

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

Parish/County: Henley-on-Thames

Street and House name:
22 Hart Street
Magoos Bar

Owner/Occupant:
Lawrence Gordon
Tel No:
Recorder:
Ruth Gibson
Date: June 2007

Listing grade and entry text: Grade II

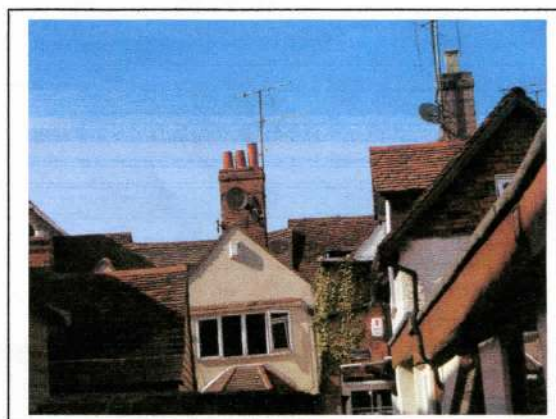
16th. Timber framed house with plastered infill to exposed timbers. Old tiled roof, 2 storeys and dormer, 1 window – leaded casement. Ground floor underbuilt with brick & modern shop window with leaded glazing.



No. 22

No. 20

No. 18



Rear view:

No 20

No. 22

Summing up: Building date, datable alteration and additions:

No. 22 is the cross wing to a medieval hall house, which survives, despite considerable alterations at No.20. The small, adjoining building on the west side, now the cart entrance to the yard of No. 18 may have been the service end, as it adjoins the screens or through passage of the former hall.

At first floor level on the west side there is evidence of a shared timber framed wall, the east truss of the hall forming the side wall of the cross wing.

Map ref., date of 1st map, type of plot:

The 1878 OS map shows that both Nos. 20 and 22 occupy one burgage plot, which had been subdivided by then. It had also been encroached upon by the wide plot occupied by No.18 and its massive rear malthouse, leaving only a very narrow rear plot for Nos 20&22.

The narrow building (c 2.20 m ?) on the west side which forms the cart entrance to the yard of No. 18 and its former maltings may well have been part of the plot occupied by the hall, having formed the service end beyond the screens passage.

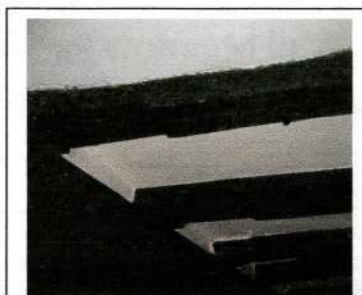
Type and use of building: Formerly a tea room 'The Old Rope Walk', the name reflecting its former use as a rope and twine makers. This is documented from the 1861 (Census Returns Wm. Cook) to 1928 (Street Directory) when William Cook & Son are still listed as rope & twine makers. The 1851 C.R return show Th. Briant a baker; this occupation is also documented in the 18th C. (see A. Cottingham documentary research)

Plan form/position in street: Built gable end to the street, although the roof has been altered and now runs parallel to the street. Front bay is jettied; two additional bays behind.

Roof shape: Pitched roof, parallel to street, over the front bay only. This is a replacement roof. The rear roofs are at right angles. Clay tiles. A brick stack rises from the gable end of bay 3.

Description of front elevation:

Timber framed first floor; wide tension braces, close studding up to tie beam, which now acts as wall plate to the roof. The jettied, c. 8" wide joists are laid flat and are now only visible above the doorway. Internally the joists show the recesses cut into their undersides, which formerly accommodated the jetty beam. The former timber framed front wall has been removed and replaced with brick work and a bow window; see photographs below for views of the former jetty with heavily weathered joists supporting the first floor post and sill beam.



Above: NB recesses cut into underside of joists show the location of the former front wall.
Right: Cellar – stone and brick & flint walls, heavy ceiling joists.



Description of the Interior

Ground Floor: This consists now of a long through room, but it was constructed as three timber framed bays of between 4 m and 4.30 m length, probably at different times with the front bay being the earliest. Both the front bay and rear bay have exposed ceiling beam of heavy scantling, flat laid and c. 8" wide. The joists of the central bay are not visible.

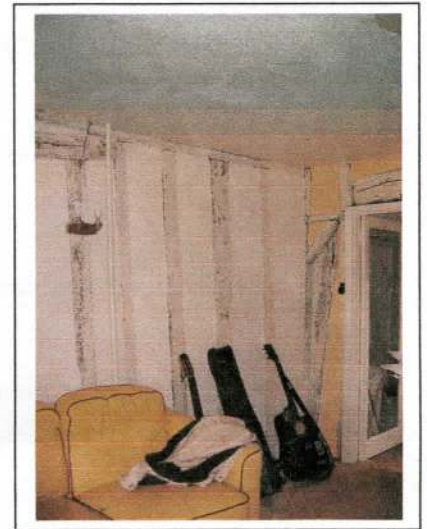
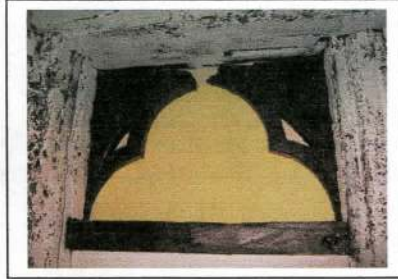
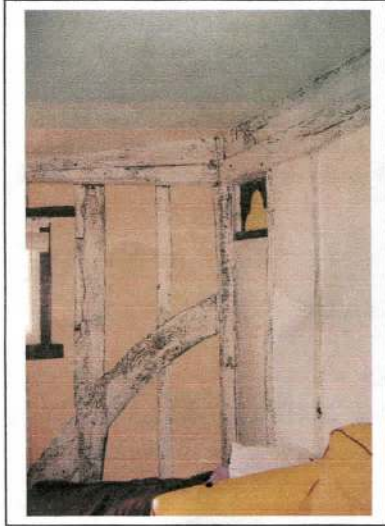
There is a 1.50m deep **stack** at the south gable end of the rear bay, but no original hearth survives.

The central bay houses a trap door with steps leading down into a cellar, built against its east wall. The **cellar** walls show the use of different walling materials and alterations carried out over long use. There is part of a chalk block corner with just a hint of moulded stone work – may be the remnant of the medieval cellar?

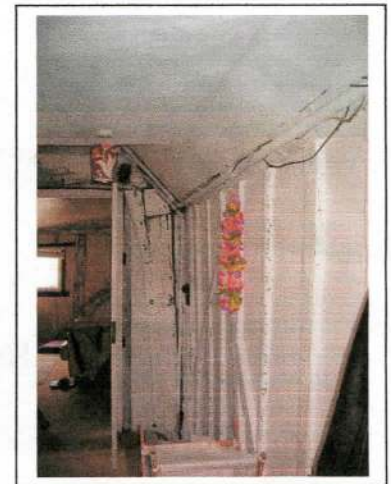
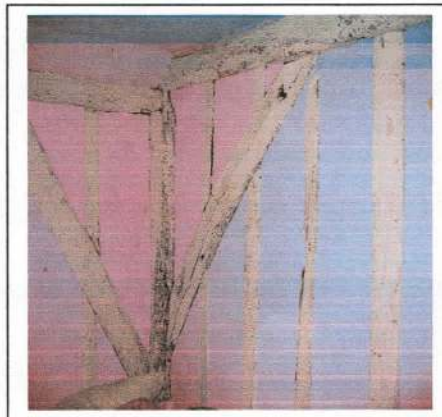
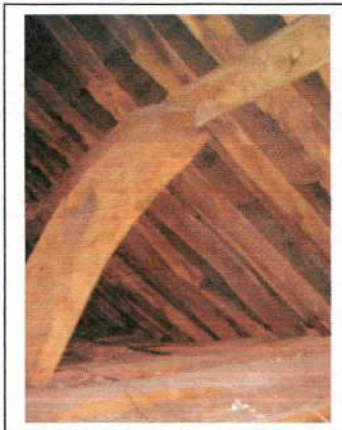
First Floor: There is a modern staircase located behind the brick stack. This gives access to a long corridor on the east side of the two rear upper chambers, leading to the principal chamber at the front. Most of the walls are close studded. The central truss between bays I and II has a jowl post and an arch brace on the east side, that on the west is not visible, as it is within the 1st floor

office of No. 20. However the front/north wall has short tension braces from plate to posts. Unfortunately the truss above tie beam level has been removed and with it any evidence of the original roof structure.

One original window survives in the east wall in the form of a cusped, trefoil window head set between the corner post and a stud. Both uprights have shutter grooves down to the floor. The window is 0.44 m wide, simply made from two planks fret cut into the appropriate shape and jointed at the top. Its location in the north/east corner of the building shows that it pre-dates the now adjoining timber framed No. 24.



Front chamber with trefoil cusped window set into the close-studded frame of the east wall. NB the tension brace in the north/front wall; this is lap-jointed and pegged across the stud in the front wall.



Left: Side-purlin roof over central bay Centre: Central bay first floor walls with long arch braces and close studding, but of poor quality scantling. Right: Corridor in central bay looking towards the front/north bay

However the adjoining roof over the central bay may retain original features such as coupled rafters; it has side purlins supported by curved queen posts, but without principal rafters. No proper inspection of the roof space was possible.

For Description of No. 20 – See separate report of June 2007

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