



# Hubbard Conservation



Heritage Impact Assessment  
The Bell House  
Little Tew  
Oxfordshire.

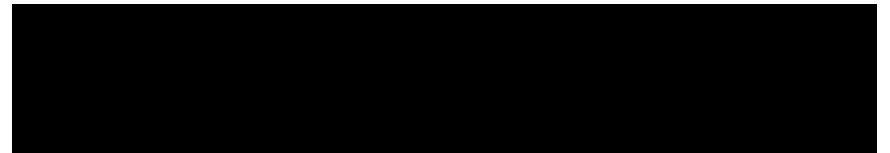


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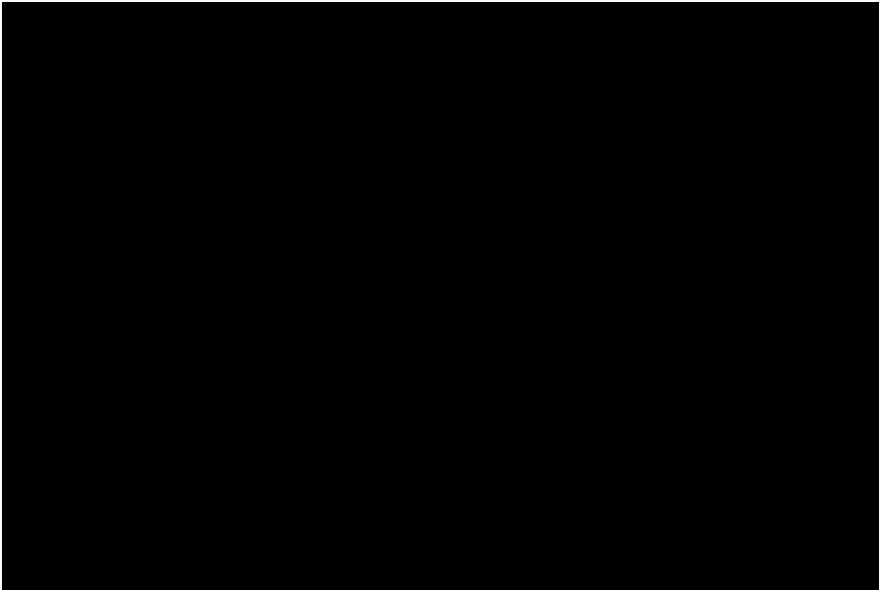


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The Bell House, Little Tew, Oxfordshire.



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### Introduction and methodology.

Victoria Hubbard MSc, of Hubbard Conservation, has written this Heritage Impact Assessment on behalf of Mr. and Mrs. Radford in relation to the proposed works to The Bell House. The proposal seeks to make some internal changes to the ground and first floor, reconstruct the existing outbuilding providing a part-glazed link from the main range and a glazed extension to the outbuilding facing the garden.

The Bell House was statutorily listed as Grade II on the 27<sup>th</sup> August 1956 (Appendix I), and is adjacent to Ibstock Close (Grade II) and Manor House, (Grade II). Also, The Bell House is part of the Conservation Area of Little Tew.<sup>1</sup>



The level of detail in the report is proportionate to the proposed works and significance of the main asset and setting in accordance with National Planning Policy Framework (NPPF), Section 16, Conserving and Enhancing the Historic Environment, 2021, in particular paragraph 194. 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes,

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<sup>1</sup> Little Tew Conservation Area Character Appraisal.

<sup>2</sup> Victoria County History 'Parishes: Little Tew', in A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part),

<sup>3</sup> Victoria County History 'Parishes: Little Tew', in A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part), Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

Paragraph 195 of the NPPF states, ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’ To accord with this policy this report has been written in two parts: Part one will comprise Statement of Significance and part two, an Impact Assessment.

As referred to above, the report first sets out the historic background of the heritage asset and its setting, investigating the ‘significance’ in accordance with Historic England’s Conservation Principles, Policies and Guidance which advocates the understanding of ‘significance’ taking place before moving onto assess the impact of potential change on that ‘significance’. The Impact Assessment will detail the planning proposal again in accordance with Historic England’s Conservation, Principles, Policies and Guidance and paragraph 199 of the NPPF. ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)’.

#### Local constraints:

##### West Oxfordshire Local Plan 2031 (Adopted 2018):

##### Ø Historic Environment Policy:

- ✓ EH9 – Historic Environment
- ✓ EH10 – Conservation Areas
- ✓ EH11 – Listed Buildings
- ✓ EH12 – Traditional Buildings
- ✓ EH13 – Historic Landscape Character

##### Ø West Oxfordshire Design Guide 2016:

- ✓ Design Guide 6 –Conservation Areas,

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- ✓ Design Guide 15 – Conversion of Agricultural Buildings,
- ✓ Design Guide 14 – Extensions and Alterations.

The planning system expects reports such as these to be based on evidence. Therefore, this report has been based on a site inspection that took place on June 9th 2022 where a survey was conducted of the house, outbuildings and setting. Photographs were taken on the day. Documentary evidence has been sourced online, from a local history source and from Exeter College Archive (visit made 11<sup>th</sup> July 2022).

A search was conducted on West Oxfordshire District Council Planning Portal for previous planning applications concluding without results. However, documentary evidence suggests the property was altered internally C1900 – 1910 quite significantly. C20 changes have occurred but any proposed application is not obvious on the planning portal and occurred prior to the current ownership.

Victoria Hubbard has a Masters degree in Historic Conservation from Brookes University, Oxford. She is the project coordinator for The Early English Fabric project in Chipping Norton on behalf of Historic England, which started in 2013 and is still ongoing. The project was nominated for The Historic England Angel Awards in October 2016 in recognition of the time, effort, and determination afforded to the project. In 2012 she became one of the founder members of the Chipping Norton Buildings Record (CNBR).

This report has been prepared with care, diligence and as an objective assessment based on the information provided, discovered, or known at the time. This report has been produced for the sole use of the clients and their professional advisors in connection with this application and should not be relied upon by any other party or any other context. The report was first written under Job reference: 101-22 during June – October 2022, and edited under Job reference: 128-23 in May 2023. Subsequent changes were made as a result of the pre-application process. This latest report has endeavoured to cover the proposed changes.

This report should be read in conjunction with the Design and Access Statement and drawings provided by Tyack Architects.

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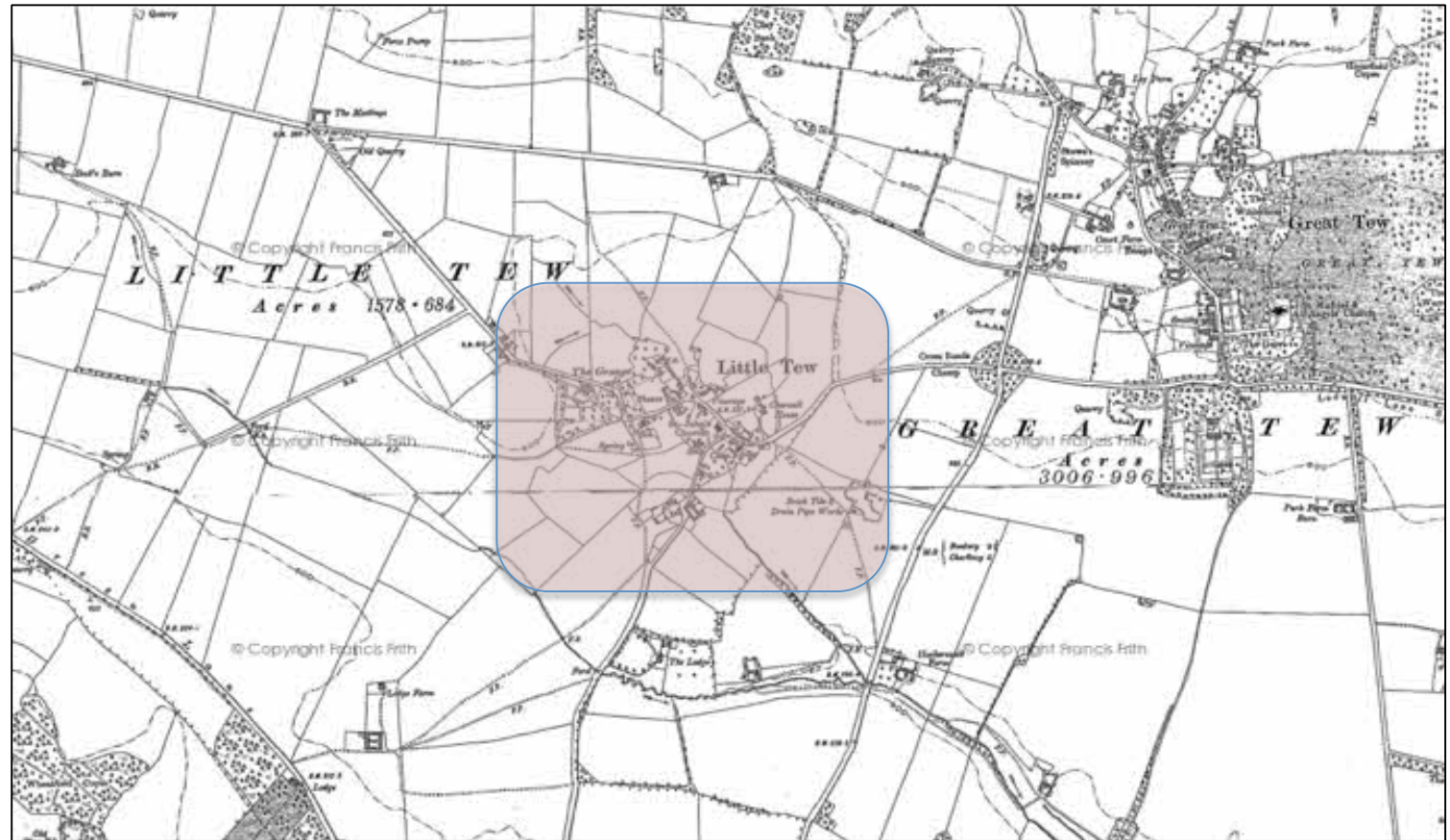
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## Part One: Statement of Significance.

### Location and setting.

The village of Little Tew is located 5 miles east of Chipping Norton and 9 miles south west of Banbury. Little Tew is part of the wider parish of Great Tew, which is located 1 mile towards the northeast.

Geology: The parish lies across a junction of Great Oolitic limestone and lias: high ground forms the limestone and the lower ground comprises slopes of upper lias clay which reaches down to a depression of middle lias marlstone<sup>2</sup>. This variation of stone is visible in the architecture of the village. The combination of ironstone and limestone provides a



<sup>2</sup> Victoria County History 'Parishes: Little Tew', in A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part),

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distinct character to the historic built environment of the The Tews, as opposed to neighbouring Chipping Norton where the historic built environment is limestone.

Routes: There are various routes in and out of the village most of which probably follow ancient lines. The route to Enstone (south) was referred to as the great highway ('magna strata') in the mid- 13<sup>th</sup> century. Green Lane is an ancient drove road that once continued towards the southeast. The lane would have followed the same line as the parish boundary between Little Tew and Heythrop, which was slightly altered to loop into Little Tew as a result of the inclosure of 1767. The inclosure resulted in several field routes being disused. Between The Bell House and the Manor House there is evidence of a disused route, known as Water Lane, which ran north from Little Tew to join the Swerford road where it crossed the Chipping Norton to Great Tew road, coming out somewhere near, what is now known as, Home Farm<sup>3</sup>.

Historic context.

The Bell House is located to the north of the village at NGR No: SP3838128660. The adjacent area is defined by three distinct properties on the perimeter of a green: The Manor House to the west, The Bell House to the northeast, and Ibstock House to the east (Fig. 7). Pevsner<sup>4</sup> suggests that all three properties have 17<sup>th</sup> century cores, and that The Manor House was a former farm, The Bell House was an Inn (although likely agricultural origins) and Ibstock House was a vicarage during the late-19<sup>th</sup> century<sup>5</sup>. Exeter and Eton colleges were the leading landowners; leasing out land and properties. The colleges were disinclined to provide new housing, discouraging development<sup>6</sup>. The Bell House and Ibstock House were both formally owned by Exeter College.

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<sup>3</sup> Victoria County History 'Parishes: Little Tew', in A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part),

<sup>4</sup> Pevsner N, Sherwood J, The buildings of England, Oxfordshire, 1974, pp.690-691

<sup>5</sup> Ibid VCH

<sup>6</sup> Ibid VCH

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The Bell House was formally an Inn (when the building began life as an inn is unclear). The architectural evidence appears to suggest the building (east range) had humbler origins, probably linked to farming; perhaps workers cottage or a barn. This notion is based on the early proportions of the core of building. Presently, the building presents as a two and three storey house with an early 17<sup>th</sup> century core (east range, likely dating to the ownership of Exeter college) with a late 17<sup>th</sup> – early 18<sup>th</sup> century extension (west range). Pevsner suggests the southwest gable of the east range was a 19<sup>th</sup> century addition, although it appears to have been constructed to echo that of the southwest gable of the west range, thus likely to be coeval.

The Bell Inn purchased from Exeter College by Albert Brasses of Heythrop in 1872, shortly after which it was sold to The Reverend Charles Garret. On his retirement in 1880 Garret was allowed to keep the vicarage (known thereafter as The Grange, on the western side of the village), in exchange for a house of his (Ibstock House). Garret agreed to this on the condition that The Bell Inn should cease to operate as a public house.

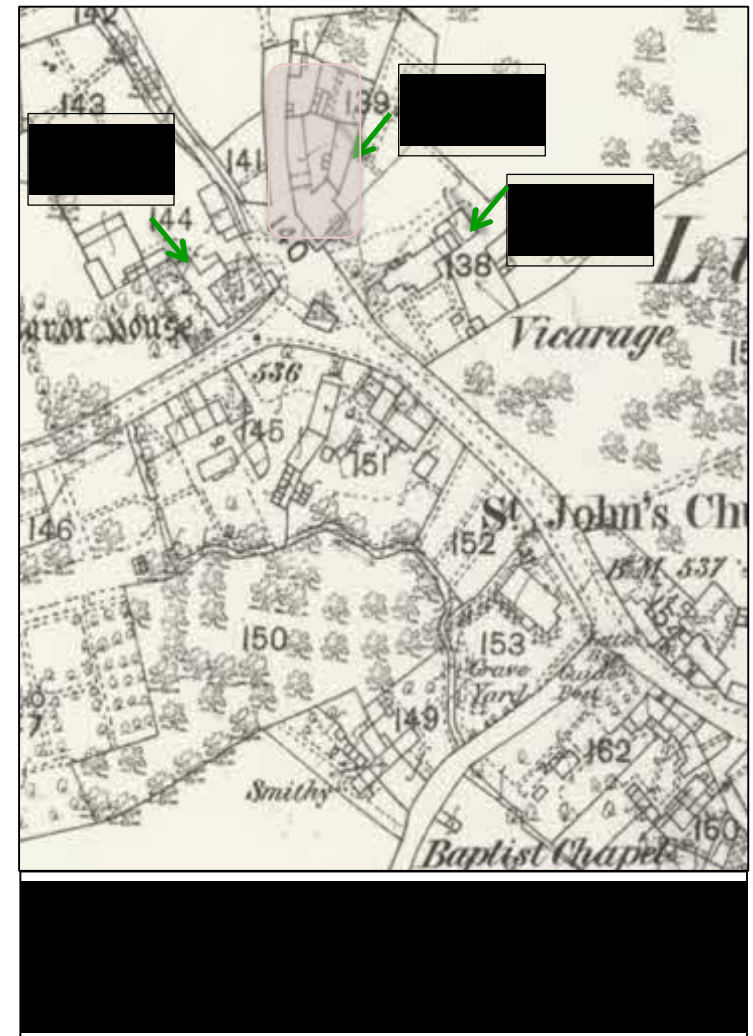
After the pub closed the property was owned by the Taylor family (carpenters by trade). There is a 42-foot room on the first floor (F3) of the west range (Figs. 12, 33 & 34) that was used as a workshop and referred to as the 'top room'. This is said to have been accessed via an external staircase. It is reported that there was an 'alley way' from the front door to a deep-well<sup>7</sup>. Any fabric evidence of the 'alley way' or passage way from the former front door (G3) has long since disappeared. This would have been situated where Stair 1 now exists, and likely to have continued through G3 into G4. There is some debate as to

<sup>7</sup> The Little Tew Millennium Book, 2000, The Bell House, Eanswythe Hunter (former owner).

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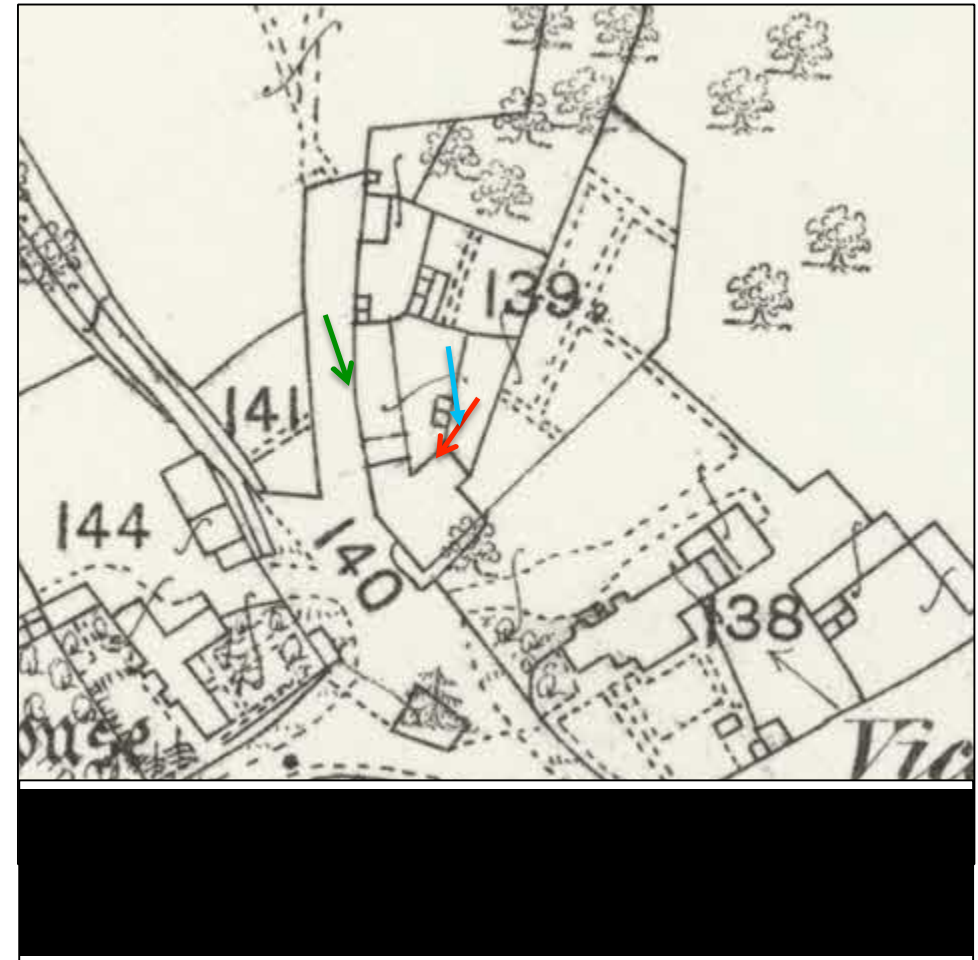
whether the well was in G4 or not. G4 is difficult to read due to the degree of, what appears to be, late C20 work. However, the current owner was informed by Miss Hunter that G4 was 'open' at one time. It is doubtful that this referred to an open (outside) court as the 'top room' is above, but may have referred to an 'open space' perhaps encompassing the well, possibly adjacent to the external stair to the first floor. This is all conjecture however without firm fabric or documentary evidence.

After the Taylor Family, it appears Mrs. Darrell owned the property (presumably c1900 – 1910 until possibly 1946). At this time the house was modernized. The alterations made at this time are likely to be; the insertion of the stairs in G1 which resulted in the front door being relocated. The new staircase provided a new internal entrance into the hall, presumably eliminating the need for an external equivalent<sup>8</sup>.

Hon. Lady Joan Hunter owned the property between 1946 – 1988, and her daughter (Eanswythe Hunter) remained there until 1994. The hall was used as a meeting hall for the village.

1994 Mr. and Mrs. Tinsley bought the property in 1994.

The historic map evidence from c1880 – 1922 (Figs. 8 – 9) shows very change with regard to the house itself. With regard to the outbuilding the 1880 map

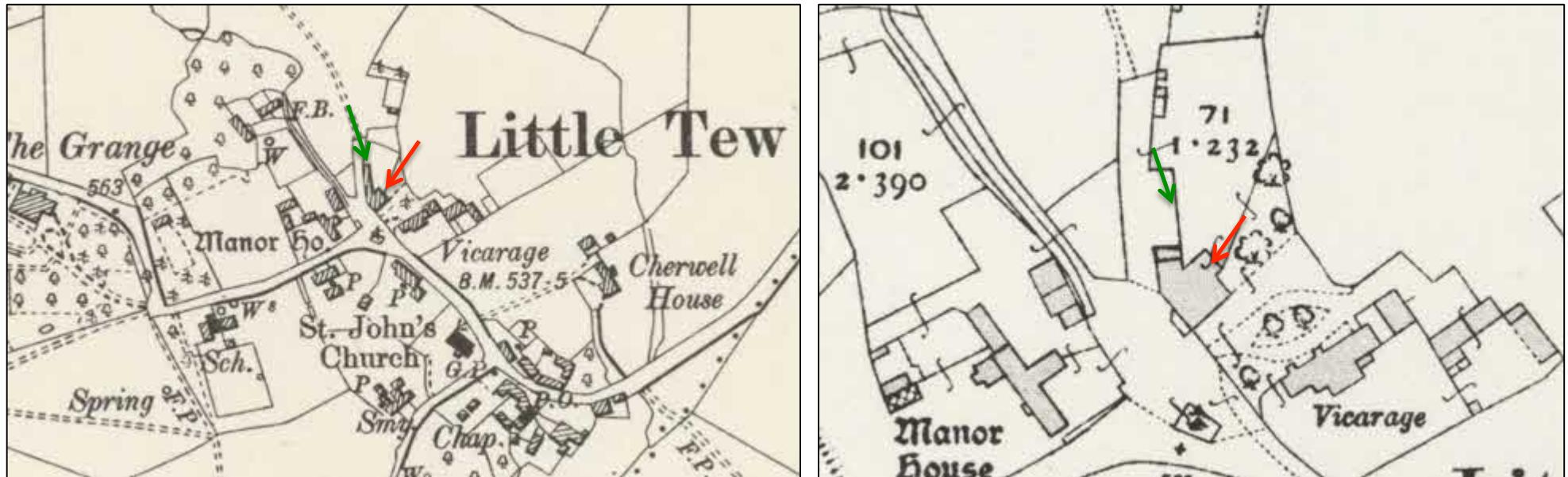


<sup>8</sup> No fabric evidence has been found to verify the exact position of the stairs but it appears likely to have been at the north side of the west range.

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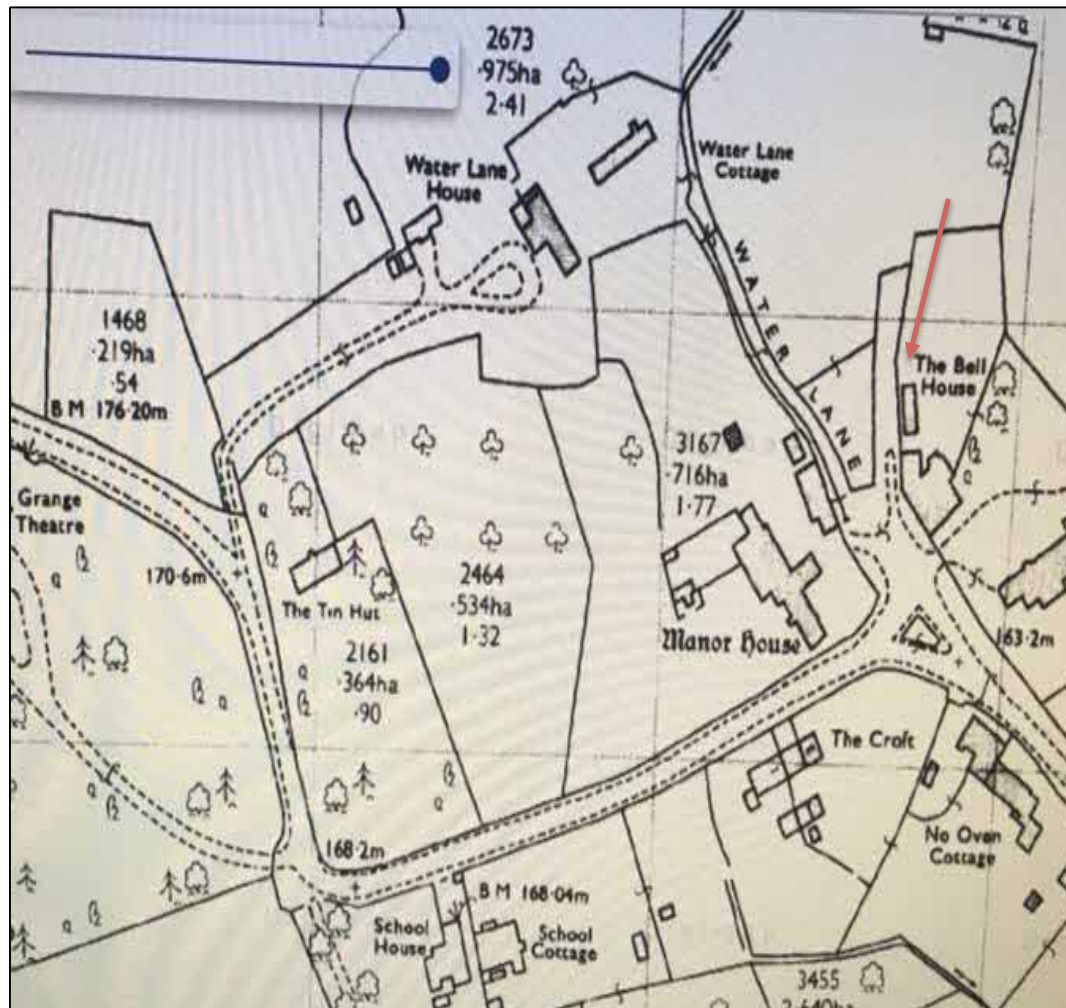
appears to indicate a structure on the site of the current outbuilding, which appears to be attached to the house; wider in dimension, meeting and/or encompassing the west boundary wall. To the south of this there appears to be a separate structure; this would be where the garage/lean to is presently. Presumably this area would have housed the external stairs into the hall. There are two side-by-side openings in the northwest elevation of the west range above a relieving arch (Figs. 11 & 12) which could have provided an entrance, but the height of the opening is not conducive to providing a reasonably doorway. The position of the openings sits uncomfortably with the northwest range, suggesting this range is a later addition; likely 19<sup>th</sup> century. Returning back to the outbuilding, the 1898 map again, shows the outbuilding adjoining the house. The 1919 map appears to echo the 1880 map (Fig. 9).



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By the 1970s, (based on the map evidence), it appears the outbuilding has been rebuilt as a detached structure, away from the boundary wall. Again based on the map evidence, it would appear this change took place sometime between 1919 and the 1970s (Fig. 10). The fabric evidence will be discussed later.

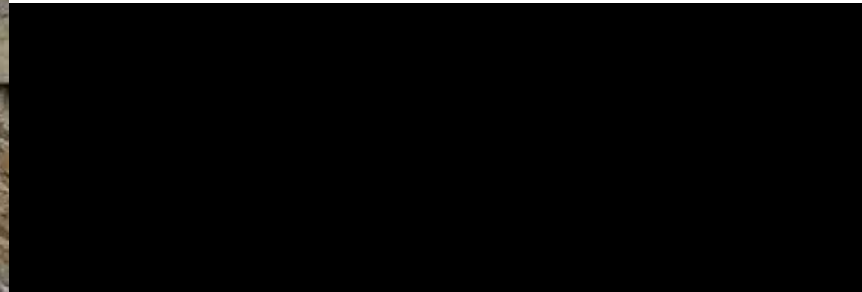
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A further quandary with regard to the map evidence is the line from the north corner of the west range to the rear garden wall – heading north (Fig. 8, blue arrow). This is not shown on the later maps. This could possibly indicate a kitchen garden although one would expect to see paths into the garden depicted on the map. There is a suggestion of a scar of a former roof line on the northeast gable of the west range (Fig 11). No conclusion has been made as to whether these two factors correlate.



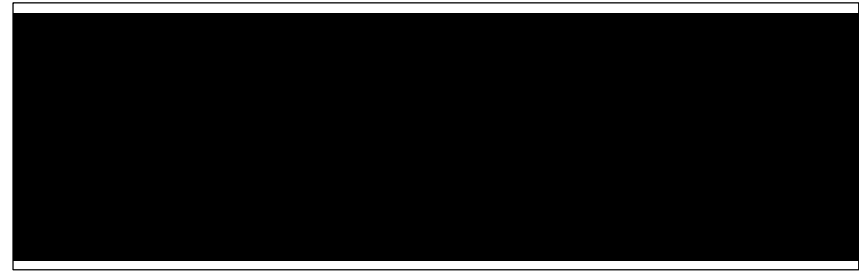


C17 Exeter College, possibly east range only. Listing suggests early C17, remodelled late C17 – early 18th, likely coeval with the raising of the roof on the east range by 3 or 4 courses accommodating portrait windows. Internal door of G2 late C17 – early C18 doorcase linking to G4 (west range).

Late 17<sup>th</sup> - early C18 extension (west range) to echo and link to east range.

**Shown on C19 maps, but origins unknown. Later rebuilt between 1919 and the 1970s**

- o Public house – licensing start date unknown, but in existence when purchased by Brassy in 1872, closed 1880. Likely period for ‘alleyway’ or passage, and possible well within west range. The external stair is likely to have existed at this time, (exact location unknown).
- o Northwest extension; likely 19<sup>th</sup> century.
- o Mrs Darrell (presumably C1900 – 1910), work new entrance and stair (1) into the first-floor hall (top room), and blocking of the front door, thus removing the passage.
- o Late 20<sup>th</sup> century alterations around G3, G4, G5 & G6 – pre-current ownership.





### Building description.

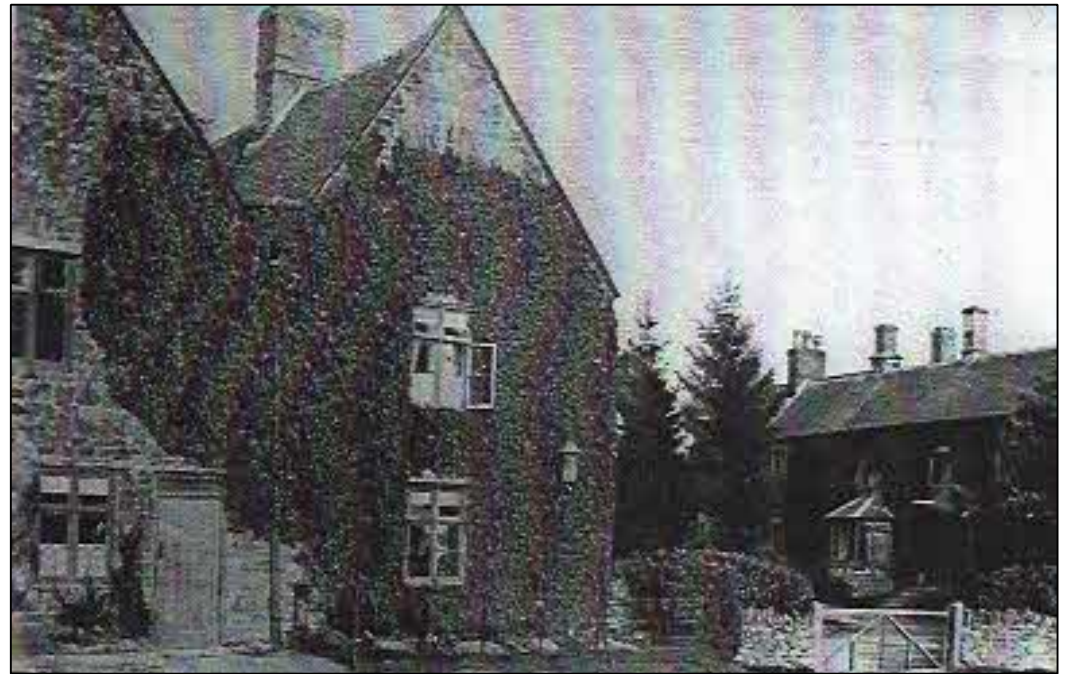
External house: Two side-by-side ranges forming a double gabled main range – East and West: East range comprises 2-storey plus attic (garret) and the west range 2-storey. To the northwest of the west range is a 2-storey northwest range which is set at an angle following the path of Water Lane. Attached to this is a single storey garage/lean to. Adjacent to the west garden boundary wall is the single storey outbuilding comprising 5 bays. The building material typifies that of the vernacular comprising mainly Oolitic rubble limestone to the east range and mainly marlstone (ironstone) to the west range and northwest range.

South west elevation: East and west ranges, northwest range and garage/lean to (Fig. 2 & 14).

East gable elevation (southwest) comprises ground floor door set in a 20<sup>th</sup> century arched hooded stone doorway into G1. The earlier doorway from the west range. (Fig 14). The elevation comprises an uneven mixture of limestone (largely limestone) and ironstone rubble, with a cross mullioned window to the first floor and a 2-light timber casement to the attic. The roof of both ranges comprises stone slate with a gable parapet, coping stones and ball finials. Underneath the copings are larger blocks of ironstone, (a distinctive change against the limestone rubble of the elevation),

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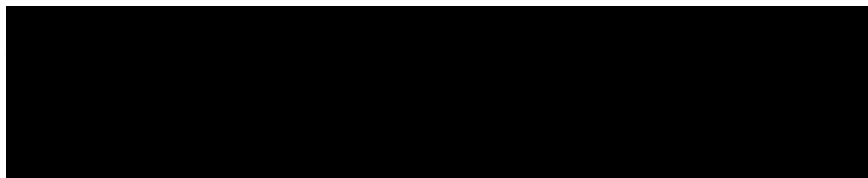
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indicative of the roof being raised and the gable being rebuilt; possibly to echo the west range. There is a central stack to the east range and a gable stack (to the northeast end) of the west range. This suggests the rooms to the front of the west range were historically unheated.

The west gable (southwest) comprises squared and coursed ironstone. Towards the northwest range the stonework is disrupted and changes character comprising larger stones; some ironstone and some limestone. This change of character continues into the front elevation (west) of the northwest range suggesting this range was built after the west range (Fig. 15). To the ground floor of the west range there are three timber casement windows under modern timber lintels. The window converted from the former door has a reused timber lintel (Fig 14). Lighting the first-floor hall is a large cross-mullioned window under a modern timber lintel.

The northwest range comprises ironstone, randomly coursed, and of random sized stone (Fig. 15). There is a single timber casement to the ground floor and two to the first floor. There is a chimney to the northwest gable. The listing description suggests this was a single unit cottage. Presently, access to this range is internal only, however, if this were a cottage there would have been an external entrance. The ground floor window has a straight joint below to the left-hand side, (although not as obvious to the right-hand side), likely the former door. The first floor room (F4) is current used to enter the first-floor hall from the northwest side. If this were primarily a cottage it seems doubtful that this was an entrance into the hall, as this would have been the only bedroom in the cottage. Considering the southeast entrance into the first-floor hall did not exist until post 1900, the suggestion of an external



stair seems ever more likely. It seems likely that the northwest range was added during the 19<sup>th</sup> century possibly as part of the public house.

Garage/lean to (Fig.15 & 16): The front elevation of the garage/lean to comprises modern horizontal boarding with modern double garage doors underneath a narrow timber lintel. The north wall comprises ironstone rubble with large blocks (quoins) to the northwest corner (most of the wall is hidden by planting). There is a distinct straight joint with the boundary wall. The mono-pitch roof comprises slate. The northeast elevation comprises ironstone rubble, with a straight joint indicating that the roof has been raised and the building possibly extended north. The door was formally part glazed, with concrete lintel above and a cement threshold. To the left of the door is an ironstone pier adjacent to the joint between the garage/lean to and the northwest range. The pier protrudes to the lower level and tapers out as it rises (Fig 16).

North west side/elevations and north east gables: northwest range, west range and east range.

The rear of the northwest range comprises a short elevation (Fig. 16 – red arrow) with a timber casement window to the ground floor under a concrete lintel. The junction joining this range to the main range is awkward; the character of the stone wall (rubble) differs to the character of the main range (coursed and squared ironstone), all of which suggests that the northwest range was built after the west range; likely 19<sup>th</sup> century. The junction is defined by the two blocked openings (first floor) mentioned on page 12 (Figs 11 & 12), and a wide doorway to the ground floor. This door is modern; partially glazed, under



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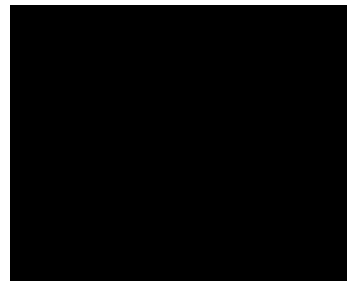
two substantial timber lintels set almost diagonally underneath a relieving arch of ironstone voussoirs (Fig. 12).

To the left of the door is a brick shed that appears on the 1970s map (Fig. 10) but not on the 1919 map (Fig. 9).

The north east gables:

West range – Coursed and squared ironstone, with quoins; substantial to the northeast corner. Cross-mullioned leaded window to the ground floor with flanking leaded lights underneath stone voussoirs. Above, to the first floor, there is a large cross-mullioned window with leaded lights underneath a machine-cut timber lintel. As mention previously on page 14 (Fig. 11) there is a suggestion of a scar of a former roof line. There is a stone gable stack; the roof covering is stone slate roof with a roof light to north pitch – late 20<sup>th</sup> century addition.

East range – Echoes the front (southeast) gable; comprising limestone and ironstone rubble (mainly limestone) with ironstone below the roof line indicative of the roof height being raised. The quoins, just above first floor level, indicate the same. There is a cambered timber-lintel above a blocked opening, floating between the existing ground and first floor level; likely relic of the primary building, possibly agricultural. 2-light leaded timber casement lights the garret.



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Southeast elevations: east range and part of the west range.

East elevation of west range comprises a short ironstone wall where the west range juts proud of the east range, with a 2-light leaded casement to the ground floor under stone voussoirs. Single timber casement to first floor; under the eaves.

Southeast elevation of the east range.

3-window range; comprising timber cross-mullioned leaded lights under narrow timber lintels. Predominately limestone random rubble (some coursing); top courses built in ironstone demonstrates the raising of the roof.

Outbuilding (external and internal details) and boundary wall:

This outbuilding comprises brick plinth base with horizontal boarding walls to the majority of the building and brick walls to the far north. Single storey, set away from the boundary wall with Water Lane, with three doorways from the garden and a door from the back into a WC. Hipped roof to the south and gabled to the north covered in stone slate. The northern end has a flat roof and a parapet wall to the northeast side



comprising engineering brick; rendered below. (Figs, 2, 5 and 19). The outbuilding is divided into 4 rooms. The map evidence seems to suggest this structure was constructed sometime between 1919 and 1970 (Figs. 9 & 10).



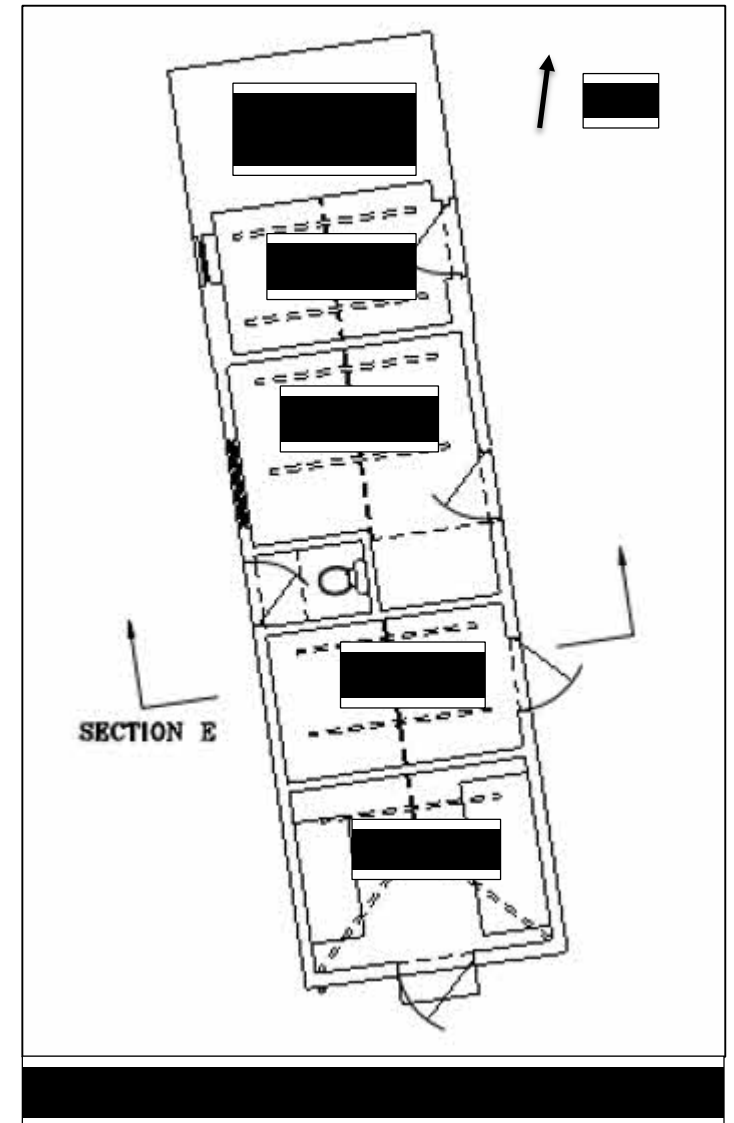
The boundary with Water Lane comprises limestone dry-stone wall with cock-and-hen capping.

Room 1: Entered from the south gable via a step made of odd pieces of stone slab, plank, and braced door. East, west and south walls comprise horizontal boards, dividing wall comprises brick – only to eaves height. Concrete floor. (Fig. 22).

Room 2: Brick internal walls to north and south: to the apex to the north and to eaves level to the south. Horizontal boarding to east and west. Concrete floor. Plank and braced door (Fig. 23).

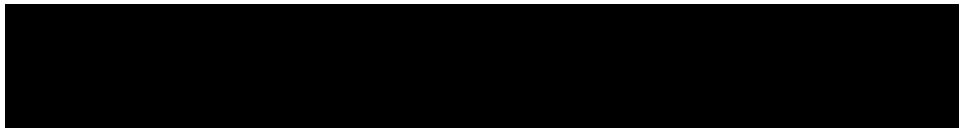
Room 3: The larger of the rooms; southwest corner sectioned off (in brick) for WC, entered from the rear elevation. 2-light metal-framed window comprising 6 panes, with opening left sash and top hung right sash in rear elevation, concrete floor. East and west walls horizontal boards and north wall brick to apex. Plank and braced door with small sliding vent-door (externally) (Fig. 24).

Room 4: South, west and east walls comprise brick; north wall again comprises brick to eaves level and continues to ridge in a paler brick. Concrete floor. Metal frame window to rear in a timber frame, 6 panes, and top hung opening sash (Fig. 25).





Internally the roof construction is continuous across all of the rooms comprising, (what appears to be), soft wood boarding, with machine cut rafters and machine cut collars - attached to the rafters (Fig 25).





Internal detail.

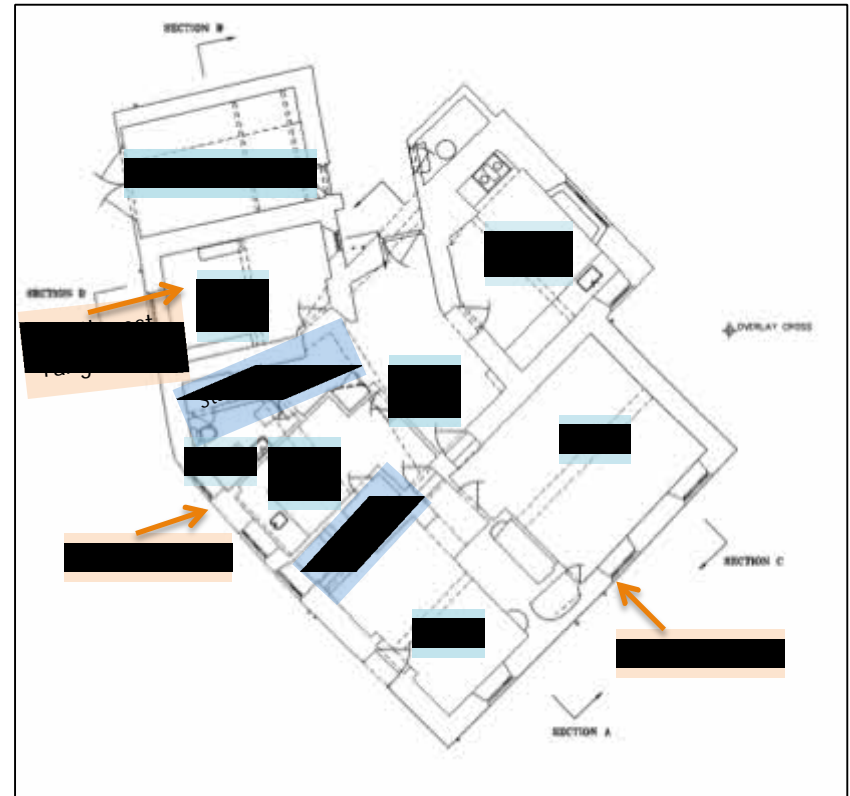
Garage and lean to: concrete threshold, brick floor, (what appears to be) brick hearth to the south wall adjacent to the fireplace in G6. West wall comprises modern horizon boarding with modern double garage doors underneath a narrow timber lintel. Limewash applied to rubble walls (Fig.15, 16 & 26).

House:

Ground floor (Fig. 27)

G1 (east range): Front entrance into G1. Based on photographic, documentary and fabric evidence, this is a secondary entrance likely to date to c1900. Likewise, 'stair 1' pertains to the same period. The stairs are lit by a 2-light window (formerly the main entrance - Fig 14). Likely 20<sup>th</sup> century flags to the floor; absent of wear-and-tear, relatively small, and uniform in layout, modern skirting boards. Massive chimneystack, likely formerly back-to-back fireplace with G2; no historic dating fabric visible in this side of the stack. To the right hand

side of the chimneystack there is a display cupboard with three shaped shelves and a slightly protruding base shelf (Fig. 28). The shaped shelves are rebated, although no evidence survives as to whether this was a closed (with a door) or an open cupboard (feature likely coeval with the door in G2). This feature became popular during the 18<sup>th</sup> century, often built on either side of a parlour fireplace, and likely dates to the rebuilding of the property in the late 17<sup>th</sup> – early 18<sup>th</sup> century (Fig. 13).



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This feature could suggest this room was used as a parlour, either as a private dwelling or as part of the public house (or bar as we were know this as today).

Presumably, the doorway into G3 was the primary entrance into the parlour, since the main entrance was via G3 from the street<sup>9</sup>. It could be possible that G2 was entered from G4 and not G3; therefore the doorway between the two would be a secondary intervention. This area adjacent to the doorways and to the left side of the chimneystack provides little or no clue as to the primary layout. However, It would appear both stairs 1 and 2 are secondary. It seems likely the primary stair (winder) would have abutted the substantial chimneystack. If this were the site of the primary entrance into the parlour, then the stairs would have rose in the opposing corner. Fabric in G2 may concur.

The wall adjacent to stair 1 and the short wall at right angles (in line with the face of the chimneystack) presumably were installed when the stairs were inserted. The latter forms a doorway into an odd void to the left hand side of the chimneystack before one enters the doorway into G2. It is difficult to understand the formation in terms historic significance, but as the arrangement is 'uncomfortable'; one can only assume this is possibly due to the alterations changing the way in which the rooms flowed. There is a chamfered spine beam.



<sup>9</sup> The Little Tew Millennium Book, 2000, The Bell House, Eanswythe Hunter (former owner).

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G2 (east range): Two windows to the southeast elevation of different characters: one – timber framed cross-mullioned window with leaded lights, and the other – 2-light metal casement with leaded lights; both windows have seats. No obvious signs of early glass in either. Parquet floor and modern skirting boards. Boxed spine beam. Inglenook fireplace with replacement stone seat to the right hand side. Stone jambs with internal chamfers, substantial bressummer with smoke splay and chamfer with lambs tongue stops. Modern hearth and edging. Deep void to the left of the fireplace; curved recess – perhaps the remnants of the winder stair (?). Doorway into G1; door and architrave modern. Doorway into G4 listed as ‘a late C17/early C18 doorcase with pilasters and segmental arch’.

Stair 1: Probably installed c1900, 2-treads rise to a small platform before rising again to the first floor as a straight flight. Nicely carved treads, newel post, balusters and short handrail. At the top of the stairs, to the right, are the first floor rooms above the east range (F1 & F2). Turning left provides access into F3 via coeval door with fanlight.

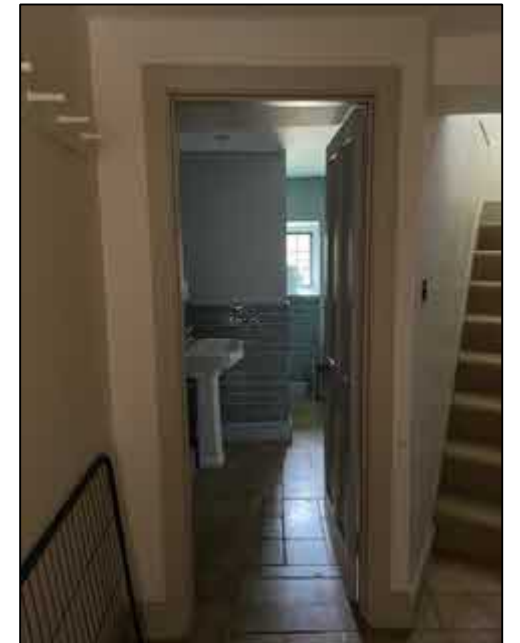


G3 (west range): Based on the historic photographic evidence, it appears the main entrance was adjacent to G3. The documentary evidence suggests this doorway lead into a passage that continued to the rear of the house. c1900 the doorway was converted into a window and the passage was converted into a flight of stairs (stair 1). There is currently a cupboard built underneath stair 1, accessed from G3. There is a boxed transverse beam. All visible fabric is modern, the cupboard walls, and the wall between G3 and G4 appears to be stud partitions (hollow when knocked). Spanning the wall between G3 and G4, and continuously towards G6, there is (what appears to be) a long steel or structural support suggesting primary walls have been removed in this area, around G4. This is conjecture without firm evidence, but there is an awful lot of studwork and boxing-in and an unusual arrangement to the ceiling and door-heads (Fig.30).

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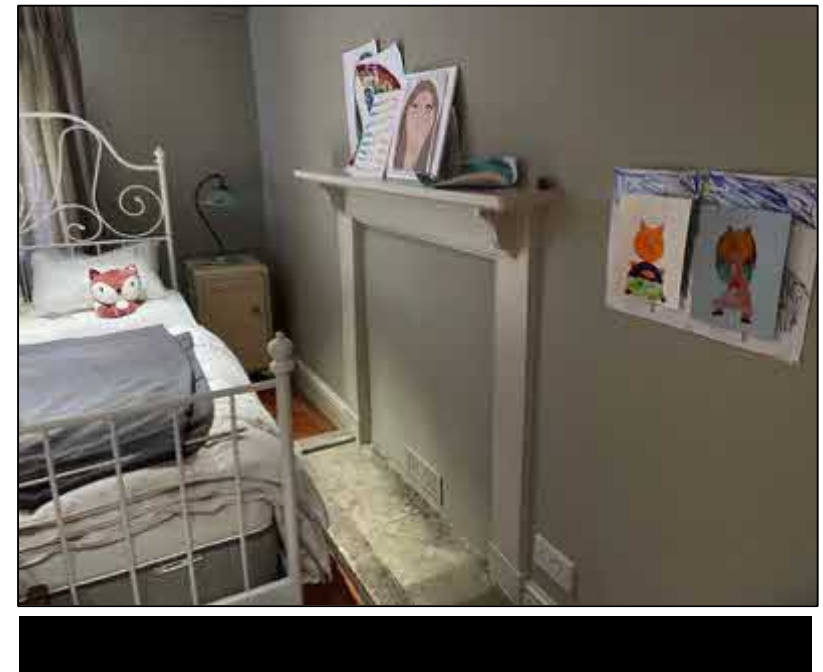


G4 (west range): As mentioned above, this area appears to have been altered, removing evidence of its former function and layout. The floor comprises modern flags and the skirting boards are modern. The documentary evidence alludes to the passage leading to a well. Also, Miss Hunter suggested this area was 'open' at some stage. It is not clear what 'open' means but there is a sense that this was not a room as such, but a covered out-door space. G4 provides entrance into G2, G3, G5, G6, and Stair 2, as well as the garden (Fig 30). The wall between G4 and G5 curves; reminiscent of livestock or cart access. Only remaining feature of historic interest is a 19<sup>th</sup> century service bell board hung above the door into G5.

G5 (west range): Southeast 2-light metal-framed window set in deeply splayed jambs, and a 4-light equivalent, with window seat, in northeast gable. Modern floor, boxed-in transverse beam. Wall between this and G4 curves. Cooking range to northwest wall. The ceiling height is lower in comparison to the other rooms.

G6 (northwest range): Blocked fireplace on north wall with plain surround and timber mantelshelf supported by brackets; possibly 19<sup>th</sup> century (Fig. 31). Single-light opening sash comprising metal framed with leaded lights to northeast side in deep splay. 2-light equivalent window with central mullion to the northwest; slightly splayed reveals. Transverse ceiling beam. Parquet floor; renewed near door. Wall adjacent to G4 and Stairs 2 is modern stud partitioning.

WC and shower room (west range): 2-light metal-framed window with leaded lights set in a deep southwest wall. Presumably this room was formed as part of the internal changes made to this area, its primary form unknown. The north wall, adjacent to the stairs (2) comprises studwork.



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Stair 2 (northwest range): Straight flight stair curving north at the top to enter F4. South wall comprises studwork rising between the WC/shower room and the stairs. This wall curves slight, cutting uncomfortably into the southern jamb of the window suggestive of secondary work. As a former cottage (northwest range), there would have been a staircase to access the first floor room (F4), but more likely to have rose internally to the range. There is no available fabric evidence to confirm this.

First floor (Fig. 32).

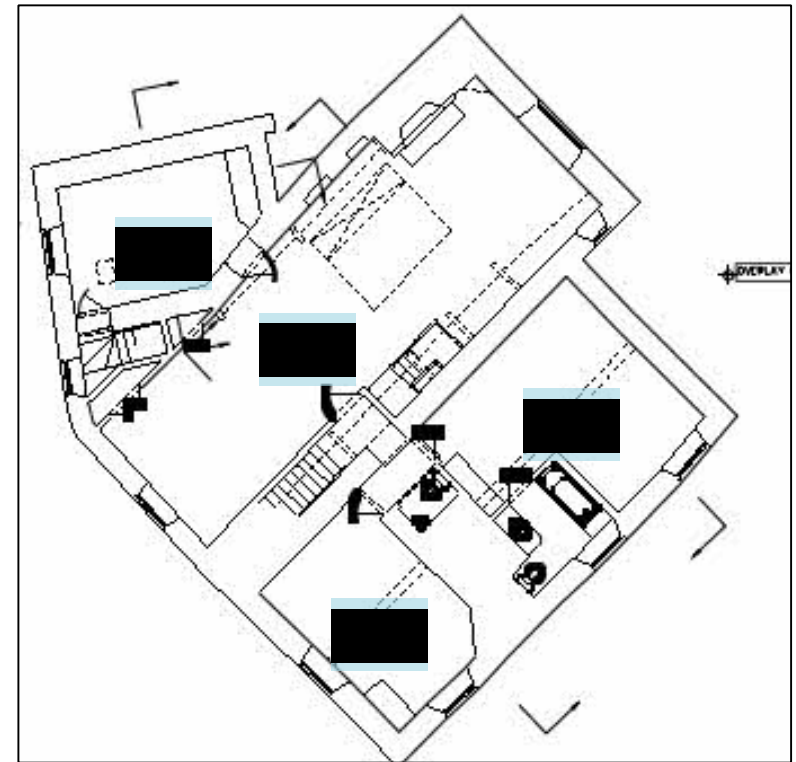
F1 (east range): Blocked corner fireplace, utilizing the flue shared by G1 & G2, which rises in the room. Spine beam is chamfered and stopped; similar in character to the bressummer in G2. Windows to the southwest and southeast; timber cross-mullioned with leaded lights.

There is a small WC installed between F1 & F2.

F2 (east range): Long spine beam; chamfered and stopped; filled-in joist pockets to southeast side of beam. Ensuite installed into the southeast corner of the room. Doors, skirting boards, and architraves are modern. Two cross-mullioned windows to southeast with leaded lights.

The wall width between both ranges is approximately 18".

F3 (west range): Reputed to be 42ft in length, and formerly used as a late Victorian workshop, a meeting room, temporary church hall, and a facility for the village and societies, it appears this room has been an important feature of the village. The exact position of fabled external stair is yet to be discovered but clearly there must have been another form of access prior to stair 1 being installed c1900. Entrance into F3 is via a fine panelled door



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with fanlight comprising 3-rows of seven leaded lights. The skirting board and finish to the bottom of the doorframes are coeval and echoed to the other side of the room providing access into F4, also to the door inside F4 into F3 (Fig. 33). This provides an odd arrangement of two-doors providing the same access; the rationale for 2-sets of doors is not clear. The northwest range is positioned at an awkward angle (Fig.16) and the evidence so far suggests that the northwest range is secondary to the west range. The wall depth between F3 & F4 is fairly wide and clear to see between the doors. As F3 was often occupied for public use, the 2-door arrangement could simply be a form of sound-proofing (conjecture). The ceiling is a modern insertion with modern forms of lighting and skylight. Presumably, the hall was formerly open to the rafters; some of the rafters are partially visible. As mentioned on page 12 (Figs. 11 & 12) there are two side-by-side blocked openings in the northwest elevation. There is a stone fireplace with timber mantelshelf <sup>10</sup> using the same flue from G5; presumably the fireplace is primary although the fabric has changed. A large 6-leaded light (3/3) cross-mullioned window (Fig.17) provides light to the northeast end of the room and a 4-light equivalent (2/2) provides light to the southwest side. There is a single-leaded light metal-framed window to the east set in deeply splayed reveals.

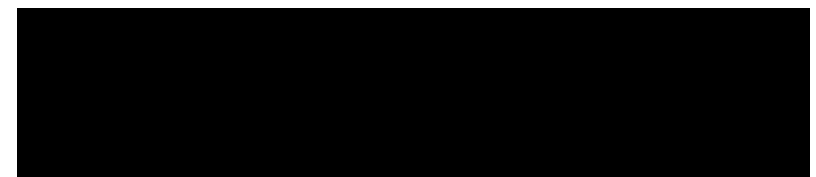
There are cupboards to the northwest; presumably making good use of the void provided by the angle in which the northwest range meets the west range. These comprise a floor to ceiling cupboard separated into two cupboards with panelled doors and matching architrave. The same detail can be found on the adjacent smaller cupboard (Fig.33).

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<sup>10</sup> Apparently, the fire surround was installed in recent years.

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Modern timber freestanding stairs (Fig. 34) provide access to the east range second floor/attic rooms.

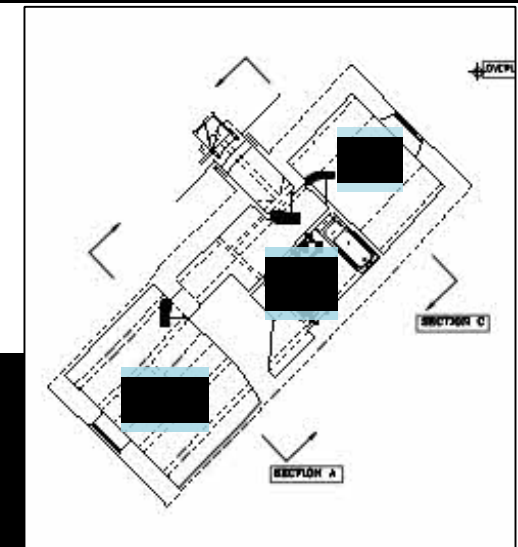
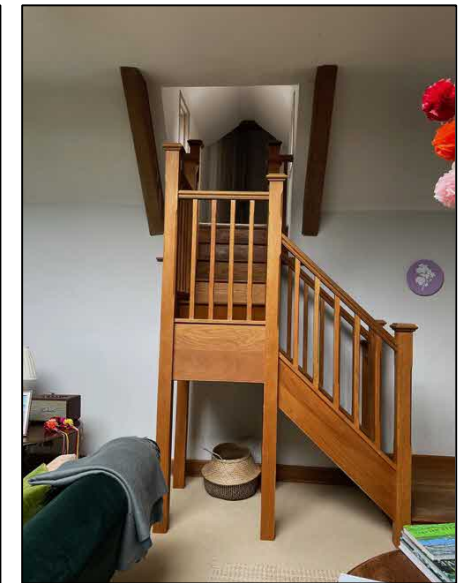
F4 (northwest range): This room almost provides a thoroughfare between the ground floor and room F3 (hall). As mentioned above, there is are 2-sets of doors between this and F3 (Fig. 33) where the doorframe and skirting board details are repeated from F3. There is a floor-to-ceiling cupboard against the short northeast wall, similar in character to those found in F3. There is a 2-light leaded mullioned window in northwest elevation.

Second floor/attic (Fig. 35).

The modern timber stairs from F3 provide access to a walkway bridging the valley between the two ranges terminating at a low junction in the roofline with a raised purlin above the doorway. 3-bay roof structure primarily comprising (possibly) 2-rows of purlins with collar trusses. A fair proportion of

the purlins and collars have moved position although some remain in their primary position. When this range stood as a single range, presumably the stairs rose adjacent to the chimneystack in S2.

S1: 2-light mullioned window with leaded lights. 2-rows of purlins to each pitch, secondary collar or tie, iron plate to southeast purlin.



S2: Collar raised, empty mortice remains below for primary collar. Massive rubble limestone chimneystack rises in this room. The rooms have been partitioned to form a bathroom and corridor. Remains of vertical studs in southwest party wall with S1.

S3: Doorway under collar (collar nailed to principals), above are vertical studs. Below this the partition wall is plastered. The opposing pegs on the principals suggest this collar is secondary and that there was a lower collar. Single row of purlins. 2-light window set in deeply splayed reveals.

Overall conclusion.

The east range was probably built during the 17<sup>th</sup> century, (possibly early), as part of the Exeter College estate, which appears to have been a predominantly farming environment. The building was extended by the addition of the west range during the late 17<sup>th</sup> – early 18<sup>th</sup> century that also resulted in the east range roof being raised and ceiling heights to accommodate the large cross-mullioned windows on the southeast elevation. The door case between G2 and G4 is listed as dating from the late 17<sup>th</sup> - early 18<sup>th</sup> century; coeval with the alterations, as too the parlour shelves in G1.

When the building began life as a public house is not clear but it was certainly licenced when Albert Brassey purchased the building by 1872. The pub ceased to trade by 1880. Presumably, at this time (and based on the documentary evidence) it would appear there was an alley way' or passage from the front door which was in G3 at that time. The notion of an external stair is reasonable, but its position is not known. The primary stairs, when the east range stood alone, would have likely been a winder abutting the central chimneystack. Whether this remained the primary staircase after the west range was added, providing a rather awkward route to the newly formed hall (F3) seems unlikely. However, this does raise the question as to how the hall was accessed. The existing stair (stair 1) was provided c1900 when the former front door (G3) was blocked and a staircase put in its position. Stair 2 sits on the junction between the west and the northwest ranges. There is no historic fabric or early plan form to help provide a date for this staircase. This stair can only provide an access into the hall via F4 (northwest range). The fabric evidence suggests the northwest range predates the west range – possibly 19<sup>th</sup> century based on the fireplace evidence. Therefore, the evidence seems to suggest it is unlikely this stair provided access into the hall during the late 17<sup>th</sup> - 18<sup>th</sup> century; which leads us back to the notion of an external stair. As the area around G4 has been heavily renovated, there is almost nothing in terms of historic fabric to aid analysis sadly. Also, there is the cottage (northwest range) to consider. This 19<sup>th</sup> century cottage appears to have comprised 1-up and 1-down; rooms G6 and F4. Presumably the cottage would have accessed its only bedroom

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internally, rendering stair 2 secondary to the northwest range. Perhaps, stair 2 was inserted at part of the c1900 alterations as the internal carpentry in F4 appears similar to that of the hall (F3), which was all part of those works.

With regard to the garage/lean; the 1880 map (Fig.8) suggests there was 'something' of a similar size and position where the garage/lean to is situated currently, but this appears to be attached to a larger structure in-place of the existing outbuilding. The 1898 map (Fig. 9) shows one-long range off the northwest range with no distinction between the structures. However, the 1919 map (Fig. 9) appears to show a distinction between 'something' on the site of the garage abutting the former outbuilding. In terms of fabric evidence, the front elevation is all-but modern. It is clear from the northeast elevation that the roof has been raised and the building extended north. The only hint of interesting historic fabric evidence is the brick floor and potential brick hearth. However, this could pertain to a former building shown on the map linking to the former outbuilding, but this is conjecture without further evidence. With this in mind, the significance of the garage/lean to is deemed as low.

In terms of historic value the main ranges played an important role in village-life as a public house and as a meeting place; sitting proudly, and surely deliberately, on Water Lane when it was a pub. The building was altered during c1900, but it's the alterations of the 20<sup>th</sup> century that appears to have removed the core of the west range, and with it, historic fabric and floor plans. All of the windows appear to have the same metal frame and glazing, which suggests these were all replaced during the 20<sup>th</sup> century renovations too.

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## Part Two: Impact Assessment.

### Introduction to the Proposal.

The proposal seeks to make some internal changes to the ground and first floor, reconstruct the existing outbuilding providing a part-glazed link from the main range and a glazed extension to the outbuilding facing the garden. The proposal also seeks to provide a new outbuilding in the walled-garden on the footprint of a former outbuilding. This list of proposed works has been taken from drawing numbers: PL061, PL080, PL062, PL070, PL071, PL060 & PL064 provided by Tyack Architects.

### External changes to the main range and reconstruction of the outbuilding (drawings PL070, PL071, PL064, PL060, PL080)

Alter roof pitch of existing garage from a monopitch to a gabled roof with natural blue slate roof covering.

Infill the existing garage opening with a boarded and glazed screen.

Grade down the single step at the gate to accommodate the newly provided entrance/link between the garage and the outbuilding.

Reconstruct existing outbuilding; retaining its existing height and scale to the streetscape and setting, and extend northeast towards the garden.

Provide a short glazed link to create a dry walkway between G4 and the existing garage. And provide a link between the existing garage and the proposed converted outbuilding, which will form a new entrance hall accessed from the main range and the side gate.

Existing roof lights modified and replaced with 2 conservation style roof lights (northwest pitch of the west range - F3). Provide two roof lights between F1 and F2 (refer to drawing PL064)

Open up the blocked window in F3: northwest elevation of the west range.

Demolish the C20 single-storey brick shed (northwest elevation).

Provide a new outbuilding on the footprint of a former outbuilding within the wall-garden (PL071, PL070, PL064) constructed from a timber frame built over existing stone garden wall to house garden machinery<sup>11</sup>.

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<sup>11</sup> This was proposed post-report completion in November 2022 and post-site survey; therefore comments are based on memory, drawings (PL062, PL061, PL070 & PL071) and historic map evidence.

Ground floor (drawing PL061):

G1 and Stair 1:

Fill-in and partition the opening to the bottom of Stair 1 in G1, providing a high-level internal window within the partitioning. (The stairs will be accessed via G3)

G2:

Remove the door between G1 & G2.

G3 and G4 are to be combined to become an inner hall.

G3:

Alter existing stair 1 to be accessed via G3.  
Remove partitioning walls between G3 & G4.  
Block doorway between G1 and G3.

G4:

Remove external door in G4.

Stair 2 and WC:

Retain stair 2 and box it over.  
Move partition wall of WC.

G6:

Push door forward towards G4.

First floor (drawing PL062):

Landing between F1 & F2:

Remove WC and make linen cupboard: change doors.

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F2:  
Alter wall to bathroom by pushing wall further into bedroom. Provide a partition in F2 with new door. Remove existing door.

F3: F3 is to be partitioned into 2 bedrooms and a landing.  
Retain door into F3 at the top of the stairs.  
Provide new stairs into second floor (attic) rooms by removing existing C20 timber stairs in F3, create an opening at the top of Stair 1, provide two roof lights above, between F1 and F2 (refer to drawing PL064 & PL062).  
Remove cupboards, bringing the wall forwards to form an ensuite and wardrobe.

F4:  
Seal off the existing access to Stair 2 to provide a private bathroom

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#### Description of the proposal and impact assessment.

External changes to the main range and reconstruction of the outbuilding (drawings PL070, PL071, PL064, PL060, PL080)  
Alter roof pitch of existing garage from a monopitch to a gabled roof with a natural blue slate roof covering.  
Infill the existing garage opening with a boarded and glazed screen.  
Grade down the single step at the gate to accommodate the newly provided entrance/link between the garage and the outbuilding.  
Reconstruct existing outbuilding; retaining its existing height and scale to the streetscape and setting, and extend northeast towards the garden.  
Provide a short glazed link to create a dry walkway between G4 and the existing garage. And provide a link between the existing garage and the proposed converted outbuilding, which will form a new entrance hall accessed from the main range and the side gate.  
Existing roof lights modified and replaced with 2 conservation style roof light (northwest pitch of the west range - F3) Provide two roof lights between F1 and F2 (refer to drawing PL064)  
Open up the blocked window in F3: northwest elevation of the west range.

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Demolish the C20 single-storey brick shed (northwest elevation).

Provide a new outbuilding on the footprint of a former outbuilding within the wall-garden (PL071, PL070, PL064) constructed from a timber frame built over existing stone garden wall to house garden machinery<sup>12</sup>.

Existing: (for the garage see pages 19 & 24, Figs.15, 16 & 26, for the outbuilding see pages 21 – 23, Figs: 19 – 25 and for the northwest elevation and roof pitch see pages 12 & 14 and 19 – 20, Figs: 11, 12, 16 & 17).

The garage comprises ironstone with a blue slate monopitch roof, with modern horizontal boarding and double garage doors to the front. The northeast elevation comprises ironstone rubble, with a straight joint indicating that the roof has been raised and the building possibly extended north. The door was formally part glazed, with concrete lintel above and a cement threshold. The side gate, in the boundary wall, has been installed in recent years.

The northwest elevations and roof pitch of the west range comprises ironstone. There are possible two blocked openings at first floor level (F3) above the wide doorway into G4. There is a large roof light in F3 comprises multiple-lights to the northwest pitch (Fig.34).

The single storey, flat roofed, brick shed appears on the 1970s map (Fig. 10) but not on the 1919 map (Fig. 9), therefore has no historic significance.

The single storey outbuilding comprises horizontal boarded walls on a brick plinth base with concrete floors. The building is partitioned into four rooms with an oil-tank at the north end. The roof is hipped to the south and gabled to the north, with a stone slate roof covering. The northern end has a flat roof and a parapet wall to the northeast side comprising engineering brick; rendered below. The map evidence seems to suggest this structure was constructed sometime between 1919 and 1970.

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<sup>12</sup> This was proposed post-report completion in November 2022 and post-site survey; therefore comments are based on memory, drawings (PL062, PL061, PL070 & PL071) and historic map evidence.

Based on memory, there are remains of stone sidewalls coming-off the stone boundary wall; drawing PL062 seems to concur. The historic maps shown in figures 8 & 9 appear to show a structure in this location; the form and function of which is unknown.

#### Proposed works and mitigation:

Garage – it is proposed that that the roof of the garage is to be altered from a monopitch to a gabled roof, and that the garage door opening is to be filled in with a boarded and glazed screen. The front elevation of the garage comprises modern horizontal boarding and double garage doors underneath a narrow timber lintel; therefore is of no historic significance. The north wall comprises ironstone rubble with large blocks (quoins) to the northwest corner. The northeast elevation comprises ironstone rubble. The fabric evidence seems to suggest the roof has previously been raised and possibly that the garage was extended northwards. It would appear the garage has been altered before. Justification for the change is that the building is no longer used as a garage, and that the space has been given a viable use as a study.

Step and new entrance – At the moment the garden is entered via the side gate. The ‘grading down’ of the step will have no impact on the setting. The gate will then be used as access to the rear extension. However, the gate is already used to access the back of the house; therefore there will be no change in function or use.

Demolish the C20 single-storey brick shed, as the structure is no longer needed.

Northwest elevation works – Presently there is a large roof light comprises multiple-lights. It is proposed to reduce the overall mass of the roof lights by providing two separate roof lights within the current space. It is proposed to open up the blocked window above the door of G4; re-establishing a former opening providing extra natural light to the first floor. Two further roof lights are requested between F1 and F2 (either side of the newly proposed doorway and attic stairs) to provide natural light (refer to drawings PL062 & PL064).

Changes to the out-building – it is proposed to reconstruct the outbuilding. The southwest building line (adjacent to Water Lane) will not change. In fact from the setting there will be almost no change from the existing in terms of scale, height and proportion. The building will be pushed forward slightly towards the garden. There will be a short link between the main range and the new extension; this kind of facility has been utilized in

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neighbouring properties as a way of linking the main dwelling and finding a viable and sustainable use for an outbuilding or ancillary structure. A short glazed link will be created to provide a dry walkway between G4 and the existing garage.

It is proposed to construct a new timber framed outbuilding roughly on the same footprint of a former outbuilding, within the wall-garden, to house garden machinery.

#### Assessment of, and significance of impact:

The change in roof design of the garage will not have a detrimental impact on the setting, but will blend in with the main range, and filling in the garage door opening will lose no historic fabric. Demolition of the single-storey brick shed will not result in the loss of any historic fabric. Reducing the overall and visual mass of the roof lights is a positive measure. Reopening the blocked window is a positive measure; re-establishing a former opening and providing natural light. With regard to the outbuilding, there should be no impact on the setting. The scale, height, and proportion will not change. The proposed extension is to the garden setting. A precedent has been established in this area of the village with regard to linking the main asset/dwelling with an ancillary building as a way of finding a sustainable and viable use.

With regard to the newly proposed timber framed outbuilding at the rear of the garden; no notes were made or photographs taken (when the survey took place in April 2022) of the part of the site. However, based on the historic map evidence it appears a structure stood on the spot, likely an ancillary building. This proposal seeks to construct on roughly the same footprint, again to provide ancillary use. The proposal should not affect the host asset.

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#### Ground floor (drawing PL061):

G1 and Stair 1: Fill-in and partition the opening to the bottom of Stair 1 in G1, providing a high-level internal window within the partitioning. (The stairs will be accessed via G3).

G2: Remove the door between G1 & G2.

G3 and G4 will be combined to become an inner hall. G3: Alter existing stair 1 to be accessed via G3 and remove partitioning walls between G3 & G4. Remove external door in G4. Block doorway between G1 and G3.

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Stair 2 and WC: Retain Stair 2 and box in. Move partition wall of WC.  
G6: Push door forward towards G4.

Existing: (see pages 24 -29, Figs. 16 - 31).

Room G1 forms the main entrance into the main range with Stair 1 to its left providing access into F3. Based on photographic, documentary and fabric evidence, this entrance is secondary, possibly made c1900 when Stair 1 was inserted. The 2-light window at the bottom of the stairs indicates the former entrance position. The room has been heavily renovated, with the majority of the fabric being C20 including the floor and skirting boards; the room has been pretty-much stripped out. The former fireplace has been plastered over and the fireplace surround and hearth detail lost. The chimneystack is sizable, and likely back-to-back with G2. Based on the C18 display cupboard to its right, the fireplace opening may well be coeval to the late C17 and early C18 renovations of the house.

The wall adjacent to Stair 1 and the short wall at right angles (in line with the face of the chimneystack) presumably were installed when the stairs were inserted. The latter forms a doorway into an odd void to the left hand side of the chimneystack before one enters the doorway into G2 and G3. There is no rationale for this 'uncomfortable' arrangement, it can only be assumed this relates to the C20 renovations. It seems likely that G2 was entered from G4 (to the northwest) and not G3; therefore the doorway between the two would be secondary.

With regard to Stair 1 and 2, the fabric and documentary evidence seems to suggest these are both secondary. Stair 1 was inserted c1900 and Stair 2 may well have superseded a former external stair that provided access into the long room above (F3). It seems likely the primary stair (winder) would have abutted the chimneystack. If both of these rooms were entered from the northwest, then the stairs would have rose on the opposing side. The fabric evidence in the cupboard of G2 (adjacent to the fireplace) may well concur. As mentioned previously, Stair 1 was installed c1900: 2-treads rise to a small platform before rising again to the first floor as a straight flight. Stair 1 has nicely carved treads, newel post, balusters, and short handrail. At the top of the stairs is the entrance into F3 via coeval door with fanlight.

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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The primary configuration of rooms G3, G4, and the area around Stair 2 and the WC has been lost. Heavy renovations have altered the internal walls, and removed any obvious trace of primary fabric making the historic layout impossible to read. These renovations appear to have altered the doorway of G6 pushing the door into the room (the parquet flooring at the threshold is also renewed).

#### Proposed works and mitigation:

It is proposed the adjacent wall to Stair 1 is to be cut-back, and the access to the stairs partitioned off. The cutting-back of the wall appears to be of little consequence as this area provides an odd-arrangement (as mentioned above) and may pertain to the C20 works. As for Stair 1, this was inserted c1900 and is of good quality. Perhaps the partitioning will be carried out in such a way that the stair fabric can be preserved. The justification for the re-orientation of the stairs is to use rooms G3 and G4 as an internal hall to be able to return G1 into a functioning room.

It is proposed that the door between rooms G1 and G2 is to be removed. The door and architrave are modern; therefore there will be no loss of fabric. It is proposed for the doorway between G1 and G3 to be blocked.

With regard to the changes to rooms G3, G4, WC area and to the doorway of G6; all of the fabric changes/removal appear to be to the C20 fabric.

#### Assessment of, and significance of impact:

The proposed alterations to Stair 1 will result in access being closed off from G1 and reoriented towards G3. The stairs themselves are high quality and associated with the c1900 changes to the house and the way in which the hall was accessed. That said, the stairs would remain. As a result, room G1 will become a functioning room once more, rather than an almost redundant hall and thoroughfare. Rooms G3 and G4 will become the hallway by removing the C20 partitioning.

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#### First Floor (drawing PL062):

Landing between F1 & F2: Remove WC and make linen cupboard: change doors.

F2: Alter wall to bathroom by pushing wall further into bedroom. Provide a partition in F2 with new door. Remove existing door.

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F3: F3 is to be partitioned into 2 bedrooms and a landing. Remove cupboards, bringing the wall forwards to form an ensuite and wardrobe.

F4: Seal off the existing access to Stair 2 to provide a private bathroom

Provide new stairs into second floor (attic) rooms by removing existing C20 timber stairs in F3, create an opening at the top of Stair 1, provide two roof lights above, between F1 and F2 (refer to drawing PL064 & PL062)

Existing – (see pages 29 - 31, Figs. 32 - 34):

There is a small WC installed between F1 & F2. F2 has a long spine beam; chamfered and stopped. Ensuite installed into the southeast corner of the room. Doors, skirting boards, and architraves are all modern. Two cross-mullioned windows to southeast with leaded lights.

F3 is reputed to be 42ft in length and formerly used as a late Victorian workshop, a meeting room, temporary church hall, and a facility for the village. The room is entered via a doorway at the top of Stair 1 that comprises a fine panelled door with fanlight comprising 3-rows of seven leaded lights. The skirting board and finish to the bottom of the doorframes are coeval and echoed to the other side of the room providing access into F4 and the door inside F4 into F3. The ceiling is a modern insertion with a large roof light. There are two side-by-side blocked openings in the northwest elevation. There are cupboards to the northwest; presumably making good use of the void provided by the angle in which the northwest range meets the west range. These comprise a floor to ceiling cupboard separated into two cupboards with panelled doors and matching architrave. The same detail can be found on the adjacent smaller cupboard. Modern timber freestanding stairs provide access to the east range second floor/attic rooms.

F4 has become a thoroughfare room between Stair 2 and F3. As mentioned above, there is are 2-sets of doors between this and F3 where the doorframe and skirting board details are repeated from F3. There is a floor-to-ceiling cupboard against the short northeast wall, similar in character to those found in F3.

Proposed works and mitigation:

It is proposed that the WC between F1 and F2 is converted into a linen cupboard. This will not result in the removal of historic fabric.

With regard to F2, it is proposed that the bathroom is enlarged and separated from F2 by a partition that will result in the door being moved.

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It is proposed that F3 is partitioned into 2-bedrooms. The cupboard doors will be removed and the wall brought forward to provide an ensuite and wardrobe. The door to Stair 2 will be sealed up as the stairs will be removed and the room will become a bathroom. The C20 timber stairs in F3 will be removed, and a new stair provided to the second floor (attic) via a newly created opening adjacent to Stair 1. This will require two roof lights either side of the new opening to provide natural light (refer to drawing PL064 & PL062).

Assessment of, and significance of impact:

As mentioned above, changing the WC into a linen cupboard will not result in the loss of historic fabric. Room F2 is already subdivided by an ensuite, therefore the increase in size for a new bathroom should not make much more of an impact. With the exception of the spine beam and windows, there is no obvious historic fabric in this room.

F3 has historic value and fabric that informs the evolution of the building. However, a room of 42ft on the first floor may benefit from finding a sustainable use.

Providing the new stairs into the second floor (attic) rooms will result in the removal of the existing C20 timber stairs in F3, which have no historic value. Creating a new opening will result in the loss of walling fabric; likewise the small loss of roofing fabric to accommodate the two-roof lights. Justification for the works is to reorientation attic access from F3 (as this will become a bedroom) providing a separate access adjacent to Stair 1.

---

Conclusion and summary of impact: policy and guidance.

In accordance with Conservation Principles Policies and Guidance, and the National Planning Policy Framework (NPPF), Section 16 Conserving and Enhancing the Historic Environment, 2021, paragraph 194:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should

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have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

This report has thoroughly described the asset and areas of concern, the level of which is proportionate to the importance of the asset, the significant fabric likely to be affected, and the level of works proposed.

This also accords with West Oxfordshire Local Plan 2031: Policy EH9:

‘Use appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significant of the asset or area, using recognized methodologies, and, if necessary, original survey. This shall be sufficient to understand the potential impact of the proposal on the asset’s historic, architectural and archaeological features, significance and character’.

This report first investigates the site and setting to establish an historic understanding of its character and construction, as well as its association with the location by way of research establishing the historic context. The documentary evidence states this was a former public house. During the first part of the 1900s the property was turned into a house, with the community using frequenting the first floor long hall; and the building was altered accordingly. Unfortunately, the building has been subsequently renovated losing a great deal of historic fabric.

Information gained from the survey and research has been compiled to form the first part of the report: Statement of Significance. In accordance with policy, the report moves forward with this knowledge to produce the Impact Assessment as the second part of the report.

Paragraph 199, of the NPPF, states:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

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West Oxfordshire Local Plan 2031; adopted September 2018, Listed Buildings, EH11, runs alongside the aforementioned policy, and continues to add:

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

- Ø Conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;
- Ø Respect the buildings' historic curtilage or context to its value within a group and /or its setting, including its historic landscape or townscape context; and
- Ø Retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height alignment, materials and finishes (including colour and texture) design and form.

When considering the setting Historic England's, Good Practice Advice in Planning: Note 3, The Setting of Heritage Assets, Historic Environment (Second Edition) 2017 publication is used as guidance to run alongside the policies.

When considering policy EH11, the proposal seeks to enhance what remains of the historic fabric on the ground floor. The proposed rebuilding of the outbuilding and the extension respects the curtilage and the design reflects the context of the existing structure. The building will remain subservient to the main asset and sit quietly in the landscape. With regard to retaining 'the special interest that justifies its designation', the proposal will not affect the front elevation, or the setting.

Paragraph 202, of the NPPF, states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefit of the proposal including, where appropriate, securing its optimum viable use'. The division of F3 will result in the loss of an open space and some of the c1900s fabric. The justification for the proposal is to find a sustainable and 'optimum viable use' for this room and that of F4.

Local constraints:

West Oxfordshire Local Plan 2031 (Adopted 2018):

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- Ø Historic Environment Policy:
- ✓ EH9 – Historic Environment
- ✓ EH10 – Conservation Areas
- ✓ EH11 – Listed Buildings
- ✓ EH12 – Traditional Buildings
- ✓ EH13 – Historic Landscape Character
- Ø West Oxfordshire Design Guide 2016:
- ✓ Design Guide 6 – Conservation Areas,
- ✓ Design Guide 15 – Conversion of Agricultural Buildings,
- ✓ Design Guide 14 – Extensions and Alterations.

To conclude:

Bell House has experienced some pretty heavy-handed internal renovations during the C20, most of which have removed valuable evidence with regard to the early floor plans and to the evolution of the building. Internal walls, skirting boards, doors, and floors have all been replaced. This is a great shame as it is impossible to read how the building functioned as a public house and cottage, and how the property functioned as a prominent house and publically used hall c1900. The loss of this quantity of fabric has sadly diluted and removed the historic value of the building, of which there was plenty.

The proposed works seeks to remove some of the modern interventions such as partition walls and improvements to enhance the building and the way in which it functions and flows.

The rebuilding of the outbuilding should not impact the setting as the proportions and scale will not alter, and the extension will be towards the garden at the rear of the property.

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A P Baggs, Christina Colvin, H M Colvin, Janet Cooper, C J Day, Nesta Selwyn and A Tomkinson, 'Parishes: Little Tew', in A History of the County of Oxford: Volume 11, Wootton Hundred (Northern Part), ed. Alan Crossley (London, 1983), pp. 247-258. British History Online <http://www.british-history.ac.uk/vch/oxon/vol11/pp247-258> [accessed 15 June 2022].

Buckman, P., (editor), The Little Tew Millennium Book, 2000

Conservation Principals, Policies and Guidance, Historic England, April 2008.

Historic England, Listed building descriptions, <https://www.historicengland.org.uk/listing/the-list>.

Historic England, Statement of Significance: Analysis Significance in Heritage Assets, Advise Note 12. October 2019.

Institute of Historic Building Conservation: Toolbox Guidance Notes on Alterations to Listed Buildings: Jan 2021

National Planning Policy Framework 16, Conserving and Enhancing the Historic Environment, 2021.

Planning (Listed Buildings and Conservation Areas) Act 1990.

Pevsner, N & Sherwood, J., The Buildings of England, Oxfordshire, 1974: London

West Oxfordshire Design Guide 2016.

West Oxfordshire District Council, Conservation Area Character Appraisal, Little Tew.

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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West Oxfordshire Local Plan 2031, adopted September 2018.

Appendices.

Appendix I – Listed description of The Bell House, Little Tew.

Appendix II – Listed description of The Manor House, The Green, Little Tew.

Appendix III – Listed description of coach house and cottage approximately 20 metres north west of manor house, The Green, Little Tew

Appendix IV – Listed description of Ibstock Close, The Green, Little Tew

Appendix V – Listed description of cottage approximately 10 metres north of ibstock close, The Green, Little Tew

Appendix I – Listed description of The Bell House, Little Tew.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1052529

Date first listed: 27-Aug-1956

Statutory Address 1:

THE BELL HOUSE, THE GREEN

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Little Tew

National Grid Reference:

SP3838128660

Details

LITTLE TEW THE GREEN SP3828 (North side) 11/111 The Bell House 27/08/56

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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## GV II

Inn and cottage, now house. Possibly early C17, re-modelled late C17 and extended early C18. Limestone rubble and coursed squared marlstone rubble with some marlstone-ashlar dressings; Stonesfield-slate roof with rubble stacks. 2-unit gable-fronted plan, linked to a single-unit cottage. 2 storeys plus attic. Double-gabled 4-window front has, to right, the gable end of the earlier inn range with a renewed cross window above a C20 arched doorway; to left, the 2-window cottage range with renewed leaded casements. Gabled linking section has a variety of altered casements and a gable parapet with a ball finial matching that to right. Right return wall has renewed cross windows at ground and first floors. Interior: inn range has a massive central stack, an inglenook fireplace with cambered bressumer, and a late C17/early C18 doorcase with pilasters and segmental arch. Until c.1880 the Bell Inn. (V.C.H.: Oxfordshire, Vol.XI, p.249; Buildings of England: Oxfordshire, p.691).

### Sources

#### Books and journals

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 691

Salzman, L F, The Victoria History of the County of Oxford, (1983), 249

### Appendix II – Listed description of The Manor House, The Green, Little Tew.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1193562

Date first listed: 27-Aug-1956

Statutory Address 1: MANOR HOUSE, THE GREEN

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Little Tew

National Grid Reference: SP 38333 28641

LITTLE TEW THE GREEN SP3828 (South side) 11/112 Manor House 27/08/56

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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## GV II

Manor house. C17, extended C18 and C19, altered early C20. Limestone rubble with limestone-and marlstone-ashlar dressings; Stonesfield-slate roofs with ashlar stacks. 3-unit plan, extended. 2 storeys plus attic. 3-window double-gabled front of original range has, at first floor, leaded stone-mullioned windows of 3, 2 and 3 lights with 2-light windows in the gables. Ground floor is asymmetrical with a blocked doorway to left of centre between 4-light mullioned windows, plus a further 3-light window to right. All openings have labels. Early C19 range, projecting from right, has 2-light mullioned windows at first floor, facing left, above a mullioned window and moulded doorway of 1926. Right side of wing has leaded casements under flat arches. Left end wall of main range has tall leaded casements; rear has some old casements at first floor, and at ground floor a 4-light stone-mullioned window with decorative leading. Late C19 rear wing incorporates 2 re-set mullioned windows. 3-window C18 range, extending to right of front wing, has at ground floor two 2-light windows and a doorway, and, at first floor, casements of one, 3 and one lights, all with flat arches and leaded glazing. To extreme right a C19 single-storey range was raised in 1926 in similar style and a parallel range inserted in the angle with the rear wing. Interior: Tudor-arched corner fireplaces; moulded-plank doors; re-used C17 oak panelling; butt-purlin roofs. (V.C.H.: Oxfordshire, p.249; Buildings of England: Oxfordshire, p.690).

Listing NGR: SP3833328641

## Books and journals

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 690

Salzman, L F, The Victoria History of the County of Oxford, (1983), 249

Appendix III – Listed description of coach house and cottage approximately 20 metres north west of manor house, The Green, Little Tew  
Grade: II

List Entry Number: 1368195

Date first listed: 18-May-1987

Statutory Address 1: COACH HOUSE AND COTTAGE APPROXIMATELY 20 METRES NORTH WEST OF MANOR HOUSE, THE GREEN

County: Oxfordshire

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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District: West Oxfordshire (District Authority)

Parish: Little Tew

National Grid Reference: SP3834828659

LITTLE TEW THE GREEN SP3828 (South side) 11/113 Coach house and cottage approx. 20m. NW of Manor House  
GV II

Stables and coach house, now partly cottage. Late C17/early C18, altered late C20. Limestone and marlstone rubble with some ashlar dressings; Stonesfield-slate roof. Single range. 1 storey plus attic. Left side of front, formerly stables, now has 2 tall casements and a doorway, all with segmental arches, and has 2 hipped dormers. Segmental-arched carriage entrance remains, to right of centre, and to extreme right is the segmental-arched tack-room doorway. Gables have parapets. Single-bay lower extension to right has a 2-light casement with lattice glazing. Rear has a blocked opposed cart entry. Interior not inspected. Possibly an early conversion of a barn. Included for group value.

Listing NGR: SP3834828659

Appendix IV – Listed description of Ibstock Close, The Green, Little Tew

Heritage Category: Listed Building

Grade: II

List Entry Number: 1052528

Date first listed: 27-Aug-1956

Statutory Address 1: IBSTOCK CLOSE, THE GREEN

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Little Tew

National Grid Reference: SP3841128643

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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LITTLE TEW THE GREEN SP3828 (North side) 11/109 Ibstock Close 27/08/56

GV II

Farmhouse, now house. C17, enlarged c.1900 and altered early C20. Marlstone ashlar and coursed limestone rubble with ashlar dressings; Stonesfield-slate roofs with ashlar stacks. 2-unit plan, extended to 4 units and further enlarged. 2 storeys plus attic. 3-window ashlar front of earliest range has a central doorway below a 3-light stone-mullioned window, and has 2-storey canted 6-light mullioned and transomed bay windows in the outer bays, above which are gables with stone-mullioned attic windows. All features are probably C20 except for a re-set datestone above the door with 1630 in strapwork decoration. To left are 2 further bays in rubble with renewed 3-light stone-mullioned windows. The right gable wall has original 3-light mullioned windows on 3 floors and there is one similar window at the rear. Most of the rear consists of later extensions. Some gables have stone parapets. Interior not inspected. The house was the vicarage for a period from 1880. (V.C.H.: Oxfordshire, Vol.XI, p.249; Buildings of England: Oxfordshire, p.691).

Listing NGR: SP3841128643

#### Books and journals

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 691

Salzman, L F, The Victoria History of the County of Oxford, (1983), 249

Appendix V – Listed description of cottage approximately 10 metres north of ibstock close, The Green, Little Tew

Heritage Category: Listed Building

Grade: II

List Entry Number: 1193552

Date first listed: 18-May-1987

Statutory Address 1: COTTAGE APPROXIMATELY 10 METRES NORTH OF IBSTOCK CLOSE, THE GREEN

County: Oxfordshire

District: West Oxfordshire (District Authority)

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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Parish: Little Tew

National Grid Reference: SP3842428654

LITTLE TEW THE GREEN SP3828 (North side) 11/110 Cottage approx. 10m. N of Ibstock Close

GV II

Cottage. Early C18. Coursed marlstone rubble; Stonesfield-slate and concrete plain-tile roof with C20 rubble stack. 2-unit plan. 2 storeys plus attic. 2-window front has 2 entrances with plank doors and has 2 small casements at first floor. Left gable wall has a shuttered opening at ground floor, a 2-light casement at first floor and a C20 window in the gable. Most windows have stone flat arches. Rear has a stone external stair and a C20 dormer. Interior not inspected. Formerly in use as stables but probably originally a cottage. Included for group value.

Listing NGR: SP3842428654

Job reference. 101-22: dated June – October 2022. 128-23: edited May 2023.

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