

# WENDLEBURY LODGE, WENDLEBURY, OXFORDSHIRE

## HERITAGE ASSESSMENT



JPHERITAGE

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**PROJECT:** Wendlebury Lodge, Wendlebury, Oxfordshire

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**WENDLEBURY LODGE, WENDLEBURY - HERITAGE ASSESSMENT****1.0 INTRODUCTION****1.1 Project background**

- 1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of Joseph and Francesca Eeley to inform and in support of proposed alterations at the Grade II listed Wendlebury Lodge, Wendlebury.
- 1.1.2 This document provides an outline description of the historic development and significance of the Grade II listed building. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 128 of the National Planning Policy Framework (NPPF, March 2012). The report was produced using the guidance contained within the Historic England document entitled *Conservation Principles, Policies and Guidance* (2008).

**2.0 POLICY CONTEXT****2.1 NPPF**

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 128).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being *'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.'* Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 131):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 132). It advises that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm should require clear and convincing justification'*.

## 2.2 The Cherwell Local Plan 1996 – Saved Policies

2.2.1 The Cherwell Local Plan Saved Policies includes the following historic environment policy which is relevant to the proposed development:

- Policy C18 - Development proposals affecting a listed building.

## 2.3 The Cherwell Local Plan 2011-2031

2.3.1 The Cherwell Local Plan 2011-2031 includes the following historic environment policy:

- Policy ESD 15 – The Character of the Built and Historic Environment

## 3.0 UNDERSTANDING THE HERITAGE

### 3.1 Heritage Designations

3.1.1 Wendlebury House and Wendlebury Lodge was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 26<sup>th</sup> November 1951. The listing was amended on 10<sup>th</sup> April 1987. The list description reads as follows:

*Wendlebury House and 26/11/51 Wendlebury Lodge (Formerly listed as Wendlebury House) - II Manor house, now 2 houses. Early and mid C18, probably with an earlier core. Limestone ashlar, squared coursed rubble and random rubble; plain-tile roof with rebuilt stacks. Single range with rear additions. 2 storeys plus attic. Symmetrical 5-window ashlar section, to left of front, breaks forward slightly under a parapet and cornice, and has rusticated quoins, storeyband and moulded architraves; panelled door with ornamental overlight is sheltered by a stone canopy on Tuscan columns with corresponding pilasters; all windows have 12-pane sashes. 6-window range to right in squared rubble has an earlier front with a dentil cornice and storeyband; sashes have wooden lintels including one blind window; a large window at ground floor is an early C20 alteration. Continuous steep-pitched roof over both sections has hipped roof dormer. Rubble rear wall is largely obscured by additions but retains, to rear of ashlar section, some leaded casements, and to rear of rubble section some large lunettes. Interior: mid C18 dog-leg stair with turned balusters and ramped handrails; late C18 Adam-style fireplace. (V.C.H.: Oxfordshire, Vol.VI, p.339; Buildings of England: Oxfordshire, p.832).*

### 3.2 Historical background

3.2.1 The 1<sup>st</sup> edition Ordnance Survey map (1880) shows the footprint of Wendlebury House and the layout of the garden. The western side of the house includes a porch on the south elevation and additions to the rear. By contrast, the eastern side of the house is shown as a long linear range with no additions to the rear. There is, however, an enclosed area shown to the rear which appears to separate the rear of this part of the house from the garden. The rear garden is laid out with paths which follow the line of the boundary of the property. At the front (south) of the house there is a path leading to the porch on the western side of the building. This path appears to extend along the front of the house. Two outbuildings are shown on the north-eastern side of Wendlebury House.



Figure 1: Extract from the 1<sup>st</sup> edition Ordnance Survey map (1880)

- 3.2.2 Particulars of a furniture sale at Wendlebury House (July 30<sup>th</sup> 1891) following the passing away of Mr William Gudgen provides some indirect details of the layout of the house. Of note is that only one entrance hall and one landing and staircase is recorded. A total of five bedrooms and two dressing rooms are also recorded. There was also a Drawing Room and a Dining Room and a Back Kitchen and Kitchen. There was also a Larder.
- 3.2.3 The 2<sup>nd</sup> edition Ordnance Survey map (1900) demonstrates no clear changes to the footprint of Wendlebury House. An outbuilding on the north-west side of the house appears to have been either extended or rebuilt with a longer footprint. The Valuation Survey (1910) records that a certain Joseph William Knipe was the owner of Wendlebury House which is described as a 'House, Garden and Pleasure Grounds'.

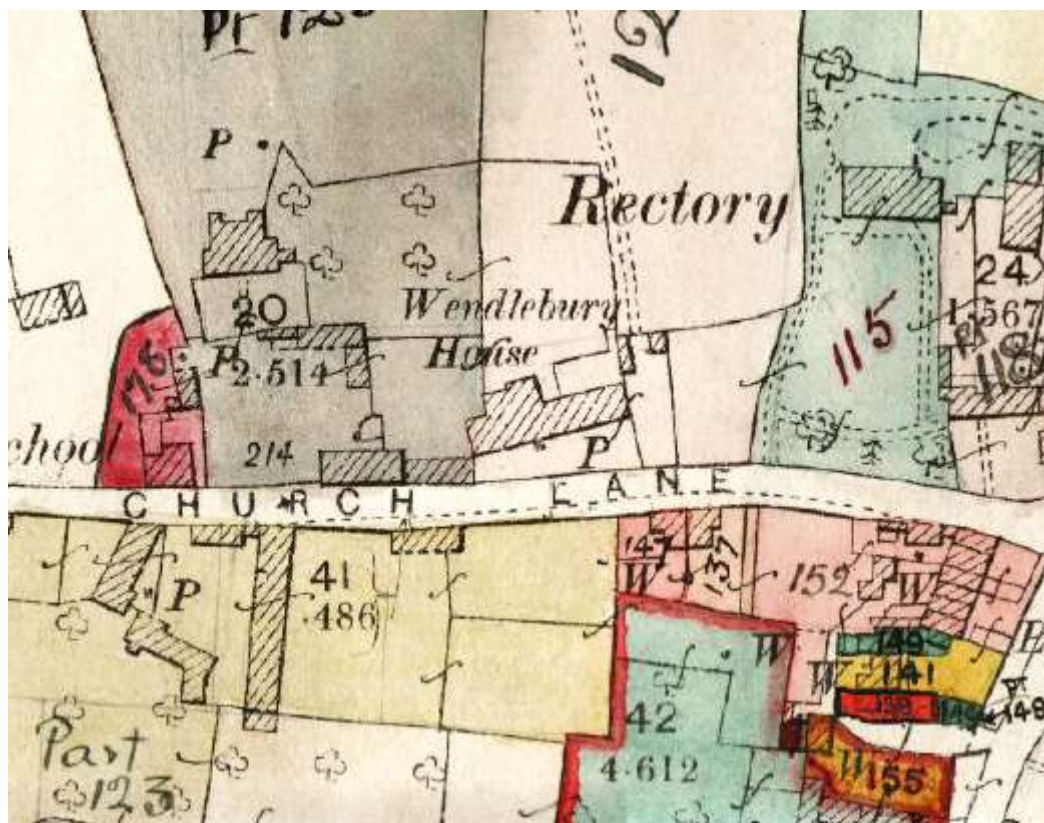


Figure 2: Extract from the 2<sup>nd</sup> edition Ordnance Survey map (1900)

- 3.2.4 Substantial changes to the footprint of Wendlebury House are evident on the 3<sup>rd</sup> edition Ordnance Survey map (1920). This appears to involved demolition or partial demolition of additions to the rear of the western part of the house and the construction of three short wings with a gap or recessed area between each wing. The nearest outbuilding to the north-east had been demolished by this time.
- 3.2.5 Later maps demonstrate that Wendlebury House was still in use as a single dwelling in 1955. The 1978 edition of the Ordnance Survey map shows Wendlebury House and Wendlebury Lodge as two separate dwellings.

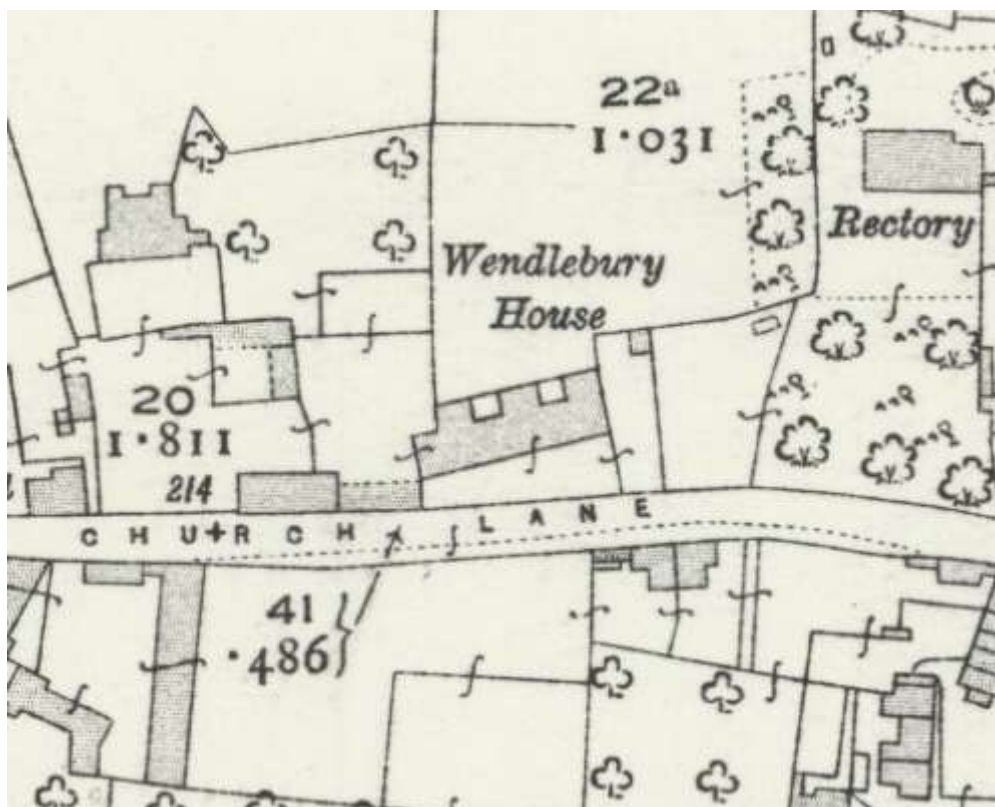


Figure 3: Extract from the 3<sup>rd</sup> edition Ordnance Survey map (1920)

#### 4.0 DESCRIPTION OF THE LISTED BUILDING

##### 4.1 South elevation

- 4.1.1 Wendlebury Lodge is of rubble stone construction with plinth and stone quoins. The roof is double pitched with gable ends and bellcast eaves. The roof is finished with clay tiles. Originally part of a six window range, the front elevation of Wendlebury Lodge has four first floor window openings with six over six unhorned sash windows and one blind window to the left. This blind window is in line with the chimney stack and was probably inserted to maintain a symmetrical front. The window openings on the ground and first floors have slender timber lintels, rendered sills and exposed sash boxes. There is a horned sash on the right hand side of the ground floor which suggests a later 19<sup>th</sup> or early 20<sup>th</sup> century alteration. The exposed sash boxes suggest an earlier date but six over six sash windows continue in use into the mid-19<sup>th</sup> century and became popular in the early 20<sup>th</sup> century as part of Neo-Georgian and Arts and Crafts style. The sash fasteners of these windows are all typical of the second half of the 19<sup>th</sup> century (Pearce, p. 111). The chamfered glazing bars are also typical of later 19<sup>th</sup> and early 20<sup>th</sup> century construction techniques for sash windows.
- 4.1.2 The off-centre door is 20<sup>th</sup> century. The door opening includes an overlight with two glazing bars. The front door is access by concrete steps.
- 4.1.3 There is a stone plat band which defines the two storeys of the elevation. The head of the wall is decorated with a stone dentil cornice. Stone cornices had superseded the wooden eaves cornice by the second decade of the 18<sup>th</sup> century (Forrester, p. 21).
- 4.1.4 There are two dormers on the front elevation. Unlike the examples at Wendlebury House, which are aligned with the window openings on the front elevation, the dormers at



Wendlebury House are irregularly positioned in relation to the window openings on the façade. The hipped dormers include rendered cheeks. The windows are modern storm casements.



Figure 4: Front elevation of Wendlebury Lodge



Figure 5: Ground floor six over six sash window with timber lintel and rendered sill



Figure 6: Stone dentil cornice



Figure 7: Bellcast eaves and stone quoin details

## 4.2 East elevation

- 4.2.1 The east elevation is dominated by an early 20<sup>th</sup> century oriel window on the first floor. This feature is characterised by side opening leaded timber casements and fixed top lights. The mullions and transoms include chamfers. The lower half of the oriel is finished with pebble dash and the whole is supported on carved brackets.
- 4.2.2 The ground floor includes a long timber window with a row of fixed lights. The top lights are leaded and are wider than the plain fixed casements below. The design and proportions of the openings appear rather odd and internal evidence suggests the window arrangement has been modified. There are clear straight joints and stone rubble infill either side of this window opening. This demonstrates that there was larger opening in this location but it is unclear what

it was for. Of note are the straight joints for a narrower opening above the oriel window. This suggests that there may have been a chimney stack on this elevation which was removed as part of the early 20<sup>th</sup> century alterations.

- 4.2.3 The Attic window has a wooden frame and contains three metal casements with leaded lights. Window fittings suggest a late 19<sup>th</sup> or early 20<sup>th</sup> century date for this window.
- 4.2.4 To the right there is an extension which includes a two storey element with crenelated parapet and a single storey lean-to. These two elements are both pebble dashed and it is not therefore possible to determine whether this represents one or two phases of development. Historic mapping suggests that they had both been built by 1920. This appears to be supported by a butt joint between the rubble stone construction of the lean-to and the brick piers and first floor walling of the two storey crenelated extension. There is a modern door on the left hand side of a brick buttress finished with pebble dash.



Figure 8: East elevation of Wendlebury Lodge



Figure 9: Modified ground floor window and evidence for straight joints to the left and right



Figure 10: Early 20<sup>th</sup> century oriel window



Figure 11: Late 19<sup>th</sup> to early 20<sup>th</sup> century metal casements to the attic



Figure 12: Early 20<sup>th</sup> century extensions to the rear

### 4.3 North elevation

- 4.3.1 The north elevation of the original house is predominantly masked by later additions. Two thermal windows remain visible on the first floor. These include stone surrounds with keystones. The windows include two mullions with a central side opening casement and fixed lights either side. The opening casement is metal and is hung on decorative spiral pintles. This form of decoration for the ironwork on windows is typical of the later 17<sup>th</sup> and early 18<sup>th</sup> centuries.
- 4.3.2 The roof includes two gabled dormers with rendered cheeks and gables. The windows are modern storm casements.
- 4.3.3 On the left hand side of the elevation is the early 20<sup>th</sup> century two storey extension with crenelated parapet. It is clear from this aspect that the lean-to was added slightly later; the rubble stone wall abuts the pebble dash finish of the two storey addition. Of particular note is the presence of a thermal window with stone voussoirs, keystone and tripartite window with central side opening metal casement. It seems likely that this window was repositioned when the rear wall in F5 was removed to create a larger room in the early 20<sup>th</sup> century.
- 4.3.4 The rear wall of the lean-to is finished with pebble dash and the roof with clay tiles. There is a modern storm casement with top hung light.
- 4.3.5 At the centre of the rear elevation there is a modern conservatory. This is of brick construction in stretcher bond with dark stained window and door joinery
- 4.3.6 On the right hand side of the rear elevation is a single storey extension with a gabled roof. The wall finish is painted pebble dash. Planks have been applied to the gable end in imitation of timber framing. These are typical early 20<sup>th</sup> century details. The window surround is cement rendered and the opening contains multi-paned timber casements. At the southern end of

this extension there is a stack which has been partly pebble dashed, suggesting that it was inserted as part of the early 20<sup>th</sup> century alterations to the house. The upper part of the stack appears to have been rebuilt using white bricks.



Figure 13: Rear elevation of Wendlebury Lodge



Figure 14: Detail of the early 18<sup>th</sup> century thermal window on the right hand side



Figure 15: Detail of a spiral decorated pintle



Figure 16: Repositioned thermal window on the north elevation of the early 20<sup>th</sup> century crenelated extension



Figure 17: Modern conservatory



Figure 18: Early 20<sup>th</sup> century single storey extension on the right hand side of the rear elevation





Figure 19: 20<sup>th</sup> century chimney stack on the right hand side of the rear elevation

#### 4.4 Ground floor

##### Dining Room (G1)

- 4.4.1 The Dining Room (G1) is accessed from the Hall (G2) through a four panel door. The mouldings around the sunk panels and the door architrave suggest a later 19<sup>th</sup> or early 20<sup>th</sup> century date. The door on the rear wall of G1 leading to the Kitchen (G10) is of similar design. The breach through the wall in this location was created in the first two decades of the 20<sup>th</sup> century and this provides a date for the insertion of the door.
- 4.4.2 The sash window on the front elevation includes a sash fastener which was in common use in the second half of the 19<sup>th</sup> century. The architrave has similar mouldings to the door architraves in G1 and was probably added in the early 20<sup>th</sup> century. The window opening on the north wall of G1 includes 20<sup>th</sup> century casements with multi-paned and top hung lights.
- 4.4.3 There is a large chimney breast on the west wall with modern stone fire surround and wood burner. The staircase and enclosure along the front wall of G1 are modern. A transverse beam passes through the centre of the room and appears to rest on a very shallow lintel over the sash window on the front elevation.



Figure 20: The Dining Room (G1)



Figure 21: An early 20<sup>th</sup> century door and architrave between G1 and G2



Figure 22: An early 20<sup>th</sup> century door leading to the Kitchen (G10)



Figure 23: Six over six sash window in G1 with chamfered glazing bars and later 19<sup>th</sup> century style fastener



Figure 24: Modern fireplace in G1

### Hall (G2)

- 4.4.4 The Hall (G2) is accessed externally through a door on the south elevation. This front door possibly dates to the early part of the 20<sup>th</sup> century as suggested by the three panels below the lock rail. The upper glazed part of the door is probably a modern alteration.
- 4.4.5 The floor is finished with quarry tiles. This is a typical floor finish used for the halls of late Victorian and Edwardian houses and continued to be used in kitchens and sculleries into the 1930s and 40s.
- 4.4.6 A transverse beam crosses through the centre of G2 and, similar to G1, appears to rest on a slender lintel over the front door. The Hall provides access to G3 and G4.



Figure 25: The Hall (G2) looking north



Figure 26: The Hall (G2) looking south towards the front door

#### W.C. (G3)

4.4.7 G3 is accessed from the Hall (G2). The door and architrave to G3 are of the same design as the door to G1 from the Hall (G2), i.e. probably early 20<sup>th</sup> century (see figure 25).

#### Snug (G4)

4.4.8 The Snug (G4) is accessed through a poorly fitted door from the Hall (G2). The door itself appears to be a re-used six panel door. The door frame is plain and not of traditional construction. The chimney breast has been removed from G4 and three metal brackets support the hearth on the first floor.



Figure 27: Door to G4 from G2



Figure 28: Brackets supporting a first floor hearth

## G5

4.4.9 G5 is a small room with access to G4. No features of interest were observed.

## Study (G6)

4.4.10 The Study (G6) is accessed from G7 through a modern glazed door. The window along the south wall includes sash horns which have a similar profile to later 19<sup>th</sup> and early 20<sup>th</sup> century examples (Hall, p. 80) and a 19<sup>th</sup> century sash fastener which is of different design to those observed for the rest of the house. There is an early 20<sup>th</sup> century window with fixed casements

on the east wall. This window appears to have been modified with the insertion of additional mullions and plain glazing.



Figure 29: The Study (G6) looking south



Figure 30: Late 19<sup>th</sup> century style sash fastener in G6



Figure 31: Sash horn detail in G6

## G7

4.4.11 G7 is accessed from the outside through a modern door on the east elevation. This space has been much altered and has plastered walls a concrete slab floors finished with lino tiles. There is, however, evidence for brick piers which are partly embedded in later walls and partly truncated by later openings. The presence of these piers suggests that the ground floor of the earlier 20<sup>th</sup> century extension was a loggia and therefore open sided.



Figure 32: Plaster finish over a brick pier in G7





Figure 33: Brick pier at the western end of G7

#### Utility (G8)

4.4.12 This space contains no features of interest. The external walls are of coursed rubble stone construction with pebble dash render on the north and east walls.

#### Conservatory (G9)

4.4.13 G9 is a modern Conservatory of no interest.

#### Kitchen (G10)

4.4.14 The Kitchen (G10) is accessed through an earlier 20<sup>th</sup> century door from the Conservatory (G9). There is a chimney breast with blocked up fireplace on the south wall. The modern suspended ceiling conceals the early 20<sup>th</sup> century lath and plaster ceiling above. The roof structure, which is common rafter with ridge plank and side purlins can be observed through a ceiling hatch. There is a window opening with 20<sup>th</sup> century casements multi-pane lights on the north wall.



Figure 34: Door to the Kitchen (G10) from the Conservatory (G9)



Figure 35: The Kitchen (G10) looking north



Figure 36: Early 20<sup>th</sup> century chimney breast along the south wall of G10



Figure 36: Lath and plaster ceiling above the modern ceiling



Figure 37: Common rafter roof over G10

## 4.5 First floor

### Bedroom (F1)

- 4.5.1 Access to F1 is through a six-panel door with metal lock case and butt hinges. The door design is typical of 18<sup>th</sup> and early 19<sup>th</sup> century doors. The simple ovolo moulding around the sunk panels is, however, characteristic of the second quarter of the 19<sup>th</sup> century and early 20<sup>th</sup> century Arts and Crafts/Neo-Georgian influenced designs. It appears that this door has either been re-used, perhaps from elsewhere within the house, or is an early 20<sup>th</sup> century door. Given the changes noted elsewhere this is likely to be an early 20<sup>th</sup> century door. The architrave is reminiscent of designs found from the middle of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century.
- 4.5.2 The six over six sash window along the south wall includes a later 19<sup>th</sup> century type fastener similar to the one in G6. The lamb's tongue glazing bars are similar to early 20<sup>th</sup> century examples (Rivington, p. 100).
- 4.5.2 There is a transverse beam which, similar to the ground floor, is positioned in line with the sash window on the front elevation. The room is decorated modestly with a picture rail and plain fire surround. The fireplace includes a cast iron grate with ogee decoration and a lining of bricks. These details suggest a post-1850 date for insertion of the grate. The skirting board is of plain design.



Figure 38: Bedroom F1 looking south



Figure 39: Later 19<sup>th</sup> century coal grate in F1



Figure 40: Probable early 20<sup>th</sup> century door to F1



Figure 41: Later 19<sup>th</sup> to early 20<sup>th</sup> century window details in F1

### Corridor F2

4.5.3 F2 is a corridor which provides access to F1, F3 and F5. There is a high skirting with simple bead detailing along the walls along the rear of the house at F1. This style of skirting is consistent with a mid-19<sup>th</sup> century or later date. The rest of the corridor has plain plank skirting which would suggest that the eastern wall of F1 was inserted later. Perhaps F2 was originally a corridor running along the rear of the house providing access to F1 and F5 from the main part of Wendlebury House.

- 4.5.4 The rear section of F2 is illuminated by a thermal window. This window includes a central iron framed casement. Window fittings include a spiral casement handle and a turnbuckle catch which terminates in a small spiral. These details are consistent with an early 18<sup>th</sup> century date.
- 4.5.5 The front section of F2 provides access to a straight flight staircase with winder. This staircase has simple square section spindles, hand rail and simple square section newel post. This may have been inserted as part of the early 20<sup>th</sup> century alterations.



Figure 42: Rear section of F2 with early 18<sup>th</sup> century thermal window to the right



Figure 43: Detail of the window catch of the thermal window



Figure 43: Detail of the spiral casement handle of the thermal window



Figure 44: Central section of F2 leading to the stairs to the Attic and to Bedroom F5

### Bathroom F3

4.5.6 Unlike the other rooms on the first floor, the door to F3 has fielded door panels. The door architrave is the same style as the architraves to F1 and F5, i.e. of a style which is common in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is likely that both door and architrave are 20<sup>th</sup> century. It should be noted that reproduction doors with fielded panels have been used where other 20<sup>th</sup> century partitions have been inserted within the building.



- 4.5.7 Other than the thermal window on the northern side of F3, nothing of interest was observed. Details of this window include an L-shaped bar catch, spiral handle and a window stay. The catch and handle may date from the 18<sup>th</sup> century but the stay appears more 19<sup>th</sup> century in character.



Figure 45: Early 20<sup>th</sup> century door to F3



Figure 46: L-shaped bar catch to the central casement of the thermal window in F3



Figure 47: Casement handle and stay in F3

#### Staircase enclosure (F4)

4.5.8 F4 is a 20<sup>th</sup> century staircase enclosure with a modern stair on the southern side of the house.

#### Bedroom F5

4.5.9 Bedroom F5 is accessed from F2 through a door with architrave and panel mouldings which suggest an early 20<sup>th</sup> century date and may be associated with the other changes to the property at this time. Its position close to the chimney breast appears awkward and further demonstrates that the door opening is a later alteration.

4.5.10 The wooden fire surround includes bolection moulding which appears to be Edwardian in date rather than earlier. The cast iron cheeks of the grate are unusual but appears to also be of early 20<sup>th</sup> century date, as is the grate itself.

4.5.11 The plaster cornice possibly dates from the 18<sup>th</sup> century, the ogee and cavetto mouldings are typical of c. mid-18<sup>th</sup> century designs (Hall, p. 143). The parquet floor is consistent with a 19<sup>th</sup> or early 20<sup>th</sup> century date. The high skirting with roll or bead moulding is of a design which is common in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries (Hall, p. 144).

4.5.12 It appears that the thermal window to the rear of F5 was re-set from the original elevation. The casements have a metal frame, the simple L-shaped bar catch may be a later replacement associated with the repositioning of the window.



Figure 48: West wall of Bedroom F5



Figure 49: Re-set thermal window to the left and early 20<sup>th</sup> century oriel to the right



Figure 50: Early 20<sup>th</sup> century coal grate with bolection moulding surround



Figure 51: Later 19<sup>th</sup> century type sash fasteners in F5



Figure 52: Detail of L-shaped bar catch to the casement of the thermal window in F5



Figure 53: Detail of the early 20<sup>th</sup> century leaded lights to the oriel window in F5

#### 4.6 Attic

- 4.6.1 The attic is of four bays, the central eastern bay is bisected by a transverse wall. The roof structure throughout includes two purlins on each side of the roof. These purlins include chamfers 35mm wide and simple run-out stops. The purlins are cut back where they are tenoned into the principal rafters. Each truss includes a collar positioned between the purlins and tenoned into the principal rafters and double pegged. The apex of the principal rafters have bridled joints and small plated yokes. Another feature of the apex is a ridge plank. Below the collar there are raking struts which have been nailed to the principal rafters. All of these characteristics are consistent with an 18<sup>th</sup> century date for construction.

- 4.6.2 By contrast the eastern end truss (A5) is a king post type consisting of a collar, king post and ridge plank. Closer observation demonstrates that both the collar and the king post are machine sawn with regular parallel ridges. The soffit of the principal rafters contain evidence of mortices which suggest the position of a former collar and struts.
- 4.6.3 The structure of the ceiling in A5 can be observed through a hatch to the rear of a cupboard. This consists of a tie beam, transverse beams and joists with a lath and plaster ceiling below. The lower section of the roof slope has been finished with plaster. The floor boards visible in the cupboard are 140mm wide and probably date from the 19<sup>th</sup> or early 20<sup>th</sup> centuries. The existing wall on the southern side of A5 is made from regularly sawn ashlar and finished with lath and plaster, again probably created as part of the early 20<sup>th</sup> century alterations.
- 4.6.4 The door to A5 is a six panel door with L-hinges and metal lock case. The door architrave is plain with peg joints. This door may represent re-use from elsewhere in the house. The doors and architraves to A1, A2 and A4 are all modern. There are modern casement windows in A1 and A2.
- 4.6.5 By contrast, the dormer window in A5 includes metal framed casements with stanchions and a window catch which is of later 19<sup>th</sup> or early 20<sup>th</sup> century design. There are some sawn laths exposed on one side of the dormer, suggesting a 19<sup>th</sup> century or later date for this finish. There is also a mix of machine sawn and hand sawn timbers with forged nail joints. The window on the east elevation of A5 includes metal framed casements with stanchions and a late 19<sup>th</sup> to early 20<sup>th</sup> century style catch. The mullions are timber.
- 4.6.6 Evidence of other early 20<sup>th</sup> century alterations include a 1920s/1930s door at the partition between Wendlebury House and Wendlebury Lodge (A1). The rail detail of the balustrade at the head of the stairs is of different design to the staircase rail itself, suggesting that this has been modified.



Figure 54: Collar truss in A1



Figure 55: Apex of principal rafters at A1



Figure 56: Tenoned purlin in A1



Figure 57: Machine sawn collar and king post in A5



Figure 58: Structure of the ceiling over F5 and machine sawn timbers of an ashlar wall in A5





Figure 59: Narrow floorboards in A5



Figure 60: Early 20<sup>th</sup> century window catch on the window in the eastern gable end



Figure 61: Rear dormer in A5 with sawn laths and plaster finish

## 5.0 ASSESSMENT

### 5.1 Phase 1 – Early to mid-18<sup>th</sup> century

- 5.1.1 Wendlebury House appears to have developed from the early to mid-18<sup>th</sup> century as a three unit house and was then extended to the west in the second half of the 18<sup>th</sup> century. Only the eastern two units of the earlier house now form part of Wendlebury Lodge. The three unit house was a common form of domestic plan in the 18<sup>th</sup> century (Brunskill, p. 74). Wood-Jones describes this plan form as typical of yeoman houses.
- 5.1.2 The survey of the building undertaken as part of the fieldwork for this report has defined the central and eastern rooms of the house. The central room of the three unit house (G1) is interpreted as a hall. The flanking rooms would have served as a parlour and kitchen respectively. These rooms are each served by a chimney stack. It is possible that there was a chimney on the eastern gable end which has been removed and the stack serving F5 may, therefore, be a later insertion. A chimney stack on the gable end is consistent with the three unit plan of the period, e.g. the Dolphin Inn (Wood-Jones, p. 188).
- 5.1.3 Very little survives in terms of internal decoration from this period. All of the fireplaces have been either replaced, blocked or removed. There is a plaster cornice in F5 which may date from the early to mid-18<sup>th</sup> century. Externally, a plat band and stone cornice on the front elevation are typical features of earlier 18<sup>th</sup> century houses. To the rear there are three thermal windows with window fittings which appear to date from the early to mid-18<sup>th</sup> century. These windows would have provided views northwards from a previously much larger F1 and slightly smaller F5.
- 5.1.4 All of the windows on the front elevation are later 19<sup>th</sup> or early 20<sup>th</sup> century replacements. It is not clear if the original windows were cross windows with metal casements or sash windows with heavy ovolo glazing bars. The existing windows have rendered sills and slender lintels on

which internal beams rest. The relationship between the internal beams and the sash window openings suggest that these window openings may have been slightly enlarged.

5.1.5 It is currently unclear whether the current front door was the original front door. Vegetation masks some parts of the elevation and may be concealing evidence for an earlier door. However, based on comparative examples, e.g. the Dolphin Inn at Wigginton (Wood-Jones, p. 187-188) it appears that the current door position is correct. In the Dolphin Inn example the front door is at one end of the hall (the central bay) and this appears to be the case at Wendlebury Lodge.

5.1.6 There is no clear evidence for the position of an original stair. Comparative plans suggest that there would have been a staircase positioned in line with the front door and perhaps a second staircase in a corner of one of the end rooms. In the Dolphin Inn example the stair is located on the opposite side of the room to the main entrance. An alternative would be a stair turret but there is no clear evidence for a stair turret at Wendlebury Lodge.

## **5.2 Phase 2 – Mid to late-19<sup>th</sup> century**

5.2.1 Externally, Phase 2 probably involved the replacement of sash windows on the front elevation; although it is possible that they were all replaced in the early 20<sup>th</sup> century.

5.2.2 There is limited evidence for alterations internally during the Victorian period. On the evidence of skirting boards to the rear of F2 it appears that a corridor may have been inserted along the rear of the first floor. Comparative examples suggest a c. mid-19<sup>th</sup> century date for this form of skirting. The coal grate in F1 is a Revivalist feature which probably dates from the second half of the 19<sup>th</sup> century.

## **5.3 Phases 3a and 3b – Early 20<sup>th</sup> century**

5.3.1 Developments in the early 20<sup>th</sup> century resulted in substantial changes to Wendlebury Lodge. This included a two-storey addition with crenelated parapet and perhaps a loggia which involved the removal of the rear wall of F5 and the repositioning of a thermal window. A single storey extension on the western side of the rear elevation included the construction of a chimney and this space was probably used for service functions. Alterations to the east elevation included the insertion of an oriel window on the first floor and a large window on the ground floor. Windows of this period are either timber or metal casements with leaded lights. Some of the sash windows on the front elevation appear to be associated with early 20<sup>th</sup> century alterations.

5.3.2 Internal reorganisation involved the creation of a Hall (G2) which provided access to a smaller G1 and G4/G5/G6 and a smaller room, perhaps a closet (G3). A corridor providing access between the front and rear of the house on the first floor appears to have been created at this time. A staircase provided access to accommodation in the Attic.

5.3.3 Internal features and decoration include four and six panelled doors and moulded architraves, parquet flooring and a coal grate with bolection moulding surround (both in F5).

## **5.4 Phase 4**

5.4.1 Phase 4 relates to later 20<sup>th</sup> century alterations. This included the insertion of partitions to sub-divide rooms, i.e. G6 and A2/A4. A staircase providing access between the ground and first floor was inserted in G1. A number alterations appear to have been undertaken in the

former loggia area (G7) and a false ceiling was inserted into G10. The replacement of windows with storm casements is another feature of Phase 4. A Conservatory (G9) was added to the rear elevation.

## 6.0 CONCLUSIONS

- 7.1 The significance of Wendlebury Lodge has been recognised by its inclusion on the statutory *List of Buildings of Architectural or Historic Interest* at Grade II. This assessment has identified four main phases of development. The earliest (Phase 1) is represented by a stone built three unit yeoman's house which includes a collar truss roof with tenoned purlins, axial stacks and stone plate band and cornice on the front elevation. These details are consistent with an early to mid-18<sup>th</sup> century date. Phase 2 is fairly ephemeral and relates to minimal alterations undertaken during the Victorian period, principally the insertion of a coal grate on the first floor. Phase 3a/3b has had the biggest impact on the external appearance and internal layout of the house and has to a certain extent reduced the legibility of the latter. These alterations principally involved increasing accommodation and bringing the house up-to-date with the use of pebble dash renders, fenestration with horizontal emphasis and the creation of a loggia. Phase 4 relates to later 20<sup>th</sup> century changes which have further blurred the definition of the original building. This includes the sub-division of principal rooms and the insertion of a staircase across a sash window on the front elevation.

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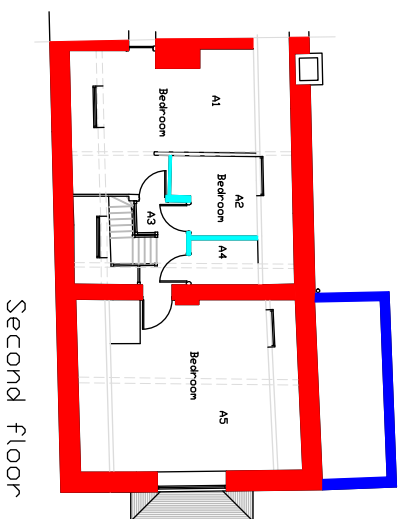
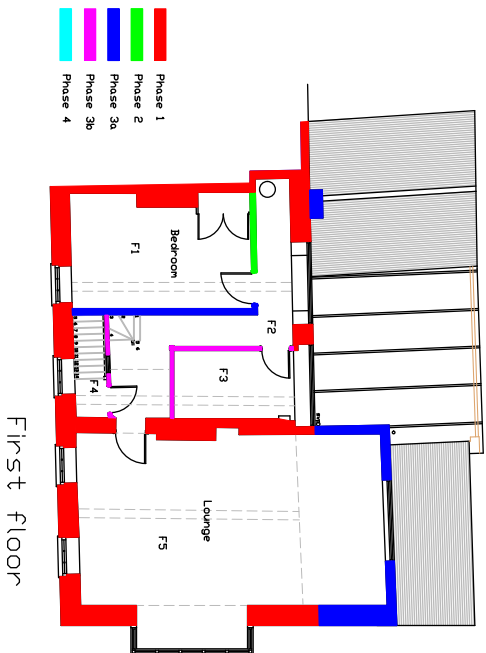
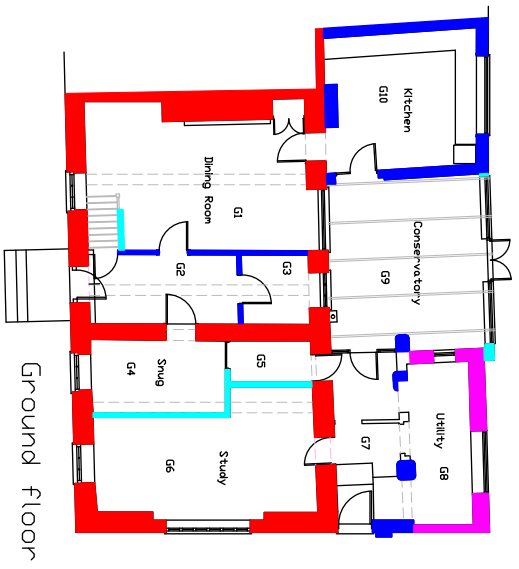


Figure 62: Ground, first and second floor phase plans