

# 126 HIGH STREET

Oxford, Oxfordshire



## Heritage Assessment

November 2018  
FINAL

Document No: TJC2018.110  
Planning Application No: 18/01943/LBPAC  
OASIS No: thejesso1-1334385



Office contact details

The JESSOP Consultancy  
Cedar House  
38 Trap Lane  
Sheffield  
South Yorkshire  
S11 7RD

Tel: 0114 287 0323

The JESSOP Consultancy  
1 Sherbrook House  
Swan Mews  
Lichfield  
Staffordshire  
WS13 6TU

Tel: 01543 479 226

The JESSOP Consultancy  
The Wheel House  
Angel Court  
81 St Clements  
Oxford  
OX4 1AW

Tel: 01865 364 543

**Disclaimer** This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists 2014. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

**Copyright** The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document.

**TJC** The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

## TABLE OF CONTENTS

2	INTRODUCTION.....	2
3	SITE LOCATION AND BASELINE CONDITION.....	4
4	METHODOLOGY.....	7
5	PLANNING POLICY.....	9
6	UNDERSTANDING THE SITE – HISTORY & ARCHAEOLOGY.....	14
7	UNDERSTANDING THE SITE: BUILDING APPRAISAL.....	17
8	UNDERSTANDING THE SITE – SIGNIFICANCE.....	21
9	IMPACT ASSESSMENT.....	23
10	CONCLUSION.....	28
11	SUPPORTING INFORMATION.....	29

**Appendix 1** – Site Photography

**Appendix 2** – Listed Building Description

**Appendix 3** – Description from Heritage Gateway (online)

**Appendix 4** – Description from the Oxford Historic Environment Record

## NON-TECHNICAL SUMMARY

*This heritage assessment has been prepared to inform the proposed refurbishment of the ground floor shop unit and façade at No.126 High Street, Oxford, Oxfordshire (Application No. 18/01943/LBPAC). The property falls within the Central Oxford Conservation Area and is located at the south-west end of the High Street at National Grid Reference SP 5143 0619.*

*The building comprises a large medieval townhouse, the present structure originating in the 15<sup>th</sup> century though much altered,, particularly within the ground floor and shopfront area. In addition, the site also takes in the cellar of the property, now used for storage, which may retain fabric of earlier phases of development on the site which date back to the mid-13<sup>th</sup> century.*

*The building was long recognised as one of the most attractive historic domestic exteriors in Oxford, significance that was formally acknowledged when it was designated as a Grade I Listed building in 1954. The full historical interest of the building was not fully appreciated until a scheme of emergency archaeological recording was undertaken in 1972, identifying the remains of 16<sup>th</sup> century range to the rear that was almost entirely lost to demolition. During the subsequent watching brief, a stone garderobe, was discovered, along with a substantial section of painted wall plaster, and beneath the service basement were earlier rubbish pits including late Saxon pottery.*

*At ground level, much of the historic fabric is obscured by later surface finishes, although on the first and second floors the timber framing remains extant. The building would have once been a common form of commercial/residential property throughout many of the towns in England, although very few survive today. The proposed alterations only relate to the retail space on the ground floor, external shop façade and cellar. It is considered in this report that the changes will only cause a minimal amount of harm to the existing historic fabric, many of which will be reversible and they do not detract from the overall architectural or historic significance of the Listed building.*

*The proposals to the shop frontage will not add, or change the existing joinery, although a new paint scheme, illuminated signage and internal treatment of the window display will be undertaken. Whilst this will have a negligible impact to any core historic fabric within the building, there will be a visual change to the existing character of the façade within the Conservation Area. There are however, examples of illuminated signage along the High Street, and the lettering proposed for is of a high-quality, and sufficiently subtle, design that it would not dominate the character of the building or the wider streetscape. It is concluded that the proposals are deemed to be acceptable in terms of balancing the significance of the building with the need to secure a future use.*



# I INTRODUCTION

## BACKGROUND

This report comprises a heritage assessment prepared to inform the proposed refurbishment of the ground floor shop unit and façade at No.126 High Street, Oxford, Oxfordshire (**Figure 1**), located at National Grid Reference SJ 5143 0619.

No.126 High Street is Grade I listed and represents one of the earliest surviving 'non-University' buildings in Oxford.

The proposals are to undertake superficial interventions to the core historic fabric of the building to re-order the shop layout and storage functions required for a change of retail occupancy of the ground floor and cellar fronting on to the south side of the High Street.

## AIMS

This document describes the architectural, archaeological and historical development of the site, analyses its heritage significance, and presents an assessment of the impact of the proposed development.

In particular the following is considered:

- Will the cosmetic modifications to the existing shopfront have a detrimental impact upon the setting of any adjacent Listed buildings, or the surrounding Conservation Area?
- Will the proposed refit of the interior impact upon the significance of the Listed Building?

## DISSEMINATION

Copies of this report will be distributed to the Client, and the Oxford Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: **thejesso I-334385**.

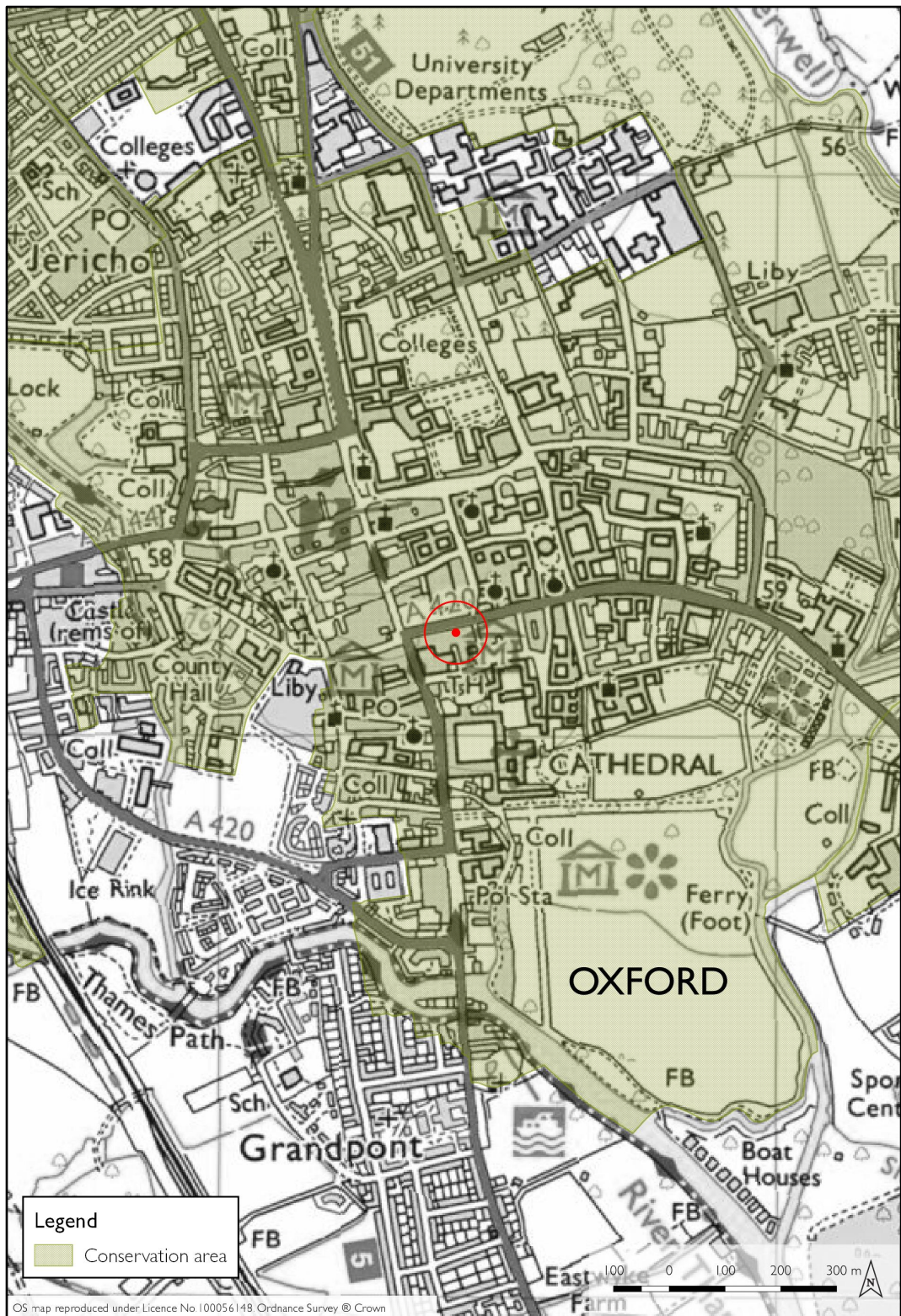


Figure 1: Site location

## 2 SITE LOCATION AND BASELINE CONDITION

### LOCATION OF SITE AND SETTING

The site (**Figure 1**) is located on the southern side of the High Street, in the centre of the City of Oxford, c.105m to the east of Carfax and directly opposite the southern entrances to the Covered Market. . The property is three storeys in height with a cellar below the front half of the building. There is a small yard to the rear (**Figure 2**), and is built up against the adjacent properties on either side.

This report principally discusses the ground floor shop unit fronting onto the High Street and the associated cellar below. The upper floors and building to the rear form a separate property ownership and are used as offices.

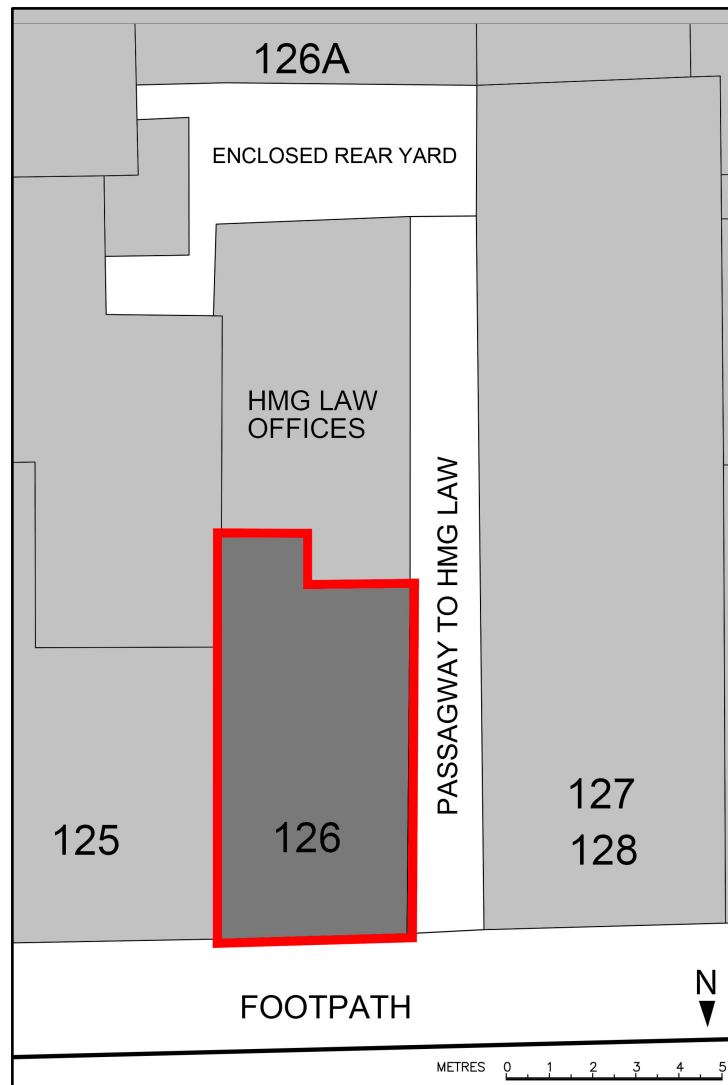


Figure 2: Layout of Site

© OS base map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©





Figure 3: Location of Site (outlined in yellow) and adjacent Listed buildings

© OS base map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.

#### DESIGNATION(S)

- No.126 High Street is a **Grade I listed building** (NHLE No.1047260) that was designated on 12<sup>th</sup> January 1954;
- No.126 High Street falls within **Central (University and City) Conservation Area** that was designated on 5<sup>th</sup> April 1971 (see **Figure 1**);
- No.126 High Street is within the **setting of the following listed buildings** (see **Figure 3**):

#### *South Side:*

- 131 High Street (Grade II)
- 130 High Street (Grade II)
- 124 High Street (Grade II)
- 123 High Street (Grade II)

#### *North Side:*

- 10-16 High Street (Grade II)
- 18 High Street – The Mitre (Grade II\*)
- Lincoln College Library - Turl Street (Grade I).

## GEOLOGY

The bedrock geology below the site comprises of Oxford Clay Formation and West Walton Formation (undifferentiated) – Mudstone. Superficial deposits comprise of Summertown-Radley Sand and Gravel (BGS, 2018).

### 3 METHODOLOGY

#### INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2014), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF – revised July 2018).

#### SCOPE

The scope of the assessment was limited to:

- A site inspection and walkover survey of the immediate setting;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Visitations to local archives in Oxford;
- Relevant published literature and websites.

#### SITE INSPECTION

The site was inspected in October 2018 by Oliver Jessop MCIFA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

#### DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Oxford Historic Environment Record;
- Oxfordshire History Centre (Cowley);
- Oxford Local Studies Library (Clarendon Centre).

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;

- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth;
- JSTOR – digital library for academic research;
- The Historic England Red Boxes Archive;
- National Record of the Historic Environment;
- Oxfordshire planning portal;
- The National Heritage List for England – Historic England;

## 4 PLANNING POLICY

### LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

**Historic Buildings and Ancient Monuments Act 1953** – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II\* Registered Parks and Gardens.

**Ancient Monuments and Archaeological Areas Act 1979** – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

**Planning (Listed Buildings and Conservation Areas) Act 1990** – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II\* Listed Buildings.

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (revised 24<sup>th</sup> July 2018) sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking. A presumption in favour of sustainable development is placed at the heart of the framework (para. 11). To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

NPPF encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (para. 127). NPPF states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings (para. 131) and recommends that permission



should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area (para. 130).

Section 16 of the NPPF, 'Conserving and enhancing the historic environment' states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance (para. 189). Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation (para. 189).

When considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification (para. 194).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset (para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

#### LOCAL PLAN

The proposal will be assessed by the Local Authority in accordance with its planning policy as set out in the Oxford Local Plan 2001-2016, and the Oxford Core Strategy 2026. Those policies relevant to the management of the historic environment are set out below:

##### *Oxford Land Plan 2001-2016*

***Policy CP.1 Development Proposals*** - *Planning permission will only be granted for development which:*

- a. shows a high standard of design, including landscape treatment, that respects the character and appearance of the area; and*
- b. uses materials of a quality appropriate to the nature of the development, the site and its surroundings; and*
- c. is acceptable in respect of access, parking, highway safety, traffic generation, pedestrian and cycle movements including, where appropriate, links to adjoining land; and*

- d. *provides buildings and spaces with suitable access arrangements and facilities for use by all members of the community with special access needs.*

*Where relevant, development proposals must also:*

- e. *retain and protect important landscape and ecological features, and provide for further landscape treatment where appropriate to the nature of the area or to safeguard the local amenity; and*
- f. *retain important open spaces of recreational or amenity value or both; and*
- g. *preserve or enhance the special character and setting of listed buildings and conservation areas; and*
- h. *preserve the site and setting of Scheduled Ancient Monuments or sites of special local archaeological significance; and*
- i. *safeguard public rights of way and the amenities of adjoining land users and occupiers, including the provision of alternative rights of way of equal or enhanced quality.*

***Policy CP.8 Designing Development to Relate to its Context*** - *All new and extended buildings should relate to their setting to strengthen, enhance and protect local character. Planning permission will only be granted where:*

- a. *new development is well connected to, and integrated with, the wider area;*
- b. *the siting, massing and design of proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area;*
- c. *building design is specific to the site and its context and should respect, without necessarily replicating, local characteristics, and should not rule out innovative design; and*
- d. *proposed development on sites with a high public visibility enhances the style and perception of the area, particularly by retaining features which are important to, and remove features which detract from, the character of the local area.*

*In addition, in and adjacent to conservation areas, new development needs to have special regard for the character and appearance of the area.*

***Policy HE.2 Archaeology*** – *Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist anywhere in Oxford but in particular the City centre Archaeological Area, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable, including, where appropriate:*

- a. *the results of an evaluation by fieldwork; and*

b. *an assessment of the effect of the proposals on the deposits or their setting.*

*If the existence and significance of deposits is confirmed, planning permission will only be granted where the proposal includes:*

c. *provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and*

d. *provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with a detailed scheme approved before the start of the development.*

**Policy HE.3 Listed Buildings and their Setting** – *Planning permission will be granted for the re-use of redundant or unused listed buildings for new purposes compatible with their character, architectural integrity and setting.*

*Planning permission will not be granted for proposals involving demolition of a statutory listed building.*

*Planning permission will only be granted for works involving an alteration or extension to a listed building that is sympathetic to and respects its history, character and setting.*

*Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.*

**Policy HE.4 Archaeological Remains within Listed Buildings** – *Where the structure of a listed building is considered to conceal important archaeological evidence or remains, planning permission will not be granted for works that would have a significant effect on the structure, or offer an opportunity to better understand the building, unless the applicant has agreed a programme of investigation, recording of the structure and publication of the results, which will be secured by conditions.*

**Policy HE.5 Fire Safety in Listed Buildings** – *Planning permission will only be granted for proposals affecting a listed building which involve fire precautions, and in particular fire escapes, if the City Council is satisfied that both design and fire safety requirements can be met without harm to the special interest of the building or setting.*

**Policy HE.7 Conservation Areas** – *Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.*

*Planning permission will not be granted for proposals involving the substantial demolition of a building or structure that contributes to the special interest of the conservation areas.*

**Policy HE.11 Architectural Lighting** –The City Council will support the lighting of landmark features and buildings subject to the following criteria:

- a. the means of lighting will be unobtrusively sited;
- b. the level and type of lighting will enhance the feature itself and the character and amenity of the surrounding area; and
- c. there must be adequate safeguards to prevent light pollution and spillage.

*Oxford Core Strategy 2026*

**CS18 Urban Design, Townscape Character and the Historic Environment** – Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm;
- high quality architecture.

*Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality. Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management plans. Views of the skyline of the historic centre will be protected.*

## 5 UNDERSTANDING THE SITE – HISTORY & ARCHAEOLOGY

### INTRODUCTION

This section of the report summarises the historical development of the building, including a summary history of the development of the surrounding area and presents details of previous phases of archaeological investigation, recording and analysis that have been undertaken. This baseline record has been derived from records held in the Oxfordshire History Centre and previously published accounts; notably by J. Munby in *Oxonensia* in 1975.

### HISTORICAL SUMMARY

No.126 High Street comprises a large medieval townhouse, originating in the 15<sup>th</sup> century and having been much altered in the proceeding years. The documented history of the property dates back to the mid-13<sup>th</sup> century, when it formed one with 125 High Street, and was occupied by a building containing shops to the front, with solar over and hall and service buildings to the rear accessed along a passage (Munby, 1975: 257). The early owners of this property were prominent burgesses (including a bellfounder, spicer and cordwainer) with several holding civic offices, although whether they occupied the building is unknown.

From 1350 the property passed to St Frideswide's Prior, and a period followed in which less is known of the building's inhabitants. It is believed that the property was divided, and the buildings rebuilt, during its lease to Henry Mychegood, Squire Bedel of the University, who occupied the property from the 1480s to his death in 1501 (*ibid.*). The new property on the site of no. 126, much of which survives, comprised cellar, shop, two upper floors and attic built of a standard late medieval type timber frame with three jetties and carved barge board to the street front, but little ornament (*ibid.*). The back of the house was extended c.1500.

Known later lessees from St Frideswide's included William Baker, a London haberdasher, and Richard Gunter, twice mayor of Oxford and land speculator. The building passed to Cardinal Collage in 1525 and was retained by the Crown following Wolsey's fall until its sale to the Taverners in 1545.

During the 17<sup>th</sup> century the building was occupied by a long succession of mercers, who probably worked the shop. The building was probably refaced by Robert Pawling, mercer with a well-documented civic career who tenanted the building from 1662 and 1697 amongst other properties, although this is uncertain (*ibid.* 265).

From the early 18<sup>th</sup> century the property was occupied by grocers, passing in the early 19<sup>th</sup> century to the Mallam family who expanded their business from grocers to auctioneers, estate agents and solicitors whilst at the property. During this latter period of ownership, the shop was likely turned over to offices (*ibid.* 266), although evidently retaining a shopfront as shown in **Figures 4-5**.

The property was returned to use as a shop c.1896 when the Danish Dairy Company took over the lease. Their occupancy likely coincided with a phase of renovation, as evidenced in the replacement of the shopfront (**Figure 6**). From 1900 to 1917 the building was taken over by Goodwin, Foster & Brown Ltd (Meadowsweet Dairy Co), tea dealers, followed by a two-year wherein the shop was not in use, before being occupied by Kendall & Sons Ltd, umbrella makers from 1921-1971. Another phase of renovation took place around the time the shop was acquired by Kendall & Sons, again resulting in the replacement of the shopfront (**Figure 7**).

From 1873 until 1980 the building was occupied by Alfred Marks (employment) Bureau, before being taken on by Oxford Campus Stores, and latterly Bonjour Sandwich Shop (renamed QL in 2009).

More recent changes are evident from examination of the Oxford City Council Planning Portal. Planning applications were approved for new shopfronts in 1954 and 1971, the latter relating to a change in use from shop to employment bureau and travel agency, returning to a shop again in 1980. A later application was approved for the replacement of the stall risers in 1993. The building was converted for the sale of food and drink in 2011, requiring no changes to the exterior.

#### PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

The property that comprises No.126 High Street has been examined by a variety of antiquarians, architectural historians and archaeologists on a number of occasions (see Munby 1975, 255). Notably the building was surveyed and details published by W.A.Pantin in 1947 and following the demolition of the rear of the building in 1972, Julian Munby published a very comprehensive article in 1975. He describes how, the rear 16<sup>th</sup> century range was almost entirely demolished before an archaeological record had been completed, but due to a chance visit he was able to survey the remains of the timber framing and record the remnants of a large section of painted wall plaster. During the subsequent watching brief, an associated stone garderobe, shared with the next property and beneath the wing there was a late medieval service basement which sealed earlier rubbish pits including late Saxon pottery. Timbers were dated with dendrochronology to 1367-1477. A second survey of the building was undertaken in 1990 by Julian Munby as part of a proposed planning application, but the scheme was never undertaken.



Figure 4: Engraving by Orlando Jewitt, c.1834



Figure 5: Photograph, c.1890s

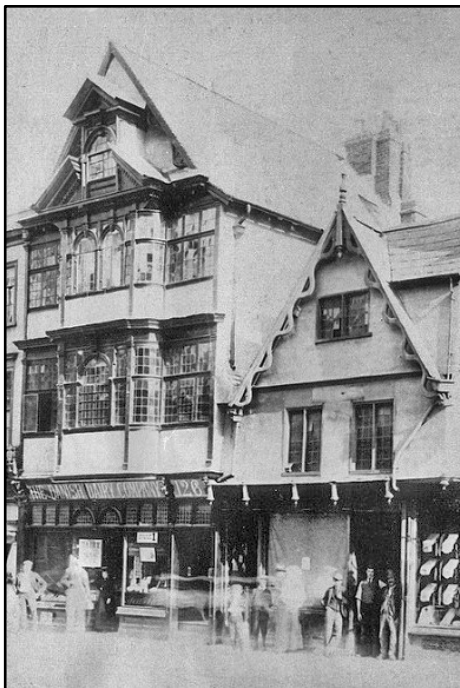


Figure 6: Photograph, c.1900s



Figure 7: Photograph, c.1930-40s

## 6 UNDERSTANDING THE SITE: BUILDING APPRAISAL

### INTRODUCTION

The following section presents the results of the inspection of historic fabric within the retail areas of the ground and cellar of 126 High Street. It should be noted that as part of the site inspection the rear and upper floors were examined to understand the architectural development of the building as a whole, but they are not discussed at length in this document. A selection of photographs to illustrate key features are included as **Appendix I**.

### SHOP FRONT

The existing shop front (**Appendix I.4**) dates to the late 20<sup>th</sup> century and encompasses an off-centre lobbied doorway flanked by windows, and open side passage (**Appendix I.5**) to the right accessed via several stone steps. These are framed by a simple moulded architrave (**Appendix I.6**), which lies below a plain vertical fascia and simple moulded cornice. The windows have panelled stall risers with fluted pilasters (**Appendix I.7**), and rounded bronze frame detailing. A plain cream terrazzo step lies within the lobby and continues around the base of the stall risers. The terrazzo and bronze/brass detailing of the windows may predate the existing scheme, potentially dating to the mid-20<sup>th</sup> century.

The earliest depiction of the façade that illustrates the shopfront is an engraving by Orlando Jewitt from 1834 (**Figure 4**). This may have a degree of artistic licence in regards to specific details, but the overall layout of the windows and arrangement of doorways etc, closely matches the photographs taken in towards the end of the 19<sup>th</sup> century (see **Figures 5-6**).

Images from the early 1890s depict the shopfront and paired passage entrance, showing the shop frontage to be symmetrically arranged with central door, and flanking 16 pane windows with plain panelled risers (**Figure 5**). The shopfront at this time did not have a fascia, with the name of the premises shown on a board above the door. By 1895 the shopfront had been remodelled, with pilasters, console brackets, plate glass windows with stall boards, wider lobbied entrance, small glass paned transom lights, and sloping fascia. The name above the shop is "The Danish Dairy Company" (**Figure 6**). The shopfront was again remodelled in the early 20<sup>th</sup> century with full height plate glass windows with curved glass corners, and small glass painted transoms. The pilasters and fascia may have survived from the earlier redesign, although now rebranded "Kendall & Sons Ltd" (**Figure 7**).



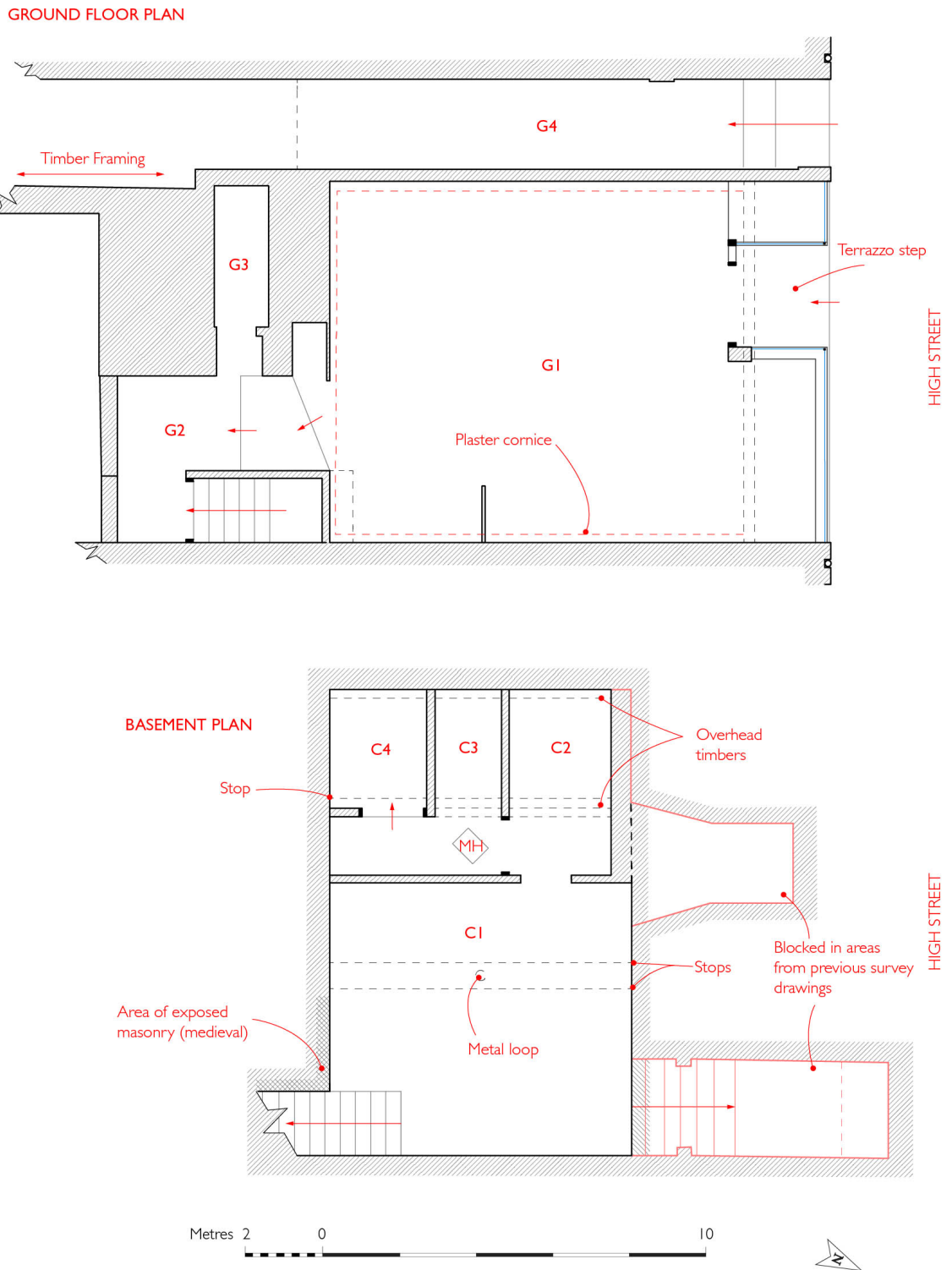


Figure 8: Floor plans of the cellar and ground floor retail space

## CELLAR

The basement or cellar level of the building was originally a single large space that spanned the full width of the building, including beneath the passageway to the rear courtyard. It has subsequently been subdivided with studwork partitions to form a main room **G1** measuring 7.8m x 7m, with a side corridor that leads to three smaller spaces **C2-C4** each between 1.4m x 3.2m and 2.5m x 3.2m in size. Access is via a steep staircase in the south-west corner (**Appendices 1.8, 1.21**).

Nearly all of the walls were obscured at the time of survey either by stored materials, or hidden behind modern cladding (**Appendices 1.9, 1.13**). On either side of the staircase however, sections of historic fabric were exposed. To the east was a rough lime plaster (**Appendix 1.9**), whilst on the west side a section of coursed ashlar blocks of stone are extant (**Appendix 1.8**). The floor was covered with a modern lino/laminate surface and a manhole cover was noted in front of **C3**.

The ground floor above is supported upon two principle ceiling joists that are orientated north-south. The main beam is within **C1** and contains a substantial lifting eye/loop on its underside (**Appendix 1.10**), has chamfered sides and carved lambs-tongue stops at the north end (**Appendix 1.11**). A second transverse ceiling beam was also partially exposed in **C4** and at its south end was a carved stop detail that formed a triangular point (**Appendix 1.12**).

## GROUND FLOOR RETAIL SPACE

The ground floor can be divided into three connected spaces **G1-G3** (**Appendices 1.14-1.17, 1.20**). The main retail space is rectangular in plan that measures 9.2m x 12.8m and has large glazed shop windows to the north (**Appendix 1.14**). There is an off-centre doorway leading directly onto the High Street, which is set back from the building line and forms a small lobby with glazed sides (**Appendix 1.18**). The shop front is a late 20<sup>th</sup> century design (see description above). The room has a high ceiling of 2.96m and on three sides (excluding the shop front) is a moulded plaster cornice (**Appendix 1.19**). The cornice is decorated dentils and other motifs and appears to be late 18<sup>th</sup>-early 19<sup>th</sup> century in date, however their detail is obscured by successive layers of overpainting. There is a modern serving counter and ancillary food preparation areas. There is a modern floor covering of lino.

The level of the floor within **G1** may have changed, with historic images of the exterior (**Figures 4-7**) showing it lay two steps up from street level in the 19<sup>th</sup> century, which suggests a higher floor level than at present which requires only a single low step. The survival of historic beams however, visible within the ceiling of the cellar, would appear to contradict this observation, suggesting that it may be the street level that has changed, rather than the internal floor.

To the rear of **G1** is an L-shaped space **G2** that leads down to the cellar and a narrow room **G3** that is orientated west-east and measuring 1.4m x 4.8m (**Appendix I.20**). There is a sink at the west end and the only feature of note is that it has an arched ceiling, presumably supporting a structure such as a chimney/hearth on the first floor above.

#### REAR BUILDING AND UPPER FLOORS

The rear section of 126 High Street re-built following the demolition of the earlier range in 1972 (see Munby 1975), however the upper floors above **G1-G4** still retain their medieval/post-medieval character with exposed timber framing and interrupted floor levels reflecting the historical development of the building. These areas of the property are not impacted by the proposed alterations and thus are not considered in detail in this document.

## 7 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

#### *Historical and Archaeological Interest*

126 High Street represents the oldest surviving domestic building in central Oxford, possessing a well-documented history of ownership including a large number of local worthies, including several mayors. Originally occupied by a sequence of mercers in the 17<sup>th</sup> century and grocers through the 18<sup>th</sup> century, the 19<sup>th</sup> and 20<sup>th</sup> century uses of the shop were more varied and shorter lived. The core historic fabric is dated to the 15<sup>th</sup> century which is evident in the exposed timber framing on the upper floors and in the ceiling beam and wall fabric within the cellar. The shop and shopfront are predominantly 20<sup>th</sup> century and retain almost no legibility of the previous occupants beyond a plaster cornice. This cornice comprises an incomplete element of a previous decorative scheme that may date to the period in which the building became an office under the Mallam family, and its degree of decoration is of illustrative historical interest in relation to the public facing image put forward by the business. The rear range has been largely rebuilt c.1972, however does still retain elements of a timber framed window and a section of decorative painted wall plaster.

Subsurface archaeological deposits that were recorded beneath the demolished rear range in 1972 include excavated features, and pottery that dates back to the Saxon period.

#### *Architectural and Artistic Interest*

Recognised as one of the most attractive domestic exteriors in Oxford (Munby, 1972: 258), the building was described by Pevsner as:

*No. 126, a late medieval timber-framed house, has a late c17 façade of uncommon quality. Three storeys, with a broad shallow bay-window with rounded corners. On the first floor it has a large Ipswich window and on the second two small arched windows. But the top is a complicated*

*pediment with open sides, and in the middle one arched light with a pediment right at the top. But if in the end one watches the gable against which this pediment is set, one notices richly carved bargeboards which must be pre-reformation. (Pevsner, 1974: 308)*

The shopfront itself retains no visible fabric pre-dating the mid-20<sup>th</sup> century, and as a piece of design it does not respond or reflect the organisation and aesthetic of the upper façade visually forming two separate structure. The divergence of the shopfront likely has its roots in the 18<sup>th</sup> century, and was potentially always distinct from the façade above, reflecting the distinction between commercial premises and domestic. In its current form the shopfront contributes nothing towards the significance of the building, and its fabric and appearance is not considered sensitive in its own right.

The interior of the building at ground floor and cellar retain no evidence of previous layout, and very limited evidence of circulation and design. In terms of circulation the staircase between the floors is likely original, although the cellar itself is documented to have once had separate communication to the street which has since been blocked. The ground floor retains three sides of a plaster cornice that comprises a fragment of an incomplete decorative scheme that may have included ceiling plaster and wall decoration. In its current condition the cornice is identified to be of architectural and artistic interest, although having lost all of its associated wider scheme the sensitivity of its significance to further change within the shop is very low.

#### *Summary of Significance*

No.126 High Street is a Grade I Listed Building and represents the earliest surviving non-University/religious building within Oxford that is located in the heart of the medieval settlement close to Carfax on the High Street. Its heritage significance is derived from the following:

- Its very high architectural interest, embodied in the decorative façade of the building above ground floor level and its internal medieval timber frame structure, as representing one of the earliest surviving domestic buildings in Oxford;
- Its archaeological interest, as early medieval deposits have been excavated in the rear part of the Site;
- Its high historic interest being associated with many notable previous owners, and its changing use over time as a former domestic dwelling above a shop.

## 8 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for 126 High Street (ground floor retail space and cellar only) comprise:

- The removal of existing internal fixtures and fittings and the replacement; and
- The redesign of the shop façade in accordance with an existing corporate style and livery colours for 'Bubbleology'.

#### *Built Heritage*

The proposed changes to the façade will not physically change the existing structural fabric of the shop frontage which dates to the late 20<sup>th</sup> century and is below the level of the projecting bay window on the first floor above (**Appendix I.1**). Changes that are proposed include repainting the existing joinery in black, the addition of illuminated lettering on the fascia, and the application of an adhesive mesh effect on the upper section of the plate glass windows (see **Figure 9**).

The refurbishment of the ground floor retail space will remove the existing modern fixtures and fittings and surface claddings which will result in a loss of the current appearance of the interior. The addition of new surface cladding, finishes has the potential to impact upon the underlying historic fabric of the building, however this is likely to be localised and a fixing system could be designed that will reduce any impact to a minimum.

The internal arrangement of new seating, shop counter, and ancillary storage/display space will largely be free-standing and easily reversible in regards to impact upon any historic fabric.

#### *Archaeology*

The proposed development will **not involve groundworks** that have the potential to impact, or destroy, any archaeological remains within the site – in particular below the floor of the cellar.

The structural fabric of the cellar is considered to be medieval in date and as such, should the existing cladding and surface materials be removed the likelihood of encountering as further medieval fabric is considered to be high.

#### *Setting of the Central Conservation Area and Townscape Character*

The site lies within the Central Oxford (City & University) Conservation Area. An appraisal of the area is currently being prepared by the City Council and was released in draft for consultation in

September 2018 (Oxford City Council, 2018). Further information on the character of the area is presented in the Oxford Historic Urban Character Assessment, the site lying within area 19 (Oxford City Council, 2012).

The fabric of High Street represents the product of over a thousand years of human occupation, resulting in a complex character of harmonious contrasts and historical continuity. The resulting juxtaposition of different phases of the street's evolution lend a richness and diversity that enhances its picturesque quality and resonate with history.

The essential structure of development along High Street derives from its alignment, which survives from the street layout of the Saxon burh, and its tight grain of narrow plots which were laid down as Norman tenement plots (Dodd 2003).

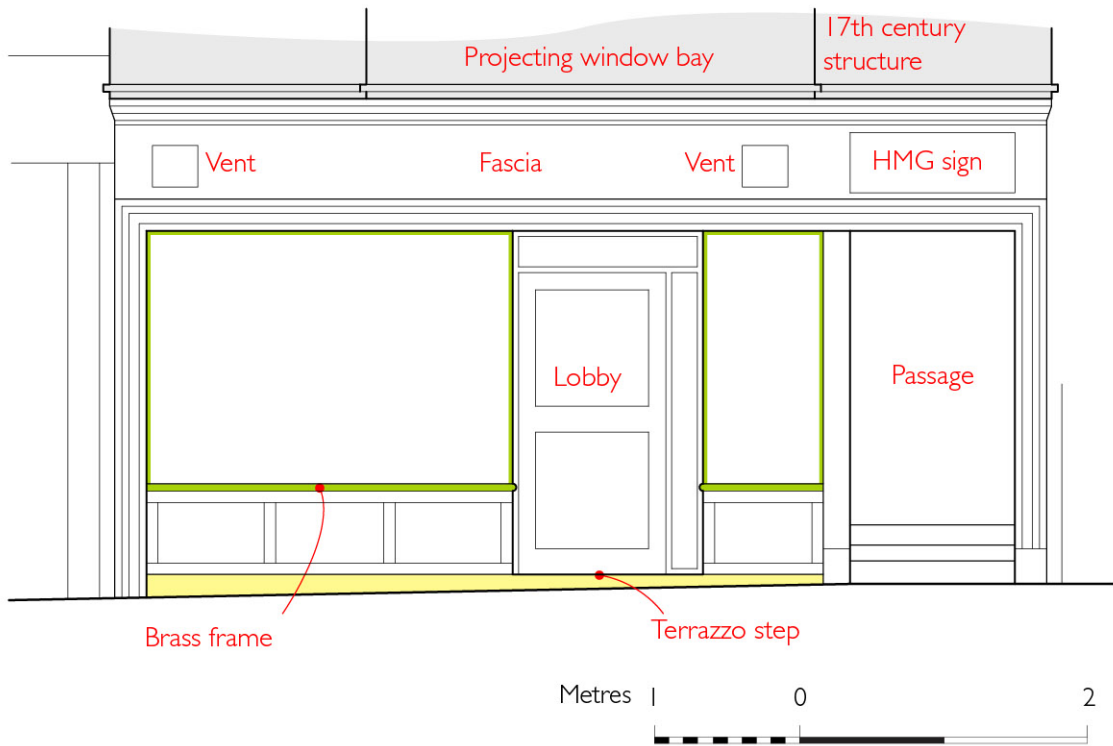
The High Street is a busy thoroughfare running east-west into the centre of Oxford and predominantly framed by a continuous line of three to four storey buildings formed at the back of the pavement, punctuated by occasional narrow lanes and alleys. The grain and rhythm of street fronting properties reflects a standard unit of measurement (**Appendix 1.2**), with some buildings preserving the original width of the former tenements with others having merged two or more together to create a wider frontage. Opposite the site, and beyond it to the west, the character of High Street derives from the Colleges which have established private precincts planned around quadrangles, formed of buildings of high-quality architectural interest, that merged together former tenements and enclosed private lawns and gardens.

Towards its western end, High Street runs on a straight alignment channelling views along its axis. Lincoln College Library (Grade I, NHLE: 1047271) and Carfax Tower (Grade II NHLE: 1047353) stand out as key focal points through dint of their architectural interest and that they diverge from the strict building line and general scale of the streetscape (**Appendix 1.3**).

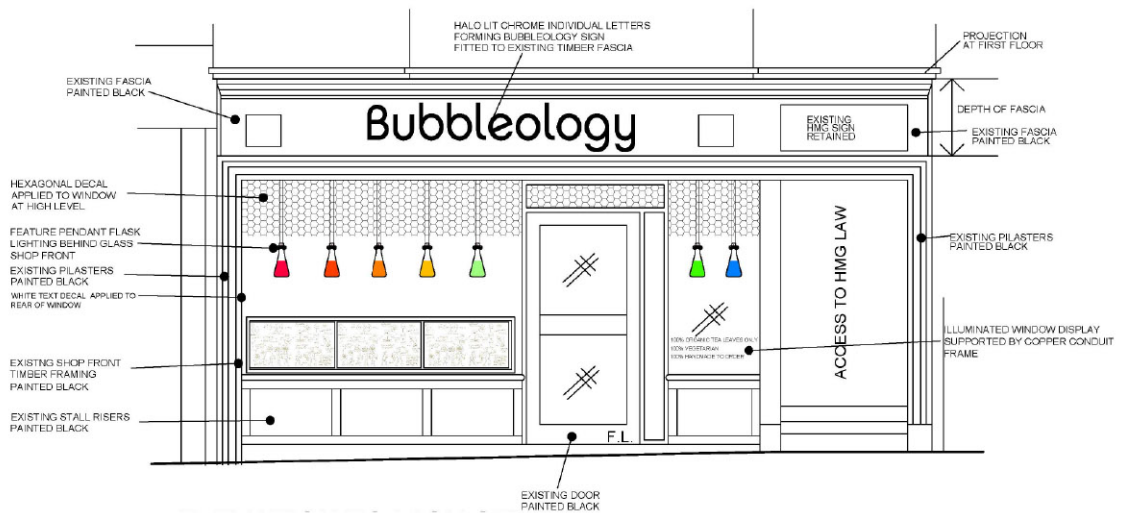
The road itself is tarmacked, wide, and busy with traffic. Towards the site the pavement becomes relatively narrow and movement is further constrained by pavement signs, bus stop, and the density of active shop frontages. This pinch point detracts from the experience of moving through the area at busy times, emphasising the necessity to look forward rather than up and out towards the buildings that rise above the shop frontages (**Appendix 1.2**).

The buildings of High Street are architecturally diverse and a significant proportion of them are listed, reflecting the exceptional architectural quality and interest of the street, and once described by Nicholas Pevsner as "one of the world's great streets. It has everything."

ELEVATION TO HIGH STREET (EXISTING)



ELEVATION TO HIGH STREET (PROPOSED)



Not to scale

Figure 9: Elevation drawings of shop frontage – existing and proposed



The core of 126 High Street has been dated to the 15<sup>th</sup> century, putting up amongst the earliest surviving buildings on High Street. Within proximity to the site are a few other 15<sup>th</sup> century buildings such as Chequers Inn (NHLE: 1186736) and 130 High Street (NHLE: 1369390). Their location corresponds to an area of High Street that retains a distinct character, reflected in a slightly irregular building line and a greater proportion of survival of narrow building frontages. Within this streetscape 126 High Street is relatively prominent owing to its gabled façade and projecting bay windows (**Appendix I.1**).

A substantial proportion of the buildings at the western end of High Street have remained in commercial use. Although there are few fine historic shopfronts the majority have been significantly or totally modified which has a significant effect on the character of the buildings at street level. The predominant “traditional” shopfront adopted in recent times draws inspiration from the Victorian period, with flanking pilasters with console brackets, cornice and large sheet glass windows. These are seldom carried off successfully, lacking attention to detail.

#### CONSULTATION WITH OXFORD CITY COUNCIL

An informal opinion was sought on the proposed renewal of the shopfront as part of this scheme (application 18/01943/LBPAC) from Dr Kathryn Davies in her role of Consultant Conservation officer to Oxford City Council. In her written response on the 27.09.18 (ref.18/01943/LBPAC) concerns raised in relation to the effect of the proposal on the significance of the structure comprised:

1. Cladding of the walls with brick slips and timber would be inappropriate both in itself and in particular, in juxtaposition with the decorative plaster cornice;
2. Internally over-illumination should be avoided;
3. The external illumination of the shop would be unacceptable;
4. Black paint is not a traditional finish and a more appropriate colour should be considered.

*These points are considered in turn below:*

In relation to internal surface claddings: the interior of the building has a very low integrity of earlier arrangements and decorative finishes. The partial survival of a probable late 18<sup>th</sup> or early 19<sup>th</sup> century plaster cornice is highly suggestive of a relatively high-status use for the property and would have been appropriate within a domestic room or office. The survival of the cornice is important, relaying evidence of one stage of the buildings former use whilst heavily over painted is of architectural and artistic interest on its own merit. As a fragmentary survival of an incomplete decorative scheme

corresponding to one period of use within a building that has seen over five centuries of changing function, it cannot be seen to be overly sensitive to further change within its context.

A modern refit of the interior of the building would be honest to its origins, and in keeping with the modern shopfront. Furthermore, the juxtaposition between modern and historic surface finishes is not harmful in itself, and where well designed can complement the history of the building by drawing out legibility of previous phases of the building's use. The principal risk of the proposed brick slip finish is not the materials but how this could be applied without impacting the fabric of the cornice, whether it could be readily removed in the future without additional harm, and whether it would encroach or obscure the profile of the cornice. This could be managed through detail design, or potentially avoided by partial cladding to mid-wall height.

In relation to the over-illumination of the interior of the shop: the design of lighting for the interior of the building is not considered to be harmful to the character of the building, and the strength of light can be easily managed to avoid over-illumination.

In relation to exterior illumination: there is precedent for exterior illumination on High Street in the form of suspended lantern within the lobby entrance of 131 High Street, projecting illuminated sign on Lloyds Bank, up lighting on the Boulangerie Patisserie Café and Old Bank Hotel, and spot illuminated signage on 108 High Street to name a few. The application of external illumination in these instances enhances the character of the area at night, and any effect on the special character and appearance of the conservation area is negligible. The proposed signage varies in that it would be individual halogen lit letters, but it is of a high-quality design and is sufficiently subtle that it would not dominate the character of the building of the wider streetscape.

In relation to black paint: black paint is also not uncommonly used on traditional shopfronts, and there are a number of examples within High Street including nos. 129 and 131. Neither instance of the use of black paint has detracted from the character of the conservation area. In the context of the site, the current shopfront is modern and repainting it black is not considered to result in a change to the contribution made by this shopfront to the significance of the listed building. Furthermore, images of previous shopfronts on 106 High Street in the 1890s and early 20<sup>th</sup> century indicate the building was painted in a dark shade, which could possibly have been black.

## 9 CONCLUSION

### CONCLUSION

This heritage assessment has confirmed that No.126 is a property of National heritage significance as recognised by its designation in 1954 as a Grade I Listed building. The proposed alterations are confined to the cellar, retail space on the ground floor and external shop façade. It is considered that the changes will only cause a minimal amount of harm to the existing historic fabric, much of which will be reversible and does not detract from the overall significance of the Listed building.

The proposals to the shop frontage will not add, or change the existing 'modern' joinery, although a new paint scheme, illuminated signage and internal treatment of the window display will be required to be undertaken. Whilst this will have a negligible impact to any core historic fabric within the building, there will be a visual change to the existing character of the façade within the Conservation Area. There are similar examples of illuminated signage along the High Street, and the lettering proposed for No.126 High Street is of a high-quality design and it is considered that it is sufficiently subtle and isolated that it would not dominate the character of the building or detract from the special character and appearance of the wider streetscape.

It is recommended that a proportionate level of archaeological building recording is undertaken to record and advance understanding of the building during the soft-strip of the existing shop fittings and prior to the new fit-out being undertaken. This would take the form of a structural watching brief and undertaken in accordance with a Written Scheme of Investigation approved with the Oxford City Archaeologist.

## 10 SUPPORTING INFORMATION

### AUTHORSHIP

This report has been researched and prepared by Oliver Jessop MCIfA and James Thomson MCIfA.

### ACKNOWLEDGEMENTS

Stephen Woodcock is thanked for commissioning the report and for providing details of the scope of works and survey drawings. Nick Berrill and Sophie Holder arranged access for the site survey and Kirsten Phipps is thanked for the tour of HMG.

The staff at the Oxfordshire History Centre are acknowledged for their help in locating relevant historical material and David Radford was incredibly helpful in providing information from the Oxford Historic Environment Record.

### SOURCES AND REFERENCES CONSULTED

#### *Primary Sources*

Trade Directories in Oxfordshire Record Centre

Historic Ordnance Survey maps

Engineers Department photographic archive and plans in Oxfordshire Record Centre

#### *Secondary Sources*

BGS (British Geological Survey) 2018. *Geology of Britain Viewer* [online].

Chartered Institute for Archaeologists 2014. *Standards and Guidance for Historic Environment Desk Based Assessment*.

Dodds, A. 2003. *Oxford Before the University*. Oxford Archaeological Unit Thames Valley Landscapes Monograph 17.

Historic England 2016. *Understanding Historic Buildings: A Guide to Good Practice*.

Munby, J. 1975. '126 High Street: the archaeology and history of an Oxford House', *Oxonensia*, XL, 254-308

Pantin, W.A. 1947. 'The Development of Domestic Architecture in Oxford', *Antiqj.*, XXVII, 127-129

Morrison, K.A. *English Shops and Shopping*. Yale University Press.

Oxford City Council 2012. *Central Oxford Historic Urban Character Assessment*.

Oxford City Council 2018. *Oxford Central (City & University) Conservation Area Draft Character Appraisal*.

VCH. Online. - [www.british-history.ac.uk/rchme/oxon/pp156-188](http://www.british-history.ac.uk/rchme/oxon/pp156-188)

APPENDIX I:

SITE PHOTOGRAPHS



Appendix I.I: View of shop front and principal façade of 126 High Street





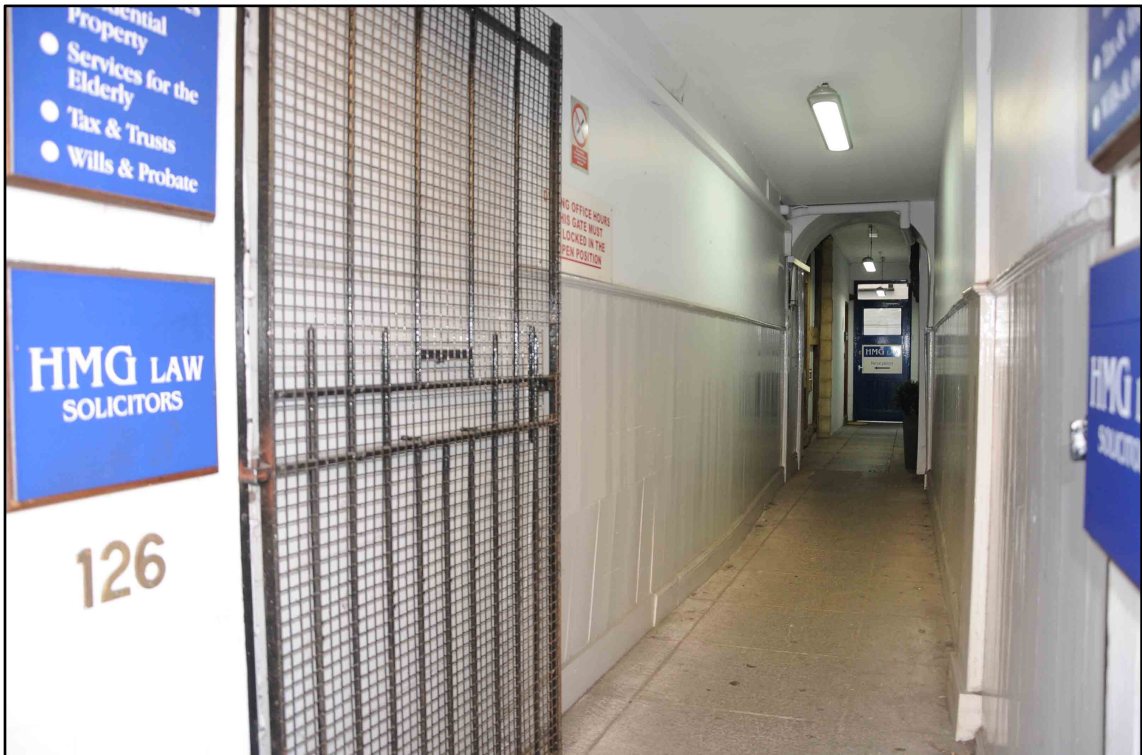
Appendix I.2: View looking south-west along the High Street; note varied styles of retail facades



Appendix I.3: View looking south-east along High Street; note variety of architectural style



Appendix I.4: Detail of existing shop frontage of 126 High Street



Appendix I.5: View looking along access passageway leading to rear of offices





Appendix I.6: Detail of (reused?) bronze edging strip around shop frontage



Appendix I.7: Detail of modern stall risers and (reused?) bronze edging strip



Appendix I.8: Detail of exposed section of medieval masonry in cellar, room CI



Appendix I.9: General view looking south-east across room CI towards staircase



Appendix I.10: Detail view along ceiling beam in CI. Note metal lifting eye



Appendix I.11: Detail of lambs tongue stop at end of ceiling beam in cellar, room CI





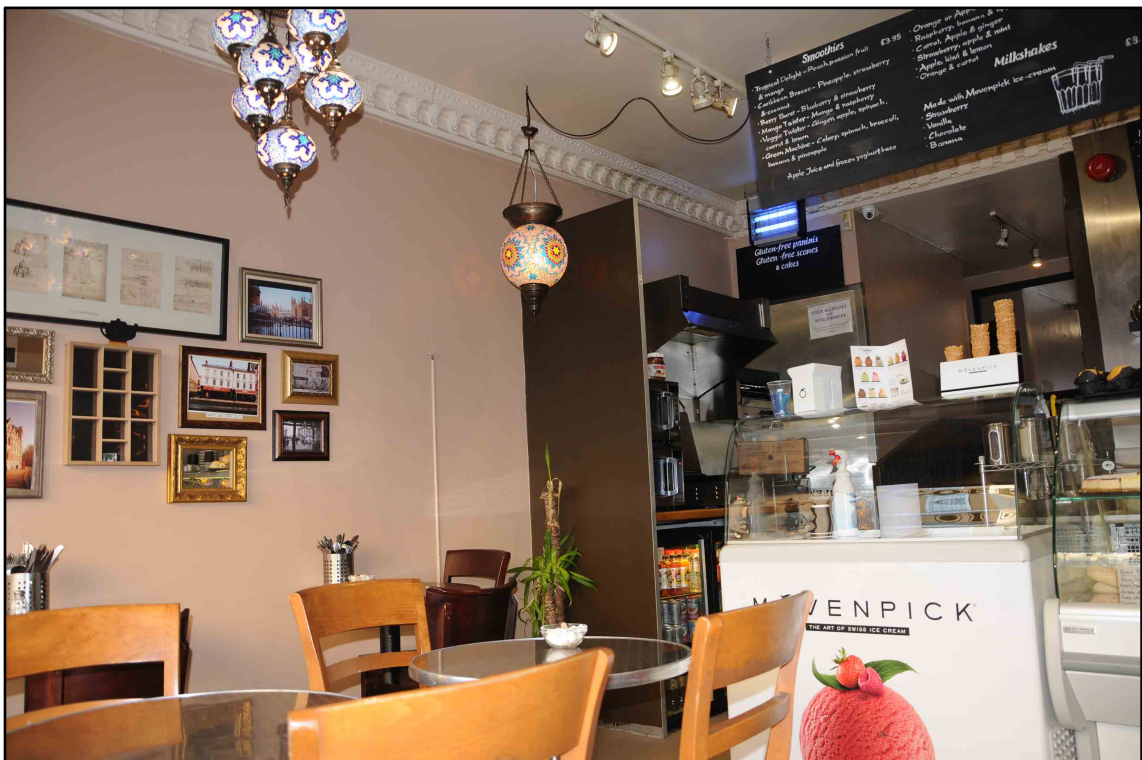
Appendix I.12: Detail of carved chamfer stop at south-east end of ceiling beam in room C4



Appendix I.13: Detail of chamfered ceiling beam along western wall of rooms C2, C3, C4



Appendix I.14: General view of ground floor retail space GI, looking north



Appendix I.15: General view of ground floor retail space GI, looking south-east





Appendix I.16: Detail of serving counter in GI, looking south; note plaster cornice



Appendix I.17: General view of ground floor retail space GI, looking west; note plaster cornice



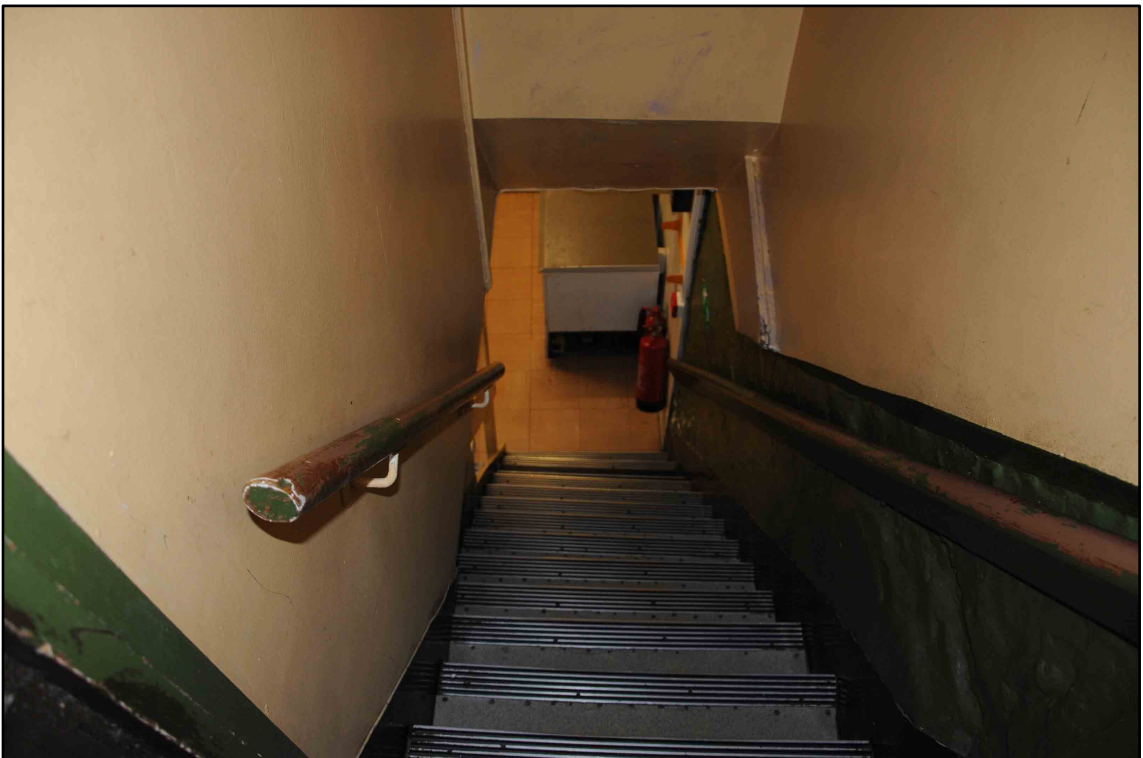
Appendix I.18: Detail of ceiling of window bay in GI; note modern surface finishes



Appendix I.19: Detail of plaster cornice in GI, c.18<sup>th</sup> century in date



Appendix I.20: General view of G3, looking west



Appendix I.21: View looking down stairs to cellar



APPENDIX 2:

LISTED BUILDING DESCRIPTION (HISTORIC ENGLAND)

Heritage Category: Listed Building

Grade: I

List Entry Number: 1047260

Date first listed: 12-Jan-1954

Statutory Address: 126, HIGH STREET

County: Oxfordshire

District: Oxford (District Authority)

National Grid Reference: SP 51440 06193

HIGH STREET 1. 1485 (South Side) No 126 SP 5106 SW 8/342 12.1.54. I GV 2. House and shop. RCHM 74. C15 with a late C17 front. The only one of this kind of excellent street architecture which remains in Oxford. 3-storeyed plastered timber-framing over cellars and with a gabled dormer. The ground floor has a modern shop front. The 1st floor consists of one large window the centre of which breaks forward and is carried up through the 2nd floors; it has a continuous entablature and wide lights with plain wooden mullions almost flush with the glass; the wooden transoms have a projecting moulding; in the centre is a semi-circular head with a moulded keystone; the glazing appears to be mostly original. The same style is found in the 2nd floor window, where, however, there are twin semi-circular headed lights in the centre. Above the 2nd floor is a heavy moulded cornice with a broken moulded pediment in which is a semi-circular headed window of the same style as in the lower floors; this window has a moulded pediment and the whole is contained in a large gable which has the remains of excellent C15 wavy carved and moulded bargeboards with sunk traceried panels. The structure of the original C15 house can be seen inside, the C17 front being bracketed out. The rear wall reconstructed in brick 1971. Interior. RCHM page 165b. Includes cellars, probably medieval; timber arcading behind the North front on the 1st floor which is the structural C15 front. C16-17 panelled dado. For plans, sections and elevations see *Antiq. Jnl.* 27 (1947) pages 127-8 and Figure 5. All the listed buildings on the South Side form a group.

Listing NGR: SP5144006193

The contents of this record have been generated from a legacy data system.

Legacy System number: 245537

Legacy System: LBS

Sources

Books and journals Inventory of the City of Oxford, (1939), 165 'Journal of the Society of Antiquaries of London' in *Journal of the Society of Antiquaries of London*, Vol. 27, (1947), 27-128

APPENDIX 3:

DESCRIPTION FROM HERITAGE GATEWAY (ONLINE)

HER Number: 6321  
Record Type: Building  
Name: UAD - No 126, High Street

Listed Building (l) 1047260  
Grid Reference: SP 514 061  
Parish: OXFORD, OXFORD, OXFORDSHIRE

House and shop. Built in late C15 or early C16, timber-framed with late C17 front. The only one of this kind of excellent street architecture which remains in Oxford

SP 5106 SW OXFORD HIGH STREET 8/342 (South Side)

12.1.54. No 126

GV I

House and shop. RCHM 74. C15 with a late C17 front. The only one of this kind of excellent street architecture which remains in Oxford. 3-storeyed plastered timber-framing over cellars and with a gabled dormer. The ground floor has a modern shop front. The 1st floor consists of one large window the centre of which breaks forward and is carried up through the 2nd floors; it has a continuous entablature and wide lights with plain wooden mullions almost flush with the glass; the wooden transoms have a projecting moulding; in the centre is a semi-circular head with a moulded keystone; the glazing appears to be mostly original. The same style is found in the 2nd floor window, where, however, there are twin semi-circular headed lights in the centre. Above the 2nd floor is a heavy moulded cornice with a broken moulded pediment in which is a semi-circular headed window of the same style as in the lower floors; this window has a moulded pediment and the whole is contained in a large gable which has the remains of excellent C15 wavy carved and moulded bargeboards with sunk traceried panels. The structure of the original C15 house can be seen inside, the C17 front being bracketed out. The rear wall reconstructed in brick 1971. Interior. RCHM page 165b. Includes cellars, probably medieval; timber arcading behind the North front on the 1st floor which is the structural C15 front. C16-17 panelled dado. For plans, sections and elevations see *Antiq. Jnl.* 27 (1947) pages 127-8 and Figure 5. All the listed buildings on the South Side form a group.

Listing NGR: SP5144006193

2) During demolition at 126, High Street, J Munby (OAU) recorded a C16th timber-framed rear wing with associated stone garderobe. Beneath the wing there was a late medieval service basement which sealed earlier rubbish pits 2a) Demolition of C16 rear of building revealed timber framing, including window, now reset in side passage. Painted wall plaster recorded. The structure had a well constructed garderobe shared with next property to east. Earlier building with semi-basement and partially tiled floor, possibly C14, was recorded. Wall painting restored. 3) Dendro date 1367-1477. 6) Clippings removed to be archived at Oxfordshire history Centre. D Pinches 11/03/13 7) All slides given to Oxford City UAD. 8) Spokes material given to Oxon Studies (SVL, 28/04/10); Carpenter prints retained in HER photo archive 10) A group of 25 sherds dating to the C12th were recovered in 1972 from below a stone-lined cess-pit, evidence deriving from an earlier rubbish pit. Other finds included burnt daub, an incomplete loomweight and a clay spindlewhorl (Report: Munby (1975), 300-303) 11) Above-ground structure and painted wall plaster of a mid-C16th rear wing, with a well-constructed stone garderobe, destroyed on the site was recorded in 1972. The late medieval structure replaced an earlier building with a semi-basement and a partially tiled floor, possibly dating from the C14th.

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, City of Oxford List 7: 8/342, p.227 (Index). SOX260.

<2a> Oxford Architectural & Historical Society, *Oxoniensia*, Vol XXXVIII (1973) p.381; see also Vol XL (1975) pp.254-308 (Serial). SOX284.

<2> *Post Medieval Archaeology*, Vol 7 (1963) p.105 (Serial). SOX416.

<3> *Vernacular Architecture*, Vol 24 (1993) p.60 (Serial). SOX381.

<4> General reference, RCHM, Oxford (1949) p.165 (Bibliographic reference). SOX373.

<5> *Antiquaries Journal*, Vol XXVII, p.128 (Serial). SOX358.

- <6> Additional Information in Detailed Record File, Correspondence expressing deep concern about the 'mutilation' of part of a Grade I listed building (Index). SOX258.
- <7> Slide Cabinet, 6 features recorded during reconstruction in 1972 (Photograph). SOX303.
- <8> Photographic Archive, 7 features from 1972 reconstruction by D Carpenter and 3 others by P S Spokes(Photograph). SOX304.
- <9> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.
- <10> Oxford Archaeological Unit, 2003, Oxford Before the University, p.404 (57) (Monograph). SOX1592.
- <11> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 3 (1973) p.31 (Serial). SOX5.

#### Sources

- <1> Dept of Environment/DCMS. List of Buildings of Special Architectural or Historic Interest. City of Oxford List 7: 8/342, p.227. [Index / SOX260]
- <2a> Oxford Architectural & Historical Society. Oxoniensia. Vol XXXVIII (1973) p.381; see also Vol XL (1975) pp.254-308. [Serial / SOX284]
- <2> Post Medieval Archaeology. Vol 7 (1963) p.105. [Serial / SOX416]
- <3> Vernacular Architecture. Vol 24 (1993) p.60. [Serial / SOX381]
- <4> General reference. RCHM, Oxford (1949) p.165. [Bibliographic reference / SOX373]
- <5> Antiquaries Journal. Vol XXVII, p.128. [Serial / SOX358]
- <6> Additional Information in Detailed Record File. Correspondence expressing deep concern about the 'mutilation' of part of a Grade I listed building. [Index / SOX258]
- <7> Slide Cabinet. 6 features recorded during reconstruction in 1972. [Photograph / SOX303]
- <8> Photographic Archive. 7 features from 1972 reconstruction by D Carpenter and 3 others by P S Spokes. [Photograph / SOX304]
- <9> English Heritage (RCHME). 1987-1989. Historic Buildings Photographic Record Card. print. [Photograph / SOX2063]
- <10> Oxford Archaeological Unit. 2003. Oxford Before the University. Thames Valley Landscapes Monograph 17. p.404 (57). [Monograph / SOX1592]
- <11> CBA South Midlands Group. South Midlands Archaeology. CBA9 NL 3 (1973) p.31. [Serial / SOX5]

APPENDIX 4:

DESCRIPTION FROM THE OXFORD HISTORIC ENVIRONMENT RECORD

**Oxford City Council Event/Activity Full Report**

**26/10/2018**

**Number of records: 3**

**126 High Street Oxford**

---

<b>Event ID</b>	<b>Event Name</b>	<b>Event Type</b>
EOX4020	Observations at 126 High Street in 1896	Recorded Observation

**External Reference:** 1369y

**Dates:** 01/01/1896 - 31/12/1896, absolute

---

**Project Details:**

**Event/Activity Types - None recorded**

**Thesaurus Event Types**

FIELD OBSERVATION (VISUAL ASSESSMENT)

**Event/Activity References - None recorded**

**Organisation - None Recorded**

**Associated Individuals**

Hurst, H - Unassigned Antiquarian

**Associated Organisations**

---

**Location**

**Grid Reference**

SP 5143 0619 (point) SP50NW Point

**Administrative Areas**

Civil Parish OXFORD, OXFORD, OXFORDSHIRE

County OXFORDSHIRE

District OXFORD, OXFORDSHIRE

**Address - None recorded**

---

**Description and Sources**

**Description**

Observations at 126 High Street in 1896. Hurst recorded imitation coin-work on the gable.

**Sources**

Unpublished document: Hurst, H. 1887-1914. The Old Buildings of Oxford. c312 85

---

**Associated Monuments**

147y No 126 High Street, Oxford (Building 147y)

**Event ID:** EOX4665      **Name:** Building work at 126 High Street in 1972

Event ID	Event Name	Event Type
EOX4665	Building work at 126 High Street in 1972	Salvage Record
<b>External Reference:</b>	262y	
<b>Dates:</b>	01/01/1972 - 31/12/1972, absolute	

**Project Details:**

**Event/Activity Types - None recorded**

**Thesaurus Event Types**

SALVAGE RECORDING

**Event/Activity References**

EHEI - English Heritage Excavation Index      653358  
SMR - SMR Number      6321

**Organisation:**      Oxford Archaeological Excavation Committee

**Associated Individuals**

Hassall, T G - Oxford Archaeological Excavation Committee      Excavator  
Munby, J - Oxford Archaeological Unit      Researcher

**Associated Organisations**

Oxford Archaeological Excavation Committee

**Location**

**Grid Reference**

Centred SP 5143 0619 (6m by 6m)      SP50NW      Dispersed

**Administrative Areas**

Civil Parish      OXFORD, OXFORD, OXFORDSHIRE  
County      OXFORDSHIRE  
District      OXFORD, OXFORDSHIRE

**Address - None recorded**

**Description and Sources**

**Description**

Observations were made during building work at 126 High Street in 1972. J Munby watched the demolition of the mid 16th century rear of the building. Late Saxon rubbish pits were found. A building with a semi-basement and partially tiled floor had occupied the site, probably from the 14th century. It appeared to have shops fronting on the street with a hall behind. A tiled floor and hearth were found. Above this a 16th century timber-framed structure had been built. It had shared a stone garderobe with the adjoining property on the east. Timber, including a window, was recovered and painted wall plaster was recorded.

**Sources**

Article in serial: Hassall, T G. 1973. Oxford 1971-1972. 31  
Article in serial: Munby, J. 1975. 126 High Street: The Archaeology and History of an Oxford House. 254-308  
Article in serial: Anon. 1973. Archaeological Notes 1972-3. 381

**Associated Monuments**

773y      Medieval Settlement, Salter South East 1 (Monument 773y)  
802y      Late Saxon Settlement, South East Sector (Monument 802y)  
MOX24854      Find Spot - Building work at 126 High Street in 1972 (Find Spot MOX24854)



**Event ID:** EOX4935      **Name:** Building Survey at 126 High Street in 1990

---

<b>Event ID</b>	<b>Event Name</b>	<b>Event Type</b>
EOX4935	Building Survey at 126 High Street in 1990	Building Survey
<b>External Reference:</b>	505y	
<b>Dates:</b>	01/01/1990 - 31/12/1990, absolute	

---

**Project Details:**

**Event/Activity Types - None recorded**

**Thesaurus Event Types**

BUILDING SURVEY

**Event/Activity References - None recorded**

**Organisation:** Oxford Archaeological Unit

**Associated Individuals**

Munby, J - Oxford Archaeological Unit      Surveyor

**Associated Organisations**

Oxford Archaeological Unit

---

**Location**

**Grid Reference**

SP 5144 0618 (point)      SP50NW      Point

**Administrative Areas**

Civil Parish      OXFORD, OXFORD, OXFORDSHIRE  
County      OXFORDSHIRE  
District      OXFORD, OXFORDSHIRE

**Address - None recorded**

---

**Description and Sources**

**Description**

Building Survey by OAU at 126 High Street in 1990. A brief inspection of the premises was carried out in connection with a proposed development, subsequently abandoned. The chimney and two 16th-17th century fireplaces appeared to have belonged to a detached cottage.

**Sources**

Event Archive: Archive from Event EOX4935 - Building Survey at 126 High Street in 1990.  
Article in serial: Durham, B. 1990. Oxford: 126 High Street.  
Article in serial: Anon. 1991. OAU Activities April 1990 - April 1991: Fieldwork and Environmental Assessments. 25

---

**Associated Monuments**

147y      No 126 High Street, Oxford (Building 147y)