

# 28 CORNMARKET STREET

Oxford, Oxfordshire



## HISTORIC BUILDING RECORDING (prior to shop refurbishment)

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Final

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## SUMMARY OF PROJECT DETAILS

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<b>District/Unitary Authority:</b>	Oxford City Council
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<b>Planning Reference(s):</b>	OCC – 19/03041/LBC (Condition 3)
<b>Designation Status(s):</b>	<ul style="list-style-type: none"><li>▪ Grade II Listed building (NHLE No.1369341) 12.01.54</li><li>▪ Central (University and City) Conservation Area 05.04.71</li></ul>
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## NON-TECHNICAL SUMMARY

*This report presents the results of a programme of archaeological building recording and architectural photographic recording of the shop at 28 Cornmarket Street, Oxford. The building is a Grade II Listed building (NHLE 1369341), located at National Grid Reference SP 51284 06350.*

*The aim of the project was to provide a permanent, publicly accessible, photographic and archaeological record of any exposed historic fabric prior to the refurbishment of the property.*

*The building comprises a purpose built shop that dates to the last quarter of the 14<sup>th</sup> Century, forming a row of five units arranged over three floors with a cellar below. It was linked to a courtyard to the rear that formed the New Inn, a large hostelry that continued in use until its sale in 1775 when it had become known as the Blue Anchor. No.28 Cornmarket had multiple occupants and tenants over the years, with the most comprehensive records surviving from the 19<sup>th</sup> – 20<sup>th</sup> Centuries which detail the following uses: drapers, boot and shoe warehouse, a Fancy Bazaar which sold everything from bags and jewellery to prams, card games and conjuring tricks, a tea room, cycle shop, photographers, cleaning company, and opticians.*

*No.28 Cornmarket underwent two phases of repair and restoration in 1920 by J.C. Leed and then in 1950-52 by the architect Thomas Rayson who installed a steel frame to secure the stability of the timber frame. The adjacent property that formed part of the New Inn/Blue Anchor was restored in the 1980s, following a detailed archaeological survey by David Sturdy, Julian Munby and Nick Joyce. This work did describe aspects of No.28, although as it was a separate freehold it was not as detailed.*

*This current programme of archaeological survey has produced an internal and external photographic record of the building and identified features exposed on structural timbers that correlate with the previous work undertaken by Munby et. al. Remains of a buttress possibly forming a foundation arch was identified within the cellar, which may be contemporary to one discovered during the demolition of the south range of the Blue Anchor in 1904 and would therefore pre-date the construction of the existing shop in the 14<sup>th</sup> Century. In addition, new evidence for the internal arrangement of the rooms has been recorded, although the date to which these relate is unclear. A pair of ritual apotropaic taper marks were recorded on the second floor, features that were deliberately burnt into the timber in an attempt to ward off evil spirits.*

*The archaeological and architectural record that has been produced will be archived with the Oxford History Centre and uploaded to the online OASIS database – ref. thejesso1-390187.*

## I INTRODUCTION

### BACKGROUND

This report presents the results of a programme of archaeological building recording and architectural photographic record of the shop at 28 Cornmarket Street, Oxford (**Figure I**). The building is Grade II Listed (NHLE: 1369341) and is within the Central (University and City) Conservation Area.

The proposed works are considered to represent superficial interventions to the historic fabric comprising of internal alterations to the ground, first and second floors which will include upgrading fire doors and the removal of secondary partitions to the stairwell, and exterior alterations.

### AIMS

The principal aim of the project was to record exposed elements of historic structural fabric and to contribute to the understanding of the origin and development of the building in accordance with **Condition 3** of planning permission **OCC 19/03041/LBC**.

The specific objectives of the programme of archaeological recording were to:

1. Identify and record any significant historic fabric/wall coverings that are currently exposed within the building;
2. Identify and record any significant structural features or relationships revealed by the building work; and
3. Investigate the chronology (phased development), construction and development of the building.

The scheme of works was undertaken in accordance with a Written Scheme of Investigation (TJC 2020.24) approved by David Radford of Oxford City Council (OCC) in February 2020.

### 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 OASIS (Online Access to the Index of archaeological investigationS) with the reference number: **thejesso1-390187**. A summary of the results will be submitted to South Midlands Archaeology. The project archive, including all record photography, research notes and a copy of the report, will be deposited with the Oxford History Centre in Cowley.



Figure I: Site location plan

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## 2 METHODOLOGY

### STANDARDS

The project conformed to current national guidelines as set out in the Chartered Institute for Archaeologists' Standard and Guidance for the archaeological investigation of standing buildings or structures (ClfA 2014a); Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2014c); and Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016).

### ARCHAEOLOGICAL SURVEY

The archaeological recording has comprised of a historical review of any previous archaeological reports, published articles or books that related to the building, followed by a survey of the extant building in accordance with a Historic England (2016) **Level 3** record prior to any refurbishment works commenced. The building recording included a medium format b/w photographic record and a written and annotated survey of existing drawings (see WSI TJC 2020.24).

The fieldwork was undertaken by Oliver Jessop MCIFA and Simon Jessop on the 20<sup>th</sup> February 2020.

**Note:** An archaeological watching brief was not a requirement of this scheme of work.

### PHOTOGRAPHIC RECORD

The exterior and interior areas of the area of the building were recorded using medium format black and white (5x films) and digital photography (see **Appendix 2**). Metric ranging poles of an appropriate size, were used as a scale and details of each image were recorded on pro-forma recording form.

### MEASURED SURVEY

Architectural drawings submitted as part of the planning application were used as a base for marking observations during the course of the works. The drawn record comprised:

1. Floorplans at a scale of 1:50 with features of archaeological significance recorded.
2. Plans identifying the location and direction of the accompanying photographs.
3. Additional archaeological observations took the form of written site notes and sketches.





Figure 2: Site plan of No.28 Cornmarket Street

### 3 SITE LOCATION AND ACCESS

#### SITE LOCATION

The site (**Figure 2**) is located on the east side of Cornmarket Street at the junction with Ship Street in the centre of the City of Oxford. It is immediately adjacent to the tower of St Michael at the North Gate, c.180m to the north of Carfax.

The property is three storeys in height with a cellar and was historically part of the adjacent building to the south (see **Section 4** below). For ease of reference each room was given a unique reference code, with the cellar – **CI**; ground floor – **GI**; etc.

#### LIMITATIONS

There were no restrictions to access during the building and the interior had been cleared on all floors of stored materials and furniture. Boxed-in areas of the cellar were not accessed during the site survey (**Appendices 3.11, 3.14**), neither was the eastern (rear) part of the roof space on the second floor (**Appendix 3.30**).

The weather was dry and clear with the external photography being undertaken early in the day before Cornmarket Street became busy with pedestrians and delivery vehicles.

## 4 HISTORY

### HISTORICAL SUMMARY

The building dates to the late 14<sup>th</sup> Century and once formed the corner section of the New Inn built c.1386 and later was part of a group of shops fronting onto Cornmarket Street (Sturdy 1993, 3 & Beckley & Radford 2011, 44). Munby's research and work on the neighbouring properties to the south in the 1990s suggests that the shops were originally separated from each other, with each having a first floor room and attic with an internal staircase. Heating appears to have been added in the 16<sup>th</sup> Century, although these appear to have been removed as part of repairs and alterations undertaken in 1951. The original first floor frontage of all three shops had continuous fenestration of 20 lights, with projecting jetties at each of the upper floors.

### *Early history of the Site*

Sturdy suggests that deeds relating to the site of the property date from c.1230 (Sturdy 1993, 3). Charles, describing the restoration of the buildings at 26 Ship Street and 26-27 Cornmarket Street (Zacharias & Co) in the mid-1980s noted that the cellars of the buildings were considerably older than the standing structures and suggest that the Cornmarket Street shops predated the Ship Street range of buildings associated with the inn known to have been built between 1386 and 1396 (Charles 1988, 51). Munby suggests these cellars were originally timber lined which were replaced by stone in the 14<sup>th</sup> Century (Munby 1992 quoted in Beckley and Radford 2011, 5).

In the 13<sup>th</sup> Century John Ailnoth owned Numbers 26-28 Cornmarket and the property was described as '*a messuage with four selds*' (shops). Around 1386 John Gibbes, vintner and 5 times mayor of Oxford between 1377 and 1386, purchased the property, together with 24-5 Cornmarket which adjoined it to the south and leased a strip of land in March 1386, 137 feet long by 16 feet wide, with a frontage to Ship Street (then Somenours Lane) (1992, 258-261). John Gibbes died around November 1386 (his will is dated the 16<sup>th</sup>) and John Gibbes junior took over the project of building the New Inn. Subsequent rentals for the inn show that Richard Clifford, Bishop of London purchased the messuage and five shops from Thomas Gibbes in 1412 for 100 marks. On his death it was sold to John Delabere. William Brampton purchased it from Delabere, but by 1443 had sold it again (Munby 1992, 261-2)

In 1430 the parish rentals detail that the inn had become known as the Crown and was held by the Barentine family from 1453-1480, at which they sold it to a relative Thomas Danvers together with eight shops. When Danvers died in 1501 it was sold again and passed to John Archer.

Other 16<sup>th</sup> Century occupiers included Alderman Ralf Flexney in 1546, who was granted a lease for a brewhouse for 40 years in 1574 and was succeeded by his son, Thomas, who continued to pay rent on the Brewhouse until 1650. The brewhouse by this time had become divided into the "Brew House" and the "Parish House" (Munby 1992, 262-63), with the owner of the inn maintaining ownership over the shops.

### *The 17<sup>th</sup> and 18<sup>th</sup> Centuries*

In 1654 Thomas Aldridge held the licence for the inn, then known as the Blue Anchor. The Inn by 1672 was restricted to the southern and western parts of the site (numbers 24-25 and possibly 26-28). Few details survive of the innkeepers for the following period, although the accounts do record two names: Richard Triplet (1692-c.1717) and Ralph Bennett (1712-1774).

In 1772 a survey was made of every house in the city after the passing of the 1771 Mileways Act. This gives one of the few glimpses into the tenants of the building, the majority of documents listing the owners of the inn. H. E. Salter (Oxford History website) identified that 28 Cornmarket was then in the occupation of Mr Constable, and had a frontage of 4 yards, 1ft. and 9in.

In 1775 the inn was put up for sale, described as a "*well-situated, good accustomed Freehold Inn, known by the sign of the Anchor' with five adjacent tenements let at upwards of £54 annual rent, being in exceedingly good repair*" (Munby 1992, 264). Soon afterwards the inn and the shops became separate freeholds.

### *The 19<sup>th</sup> Century*

In 1821 the property was drawn by John Buckler (father of J.C. Buckler). The drawing depicts the three timber framed shops on Cornmarket Street and the stone buildings of St Michael's Chambers, to the rear facing Ship Street (**Appendix I.I**). The title of the picture refers to the '*ancient building at the corner of Ship Lane, in the Cornmarket, Oxford*' (Munby 1992, 250).

Stephanie Jenkins (Oxford History.org.uk) has researched the property through the trade directories and census records. These show that those tenancing the shop also lived in the accommodation above until the late part of the 19<sup>th</sup> Century. Articles and adverts in the local newspapers assessed for this report have also contributed to our knowledge of the property in this period. The shop was used by various occupants as a drapers, boot and shoe warehouse and as a Fancy Bazaar which sold everything from bags and jewellery to prams, card games and conjuring tricks. However, even after selling the contents of the Fancy Bazaar in 1877 the electoral register for 1882 suggests that Levi Solomon continued to live at the property, his address given as 28a Cornmarket Street. Harvey

Brothers took over only the shop and perhaps first floor in 1878 as a newspaper advert shows they attempted to rent space on the upper floors as offices in 1879. Later photographs (**Appendices I.2, I.4**) suggest that eventually they opened a tea shop and occupied the entire building. Their business obviously thrived towards the later part of the 19<sup>th</sup> Century as they advertised for a new 1000 Teas agent (Oxford Times 10<sup>th</sup> November 1883, 4) and further agents for their Costa Rica Coffee in 1902 (Oxford Times 27<sup>th</sup> December 1902, 1).

Evidence from the trade directories, census records and newspapers of occupants of 28, Cornmarket Street is included below:

Date	Occupant
1813	<b>Joseph Andrews</b> , <i>auctioneer</i>
1830	<b>Charles Wood Andrews</b> , <i>auctioneer</i>
1839	<b>Henry Hatch</b> , <i>Draper &amp; silk merchant</i>
1841	<b>Henry Hatch</b> (22), a draper, lived here over his shop with <b>Sarah Hatch</b> (2) and <b>Henry Hatch</b> (1). A miller and one female servant also lived with them.
1844	<i>Jackson's Oxford Journal 20<sup>th</sup> January</i> : Henry Hatch announced he was moving shop from 71 High Street to 28 Cornmarket Street.
1846	<b>Miss A. Dobney</b> , <i>Linen draper</i>
1851	<b>Nicholas Sweetman</b> (37), a linen draper, lived here over his shop with his wife <b>Mary Ann Sweetman</b> (26) and one assistant and one apprentice.
1852	<b>Sweetman and Co.</b> <i>Draper &amp; c and Straw hat warehouse</i>
1861	Three young drapers' assistants were living over this shop: <b>John Law</b> (18), <b>Ellen Percy</b> (20), and <b>Sarah Rose</b> (17). They had one female house servant, aged 23.
1867–1871	<b>William John Biggs</b> , <i>Draper, mercer, &amp; hosier</i>
1870	<i>Oxford Times 11<sup>th</sup> June 1870 (p5)</i> Advertisement: 28 Corn-Market Street, Oxford corner of Ship Street, opposite St Michael's Church, <b>Biggs and Son</b> , Boot and Shoe warehousemen, for ready money
1871	<b>William Biggs</b> (74), a widowed draper, lived here over his shop with his son <b>Frank Briggs</b> (37), both of whom were shoe makers, and his daughter-in-law Annie Biggs (27)
1872	<b>Lewis Solomon</b> , <i>Jeweller &amp; tobacconist, and fancy bazaar</i>
1874	<i>Oxford Times 23 May 1874, p4</i> Advertisement: Perambulators, best make from 5s 6d to £6 10s to be had at <b>The City and County Toy and Fancy Bazaar</b> 28 Cornmarket Street, corner of Ship Street, A large assortment on hand. <b>L Solomon</b> , proprietor
1877	<i>Oxford Times 07 July, p1</i> Final Clearance... to be sold by Auction by Mr F Pike 17 <sup>th</sup> and 18 <sup>th</sup> Day of July 1877...The valuable stock in trade of Toys, Fancy goods, perfumery, lawn tennis, cricket, croquet sets, work boxes, writing and dressing cases, silver and gilt jewellery, chessmen, draughts, playing cards, cribbage and

Date	Occupant
	backgammon, ladies combs, hand nail and toothbrushes, leather bags, scent, jewel and travelling cases, blotters, envelope cases, inkstands, paper knives, large and small photographic albums, pocket books, card and cigar cases, church services, musical boxes, Ormolu ornaments, letter weights, magic lanterns, games, puzzles, conjuring tricks, waggons, velocipedes, dolls, box toys, camp stalls and other miscellaneous goods the property of Percy L Solomon, 28 Cornmarket Street, Oxford.
1878	<i>Oxford Times 26 October, p5</i> Advertisement: Important Notice- We beg to inform out customers...that we have removed our business from New Inn Hall Street to 28, Cornmarket, corner of Ship Street, where we hope to retain their confidence and support by selling the very best article at the lowest possible price. All lovers of good tea are respectfully invited to try our teas- Harvey Brothers, tea importers.
1879	<i>Oxford Times 22 February p5</i> Advertisement: To let- two rooms, suitable for offices in Cornmarket Street; excellent position, apply 28 Cornmarket Street.
1881	<b>Edwin J. Harvey</b> (30), as a tea dealer employing two hands, lived over his shop with his wife <b>Charlotte Harvey</b> (29) and daughter <b>Mary Harvey</b> (1). They had one general servant.
1882	<b>Register of voters City of Oxford p113 Levi Solomon 28a Cornmarket Street, Oxford (house)</b>
1880–1914	<b>Harvey Brothers &amp; Co, Tea and coffee dealers</b>
1891	Census shows property as uninhabited

At the end of the century Jesus College acquired Numbers 24-25 in 1898, and then in 1904 demolished them (**Appendix I.3**). They then acquired number 26 in 1884 and 27 in 1935 and these two properties became Zacharias and Co or 'Zacs for Macs'. Number 28 remained a separate freehold and was not acquired by the college (Munby 1992, 264).

### *The 20<sup>th</sup> century*

In 1901 the census records the property as being unoccupied, although the building was probably fully occupied by the shop and tearooms of Harvey Brothers and Co. Similarly there is no census record for 1911 or for the 1939 register, suggesting that by the beginning of the 20<sup>th</sup> century the flat above the shop was no longer used on a permanent basis and may have been converted as storage or further retail space.

Photographs from the beginning of the 20<sup>th</sup> century (**Appendix I.4**) illustrate that the exterior of 28 Cornmarket Street with plastered frontages pasted with adverts including those of the Harvey Brothers, tea and coffee merchants who occupied the building. A large advert on the Ship Street frontage suggest it was known as "The Old Oak Tea House". Serving luncheons, teas and dinners etc Other adverts included those for Walters & Co, Ladies Tailors, and one for the School of Cookery 10 Broad Lane. The image also shows the building with a Welsh Slate roof and tall chimney stacks, one on the east facing gable and one on the Ship Street (now removed).

After Harvey Brothers vacated the ground floor shop, it was used as cycle shop with the tea rooms continuing above. The shop later became a photographers again retaining the tea-shop above until 1930s when Speedwell Cleaning Company took over and occupied the who building for almost 40 years. In the late 1980s Geoffrey Rhodes opticians are known to have been occupants (Munby 1992, 258 and **Appendix 1.5**), later giving way by 1993 to opticians Dolland and Aitcheson (Sturdy 1993, 3).

The neighbouring properties 25, 26 and 27 Cornmarket Street were restored by Jesus College in 1986 (Planning application 85/00270/NFH).

### *21<sup>st</sup> Century*

By end of the first decade of the 21<sup>st</sup> Century the property was used as a mobile phone shop and then until 2019, it has been used by the currency exchange dealer Chequepoint.

An advert offering the property for let at the end of 2019 gave the overall square footage of the building as 1075 sq. ft. spread over 4 floors with window frontages to Cornmarket Street and Ship Street and an additional side access door via Ship Street.

### STRUCTURAL ALTERATIONS TO THE PROPERTY

The property was first refurbished in 1920 by J.C. Leed (2558 NS Building Plan local studies library referenced by Sturdy) and which may have been as a result of pressure from the Oxford Architectural and Historical Society who reported in their article on 'Old Houses in Oxford' that the buildings were "*disfigured by ugly windows and hideous advertisements... This building has been one of the most beautiful in Oxford, and it is very sad that it should be so degraded and disfigured.*" (1914, 5).

The property underwent a second major restoration in 1950-52 by Thomas Rayson. He inserted a steel frame and exposed the timbers (Sturdy 1993, 3), adding in 'medieval' details such as the projecting bay window on the second floor. The property was first listed in January 1954 (**Appendix 4**).

The internal arrangement of the building has remained relatively static since then with minor internal changes to accommodate differing needs of the various retail businesses who occupied the property. Many of these consisted of the insertion of partitions, which were removed in 2019 (Planning application **19/01503/LBC**). The current planning application (Planning application **19/03041/LBC**) for an extensive refurbishment of the interiors was approved on the 9<sup>th</sup> January 2020.

## 5 BUILDING RECORD

### INTRODUCTION

The following section presents the results of the archaeological recording undertaken prior to the refurbishment of No.28 Cornmarket Street and following a comprehensive removal of modern (late 20<sup>th</sup> Century internal partitions. The building essentially is comprised of a single room at each level, with a staircase to the rear.

There is direct access from a recessed doorway/porch with glazed bay windows on either side fronting Cornmarket Street, with a second door in the north-east corner of the property on to Ship Street. This door provides direct access to the upper floors, being separated from the main ground floor via a timber partition with a connecting door.

The archaeological recording of the exposed historic fabric principally comprised of medium format b/w photographs (**Appendix 2**), which were duplicated with digital photography. A selection of the digital 'colour' images are included in this report to illustrate the description below (**Appendix 3**), however the corresponding b/w image is noted in the caption of each image; for example, \*Film 3.4. Annotated floor plans are included as **Figures 3** and **4**.

### PREVIOUS SURVEY

The building has been a prominent landmark on the corner of Ship Street and Cornmarket Street in Oxford since it was built and the exterior has been described, drawn and photographed on numerous occasions (see Munby 246-253). However, the first time that the building was examined in any level of structural detail was during a comprehensive programme of restoration and repairs undertaken between 1950-52 by the architect Thomas Rayson. Although there are no known records from his campaign of repairs, great care was clearly taken to match historic timbers to replicate the historic form of the building, with the notable addition of new windows on the first and second floor of the Cornmarket façade and changing the shop fenestration on the west and north elevations of the ground floor. Rayson installed a new steel frame within the building to counteract a distinctive lean towards the north-west. This work involved exposing the underlying timber frame and then skilfully concealing the new steelwork beneath the floors and behind a series of octagonal timber columns located around the interior rooms.

Following the closure of the adjacent business 'Zacharias's' at No.26-27 Cornmarket in March 1983 there was an opportunity to investigate these properties in considerable detail by David Sturdy, Julian Munby and Nick Joyce. As a result of survey before and during the restoration of the buildings



the building has been reinterpreted and represents one of the largest archaeological building recording exercises undertaken on a timber framed structure in Oxford. The results were published by Munby et al. in the Journal Oxonensia in 1992, to which frequent reference is made throughout this report.

Whilst the majority of the adjacent properties are under the single ownership of Jesus College, No.28 has been a private freehold since the sale of the former Inn and shops in 1775. For this reason No.28 was included in the archaeological recording of the adjacent properties, but not in the same level of detail as it was in separate ownership and in use by Geoffrey Rhodes opticians. This current survey has been able to add to our understanding of the building, although the design and method of construction of the 14<sup>th</sup> Century timber frame had previously been established by the work undertaken by Julian Munby and Nick Joyce in the 1980s.

#### ARCHAEOLOGICAL OBSERVATIONS - EXTERNAL

##### *The West Façade – Commarket Street (Appendices 3.1-3.6)*

The west façade (**Appendix 3.1**) forms the end bay (unit) in a former row of five shops that once fronted onto Commarket Street, most likely all with a similar footprint at ground floor (**Appendix 3.4**). No.28 is arranged over three storeys, with a noticeable difference to the adjacent buildings in that it is built on a corner (**Appendix 3.2**), resulting in that as each level is built with a jettied design, the size of the first and second floors project out above the footprint of the ground floor in two directions forming much larger rooms than in No.26-27.

At ground level there is a projecting glazed shop front with a recessed porch (**Appendix 3.4**). The glazing comprises of two unequal timber framed lights of 4-over-4 and 2-over-4 with clear panes of modern float glass. The glazing continues to the porch forming a return to the shop window, with two lights of 2-over-4 with vertical fluting on the corner posts (**Appendix 3.9**). The door is oak with six large panes of 2-over-6 with a pivoting clear fanlight above (**Appendix 3.17**). There is a slight step up into the ground floor. Beneath the glazed windows is a low upstand, c.0.4m in height comprising of two courses of close jointed ashlar cut pale yellow sandstone. The shop window has a flat roof with lead flashing set at the level of the first floor timber jetty which projects beyond the historic line of the original building. The south wall of the shopfront is covered with a plain cement render (**Appendix 3.5**). There is a substantial dragon post on Ship Street (**Appendix 3.9**) comprising of two sections with a carved capital with chevron detailing that supports an angled brace for an internal dragon beam.

At first floor level the overall form of the timber box frame is exposed, with an angled and carved corner post to the north and vertical post forming the edge of the building to the east. Between these is a central rail that denotes the former sill of fenestration and would have once matched the reconstructed windows in No.26-27 (**Appendix 3.3**). There is close studding below the rail and arched braces above interspersed with replaced timber studs. In the centre is a bay window with straight reveals. The remains of a flat panel beneath the window relate to an addition from the recent use of the building as a currency exchange. The window comprises of six timber lights with two further lights on the reveals. The lights are separated by timber mullions with flat heads and vertical mouldings, the lights have leaded glazing of 2-over-4 panes. The flat roof of the bay projects slightly from the projecting jetty of the second floor. The bay window dates to the 1950-52 restoration of the building (compare **Appendices 1.2, 1.4, 1.5**).

At the second floor the projecting timber jetty is created from a horizontal jetty bressummer above the projecting floor joists with remains of a square dentil moulding on the external face. Unusually above this is a second horizontal timber forming a wall-plate that supports the framing. The corner post above the dragon post of the first floor has a jowled head supporting a decorated rail at eaves level. There are two angled corner braces, with the remnant of a flush window in the centre of the elevation spanning between them. This has been truncated by the secondary insertion of a projecting bay window following the 1950-2 repairs (**Appendix 3.4**). The bay has two side lights forming the reveals and four lights facing Cornmarket. Unlike the floor below they have cusped heads and a moulded cornice above with a flat roof. The window is supported on a large timber bracket with horizontal banding.

The gable is noticeably larger than on No.26-27 resulting from the enlarged upper floors as a corner property. This is all a replacement structure dating to 1950-2 which removed a hip and recreated the earlier appearance of the façade (compare **Appendices 1.2, 1.4** with **3.4**). The gable has a pegged horizontal mid-rail with vertical studwork above and below. The eaves project forward of the elevation with highly ornamental fretwork bargeboards.

#### *The North Elevation – Ship Street (**Appendices 3.4, 3.6-3.9**)*

The north elevation (**Appendix 3.7**) represents the full side width of the former 14<sup>th</sup> Century shop. It has three-storeys, a pitched roof with clay tiles and a modern steel/wire panel snow guard along the gutter. The partial lean/subsidence of the building is very noticeable in this elevation.

The ground floor has been rebuilt as part of the 1950-52 restoration, with continuous glazing to the shop and a single pedestrian door to the rear leading to the upper floor. Beneath the windows and

forming the surround to the door is a continuation of the ashlar cut sandstone used on the Cornmarket façade. The glazing is oak with thin glazing bars forming two distinct panels of 4-over-4 lights each. The doorway has an unusual design with four lower panels and a glazed top-section with 2-over-4 lights and a recessed timber panel imitating a fanlight. The frame is raised above the floor on stone impost, with decorative timber blocks and a simple splayed lintel above.

The first floor is divided into eight vertical panels angled corner braces and a third angled brace between the central studs. There are two windows set between the vertical posts, each with two lights with cusped heads and leaded glazing, 2-over-4 in each. The corner post to the east is a replacement, whilst there is a second dragon post with a chamfered moulding supporting an angled brace above (**Appendix 3.7**). The existing window frames date to 1950-52, although the west window has chamfered reveals in the side posts and is likely to have been an original opening although possibly infilled when a chimney was inserted in the 16<sup>th</sup> Century (see blind wall and location of stack above on Buckler 1821 sketch **Appendix 1.1**) and replaced with a small window closer to the north-west corner of the building but has now been removed (**Appendix 1.4**). The east window has had the posts replaced, but a window is depicted by Buckler in 1821 in this location and exists on the 1914 photograph (**Appendix 1.4**).

The framing of the second floor has been extensively replaced, including the wall-plate and three of the vertical posts. Originally it may have been divided into three sections with pairs of opposing angled braces at either end and a central panel in-between (**Appendix 3.7**). The moulded jetty bressummer continues from the Cornmarket Street façade with the continuous wall-plate above. There are corner posts with ogee jowled heads facing south supporting the side frames and gables above. The fenestration is much altered with two single lights with flat heads above the eastern pair of arch braces that date to 1950-52, and whilst they do broadly correspond with a window drawn by Buckler in 1821 (**Appendix 1.1**) may be a secondary insertion in this position. All the windows have leaded lights of 2-over-4. In the central panel of the is a four light window with cusped heads. This again dates to 1950-52, but hollow chamfers on the side posts indicate that there may have originally been a window in this location, although it was blocked by 1821, perhaps when the chimney stacks were inserted in the 16<sup>th</sup> Century.

Along Ship Street at the junction with St Michael's Chambers the upper two floors of No.28 project as forward from the ground exposing a short section of timber framing (**Appendix 3.8**). The framing comprising of posts and an angled brace mainly date to 1950-52. There is a cusped headed single light at the first floor with leaded panes 2-over-4 and appears to be original to the building. A small high level square window on the second floor is a secondary insertion.

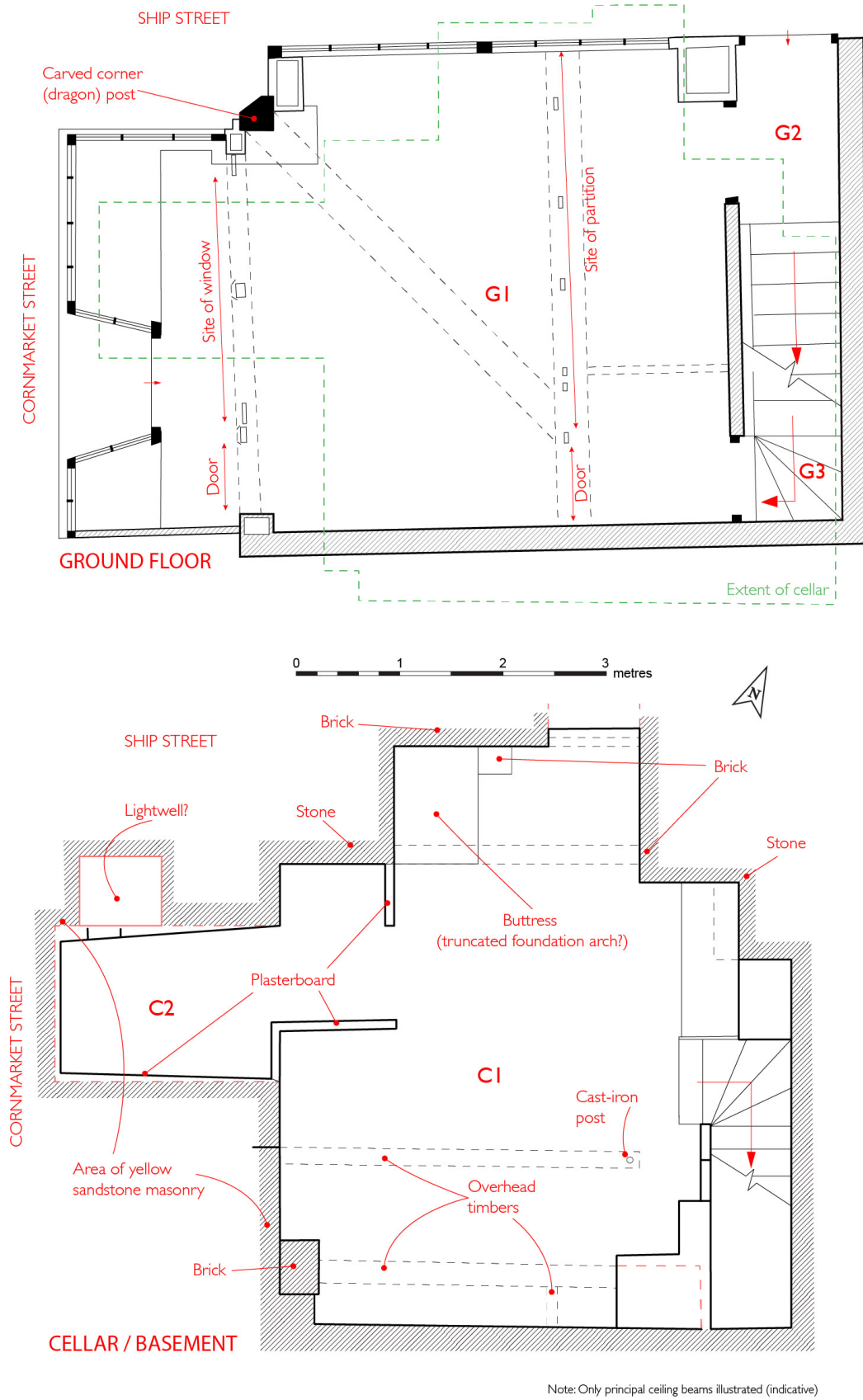


Figure 3: Archaeological observations in the cellar and on the ground floor

## ARCHAEOLOGICAL OBSERVATIONS - INTERNAL

### *The Basement/Cellar (Appendices 3.10-3.15)*

The basement, or cellar forms part of the earliest phase of the building being dated to at least the 14<sup>th</sup> Century. The room **CI** has an irregular plan measuring c.4.4m x 5.7m at its maximum dimensions and a floor to ceiling height of 1.7m (**Appendix 3.10**). It is essentially rectangular in shape with various offshoots in the side walls to accommodate secondary features.

The main space of **CI** is almost square measuring 4.4 x 4.5m. There are sections of roughly coursed sandstone in the west wall along with the north-west and north-east corners. Other walls are red brick with modern plasterboard obscuring any earlier wall surfaces. In the north-west corner is a concrete rendered feature resembling a buttress that measures 1.1-1.8m in height, 0.8m x 1.1m in width with a sloping top (**Appendix 3.11**). This feature does not relate to the overall layout and function of the room, but it does bear a close similarity in its form to a stone foundation arch discovered during the demolition of the south range of the former Inn to the south-west (see **Appendix 1.3**). Munby (1992) noted that the cellars of the buildings below the New Inn were considerably older than the standing structures and it is possible that if this buttress is the remnant of a foundation arch then it may pre-date the Late 14<sup>th</sup> Century construction of the shop at No.28, as it bears no relation to the load bearing capacity, or design of the timber framing that survives on the floors above.

The walling to the rear of the buttress is brick with a steel 'Dorman Long' rail used as a crude RSJ along the edge of the ceiling (**Appendix 3.11**), presumably supporting the floor joists on the floor above and assumed to date to the 1950-52 period of repairs. There is also what appears to be a recess in this wall blocked with modern plasterboard and may represent the position of a coal drop/lightwell from Ship Street.

In the southern section of **CI** there are two large ceiling beams (**Appendix 3.12**) orientated west-east, one of which has been cut back. It has a narrow scantling measuring 21cm x 30cm with crude chamfers on the underside and may be relocated being supported upon a cast-iron cylindrical post. The second beam is larger measuring a 33cm x 33cm with chamfers on the underside (**Appendix 3.13**). It is set back 0.4m from the south wall of the cellar but appears to correlate with the timber framing on the floor above that forms the internal party wall between No.27 and No.28. Similar west-east beams were also recorded below No's 26-27 which measured 34cm x 38cm that were let into (built within) the stone wall to the east (Munby 284). There is also a short section of a

transverse beam morticed into the south side of the timber that appears to continue though the foundation wall to the adjacent cellar below No.27.

In the east wall is a narrow staircase with a winder into **CI** at the base (**Appendix 3.11**) built against the stone wall that running along the rear of the three surviving shops along No's 26-28 Cornmarket.

To the north-east of **CI** is a toilet (**Appendix 3.14**) with a small lobby **C2**, that extends 1.2m below the former ground floor jetty of the Cornmarket Street façade (**Appendix 3.3**). The walls of this space are modern plasterboard with a shuttered concrete ceiling, however it was observed through a high-level access hatch in the north wall that there was an earlier sandstone wall behind the plasterboard, which had a sloping recess measuring 0.8 x 0.75m with brick edging with a steel support formed from a 'Dorman Long' rail that is interpreted as a former lightwell into the pavement above on the corner of Cornmarket and Ship Street. The walling of **CI** to the south-east of **C2** is sandstone and it is suggested that the space defined by **C2** represents the position of a former external stair, ramp, or access hatch to the cellar below - a standard feature of medieval shops and with a direct parallel at 126 High Street (TJC 2019).

#### *Ground Floor (Appendices 3.15-3.20)*

The ground floor comprises of the main shop floor **G1**, with a partitioned off section 1m wide to the rear that provides access to the first floor **G2** and down to the cellar **G3**.

**G1** measures 4.5m x 6.3m which incorporates the projecting shop window along Cornmarket Street that dates to the 1950-52 period of alterations (**Appendix 3.17**). The rear east wall has a central section of oak panelling, divided into three with a central rail (**Appendix 3.16**). On either side are vertical plank doors with substantial strap hinges dating to 1950-52. The floor is lino. The principal feature of note are the exposed ceiling beams, which reflect the internal structural frame of the medieval building (**Appendices 3.17-3.18**). At the front of the shop running parallel to Cornmarket Street is a wall-plate that supported the projecting joists above that form the external jetty (**Appendix 3.19**). This timber has been altered, but still retains a series of peg holes and empty mortices that denote the former arrangement of the timber stud work in this part of the building. In No's.26-27 Munby (1992 284) discusses that the arrangement of each shop front is likely to have been consistent with a doorway in the south with a wide central window divided by a central post with arch braces on either side. The design concurs with the size and position of the exposed mortices on the underside of the beam with additional evidence that the corner posts and central post were chamfered.

The form of the building comprises of three trusses, one forming the two end gables and the other is a central division within the frame. This arrangement is evident in **G1**, with the underside of the principal beam being exposed (**Appendix 3.16**). Evident within the beam are 6 sawn off tenons still retained within their mortices, c.40cm apart. This suggested that there was formerly an internal partition in this location with a doorway to the south, however whether it formed part of the original phase of the shop is unclear.

A central trimmer extends from this main beam to the panelled wall to the east of the room, possibly being truncated when the existing staircase in **G2** was installed. Munby (1992 256) suggested that each shop originally had a staircase in the south-east corner, however no clear evidence for this was identified during the survey of No.28. Morticed into the side of the principal ceiling beam is a large diagonal timber (dragon beam) (**Appendix 3.17**) that is supported on an external corner post (dragon post) and thus forming the jettied corner of the property (**Appendix 3.9**). Right angled joists are tenoned into the dragon beam, although a number of the timbers display empty mortices indicating that they are reused. Many of the exposed timbers are stained black, with secondary scars from a former lath and plaster ceiling.

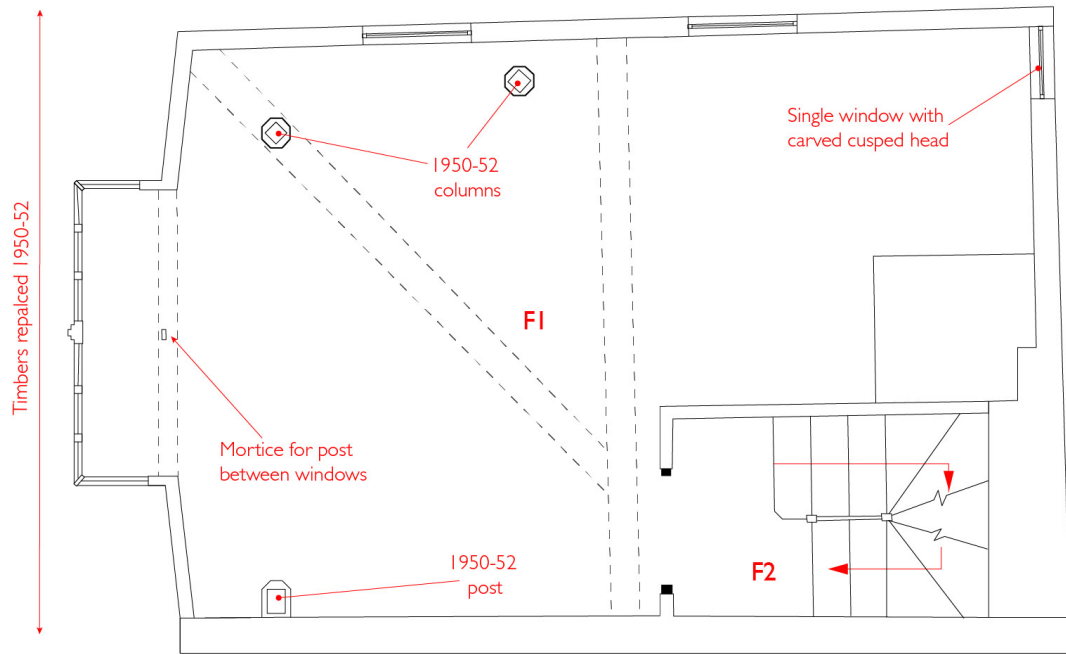
**G2** forms the small lobby with a quarry tile floor and a stairwell connecting Ship Street to the Upper Floors (**Appendix 3.20**). The timber staircase is 1m wide with a straight flight and a winder at the top into **F2**.

**G3** is a small landing that leading down a short staircase to **C1** (**Appendix 3.15**).

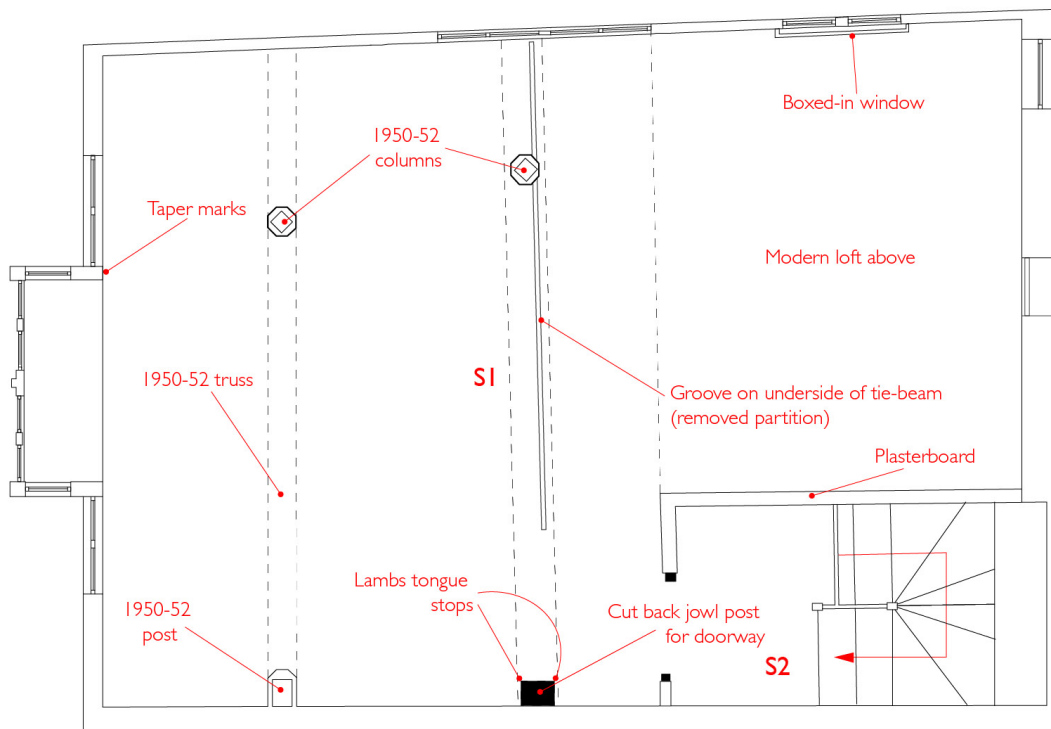
#### *The First Floor (Appendices 3.21-3.27)*

**F1** measures 4.7m x 7m. The timber frame is exposed within the walls and ceiling, and there is extensive evidence for the repair and alterations undertaken in 1950-52. New narrow floorboards running west-east have been laid and there are a series of oak timber posts encapsulating steelwork with fluted chamfered corners (**Appendix 3.21, 3.24**). There is a boxed over shelf against the east wall that forms the stair head on the floor blow in **G2** (**Appendix 3.23**).

In the west wall is a large walk-in bay window, however it and the timber studwork on either side all date to 1950-52 (**Appendix 3.22**). The only timber of historic significance forms the horizontal support for the jettied rafters above and continues into No's 26, 27. This beam (**Appendix 3.26**) has a hollow and ogee moulding and was once external. This beam has traces of various paint schemes with a central mortice and peg hole for a chamfered post that would have formed part of a continuous run of fenestration along this façade (see **Appendix 3.1**).



FIRST FLOOR



SECOND FLOOR

Note: Only principal ceiling beams illustrated (indicative)

Figure 4: Archaeological observations on the first and second floors



The north wall (**Appendices 3.23, 3.24**) is divided into 8 vertical panels by studs with windows set on mid-rails in the 3<sup>rd</sup> and 6<sup>th</sup> panels. There is also a single light in the north-east corner of the room where the jetty projects forward of the ground floor (**Appendix 3.23**). Cut within these studs at a height of 0.65m above the floor are a row of sawn-off mortices indicating that there may have been a continuous bench along this wall, now removed.

The exposed ceiling of **F1** is similar to the one on the floor below with a prominent diagonal dragon beam with joists set at right-angles to form the external jetty of the second floor (**Appendix 3.25**). The joists are pegged into the beam. Many of the exposed timbers are stained black, with secondary scars from a former lath and plaster ceiling. Interestingly, unlike in **G1** there is no evidence on the underside of the principal ceiling beam on the central truss for an internal partition in this location, so it may have been intended to have originally been a single large room.

**F2** is a small enclosed landing with a doorway into **F1** formed from a modern plasterboard partition. There is a **G3** is a small landing with a dogleg stair up to **S2** (**Appendix 3.27**) and a straight flight down to **G2**. The staircase is oak and dates to 1950-52.

#### *The Second Floor (Appendices 3.28-3.36)*

The second floor room **S1** measures 5.4m x 7.5m (**Appendices 3.29, 3.31**). Both the west and north walls retain elements of the original vertical timber posts that reflect the external arrangement (**Appendix 3.4**) although the curved braces are not evident internally. There is a central widow of four lights in the north wall and two small high-level windows in the east wall (**Appendix 3.32**).

In the west wall is a projecting bay window with side lights all dating to the 1950-52 period, although the posts are historic fabric. Interestingly on the interior face of the northern post are two shallow depressions with an oval shape and that are interpreted as taper marks (**Appendix 3.37**). These are commonly found on openings into buildings such as on doors, or windows and are classified as apotropaic marks having been deliberately burnt into the woodwork in an attempt to ward off evil spirits.

The roof is a late medieval construction with three principal trusses of a clasped purlin type, with tie-beams dovetailed on top of the wall-plates, supported on an ogee Jowl at the top of each post. On either side of the principal rafter are curved wind braces (**Appendix 3.30**). A new truss in oak was installed in 1950-52 (**Appendix 3.29**) to add to the structural integrity of the building and encases a steel frame. There are also inserted metal tie rods running west-east between the tie-beams.

The rear (east) section of the roof was obscured by a modern plasterboard loft space that has been built at tie-beam level (**Appendices 3.30, 3.31**). It should also be noted that the front third of the roof that forms the existing gable on Cornmarket Street dates to 1950-52, replacing a hipped roof (**Appendix 1.4**) and reconstructing the historic form of the building. As such only a small section of historic timberwork was exposed above the central tie-beam (**Appendix 3.30**).

The central tie-beam contains evidence of an earlier partition in this location, apparently dividing the room into two. On the underside is a groove, with nail scars at 30-40cm spacing for vertical studs (**Appendix 3.36**). There are lambs tongue stops at the south end of the tie-beam. In addition, the paintwork on either side of the beam differs indicating that there were different decorative schemes on either side of the former partition. At the south end of the tie-beam is a jowled post (**Appendix 3.34**) which has traces of dark orange/red, green and ochre coloured paint. The jowl has had a right angled section crudely removed, indicating the position of a secondary doorway presumably associated with the former partition.

**S2** is at the top of the stairwell in the south-east corner of the building with a small enclosed landing constructed from plasterboard with a doorway into **S1**. The top of the stair is a winder and has an open balustrade with a half-rounded handrail and vertical unadorned oak spindles (**Appendix 3.28**) dating to 1950-52.

## 6 DISCUSSION

This scheme of archaeological building recording undertaken prior to the refurbishment of the No.28 Cornmarket Street in Oxford has provided an unusual opportunity to document the appearance of the historic timber frame of one of the oldest timber framed buildings in the City. Whilst the building was partly understood as a result of previous archaeological survey on the adjacent property's at No's. 26, 27 Cornmarket Street by following David Sturdy, Julian Munby and Nick Joyce in the 1980s (Munby 1992), this study has provided new evidence relating to the layout of the interior spaces.

This current programme of archaeological survey has produced an internal and external photographic record of the building and identified features exposed on structural timbers that correlate with the previous work undertaken by Munby et. al.

In accordance with the research questions that were posed in the approved Written Scheme of Investigation (TJC 2020.24) this scheme of work has been able to add to our understanding of both the changing internal layout of the building and has identified the potential remains of a buttress that possibly formed a foundation arch within the cellar, and which may be contemporary to one discovered during the demolition of the south range of the Blue Anchor in 1904. Also within the cellar it has been observed that a small extension beneath the existing shopfront along Cornmarket may represent the site of a former staircase, or access hatch to the cellar associated with the 14<sup>th</sup> Century layout of the building.

New evidence for internal arrangements of the rooms has been recorded on the ground and second floors which were partitioned into smaller spaces along the alignment of the central timber frame/truss, although the date to which these relate to is unclear.

Interestingly, the discovery of a pair of burnt apotropaic taper marks on the side of one of the posts in the second floor bay window provide a glimpse into previous superstitions and the belief that they held the power to ward off evil spirits.

The recording has demonstrated the value of undertaking archaeological building recording on structures where it had previously been assumed there was little, if any new evidence that could be obtained as part of the refurbishment of a retail space.

## RECOMMENDATIONS

Whilst the results of this scheme of archaeological recording have increased our understanding of the construction and layout of No.28 Cornmarket Street, it is considered that no further building recording is required for the proposed alterations, although providing a summary of this report to South Midlands Archaeology, or Oxonensia would further disseminate this record of the building.

## 7 SUPPORTING INFORMATION

### PROJECT ARCHIVE

The fieldwork archive will be submitted to the Oxfordshire History Centre and its contents include:

- Written Scheme of Investigation (TJC2020.24)
- 5x b/w photographic negative sheets (medium format)
- b/w photographic prints (selection of medium format)
- digital prints (selection of colour digital images)
- Site notes and drawings (6x A4)
- Copy of final report (TJC2020.46)

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*Photographs: Oxford University Images [online]*

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<https://www.oxforduniversityimages.com/results.asp?image=OHC001507-01&itemw=4&itemf=0001&itemstep=1&itemx=1>

OHC000379-01 1988 The corner of Cornmarket and Ship Street

<https://www.oxforduniversityimages.com/results.asp?image=OHC000379-01&itemw=4&itemf=0002&itemstep=1&itemx=5>

*Photographs: Picture Oxon [online]*

POX0411308 c1987 No. 28, (Geoffrey Rhodes Opticians) Cornmarket Street

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0411308&pos=10&action=zoom&id=1198711](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0411308&pos=10&action=zoom&id=1198711)

POX0101825 1949 Oxford, Cornmarket Street, East Side - 28. Exterior from North West

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0101825&pos=12&action=zoom&id=101825](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0101825&pos=12&action=zoom&id=101825)

POX0112360 Oxford, Cornmarket Street, East Side - 28 (?). Restoration

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0112360&pos=13&action=zoom&id=112360](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0112360&pos=13&action=zoom&id=112360)

POX0129693 1914 Oxford, Cornmarket Street, East Side - 28 - 26. Exterior, Present and Original State

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0129693&pos=14&action=zoom&id=129693](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0129693&pos=14&action=zoom&id=129693)

POX0009097 A advert for Harvey and Company's Wholesale Tea Stores. 10 tons of lump sugar to be given away to commemorate the silver wedding of the Prince and Princess of Wales

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0009097&pos=16&action=zoom&id=9097](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0009097&pos=16&action=zoom&id=9097)

POX0021307 1983 Cornmarket Street east side no. 28 exterior from north-west

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0021307&pos=18&action=zoom&id=21307](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0021307&pos=18&action=zoom&id=21307) (not currently digitised)

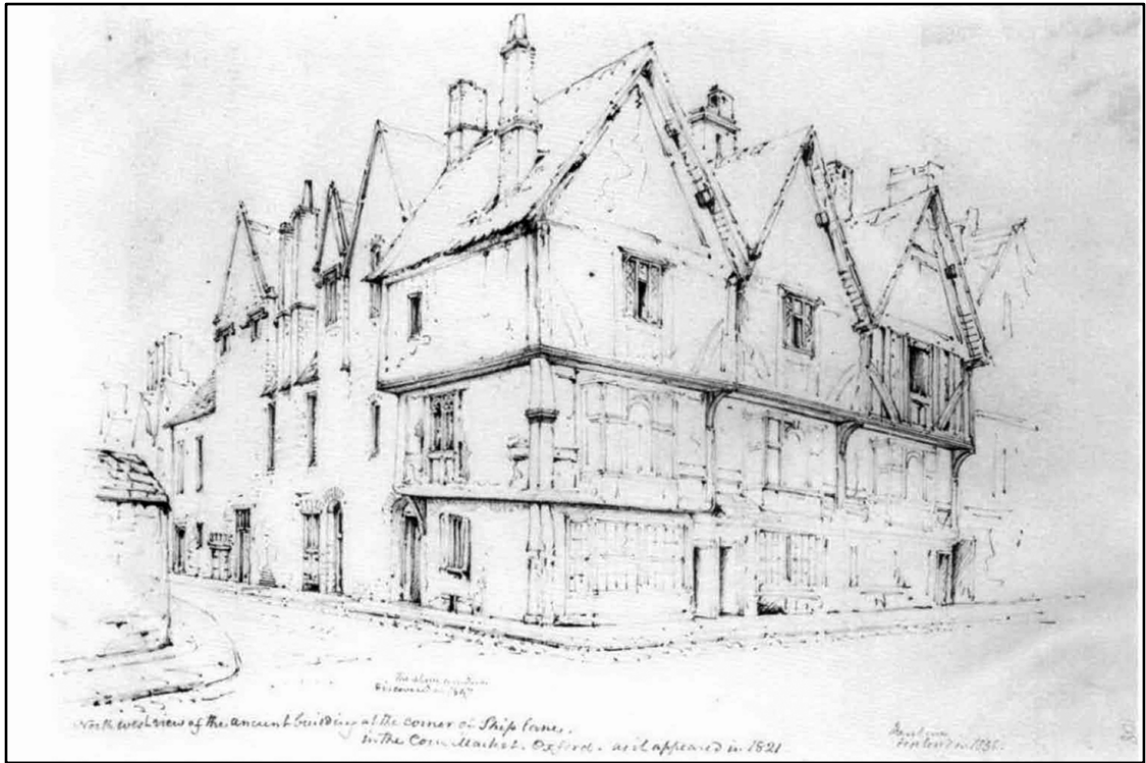
POX0202421 1972 Oxford. Cornmarket Street. (E) No. 28.

[https://pictureoxon.com/frontend.php?keywords=Ref\\_No\\_increment;EQUALS;POX0202421&pos=17&action=zoom&id=202421](https://pictureoxon.com/frontend.php?keywords=Ref_No_increment;EQUALS;POX0202421&pos=17&action=zoom&id=202421)

**APPENDIX I:**

HISTORIC AND ARCHIVE SOURCES





Appendix I.I: Sketch of the corner of Cornmarket Street and Ship Street by Buckler in 1821



Appendix I.2: Photograph looking north along Cornmarket Street in c.1885 (after Munby 1992)



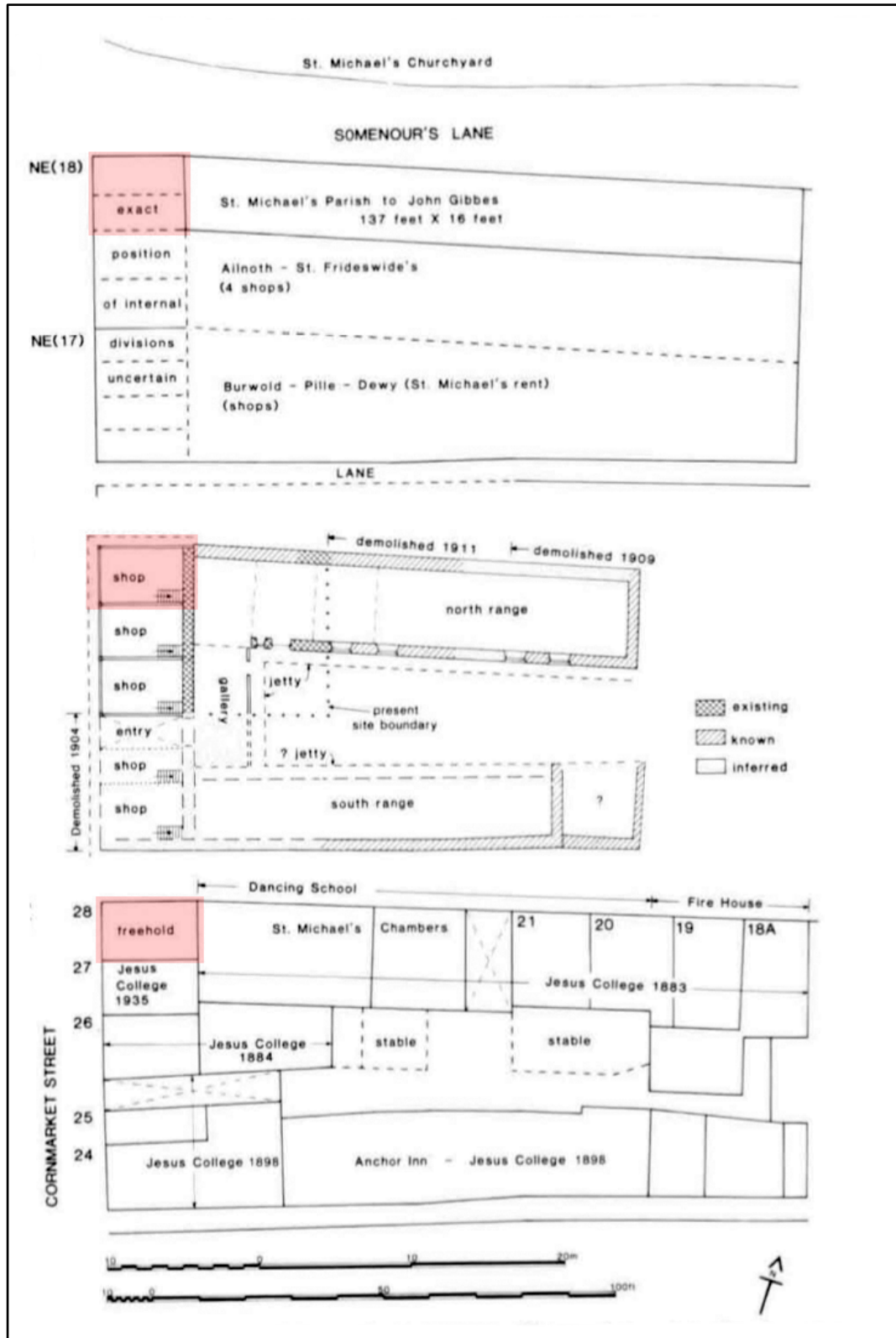
**Appendix I.3:** Detail of foundation relieving arch during demolition works of adjacent north range in 1911 (after Munby 1992, Figure 19; Minns archive Bodleian)



Appendix I.4: General view of the corner of No.28 Cornmarket Street, c.1914  
© Picture Oxon POX 0129693



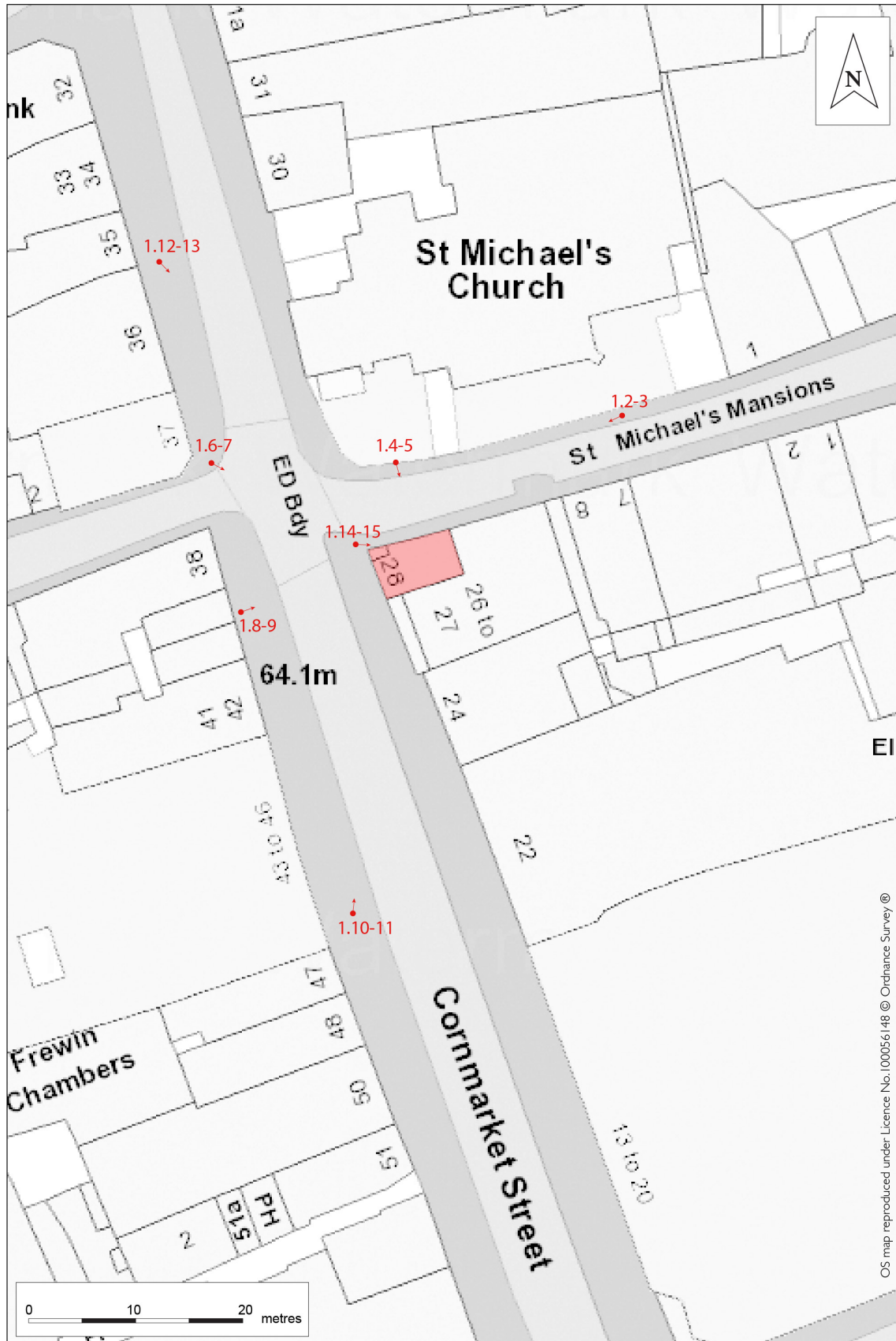
Appendix I.5: General view of the corner of No's.26-28 Cornmarket Street, c.1988



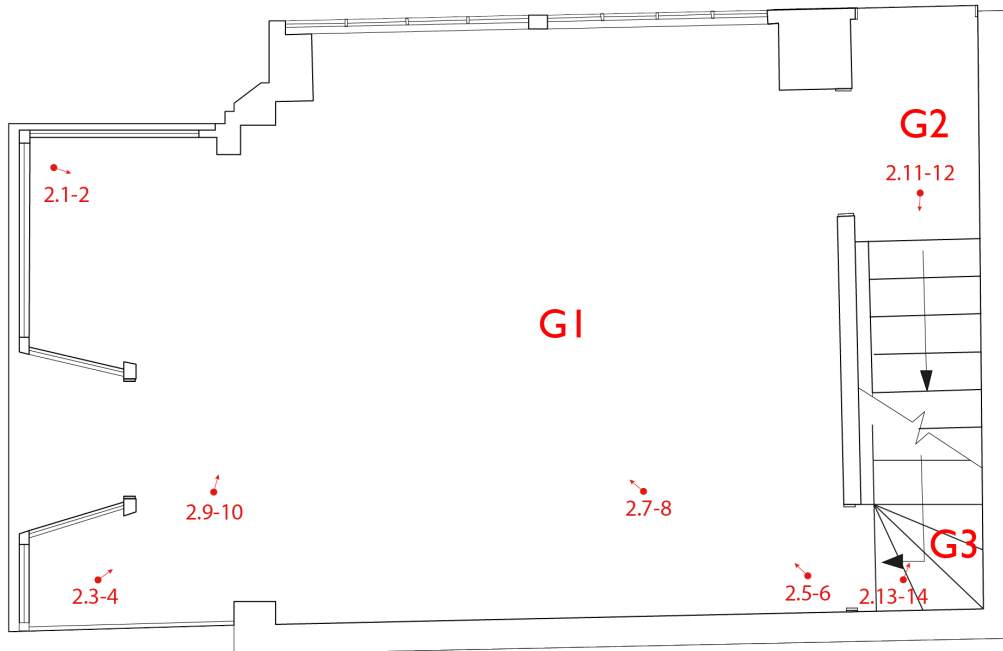
Appendix I.6: Illustration of the historical location of No.28 (highlighted in pink) in relation to the adjacent shops and the New Inn (after Munby 1992, Figure 6)

**APPENDIX 2:**

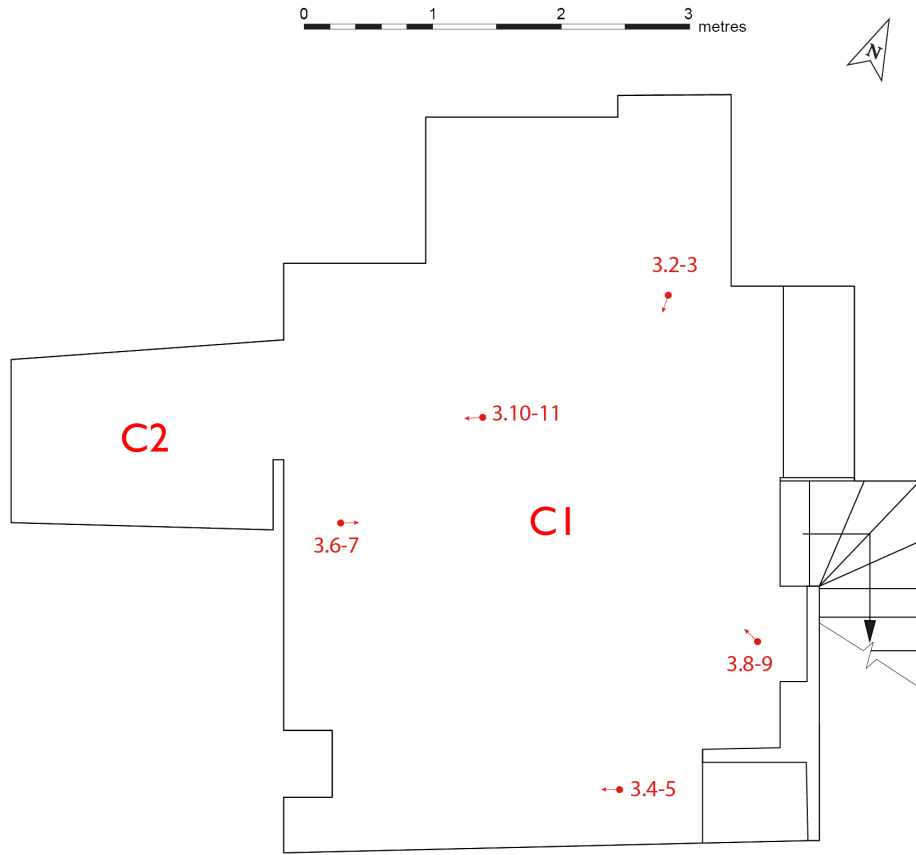
PHOTOGRAPHIC SURVEY RECORDS



Appendix 2.1: External locations of photographic viewpoints (Film 1)



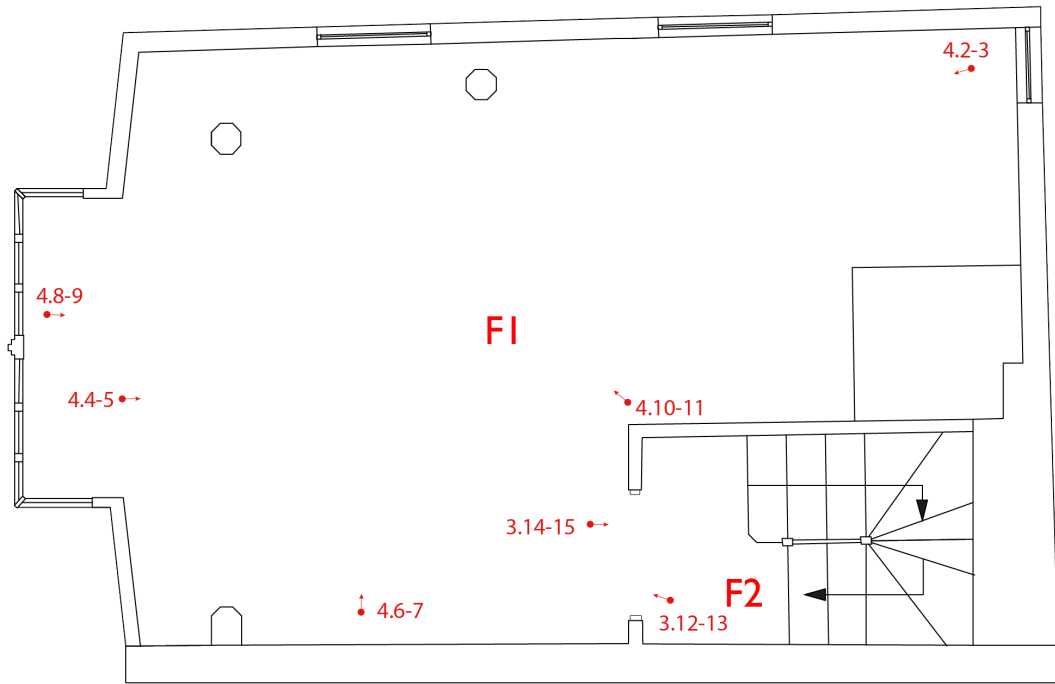
Ground Floor



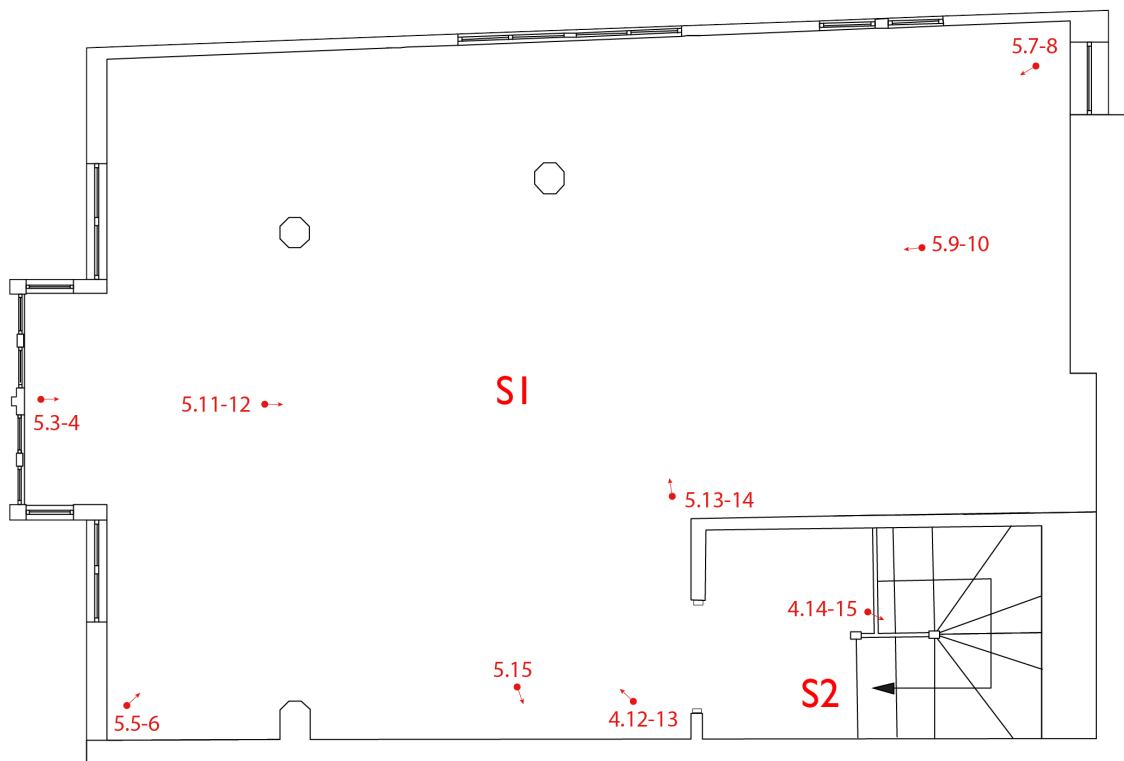
Cellar / Basement

Appendix 2.2: Internal locations (Cellar/ground floor) of photographic viewpoints (Films 2-3)





First Floor



Second Floor

Appendix 2.3: Internal locations (first and second floors) of photographic viewpoints (Films 3-5)

Appendix 2.4: Film 1 (Medium format – bracketed shots)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
1.1	---	---	ID Shot	---	---	20.02.20
1.2	3.8	External	General view along Ship Street	2m	SW	20.02.20
1.3		External	General view along Ship Street	2m	SW	20.02.20
1.4	3.7	External	General view along Ship Street	2m	SE	20.02.20
1.5		External	General view along Ship Street	2m	SE	20.02.20
1.6	3.3	External	General view from Commarket	2m	E	20.02.20
1.7		External	General view from Commarket	2m	E	20.02.20
1.8	3.4	External	General view from Commarket	2m	SE	20.02.20
1.9		External	General view from Commarket	2m	SE	20.02.20
1.10	3.5	External	General view from Commarket	2m	NE	20.02.20
1.11		External	General view from Commarket	2m	NE	20.02.20
1.12	3.6	External	General view from Commarket	2m	W	20.02.20
1.13		External	General view from Commarket	2m	W	20.02.20
1.14	3.9	External	Detail of corner post	2m	SE	20.02.20
1.15		External	Detail of corner post	2m	SE	20.02.20

Appendix 2.5: Film 2 (Medium format – bracketed shots)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
2.1		G1	General view of room	2m	E	20.02.20
2.2		G1	General view of room	2m	E	20.02.20
2.3	3.16	G1	General view of room	2m	NE	20.02.20
2.4		G1	General view of room	2m	NE	20.02.20
2.5	3.17	G1	General view of room	2m	W	20.02.20
2.6		G1	General view of room	2m	W	20.02.20
2.7	3.18	G1	Detail of ceiling beams	---	W	20.02.20
2.8		G1	Detail of ceiling beams	---	W	20.02.20
2.9	3.19	G1	Detail of ceiling beam (mortices)	---	N	20.02.20
2.10		G2	Detail of ceiling beam (mortices)	---	N	20.02.20
2.11	3.20	G2	General view looking up stairs	2m	S	20.02.20
2.12		G2	General view looking up stairs	2m	S	20.02.20
2.13	3.15	G3	General view looking downstairs	1m	NW	20.02.20
2.14		G3	General view looking downstairs	1m	NW	20.02.20
2.15		---	ID Shot	---	---	20.02.20

Appendix 2.6: Film 3 (Medium format – bracketed shots)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
3.1		---	ID Shot	---	---	20.02.20
3.2	3.12	C1	General view of room	1m	S	20.02.20
3.3		C1	General view of room	1m	S	20.02.20
3.4	3.13	C1	General view of room	---	W	20.02.20
3.5		C1	General view of room	---	W	20.02.20
3.6	3.10	C1	General view of room	1m	N	20.02.20
3.7		C1	General view of room	1m	N	20.02.20
3.8	3.11	C1	General view of room	1m	N	20.02.20
3.9		C1	General view of room	1m	N	20.02.20
3.10	3.14	C2	General view of room	1m	W	20.02.20
3.11		C2	General view of room	1m	W	20.02.20
3.12	3.21	F1	General view of room	2m	W	20.02.20
3.13		F1	General view of room	2m	E	20.02.20
3.14	3.27	F2	General view of room	1m	E	20.02.20
3.15		F2	General view of room	1m	---	20.02.20

Appendix 2.7: Film 4 (Medium format – bracketed shots)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
4.1		---	ID Shot	---	---	20.02.20
4.2	3.22	F1	General view of room	2m	W	20.02.20
4.3		F1	General view of room	2m	W	20.02.20
4.4	3.23	F1	General view of room	2m	E	20.02.20
4.5		F1	General view of room	2m	E	20.02.20
4.6	3.24	F1	General view of room	2m	N	20.02.20
4.7		F1	General view of room	2m	N	20.02.20
4.8	3.26	F1	Detail of ceiling beam in bay window	---	E	20.02.20
4.9		F1	Detail of ceiling beam in bay window	---	E	20.02.20
4.10	3.25	F1	General view of ceiling	---	NW	20.02.20
4.11		F1	General view of ceiling	---	NW	20.02.20
4.12	3.29	S1	General view looking into room	2m	W	20.02.20
4.13		S1	General view looking into room	2m	W	20.02.20
4.14	3.28	S2	General view looking downstairs	---	E	20.02.20
4.15		S2	General view looking downstairs	---	E	20.02.20

Appendix 2.8: Film 5 (Medium format – bracketed shots)

Film & Frame	Ap. No. (digital)	Room	Description	Scale (m)	Direction	Date
5.1		---	VOID	---	---	20.02.20
5.2		---	ID Shot	---	---	20.02.20
5.3	3.31	SI	General view of room	2m	E	20.02.20
5.4		SI	General view of room	2m	E	20.02.20
5.5	3.32	SI	General view of room	---	N	20.02.20
5.6		SI	General view of room	---	N	20.02.20
5.7	3.33	SI	General view of room	2m	S	20.02.20
5.8		SI	General view of room	2m	S	20.02.20
5.9	3.35	SI	Detail of roof (kingpost)	---	SW	20.02.20
5.10		SI	Detail of roof (kingpost)	---	SW	20.02.20
5.11	3.30	SI	Detail of roof	---	E	20.02.20
5.12		SI	Detail of roof	---	E	20.02.20
5.13	3.36	SI	Detail of roof (tie beam)	---	W	20.02.20
5.14		SI	Detail of roof (tie beam)	---	W	20.02.20
5.15	3.34	SI	Detail of cut jowl post for doorway	---	E	20.02.20

**APPENDIX 3:**

PHOTOGRAPHS (COLOUR DIGITAL COPIES OF \*B/W PRINTS)



Appendix 3.1: General view of the Cornmarket elevation of No.s. 26-28 (2m scale)



Appendix 3.2: View looking south-east of the corner of Ship (2m scale)



Appendix 3.3: General view of Cornmarket facade (2m scale; b/w \*Film 1.6)



Appendix 3.4: Detail of the corner of Ship Street (2m scale; b/w \*Film 1.8)





Appendix 3.5: View along Cornmarket Street, looking north-east (2m scale; b/w \*Film 1.10)



Appendix 3.6: General view looking south-east along Cornmarket (2m scale; b/w \*Film 1.12)



Appendix 3.7: Detail of Ship Street elevation (2m scale; b/w \*Film 1.4)



Appendix 3.8: General view looking west along Ship Street (2m scale; b/w \*Film 1.2)



**Appendix 3.9:** Detail of carved corner post, looking east (2m scale; b/w \*Film I.14)



Appendix 3.10: General view of CI looking east (1m scale; b/w \*Film 3.6)



Appendix 3.11: View of CI looking north; note angled buttress (1m scale; b/w \*Film 3.8)



Appendix 3.12: General view of CI looking south; note beams (1m scale; b/w \*Film 3.2)



Appendix 3.13: Detail of ceiling beams in CI; note chamfered edges (b/w \*Film 3.4)



Appendix 3.14: General view of modern toilet in C2 (1m scale; b/w \*Film 3.10)





Appendix 3.15: General view looking down stairs in G3 to C1 (1m scale; b/w \*Film 2.13)



Appendix 3.16: General view of G1, looking north-east (2m scale; b/w \*Film 2.3)



Appendix 3.17: General view of G1, looking west (2m scale; b/w \*Film 2.5)



Appendix 3.18: Detail of ceiling beams in GI; note replaced timbers (b/w \*Film 2.7)



Appendix 3.19: Detail of ceiling beam in shop window of GI, note mortices (b/w \*Film 2.9)



Appendix 3.20: General view of staircase in G2 to first floor (2m scale; b/w \*Film 2.11)



Appendix 3.21: General view of FI, looking west (2m scale; b/w \*Film 3.12)



Appendix 3.22: General view of bay window in FI, looking west (2m scale; b/w \*Film 4.2)



Appendix 3.23: General view of F1, looking east (2m scale; b/w \*Film 4.4)



Appendix 3.24: General view of F1, looking north; note 195 l columns (2m scale; b/w \*Film 4.6)



Appendix 3.25: Detail of ceiling beams in F1, looking north-west (b/w \*Film 4.10)



Appendix 3.26: Detail of ceiling beam with mortice for former mullion in F1 (b/w \*Film 4.8)



Appendix 3.27: General view of staircase in GI up to second floor (2m scale; b/w \*Film 3.14)





**Appendix 3.28:** General view looking down staircase in S2 (b/w \*Film 4.14)



Appendix 3.29: General view of SI, looking west (2m scale; b/w \*Film 4.12)



Appendix 3.30: Detail of replaced kingpost in SI, looking east (b/w \*Film 5.11)



Appendix 3.31: General view of SI, looking east; note 1951 column (2m scale; b/w \*Film 5.3)



Appendix 3.32: General view of SI, looking north-east (2m scale; b/w \*Film 5.5)



Appendix 3.33: General view of SI, looking south; note 1951 column (2m scale; b/w \*Film 5.7)



**Appendix 3.34:** Detail of jowl post with cut for a secondary doorway in S1; note lambs tongue stops on tie-beam (b/w \*Film 5.15)



Appendix 3.35: General view of roof in SI, looking west; note replaced timbers (b/w \*Film 5.9)



Appendix 3.36: Detail of underside of tie beam in SI; note groove for partition (b/w \*Film 1.24)



**Appendix 3.37:** Detail of two apotropaic taper marks on the corner post of the bay window in S1 and which were deliberately burnt into the wood to ward off evil spirits

**APPENDIX 4:**

LISTED BUILDING DESCRIPTION



## 28 CORNMARKET STREET, OXFORD

### DETAILS

Grade: II

List Entry Number: 1369341

Date first listed: 12-Jan-1954

### LOCATION

County: Oxfordshire

District: Oxford (District Authority)

National Grid Reference: SP 51284 06350

### DETAILS

CORNMARKET STREET 1. 1485 (East Side) No 28 SP 5106 SW 8/296 12.1.54. II 2. House and shop. RCHM 105. on South-West corner of Ship Street. Probably C15 but was altered in C17 and since. 3-storeyed timber-framed with an overhang at the 1st and 2nd floors with a modern Welsh slate hipped roof. The casement windows are modern and there is a modern shop front to the ground floor at front and side. On the angle, the 2nd floor is supported by an original moulded bracket which remains exposed. There is a drawing of its exterior in 1840 by W Turner. Major alterations 1952, by Thomas Raysen.