

## OXFORDSHIRE BUILDINGS RECORD REPORT OBR.118

### Farmyard Buildings Grange Farm, Balscote. OX15 6JN



**Figure 1 Barn, Grange Farm (D. Clark)**

### Introduction

The Oxfordshire Buildings Record are grateful to the owners, Trinity College Oxford, agents Laws and Fiennes (Charles Bates), architect Howard Moore, Conservation Officer Rose Todd and contractors SPORN Construction Ltd., for allowing us access to this property for the purposes of compiling this report as a contribution to the better understanding of Oxfordshire's buildings.

This report is the second OBR report related to this site. The first report, OBR number 109<sup>1</sup>, records the farmhouse. This report records the outbuildings, numbered 1 to 5 as identified in figure 3.

John Hine and Paul Clark spent about six hours on site on 21<sup>st</sup> August 2010. The objectives of the survey were to understand the dates and phases of the buildings.

We made a visual inspection of the exterior and such internal spaces as were accessible. Photographs were taken of significant features. Unless indicated otherwise, text and images were created by members of the recording team. A limited number of historical sources were consulted. A copy of the 2<sup>nd</sup> edition (1899 survey) Ordnance Survey map at 1:2500 annotated for the 1910 District Valuation was obtained from the Oxfordshire History Centre.

Special attention was given to the Trinity College estate map of 1684 by Henry Dormer (fig. 3) to ascertain whether there were any identifiable remains of the buildings illustrated on that map within the buildings standing today.

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<sup>1</sup> Clark & Clark (2010)

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### Location (NGR SP 3916 4180)

The farmstead is located on the south side of Chapel Lane as shown on Fig.2. The house sits gable-end on to the street, with the farmyard entry to the west. It is property 376 on the 1910 District Valuation map.

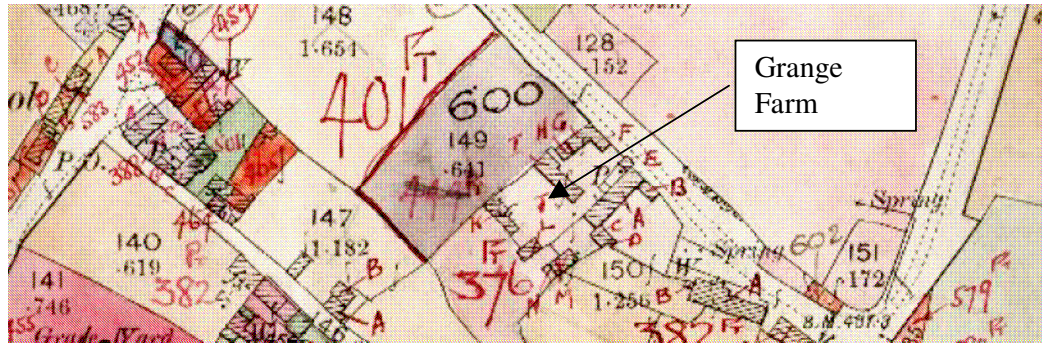


Figure 2 Extract from 1910 DV map (Reproduced by courtesy of the Oxford County Council – the Oxfordshire History Centre)<sup>2</sup>

The outbuildings are grouped in two rectangular farmyards separated by barns, building 4 (fig.3). The northernmost yard is adjacent to and accessed from the road. A farmhouse, gable-end on to the road borders the south west of this yard, and an 'L' shaped shed (building 5) borders the north west and partly closes the yard off from the road. The south yard is accessed between the barn and the farmhouse and lies to the south west of the barn. This yard is bordered to the south west by a shed, building 2, and a (previously) long shed, building Y to the south east. A space exists between these two buildings where a shed, building X has been demolished. Beyond the long shed is a small shed, building 1. To the north west of the small shed two walls only remain of a partly demolished stone building, building 3. The long shed (building Y) is of circa 1950s construction. This and the demolished building (building X) are not included in this survey.

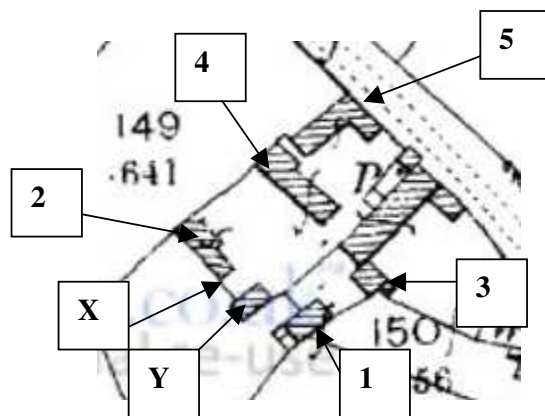


Figure 3 Outbuildings, Grange Farm (Extract OS Map 1900<sup>3</sup>)

<sup>2</sup>[https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/leisureandculture/history/collections/districtvaluation/DV-VIII-33\\_Oxfordshire\\_V-6.pdf](https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/leisureandculture/history/collections/districtvaluation/DV-VIII-33_Oxfordshire_V-6.pdf)

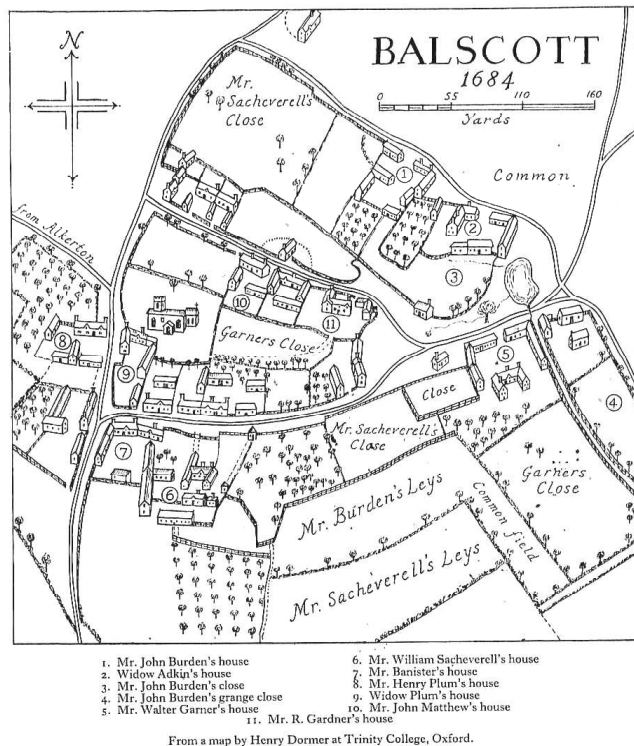
<sup>3</sup><https://www.old-maps.co.uk/#/Map/439290/241876/12/101270>

The ground throughout the farmstead slopes from north east to south west. The north west boundary is partially defined by a retaining wall beyond which ground levels rise by over a metre. The south east boundary is partially defined by a retaining wall beyond which the ground drops by over a metre. These features suggest the site has been partially terraced at some time.

## History

The history of the farm is probably associated with the farmhouse and is discussed in OBR report 109. An estate map of 1684 illustrates buildings within the farmstead at that date. (Fig.4, ref. 1)

The farm was then, and continues to be, under the ownership of Trinity College, Oxford. It was occupied as a working farm until a few years ago by the Gardiner family<sup>5</sup>.

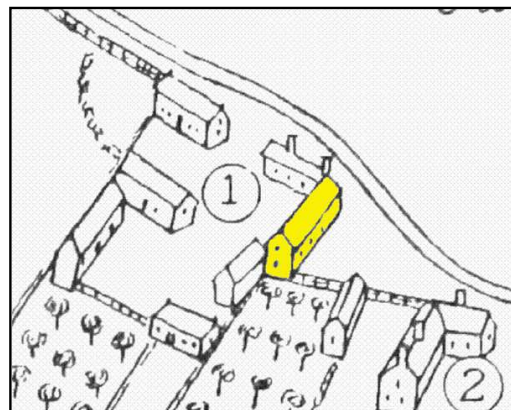


**Figure 4 Balscote in 1684 (VCH after Trinity College)<sup>6</sup>**

## Map evidence

In this section the numbers, locations, shapes and sizes of the outbuildings as shown on maps from 1684 to 1974 will be compared.

**Figure 5 Enlarged detail of figure 3 1684 map with Grange Farmhouse highlighted in yellow**



<sup>5</sup> Recollection of P Clark

<sup>6</sup> VCH (1969) p.174 and Trinity College Oxford Archive Maps A/1



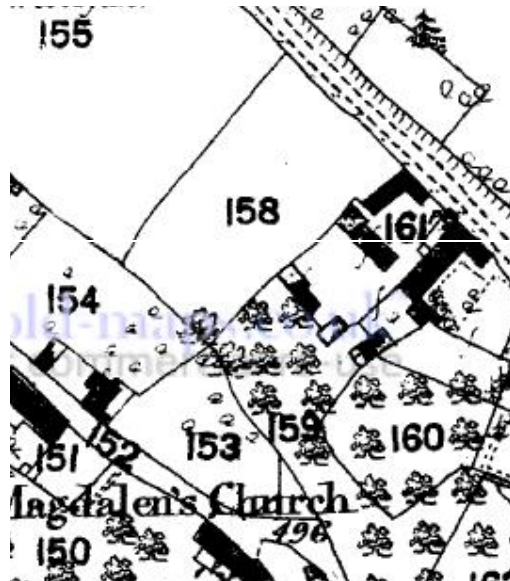


Figure 6 Extract OS Map 1882<sup>7</sup>



Figure 7 Extract OS Map 1900<sup>8</sup>

All maps (figures 5 to 7 and later editions not illustrated here) show the farm buildings and can be used to show changes over time. Fig.3 illustrates the farmstead in 1900. With the exception of building X, which is now absent, this map still provides a fair representation of the buildings standing in 2010. The maps suggest the following about buildings 1 to 5.

- Building 1 appears unaltered since 1882. It is not illustrated in 1684 suggesting it was erected sometime between these two dates.
- Building 2 appears unaltered since 1922 but is of 2 widths in 1882 and 1900. The wider portion of the building may relate to part of the long building illustrate in 1684
- Building 3 is illustrated between 1882 and 1922. It appears to have a small range abutting its south east wall. The building is not illustrated in 1684 suggesting it was built sometime between 1684 and 1882. It is not shown in 1974 suggesting it was demolished between 1922 and 1974
- Building 4 appears unaltered since 1882. It, or part of it may relate to the building shown in 1884
- Building 5 appears unaltered since 1882. It, or part of it may relate to the building shown in 1884

It should be noted that the 1684 map may not be a true representation of all the buildings of the farmstead. For example the farmhouse is illustrated without chimneys although there were probably 3 chimneys present at that time<sup>9</sup>.

## Description

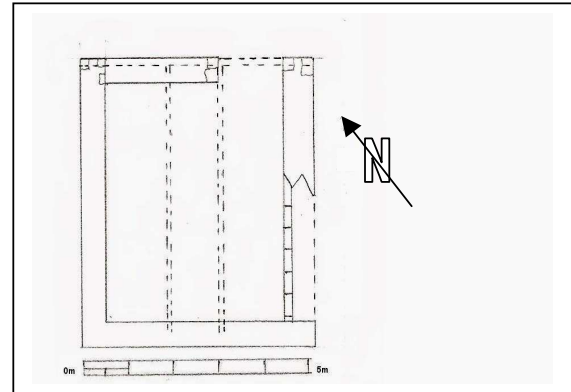
Buildings 1 to 5 are all constructed of local marlstone, as is the farmhouse although buildings 1 and 2 include walls partly of concrete blocks. Roofs are of blue slate except for buildings 1 and 2 which are corrugated iron. Building 3 has no roof.

<sup>7</sup> <https://www.old-maps.co.uk/#/Map/439290/241876/12/101270>

<sup>8</sup> *ibid.*

<sup>9</sup> Clark & Clark (2010) OBR.109

## Building 1 - Shed



**Figure 8 (above, left) Building 1 exterior**

**Figure 9 (above, right) floor plan**



**Figure 10 (left) Shed 1 interior**

Building 1 is a single bay, single storey shed with earth floor and a gabled corrugated iron roof supported on one pair of softwood purlins. Stone gable wall to the south, softwood gable to the north over an eaves-height stone wall. A wide doorway with a single timber jamb

provides the only access. Only the south and west exterior walls were inspected. The west wall is of well squared and faced coursed masonry with quoins at the north end. Internally it is of roughly squared and coursed masonry. A vertical straight joint separates this wall from north wall which is of coursed random rubble inside and out. The east wall sit on top of, or is part of, the south east boundary wall. Constructed of coursed random rubble, the north end has been recently rebuilt in concrete block work. The south gable wall is also of coursed random rubble. The north wall is probably a later infill of what was an open shed. The differing masonry of the east wall suggests this may be of different date to the rest of the building although no vertical joint was apparent between this and the south wall. The only evidence for the date of the building is provided by maps which suggest the building was constructed between 1684 and 1822. The roof and timber gable are probably twentieth-century.

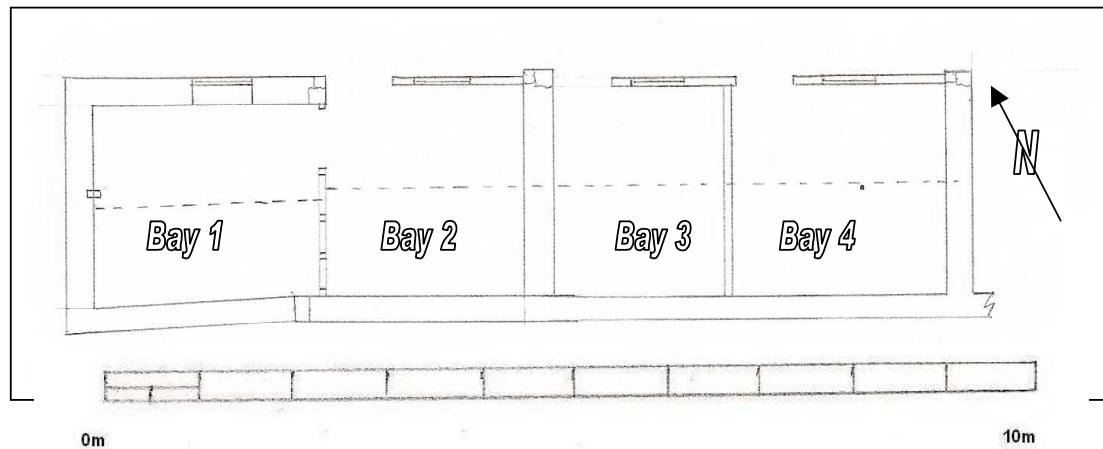
## Building 2 - Cattle Range



**Figure 11 Cattle range, NW elevation**



**Figure 12 Cattle range, Bay 1 interior, NW**



**Figure 13 Cattle range, ground plan**

Building 2 (Fig.11) is a 4-bay single storey range of stone and concrete block construction with a gabled corrugated asbestos roof over clad with corrugated iron and a partly boarded loft. The south and east exteriors and the loft space over bay 1 were not inspected. Three doorways with timber jamb and pintles for stable doors provide access from the farmyard to bays 2, 3 and 4. Only bay 2 stable door remains. Bay 1 is accessed from bay 2 (Fig.13). Twentieth-century 'Critall' style steel and glazed windows light each bay from the farmyard. Bay 1 has a cobbled stone floor; other bays are concrete. Some possibly C18 timber cattle feeder stalls remain, with central floor drains, draining to the rear (Fig.14).



**Figure 14 Cattle Range, bay 2**

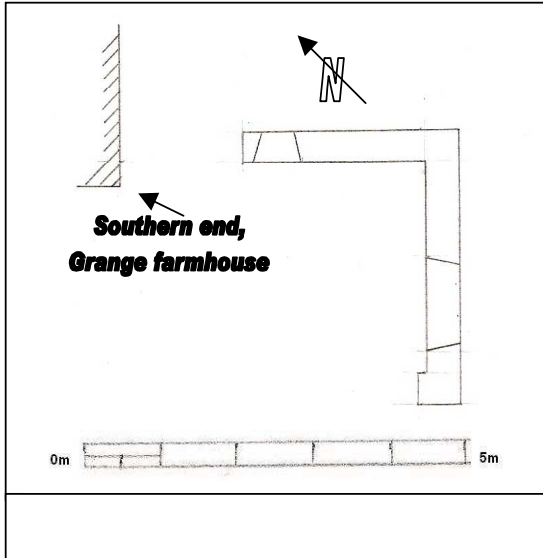
Bays 1 and 2 are constructed from roughly squared and coursed rubble. These two bays are divided by a horizontally boarded timber partition. In bay 1 a stone corbel positioned off-centre in the west end wall supports the loft floor. The south wall has two straight joints suggesting a wall, constructed separately from the south wall, once extended north from here. This wall marks a change in alignment of the south wall between bay 1 and bay 2. Vertical straight joints separate the south, west and east walls.

The south wall of bays 3 and 4 is of roughly squared and coursed rubble and appears to be a continuation of the wall in bay 2. The south wall continues west beyond bay 4 as a low boundary wall. A thick covering of ivy prevented close inspection at this point. The north wall and bay 4 gable wall are of twentieth-century concrete block construction. The maps in figures 5 and 6 (1882 and 1900) suggest bays 3 and 4 may have been narrower than bays 1 and 2. The block walls may, therefore, be replacements of earlier walls, now realigned with bays 1 and 2.

The change of alignment in the south wall, the possibly removed north-south wall between bays 1 and 2 and the off-set corbel suggests the walls of bay 1 may be of a separate phase from the other bays. It is possible the corbel supported a beam the other end of which was supported by the missing wall. The south and east walls of bay 1 may be remnants of the , north-south range shown in the 1684 map in figure 4. This map shows this range to have had windows at two levels. The off-centre corbel could be an element from a two-storey building.

### Building 3 – Partly demolished range

Two stone walls joined at right angles (Figs.15 & 16). The south wall forms part of the site boundary wall and retains ground levels within the site approximately 1 meter higher than ground levels outside to the south



east.

**Figure 15 Walls, partly demolished range**

A further stone retaining wall extends to the south east in line with the north wall and retains ground levels approximately 1 metre higher on its north side.

**Figure 16 Plan, partly demolished range**

The two walls are both of well squared and coursed masonry, about 1 metre in height and capped with cement coping. The south wall returns north west at its south end.

Near the west end of the north wall a splayed

opening rising the full height of the wall has been infilled with squared and coursed masonry on the south side and red brick on the north side. The west end of the north wall is disturbed and loosely bonded suggesting it may have continued to the farmhouse wall. Current works to the farmhouse may have hidden evidence that it joined with that building. The south wall also has a splayed opening now infilled with well squared and coursed masonry. The sill of this opening appears to be the same height as internal (west) ground level.

The infilled splayed openings are possibly either doorway or window openings which suggest the walls are remains of a partly demolished building. If doorways the south opening would probably have had steps on its east side. If windows the internal (east) ground levels would have been significantly lower than today. Current ground levels are similar to internal floor levels of the farmhouse. OBR report 109 notes subsidence problems at this end of the farmhouse. This may relate to lower floor levels within building 3. On balance it was concluded that the openings were probably windows to a building with floor approximately level with ground to the east. The building may possibly have served as a cellar to the farmhouse.

There is insufficient architectural evidence to suggest a date for building 3 but the historic maps suggest there was a building on this site between 1882 and 1922.

### Building 4 – Barns

Building 4 (Figs 17-19) comprises two ranges, to the north west a two bay cross range (range 1) with single entrance to the north and to the south east a three bay barn (range 2)





Figure 17 Barn, southern elevation

with two opposing doorways. The west wall of range 1 forms part of the north west boundary to the site. The exterior of this wall was not inspected. Range 1 has a corrugated asbestos cement gabled roof and, on the same alignment but at a slightly lower level and steeper pitch, range 2 has grey slates and on a gabled roof.

On the south west elevation (fig. 13) range 1 is of un-coursed random rubble. Range 2 is of squared, faced and coursed masonry on all three exterior walls with quoins and red brick dressings at the doorways.

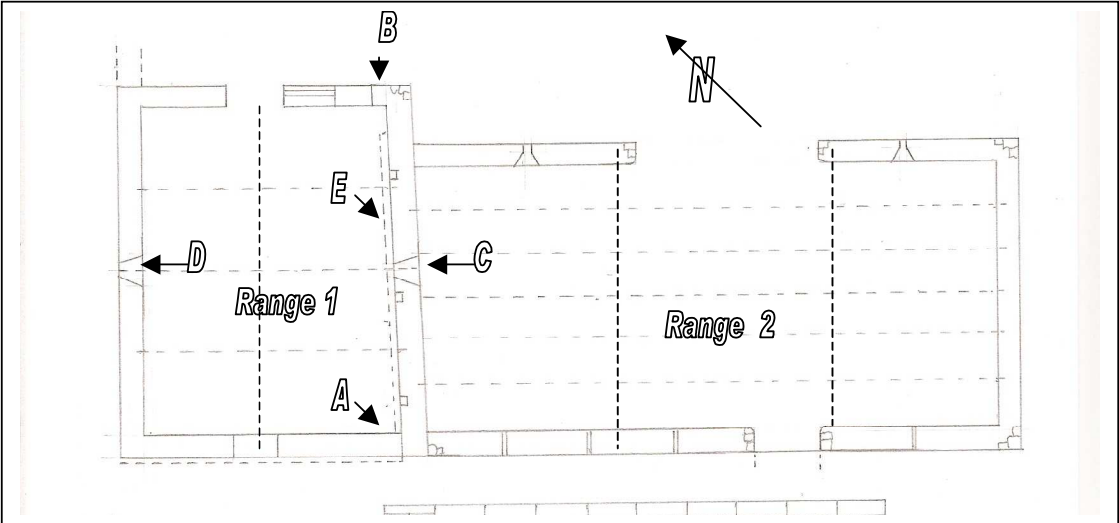


Figure 18 Plan of Barn, building 4



Figure 19 South west elevation. Builder's sheds prevented close inspection of this section of the building





**Figure 20** Barn, North elevation, near point B

The junction between the ranges (fig. 19) is marked by a vertical straight joint. This is overbuilt by range 1 roof and the top part of the same range's wall. This may be where the eaves of range 1 have been raised and its roof extended although new pointing on just range 1 wall may be confusing the evidence.

The east external gable of range 1 is of roughly coursed, roughly squared rubble. The north east elevation of range 1 is of roughly coursed, roughly squared rubble. However the exposed corner of range 1 (fig.20) at B (fig.18) is of well squared, faced and finely jointed coursed masonry with quoins. This difference in masonry (see figs. 20 and 21) suggests that the external corner of range 1 may have been rebuilt.

#### Range 1 building 4

A two-bay range with a single softwood simple truss with raking struts and one pair of



purlins. The truss is possibly nineteenth or twentieth century in date. All walls painted with white lime-wash to approximately eaves height. Roughly squared and coursed rubble walls.

The north west wall has a ventilation slit with internal splay in the central of the gable. A similar centrally aligned

**Figure 21** Northern stonework, Bay 1

ventilation slit is in the gable of the south east wall but here the splay is towards adjacent range 2, suggesting this was an external wall to range 2. The wall contains some randomly placed putlog holes or beam slots. The lower part of this wall suggested a plinth (E in fig. 18) which may have been partially reconstructed after collapse or settlement.

The south west wall has two upper courses of squared masonry suggesting the eaves have been raised. Just below a centrally



**Fig 22.** South west interior wall, range 1

aligned long timber stretcher. A lack of straight joints below suggests this is not a lintel to a doorway. Below the wall is of poorly coursed random and roughly squared rubble with larger stones in the upper courses. It may comprise several stages of building/rebuilding. Two-thirds up to the left is a recess approx. 30cm square. One third up and just right of centre is a opening with waney lintel over, blocked with breeze brick. A straight joint below its left edge runs almost to floor level. This may be a blocked doorway of similar size to that in the opposite wall or a blocked window.

The north east wall is randomly coursed squared and random rubble in varying courses suggesting many repairs or different phases of construction. It includes a single light high level glazed window and the only doorway to the range. Here a timber frame supports a single softwood plank and batten door. A little over half way up the wall part of a timber lintel with straight joint below (fig. 23) with the right hand side of the lintel set behind the south east wall. This appears to be a blocked window which was partially obscured by construction of the south east wall. This strongly suggests the south east wall is later than the north west wall.



**Fig 23** East corner, range 1.  
(point B in fig. 12)

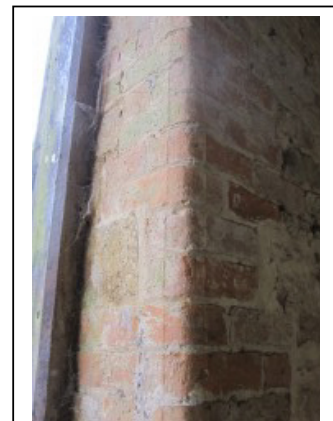
#### Range 2 building 4



**Fig 24.** Brick pointed arch in south west elevation

A three-bay range with two king-post trusses with iron stirrups. Iron stirrups on king post trusses were common in the late eighteenth to early nineteenth-centuries. Two pairs of purlins support pine boarding onto which

(presumably) the outer grey slates are fixed. A blocked hay-loft type door in the south east gable suggests there may have been a loft floor. The range is accessed by two opposing doors. In the north east wall a



**Fig 25.** Bull-nose bricks on the interior of the north east doorway.

wide, full-height cart entrance with twin doors (see fig. 1) and a much smaller doorway in the south west wall (fig. 24). The latter has a shallow red brick pointed arch. Timber jambs retain two pairs of pintles for a pair of externally opening doors.



Red bull-nose bricks are used for the internal jambs of the large doorway (fig. 25). Brick size are  $8\frac{1}{2} \times 4 \times 2\frac{3}{4}$  inches. These bricks possibly date to the late eighteenth or nineteenth-century. Structurally, they appear to be contemporary with the surrounding walls.

The internal wall masonry is well squared and coursed on all walls except the north east which is of random and poorly coursed rubble (Fig. 26). This contrasts with the other side of this wall (inside range 1) which is squared and coursed rubble. Better quality masonry (i.e. range 1 side) is often employed for the outside of a wall rather than the inside.

In the gable (Fig. 26) a ventilation slit has a splay opening to this side (i.e. into range 2). The ventilation slit is offset to the north and centred on range 1 rather than range 2. The roof structure sits awkwardly across the splay. The roof is supported against the gable wall rather than on it as is more conventional. A waney tie beam sits against the gable and probably connects the wall plates. An angled brace across the splay supports one of the purlins. This maybe a later addition due to the purlins rotting where they enter the wall. Other purlins appear also to have supports added. The internal wall is stained from water penetration between the roof and the gable.



**Fig 26.** Slit window Bay 2

#### Discussion - Building 4

The brick dressings and the roof trusses in range 2 suggest this range was constructed towards the end of the eighteenth-century or during the early part of the nineteenth-century. OBR report 109 concludes that major alterations were carried out to the farmhouse at this time so the construction of range 2 of building 4 may relate to this phase of development on the farm.

There is no evidence that the roof pitch or eaves of range 2 have been altered since the side walls were constructed, suggesting that range 2 roof is contemporary with the present side walls. The similar dates attributed to the brick dressings and the roof trusses support this. The differing internal masonry between the side walls and the west gable wall (i.e. the transverse wall between ranges 1 and 2) suggests these are of different construction phases. The unconventional arrangement of roof structure and gable wall support this proposition.



The asymmetrical position of the ventilation slit in the transverse wall and its relationship to the roof structure of range 2 suggests the transverse wall existed before the roof of range 2.

The orientation of the splay of the ventilation slit in the transverse wall and the difference in the masonry on either side of the same wall suggests this wall relates to a building to its east and not to its west. As this is not the present range 2 it is probably a predecessor on the same site. The position of the ventilation slit suggests this range was the same width as present range 1. The south west wall and the north east wall of range 1 may therefore have once continued north eastwards. The rebuilt nature of the corner wall at B supports this proposition. The blocked window in the north east wall of range 1 not only supports the proposition but also suggests the transverse wall was inserted to divide this early range. The difference in the masonry, in range 1, between the transverse wall and the side walls and the rebuilt/repaired nature of both side walls support the transverse wall being of a different and later construction stage.

The ventilation slit in the gable of the transverse wall suggests that the wall was an external wall to the north west when constructed and was not obscured by range 1 roof as it is today. This may be because range 1 was previously lower than today, or that the range had fallen into disrepair and had no roof.

This suggests the roof and north east gable of range 1 post date the transverse wall. This may be supported by the raised eaves of range 1 over-sailing the south west wall of range 2 (fig. 13). The present truss may be later than the gable but this could not be confirmed.

The maps also support the above propositions.

Building 4 therefore possibly developed in the following manner.

- Range 1, similar in width as the present range 1, previously extended further north east. The building was possibly lower in height than at present. The map evidence suggests this building existed by 1684.
- The transverse wall was constructed within the existing range with a higher roof than then existed over range 1. This may have occurred before or after 1684.
- Before or circa 1800, but possibly not before 1684, the north east end of the early range, beyond the transverse wall was demolished.
- In circa 1800 the present range 2 was constructed. Construction may have immediately followed demolition.
- Post 1800 the roof of range 1 was raised to the present level.

#### Building 5 (Figs 27 and 28)

A two range building comprising a main range (range 2) sited end on to Chapel Lane and against the north west site boundary and an abutting wing (range 1) parallel to Chapel Lane. Range 1 partially blocks the site from the road and creates the enclosed farmyard. Ground floor levels vary with bays 1 to 3 of range 2 approximately 1 metre higher than the rest of the building where floor levels match the farmyard.



**Fig 27.** North west elevation building 5

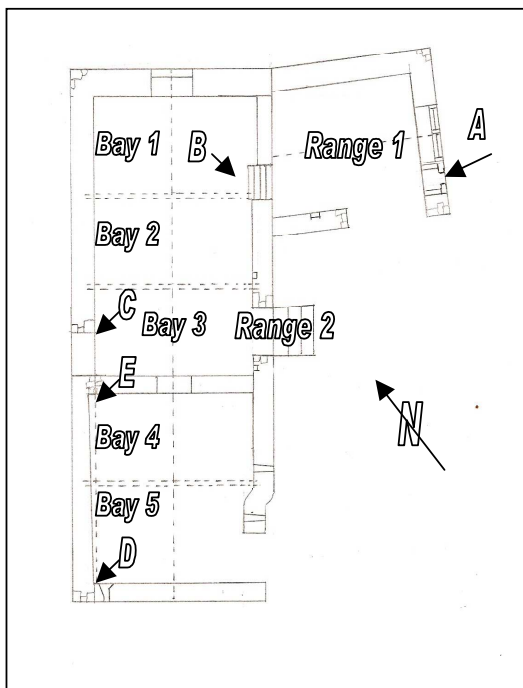
All exterior walls are of roughly squared and faced well coursed rubble.

The two ranges are delineated by vertical straight joints in the external and internal walls. Both roofs are covered in grey slate with the ridge and eaves of range 2 approximately 1 metre higher than range 1.

### Range 1 Building 5

A single-bay two storey range recently used as an open shed with hay loft above. The

ground floor shed is level with, and accessed from, the farmyard via a single wide doorway. There is no evidence of fittings for doors but a modern softwood and corrugated iron porch extends into the farmyard (figs. 29, 30). The east gable wall contains two windows (fig. 31). An upper window is placed centrally between the eaves with an over-length timber lintel and two light hard-wood pegged frame. The frame is noticeably less decayed than the lintel and retains some twentieth-century fittings but the casements are absent. Below but offset to the south is a single light stone window with flat splay carved jambs and lintel. (Fig. 25). There is possible evidence for a glazing groove although no glass remains. Flat splay windows such as this are common from the third quarter of the sixteenth-century to later than the mid eighteenth-century<sup>10</sup>. Internally the upper part of the window is blocked by the first floor suggesting the floor is a later insertion (fig. 26)



**Fig 28.** Plan building 5

In the ground floor of range 1 the north, east and south internal walls are of roughly squared coursed rubble with poorly coursed random rubble at upper level. The east and south walls include some large well squared and faced masonry blocks around the window and as quoins around the doorway. A long timber stretcher is in each wall. A square niche, possibly a candle hole, is in the south wall.



**Fig 29.** East elevation building 5

<sup>10</sup> Wood-Jones (1963) p.258



**Fig 30.** East elevation building 5 and gable of range 1



**Fig 31.** Lower window range 1. Point A fig. 28

random rubble and includes a full-length plinth at about 1 metre high. This plinth appears to be at the same level as the ground floor in bays 1 and 2 of range 2. Above the plinth a pair of vertical straight joints suggest a central blocked opening. A sill or step appears to be built into the base of this Figs.32 and 33).

A timber stretcher is also in the west wall. This wall is of poorly coursed



**Figs 32 (left) & 33 (right).** Range 1 ground floor west wall with plinth, possible blocked door and step below. Note timber stretchers and niche in south wall (left).



**Fig. 34.** Access to range 1 from range 2

The first floor or range 1 is accessed via set of stone steps from range 2 (fig. 29

34). This is a half storey attic space with softwood roof supported by a single pair of softwood purlins. (fig. 35). The upper part of the east stone gable wall is reddened suggesting there has been fire damage in this area. A thick layer of hay prevented inspection of the floor.





**Fig 35.** First floor range 1

### Range 2 building 5

A five-bay range divided by a stone partition wall between bays 3 and 4. Bays 1 to 3 are single storey and recently used as a poultry house. This is accessed via a set of stone steps from the farmyard and a narrow doorway under a timber lintel. A single pine door is mounted on twentieth-century hinges in a softwood frame. Bays 4 and 5 are two-storey and recently used as a cattle shed with hay-loft over. The ground floor is level with the farmyard and accessed via a wide

doorway with a pair of vacant door jambs below a timber lintel.



**Fig. 36.** East wall range 2.  
Offset in footings.

The west exterior wall includes vertical straight joint with a marked difference in masonry either side at the location of the internal stone partition wall (fig. 28). The partition wall appears to be joined to the west wall of bays 4 and 5, suggesting the west wall of bays 1 to 3 abut an earlier structure. There is no corresponding vertical joint on the east wall of range 2 (Fig. 29). However there is an offset in the footings of the wall at approximately the junction of bays 3 and 4. (Fig. 36). This offset is also visible internally.

The north wall includes a blocked opening in the gable. This was possibly a traditional opening to a hay loft.

The south wall includes a vertical straight joint against the west wall (Fig.37). This

joint is also present on the internal wall. A ground floor vertical slit window approximately 40cm high x 10cm wide is approximately 30cm to the right of this joint. (fig. 38)

Internally, bays 4/5 include a wooden manger built upon a wide masonry base (Between points D and E fig. 28). A plinth, approximately 1.5 metres high continues the full length of the west wall. At the north partition wall (Point E fig. 23) a ragged vertical joint marks where the plinth appears to continue upwards. (fig 40). The partition wall is not keyed into the east wall suggesting the partition wall is later than the east wall.

**Fig. 37** Range 2  
south wall.  
Vertical straight  
joint.





**Fig 38 (left) & Fig. 39 (right)** Interior bays 4/5. Left: South and west walls. Right: West and north walls. Slit window in south wall. Wooden manger along west wall built upon a masonry base with 1.5 metre high plinth behind.

The first floor of bays 4/5 is a half-storey attic space. A gap in the floor over the manger below suggests the floor was designed for a hay loft. The south gable wall is reddened suggesting there has been a major fire in this area. The loft is accessed from bay 3 via a high level doorway with a single pine plank door attached with hinges and parts of a Suffolk latch from circa early nineteenth-century.

The roof over range 2 is a continuous structure with three king-post trusses and the stone partition wall supporting a single pair of pine purlins. The trusses are of pine and include bolts to the tiebeam at the king post and principals (Fig.41).

The tiebeams carry incised marks, which are possibly timber identification marks applied to the baulk from which all three tiebeams were cut. The type of truss and the baulk marks suggest the roof may date to approximately the second or third quarters of the nineteenth-century.

**Fig. 40** Point E (Fig. 28) Bay 4 ragged vertical joint in west end of partition wall.



**Fig. 41.** King post trusses bays 1 – 3

At the time of the survey the floor of bays 1 to 3 was covered with apparently thick layer of hay and straw, which prevented the nature of the floor being identified.

The internal walls are all of roughly squared and well coursed rubble. The masonry either side of the gap in the partition wall accessing range 1 attic appears to have been renewed (fig. 29) suggesting this gap may have been opened through a once continuous wall. This alteration may relate

to the blocked opening below, visible from the ground floor of range 1.

The north gable wall and the east wall at its junction with range 1 were both heavily reddened by fire. The infilled high level loft door in the north gable was filled with un-reddened masonry suggesting this had been blocked since the fire occurred.

### Discussion - Building 5

Vertical straight joints within the walls of building 5 suggest the earliest structure may be the west wall of bays 4 & 5 together with the west part of the partition wall. The rest of the partition wall, the south wall and the rest of bays 3 & 4 appear to be built up against those walls. That the plinth in bays 4 & 5 does not extend into bays 1 to 3 supports being separate structures. The west wall could be a retaining boundary wall, the plinth indicating where a later wall has been built on top.

If the west wall of bays 4 & 5 is the earliest part of building 5 this lies well to the south of the building shown at north corner of the site in the 1684 map (fig. 4) and therefore is probably not part of that building, other than perhaps the western part of the partition wall between bays 3 and 4. The western wall in bays 4 and 5 may therefore have been part of the boundary shown in fig. 4. The partition wall between bays 3 and 4 appears to be a late addition.

The manner in which the floor in range 1 blocks the stone window suggests the floor has been inserted. However, there was no evidence to suggest this window had not also been inserted, possibly reused from elsewhere.

The alterations to the partition wall between ranges 1 and 2 suggests the steps rising to the attic of range 1 are a later addition, probably replacing steps that previously led down in the same direction. The vertical joints in the walls between ranges 1 and 2 suggest range 1 may be built up against range 2. However, the three timber stretchers, one in the partition wall and the others in each of the side walls suggest all walls may be of similar build date.

It was not possible to determine if any part of range 1 or the adjacent range 2 could be part of the building shown in the 1684 map (fig. 4). However it remains a possibility that elements of this area of building 5 were part of that earlier structure.

The presence of large areas of reddened internal masonry suggests an extensive fire once spread throughout most of the existing building 5. This would have destroyed the roof and the present roof is probably the replacement to the destroyed structure. The timber of the floor joists in range 1 and bays 4 & 5 appears similar to the roof timbers suggesting these may have been replaced at the same time the roof was renewed. This possibly occurred in the second or third quarter of the nineteenth-century.

The maps and the architectural evidence suggest building 5 has changed little since 1882.

### **Conclusion**

The estate map (fig. 4) suggests that the present day buildings of the farmstead of Grange Farm are survivals from at least 1684. While this may true of the farmhouse<sup>11</sup> little can be identified as remaining from the late seventeenth-century farmyard buildings, other than a few fragmentary walls. The best standing survival from that period is probably the western

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<sup>11</sup> See OBR Report 109, Grange Farm



range of building 4, now identified by a corrugated asbestos roof. However, the most significant survival is perhaps the overall plan, with a central barn still dividing the same farmyard, defined by the same boundaries and surrounded by possibly similar buildings as it was in the late seventeenth-century.

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7<sup>th</sup> October 2010

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