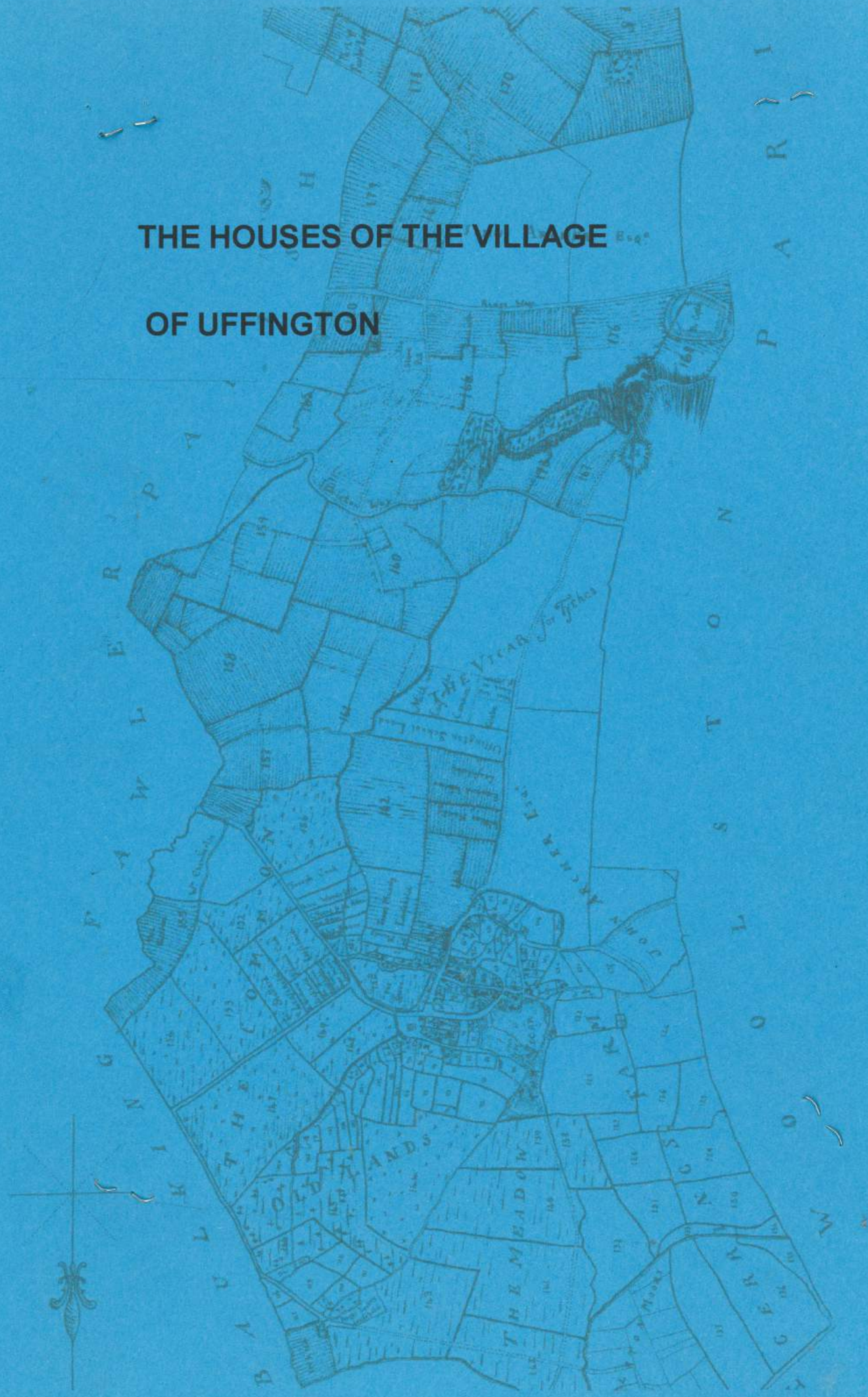


**THE HOUSES OF THE VILLAGE
OF UFFINGTON**



Uffington Village. Housing developments. 1950-2009

It does not cover buildings on infill sites for 1 and 2 dwellings

Adult Population 1951 -520, 1991 – 748, 2011 - .

Location	Date of development	No of dwellings	Type of dwellings
White Horse	1920s,1930,s and 1940	32	houses
Hillview	1950's	22	houses
Vicarage Land	1960's	6	bungalows
Patrick's Orchard	1970's	34	18 houses 16 bungalows
Craven Common	1970's	24	Houses
The Green	1970's	3	houses
Freeman's Close	1996	11	2 &3bdm houses
Broad Street			Incl.Social housing
Waylands	2005	11	4 flats, mixed houses
Fox Cover View	2009	4	2flats, 3houses eco buildings

CERTIFICATE IN ARCHITECTURAL HISTORY
DEPARTMENT OF CONTINUING EDUCATION
OXFORD UNIVERSITY

**AN INVESTIGATION INTO THE ORIGINS AND CHARACTER OF THE
HOUSES AND COTTAGES IN THE VILLAGE OF UFFINGTON IN
OXFORDSHIRE (HISTORICALLY BERKSHIRE)**



THE QUAKER MEETING HOUSE 1711

JANE COOPER
UFFINGTON
SEPTEMBER 1999

The houses in the village of Uffington

part 1 The Village and its background

The village of Uffington is situated at the western end of the Vale of the White Horse in Oxfordshire. It lies on heavy clay land about a mile to the north of the chalk escarpment of the Berkshire Downs. The area has signs of habitation stretching back to neolithic times. The village seems to have been a self-contained agricultural settlement with an average population of around 600, according to reliable records, from the beginning of the 19th century.

Geography

The geography is a good feature to look at first as its influences play a large part in establishing the character of the village. The parish of Uffington is long and narrow and extends from the gault clay up across the greensand belt to the chalk downs. All the local parishes are similar, giving each settlement a fair variety of land types. A number of streams originate in the spring line, running below the chalk downs, which make their way down to the River Ock. Two of these streams join at Uffington making the area very wet and liable to flood. The map, (no1) reputed to be from Saxon times, clearly shows these features, such as the water courses, the large swamp to the north of the village called Baccan Mor and the parish of Uffington. There is no indication of the village, although Moor Mill, now a mile from the centre of the village is shown. The impermeable gault clay underlies most of the village, with just one band of sand near the church. This clay provided material for the local brick kilns and fertile land for dairy and arable farming. The band of greensand is narrow and does not influence the village. The chalk on the downs has been the greatest influence, it is composed of skeletons and shells of microscopic sea animals, laid down on the seabed, crushed and compacted and finally tilted by the movements of the earth. This has provided a harder chalk than is usual. The chalk has been eroded in places leaving residual rocks of clay-with-flints and sarsen stones. The sarsen stones are thought to be resistant sandstone lumps left after the weathering of a parent sandstone, which once overlay the chalk. It provides an impervious material. These conditions have provided a dramatic landscape along the escarpment of the downs and a rich variety of local building materials.

Transport

Looking next at the accessibility of the village we see that Uffington is not, nor has it been, on any through road routes. It is described in the Victoria County History series for Berkshire as "very inaccessible". This is doubtless due to the nature of the land. The Icknield Way, a Roman road running east/west through Wantage, is a mile to the south and the Ridgeway, an older track on the downs, is a further half mile away. Three miles to the east is the old toll road from Faringdon to Wantage. Rob Morden's map (no2) from 1695 clearly shows this position. In 1806 the Wilts and Berks canal, running from Bristol to Abingdon, arrived at the eastern edge of the village. From 1810 -1841 the canal was a thriving concern and enabled new materials to be imported into the village as well as produce to leave. Many of the imported materials were used to build the Great Western Railway which ran close by the canal. The railway opened in 1841 causing the decline of the canal, which was little used after 1875 and finally closed in 1914. The railway flourished, with Uffington station a mile from the centre of the village. In 1864 a branch line was opened to Faringdon which was well used until the 1930's when transport was shifting to the roads. The branch line was closed in 1963 and by the end of 1964 Uffington station was closed, although the main line still operates. J & C Walkers' map (no3) of 1862 shows both the canal and the railway.

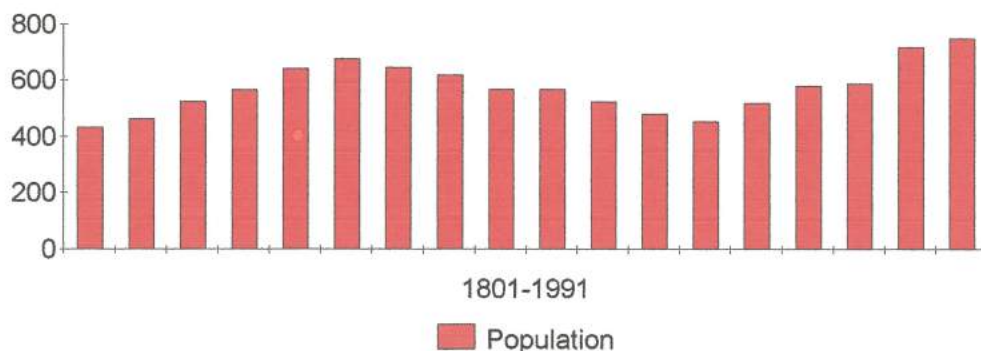
Pre-history and history

There is rich evidence for very long human occupation of the area, but for pre-historic times the evidence all comes from the downs. Recent aerial photos have suggested the possibility of an Iron Age settlement just to the north of the village but the first real evidence of occupation in the Vale is from Roman times. Roman villas have been discovered at Woolstone and West Challow (see map no3). In Uffington in 1973 artefacts from the Roman era were found when the foundations were excavated for the housing development known as Craven Common. No structured exploration took place, although a local family spent many hours searching for fragments, which were lodged with the Oxfordshire County Museum.. It was established that the occupation level was 450mm below the existing ground level.

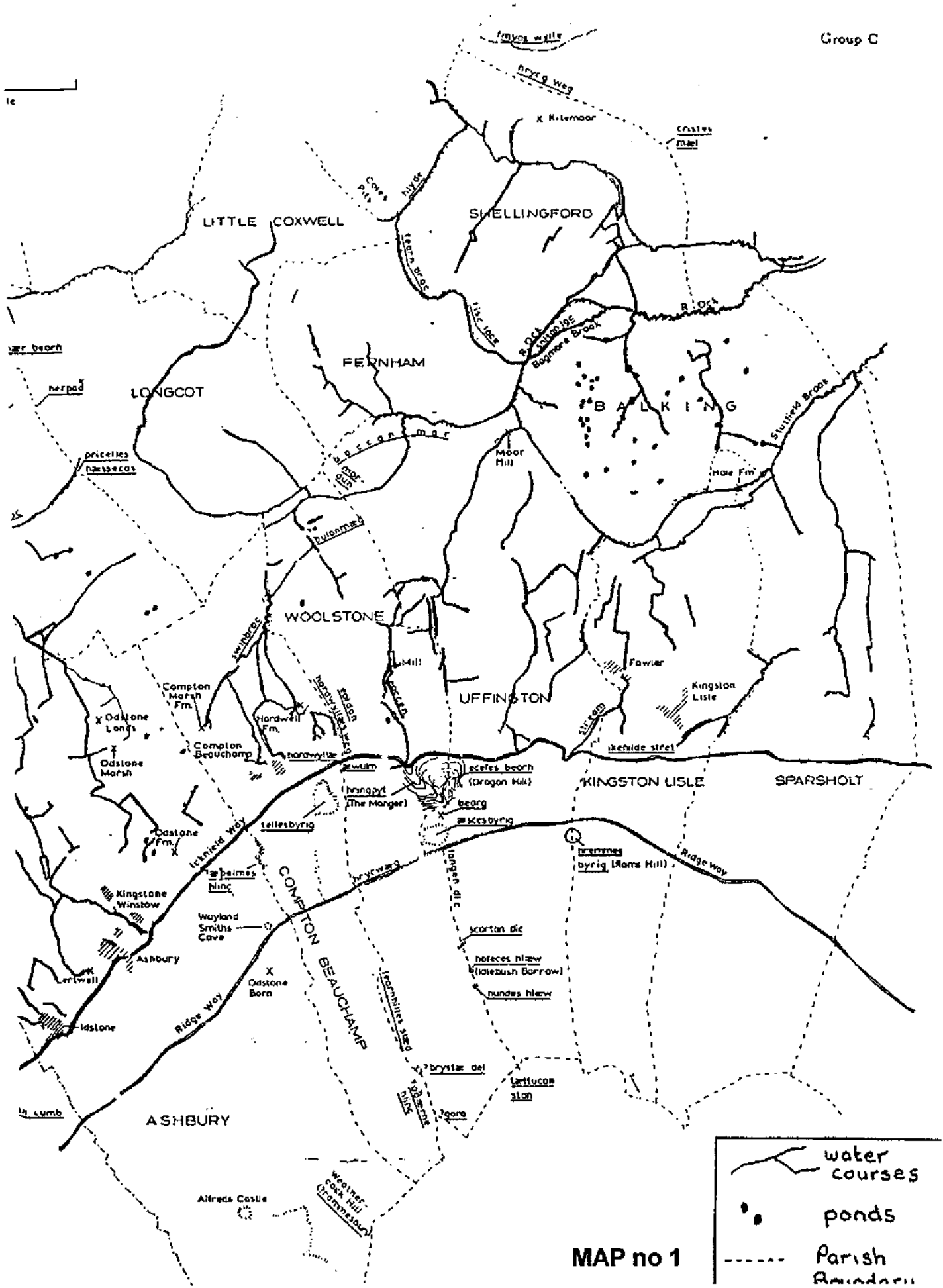
The first written evidence for Uffington's existence, as related by Margaret Gelling in her book on Berkshire Place Names, comes from the charters for three grants of land at AEscebyrig, the Old English name for Uffington Castle, which are preserved at Winchester and Abingdon. The charters are all dated in the middle of the 10th century. Abingdon Abbey remained the owners of the parish until it was conveyed to the Crown in 1537/8, following the dissolution of the monasteries by Henry V111. The Crown granted the estate to the King's tailor and it passed through various hands until bought by Elisabeth Craven for her son, who became Viscount Craven, in 1620. The Cravens owned vast estates, with the nearest of their great houses being at Hampstead Marshall, to the west of Newbury. Uffington remained part of the Craven estate until the mid 1950s.

It seems that Uffington was not of great interest to the Cravens, a steward lived in the village from time to time at the house now known as the Manor House. Most of the properties belonged to The Estate. The records show the land holdings but it is difficult to identify the cottage tenants. The estate would have been able to supply materials for building and upkeep, as they had a timber yard aswell as the brickworks. It is not clear when the two chalk quarries nearby on the downs were closed. The village during this period was described as a place "where the tide of progress stirs but just enough to avoid stagnation". A self supporting village based on traditional agriculture seems to be the best description. The village was split up in the late 1950's and the properties in it along with the surrounding farms were sold. At this time many of the tenants bought their cottages for a small sum. After this the village developed as a mixture of small estates, both council and private, and infill building of 1, 2 or 3 houses . Mr Henry, who moved to the village in 1973, reckons he has seen 60 houses built. This opinion does reflect when the major increase in the number of houses took place.

The following chart shows how the population has varied.



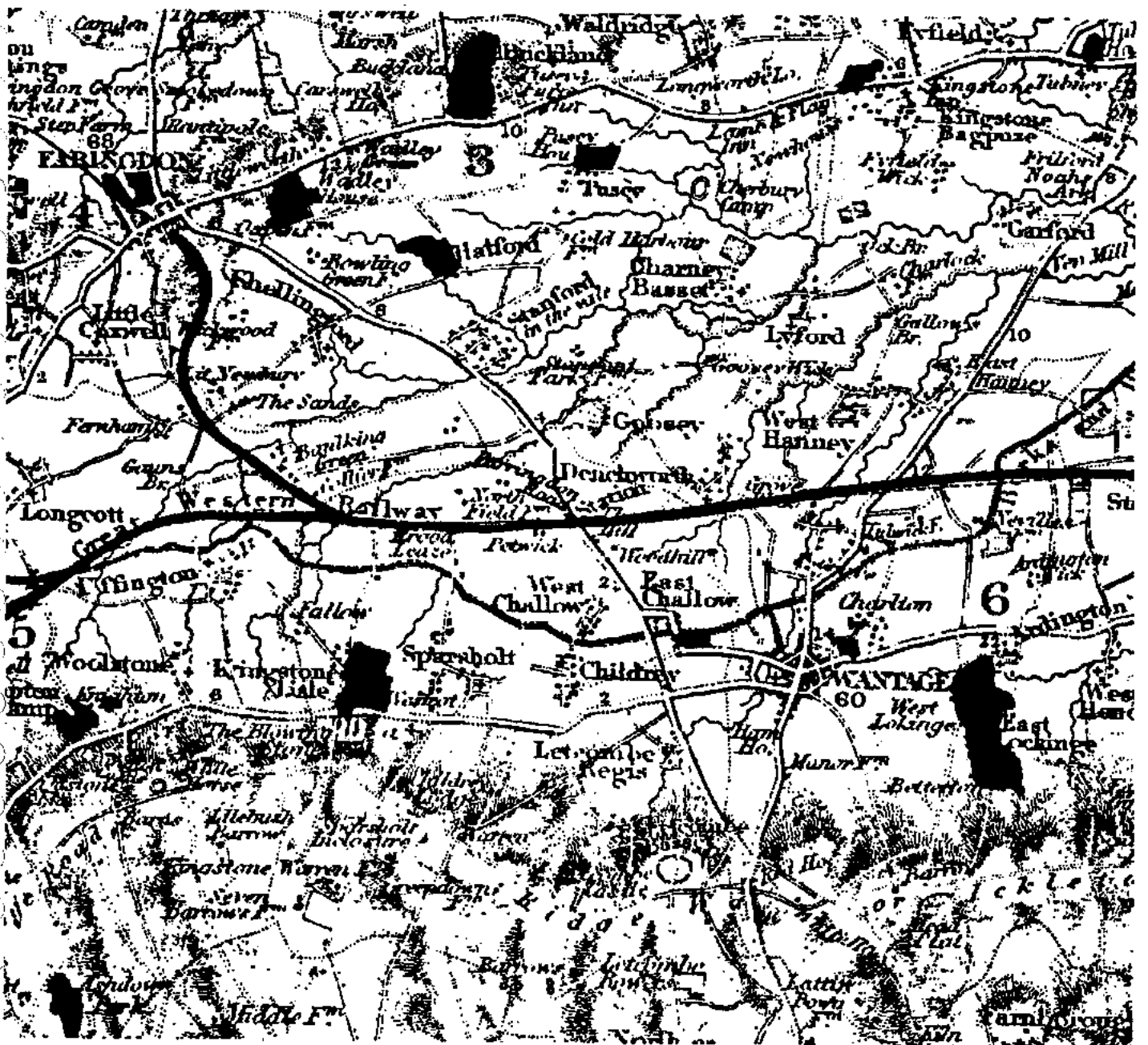
An undated map with Anglo-Saxon place names





Bark Shire

by Rob Morden



BERKSHIRE

BY J. & C. WALKER

The village plan and C19th and C20th developments

The basic layout of the village has not changed during the time for which we have records. John Rocque's map (no4) of 1761 shows the circular route round the village with tracks going off. His sense of scale makes it difficult to equate with modern maps but the essence remains today. The current roads making up this circle are called Broad Street, High Street and Woolstone Road. The enlargement from the post enclosure map (no5) of 1785 (there being no enclosure map) is easier to follow and shows in addition to the tracks in the previous map, the track cutting across the circle towards the church and continuing on beside the Green. These tracks are now called Chapel Lane and Upper Common Lane. This map also shows two further tracks with buildings along them, one going out to Common Farm and now called Lower Common Lane, and the other parallel to Broad Street and now called Little Lane. Both these lanes are of less importance now, especially Little Lane. The deterioration in Little Lane had happened by the time Capt. G W Archer did his survey in 1878, for the first ordinance survey map (no6), as fewer buildings are shown there. It is interesting to compare this map with today's map, all the listed buildings appear on the older map along with others that now have different houses on the sites. There has been considerable infill but the layout is the same. The 1913 map (no7) is almost the same as the 1878 map but the 1960 (no 8) map shows changes.

The maps all show that the village had no one centre but that the houses were grouped in clusters, particularly along the High Street and Broad Street, with others spread along the tracks around the village (see listed buildings chart 2). There did not appear to be much development around the church although the Manor House is nearby. The church was built about 1250AD, most probably on the site of an earlier church. It is known to have been an outpost of Abingdon Abbey but it is unclear where the monks would have lived. The Vicar reports that the extension of the graveyard to the north-west of the church throws up building materials but this has never been investigated. No maps show any buildings there.

In 1849 the only architectural designed house in the village before the C20 was built opposite the church. This was the then vicarage designed by Henry Kendall, it is not clear whether it was father or son, for the Rev. Hughes, grandfather of the author Thomas Hughes. Another Victorian addition was the terrace of four cottages at the village end of Lower Common, known as New Buildings. A few other plainer cottages were also built, their materials, such as slate roofs and all brick walls showing the move away from the local chalk and thatch to newer materials.

One of the few developments to take place between the world wars was four brick houses built along the south side of Broad Street in 1919 for railway employees. It is related by the present owner of one of them that he saw accounts showing each house cost £450. The Council estate of White Horse, built before, during and after the second World War, was sited on the eastern edge of the village, and constituted a line of houses along the existing roads. Hillview, also a council estate, built in the 1950s was laid out along a new access road off Chapel Lane and around an oval grass centre behind existing houses. These all show on the 1960 map (no8). Six bungalows were built as a private enterprise in Broad Street during the early 1960's on part of the land belonging to the Old Vicarage when this was sold and the new vicarage built. This decade was the period of gardens being sold off and individual houses being built. If there was a planning policy it seems to have been "infill as you wish".

In 1970 the Berkshire County Council carried out a major review of the village and prepared a village plan which concluded "that Uffington falls into the category of villages of high amenity value warranting maximum consideration". By this time the third Council development, known as Patrick's Orchard, had been started and permission had also been given for the private development known as Craven Common. The 1970 plans (no 9) are significant as laying the foundation for the village envelope, for identifying the houses of historical interest and establishing the conservation area. The 1970s were a busy time for building in the village. The Vale of the White Horse District plan in 1984 (no10) for the village confirms the conservation area with minor alterations excluding one or two houses from this area. It should be noted that the policy behind the designation of the conservation area is as much about keeping the open areas and views of the downs as about the character of the built up parts of the village.

After this a few houses were built as "infill", otherwise no more estates were built until 1996 when the old carriers yard had houses built in what is known as Freemans Close (no 11). This development included some house to be let, known as Social Housing, to enable local people to stay in the village. This happened and at present a search is on for a suitable site for more Social Housing. The Vale of the White Horse Housing Strategy plan 1998, confirms the above policy. Uffington is one of the "Ridgeway" villages where development is to be kept to a minimum.

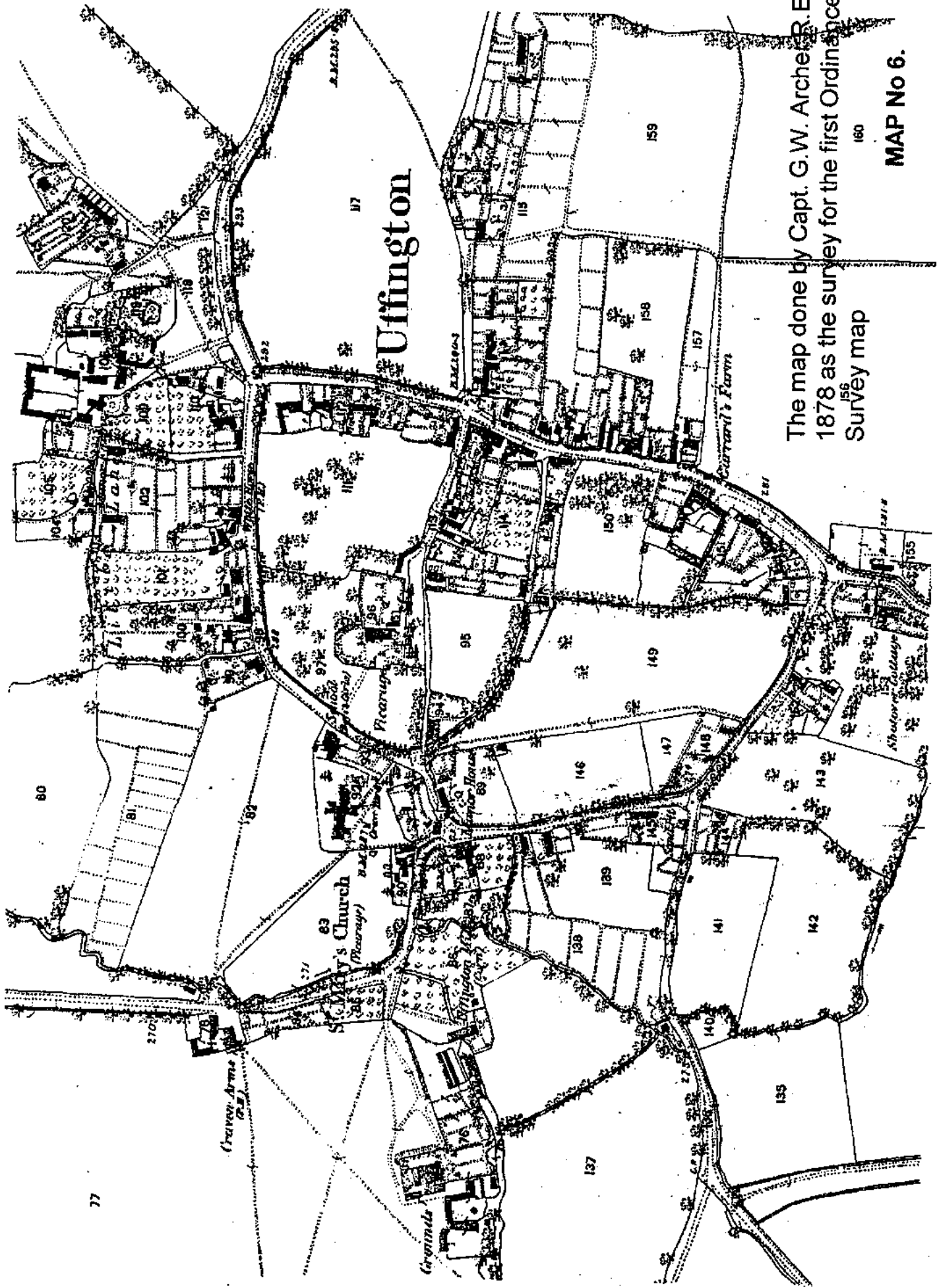
Services

Water in Uffington was collected from the stream that runs around the village, by standing on dipping stones which were usually large sarsen stones. In 1911 standpipes were introduced at points around the village, using water from one of the local springs. Main water to the houses was introduced from the late 1950's onwards, but was not popular owing to the taste of the water. Main drainage was laid in 1947/8 but a number of houses still have septic tanks. Glazed sinks were installed in some houses in the 1930's but they ran out into a bucket, which then had to be emptied by hand. Electricity arrived in 1935 and the birds nests of overhead wires have increased ever since then.

Copy of a map
drawn by
John Rocque,
dated 1761



MAP no 4



Uffington

The map done by Capt. G.W. Archer, R. E. in 1878 as the survey for the first Ordnance Survey map

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MAP No 6.

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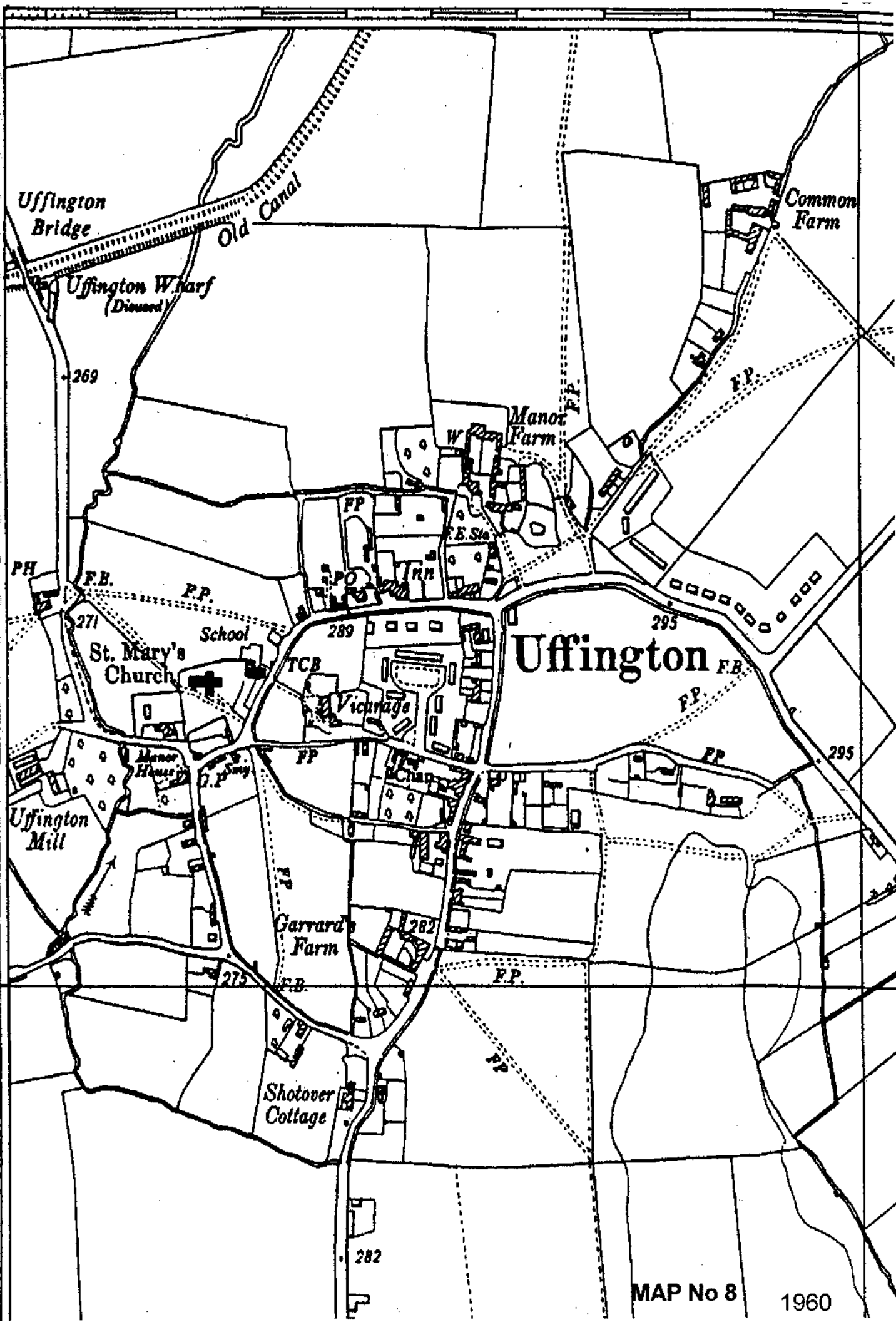
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Uffington Bridge

Old Canal

Common Farm

Uffington Wharf (Disused)

Manor Farm

St. Mary's Church

School

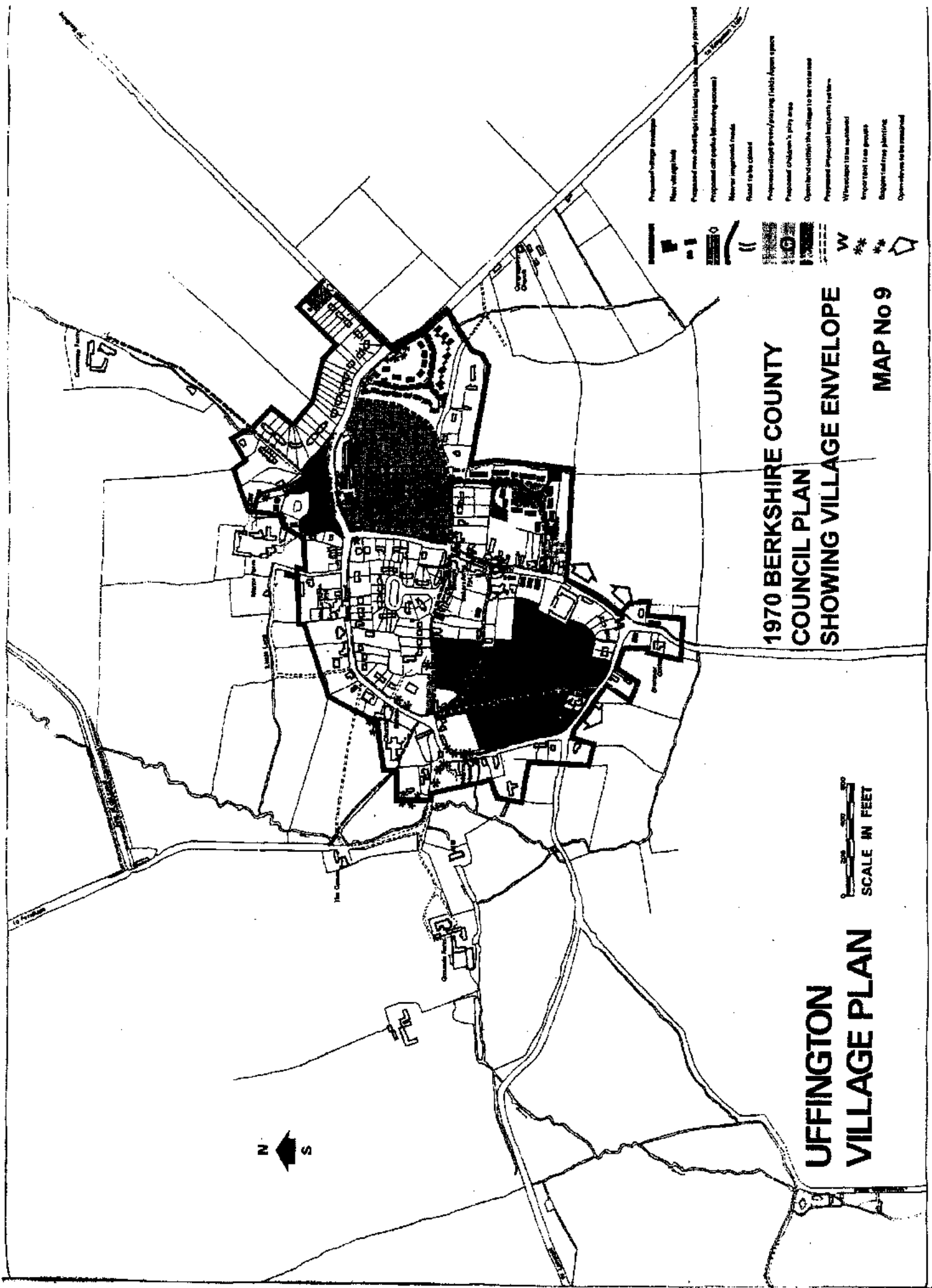
Vicarage

Uffington

Uffington Mill

Garrard's Farm

Shotover Cottage



**1970 BERKSHIRE COUNTY
COUNCIL PLAN
SHOWING VILLAGE ENVELOPE
MAP No 9**

**UFFINGTON
VILLAGE PLAN**



- Proposed village boundary
- Proposed village envelope
- Proposed new development (including those not yet permitted)
- Proposed car parks (including existing)
- Minor proposed roads
- Roads to be closed
- Proposed village green playing fields open space
- Proposed children's play area
- Open land within the village to be retained
- Proposed improved footpaths
- Wharfedale 10th barrow
- Proposed tree growth
- Proposed railway planning
- Open areas to be retained

VALE OF THE WHITE HORSE RURAL AREAS

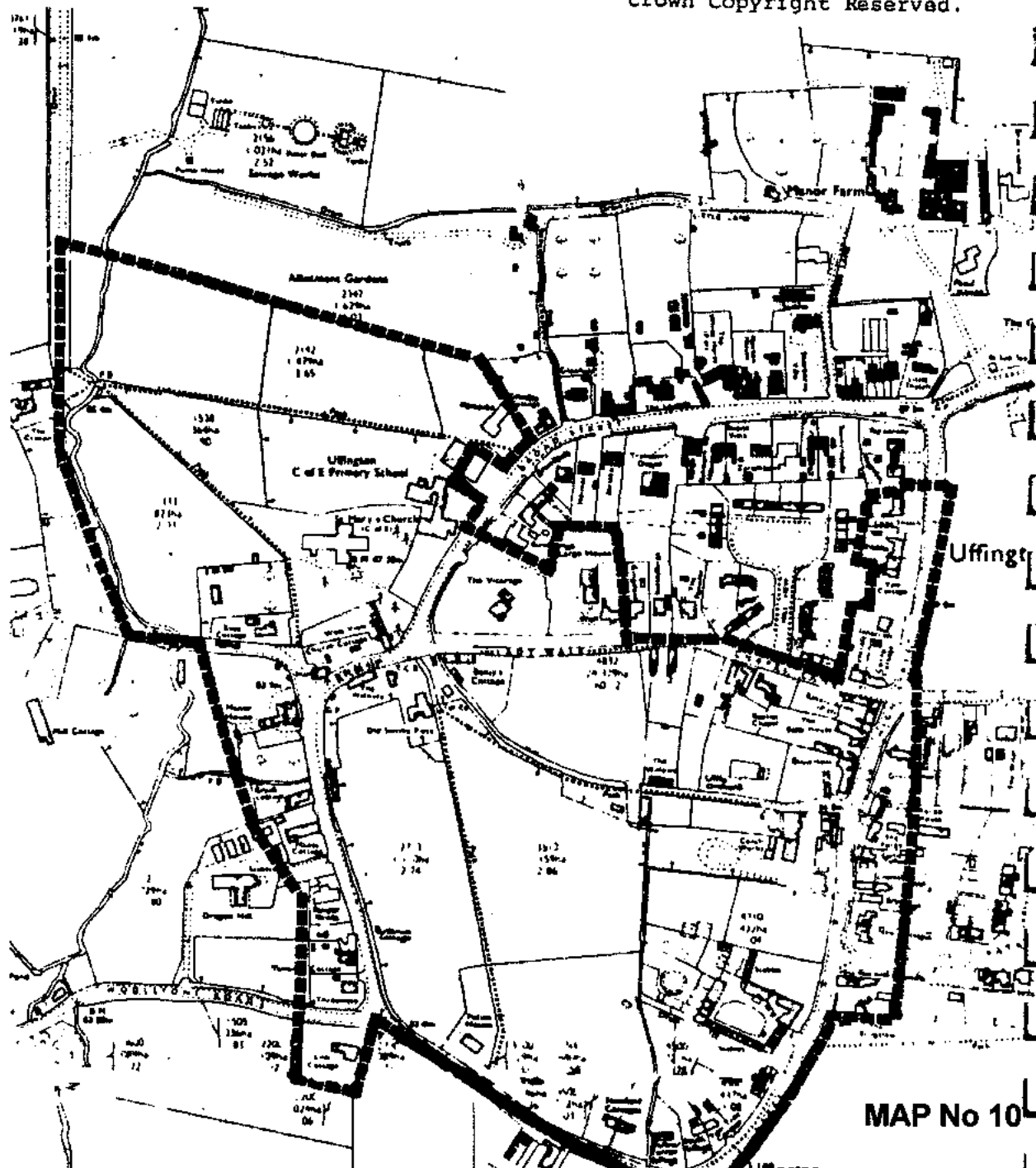
LOCAL PLANS 1984

Uffington

 Conservation Area
C10-C16

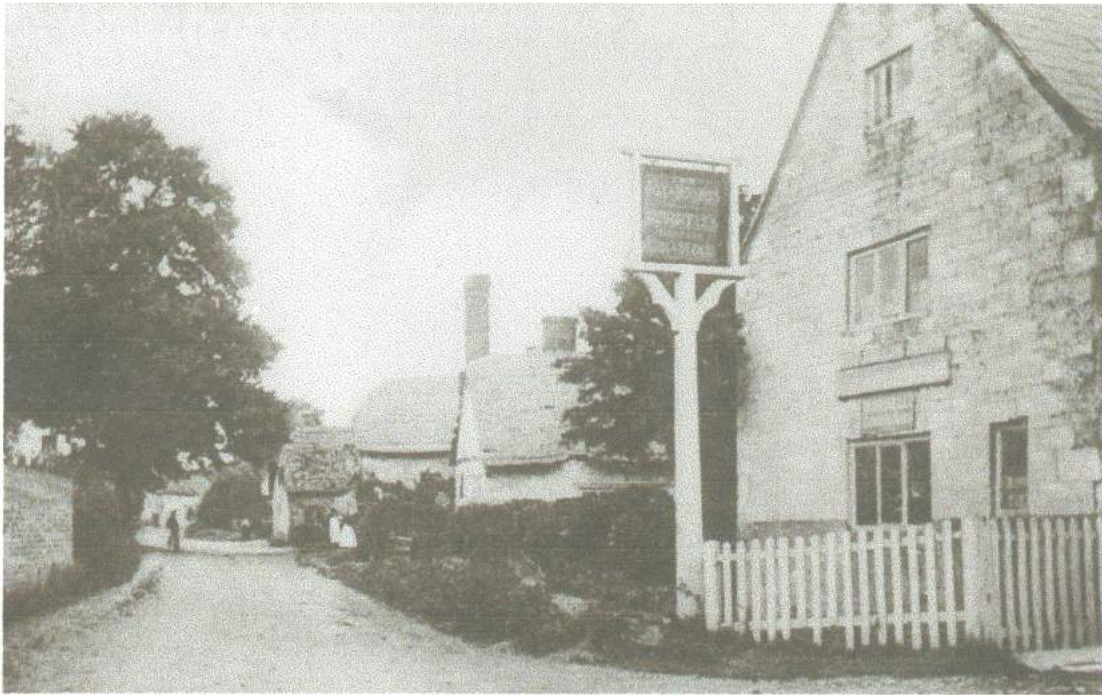
Scale  100 metres

Crown Copyright Reserved.





An aerial view taken in the late 1960's, with the church in the lower left corner. The new vicarage is the other side of Broad Street to the church, as are the then recently built bungalows. Broad Street sweeps around to the right with the older properties on the same side as the church. It then meets the top of the High Street which has old houses one side and the open Green the other. It can be clearly seen how the Hillview Council estate tucks in behind the earlier house, and the White Horse houses are strung out along the roadside. The track from the church through to the High Street can also be seen, after crossing the High Street it becomes Upper Common with old cottages along one side. The part of the High Street with the tradesmen's houses cannot be seen.



Two Street scenes from around 1900 in the High Street. The top one is the view looking north with the Fox and Hounds Inn. The cottage immediately to the north of the Inn was demolished in the 1950's, by which time it was in a poor state of repair. It had been the cobblers cottage. The next two cottages are still there although they both now have gable ends. The lower photo is the next part of the High Street to the north, just visible in the upper picture. The house immediately to the left was the wheelwrights and his workshop door can just be seen. The next house is now known as Clock House and little seems to be known of its history. The shop window can be seen in the third house which was the baker's shop. This was the busy part of the village as the blacksmith's forge was opposite the wheelwrights.



The same street scenes in the High Street today.

In the upper picture the first thatched cottage on the right has gone. In the lower picture the picket fences are no more and the dormer windows in the Old Bakehouse have been removed, otherwise the buildings have altered little in looks although I am sure any of the inhabitants in the old pictures would find many changes if they were able to return today. The cars and the electric wires highlight the damage we do.



The houses in the village of Uffington

part 2. The houses and cottages

The following section will look at the houses in more detail in chronological order. Italics are used where house description are taken from the Environment Dept. list and the Berkshire County Council list. It is not possible to discuss every house so those selected either have special features or are typical of their group.

The houses and cottages

We have seen how Uffington has been a fairly isolated agricultural village, which from 1630-1958 was part of the Craven Estate. This means that the houses and cottages needed would have been for Farmers, Tradesmen and those working on the land or in the Estate enterprises. We have identified the vicarage and the Manor House for the bailiff as special houses, otherwise the houses would all have been simple and many just poor cottages. Apart from the butchers and the bakers the houses that used to be shops would not have been shops as we know them, some are still remembered as selling "just a few sweets".

Some of these cottages would have been just one room downstairs with the room above little more than an attic. Ladder staircases, often by the hearth, were common. Other cottages would have been two rooms downstairs again with attics in the roof. Reading through the descriptions of the houses under the listed buildings scheme, a number are described as originally 2-unit, indicating that dwellings that are now larger houses started as humble cottages. Cooking would have been at first on an open fire and later on a range in the main room. Leantos or outshuts were often attached at the back with a sink and copper. Privies were up the garden, a wooden seat over a hole, the night soil being valued for the vegetables. There is still a three seater privy in the neighboring village of Baulking. These privies and lean-tos would have been made of the cheapest materials to hand, such as brick, corrugated iron (after the 1830's) and reused timber. A few brick privies still stand today.

Materials

Until the coming of the canal in 1806 transport would have been very difficult and, as in most areas, the materials would have been those that were available locally. In Uffington this meant chalk blocks, also known as clunch, which was cut from two quarries nearby on the downs. This chalk is harder than the more usual chalk coming from a different strata of the cretaceous limestone. It is easily cut by hand but weathers badly. It absorbs the damp and therefore needs to always be raised on a plinth. The chalk flakes on the face and this caused houses to be lime-washed and later rendered. This treatment makes it difficult to determine the exact nature of the walls of some of the cottages now. The chalk was prepared in different ways. In the poorer cottages it was used as rubble, in others it was used in blocks, cut square and laid either in courses or at random. The joints were varied and fairly wide. Finer work was done when the chalk blocks were more closely fitted and laid with narrower joints as ashlar. Lime mortar was used for the joints, this was not always appreciated in later work on the cottages and cement mortar was used. This is too hard and does not "move" with the stones.

Because of the nature of the chalk it needed support over the openings and special treatment at the corners and around openings. Over the openings either timber lintels or, later, brick arches were used. The corners were either of squared chalk stone or brick as were the surrounds to the doors and windows. Some of the cottages have decorative brick bands which seem to stem from "upgrading" in

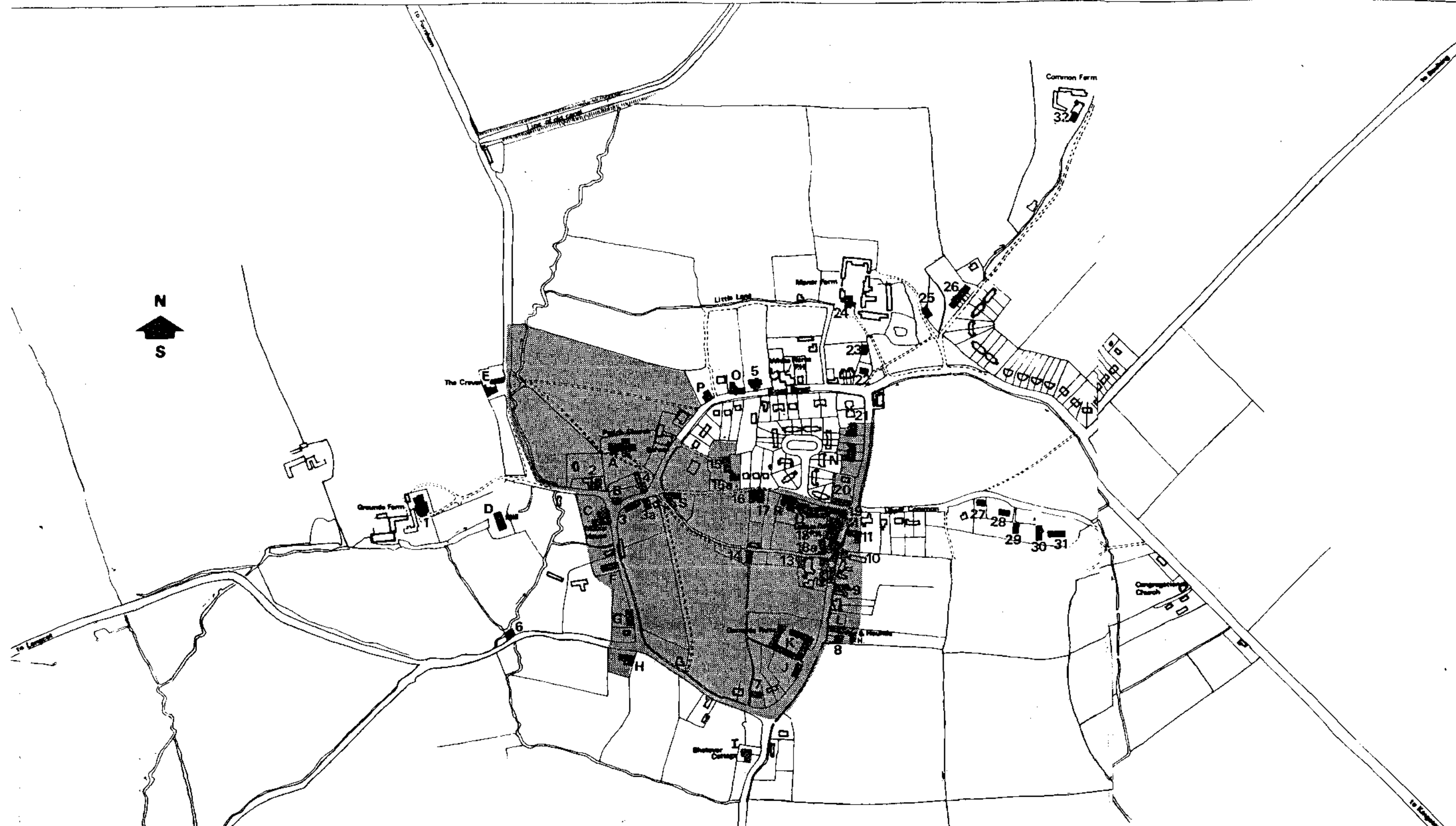
the 19th century. The chimneys were made of bricks in order that they would be stable and fire resistant. The early plinths were of sarsen stone, collected locally. This impervious stone is almost impossible to cut or shape, so the stones have to be selected and used in the walls in their natural shape. Later plinths used brick which is much easier to handle.

As well as being used in conjunction with chalk stone bricks were also used on their own for some cottages. The bricks could have been made in the village brickyard, known as the Uffington Brick and Tile Company and owned by the Craven Estate. It was opened in the 1840s and closed in 1923 and was sited just to the south of the railway line near Uffington Station. In general brick was readily available in the country by the middle of the 17th century, and judging by their use on many of the older cottages in the village, one wonders if there was not another local source before the main brickyard opened. There was plenty of clay in the area and the bricks used were fairly soft and baked a light orange-red colour, as the local clay does today. They were a standard size of just under 9ins x just under 3ins x just under 4.5 ins. The brickyard also made roof tiles and these can still be seen on some of the roofs.

It is noticeable from the data base list of the cottages that they were nearly all thatched. This was the result of the village being in the centre of arable land and local straw being readily available. This wheat straw was laid in a manner known as "long straw", using 3 foot long yealms or bundles. The method is still the same today. The vulnerable parts of a thatched roof for weathering are the gable ends and the ridge. To counteract this the gable ends were either fully hipped or half hipped. The ridges are protected by a double layer of yealms, the top layer being laid across the ridge. In later times the ridges were patterned, each thatcher having his own pattern, but the early ridges would have just been simple. Currently birds, animals or symbols are also added. Thatch has distinctive overhanging eaves without gutters. The rain water is thrown well clear of the walls and is therefore ideal for use with chalk block walls. The dormer windows of the early cottage were very small being almost buried in the thatch. Later cottages had bigger windows with the thatch raised and either swept over the windows or cut to allow in light. The two storey houses and the alterations kept the thatch above the upper windows. It can be seen that the practical use of thatch leads to the distinctive character of the cottages.

Once the canal and then the railway arrived a greater variety of building materials were available, particularly Welsh slate for roofs. It was not until the 1930's that materials other than those available locally were much used. The great, and unfortunate, innovation was the use of concrete blocks by the Council at White Horse. The yellow bricks and timber panelling used at Craven Common is equally unfortunate and because of the number of houses there (25) and their position alongside the Jubilee Field they are as conspicuous as The White Horse concrete houses. Other individual houses of reconstituted stone or pale bricks are not very successful. Although there needs to be variety, with so much of the character of the village relying on the use of local materials these imported materials look too out of place. The scale of most of the building has been appropriate and much use has been made of dormer windows. Because some of the old houses were whitewashed this finish or rendering was used to "blend" some of the new house in with the village. The latest houses using local features such as brick quoins contrasting with rendered walls are more successful.

The recent additions and alterations to some of the older houses are interesting and will be looked at separately.



UFFINGTON VILLAGE PLAN

0 200 400 600
SCALE IN FEET

- A-C ■ Grade II buildings on Statutory List
- D-S ■ Grade III buildings on Supplementary List
- D-S & 1-32 ■ Buildings which should be added to Statutory List
- Conservation Area

Houses listed (L) or recommended for listing by date

	Map ref.	Name	Road	date	alt	walls	roof
1	11	Greywethers	High Street	16	20	chalk block	thatched
2	22 L	Little Thatch	Broad Street	17	19	rubble	thatched
3	P	Craven Cottage	Broad Street	17	18	chalk ashlar	thatched
4	R	Little Thatch	Chapel Lane	17	20	chalk squared	thatched
5	17	no 2	Chapel Lane	17	20	chalk ashlar	thatched
6	E	The Craven	Fernham Road	17	20	chalk rubble	thatched
7	J	Peartree	High Street	17	20	chalk squared	thatched
8	M	The Old Bakehouse	High Street	17	18	chalk rubble	tiled
9	N	Brooklea	High Street	17	18	chalk rubble	thatched
10	9	Brook Cottage	High Street	17	20	chalk block	thatched
11	10	Packers Forge	High Street	17	20	chalk block/brick	tiled
12	L	The Shambles	Lower Common	17	18	timber framed	thatched
13	14 L	Tamerlane	Packers Lane	17	20	chalk block	thatched
14	7	Shotover Corner Cott	Shotover Corner	17	18	mixed	thatched
15	23	The Old Fire Station	The Green	17		chalk block	thatched
16	27 L	Style Cottage	Upper Common	17	19	chalk squared	thatched
17	29 L	Guiniver Cottage	Upper Common	17	20	chalk rubble	thatched
18	30 L	Field Cottage	Upper Common	17	20	chalk rubble	thatched
19	31 L	No 1	Upper Common	17	20	chalk squared	thatched
20	31 L	Chalkstone Cottage	Upper Common	17	20	chalk squared	thatched
21	28	Upper Common Cott	Upper Common	17			thatched
22	C	Manor House	Woolstone Road	17	19	chalk ashlar	tile/stone slate
23	F	Manor Cottage	Woolstone Road	17	20	chalk squared	thatched
24	G	Tamarisk Cottage	Woolstone Road	17	19	chalk squared	thatched
25	G	Birdbrook	Woolstone Road	17	20	chalk rubble	thatched
26	5 L	The Laurels	Broad Street	18	20	chalk ashlar	welsh slate
27	3	The Walnuts	Broad Street	18	20	chalk ashlar	thatched
28	4	Church Cottage	Broad Street	18		chalk block	thatched
29	16	no 1	Chapel Lane	18	20	chalk block	slate
30	20	Corner Cottage	Chapel Lane	18	20	chalk ashlar	tiled
31	2 L	Rose Cottage	Fernham Road	18	19	chalk rubble	thatched
32	19 L	The Bakers Arms	High Street	18	20	chalk squared	tiled
33	21 L	Long Thatch	High Street	18	20	rubble whitewash	thatched
34	N	The Vale	High Street	18	19	chalk ashlar	thatched
35	8	Old Meeting House	High Street	18	20		
36	12	Wheelwrights	High Street	18	20	chalk block/brick	thatched
37	18	Clock House	High Street	18	20	rendered	tiled
38	32 L	Common Farm	Lower Common	18	19	chalk squared	stone/welsh sla
39	L	Chalk Stone House	Lower Common	18	20	chalk ashlar	tiled
40	13	Cottage in the Lane	Packers Lane	18	20	chalk random	thatched
41	24 L	Manor Farm	The Green	18	20	chalk ashlar	stone slate
42	H	Lilac Cottage	Workhouse Corner	18	20	chalk squared	thatched
43	15 L	Largo House	Broad Street	19		chalk squared	welsh slate
44	K	Garrards Farmhouse	High Street	19		chalk ashlar	welsh slate
45	26	New Buildings	Lower Common	19		brick	tiled
46	I	Shotover House	Shotover	19	20	chalk ashlar	tiled
47	O	The Old Post office	Broad Street				thatched
48	S	Benjy's Cottage	Broad Street				thatched
49	L	Fox and Hounds	High Street				
50	25	Cottage on the Green	The Green			chalk block	thatched

all information is from official sources, where this is not available gaps are left.

Houses listed (L) or recommended for listing by road

	Map ref.	Name	Road	date	alt	walls	roof
1	22 L	Little Thatch	Broad Street	17	19	rubble	thatched
2	P	Craven Cottage	Broad Street	17	18	chalk ashlar	thatched
3	5 L	The Laurels	Broad Street	18	20	chalk ashlar	welsh slate
4	3	The Walnuts	Broad Street	18	20	chalk ashlar	thatched
5	4	Church Cottage	Broad Street	18		chalk block	thatched
6	15 L	Largo House	Broad Street	19		chalk squared	welsh slate
7	O	The Old Post office	Broad Street				thatched
8	S	Benjy's Cottage	Broad Street				thatched
9	R	Little Thatch	Chapel Lane	17	20	chalksquared	thatched
10	17	no 2	Chapel Lane	17	20	chalk ashlar	thatched
11	16	no 1	Chapel Lane	18	20	chalk block	slate
12	20	Corner Cottage	Chapel Lane	18	20	chalk ashlar	tiled
13	E	The Craven	Fernham Road	17	20	chalk rubble	thatched
14	2 L	Rose Cottage	Fernham Road	18	19	chalk rubble	thatched
15	11	Greywethers	High Street	16	20	chalk block	thatched
16	J	Peartree	High Street	17	20	chalk squared	thatched
17	M	The Old Bakehouse	High Street	17	18	chalk rubble	tiled
18	N	Brooklea	High Street	17	18	chalk rubble	thatched
19	9	Brook Cottage	High Street	17	20	chalk block	thatched
20	10	Packers Forge	High Street	17	20	chalk block/brick	tiled
21	19 L	The Bakers Arms	High Street	18	20	chalk squared	tiled
22	21 L	Long Thatch	High Street	18	20	rubble whitewash	thatched
23	N	The Vale	High Street	18	19	chalk ashlar	thatched
24	8	Old Meeting House	High Street	18	20		
25	12	Wheelwrights	High Street	18	20	chalk block/brick	thatched
26	18	Clock House	High Street	18	20	rendered	tiled
27	K	Garrards Farmhouse	High Street	19		chalk ashlar	welsh slate
28	L	Fox and Hounds	High Street				
29	L	The Shambles	Lower Common	17	18	timber framed	thatched
30	32 L	Common Farm	Lower Common	18	19	chalk squared	stone/welsh sla
31	L	Chalk Stone House	Lower Common	18	20	chalk ashlar	tiled
32	26	New Buildings	Lower Common	19		brick	tiled
33	14 L	Tamerlane	Packers Lane	17	20	chalk block	thatched
34	13	Cottage in the Lane	Packers Lane	18	20	chalk random	thatched
35	I	Shotover House	Shotover	19	20	chalk ashlar	tiled
36	7	Shotover Corner Cott	Shotover Corner	17	18	mixed	thatched
37	23	The Old Fire Station	The Green	17		chalk block	thatched
38	24 L	Manor Farm	The Green	18	20	chalk ashlar	stone slate
39	25	Cottage on the Green	The Green			chalk block	thatched
40	27 L	Style Cottage	Upper Common	17	19	chalk squared	thatched
41	29 L	Guiniver Cottage	Upper Common	17	20	chalk rubble	thatched
42	30 L	Field Cottage	Upper Common	17	20	chalk rubble	thatched
43	31 L	No 1	Upper Common	17	20	chalk squared	thatched
44	31 L	Chalkstone Cottage	Upper Common	17	20	chalk squared	thatched
45	28	Upper Common Cotta	Upper Common	17			thatched
46	C	Manor House	Woolstone Road	17	19	chalk ashlar	tile/stone slate
47	F	Manor Cottage	Woolstone Road	17	20	chalk squared	thatched
48	G	Tamarisk Cottage	Woolstone Road	17	19	chalk squared	thatched
49	G	Birdbrook	Woolstone Road	17	20	chalk rubble	thatched
50	H	Lilac Cottage	Workhouse Corner	18	20	chalk squared	thatched

all information is from official sources, where this is not available gaps are left.

17th Century Cottages

Tamarisk Cottage and Birdbrook (G)

Two Cottages. Early C17 to left-hand side (Tamarisk Cottage) and late C17 (Birdbrook). Squared and coarsed chalk to Tamarisk Cottage; Birdbrook has whitewashed chalk rubble with chalk quoins; right side wall has chalk rubble ground floor with timber frame above and to rear; square framing of slight scantling with diagonal braces. Thatched roof; brick stacks. 2-unit plans. 1-1.5 storey, 4-window range. Timber lintels over C19 plank door and C20 plank doors. Tamarisk Cottage having thatched porch. Tamarisk Cottage has timber lintels over original 4-light casements with ovolo moulded mullions: first floor windows retain leaded lights; Birdbrook has original 3-light casements with splayed wood mullions and 2-light leaded casements to first floor: 2 and 3-light leaded casements to rear. Half-hipped roof; lateral, end and ridge stacks.

Interior tamarisk Cottage has quarter- turn and straight run stairs in original position, adjoining fireplace with original bressumer, full set of chamfered and stopped beams

These two cottages are some of the oldest in the village. They are reputed to have been the workhouse and at one time were three cottages, a closed door can still be seen. They show the heavy thatched roof with the upper floor windows tucked into the thatch. The timber lintels over the windows can be clearly seen. The walls are whitewashed which not only covers the mixed materials used for the walls but also helps preserve them.



Styles Cottage



This cottage is reputed to be one of the oldest labourer's cottages in Oxfordshire. It was built before 1699 as a one-up one-down cottage of chalk blocks and thatched. Between 1705 and 1766 another one-up one-down cottage was added built of rather better cut chalk blocks. In 1824 the cottage was modernised, given new windows and repaired in brick. About 1900 the two cottages were made into one, the two bedroom ladders replaced by one staircase, one door replaced by a window and a porch added. Electricity was installed in 1949 and water in the cottage in 1958, although the standpipe had been just across the lane. In 1964 a bathroom and W.C. were added.

More Early Cottages

Manor Cottage (F)

House. Early C17. Squared and coursed chalk, chalk quoins, limestone dressings; thatched roof; brick stacks. 2-unit plan. 2 storeys. 3-window range. Splayed limestone surround to central C20 door adjoining small one-light window with splayed limestone surround. 3-light casements with splayed limestone mullions and surrounds, label moulds over; similar 2-light casements to rear; C20 dormers inserted at attic level. Gable roof; end stacks. Interior not inspected. C20 extension, chalk block walling with thatched roof to left. C20 attic story inserted.

This cottage is now called Manor Cottage which may well reflect its association with the Manor in earlier times. The label moulds over the windows and the limestone dressings indicate that it was more than just a labourer's cottage. It is built at right angles to the road which was an early security measure, the wall alongside the road being totally blank. The attic may have just had an end window originally.



Both these cottages have gable end walls to their thatched roofs, rather than the more usual hipped or half-hipped ends.

Greywethers (10)

1590. Single storey with attic. Chalk block with brick quoins. Thatched roof. Some modern windows. Tile and thatched lean-to additions. Important in the street scene.

This end view is of interest as it shows the lean-to which is said to have been the village lock-up, hence the small extra chimney. The gable wall shows brick over chalk, this may have been a repair but may also indicate that the roof was raised at some time.



The Shambles and adjoining cottage, Lower Common

Farmhouse, converted into 2 cottages in late C18. C17 and late C18, with early C19 one-bay extension to left. Originally timber-framed, with square framing exposed in right gable wall; squared chalk brought to course on sarsen base; brick quoins and dressings; thatched; brick stacks. Lobby-entry plan, original plan form not clear. 1.5 storey, 5 window range. Cambered brick arches over planked door, C20 casements. Half-hipped roof, C17 ridge, late C19 end (right), late C20 front lateral stacks.

Interior: chamfered beams in the Shambles. Adjoining cottage has bressumer over fireplace with original stairs opposite entry and chamfered beam; timber-framed wall between The Shambles and adjoining cottage. C20 brick and tile lean-to against right Gable wall, incorporating present entry to The Shambles. Mortice holes in the exposed timber-frame in the right gable wall indicate that the original house extended further to the right and has been truncated.



The Cottage on the Green(25)

This is yet another C17 cottage showing the "cat slide" or continuation of the thatched roof to below window level. The original thatched roof would not have had such an elaborate ridge. The windows are a later insertion, the original ones would have been smaller.

The other C17 century cottages in the master list are variations on the ones illustrated. They all are of chalk block, some with later brick dressings, on some form of sarsen stone or stone rubble base. Where the walls are whitewashed or rendered it is difficult to identify the detail. They all have thatched roofs and many have later windows, especially dormer windows to let in more light. The cottages along Upper Common come into this category. The cottages built in the C18 would have been similar, as the local style did not alter until the C19.

17th Century Houses

Peartree (J)



House. Late C17. Squared and coursed chalk, chalk quoins, brick to left, thatched roof; brick stacks. 3-unit lobby entrance plan with outshut. 2-storeys, 4 window range. C20 flat hood and timber lintel over C20 plank door. Timber lintels over C20 casements; top of right gable has original 2-light wood mullioned blocked casement. Hipped roof with gablets; end (left) and ridge stacks.



Interior; full set of chamfered and stopped beams and joists throughout; chamfered bressumers over open fireplaces, chamfered chalk fireplace to first floor left; late C18 straight-run and quarter-turn stairs; all of roof rebuilt in late C20 except 2 collar-trusses with butt purlins to left. Late C20 flat roofed conservatory to rear (now replaced)

The gable end showing the original window, a thatched outshut and just showing in the rear the new extension discussed later.

Packer's Forge (10)

Although not a listed building at present, this group adds considerably to the street scene. The outbuildings are the old forge and stables. The house shows the popular local mixture of brick and stone and one wonders if the roof line was altered at some time. It may have been thatched, with a steeper pitch but tiles would have been much safer for a forge. The extension can be seen at the back, which was built on recently using brick and tiles to blend in with the existing house.



Manor House (C)

C17, remodelled in mid C18 and early C19. Chalk ashlar, left wall in coursed chalk and sarsen rubble with chalk bands and connecting blocks. Old tiled roof to front; stone slate roof to rear; brick stacks. Complex plan incorporates L-shaped C17 century house with mid-C18 extension to front right so making a square double-depth plan. 2- storey, 4 window range. Flat hood over early C19 double doors and trellised porch. Chalk segmental arches of voussoirs over 2-light C20 casements; brick storey and eaves height band; blind windows in each of three gables, the left hand gable with low left eaves encasing the C17 wing; ridge stack to the left, lateral stack to the right. 3-window range to the left side with projecting bread oven. Crow-stepped gablewall of late C17 wing to rear right has moulded limestone cornice: mid C19 rebuilding of the rear wall has made further interpretation difficult.

Interior: mid C18 2-panelled doors in moulded architraves and C19 plank doors. Opposite front entry are straight -flight and quarter turn stairs, with closed string and moulded balusters of 1760-70. Front right room has plain mid C18 fireplace, adjoining china closet set in semi-circular arch with flanking reeded pilasters; moulded dado rail and cornice, some plain straight-cut panelling. hall, landing and first-floor room to front right retain mid C18 panelling. C17 section of house to left and rear retains chalk fireplace with chamfered surround and chamfered and stopped beams and joists to left; exposed square-framing of original outer wall facing first floor room to right; left wing retains 3-bay collar- truss with butt purlins and, unusual for this area, a ridged beam notched into the apex. To rear right is late C18 coach house and dovecote, now cottage: one and a half storeys, retaining its square nesting boxes sunk into the brick gable walls



The much altered house where the Estate bailiff lived. The house itself with a small part of the garden has recently been sold, while the outbuildings, already converted to a flat, have been extended and an extension built. These changes will be looked at under alterations at the end of the essay.

3 Cottages in significant positions



Corner Cottage (20)

C18th. With recent additions. Single storey with recent dormers let into roof. Ashlar chalk block/rubble. Tiled roof. Irregular casement windows—some modern to ground floor.

Situated at the corner of High Street and Chapel Lane, this old but much altered cottage has a visual significance greater than its intrinsic qualities.

The only building on this side of this stretch of road, which is designated to remain open to preserve the view of the downs from the village. Buildings are shown here on the earliest maps, although this brick and slate cottage is most probably from the C19th. It belongs to the second generation of the Wentworth family, the present occupant being elderly. The parents ran a butchers shop, hence the roadside addition, with an abattoir in the corrugated building at the back. It is one of the few houses in the village not modernised.

South View Farm



Yew Tree Cottage

A C19th cottage in a prime position at Shotover Corner. It is two cottages but lived in as if it is one. The present owners are pensioners, but she was born in the cottage. Although different to other cottages it sits well on its site. The one central stack must have limited the rooms that could be warm. The repair in the centre of the front wall is to cure a damp problem.



Largo House (15)

Vicarage, now house. 1849 by Kendall. Squared and coursed chalk, limestone dressings; welsh slate roof; chalk and limestone stacks. Complex plan, 2-storey. 2.5 storey to left, 5 window range. Plain limestone pointed arch over 6-panelled door to right of left wing. Segmental chalk arches over voussoirs over wood-mullions and transomed windows with plain limestone architraves; windows to left, including canted oriel to first floor left, have cusped heads; one-light window with similar detailing over door; corner buttresses; gabled left wing adjoins casellated parapet over door; 2 bays and then one right bay of facade recessed behind left wing with asymmetrical gables over ornate ridge and lateral stacks. Interior not inspected. (Buildings of England, Berkshire, p 245).



New Buildings (26)

1869. 2 storey brick. Almshouses? With chalk block banding and dressing. Cottages planned symmetrically with arched central access to rear. Return gable either end. Tiled roof.

This is the only row of cottages like this in the village, little else seems to have been built at this time. They are typical of their time. The first floor of one cottage was rendered by one owner earlier this century. Inappropriate C20 replacement windows can be clearly seen.



Cottages in Broad Street all of which add to the character of the street in a positive way, although they are nothing special on their own.

A pair of cottages that certainly date from C19 and may well have been there from C18. They appear on the 1878 map and may be on the 1785 map. They are double depth by means of parallel gable roofs. The walls are rendered over rubble and the roof is tiled. Recent extensive repairs revealed the total lack of any foundations.



A terrace of 4 cottages from early C20. They are set back from the road and adjacent to the previous cottages. Again they are not attractive in themselves but are part of the street scene. The cottages that are whitewashed with appropriate windows look better than those just grey rendered. The recent stained window frames do not help.

Semi-detached brick cottages built in 1919 for senior railway staff and costing £450 each. They were well built with cavity walls and slate roofs. They are typical of houses that could be seen in many parts of the country. They look sound and sensible.



White Horse and Hillview

The following information is compiled from the memories of people who were living in the village at the time. Owing to boundary changes in 1976 it was not possible to obtain any information from the current council. The houses could be anywhere, they make no concession to their locality.

The White Horse council development was built over a number of years and eventually totalled 32 houses. The first houses were no11-20 inclusive and were built in the late 1920s and early 30s. Most are now privately owned. They were well built with tiled roofs and rendered walls.



Tom Weaver helped build them.



The next design of houses (nos 21-32) were built in two phases in 1936 and 1938. Cavity walls were used with concrete blocks as the facing material and concrete tiles for the roof. This may have been a cost cutting exercise but visually the result is most unfortunate. There were inside sinks but no services.

This view taken at Hillview, where there are 22 houses, shows the style of the brick houses built during the 1950s at both White Horse and Hillview. They are an improvement on the concrete blocks and have typical 1950s windows.



The first brick houses were built at White Horse ^{after} during the Second World War for agricultural workers.

1945/7

White Horse and Hillview contd.



An alternative style of council house built in the 1950s at Hillview and White Horse and mixed with the brick houses. The reasons for the contemporary decisions as to which type to build are not known. Council houses could have been built anywhere. They were of a standard design with no concessions to the locality in which they were built.

New Cottages

These privately built cottages are also from the 1950s, built to replace the tumbling down thatched cottage where the shoemaker lived, next to the Fox and Hounds Inn. The design would have been "modern" at the time but became widely used. The combination of finishes was held to provide interest and the design to be functional and straight forward.



Top Corner and Magnolia



A pair of bungalows built in the 1960s replacing old farm buildings. This is an important site visually being the corner where the High Street meets Broad Street. Although typical of their time they are not an asset to the character of the village. The view is not helped by the recently heavily pollarded horse chestnut tree.

The 1960s was the time when houses with large gardens were bought up and planning development sought for "infill" in the gardens. The purchaser often moving on with a tidy profit, such as happened at Wheelwrights, where the requested 4 houses fortunately turned into 1. On other sites poor properties were upgraded.

The New Vicarage



The event in the 1960s was the selling off of the Old Vicarage, now Largo House, and some of the land. The new Vicarage was built on a pleasant site overlooking the church but to a strange design, which was typical of its era apart from the front door details. The architrave and surrounds were no doubt to imply status but look out of place on the 60s house. The choice of stone was doubtless carefully considered but this is not a village for which such stone is a natural material. By today's standards the house is awkward as the layout assumes there will be help in the house, another status symbol? The windows have little appeal today.



Some of the bungalows built on the old Vicarage land in the 1960s. It is reported they were of an experimental nature using a metal frame. They do not weather well and can easily look dilapidated but when well maintained they are not unpleasant and do fulfil a need for bungalow accommodation.

Patricks Orchard

This is a council development of 1970 with 34 dwellings, being a mixture of houses and 16 bungalows for the elderly. It is laid out along a cul-de-sac behind the houses on the High Street, with some of the houses at right angles to the road. The designs are practical but the choice of yellow bricks and timber stained panels is alien. The overall effect of the estate is never the less pleasant



The houses at right angles to the road with timber facing to the upper floor and yellow bricks below.



The plain brick houses.

The bungalows for the elderly



Craven Common

This was a controversial development at the beginning of the 1970s. The council report for 1970 envisages a development of "substantial private houses are suggested, in what could be a very attractive development. Traditional materials should be used and great care taken in design". It goes on to describe the development as enclosing the traditional village Green and marking the entry to the village. This is hardly the reality. The houses are designed in a cul-de-sac and although family houses they do not look substantial. From the entry to the village one just sees tall hedges. It is the use of the materials and the actual design of the individual houses that do not fulfill the character of village houses. They also need frequent maintenance.



A general view of one of the arms off the cul-de-sac



The individual houses vary in design but this illustration of one of them shows the materials and character of all the houses. The yellow brick and timber facing materials can be clearly seen.

Private small developments in the 1970s.

Pinecroft

One of three houses built in the 1970s on a prime site to the north of the Green. The houses are well spaced and although built of the same stone and in similar style the designs vary. They have the substantial look lacking in Craven Common. It is interesting that yellow stone and brick are considered appropriate in this village.



Janecroft

A recently renovated bungalow originally built in the 1970s. Although of no particular merit it sits inoffensively in the High Street

Slade

A single house from the 1970s tucked out of sight down Green Lane. The pale bricks and large windows would not look well on a prime site.



Brick Houses of the 1980s on infill sites. These three house sit happily on their sites and make substantial family houses. Their scale and window sizes are right for the village



Hendra

A well designed house on an individual plot in Broad Street. The use of a brick similar in colour to the traditional bricks of the area help the house to “fit-in” to the village.

The Sorbonnes

One of two houses sharing access off the High Street. A similar suitable brick is used but the style is more pseudo-cottage.



Britchcombe View

A similar house to the above at the entrance to Patrick’s Orchard



Freeman's Close

14 houses built in 1996 on the site of the carriers yard off Broad Street. It was a commercial development. The houses were laid out to give a street frontage with a cul-de-sac leading to more houses behind. The style of the houses is an attempt to recreate a mixed street scene. It is a pity that yellow bricks have been used yet again, otherwise the houses do add to the street scene. The houses were sold except for the four at the back which were kept as social housing to help overcome the problem of local young people having to leave the village to get affordable housing. The houses are small but are quickly snapped up when they come on the market, proving the need for a balance of house types in the village.



Green Cottage, Spencer Cottage and Sherbourne House

Three houses built in 1996 on the site of the dilapidated old Sherbourne House. The two cottages share access from Broad Street and the house is tucked behind, on the site of the old stables off Green Lane. The developers have clearly tried to create variety on a village scale, but something about the layout of the two cottages is not successful. The problem of providing space for parking cars without detracting from a traditional character is a very real one. It has been dealt with better for the house than the cottages. The materials used are entirely appropriate.

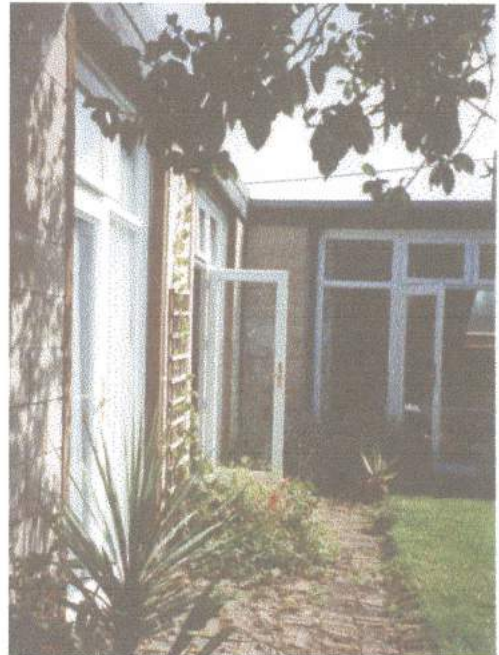


Alterations and Additions

As we have seen nearly all the houses and cottages in the village have been altered and most have been added to. There seem to be various attitudes as to the way these should take place.

Firstly there are those additions where it is difficult to tell where the old building stopped and the new began, such as at Little Thatch, Broad Street where a single unit thatched cottage has twice had its roof line extended, so that it is now a three unit cottage with no apparent distinction from the outside.

It is a similar position with Juniper House, an architect designed house of the 1970s. The roof of the whole house reaches down to ground level except for the entrances and the extension, which could be part of the original design. Although an ultra modern design this house is hardly noticed from the road owing to its low roof line.



Secondly there are those where the addition has been done in similar materials to the original, but the result does not improve the overall look of the building such as at Shotover House where a flat roof extension was built over the original outshut.

Thirdly there are those alterations that are to keep a dwelling in fashion or to upgrade it, such as was done at Craven Cottage and today is being done at Glendale, a yellow brick house of the 1960s which is having its rather stark front elevation disguised by having a "front" of a totally different design attached.



The fourth approach to additions is that they should be seen to be what they are. They should leave the original house as it is, yet not dominate it. This seems to be the current approach of the local planning authority. It is well illustrated by the following two cases. The first is a new kitchen at the back of Peartree, which is physically attached to the house by a short passage.



The second example, which caused much local discussion is the addition to the Manor House. This property has recently been split into two with the main house and a garden sold and the rest of the land and the stable block retained by the owners. They had already converted the stable block into a flat, but this block was extended, with a design that matched what was there, to give a better balance. A new wing was then added designed by an architect in a modern style but using carefully matched materials. Great importance was given to leaving the original house as the dominant feature. The photo shows the garden side which has a series of sliding panels, from the road side there is just a row of clerestory windows. There is no mistaking that it is anything other than an addition, the contrast is great, but the new part nevertheless is the first to catch the eye from the side of the house from which it can be seen, maybe it is too different although an excellent design in its own right.



Conclusion

The history of the village can be traced from the houses and cottages in the village of Uffington. Although the early dwellings have been much altered, and some lost, it is clear that they were all for working people, there were no grand houses. Nearly all the 50 old buildings listed, or recommended for listing, are of chalk and thatch, the traditional local materials. There are just enough to give a distinct character to parts of the village and this is its historic inheritance. The layout of the village has hardly altered emphasising its continuity as an agricultural settlement. Very little new building took place in the C19th and C20th, the notable exception being the old Vicarage designed by Henry Kendall. The houses on the estates and the other C20 dwellings, reflect the character of their times throughout the country, rather than local features. The use of yellow bricks and stone, which seems to have been favoured by the planners, is not a colour traditional to this village. It is interesting that the most recent houses, that is those built in the 1990s, have taken local character into account the most. It will be a delicate balance for the design of any future building to reflect both the character of the village inheritance and contemporary times.

Acknowledgements

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