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BANBURY TOWN CENTRE REDEVELOPMENT

**An investigative appraisal of the standing buildings
in the Bridge Street and Mill Lane (Zone 2)
urban landscape**

by
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**BANBURY TOWN CENTRE REDEVELOPMENT:
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Bridge Street and Mill Lane (Zone 2) urban landscape**

1.0 INTRODUCTION

This report sets out the results of a survey of the standing buildings in the Bridge Street/Mill Lane Zone (Zone 2). The work reported upon here was carried out as part of the field evaluation stage of archaeological work in advance of redevelopment in Banbury town centre in June 1996 and February 1997 by Birmingham University Field Archaeology Unit on behalf of Banbury Shopping Centre Limited. An earlier report outlined the results of the below-ground evaluation (Coates and Litherland 1997). The scope and planning background of the overall archaeological response for the Banbury town centre redevelopment is given in the *Eighth schedule (archaeological section) of the Draft 106 Agreement* (Rosier and Smith 1995), while the process of updating the research aims and project design may be followed in Ferris, Leach and Litherland 1991, Ferris and Litherland 1996 and Coates and Litherland 1997.

The standing buildings in Zone 2 are the only buildings with some historic value to be affected by the present redevelopment scheme which proposes that every building be demolished, with the exception of the former Temperance Hall, 56/57 Bridge Street, where the 'Italianate' frontage will be retained. The purpose of the evaluation of the standing buildings was therefore to gather sufficient information for an informed appraisal to be made. This information, presented here, will then allow decisions to be made by the archaeological curators (Carol Rosier and Paul Smith of Oxfordshire County Council) regarding any further action or assessment to be carried out as part of any subsequent (mitigation) phase of archaeological response, in advance of demolition.

2.0 THE STUDY AREA AND ITS SETTING (Plates 1 - 4)

The Bridge Street/Mill Lane Zone comprises a triangular-shaped street block located on the eastern fringes of Banbury market (NGR centre: SP45854064). Situated close to the Cherwell, and later the canal and railway, this area has always enjoyed good transport/distribution links in addition to the commercial advantages derived from its proximity to the market.

A wide variety of buildings occupies the Bridge Street/Mill Lane street block. Externally, these appear to date from c.1750-1970, the majority mid-to-late Victorian. Internal survey has highlighted survival of ironstone-rubble walls from even earlier buildings. Several types of building are also present. The Bridge Street frontage is lined with commercial premises. While the buildings on Bridge Street are uniformly of two-and-a-half/three storeys, with the exception of number 48, the actual height of the buildings varies greatly, the taller, higher-status buildings concentrated at the western end of Bridge Street, close to the market. In Mill Lane warehouse and distribution facilities and former licensed premises are situated close to the canal. Between the buildings fronting Bridge Street and Mill Lane there is an assortment of backplot structures, which were also recorded as part of the survey.

3.0 RESEARCH AIMS AND OBJECTIVES

The main objective of the evaluation of the standing buildings in Zone 2 was to provide an investigative appraisal of each building upon which informed decisions for further mitigation work might be made. This was achieved by means of a *descriptive* record at least equivalent to a RCHME Level 2 record (RCHME 1991). The methods employed to achieve this are outlined in the next section, below.

It is also necessary to consider the data produced by the individual building surveys against a broader background of defined academic research objectives for the built environment, in order that each building can be understood, and an indication be given of its context in the development of post-medieval Banbury. These research objectives will, of course, be refined and modified as the overall project develops; however, at present they can be summarised as:

1. To examine the changing relationship between domestic, industrial and commercial buildings within Zone 2, particularly with respect to the changing impact of the canal in the 19th and 20th century.
2. To examine the development of the urban vernacular tradition of building in Banbury from the 17th century onwards in ironstone-rubble and, later, in brick.
3. To interrogate the buildings for evidence about the 19th century social history of the area.
4. To identify probable sources of brick, particularly in instances where the product is likely to originate from a local kiln.
5. To consider the dating of brick fabric and form as the basis for establishing a type series for the area.

4.0 METHOD (Figs. 1 and 2)

The desk-top assessment of the Bridge Street/Mill Lane Zone, which included a rapid external survey of the building stock, indicated that the majority of buildings were 19th century or later in date, although the potential survival of earlier fabric within, or on the site of, the existing buildings was noted. Given the variety and number of buildings to be evaluated a flexible recording strategy was adopted. A total of 21 buildings was investigated. Each building was assigned a Structure Letter for ease of recognition; these comprised Structures A - O. Each building was subject to an internal and external photographic record on archivally stable black and white 35mm format film, supplemented by colour print and colour slide coverage. Accurate floor plans were compiled, supplemented by drawings of such details as were required. In addition, a descriptive appraisal, analysing the origins, development and use of each building was prepared, and any areas of fabric which appeared to predate the structure within which they were incorporated were highlighted. Various yards and outbuildings located behind the main street frontages were also recorded.

Targeted documentary research was also carried out as a part of the appraisal. This included examination of readily available historic map and photographic evidence, property deeds acquired during the development, local government records and building plans held at Oxfordshire County Record Office, Oxford, and the Centre for Banburyshire Studies, Banbury.

The results of the appraisal are systematically presented for each building in turn. A written summary of each building is provided, supplemented by floor plans, photographs and other illustrations as appropriate. The full field record for each structure is provided in the overall site archive. The discussion section of the report will then highlight the main results of the survey and attempt to place these within the broader framework of the development of the built environment of Banbury in the last two to three hundred years.

5.0 THE SURVEY

Structure A: 43 Bridge Street (Fig.4; Plates 5 and 6).

Corner retail premises in gothic revival style - built 1869-1882.

Three-storey corner building with slate roof and single dormers to each elevation. Retail premises ground floor, offices, formerly living accommodation, over. Flemish bond machine-cut redbrick throughout, with details in stone e.g. dentilated eaves cornice, chamfered 1st floor string course, sills and heads of windows, chamfered quoins to window jambs and blind gothic arch infilled with herringbone pattern brickwork over main 1st floor windows in each elevation. Windows rectangular, recessed wood-framed sashes throughout. Angled corner entrance to ground floor retail premises with ogee pediment over door and criss-crossing bricks proud of the main wall angles above. Main shop front to Bridge St., side entrance to 1st and 2nd floors off Castle St.

Plan of building irregular, stone-flagged cellar accessible from shop, with fireplace, chimney, and coal chute, all original. Modern shop front and interior ground floor. Triangular-shaped double chimney heating main corner room lit by large gothic-arched windows on 1st floor, also small room over stairs from Castle St. Hall and staircase to 2nd floor built against party wall with 44 Bridge St., access to all rooms off 1st floor hall. First floor toilet built behind 44 Bridge St. probably original. Only main bedroom heated on second floor, similar plan to first floor with second bedroom above small room on first floor, but no room over toilet.

The irregular plan of 43 Bridge St. indicates it was built to fit into an odd-shaped plot of land. The structure is later than each of the properties which it abuts, 44 Bridge St. and 7 Mill Lane. Main elevation to Bridge St. The earliest reference found to date is from 1826 when J.G.Rusher, owner of 44 Bridge St., took a corner of land at the end of Bridge St./Cow Fair from the Town Corporation (Ms prop.deeds, Raglan). Historic maps surveyed around 1850 show no building on the plot of land occupied by 43 Bridge St. (Fig 3; ORO Ms DD par Ban a.5(R)). Instead there was access to courts behind 44 and 45 Bridge St. In 1865 the canal company purchased and demolished part of 'The Packet' public house at the corner of

Mill Lane together with part of the plot of 43 Bridge St. to widen the approach to the wharf, therefore there was still no building here at that time (Ms prop.deeds, Raglan). By 1882 the OS 1:500 map shows the block plan of the present building (Fig.4). Photographs taken in 1897 and c.1920 (OPA 1994/49/49; OPA P/2171) show an additional entrance off Bridge St. and the original double-sash ground floor window, with details in stone matching the windows above (Plates 5 and 6). The general store belonged to H.O.White between 1920 and 1930, another photograph taken in 1933 shows Goodfellows Offices occupying the 1st and 2nd floors. The last occupier of the shop was a lighting business called 'Reflections'.

Structure B: 44 Bridge Street (Fig.5; Plates 5 and 6).

Four-bay retail premises of 'town-house character' - built early-19th century.

Three storey property of four irregular bays defined by large, almost square-shaped, four-light sashes with recessed wood-frames of equal size. Flemish-bond clamped red brick facade and slate saddleback roof. Bricks irregularly fired, possibly locally produced 2.5" high. Flat stone window heads with accentuated keystone, narrow projecting stone sills. Western central bay windows built one course lower on both 1st and 2nd floors, possibly indicative of extensive repair/settlement or shoddy original build. Blind rear elevation apart from small inserted windows to toilet and kitchen on 2nd floor. Large blocked window in west wall on 2nd floor, implying this wall once overlooked an open space prior to the construction of 43 Bridge St. Former attic accommodation in roof space, probably lit by dormer windows becoming redundant when the present slate roof was simplified and raised.

Narrow, c.5m, one room deep plan, with original cellar running length of frontage. Modern shop on ground floor with staircase/access to 1st floor in right hand bay. Main 1st floor room in westernmost two bays with large blocked fireplace and chimney on back wall, staircase to 2nd floor in eastern central bay and small room over staircase from ground floor, probably heated. Similar plan on second floor with kitchen and toilet to rear in eastern bay of building.

Inconsistencies in the spacing of the windows, together with the blind back and narrow profile of the property, indicate 44 Bridge St. was not of the high status that superficial inspection of the street front would suggest. The property belonged to J.G.Rusher in 1826, and the character of the building is early-19th century. Rusher sat on the Paving and Lighting Commission and it is unlikely he would have chosen to live in a relatively low-status part of the town, or in a house with such limited facilities. The attic accommodation may have been for servants, but equally could have housed live-in shop-workers. Therefore, on balance it is probable that 44 Bridge St. was a purpose-built commercial premises, situated close to the market and managed on behalf of the Rusher family with living accommodation on the 2nd floor and attic. The plan of the building appears to have changed little in the next two centuries due to the constrained nature of the plot. Photographs from 1897 and c.1920 (op.cit.) show a shop front belonging to Thomas Mold occupying the western two bays of the ground floor with entrance and window beside. This would indicate that the staircase was probably originally sited in the eastern central bay, as it is on the 1st and 2nd floor today. In 1897 the London Tea Warehouse occupied the 1st floor. The building had latterly been a car spares shop with hairdressers above.

Structure C: 45 Bridge Street (Fig.6).

Three bay retail premises of mid-Victorian style - built c. 1855.

Three-storey, three-bay retail premises with slate saddleback roof. Flemish bond clamped-brick facade with ground floor plinth in English bond. Bricks regularly fired compared to 44 Bridge St., which is earlier. Long two-light recessed wooden-framed sash windows to 1st floor, shorter four-light sashes to 2nd floor. All windows have projecting stone sills and flat heads decorated with five stucco voussoirs.

This building was still in use as an Indian restaurant, therefore internal inspection was not possible at this stage. However, the building plan submitted for approval by the borough has survived for 45 Bridge St (Fig.6;ORO B.B.LVIII/1). This shows that 45 Bridge Street has an irregular plan, suggesting that it had to fit into a pre-existing pattern of buildings, and that the present building was added on to the pre-existing kitchen to the rear. The original ground floor plan had a central entrance opening into a retail space which also occupied the eastern bay of the building. Living accommodation was to the west, with access to the 1st and 2nd floors. It is interesting to note that sanitation included water closets connected to the main town sewers. The house belonged to Mr John Flowers. Both the shop and room off on the ground floor were heated.

Structure D1: 46 Bridge Street (Fig.7; Plate 7).

Urban vernacular single-bay retail premises - built late-18th/early-19th century.

The former wine bar designated Structure D is an amalgamation of two buildings, D1 and D2, the ground floor knocked through into an open bar area. D1 is the taller of the two buildings, although each is three-storeys high and a single bay wide. The facade is plain, of whitewashed irregular clamped brick in a variant of Flemish Stretcher bond best described as a double bond consisting of an alternate two headers/two stretchers course, separated by three courses of stretchers above a modern shop front. The windows are recessed, a square four-light sash on the 1st floor and an original pair of sliding four-light casement windows with a wooden lintel at eaves level. The saddleback roof has a slate front and modern tile rear. The rear casement windows are later replacements. The party wall above 47 Bridge St. has a small three-light window lighting the attic and several wooden lintels bonded into the brickwork, although no structural reason for these features is apparent.

The original ground floor plan was swept away by later alterations. The building is c.6.5m deep, later outbuildings span the former backyard and connect with the property fronting Mill Lane at ground floor level. The 1st floor has also been extensively modernised, there was probably a heated front room and a rear room with a central staircase rising in straight flights from the ground to the 2nd floor. An inserted doorway to a remnant of the original staircase in 47 Bridge St gives access to the second floor of that building. The second floor, with front and back room, steps to the attic and a blocked doorway into the roof space of 45 Bridge St, was blocked off when the staircase was removed. The attic/store was lined with tongued and grooved cladding.

The character of D1 (and D2) is noticeably lower than Structures A, B and C. The building is squat and functional with little exterior decoration. This may be a reflection of the lower status of this part of Bridge St. before various mid- and later-Victorian improvements to the area. The 1850 map (op.cit.) shows a court of buildings behind, entered from Mill Lane. These had been swept away by 1882 and replaced by service wings to 46 and 47 Bridge St. A photograph from c.1920 (OPA P/2170) shows the building in use as a tea rooms and bakery belonging to J.Wincott, selling genuine Banbury cakes (Plate 7).

Structure D2: 47 Bridge Street (Fig.7).

Urban vernacular single-bay building - built late-18th/early-19th century.

Narrow single bay structure with Victorian renovated facade rendered with fake ashlar effect and similar five quoin window heads to Structure C. Modern shop front and saddleback roof in slate at front and tile to rear. Blind back with modern extension to rear, same outbuilding behind as 46 Bridge St.. Original building only 4.4m deep. No indication of original ground-floor plan, but stone flags revealed under modern floor. Single room on first floor, with modern bathroom extension behind. No indication of original staircase from ground floor, but an original-looking quarter-turn Newel staircase gives access to the 2nd floor from 46 Bridge St. This room has 10" wide oak floorboards and single adzed purlins where the ceiling meets the roof. The front and back purlins are scarf jointed and nailed adjacent to the party wall with 48 Bridge St., which indicates Structure D2 was part of a row, or much larger, single-structure building. Photographic evidence (OPA 1994/49/49) confirms this. Both 1st and 2nd storey rooms were heated, the chimney constructed in 2.25" high clamped brick.

Structure E: 48 Bridge Street.

Post-war concrete framed retail premises - built c.1970.

Two storey, stone-clad building open on ground floor through into property fronting Mill Lane, flat-roof single storey extension between. This building may have replaced the rest of the row of which Structure D2 is the only surviving bay. Last used as a Chinese restaurant.

Structure F: 49 Bridge Street, former 'Christo Sports Shop' (Fig.8).

Single bay three-storey building with slate saddleback roof and rear service wings. Flemish bond clamped-brick facade. Shop front Edwardian. Above, 1st floor window decorated with scrolled stone pediment, stone jambs, plinths and sill; eight-light window, centre lights opening as a sash; 2nd floor window similar, but not as tall, and lacking pediment. Several of the back-plot structures are built in 2.5" high clamped brick to the height of the 1st floor, including a short three-storey high rear wing built in machine-cut brick in English Garden Wall bond above, and constructed as one with the west-facing party wall above 48 Bridge St. A second two-storey service wing is built onto the back of the short wing in machine-cut Double Flemish Stretcher bonded brick above the clamped brick ground floor. The

garage/stables to rear is also built in clamped brick up to 1st floor-level, with machine brick above. A further-single storey extension in mixed brick connects the property from Bridge St. to the garage/stables fronting onto Mill Lane. All windows/openings to rear have segmented uncut soldier brick arches except the metal casement on the 1st floor of second rear wing. All ground floor openings have been recently blocked.

The eastern boundary of the plot occupied by 49 Bridge St. is an unusual shape. The main retail space occupies the narrow front of the building, but there is access through the party wall with 50 Bridge St. into an office actually located inside that building, which because of another dog-leg in the property boundary, overlooks the back yard of 49 Bridge St. It is difficult to reconstruct the ground floor plan because of the extensive stripping of the interior of the building. However, the service wing probably contained a heated parlour room overlooking the backyard with a kitchen/scullery behind in the Victorian period. Whether or not these uses were original to the clamped brick building it is not possible to say. A self-contained flat is situated above the shop. Today the flat is reached via a set of exterior steps from the backyard, although this is unlikely to have been the original means of access, which would probably have been located off the parlour beneath the straight flight of stairs linking the 1st and 2nd floors. A kitchen is located in the upper floor of the two-storey wing, which leads into a parlour inside the three-storey rear wing. The main room is at the front and there is a staircase between. There are two bedrooms on the 2nd floor with a bathroom off the smaller rear bedroom which was probably inserted later.

It is difficult to date the building from an inspection of the historic mapping because of the similar plan of the clamped-brick structure underneath which may be late-18th/mid-19th century in date. The later machine-brick build is probably late-Victorian, the layout of the service wing possibly indicative of a post-1875 Public Health Act date for construction. The maps show that the unusual shape of the eastern property boundary was the product of a rationalisation of space brought about by the piecemeal demolition of the courts behind 46 - 50 Bridge St. which took place over a protracted period between 1850 and 1900 (Fig.9).

Structure G: 50-53 Bridge Street, former 'Bennetts Furniture Store' (Fig.10).

A number of individual structures were incorporated into this retail store which occupied most of the eastern end of the Bridge Street/Mill Lane triangle. The main historic buildings within the complex are discussed below under separate headings, modern extensions are ignored.

Structure G4: 50 Bridge Street, 'Chapmans'.

Two bay, three-storey building with slate saddleback roof. Modern shop front, concrete lintel over forming sills of 1st floor narrow rectangular recessed four-light sash windows. Stone detailing including quoins which are scrolled at eaves level at each side of the building, stone keystone to 1st floor windows gauged brick either side, simple wooden lintel to 2nd floor. Red machine-brick Flemish bonded facade, projecting brick eaves cornice and moulded guttering over. Building has settled badly, a large horizontal crack developing at 1st floor level. Inside inundated with pigeons, therefore detailed inspection not possible. Family-sized commercial premises, probably constructed between 1897 and 1914, replacing

a smaller structure which resembled Structure D2 (OPA 1994/49/49). This earlier building, known as the 'Whitesmiths Arms', was sold as a block, including a passageway at the side, in 1892 (Ms.prop.deeds, Raglan). The passageway was probably situated next to the boundary with 49 Bridge St., which may account for the dog-leg in the boundary occupied by the office in Structure F. A lean-to workshop is situated behind Structure G3, built against the large warehouse, Structure G5. The workshop was built some time between c.1850 and 1882.

Structure G3: 51 Bridge Street, Trev and Pete's Hairdressers.

Very narrow one-bay wide, three-storey building built in English Garden wall bond, machine-cut, irregularly fired 'Jerry' brick, with slate saddleback roof. Edwardian wooden shop front with central six-light sash window with carved detailing on stone head on 1st floor and wood lintel to 2nd floor window. This building was still occupied. Short rear wing perpendicular to the street front looks older, probably only heated portion of the building. The narrowness of the building suggests that it may infill a passageway to a court; however no historic map evidence has been found to date to confirm this view. The type of brick used in the front of the building suggests an early-20th century date of construction,; however, this may have been an improvement to an earlier building as the 1:500 OS map of 1882 shows a building here of very similar plan.

Structure G2: 52 Bridge Street (Figs.11 and 12; Plate 8).

Two bay, three-storey building of Flemish bond clamped brick with slate saddleback roof. Modern shopfront obscures 1st floor window sills, heavy flat stone heads, six-light recessed sashes on each floor, projecting stone sill to squat 2nd floor attic windows. Stylistically similar to Structure G1 to east, but taller and clearly later, the construction break hidden behind a drain pipe between both properties. Two-room-deep plan, three storeys to rear in English Garden Wall bond of four stretcher courses. Victorian sash windows, those lighting the rear staircase with semi-circular arched heads and blue engineering brick sills, 2nd floor arched window has stained glass.

Ground-floor plan knocked through to create an open retail space with access into Structure G1. Two chimneys set in party wall with Structure G3. Cellar largely infilled, but multi-phase ironstone rubble party wall with Structure G1 to east, and ironstone rubble foundations to party wall with Structure G3 to west. Large front room on first floor with access through party wall into 53 Bridge St., large dog-leg staircase and landing from ground floor a later insertion. Three bedrooms on 2nd floor all with access off original straight-flighted staircase.

Structure G1: 53 Bridge Street (Figs.11 - 14; Plate 8).

Stylistically similar frontage to Structure G2, four bays long, but with a lower roof-line. Inserted chimney in party wall with G2, with another stack inserted between Structures G1 and H to the east. Modern open ground floor retail area, with blocked staircase giving access to 1st floor of Structures G1 and H. Victorian extension to rear of building accommodating service rooms on 1st floor. Main building divided into three narrow rooms

with small quarter-turn staircase to 2nd floor off landing behind central room. This may be position of original staircase to ground floor. Similar three room arrangement on 2nd, attic, floor, partitions defined by principal roof trusses.

Several phases of construction can be discerned. The earliest phase is represented by the survival of various sections of ironstone rubble walling revealed by targeted soft-stripping of later decor. These walls are outlined on Figs.11 - 14, below. Survival of cellarage is extensive, further excavation should confirm the original ground plan of the stone building/s. Most of the party wall with Structure G2 survives from cellar to eaves. Further work is required to make sense of the construction breaks in this wall, but it is clear that the stone building was narrower (c.5m) and not as tall as the present structure. There is a blocked window partially hidden behind the later chimney on the 1st floor which suggests that the space occupied by Structure G2 was open when the stone phase of Structure G1 was built. There are further blocked openings in the rear wall at 1st floor level, including a large window with splayed jambs converted into a cupboard and a squared stone jamb access towards the 1st to 2nd floor staircase has survived. Another opening is situated to the east of this access. The stone wall to the rear projects c.0.5m above the present floor level within the attic, but is blocked from view by later lath-and-plaster cladding, as are the internal roof trusses. The ironstone is bonded with yellow/brown sandy mortar, the plasterwork of brown mud, sand and straw. This phase may, from comparison, date to the later-17th or 18th century (Wood-Jones 1963).

*The roof contains several large reused timbers, and the principal trusses do not fit neatly with the window arrangement in the brick facade. The rear purlins, in particular, resemble reused wall plates. One tiebeam possibly survives *in situ*, although it has been dressed in plaster to resemble an earlier looking timber, with imitation chamfers in the soffit. A partially sawn-off section of a longitudinal spine beam is jointed into the tiebeam, although again this has been dressed in plaster. The next clearly discernible phase in the development of the building is represented by the addition of clamped brick facade which also raised the roof level at the front of the building. The chimney in the west gable end of the building probably dates from this period, as may the construction of the facade of Structure G2. No firm date can be given to this phase at present but it is probably late-18th/early-19th century. The plan of the stone building may not have dramatically changed at this stage.*

However, the third phase of change associated with work in machine-cut brick is later-Victorian. This included the rear extension of Structure G1 and, probably, G2, and is the most likely date that the eastern staircase was added, as the position of the old staircase became inconvenient.

Structure H: 54 Bridge Street (Figs.11 - 14; Plates 8 and 9).

Three bay, three storey end of street property with slate saddleback roof, which has visibly settled over time, and Victorian service wing added to rear. Rendered whitewashed facade and gable end. Modern shop front, four quite square recessed nine-light with sash windows with light glazing bars over, central, narrower, pair blocked. Stone sills to upper windows, wooden sills, ?replaced, on 1st floor. Blind gable to Mill Street built of ironstone rubble, visible inside shop at ground floor level. There is a construction break in the gable to the

rear, the wall behind being narrower and bonded with mud, the main wall bonded with mortar. The back of the property is of two storeys, with patched brickwork of several periods. Stonework is visible where the gable wall meets the back wall at 1st storey level. The rear service wing is constructed in clamped red brick in English Garden Wall bond (9" by 4.25" by 2.75"). Windows to rear have segmental brick arches with un-cut soldier brick voussoirs and projecting stone sills. Blind back and side to Structure G1, but two small ?pantry widows in rear gable wall have been bricked up at ground floor level. This rear gable is built upon an earlier foundation course of similar construction to the boundary wall behind (9" by 4.25" by 2.5"). Ironstone rubble can be seen in the lower courses of this boundary wall with Structure G1.

Internally, the ground floor has been knocked through. The staircase to the 1st floor has been removed and access to the staircase in Structure G1 blocked with thermal-blocks. There is access to the 1st floor from Structure G1. This indicates that the ground floor of Structure H was recently sealed as a single shop unit. The first-floor plan has a central staircase behind the central bay containing the blocked windows at the front. There is a room to either side. The gable-end room has a recent partition to form a kitchen and a fireplace inserted into the back wall. The other room off the central staircase also has an inserted fireplace in the party wall with Structure G1, and an additional modern staircase to the 2nd floor. To the rear are toilets and a bathroom. The second floor has two rooms either side of the central staircase.

Again, several phases of development can be distinguished. The earliest phase is represented by the stonework of the main gable-end wall which belonged to a relatively narrow (c.5m deep) stone building. Further soft-stripping and analysis is required to ascertain if an area of stonework around the west jamb of the blocked central window on the first floor of the building may also date from this phase, and if other features of this period have survived within the building. The second phase is related to the extension also in stone to the rear of the east gable end of the building. Both phases of build probably pre-date Mill Street which was built in 1837, and may date to the late-17th/18th century. Like Structure G1, a clamped-brick facade was added to the building, although the extent of this addition and its relation to the roof structure requires clarification by internal and external soft-stripping of the main frontage and gable-end walls. Similarly, the sequence of construction in brick at the rear of the building remains unclear without further soft-stripping, although there are a number of reused roof timbers and a blocked fireplace or window in the roof space above the first-floor toilets. The rear service wing is typical of post-1875 improvements to sanitation and hygiene, although it is built in clamped-brick, map evidence suggests construction between c.1850 and 1882, therefore the extension may be a pre-1875 example of good practice.

Structure I: 56 Bridge Street, the former Temperance Hall (Plates 11 and 12).

Large Italianate institutional building of brick with stone dressings, built in 1875.

The Temperance Hall was designed by Samuel Ingall of Birmingham and built by J. & T. Davies, Banbury (Banbury Guardian 7 Oct.1875), its general sobriety of design a metaphor for the concerns of the body which sponsored its construction. Accommodation was planned to include a coffee room, a Band of Hope room, a Grand Templars' Lodge room, and a large Temperance Hall on the first floor (VCH 1972, 16).

*Tall three-storey structure with slate saddleback roof and six bay frontage constructed in finely finished buff red machine-cut bricks (9" by 4.25" by 3.25") in Flemish bond. Other elevations use cheaper machine-bricks (8.75" by 4.25" by 2.75") mainly in English bond. Ground-floor frontage largely intact, four course high black brick plinth with chamfered upper course, two door entrance on west side with large two-bay wide central window, possibly a later addition and single doorway and window to east. Westernmost doorway most highly decorated with stone pillars on each side with simple plinth, rebated panels to column, simple architrave, and three rose motif on frieze. Stone plinth, architrave, frieze with projecting brick columns around other ground-floor openings which have segmental heads of finely decorated gauged brick voussoirs. Massive continuous cornice to first floor with series of semi-circular arched deeply recessed windows with stone keystone and moulding above decorated gauged brick voussoirs. Each arch is sprung from a brick column with projecting decoration in brick and stone detail. The 2nd floor windows are simpler and smaller with double recessed segmented arches and openings in brick above a continuous stone stringcourse, the window picked out by projecting stone sills and keystones. Heavy moulded stone pediment and moulded gutter above supported on seven sets of three moulded braces which further define the bays of the building. Blind gables to each side with longer fall to rear roof. Roof-line scar belonging to a demolished building on eastern gable, western gable to Mill Lane has an advert for Hot and Cold Baths painted on to the brickwork and a course of dog-tooth decoration between two slightly projecting courses of brick which define the floor levels of the building. At ground level, and set back slightly from the street frontage, is a carved Ordnance Survey datum. To the rear of the main building is a large centrally positioned chimney stack which would have served all floors of the main building and parts of demolished rear wing. Again the scar of this wing can be discerned together with access points between each building. Closer inspection of the building was not possible at this stage because of severe pigeon infestation and the gutting of the staircases and some of the floors inside. A former tenant reported that the baths and boiler advertised on the gable end of the building were still *in situ* in a flooded cellar under the main building; however, no trace of an entrance could be found at this stage. The flat-roofed former Cadbury Hall extension behind Structure I was also unavailable for inspection.*

Structure J: 3 Mill Lane, the former 'Struggler' inn, built c.1837 (Plates 9 and 10).

The building at the corner of Mill Lane and Mill Street was once the notorious 'Struggler' canal-side inn. The building was extensively refurbished in the late-1970s after being derelict for a number of years, therefore only a limited amount of information was retrievable from an inspection of the fabric alone. All ground floor openings are later additions through the original clamped brick (8.5" by 4" by 2.5") in English Garden Wall bond. A number of former doorways and windows can be made out particularly at ground floor level by areas of less polluted brickwork, these can be seen on a photograph of the derelict building taken in 1975 (Plate 10; OCL 75/4316). There was an angled corner entrance, with further entrances in each side possibly into a series of snug rooms. The 1st floor storey window heads are flat with cut soldier brick voussoirs, although originally of five flat voussoir stones modelled in stucco. A test-pit excavated inside the corner of the building found evidence of the infilled cellar. The extension on Mill Street can be clearly seen by the change in roofline. This extension is built in machine-cut brick and dates from between c. 1850 and 1882.

The development of the 'Struggler' is quite well documented, being situated on land belonging to the Wardle family in the late-18th and early-19th century which was developed by Thomas Staley, the owner of Banbury Mill, and the Banbury Paving and Lighting Commission, in the 1830s and 1840s. The history of this development has been pieced together by Robert Kinchin Smith (Kinchin Smith 1993, 157-160). Mill Street was paved by the Paving and Lighting Commission in 1837 following a deal with Thomas Staley which exchanged rights of way here for land in the north west of the Paving and Lighting Commission yard, upon which Staley built his wharf and warehouse. Property deeds acquired by the developers include a bundle relating to the 'Struggler', one of which includes a reference to the 'Struggler' being lately built by Thomas Staley in 1837 on land belonging to John Metcalfe Wardle, adjoining the newly built road to the mill. In 1876 the building was sold by trustees of Staley to Mark Lines, who was registered in 1871 as the keeper of the inn. Lines subsequently sold the inn to Hunt Edmunds & Co. in 1896.

Structure K: 2 Mill Lane, formerly known as the 'Old Bakehouse'.

Three-storey building with four bay frontage. Interior and third storey are modern (OCL 75/4316). Earlier building of ground floor and 2nd storey of Flemish bond clamped red brick (8.75" by 4.25" by 2.5"). Ground floor openings are later insertions. Former 1st floor access door typical of warehouse facilities along Mill Lane, 1st floor windows have projecting moulded engineering-brick sills. Eastern bay window has segmented double brick-on-edge voussoirs, the bay is taller and may once have formed a separate property. Referred to as the 'old bakehouse' in a conveyance of 1942 (misc.deeds). The next building on Mill Lane is a modern garage with room over and was built at the same time as the upper storey of Structure K.

Structure G6: not numbered, Mill Lane (Plates 13 and 14).

A four bay storage/distribution lean-to building constructed against the back of warehouse G6 between 1882 and 1900. Two storey, blocked windows 1st floor, four large blocked segmental arches on ground floor, large enough to accommodate a cart. All openings made of double uncut brick voussoirs laid on edge. The building is constructed in poor quality machine-cut brick (8.75" by 4.25" by 2.75"), slate roof over. Later alterations to open retail space inside Bennetts Furniture store made the 1st floor and cart entrances redundant and also removed any evidence of interconnection between Structures G5 and G6.

Structure G5: the large warehouse set back from Mill Lane (Plates 13 and 15).

Large three-storey warehouse. Skewed rectangular plan, measuring c.16m by c.10m, necessitated by construction of building within existing plot pattern, some time between 1825 and 1850. Greatly altered when incorporated into the Bennetts Furniture store, e.g. ground floor knocked through and large staircase added to give access to 1st floor retail space. Second floor used as a store room and open to roof, but infested with pigeons, precluding detailed investigation. Straight stair-flight against western gable may be original. Lighting seems to have been mainly provided by gable windows, with supplementary lighting in

elevation facing Bridge St. No original windows visible in elevation facing Mill Lane and the canal. Original window openings of segmental arches generally with double uncut brick voussoirs laid on edge. Large windows have 16-light balanced sashes. West-facing gable contains three blocked window openings to 2nd floor. Small centrally located opening near eaves of gable end of main east-facing elevation, which overlooks yard behind Structure H, would have allowed pulley to load goods into 1st and 2nd floors of warehouse via two centrally located doors. Mainly English garden wall bonding of clamped red brick throughout.

To date documentary research has been unable to discover the original function of the warehouse, but its construction is clearly connected to the development of the canal trade passing through the Banbury wharf. The date of the construction of Structure G6 may be similar to that of the 'Struggler', i.e. the late 1830s/1840s. The layout and design of the building reinforce this hypothesis, as the east-facing gable is clearly the most important, which would suggest that access was possible from Mill Street which was not built until 1837.

Structure behind 50 Bridge St, adjacent to Structure G5 (Plates 13 and 14).

Two storey garage/store one bay wide. Slate roof, red machine-brick build in English bond. Modern frontage and ground floor knocked through into retail space of Bennetts Furniture store, blocked segmental arched window to 1st floor, redundant 1st floor space. Passage to east side in position of former passage to courts behind in the 19th century.

Structure behind Christo's Sports (see Structure F, above; Plate 14).

Another small garage store that originated as a stables. Two bays wide and angled plan to fit Mill Lane frontage. Built in Flemish bond clamped red brick with dog-tooth eaves course. Wooden lintel spans 1st floor with cart/garage door to one side and doorway and window with blue brick sill adjacent. First floor converted into workshop.

Structure behind Chinese restaurant (see Structure E, above; Plate 14).

Two storey warehouse with modern tile roof constructed in red clamped brick in an unusual bond consisting of courses of alternate blocks of three headers/two stretchers/three headers with four courses of raked stretchers between. This build continues into Structure L to the west without any constructional break, which suggests that both buildings were constructed together. The ground floor, which formed the kitchen of the former Chinese restaurant, has two small windows to each side with a former cart entrance with wood lintel over between. The cart entrance has been infilled with a doorway and window. The 1st floor has an access doorway for loading and a small window. The windows have segmental arches with uncut double brick voussoirs laid on edge and blue brick chamfered sills. The doorway has a segmental arch of uncut soldier brick and a simple planked door.

Structure L, behind 46/47 Bridge Street (Plate 14).

Three storey warehouse of two bay width with slate saddleback roof. Cart entrance on west side with lintel over and 1st floor loading door. Inserted ground floor door to east of cart entrance with original small window above on 1st and 2nd floors. Slightly longer window above 1st floor loading door. Windows and doorways of similar style to that described for building above. Internally, the building has been converted into a flat on the 1st and 2nd floors with narrow inserted staircase giving access to/off Mill Lane. The alterations are consistent with the conversion of Structures D1 and D2 into the winebar.

Structure behind 45 Bridge Street (Plate 14).

Three storey warehouse of two bays with saddleback slate roof. Constructed in Flemish bond clamped red brick between buildings on either side. Later infill of cart entrance with continuous lintel over on ground floor. First floor loading door with window to side and two windows to 2nd floor. All openings have segmented arches of uncut soldier brick, but the windows have been replaced and the loading door blocked. Interior not available for inspection. An undated property deed for 45 Bridge Street includes a reference to that warehouse and loft, formerly a stable, warehouse and loft added to that dwelling house by the Flowers family, which dates the building to the period between 1855 and 1882.

Structure M: including 5 Mill Lane, probably the former 'Jolly Waterman' inn (Plate 16).

Three storey building with a long frontage of c.10m and continuous slate saddleback roof. The building has been subdivided and knocked through with the rear of the Indian restaurant on one side, and a single bay domestic house, 5 Mill Lane, the other. However, the roof and continuous build of the frontage in Flemish bond clamped red brick attest to the singular construction of this building, as does a blocked doorway between both properties inside the front door to 5 Mill Lane. Externally, the frontage of 5 Mill Lane is best preserved, the original windows and doorway intact. The ground floor entrance and window together with the 1st floor window have flat heads of Roman cement divided into five voussoirs with a raised keystone. Two painted adverts for Northampton ale flank the ground floor window. The exterior of the east side of the building has been altered, but the arrangement of openings is similar to that of 5 Mill Lane. Internally, the east side of the building was still occupied and severe pigeon infestation limited inspection of 5 Mill Lane. In plan 5 Mill Lane had two rooms to each floor with access from a straight-flighted staircase built against the east wall of the building. The front rooms on each floor were larger and heated. The rear of the building is very cramped overlooking the back of 44 Bridge St. with a small passageway between. There is a cellar under the front room with a large opening off the street which would accommodate a barrel. This cellar entrance, together with the painted hoarding, the absence of a cart entrance and an undated documentary reference to the 'Jolly Waterman' being converted into a slaughter-house and dwelling occupied by William Trolley (Ms.prop.deeds, Raglan) at this end of Mill Lane, point to Structure M once having been the said inn.

Structure N: 6 Mill Lane, early-19th century industrial building (Plate 17).

Two bay, three-storey structure with slate saddleback roof. Constructed in a variant of Flemish stretcher bond - consisting of a course of alternate double headers and stretchers with five stretcher courses between. The ground floor is relatively low compared to the 1st and 2nd floors which are normal height. There is a continuous lintel at first-floor level, indicative of the former presence of a cart entrance here, possibly with loading door above. The cart entrance has been replaced with a modern centrally-placed window, there is a simple planked-door entrance to the west with a blocked coal chute between, and a small blocked window to the east. The 1st floor windows have small rectangular panes and relatively heavy glazing bars. The east window is larger with 16-lights in a recessed sash. The west window has 12-lights, the central upper pair opening, and the frame is not recessed. There is evidence of blocking above and below the window, which may be the former location of a 1st floor loading door. The 2nd floor windows are shorter with 4-light casements. All windows have wooden lintels and sills. There is a dentilated eaves cornice in brick above.

Internally, the building has been joined with Structure O. The plan is a single room depth on all floors with newel staircase behind. The ground floor entrance leads through a narrow hall to the stairs with access to the main heated room off. There is a cellar with a well under. The 1st and 2nd floors have a similar plan. Access into Structure O is through the party wall by the staircase on 1st and 2nd floors, ground floor access has been recently blocked for security reasons.

Structure O: 7 Mill Lane, former Castle Cars taxi company (Plate 17).

Corner building situated at the junction of Mill Lane and Castle Street. Constructed in Flemish bond clamped-brick, three-storey with trapezoid plan. Mill Lane elevation has a Victorian doorway, central 2-light sash and stucco false five voussoir flat head with larger keystone. First and 2nd floor windows have 16-light sashes which resemble the windows in Structure N. First floor central window has stucco head and stone sill. There is a smaller four-light window inserted beside the main window which lights a toilet. The stucco head of the 2nd floor window is partly obscured behind the roof which indicates that the roof has been altered. The Castle Street elevation is narrow (c. 2m in length). There is a Victorian shop front of ceramic brick with a wide window. The 1st floor window has a stucco head and 2-light sash, the 2nd floor window is similar to the 16-light sashes in the Mill Lane elevation.

Internally, the building has a narrow, single-room deep, trapezoid plan. A spiral staircase has been inserted between the ground and 1st floor, access to the 2nd floor is via Structure N. In 1865 the canal company purchased part of the 'Packet' inn from Joseph Rainbow, together with part of J.Rusher's land at the head of Bridge Street, to widen the entrance to the wharf behind Mill Lane. It is probable, therefore, that the present building represents the rump of that early-19th century structure. In addition, the conveyance implies the 'Packet' was built by Joseph Rainbow, therefore it is likely to date from between c.1830 and 1865. A photograph taken around 1920 shows the building occupied by Atkins and Company, sack contractors.

6.0 DISCUSSION, IMPLICATIONS AND RESPONSE

A study of the buildings of Banbury was begun by Michael Laithwaite, but the only account based on this research so far to appear in print is a useful extended discussion of the architecture of the town in the Victoria County History volume covering Banbury (VCH Oxon, 1972, 29-39). A summary account of the more notable buildings has been published in the *'Buildings of England'* series (Pevsner 1974), and Robert Kinchin Smith included an analysis of the canal-side wharf demolished as a part of the road improvements to the area (Kinchin Smith 1993). The development of the local rural style of vernacular building in the Banburyshire region has been intensively studied in a classic book (Wood-Jones 1963), although more work is required on the influence and dissemination of an urban style upon the rural scene before we can be sure of drawing safe analogies between building in the town and in the countryside. The present survey work has identified ironstone-rubble wall remains which probably predate the main body of two buildings in Zone 2 - Structure G1 and Structure H. While more detailed survey work is required on each building in order to fully understand their development, it is possible that some of this ironstone build may date to the late-17th/early-18th century.

The overwhelming majority of buildings within Zone 2 are constructed in brick and are 19th century in date. There are a larger number of buildings constructed in clamped-brick as opposed to machine-cut brick (14 against 7). This would appear to indicate that the later Victorian improvement of the area - symbolised by the construction of the Temperance Hall in 1875 - was not widespread in terms of new building stock. Instead, the continued clearance of insanitary court housing behind both street frontages, begun in the mid-Victorian period, together with improved service provision, most clearly seen in the addition of rear wings to buildings, probably contributed most to the general improvement which has been documented for the area. The clamped-brick buildings, in particular, provide an interesting opportunity to examine in more detail the development of brick building in Banbury in the 19th century. At present it would appear that this type of building may be dated to between the late-18th century and the 1870s/1880s, which was when mass-produced machine-cut brick production began to eclipse local production. The choice of Flemish bond seems to have been popular for frontages, particularly for commercial premises along Bridge Street, although no obvious correlation appears to exist between the choice of bonding and the status of a building. What is perhaps most interesting is the number of buildings constructed in unusual, and often irregular, bonding, which is, perhaps, evidence of a continued tradition of ironstone building techniques in the Banbury building trade well into the 1800s.

On balance it would appear that a period between 1825 and about 1850 saw the most profound change in the built environment of Zone 2. The development of the Paving and Lighting Commission yard to the east of Mill Street (now also called Mill Lane) seems to have acted as a catalyst for this change. Merchants who sat on the commission, including J.G.Rusher and Thomas Staley, invested much capital in the area, and crucially at the same time the Wardle family, who had owned a lot of land near the canal, started to sell. This was the era of canal-based expansion in the area, thereafter the built form of Mill Lane seems to have largely stagnated. What is clear is that further study of Zone 2 has great potential to answer a number of important questions concerning the dynamic inter-relation of commercial, industrial, distributive, service and housing needs in 19th century Banbury.

At present the results of the buildings appraisal would appear to fit in well with the established chronology of development in building in the town, although of course this ongoing study may be much enhanced by the full results of the recommended second stage of mitigation survey. A few examples for further study found during this appraisal may be highlighted as having potential to further enhance particular points concerning the development of building. Within Structures G1 and H it will be useful to study the reuse of timbers from earlier timber-framed buildings in the roofs of each building, together with the full recording and analysis of the surviving ironstone-rubble walling. It is vitally important to establish a chronology for the different phases of build identified within both buildings, particularly with regard to the final usage of rubble walling and the simultaneous development of brick. Equally, study of the range of buildings constructed in clamped-brick within Zone 2 should provide a useful sample upon which more detailed study of the development of brick-making and brick-building in Banbury may be based, particularly in relation to the transition from ironstone to brick, and clamped-brick to machine-cut brick. In terms of function, the cross-section of building types within Zone 2 also provides an interesting range, with the opportunity to examine the changing fortunes of each type within a single street block, while also providing the opportunity to study lesser-studied building types such as minor warehouse/distributive structures and commercial premises, alongside more intensively studied types such as institutional buildings and inns and pubs. Finally, the opportunity to integrate the above-ground and below-ground archaeology with documentary and cartographic analysis upon a single street block should break new and interesting ground.

It is envisaged that the results of the investigative appraisal of the standing buildings in Zone 2 will provide sufficient information for an informed assessment to be made of this historic resource and that upon this basis proposals may now be outlined for appropriate further action to mitigate the effects of the development. The overall responsibility for the provision of the final strategy for an archaeological response lies with the County Archaeological Officer for Oxfordshire.

The suggestions outlined below are designed to provide an indication of the range of responses which may be considered, based upon our reading of the evidence. We believe that implementation of the following work would provide the best means of furthering the research objectives outlined in section 3 of this report. The work is as follows:

1. To initiate a programme of investigative soft-stripping of later decoration within those buildings in which ironstone rubble walls have been identified, in order to fully expose all work of this type and subsequently to record in detail this build. Soft-stripping to include an investigation of the roof construction of Structures G1 and H. These buildings are the earliest identified buildings within the development zone. It is therefore vital to attempt to piece together their development, particularly the relationship of the ironstone-rubble build to the early work in brick. If it can be established that some of the stonework can be dated to the late-17th/early-18th century this would also have important ramifications for the next phase of below-ground archaeological work.

2. To carry out a pro-active watching brief of all demolition work on the buildings in Zone 2, looking for evidence of the survival of any earlier structures within the lower build of each property. In addition, to continue investigation of parts of structures not accessible during the initial survey (e.g. Structures G5, I and M) and also, to recover a sample of brick forms, particularly within those buildings constructed in clamped-brick, with a view to establishing a dated type series for the area.
3. To continue an enhanced programme of detailed documentary and cartographic research, with the aim of combining this information with that derived from the standing building survey to attempt a detailed reconstruction of the changing social history of the street block extending over a period from the later 17th century up to the present day. A survey carried out in Banbury in the 1970s, ahead of the demolition of the Victorian terrace 57-119 Causeway, has shown the value of such detailed survey undertaken in tandem with documentary research (Gosling in Paine 1978, 201-4). This would result in the compilation of a full report integrating the results of the building survey with that of the documentary research and placing these within the broader context of the development of building in Banbury. Particular attention could be placed upon the development of different building plans, and improvements in sanitation in the early-19th century industrial period. In the case of industrial buildings the report would attempt to establish their significance in the early industrial development of the town, with particular reference to their relationship to the canal and the emergence of Banbury as an inland port. While in the case of institutional buildings, such as the Temperance Hall, an analysis of the design and purpose of the building would be set against the context of the development of such building types nationally, and the moral climate which characterised the period. Finally, study of the group of canal-side pubs, including the 'Struggler' the 'Jolly Waterman' and the 'Packet' will also offer a colourful insight into life of the Victorian town.

7.0 ACKNOWLEDGEMENTS

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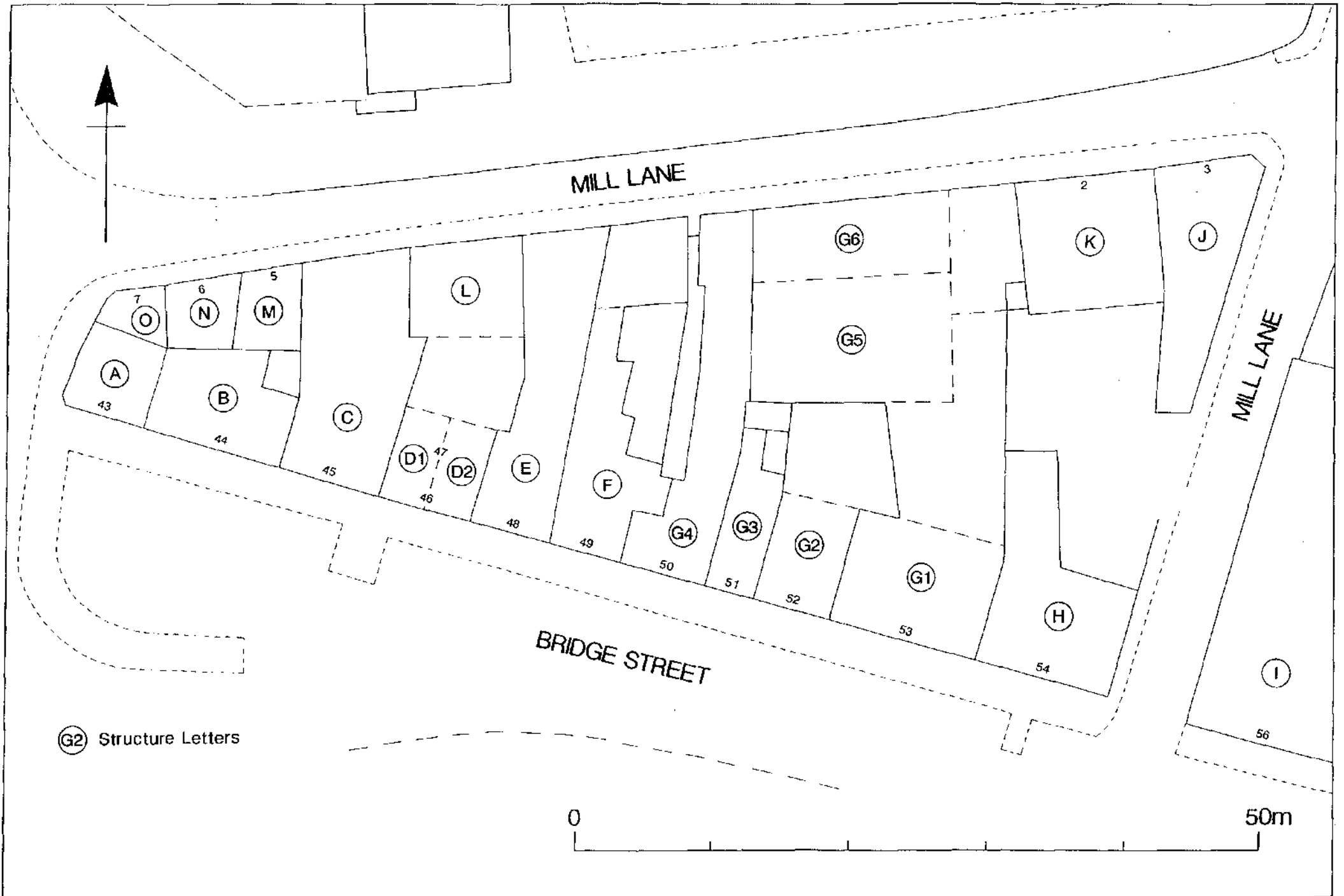


Fig. 1

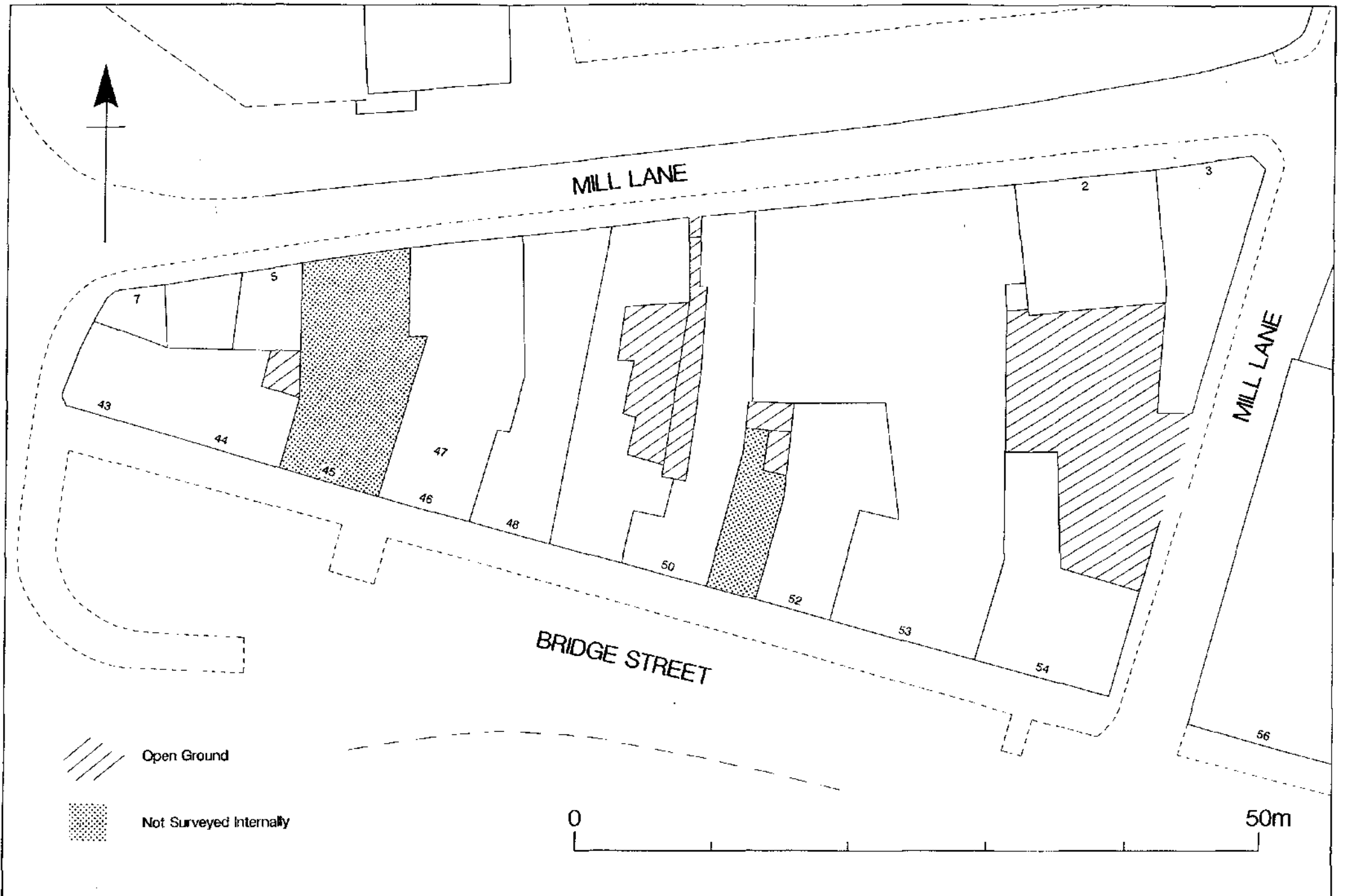
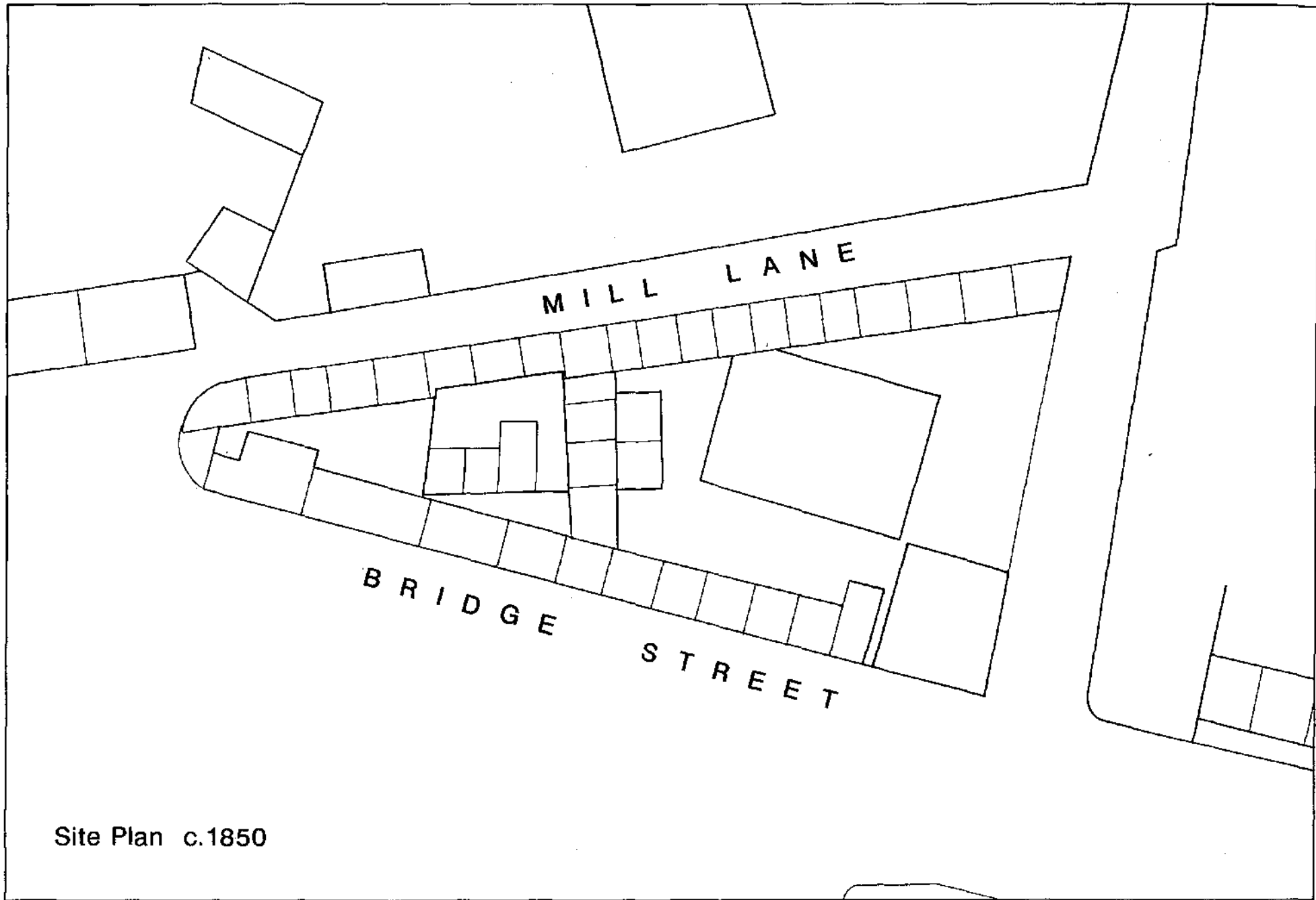


Fig. 2



Site Plan c.1850

Fig. 3

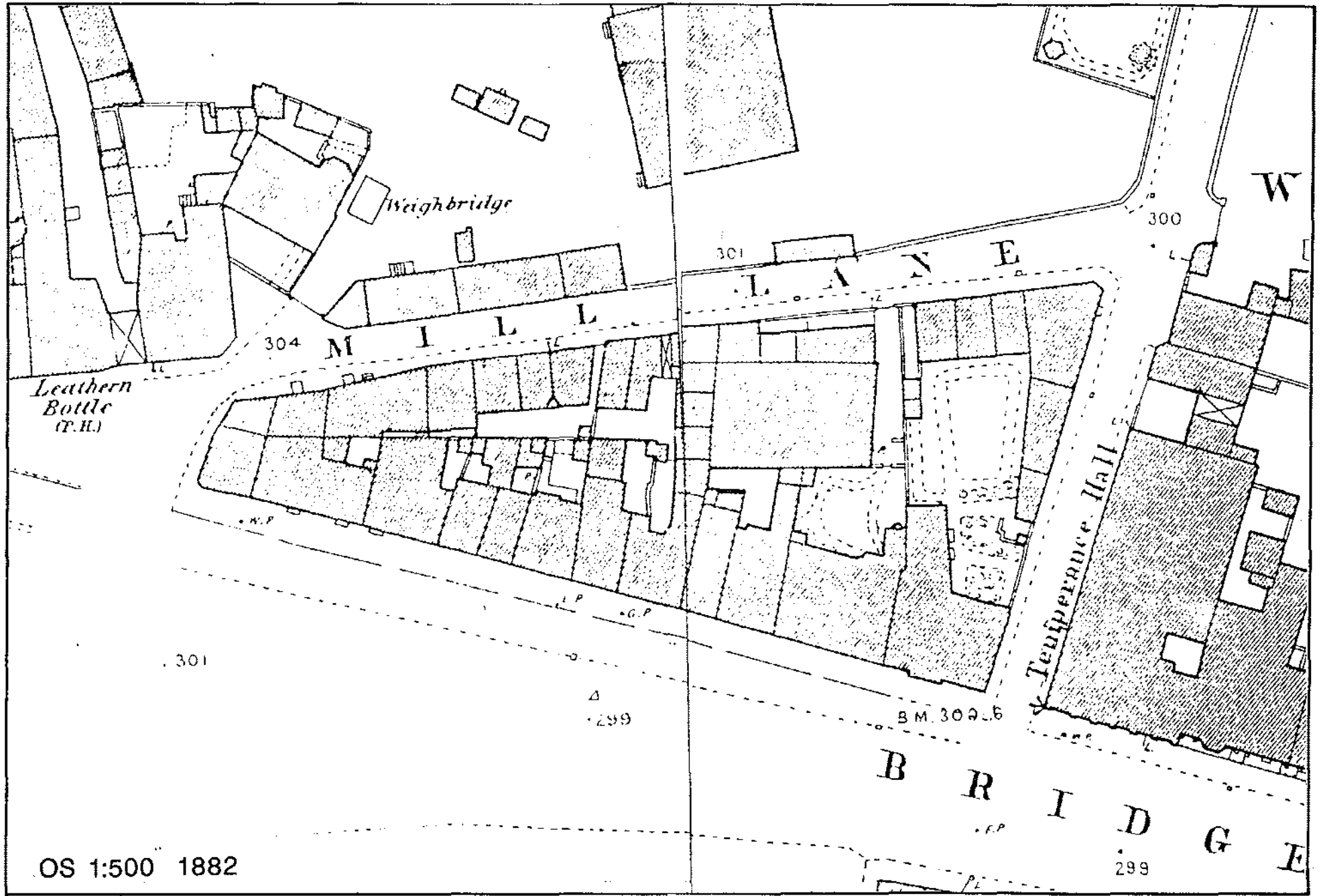


Fig. 4

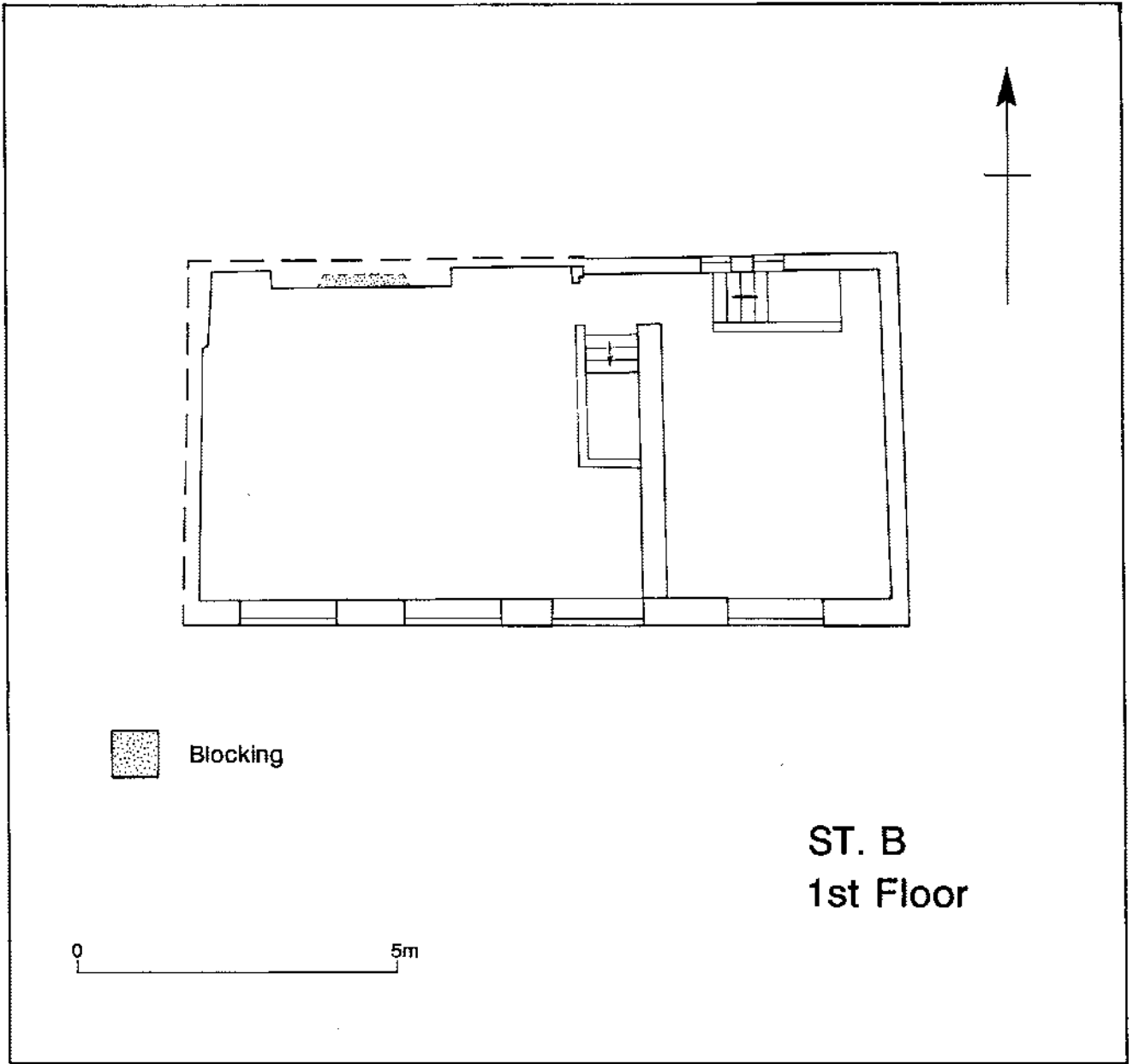


Fig. 5

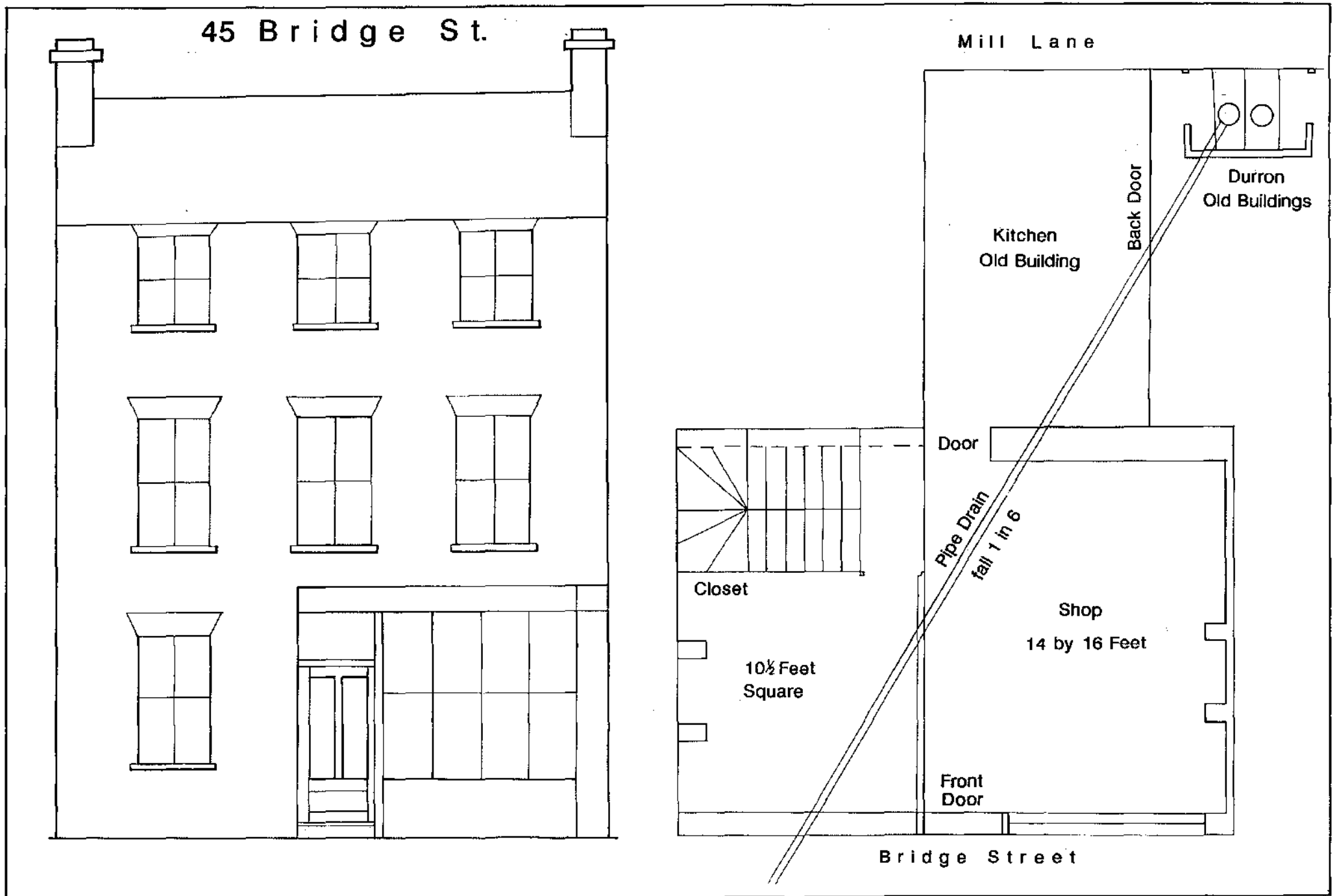
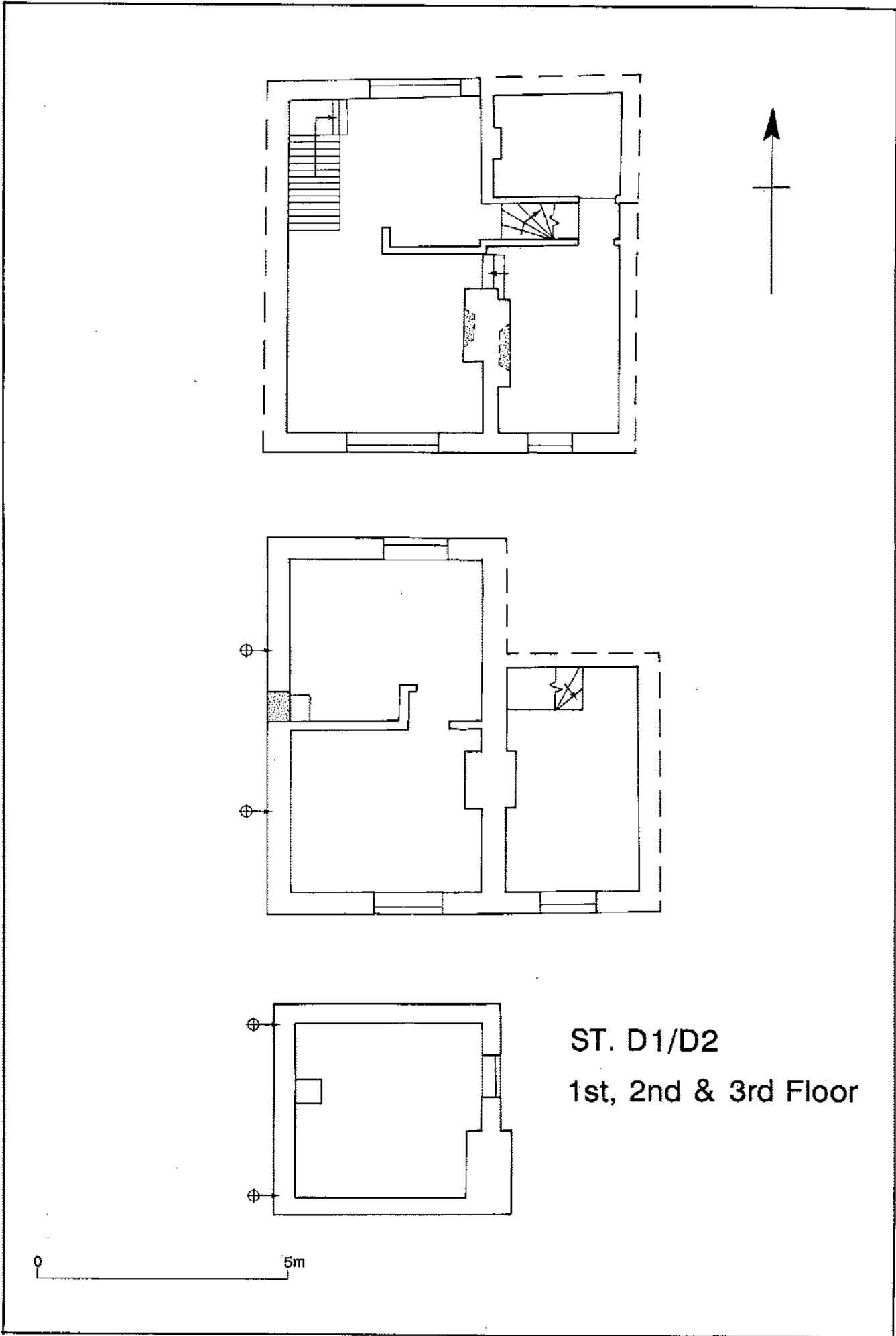


Fig. 6



ST. D1/D2
1st, 2nd & 3rd Floor

Fig. 7

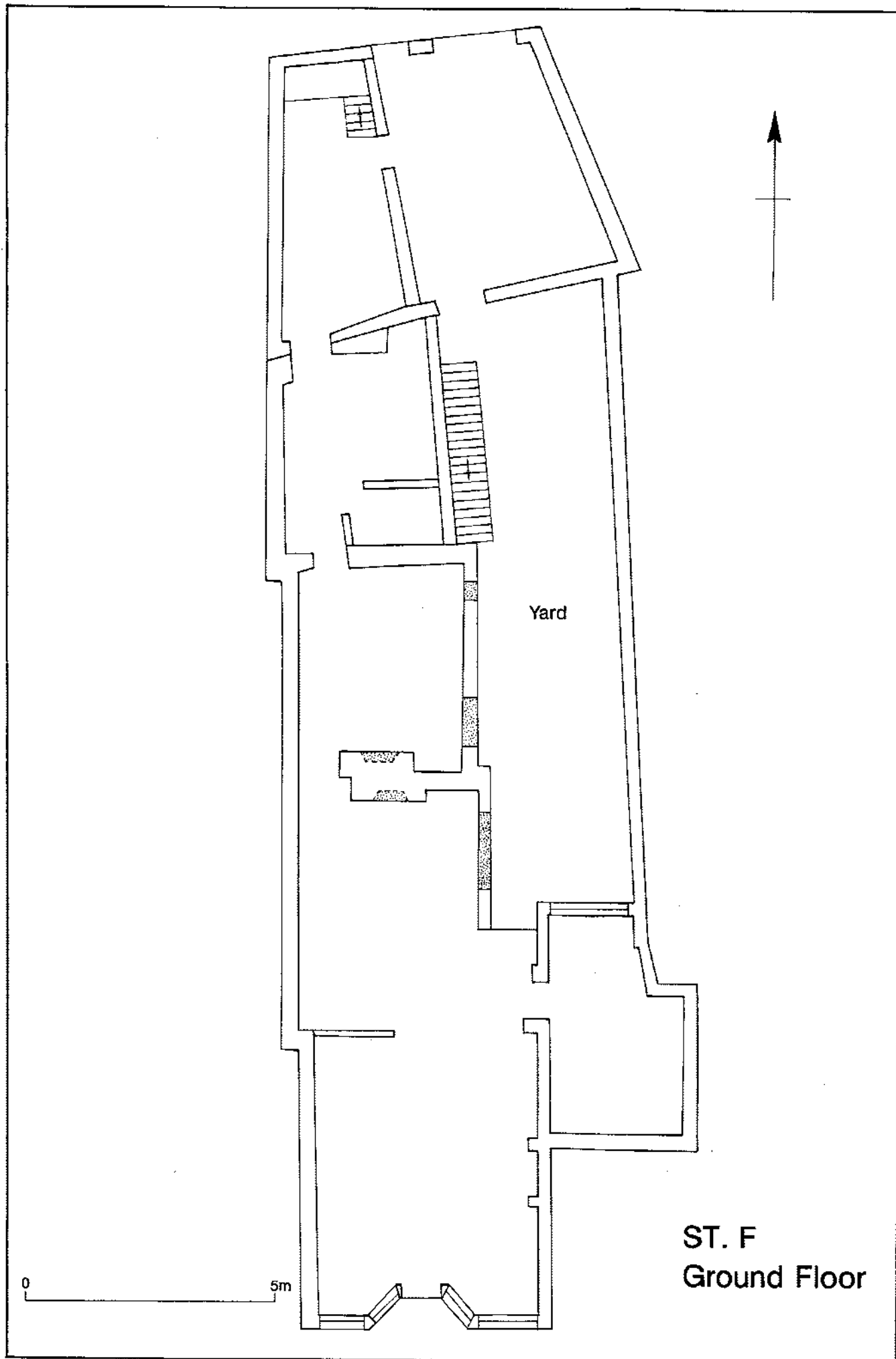
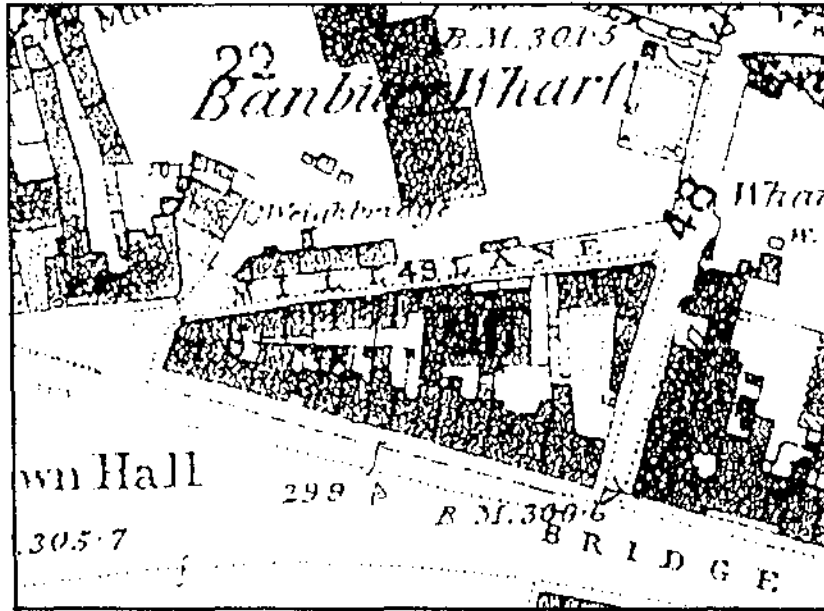
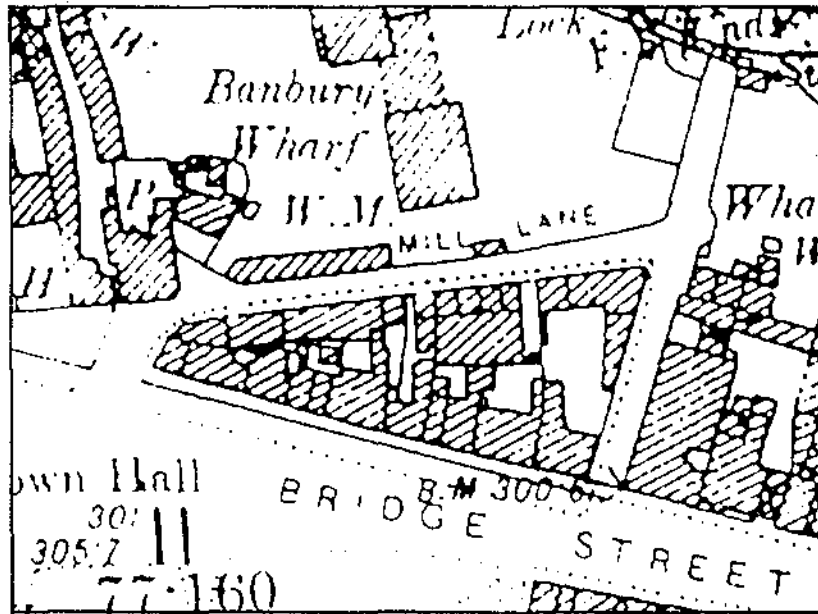


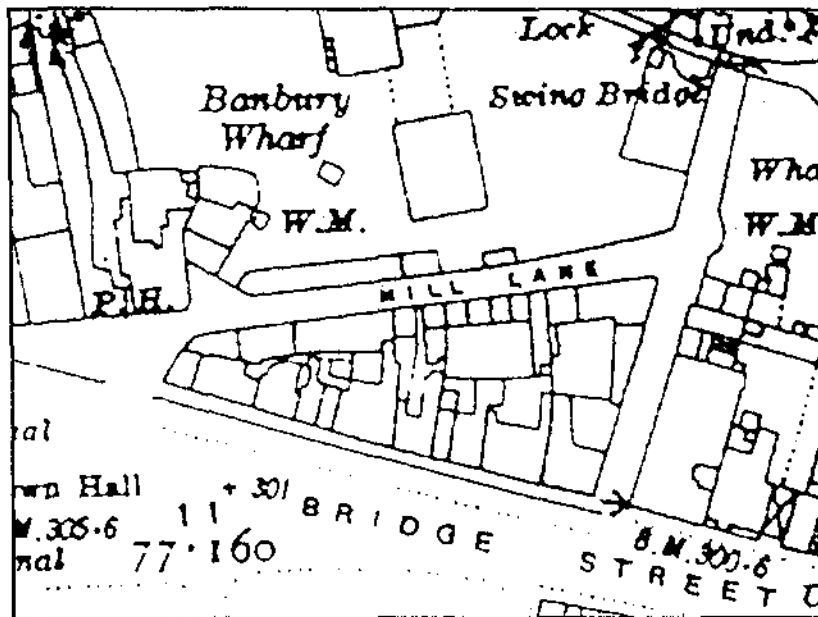
Fig. 8



1882



1900



1922

Fig. 9

The Bennetts
Furniture Store
Complex

Ground Plan
ST.G1 - ST.G6
& ST.H



Blocking



Stone Walls

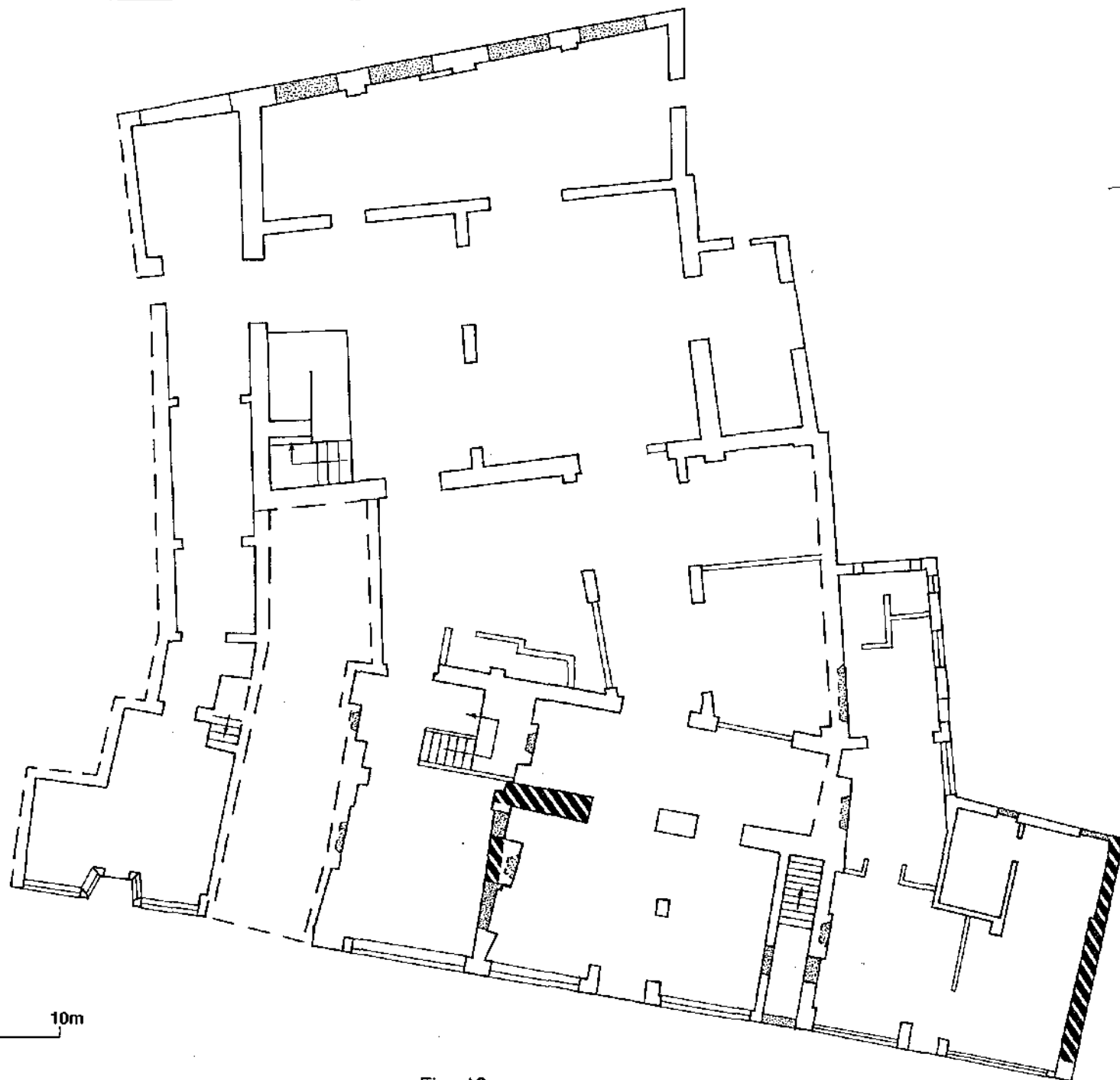


Fig. 10

ST.G1 , ST.G2 & STH
1st Floor

0 5m

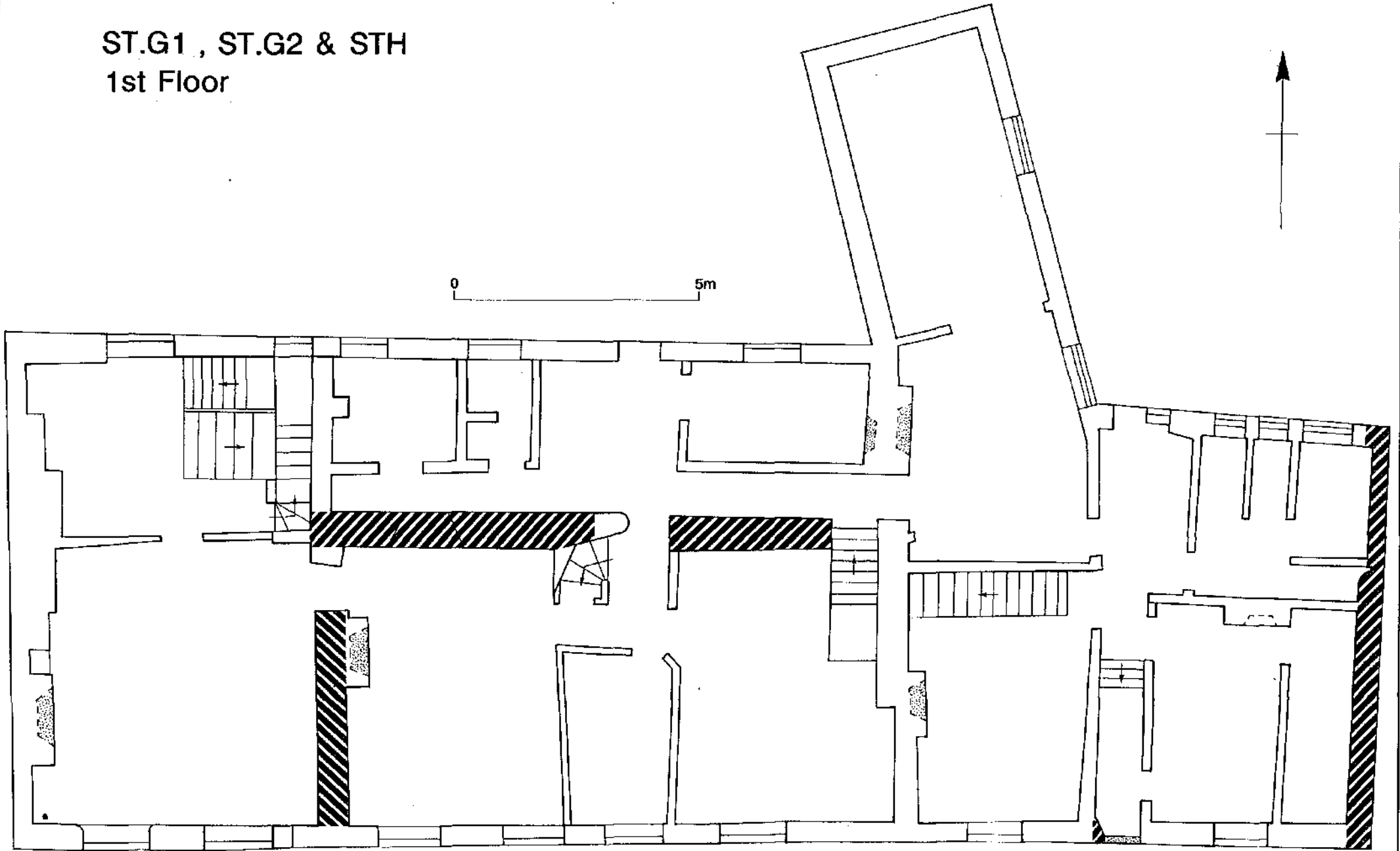
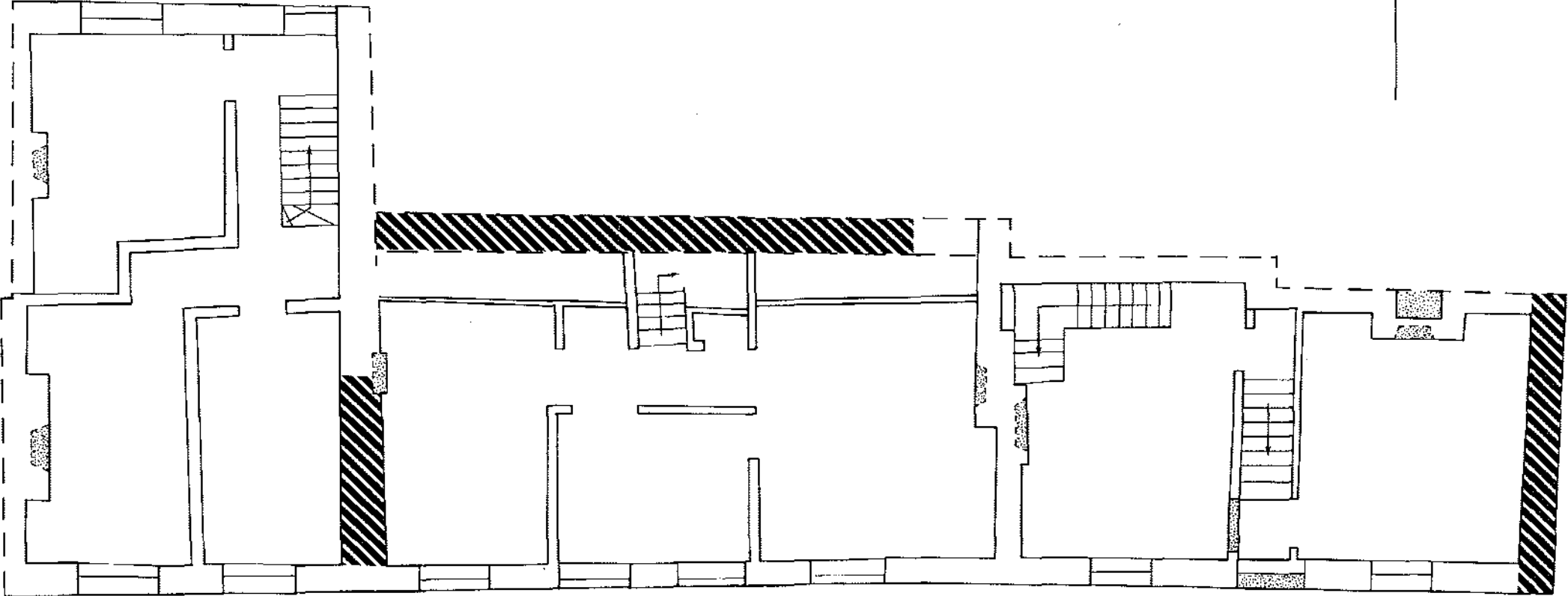


Fig. 11

ST.G1 , ST.G2 & ST.H
2nd Floor



0 5m

Fig. 12

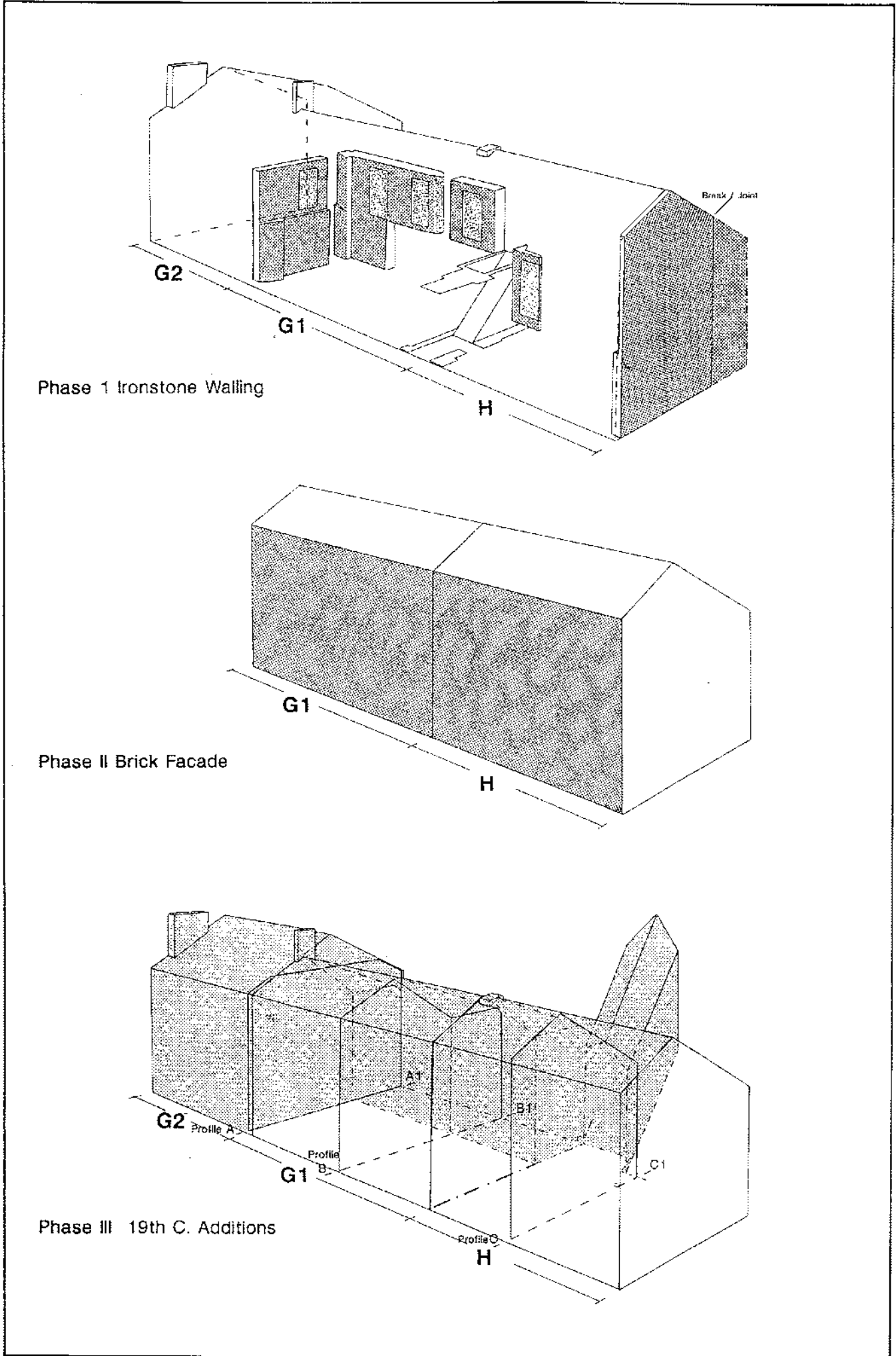
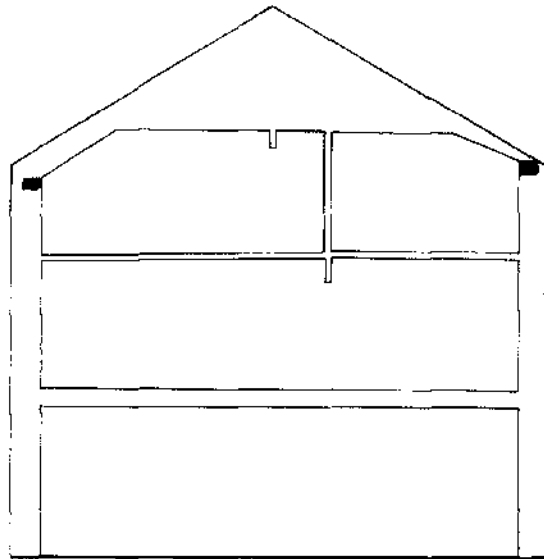



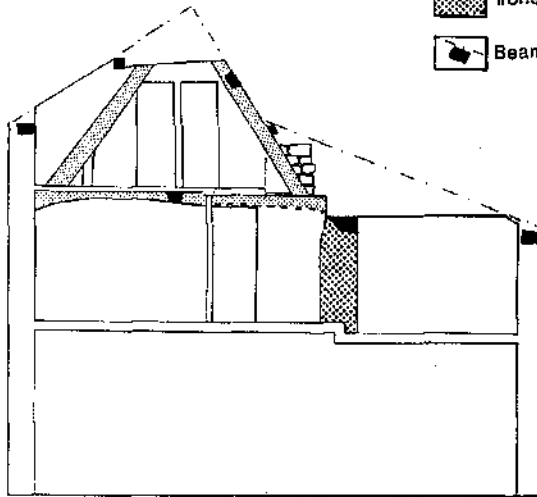


Fig. 13

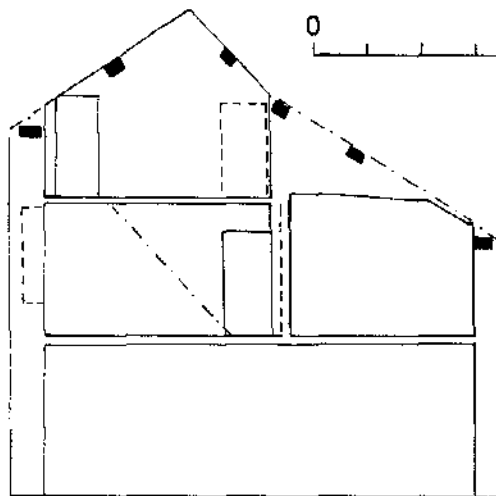


Profile A-A1

-  Exposed Timber Frame
-  Ironstone Walling
-  Beam Cross-section



Profile B-B1



Profile C-C1

Structure Profiles G1, G2, H.



Plate 1



Plate 2

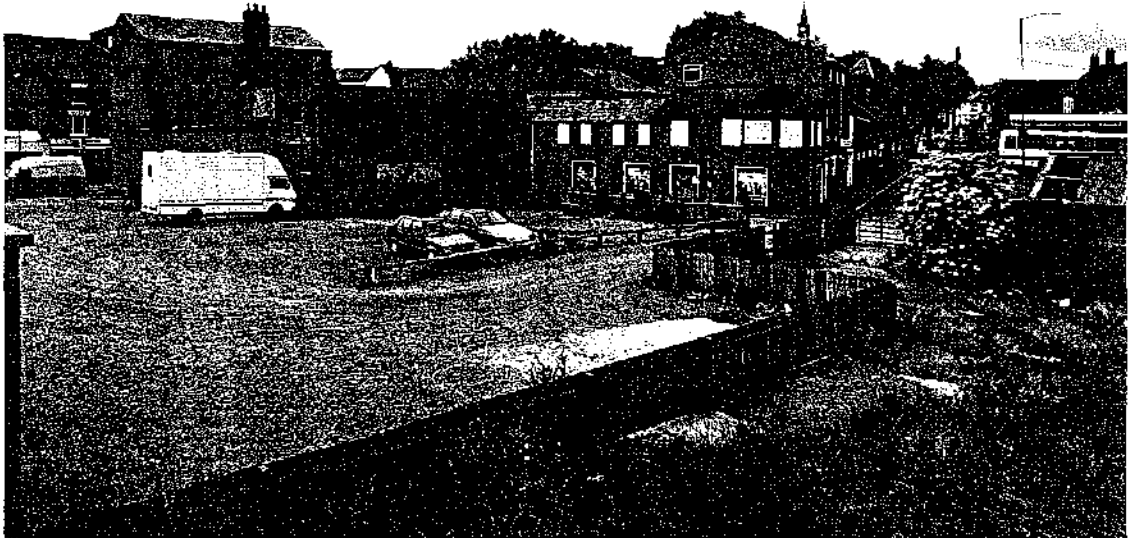


Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12

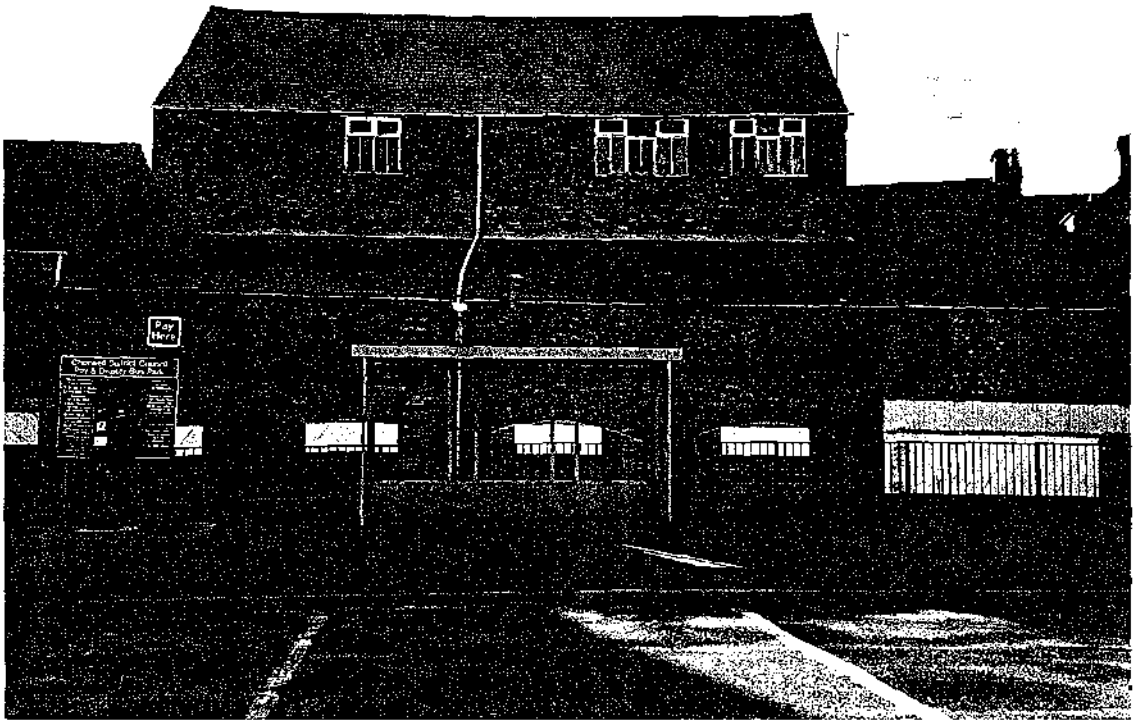


Plate 13



Plate 14

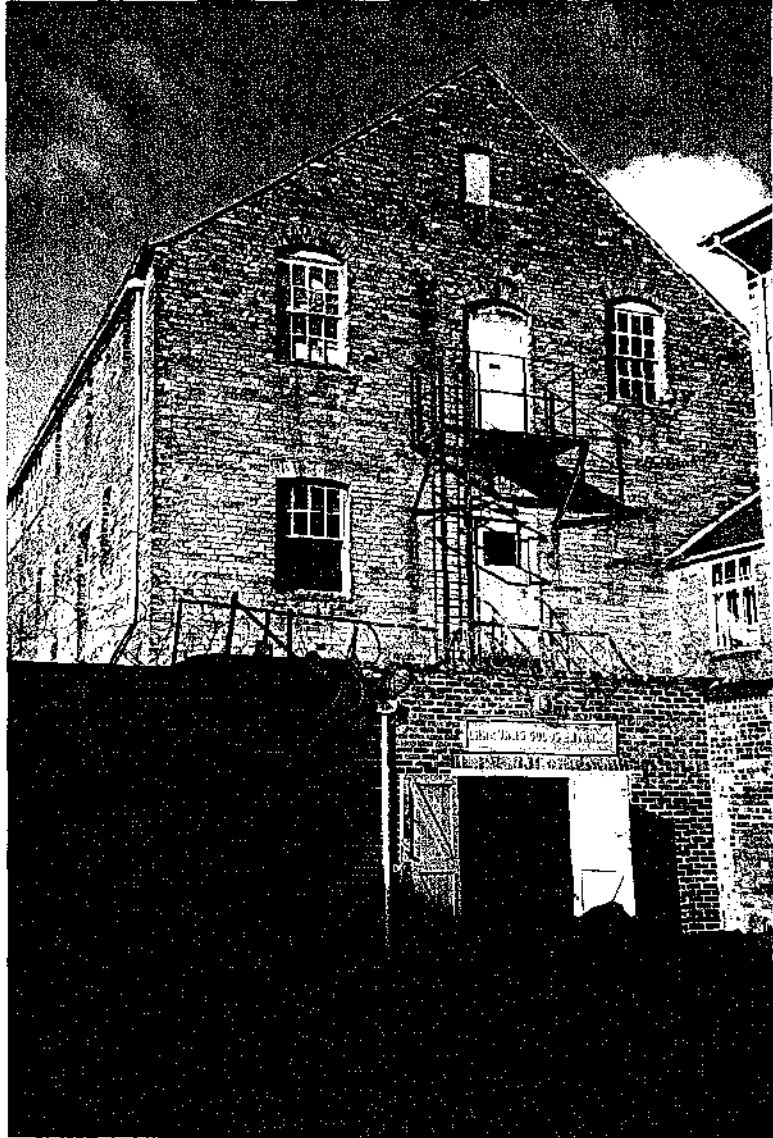


Plate 15



Plate 16



Plate 17



Plate 18



Plate 19



Plate 20



Plate 21