



WELLOW WOOD COTTAGE, WELLOW WOOD  
ROAD, WEST WELLOW, SO51 6EP

**HERITAGE APPRAISAL**

An assessment of surviving historic fabric at Wellow Wood Cottage, a Grade II listed building partially destroyed by fire in March 2023.

James Webb BSc(hons) MSc Hist Con. PG Dip UD IHBC

August 2023

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**Client Name:** Mr Gary Yates

**Document Title:** Heritage Appraisal

**Document Type:** Evidence base/record

**Issue Number:** 1

**Grid Reference:** SU 28930 21761

**FHS Job Number:** TBC

**Invoice code:** -

**Prepared by:** James Webb

**Position:** Director

**Date:** 25<sup>th</sup> August 2023

**Checked by:** James Webb

**Position:** Director

**Date:** 25<sup>th</sup> August 2023

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# WELLOW WOOD COTTAGE, WELLOW WOOD ROAD, WEST WELLOW, SO51 6EP

## Heritage Appraisal

### 1.0 Background

- 1.1 Forum Heritage Services have been commissioned by the owner of Wellow Wood Cottage, Wellow Wood Road, West Wellow, Hampshire (NGR SU 28930 21761) to provide a Heritage Appraisal of the surviving historic fabric to inform and enable reconstruction to take place through the process of listed building consent.

### 2.0 Introduction

- 2.1 Wellow Wood Cottage lies to the north side of Wellow Wood Road to the east of Plaitford Green and approximately equidistant from Steplake Lane and Steplake Road. The detached 1.5 storey thatch cottage sits in a generous square plan plot. It is set back from the roadside with mature landscaped gardens to the front and rear. To the immediate west there is a modern garage (late 20<sup>th</sup> century) and to the north, there is a large modern extension linked to the cottage. The cottage is timber framed and had a combed wheat reed spar coated thatch roof on multi-layers of earlier thatch.
- 2.2 There are no scheduled monuments on, adjacent or within the setting of Wellow Wood Cottage. The building was added to the National Heritage List for England (NHLE) on 17<sup>th</sup> November 1986 at Grade II. A full list description can be found at **Appendix E**.
- 2.3 Wellow Wood Cottage was inspected on 3<sup>rd</sup> August 2023. The building was the subject of a major fire in March 2023 which has almost completely destroyed the roof of the historic range fronting the road. The remaining building is fire damaged and awaiting approval for reconstruction.
- 2.4 This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the history and development of the building, identify the principal elements of historical and architectural significance relevant to this application.

### 3.0 Historic Context

- 3.1 The name “Wellow” appears on Saxton’s 1575 map of Hampshire and ‘Wellew’ is seen on various maps from the seventeenth century. East and West Wellow appear separately by the time of John Harrison’s 1788 map, separated by the River Blackwater.
- 3.2 The River Blackwater flows from west to east through the parish, which is hilly and very well wooded. There is no historic village of Wellow, only scattered farmsteads. The church of St. Margaret and the neighbouring vicarage are on high ground near the river in the west of the parish; the churchyard was enlarged in 1882 by a grant of land from Mrs. Smith, then the lady of the manor. Wellow Farm is south-east of the church, and the school, together with Pottery Farm (probably connected with the Poteria family) and Brook Cottage, is further to the south on the banks of a tributary of the Blackwater near Long’s Bridge.
- 3.3 West Wellow formerly a tithing of East Wellow, was in Wiltshire in the hundred of Amesbury until 1895, when it was transferred to Hampshire where it is locally situated in the hundred of Thorngate. It is now a civil parish, although joined for ecclesiastical purposes to East Wellow. It is divided from East Wellow by a tributary of the River Blackwater. To the west is West Wellow Common, while Wellow Wood Common is in the north of the parish. The inclosure award for West Wellow was given 21 September 1811.

- 3.4 The tithing of West Wellow originally lay in Hampshire, and formed part of the manor of 'Welewe,' held before and at the time of the Domesday Survey by Agemnd. Waleran the Huntsman had, however, seized a virgate and a half of land in the manor, and transferred it from Hampshire to Wiltshire. There is nothing to indicate that Waleran's descendants were ever connected with this parish. The overlordship of the fee passed to the Earls of Salisbury, and became annexed to the honour of Salisbury, whose overlordship in connexion with West Wellow is last mentioned in 1417–18.
- 3.5 The 'estate' which was afterwards called 'the manor of West Wellow' had its origin in the considerable estates in West Wellow which passed to John Gauntlett on the death of his father Thomas in 1580. These may at one time have formed part of the possessions of the Gurnays and the ap Adams in Wellow. Henry Gauntlett was the owner in 1589, in which year he made suit to the Privy Council that a wood called Wellow Wood, holden in common between Gauntlett and others be suitably divided to enable better husbandry of the land. The manor was sold in 1603 by Thomas Gauntlett to Nicholas Hide, of whom it was purchased two years later by William Wilkinson, LL.D. William Wilkinson and his wife Hester sold it in 1651 to Peter Legay, who, with his son Isaac, sold it in 1662 to Richard Bigg of Haynes Hill. In 1710–11 Thomas and Charles Norton conveyed the manor to Mary Turgis, widow. West Wellow had passed before 1753 to the Dukes of Chandos, and its subsequent descent is the same as that of East Wellow.
- 3.6 Wellow Wood Cottage is believed to date from the 16<sup>th</sup> century (list description). The building underwent significant extension in the 1970s and was 'restored' in the year 2000 by the previous owner. This is recorded on the website Thatchline.com (see **Appendix C**) for selected photographs.
- 3.7 The building was the subject of a thatch fire in March 2023 which has destroyed a substantial part of the roof and fire-damaged some of the upper sections of walling and framing.

#### **Cartographic and other documentary evidence**

- 3.8 The building appears on the 1880 Ordnance Survey 25 inch mapping (**Figure 1 Appendix B**) in its present large square plan plot. The house is surrounded by landscaped gardens with footpaths surrounding the building, a central path to the leading to the centre of the plan (presumably to the front door) and paths leading north to the boundary of the plot where there is a small outbuilding, probably a woodstore and WC.
- 3.9 The second edition 25 inch Ordnance Survey 1896 (**Figure 2 Appendix B**) shows the plan extended to west and an outbuilding remaining to the northern extent of the plot.
- 3.10 The 25 inch Ordnance Survey 1909 (**Figure 3 Appendix B**) shows the extended plan of the house with a small extension to the east elevation, presumably the thatched outshut seen presently.

#### **4.0 Description and analysis** (see **Appendix F** for Room, window, and door references)

- 4.1 The list description at **Appendix E** provides a summary description of the south elevation of the building.
- 4.2 The following is a detailed description of the surviving fabric of the building.
- 4.3 The external elevations comprise small box framing with straight braces with brick infill panels. Most infill panels are replacement for earlier wattle and daub. Some wattle and daub panels exist at first floor (**Figure 1 Appendix D**). Major framing and remodelling of the fenestration was undertaken around Window W2 (**Figure 2 Appendix D**). The window replaced a bay c1970s bay window in c2000.
- 4.4 The original two room lobby entry plan was extended to the west between 1870 and 1896. However, the extension appears to have been rebuilt probably some time in the early 20<sup>th</sup> century as it is now in cavity wall construction (**Figure 3 Appendix D**)

- 4.5 There is a small outshut rendered cavity blockwork extension to the rear separate to the 1970s enlargement which dates to the mid 20<sup>th</sup> century (**Figure 4 Appendix D**). There is a further small store to the east elevation which is late 19<sup>th</sup>/early 20<sup>th</sup> century in date and thatched (**Figures 5 and 6 Appendix D**).
- 4.6 The roof prior to the fire was multi-layered wheat straw thatch with the most recent spar coat applied c2000.
- 4.7 The main front entrance door is vertical boarded unpainted oak and dates from the c2000 'restoration' project.

#### Ground floor

- 4.8 The main entrance (lobby entry) gives access to two rooms either side of the principal central stack. Room G1 has a modern stone flag floor and c2000 oak panelling up to dado rail (**Figure 7 Appendix D**). There is exposed framing to the west wall (formerly the external wall now internal between G1 and G3) (**Figure 8 Appendix D**). Of note is the fact that none of the braces or intermediate members of the framing is pegged. Only the central post is pegged. This would suggest that this may be later framing.
- 4.9 There is a fireplace (F1) (**Figure 9 Appendix D**) to the east wall. This has a chamfered bressummer beam which it is suspected formed part of the c2000 restoration work. Above this there is the survival of the former bressummer beam to a much larger (former) opening. The spine beam to the room sits on top of this. To the north of the fireplace there is what is probably an 18<sup>th</sup> century staircase but in the original staircase position for the house.
- 4.10 The spine beam to the room is stop chamfered at both ends with a distinctive jewel or spear stop (**Figure 10 Appendix D**). The beam also has a very unusual kink to its eastern end. There are exposed joists tenoned into the beam (these appear to be original).
- 4.11 Doors D2 (access to modern lobby to rear) and D3 (access to stair) are both oak and part of the c2000 restoration. Window W2 is part of the c2000 restoration.
- 4.12 Room G2 is to the east side of the chimney stack has modern timber floorboards and a modern fireplace (F2) surround to a former opening (**Figure 11 Appendix D**). There is a spine beam and exposed joists which are tenoned into the beam. These appear lightly chamfered in places (**Figure 12 Appendix D**). Window W3 is a two light replica casement (probably forming part of the c2000 restoration) but with attractive (replica) wrought iron catches and stays.
- 4.13 Window D5 to north wall (**Figure 13 Appendix D**) is a cut down 19<sup>th</sup> century casement with astragal glazing bars and wrought iron catches (replica) and a painted timber ovolo mullion.
- 4.14 Room G3 is the late 19<sup>th</sup>/early 20<sup>th</sup> century western extension to the original plan, but potentially partially or fully rebuilt at some time, possibly when the large rear extension was added. There is a late 19<sup>th</sup>/early 20<sup>th</sup> century three light casement (W1) to the front elevation with glazing bars (heavily damaged) (**Figure 14 Appendix D**). And Window W7 (**Figure 15 Appendix D**) is also possibly late 19<sup>th</sup>/early 20<sup>th</sup> century in origin, heavily compromised by the later rear extension.
- 4.15 Room G4 (**Figure 16 Appendix D**) is mid 20<sup>th</sup> century in date with mid to late fittings, ceiling, and floor. Windows W5 and W6 are modern timber casements. Door D6 is mid to late 20<sup>th</sup> century half glazed timber door.

#### First floor

- 4.16 The first floor is now accessed via a 1970s link to the rear extension which includes a modern staircase. The existing stair to the earlier range has been floored at first floor to create a landing with the 1970s link (see **Figure 9 Appendix D**).
- 4.17 The 1970s landing gives access to two rooms either side of the chimney stack. The brick stack survives between rooms but is in a parlous state and appears fire damaged. Room F1 (**Figure 17 Appendix D**) has modern softwood floorboards. The stack projects into the room to the east wall and the wall plate and upper framing is exposed throughout. There is almost no survival of historic roof structure to this part of the house except for a short section of common rafters and a section of purlin above the landing (**Figure 18 Appendix D**).
- 4.18 There is a jowled post to the centre of the rear wall which survives along with its tenon (**Figure 19 Appendix D**). This does not correspond to a post to the front elevation (although this has been altered) and is probably a re-used timber (incorporated into the box framing of the present house). Photographs of this room prior to the fire (see **Figure HP6 Appendix C**) do not show a principal rafter in this location.
- 4.19 Room F2 has some survival of roof structure to its south elevation (**Figure 20 Appendix D**). This comprises pole rafters which have been pegged to the purlin. To the underside there is some survival of riven chestnut lath.
- 4.20 The single principal truss to the immediate east of the chimney stack is substantially intact up to collar level. The collar is very slightly cambered and the tie beam survives although it has been truncated by the insertion of the door opening D8 to F2 (**Figure 21 Appendix D**). The surviving purlin (south side of roof) is clasped. The end bay framing to the east has tie beam and collar intact and there is evidence of a raking queen strutt (Pegged) (**Figure 22 Appendix D**) and one has been lost with the insertion of the window. The window (W9) is a late 19<sup>th</sup> century painted timber casement with wrought iron catch. There is a good survival of wattle and daub with a lime wash finish to this end bay.

## 5.0 Discussion

- 5.1 From the dateable evidence that has survived the fire, the cottage would appear to have originated as an early to mid 17<sup>th</sup> century lobby entry house. This is evidenced by the presence of chamfer stops to the beams (which fit the rooms), clasped purlins, jowled posts and straight braces. The latter is perhaps the most persuasive of an early 17<sup>th</sup> century date rather than the 16<sup>th</sup> century suggested by the list description.
- 5.2 It is possible that the fire has destroyed some important archaeological evidence which would point to an earlier date such as the presence of smoke-blackened thatch for example, indicating the flooring of an earlier structure. But there is no evidence for this.
- 5.3 Sufficient fabric remains to ensure this building remaining on the National Heritage List for England at Grade II.

## 6.0 Condition

- 6.1 Whilst we are not qualified structural engineers or surveyors, our experience would suggest that substantial elements of the timber frame, particularly the central principal truss and the eastern wall of the eastern bay and much of the wall plate (and thus framing below) appears to be substantially intact and salvageable.
- 6.2 Whilst the brick section of the chimney stack is likely to require rebuilding, some of the bricks may be salvageable and could be turned and reused.
- 6.3 We believe the owner wishes to reconsider how the historic building links to the modern extensions to the rear and this may be to the advantage of the house by better revealing surviving historic framing hidden and compromised by the present configuration.

### **Bibliography and references**

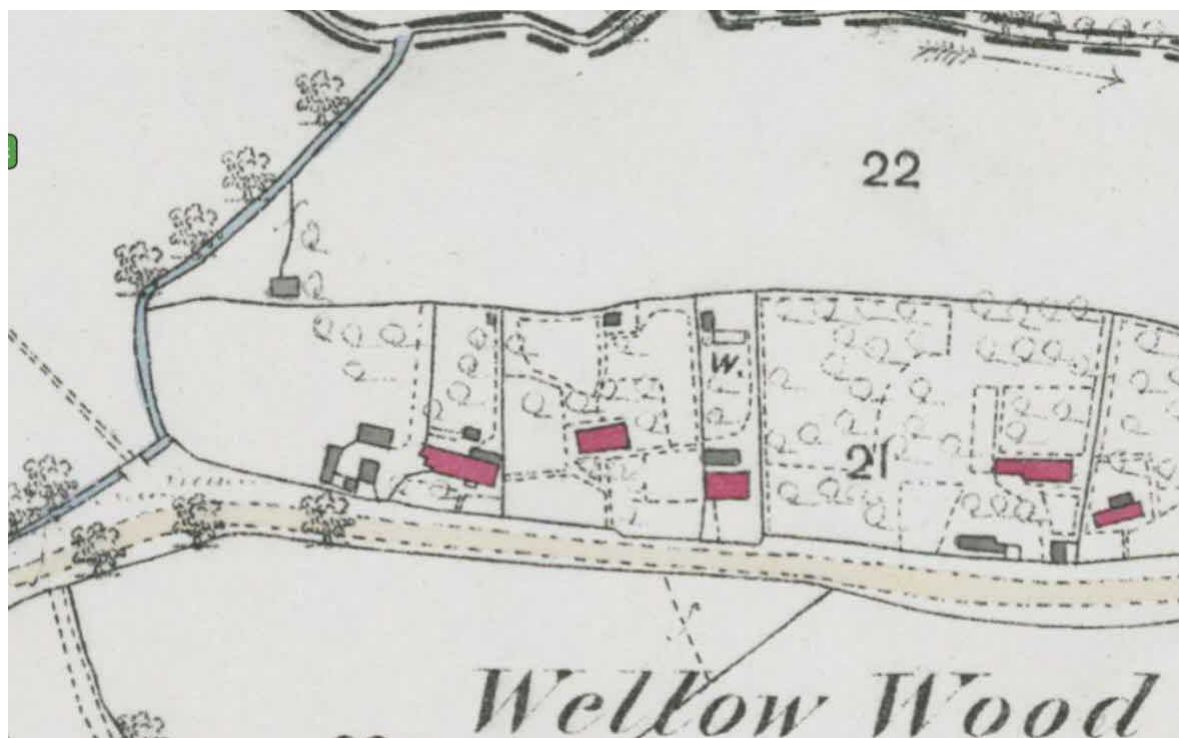
'Parishes: East Wellow with Dunwood and Embley', in A History of the County of Hampshire: Volume 4, ed. William Page (London, 1911), pp. 535-540. British History Online <http://www.british-history.ac.uk/vch/hants/vol4/pp535-540>

**Appendix A:** Location Plan

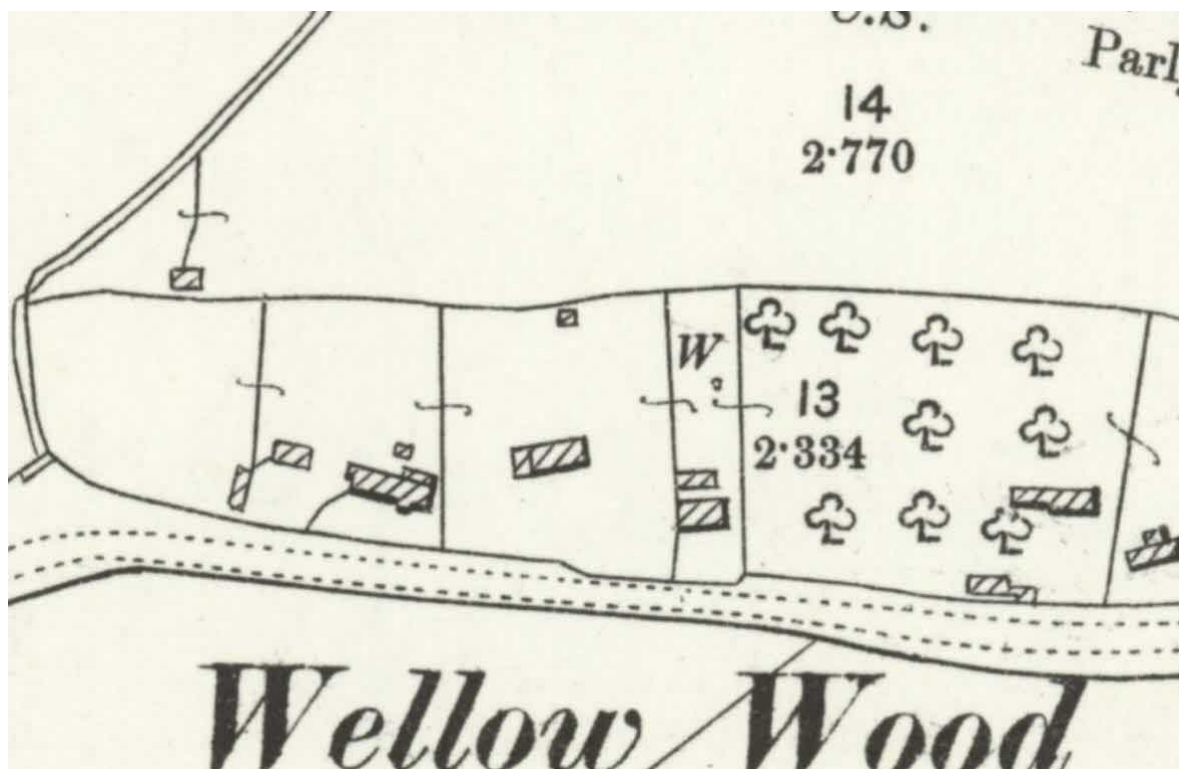
**Wellow Wood Cottage, Wellow Wood Road, West Wellow, Hampshire**



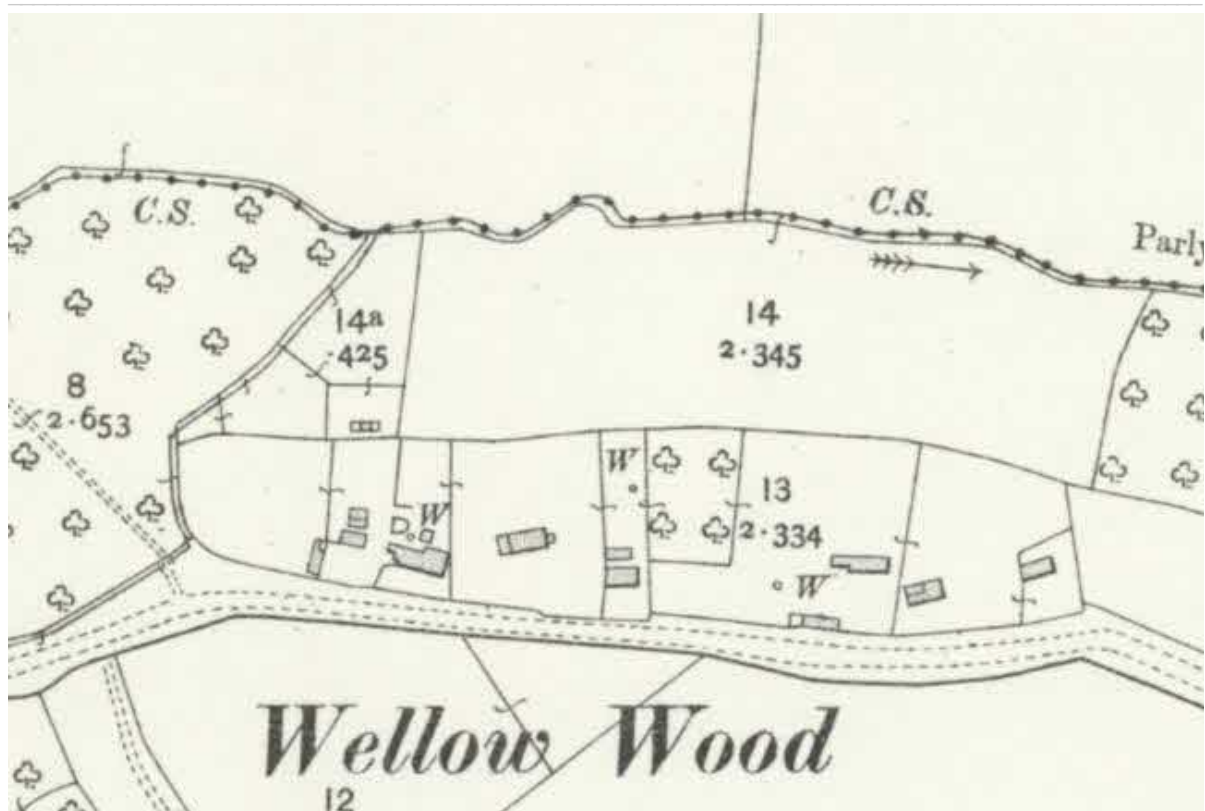
**Appendix B:** Historic maps



**Figure 1:** Second edition 25 inch Ordnance Survey 1880 (surveyed 1876)



**Figure 2:** 25 inch Ordnance Survey 1896 (surveyed 1895)



**Figure 3:** 25 inch Ordnance Survey 1909 (surveyed 1908)

**Appendix C:** Historic Images (<https://thatchline.com/renovating-wellow-wood/>)



Figure HP1: Wellow Wood Cottage – post c2000 restoration (pre-rethatching)



Figure HP2: Wellow Wood Cottage – post c2000 restoration (pre-rethatching)



Figure HP3: Wellow Wood Cottage – post c2000 restoration during rethatching



Figure HP4: Wellow Wood Cottage – post c2000 restoration and post-rethatching

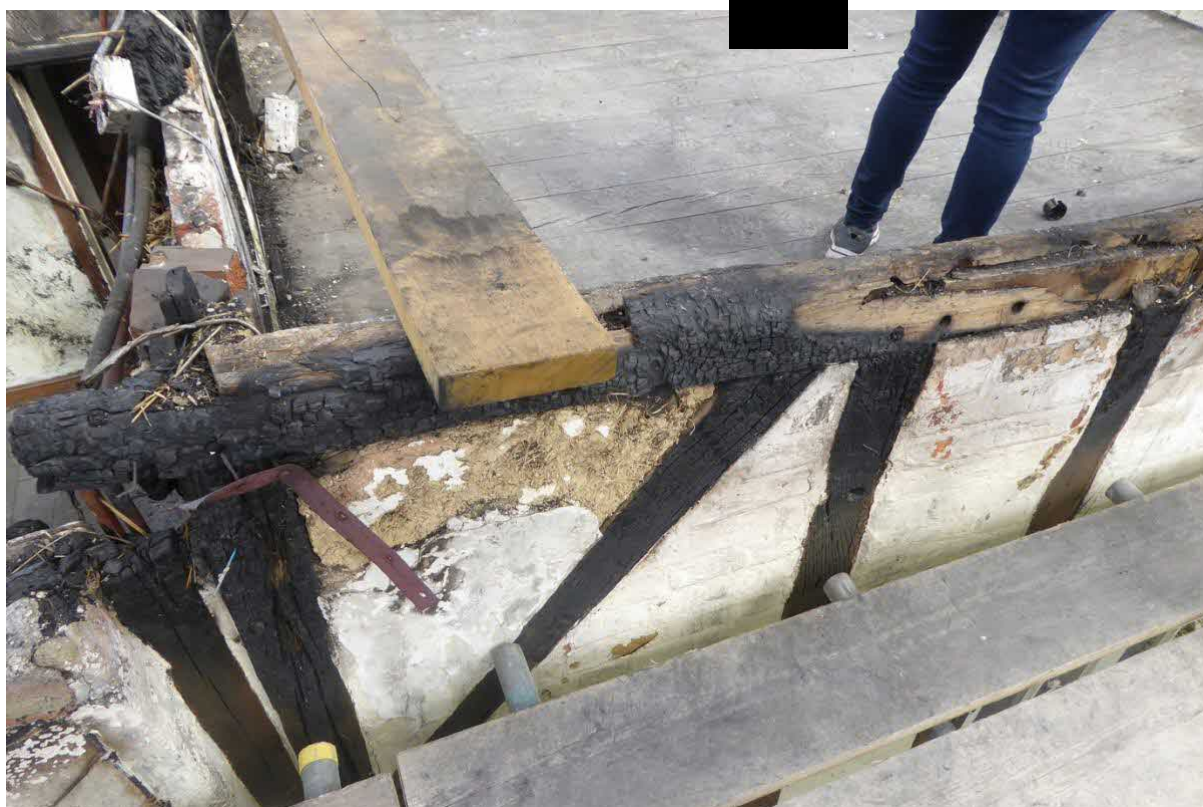


Figure HP5: Room G3 prior to fire (sales particulars cXXXX?)



Figure HP6: Room F1 prior to fire (sales particulars cXXXX?)

**Appendix D:** Figures



**Figure 1:** Surviving panels of wattle and daub- first floor, south elevation



**Figure 2:** Window W2 – part of c2000 restoration works



**Figure 3:** Cavity wall to west wall of ground floor extension to west



**Figure 4:** Mid 20<sup>th</sup> century outshut to rear



**Figure 5:** Store to east elevation -south side





**Figure 6:** Store to east elevation – north side



**Figure 7:** Oak panelling to dado rail part of c2000 'restoration'



**Figure 8:** Room G1 – framing to west wall (now internal wall with G3)



**Figure 9:** Room G1 – fireplace and staircase (floored at first floor)



**Figure 10:** Chamfered stop to spine beam, Room G1 – early 17<sup>th</sup> century



**Figure 11:** Fireplace F2 to Room G2



**Figure 12:** Lightly chamfered joists to Room G2



**Figure 13:** Window D5 - 19<sup>th</sup> century, altered



**Figure 14:** Window W1 (external view)



**Figure 15:** Window W7



**Figure 16:** Room G4 from G2



**Figure 17:** Room F1



**Figure 18:** Small section of roof above landing/stair



**Figure 19:** Jowled post to north side of Room F1



**Figure 20:** Room F2 -surviving section of roof





**Figure 21:** Principal truss from Room F2



**Figure 22:** East elevation – tie beam, collar and raking Queen strutt

## Appendix E: List Description

WELLOW WOOD COTTAGE, Wellow - 1093599 | Historic England

25/08/2023, 16:35

# WELLOW WOOD COTTAGE

WELLOW WOOD COTTAGE,  
WELLOW WOOD ROAD

## Official list entry

Heritage **Listed Building**

Category:

Grade: **II**

List Entry **1093599**

Number:

Date first listed: **17-Nov-1986**

List Entry Name: **WELLOW WOOD COTTAGE**

Statutory **WELLOW WOOD COTTAGE, WELLOW**

Address 1: **WOOD ROAD**

<https://historicengland.org.uk/listing/the-list/list-entry/1093599?section=official-list-entry>

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WELLOW WOOD COTTAGE, Wellow - 1093599 | Historic England

25/08/2023, 16:35

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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## Location

Statutory **WELLOW WOOD COTTAGE, WELLOW**

Address: **WOOD ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Test Valley (District Authority)**

Parish: **Wellow**

National Grid **SU 28930 21761**

Reference:

## Details

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WELLOW WELLOW WOOD ROAD SU 32 SE 1/27 Wellow Wood Cottage

II

Cottage, with substantial rear extension. C16 timber-frame, with a larger C20 rear extension. Exposed frame with painted brick infill, other walling rendered, small outshot with vertical boarding. Thatch roof, half-hipped at the east end, hipped at the west and brought to a lower eaves, eyebrow dormer, separate roof to the outshot: slate roof to the extension. One storey and attic, irregular fenestration. Casements. Thatched canopy on posts to the former entrance, now fitted; present entrance at the rear, which is a plain two storeyed house.

Listing NGR: SU2893021767

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System **141269**  
number:

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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### Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 25-Aug-2023 at 15:19:06.

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End of official list entry

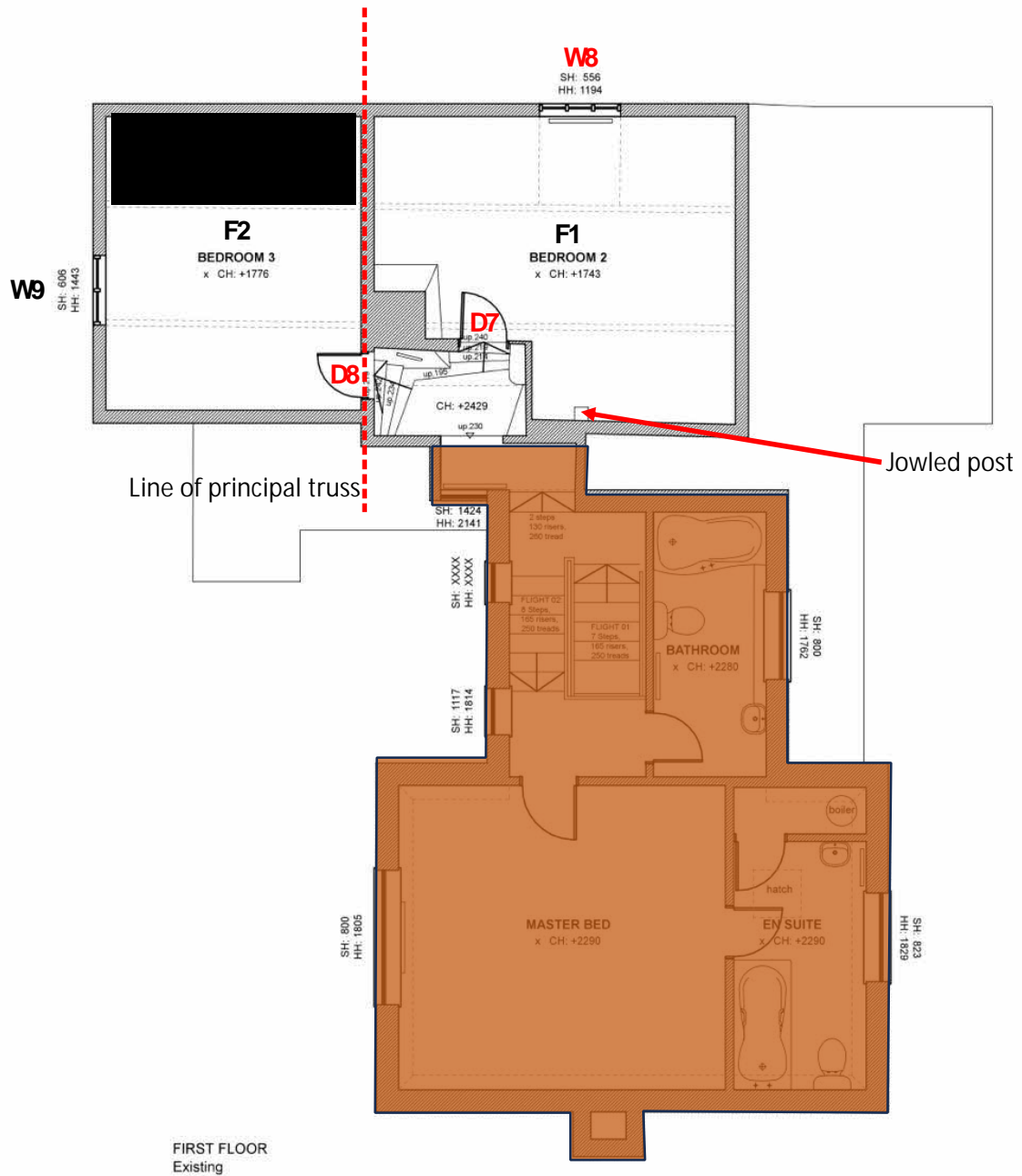


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 c1970s

Numbers in red are missing features

Hatched area indicates surviving roof structure



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