

JOHN MOORE HERITAGE SERVICES

HERITAGE AND BUILDING ASSESSMENT

ON

373 WOODSTOCK ROAD, OXFORD

NGR SP 49931 09804

On behalf of

Weymouth Property Ltd

JANUARY 2015

REPORT FOR Weymouth Property Ltd
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373 Woodstock Road

Heritage and Building Assessment

SUMMARY

This report represents a building assessment and a wider heritage assessment on 373 Woodstock Road, Oxford (SP 49931 09804). This report was carried out at the request of the conservation team at Oxford City Council.

The building is a structure of one phase of the late Arts and Crafts Movement with a long southeast to northwest axis. On the front and to the rear there are symmetrical architectural features. Internally it can be seen that this building contains a number of original features including a vaulted hall, original panelled doors, original windows, five original fireplaces, and red clay floor tiles some with decorative motifs. The building is not nationally designated as a listed building and is also not on the Oxford locally significant building protected list. The structure, using cartographic evidence and style, was constructed at some time between 1913 and 1930s. The architect of the structure has not been identified and neither has the name of any significant resident.

It is felt that the site has not had much upgrading or changes over the years and that there would be a considerable impact on the structure to bring it up to current energy standards. This would invariably lead to the loss of surviving internal features with internal insulated plaster boarding, the replacement of the glazing to double glazing units, the increase of roof and floor insulation, and new openings to improve light.

The archaeological assessment from the UAD indicated that there may be a number of archaeological features in the area. The earliest and most important are the Palaeolithic deposits that have been detected in the sand and gravel deposits of the Wolvercote terrace. These finds have been classed as being of national importance, however in situ Lower Palaeolithic remains are extremely rare. To the northeast and southwest of the proposal site Iron Age activity has been noted. To the northeast Roman activity has been found. The garden contains a spring and it is possible that this may enhance the potential for past activity on the site.

There is a listed milestone a few doors away from the property, outside 385 Woodstock Road. This was catalogued as the 57th mile stone from London. To the southeast along the Woodstock Road the church of Saint Gregory and Saint Augustine is also listed. The view of this building may be somewhat obscured by buildings on the northeast side of the road.

1 INTRODUCTION

1.1 Location

The building 373 Woodstock Road is located on the west side of that road at the north end of Oxford (SP 49931 09804). Historically the area of land can be recognised as being part of the extra-parochial land of Godstow. The land has been associated with the parish of Wolvercot and was in the historic County of Oxfordshire.

The plot of land is fronted on the northeast side by the Woodstock Road. On the three other boundaries the plot of land is adjoined by domestic properties.

The site is located on a terrace or plateau under north Oxfordshire. To the rear of the house the land dips and there would seem to be the site of a water feature in the rear garden. An ornamental bridge has been constructed over this feature. A well and stream are shown on historic maps roughly in this location.

The British Geological School (mapapps.bgs.ac.uk/geologyofbritain/home.html) indicates that the building may be located on a ridge of Oxford Clay Formation and West Walton Formation, a sedimentary mud stone that was deposited 156million to 165million years ago in the Jurassic. To the rear of the property there is an area of Summertown-Radley sand and gravel laid down in the Quaternary period.

1.2 Commission

The report was commissioned by Christopher Helsby of Anderson Orr Architects. This request was as a response from the Oxford City Council concerning paragraph 128 of the National Planning Policy Framework.

1.3 Aim of Investigation

This request was as a response from the Oxford City Council concerning paragraph 128 of the National Planning Policy Framework. The report should thus consider the relationship of any heritage assets affected. The Urban Archaeological Database (UAD) should be consulted. The quality of the building should also be considered to indicate if this is a poor example of an Arts and Craft Style house and thus not considered in itself to be considered as a heritage asset.

2 BACKGROUND

2.1 Designations

The house at present is currently not listed as a building and is thus not considered to be a structure of national significance. The building is also not included on the Oxford Heritage Register at present; this includes buildings that are locally considered important but have not been accepted for national designation but have local planning protection.

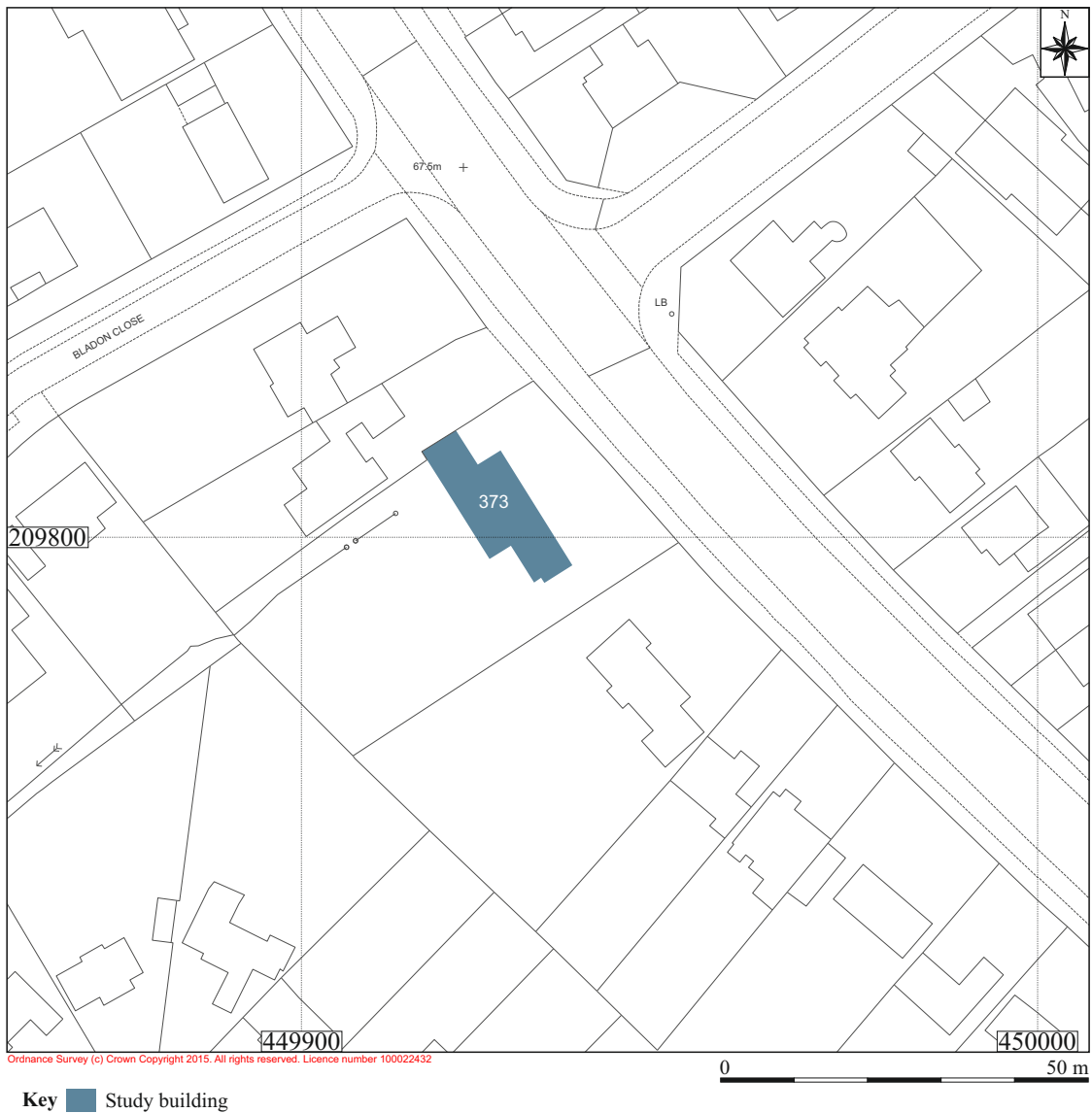
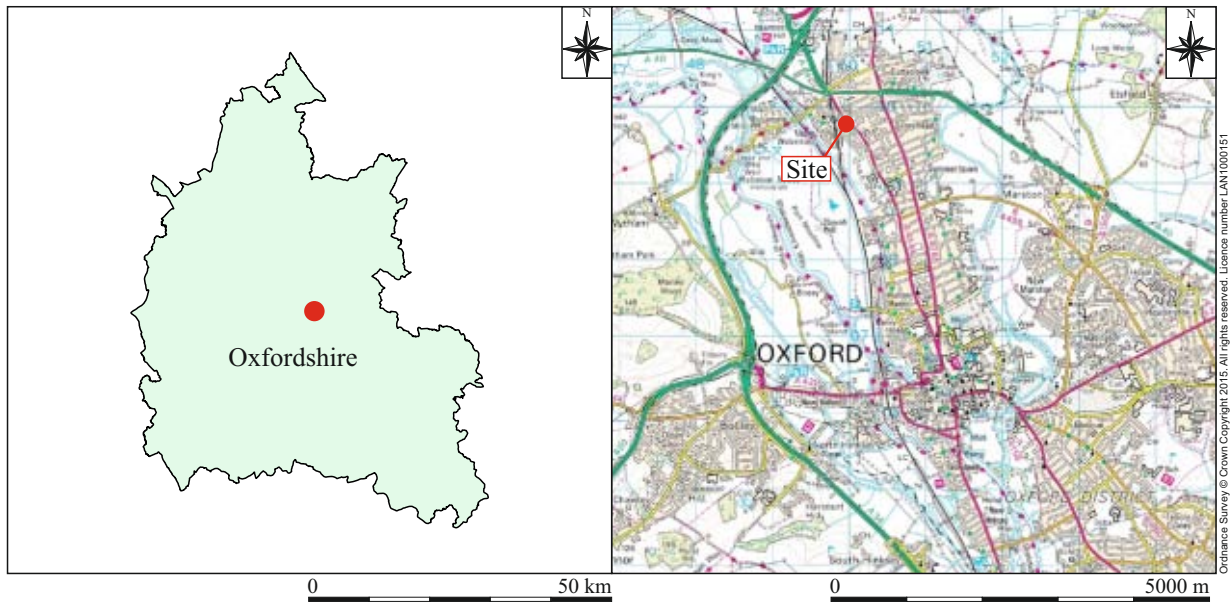


Figure 1: Site location

The building is not individually mentioned or listed in the following publications on Oxford. The Buildings of England Series (Sherwood and Pevsner 1974, 334) mentions three buildings on the upper part of the Woodstock Road Nos. 300, 302 and 358. The latter being a house by the architect T Lawrence Dale. The house is not noted in North Oxfordshire (Hinchcliffe 1992), which appears to end its historical narrative before this house's construction. There is no mention of the early 20th century development in Historic Oxford (Sturdy 2004).

The Oxford Heritage Register asks four simple questions.

- What is it?
- Why is it interesting?
- Why is it locally valued?
- What makes it local significance special?

There are a number of possible answers to these questions and relative values attached. The judging of this building under these criteria is difficult. It was noted in the request for the report that this is considered a building of the Arts and Crafts style; however, there is no wider listing of buildings in Oxford of this period or the density of structures of this nature that would thus provide character of an area.

The Arts and Crafts Movement was an international movement mainly focused on Europe and North America, but examples occurred elsewhere around the British Isles. It was at its height from 1880 to 1910 and was displaced by modernism in the 1930s. The main influences were Augustus Pugin (1812-52), John Ruskin (1819-1900) and William Morris (1834-96). The movement was associated with socialist ideals and traditional crafts. In the 1850s a Pre-Raphaelite Brotherhood was formed at Oxford University by William Morris, Edward Burne-Jones and others; they became alternatively known as the Birmingham Set.

2.2 History of Development

The background research was carried out in a number of fields as the request was not only for an assessment of the building but also for archaeological background research (500m radius) and cartographic evidence. The archaeological search of the HER identified a number of sites that were probably located further afield and were catalogued as SP 50 10). An assessment of the historical maps indicates that the house was located on an area of land that was located in the extra-parochial area of Godstow, as noted in section 1.1.

The earliest archaeological material recovered in the immediate vicinity was of a Palaeolithic date. The search included Palaeolithic flint flakes found in 1920 on the edge of the Wolvercote terrace (6783-MOX11995: SP 502 099). There was also Palaeolithic hand axes recovered from North Rise in Wolvercote (12911-MOX12120: SP497 098). The Palaeolithic deposits of the Wolvercote sand and gravel terrace are considered to be of national importance, however *in situ* Lower Palaeolithic remains are extremely rare.

From the upper surface of the sand and gravel terrace Mesolithic material has also been recovered to the north of Oxford. There are records of a Mesolithic mace head being recovered but from a marginal location (1315-MOX5205: SP 50 10). A quartzite pebble mace head of a Mesolithic date was recovered from Water Eaton but which has marginal

co-ordinates (1325-MOX10761: SP 50 10). The remains of a Mesolithic micro-burin was also poorly located (26215-MOX23630: SP 50 10). These finds appear to be located further afield.

Cuttleslow is the conjectured location of a long barrow of a presumed Neolithic date that was destroyed in 1261 (1331-MOX5213: SP 50 10). This feature like any other is poorly located. Cuttleslow lies some way from the proposal site. Another Neolithic object, a cushion mace head was also poorly located (9243-MOX5246: SP 50 10).

A further UAD entry refers to late prehistoric long flint flake (2389-MOX5222: SP 50 10). This site is also poorly located and is probably some distance from the proposal site.

Iron Age material was also noted in the search but again some of this was poorly located and may lie some way from the proposal site. These include two Greek Iron Age bronze coins with marginal locations at Islip (1326-MOX5211: SP 50 10). A bronze dagger of a probable Iron Age date has also been recovered from the north Oxford area (26374-MOX23502: SP 50 10). More precisely located is the Iron Age activity in Blandford Avenue, some 200m or so to the northeast of the proposal site. Fieldwork has recovered Iron Age pottery from 16 Blandford Avenue (6180-MOX5240: SP 5003 0999). While a similar distance to the southwest the remains of Iron Age ditches were located at Wolvercote School (28266-MOX24799: SP 4975 0977). Thus the proposal site lies between two recognisable locations of Iron Age activity.

Roman activity in the search area was more substantial, but a lot of it was recorded on marginal locations, thus placing material in the search area that probably lay further afield. Grundy's road 2 also known as the Oxford ridgeway is noted from a series of street names, for example Portstraet in Cuttleslow, which indicate that there was a probable Roman road that the Banbury Road follows (8891-MOX809: SP 4200 2003). The course of Akeman Street from Cirencester to Alchester was also included in the search (8921-MOX1703). This lies some way to the north. There are other accounts of marginal or poorly located sites that include the recovery of Roman coins from the River Ray to the south of Islip, along with a skull (1317-MOX5206: SP 50 10). This account would appear to indicate that the River Ray in the vicinity of Mill Lane was the location of a Roman period river shrine near its confluence with the Cherwell. Roman coins were also reportedly recovered in 1841 (1319-MOX5207: SP 50 10), probably from Woodeaton Roman temple. Again this site is some distance from the proposal site. More significantly and properly located are the Roman finds of pottery at a distance of some 200m from the proposal site. In Blandford Avenue Roman pottery has been recovered at Nos. 16 (6180-MOX5240: SP 5003 0999) and 37 (6487-MOX5241: SP 501 101). There are also reported Roman coins found from Davenant Road (3572-MOX9931: SP 5010 0998). These finds may be less than 50m away from the proposal site or further afield. Slightly further away but still properly located is the Roman pottery finds from Brickfield near Pear Tree Hill (1637-MOX12080: SP 4969 0995).

A linear feature of an unknown date has been identified on aerial photographs (15087-MOX12129: SP 495 093). This is probably a feature of a Bronze Age to Roman date.

Early medieval (410-1066 AD) features and finds are also noted in the UAD data. These are also poorly located. These include a marginally located early medieval weaving batten

from a grave near Islip (26367-MOX23795: SP 50 10). There is also a strap end of the 9th century AD from near Woodeaton (26214-MOX23629: SP 50 10). The material of this date comes from some distance from the proposal site and will not be impacted upon.

The land of Godstow appears at various times to be associated with Wolvercote chapelry so it is probably the case that the land was associated with the 5 hides held from Roger D'Ivry by Godfrey (Morris 1978, 29.23). This had 13 villagers and 7 smallholders, meadow and pasture. The name Wolvercote was first recorded in 1086 as Vlfarcote, and has been given the etymology of Wulfgār's cottage (Gelling 1953, 33-4). One further possibility is that this came from the 4 hides at Walton (Morris 1978, 29.22), which Roger D'Ivry held from the king.

The Nunnery was founded by Dame Edvina of Winchester prior to 1133 (VCH 1907, 71-5). The church was dedicated in 1139 to Saint Mary and Saint John the Baptist, and at this time was granted numerous lands. The land for the nunnery site was granted by John of Saint John (VCH 1990, 313-4). The name Godstow was first recorded as Godestowe c. 1150-60, and has an etymology of the place of God (Gelling 1954, 26).

It is difficult to say precisely exactly how the land in this area came to Godstow Nunnery. In 1180 Reynold's son Bernard of Saint Valery granted Wolvercote to Henry II who subsequently gave it to Godstow Abbey (VCH 1990, 313-4). The distinction between the extra-parochial land of Godstow and the parochial land of Wolvercote may have been distinguished in the activities of 1239 (VCH 1990, 320-3). Wolvercote chapel was annexed to the church of Saint Peter-in-the-East, which claimed tithes from Godstow Abbey. The church of Saint Peter had to admit that the abbey was exempt and thus did not pay tithes through the chapel of Wolvercote.

A number of medieval features were located in the UAD that included the church of Saint Peter at Wolvercote (6365-MOX12102: SP 49686 09833). This still has a 14th century tower, but the rest of the building was constructed in 1859. This is a listed building but it is not visible from the proposal site. A 13th century medieval seal matrix was recovered from 43 Blenheim Drive some 200m to the south of the site in an area of former fields. It is possible that this is a casual loss. Medieval ridge and furrow was observed at 41 Davenant Road (26369-MOX23797: SP 50051 09864).

In 1611-13 the Godstow lands in the Wolvercote area were sold and then passed on to the Walters (VCH 1990, 313-4). In 1702 John Walter sold the manor to Montague Bertie, the Earl of Abingdon, who in 1710 sold the manor to John Churchill, Duke of Marlborough. The Duke's land was sold in 1884. Other land in the Wolvercote and Godstow area associated with George Owen in 1611 went to John Bell and in 1636 came to Saint John's College. The College retained the land and sold it for building in the 20th century.

Post-medieval features noted on the UAD include 26 Manor Farm a 17th century building on the Godstow Road (1380-MOX3903: SP 4953 1003), the structure has later alterations. The Church Farmhouse is a 16th century listed building (6364-MOX12101: SP 49633 09792), which has 19th century additions. Post-medieval agricultural activity has been noted at Wolvercote School (28266-MOX24799: SP4975 0977).

The VCH (1990, fig 19) has produced a map of Wolvercote dated 1675 that includes the areas of extra-parochial land of Godstow and Pixey Mead. The map shows the area of the proposal site as the Ploughed Grounds, a name that would indicate the presence in the area previously of medieval ridge and furrow. To the southeast there is a field called the Hudleys and to the south an area called South Mead, while to the southwest there is Hook Mead. The names may imply an area of woodland along the Woodstock road and meadow land towards the Thames.

The UAD has produced a number of features of an 18th to 19th century date or thereabouts. There is a mile stone outside 385 Woodstock Road, which is described as the 57th from London (10043-MOX12116: SP 49858 09934). The stone is a grade II listed structure and due to the proximity is probably the only listed structure that would be impacted on. Further listed structures on the Woodstock Road are the gate piers at the entrance to the Lodge at 304 (27401-MOX15507: SP50313 09338). There may be a visual impact but the site is probably too distant along the road.



Figure 2: Jefferys's Map of 1767

Other listed structures of these dates in the search area include 41 Wolvercote Green, an 18th century grade II structure (27381-MOX14984: SP49547 09748). There is a listed grade II bridge over the Oxford Canal of c. 1790 (26868-MOX15464: SP 49536 09600). The Old Church House is a listed building of the late 18th to early 19th century (26938-MOX15522: SP 49644 09823). The Field House in Field House Drive is a grade II 19th century structure (26977-MOX15255: SP 50391 09700). The Church Hall is also an early 19th century listed structure (26978-MOX15256: SP 49661 09841). None of these would be impacted upon by the development of the proposal site.

The next map of the area is that of Jefferys' dated 1767 (CP/103/M/1), which shows the drainage system to the southeast of Wolvercote (Fig. 2). This may be associated with the

water features at 373 Woodstock Road. If this water feature is an earlier spring and brook then it is likely that this may be a named boundary marker for Wolvercote or Godstow Liberty. The location of a milestone is shown along the Woodstock Road.



Figure 3: Davis of Lewknor's Map of 1797

The map of Davis of Lewknor dated 1797 (CH/XX/2) shows the area under ridge and furrow, which is aligned northeast to southwest. The alignment of these features may be a result of the stream alignment shown on later maps. A milestone is also shown in the area.

Smith's map of 1804 (P350/M/1) and Bryant's map of 1824 (P345/M/1) show this as little more than an area of agricultural use.

The Inclosure Map of Wolvercote is dated 1834 (QS/D/A/book 61), which shows the field to the north, but lists the area as the Liberty of Godstow.



Figure 4: Smith's Map of 1804



Figure 5: Bryant's Map of 1824



Figure 6: Wolvercote Inclosure Map of 1834

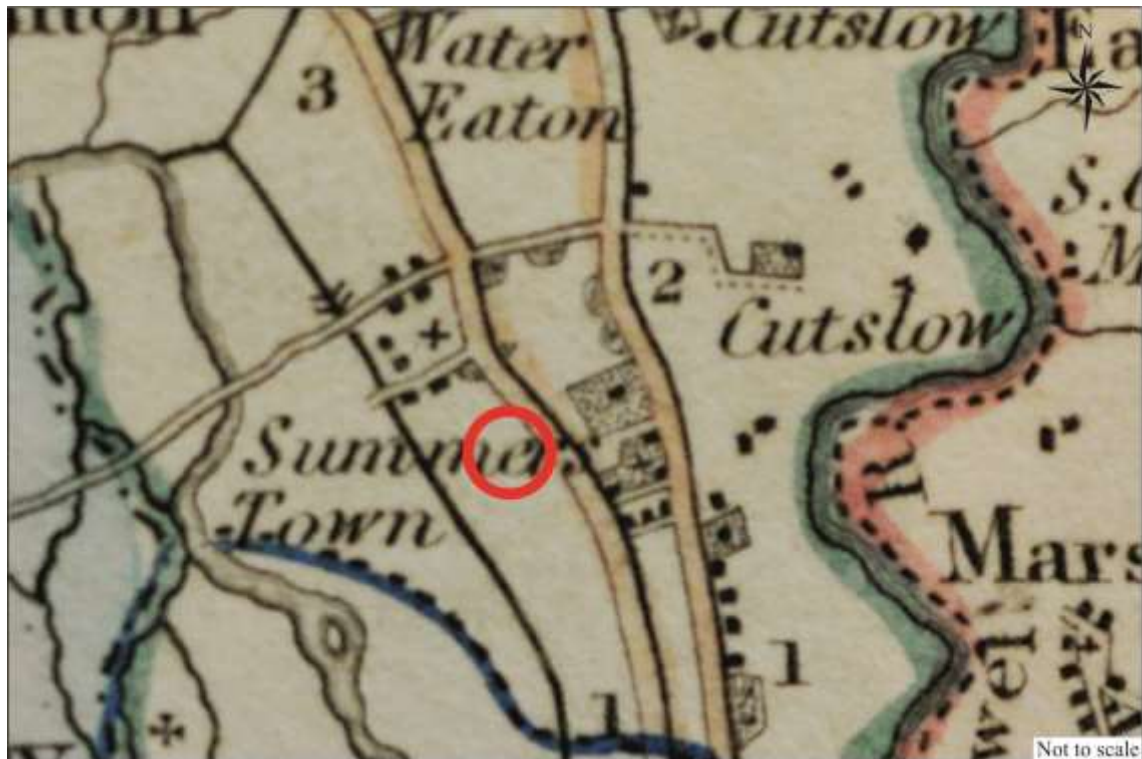


Figure 7: Ordnance Survey Map of 1834 (OS)

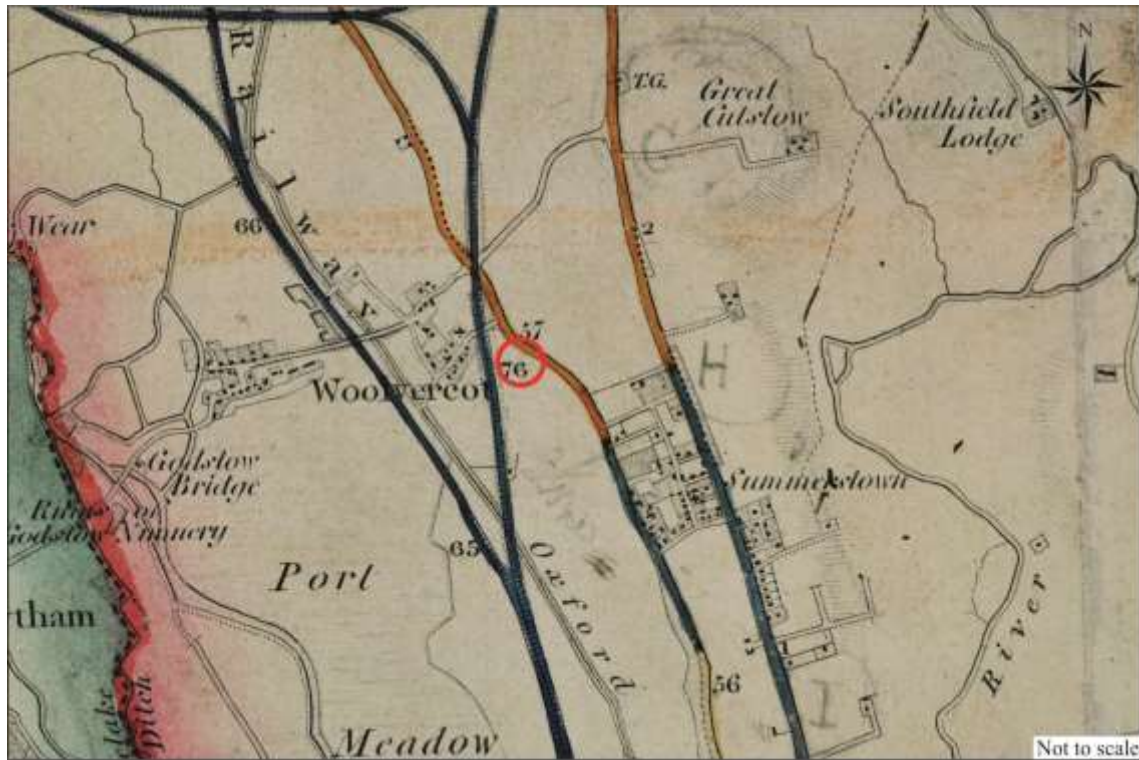


Figure 8: Ordnance Survey Map of 1850

The Ordnance Survey map of 1834 (CH/XLVII/1) shows the area as agricultural fields; as does the map of c. 1850 (CH/XXIV/4).

The First Edition Ordnance Survey map of 1876 (Oxon 33.6) shows the area of the proposal site along the Woodstock Road. The site is still located in the detached part of Godstow Liberty and there is a stream shown alongside the hedge line to the northwest.

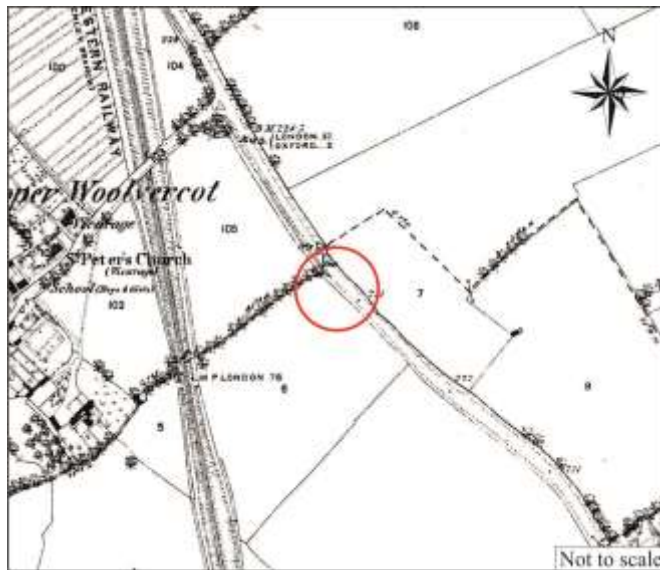


Figure 9: First Edition Ordnance Survey Map of 1876



Figure 10: Second Edition Ordnance Survey Map of 1899

The Second Edition Ordnance Survey Map of 1899 (Oxon 33.6) shows a similar arrangement to the first, except that the boundary of Godstow Liberty has been moved. The brook and hedge line are shown as a double line, but alterations to the course have been made with the building of the railway line.

The Third Edition Ordnance Survey map of 1913 (Oxon 33.6) shows some of the origins of the estates that develop in North Oxford to the north of Summertown. The Davenant Road has been inserted and there are some houses built along the Woodstock Road. We can assume from this map and other evidence of architectural style that 373 Woodstock Road was probably constructed at a date between 1913 and 1939. Any time after the 1930s would be too late for an Arts and Crafts building.



Figure 11: Third Edition Ordnance Survey Map of 1913



Plate 1: Water feature and bridge north side of the garden

There is one further listed structure on the Woodstock Road that is the Roman Catholic church of Saint Gregory and Saint Augustine built in 1910-11 and by Ernest Newton for Apsley Paddox (27402-MOX15495: SP 50218 09601). The site is a grade II listed structure and lies on a slight bend on the Woodstock Road. At the time of the construction of the house the church may have been visible, but with development along the road it may be obscured now.

Historically it is recognised that this part of Oxford had been developed by *c.* 1939 (VCH 1979, 181-259). By 1937 it is known that 4,700 houses were added to the city's building stock by private developers, most of which were in the area of the city added in 1929. This area included Wolvercote. By 1939 some 2,000 houses had been constructed by the Morris Motor Corporation. Of these some 119 are known to have been located in Wolvercote. It is evident that this is the development phase that the house at 373 Woodstock Road is incorporated into.

3 DESCRIPTION OF 373 WOODSTOCK ROAD

3.1 Introduction and General Description

The building that is 373 Woodstock Road is essentially a linear building that runs parallel to the Woodstock Road. The front contains dormer windows and the rear two large gable extensions. The structure is rendered brick and the roof is of red clay tile. The structure has seen little change over the years, but it is noticeable that the render is smooth and that this has been re-applied at least once in its recent lifetime.

3.2 External façades

The front or northeast façade is a long linear feature, which is dominated by the southern arrangement, which presumably originated as a generally symmetrical architectural piece (Plates 2-3). The main door is placed within a slightly projecting gable. The door is round-headed with a sturdy panel door, with a soldiered brick surround. On the first floor of the

gable there is a metal-frame window with three groups of six panes. Flanking this gable at equidistant points it is possible to see a complete chimney on the left hand side and a partial chimney on the right hand side. The left hand chimney still contains its brick stack with clay pots. The right hand chimney has been removed above the eaves and capped by the clay tile roof. The only features that break the planned symmetry of this part of the building is the insertion of two windows on the right hand side. In the ground floor a small window associated with an internal toilet and under the eaves a larger window that is set above the stairwell. The wall that extends on the south side of this architectural piece is blank. The wall that extends on the north side of the gable and flanking chimneys architectural feature contains two bays. The first bay contains a ground floor window with two groups of six panes. The first floor window has a similar design, but is set in a flat roof dormer. The northern bay contains a ground floor window with three sets of eight panes. The first floor window contains three sets of six panes and is set in a gable dormer.



Plate 2: Front façade



Plate 3: Northwest façade

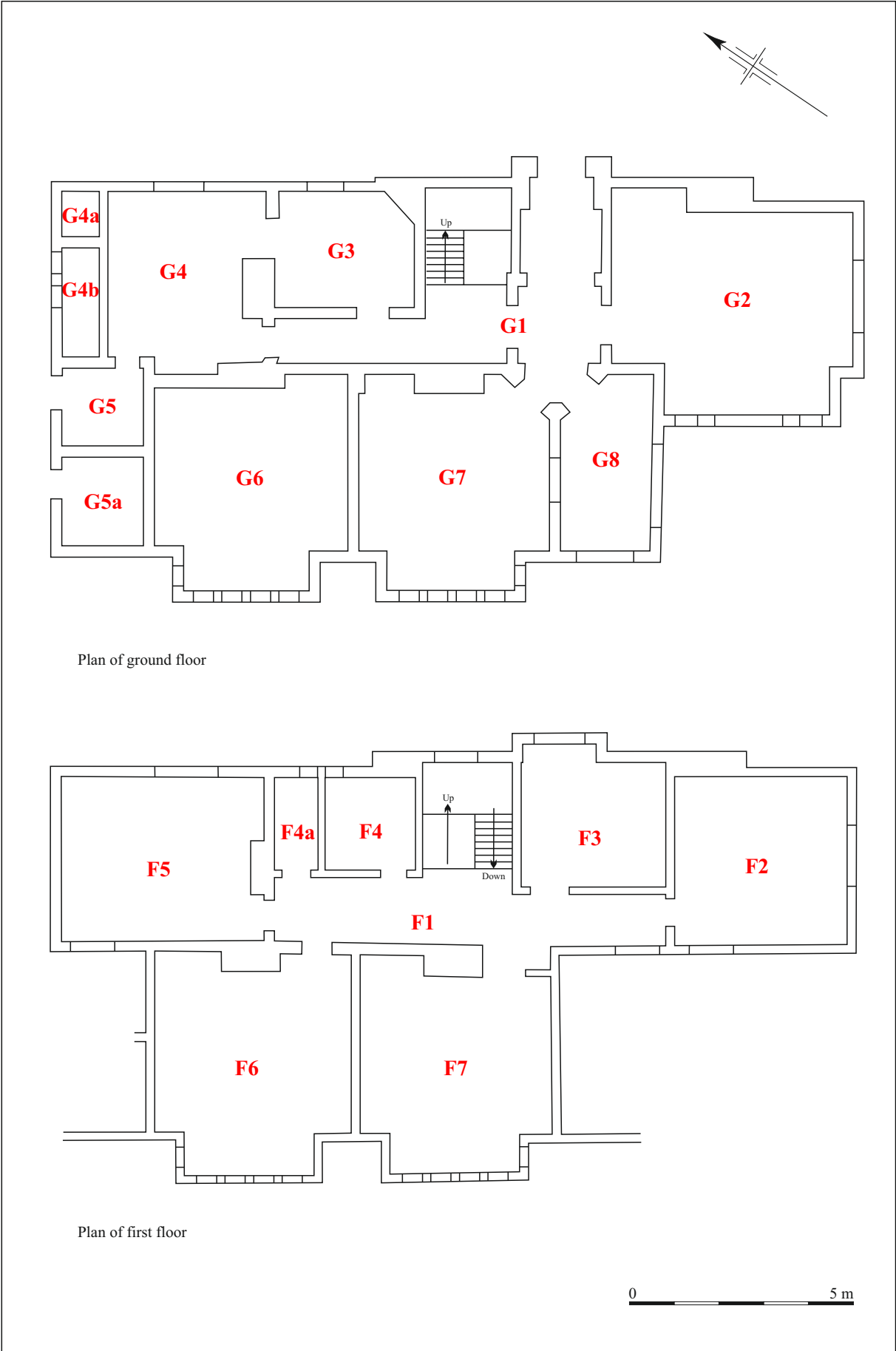


Figure 12: Ground floor and first floor plans

The southeast façade is dominated by a gable end wall. There is a window on the ground floor consisting of two sets of six panes, while on the first floor there is a window containing three sets of six panes. Tile pads support the eaves of the gable. On the front of the building the side of the chimney and front door gable can be noted. On the rear there is a small flat roof extension; beyond this is the wall of the lean-to with conservatory window, and above this the line of a roof extending to a gable. In the gable end there are bay windows on the ground and first floor.



Plate 4: Rear façade

Like the front façade the rear or southwest façade also has a symmetrical component (Plate 4). This is dominated by two gable ends that project from the main line of the building. In both gables at the ground floor and first floor levels there is a bay window consisting of four windows of eight panes. The central pairs in all cases are divided by a decorative brick mullion. The outer pairs are divided by a square rendered mullion. There are tile pads supporting the extending eaves. The central valley between these gables appears to have a flat roof. Either side of the gables there are lean-to structures creating a symmetrical roof line. On the left hand side the wall is blank except for the moulded drip line that runs at the top of the ground floor window level. On the right hand side the lean-to wall contains a conservatory window along with drip line. Above the left hand lean-to the main line of the building extends to its gable and contains a window with a flat dormer. Above the right hand lean-to the main axis of the building extends to the south gable. On the ground floor there are five sets of eight pane windows arranged in three groups. The three central ones are set together. These are flanked by a single set at each end separated by a square rendered mullion. On the first floor there are two windows each containing two sets of four panes that are located under the eaves.

The northwest elevation contains a gable end that has two windows in its first floor and a small narrow slit window in the attic. Tilt pads support the eaves. Adjacent and to the west of the gable wall the wall continues as part of a lean-to. This has a panelled door on the left and a planked door on the right. Beyond the lean-to and above it is apparent that there is a red clay tile roof that forms a protruding gable bay window on ground and first floor. Two small windows are visible at both levels.

3.3 Ground Floor (Figure 12)



Plate 5: Front door in vaulted hall



Plate 6: Vaulted hall

The sturdy round-headed panel door enters the short arm of an L-shaped hall (G1). This part of the hall contains pilasters and a vault and has red earthenware tiles on the floor (Plates 5-6). In one of the southeast alcoves there is a panelled door, and in the northwest alcove an opening to the other arm of the hall (Plate 7). At the southwest end of the hall there are two round-headed doors set at an angle, the one on the left is glass panelled, while the one on the right is panelled. In the long northwest to southeast arm of the hall the floor tiles continue but the vaulting is not maintained. Immediately on the right hand side is a stairwell with a dogleg stairs. There is an arch into the northern extension beyond the stairs. There is a further panelled door on the right of the passage, a panel door at the end of the passage and one on the left hand side.



Plate 7: Northwest arm of the hall

The door on the southeast side of the vaulted hall is panelled and leads into a roughly rectangular room with a bay and alcove (G2). The fireplace is modern and is located in a chimneybreast on the northeast wall (Plate 8). There is a window in the southeast wall and bay window in the southwest wall.

The panelled door on the right hand side of the passage beyond the stairwell leads into a modern kitchen (G3), extensively reworked. It is apparent that in the east corner there are the remains of a chimneybreast. In the northeast wall there is a window. This room has access to a further rectangular room (G4) on its northwest side. This has a chimneybreast with modern boiler in its southeast wall and a window in the northeast wall. In the northwest wall there are two panel doors leading into cupboards. The one (G4a) is small and square, while the other (G4b) has two small windows in its northwest wall. The later room has red clay tiles on the floor imitating medieval styles. In the southwest wall there is an alcove and a further panelled door that leads into a small rectangular room (G5) with

an external door and small window in the northwest wall along with a large white sink. The floor contains decorative red clay tiles imitating medieval designs. In the southeast wall of room G4 a panelled door leads into the northwest end of hall (G1).



Plate 8: Fireplace in room G2

Adjacent and to the southwest of room G5 is a further rectangular room (G5a) that is only accessible from the outside of the building.

The door on the southwest side of the hall (G1) is a large room (G6) that has a chimneybreast with original fireplace in tile in its northeast wall (Plate 11), along with the panel door. In the southwest wall there is a bay window, of which the central mullion is of a moulded brick design (Plate 10).



Plate 9: Fireplace in room G7

The two remaining doors from the hall (G1) are those in the angles at the end of the vaulted part of the hall. The panelled door on the right leads into a room (G7) with an original tile fireplace in a chimneybreast (Plate 9). There is a window in the southeast wall

looking into the conservatory and there is a bay window in the southwest window with moulded brick central mullion. The second glass panelled door leads into room (G8) a conservatory that has a red clay tile floor. There is a window in the northeast wall, and large patio windows of a more recent origin in the southeast and west walls. Though this room is original to fit in with the outside symmetry of the rear extension it has been extensively reworked.



Plate 10: Shaped brick mullion room G6



Plate 11: Fireplace room G6

3.4 First Floor (Figure 12)



Plate 12: Stairwell

The dogleg staircase (Plate 12) leads up onto a landing (F1) that runs northwest to southeast. The stairwell lies on the northeast side of the main axis with three doors in the northeast walls, one at either end and two on the southwest side of the landing. The width of the landing varies along its length and in places the pitch of the roof is evident on the southwest side. Opposite the stairwell there is a built-in cupboard.



Plate 13: Fireplace in room F2

The panel door at the southeast end of the landing leads into a bedroom (F2). This has an original fireplace in a chimneybreast in the northeast wall (Plate 13). There is a window in the southeast wall and a further window located in the southwest wall.

The first of the doors on the northeast side of the landing (F1) is a panel door leading into a shower room (F3). This has a window located in the northeast wall, which is set in the gable above the front door. This room has a modern refitting. The next door on the landing's northeast side leads into the bathroom (F4), there is a window in the north corner, which has also seen a modern upgrade. The last door on the northeast side of the landing is to toilet facilities (F4a), with a window in the east corner.



Plate 14: Fireplaces in room F5

The door at the northwest end leads into a bedroom (F5) with a chimneybreast and fireplace in the southeast wall with the square-headed panel door to the right set in an arch (Plate 14). In the northeast wall there is a window, while in the southwest wall there is a further window.



Plate 15: Fireplaces in room F6

The two doors on the southwest side of the landing lead into two further bedrooms. The first of these is bedroom (F6) a roughly rectangular room with a chimneybreast in the northeast wall with an original fireplace (Plate 15). There is a built-in cupboard along side. In the northwest wall there is a small panel door leading to attic space. In the southwest wall there is a bay window with a moulded brick central mullion. The other bedroom (F7) has a panel door, chimneybreast and built-in cupboard in the northeast wall. The original fireplace has gone. In the southwest wall there is a bay window with a moulded brick central mullion. In the southeast wall there are two small panelled doors.

4 ASSESSMENT

4.1 Phases

The building 373 Woodstock Road is essentially a structure of one phase. Any minor alterations after this point are essentially internal. This said the kitchen, and upstairs bathrooms have seen some modern alterations.

4.2 Listed Status

The building is not listed, nor is it included on the current locally protected list.

4.3 Historic and Architectural Assessment

The house was constructed at some time between 1913 and the 1930s. It is a structure of the late Arts and Crafts movement of Oxford and was built in a location where housing was constructed by private business and houses for workers in the Morris Car Works. To which group this particular house belonged to is not known.

There are a number of Arts and Crafts structures in this part of Oxford, along the Woodstock Road and Davenant Road, however, the uniformity of this area as an Arts and Crafts estate has been undermined in recent years due to infilling and demolition.

One listed structure is in easy view of the entrance to the property, a milestone that is located outside of the front of 285 Woodstock Road. The Roman Catholic church of Saint Gregory and Saint Augustine is also a listed building. It lies on the bend of the road and may partially be visible from the front of the property. This is the only listed building of the Arts and Crafts Movement in this part of Oxford.

Oxford, through its association with William Morris, was associated with the development of the Arts and Crafts Movement. However, the local buildings of this period are not widely discussed in architectural studies or broader assessments. It is thus not possible at present without a broader understanding of all the surviving houses of this period in Oxford to rate this structure within this architectural style. The building is pleasing and has or had symmetrical components in its design of the front and rear facades. Internally the vaulted hall was unexpected, and out of the eight original fireplace locations some five still retain the original fireplaces. Doors and windows are all original as is the staircase.

There are also probably original tiles laid in some of the downstairs rooms. Having stated this the kitchen and bathrooms have undergone some modernisation.

Archaeological UAD information in the area would indicate that there is a possibility that archaeological activity would be expected. The sand and gravel terraces in the Wolvercote area have produced Palaeolithic finds that are considered to be of national importance. Iron Age activity has been noted to the northeast and the southwest of the current site. Roman material has been noted to the northeast. In the medieval period the area was probably under ridge and furrow. The area was probably enclosed by 1675. The maps show a stream flowing along the Godstow Liberty boundary to the north of the site and there is a decorative water feature there. If this is a spring then it is likely that this will heighten the possibility of the area for archaeological activity.

5 THE CURRENT PROPOSAL

The current proposal is for the demolition of the existing structure and the redevelopment of the site.

It is felt that the site has not had much upgrading or changes over the years and that there would be a considerable impact on the structure to bring it up to current energy standards. This would invariably lead to the loss of surviving internal features with internal insulated plaster boarding, the replacement of the glazing to double glazing units, the increase of roof and floor insulation, and new openings to improve light.

6 CONCLUSIONS

John Moore Heritage Services was asked to carry out an assessment of the building at 373 Woodstock Road, and produce a further archaeological and historical narrative of the potential of the site.

The building is not a listed structure and is not in a conservation area.

An interpretation of the surrounding landscape indicates that the property lies in the general area of the Wolvercote river terraces, which is a known location of Palaeolithic finds of a national importance, however *in situ* Lower Palaeolithic remains are extremely rare. Iron Age and Roman activity has been identified adjacent to the site. Coupled to this is that maps appear to show a water channel on the north side of the property. If this is the area of a spring then it would heighten the expectation for earlier activity on the site. A listed milestone lies in close proximity to the site and there is a listed church on the bend of the Woodstock Road to the southeast.

The house is a structure of a single Arts and Crafts phase, and is not on a map of 1913, but from its style had to have been constructed by the 1930s. The structure has pleasing features and an assessment was requested due to its Arts and Crafts origins. There are symmetrical features on the front and rear of the building, and internally a number of original features survive. These features include the vaulted hall, staircase, five fireplaces, windows and doors and also clay tile floors. One must assume that if this was considered

to be an Arts and Crafts structure of a national importance it would have already been listed. However, with no local Oxford based study of its Arts and Crafts buildings it is difficult to gauge the local relevance of this building. The architect of the building has not been identified, and it is not known who the occupants were and if they had any local or national bearing.

It is felt that the site has not had much upgrading or changes over the years and that there would be a considerable impact on the structure to bring it up to current energy standards. This would invariably lead to the loss of surviving internal features with internal insulated plaster boarding, the replacement of the glazing to double glazing units, the increase of roof and floor insulation, and new openings to improve light.

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