

# PLOUGH HOUSE, NEW STREET, DEDDINGTON, OXFORDSHIRE

## HERITAGE STATEMENT

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JPHERITAGE

December 2022

**PROJECT:** Plough House, New Street, Deddington, Oxfordshire

**DOCUMENT TITLE:** Heritage Statement

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**SITE VISIT:** 18<sup>th</sup> August 2022

**REPORT ISSUED:** 24<sup>th</sup> October 2022, 14<sup>th</sup> and 23<sup>rd</sup> November 2022 and 12<sup>th</sup> December 2022

**JPH PROJECT NO:** 22/047

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**APPENDIX 1 – EXISTING FLOOR PLANS**

## PLOUGH HOUSE, DEDDINGTON - HERITAGE STATEMENT

### 1.0 INTRODUCTION

#### 1.1 Purpose

- 1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Ross Kite to inform proposed alterations at Plough House, Deddington. Plough House is a Grade II\* listed building located within the Deddington Conservation Area and nearby and adjacent to a number of listed buildings.
- 1.1.2 This document provides a description of the historic development and significance of the heritage asset and an assessment of the heritage impacts of the proposed development. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, Revised 2021).

#### 1.2 Nature of the proposals

- 1.2.1 The proposed scheme is for repair works to the exterior, repair works and alterations to the interior, including energy efficiency improvements.

#### 1.3 Heritage designations



Figure 1: Front elevation of Plough and The Steps

- 1.3.1 Plough House was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II\* on 8<sup>th</sup> December 1955. The listing was amended on 5<sup>th</sup> May 1988. The list description reads as follows:

*Plough House and The Steps 08/12/55 (Formerly listed as House [formerly The Plough Inn]) GV II\* Inn, now 2 dwellings. Mid C17, incorporating late-C14/C15 features. Coursed squared marlstone with some ashlar dressings and some wooden lintels; concrete plain-tile roof with brick stacks. 3-unit through-passage plan, now sub-divided. 2 storeys plus attic, partly raised over a semi-basement. Left half of 4-window front has 3-light C18/early C19 casements to both floors, except in bay one where an inserted entrance to The Steps has necessitated a reduction to 2 lights. High chamfered plinth contains a cellar window with a moulded stone surround and a larger window, formerly a sunken doorway. Right half also has a moulded string which steps up over a tall 3-light casement retaining traces of a much wider stone-mullioned window. Doorway to left is probably a C18 insertion; earlier doorway to right, with chamfered stone surround, is now a window. First floor has two 4-light stone-mullioned windows with labels.*

*Steep-pitched roof has a gable parapet to left, with projecting moulded kneelers, and has stacks to right of bay one and to right gable. Interior: C17 spine beams at ground and first floors with double-ovolo-mouldings; large C17 Tudor-arched stone fireplace with ovolo moulding; early-C18 stone bolection-mould fireplace with moulded mantel and panelled overmantel. A roof truss in The Steps, set against the left gable, may be medieval and has a strutted post between tiebeam and collar. The semi-basement below The Steps, approached from the cellar beneath Plough House, is a fine 2-bay late-C14/C15 vaulted room, with deep chamfered ribs and tiercerons springing from wall shafts with moulded octagonal bases and capitals; the wall facing the road (now mostly below ground) has the remains of a moulded doorway flanked by blocked traceried windows. It could be the ground floor of a small medieval house, but might be a solar undercroft adjoining a hall, now represented by Plough House; part of a service bay may survive in Mallards (q.v.). The building was an inn by 1774. (Buildings of England: Oxfordshire: p572; VCH: Oxfordshire: Vol XI, p86).*

- 1.3.2 The Deddington Conservation Area Appraisal includes a description of The Steps and The Plough House as follows:

*Now two houses, the building was constructed in the mid-17<sup>th</sup> century, during the rebuilding following the Civil War, incorporating some of the earlier buildings on the site, most notably cellars – one of which is a stone-rib vaulted crypt. Additional evidence of these earlier features are dotted around the building. A sunken doorway (now blocked window) sits beside the commanding steps up to the left-hand front door. A myriad of fenestration is on the front elevation, showing the building's development over time. The doorways are not particularly tall, again reflecting its age. The property was formerly a public house, one of many such in Deddington which have gradually declined and become private dwellings.*

- 1.3.3 Pevsner's Buildings of England describes Plough House as follows:

*Plough House (with The Steps), a former inn, has four bays in all. At the S end two four-light mullioned windows above the continuous hood of a larger ground floor window (now replaced). Beneath the N end a C14-C15 vaulted cellar, with deep chamfered ribs, and tiercerons springing from angle shafts with moulded capitals and bases.*

#### **1.4 References in the Oxfordshire Historic Environment Record (Heritage Gateway)**

- 1.4.1 The Oxfordshire Historic Environment Record does not include any information in addition to the listing description for Plough House.

#### **1.5 Planning history**

- 1.5.1 The relevant planning history for Plough House is as follows:

**07/02021/LB** – Handrails to either side of front door steps (Approved).

### **2.0 POLICY CONTEXT**

#### **2.1 NPPF (Revised 2021)**

- 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 194).*

- 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 197:
- 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 199). 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 2.1.5 Paragraph 200 continues by stating that *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.*
- 2.1.6 Paragraph 202 states that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

## **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 THE HERITAGE ASSETS AND SIGNIFICANCE

#### 3.1 Understanding the history of the heritage asset

- 3.1.1 The Deddington enclosure map (1808) shows The linear footprint of Plough House and The Steps aligned parallel to the street and a shallow projecting wing to the rear.



Figure 2: Extract from the Deddington enclosure map (1808)

- 3.1.2 The 1<sup>st</sup> edition of the Ordnance Survey map shows the L-plan form of Plough House and suggests that this was the full extent of the Plough Inn in the late 19<sup>th</sup> century. There is what appears to be a shallow projecting element on the south-east side of the rear wing which suggests a lean-to structure. There is also a small projecting element shown on the left hand side of the south-west (front) side of the building. The garden to the rear is accessed through a relatively narrow gap between the neighbouring gardens. The garden is planted with trees and includes an off-centre path.

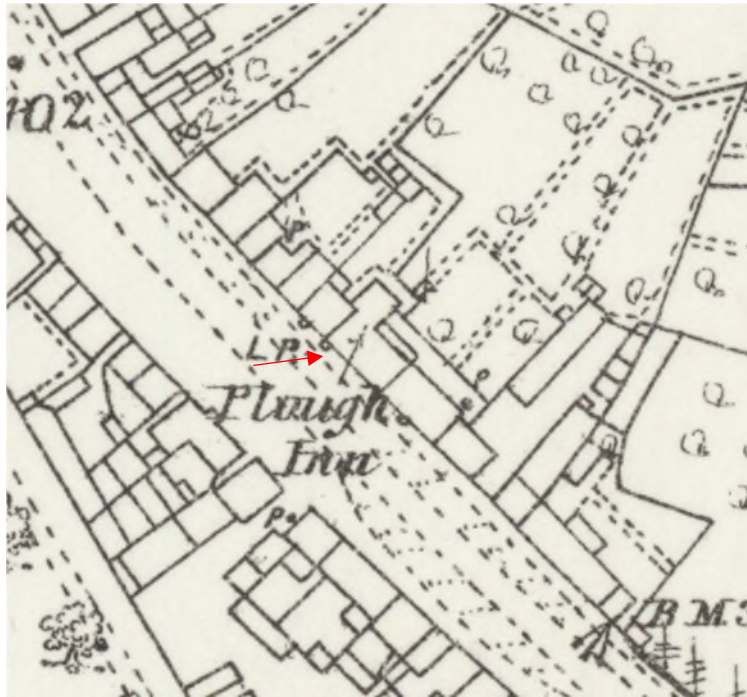


Figure 3: Extract from the 1st edition of the Ordnance Survey map (1881)

- 3.1.3 The 2<sup>nd</sup> edition of the Ordnance Survey map (1900) does not show any clear changes to the footprint of Plough House.

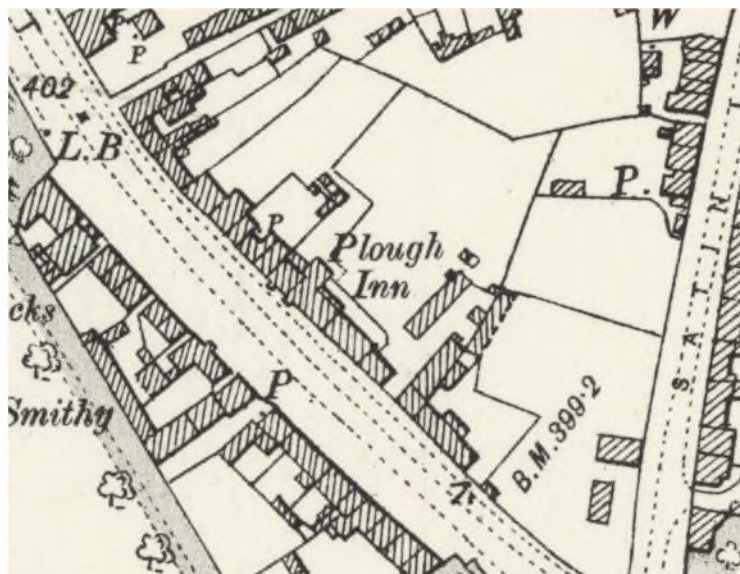


Figure 4: Extract from the 2<sup>nd</sup> edition of the Ordnance Survey map (1900)

- 3.1.4 A photograph of New Street that includes Plough House. This photograph shows a similar pattern of windows to those that can be observed today. There are small openings to the late medieval cellar and signage over the front door.



Figure 5: Photograph of Plough House in c. 1905

3.1.5 The District Valuation Survey map (1910) shows the extent of the Plough Inn which included a garden to the rear. The field book records that the occupier was William G Smith and that the owners were Hopcraft and Norris.



Figure 6: Extract from the District Valuation map (1910)

3.1.6 The 3<sup>rd</sup> edition of the Ordnance Survey map (1922) shows no apparent changes to the footprint of Plough House.

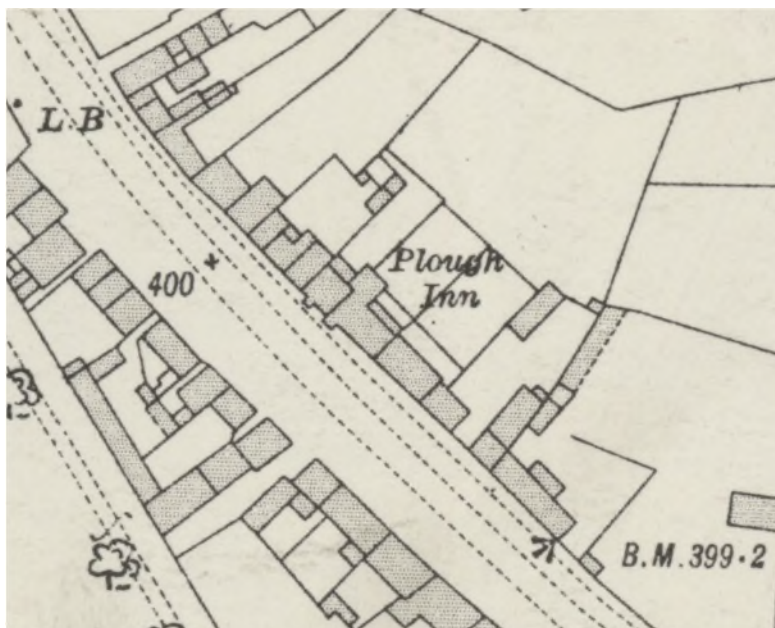


Figure 7: Extract from the 3rd edition of the Ordnance Survey map (1922)

- 3.1.7 The Plough Inn closed in 1927 and was apparently re-opened as a butchers' and poulterers in 1931 by Eli Walker. The property was purchased by Peter and Bette Terry in July 1966 and the orchard to the rear was subsequently sold to Sidney Berry who lived at Affric.

### 3.2 Understanding the form of the heritage asset

#### Overview

- 3.2.1 Based on the visible fabric of the listed building, the historic development of Plough House appears to comprise five main phases: Phase 1: a late medieval vaulted undercroft, Phase 2: an early to mid-17<sup>th</sup> century rebuilding of the Phase 1 house incorporating elements of the earlier phase, Phase 3: early 18<sup>th</sup> century alterations to the interior and possibly the construction of the current rear wing, Phase 4: late 18<sup>th</sup> to 19<sup>th</sup> century internal alterations and a rear lean-to extension (modified in the 20<sup>th</sup> century) and Phase 5: 20<sup>th</sup> century internal alterations.

#### Phase 1

- 3.2.2 Phase 1 is a late 14<sup>th</sup> to 15<sup>th</sup> century undercroft. The entrance to the Phase 1 cellar is from the cellar below the sitting room. There is a timber lintel with Cr No. 2 painted on it, probably of 19<sup>th</sup> century date.



Figure 8: Entrance to the late medieval undercroft from the Phase 2 cellar



Figure 9: Painted sign recording the late medieval undercroft as *cellar no. 2*

- 3.2.3 The stone vaulted cellar below The Steps is characterised by deep chamfered ribs and tiercerons springing from wall shafts with moulded octagonal bases and capitals. The south-west wall (facing the road) includes a partly blocked doorway creating a slope presumably for beer barrels which, in turn, has been partially infilled to create a window opening. The doorway is flanked by blocked traceried windows. There is evidence for an area of removed masonry on the north-east side of the cellar. This relates to exploratory work that was undertaken to verify whether there was a tunnel connected to the Castle. No evidence was found for a tunnel. The floor is finished with flagstones.



Figure 10: Rear wall of the cellar



Figure 11: Front wall of the cellar which includes a partially infilled door and blocked windows



Figure 12: Blocked tracery window

## Phase 2 - exterior

3.2.4 Phase 2 is interpreted as a 17<sup>th</sup> century rebuild of an earlier structure, possibly a hall house with a chamber and service wing, which incorporated a late medieval undercroft. The exterior is characterised by coursed squared marlstone construction and a double pitched roof. There is a clear break in the pattern of the stone coursing on the left hand side of the front door which suggests two phases of construction or a substantial repair. To the right of this building break are two 4-light windows with plain chamfered stone mullions with drip moulds and a string course below which steps up where there was apparently a wider window. There is a partially infilled door opening with a stone lintel on the right hand side of the front elevation. The c. 1905 photograph shows that this door had been blocked up by this time. This contrasts with the current door which does not include any dressings and has a narrow timber lintel. The two windows to the left include chamfered timber lintels which is indicative of later developments in building styles.



Figure 13: Apparent building break to the left of the front door at Plough House



Figure 14: Right hand side of the front elevation



Figure 15: First floor stone mullioned window with hood mould



Figure 16: Partially infilled door on the right hand side of the front elevation, string course and modified window opening to the right of the front door



Figure 17: Window openings with timber lintels on the left hand side of the front elevation



Figure 18: Detail of the ground floor window to the left of the front door



Figure 19: Existing front entrance with a slender timber lintel, no stone dressings and a modern door

- 3.2.5 The rear elevation is masked to a large extent by a single storey wing and a lean-to extension. The central and left hand side of the first floor can be viewed from the rear garden. There is a large panel of masonry that is in lien with the lean-to which is of different character to the masonry either side and includes straight joints. This section of masonry lines up with the large stone fireplace in the dining room and is likely to be associated with a chimney on this side of the building. There is a pattress plate in the upper left hand corner. The masonry in this area is fairly irregular and suggests a repair. The first floor window to the left includes a timber lintel, while the window to the right does not include any form of head detail. The building break that is apparent on the front elevation is not so clear on the rear elevation.



Figure 20: Rear elevation of Phase 2

**Phase 2 - interior**

3.2.6 **Sitting room:** The sitting room contains a double ogee axial beam and wide floor boards. There is an off-centre fireplace on the north-west side of the room that would have originally been roughly centrally positioned in the original room layout.



Figure 20: Axial beam and wide floor boards in the sitting room



Figure 21: Detail of the double ovolo axial beam

3.2.7 **Dining room and kitchen:** The dining room and kitchen would originally have been a single room but was sub-divided in the 20<sup>th</sup> century. The interior is characterized by modern finishes. There is an early to mid-17<sup>th</sup> century stone fireplace with a depressed 4-centred arch along the rear wall. The original fireplace has been infilled with squared stones.



Figure 22: Dining room looking towards the fireplace along the rear wall



Figure 23: Detail of the fireplace in the dining room



Figure 24: 20<sup>th</sup> century partitions in the dining room/kitchen

- 3.2.8 **Entrance hall:** There is a double ovolo cross beam on the sitting room side of the entrance hall. There is no cross beam visible on the dining room side of the entrance hall. The entrance hall includes a front and a rear door and is therefore a through passage.



Figure 25: Entrance hall looking towards the rear door (note the double ovolo cross beam to the left)



Figure 26: Double ovolo cross beam on the sitting room side of the entrance hall

- 3.2.8 **Cellar:** The workshop provides access to a cellar below the sitting room. The entrance to the cellar includes a stone lintel with a wide chamfer and flat-step stops which suggest a 16<sup>th</sup> century or date for the entrance. The winder steps are stone. The cellar is lined with coursed squared stone and the floor is finished with flag stones. There is a chamfered axial beam with 3" chamfers and scroll stops. The existing joists are later replacements. There are mortices of 95-100mm wide which preserve the position and size of the original joists. The character of the axial beam and the width of the missing joists is consistent with a late 16<sup>th</sup> to 17<sup>th</sup> century date. There is a splayed opening on the south-west side of the cellar which includes a slope, presumably for barrels, and a modern window. The timber lintel includes soffit tenon mortices associated with the original joists.



Figure 27: Entrance to the cellar from the workshop



Figure 28: Stone lintel with a wide chamfer and flat-step stops at the entrance to the cellar



Figure 29: Axial beam and replacement joists in the cellar



Figure 30: Detail of the wide chamfered axial beam with scroll stops in the cellar



Figure 31: Detail showing mortises for the original joists



Figure 32: Splayed opening with slope and lintel with mortises for joists

3.2.9 **Bedroom 1:** Bedroom 1 is partly defined by a partition on the landing. It is not clear when the partition was inserted but the 4-panelled door would suggest a 19<sup>th</sup> century date. Bedroom 1 contains an axial beam with double ovolo mouldings with scroll stops and this relates to the 17<sup>th</sup> century house. The wide floor boards of around 12" wide are consistent with a 17<sup>th</sup> century date. There is a shallow projecting chimney breast in the western corner of the room. The original fireplace was altered in the early 18<sup>th</sup> and late 19<sup>th</sup> centuries. The splayed window

on the south-west side of the room includes a 3-light window with wooden mullions and a central iron casement. The frame of the casement includes blocked holes which demonstrate that it was originally a leaded light. The style of the window with a pair of window catches suggests a 19<sup>th</sup> century date but may be earlier. The partition on the south-east side of the room has a 20<sup>th</sup> century finish.



Figure 33: Axial beam with double ovolo mouldings in bedroom 1



Figure 34: Detail of the double ovolo mouldings and scroll stop on the axial beam in bedroom 1



Figure 35: 12" wide floor boards in bedroom 1



Figure 36: Side opening iron casement with evidence for lead comes on the south-west side of bedroom 1

3.2.10 **Bedroom 2:** Bedroom 2 is accessed through an altered 2-panelled door with an upright door handle and decorative H-hinges. The style of the door suggests a late 17<sup>th</sup> to early 18<sup>th</sup> century date. The wide architrave is later, probably late 18<sup>th</sup> or possibly early 19<sup>th</sup> century. Bedroom 2 includes a cross beam between bedrooms 1 and 2. The wall finish between the two rooms is 20<sup>th</sup> century. This room has a lath and plaster ceiling which is presumably masking an axial beam. The 4-light window on the south-west side of the room is characterized by plain chamfered mullions and a side opening iron casement with a hook stay and a catch with a decorative back plate which suggests a late 17<sup>th</sup> century date.



Figure 37: Late 17<sup>th</sup> century 2-panelled door to bedroom 2



Figure 38: Plain chamfered mullion window in bedroom 2

3.2.11 **Landing:** The landing would have originally formed part of bedroom 1 and has wide floorboards, as is the case in bedroom 1. The balustrade at the top of the stairs is relatively modern. There are narrower boards on the south-east side of the balustrade and a step up to the passage that provides access to bedroom 2. The window on the north-east side of the passage is relatively modern.



Figure 39: Wide floor boards and a modern balustrade in the landing



Figure 40: Narrower boards and a step up in the passage leading to bedroom 2 and the bathroom/bedroom 3

3.2.12 **Bedroom 3 and bathroom:** Bedroom 3 and the first floor bathroom are accessed through a door opening with a wide architrave. Both spaces have wide floor boards. Bedroom 3 is accessed through a modern door. There is a stone fireplace on the south-east side of the room. This fireplace includes stone jambs and two sections of stone forming the lintel. The edges of the fireplace have been hacked back and any detail of chamfers etc. has been lost. There is a horizontal timber above the fireplace and evidence for a lime clay wall finish. There is a blocked door with a timber lintel on the right hand side of the chimney breast. The 4-light window on the south-west side of the room includes plain chamfered mullions and a side opening iron casement with a quadrant stay and a catch with a decorative back plate. These details suggest a late 17<sup>th</sup> to early 18<sup>th</sup> century date. The partition forming the bathroom is modern.



Figure 41: Stone fireplace and blocked door on the south-east side of bedroom 3



Figure 42: Plain chamfered mullion window on the south-west side of bedroom 3



Figure 43: Detail of the iron casement with catch and decorative back plate

3.2.13 **Roof structure:** The roof is characterized by a butt purlin roof structure with halved or tenoned apex joints to rafters, no ridge plank. There are two stud partitions with a lath and plaster finish indicating that the attic has been used as part of the accommodation historically. The partition on the north-west side of the attic includes a plank and batten door. The character of the partitions suggests an 18<sup>th</sup> to early 19<sup>th</sup> century date, possibly associated with the conversion of the property from a house to an inn.



Figure 44: Butt purlin roof structure



Figure 45: Stud partition on the north-west side of the central bay

### Phase 3 – Exterior

3.2.14 **Workshop:** The rear wing is a single storey extension of coursed squared marlstone construction with a gabled roof finished with modern tiles. The north-east elevation includes a window with a timber lintel and a modern upvc window. Internally, this opening is splayed. There is evidence for repairs characterized by changes to the character of the masonry and bricks. There are quoins on the eastern corner.



Figure 46: Single storey rear wing

### Phase 3 – Interior

- 3.2.15 **Workshop:** The roof structure is characterized by a collared central truss with two rows of butt purlins. The tie beam includes chamfers and a curved stop which may be a scroll or ogee. There are some mortices along the soffit of the tie beam suggesting that the tie beam has possibly been reused. There are both replacement and doubled up rafters. The roof apex includes a ridge plank which is a later, perhaps 20<sup>th</sup> century, replacement or alteration to the roof structure. There is a projecting horizontal timber with a central section of beam that creates a cantilevered gable structure on the south-west side of the room. It is unclear what this relates to.
- 3.2.16 **Sitting room:** Early 18<sup>th</sup> century alterations in the sitting room include the insertion of a bolection fireplace with a paneled surround.



Figure 47: Early 18<sup>th</sup> century fireplace and a paneled surround

- 3.2.17 **Bedroom 1:** There is a stone fireplace surround with bolection mouldings on the north-west side of bedroom 1. This relates to the early 18<sup>th</sup> century alterations to the house.



Figure 48: Early 18<sup>th</sup> century bolection fireplace in bedroom 1

### Phase 4

- 3.2.18 The main Phase 4 alterations appear to relate to the insertion of a new staircase and the insertion of partitions to form a stair enclosure and for a passage along the rear of the first floor.

3.2.19 **Sitting room:** Based on the style of the door architrave, it appears that a partition for a staircase enclosure was inserted in the early 19<sup>th</sup> century, possibly late 18<sup>th</sup> century.



Figure 49: Door opening from the sitting room to the stairs

3.2.20 **Entrance hall:** The architrave to the door to the staircase on the north-east side of the entrance hall is of late 18<sup>th</sup> to early 19<sup>th</sup> century style. The architrave to the rear door of the entrance hall is also of late 18<sup>th</sup> to early 19<sup>th</sup> century date. The part-glazed door is a 20<sup>th</sup> century replacement. The architrave to the dining room is plain with a bead and could be of late 18<sup>th</sup> to early 19<sup>th</sup> century date. The door is a 20<sup>th</sup> century replacement. The 4-panelled door and architrave from the entrance hall to the sitting room are late 19<sup>th</sup> century. The style of the door architrave to the sitting room and the matchboard dado probably relate to the same phase of internal alteration. The applied boards above the dado appear to be later, probably 20<sup>th</sup> century.



Figure 50: Architraves to the rear door and door to the stairs from the entrance hall



Figure 51: Door to the dining room from the entrance hall



Figure 52: Late 19<sup>th</sup> century door to the sitting room



Figure 53: Late 19<sup>th</sup> century matchboard dado with probably 20<sup>th</sup> century applied boards above

3.2.21 **Kitchen:** The chamfered mullion window with an upper side opening casement appears to be of 19<sup>th</sup> century date.



Figure 54: Late 19<sup>th</sup> century window in an earlier frame in the kitchen

3.2.22 **Bedroom 1:** The partition forming the bedroom and landing may have been inserted in the early 19<sup>th</sup> century. This is based on the style of the 4-panelled door to bedroom 1. The cast iron register grate with tiled sides is of late 19<sup>th</sup> century date.



Figure 55: 4-panelled door with plain sunk panels leading from the landing to bedroom 1



Figure 56: Late 19<sup>th</sup> century register grate in bedroom 1

3.2.23 **Bedroom 3/bathroom:** These spaces are sub-divided by a stud partition which is of 18<sup>th</sup> to early 19<sup>th</sup> century character. A brick flue has been inserted on the right hand side of the fireplace, probably in the 19<sup>th</sup> century.



Figure 57: Stud partition between bedroom 3 and the bathroom



Figure 58: Brick flue inserted into the 17<sup>th</sup> century fireplace

**Phase 5**

3.2.24 **Sitting room:** Window with chamfered mullions and a transom for a central casement.



Figure 59: 20<sup>th</sup> century replacement window – sitting room

3.2.25 **Dining room:** Window with chamfered mullions and a transom for a central casement, 20<sup>th</sup> century partition and ceiling.



Figure 59: 20<sup>th</sup> century replacement window – dining room

3.3.26 **Kitchen:** 20<sup>th</sup> century finishes.



Figure 60: Interior of the kitchen

3.3.27 **Workshop:** The workshop includes a red and black tile floor finish which is typical of late 19<sup>th</sup> and early 20<sup>th</sup> century style.



Figure 61: Tiled floor in the workshop

### 3.3 Assessment of the significance of the heritage asset

#### Phase 1 – late medieval

3.3.1 The vaulted cellar below The Steps dates from the late medieval period. The listing description suggests that there is a possible medieval roof truss surviving at The Steps. These details, as suggested in the listing description, are consistent with a solar undercroft adjoining a hall, the hall being The Plough. The listing description suggests that part of a service bay may survive in Mallards. There is a blocked door in the party wall between Plough House and Mallards which demonstrates a connection between the two properties. The survival of the late medieval undercroft is reflected in the Grade II\* listing of The Steps and Plough House.

#### Phase 2 – early to mid-17<sup>th</sup> century

3.3.2 Phase 2 potentially represents the rebuilding of a late medieval hall. Phase 2 is fully floored with a 3-bay roof and apparently a two-room floor plan (later altered to create multiple rooms on each floor). The Deddington Conservation Area Appraisal suggests that this may have been carried out during rebuilding work after the English Civil War.

3.3.3 The ground floor plan of the Phase 2 house is essentially two rooms with a through passage. The two rooms were served by a gable end chimney in the sitting room (probably a parlour) and a lateral chimney along the rear wall of the dining room/kitchen which would originally have been a single room. The through passage is an important component of the ground floor layout. The partition on the sitting room side of the hall is aligned with a cross beam. It is not, however, clear if the partition on the dining room side is original to the 17<sup>th</sup> century plan. The position of the relatively large fireplace along the rear wall and the evidence for an opposing wider window on the front elevation suggests that the dining room partition to the entrance hall may be a later alteration. This would require further investigation if alterations were to be proposed. Of note is the differences between the current front door leading to the through passage and the blocked door to the right. The blocked door is much higher status in terms of its detailing, which includes a chamfered lintel and stone dressings. Perhaps this was the original front door and the through passage is a later alteration. The position of the Phase 2 cellar below the probable parlour (sitting room) is also an important element in the development of the domestic plan.

3.3.4 Fixtures, fittings and architectural features associated with the Phase 2 house include, plain chamfered stone mullion windows with hood moulds (first floor), a string course on the front elevation, double ovolo axial beams, a chamfered stone lintel to the cellar, stone fireplaces in the dining room and bedroom 3 and wide floor boards.

#### Phase 3 – early 18<sup>th</sup> century

3.3.5 The early 18<sup>th</sup> century work relates to the bringing up-to-date of the interiors on the north-west side of Plough House, i.e. the sitting room and bedroom 1. This included the insertion of new fireplaces with bolection mouldings on both floors and the insertion of panelling in the sitting room. Perhaps the window openings with chamfered timber lintels relate to this phase of 'improvement'.

3.3.6 Based on the style of the roof structure, the single storey extension to the rear of the Phase 2 house is interpreted as broadly belonging to the Phase 3 period of development. However, the chamfered stone lintel with flat step stops over the entrance to the cellar indicates that there may have been an earlier structure in this position. Perhaps the 18<sup>th</sup> century work

incorporated earlier stone walls. It is clear from the masonry on the north-west side of the cellar steps that the cellar wall construction extends into the north-west wall construction of the rear wing.

#### **Phase 4 – 18<sup>th</sup> to 19<sup>th</sup> centuries**

3.3.7 The Phase 4 changes are interpreted as falling within the period that Plough House functioned as an inn. The listing description states that the building was an inn by 1774. This period of change includes the insertion of a staircase to the rear of the sitting room, alterations to doors leading of the entrance hall (through passage), insertion of a partition in bedroom 3/bathroom and partitions forming a passage/landing on the first floor.

#### **Phase 5**

3.3.8 Phase 5 relates to early to mid/late 20<sup>th</sup> century alterations which are considered to be of low heritage value and, in some cases, have blurred the definition of the historic phases of development and character of the listed building.

4.1.1 et seq. All details of proposed work have been removed hereafter