flue brick stack is located at the back of Bay V with an additional, later flue to serve Bay VI. It apparently served two rooms on each floor and one small brick fire place in the front attic room (Bay V); all fire places have been blocked and the brickwork is only visible in the attic. The (Tudor) bricks measure from 1 7/8" – 2" width.



Attic: Main brick flue measuring 2.27m by 0.69m, blocked F.P. opening is 1.08 wide by 0.96 m high. Behind the main flue, just visible on the left is an additional flue of 2" bricks, probably inserted to serve the later rear extension.

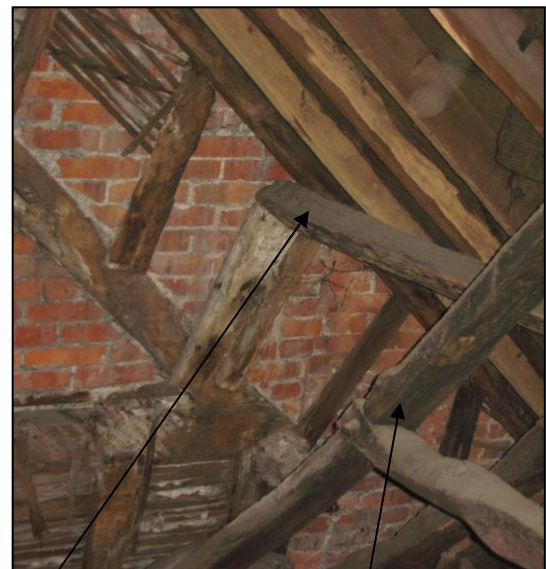


Attic room fire place (Bay V on plan) rising behind the lower south purlin which is supported by the queen strut and stub collar of the western end truss (also see photograph below).

The trusses and roof structure of bays IV and V are well preserved. They consist of two sets of side purlins; raking lower struts from stub collars to clasped purlins and tall queen struts rising from the tie beams to a second, higher collar. The latter is cambered and the purlins are clasped between it and the principal rafters. This is a construction method which would allow unimpeded access throughout the loft area and is probably of 16th C date. Access from Bay V has been interrupted to bay IV by the ceiling having been raised by c. 0.70m above the passageway. However, the attic, when first built, probably provided substantial accommodation in this two-bay, heated room.



View of the west end gable of Bay V showing the truss construction with its tall queen struts and cambered collar above, which looks like a former doorway beyond the existing building. The right hand picture shows the central truss and the purlin clasped between collar and principal rafter. The purlin was extended with a bridled scarf joint just above the collar support.



East gable end with earlier roof structure of an adjoining building (now replaced by a 19th C house). The present Broad Gates side purlin roof can be seen on the extreme left and right of both photos.– On the right one can just see the first two surviving rafters and one of the collars of the crown post structure. They are quite dark and may be sooted. Here they are redundant but their southern end still supports the roof & gable visible from the yard.

The roof of **Bay VI** can be seen behind the stack. It runs at right angles to the front range. Its construction is of a simple, staggered, side purlin type and considerably lower than that of the attic rooms in the front. It clearly post-dates the front range and may be of mid 17th - mid 18th C. date. The additional flue which serves it shows that it too was a domestic building.



Cellar: The cellar is reached by a 20th C. straight staircase from Bay VI. It is not known where the original staircase was located, nor whether the cellar has been enlarged. It now extends under both bays and the former street access for barrel delivery is still visible in the north wall. Some of the old timber ceiling joists still exist in the north bay.



The most interesting feature of the cellar is a large arch. It appears to be brick work, but is now under a thick render & supports the stack above. It is 2.24 m wide by 1.80m tall and 1.58 m deep; the arch inside is 1.46 m wide. It is a truly impressive structure. If it is original, it would link the construction of the cellar and that of the stack, which in turn seems contemporary with Bay V.

Without being able to compare its masonry (brickwork ?) with that seen in the attic one cannot assess its age (p. 9)

Court yard ranges:

Once through the broad gateway two long ranges stretch behind the north street frontage. That of the east side are the three medieval bays described above, followed by a late Victorian brick cottage and workshops, built by Stuart Turner. They do not form part of this survey.



The west rear range is 28.85m long from the south gable to the edge of the rear face of the archway. Up to the front street edge of the jettied overhang the entire range measures 36.10m. The rear part consists of several late timber framed buildings, most of which appear to have served as stables and open fronted storage buildings.

Looking at the steeply pitched roofs there is a clear break and change in heights denoting different building dates (between Areas VII and VIII on plan), but the interior's subdivisions into different rooms, new staircases, insertion of later windows and alterations to roof structures makes it difficult to assess building dates and sequences.

However, the two-bay building (Area IX on plan) at the very southern end retains its central truss and complete timber framed gable end supported by the sole plate resting on its masonry plinth.



Left: Break in roof line denotes different building phases.

The two slightly recessed, weather boarded areas with very uneven upper edges were probably open fronted originally as there is no plinth below the boarding.

Below right: north gable of two-bay timber framed building (area IX). Its framing is traditional with the tie beam supporting raking queen struts. The framing consists of square panels with a long raking strut below supporting narrow, closely spaced studs. The cut sole plate stands on a projecting masonry plinth, the sign of an external wall.





Market Place south,
 photograph taken
 between 1908 and 1917

Above Stuart Turner
 the Broad Gates next
 sub. The photograph

Stuart Turner's works on
 the left, the Broad Gates
 Inn, still a Brakspear P.H.
 on the right, before the
 render was removed to
 reveal the medieval
 timber framing.

d

Conclusion

This survey has concentrated on looking at the historic fabric of the buildings and attempts a chronology of its construction. There is no doubt that this is a very early building and that it would have been built by one of the wealthy medieval traders which profited from the river trade in supplying the capital's ever increasing demand for grain, wool and timber.

Bays I and II with their jettied crown post remnant and evidence of an upper chamber over two ground floor rooms shows that this is part of a once larger medieval building. One two-centred arched doorway survives and there is a strong indication of a second one. This is indicative of a typical medieval plan where the main entrance is into a through (or screens passage) from which the hall would be accessed on the right and with the double doors for the buttery and pantry on the left. However, the strong stud and panel front wall indicates a secure storage area for valuable goods rather than just household provisions.

The similarities between this cross wing and that found at the Old Bell, 20 Bell Street (dendro dated to 1325) are striking. Both have long tension braces which frame an opening in the front elevation; both have long internal arch braces, with unusually long raking ones in the side walls. Both are jettied with impressive two-bay upper chambers. Whilst little of the roof structure survives here, the existing paired rafters, lap-jointed by collars in the roof of Bay II, confirm that until the insertion of the large Georgian window and roof alterations were carried out the building had a complete crown post roof; the central post rising from a cambered tie beam would have been an impressive feature as seen from the floor of the chamber.

The probably mid/late 16th C. bays IV and V replace the original structure with heated first floor and attic accommodation under a tall, double side purlin roof. This roof is similar to that of the attic at Harpsden Hall, dendro dated 1566/8.

Whilst there are signs of a larger archway being constructed as part of this 16th C. building work the present very tall and wide archway appears to be of a later possibly 18th C. date. This would have meant that the floor of the chamber above as well as its ceiling had to be raised, reducing the attic accommodation space to bay V only. The construction of additional rear ranges would have more than made up for this small loss, which allowed the profitable coaching and carting trades full access into the large rear yard and ground behind. The early 20th C. photograph above still advertises GOOD STABLING on the fascia above its broad gateway.

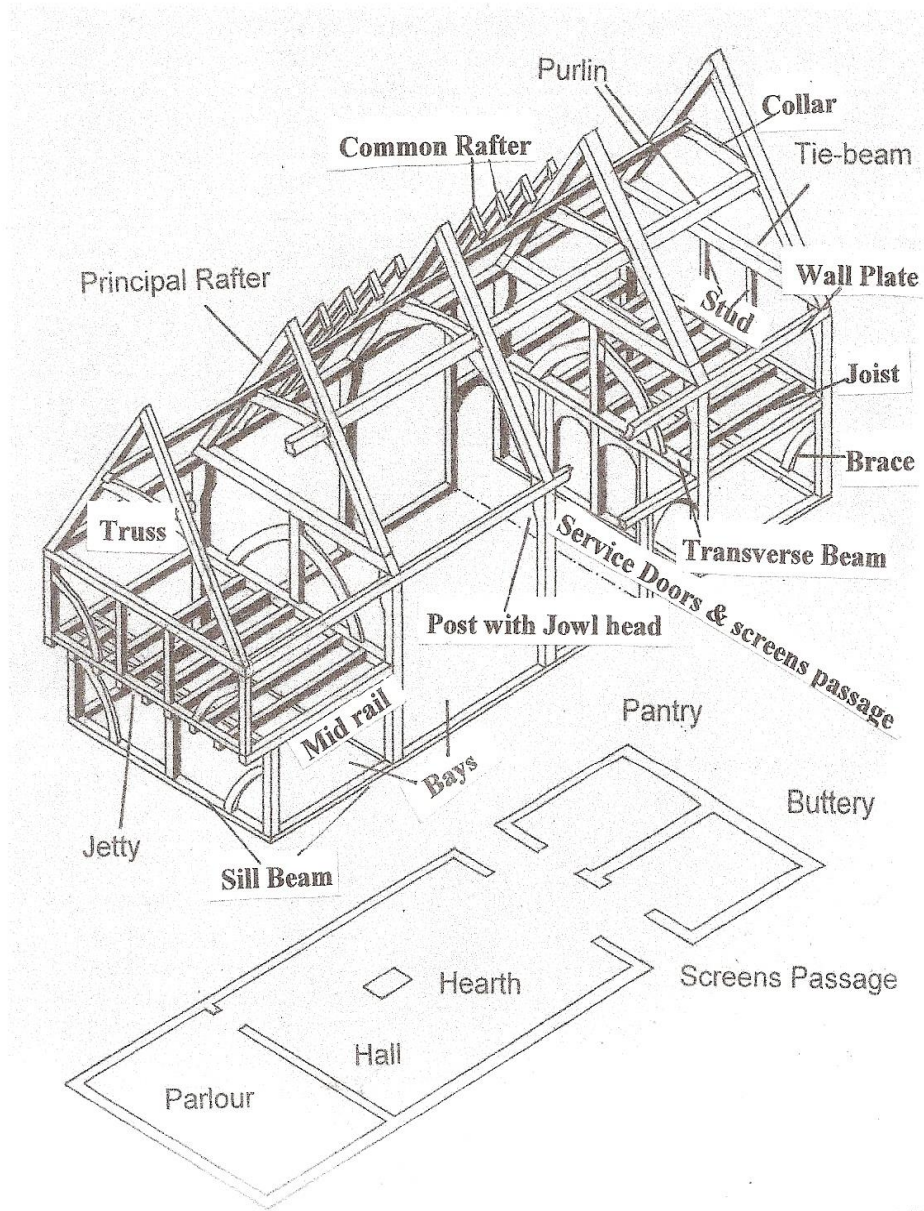


Local painter Lucy Cooper painted the yard of the Broad Gates Inn looking north towards upper Market Place. The date is before 1898, before the Kings Road had been created, as one can still see a building through the gateway, before this had to make way for the new road.

On the left is an open stable window and door; on the right the steeply pitched roof of the medieval range. This painting belongs to Henley Town Council and it has been reproduced here with the kind permission of the Mayor.

APPENDICES

GLOSSARY





Purlin
Collars
Rafters

The octagonal shaft, which is the lower part of the post, the capital and base are beautifully carved and as crisp as when first crafted by the medieval carpenter.

At the back the top of the two-centred opening, similar to the door head at the old Broad Gates

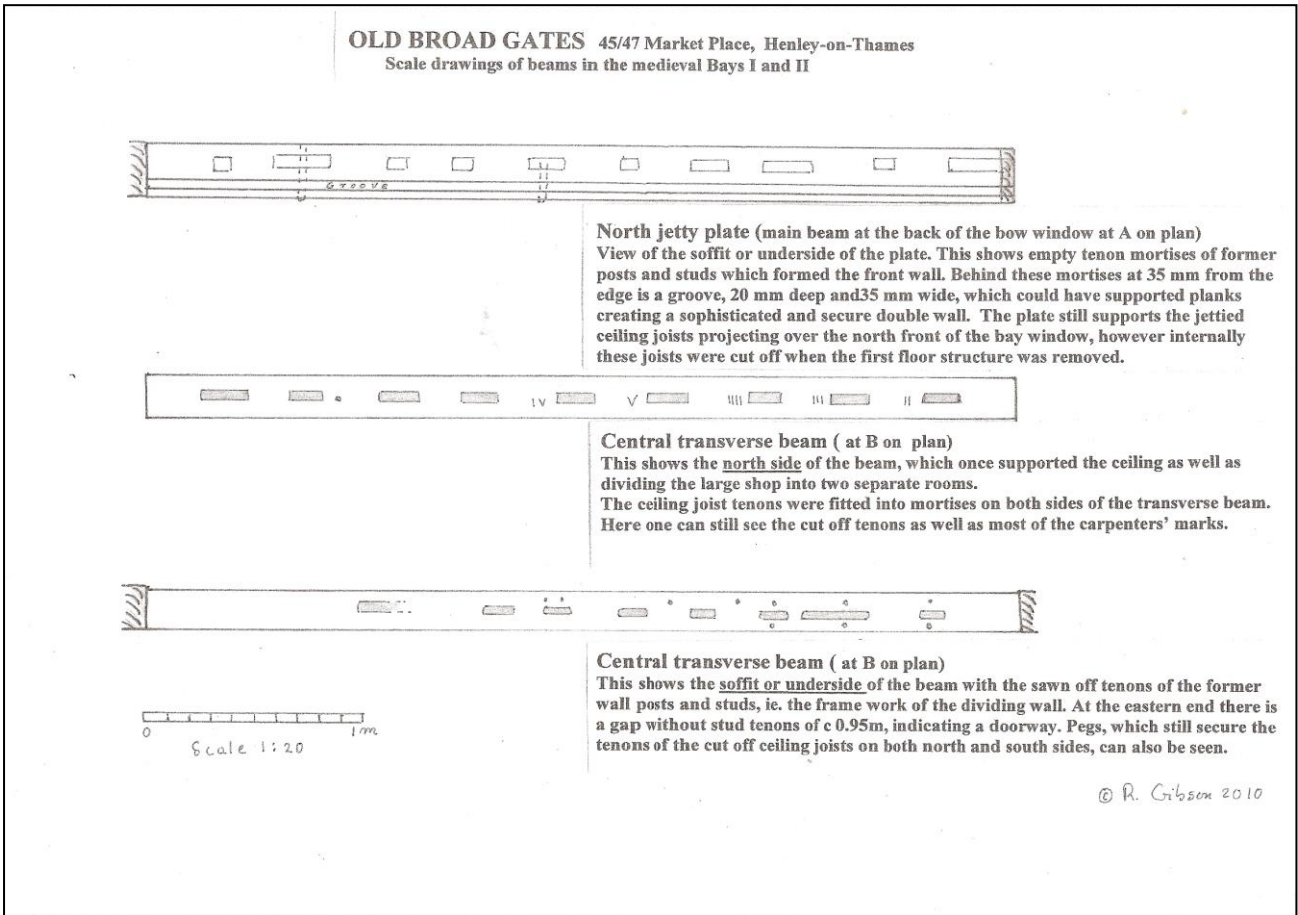
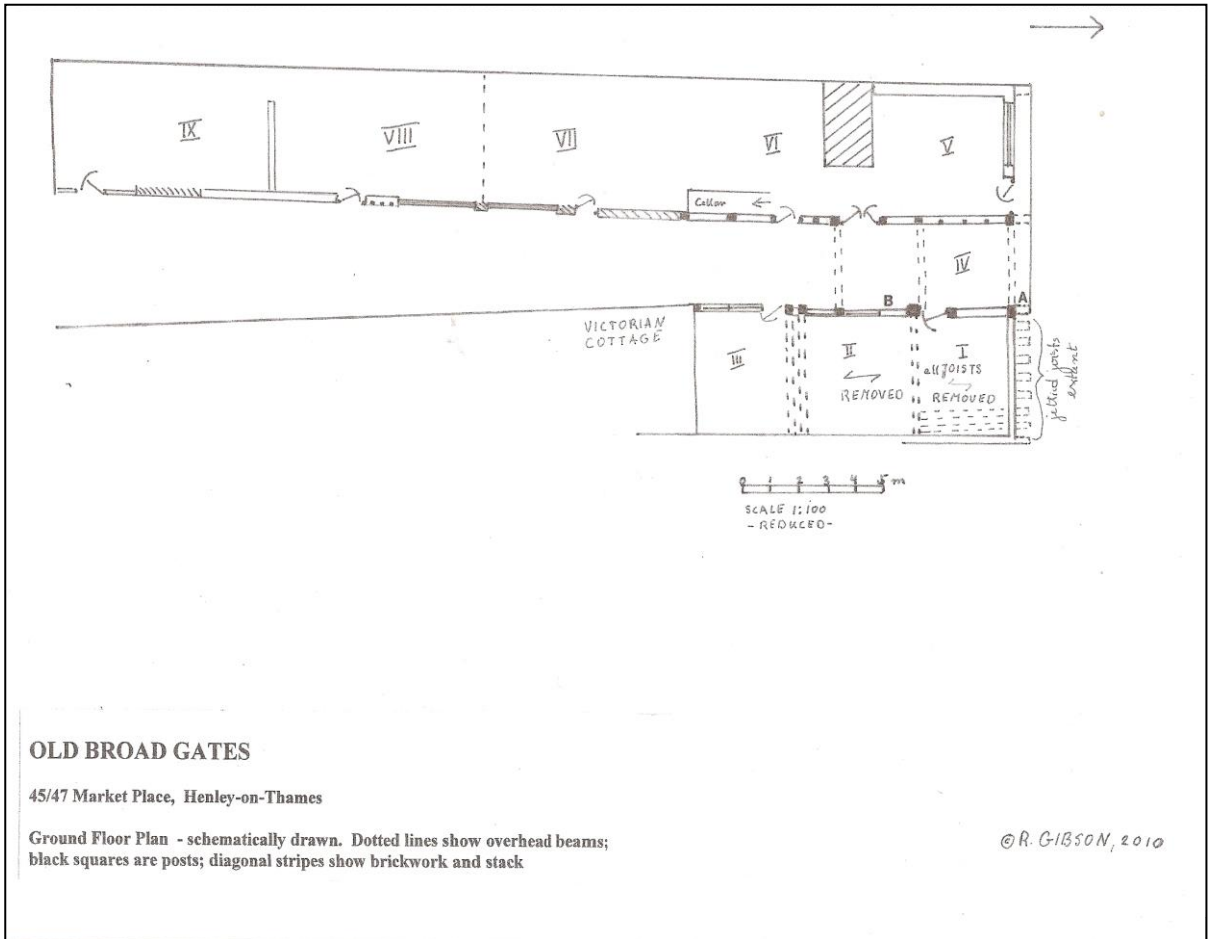
THE OLD BELL, the trees for its construction were felled in 1325

The crown post stands on the central tie beam; its up braces support the collars and purlin, which in turn support the rafters of the roof.

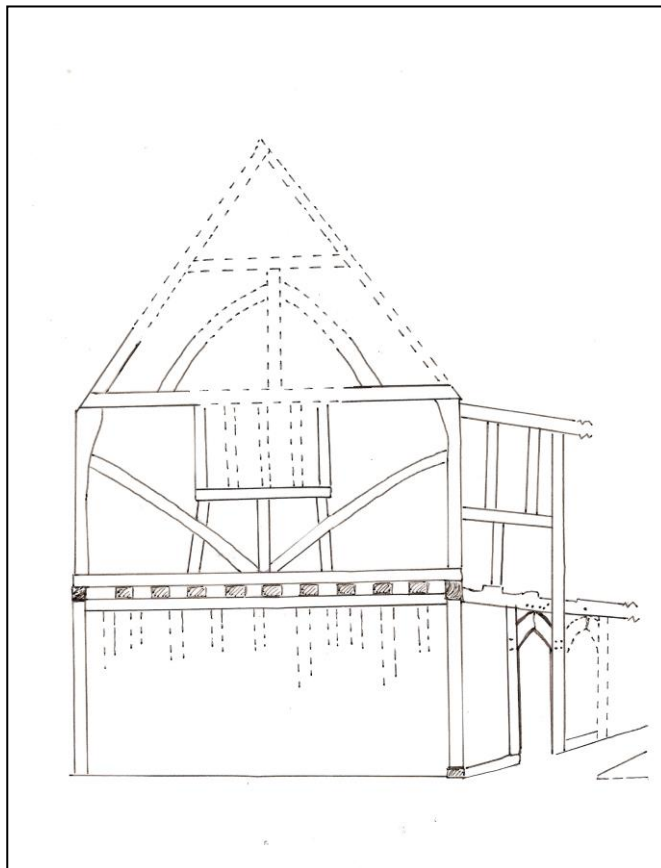
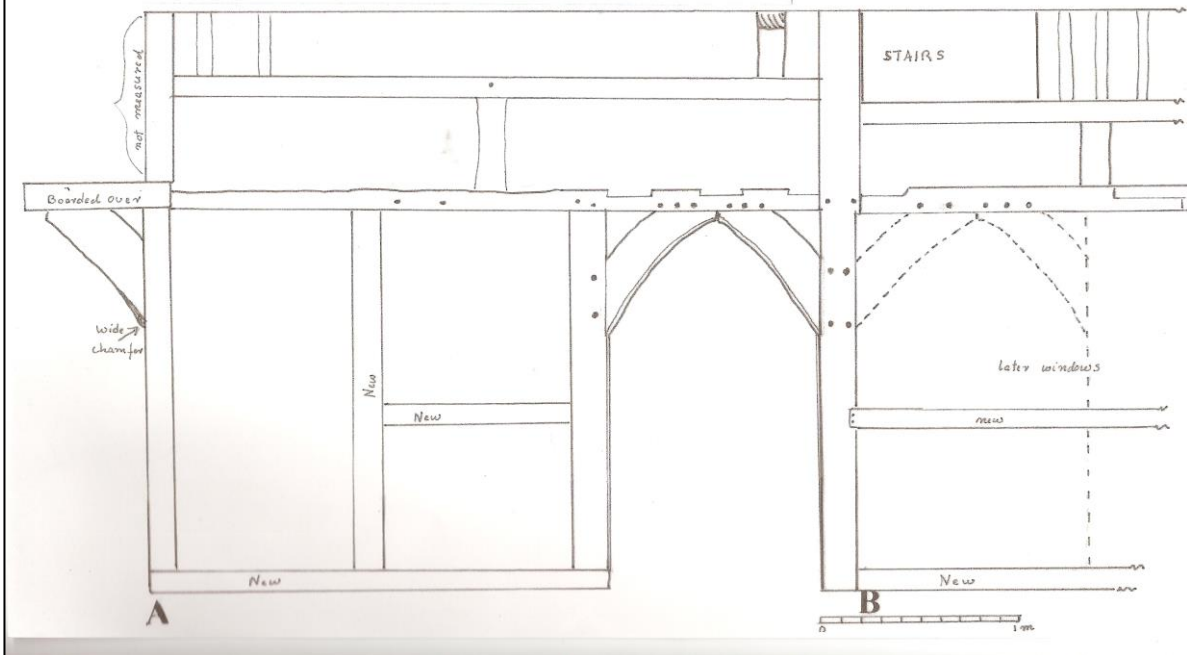


The 1878 OS map of Henley (two sheets joined together here) shows the Broad Gates with only part of its long rear burgage plot visible.

This still extends much further south to the former parish boundary with Rotherfield Greys.



OLD BROAD GATES 45/47 Market Place, Henley-on-Thames
 Section A - B showing the west side wall of the medieval cross wing with one original doorway and a further possible one indicated by dotted lines. The mid rail above the door retains some recesses for ceiling beams formerly spanning the cross passage. Far right: a side halved scarf joint in the mid rail.



Attempted reconstruction drawing of the missing elements of the street front gable, the lower part of the front wall and second doorway in the former screens or cross passage.

The wide tension braces and window arrangement is very similar to that of the Old Bell. The down braces of the crown post are unusual for Henley, but commonly found in other parts of the country.

Oxford Dendrochronology Laboratory
Report 2020/12

The Tree-Ring Dating of Old Broad Gates,
45 Market Place, Henley-on-Thames, Oxfordshire

Dr D W H Miles FSA

Summary:

HENLEY-ON-THAMES, Old Broad Gates, 45 Market Place (SU 75936 82589)

(a) North range (cross-wing)

Felling dates: Winter 1353/4

(b) South extension

Undated

(a) Posts 1348(15), 1347(9), 1333 (H/S); Jetty plate 1339(H/S); Transverse beam 1329(2); Wall braces 1353(14C), 1350(14), 1347(11), 1338(1); Wall plate (0/1); Central tiebeam (0/1); (b) Principal rafter (0/1); Wall plate (0/1); Corner posts (0/2); Collar (0/1); Transverse beam (0/1); Brace (0/1). (a) HENLEY13 1272-1353 ($t = 8.89$ READING; 8.36 THOHSQ03; 7.72 SOUTH).

No. 45 Market Place Henley is a two-bayed jettied cross-wing, presumed to be adjacent to an open hall where the present carriageway is now located, and there is evidence for a pair of arched doorways at this point. Although now under-built, the jetty place retains evidence of the fenestration and shutters to the ground floor front. Of two bays, the floors have been removed, although the transverse beam mortised for joists both bays still remains.

The roof is a crown-post roof which is heavily soot encrusted, although the front (north) bay I retain little *in situ*. Remains of braces to a crown post are truncated along with the gable end, converting it to a roof parallel to the road. The best preserved bay is Bay II, although no evidence for a smoke louvre was noted.

Behind is a single bay extension (Bay III), equally soot encrusted, in line but slightly lower eaves. Here again the first floor had been removed.



Date sampled: 29th October 2019

Owner & Commissioner: Stuart Turner Ltd and Ruth Gibson, HA&HG

Historical Research: Ruth Gibson

Summary published: Miles, D H, and Bridge, M C, 2020 Tree-ring dates, *Vernacular Architecture* 51, (forthcoming)

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April 2020