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**Arbery's  
11-12 Market Place  
Wantage  
Oxon.**

Historic Building Report

March 2009

UNIVERSITY OF  
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## Project No. 1922

March 2009

### Arbery's, 11-12 Market Place, Wantage, Oxon.

## HISTORIC BUILDING REPORT

by  
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for  
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# **Arbery's, 11-12 Market Place, Wantage, Oxfordshire**

Historic Building Report, March 2009

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## Arbery's, 11-12 Market Place, Wantage, Oxfordshire

Historic Building Report, March 2009

### SUMMARY

*Birmingham Archaeology was commissioned in March 2009 by Evans Jones LLP of Cheltenham, Gloucestershire, to prepare a historic building report in respect of a plot of land to the rear of Nos. 11-12 Market Place, Wantage, Oxon. (NGR: NGR SU 39806 87852). The study was prepared to support a planning application for the reinstatement of a number of small retail units to the rear of the Nos.11-12 Market Place, Wantage, a group of buildings dating to the 17<sup>th</sup>/18<sup>th</sup> centuries and commonly known as 'Arbery's'. The principal objective of the study was to ascertain, so far as possible from the readily available documentary and graphic sources, the known historical development of the plot and to set this development within a general context of the development of the town centre of Wantage as a whole.*

*The Arbery's site lies at the core of the historic town of Wantage and is thus of intrinsic historical and archaeological interest. The rear plot occupies a distinctive, elongated site characteristic of a medieval 'burgage plot' behind a Market Place property. The study established that, prior to the erection in c.2000 of a series of ephemeral studwork units, dismantled in 2007, no buildings have existed within the area at least as far back as the first edition Ordnance Survey 1:2500 map of 1878, the area seeming to have functioned as a yard or garden throughout the 20<sup>th</sup> century. A surviving two-storey range to the western side of the plot, dating to the second half of the 19<sup>th</sup> century, was probably constructed as a workshop and/or storehouse related to the commercial premises fronting Market Place. It should be emphasised, however, that while the back plot of Arbery's remained undeveloped during the course of the 20<sup>th</sup> century, it should not be discounted that earlier buildings may previously have existed within the plot boundary, as was/is clearly the case within adjoining Market Place properties.*

*Although no site-specific historical 'model' has been identified by the current study, there appears to be no reason why the thoughtful and sensitive redevelopment of the Arbery's plot, in line with national and local planning policy and guidance, may not serve to both compliment and enhance the character of this part of the Wantage town centre Conservation Area and the setting of the adjoining listed buildings. The potential for below ground archaeological deposits related to any former occupation of the site should be borne in mind in formulating plans for any proposed re-use.*

# Arbery's, 11-12 Market Place, Wantage, Oxfordshire

Historic Building Report, March 2009

## 1 INTRODUCTION

### 1.1 Background to the Project

1.1.1 Birmingham Archaeology was commissioned in March 2009 by Evans Jones LLP of Cheltenham, Gloucestershire, to prepare a historic building report in respect of a plot of land to the rear of Nos. 11-12 on the southern side of the Market Place, Wantage, Oxon. (NGR: NGR SU 39806 87852; see Figure 1).

### 1.2 Reasons for Work

1.2.1 The current report has been prepared to support a planning application for the reinstatement of a number of small retail units on the site.

### 1.3 Aims and Objectives

1.3.1 The principal objective of the current project was to ascertain, so far as possible from the readily available documentary and graphic sources, the known historical development of the plot and to set this development within a general context of the development of the town centre of Wantage as a whole.

1.3.2 The project was undertaken in general accordance with the Institute for Archaeologists '*Standard and Guidance for Archaeological Desk-Based Assessment*' (IfA, 2001) although it does not constitute a full Archaeological DBA as defined by that document.

## 2 SITE LOCATION

2.1 Formerly included within North Berkshire, the town has formed a part of Oxfordshire since administrative boundary changes in 1974. The town occupies a strip of upper greensand between the chalk Downs to the south and the clay Vale of the White Horse to the north. The Letcombe Brook, rising in a chalk coombe approximately 3 miles to the south-west, runs through the town to the west of the market place, eventually feeding into the River Ock, a tributary of the Thames, at Marcham Hill south-west of Abingdon.

2.2 The site currently under consideration occupies an area on the southern side of the Market Place at the heart of the historic town centre, and is centred on NGR SU 39806 87852 (Figure 2). The site is located to the south of Nos. 11-12 Market Place (Plate 1), a series of buildings commonly known as 'Arbery's', reflecting the historic ownership of the property throughout the 20<sup>th</sup> century when it served as the outlet of a renowned local family firm of drapers, John Arbery and Sons, who were active at the premises from the later 1890s up until 1995. The name survived up until the most recent use of the property as a public house ('The Arbery') and will be used throughout the following report.

2.3 The site forms an approximately rectangular block bounded to the north by the rear elevation of the Arbery's buildings (Plate 5), to the west by a two storey, brick-built range of mid-late 19<sup>th</sup> century date (Plate 7), to the east by a low brick-built boundary

wall and to the south by a number of premises fronting onto Church Street (Plates 2 and 3). A public access passage (the 'Arbery Arcade'; Plate 4) leads from Church Street to the south, flanking to the eastern side of the brick range (where it is covered) and extending along the western side of 'Arbery's' (Plate 11) to give onto the Market Place adjacent to the Victoria Cross Gallery (Plate 1).

### **3 STATUTORY DESIGNATIONS**

- 3.1 Arbery's is included on the Statutory List of Buildings of Special Architectural or Historic Interest as a Grade II listed building (**Appendix A**, date of listing 22.04.1950). The building and associated rear yard area are both included within the Wantage town centre Conservation Area (designated 18.03.1970, amended 26.02.1985; VWHDC 2006, 204).

### **4 METHODOLOGY**

#### **4.1 Documentary Research**

- 4.1.1 A search was made of all readily accessible primary and secondary historical sources including historic maps and photographs, trade directories and Census returns, held at the Oxfordshire County Record Office, Oxford, the Berkshire Record Office, Reading and the Vale and Downland Museum, Wantage. A map regression exercise was undertaken with reference to all available historical Ordnance Survey mapping. A full list of sources consulted in the preparation of the present report is included below in Section §.10.

#### **4.2 Site Visit**

- 4.2.1 Subsequent to the undertaking of initial documentary research, a site visit was made on 17<sup>th</sup> March 2009.

### **5 OUTLINE ARCHAEOLOGICAL AND HISTORICAL CONTEXT**

#### **5.1 Brief Overview of the Development of Wantage**

- 5.1.1 Archaeological evidence indicates a Romano-British settlement on the western side of the Letcombe Brook; coins, particularly of the 4<sup>th</sup> century AD, and Roman pottery having been frequently found in the area (Foster et al. 1975, 163), though no specific site has been identified.
- 5.1.2 The name Wantage is commonly held to derive from OE *wanian* (to diminish), referring to the Letcombe Brook which passes through the town. It is recorded in the late 9<sup>th</sup> century as *æt Waneting* (Room 1988, 376) and in Domesday Book as *Wantinz* (Morris 1979, 57a; 1,9). There was a royal residence at Wantage by the 9<sup>th</sup> century AD, Asser recording King Alfred's birth there in 849AD (Keynes and Lapidge (eds.) 1983, 67), and the manor remained in royal ownership until 1199 when it was awarded to Baldwin de Bethune (Foster et al. 1975, 163). A fair was granted in 1213 and, while no documentary source for the grant of market rights survives, reference was made in 1284 to the removal of stalls causing obstructions within the market place (VCH 1924, 319-332). Productive arable land, meadowland and pasture for sheep contributed to the suitability of the surrounding land for agriculture and the development of Wantage as a market town (Hancock 1998).

5.1.3 As with many Berkshire towns, the wool and cloth industries were prominent during the medieval period and flourished in the 15<sup>th</sup> century (VCH), reflected in pub names such as The Lamb, The Woolpack and The Shears in field names such as Rack Close and road names such as Cat Street (Rosevear 1990, 1). By the 16<sup>th</sup> century, a tanning industry had become established in the town, concentrated around Priory Road (formerly 'Tanners Street') and by the 18<sup>th</sup> century the main employment of the town was in a number of industries allied to cloth manufacture; hemp and sacking manufactories, clothmaking, especially 'foul weather cloth' (a thick woollen fullered felt coating), as well as tanning (VCH 1924, 319-332).

5.1.4 Many of the smaller Wantage tanneries closed during the later years of the 18<sup>th</sup> century, finding it increasingly difficult to compete with the larger undertakings in London and the Midlands (Parrott 2006, 7). By the early-mid 19<sup>th</sup> century, the clothmaking industries were also in decline, despite the improved transport links offered by the Abingdon to Bristol Canal, opened in 1796, and the Great Western Railway of 1840 (with a stop at Wantage Road). The traditional cloth-making industries were replaced to a degree by an innovative iron founding industry with manufactories of Charles Hart, Robinson and Auden, and Gibbons manufacturing a wide range of agricultural machinery including steam powered threshing machines and the improved 'Berkshire plough'.

## **5.2 Buildings**

5.2.1 With the exception of the church of St Peter and St Paul at the western end of the Market Place, no medieval buildings survive within Wantage (Foster et al. 1975, 165), and the surviving stock gives little indication of the appearance of the town prior to the 16<sup>th</sup> century. It can be safely assumed, however, that much of the town would have followed the local tradition of timber-framing, evident in surrounding villages. Few houses have escaped refacing or encasement in brick, a process that commenced in the late 17<sup>th</sup> century, with brick first used as infill and later as a mass walling material, one of the first brick buildings in the town being the Stiles Almshouses in Newbury Street of 1690 (*ibid.*). Realising the economic advantages of brick building, clay pits at Challow and Childrey were developed and provided much of the material for the 18<sup>th</sup> and 19<sup>th</sup> century rebuilding of the town. A local style developed, with brickwork being laid predominantly to Flemish bond and extensive use was made of vitrified headers in conjunction with orange/red headers to create a decorative chequerboard effect. Window details and quoins were also emphasised by the use of red brick (the southern side of the Market Place, east from Arbery's, provides an admirable example).

## **5.3 Owners / Occupants of 11-20 Market Place**

5.3.1 The shop that was later to become Arbery's was owned in the 17<sup>th</sup> century by one William Masemore, a prosperous mercer who also leased the Priory and Parsonage Close in Tanner Street (Rosevear, 1990, 26), being sold by his son Iaffrey in 1690 to Thomas Butler. In 1719 one Robert Butler is recorded as having paid fire insurance at the property while from 1757-74 Robert and John Butler paid quit-rent on the property. John died in 1800 and in 1802 the shop was purchased by John Winkworth, whose name appears in relation to the property on a map of c.1820 (Figure 6; see §.6.1.5). Winkworth was a successful trader, firstly listed as a sackcloth maker in the Universal British Directory of 1790, expanding to become a retail draper, paying quit-rent on the Market Place property until 1847 (*ibid.*). Winkworth appears to have been



based at a separate premises in Newbury Street, using the Market Place property mainly as a retail outlet and partly letting it out.

- 5.3.2 Kelly's Directory of 1847 (p.2038) lists one Thomas Hissey, draper at a premises in Market Place; Hissey is included on the 1841 census returns together with Charles Stroud and William Rhoda, both of whom were also listed as drapers, at a premises adjacent to the Red Lion public house. The Red Lion was later to become the Victoria Cross Gallery (Wilkinson, 1983), and this confirms the identification of Hissey's Market Place premises as the Arbery's building. Hissey is again recorded under the 1851 census returns for the property. Both Macaulay's and Billing's Directories of 1854 list Rose and Hatton, drapers at premises in Market Place and this reference can be linked with the Arbery's building by reference to a town drainage map of 1855 (Figure 8; see §.6.1.7). John Hatton continues to be listed in relation to premises in Market Place in Dutton Allen's Directory (1863, 395), Cassey and Co. (1868, 217), the Post Office Directory of 1869 (p.731) and Kelly's Directory of 1883 (p.224). Hatton is also recorded in the census returns of 1861, 1871 and 1881 at premises adjacent to the Red Lion, latterly in occupation with his wife, Emma, four sons, two daughters, three boarders (all listed as draper's assistants) and two domestic servants.
- 5.3.3 By the time of the 1891 census, the property was occupied by one Jesse Lay (draper) together with his wife, three daughters and one son, and six servants (two domestic and four drapers assistants), Lay being listed as a 'Draper and Outfitters' at Market Place in Kelly's Directory of 1895 (p.235).
- 5.3.4 After a period working in partnership with Lay, John Nicholas Arbery established his family's independent drapery shop in Market Place in the latter years of the 1890s, being first listed in the trade directories under his own name in 1899 (Kelly's Directory 1899, 241). Arbery is recorded in the 1901 census with his wife, Maria, three children and two servants. The business was taken over by John's son, Howard Farnham Arbery, in 1920, who died shortly after the firm became a limited company in 1951. His wife, son and daughter became directors. The shop closed on 28 October 1995, after approximately a hundred years in business.<sup>1</sup>
- 5.3.5 After a brief incarnation as an antiques centre, and more recently as a public house, the Arbery now stands vacant again.

## **6 MAP REGRESSION**

### **6.1 Early Maps**

- 6.1.1 Early county maps, such as those prepared by Christopher Saxton (1565), John Speed (1611) and Robert Morden (1695) and later by John Rocque (1761), are of too large a scale to be of any tangible use in tracing the detailed development of the town of Wantage or its individual buildings, and will thus not be discussed here.
- 6.1.2 A number of early maps survive from the 17<sup>th</sup> century through to the 19<sup>th</sup> century which illustrate the town centre of Wantage in varying degrees of detail. The earliest document is a map of 1753 entitled *A Map of the Governors Houses and Lands Situate in Wantage in the County of Berks* (Figure 3).<sup>2</sup> This map identifies the properties held in Trust by the Governors of Wantage Town Lands, the main charity in the town

<sup>1</sup> OCRO Acc. No.B17.

<sup>2</sup> Berkshire Record Office (BRO), reference D/EF P4.

(OCMS 1991, 5); it shows the Market Place in detail and clearly indicates the Church at the western end together with two identified properties, namely 'Swan House and Yard' (labelled H), and 'The Chantry House' (labelled I); an open market hall is indicated occupying the central area of the Market Place. The site of Nos. 11/20 Market Place can be identified although no detail of the buildings occupying the site or back plot are illustrated.

- 6.1.3 The estate map of 'the Ham, the Manor of PRIORSHOLD, the new broke lands in GROVE, the common field and mead of CHARLTON with WANTAGE, CHARLTON and Lattensdowns' of 1754 (Figure 4)<sup>3</sup> is roughly contemporary with the 1753 map described above, though covering a much wider area at a larger scale and thus at a reduced level of detail. The nature of the map, which was concerned principally with land holdings around the town, means that little detail of the town centre is given; the Market Place, with central market hall, is labelled though only the western blocks of adjoining buildings are shown and the area of the Market Place is left essentially blank.
- 6.1.4 The Act to Enclose the open fields of Wantage and Grove was petitioned in 1803 and an award made in 1806 (OCMS 1991, 10). The enclosure map of 1806 (Figure 5)<sup>4</sup> clearly shows a number of buildings within the Market Place including the Shambles and Market Hall to the centre and west respectively, and the town pond to the eastern end. Of the buildings lining the southern side of the Market Place only one, west of the Bear Hotel, is annotated ('Ormond 88'), otherwise the map simply gives a general indication of the extent of development on the Market Place frontage and along Back Lane (later Church Street) to the south. Details of individual buildings are again not shown.
- 6.1.5 The map of Wantage Market Place of c.1820 (Figure 6)<sup>5</sup> is the first map to illustrate the Market Place to a high level of detail. The features of the Market House, Shambles and Town Pond are clearly delineated while, to the southern side, the Arbery's building is clearly labelled with the name of 'Winkworth'. A late 18<sup>th</sup>-century view (see Fuller 1991, 43) gives some indication of the original appearance of the buildings of the Shambles and, beyond, a hint of the original 'Market House'.
- 6.1.6 The tithe map of 1844 (Figure 7)<sup>6</sup> was again prepared principally with agricultural matters in mind and is of little use in analysing the structural development of the town and its buildings. Interestingly, the shambles and old market hall were not included within the open area of the Market Place, but then neither was the new Town Hall, known to have been built in 1835, which highlights the shortcomings of this map in relation to its depiction of individual buildings.
- 6.1.7 A plan of the Market Place illustrating the arrangement of drains was collated in 1855 (Figure 8).<sup>7</sup> The new Town Hall, erected in 1835 to the designs of a young Samson Kempthorne,<sup>8</sup> occupied the site of the former Market Hall within the central area of the Market Place (see Fuller 1991, 44-5 and 50, top fig.). The Arbery's building is here clearly marked with the names 'Rose and Hatton'. Interestingly, the map appears to indicate a pathway extending parallel to the west side of Arbery's extending the full length of the block as far as Back Street (Church Street) to the south.

<sup>3</sup> BRO ref. D/ECO/P1.

<sup>4</sup> BRO ref. D/P143/26B.

<sup>5</sup> OCMS 1991, 15.

<sup>6</sup> BRO ref. D/D1 143/1.

<sup>7</sup> Vale and Downland Museum ref. Maps 2/29.

<sup>8</sup> Kempthorne was to become a noted designer of workhouses on a national scale, and including a number of local commissions at Wantage itself and at nearby Abingdon and Newbury

## 6.2 Ordnance Survey Maps

- 6.2.1 By the time of the first edition County Series Ordnance Survey 1:2500 map of 1878 (Figure 9), the 1835 town hall had been demolished to make way for the King Alfred statue (unveiled on July 14<sup>th</sup> 1877) and a new building erected at the corner of Grove Street on the north side of the Market Place. The area to the rear of the former Red Lion Inn is annotated as the 'Corn Exchange', a development dating to 1870 (Philip 1968, 56). The building of Arbery's is clearly delineated and it is apparent that the arrangements of the rear plot reflected closely those that survive today. The passageway suggested by the 1855 map (see above) no longer existed and the western part of the plot was occupied by a long, north-south aligned workshop range.<sup>9</sup> To the east, the plot remained undeveloped and the map includes an OS conventional tree implying that the area was laid to gardens. The garden area and workshop range were separated by a narrow passage, returning around the northern end of the workshop range, while an apparent east-west boundary divides the length of the plot at the southern end of the workshop range, the southern plots presumably relating to the properties fronting onto Church Street to the south.
- 6.2.2 The first revision map of 1899 (Figure 10) shows essentially the same arrangements as the 1<sup>st</sup> edition though the division formerly separating the 'garden' and 'passage' flanking workshop range had been removed, with the rear plot forming one open area. Further adjustment had occurred to the southern part of the site fronting Church Street, with the transverse boundary at the south end of the workshop range having been removed and what appears to be a new structure introduced at the south-west corner of the plot.
- 6.2.3 The second revision map of 1912 (Figure 11) shows no changes to the buildings of Arbery's. Likewise, the rear plot remains essentially unchanged, forming a single open space. Further structures had been introduced at the south-west corner of the plot, extending between the Church Street block, which had taken on the three part division that survives today, to abut the southern gable end of the workshop range.
- 6.2.4 No discernible change is evident in the Ordnance Survey third revision map of 1937 (Figure 12).
- 6.2.5 The National Grid Series 1:2500 edition of 1968 (Figure 13) indicates little change within the rear yard area of Arbery's, save minor alterations to the premises adjoining Church Street to the south. To the west of the plot, major changes had taken place at the Victoria Cross Gallery, which had been extended to incorporate the former Corn Exchange building, and further to the west adjacent to the Bear Hotel, where a series of buildings had been removed forming a set-back street frontage.
- 6.2.6 The latest available National Grid Series 1:2500 edition of 1976 (Figure 14) shows no significant changes from the earlier map.

<sup>9</sup> It is of note that the present building, which occupies exactly the plot of the building shown on the 1878 map, retains a date stone inscribed '1894' (see §.7.2.3, fn.10). It is assumed that this date refers to a programme of refurbishment and/or alteration.

## 7 BUILDING DESCRIPTIONS

### 7.1 No.11-12 Market Place

7.1.1 The structure of the Arbery's buildings has been the subject of two previous studies; an architectural and archaeological report was prepared in 1998 for the Arbery Building Preservation Trust (Rhodes and Steane, 1998) while a further detailed programme of building investigation and recording was undertaken in response to building work undertaken in 2000, a report being issued in 2001 (Gill and Munby, 2001).

7.1.2 The structure of Arbery's has not been inspected as part of the current project and will not be addressed in detail here. Previous studies have identified a building with 16<sup>th</sup>-century origins and a complex sequence of development during the 17<sup>th</sup> and 18<sup>th</sup> centuries, including the full rebuilding of the street frontage in brick in second half of the 18<sup>th</sup> century (Gill and Munby 2001, 2) and culminating in a phase of internal refitting in the late 19<sup>th</sup> century.

### 7.2 The Back Plot

7.2.1 The back-plot of Arbery's currently comprises an open area formerly functioning as an enclosed beer garden, formed in 2007, associated with 'The Arbery' Public House. The full extent of the plot is currently laid to stone slabs and includes two longitudinal drainage gullies with covering grills.

7.2.2 The northern boundary of the plot is formed by the rear elevations of the blocks which together form Arbery's, comprising three, two-storey gable ends (Plate 5) with late, single-storey extension appended at the eastern corner. The eastern side of the plot is formed of a brick-built wall, laid to Flemish bond and including a number of vitrified headers; no features of special archaeological or architectural interest were identified.

7.2.3 A two-storey, brick built range, aligned north-south, forms the western boundary of the site, occupying the western side of the 'Arbery's' plot. This building is of 19<sup>th</sup> century date and would appear to have been erected as a workshop of some description, most probably subsidiary to the main commercial premises fronting onto the Market Place. Though currently obscured from view by a glazed canopy (Plate 10), architects record drawings from 1999<sup>10</sup> indicate that the northern, half-hipped gable end of the workshop range includes a date stone/plaque inscribed with the date 1894. The structure is, however, clearly indicated on the 1<sup>st</sup> edition Ordnance Survey map of 1878 (Figure 9) and the dated plaque must therefore presumably refer to a phase of refurbishment.

7.2.4 Planning permission was granted by Vale of White Horse District Council in c.2000 for change of use of the backplot and a series of small A1 retail units were erected on the site. These units were ephemeral in nature, of timber studwork construction with extensive glazing and dual-pitched glazed roof, visible on recent aerial photographs (Figure 15). These units were removed in August 2007 to form the current enclosed beer garden.

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<sup>10</sup> OCRO Acc. No. 5799 2(b), Drawing W783/14.

## **8 DISCUSSION AND CONCLUSION**

### **8.1 Discussion**

- 8.1.1 The Arbery's site lies at the core of the historic town of Wantage and is thus of intrinsic historical and archaeological interest. The rear plot occupies a distinctive, elongated plan to the back of the Arbery's buildings, characteristic of a medieval 'burgage plot' associated with a Market Place property. The current study has established that, prior to the erection of a series of ephemeral studwork units, dismantled in 2007, no buildings would appear to have existed within the area at least as far back as the first edition Ordnance Survey 1:2500 map of 1878 (Figure 9), the first map to show the area in clear detail. Earlier maps tend to indicate the south side of the Market Place as a solid building block and are thus of only limited use.
- 8.1.2 The area seems to have been used throughout the 20<sup>th</sup> century as a yard or garden associated with Arbery's while early maps appear to indicate that the pedestrian walkway from Market Place to Church Street forms a feature of some antiquity; Gill and Munby (2001,2) propose that the south-west part of the Arbery's building formed, in the 17<sup>th</sup> century, a north-south aligned house built to a central stack plan with a lobby entrance opening off such a passage.
- 8.1.3 The surviving two-storey range to the western side of the Arbery's plot was probably constructed as a workshop and/or storehouse related to the commercial premises fronting Market Place.
- 8.1.4 It should be emphasised that, while it has been shown that the back plot of Arbery's remained undeveloped during the course of the 20<sup>th</sup> century, it should not be discounted that earlier buildings, of brick or of timber-framed construction, may previously have existed within the plot boundary. A review of historic Ordnance Survey mapping clearly shows the fairly intensive use of the backplots of properties adjoining Arbery's, and there seems no reason to suppose that the site currently under consideration would not formerly have been similarly exploited. Surviving buildings and photographic evidence evidences the existence of two storey, brick-built utilitarian ranges in the yards behind a number of Market Street properties while documentary records refer to cloth traders in the town having extensive holdings of workshops, warehouses, spinning houses and the like. In 1784, for example, John Winkworth, owner of Arbery's in the early 19<sup>th</sup> century, insured two spinning houses, a workshop, a stable, a granary, brewhouse and a warehouse in the town. It is not unreasonable to assume that some of these facilities would have been located close to the merchant's retail outlet.
- 8.1.5 Although no site-specific historical 'model' has been identified by the current study, there appears to be no reason why the thoughtful and sensitive redevelopment of the Arbery's plot, in line with national and local planning policy and guidance outlined below, may not serve to both compliment and enhance the character of this part of the Wantage town centre Conservation Area and the setting of the adjoining listed buildings.

### **8.2 Relevant Planning Policy and Guidance**

- 8.2.1 National policy on the designation of Conservation Areas is included in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act of 1990.

8.2.2 *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15; 1994) requires local authorities to have special regard to the setting of listed buildings when considering applications for planning permission.

8.2.3 The *Oxfordshire Structure Plan 2016* was adopted in October 2005.<sup>11</sup> In respect of historic and cultural heritage, policy HE4 can be seen to be pertinent:

8.2.4 Policy EN4

The fabric and setting of listed buildings.... will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

8.2.5 At a district level, the *Vale of White Horse Local Plan 2011* (VWHDC, 2006) was adopted in July 2006.<sup>12</sup> In respect of the historic environment and specifically of development within a designated Conservation Area, the following policies can be seen to be pertinent:

8.2.6 Policy HE1.

Proposals for development or other works within or affecting the setting of a conservation area will not be permitted unless they can be shown to preserve or enhance the established character or appearance of the area. Development will only be permitted:

i) on areas such as paddocks, greens, gaps between buildings, gardens and other open spaces where it can be shown that these areas do not make a positive contribution to;

a) the conservation area's special interest including its relationship with its landscape setting, or

b) views within, into, or out from the conservation area which would be lost or damaged were the development to be permitted.

ii) where it respects its context through appropriate siting, scale, height, form and massing, design detailing and the choice and quality of materials and finishes and has regard to the desirability of;

a) preserving those features important to the special interest and character of the conservation area; and

b) removing or improving features in the conservation area which detract from its special interest and character; and

iii) if levels of traffic, parking, noise or other environmental effects generated by the development are compatible with the preservation or enhancement of the established character or appearance of the conservation area.

<sup>11</sup> [http://portal.oxfordshire.gov.uk/content/publicnet/council\\_services/environment\\_planning/planning/planning\\_policy/oxfordshire\\_structure\\_plan/structure-plan-2016.pdf](http://portal.oxfordshire.gov.uk/content/publicnet/council_services/environment_planning/planning/planning_policy/oxfordshire_structure_plan/structure-plan-2016.pdf)

<sup>12</sup> [http://www.whitehorsedc.gov.uk/Planning/Planning\\_policy/DetailPage-1853.asp](http://www.whitehorsedc.gov.uk/Planning/Planning_policy/DetailPage-1853.asp)



#### 8.2.7 Policy HE4.

Planning permission, for development within the setting of listed buildings will not be granted unless it can be shown that the siting, scale, design, form, finishes (including colour) and materials of the proposal respect the characteristics of the building in its setting including any visual, functional, historic or architectural relationships it has.

#### 8.2.8 Policy HE5

Development involving alterations (including partial demolition) additions or extensions to a listed building will not be permitted if:

- i) its siting, design, scale, form, finishes (including colour) and materials are unsympathetic to the building's special architectural or historic interest;
- ii) it fails to retain those features of the existing building which contribute to its special architectural or historic interest.

#### 8.2.9 Policy HE7

Proposals for the change of use of all or part of a listed building or land and buildings within its curtilage will not be permitted unless it can be shown that the new use can be accommodated without any significant adverse effect upon its features of special architectural or historic interest, and will not give rise to any harmful effects upon the building's appearance, or character.

### **8.3 Archaeological Mitigation**

- 8.3.1 The survival of below-ground archaeological deposits related to the former occupation of the Arbery's site cannot be discounted, and should be borne in mind in devising any proposed scheme for redevelopment, particularly in relation to any works requiring significant ground disturbance. Any programme of archaeological works associated with the redevelopment of the site will need to be approved by the relevant planning archaeologist.

## **9 ACKNOWLEDGEMENTS**

- 9.1 The project was commissioned by Evans Jones LLP; thanks are due to Ms Sara Bagshaw of Evans Jones for help and cooperation throughout the course of the project. Thanks are extended to the staff of the Oxfordshire Archives, Oxford, the Berkshire Archives, Reading, the Vale and Downland Museum, Wantage (in particular to Messrs. H. Fuller and M Smith). Thanks are also extended to Messrs J. Munby and J. Gill of Oxford Archaeology and to Mr John Rhodes for making available the results of previous studies of Arbery's.
- 9.2 The project was managed for Birmingham Archaeology by Mr Ric Tyler, AIFA, who also undertook the site visit and historical research and who wrote, collated and illustrated the current report. The final report was reviewed and edited by Dr Malcolm Hislop (Research Fellow, Birmingham Archaeology).

## 10 SOURCES

### (a) Cartographic Sources (in chronological order)

- 1753 'A Map of the Governors Houses and Lands Situate in Wantage in the County of Berks'. BRO ref. D/EF P4.
- 1754 'A Map of the Ham, the Manor of PRIORSHOLD, the new broke lands in GROVE, the common field and mead of CHARLTON with WANTAGE, CHARLTON and Lattensdowns.' Estate map of Mr John Price, BRO ref. D/ECO/P1.
- 1806 Wantage enclosure map of 1806, Wm Church Surveyor. BRO ref. D/P143/26B.
- c.1820 Plan of Wantage Market Place.
- 1844 Map of the Township of Wantage and Hamlets of Grove and Charlton in the Parish of Wantage and County of Berks. BRO ref. D/D1 143/1
- 1855 Plan of Wantage Market Place indicating drains. VDM ref. Maps 2/29.
- 1878 Ordnance Survey County Series 1:2500 map, 1<sup>st</sup> Edition.
- 1899 Ordnance Survey County Series 1:2500 map, 1<sup>st</sup> Revision.
- 1912 Ordnance Survey County Series 1:2500 map, 2<sup>nd</sup> Revision.
- 1937 Ordnance Survey County Series 1:2500 map, 3<sup>rd</sup> Revision.
- 1968 Ordnance Survey National Grid Series 1:2500 map.
- 1976 Ordnance Survey National Grid Series 1:2500 map, revisions.

### (b) Other Graphic Sources

Survey Drawings of Arbery's prepared by BHP Architects, Wantage, Oxon., dated February 1999. OCRO Acc. No. 5799 2(b): 15 total as follows:

- W783/01 Basement Plan and Sections
- W783/02 Ground Floor Plan
- W783/03 Part First Floor Plan (Higher Level)
- W783/04 Part First Floor Plan (Lower Level)
- W783/05 Part Second Floor Plan (Higher Level)
- W783/06 Part Second Floor Plan (Higher Level)
- W783/07 Section E-E
- W783/08 Section F-F
- W783/09 Front Elevation
- W783/10 Side Elevations, Shop
- W783/11 Rear Elevation of Main Building
- W783/12 Buildings and Garden at Rear
- W783/13 Courtyard Area of Garden
- W783/14 Workshop Building Elevations
- W783/15 Church Street Elevation

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- Wilkinson R, 1983. 'The V.C. Gallery' in *The Blowing Stone*, Autumn 1983.
- (d) *Trade Directories* (in chronological order)
- 1847 Kelly's Directory of Berkshire.

- 1854 Macaulay's Berkshire Directory.
- 1854 Billing's Directory and Gazetteer of Berks and Oxon.
- 1863 Dutton Allen's Directory of Oxon, Berks and Bucks.
- 1868 Cassey and Company Directory.
- 1869 Post Office Directory.
- 1883 Kelly's Directory.
- 1887 Kelly's Directory.
- 1889 Kelly's Directory.
- 1895 Kelly's Directory

(e) *On-line Resources*

[www.A2A.gov.uk](http://www.A2A.gov.uk): on-line resource of the National Archives.

<http://www.berkshirerecordoffice.org.uk/>: on-line resource of the Berkshire Record Office.

<http://www.oxfordshire.gov.uk/wps/portal/publicsite/doitonline/finditonline/heritage>: on-line resource of the Oxfordshire County Council Museums Service.

[www.wantage.com/museum](http://www.wantage.com/museum): on-line resource of the Vale and Downland Museum, Wantage.

(f) *Other Sources*

- 1841 Census Returns for Wantage in the County of Berks. NA ref: HO107/30/14-20.
- 1851 Census Returns for Wantage in the County of Berks. NA ref: HO107/1689.
- 1861 Census Returns for Wantage in the County of Berks. NA ref: RG9/736.
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**APPENDIX A:** Arbery's; Statutory List Entry

SU 3987 NE

**WANTAGE**

**MARKET PLACE**  
(South side)

542/9/111

**Nos.11 and 12**

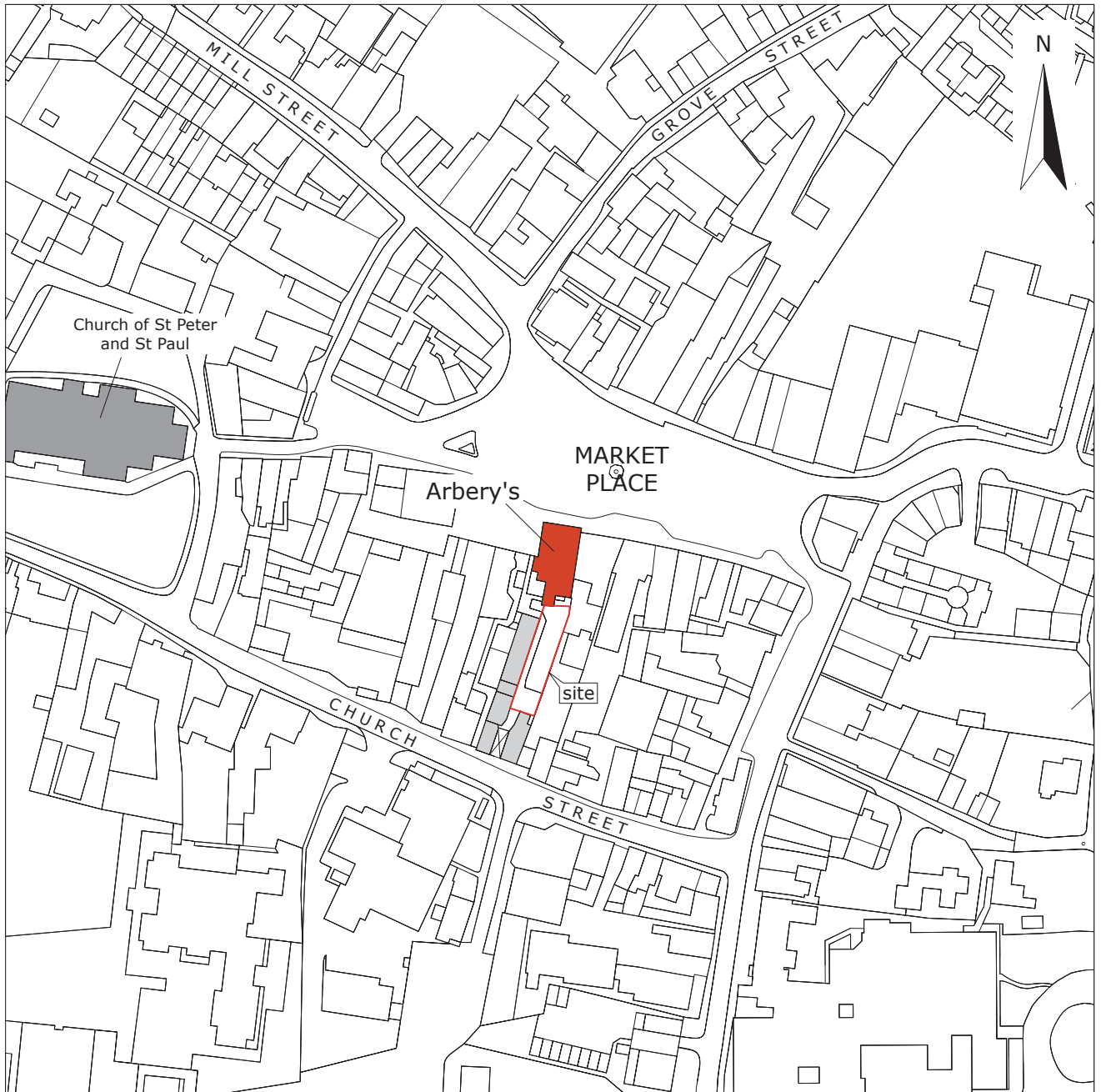
22.04.1950

GV  
II

**Town house, now house and shop.** Circa late C16 and C17 timber-frame; remodelled and faced in brick in circa early C18. Flared header bond brick, red brick quoins and dressings; right side wall in Flemish bond brick with flared headers; Welsh slate roof; brick stacks. L-plan. 3 storeys; 4-window range. Shop front of c.1890-1900 has twisted columns to acanthus leaf capitals and acanthus leaf consoles to moulded cornice; 2 double-leaf doors with cut-glass panels. Gauged brick segmental arches with decorative keystones to mid C19 horned sashes. Moulded wood cornice. Hipped roof; lateral and end stacks. Similar 3-window range with C18 doorway to right side wall; similar one-bay block extending from right side wall has 6-panelled door with overlight and moulded brackets to flat hood. To rear is 2-storey and attic 2-window range, probably C17, of Flemish bond brick with flared headers, double-gabled tile roof and brick lateral and rear stacks. Rear door has late C19 stained glass panels. C18 sash, late C19 border sashes with coloured glass borders and full dormer with 2-light leaded casement to left, side wall. Interior: Late C19 dog-leg stairs with iron balusters adjoining pneumatic Lampson-Paragon tube. First-floor room to left has panelling to left side and to rear. Rear wing has early C18 quarter-turn stairs with moulded balusters. Fine late C19 fireplace with tiled surround to rear room. INTERIOR: The brick cladding conceals substantial remains of a 3-storeyed [probably jettied] timber-frame, of L-shaped plan, with a tenoned-purlin roof structure with tie-beam and collar trusses with kneed principals.







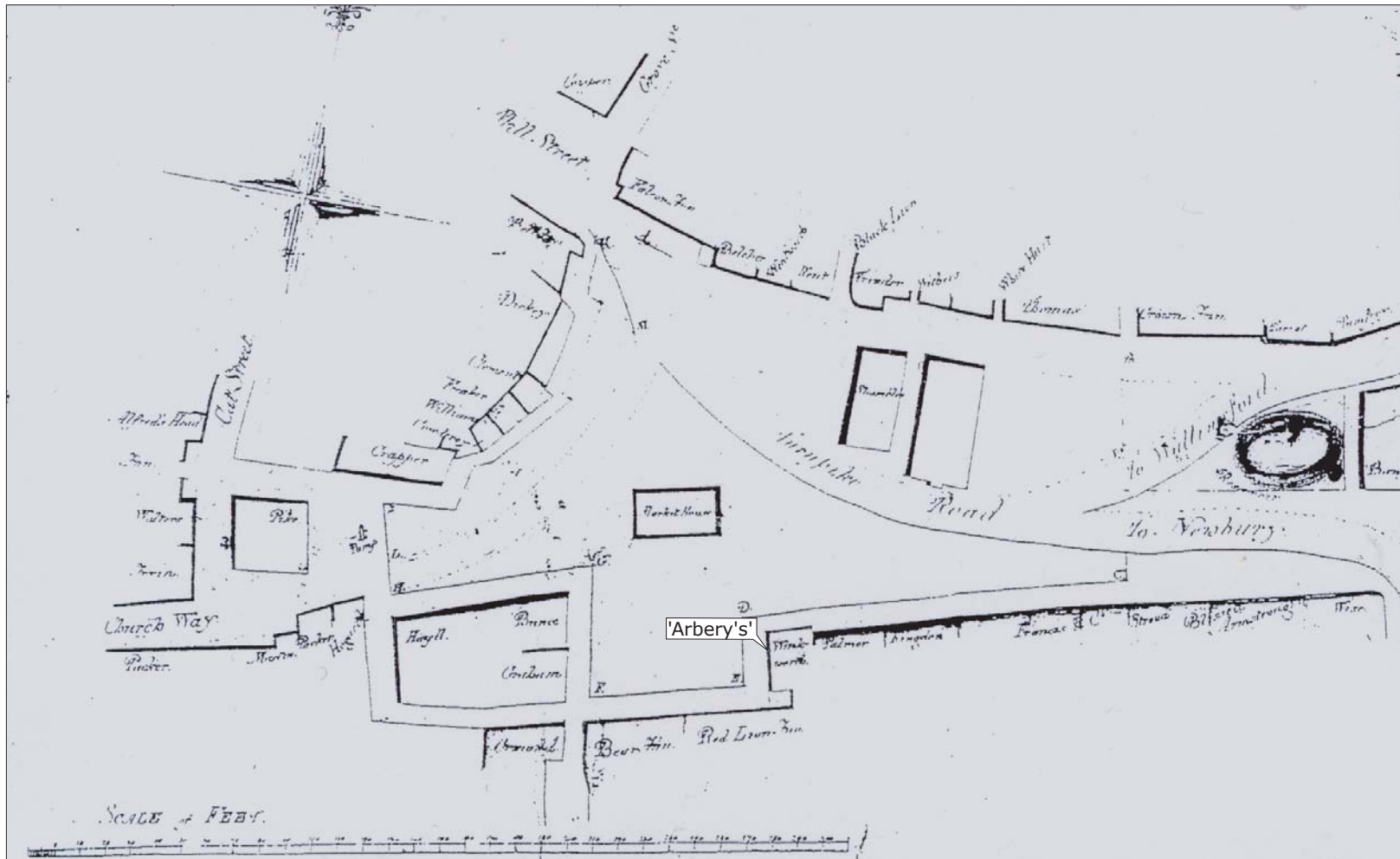




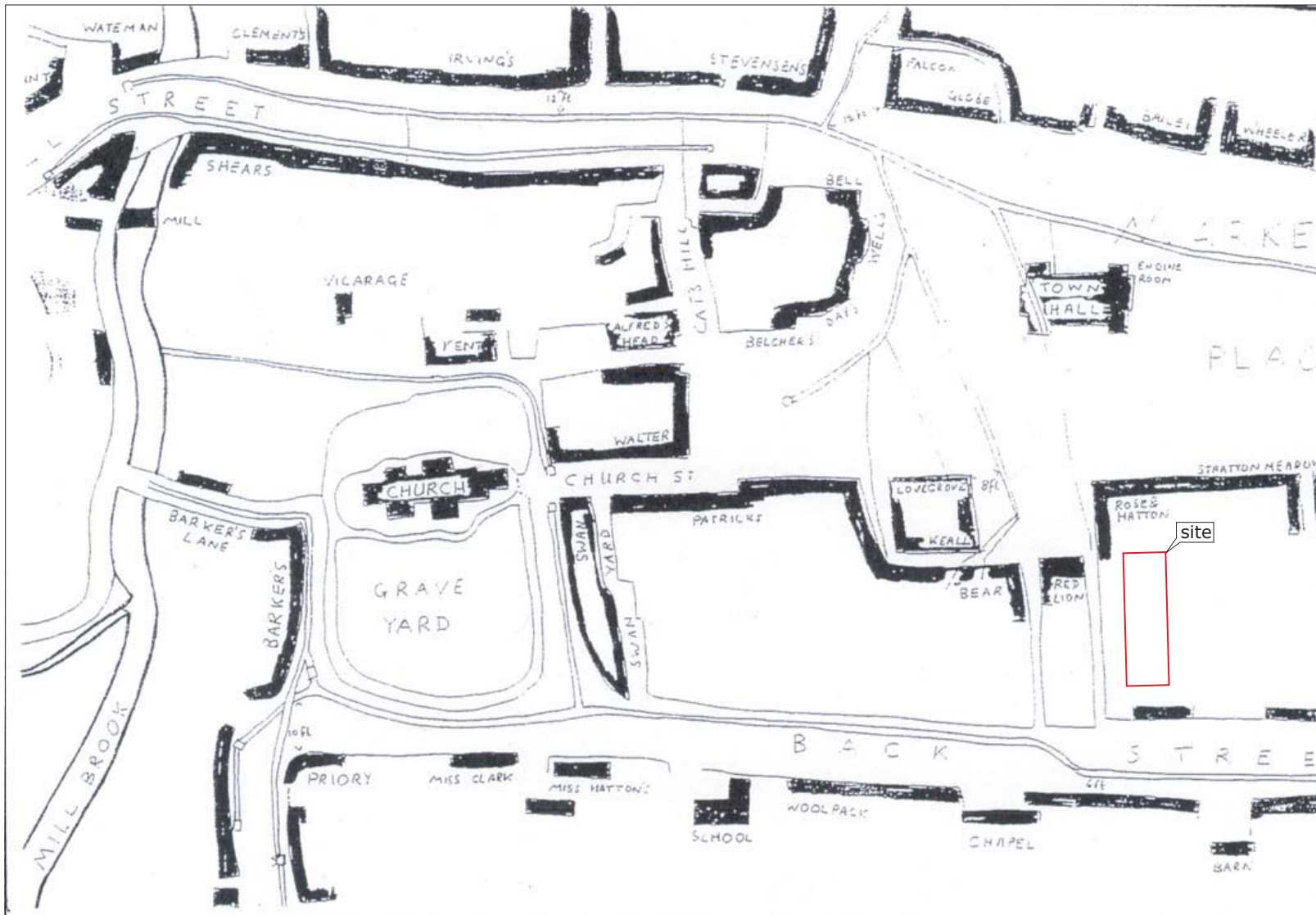






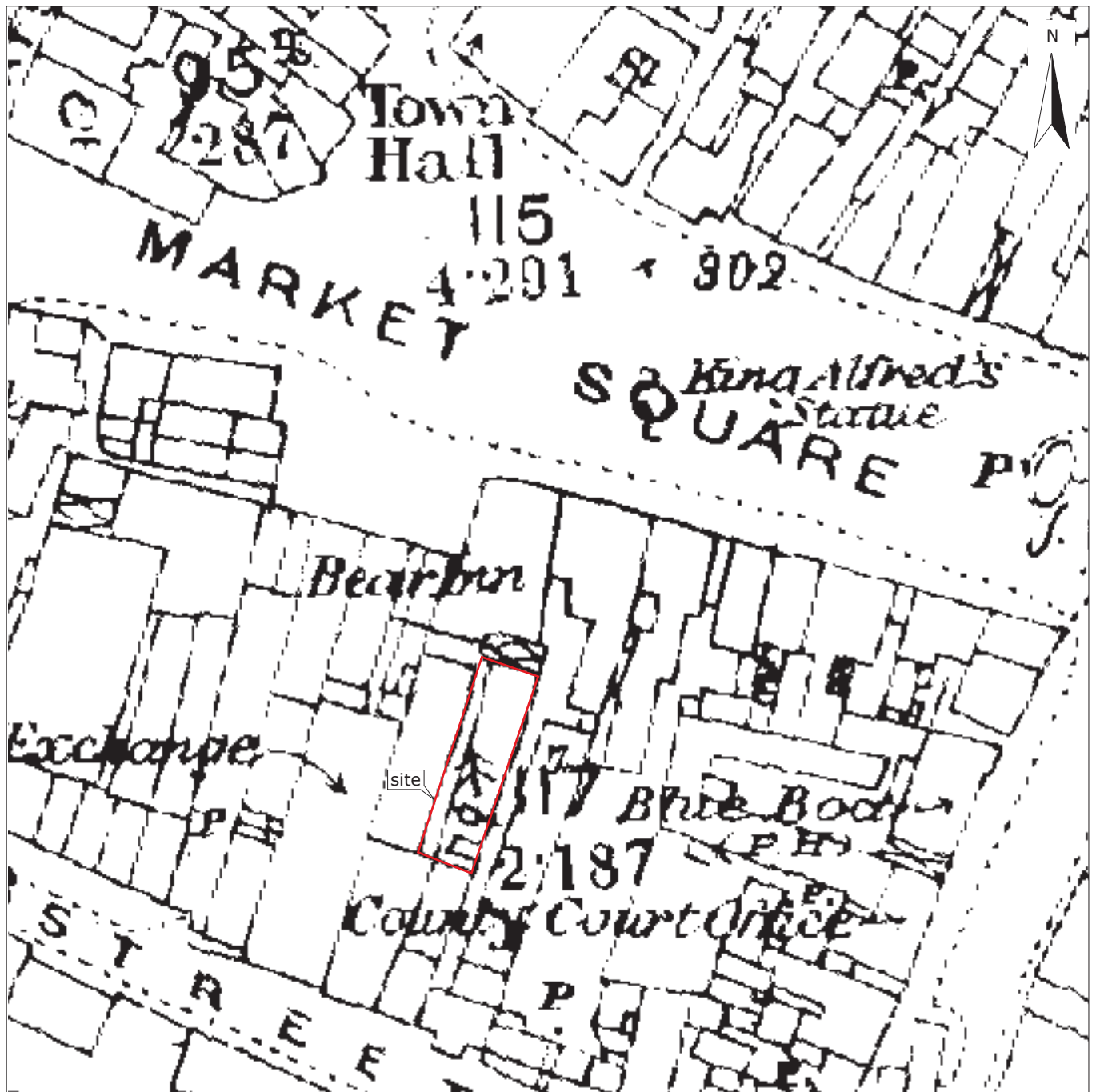




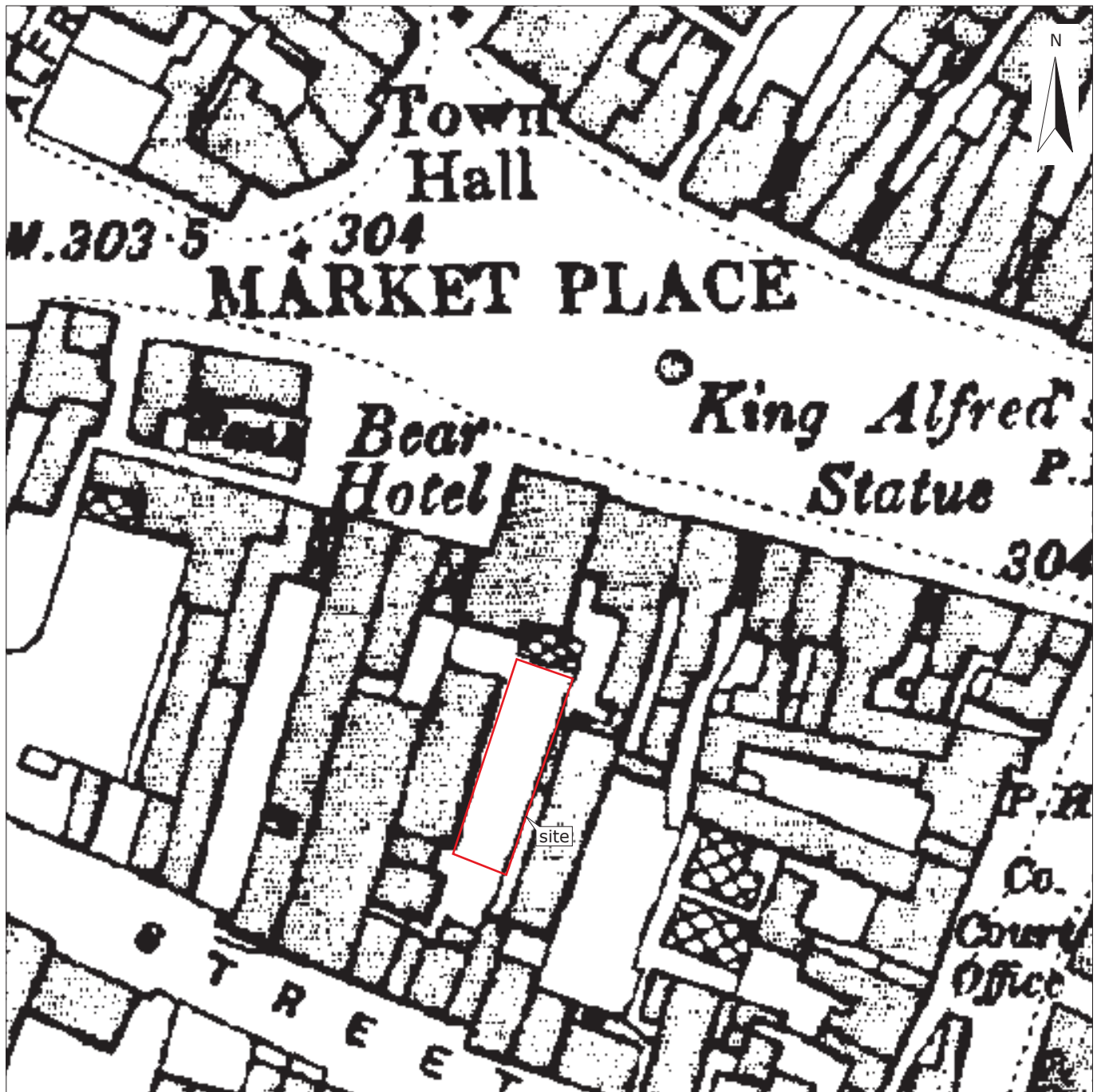


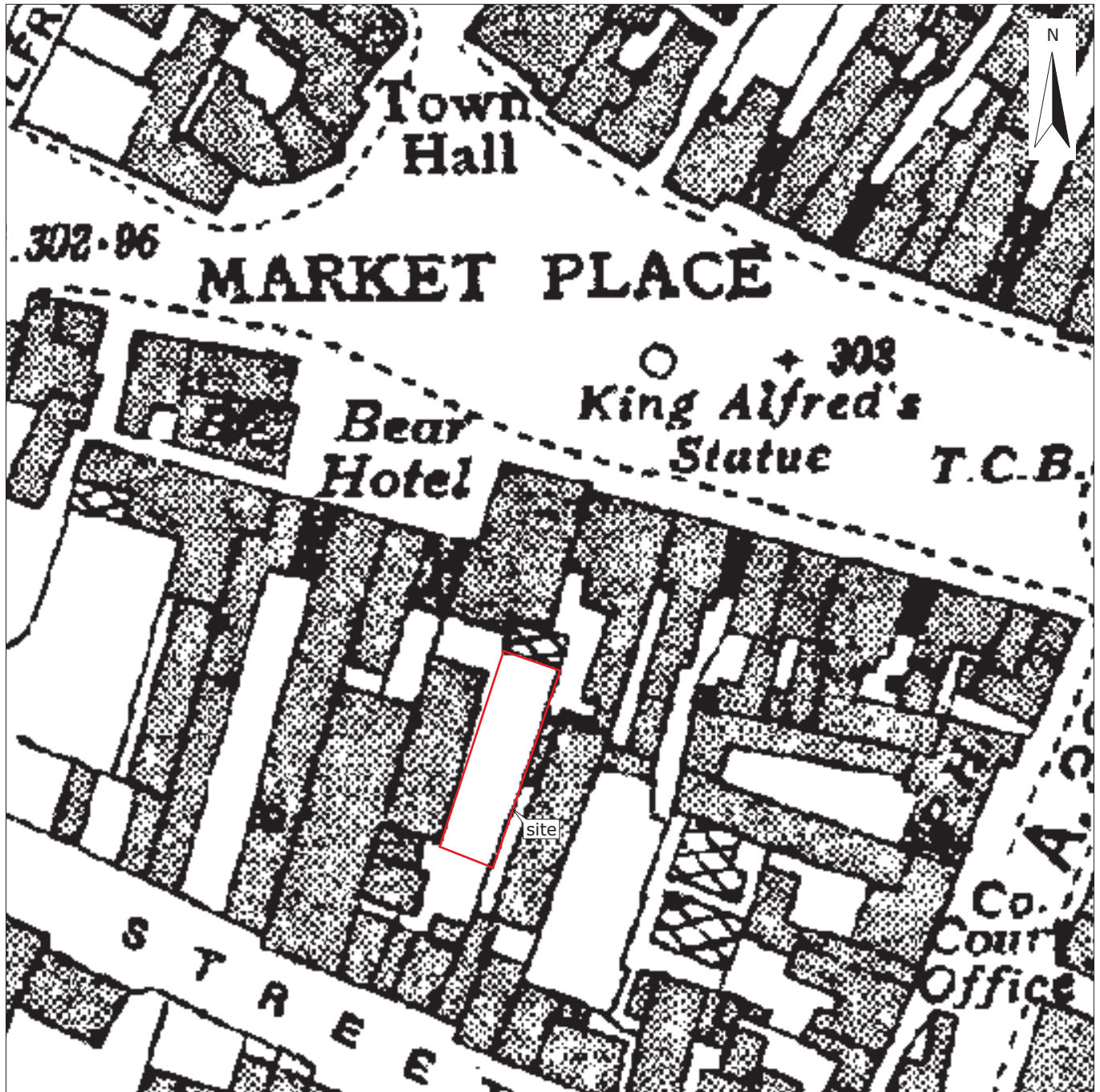
Courtesy Vale and Downland Museum (VDM Maps 2/29)



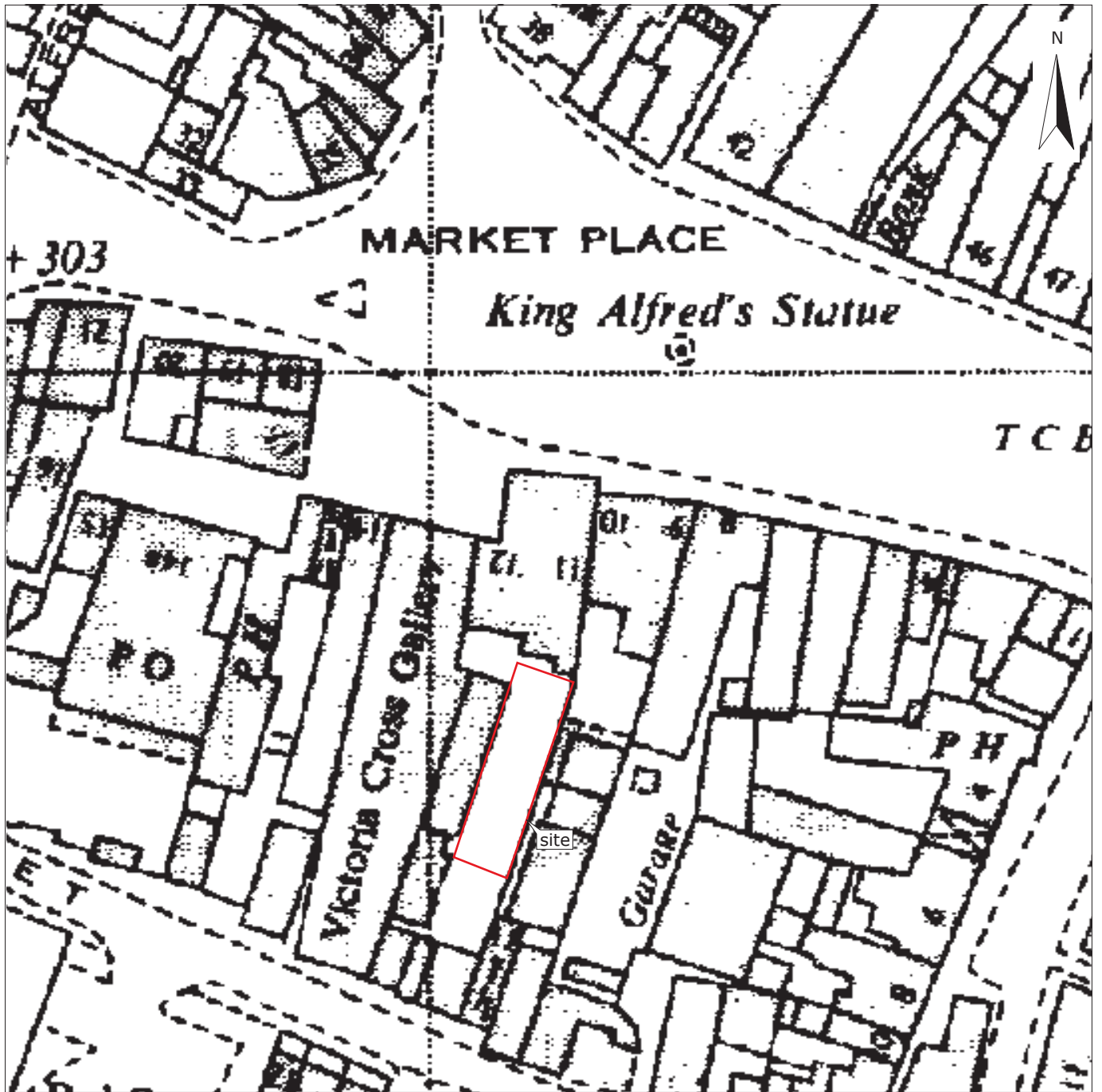




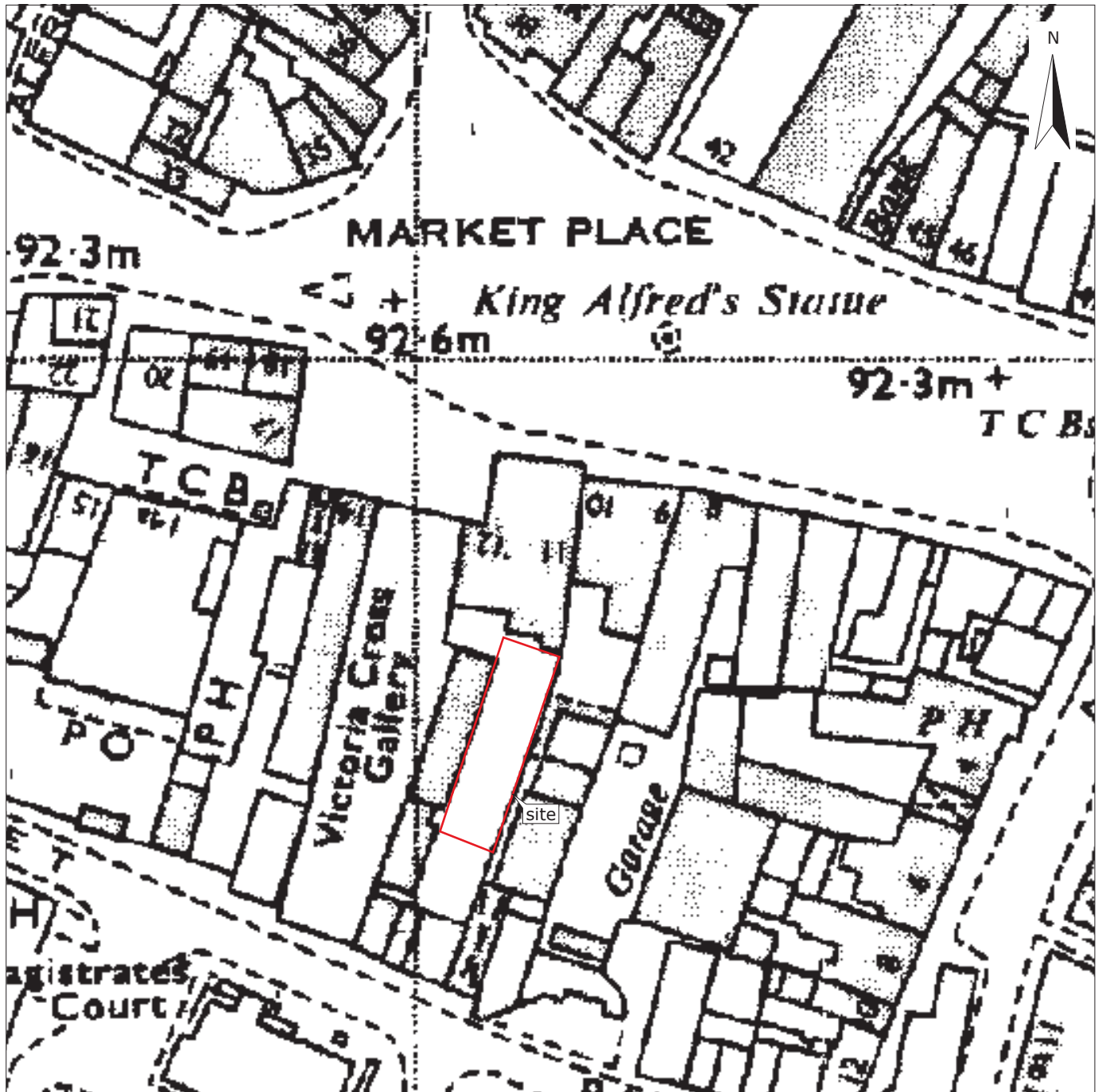














Image©Google Earth





**Plate 1:** Arbery's shop, Market Place elevation, oblique view from north-west.



**Plate 2:** Church Street entrance to yard, note former Corn Exchange to left.



**Plate 3:** Detail of Church Street entrance.



**Plate 4:** Passage leading northwards to yard to rear of Arbery's.





**Plate 5:** Yard looking north towards rear elevation of Arbery's.



**Plate 6:** Yard looking south-west illustrating western workshop block.





**Plate 7:** Workshop block, south elevation.



**Plate 8:** Passage looking north.



**Plate 9:** Passage looking south.



**Plate 10:** Workshop block, north end.



**Plate 11:** Passageway flanking west side of Arbery's, looking towards Market Place, note C17th framing.



