

**Chain Bridge Lodge
New Barn and Sewage Treatment Plant
Heritage Statement**



Chain Bridge Lodge is a 3-bedroom cottage situated between the road and the River Exe southwest of Bampton.

It consists of a small 2-storey house which originated as a decorative “Gothick” lodge to the Stuckeridge Estate which was subsequently extended. It is mainly of rendered stone and possible cob construction with a thatched roof.

This heritage statement explores the nature of the building and the impact the proposals will have on its significance.

The Nature of the Proposal

The proposal is for a new barn situated south of the lodge, together with a new sewage treatment plant.



Designation Records for the Heritage Asset and its surroundings

Devon and Dartmoor HER:

MDV37511 Chain Bridge Lodge
MDV1386 Chain Bridge
MDV37512 Gates to Chain Bridge

Listings

Chain Bridge Lodge - Grade II listed - Listed Building Number: 1106971
Chain Bridge - Grade II listed - Listed Building Number: 1106970
Gates to Chain Bridge - Grade II listed - Listed Building Number: 1325643



Form and History of the Heritage Asset

Chain Bridge Lodge is a 3-bedroom cottage. It was a lodge house to the Stuckeridge estate, which lies over the river to the west, and was probably constructed in the early C19th. It takes the form of a single storey building, with attics in the roof housing bedrooms with dormer windows under the thatch. The original plan form of the building was probably just the front (southern) part of the house, with its roughly octagonal front, subsequently extended to the north and east.

The front has a fine verandah, with chamfered timber posts and the thatch extending down over it.

The entrance door leads to a small hall with a symmetrical layout: a door leading to the right to the dining room, and that on the left to the sitting room. There is a large central chimney stack with possibly a bread oven within it. Above this end of the house are two bedrooms, again symmetrically planned around the chimney stack. Beyond this original core of the house, lies an extension to the north which comprises the kitchen, with a stair and rear hall, WC etc. with a third bedroom above, facing north. To the east, there is a long, single storey lean-to extension with utility etc.

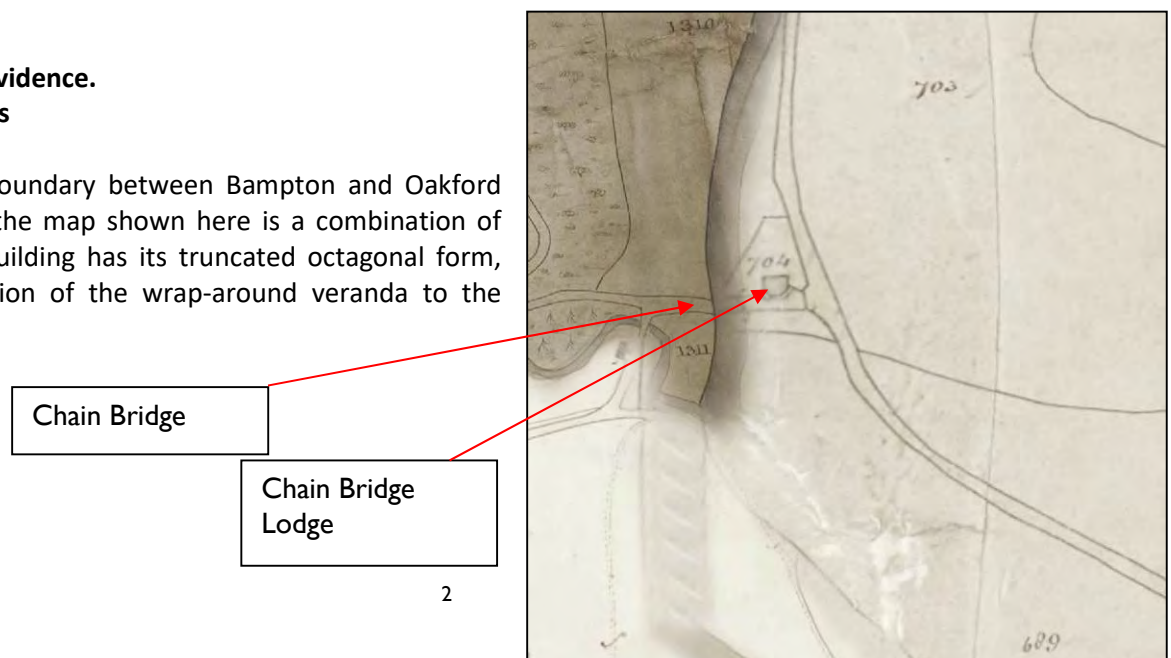
The fabric is mainly stone (probably locally sourced limestone from the Bampton quarries), with the later extensions possibly in modern blockwork, all rendered. Internally there are some exposed stone walls to the hall, sitting and dining rooms.

There is some good joinery, included arch-headed doors, and windows, the latter with “Y” glazing bars, although much of the later joinery is inferior. The stair is probably part of the late C20th works. Alterations to the interior are currently being carried out (23/01558/LBC).

Documentary evidence.

Tithe Map 1840s

Being on the boundary between Bampton and Oakford parishes, the tithe map shown here is a combination of the two. The building has its truncated octagonal form, with an indication of the wrap-around veranda to the south.



Chain Bridge Lodge
New Barn and Sewage Treatment Plant

Tithe Apportionment

Plot No	Owner	Occupier	Description	Cultivation
Duval Barton Estate				
689	Thomas Daniel Esq	George Pool	Mays Ham	Pasture
704	Thomas Daniel Esq	Himself	Chain Bridge, Cot Garden, mead and plot	
Land over the bridge - Stuckeridge Estate				
1310	Thomas Daniell Esq	James Summers	Stang Marsh	Meadow
1311	Thomas Daniell Esq	James Summers	Little Mead	Meadow

Thomas Daniel, only surviving son of Thomas Daniel (one of the largest importers of sugar in Bristol), was listed as a 'West Indies Merchant'. Compared to his father he lived a quieter life outside of Bristol's politics. It was this Thomas Daniel who gave plantation lands back in the later part of the C19th after inheriting them from his father.

In 1836 he purchased the Stoodleigh Court and Stuckeridge Estates.

(https://en.everybodywiki.com/Daniel_Family_of_Bristol accessed 9/9/23)

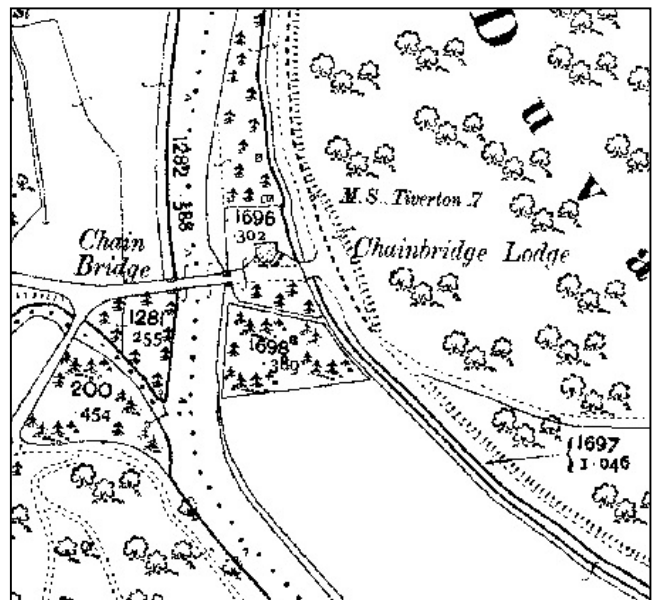
1880s 1st Edition OS Map

Chain Bridge Lodge still has its same footprint. Conifers are shown to the south of the lodge.



1902 2nd Edition OS Map

No change, although an increased area of coniferous woodland planting to the south.



Chain Bridge Lodge
New Barn and Sewage Treatment Plant

1960s OS Map

Although at a smaller scale, the lodge still appears shorter in length than its current layout. Interestingly there is possibly another building shown to the south of the lodge which may be one of the outbuildings currently in this approximate location.



Other Documentary Evidence

Postcard (date not known, but presumed to be late 19th /early 20th c)

The Lodge is shown still in its shorter form, without the later extensions, and interestingly without the dormer windows.



Francis Frith Collection photograph, dated c 1950.

Still in its shorter form, the lodge now has first floor dormer windows.



Chain Bridge Lodge
New Barn and Sewage Treatment Plant

The Fabric – Phasing

Although the building is rendered, and so differences in masonry are hard to detect, wall thicknesses provide information about the phasing of the building, reflected in the documentary evidence in the map series and early photographs.

The early 19th century core of the house, possibly dating from Thomas Daniel’s purchase of the Stuckeridge Estate in 1836, consists of the hall and two main rooms, as far north as the rear wall of the sitting room. The area of exposed stonework on the eastern wall of the kitchen lines up with this rear wall and suggest the remains of the back of the house, before it was knocked through to extend. There is also a step in the floor level at this point.

The kitchen, WC and rear hall, together with Bedroom 3 were then added at some time in the late 20th century. The lean-to on the eastern elevation was either added at the same time, or probably at a slightly later date.

It is not clear what the original access to the first floor would have been, or indeed if there were rooms in the roof at this stage. It seems the dormers were added in the mid 20th century, but the stair appears later than this.



The Significance of the Heritage Asset and the Impact of the Proposals on the Significance






Chain Bridge Lodge has a moderate level of significance, being listed Grade II and importantly a decorative lodge, built in the cottage orné style, possibly as part to the Romantic movement at the start of the 19th century as an embellishment to the newly acquired Stuckeridge estate.

Its grouping with the adjacent chain bridge and the gate off the road are of some significance, forming a “set piece” entrance to the Stuckeridge estate.



The siting for the new barn has been selected so as to be concealed behind the existing established planting to the south of the house, whilst still being reasonably accessible.

Chain Bridge Lodge
New Barn and Sewage Treatment Plant

Outline Schedule of Work	Proposals	Impacts/Mitigation
<p>New barn</p> 	<p>New 12m x 6 m barn, of agricultural appearance set behind the existing planting.</p>	<p>The barn will not unduly affect the setting of the heritage assets. The ridge height of the lodge at its highest point is 7.3m, whereas that of the proposed barn is 5.137m.</p> <p>The barn will be set behind the established planting to the south of the house, which will all be retained. It will not be visible when approaching from the road and through the gates, and only glimpsed from the chain bridge itself.</p> <p>The roof pitch will be 25 degrees, rather than the shallower pitch usually associated with steel portal frame agricultural buildings.</p> <p>It will provide storage accommodation for the owners. The house itself is relatively small and this will provide additional storage space, together with an improved water filtration system, without compromising the house.</p>  
<p>New sewage treatment plant</p>	<p>The house currently has a substandard septic tank and soakaway, not suited to its location beside the river. It is proposed to install a new sewage treatment plant, which will outflow into the adjoining leat. There are restrictions on siting it too near the existing borehole.</p>	
<p>Services</p>	<p>The sewage treatment plant will need electrical and drainage connections to the house. It is also proposed to relocate the borehole water treatment plant into the new barn, together with an electrical vehicle charging point.</p>	

Chain Bridge Lodge
New Barn and Sewage Treatment Plant

Materials

Walls – timber cladding

Roof – box profile sheet metal roofing in Anthracite grey

Doors – grey powder coated shutter doors.

Conclusion

The proposals will have a minimal effect on the heritage assets. The works will provide much needed storage accommodation for the owners, together with an improved and compliant sewage treatment system.



Appendix 1
Listing Descriptions
Chain Bridge Lodge -
GV II

Lodge, formerly to Stuckeridge House (qv) in Oakford Parish. Whitewashed and rendered, probably stone ; thatched roof, lean-to at right end slated ; central rendered stack. Plan: Irregular plan with a 5-sided front block with a verandah around the front and a gabled rear block set slightly to the right with a lean-to on the right return. Cottage ornie. Exterior: Single-storey and attic, the hipped roof of the front block carried down as a thatched 11-bay verandah on timber posts. Pointed arched doorway on front in centre bay with a 2-panel front door and tiny 1-light pointed windows to left and right. The left and right bays each have 1 pointed arched 2-light window with Y tracery and ornamental glazing bars. 2-leaf arched glazed door into front block from garden on left return ; the rear block also has a separate entrance on the same side with a door with an arched fanlight and an arched window ; attic dormers in the thatch have windows with glazing bars. Interior: not inspected but may have features of interest. Group value with the Chain Bridge. Listing NGR: SS939102087

Gates to Chainbridge -
GV II

Timber gates across lane leading to Chainbridge Lodge and the Chain Bridge over the Exe. Probably late C19 gate posts and gates with iron braces, timber. Cart or carriage gate in the centre, flanked by pedestrian gates with pretty details in keeping with the lodge and bridge. The timber gates, hanging from stout posts have semi-circular iron braces above and below the middle rail and timber verticals with bobbin-turned finials. A short section of fencing at the left end consists of a quarter circle braces with timber palings fixed in a fan shape. Group value with the Chain Bridge and Chain Lodge.



Chain Bridge -
GV II

Bridge carrying private road to Stuckeridge House (qv) across the Exe. Probably early C19. Iron structure disguised as suspension bridge with chains fixed to stone piers. Rectangular section battered piers with sunk mouldings. Chains slung across the river from piers and fixed to the ground. Slender iron columnar verticals fixed to the chains are attached to the bridge girders which are also fixed to the piers. Parapets of cross-braced girders