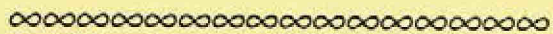


*Thatched Cottage  
Church Street  
Bampton  
Oxfordshire*



*THE STORY OF  
A HOUSE*



T. E. CROWLEY

*A.D. 1963*

75-10  
75-0

Particulars and Conditions  
of Sale.

CHURCH STREET, BAMPTON,  
OXON.

Valuable Freehold

DWELLING HOUSES  
AND GARDENS.

To be Sold by Auction, by

**RICHARD GILLETT**

At the "Talbot" Hotel, Bampton,

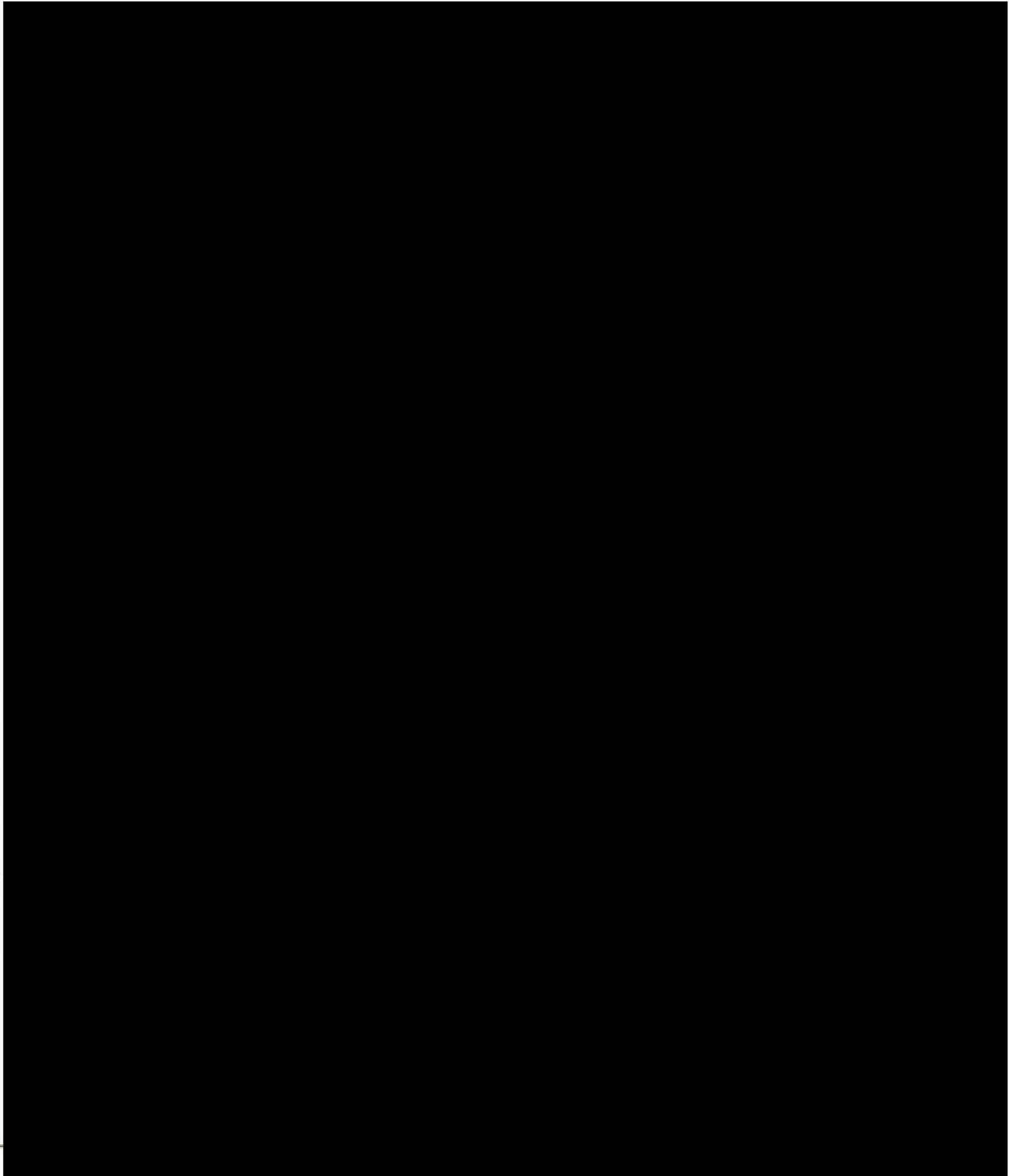
On WEDNESDAY, MARCH 4th, 1908, at  
4 for 5 o'clock, by order of the Trustees under  
the Will of the late Mr. George Oakey, and  
under conditions to be then and there pro-  
duced.

All that Freehold stone-built and slated  
DWELLING HOUSE, with Garden and  
Out-buildings, situate in Church Street,  
Bampton, together with a stone-built and  
thatched DWELLING HOUSE (formerly  
two cottages) with large Garden and Out-  
buildings adjoining the above, the whole  
having an extensive frontage to Church  
Street, Bampton, in the respective occupa-  
tions of Mess Lucy Carter and George  
Radband (as quarterly tenants), at the  
gross yearly rental of £14. There is a  
good supply of water on the property.

To view, apply to the respective tenants,  
and for further particulars to Messrs.  
Ravenors, Solicitors, Witney and Bampton, or  
to the Auctioneer, 25, High Street, Witney.

RAVENORS,  
Bampton ~~WITNEY~~

KNIGHT, PRINTER WITNEY.



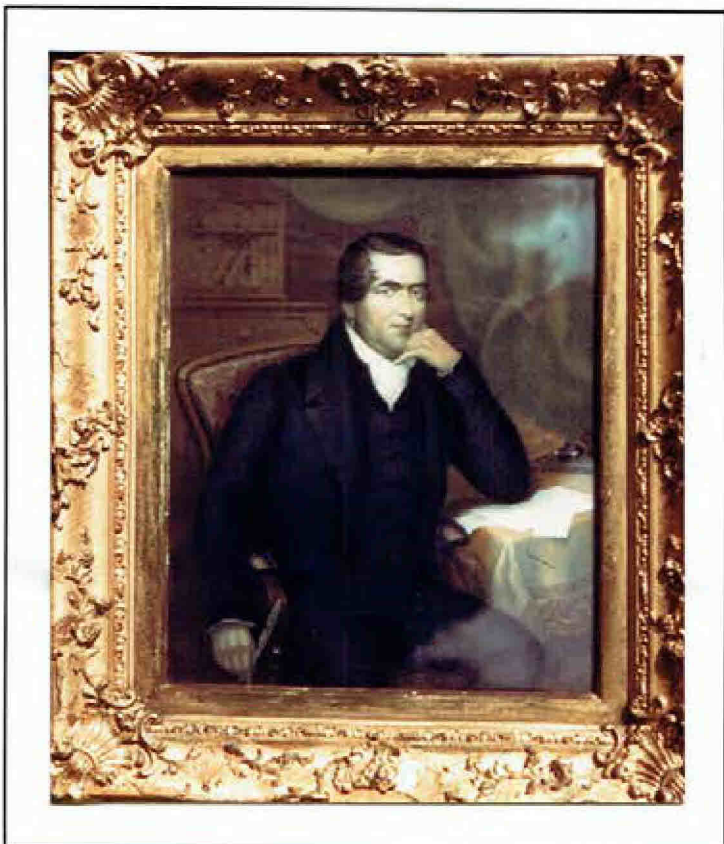


Unrestored, early 1963. Two doors, small workroom window and crooked lintel to blocked in window. Low irregular thatch.



1981. The cottage stands back from the building line and at an angle to it. "Granny Houses" next door are angled to fill the gap (these are 1906, restored into one dwelling 1980).





John Williams of Erromanga, Missionary  
(Baxter Print)

## *Story of a House*

*Introduction:* I was drafted to RAF Brize Norton in December 1962, put up at the Talbot Inn at Bampton and started house hunting, the chief clerk on Base having assured me that it was unlikely that I would be moved again for a very long time to come, (the very long time proved to be two years). The Talbot had no residents' lounge - it was in fact a poor place for a lodging at that time, and I occupied the bar most evenings, which had its advantages, since I got to know various of the local characters, amongst them William Lock, the local builder, and his wife Rose. She owned a thatched cottage nearby, empty since the death of the last tenant two years before. The house badly needed repair and modernising, and Lock had been delaying this work until other business was slack. However, since I showed interest, Mrs. Lock offered to sell it as it stood, since alterations could then be done to our requirements. Wendy agreed to come and approve the house, which she did in the bitter February of 1963, when we had to walk from Brize Norton because the road was completely cut by snowdrifts. She was enthusiastic, despite the forlorn appearance of the place and its inbuilt disadvantages, so I measured up (mostly by flashlamp), sketched out plans and descriptions of work, and Lock undertook those portions of the work which I did not do myself. This proceeded very slowly (as usual), and was little more than half done when the time came for us to move in, in August. There followed a period of extreme discomfort before we approached the final stages of floorlaying etc., later in the year. Alterations cost about £1500 and the Government Grant was offset against this.

Subcontractors were Quick of Bampton (Electric wiring and fitting), and Herberts of Buckland (thatching).

The house was obviously very old and started life as two very humble dwellings. It had passed through various alterations in past ages, the evidence of which was in many ways a great puzzle to us. I have tried to work out some of the answers over the years and thought it worthwhile making a few notes, possibly on a continuing basis. Several Bamptonians born and bred have helped me with bits of past history, and these I have referenced: WG = Warren Green; AH = Arthur Hill; REL = Rose Lock; FL = Fred Lomas.

Much remains to be confirmed and more to be discovered as yet.

## *The House Externally*

Although the cottage is built on Church Street, it probably existed before the street itself, since it stands back from the building line and at an angle to it. The front door opens directly onto the pavement, which is perforce, unusually wide at this point. To the rest, along the street, a terrace of six large two storey cottages, *Bourton Cottages*, was built in 1906 with stone front ends and brick backs indicating a dawning social awareness among those able to preserve the essential character of the village. Two very small 'granny houses' one up and one down type, were most probably constructed at the same time at the near end of the block, and these are sited at a sharp angle to the terrace, so as to fill the awkward gap between the east end of the terrace and the west wall of the Thatched Cottage. An old yard gate gave access to the communal yard of the two tiny cottages, via a three foot gap running through to the back. Attached to the Thatched Cottage on the east is another similarly built stone house with stonesfield slate roof, probably built at a later date: ('Roseann', Mrs. Slatter.)

The Thatched Cottage is stone built of local creamy Cotswold rubble (Great Oolite), walls are about 20" thick, which is fairly general in such cases. The thatch is particularly thick on the front elevation and comes to within seven feet of the pavement, which suggests



that the cottage(s) were built as single storey dwellings only. It also always catches the eye of any strangers who happen to be strolling past, and when working in the window I have learnt to expect the invariable sideways tilt of the head which distinguishes those who have not previously passed this way.

The house is L-shaped, the cellar, the kitchen and the room above (the tallat) having been added on, subsequent to the original building. The stonework was not "toothed in" at the time of the extension, so that the joint between old and newer work can be seen on the west wall. There is no indication of when this wing was added except some scratch marks on the stonework near the join which may be interpreted as "SO 1716" with an eight pointed star.

When we came to the cottage in 1963 it was in an "unrestored" state and very little can have been done to it for the best part of a century, apart from the installation of a sink with cold water supply and a sewer connected wc in the outside privy. This was done probably in the early fifties of this century, when main drainage came to Bampton. There was of course, no gas or electricity in the house; it had been empty for two years, windows were broken, floorboards rotting, plaster crumbling off the walls, and the winter snow of 1962-3 coming through the leaking thatch.

In those days there were two front doors side by side. It is evident that the building was originally two dwellings and there is just the thickness of the party wall between the two doors. One remarkable thing here is that the doors were of different heights approximately 6'1" and 5'6"; they were cheap plank and batten efforts not worth preserving; the right hand doorway we converted into a badly needed window. The front parlour window to the left, is of sixteen small lights, not designed to open, and made of pitchpine possibly suggesting a date of 1800-20. A similar version of nine lights lit the workroom (now the dining room), visible in the photo to the right of the doors, and this window exhibited the peculiarity of being a small frame under a long lintel. From being of identical size to the parlour window as built, it had been reduced when the frame was replaced, the gap being infilled with stonework. To the right of this again had been a small window under a crooked lintel and which had been infilled with stonework about 6" thick, leaving the lintel exposed on the outside and internally a recess, boarded up and framed by the original lining.

Other windows too had been reduced in size and I have not yet found out whether the old Window Tax was imposed on area as well as number of windows. The workroom window on the western wall had been made smaller, the gap infilled with red wirecut bricks; the south kitchen window and the window to the tallat above; both the latter we enlarged to their original size. The tallat window (a tallat is an attic under a roof), boarded up for many years, had a metal frame and traces of diamond panes. Though broken and useless, it was probably an original fitting. The west kitchen window too, is probably original, the square leaded lights, which enclose a thin and very wavy primitive glass, being set in without a frame, only a lining being fixed in. The south parlour window consists of a pair of sliding sashes, again in pitchpine.

Upstairs, the bedroom walls are inset from the main outer walls and consist of rough elm standards, riven laths and lime plaster, meeting the similarly plastered ceilings at about 5'0" height. This means that the windows are inset into the thatch, without dormers, and are provided with sloping skirts of stonesfield slate below, coming out as far as the thatch's edge. This feature I have not seen elsewhere and it seems to provide further evidence of the ancient conversion of a still more ancient abode.

The two back doorways remain, coming out at right angles to each other with the lead-barrelled pump and stone trough immediately outside. The door out of the kitchen is a well made pitch pine batten effort with blacksmith's hinges and latch, probably made at the forge, a few yards down the street; this opens on to two stone steps down. The other back door we replaced with one made mainly of glass: here there is one step up to the outside. There was a piece of corrugated iron supported by a wooden post to give some kind of shelter to the doors; this we removed (!), replacing it by a sunroom opening out onto the garden. Cellar windows were framed and situated in a little 'area', but unglazed - the need for this was soon evident in the tendency of the flagged floor to sweat. Whenever the weather turns warmer the dampness is evident for a day or two.

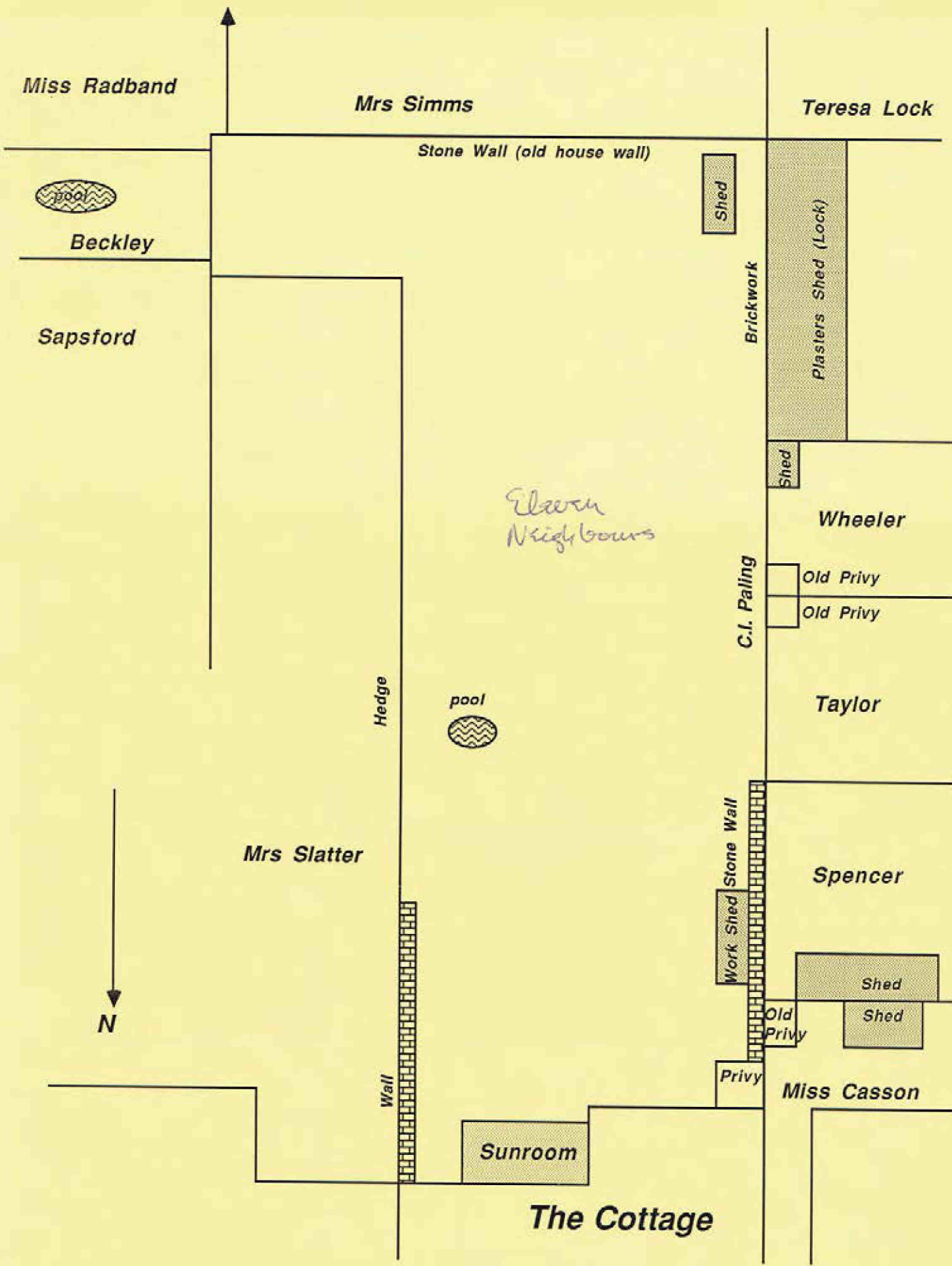




Original: Two front doors, one shorter. Small window under long lintel.  
Note Stonesfield slating to upstairs windows. (1963).



Altered: R.H. door becomes a window. R.H. window restored to original  
size. Thatch cut back  
upwards and renewed. (1963).



Miss Radband

Mrs Simms

Teresa Lock

Stone Wall (old house wall)



Beckley



Brickwork

Plasters Shed (Lock)

Sapsford



*Elaven Neighbours*

Wheeler

Old Privy

Old Privy

C.I. Palling

Taylor

pool

Hedge



Mrs Slatter

Spencer



Shed

Shed

Old Privy

Privy

Miss Casson

Sunroom

The Cottage

N

The garden is about fifty five yards long, L-shaped at the end where it encompasses the next garden on the left, and bordered on the right by a Cotswold stone wall and Arthur Plaster's shed, where that craftsman spent his last years, as did his Father and Grandfather before him, producing magnificently finished woodwork. There were two rather aged apple trees in the garden, one at the bottom end which died suddenly and promptly fell down, and the other, an Alington Pippin, though decayed in parts, survives and gives varying quantities of excellent apples. Halfway up the garden, where the pond is now situated, there used to be a large 'double walnut', a tree of some local fame it seems, but this had fallen before our time although the trunk still lay about. The garden was in use as an allotment when we came, worked by Fred Lomas, who lives opposite in Belgrave Cottages and was a distant relative of the Radbands (see later). The domestic rubbish tip was evidently at the rear of the garden to the right, and this yielded small pieces of iron such as wellhooks, window stays, a trivet, an inkwell, the iron ring and rivets from a patten, and miscellaneous pieces of pottery.

Adjacent to the 19thC brick built privy with its corrugated iron roof were the remains of a pigsty, for the accommodation of the traditional cottager's pig, though it was obvious that it had been disused for many years. On the wall was an example of the particular kind of double hook used for hanging up pig's carcasses. My work shed (Palace of Engineering) now occupies the site.

The only thing of note found in the garden was a small coin ('fourth brass') of Constantine I (307-377) in good condition: this has been recorded by the Oxford Archaeological Unit. All broken pottery and clay pipe heads found in the cultivated area appear to be 19thC., although a few of the pipe stems are earlier. One brass button from a soldier's uniform and several black livery buttons bearing the crest of a boar's head were turned up, also pottery 'Knuckle-bones' and marbles of the original kind made of marble. These latter items may possibly be evidence of the serious epidemic which hit Bampton in the early 1890's, I believe Smallpox. It is related that the local children were not allowed to play in the streets but were made free of the garden of the cottage to keep them out of harm's way. (REL)

Thames Valley fossils, typical of the floodplain gravel and all well worn and rolled, consist mainly of *Gryphaea* and belemnites. At the end of the garden, and forming its border, was a ruined barn-like building, thatched and with a chimney, probably the one mentioned in the 1789 survey, and possibly as old as the cottage. This was demolished when the present two storey house was built, but the remaining portion of its north wall still borders the garden at its south end.

The garden is noteworthy in having ten contiguous properties.

## Age and History

The age of the house is unknown, the deeds give no clue, going back only fifty years. There is a legend that a local solicitor who dealt with conveyancing in the Bampton area for many years, and kept many ancient deeds in storage, once had a clearout and burnt the lot (REL). The Oxford Archaeological Unit made an age survey of the house in this and many other villages and the cottage was described as 'pre-eighteenth century', the semidetached cottage next door being classified 'eighteenth century or earlier'. Possibly the cottage was included in the quite extensive building operations which followed the Restoration in 1660; at all events it must be 300 years old. It seems originally to have been built as a semidetached pair of dwellings, each of one room and with no upper storey; the inhabitants must have looked straight upwards into the thatch. The addition of the 'kitchen wing' certainly came later, possibly at the same time as the upper storey was inserted and the structure made into a single dwelling. At any rate the latter two events can be correlated, since the staircase was constructed by breaching the party wall, and it follows that the door connecting the two front rooms must have been put through at the same time.



Whether the possible date of 1716 which is scratched into the external stonework of the kitchen west wall near its juncture with the original house is of any relevancy to the building of the kitchen wing will probably never be known, but the date is not an impossible one. Cheaply made dwellings for the peasantry gave, almost for centuries, little or no stylistic indication of date; structural details seem unvarying and strictly practical, almost as though little hovels had grown out of the landscape with which they harmonise so well. More important properties were never uninfluenced by fashion and are much more easily dateable.

The earliest relics to which dates can be assigned are a half-penny and a farthing of George II, the latter being in good condition and bearing the date 1746; both of these fell out of rotten woodwork stripped out during the 1963 alterations.

In the possession of Major Colville of Weald Manor is a document and plan (which I have copied) entitled "A Survey, Valuation and Plans of the Townships and Estates . . . belonging to the Right Honorable Charles Talbot, Earl of Shrewsbury . . . in three volumes by Thomas Bainbridge of September and October 1789". Vol. I contains Bampton. Charles Talbot had succeeded to the Earldom on the death of his uncle that year. The properties were very scattered and ill defined and reference was made to " . . . the account of 1700 . . . each farm is numbered and the numbers put on the back of the old leases and . . . the same numbers are placed above each tenant's name in this survey".

The Thatched Cottage is numbered eight on the accompanying plan and this suggests that it belonged to the Earls of Shrewsbury in 1700. The list in the survey of 1789 states:

14. John Williams, lessee.

8. House in two tenements with a large barn, yard and garden.

A cow common in cottage close.

The inference here is that the cottage was not yet a single dwelling at that time.

There were Williamses locally (and still are), ever since 1481 when two Williams brothers came to live at Cote, having given up their old home in Wales as the result of divine guidance. John Williams of Erromanga 1796-1839 was of the family and although not born locally it is supposed that he was well acquainted with the district. He was a missionary with the L.M.S. and held very heterodox views, integrating himself to a large extent into native way of life; he was eaten by cannibals - possibly a case of cause and effect. A fine Baxter print of him hangs in the cottage. Whether he was a relation of John Williams the lessee is not at present known.

The area indicated on the 1789 plan seems to exclude 'Roseann' next door but a building marked "barn" is shown in the situation of the old building once at the bottom of the garden. This was thatched and derelict but had a chimney. It was demolished soon after our arrival but one wall of it forms our southern boundary. I have little doubt that the barn, possibly converted later into a cottage, was about as old as this house. A similar conversion is proceeding in Church View at the time of writing.

Very little seems to be known about the ownership of the house during the 19th century but there is a persistent local tradition that the cottage was at one time a vicarage. (REL:WG). On the face of it, this seems unlikely, since Bampton was equipped with three very fine vicarages from the 18th century onwards, well fitted to house the unique assembly of three vicars as described by the Rev. J. A. Giles in his book on Bampton, 1847. This book is remarkable not so much for its information as for what it omits and Giles who, as curate, no doubt did most of the work for the three vicars, does not mention where he lives. It just might have been in the Thatched Cottage; certainly, when the galleries were dismantled in the church in the 1860's quite a lot of the resulting woodwork found its way into the cottage, which sounds as though someone living there had influence with the Parish Council, whether he was curate or sexton. Both no doubt lived quite close to the Church; anyway, curfew had to be sounded at eight every evening.

The next information, culled from existing deeds, quotes past owners as:

Before	1934	H. P. Faulks	
	1934	F. W. Rackley	
	1948	H. A. Couldridge	
	1958	R. E. Lock, from whom we bought the house in 1963.	

1883 Wm. Angel Smith  
1890 George Oakley  
1904 Mrs Emily Oakley



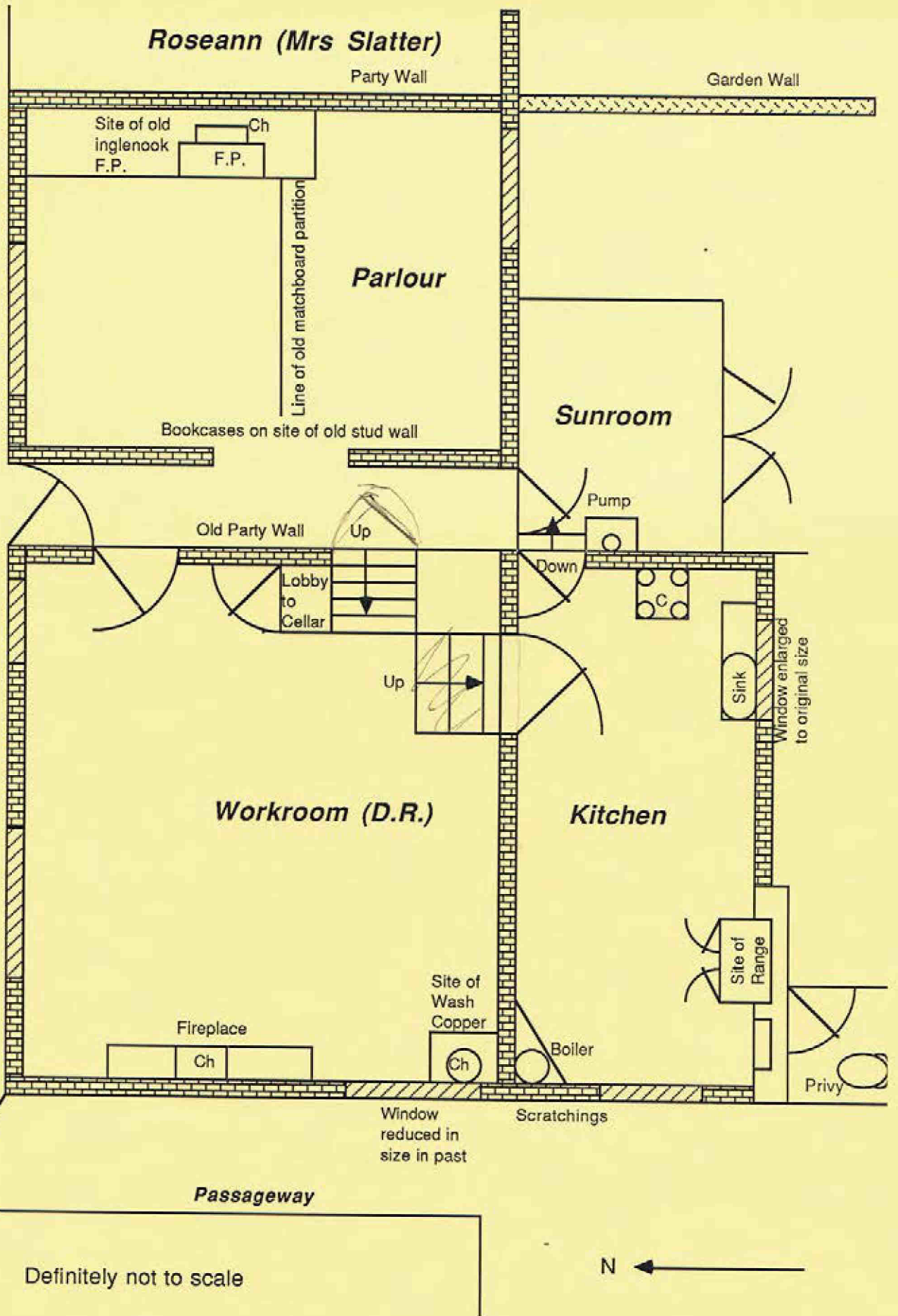
The Hill daughters at Melita  
(years after 1892). W.G.

**IT'S TIME  
TOGETHER  
ORGANISED**

SARA-ANNE  
(SARANNE)  
RADBAND



**Roseann (Mrs Slatter)**



Definitely not to scale

Of these, it is thought that the first was a Miss Faulks of Clanfield who owned a substantial number of properties locally. She seems to have been somewhat of a forbidding personality and on one occasion when she recovered from a serious illness it was remarked that she cheated the Lord (AH). Neither Rackley nor Couldridge was local, the Couldridges being distant relatives of the Radbands (later), who lived in Kent (FL).

There is more of interest in the tenants.

Written in pencil on the door of the smaller bedroom may be seen 'Mrs Hill's bedroom Bampton 1876', an indication not only of the tenants but also of the age of the paint. Sarah Hill was the wife of W. Hill, Tailor, who lived here and they had three daughters reared in the house. A window pane in the kitchen is signed W. Hill with a diamond.

The daughters were: Louisa, who became Mrs. Welton and went as housekeeper to a large property in Berkshire, Rose Augusta and Susan Maria, who were both trained as dressmakers (WG states that they made his Mother's wedding dress). The youngest married David Morris, assistant schoolmaster of Bampton in 1910; he took a degree in English, Mathematics and Geography at the Open University in 1979 at the age of ninety and died in February 1980 (WG).

The family moved to 'Melita' in Market Square when the children were still quite small, about 1892 (photo W.G.)

They were followed at the Thatched Cottage by the Radband family, of farming stock, who also took in washing; they were noted as laundering 'for the very best people' including the Deanery and the Vicarage (WG). It must have been then that a large brick wash-copper was built in the south west corner of the workroom and a chimney incorporated in the wall, brick infill and stack being of red wirecut bricks.

The family consisted of Mr. and Mrs. Radband and two daughters, Janey and Sarah Anne. The latter was sixteen years old when she came to the cottage in 1893 and she died there seventy years later at the age of eighty six, Janey, also unmarried, having predeceased her long before. Sarah Anne is remembered in the village as a very tall and eccentric old spinster; she would offer apples from the tree to passers by and when they were gratefully accepted she would say 'that'll be tuppence' (REL). She was a distant relation of the Lomas family who live opposite, and latterly Fred Lomas used the garden as an allotment. Vegetables were growing there when we occupied in August 1963, which Fred gracefully presented to us 'to start us off'.

Fragments from the past turned up during our conversion of the house; little bits of cheap jewellery, damaged and pushed behind the woodwork; a little bell of the kind worn by the Morris men round their legs and another, rather larger and cast in bronze which might have been from a harness - this fell out of the ceiling. A Great Western Railway brass button (Bampton's stationmaster used to live in Bourton Cottages), various sizes of marbles, fragments of pottery (some 18th century), an army button and, behind the very decayed window seat in the kitchen, numberless slate pencils.

## *History (appendix)*

C. W. Raven (1957) writes ' . . . one hundred years after the death of Wycliffe we get the first definite information of an Anabaptist meeting in existence at Longworth in 1481. In that year, two Welsh emigrants, brothers named Williams, were granted the lease of a farm at Coate. They had actually arrived there some years earlier, led there as they believed by a sign of God. Here they made friends with an Anabaptist farmer who worshipped at the Longworth Anabaptist meeting house. Later one of the brothers married the farmer's daughter, and thus began the association of the Williams family with the churches at Longworth and Coate, which lasted over four hundred years; . . . From this family descended John Williams the missionary martyr of the South Seas, who died at Erromanga in 1839'.



Cote, now so spelt, is in the parish of Bampton.

John Gutch (1974) says: 'John Williams of Erromanga' was born on the 29th June 1796 at Tottenham. The Williams family came of ancient Welsh ancestry and in the sixteenth century were established at Park, some fifteen miles west of Builth Wells. Roger Williams, who was twice High Sherriff of the County of Brecknock, was the first to take the surname of Williams. His son, John, who in turn was also High Sherriff of the County in 1620, was a staunch Royalist and when the Royalists were defeated in 1649, his lands were confiscated and he was forced to flee from Wales with his family. It was thus that the Williams came to settle in Oxfordshire at Cote, in the parish of Bampton. There John Williams' great-grandfather James, who was born in 1711, filled the office of deacon for nearly forty years. James's eldest son, Richard, lived at Oxford, where he was landlord of the King's Head Inn, and there John Williams' father, also christened John, was born and brought up. He married a Miss Maidment . . . After their marriage the couple lived in Oxford. They subsequently moved to Tottenham . . . where John was born and spent his childhood.'

The association of John Williams of Erromanga with Bampton appears tenuous, but did his Father live in Bampton for a short while?

## *The Inside: The ground floor*

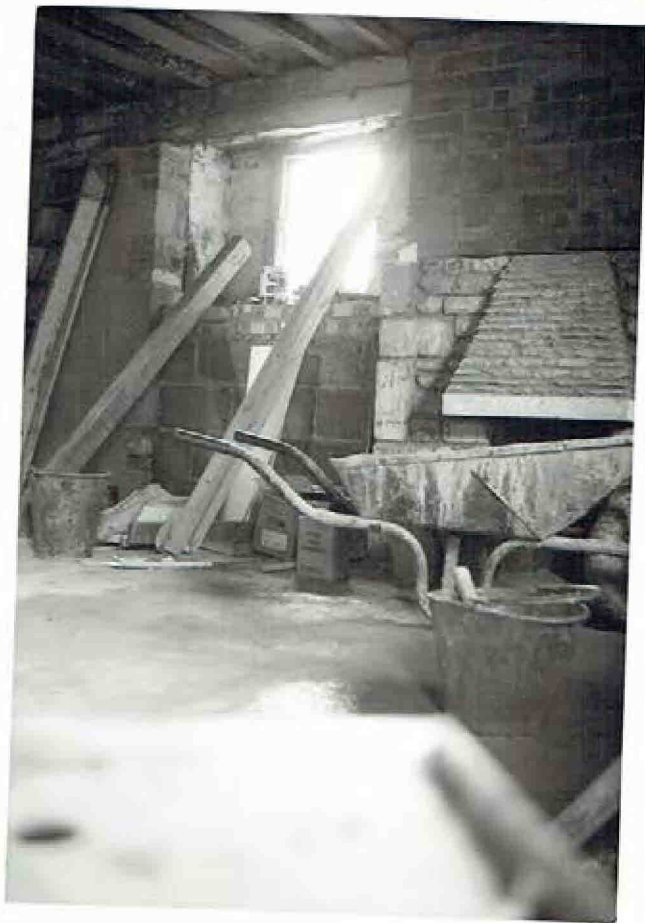
Entering by the front door (executed in Japanese Oak by Arthur Plaster to my design), the original party wall is on the right and was later pierced by two doors. The first leads to the workroom (now the dining room) and the second gives on to the narrow staircase which takes a right angled turn towards the top. It is possible to regard the stairs as being kept in a cupboard.

*Workroom.* In many ways the most interesting part of the house. The step down into the room indicates that although the two original cottages were built to the same floor level, the eastern part was later provided with a wood floor on joists. The original floor was flagged when we came; the second front door was where the right hand window now is and the left hand window we enlarged.

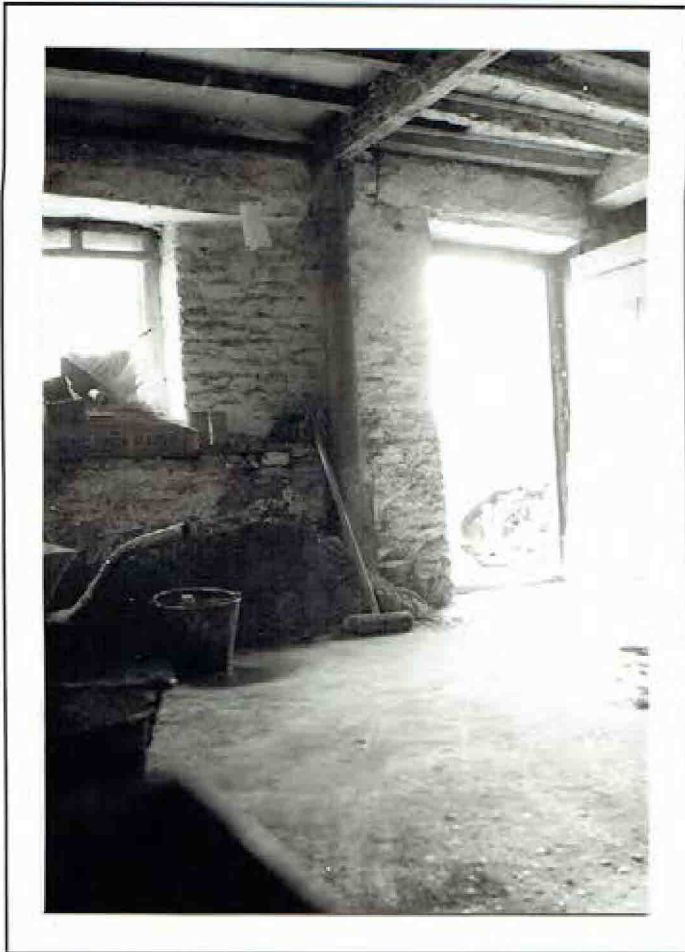
The exposed ceiling joists are of elm, most of them pitsawn, but about four look older and darker and have been adzed and chamfered. The central bridging beam is similar to these, also adzed and chamfered and was evidently re-used out of some other structure. It shows surplus joist holes and may be older than the house. It had rotted and failed at the outer end and was supported by the turned pitchpine pillar from the gallery in the church. When the structure was repaired I put the pillar to support the centre of the beam, largely as a 'feature', since it in fact does no work. The stud wall of the lobby provides support for the beam from this point.

A striking feature of the room is that the ceiling joists are not taken into the walls of the room but are supported either side on pitsawn ledge beams roughly 8" square, and this is proof that the upper floor was added subsequent to the original building. The fireplace in the centre of the west wall, my design, cuts through one of these beams. Before the installation of the fireplace there never seems to have been any form of heating in this room except, after 1893, the fire under the wash copper which was built into the south west corner and the chimney of which now takes the kitchen boiler. How the room was used a hundred years ago remains a mystery.

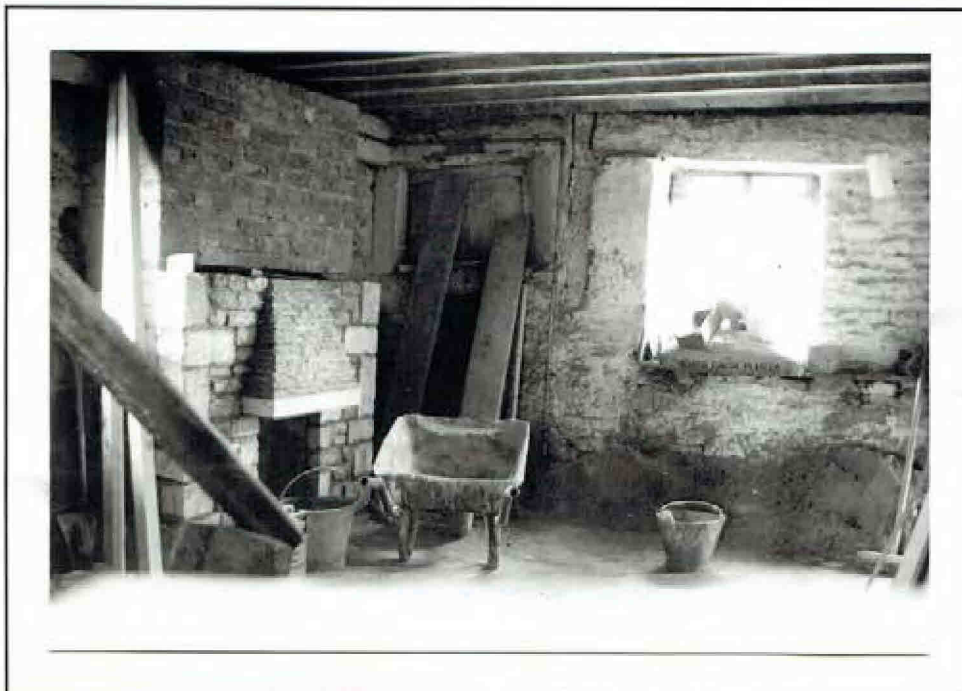
The room is L-shaped by reason of the lobby which encloses both the underside of the staircase and the entrance to the cellar down six stone steps. The lobby walls were of lath and plaster and in a ruinous state when we took over, hence it was completely rebuilt to slightly different dimensions; the door is a rather nice hardwood plank specimen which polished up well. Above the lobby a small window provides 'borrowed light' to the stairs;





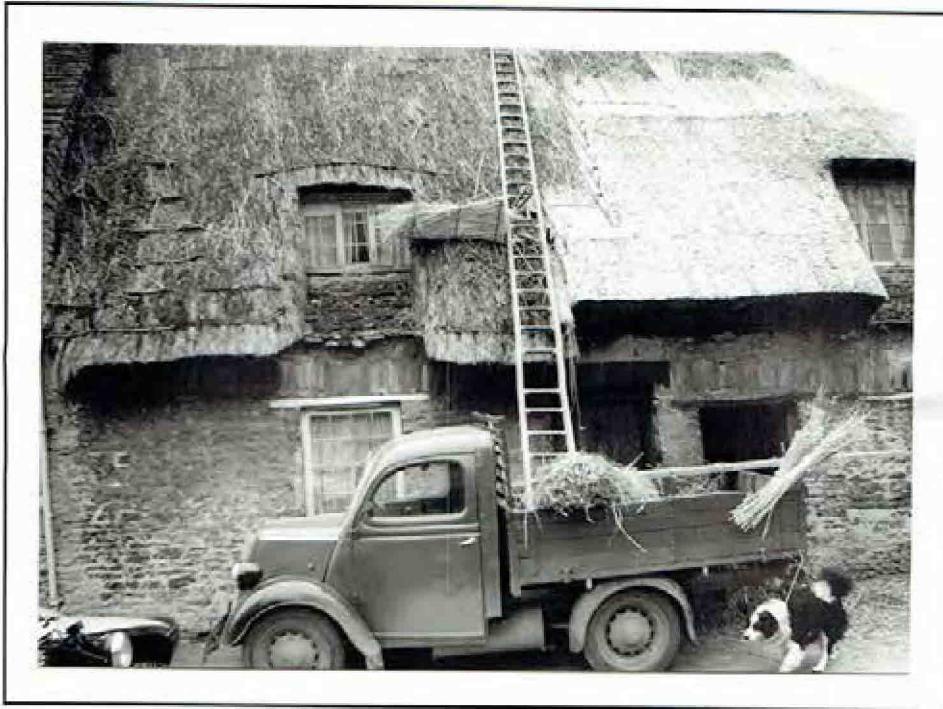


Workroom: Second front door open: walls un-plastered (as original). Diminished window to left. Church pillar supporting decayed end of central camer beam (1963).

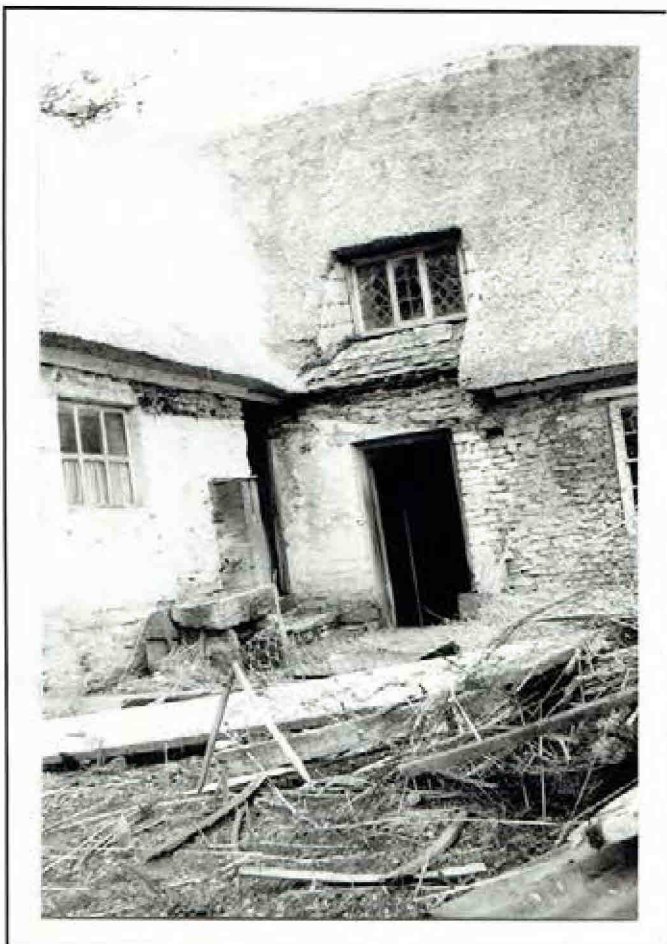


Workroom: North west corner. Constructing new fireplace. Small boarded and walled-in window central. Water pipe was later relocated. (1963).

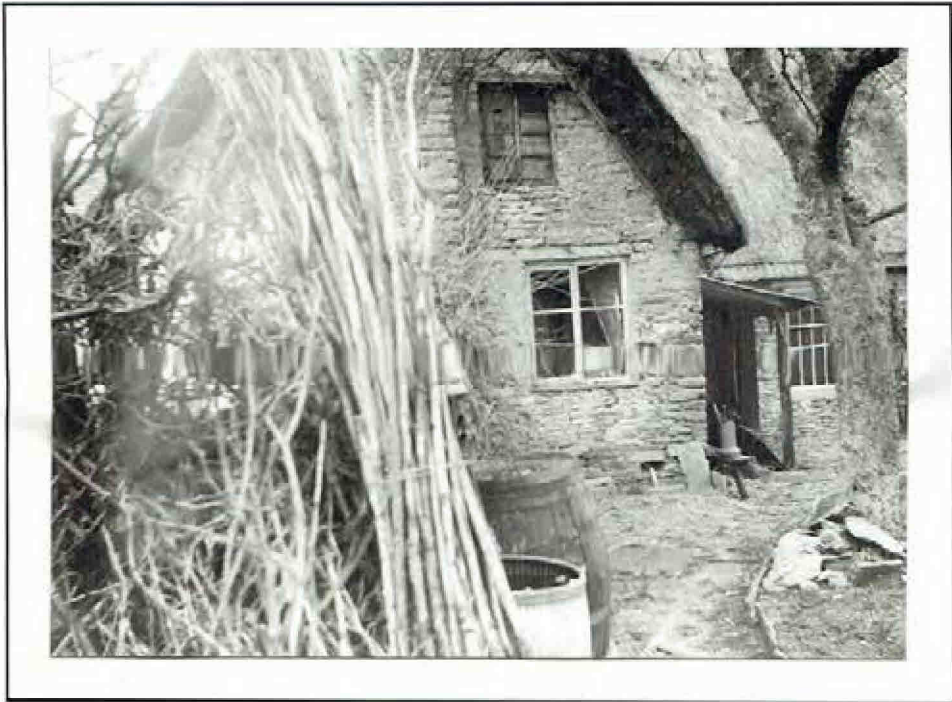
*A fragment of the original half-hollow construction creating the masonry wall, can be seen center*



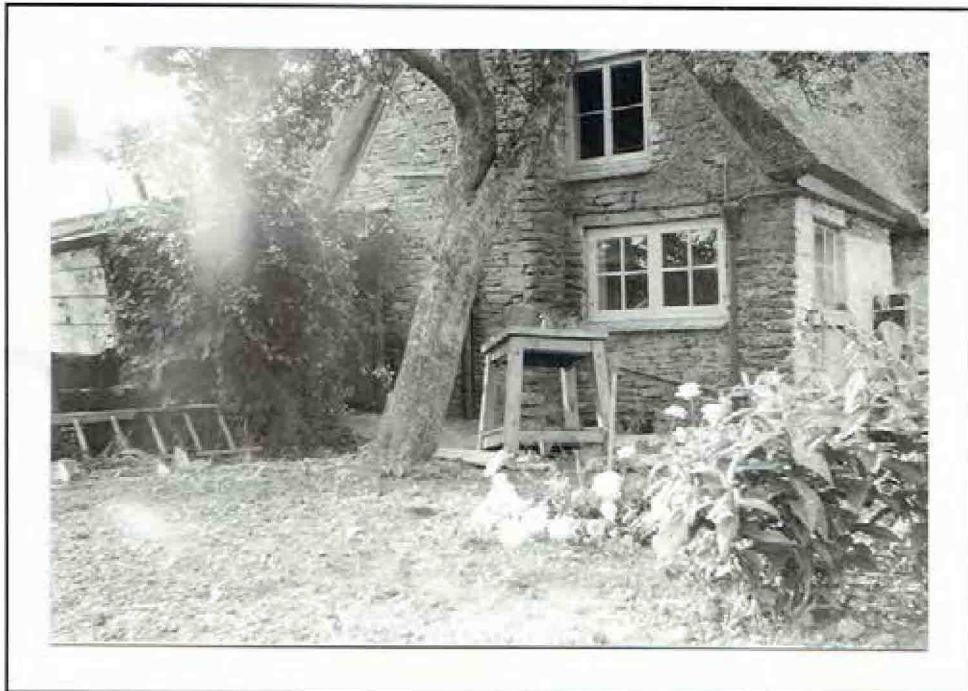
Re-thatching: a foot higher than before (1963).



Re-thatching: shelter removed (bottom right), limewash remains. Note pump and trough. (1963).

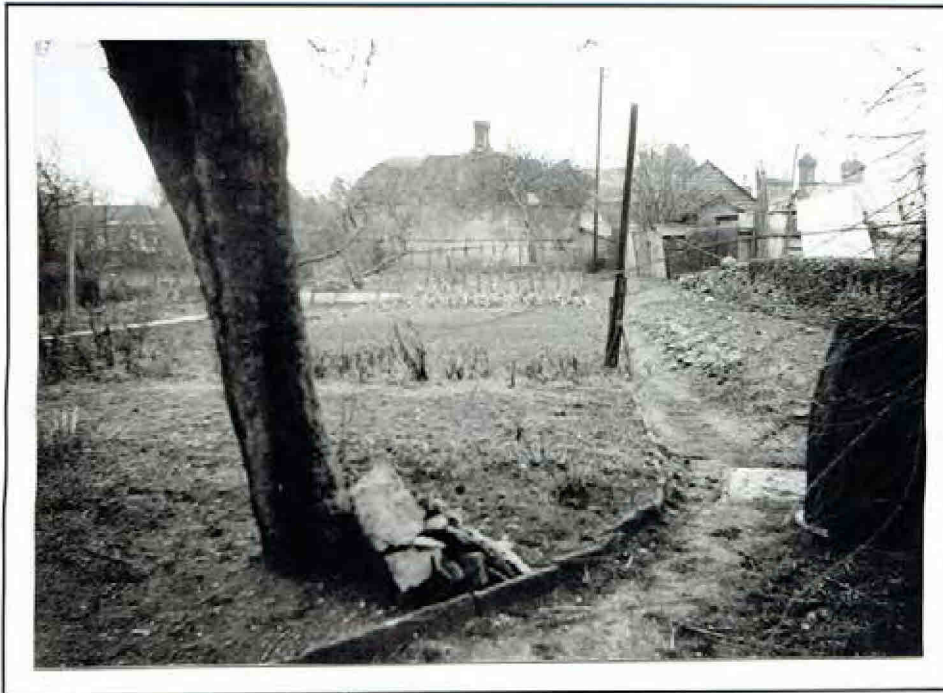


South kitchen window and that to the tallat above had both been reduced in size.  
Note corrugated shelter to back doors.  
Pigstye was in tangle on extreme left. (1963).

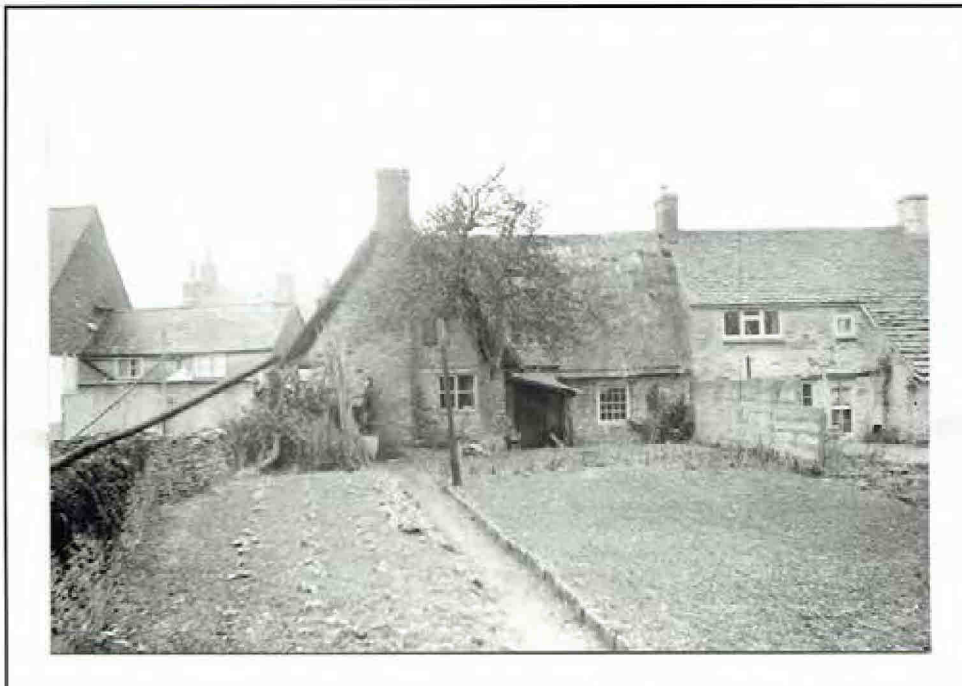


Same windows restored to original size and reframed.  
Shelter to back doors removed (whitewash under). Sunroom not yet built  
but plumbing installed (1963).





Looking up the garden: Plaster's shed on right. Derelict 'barn' with chimney behind dying appletree, centre. (1963).



Garden; looking north to the house before re-thatching. Tiny 'Granny Houses' next door and 'Roseann', semi-detached, right. (1963).  
Building block wall recently erected by Jim Slatter.

it is of four panes, ancient glass, three of them being 'prunts'. We also provided a borrowed light to the cellar steps, using as a frame the handrail and newel to the kitchen steps.

The wall between the workroom and the kitchen must have originally been part of the rear wall of the original dwelling before enlargement; one would have expected the stonework to remain, but in fact excavation of the cellar would undermine the foundations, so the wall was removed and a very rough timber wall erected on top of the stone cellar wall instead. A minimal straightening of this wall in 1963 added to its thickness in places sufficient to allow a substantial broom cupboard.

Three steps lead up to the kitchen, at the top of them is an ancient elm door rehung on modern strap hinges. This object is described by vernacular architects as a 'south Oxfordshire three-plank door' and is evidently a distinctive local type; it is very roughly made out of wide planking showing everywhere the ravages of elm-bark beetle. It has rotted at the bottom in the past and must have been in the weather; it may well have been the original back door re-used, and the stringers and handrails to the steps could have been made up out of the old door frame. The door now has no frame, being hung just to overlap the elm standards of the wall. The latch is blacksmith made.

*Parlour.* The left hand of the two front doors, the one which remains, evidently used to open into a single large room, as did its companion, but in this case the room has been considerably altered from its original appearance. When we came, the arrangement comprised a hallway or passage leading straight through the house and out of the back door. Doors to the right gave on to the work room and the staircase and one to the left led to the parlour. The arrangement was not a good use of space. Both passage and parlour had ceilings of lath and plaster, and the latter a floor of elm planking, random widths from 6" to 8". As the joists were laid straight on the earth the floor was in bad order and has been partly repaired with softwood. The ceiling, with boxed in carrier beam makes it impossible to confirm that the first floor, like that above the workroom, was inserted subsequently to the original construction.

It is evident that some time, probably in the first half of the 19th Century, a considerable amount of work was done to spruce up this part of the house and transfer it from the primitive hovel it had been into something a little more cultured. To do this must have been unusual, since it was rare in those days to spend money on almost valueless habitation. Ceiling and floor in the parlour might have been done at the same time as installing the upper floor, but there seems no clue as to how this work was related to the kitchen extension; I have the impression the latter was done much earlier. Anyway, it seems that the house was at some time converted for the use of someone a little more important than a farm worker and may give point to the village tradition, retailed to me by several people, that the place was at one time a 'vicarage', (or more probably, a curacy).

The parlour was provided with a large woodburning fireplace with great elm beam over and a tiny inglenook. The structure occupies 9'9" of the east wall and is 3'6" deep, leaving an alcove in the rest of the wall which formed a large cupboard, concrete floored when we came. This fireplace might have been built subsequent to the original structure, the remaining part of the party wall is very thin in places, and shows next door a long timber lintel of unimagined use, sunk in the wall about 4'0" from the floor.

The old open fireplace had been partially destroyed by the later insertion of a rather mean little Victorian cast iron grate. When this was pulled out there were large cavities behind it and an indication of the previous arrangement; however, nothing of this could be restored.

The parlour floor is an inch higher than that in the passage. Evidently the stud partition between the two existed first, the passage was probably flagged. It was floored later in softwood. There is a six inch step up out of the back door.

The parlour, at some time after it had its ceiling, was divided into two tiny rooms and the line of the matchboard partition can be traced on the ceiling and across the cased in beam. The disposition of the doors at that time remains in doubt, but if one of the tiny rooms was a parlour, what was the other? The floorboards below the south casement are very eroded



as though washing had taken place at that point for years; could the rooms have formed a little independent flatlet at some time?

The panelling in the passageway came from the kitchen and fitted in fairly well to save the wall from the scars of rough usage; coal and manure have to come through the house!

*Kitchen:* Built as a slightly later addition to the house, the floor is three steps up from the workroom, indicating the presence of the cellar below. The ceiling is plastered and supported by a rough elm bridging beam, adzed and chamfered, possibly re-used, and hacked for plaster, though there is no indication that the beam was ever plastered. On our arrival, the room was in a bad state, most of the plaster had fallen off the walls exposing the stonework, and framed pitch pine panels of various sizes and styles were roughly nailed up round the walls by way of wainscoting and to hide the damp and grease. One long piece, rather better fixed than the rest, we left in place on the west wall; a selection of the rest went into the hallway as described. All this woodwork probably came out of the church.

The floor had sagged from sides to middle a matter of five inches; this seemed to be partly because of the weakness of the bearer beam in the cellar below, but mainly just the way it was built. The carpenters, with great labour, were able partially to false-floor it and reduce the sag to 2". Everything still rolls to the middle.

A large external chimney breast on the south wall served a late Victorian iron grate and oven with overmantel; this area was converted into a foodstore and a courtier stove installed in the opposite corner. The chimney breast extended full thickness to the south west corner and accommodated a small deep recess in the kitchen wall - the sort of place where the salt pot used to be kept in the old days. The post war enamel sink, and cold tap were located under the east window. We retained the sink and re-installed it under the south window which we enlarged to its original size. The door out of the kitchen - until we came, one of the two adjacent back doors - is a nicely made replacement of pine with blacksmith made hinges and latch. It gives out on to two steps down - very worn. We retained the old lead-barrelled pump which served both houses; the trough into which it emptied is now up the garden, and the pump plunger was removed by a plumber and not returned! The west kitchen window is a bit primitive and most likely aboriginal; the window seat here must for long have been regularly occupied by children, trinkets and slate pencils were found under the decayed elm board which formed the seat.

*Cellar:* A number of houses in Bampton have cellars, but they are unusual in such a lower class dwelling. The cellar here is entered through the closed lobby in the workroom, the stairs to the upper storey above one's head making a distinctly cramped access to the six stone steps down to the cellar flagged floor. They also form a large alcove to the left, and in the cellar walls themselves are two further sizeable alcoves of unknown use. The lead pipe from the pump comes down the east wall and vanishes under the flagstones into the well, the location of which remains unknown. Tamsin dowsed it in the south west corner.

The bearer beam holding up the kitchen floor above, though stout looking, did not reach the outer wall when we came, and it is a mystery why the floor did not subside; it was effectively propped with a breeze block pier. The joisting is rough in the extreme, some of it with 'godfathers' of varying effectiveness, and a few joists replaced. The cellar is lit from an 'area' on the south side, two small windows below floor level. These had never been fitted with glass and this was evidently to ensure as much ventilation as possible as the flagstones are inclined to sweat when the weather takes a turn for the warmer, and condensation results. The place is otherwise quite dry.

It is interesting to speculate on the original purpose of the cellar but we have come to the conclusion that a pony was kept there at one time. The southern half of the room is paved with stones on edge, which was common practice where horses were required to mount a slope (the same can be seen on the path in the churchyard up to the south transept door). The gaps between the flags are filled with hard beaten compost which might well be ancient horse droppings, and the large alcove in the wall could conveniently have been fitted up as a manger. In damp weather it is even possible to catch the distinctive smell of a stable. But what about that well? Did it replace some other source of water in post-pony times? And what about access? The latter point may be explained by the presence of a long timber lintel



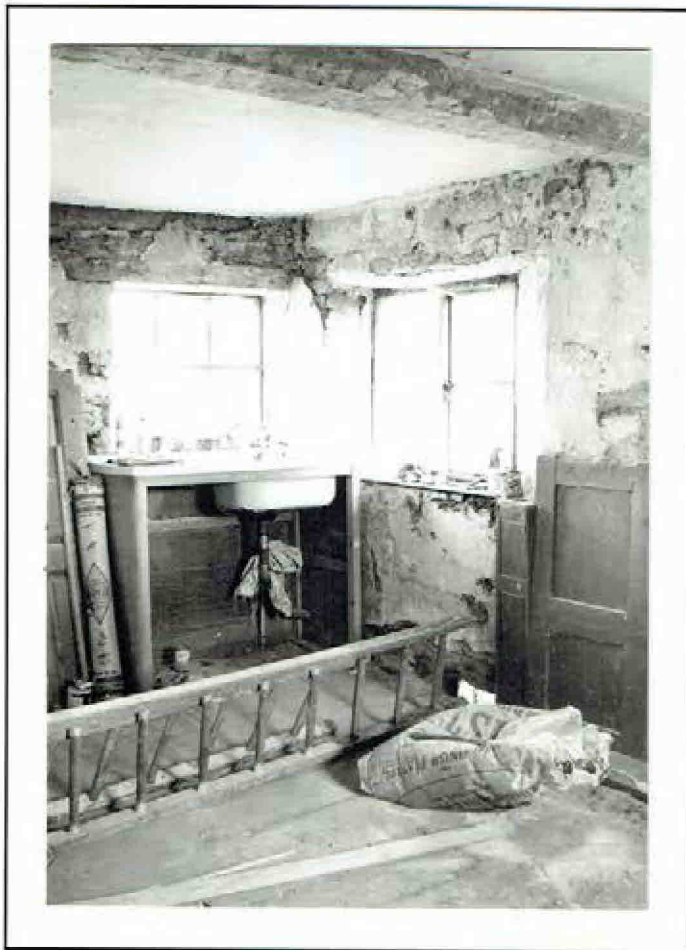




Kitchen, S.E. corner (see pic on right).  
South windows enlarged, sink moved to S. wall



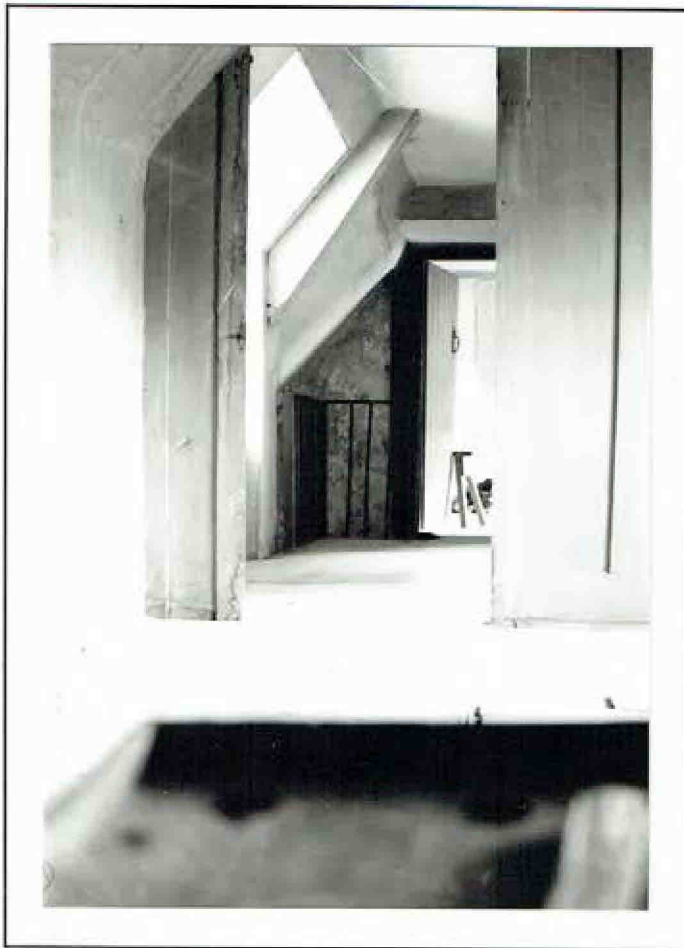
Kitchen: S.W. corner (see pic. on right). Cosmopolitan  
to kitchen remains. Good cupboard being constructed



Kitchen: South east corner. Sink on two walls below original window. Old panels knocked up round walls (one horizontal under sink). (1963).



Kitchen: South west corner. Kitchen range has been removed. Over mantel remains pro tem. Deep alcove in extended external chimney breast, centre. (1963).



Main bedroom looking west to stairtop and second bedroom, through the door to matchboard partition which divided the main bedroom into two. Note flimsy banisters, rain streaks on walls. (1963).



Corner diagonal beam in second bedroom, free of the roof structure: put there possibly because the window gable beam was not long enough to reach the opposite wall. Even then the joint seems to have been botched with an inserted cradle.

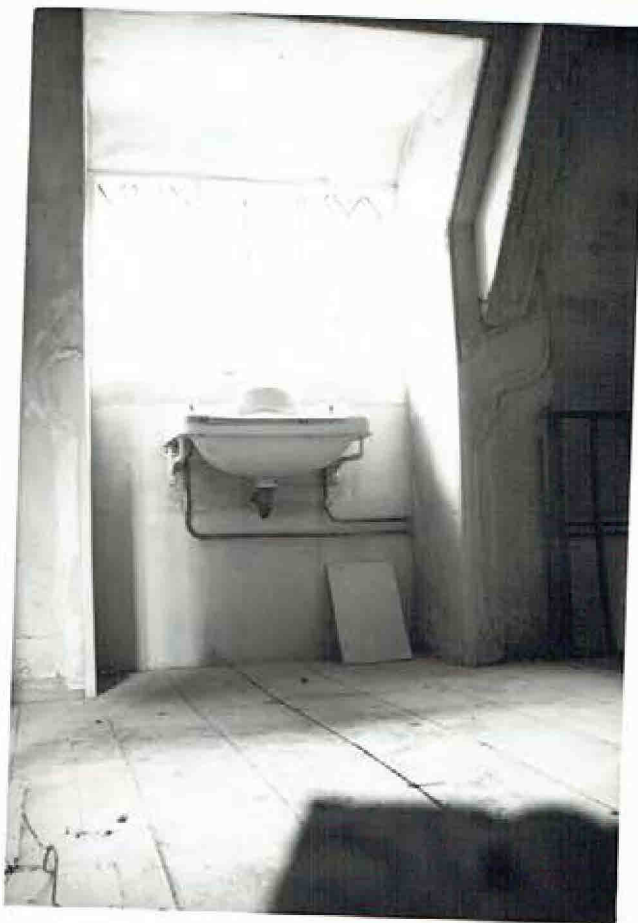
*Later: this is half of an original (c.1500) cruck*

"The wallplate scarf is of the simple through-splayed type - this is potentially early" - John Blain





Steps up to fallat (now bathroom) above kitchen



Washbasin installed in south recess  
in main bathroom

built into the east kitchen wall, visible from the outside about two feet above the path level and apparently supporting some of the kitchen floor joists. If there was an inclined walkway out of the cellar in this direction it must to some extent have impeded access to the two back doors: but it would have worked.

## *Inside: The upper floor*

*Main Bedroom:* The north and south walls are inset from those on the ground floor, this being the only way of arranging any walls at all under the sloping thatch. They are plastered on riven laths and the outer triangular space between walls, floor joists and thatch is breached by the windows, one on each wall, pierced through the thatching and inset from the ground floor windows. Both are constructed of small leaded lights, one in diamond panes and one square, with small hinged casements. These windows are probably original; at any rate they are roughly enough made!

The right angled staircase comes up into this room, having been constructed through the old party wall at the foot. The party wall itself has been removed from the upper area and the roof supported on principal joists, plastered over. The chimney breast comes through on the east wall and the alcove to its right we made into into a hanging cupboard and boxroom.

When we came, the bannisters at the stairtop were of the flimsiest, and we replaced these with panelling capable of being rapidly dismantled for getting furniture up and down. Even then, the wardrobe had to be sawn in half; certainly the idea that the carpenters of old always kept in mind the need for bringing a coffin down the stairs does not hold good in the meaner dwellings of Oxfordshire.

The room was divided into two when we came, by a panelled matchboarding partition, one little room opening out into the other. There was a rather nice light panelled door between the two, with a typical regency drop-handled latch, now rehung on the airing cupboard; it was probably part of the 1820 woodwork removed from the church. The line of the partitioning can still be seen on the ceiling.

A large cupboard was built into the window alcove where the wash basin now is; the wall to the second bedroom is cranked round the stair top and this provides extra space in an otherwise cramped room. The floor slopes down an inch over the line of the party wall.

*Second Bedroom:* As with the ground floor, much less money was spent on improvements on the eastern part of the house and whereas all beams in the main bedroom were boxed in, with rather pleasant results; the beam over the window alcove has been chamfered in an attempt to provide a little more headroom.

The window is a double opening casement - that is, one panel of six lights is hinged to the next, which is itself an opening casement. Thus one can have a small opening or a large, when both frames fold outwards - an unusual arrangement possibly, done because of the difficulty of getting anything bulky up the stairs. On the outside of the bedroom door is scribbled in pencil the legend 'Mrs. Hills bedroom Bampton Oxon 1876' already mentioned, on ancient paint of indeterminate colour. Hinges and latch are blacksmith made.

*Bathroom:* Opens out of the second bedroom up three steps and via a very small batten door; it is located over the kitchen. This sizeable room had remained unimproved since the building of that part of the edifice; there were no walls or ceiling, just the thatching coming down to 'floor' level, with underneath it, the rough timber roof structure supported on two massive elm log purlins, barely worked to some kind of shape. These in turn were kept in



place by a collar crossing the room at about five feet up, making the room of very limited usefulness anyway. Nevertheless, someone had troubled to remove the window frame, located on the south gable, brick in and insert another one half the size, so that the need for some light was still felt. All we found was portions of rusty twisted metal frame, all glass gone.

Most of the floorboards here had rotted away except for small portions where they crossed the joists underneath. The edges of the fragmentary floorboards were smoothed and rounded in a totally unfamiliar way and Bill Lock the builder professed himself unable to explain this. What he didn't like to say was afterwards told us by Fred Lomas; that for many years the Radbands had kept hens in the tallat which is the local name for an attic space.

The tallat made an excellent bathroom and it is certain that without this area we could not have converted the house. We created walls five feet high and ceiling with coving between the two, naturally leaving the big elm purlins exposed. The collar was removed and replaced above ceiling level. The area of the room was reduced by these measures but it is still amply big enough for its purpose; I am only sorry that I was not in a position to take a photo of the room in its original state.

One purlin goes into the wall directly above the little bathroom door. It seems to receive no support at that end and as so often, it is not easy to understand how the builders thought the structure would hold up securely, nor how it is that these methods proved perfectly sound for centuries, in the face of alarming structural details.

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- |                     |   |
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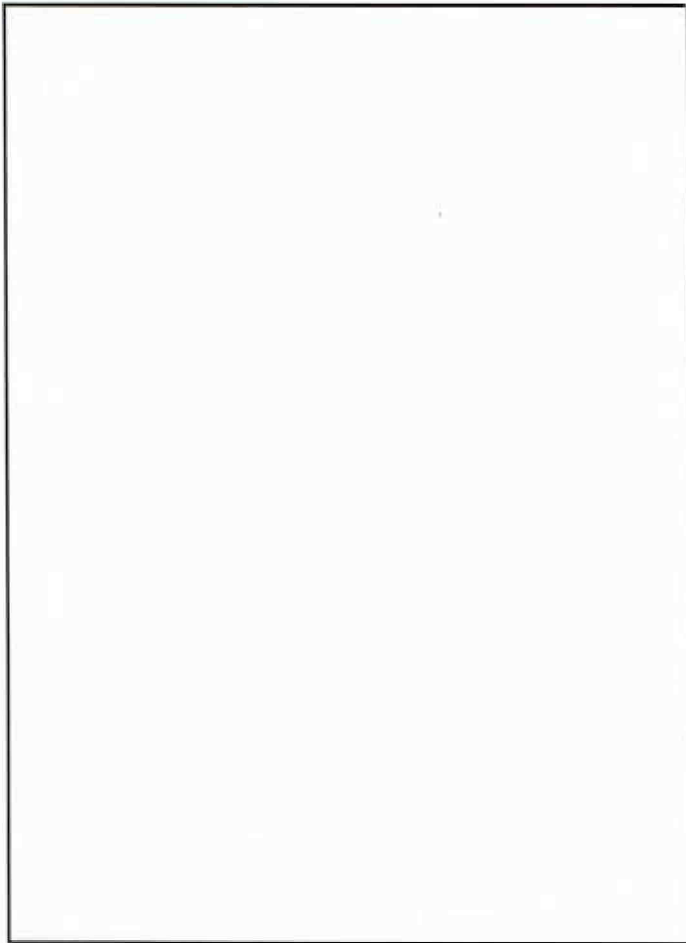
Older work with  
modern chimney  
insertion

Construction  
Joint

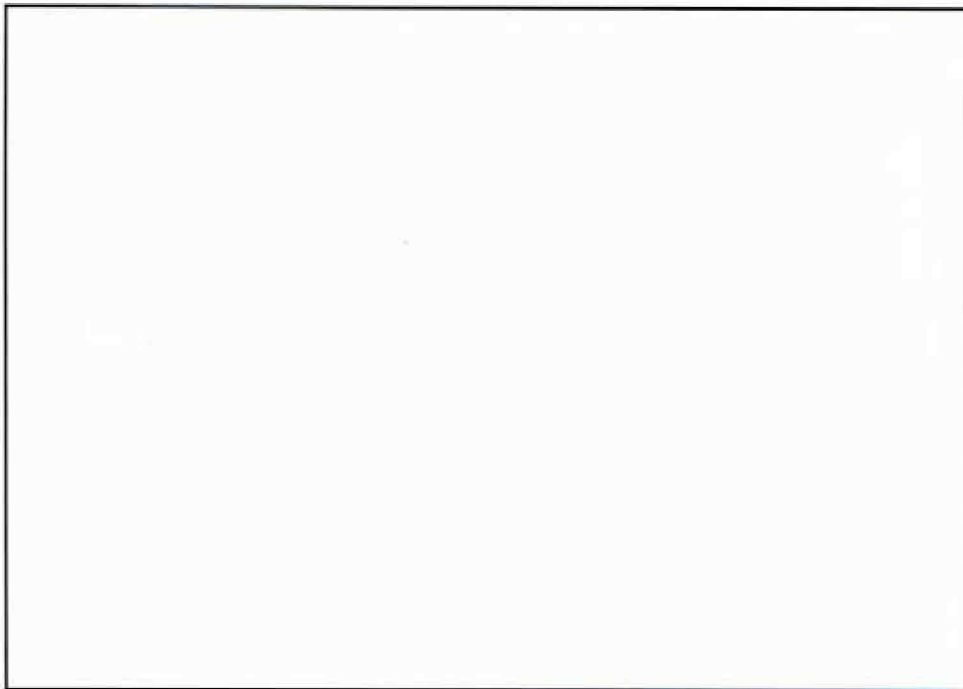
? 1716 etc

WEST WALL (1980)





Workroom: Second front door open: walls un-plastered (as original). Diminished window to left. Church pillar supporting decayed end of central bearer beam (1963).



Workroom: North west corner. Constructing new fireplace. Small boarded and walled-in window central. Water pipe was later relocated. (1963).



THATCHED COTTAGE, CHURCH STREET, BAMPTON (SP 3134 0325)

This house, on the S. side of Church Street and aligned W.-E., is now a low rubble-walled range with a thatched roof. It appears as plot 8 on the Shrewsbury estate-map of 1789, by which time the E. end had already been truncated to make way for the late 18th-century house which still abuts it.

The stone walls disguise two bays of a timber-framed house. Three principal trusses survive, mostly boarded over but accessible under the eaves on the N. side, where the wallplate can also be seen. The outer (i.e. W.) face of truss A-A1 is heavily weathered, suggesting (despite two inexplicable pegholes in the end of the N. purlin) that the house originally ended here. At the E. end, however, the S. purlin continues at least 1 m. beyond the line of truss C-C1, indicating that there was once a third bay; this is corroborated by the wallplate scarf mid-way between posts B1 and C1, which would be the central point in a three-bay house, and therefore the appropriate place to joint two equal lengths of timber.

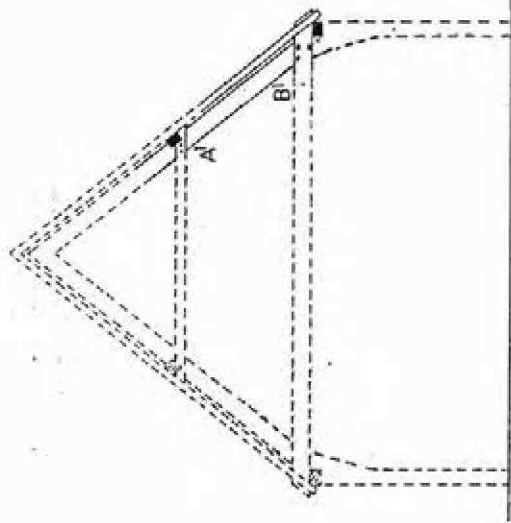
The wall-framing seems to have comprised simply the main posts (now missing below jowl level) and additional posts mid-way between them. One of the latter, between main posts A and B, remains visible for almost its full height; its bottom (seen from the cellar of the back wing) is cut off 10 cm. below modern floor-level, with no sign of a sill. The absence of the appropriate mortises either in this post or in the N. wallplate indicates that there were no intermediate rails or braces, except conceivably down-braces from the tops of the posts to a sill. The wallplate scarf is of the simple through-splayed type.

The principal rafters are tenoned into the tiebeams, and have collars halved across them. It is impossible to see whether or not there is a ridge-piece. The purlins are trenched into the backs of the principals above the ends of the collars; there are no wind-braces, and the absence of the appropriate mortises in the backs or faces of the principals implies that none existed. The accessible parts of the principals, ties and post-jowls at B1 and C1 are soot-encrusted, as are the three original common rafters surviving between these trusses on the N. side; it is therefore apparent that at least this bay, and probably both surviving bays, contained an open hall.

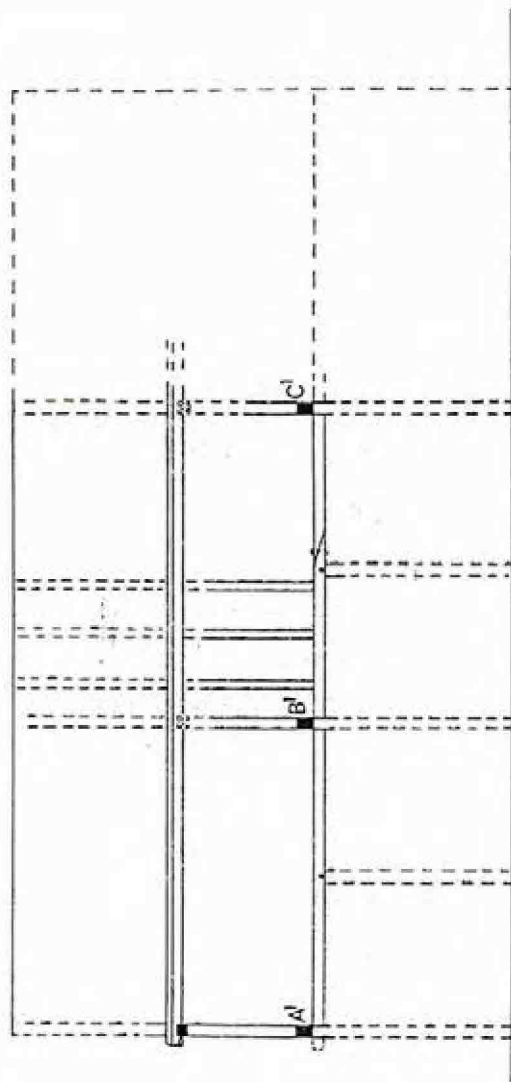
Two bridging-joists inserted between the minor wall-posts indicate a 16th- or 17th-century flooring-in of the hall. This probably occurred before the side walls were rebuilt, since one of them has mortices for common joists embedded in the masonry of the N. wall. The building-up of the walls, in the 17th or early 18th century, may have been contemporary with the addition of the rubble-walled back wing and its cellar.

This house belongs to the family of principal-rafter roofs with back-trenched purlins. The type, which bears a clear though still undefined relationship to cruck construction, is attested by the mid 14th century, though not necessarily at a vernacular level (J.T. Smith in N.W. Alcock, Cruck Construction: an Introduction and Catalogue (1981), 23; survey of roof of Latin Chapel, Oxford Cathedral, by J.T. Munby). Such roofs are normal at Stanton Harcourt (e.g. No. 41, Sutton), but not represented in the large sample of houses surveyed at Harwell (Oxfordshire 1987 Proceedings of Vernacular Architecture Group, 37, 43 and appendix); they may, therefore, be characteristic of the Bampton area. At Thatched Cottage the simple splayed scarf is potentially early, while the absence of bracing and wall-rails, and the continuance of the wall-posts to below modern ground-level, are unusual and perhaps archaic features. A 15th- or even 14th-century date for the house is therefore possible, though unproven.

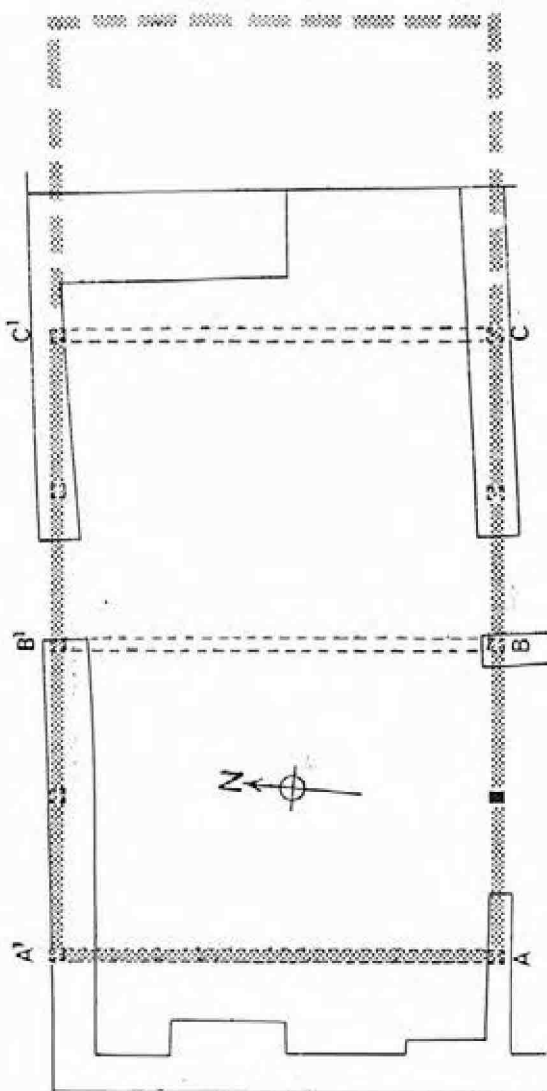
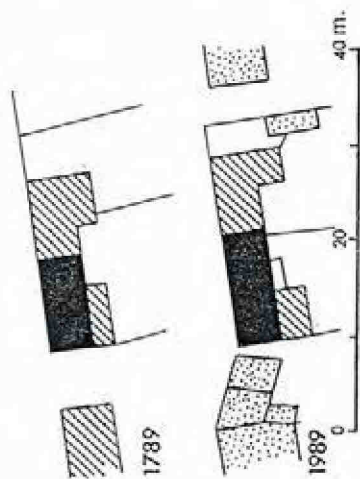
JOHN BLAIR



CROSS SECTION (composite)



LONG SECTION

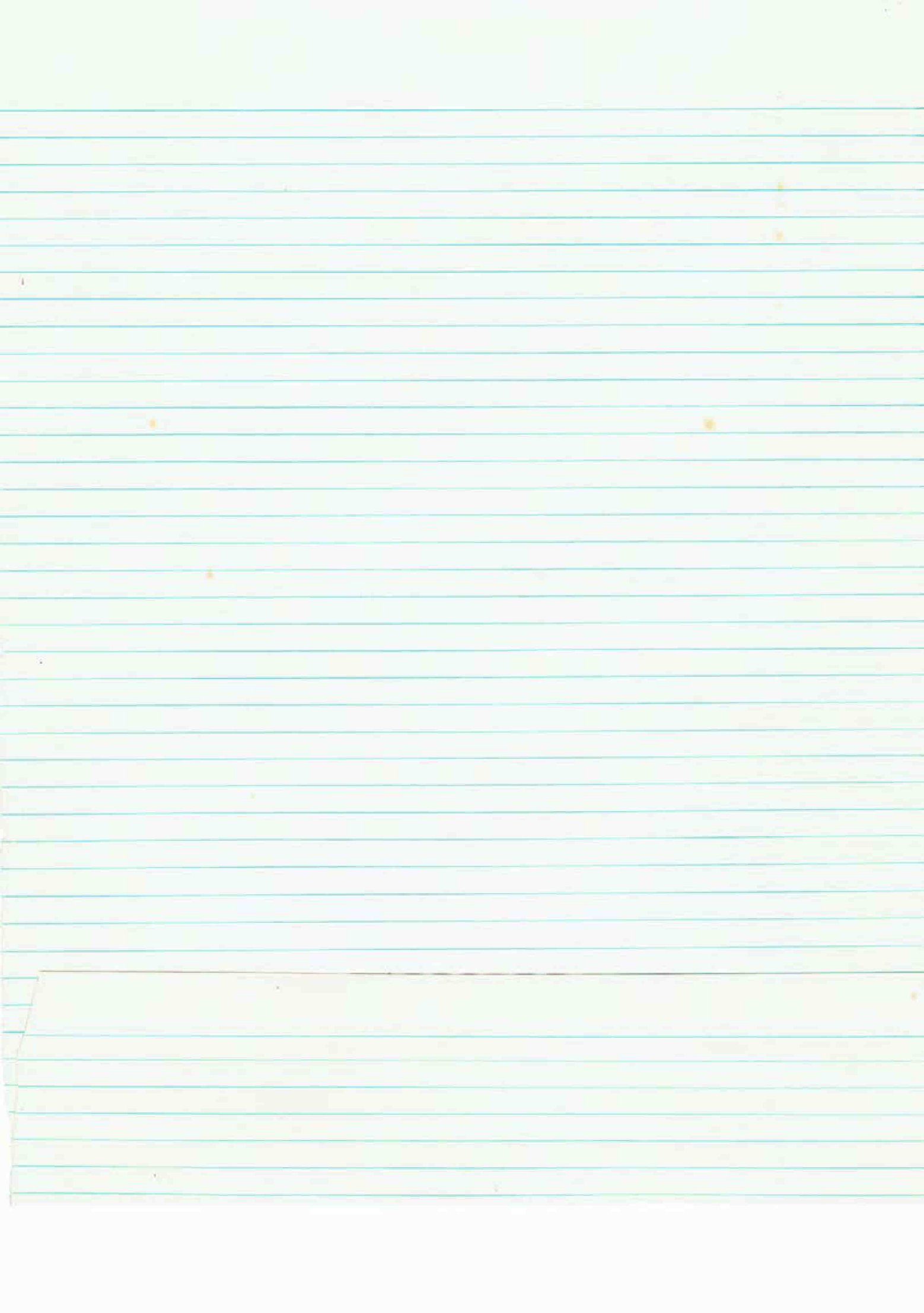


28 April 1988

## Thatchers Cottage

D. John Blair called 3pm today and inspected the cottage structure. He crawled into the roof space (access from the bathroom) and into the front elevation roof space, access from the window embrasure of the small bedroom. He found smoke blackening on the beams and determined that the house was originally timber-framed, probably of cruck construction, one cruck remaining in the small bedroom. He was able to determine where one of the main verticals had been cut off just below the wallplate to allow the later stonework to be completed, and pointed out a joint where a diagonal and vertical met and where peg jointing remained. Part of a main vertical is visible in a photo I took of the north diningroom wall before it was plastered. At the east end of the long lintel beam in the small bedroom is a peg hole, indicating a scarf joint which means that the cottage probably extended another bay to the east and was shortened when the cottage was converted to stone construction. He would diagnose the house as late medieval, c. 1500, and is the only house he has so far found in Bampton (apart from the Deanery) of which that could be said.



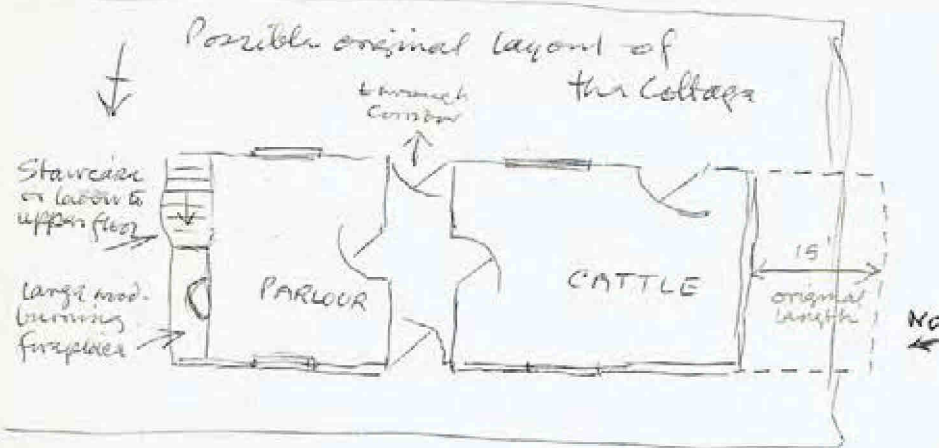


## Suppositions

The earliest recorded description of the house calls it a 'cottage of two tenements with cow-pasture and barn?'. Is it possible that before this it had the medieval configuration of a central through corridor with cattle housed on one side and a living room on the other? Evidence for this would include (1) Two front doors of different size, one of them presumably not original therefore installed when the cottage was converted to 'two tenements'. (2) The alcove in the 'parlour' is flagged at the level of the wood floor, which is a step up from the originally flagged floor in the dining room ('work room'). Could there have been an original step ladder here to an upper floor or mezzanine sleeping place? (3) There was never any heating in the 'work room', nor was there originally any upper floor. The upper floor / parlour ceiling construction looks original. In fact the house to the left of the front door has always had more attention and was finished to a higher standard than the portion to the right.

If and when the house was converted to 'two tenements' it seems possible that the spine wall, now a party wall, was braced to put in a staircase and an upper storey, with lath and plaster part-walls, was constructed above the work room. Whether the kitchen, with associated cellar and tallat, were built on at this time or later is not clear, but this certainly happened at an early stage and involved

The destruction and rebuilding of the south outer wall of the workshop.



Blair says the cottage originally extended to the EAST, not the west, as indicated by the Searfied wallplate joint, which would have been central. The crack joint at the partition and beyond the crack is unexplained. West wall would have been rebuilt 3' further west when the back addition was constructed, as a gable west end would have been needed instead of the original hip end incorporated along the crack.

TO:

SUBJECT:

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DEPARTMENT OF THE AIR FORCE  
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Telephone (0865) 279204

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The Queen's College  
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16 March 1994

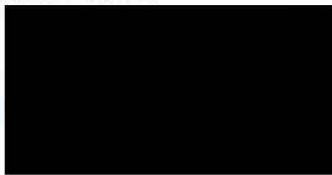
T E Crowley Esq  
Thatched Cottage  
Church Street  
Bampton  
Oxon

Dear Terry

Very many thanks for your letter and your extremely kind cooperation. Of course, one can never be certain, but this just might result in some very exciting discoveries indeed.

The dates that we were starting to think about are the two weeks after the end of our summer term, in other words between 20 June and 1 July, but of course that depends entirely on your convenience. Maybe quite soon I could talk to you, and also do some very small-scale exploratory excavation to determine the depth of ~~strat~~igraphy. I hope to be in Bampton before Easter, and will give you a ring when I know.

All best wishes,



John Blair



Telephone (0865) 279204

Fax (0865) 790819

The Queen's College  
Oxford  
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28 February 1994

T E Crowley Esq  
Thatched Cottage  
Church Street  
Bampton  
Oxon

Dear Terry

I have recently been making some progress with further hypotheses about the early topographical development of Bampton, with a view to another campaign of excavation. One thing that does seem fairly clear is that before the creation of the present market-place, there must have been a road running from north to south (in other words from Brize Norton to a Thames crossing at Rushy) which passed straight through the middle of the big church enclosure, past the east end of the church and down Church View. Given that this was probably the main through-route, I am wondering whether the market mentioned in Domesday Book might have been located along it given the tendency for such early markets to adjoin important churches.

A very intriguing topographical feature is the property boundary on the east side of Church View, which defines a block of properties in the form of an elongated triangle. It seems to me distinctly possible that this represents encroachment on an opening-out of the road as it approached the church, giving just the sort of wedge-shaped configuration that one might expect in an early market-place (on the enclosed map, the proposed area of road and market-place is marked in yellow).

As you will have guessed by now, I am writing this with ulterior motives! If the idea is right, your garden contains a large part of the frontage of the original market-place. Is there any chance that you might be prepared to allow a small excavation against your western boundary, somewhere in the area marked in red? Obviously we would pick the site to suit you best, and avoid anything that you do not want disturbed. However, I shall entirely understand if you say "No": it is asking a great deal to propose the disturbance of your flowers and vegetables!

I look forward to hearing from you.

With all good wishes,

John

ans? 1/3





The Vicarage

Cobb House

St Mary's Church (C of E)

Churchgate House

Sandfords

Sandford House

Field Cottage

Manor Croft

Deanery Farm

CHURCH VIEW

Kilmore House

Belgrave Cottages

Bourton Cottages

The Yews

Gochurst

The Eagle (P H)

St John's House

Grove Cott

Sarnia

Grosvenor Cott

Priory Cott

The Hermitage

Tudor Cottage

Roseann

Thatched Cottage

Valzey Cott

Emdin

Tel Exchange

Bay Tree Cottage

Box House

The Horse Shoe (P H)

Shelter

B M 71.45m

B M 72.82m

70.7m

70.5m

70.6m

BROAD STREET

CHURCH STREET

CHURCH VIEW

St Os

Bertine

Glend

Winds

Rose Cottages

Vi Co

Eton Villas

The Old Forge

Garage

Rosem. House

Bakery

ROSEMARY LANE

Box House

The Horse Shoe (P H)

Bay Tree Cottage

The Eagle (P H)



## EXCAVATIONS AT THATCHED COTTAGE, BAMPTON, JUNE 1994

(Tr. XXVII = BTC 94)

A 5 m. X 3 m. trench was dug against the western boundary of the garden of Thatched Cottage, with the aim of investigating the frontage of the hypothetical early market-place south of the church. The excavation took place by kind permission of Mr. T. Crowley; those who dug were Roger Ainslie, Tyler Bell, Andrew Bevan, John Blair, Chris Brew, Tim Bryars, Stephen Harness, John Mabbitt, Betty O'Brien, Alik Pantos, David Rouch and Thea Tetley.

The site proved to have suffered considerable recent disturbance. Modern cultivation-layers (L452 and L451) had cut down into the surface of the natural gravel and the features cutting it. An enormous pit (F453), rich in Victorian pottery, occupied the south-eastern quarter of the area, while the south-western quarter was disturbed by a deep modern planting-pit (F464) and a shallower Victorian rubbish-pit (F454). An apparent post-hole (F458) was identified as modern by a single willow-pattern sherd. Under F454 was a deep oval pit (F462) yielding late medieval sherds, presumably a latrine; its fill of dark-brown gravelly loam extended westwards into a shallow, undefined feature which also cut the natural gravel. A straight-sided feature under the east section (F457), filled with medium-brown gravelly loam containing large lumps of white sand, produced no dating evidence. A few small hollows and depressions in the surface of the gravel were shallow, irregular and sometimes under-cut, and are interpreted as root-holes or animal burrows.

In the north-west quarter of the trench, however, was a sequence of features clearly relating to a structure. The earliest was a sunken feature (F465) cut into the natural gravel. It had a flat bottom 0.6 m. wide, defined westwards by a very slight shelf on the line of the west section (beyond which the feature evidently continued with a flat-bottomed profile), and eastwards by a line of shallow post-settings at the base of the gently sloping side. The southern end of the feature had been destroyed by pits F462 and F464, but it is clear both from the height of the natural gravel surviving south of F462 (see section B - B) and from the curving plan of the east edge that it did not continue in a straight line; presumably therefore it reached a corner and turned westwards.

Filling the western part of F465 was a layer of medium-brown loam with lenses of clean yellow sand (L463), merging eastwards into sandy light-brown loam containing bigger lenses of sand (L460) which covered the post-settings and the sloping side. These layers produced five sherds of ? late Anglo-Saxon pottery [ask Maureen], a small lump of copper slag



and a sliver of decayed black glass. A very thin layer of dark loam (L461) between these layers and the gravel surface was visible intermittently.

A north-south line of rubble blocks, some burnt, formed a footing c.0.3 m. wide (F459) set into the surface of L460, which was scarped up on its east side; this footing ran exactly on the line of the post-settings in F465 beneath. Covering this was a layer of medium-brown gravelly loam (L456) containing some ?11th- 12th-cent. sherds [one yellow-glazed possibly Stamford - check]; on its surface was a scatter of rubble (F455), possibly the remains of another footing. A small pit containing meat-bones (F456/1) was cut down from L456 into L460, truncating F459.

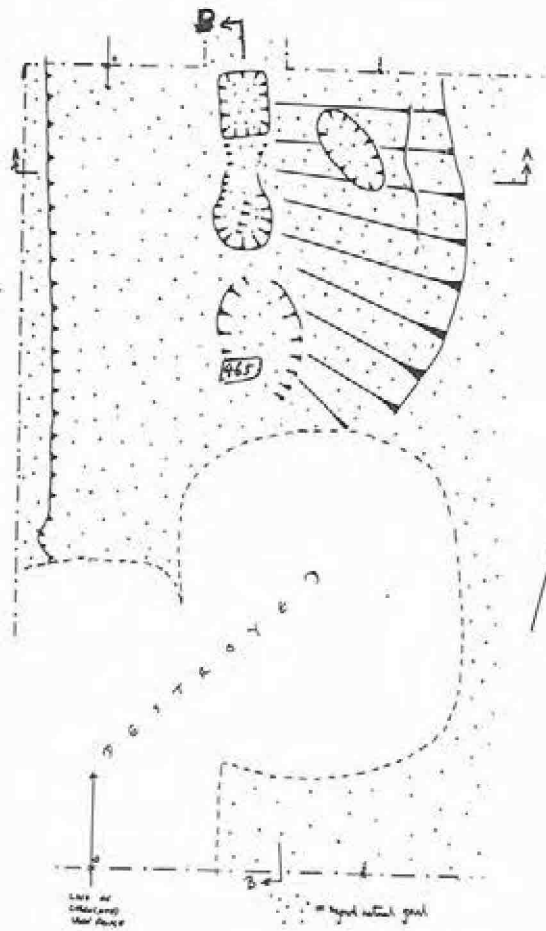
### Provisional conclusions

The profile and configuration of the main feature define it fairly clearly as the south-east corner of a sunken-floored and post-walled building, which in a secondary phase was partly filled in and its wall rebuilt on the same line on a stone footing. Some of the pottery from its fill is clearly no earlier than the 10th century, but nor [so far as I can judge] need any of it be much later. As excavations in several much bigger late Anglo-Saxon towns now show, this is exactly the sort of structure that might have been expected to develop along main frontages during phases of urban growth. Initially surprising was the discovery that the building lay on the west rather than the east side of the boundary: in other words it was just inside the putative market area rather than fronting on it. This is not, however, a problem, given the evidence elsewhere for encroachments into streets and open spaces (for instance the cellar-pits at the east end of Queen Street, Oxford).

This trench has therefore located precisely the sort of evidence that might have been left by the 10th- and 11th-century transformation from minster into town. The next steps must be to recover more of this building, and to locate others.

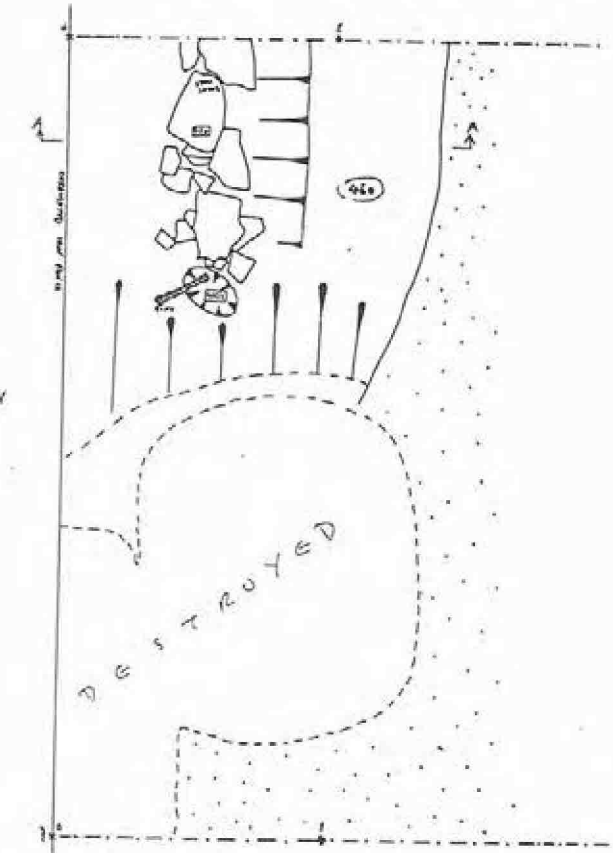
JOHN BLAIR





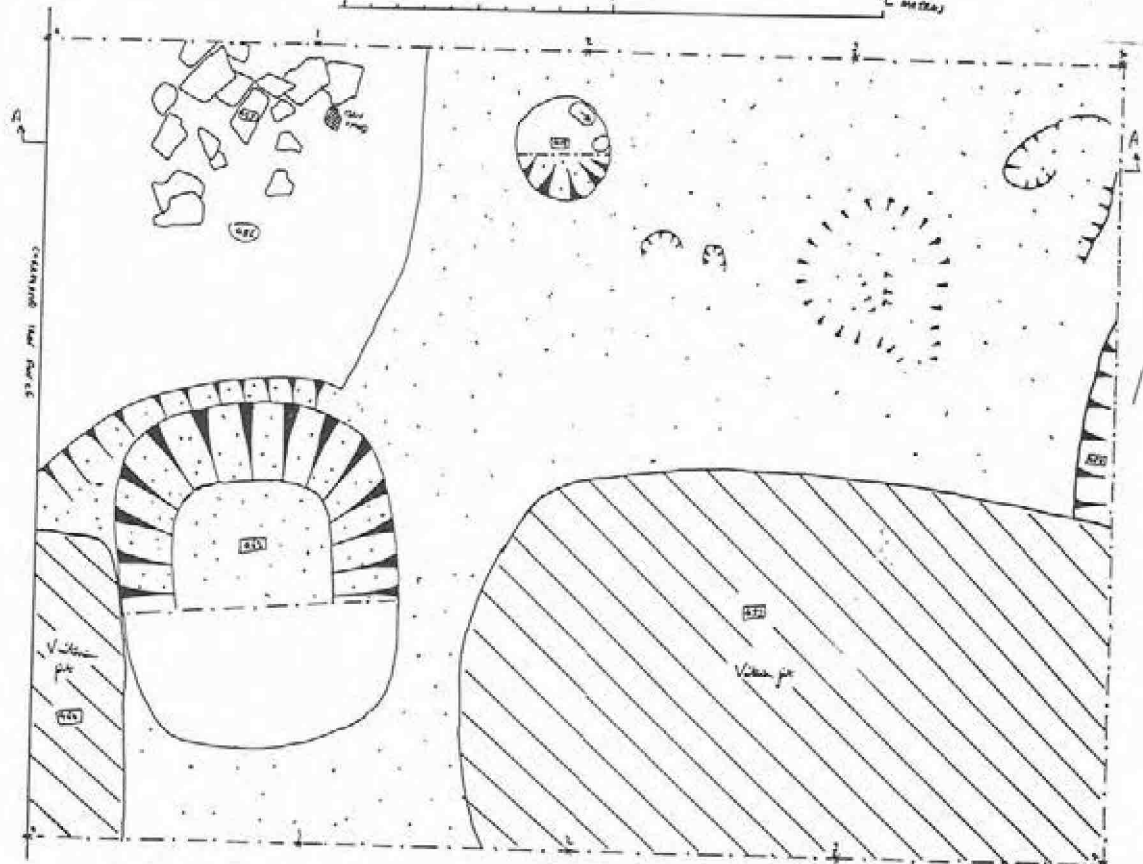
LAY OF  
COTTAGE AND  
WATER PIT

••••• typical wall plan



THATCHED COTTAGE, General, June 1924 (DTC24)

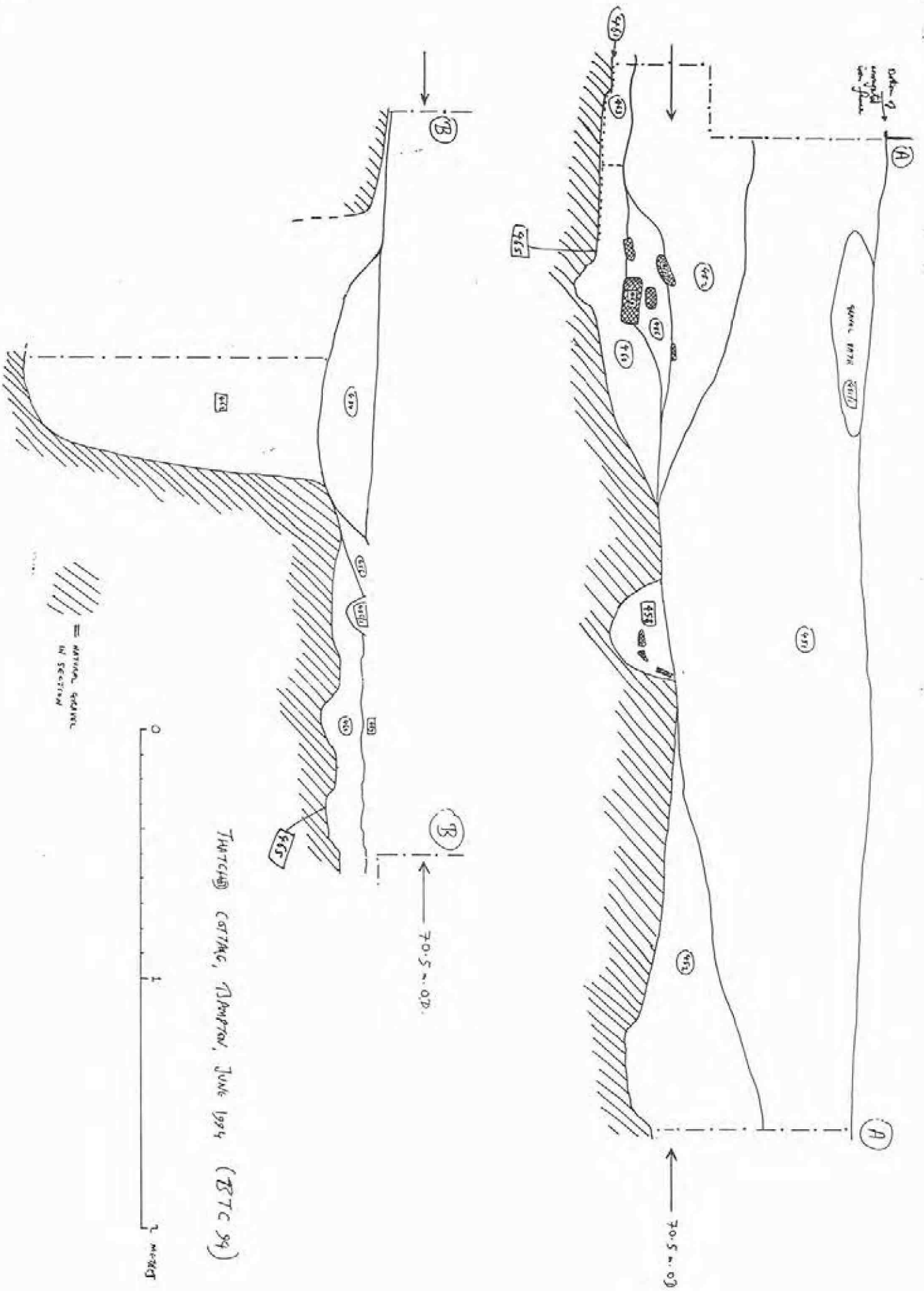
2 meters

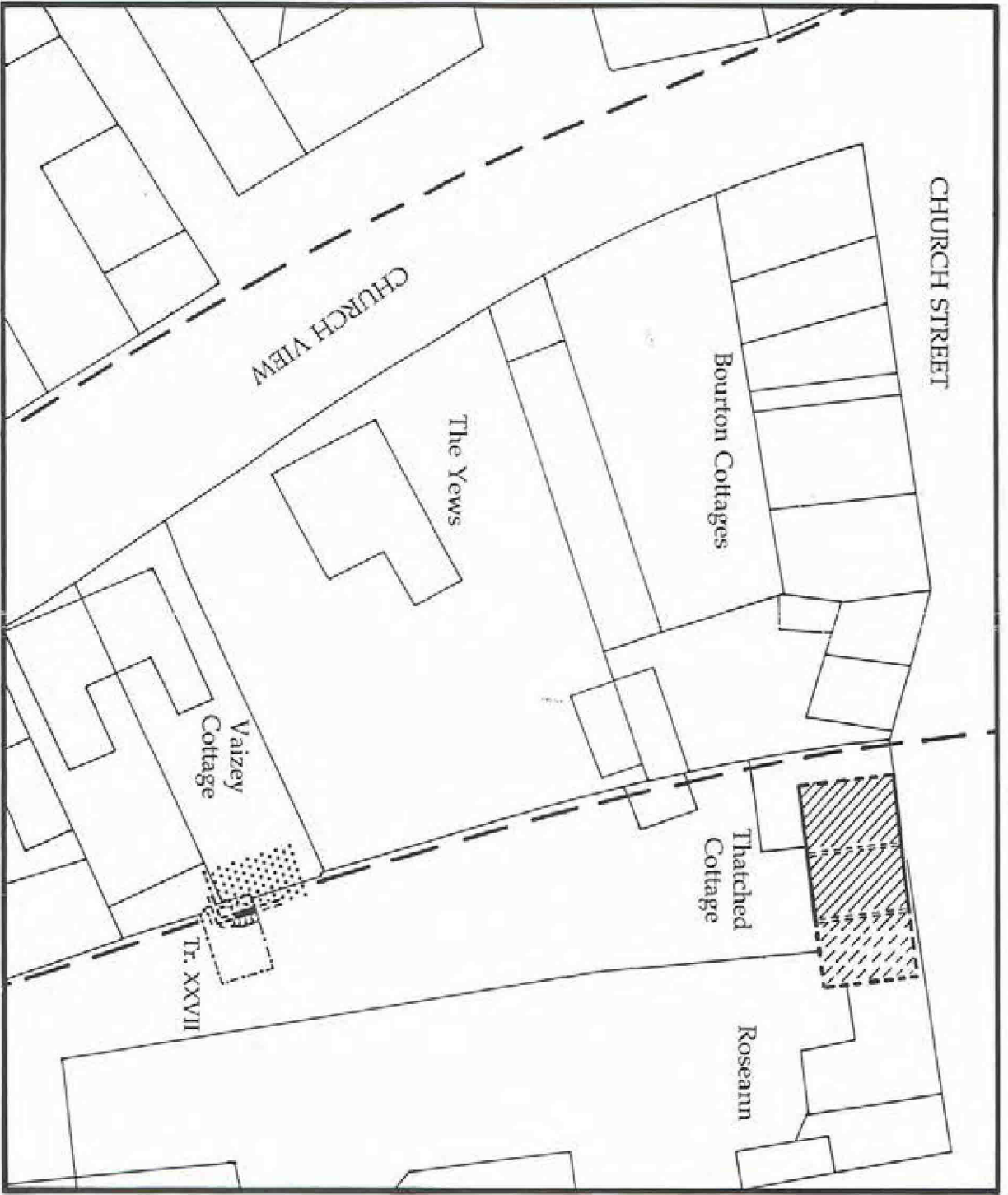


CHANGING ROOM

Water pit

Water pit





--- inferred market frontage

..... conjectural extent of sunken-floored building

▨ late medieval house





EXCAVATIONS AT THATCHED COTTAGE AND VAIZEY  
COTTAGE, BAMPTON  
Note on 1995 excavations

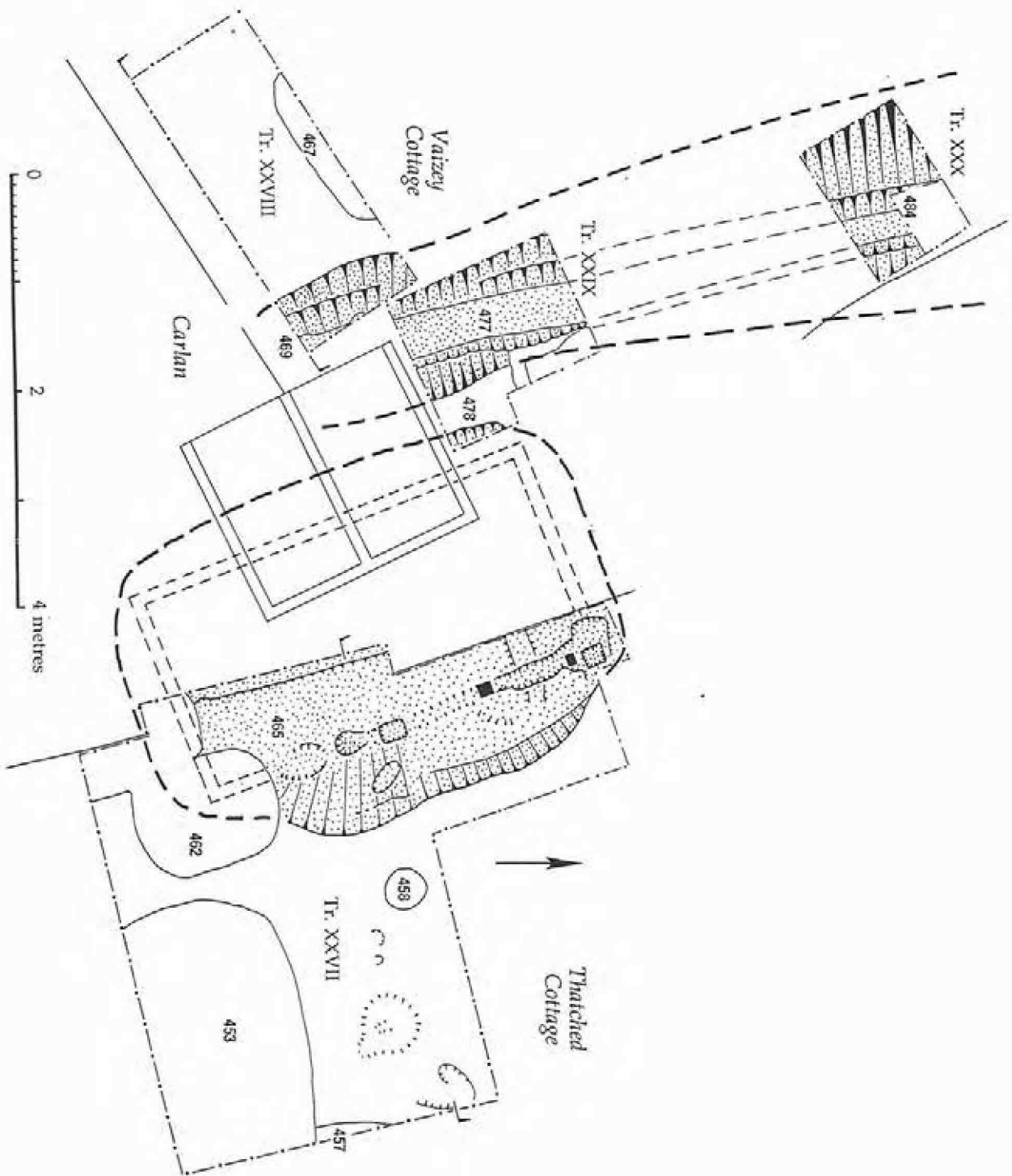
Excavations by Tyler Bell, John Blair and Carrie Smith in July 1995 completed work on the late Anglo-Saxon sunken-featured building and associated ditch discovered in 1994. The original object of this work was to investigate the eastern frontage of the hypothetical early market-place south of the church enclosure. The results show that this was indeed an early medieval frontage, but also reveal the totally unsuspected presence of a ditched enclosure, with an apparent gateway opening westwards onto the 'market-place'.

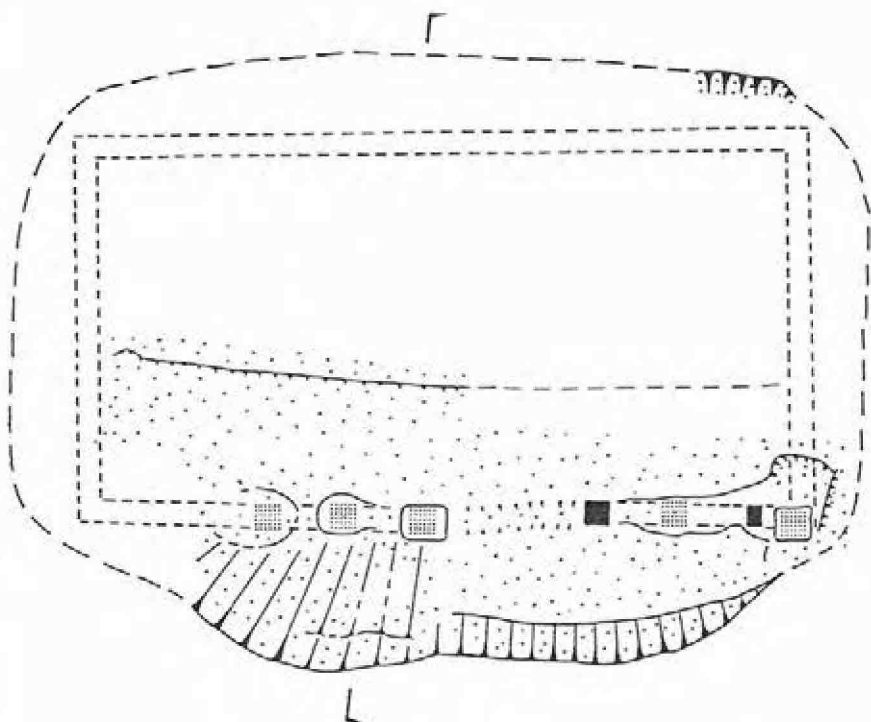
The SFB was defined as a small rectangular structure measuring c.4 m. X 2 m., built in a shallow pit. The excavated east side wall showed two phases of construction: (a) a line of squared posts in shallow post-holes; and (b), after partial back-filling of the pit, a sill-beam levelled up by packing small rubble and meat-bones under it. There was probably an entrance in the west side. This is a small version of a type of 11th-century SFB recognised essentially in towns, notably London, York and Chester; the sequence of two phases bears a striking resemblance to a larger example at Pudding Lane, London.

The ditch was defined by a further section (Tr. XXX). It is now clear that it tapers and becomes shallower at its south end, where it adjoins the SFB. This fact, in conjunction with the close proximity of the SFB to its inner edge, suggests very strongly that there is a gap or gateway immediately south of the excavation, with the SFB presumably flanking the north side of the gate just inside the ditch-line.

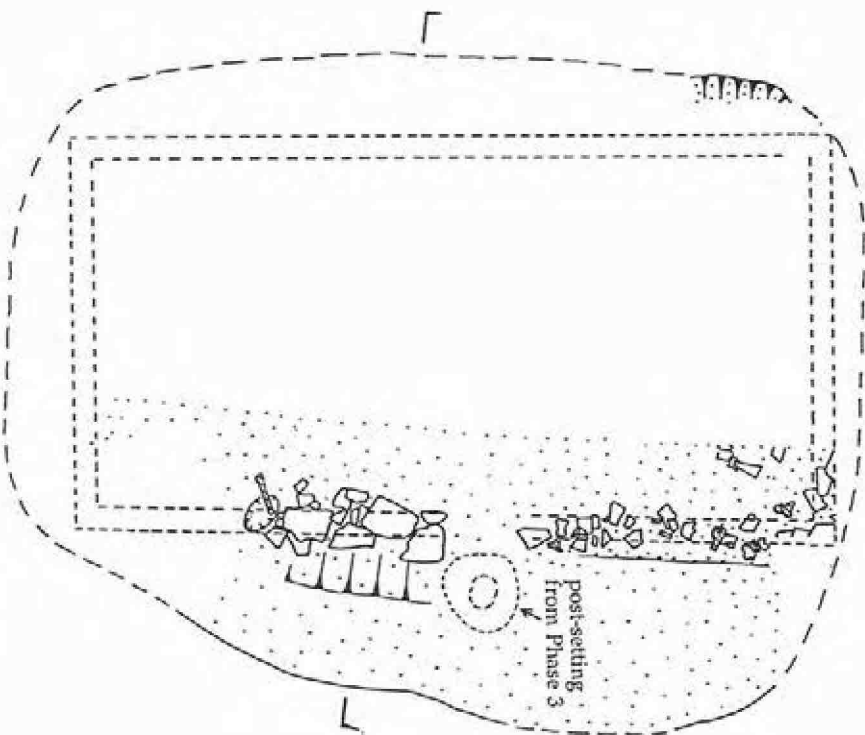
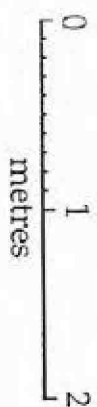
The indications are therefore that this was some kind of (fairly high-status?) enclosed site, entered from the roadway or possible market-place which led northwards to the main minster enclosure. This is a most important discovery, since it is the only trace yet found of Bampton's development from a purely ecclesiastical complex into a medieval small town.

John Blair  
26.vii.95

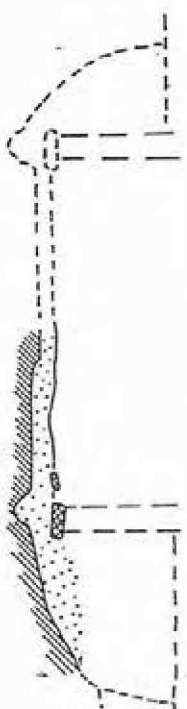




Phase 1

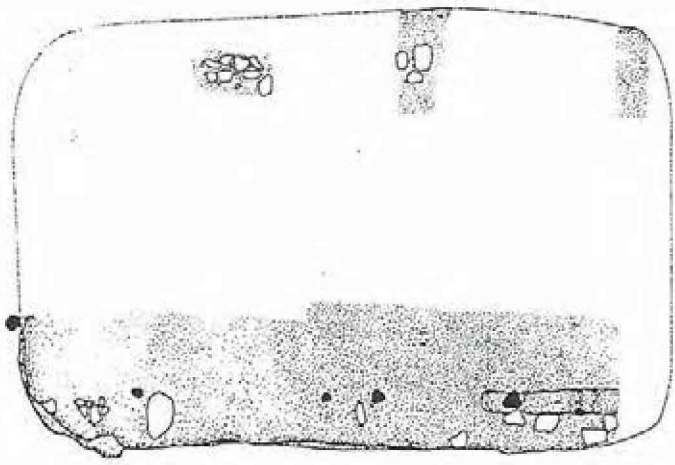


Phase 2

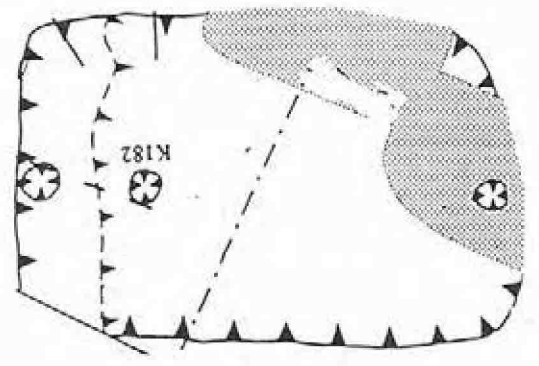




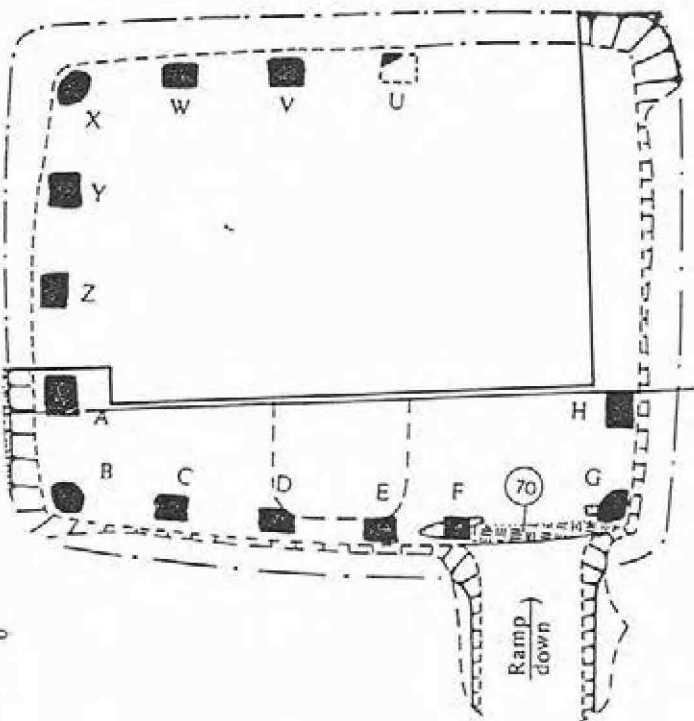
LONDON  
Radcliffe Lane



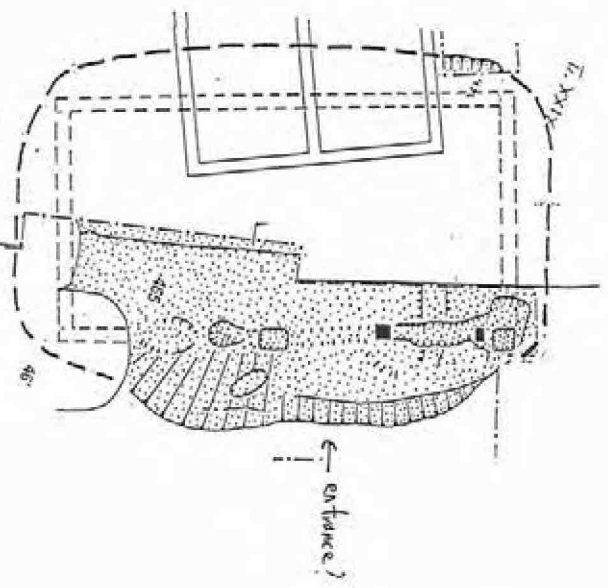
NORTHAMPTON



CHESTER



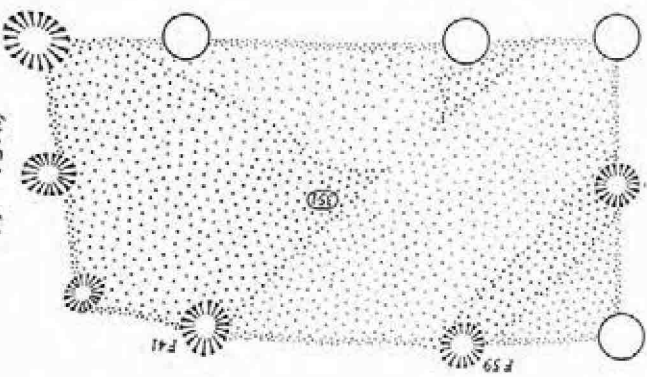
BRAMP TON



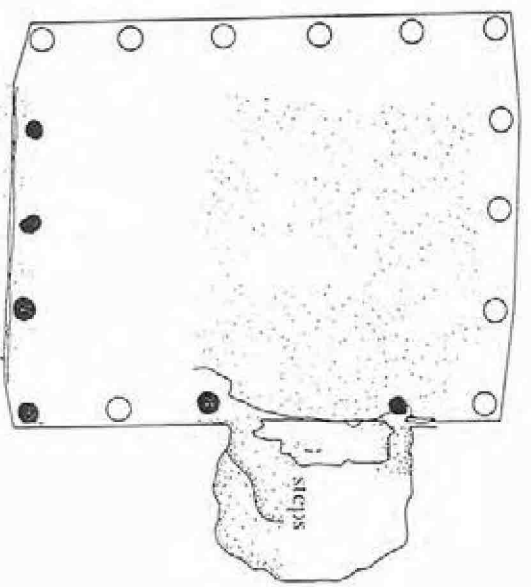
0  
2  
4 metres

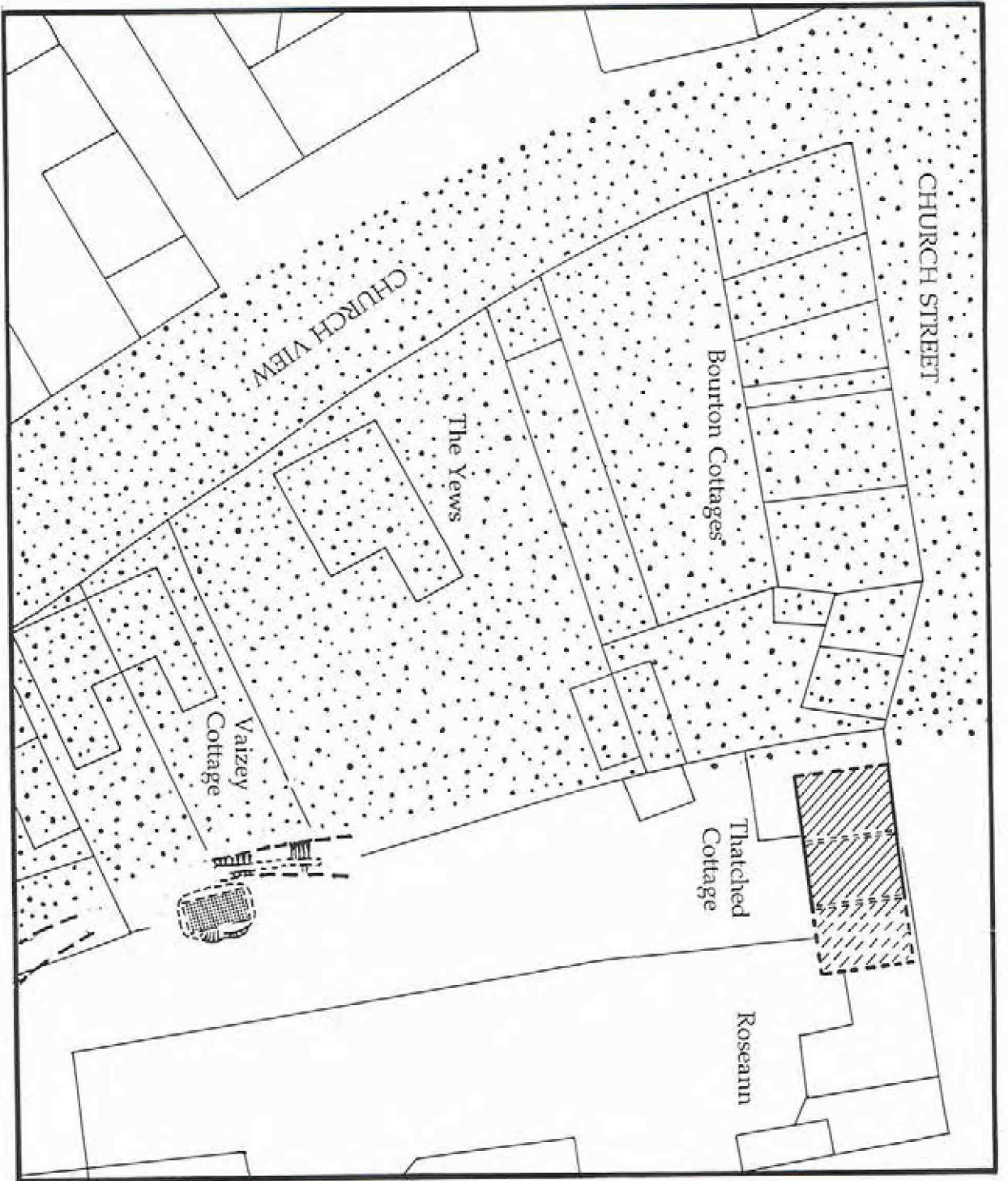
OXFORD CASTLE

(in d. of the 1st mo.)



LONDON MILK ST.





CHURCH STREET

CHURCH VIEW

Bourton Cottages

The Yews

Vaizey Cottage

Thatched Cottage

Roseann

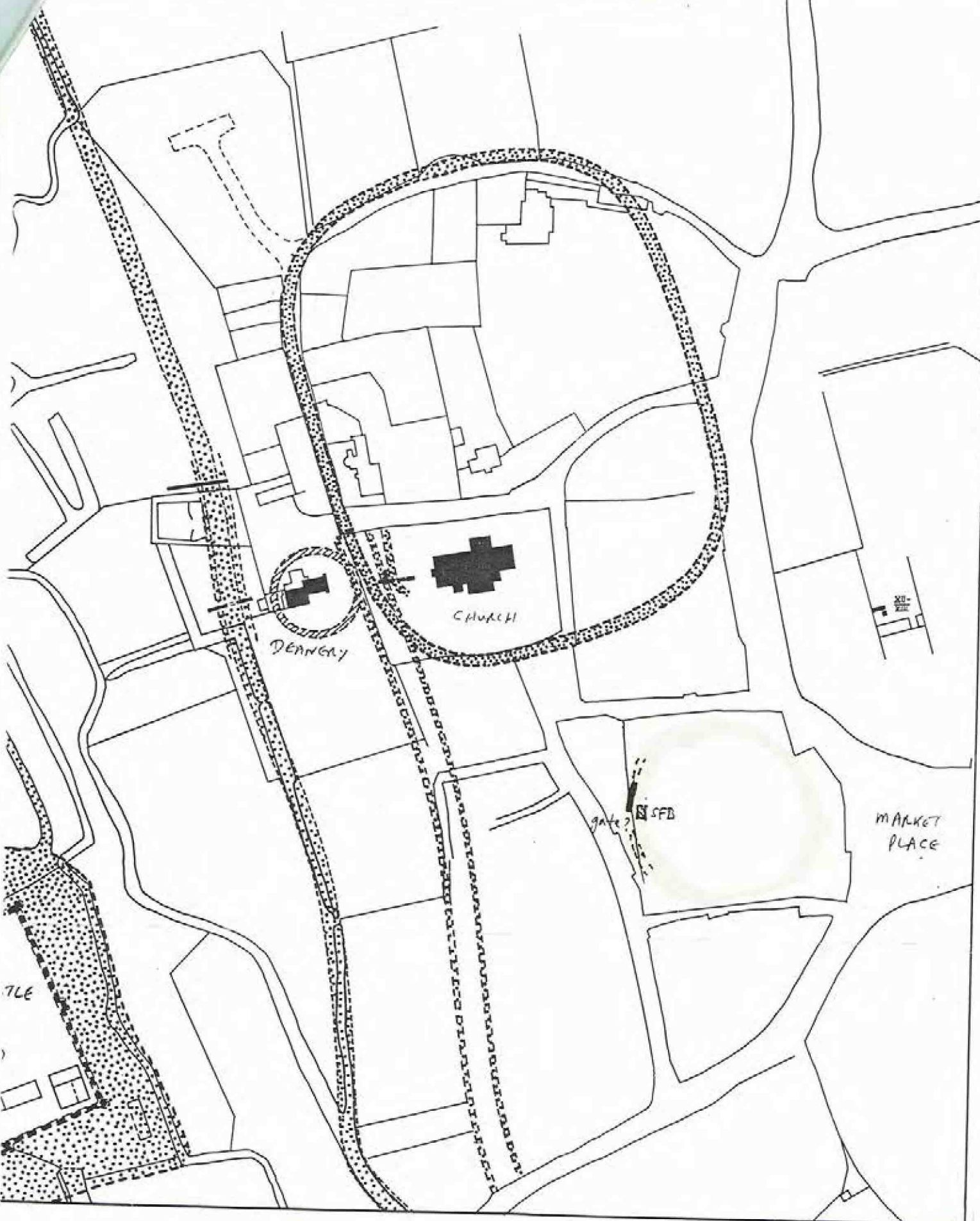
inferred market area

sunken-floored building

late medieval house







76

MARKET PLACE

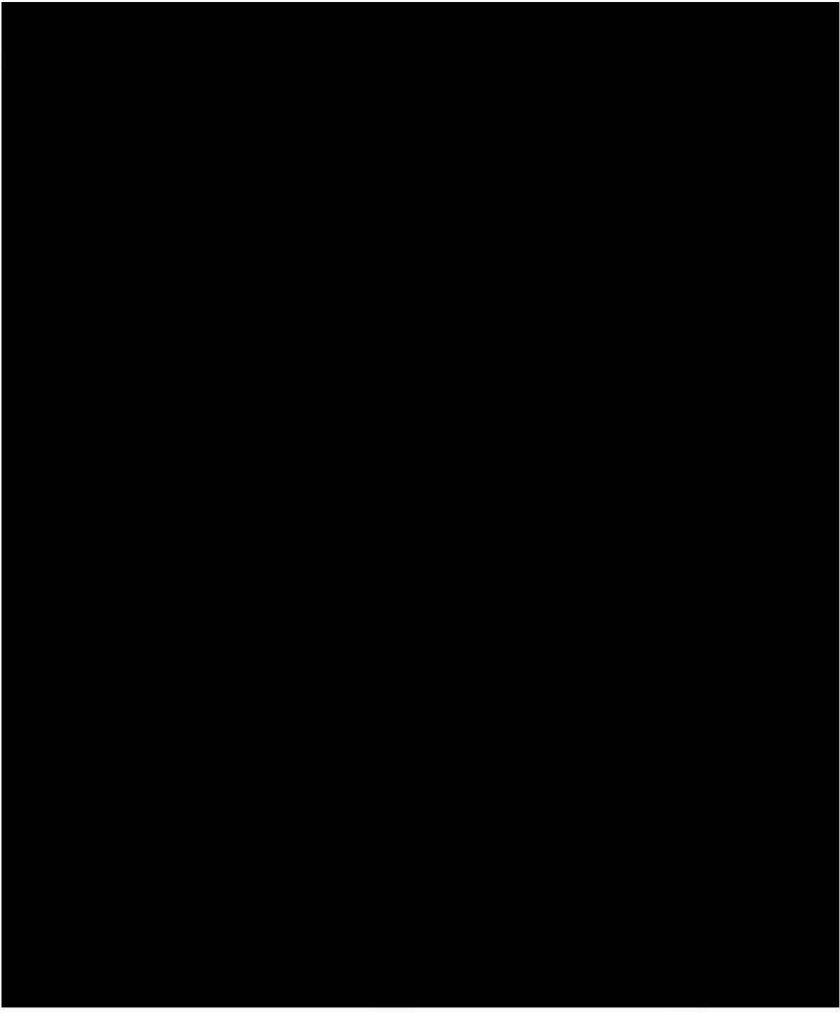
CHURCH

DEANERY

SFB

gate?





# Thatched Cot Past owners

before 1934 HP Faulks  
 1934 FW Rackley  
 1948 HA Couldidge  
 1958 Mrs RE Lock

Deed relating  
 to the Red Bank,  
 Wisdom Kent  
 (Mrs Lomas)

In 1789 house apparently owned by  
 Chas Talbot, Earl of Shrewsbury  
 (from the "Survey Valuation & Plans etc")  
 as was a large part of the village.

Map appears to show

Number  
 14

number on plan

John Williams,  
 Lessee

8 House in 2 tenements with  
 a large barn, yard and garden  
 A cow-common in Cottage Close

Area indicated appears to include 'Proxam'  
 'Proam' was the old building at bottom of  
 garden, thatched but decayed, demolished since  
 we came, one wall remains, bordering the  
 garden on the South.

## Thatched Cottage Church Street

Information on previous inhabitants.

We occupied the cottage August 1963 and it had been empty about two years when I bought it earlier that year. The last occupant was Sarah Ann Radband,

a tall and eccentric spinster who came to the house when she was 16 and lived to 86 (Rose look). This would

fix 1893 as the year when the Radband family (Mr & Mrs and two daughters) came to the cottage. Sarah Ann's sister

Janny preceded her by many years. The family took in washing and laundried only for the best people (Warrin Gram).

Presumably the waschepper in the western (dining) room was installed for this purpose and the room would be purely a work-room.

**M** Before the Radbands the house was occupied by the Hills, W. (William?) and Sarah and their three daughters. A pane in the kitchen is signed 'W. Hill' and in panel on the door to the smaller bedroom is written 'Mrs. Hill's bedroom,



Bampton 1876' (the paint on this door is therefore over 105 years old). There is no other clue as to how long the hills were in the house.

Their daughters were

Louisa, eldest, became Mrs Walton, worked as a housekeeper Newbury way

Rosa Augusta, spinster

Susan Maria, married David Morris, assistant Schoolmaster at Bampton Council School 1910. After retirement Morris studied at the Open University and took a degree BA in Geography, English and Maths, being over 50 at the time, in 1979. Died February 1980. Found of Loam Green's.

Hill was a tailor and his two younger daughters dressmakers. They made Warren Green's Mother's wedding dress. On leaving Thatch's Cottage (? 1893) the family took up residence at Malta: G. has photo of the 3 girls there.

Occupants before the hills not traced but  
 W.G. says there used to be a tradition  
 that the house was a vicarage, before the  
 18c building of the three great vicarages  
 round the church.

This in itself  
 would not account for the quantity of  
 Church joinery which found its way into  
 the house in the 1860s when the church  
 gallery was dismantled; but apart from  
 the vicar of Bampton, who would be living  
 in Abornathy's house at the time, there  
 was a curate (Giles in 1846 for instance)  
 who had to live somewhere, also a sexton  
 who must have lived near the church since  
 Cenfro had to be rung every night: so  
 one possible inference is that the house  
 belonged to the church at some time.



*Planning and Leisure Services Department*  
Woodgreen, WITNEY, Oxfordshire OX28 1NB  
Tel: 01993-770300 Fax: 01993-770238

Mrs R Linnet Sangwine  
Thatched Cottage  
Church Street  
Bampton  
Oxon  
OX18 2NA

Please ask for : Mr R A Parkinson  
Ext : 2247  
Direct Line : (01993) 770247  
Our Ref : RAP/RMC/110.03/2/01  
Your Ref :  
Date : 14th November 2001

Dear Mrs Sangwine,

**SECTION 57 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**  
**GRANT AID FOR HISTORIC BUILDINGS AND AREAS**

Thank you for informing me that the work to the undermentioned property has been completed.

Insofar as our Historic Buildings and Areas Grant Scheme operates, we have confirmed this to the Council's Finance Department authorising payment of your Grant.

Address of Property: Thatched Cottage, Church Street, Bampton

Work Carried Out: Re-thatching western slope and re-ridging

Amount of Grant: £3,000.00

Yours sincerely,

HEAD OF CONSERVATION, DESIGN AND LANDSCAPE SERVICE

(DISCLAIMER: Confirmation of Grant payment being due does not infer any inspection or supervision of the construction works undertaken, other than as simple acknowledgement for the Council that the works intended appear to be concluded).



WEST OXFORDSHIRE DISTRICT COUNCIL  
 FINANCE DEPT.  
 28 CHURCH GREEN  
 WINDY BARN  
 OXFORD OX2 0JH  
 TEL: 01865 410000  
 FAX: 01865 010000  
 WEBSITE: WWW.WOXDC.CO.UK  
 DIRECTOR OF FINANCE

THE ATTACHED CHEQUE IS IN PAYMENT  
 OF THE AMOUNT DUE TO YOU. DETAILS  
 OF WHICH ARE SET OUT OPPOSITE.

DATE

23 Nov 01

WEEK No.

34

CREDITOR'S  
 NUMBER

17358

BATCH/VOUCHER NUMBER	DETAILS OF CREDITOR'S REFERENCE	AMOUNT
01409/056350	HISTORIC BUILDINGS/AREAS GRANT THATCHED COTTAGE BANPTON 110.03/2/01	3000.00
		3000.00

ALL ENQUIRIES TO CREDITORS SECTION - 01993 770053 OR 01993 770083.



Local Authorities  
(Historic Buildings) Act 1962

GRANT AID  
FOR  
LISTED  
BUILDINGS

## PART ONE: INFORMATION

### GENERAL POLICY

The Local Authority (Historic Buildings) Act 1962 empowers Local Authorities to contribute towards the cost of repairs to buildings of architectural or historic interest whether or not they are listed. In West Oxfordshire, the District Council operates a grant scheme for Listed Buildings and structures in Conservation Areas which helps with the cost of retaining original features and materials. The scheme is not intended to cover normal maintenance or improvement works. Enquiries should be addressed to:

The Planning Department  
West Oxfordshire District Council  
Woodgreen  
WITNEY  
Oxfordshire OX8 6NB

Telephone: 01993 770246

### TYPES OF WORK ELIGIBLE

The Department will be pleased to give general advice on the technical aspects of the repair of historic buildings.

In West Oxfordshire grants are awarded for buildings which are included on the Statutory Lists prepared by the Departments of Environment and National Heritage and for traditional structures and features within Conservation Areas although not listed in their own right.

Grants are available for the repair or reinstatement of :-

- (i) Original roof coverings such as thatch, stone slates or welsch slates
- (ii) Features of special interest such as a dovecote, carved stone porch, mediæval chimney etc.
- (iii) Original windows and doors
- (iv) External walls of buildings
- (v) Significant garden walls, railings etc.
- (vi) Traditional structures and features which make a significant contribution to the character of a Conservation Area but are not listed in their own right



**CONDITIONS OF THE SCHEME**

- (i) Grants will be made at the discretion of the appropriate Committee but will be limited to a maximum of <sup>50%</sup>~~30%~~ of the cost of eligible works or £3,000<sup>25,000</sup>, whichever is the lesser sum.
- (ii) Applicants must have owned the property for a period of not less than 5 years prior to the submission of the grant application.
- (iii) Normally grants are made to owners, although in some cases they may be made to tenants with a full repairing lease.
- (iv) Grants will normally only be awarded in cases where grant aid from an alternative source is unavailable.
- (v) Applications for grant aid from commercial organisations, national or regional retail chains, public limited companies or multi-national organisations, will not be accepted.
- (vi) Applications from local businesses will be accepted if accompanied by the last published balance sheet, and where exceptional repair costs cannot be met within the Company's planned budget.
- (vii) Applicants are asked to indicate on the application form if VAT can be reclaimed. If this is the case, the grant offer will be based on the cost of the eligible works exclusive of VAT.
- (viii) No works should be put in hand until the application has been considered by the appropriate Committee. In special cases, e.g. dangerous structures, a 'without prejudice' start may be agreed by the Council's Architect.
- (ix) Offers of grants must be taken up before the end of the following financial year.

OWNERS SHOULD NOTE THAT THE LOCAL AUTHORITY IS EMPOWERED TO RECOVER ALL OR PART OF THE GRANT IF THE PROPERTY IS SOLD WITHIN A PERIOD OF THREE YEARS FROM THE PAYMENT OF THE GRANT.

**PROCEDURE**

**SUBMISSION**

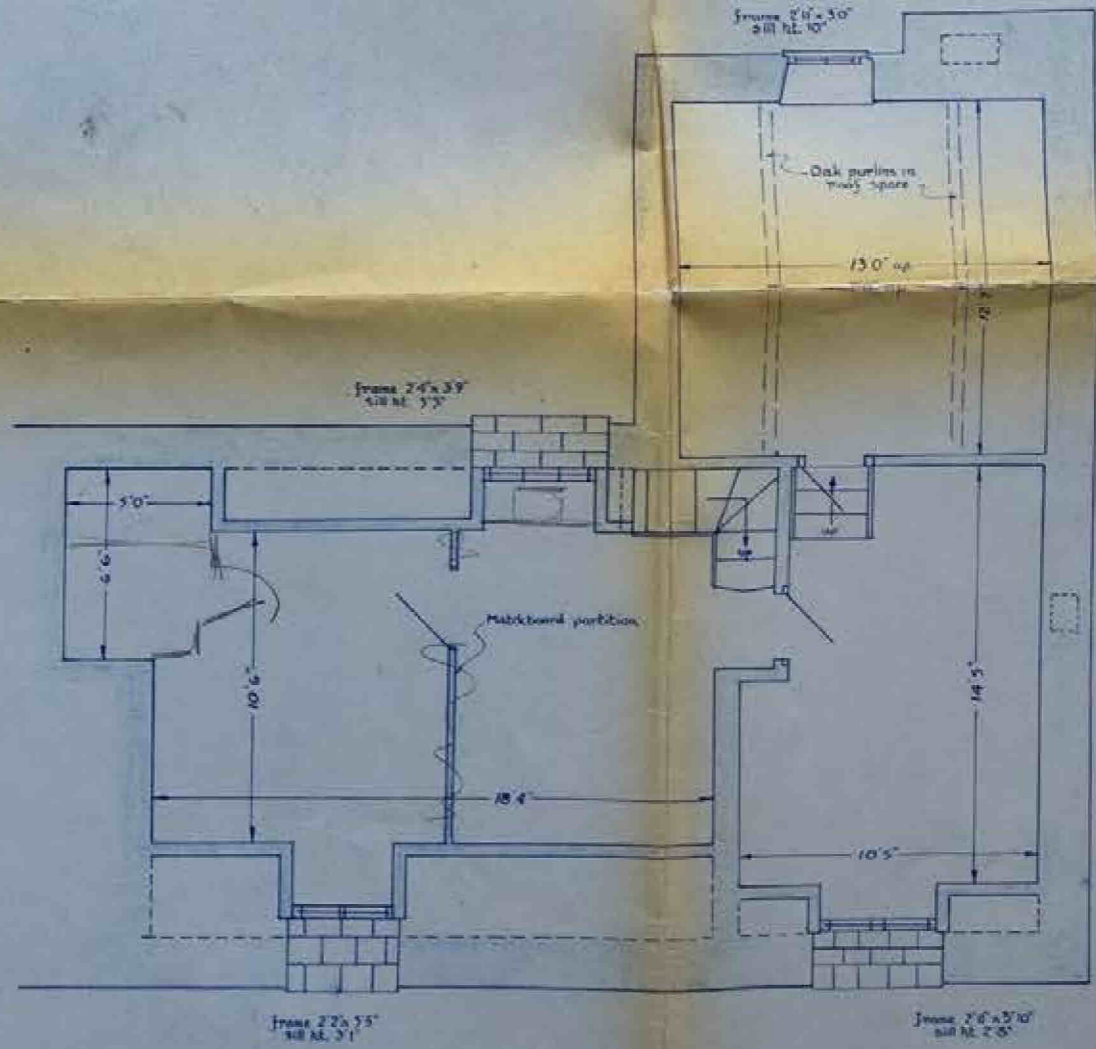
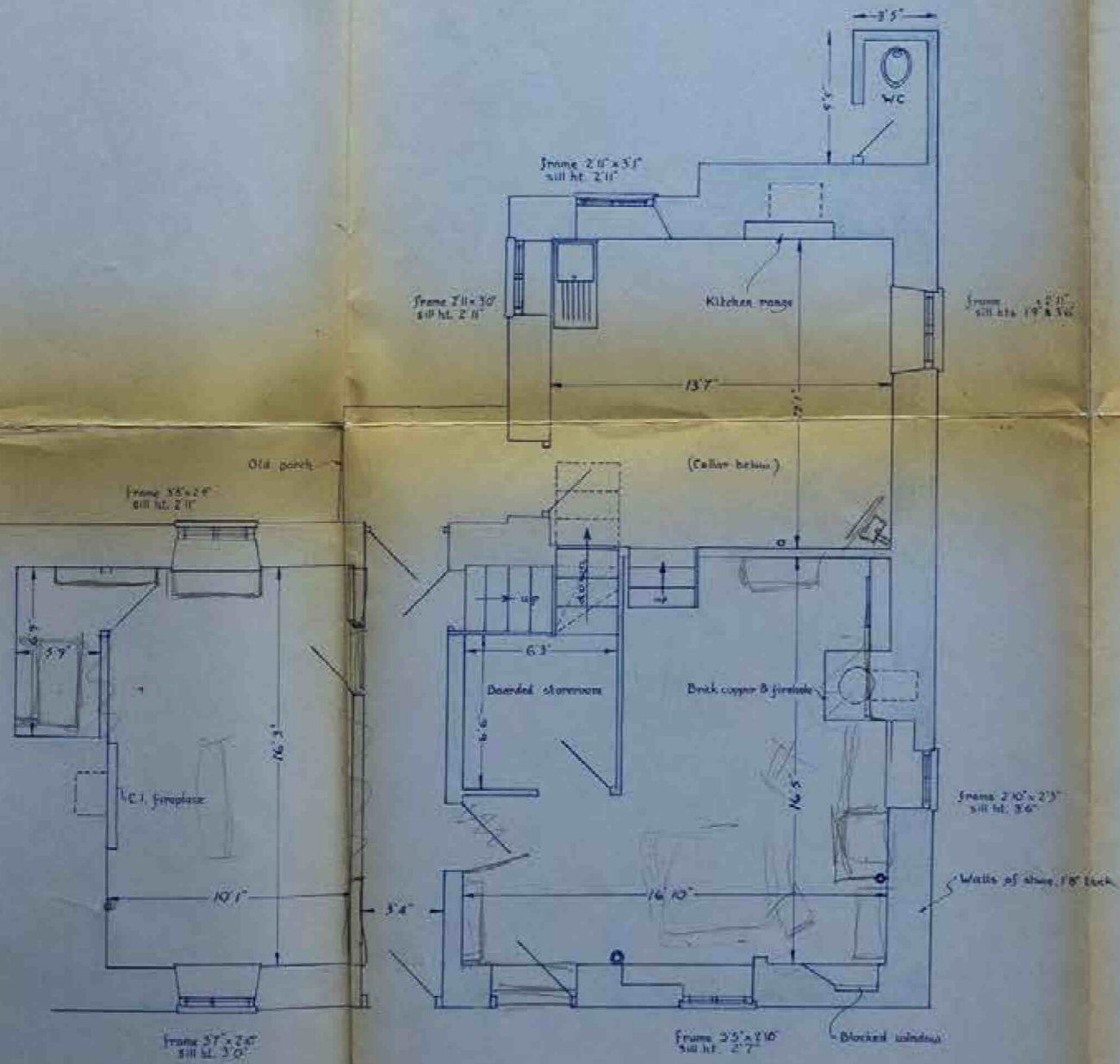
The application form should be completed and returned to the Planning Department, together with the following information:

- 1 Recent photographs to illustrate the building in its setting
- 2 Two estimates of the costs in as much detail as possible
- 3 Sufficient information to enable the proposed works to be clearly identified

NB Specification notes or drawings may be required for complex applications .





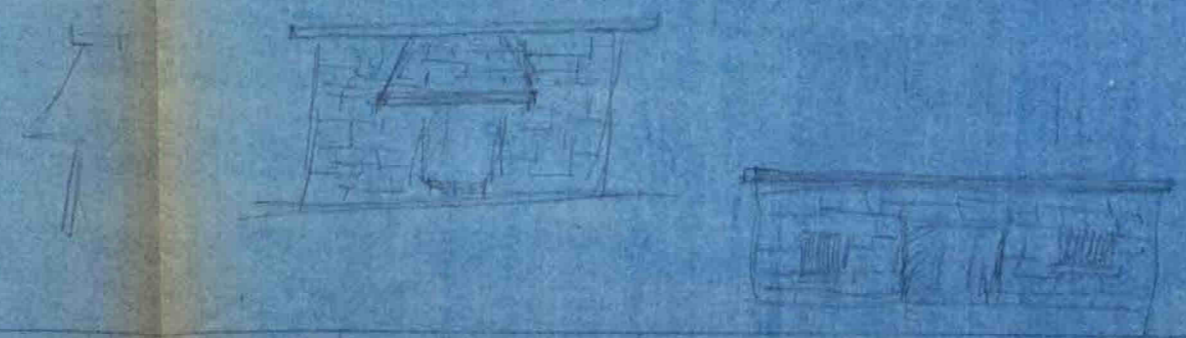
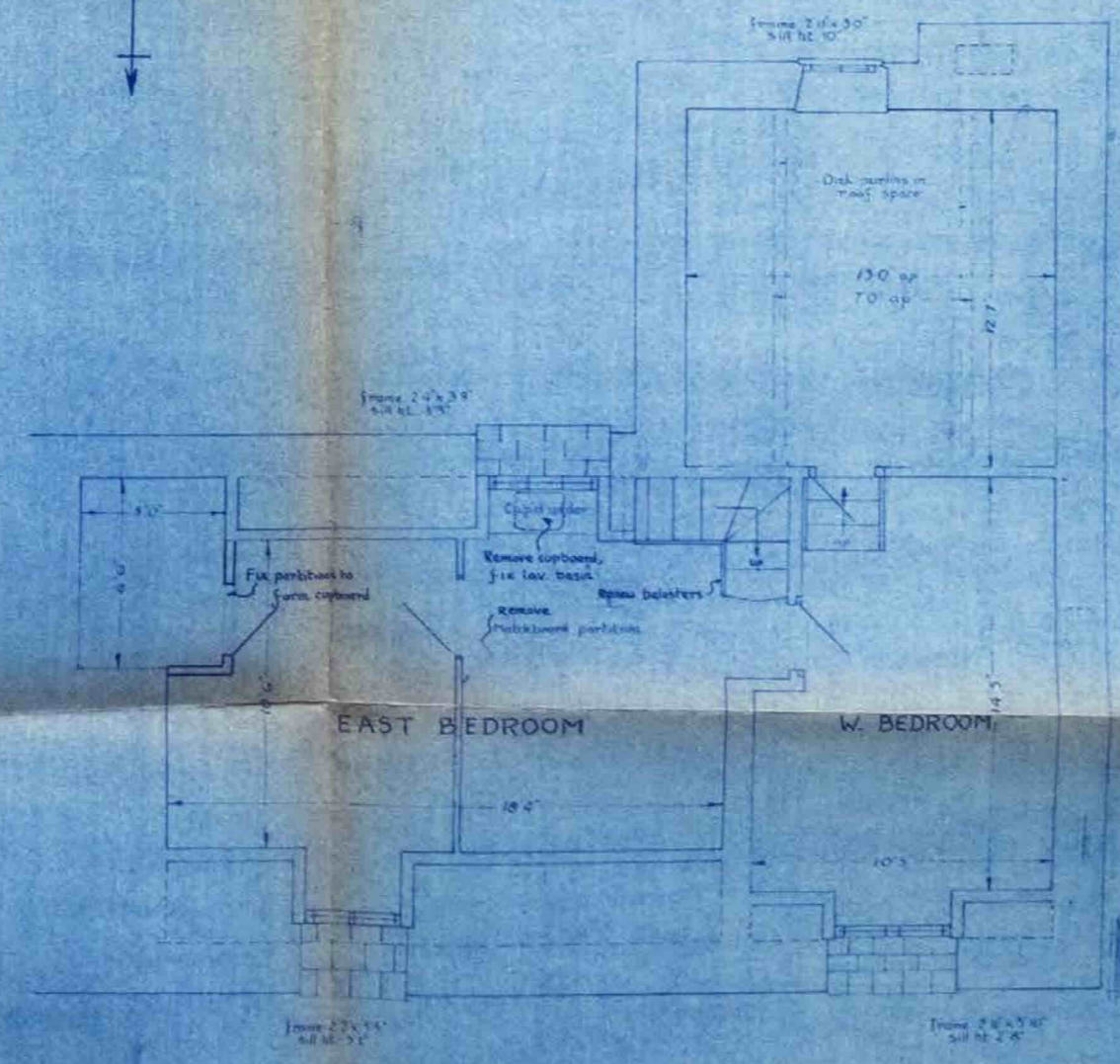
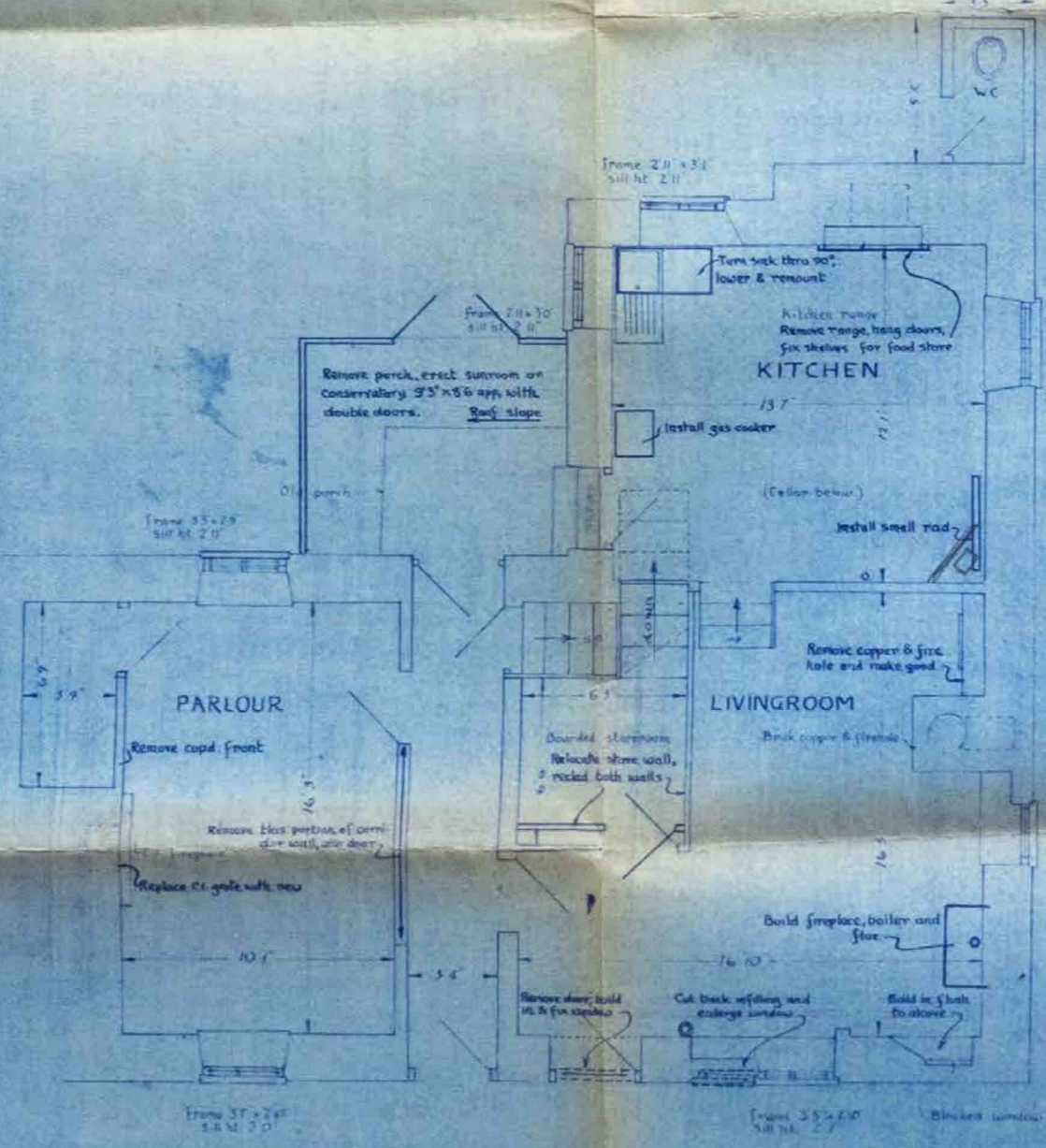
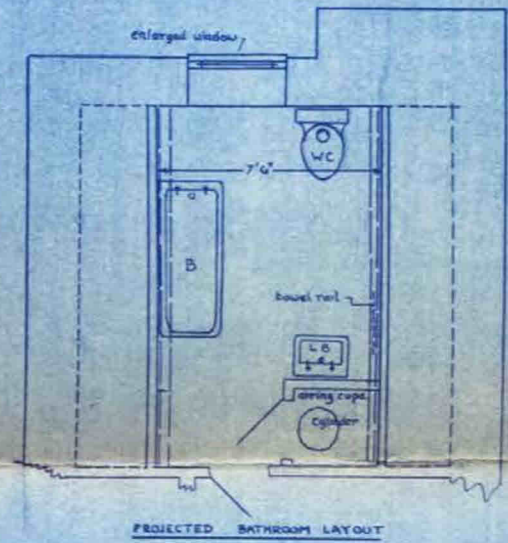


The Thatched Cottage -  
 ~ Church Street Bampton  
 Survey of March 1963  
 Scale 1/4" to 1'0"

4/3/63

T.L.C. det.





The Thatched Cottage -  
 Church Street Bampton  
 Alterations proposed for T.E. Crowley AMICE March 1963  
 Scale 1/4" to 1'0"