

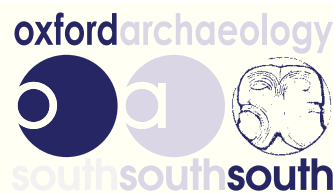
Navapan Hall

27 Holywell Street

Oxford



**Historic Buildings Recording
and Watching Brief**



September 2011

Client: Austin Newport Ltd.

Issue No: 1

OA Job No: 5020

NGR: SP 5172 0654

Client Name: Navapan Hall, 27 Holywell, Oxford
Document Title: Building Recording and Watching Brief

Document Type: Client Report
Issue Number: 1

Grid Reference: SP5172 0654
Listed Building Consent: 10/03166/LBD

OA Job Number: 5020
Site Code: OX27HS11
Invoice Code: OX27HSBS

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Date: September 2011

Document File Location: \\Server21-db\buildings\Projects Ongoing\Oxford, 27
Holywell\Report\OX27HS11 Report.odt

Illustrated by:

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Navapan Hall, 27 Holywell Street, Oxford

Building Recording and Watching Brief

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Navapan Hall, 27 Holywell Street, Oxford

Building recording and watching brief

Summary

This report provides a record of the watching brief works carried out during the alterations to the accommodation at Navapan Hall, 27 Holywell Street for Harris Manchester College, Oxford. A photographic record of the building before the building works were carried out was also made. The architectural assessment was limited to areas where works were carried out although this has contributed to enhancing the overall understanding of the historic phasing of the building.

The name Holywell Street is taken from the nearby manor of Holywell, situated at the junction of Manor Road and St Cross Road. Holywell street itself is situated on land that was formerly part of the manor and owned by Merton College since the 13th century. Construction of houses on the street dates back to the 16th century and the layout was largely complete by the later 17th century. No. 27 Holywell Street has a long history of construction of extensions and outbuildings as well as alterations to the interior layout and its external appearance. The property has been owned by Harris Manchester College since the early 20th century and is used as student accommodation.

No. 27 Holywell Street has a long history of repairs and alterations necessitated by its continued occupation. Probably initially constructed of timber frame on stone foundations, the front elevation appears to have been rebuilt wholly in stone with occasional timber supports. A bay window has been added to the elevation although the remains of a possible earlier bay window were seen during the replacement of floor joists on the ground floor reception room. Initially detached, no. 27 now forms part of a terrace on the north side of the street. The infilling of a passageway to the east can be seen in the extension of floor joists on the first floor and the brick construction of the adjacent eastern wall. This work had certainly taken place by the mid 19th century as seen in the map of Oxford by Hoggar (1850).



1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA) have been commissioned by Harris Manchester College, Oxford to undertake a programme of historic building recording and watching brief at Navapan Hall, 27 Holywell Street in Oxford. The work relates to a programme of alterations being undertaken on the building.
- 1.1.2 The recording was carried out as per archaeological brief issued by Oxford City Council on 15 February 2011. The brief set out the requirement for the archaeological watching brief and the level of recording to be used.

1.2 Aims and objectives

- 1.2.1 The main aim of the project was to record for posterity buildings on the site which were to be removed, damaged or altered in the development. Watching brief services during below ground works was also carried out.

1.3 Methodology

- 1.3.1 The main aim of the building recording was to record features or areas which had previously been obscured but which were exposed by the development.
- 1.3.2 The archaeological watching brief observed intrusive groundworks, located to the rear and within the ground floor and cellars of the property, which had the potential to disturb or destroy below ground archaeological remains, including surface stripping and the excavation of service and any foundation trenches.
- 1.3.3 The main building recording was undertaken in Spring 2011. The archaeological watching brief monitored works during the Spring and Summer of 2011. The recording and watching brief services were carried out by Alison de Turberville, Buildings Archaeology Supervisor.
- 1.3.4 The recording process comprised three principal elements. The *photographic survey* consisted of general shots and specific details and was undertaken using 35mm black and white print film and digital camera. A suitable scale was used where appropriate. The photographic record included details and views of the building before works were carried out and of exposed elements during the works.
- 1.3.5 The *drawn survey* focused on the ground floor joists that were exposed during the works. The drawings were done on archivally stable permatrace at a scale of 1:20.
- 1.3.6 The *descriptive survey* complemented the other two records and added further analytical and descriptive detail.

2 HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 The name Holywell Street is taken from the nearby manor of Holywell, situated at the junction of Manor Road and St Cross Road. Holywell street itself is situated on land that was formerly part of the manor and owned by Merton College since the 13th century. Construction of houses on the street dates back to the 16th century and the layout was largely complete by the later 17th century.



- 2.1.2 Examination of the many historic maps and plans of Oxford give us some indication of how the footprint of no. 27 developed. Agas map of 1578 show a row of houses on the north side with gardens and orchards to the rear, of this no. 27 is hard to identify but presumably there was some building there at this time. The Hollar map of 1643 again shows little detail of no. 27 but we can see the gradual addition of houses to the south side of the street in front of the city wall. The Loggan map of 1673 (Figure 5) is a little clearer and we can see that no. 27 has a rear extension with gable roof, the city wall is now enclosed by further buildings on the south side of the street. The Taylor map (1751) shows that a building has been added within the gardens to the rear of the property, this is also the first map with the name Holywell Street. This is also the first 2D plan and it clearly shows passages running either side of the building allowing access to the rear and to neighbouring properties. This layout is also depicted in a map by Longmate (1773) and Faden's map of 1789 (Figure 6). The passageways appear to have been built on by 1850 as depicted on Hoggar's map of that date.
- 2.1.3 A clearer depiction of the buildings in the second half of the 19th century is found on the 1st edition OS map of 1878 (Figure 7). This is also the first depiction of the bay windows at no. 27 and neighbouring no. 28 with its double bay window frontage, however, this is probably due to the level of accuracy given to each plot for the first time. The rear of no. 27 appears to have a small porch covering the rear entrance
- 2.1.4 The nearby house nos. 22 and 23 were demolished in the 1860's to form Mansfield Road on which the main college entrance now stands. Buildings to the rear of nos. 24 to 28 on the north side of Holywell Street were demolished 1891 to make way for the new college buildings of Manchester College (now Harris Manchester College) following its relocation to Oxford. The new college can be seen on the 1900 OS map and the footprint of no. 27 Holywell Street on the 1939 OS map suggests the rear extensions had been shortened in the first part of the 20th century. An early 20th century photograph shows the roofline to be the same as seen today (Figure 8).
- 2.1.5 An advertisement in Jacksons Oxford Journal of October 1890 listing No. 27 Holywell for let/sale tell us something of the layout of the house at this time. The house is listed as having 2 sitting rooms, 6 bedrooms, kitchen, scullery, servants rooms, yard and garden.
- 2.1.6 No. 27 is linked internally on the ground floor to the adjacent Warrington house (no. 25/26) and Wedgewood and Bentley House (no. 28), a layout which may have existed, albeit in a partial form, before the buildings were owned by Harris Manchester College. The 1901 census shows nos. 25-27 were occupied by Rev. William Addis, a tutor at Harris Manchester college, his family and servants and a student lodger. Examination of the historic maps and existing plans show how the growth of the houses on this road have created an organic layout with areas of encroachment on (and by) the neighbouring buildings.

3 BUILDING DESCRIPTION

3.1 External description

- 3.1.1 The south elevation of No. 27 faces onto Holywell Street, Oxford and forms part of a terrace along one side of the street. The elevation is completely rendered and painted in a pinkish beige colour. There are three visible storeys and, to the west side of the elevation, a large canted bay window goes from ground level to the roof cornice. The doorway has a moulded architrave surround. The windows are all wooden sash windows c. 19th century in date, however the ground floor bay window is the only window without division into lights suggesting this was replaced. All windows have moulded wood



frames and glazing bars. There are small projecting hood moulds with lead covering above each of the lower windows and main entrance doorway. The second floor has a projecting moulded eaves cornice running along the elevation, also topped with lead and a small parapet. The cornice continues across the elevation of no. 28 Holywell Street, a building thought to date to 1662. Viewed, from street level the roof cannot be seen, but is of grey slate with red brick chimney stacks. The external frontage of no. 27 and the adjoining houses projects forward slightly from the remainder of the houses on this side of the street suggesting that the frontage has been built up at some stage. As with some other houses on this street a metal armorial is fixed to the wall above the first floor bay window. This is red with a gold coloured pharos and two stars, probably an early variation of the college arms.

- 3.1.2 The rear elevation has a series of brick extensions which extend northwards from the west side of the property. Immediately to the north of the house there is a rendered two storey small extension with a single pitch slate roof and square headed sash windows. There is another two storey extension to the north of this which possibly was a former outbuilding. This is of exposed brick and has a double pitched roof. The bricks are mostly laid in a stretcher bond and are orangey red in colour, the ground floor window having a brick arched lintel. Many bricks on the ground floor have failed and have been repaired using concrete mortar. Several timbers are visible in the external south wall at first floor level. The remaining part of the rear extension buildings is a brick extension which joins the two separate buildings together. This has a single pitch roof and there is a section of splayed wall to accommodate the lightwell for the cellar below. Of the northern two storey extension only the ground floor remains part of no. 27, with the first floor forming part of no. 28 next door.
- 3.1.3 The rear door of the property has a small brick and timber porch with single pitch roof and beside this a small two storey kitchen and WC extension of 20th century date. Adjacent to this the ground floor is further extended outwards by a single pitch roofed extension which is also of brick construction and contains a large 16 light sash window. These buildings are to be demolished as part of the works to make way for a more wheelchair friendly entrance to the accommodation.
- 3.1.4 The property and the adjoining buildings have a complex roofline with extensions and additions typical of houses which have a long history. Unseen from ground level the roof is has a slate covering and is comprised of two M shaped hipped roofs at the front of the building facing onto Holywell street, the eastern M shaped roof narrower than the western. There are three further sections of roof to the rear, a small hipped roof flanked by two larger sections of hipped roof. There is a small section of double pitch running east – west at an uneven angle towards the centre of the roof.

3.2 Internal description

- 3.2.1 The interior of the building contains a mix of fixtures and fittings from the 19th century to modern date which is expected from its current use as college accommodation.
- 3.2.2 **Basement:** The cellar of 27 Holywell is used as a wine cellar for Harris Manchester college and the building works proposed included repairs to walling and the repair/replacement of the stairwell as well as structural repairs to exposed timbers and the removal of brick hearth supports. The cellar is located at the north of the property and is predominantly located beneath the rear extension. The cellar show much evidence of its multi phase construction although it appears to have been constructed at the same time as the early house. Blocking in of windows and alterations belong to a later period of building during the 18th-19th centuries.



- 3.2.3 The cellar is of block rubble stone wall construction with various additions and infills in brick. The cellar is accessed by a timber stairwell, underneath this is a small room with arched alcoves of brick construction with timber shelves, some remaining in situ. The bricks are orangey pink in colour with defined arrises and measuring approximately 220 x 60 x 108mm and probably date to the mid 18th/19th century. Above this room and the middle section of the cellar, the ceiling consists of timber joists with lath and plaster infill, all having layers of limewash. These joists are evenly positioned with spaces of c. 23cm between each joist and run north-south with rebates within the joists to accommodate the brick partition walls within the cellars. Further brickwork can be seen as repairs to internal walling and surrounding a window opening located close to the brick extension building above which was probably inserted as part of these works. The flooring throughout the cellar is predominantly brick, with a small section of rough cobbles at the base of the entrance stairs.
- 3.2.4 A short, wide passageway with a separate barrel vaulted roof leads through to the main section of the cellar. This is located to the north and this is a large room with brick flooring and a stone barrel vaulted ceiling. There are three alcoves within the western wall, the northern one partially truncated by the north wall which is of brick construction and indicates a shortening of the cellar at this point. The east wall has two recessed areas, the northern one is again truncated by the brick north wall and is less deep. The stone roof is moulded at this point which is suggestive of an infilled window rather than a purpose built alcove. The blocking is in brick, although the colour and type could not be determined. The remaining opening is much deeper and of a similar size and appearance to those on the western wall. To the southern end of the east elevation is a further blocked opening. This is again has moulded detail in the vaulted roof above. The jambs are of block stone of a better quality than the surrounding stone walls, particularly on the northern jamb. The blocking in is mostly rubble stonework which continues to floor level and there is a small patch of loose brickwork blocking in at the top of the arched lintel. This is evidentially a blocked doorway which would have provided an external entrance to the cellars. The main cellar stonework and cobble flooring in the ante cellar probably dates to the early building (probably 16th or 17th century).
- 3.2.5 **Ground floor:** No. 27 is linked internally on the ground floor to the adjacent Warrington house (no. 25) and Wedgewood and Bentley House (no. 28), a layout which may have existed, before the buildings were owned by Harris Manchester College. The open string staircase is located to the rear of the corridor and is probably 18th/19th century in date. It features small rounded newels, simple square balusters and the tread end is a simple scroll design. The hallway is lined with simple styled dark wood panelling of early 20th century date.
- 3.2.6 The southern reception room contains a canted bay window that faces out onto Holywell Street. The bay was added to the front elevation at a later date, probably during the 19th century although the use of stonework suggests otherwise. There is a brick chimney stack dating to the 18th century and a later 19th century fireplace and marble surround. The door is a standard 6 pale wood door, probably late 19th century in date. The rooms to the rear of the ground floor have a layout that is much altered, probably around the time of the addition of the rear extensions.
- 3.2.7 **Landing:** The second floor of a rear extension block can be accessed from the half landing off the stairs leading to the first floor. This is a small room set out as a small kitchen area, which will be demolished as part of the works.
- 3.2.8 **First floor:** The southern room on the first floor is currently used as a common room and contains many features. It is a large space formerly two room but the partition wall has



been removed, the stub sections of which are covered in wood panels. A 19th century marble fireplace is situated in the west wall and there is moulded cornice, most likely a modern replacement, throughout the room. The west section of the room has a large canted bay window with 12 lights in the central section and a sash fastener. The east section of the room has a single sash window with 12 lights with panelled reveal and moulded architrave. Both windows are 19th century in date. The door is a late 19th century 6 panel wood door but with 20th century furniture.

3.2.9 The rear eastern room is laid out as communal shower and wc area. The many partitions are of 20th century date and are to be removed as part of the works. There is a large 16 light sash window in the north elevation. The rear western room is used as a bedroom and has an arched opening leading into the top floor of the adjoining extension. This smaller room is set out as an ensuite bathroom with small sash window without glazing bars. The bedroom has a blocked fireplace with a wooden fire surround and there are two cupboards recessed into the wall. The door is of 20th century date however it has an early 20th century lock case which has been reset upside down and has had a modern handle added to it (Plate 11).

3.2.10 **Second floor:** The second floor has a slightly unusual layout. The landing contains access to the roof via a cupboard area with a high level casement window. The south western room contains a cantered bay window with sash windows. The entrances to the western bedrooms are angled to allow for access. A small recessed shelf area in the south western room appears to be a blocked doorway which would have allowed access to the south eastern room. Unusually the south eastern room has a chimney set within its northern wall which is not consistent with the layout on the floors below. The simple wood doors on this floor are mid 20th century in date however most rooms have iron fireplaces and the sash windows which are of mid to late 19th century date.

4 ARCHAEOLOGICAL RECORDING DURING WORKS

4.1 Lifting of floorboards and adjacent opening up on ground floor

4.1.1 Removal of boards within the southern reception room on the ground floor revealed a series of joists that were laid in an east/west direction onto a loose sandy soil/ rubble level (Figure 3). The vast majority of these joists are not jointed instead lay loose upon the fill level. Most joists showed signs of reuse, with socket holes and peg holes in the upper and side faces of the visible timbers. Many timbers appeared hand sawn but a large quantity appear older with waney or hand sawn edges, the appearance suggest a 16th of 17th century date. Lying adjacent to the bay window was the stone footing of another possible bay window. The footing consists of a 100mm deep wall of course stone bonded with a friable dark cream coloured mortar. The footing generally followed the course of the existing bay window. As the frontage of no. 27 is currently slightly stepped forward into the street compared to other houses in this row it is possible that this represents the early extent of the house at this point. The bay shape would be unusual for pre- 18th century housing. Removal of the panelling beneath the bay windows shows that the existing walling is also of stone with inserted timbers providing additional support.

4.1.2 Removal of boards within north eastern reception room revealed a section of modern timber joists mounted on modern brickwork in the north eastern corner of the room. The remaining joists are much older in date with obvious reused timbers with rebates, pegholes and empty mortices visible, and are laid on a soil fill as seen in the southern reception room. The soil fill had been excavated in part to allow for the insertion of utilities cables. The older joists are laid roughly with spaces of between 230mm and



300mm between them and all joists span the room east-west. Plaster removal at the base of the northern external wall reveals the wall to be of stone construction.

- 4.1.3 Removal of boards within the hallway on the ground floor was limited to areas requiring attention during the works. An area of boards was lifted adjacent to the front door revealing a mix of different joists, some evidentially reused as there is visible rebating on the upper face of one joist. Some joists have had additional modern timbers added to provide additional support.

4.2 Removal of panelling on ground and first floor

- 4.2.1 Removal of panelling within the hallway revealed several unseen features. A blocked in doorway was revealed in the south eastern hall wall. This blocked door was positioned opposite the entrance to the ground floor southern reception room and had been infilled with timber frame supporting lath and plaster to the eastern face of the wall. The doorway clearly had a small decorative frame on the west elevation as the outline of the opening has some horsehair plaster exposed around it and before the wallpaper discussed below begins.

- 4.2.2 The hallway panelling removal revealed large areas of an early decorative scheme using wallpaper (Plate 20). The decoration consisted of a repeating pattern of angled squares outlined in dots and surrounded by strips of a small scallop pattern with further black dot details. The main design colour is taupe and the edges of the paper wall covering are lined with a turquoise blue and taupe coloured bead design border. The border frames the wallpaper at the top and bottom of the wall and also around any features insitu at the time of decoration including the infilled doorway discussed above. The paper also covers the section of panelling which forms part of the cloakroom walling in the entrance hall (Plate 21). The wallpaper covers the majority of wall with obvious gaps for the skirting board at the base, the dado rail and the cornicing at the top of the wall. This decorative scheme for the hallway clearly predates the infilling of the doorway leading into the current cloakroom and the addition of panelling to the ground floor and stairs, but postdates the additional panelled walling to the cloakroom. The design of the wallpaper is suggestive of many patterns dating from the mid 19th century to the early 20th century.

- 4.2.3 The panelling removal continued up the stairwell and there were two areas of interest. The removal of timbers around the doorway on the mid stairwell leading to the first floor of the rear extension that is to be demolished revealed the stonework of the primary construction. The west jamb is entirely of stone construction but the eastern jamb has a mix of stone and brickwork, the brickwork probably added to repair the jamb at the same time as the opening was created (Plate 23). The stonework has clearly been cut back to form the opening and the faces within the reveal are heavily scarred by chisels marks. Also beside the stairwell at first floor level some panelling had been removed revealing a section of the floor construction for the adjacent bedroom (Plate 24).

4.3 Lifting of floorboards on first floor

- 4.3.1 The removal of boards within the first floor common room confirmed that the room had originally been two rooms and the central partition wall had been removed. The joists in the west section of the room run north to south with two large beams running east to west supporting the joists. One beam is centrally placed and the shorter beam is located beside the bay window. The joists are evenly spaced at approximately 30cm apart and are tenoned into the beams. Later additional pieces of timber have been added to the side of some joists for support and on top of the joists and beams to level the flooring. The short section of beam adjacent to the bay window has joists that overlap the beam and sit



within rebates. The void between floor and ceiling is very shallow with only 100mm between the two. The eastern side of the room has joists which run east to west with no supporting beams, the depth of the floor drops from 0.38m at the east edge of the room. There is a secondary joist level at 0.48m below current floor level. At the eastern end of the room the joists have been extended approximately 0.75m with additional timbers that sit to the side of the existing east-west running joists. The extension sits on a horizontal plate, itself supported by timber posts which have markings from lath and plaster running horizontally across several of them. Behind the timber posts in the centre of the elevation, brick walling can be seen. The red bricks are a consistent size and colour with a beige coloured mortar and probably late 18th/19th century in date. Towards the southern end of the elevation there is no brick but instead there is a 0.6m section of lath and plaster, with the finished face external to the room. Beneath the joists is the lath and plaster of the ceiling below. The north section of this extension has a small section of lath and plaster at a higher level than the south. It is clear that this section of the room has been subject to alteration, possibly over several phases.

- 4.3.2 Lifting of boards in the north west room revealed floor joists running north-south with joists resting on a central east-west beam. The joists overlap the beam and are set within rebates however the lower part of the beam has several empty sockets suggesting the beam was reused. Two wide timbers sitting side by side form the threshold to the adjoining bathroom. The joists are evenly spaced, consistent in appearance and run east-west and rest on brick walling which is in line with the main structural wall of the extension. There is a deep brick void 400mm wide and 300mm long beneath the joist level in the centre of the west wall. The bricks measure approximately 224 x 107 x 67mm and are consistent with the build of the extension.
- 4.3.3 As with other floor timbers in the property there are a large quantity of reused timbers, mostly likely dating to the 17th century, with obvious empty sockets and rebates although none appear to be in situ.

4.4 Opening up on ground floor

- 4.4.1 On the ground floor to the west of the staircase several internal modern partitions were removed opening up the space to form a new ensuite bedroom. Panelling was removed from the east elevation revealing brick walling with render to the NE section of wall and a stub of wall formed of stone and timber with brick additions to the upper section. This wall stub represents the former external wall of the property. This wall was probably knocked through and extended in the 18th century.
- 4.4.2 A section of dry wall lining was removed revealing an iron range still in situ from when the room was used as a kitchen. This iron range is rusting away in parts but will be kept in situ and blocked up again as part of the building works. The range has the inscription 'by royal letters patent EAGLE RANGE' and 'ATTWOOD, Holywell Street'. This tells us the range was purchased from Mr EW Attwood who resided and ran his business from no. 14 and 15 Holywell street and is listed on the 1911 census as an ironmonger, gas and hot water fitter. He is listed at this address until 1926.

4.5 Opening up on first floor

- 4.5.1 Removal of modern plasterboard adjacent to the chimney breast within the north east room revealed a void, presumably created to contain plumbing for the bathroom. On the wall within this void there is a section of wallpaper with a blue/grey coloured pattern which is early 20th century in date. Removal works also revealed brickwork in the north west corner of the room.



4.6 Removal of ceiling plaster on second floor

- 4.6.1 The ceiling plaster was completely removed as part of the works revealing the extent of the timber frame roof. The south eastern room has a central beam running north - south into which the ceiling joists (running east - west) are tenoned. This beam has been strengthened by the addition of smaller timbers fixed either side using large nails and bolts. A small lead strap is also fixed to the beam using nails and is connected to the major roof support above. The central beam has been reduced from beneath and there is evidence of former mortice holes showing the beam has been reused and therefore may not be in original situ. The ceiling timbers bear the marks of the removed lath and plaster ceiling with distinctive stripes and many nails. The M shaped roof above this room has a wide valley directly above the central beam, the roof timbers are all softwood and appear to be of the same date - probably 19th century. The roof timbers rest on plates situated on top of the surrounding partition and main external walls. The joists are inserted into mortices in the wall plate above the west partition wall and above this is a further timber which has some visible empty mortices on the underside onto which the rafters are placed. On the east wall the joists sit on top of the wall plate and the roof joists are rebated into a timber that is on top of the wall plate. The roof sections are clearly hipped to the front (Holywell Street) elevation but not to the centre of the property as a short section of pitched roof runs east west at this point. The position of a brick chimney stack at this point suggests the short section of east west pitch roofing was inserted to accommodate this. The brickwork is red brick of a consistent size and style laid in a varying bond with creamy coloured mortar and probably dates to the 19th century.
- 4.6.2 The north western room has two timber beams running east-west. These beams appear to have been reused, probably from an earlier roof. There are many empty mortices on the north face of one beam, the underside of which also has an empty mortice and several peg holes. The second beam has empty mortices on most visible faces, although none suggestive of being used to support joists. The chimney stack can be seen and is of red brick with cream mortar as previously discussed. The exposed parts of the northern elevation show this to be of stone construction with brick repairs and infill at roof level, presumably carried out when the replacement roof was built.
- 4.6.3 The north eastern room ceiling removal revealed the extent of the lath and plaster on the south elevation which continues upwards to the horizontal timber of the roof truss above. The plaster also appears to have been added around the ceiling joists as opposed to the joists inserted into existing plaster. The north wall is revealed above the sash window, it is of stone construction with a timber lintel. A hole at the base of this elevation had already been repaired during the works with modern red brick.

4.7 Opening up on second floor

- 4.7.1 Removal of floorboards in the south eastern room revealing the floor joists which are approximately 200mm deep and 8 cm wide with spacing of 300mm between joists and run east west. They are all uniform in appearance and machine cut. The south western room has joists similar in appearance however these joists are set within rebates on a large north south beam which sits within the room rather than beneath the partition wall as expected. This beam appears reused as there are empty and blocked mortices to each side. Two visible iron straps are bolted on and probably provide extra support for the beam spanning the centre of the room below. A second beam runs adjacent to the bay window and has three empty circular rebates in the upper face although the reason for this is unknown.



4.7.2 Removal of plaster above the doorway in the south eastern room revealed the partition wall to be unusually of stone construction. The stonework was fairly rough in appearance but had been laid in consistent courses, one brick can be seen amongst the stonework. A small section of wall plaster was also removed from the southern elevation revealing similar stonework however the wall appears to be timber frame at this level. The adjoining partition wall between the two southern rooms was timber frame with lath and plaster covering.

4.8 Below ground watching brief works

4.8.1 The stairs leading down into the north cellars were removed during the works and the brick floor beside the stairs was lifted and the ground excavated to approximately 35mm. The fill excavated was all of the same type - a brown coloured sandy soil with mixed inclusions - and contained no finds of archaeological potential. The layer appeared to be a consolidation fill for the flooring. Also seen at the base of the removed staircase was a small area of rough stonework approximately 200mm from current floor level which may represent an early floor level of the cellar.

4.8.2 External works below ground were limited to the footing of the new rear single storey entrance and an extension to an existing manhole. Excavation did not reveal distinguishing features or finds and the suggestion is that the work was limited to an existing topsoil level and the backfill of the former demolished extension footings only.

5 CONCLUSION

5.1.1 It has been seen that no. 27 Holywell Street has a long history of repairs and alterations necessitated by its continued occupation. Probably initially constructed of timber frame on stone foundations, the property appears to have been rebuilt wholly in stone with occasional timber supports. A bay window has been added to the elevation however there are the remains of a possible early bay window seen during the replacement of floor joists on the ground floor reception room. According to early maps the building was initially detached but now forms part of a terrace on the north side of the street. The infilling of a passageway to the east can be seen in the extension of floor joists on the first floor and the brick construction of the adjacent eastern wall. This work had certainly taken place by the mid 19th century as seen in the map of Oxford by Hoggar (1850) and from the census records of 1841, however local directories list occupants at no. 26 dating back to 1772 so a mid to late 18th century date for this work is possible.

5.1.2 Some internal structural changes include the removal of a partition wall on the first floor southern reception room and the insertion of bathroom facilities in the 20th century for the use of college students residing there. Changes within the cellars included the blocking in of a former external door and window and the insertion of a new lightwell following the construction of a rear extension. The cellar also appears truncated.

5.1.3 Several instances of 19th/20th century decorative schemes were revealed during the works, primarily that of the ground floor hallway which was papered with a taupe geometrical pattern paper with a separate border design. The presence of this paper enabled a phasing of some alterations in the hallway on the ground floor to be seen.

5.1.4 It has been difficult to accurately phase the various alterations as seen in the census records, the property had various tenants throughout the 19th and early 20th centuries, any of which could have altered the building. Despite the many changes the property retains some features including wooden sash windows and iron fireplaces of 19th



century date and an early 20th century iron range cooker which was produced to a patented design by an ironmonger who also lived in Holywell Street.

- 5.1.5 This report provides a record of the watching brief works carried out during the alterations to the accommodation at no.27 Holywell Street for Harris Manchester College, Oxford. A photographic record of the building before the building works were carried out was produced. The architectural assessment was limited to areas where works were carried out and there is now a better understanding of the historic phasing of the building.

Oxford Archaeology

September 2011



APPENDIX A. BIBLIOGRAPHY

Published sources

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Hollar's Map of the City of Oxford (1643)

Logan's Map of the City of Oxford (1673)

Taylor's Map of the City of Oxford (1751)

Longmate Map of Oxford (1773)

Faden's Map of Oxford (1789)

Hoggar's map of Oxford (1850)

Ordnance Survey 1:500 Map (1878)

Ordnance Survey First Edition Map 6" to 1 mile (1870)

Ordnance Survey Second Edition Map 6" to 1 mile (1898)

Ordnance Survey Third Edition Map 6" to 1 mile (1921)

Ordnance Survey 1:10,000 Edition (1956)



APPENDIX B. LISTED BUILDING DESCRIPTION

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1047227

Location

27, HOLYWELL STREET

Grade: II

Date first listed: 12-Jan-1954

Details

HOLYWELL STREET

1.

1485

(North Side)

No 27

SP 5106 NE 6/203 12.1.54

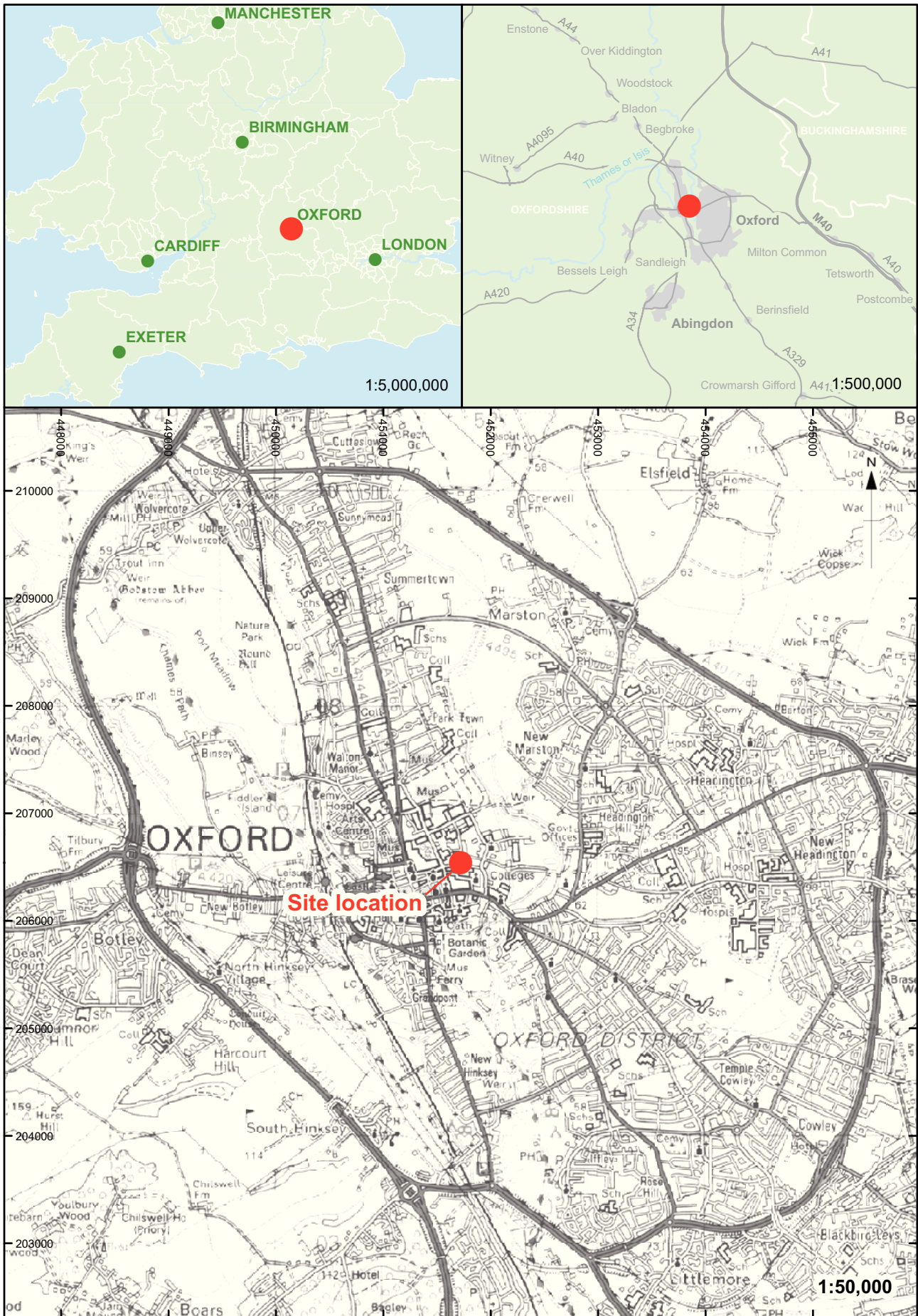
II GV

2.

House which has the appearance of having been built in C17-C18. 3-storeyed stuccoed (? timber-framed on a rubble base) with a moulded eaves cornice, a small parapet and modern red brick stacks. On the West side are 3 splayed bay windows with C19 sashes in moulded wood frames with architraves. On the East side of the 1st floor and above the front doorway are single sash windows and in the 2nd floor a double sash window, both in moulded wood frames with glazing bars.

All the listed buildings on the North Side form a group.

Listing NGR: SP5171906534

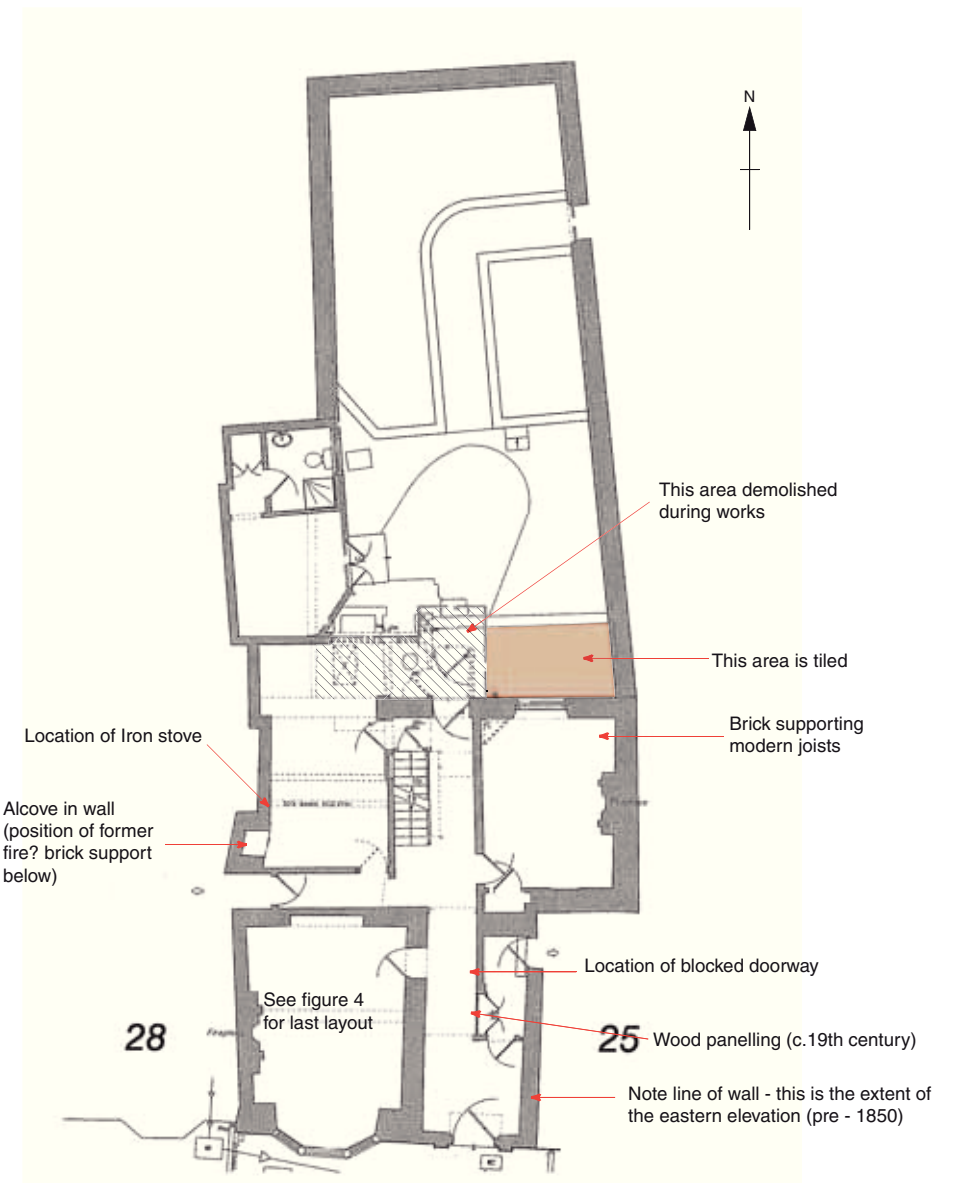


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Figure 1: Site location



Cellar plan



Ground floor plan



Figure 2: Cellar and ground floor plans with key features found during works



This room accessed via no. 28 (unseen)

Void for plumbing

This reveal party rebuilt in brick

These buildings demolished during works

Location of former partition

Approximate line of extension to floor joists

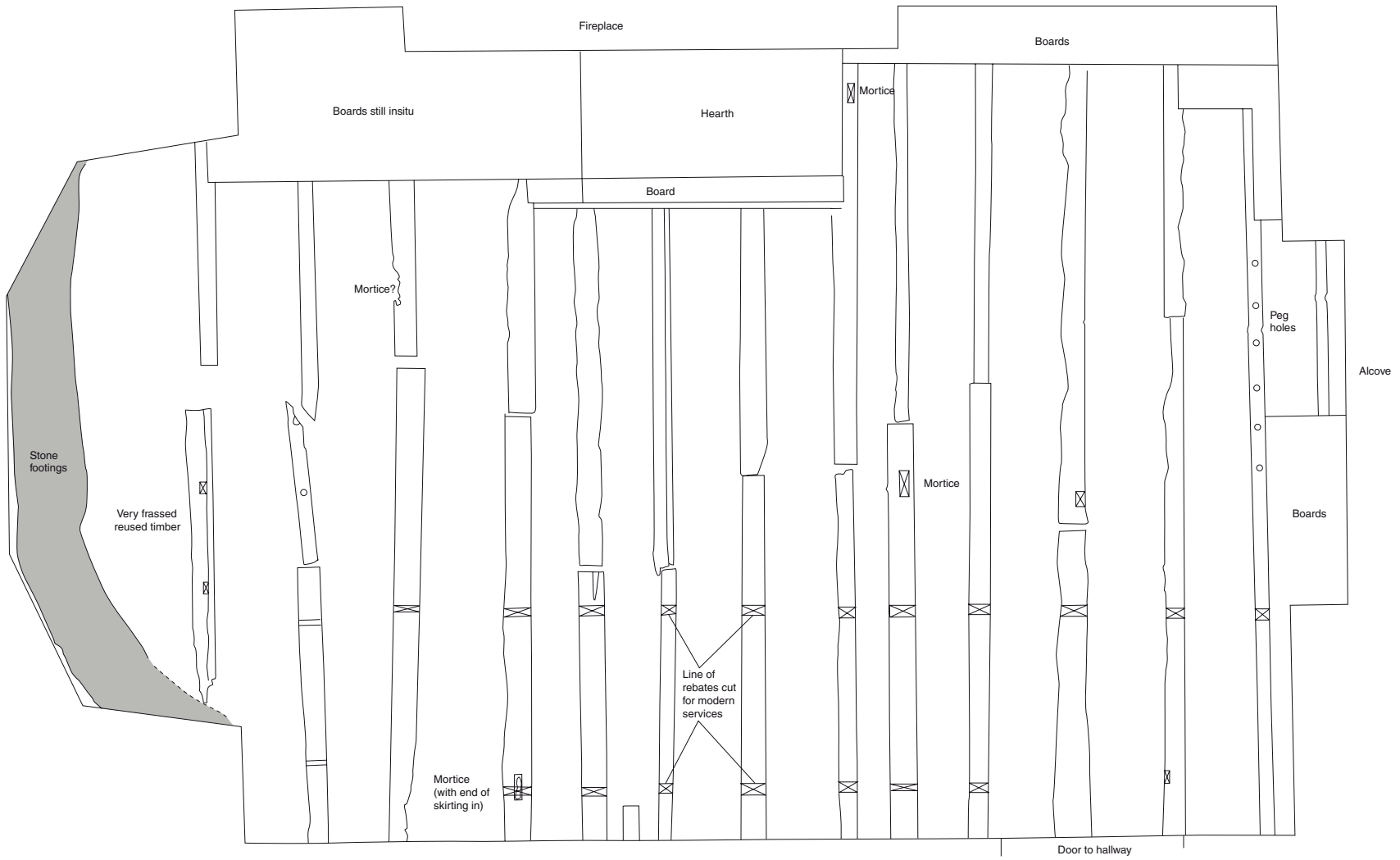
First Floor Plan

Access to roof

Blocked door

Second Floor Plan

Figure 3: First and second floor plans with key features found during works



N.B.
Joists are not fixed to walls or each other but remain loose upon a sandy soil fill

0 1 m
1:20

Figure 4: Plan of floor joists following removal of boards - ground floor south east reception room

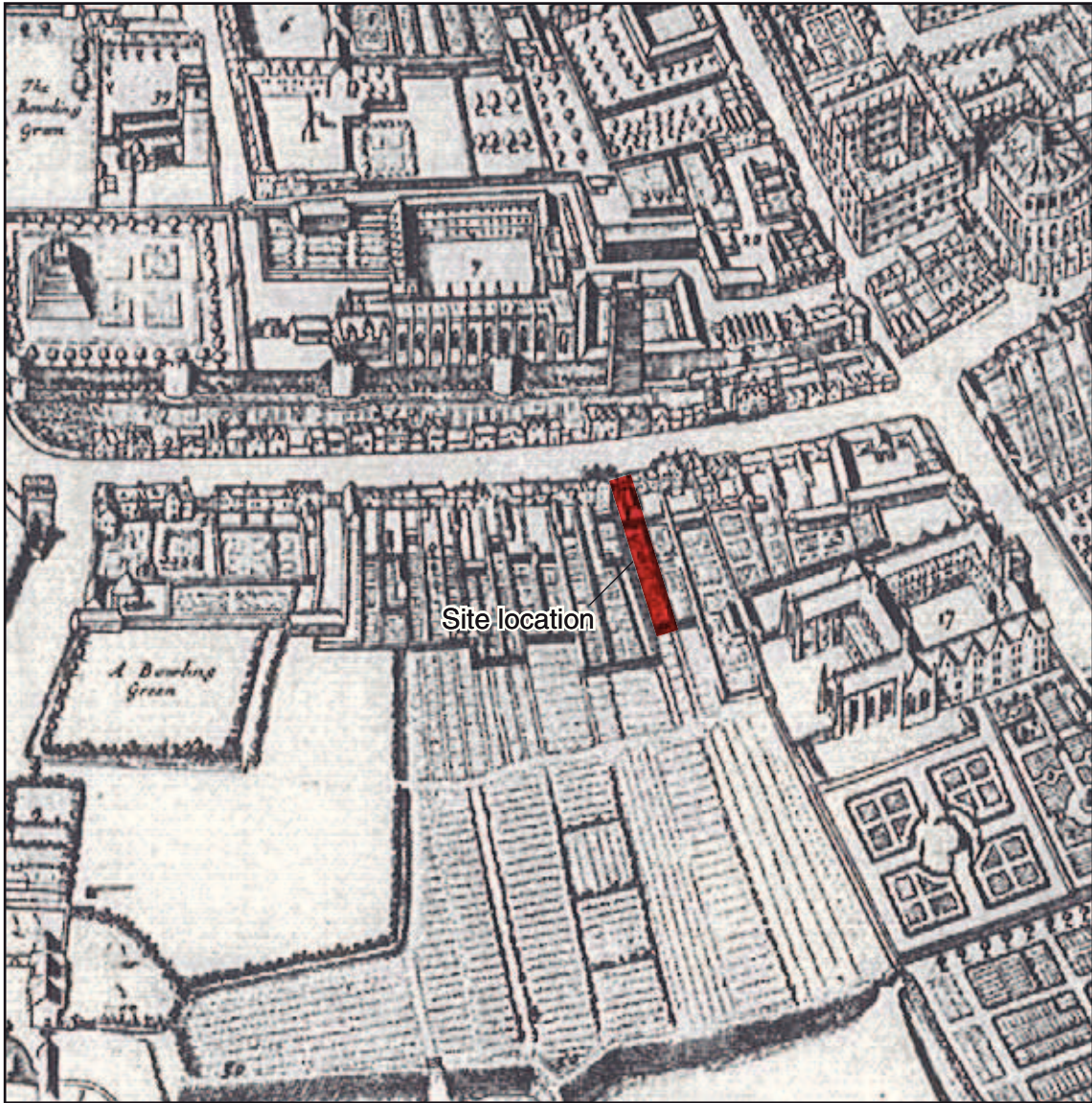


Figure 5: Extract from David Loggan's map of Oxford (1673)



Figure 6: Extract from Faden's map of Oxford (1789)

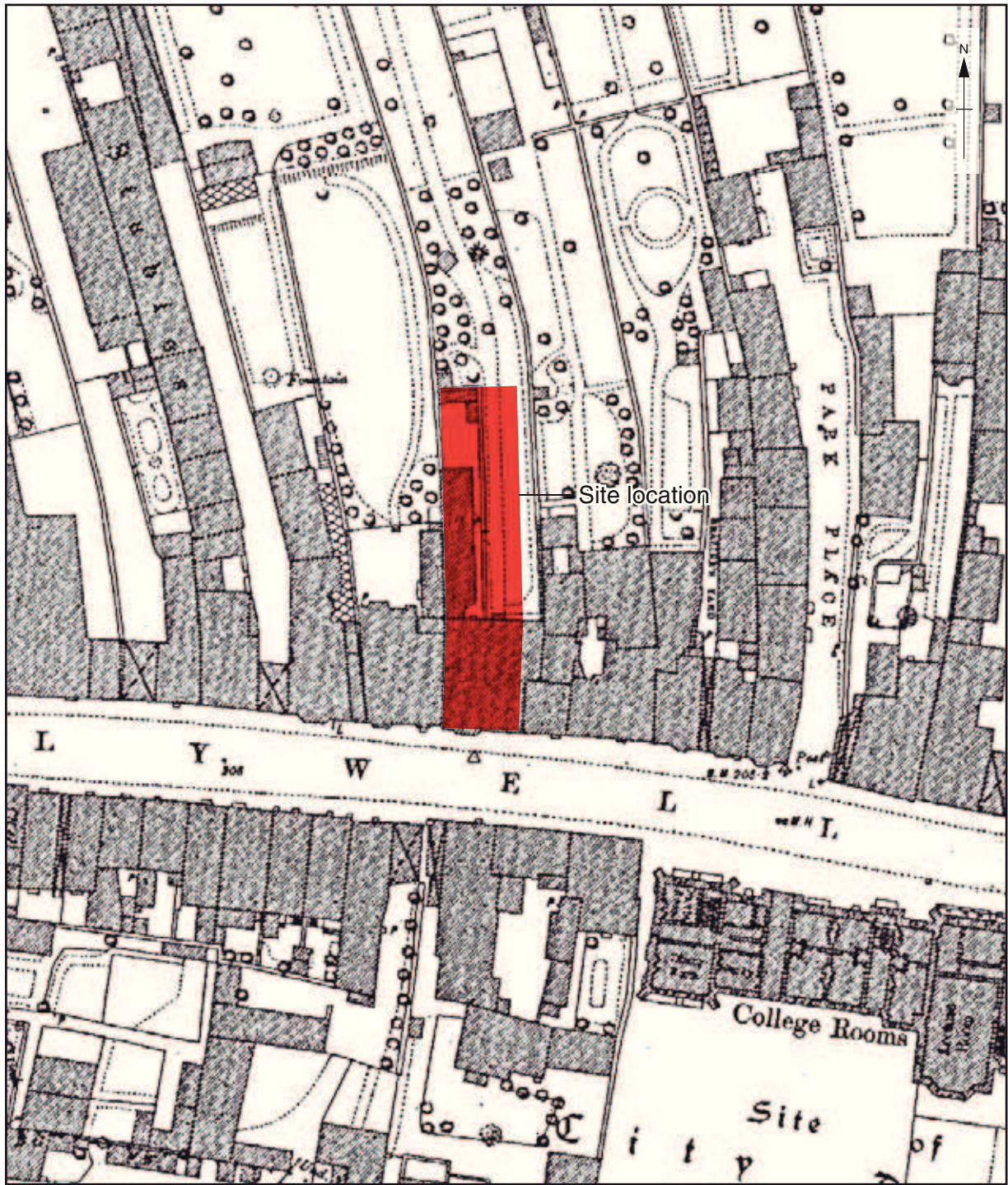


Figure 7: Detail from 1st edition OS plan of Oxford (1878)



Figure 8: Photograph showing the roof structure of 27 Holywell in 1907



Plate 1: 27 Holywell, front elevation



Plate 2: 27 Holywell, rear elevation



Plate 3: 27 Holywell, detail of northern extension



Plate 4: 27 Holywell, detail of rear extensions



Plate 5: 27 Holywell, ground floor rear entrance



Plate 6: 27 Holywell, ground floor hallway



Plate 7: 27 Holywell, ground floor stairs



Plate 8: 27 Holywell, ground floor north eastern room



Plate 9: 27 Holywell, first floor reception room windows



Plate 10: 27 Holywell, first floor north west room and extension

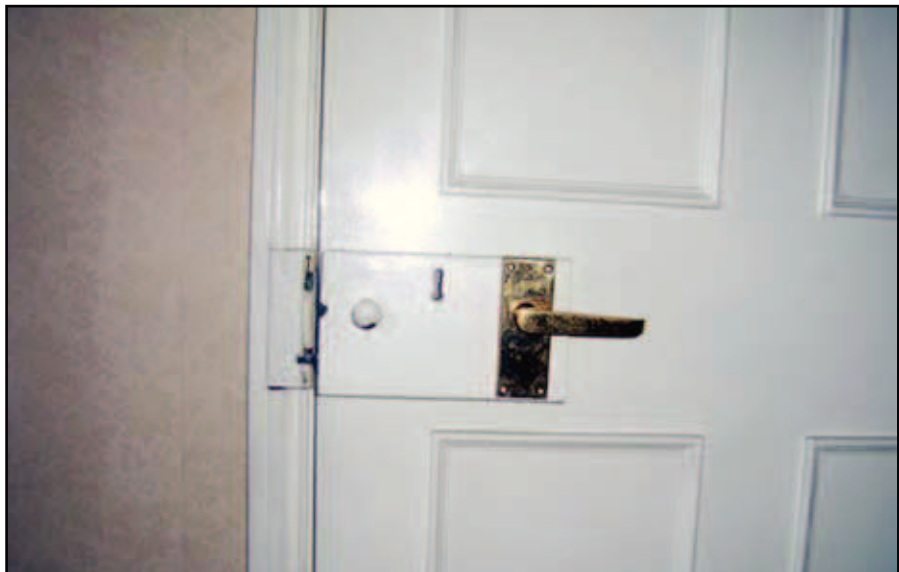


Plate 11: 27 Holywell, first floor reused door furniture

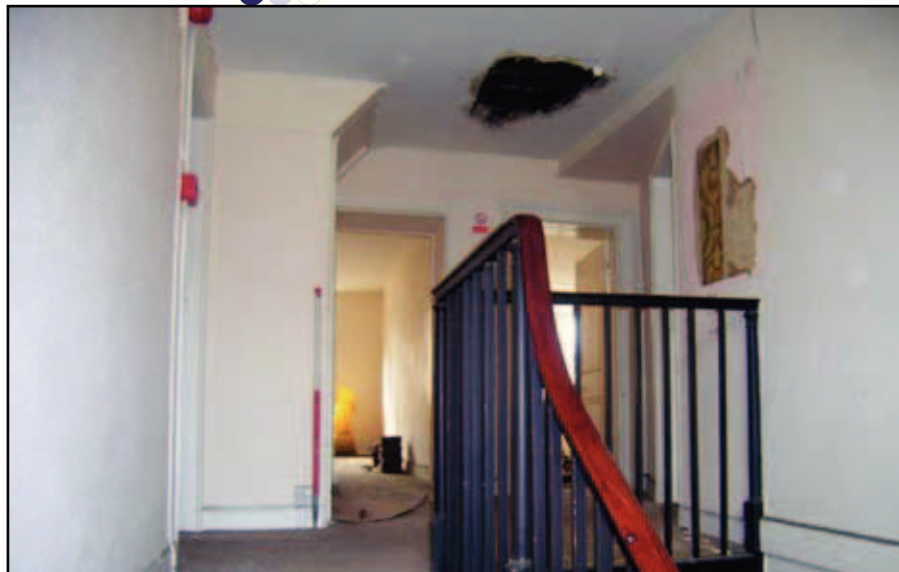


Plate 12: 27 Holywell, second floor landing



Plate 13: 27 Holywell, second floor fireplace



Plate 14: 27 Holywell, cellar general view



Plate 15: 27 Holywell, cellar view of storage shelves

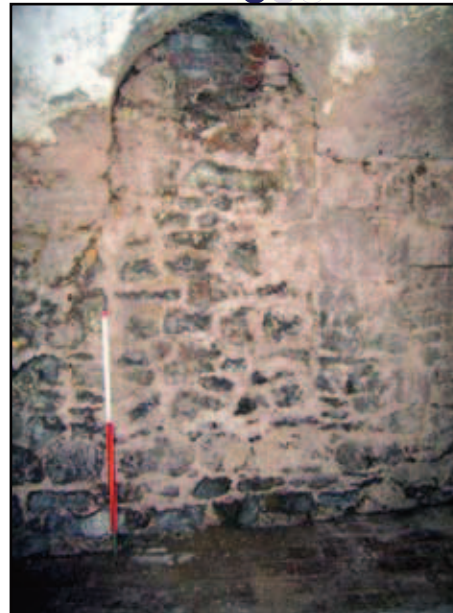


Plate 16: 27 Holywell, cellar detail of blocked entrance



Plate 17: 27 Holywell, ground floor bay window



Plate 18: 27 Holywell, ground floor detail of early footing



Plate 19: 27 Holywell, ground floor north east reception room after removal of boards



Plate 20: 27 Holywell, ground floor detail of hallway wallpaper



Plate 21: 27 Holywell, ground floor detail of panelling with wallpaper



Plate 22: 27 Holywell, ground floor blocked doorway



Plate 23: 27 Holywell, detail of first floor extension door reveal



Plate 24: 27 Holywell, detail of floor construction of first floor



Plate 25: 27 Holywell, ground floor early 20th century range oven



Plate 26: 27 Holywell, second floor bay window following removal of boards



Plate 27: 7 Holywell, second floor reception room following removal of boards



Plate 28: 27 Holywell, second floor reception room extension to floor joists



Plate 29: 27 Holywell, first floor void within extension following removal of boards



Plate 30: 27 Holywell, second floor detail of wallpaper



Plate 31: 27 Holywell, second floor detail of partition walling



Plate 32: 27 Holywell, exposed roof timber frame



Plate 33: 27 Holywell, exposed roof timber frame



Plate 34: 27 Holywell, cellar following stair removal and excavation



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