

JOHN MOORE HERITAGE SERVICES

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
(INCLUDING BUILDING ASSESSMENT)**

OF

SUMMERHILL VILLA, 333 BANBURY ROAD,

OXFORD

NGR SP 5058 0958

On behalf of

Carnegie Capital Estates

OCTOBER 2014

REPORT FOR Carnegie Capital Estates
54 Baker Street
London
W1U 7BU

PREPARED BY Dr Stephen Yeates MA, D.Phil, MifA and
David Gilbert MA, M.Phil, MifA

ILLUSTRATION BY Andrej Čelovský

BUILDING ASSESSED 24th August 2012, 15th September 2014

APPROVED BY John Moore

REPORT ISSUED 8th October 2014

ENQUIRES TO John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire OX3 9UZ

Tel/Fax 01865 358300
Email: info@jmheritageservices.co.uk

JMHS Project No: 3128

CONTENTS

	Page
<i>SUMMARY</i>	
1 INTRODUCTION	1
1.1 Origins of the Report	1
1.2 Planning Guidelines and Policies	1
1.2.1 Government Planning Policy Guidance	1
1.2.2 The Oxford Local Plan 2001-2016	1
1.3 Aims and Objectives	3
1.4 Methodology	4
2 THE SITE	4
3 PROPOSED SCHEME OF DEVELOPMENT	5
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	5
4.1 Historical Background	5
4.2 Known Archaeological Sites	14
4.3 Cartographic Evidence	21
4.4 Description of Summerhill Villa, 333 Banbury Rd	32
5 DISCUSSION	64
5.1 The Archaeological Potential of the Site	64
5.2 The Impact of Previous Development on Potential Archaeological Remains	65
5.3 The Impact of the Proposal Area on Heritage Assets	65
6 CONCLUSION	66
7 BIBLIOGRAPHY	66
7.1 Books and Documents	66
7.2 Historic Maps	67
7.3 Gazetteer of Historic Environment Record	69

FIGURES

Figure 1	Site location	2
Figure 2	Map of 1750 showing site in red	8
Figure 3	The site in relation to the development of the city of Oxford	10
Figure 4	Badcock's Plan of 1832	12
Figure 5	Map of known Heritage Assets	15
Figure 6	Map of known Heritage Assets	16
Figure 7	Davis of Lewknor's Map of 1797	21
Figure 8	Sale Plan of 1821	22
Figure 9	Bryant's Map of 1824	23
Figure 10	Inclosure map of Saint Giles' 1832	23
Figure 11	Ordnance Survey Map of 1834	24
Figure 12	Ordnance Survey Map of c 1850	25
Figure 13	Ordnance Survey map of 1876	25
Figure 14	Ordnance Survey Map of 1899	26
Figure 15	Ordnance Survey Map of 1913-21	26
Figure 16	Floor plans	27
Figure 17	South elevation	28
Figure 18	West elevation	29
Figure 19	North elevation	30
Figure 20	East elevation	31
Figure 21	Phased Plan	60

PLATES

Plate 1	South façade	33
Plate 2	West façade	34
Plate 3	Internal part of original west façade	34
Plate 4	New construction on north façade	36
Plate 5	Central recess of north façade	37
Plate 6	partial gable end associated with stair access to second floor of tower	37
Plate 7	Remains of earlier corbelling	38
Plate 8	Tower, east façade	39
Plate 9	Northeast corner of building	39
Plate 10	Cellar	41
Plate 11	Hall ceiling	41
Plate 11a	Damaged hall ceiling	42
Plate 12	Decorative arch, hall	43
Plate 13	Decorative details, back hall	44
Plate 14	Round headed arch and door	45
Plate 15	Bay window	46
Plate 16	Chimney breast, plaster moulding, dining room	47
Plate 17	Sash windows, dining room	47
Plate 18	Flagstone flooring, scullery	48
Plate 19	Reinstated windows in the northeast wing	48
Plate 20	Chimneybreast, northeast wing	49
Plate 21	Balcony door, landing	50
Plate 21a	Landing showing damaged plaster	51
Plate 22	North arm, L-shaped passage	51
Plate 23	Replaced skirting, L-shaped passage	52
Plate 24	Chimneybreast and mouldings, bedroom	52
Plate 25	Sash windows in dressing room	53
Plate 26	Round headed recess over present back stairs	53
Plate 27	Window once in dressing room	54
Plate 28	Northwest room, first floor	55
Plate 29	Northwest room, first floor	56
Plate 30	Northwest room reused door	56
Plate 31	Temple room, door details	57
Plate 32	Temple room, remains of chimney breast	58
Plate 33	Temple room original door	58
Plate 34	Temple room, bay window	59
Plate 35	Temple room, moulded ceiling details	59

SUMMARY

This archaeological desk-based and historic building assessment was commissioned as part of the consideration to develop the land at no. 333 Banbury Road, Oxford, otherwise known as Summer Hill Villa or House.

333 Banbury Road is a building containing historical standing fabric of what has been described as a distinguished Summertown villa of the Regency period, with Italianate design. The structure is as such an undesignated heritage asset. The proposals aim to retain this old structure but to remove the 1950s addition that lies to the west. As such there is a visual impact on this heritage asset. A further building will be constructed on the southern side of the plot.

There is a moderate to good potential for Palaeolithic remains related to the nationally significant Wolvercote Channel Deposits, to be situated within the development area. Features associated with locally significant Roman settlement of the area also have a moderate chance of being present. The removal of the 1950s building and the erection of a further building will thus have an impact on the underlying clay and potential river terrace deposits.

1 INTRODUCTION

1.1 Origins of the Report *(By Stephen Yeates)*

This archaeological desk-based assessment was originally commissioned by Mark Nightingale of Homespace Ltd as part of the consideration of a proposal for a development at 333 Banbury Road, Oxford. Subsequently the property was sold on and directives were given by Lester Whitby of T S H Architects on behalf of Carnegie Development to update the desk-based assessment and the incorporated building report on 333 Banbury Road

1.2 Planning Guidelines and Policies *(By David Gilbert)*

This report has been prepared in accordance with National Planning Policy Framework issued by the Department for Communities and Local Government (2012); and with the policies relevant to archaeology in the *Oxford Local Plan 2001-2016*. In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IfA 2010).

1.2.1 Government Planning Policy Guidance *(By David Gilbert)*

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.2.2 The Oxford Local Plan 2001-2016 *(By David Gilbert)*

POLICY HE.1 - NATIONALLY IMPORTANT MOMUMENTS

Planning permission will not be granted for any development that would have an unacceptable effect on a nationally important monument (whether or not it is scheduled) or its setting

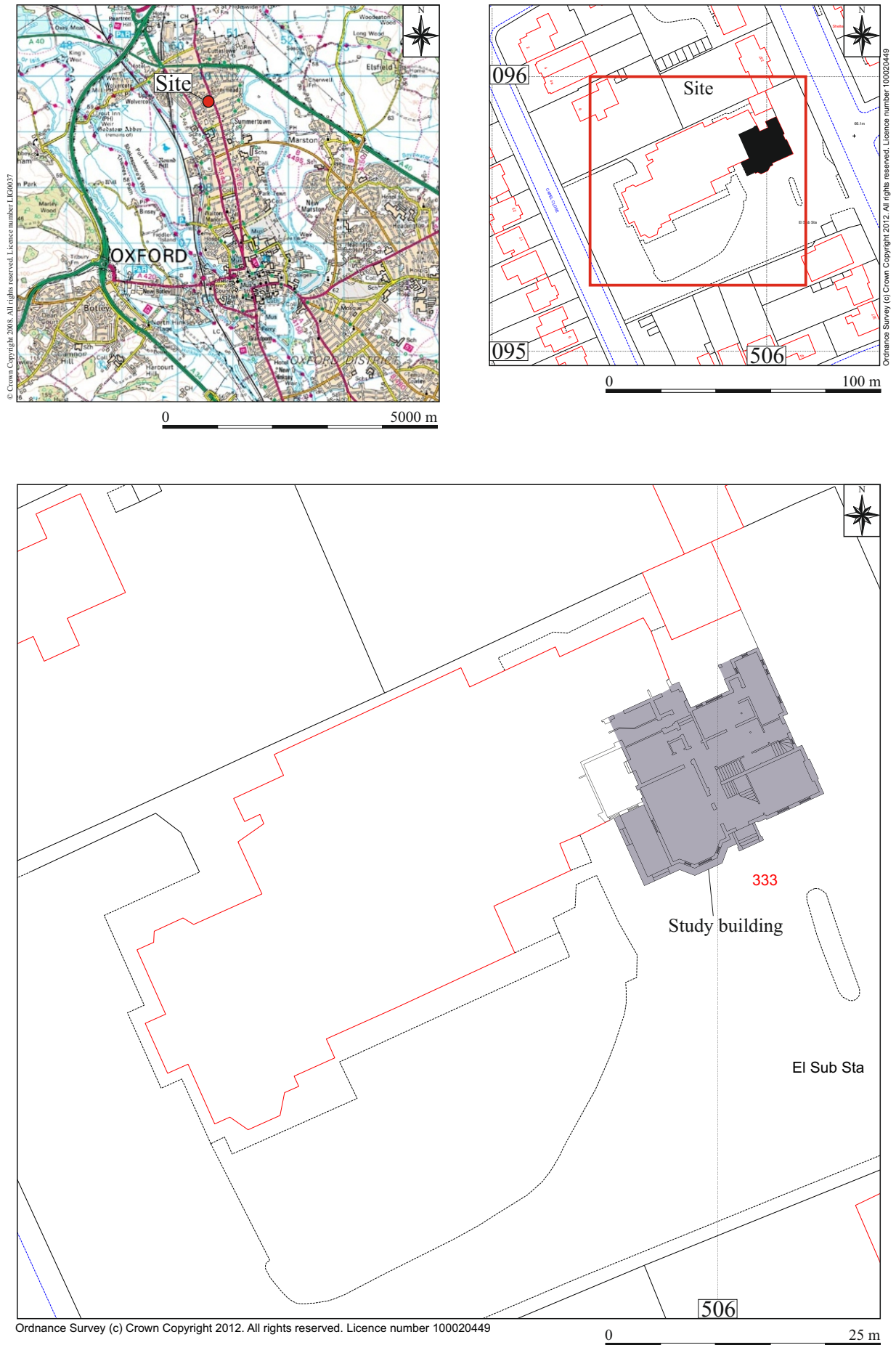


Figure 1. Site location

POLICY HE.2 – ARCHAEOLOGY

Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist anywhere in Oxford but in particular the City centre Archaeological Area, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable, including, where appropriate:

- a. the results of an evaluation by fieldwork; and
- b. an assessment of the effect of the proposals on the deposits or their setting.

If the existence and significance of deposits is confirmed, planning permission will only be granted where the proposal includes:

- c. provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and
- d. provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with a detailed scheme approved before the start of the development.

POLICY HE.3 - LISTED BUILDINGS AND THEIR SETTING

Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.

POLICY HE.6 - BUILDINGS OF LOCAL INTEREST

Planning permission will only be granted for development that involves the demolition of a Building of Local Interest, or that would have an adverse impact on the building or its setting, if:

- a. the applicant can justify why the existing building cannot be retained or altered to form part of the redevelopment; and
- b. the development will make a more positive contribution to the character and appearance of the area.

1.3 Aims and Objectives (By David Gilbert)

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in NPPF by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with NPPF, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IfA) *Standard* definition of a desk-based assessment (IfA 2010). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IfA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with NPPF, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Methodology *(By David Gilbert)*

The format of the report is adapted from an Institute for Archaeologist *Standard Guidance* paper (IfA, 2010).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources

The principal sources consulted in assessing this site were the Historic Environment Records for Oxfordshire and the Oxfordshire Records Office. The first holds details of known archaeological sites. The Records Office contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites in Oxfordshire within 500 m of the proposal site have been noted. Due to the urban nature of the site aerial photographs of the area held at the National Monuments Record were not consulted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous land use. The destructive effect of the previous and existing buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information and other documentary sources.

In order that the appropriate archaeological response/s can be identified, consideration has been given to the need for further assessment and evaluation by fieldwork, in order to identify and locate surviving archaeological deposits on the site.

2 THE SITE *(By Stephen Yeates)*

The location of the proposed development site is 333 Banbury Road, Oxford (Fig. 1). Historically the area was part of the parish of Saint Giles (VCH 1979), which was earlier tied into the parochial system of Oxford. The site was located in the historic county of Oxford. Today the proposal site is in the modern county of Oxford and also part of the area controlled by Oxford City Council.

The site is centred at grid reference SP 5058 0958. It is bordered on the east by the Banbury Road and on the north and south by domestic developments. To the east the site is bordered by a further road called Capel Close.

Topographically the site is located on a plateau or ridge located between the rivers Thames to the west and Cherwell to the east. The proposal site is located between 65m and 70m Ordnance Datum.

According to the latest data from the British Geological Survey the proposal Site is located over the Oxford Clay Formation and West Walton Formation that are undifferentiated mudstones formed in the Jurassic some 156 million to 165 million years ago (mapapps.bgs.ac.uk/geologyofbritain/home.html). This latest plot indicates that to the south of the site this bed rock is capped by superficial deposits of the Summertown-Radley Sand and Gravel Member deposited some 3 million years ago in the Quaternary. To the north there is a further superficial deposit associated with the Wolvercote Sand and Gravel Member also deposited about 3 million years ago in the Quaternary. Thus this new plot indicates that the proposal site lies in an area where there are no superficial deposits. These boundaries, however, are subject to redefinition and it is possible that this may occur here in the future.

3 PROPOSED SCHEME OF DEVELOPMENT

The old building at 333 Banbury Road dated to 1823 is to be retained. The additional structure added under the ownership of the site by the masons will be removed and a new structure added covering roughly the same area. In addition to this a further building will be added to the south on what is now an area of tarmac covered ground used for car parking.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background (*By Stephen Yeates and David Gilbert*)

The Banbury Road is considered to be the latest course of an ancient route or trackway. The name Banbury Road was recorded as such in 1772, and the first form of this name was in the Godstow texts where it is *kyngis hye-vey I-called Bannebury wey* in 1388 (Gelling 1953, i.37). The road was prior to this called the port street (i.e. paved road to the market town) in 1004, a reference where the road divided Wolvercote from Cutteslowe (Gelling 1953, i.3); it became a turnpike road in 1755 and ceased to be one in 1875.

The site is located in the vicinity where the three territories of Saint Giles', Wolvercote and Cutteslowe came together. It appears probable that during the medieval period the area was historically part of the parish of Saint Giles, certainly by 1750 (VCH 1979). The northern boundary of this parish ran in the vicinity of Victoria Road on the east side of the Banbury Road, continuing on the west side to the north of Summerhill Villa.

Saint Giles'

Summerhill Villa or House lay on the northern edge of the parish of Saint Giles, the origins of which can be traced to *c.* 1130 (VCH 1979, 369-412). Prior to this Saint Giles probably formed part of one of the parishes of the named 10th century churches in Oxford: Saint Frideswide's minster, Saint Peter in the East, Saint Ebbe's, Saint Martin's, Saint Michael at the North Gate and Saint Mary the Virgin (VCH 1979, 3-73), or the suspected churches of that date: Saint Mildred's, Saint Edward's, Saint Mary Magdalene, and Saint George in the Castle.

The church of Saint Giles' probably originated as a private church around 1123-33 by Edwin son of Godegose (VCH 1979, 369-412). At its dedication it was granted the tithes of the villeins of Walton by the Archdeacon of Oxford. In 1139 the church was granted to Godstow nunnery that later appropriated the rectory.

The area of Saint Giles' and Saint Mary Magdalene's parishes was known in the 13th century as the *Liberty of Northgate Hundred*, which also included Walton and Holywell (VCH 1979, 265-83).

The manor of Walton is accounted in 1086 when Roger of Ivry held 4 hides from the King (Morris 1978, 29.22). The manor had 1 slave and 13 smallholders and a fishery valued at 60s. The name is interpreted with an etymology of Old English *walle-tūn*, the farmstead by the wall (Gelling 1953, 23). The manor may have its origins as a royal holding attached to the castle and then later to the king's house, later known as Beaumont Palace, the latter of which was started in the reign of Henry I (VCH 1979, 304-5). Indeed an understanding of the manorial arrangement and the ecclesiastical arrangement in the area seem to follow a pattern indicating that both developments were linked and that these were also linked to the increase in population across the area.

The church of Saint Mary Magdalene, was given to Saint George in the Castle at its foundation in 1074 and confirmed to that church in *c.* 1127 (VCH 1979, 369-412). This can be seen to occur as Walton as a manor was land held by or from the king, and at this early date the church of Saint George was undoubtedly established as a royal church in a royal castle. The church of Saint Mary Magdalene was restored in 1139-41 to Saint Frideswide's minster, and from 1147-1225 the holding of that church is challenged by Saint Frideswide's. The Church of Saint Michael of the North Gate had 2 priests in 1086, and was granted to Saint Frideswide's in 1122 (VCH 1979, 369-412). The church was seized by Roger, holder of the castle, but the bishop of Salisbury returned the church to the priory in 1139. What we know about the manor of Walton is that one of the 4 hides mentioned in the Domesday Book was held by Saint Frideswide's and paid no geld (VCH 1979, 265-83). The early interactions and disputes could best be assimilated historically in the following historical assessment. The land formed part of the territory of Saint Frideswide's minster, and was allocated to the chapel or church of that mother church, which was Saint Michael of the North Gate. In the 11th century the king developed his holdings with the establishment of Saint George in the Castle and its chapel

Saint Mary Magdalene. However, Saint Mary Magdalene had been established on the hide of Walton manor that was held by Saint Frideswide's and was geld free. This consequently led to disputes between the churches of royal foundation and that of the local minster, which resulted in the establishment of the church of Saint Giles' whose parish covered the 3 remaining hides of Walton manor.

The manors of Walton were in ecclesiastical hands until the dissolution of the monastery, *c.* 1540, when George Owen acquired them (VCH 1979, 74-180). Roger Taylor (who died 1578) held Walton Farm besides five houses in the city a brew house and grey friars.

Suburban expansion of Oxford to the north and west is known to have happened in the 12th and 13th century if not before (VCH 1979, 3-73). This development was mainly in the area of Walton and along Saint Giles' but no development is known in the vicinity of Summertown at this time. Settlement is known to have developed in the medieval period at Twenty Acre Close in Jericho and on Stockwell Street (VCH 1979, 265-83). By 1377 these locations formed a separate hamlet or tithing.

The College of Saint John is known to have held land in Saint Giles' parish in the 16th and 17th century as there were small payments made to the vicar from that establishment (VCH 1979, 369-412).

Wolvercote

The name Wolvercote was first recorded in 1086 as *Vlfarcote* (Gelling 1953, i.33-4). The etymology of the place-name is Wulfgār's cottage.

Roger d'Ivri held Wolvercote in 1086, and Godfrey held of him (Morris 1976, 29.23). The manor contained 5 hides, 13 villager and 7 smallholders. Some of the manors held by Roger were held from the king, but this is not stated to be the case for Wolvercote

There is no further record of the under-tenancy, and d'Ivri's successors probably held in demesne. The manor descended with the rest of Roger d'Ivri's lands in the county and in the early 12th century was held by Reynold of St. Valery and John of St. John (VCH 1990, 304-11). About 1180 Reynold's son Bernard of St. Valery granted Wolvercote to Henry II who gave it to Godstow abbey. The abbey held the manor until the Dissolution, and in 1541 it was sold to George Owen, Henry VIII's physician.

The tithes of Roger d'Ivri's demesne in Wolvercote were granted to St. George's in the Castle, Oxford, before *c.* 1130, and passed with the other possessions of that house to Osney abbey, which took tithes from Wolvercote in 1239, but there is no later record of Osney's interest in Wolvercote (VCH 1990, 304-11). Ecclesiastically the area was attached to the church of Saint Peter in the East until the 17th century. The mother church of Saint Peter was granted to Osney Abbey by Robert d'Oilly.

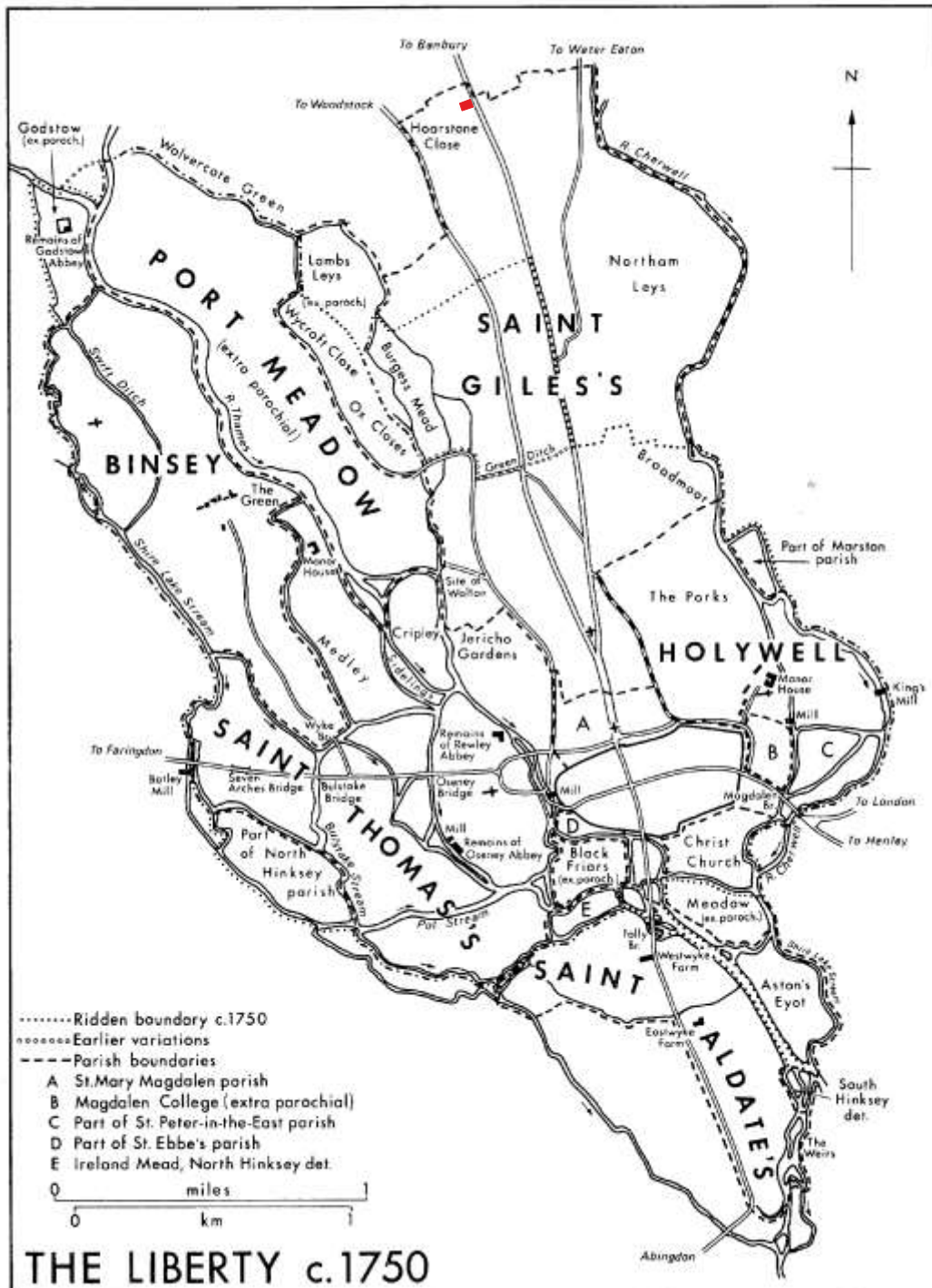


Figure 2. Map of 1750 showing site in red (after VCH)

Cutteslowe

Cutteslowe was first recorded in 1004 as *Cuðues hlaye*, which is considered a corrupt form of *Cuðnes hlawe* (Gelling 1954, ii.267). The etymology given to the name is *Cūþen's* or *Cūþwine's* burial mound. The mound, the location of which is not known precisely, but could have been at Cutteslowe Park or Saint Frideswide Farm, was levelled in 1261 when two burials were found under the mound.

Two hides at Cutteslowe were confirmed to St. Frideswide's minster in Oxford in 1004. This grant indicates a long association of the manor of Cutteslowe with the main church in Oxford.

In 1086 Siward held the estate of the canons of Saint Frideswide, which contained 2 hides (Morris 1978, 14.2). The phrase it was and is the churches, under the title of 'land of the canons of Oxford and other clergy' imply that this land was probably the long term holding of the church and may be the original holding granted back at the church's foundation. This position would explain why the area was extra-parochial and this may have come about with land of Saint Frideswide's church being exempt from taxes, which was a normal early medieval arrangement. The second manorial holding is listed under the heading of 'land of Roger of Ivry'. It recorded that Alfred, the clerk, held 3 hides from Roger (Morris 1978, 29.17).

The land passed to the Augustinian priory of St. Frideswide and, on the suppression of that house in 1525, to Cardinal College. After Cardinal Wolsey's attainder Cutteslowe passed, with most of the rest of his college's endowments, to Henry VIII's College until its surrender in 1545. Part of the extra-parochial area of Cutteslowe was geographically within the parish of Kidlington but completely separate from it administratively.

The extra-parochial area of Cutteslowe derived from an early grant to St. Frideswide's minster in Oxford of 2 hides of a 5-hide estate there. A confirmation of the minster's possessions in 1004 seems to describe an area roughly the same as that of the later estate. The boundary followed the Banbury road on the west and a stream on the east; Wilsey by the Cherwell was at the south-east corner, but the remainder of the southern boundary and the northern were probably altered in the mid 14th century when Oseney abbey exchanged 17 a. at Cutteslowe with St. Frideswide's priory for a total of 13 a. in Water Eaton.

In 1341 Cutteslowe was included in St. Edward's parish, Oxford, presumably because St. Edward's had taken over St. Frideswide's parish church (closed in 1298), which had assumed the parochial functions of the minster church. By 1556, when a Cutteslowe man requested burial at Wolvercote, the area seems to have been served by Wolvercote church. An attempt in the 1660s to annex Cutteslowe to Kidlington parish failed. The area was extra-parochial in 1771 and 1789. Cutteslowe and Godstow formed a unit for payment of land tax, and Cutteslowe, Godstow, and Wolvercote for window tax. Cutteslowe was included without comment in Wolvercote in the earlier 19th-century census reports. It was separately entered, as a hamlet of Wolvercote, in the 1871 census, and as a civil parish in 1881.

Summertown and the Summerhill Villa (By Stephen Yeates)

During the medieval period Oxford consisted of the walled town with extra-mural areas and outlying villages in the area of Saint Giles and in Walton (Fig. 2). These settlements were located in areas that were tied manorially and ecclesiastically to medieval Oxford. An early boundary around Oxford became the *Ridden Boundary* that is noted in 1800. The name undoubtedly derives from the medieval or post-medieval practice of riding or processing around the city by a series of recognisable

boundary markers. The development site lay outside of the *Ridden Boundary* that was accepted as the Municipal boundary in 1832. It was not incorporated into the city limits until 1889 (VCH 1979). This is when the boundary appears to have been extended north to run roughly along the line of the old Saint Giles' parish.

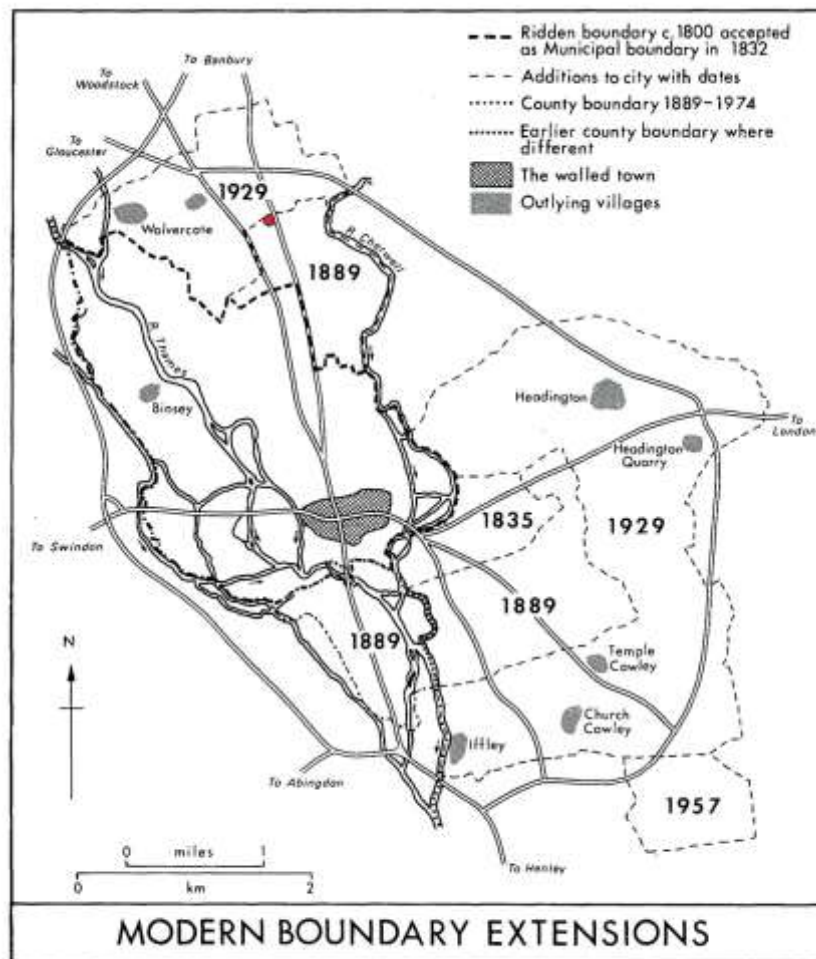


Figure 3. The site (red) in relation to the development of the city of Oxford

Summerhill Villa or Summerhill lay on the northern edge of the parish of Saint Giles, the origins of which can be traced to *c.* 1130 (VCH 1979, 369-412). Early buildings in the area are the Diamond Hall or House recorded on documents in 1757, 1760 and 1767 (Fasnacht 1977, 2), and the Hawkeswell Farm referred to in 1762 as Rump Hall Grounds.

Summertown was established as a settlement in the northern part of the parish during the early part of the 19th century. The entrepreneurs responsible for the development of Summertown were Crews Dudley, a local solicitor, and George Kimber, a tallow merchant (VCH 1979, 181-259), who were also responsible for building work in Beaumont Street and Walton Close (Hinchcliffe 1992, 20). The origins are noted in a sale of 45 lots near the Diamond House in 1820 (Fasnacht 1977, 2, 4), and that this speculative development was on freehold property.

In 1832 there are known to have been c. 125 houses which consisted of a series of small scale cottages and substantial villas (VCH 1979, 181-259). The upper part of Summertown was added to the city of Oxford in 1889 (VCH 1979, 181-259).

Badcock's texts of 1832 (Minn 1947, 152-161) indicates that the property was previously part of a farm called Whoreston Farm. Interestingly the name of South Parade was originally the Double Ditch, the name is ambiguous and without a context but could be a reference to archaeological remains (Civil War if not older). The name Whoreston Farm is also of interest, possibly referring to a boundary stone or boundary farm. Such a name would perhaps link in with the early medieval burials noted below (JMHS 20), where it has been recognised that criminal or undesirable burials were placed on boundaries so that their souls could be driven from the parish.

Summerhill Villa or Summerhill at no. 333 Banbury Road (earlier 313), was a grand Italianate villa built in 1823 (VCH 1979, 181-259). The building is in the VCH called one of the more distinguished in Summertown. It is similarly noted in the Buildings of England: Oxfordshire (Sherwood and Pevsner 1974, 333). The structure was built by, or for, a John Mobley, a butcher (Summertown History web sources). It is noted elsewhere that in 1824 a John Mobley, late of Oxford, a butcher, was now a prisoner in the King's Bench (London Bankrupt Diary, The Law Advertiser, Google web source). Fasnacht (1977, 53-55) confirms that this was the same individual and that within a year of its construction the house was sold. Mobley is known to have bred and slaughtered in his own yard.

A description of the sale notice for 1824 survives, which provides some important details on the extent of the original house. The notice reads 'A valuable freehold newly erected dwelling fitted up in the best manner, 4 bedrooms, 2 sitting rooms, servant's bedroom, cellar, wash house, slaughterhouse, stabling and other outhouses, good garden and other large piece of land... The property adjoins the Banbury Turnpike Road, and its contiguity to Oxford and the convenient arrangement of the building afford a very desirable site for carrying on the trade of a butcher' (Fasnacht 1977, 53-55). The property at that time was purchased by a John Braine a butcher.

Badcock's plan and description dated 1832 (Minn 1947, 152-161) indicate that there are four houses located along the west side of the Banbury Road, between South Parade and Green Way (Squitchley Lane). The one on plot 56 is in the location of Summerhill House, but the house is indicated with a cross and not a specific shape. The name Braine is listed alongside the mark (Fig. 4). Badcock makes the statement or it is implied from what he stated that the house of Summerhill was not particularly noteworthy in 1832 (Fasnacht 1977, 54-55). There are two further maps of the property both dated 1832, one is the Ordnance Survey map and the other in the Plan of the city and boroughs of England and Wales, which was based on the former (Fasnacht 1977, 9). Summerhill is represented but it is shown as little more than a rectangular block.

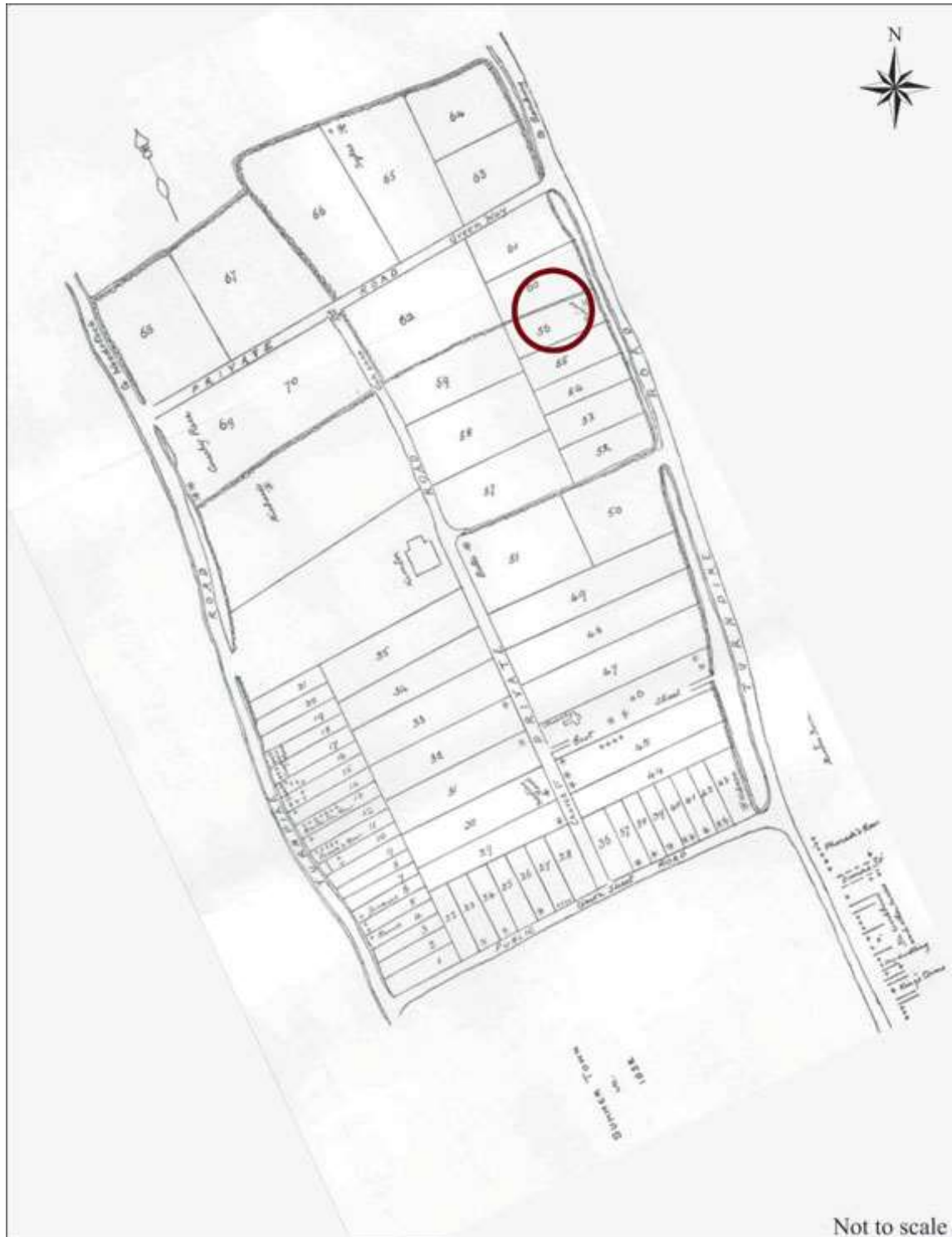


Figure 4 Badcock's plan of 1832

James Ryman who was initially identified as a carver, gilder and picture framer had by 1840 become an art connoisseur and successful dealer (Fasnacht 1977, 53-55). In that year he is known to have purchased most of the Duke of Buckingham's collection from Stowe and not long after in 1846 he purchased Summerhill. Ryman is listed in a Trade Directory of 1852. Fasnacht's statement implies that he built the house, if so we should perhaps consider that the original house was smaller and demolished or as Badcock thought it less significant that Ryman gave the house a complete facelift in

the late 1840s and early 1850s. Thus Ryman may have considerably embellished the exterior of the structure and extended it.

Ryman not only acquired the property, but also all of the land bordered by the Banbury Road, Squitchley Lane, Middleway and Hobson Road, covering an area of 11 acres (Fasnacht 1977, 54). The garden which was created was an elaborate one with exotic trees. He died in 1880.

James Ryman had no children and his house was left to his adopted nephew James Frank Hall, who took on the name Frank Ryman Hall (Fasnacht 1977, 54). Ryman Hall was a City Councillor, Magistrate and Manager at Summertown School. Though left the house he did not apparently obtain Ryman's fortune as the estate was mortgaged at an early date. Both Ryman's are known to have held fetes in the gardens, and acted as if they were the Squires of Summertown. He died in 1925. Fasnacht (1977, 78) states that during this time Summerhill was in many ways the most important property in Summertown, managed with wells – and no doubt plenty of servants.

The building is located on the 1st series Ordnance Survey map dated 1877-8 (Fig. 13). This shows the basic shape that still exists today (with two northern wings), but also shows a series of buildings running west from the north side of the present extension. There is no Victoria Road opposite. The 1899 second series shows the building on the northwest side being joined onto a range of buildings extending to the west (Fig. 14). This map appears to show the veranda on the west side of the building so it is possible to assume that the veranda was added at a date from 1877-89. The road opposite has been constructed and is called Hernes Road on the map. The third series map of 1921 shows a similar arrangement to that on the 2nd series (Fig. 15).

Kelly's Directory of Oxfordshire for 1903 (p.265), 1907, 1911 (p.227), 1920 (p.218), and 1924 (p.278) lists the inhabitancies through Summertown on the Banbury Road, first along the east and west sides of. The side roads are also listed; these include South Parade, Church Street, Grove Street and Albert Street. There are two houses listed beyond Albert Street, the first is 311 occupied by various inhabitants through the years, and at 313 Banbury Road a Frank Ryman Hall. South Parade and Grove Street retain their names, but Church Street is now Rogers Street and Albert Street either Hobson Road or Summerhill Road, quite likely the latter. We can also ascertain that in the last 100 years the post office renumbered the street. The account in Kelly's Directory for 1928 lists no.311 as being occupied Christopher Collett but leaves the occupancy of no.313 blank. The reference in Kelly's is persistent as 313 (one can only conclude a persistent and repetitive error or that the Post Office renumbered the street as they were prone to do on occasions).

In 1925 there is a further sale notice of Summerhill, when the Ryman estate was broken up (Fasnacht 1977, 89-91). The house at Summerhill were sold with 1 ½ acres for £2,550 to a Noah Capel a builder. In 1927 Capel's plans were approved and 64 houses were built on the gardens of Summerhill. A description at the time indicates that Summerhill had no bathroom but all the bedrooms had marble mantelpieces. Capel resold the property to H W Adamson the High Street tailor.

In 1950 Bertie Lodge raised £10,000 towards the purchase of Summerhill House in 1954, and their first meeting is recorded as taking place in 1961 (Anon. 1949). Further dates noted include 1954 when the Freemason Hall opened, 1960 when an extension was added to the property, and 1962 when the temple was dedicated (Oxford Masonic web source).

It is possible to note a number of planning applications that have been submitted to the planning authorities. The first of these concerns an application for the construction of a garage in 1926 (details in the Oxford History Centre but plans still held by city). The main surviving plans are dated to 1954; they are confusing in some respects and inconsistent in others. Though they should provide us with plans of the structure before it was developed, but do not quite do this satisfactorily and there is perhaps a slight of hand. These show the elevations in various stages of composition depending on how much the building was to be altered. The 1954 elevations suggest that alterations have been made to the window arrangements on the east façade, with further alterations were made to the north façade. This names the building that extended to the west on the north side as the vinery. There are indications of a third stairwell to the rear of the house, while the central room on the north side ground-floor is referred to as the Kitchen it is apparent that this room must have had a fireplace with chimney and that the chimney would have ceased to function properly when the tower was placed alongside it. The plans for 1954 were drawn up for the construction of a major structure alongside the present villa, which was never constructed.

The Oxford City Council planning portal has two applications for extensions to the property recorded, but few details or documents showing what the brief descriptions comprised. The first of these is for 1997 (Ref. 97/00623/NF) mentions a single storey extension to the kitchen. The second of these in 2000 (Ref. 00/00155/NF) mentions a two-storey extension to the west, and a first storey extension to the south to extend the temple. This would have obliterated the south façade, as it now stands, and so presumably this was not carried out.

A further set of plans were drawn up by Jewell and Co. dated May 2002, which were supplied by the Lodge administration.

4.2 Known Archaeological Sites *(By Stephen Yeates and David Gilbert)*

A 500m radius search was made of the local Oxfordshire County and Oxford City Historic Environment Record and also the National Monuments Record. The search was focussed on NGR SP 5058 0958. This produced a range of sites dating from the Palaeolithic through to the modern period.

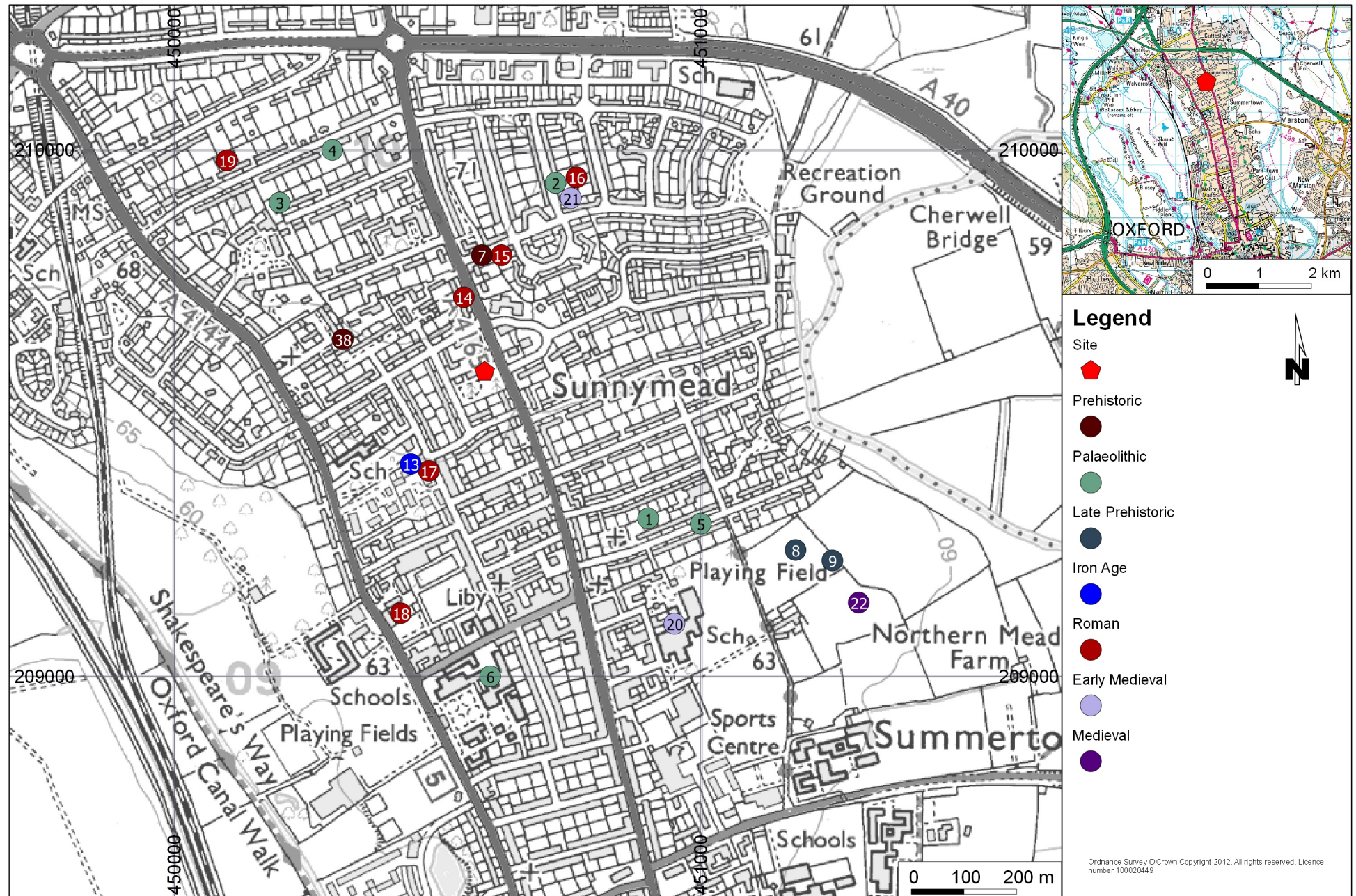


Figure 5: Prehistoric, Roman and Medieval Historic Environment Record Sites

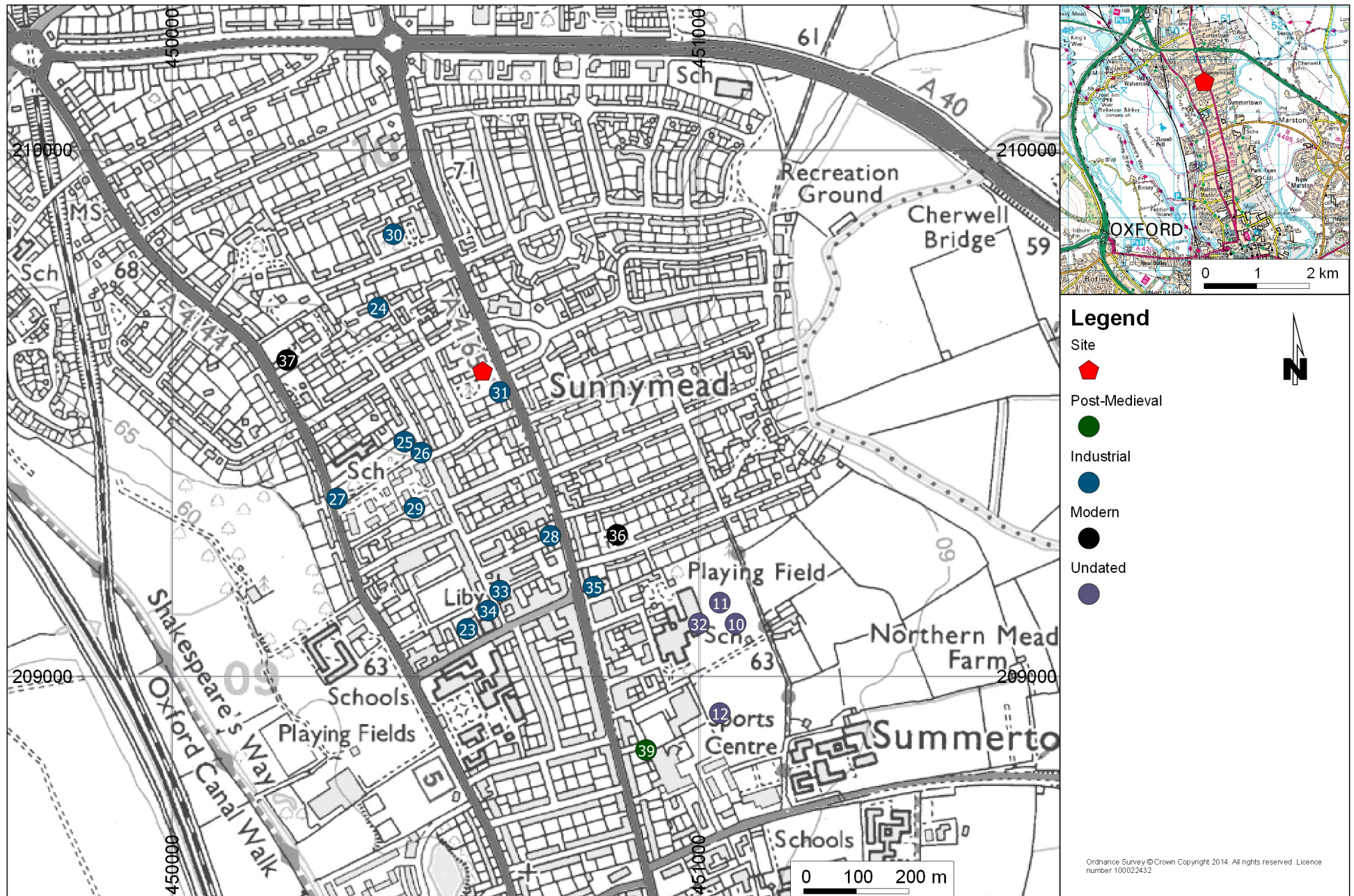


Figure 6: Post-Medieval, Industrial, Modern and Undated Historic Environment Record Sites

Palaeolithic

A number of Palaeolithic items have been recorded from the search area. However, a number of the locations appear to be duplicated and it is not confirmed if these are individual finds from those streets or locals or if they represent the same finds only later erroneously located. Two hand axes have been reported from the search area; the first from Lonsdale Road (**JMHS 1**, 8080-MOX10002: SP 509 093) and the second from a garden in Summertown in Cavendish Road (**JMHS 2**, 14271-MOX10054: SP 5074 0994, Fig. 5). There are further accounts of flint flakes from Davenant Road (**JMHS 3**, 6783-MOX11995: SP 502 099), and also from the same road two further hand axes (**JMHS 4**, NMR 338786: SP 503 100), associated with the Wolvercote Gravels. Other possible Palaeolithic implements have been noted from the Lonsdale Road (**JMHS 5**, 3577-MOX9935: SP 5100 0929), and from the gravels of Summertown (**JMHS 6**, 3674-MOX9958: SP 506 090). Though the NGR locations given are different the names of the street and location read the same as the first pair.

The nationally significant Wolvercote Channel Deposits lie to the north, just outside the study area. This artefact assemblage is recorded from sediments at the base of the interglacial channel in association with palaeontological and palaeobotanical remains. The channel deposits have not been exposed since the 1930s, despite several attempts in the 1980s to locate them. Other, possibly associated palaeo-channels have been identified in a number of investigations across the gravel terrace of Oxford, however no detailed collation of these observances has been undertaken (Beckley & Radford 2011a).

The general trend of artefact distribution in the area is a broad linear pattern from the Wolvercote Channel in the north to Cornish's Pit in Iffley. The line within the study area appears to roughly follow the line of Banbury Road following the line of the Summertown-Radley Second Gravel Terrace (Beckley & Radford 2011a, Fig. 1). However, this trend may be misleading as flanking alluvial deposits may mask further contemporary deposits.

Mesolithic and Neolithic

A flint knife was recovered as a residual find within a Roman refuse pit 100m to the north of the development site located on the Cutteslowe housing estate (**JMHS 7**, NMR 338435: SP 506 098). This is the only find of these periods from within the study area.

This data means that at present we have very little indication of activity associated with the Mesolithic and Neolithic period in the study area.

Bronze Age and Iron Age

An assessment of aerial photographs in the NMR numbered (SP5109/2 SP511090 24June1990 NMR4659/25; SP5109/3 SP512091 24June1990 NMR4659/26; SP5108/1 SP510089 24July1990 NMR 4384/23; SP5108/2 SP511089 24July1990 NMR4384/24) that were observed for a Desk-Based Assessment at Summer Fields School (Soden and Thompson 2014) noted the remains of cropmarks running along

the edge of the river terrace. Two of these features were noted as potential ring ditches. These included a larger circular feature (**JMHS 8**: SP 5118 0924), and a smaller feature that was either a ring ditch or round house (**JMHS 9**: SP 5125 0922). A further group of undated features were also noted including an undated sinuous enclosure ditch (**JMHS 10**: SP 5107 0910, Fig. 6), a straight sided enclosure with ring (**JMHS 11**: SP 5104 0914) and a series of linear ditches (**JMHS 12**: SP 5104 0893), some of which had become truncated by later agricultural activity. These features could in essence date from any time from the Bronze Age to the early medieval period.

The aerial photographs of Summer Fields accompanied by those of University Parks show that a rich assortment of archaeological sites once occupied the terrace between the rivers Thames and Cherwell, which is now covered by the suburbs of North Oxford.

An archaeological watching brief and excavation was conducted 200m to the south during ground-works for a new house at Walled Garden, Middleway (**JMHS 13**, 26007-MOX23117: SP 50478 09406, Fig. 5). This recorded the periphery of a farmstead that was in use from the late Iron Age. The earliest phase of activity on the site dates to around 50 BC and comprised a possible ditch or pit, a gully, an area of hard-standing and a post built structure possibly a four posted granary.

It seems likely that Middle Way forms the focus of Iron Age settlement in the area, although there are find spots of artefacts further to the northwest outside the study area (Beckley & Radford 2011c). It is possible that contemporary field systems could lie within the area, but in general a low archaeological potential can be evidenced for these periods at the study site itself.

Roman

The Banbury Road is recognised as the route of an ancient trackway, the history of which was mentioned above. This was known as Port Street in 1004 and is thus recognisable as the course of a Roman road (**JMHS 14**, SP 5055 0972).

Within 100m to the north of the development site six or seven Roman refuse pits were found in 1933 during the laying of a drain on the Cutteslowe housing estate. These contained 1st - 2nd century pottery, pot-boilers, and animal bones (**JMHS 15**, NMR 338435: SP 506 098). This activity may have spread towards the north-east with further pottery sherds being recovered in the area (**JMHS 16**, 14271-MOX10054: SP 5074 0994).

Further Roman settlement activity was recorded 200m to the south at Walled Garden, Middleway (see Iron Age section). A Roman ground surface cut by a Roman ditch was recorded; targeted excavation then revealed Romano-British settlement features including post-structures, gullies, pits and ditches (**JMHS 17**, 26007-MOX23117, NMR 1487646: SP 50478 09406).

Possible Roman postholes were also recorded at 274-276 Woodstock Road, 500m to the south of the development site (**JMHS 18**, 26458-MOX23893; NMR 1546076: SP 5043 0912) and 500m to the northwest Roman coins were found on Davenant Road

(**JMHS 19**, 3572-MOX9931: SP 5010 0998).

It seems likely that Middle Way also forms the focus of Roman settlement in the area, however contemporary pottery has been recovered from the wider area (Beckley & Radford 2011d). Consequently the archaeological potential for Roman remains must be considered moderate.

Early Medieval

Part of an early medieval cemetery was uncovered 500m to the southeast during building work in 1898. Associated artefacts included a shield boss, shield grip, knife and spear (**JMHS 20**, 6218-MOX9984: SP 5095 0910). Human bones had been noted close to this findspot earlier in the century when in 1850 skeletal remains with associated Saxon artifacts were uncovered when digging a trench in a garden on the east side of the Banbury Road.

A single pottery sherd of a possible late Saxon date was noted as being retrieved from an area 400m to the northeast of the development site (**JMHS 21**, 14271-MOX10054: SP 5074 0994).

The main focus of Saxon settlement and activity in the region is focused to the south (Beckley & Radford 2011e). The presence of grave goods would point to an earlier date for the cemetery, although this is not always the case. Early Saxon settlement is known from the Radcliffe Infirmary site, although apparently short lived and with no recorded cemetery. Sturdy had previously proposed an early settlement focus north of the later burh, based on the recovery of stray finds from this area (Sturdy 2004). The activity noted within the study area probably represents activity associated with an outlying farmstead; however the burial could indicate a possible hamlet in the area. Despite this it the archaeological potential for this period remains must be considered low.

High Medieval

The only medieval features recognised in or on the edge of the search area are the remains of ridge and furrow that show up on aerial photograph (5297 CPE/UK/2334.PT IV.30sept47:F/12/14,800.58sqdn) at Summer Fields School (**JMHS 22**, SP 5130 0914). This was identified by research by Soden and Thompson (2014). The implication is that ridge and furrow was far more extensive previously across the area now occupied by the north Oxford suburbs.

Regency, Victorian and Edwardian

In the early 19th century, predominantly in the period of the Regency (1811-37), there were a significant number of villas constructed in the Summertown part of North Oxford. The majority of these structures are listed heritage assets that lie some way away from the proposal site. Northern House, 23 South Parade, was built in 1824 is a grade II listed building (**JMHS 23**, 27348-MOX15009: SP 50560 09090, Fig. 6). Field House, Field House Drive, is a 19th century grade II listed building (**JMHS 24**, 26977-MOX15255: SP 50391 09700). A Historic Building Record of this structure

suggested that it was of four phases with the original commencing in 1830. Subsequent work on the structure is dated 1910, further work in 1925 to 1964, and work since 1965. The Lodge, Woodstock Road, built c.1830 grade II* listed (**JMHS 25**, 27399-MOX15505: SP 50446 09438), its gate piers and boundary walls are grade II listed and also dated c. 1830 (**JMHS 26**, 27400-MOX15506: SP 50473 09425; **JMHS 27**, 27401-MOX15507: SP 50313 09338). 275-277 Banbury Road built in 1831 grade II listed (**JMHS 28**, 26884-MOX15527: SP 50718 09267). There is a wall and archway constructed in 1831 within the grounds of 302 Woodstock Road using 12th-14th century material from Beaumont Palace (**JMHS 29**, NMR 338247: SP 5046 0932). Summertown House, Apsley Road, is an early to mid 19th century Grade II listed building (**JMHS 30**, 6781-MOX9997: SP 5042 0984).

Pevsner describes 333 Banbury Road as a rather grand Italianate villa, ashlar, with a tower (Sherwood & Pevsner 1974). Although not a designated heritage asset its inclusion by Pevsner would indicate it has significant local importance (**JMHS 31**, SP 50622 09540), as a number of later listed structures are not mentioned. The earliest recognised phase of this structure is 1823.

The remains of a ha-ha are described as being back-filled at Summer Fields School in 1948 (Soden and Thompson 2014). This feature was supposedly identified on aerial photographs (**JMHS 32**, SP 5100 0910). However, there is also the possibility that what was noted was part of an enclosure ditch of an uncertain date. There seems no reason why a ha-ha should be constructed around a school and it is feasible that the name may have been applied to an already extant feature.

The buildings first noted in the Victorian period include three structures. The former Congregational Chapel, Middle Way, Grade II listed was built in 1843 (**JMHS 33**, 6724-MOX9995: SP 5062 0916), the former Nonconformist Chapel, 10-12 Middle Way, Grade II listed (**JMHS 34**, 11445-MOX10047: SP 5060 0913), by 1859 it was a private house. The third was Summertown Congregational Church on Banbury Road Grade II listed building noted on the map of 1880s (**JMHS 35**, 1003-MOX9921: SP 5080 0917)

St Michael and All Angels Church on Lonsdale Road 500m to the southeast is a grade II listed structure (**JMHS 36**, 27132-MOX15791: SP 50845 09269). This Church was built in 1908-9. It replaced the Church of St. John the Baptist, in Rogers Street that was built in 1832 to serve the new population in the northern part of St. Giles's parish. By 1904 the church was too small, it closed in 1909 and was demolished in 1924 (VCH 1979). The NMR record for this Church erroneously attributes a west tower built in the early-mid 11th century, stating the Church was repaired in 1896 and partly rebuilt in 1908 (NMR 527415: SP 508 092). This is a confused entry and the 11th century tower belongs to Saint Michael by the North Gate. The Church does not have a tower only a bell-cot. The Roman Catholic Church of St Gregory and St Augustine on Woodstock Road, built 1910-11 is grade II listed (**JMHS 37**, 27402-MOX15495: SP 50218 09601).

The only building noted in these lists is 333 Banbury Road. Though not a listed building 333 Banbury Road is a building that is noted in both the VCH (1979) and in the Buildings of England Series (Sherwood and Pevsner 1974, 333) as a distinguished

building in the Summertown area. As it is noted in two national studies this begs a question of the exact significance of the architecture of the building and its location either on a list of locally important buildings, and perhaps due to its use in national studies of a potential inclusion on any further lists.

4.3 Cartographic Evidence (*By Stephen Yeates*)

Antiquarian maps of Saint Giles' do not show any dwellings in the area of Summerhill Villa in the 18th century.

A map of the Liberty of Oxford reproduced by the VCH (1979) calls the area later known as Summertown Enclosures, in which 333 Banbury Road was located as being called the Hoarstone Close. The name is significant as the first part of the name is derived from an Old English reference to the boundary stone and would indicate that a stone, possibly prehistoric in origin, was located along the line of the Saint Giles and Wolvercote parish boundary between the Banbury Road and Woodstock Road. The exact location is not known precisely but is likely to have been in one of three locations. These are where the boundary meets the Banbury or Woodstock Roads or a further possibility where a right angled bend occurred in the boundary (JMHS 38, SP 5032 0964, Fig. 5), used for the coordinates here. The place-name implies that the boundary of Saint Giles' parish from the River Cherwell to the Woodstock Road is undoubtedly the location of a boundary from at least the early medieval period.

The map of Wolvercote parish of 1765 (VCH 1990) shows much of the surrounding area to be arable fields at this time.



Figure 7 Davis of Lewknor's map of 1797

Jefferys' map of 1767 (CP/103/M/1) shows no development between the Banbury and

Woodstock Road and the only structures along the Banbury Road besides mile stones is the Diamond House marked on the east side of the road (**JMHS 39**, SP 5090 0886). The location of the Diamond House is the only location of 18th or pre-18th century marked on the historic maps.

Davis of Lewknor's map of 1797 (CH.XX/2) shows no development between the Woodstock and Banbury Road and the only house or buildings in the Summertown area is Diamond House. The area of the Summertown Enclosures has been marked out with a north to south ridge and furrow. The area is called generally Saint Giles' Field.

Smith's map of 1804 (P350/M/1) shows no development along the Banbury Road.

On Cary's map of 1805 (CH.XXIII/12) the Diamond House is named but is not marked and is the only structure noted in the Summertown area.

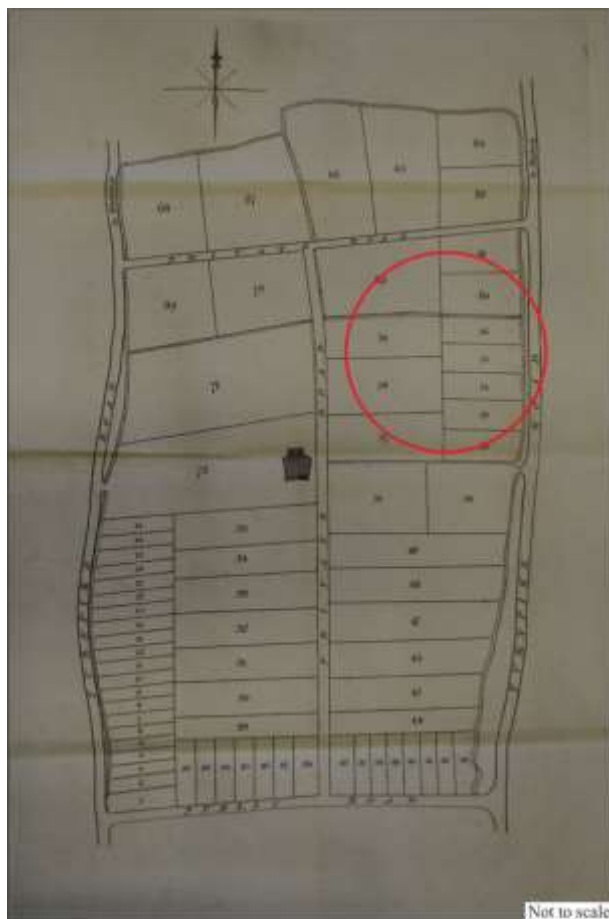


Figure 8 Sale Plan of 1821

A plan of sale lots dated to 1821 (Cat. No. SC 68) shows the area on which the property stands as being undeveloped. The area runs between the Banbury and Woodstock Roads and the north boundary conforms to the line of the old Saint Giles' parish boundary. It is at this point or from these events that the name of Hoarstone Close was probably lost. The auctioneers of the sale were Mr Dudley and Mr Kimber. A structure is marked in the western part of the land.



Figure 9 Bryant's Map of 1824

Bryant's Map of 1824 that was plotted in 1823 (P345/M/1), the year Summer Hill Villa was initially constructed, shows buildings in the Summertown area. It is difficult to categorically relate one of the marked structures with 333 Banbury Road. Diamond House at the south end of Summertown is marked.



Figure 10 Inclosure Map of Saint Giles' 1832

The Inclosure Map contains three separate plans and is dated c 1832 (QS/D/A/vol E).

The Summertown Enclosures have roads marked on them only on Plan A, though development is known to have started across the area. Plan C shows a building of Crews Dudley by Prospect Road and the possible outline of a building on the east side of the Banbury Road to the south of Prospect Road. Prospect Road had its name changed later to South Parade.



Figure 11 Ordnance Survey Map of 1834

An Ordnance Survey map of 1834 (CH.XLVII/1) shows houses marked in the vicinity of the Summertown Enclosures and it is likely that as the house was built in 1823 that this structure is one of those buildings represented. The Ordnance Survey map of *c.* 1850 (CH.XXIV/4) also shows that development has continued in the Summertown Enclosures west of the Banbury Road (Fig. 11).

Summerhill Villa is shown on the 1:2,500 OS map of 1878 in formal grounds with gardens surrounding (Fig. 12). Other large houses with their own grounds also line Woodstock Road. More urban development can be seen on Albert Road and Grove Street to the south.

By 1899 (OS map 1:2,500) Summerhill Villa has expanded and Hermes Road opposite has been constructed with associated building plots for detached houses (Fig. 13). By the third series of 1913-1921 the area to the south of Hermes Road has a distinctly urban character, although on the opposite side of Banbury Road development ceases at Albert Road. However by 1937 there is considerable development to the north of the site along both Woodstock Road and Banbury Road as well as to the north of Hermes Road. The outbuilding or rear extension behind 333 Banbury Road seen on earlier maps is not present on the 1937 1:2,500 OS map or that of 1957.



Figure 12 Ordnance Survey Map of c. 1850



Figure 13 Ordnance Survey Map of 1876

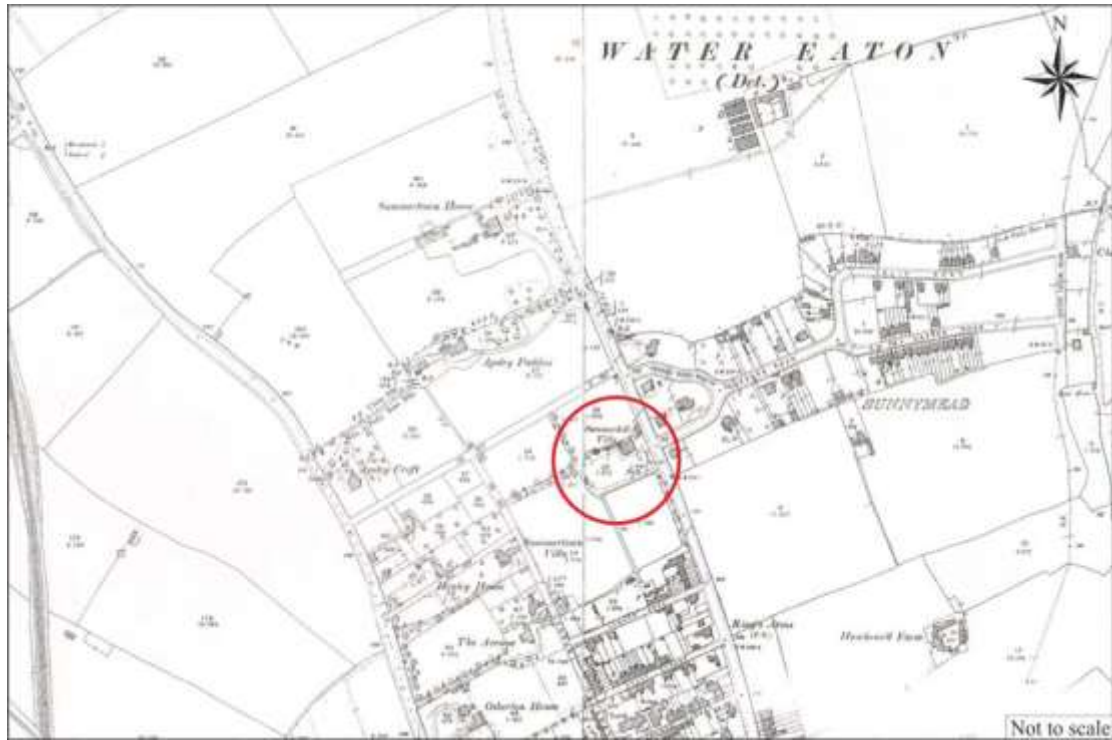


Figure 14 Ordnance Survey Map of 1899

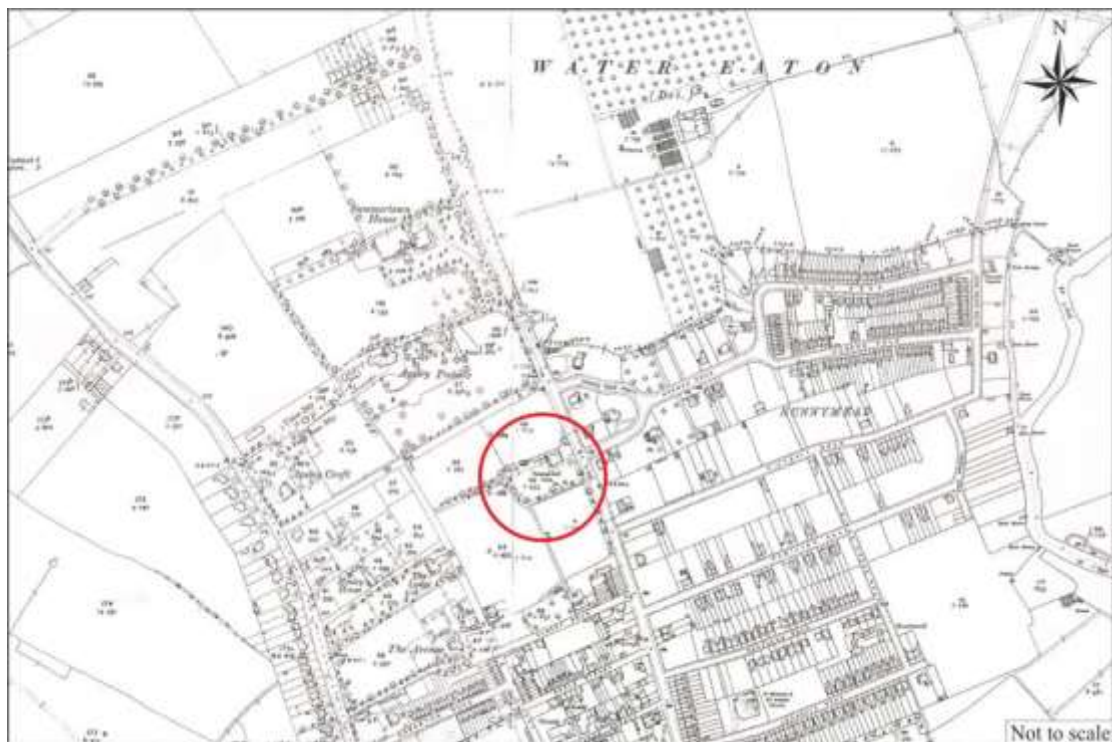


Figure 15 Ordnance Survey Map of 1913-21

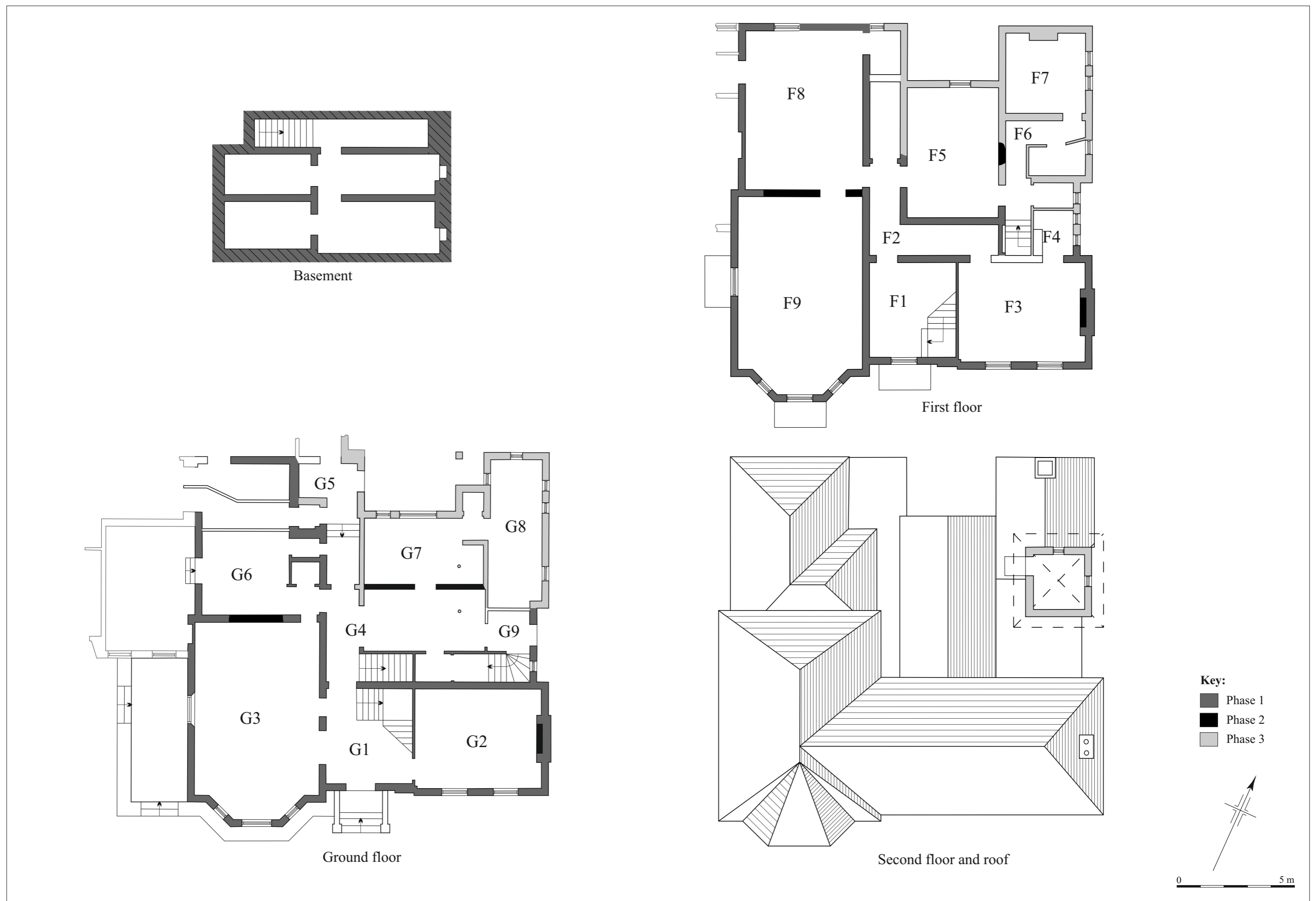


Figure 16. Floor plans



Figure 17. South elevation

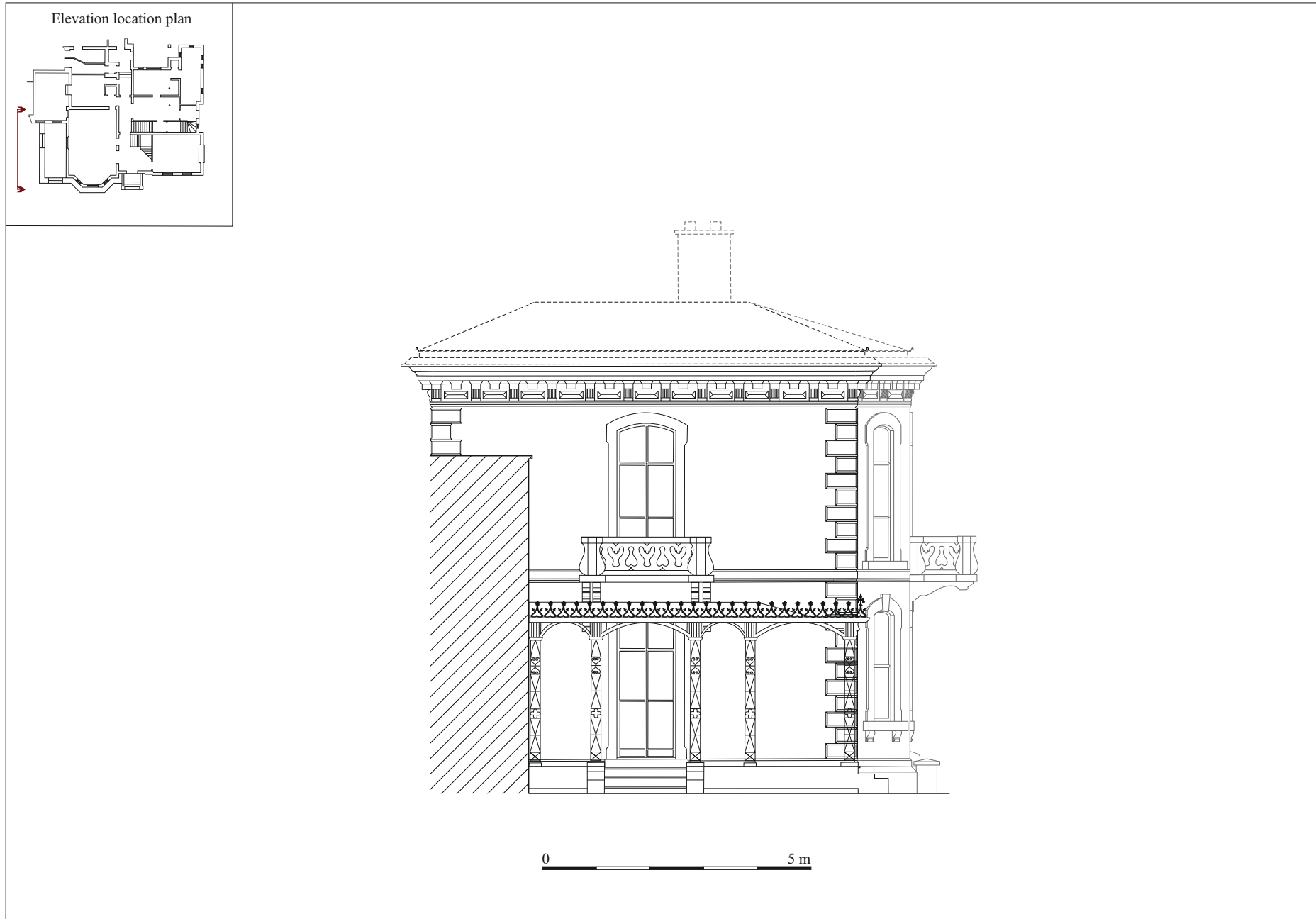


Figure 18. West elevation



Figure 19. North elevation



Figure 20. East elevation

4.4 Description of Summerhill Villa, 333 Banbury Road (By Stephen Yeates)

Designations

The building is not listed at present, but has been described as among the more distinguished buildings in Summertown (VCH 1979, 181-259), and a rather grand Italianate villa (Sherwood and Pevsner 1974, 333).

Introduction and General Description

The building is now a long but broad structure running east to west, however, much of this is of a modern construction, with the standing historical fabric located at the east end of the building overlooking the Banbury Road to the east (Figs. 16 to 20). The old structure contains four floors proper representing a ground floor, a first floor, a second floor (or tower floor) and a cellar or basement. Due to the internal plaster coverage and the external design it is not always possible to discern what is implied by the later additions to the rear (this is a permanent caveat). Indeed it is not very apparent, but for all except the north elevation where some of the walls have later rendering instead of ashlar limestone, where the joins are as the structure must have had the expense to re-embellish the exterior and conceal the alterations.

The exterior façades are of limestone, quite likely ashlar blocks over an internal brick wall (such a suggestion was not demonstrated categorically, apart from the recognition of brick construction in the cellar and in some other walls internally). The vast majority of the windows contain sash windows of two but sometimes three lights.

South (front) façade

The south façade consists of three vertical components in two storeys (Fig. 17, Plate 1). These are broken at the base by a plinth, and centrally by a raised band and above by an elaborate cornice in a Greek or Roman Doric tradition. Slightly off centre and to the west are steps leading up to a large door with panel and glass design, painted black. The arch is square headed with a keystone and moulded surround. Above the door is an ornate balcony with S shaped scroll designs and console supports (the balconies are so designed on the west façade). On the first floor entering the balcony is a segmental arched door with patio window of six large glass panels. The door, porch/balcony, is set back between two protruding but slight wings (if they can be so called).

The wing to the right; extends forward with limestone quoins on each corner, centrally there is a bay window (polygonal) extending over the two floors, with a larger window in the front and two narrower windows either side. The windows all have a segmental-headed arch; all have mouldings and sills supported by a slight consoles (or brackets). However, only the windows on the ground floor contain keystones. There is a porch or balcony between the two main windows of bay window that echoes the design of the porch / balcony over the main door with S design and consoles. The windows have large glass lights. The window space onto the balcony contains a door similar to that onto the other balcony. To the west of this are the remains of a veranda (described below).

The east wing also has limestone quoins, but instead of a bay consists of two bays. Indeed between the main door and the windows there is a further group of quoins. The windows of the two bays are moulded with sills and console brackets, but like the other side it is only the ground floor where keystones can be identified.

The main façade of the villa is architecturally pleasing and proportionate, plans and sections of 1954 indicate that this remains unchanged from before that date (apart from chimneys, see below).



Plate 1: South façade

West façade

The west façade is now partially obscured by the modern extension, and only the south side of this extension is now wholly visible (Fig. 18, Plate 2). This elevation probably once contained a continuation of the plinth, but this is now covered by the remains of a veranda and loggia (raised walking area). The facade contains a continuation of the central band and elaborate cornice of Doric style. The veranda roof is supported on an elaborate cast wrought iron frame. Access onto the veranda is obtained through a segmental headed door with moulded surround. Above this is a door with a segmental arch and moulding with access onto a stone balcony, similar to the two on the front of the house with S-design and consoles.



Plate 2: West façade



Plate 3: Internal part of original west facade

Part of the detail of the west elevation can be discerned above the outline of the modern additions and also internally in part of the extension (Plate 3). Above the new roof line it is possible to discern the Doric style cornice continuing. Internally it is possible to see the remains of quoin work as the west wall steps inward as it extends to the rear. There is a similar doorway to that already seen on the ground floor west wall under the surviving veranda, with a segmental headed-arch and moulded surround. Internally the remains of a matching window can still be seen in part, although it may have been blocked. The original exterior wall must have continued to where the wall between the gentleman's cloakroom and gentleman's toilets is, though

some of the old fabric has been removed to allow a corridor to be inserted. On the first floor it is apparent that a door has been inserted through the west end of the wall.

North façade

The North façade is obscured on the east side by the new build; only the upper storey is visible (Fig. 19). The façade has two wings around a central recess. The western wing consists of two parts, the west part in limestone and the east part in render. The limestone west wall has the remains of an elaborate cornice that continues from the west wall. In the centre of this original limestone wall first floor there is a segmental-arched window with moulding (Plate 4). Alongside this is the east part of the west extension which is a later addition and rendered (Plate 4). Here there is a small segmental-headed window with no moulding and the cornice here is a plain lip (Plate 4).

There is a central recess between the northwest and northeast wings (Plate 5). On the short east wall of the northwest wing, there is a mixture of limestone walling and rendered exterior. The limestone walling contains a fragment of banding or corbelling (Plate 7) that would indicate that much of the limestone walling in this area has either been refaced or is a later addition. There is a doorway on the ground floor, which has been inserted into a filled-in larger opening. There is a plinth or stylobate exposed that would have been part of a free standing column that has subsequently been incorporated into the wall generally. The main north facing wall of the recess has a ground floor and first floor set under a gable end with a raised moulded outline. There is a plinth and a raised central band (Plate 5). On the ground floor on the east side there is a segmental-headed arch with sill and sash, alongside this there is a wide square-headed window with a 1950s or 1960s metal framed casement. On the first floor there is a segmental-headed window with moulding and sill. The west facing wall of the northeast wing has evidence of a plinth and central band and a corbel band under the eaves. There is an opening on the ground floor and a column with quoins. In the recess opening there are the remains of a round headed sash window. The window is small and low, probably original, but has no decorative detail.

On the northeast side of the north façade a wing extends from the tower. The first floor is wider than that of the ground floor and is supported by a square column with quoins on one side (described above) alongside an opening between this and a further section of limestone wall which has quoins at the east end. There is a small round headed sash window with moulding, key stone and stops. The size is similar to that of the small window in the recess, but unlike it, it is decorated because it was not concealed from the road. A raised band continues to divide the first and ground floor. The first floor has a gable end with chimneystack, which has decorative tabature. The limestone of the upper floor is different in colour from that of the lower wall; it is a similar colour to that of the gable in the recess.

The north side of the tower has a single arched window and corbelling. There is a partial gable to incorporate the stairwell to the tower (Plate 6).



Plate 4: New construction on the north façade

The north facing elevation of the tower is of limestone, there is a cornice of a Doric style similar to other components in the house. This cornice goes around all four sides of the tower, and the roof is hipped. The wall on the north side has a round-headed window with hood moulding and keystone and a sill. Alongside this on the east is a feature associated with access to the upper level of the tower, it could best be described as a partial piece of a shaped design gable with shape and border. That this is designed as a gable is indicative of this feature in the tower being visible, and that first floor component with new gable to the north has been added on at a later date.



Plate 5: Central recess of north façade



Plate 6: Partial gable end associated with stair access to second floor of tower



Plate 7: Remains of earlier corbelling

East façade

The east façade contains four vertical components, with some common horizontal components including a ground floor plinth and central band between the ground and first floor (Fig. 20, Plates 8 & 9). On the south side there is a hipped gable end, extending, with limestone quoins, a central chimneybreast, an elaborate cornice to match the south façade and west facades. The cornice continues slightly around the north corner, but only for visual effect, and then ceases. This would mean that the second storey adjacent must have existed when the cornice was made (either for the original building or less likely even the reworking in the 1840s). There is a brick chimney above the roof line of a later date and added after 1954 as the plans have an elaborate chimney taller and with tabatures at the top and base.

The central part of this façade is set in a recess. On the ground floor there is a square-headed door on the right and a round-headed window to the left. The latter has a moulded surround with keystone and jambs, the sill is simple. A keystone shape survives above to the left, but seems out of place to be in an original location. The architect's plans of 1954 indicate that these features have been moved. Above the dividing band there are three round-headed windows, with moulded surround, keystones, jambs, and simple sills. There is a plain cornice band above, but noticeably there is a cornice (other parts of this façade do not).



Plate 8: Tower, east façade



Plate 9: Northeast corner of building

The next component is the tower, which extends out as far as the fourth component (plate 8), but is divided by a distinct butt joint in the limestone façade that extends over both storeys (first and ground). On the ground floor on the south side of the tower and on the north side of the fourth component there are quoins extending up to

the band dividing it from the first floor. There are no decorative quoins above this level. The tower contains one bay, while component four has two bays. The windows in the tower bay on the ground and first floors are segmental arched sash windows with moulded surrounds. That on the ground floor has a keystone and jambs with a plain sill, and is according to the 1954 plan a recent insertion. The window on the first floor contains a keystone and elaborate sill with rolled brace or console supports. The second storey of the tower has a rounded-headed sash window with a moulded head, with keystones and jambs, and a plain sill. There is an elaborate Doric cornice around the top of the tower, above which sits a hipped roof. The two bays of the fourth component of this elevation contain matching windows with moulded head, keystone and jambs, with plain sills. Those on the ground floor are later additions as noted as inserts in 1954. On the fourth component there is no cornice just a band of lead sheeting.

Roof

The roof is of slate, mainly using an L-shaped hipped arrangement to the south and west. There is a further but smaller L-shaped hipped roof to the northwest. There are extensions on the northeast where the roof contains two low gables. Between the northwest hipped roof and the central gabled roof there is a flat roof. Between the central gabled roof and the tower, there also appears to be an area of a flat roof. The roof on the tower is hipped. The stairs to the upper story are covered by a sloping roof with part of a gable façade on the north side.

There were originally three chimneys, two of which survive in some form. The main visible chimney is located at the east end of the front rooms. The present chimney is in yellow brick and has been altered from the 1954 plans where the chimney would appear to be a rather elaborate limestone affair with upper and lower tabature. In the central of the western part of the roof a chimney is also noted on the plans of 1954, but it is difficult to see how much of this chimney survives, it has been reduced in height and capped. The last chimney rises above the north central gable on the east side. It also would appear to have been replaced in a yellow brick, but as the chimney is not drawn on the 1954 plan it is unknown what its original form would have looked like. The location of this chimney to the wider roof arrangement and the tower in particular is perplexing as the tower is likely to upset the flow of air and then presumably the draft of the chimney. One could presume that they were not originally designed for this reason at this time.

Cellar

The stairs to the cellar are now of concrete, this leads down to an open area composed of five brick vaults that extend under the southeast room and hall of the ground floor, and the stair passage that extends to the north of the southeast room. Three vaults are located on the east side (Plate 10) and two on the west. The northeast vault is narrow, keeping to the size of the passage above. The southeast vault and central vault on the east side contain the brick support for the chimneybreast in the southeast room, while flanking either side of the chimneybreast are two coal shoots. The coal shoots are indicated as being additions of 1954 on plans of that year. There are two vaults

extending to the west, one entered through an opening and the other through a door. The door is a recent addition as behind this the beer was kept for the bar above.



Plate 10: Cellar

Ground floor



Plate 11: Hall ceiling

The main entrance to the ground floor would have been through the hall (G1). This on the surface is a rather elaborate showy affair, but which has seen some alterations in the past. The main front door still retains moulded features (Plate 13). There is a large wrought iron staircase on the right hand side as one enters the hall through the front door (this uses standard iron fixtures and Baltic wood). The underside of the stairs contains moulded plaster. This sweeps round to a main ceiling, which is decoratively moulded, with a border butting to the wall and a large oval panel around a suspended light fitting (Plate 11). The decoration contains scroll motifs. Straight ahead there is a round headed opening with mouldings of grandeur emulating a keystone and jambs (Plates 12-13). In the east wall below the staircase is a door with original moulded surround, but new fire-door. On the west wall there are two large openings, both of which are either new or widened, but have in effect been carried out in a sympathetic Regency manner. There is an ornate tiled floor, the skirting is probably original. The use of floor tiles in the Victorian hall is standard in the mid to latter part of the 19th century (Ferry 2010, 20).



Plate 11a Damaged hall ceiling

Since the original report was written in 2012 the building has been affected by damp in the hall. Water leaking from the roof has caused the plaster to deteriorate and the elaborate roundel to partially collapse (plate 11a).

The southeast room (G2) is a large rectangular room with moulded ceiling, and a dado rail (Plate 16). The fireplace has been removed, but not the chimneybreast. There are two sash-windows on the south side with panelled and moulded surrounds, original (Plate 17). The skirting is probably original although sympathetically treated where the fire has been removed. There was probably a door in the north wall that has probably been blocked up that would enter a small passage into what is labelled the Kitchen on the plans of 1954. It is plausible that this room is, therefore, the Dining Room.

The new openings to the west from the hall lead into what is now the bar (G3). This has the bay window on the south side with sash windows and moulded and panel

surrounds. There is a door in the west wall which also has a moulded surround. A further moulded door of the period is found in the right-hand corner of the north wall. The ceiling here has been lowered, this is apparent as the moulding in the tall bay windows and west door continue up above the ceiling (Plate 15).

The archway on the north-side of the hall leads to a passageway or rear hall (G4), with a ceiling containing moulded borders. There is a door on the east side immediately with an original moulded surround, now a panelled fire-door (leading to cellar). The wall has been opened up to the north of this. In the west wall there is a panelled door with a moulded surround set in a round-headed arch. In the north wall there is also a panelled door with a moulded surround (Plate 14).

The door in the west wall leads into a small square room with doors in either wall, all of which have moulded surrounds. The north one opens up into a cupboard, the south into the bar, while the west wall opens up into an office area (G6). On the west wall are the remains of a door with a moulded surround, and a segmental headed arch. On the south wall are the remains of a chimneybreast which has been removed and left with corbelling. The north wall is a modern plasterboard insertion, but in the top of the wall there is a boarded up section, perhaps concealing a steel joist.



Plate 12: Decorative arch, hall

The north door from of the rear or back hall leads into a further passageway (G5), which leads down some steps into an area which has had its floor layer lowered (which is indicated by the 1954 plans). This area is all enclosed now, but it is apparent that part of the back wall has been removed to allow the back of the building to be

expanded out to around the base of a column with plinth apparent in the northeast corner. In the west wall some original walls must survive around the electricity cupboard, although part of the west wall has been removed to enable a passage to be inserted that leads through to the new part of the building. Near the end of that short passage the west wall of the old building has been removed, there is in part of this opening a door to the gentleman's cloakroom. The wall between the gentleman's cloakroom and passage to the south is a new insertion, but the wall on the north side and east end of the gentleman's cloakroom are substantial walls and are probably outer walls of the historic structure. From this opening two walls run to the east, which are possibly on the line of the early viney of the 1954 plan.



Plate 13: Decorative details, back hall

Digressing back to the rear hall (G4), the large opening on the east now continues into an area of the building which has also seen past alterations. It is marked up as the Kitchen on the plans of 1954. The south wall contains an opening that runs around the back of the cellar stairs, the walls either side of this opening have indented area, where the wall has been narrowed, a feature of Georgian and Regency properties. Some of the cupboard doors in the small passageway are probably original, but a doorway on the south side has been blocked up. The modern door in the modern north wall enters an office area (G7) with a large square-headed window and a segmental arched window in the north wall (the square-headed window dates to 1954). This area mainly operated as the northern part of the Kitchen. In the northeast corner of the room there is a wall extending obscuring two doors. The doors are both panelled. The one on the north leads into a cupboard. The one on the east leads into a long narrow room (G8, see below). Set out from the east wall in both of these rooms there are two

significant round metal supports, holding up the remains of a wall that has been removed. A cupboard and door in the east wall of the south part of the kitchen is probably of a recent origin. In the north room (G7) there are the remains of part of a chimneybreast. The exact arrangement of the chimney's course up the building is unusual and has provided some cause for debate (see discussions on phasing).



Plate 14: Round-headed arch and door

In the area to the east of the removed original wall the carpets were lifted to uncover the remains of large limestone flagstones (Plate 18). It should be noted that in later Victorian traditions that flagstones or quarry tiles were employed in the scullery (Ferry 2010, 53), where all the wet duties (later associated with the kitchen) would be carried out. Water was often just piped into this area and there was also a central or corner drain. The door in the east wall of the south part of the old kitchen leads to a hall (G9) at the base of the back stairs (see below). The stairs is a dog-leg arrangement but with no old features. The east wall of the hall contains a panelled door and also a rounded headed sash window. The north wall is blank, but the 1954 plan indicates that there is a blocked double door in that wall. The floor here is also flagstones and is indicative of the present backstairs being located in the original scullery, which has been reduced in size.

The east door from the north part of the original kitchen (G7) leads into what is now a long narrow room with a high ceiling (G8). The 1954 plan indicates that this was originally two rooms and that they were divided by a central wall, which was removed. The south room would have had part of a chimneybreast in the west wall. There is a sash window in the east wall with a round-headed arch. The plan of 1954

indicates that this is an addition of 1954 and that the small roughly square room would have had double doors on the south side, which are presumably blocked under the plaster. The northern room has a small round-headed sash window in the west wall and a further one in the north wall. These windows are relatively low down. There are two round-headed sash windows in the east wall (plate 19), which are larger in size and set higher up than the other windows. It should be noted that the plans and elevations of 1954 indicate that these windows were inserted in 1954. Above these on the east wall are two corbels that appear to provide support for the broader wall above. This means that these two rooms before 1954 consisted of a southern room with no windows that fronted onto the scullery, and a further room entered on the west side from the kitchen with only two small windows, one in the west and north walls. It is possible that these rooms relate to the storage of meat for the early ownership of the butchery trade.



Plate 15: Bay window



Plate 16: Chimney breast, plaster moulding, dining room



Plate 17: Sash windows, dining room



Plate 18: Flagstone flooring, scullery



Plate 19: Reinstated windows in the northeast wing



Plate 20: Chimney breast, northeast wing

First floor

The front hall staircase provides access to a landing (F1) with a segmental headed glass panelled door on the south side, with moulded surround (Plate 21). There is an original panelled door in the north wall with square head and moulded surround. The ceiling also contains decorative moulded features around its edge. There is no access at present from this hall to the southeast or southwest rooms; although the plan of 1954 shows that there is a blocked door in the west wall that originally led into the temple room.

Since 2012 water has been leaking through the roof over the hall and landing. This has caused damage to the ceiling in the landing area (plate 21a).

The north door leads into an L-shaped passage (F2) with a moulded border in the ceiling. The narrow passage to the east has a mock door and moulding of modern origin at the end, poorly painted. The square-headed door on the south side, with moulded surround and original panelled door, leads into the southeast room of the first floor. The north arm of the L-shape passage leads to a panelled door with narrow moulded surround that enters a cupboard (Plate 22 & 23). The wall and door are perhaps a more recent insertion. There is a panelled door in the east wall with new moulded surround, and in the west wall a further panelled door with an older and wider panelled surround. The northern arm of the L-shaped passage contains a couple of steps. The skirting on the west side of the steps is original, while the skirting on the east side is a later addition. The wall on the east side of the L-shaped passage is a

narrower later wall, but the very top of the wall is wider as though a structural feature is concealed.

The room (F3) entered on the south side of the east arm of the L-shaped passage is perhaps the chief bedroom (although not the largest room on this floor). The door is panelled and has a moulded surround, it is probably original. The ceiling contains a moulded border (Plate 24). On the south wall there are two segmental-headed arches with moulded surrounds, and a mirror fitting between, with apparent moulded surround. The fireplace in the east wall has been removed or blocked, but the dado rail survives. There is a further panelled door in the north wall leading into a small room (F4) above what is now the back stairwell. In the adjoining room it is apparent that the moulded border that does not surround all of the walls once incorporated the adjacent room to the north. There are two round-headed sash windows in the east wall (Plate 25). The room is now used as a toilet and wash room. In the original house an *en suite* is not likely although it could have been a dressing room.



Plate 21: Balcony door, landing



Plate 21a Landing showing damaged plaster



Plate 22: North arm, L-shaped passage



Plate 23: Replaced skirting, L-shaped passage



Plate 24: Chimneybreast and moulding, bedroom



Plate 25: Sash windows in dressing room



Plate 26: Round headed recess over present back stairs



Plate 27: Window once in dressing room

The east door of the northern extension of the L-shaped passage leads into a rectangular room (F5) centrally located on the north side of the first floor (called the board room or lodge room 2). The ceiling does not seem as high as the others; there is no old moulding, simple a new one, with a dado rail below. There is a window with segmental arch, and square-headed moulding on the north side. There is one door on the west side (already described). On the east side there seems to be the remains of a chimney breast and a door. The door has original features but would seem from its relationship to the chimney breast to have been moved. Indeed on the plan of 1954 the door is marked as new so could be an old door in a new location. The mouldings around the door are broad and the surround holds two doors, the one in the west side is a modern fire door, that in the east side is a panelled door with a crystal knob. More interestingly is the chimney or flue breast in that it is indicated as being the vent for the fireplace in the kitchen below; however, the two do not appear to line up. One has to possibly consider that this is an architect's sleight of hand or alternatively that the original fireplace for the kitchen was extremely large.

The double door seems to have possibly been designed to separate servants' quarters (F6) from the main part of the house; however, this would seem to be problematic. The door opens up into a long passage (F6) running north from the head of the backstairs. Above the backstairs in the west wall is a round-headed recess (Plate 26). Midway along the passage is a round-headed arch. At the north end of the passage, the ceiling is raised to provide access to the tower, through a panelled door. There are two doors in the east wall on the first floor; these enter a toilet room, which have a continuation of the heavily moulded ceiling, and round headed window seen in the

dressing room, later wash room adjacent (Plate 27). The northern door enters a small passageway, with angled wall at end. The plan of 1954 indicates that the wall in line with west side of the tower is a modern wall inserted, which is a plasterboard wall. The door in the south wall enters a shower-room, with a round-headed sash-window in the east wall. The partition here is modern. The door on the north enters a room (F7) through a panelled door with moulded surround; this door is in a pre 1954 location. In the east wall there are two round-headed sash-windows. In the north wall there is a fireplace and chimney breast. The fire surround is of limestone.



Plate 28: Northwest room, first floor

The west door of the L-shaped passage enters the northwest room (F8) of the historic standing structure. The ceiling does contain a border of moulding with rolled lines (Plates 28-30). The moulded ceiling does not extend to the east side of the room and it is evident that walls have been removed from this area that would have matched those on the ground floor. In the north wall there is a window with a segmental-headed arch with a square-headed moulded surround. There is a new doorway in the west wall and a blocked opening of a window in the west wall. The wall has two dado rails. A fireplace has been removed in the south wall, and there is a door here that has been moved, but may contain original features (see below). A second door is located in the east wall with moulded surround, which enters a small side room with a round-headed sash window in the north wall. It is possible to discern an area in the central part of the west wall and ceiling that may be the scar of a wall line, thus indicating that the large Museum Room as it was later called may originally have been divided into two smaller rooms.



Plate 29: Northwest room, first floor



Plate 30: Northwest room reused door

The south door, which has been moved, enters the largest of the upstairs rooms (F9), the southwest room formed the Masonic temple or lodge room (Plates 31-35). This

has a large bay window in the south wall, matching that in design on the ground floor. There is a further segmental headed window in the west wall. The ceiling is elaborately moulded with a border containing flower motifs and a large central roundel for the light fitting. In this room the plaster is not whitewashed but painted in light blue with other vivid colours. In the north wall the fireplace has been removed and corbelled thus allowing for the insertion of a new door (no door is shown on the 1954 plan). There is a dado rail around parts of the room. The new door contains features associated with the temple, a wooden door knocker and a lockable peep panel. The floor has also been dropped so as to be on the same level as the rooms at the back of the house. The original floor line and skirting are evident in certain locations. The remains of a blocked door are evident in the east wall, which would have been the only door into the room initially. This would have provided access from the main landing and the original floor levels of both would have been the same.



Plate 31: Temple room, door details



Plate 32: Temple Room, remains of chimneybreast



Plate 33: Temple Room original door



Plate 34: Temple Room, bay window



Plate 35: Temple Room, moulded ceiling details

Tower and roof space

The roof space and second floor of the tower have not yet been seen. The tower room has a panelled door in the west side, original, and a round-headed sash window in the east and north walls. The room is the site of a toilet.

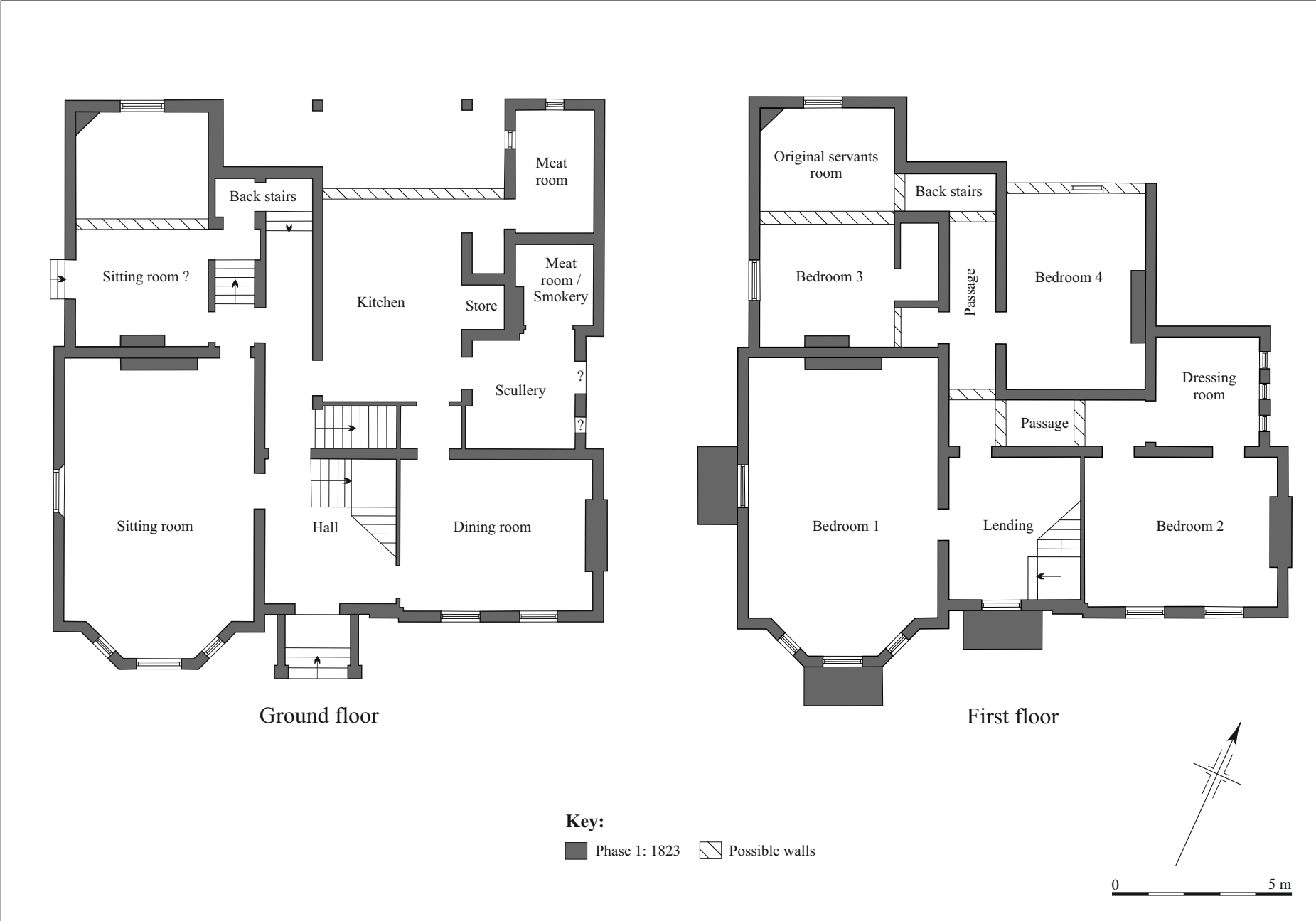


Figure 21. Suggested original design of house 1823

Northwest wing

The Ordnance Survey maps from 1877 (first series), 1899 (second series), and 1921 (third series) show the development of a northwest wing. This wing was either demolished for the construction of the westward extension, or incorporated on the north side. It was not possible to ascertain which of these had to be the case from the building; but it seems that the former is generally considered to be the case. The plan of 1954 describes the adjoining building as the vinery and it should be noted that two walls roughly lie in the same location of these walls.

Phases

A historical and architectural assessment has suggested that there are a number of building phases (Fig. 21) of which the earliest known is 1823 when the first Phase structure was constructed. Other periods of activity are described in the 1840s when major work was carried out. The Ordnance Survey maps for 1877 and 1899 indicate that there was a third phase of activity on the building. There is a reference in 1926 to plans being drawn up for the erection of a garage. The next plans occur for 1954, and there are further modern alterations in 1960, 1962, 1997, 2000, and 2002. Though a description of the phasing is attempted below it should be noted that there are probably many caveats and potential errors as it is not always possible to discern what exactly the masons did to the structure. The first three phases are undoubtedly the most significant of the phases.

Phase 1 of 1823 probably saw the construction of the cellar, and the three south rooms on the ground and first floor. This would have included the dining room, hall and what later became the bar, the later Masonic temple and the landing and the possible master bedroom. The original decorative style continues on the west side, and it is believed that the rooms in the northwest part of the villa, on the ground floor and first floor were also part of the Phase 1 structure. There were possibly two smaller rooms in this location. Adjacent to this there are a group of smaller rooms, the exact function is not known, but they survive to some extent on the ground floor but have been largely removed from the upper floor, except for their upper parts. To link all these rooms together on the upper floor it is apparent that the L-shaped passageway must also have been in existence in some form at this time. This means that the back hall must also have existed downstairs and that this would also have incorporated an extension on the north which is marked as the location of a stairwell on the mason's plans of 1954. This presumably is the original location of the servant's stairs, and presumably the servant's bedrooms may have initially been located in the rooms at the very north of the house on the west side. Centrally on the north side of the house there would have been a kitchen, to account for the misalignment of the fireplace and chimney it is possible that the fireplace was once extremely large (perhaps medieval or early post-medieval in style). The original owner was a butcher and it is noted that he could carry out his trade on the premises. To the east of the kitchen it is suggested that there were originally three rooms of which two would have been single storey. The scullery or wet room lay at the south end, while to the north of this there are two rooms, one with no light but possibly access to a chimney (a smokery), and the other with only two small windows through which very little light could be passed through (a cold room). There were probably two remaining rooms on the first floor, a room

above the kitchen of an unknown original use and the dressing room that would have completed access into the bedroom. These suggestions are at present in keeping with a functional house with a front and back stairs and providing amenities alongside the kitchen that would have enabled the butchery trade to have been carried out. The caveat here is that James Ryman did not demolish the whole house.

Phase 2 of post-1846 would have coincided with the property being purchased by the art dealer Ryman. He is known to have had a considerable amount of work carried out on the property. It is perhaps possible to wonder if Ryman was actually responsible for some of the elaborate decoration of the exterior and that the front and west side of the property were embellished at this date. What one can perhaps assume at this time is that the tower was probably added at this time. It is feasible to assume that the requirements of a butchers business were not that of an art dealer and that once Ryman acquired this building certain structures had outlived their usefulness. There are also problems with the drafting of the kitchen chimney and the erection of the tower, due to air flow and draft. It is suggested, therefore, that the tower was added to a single storey building at this time (late 1840s to early 1850s). The reason for this is the practical purpose of the tower. Architecturally it became fashionable in the Victorian period to add towers as decoration to properties for example Osborne House (built 1845-51). Osborne House is Italianate with two campanile structures. There is also perhaps a practical use for the addition of a tower. The 1954 plans and sections note the addition of a new water cistern on the open flat back part of the property. The low hipped roof and the exposed tank are not ideal places to locate a water tank or cistern, but the tower is such a location where one could be placed. If we note where the bathroom and toilet facilities are located in the old property it is apparent that they are in the vicinity of the tower. There is also with the placement of a toilet in the tower the ability to pipe water to the second floor of the tower. The use of raised water tanks is first noted architecturally in *c.* 1850 in New York, where it was designed to be a feeder tank and stabilise the flow of water through the tower blocks. One problem with this suggestion is that Fasnacht (1977, 78) states that the house managed with wells, and no doubt plenty of servants until 1913. Water seems to have been piped into commercial properties at an early date in Summertown about 1840, while many of the large houses started to obtain water piped from a mains source from 1880. This leaves the situation rather ambiguous and one has to presume that the tower was initially for show, but could have had a later use. There is perhaps the possibility that water was pumped from the well.

The first series Ordnance Survey map shows the buildings extending from the northwest wing to the boundary fence, and then a further set of buildings running along the boundary, and possibly a further building set alone. These buildings may all be part of the considerable development of the 1840s as there are no indications of them on the map of 1832.

The plan of 1877 on the first series Ordnance Survey map shows the basic shape of the house as being completed. There are two features to note on the 1877 plan. The first of these is that the northeast wing has two lines on its west side; possibly discerning the narrower build of the first floor room and the raised platform to the standing column or pillar. The second is that there is no veranda shown on the west

side of the house. This means that the two following descriptions probably relate to Phase 3 activity of 1877-99.

The stairs to the second floor of the tower appear to have a showy gable type façade, which would imply that it was meant to be more visible than it is at present. There is also a butt joint in the stonework between the tower and the second storey addition to the north. The second storey extension has no elaborate cornice, but only lead sheeting, and is thus considered a later addition. The limestone is also a different colour to that used in the other work, which is most notable to the rear of the building and the gable over the kitchen. The limestone colour indicates that the gable was possibly also replaced at this time. There are the remains of a corbel band on the rear part of the building that is also indicative of the darker limestone being a later replacement.

The veranda is also not on the first series Ordnance Survey map, but is on the second series Ordnance Survey map of 1899, it can be surmised that this is also part of a Phase 3 addition. Of the outbuildings it can also be noted that there is a new mark where the vinery was labelled up on the 1954 plan. It is highly likely that this feature was also an addition of the Phase 3 development.

The removal of the west kitchen wall and the re-arrangement of the kitchen and scullery have to be dated by the insertion of the long narrow metal posts. The insertion of these round posts was a feature of the alteration of shop fronts towards the later part of the Victorian period and into the Edwardian period, when the main structural components were taken out and cylindrical posts inserted to support the weight of the structure.

Phase 4 of 1926 saw the construction of a garage, which does not concern the area of the surviving building. The plans have not been seen.

A wall has been removed from the northwest room of the building at sometime before 1954, but the date of its removal is unknown.

There are a number of alterations noted on the 1954 plans and all subsequent alterations are noted as part of Phase 5 (1954 and after). The south faced remained unaltered. Alterations were made to the north side of the west façade. Alterations were made on the east façade to the windows and doors at ground level, their execution is good as without a plan this would not be expected. Alterations are also noted on the north façade where windows were altered on the ground floor, and the walls have been extended and built in certain places (it is notable where rendered and not using stone). Internally it is known that the doors were altered into what became the bar, and that the fireplace and chimney breast were removed. In the northwest part of the building it is apparent that the floor level has been dropped at the very rear of the building and that some of the walls have been removed. The plans of 1954 indicate a possible corner flue or chimney and there is a further chimney breast removed backing onto that in the front room. The plans of 1954 also indicate the removal of the back stairs and some walls in this area. A new wall has been inserted dividing the kitchen and a larger opening inserted in the wall between the back hall and kitchen. The new backstairs have been added on the east side of the building, the wall at the

base of the tower blocked. Alterations have been made in the east part of the building, inserting new walls and toilet facilities.

Listed Status

The building is at present is not a listed structure, but this is not to say that it contains a number of pleasing architectural details in both ashlar stone and plaster. The building is also not included in a conservation area. However, the building does receive a distinction in the VCH (1979, `181-259) and in the Oxfordshire part of the Buildings of England Series (Sherwood and Pevsner 1974, 333). This indicates that the building has already been noted for its architectural significance nationally. Fasnacht (1977, 54-55, 78) information is contradictory in that in 1832 Badcock did not rate the building that highly, but the interpretation from the later part of the 19th century and early 20th century was that it was arguably the most important structure in Summertown.

Historic and Architectural Assessment

The building does contain externally and internally some noted and pleasing architectural features. Historically it was one of a number of villas built in the Summertown area, along with Summertown House, and Summertown Villa. A number of the larger villas have been demolished in the area, and so the numbers surviving representing this phase of Summertown's history is diminishing. One survival is Summertown House in Apsley Road which is a Grade II listed building scheduled in 1972 (EHIDN 245289: SP 50428 09847).

5 DISCUSSION

5.1 The Archaeological Potential of the Site *(By David Gilbert)*

The building itself is highly ornate externally and internally with elaborate moulded ceilings; it has lost all but one of its fireplaces, but retains other features. Some of the internal detail may be post-1823, but most is carried out in a 19th century design, which is sympathetic to the original construction. The external appearance has led to the structure being noted or mentioned in two historical and architectural studies that form part of a national overview of the development of England (VCH and Sherwood and Pevsner).

For below ground archaeological remains the potential for Palaeolithic remains must be considered moderate to good with the possibility of deposits related to the nationally significant Wolvercote Channel Deposits, situated to the north. Features associated with locally significant Roman settlement of the area also have a moderate chance of being present within the development area.

Such deposits and features may have been already impacted upon by the initial construction of the building and its cellar, however depending on the depth of foundations and stratigraphic sequence in the area pockets or intact layers could remain undisturbed. The proposed demolition of buildings foundations and the

building of new foundations, basements or new service trenches could impact upon any surviving deposits.

While the records would suggest that there is a relatively low potential for buried archaeological remains of other periods within the development area this may be due to lack of fieldwork conducted in the area.

5.2 The Impact of Previous Development on Potential Archaeological Remains *(By Stephen Yeates)*

Davis of Lewknor's map of 1797 indicates that any earlier archaeology on the site, for which there are varying degrees of potential from high to low, were degraded in the medieval and post-medieval period by ploughing. The ridge and furrow are marked here as running in a general north to south direction.

The land is not known to have been built on first in 1823 when Summer Hill Villa was constructed. This structure has a basement covering about a quarter of the old building. Further building activity occurred in this local in the 19th century as the house expanded and into the early 20th century. At this time formal gardens were laid out across the site. The impact of the garden could be minimal except where there was the spread of tree roots.

The building was expanded in the 1950s and subsequent to this when the structure was taken over as the Masonic Lodge. This saw a large development, which seriously degraded if not destroyed much of the archaeology across the northern part of the proposal site.

5.3 The Impact of the Proposal Area on Heritage Assets *(By Stephen Yeates)*

The current proposal will see the retention of the old 1823 building and the removal of the additional structures that were added in the 1950s. The 1950s structure will be replaced with a building of a similar size. To the south of the current building a new structure will be placed in an area used previously for car parking. The removal of the 1950s structure and the insertion of a new building will cause disturbance and in some places removal of the gravel and sand deposits.

The Palaeolithic deposits in the North Oxford gravel terraces are considered to be deposits of a national importance. Unless archaeology is carried out it is not known if this material extends onto the site. Frequently evaluations only extend down to the natural, by inference this would imply to the top of the sand. However, Palaeolithic deposits could be located within the sand deposits.

Though a number of listed buildings were noted in the study area it can be stated that there will probably be little visual impact on them. The Buildings of England and VCH both make a case for the significance of the Italianate Villa of Summer Hill House as an important Summertown structure and a structure that is described architecturally in a national survey. Other listed structures in the area are not necessarily described in these reports. This means although at least locally important the structure may also be considered to have a national importance. The building is on

the proposal site and thus any alterations will have a physical and a visual impact on the building.

6 CONCLUSION (*By Stephen Yeates*)

It is important to note that even though the old building has or may not been listed, that it has been noted as a significant architectural building in the area in two important national studies (the VCH and the *Buildings of England Series*). Historically Fasnacht (1977, 78) described this as arguably the most important building in Summertown, due to its association with the Ryman's. The Ryman's not only built up a large estate in Summertown but also controlled that estate from Summerhill. This building is a heritage asset.

Historically and architecturally it is regarded as a structure that was constructed in 1823. The main outline as it survives was probably in place by that date. Further work is known to have taken place in the 1840s when the building was transformed from a structure designed for a person to work in the building trade, for an art connoisseur and dealer. The tower was probably added at this time. There were probably further additions in the last two centuries of the 19th century, which are possibly discernible through the first and second series Ordnance Survey maps. Building work is known to have been carried out on the site in 1926, but it was possible that none of this affected the main building at that time. Major internal alterations have taken place with the removal of fireplaces and chimneybreasts, the original backstairs, besides the alteration of a number of windows on the east and north facades.

The proposals are for the removal and reconstruction of the 1950s addition on the west side of the old house. There will also be the construction of a further building to the south of the current structure and its replacement. This means that there will be disturbance and removal of part of the river terraces.

There is a moderate to good possibility of below ground Palaeolithic deposits of national significance being present in the area. Other archaeological material has been found in the local vicinity of Roman and Iron Age date that may indicate a possibility that features of these dates may be located in the area. The Banbury Road is regarded from historical sources to be the location of a stoned Roman Road, which potentially follows the course of an earlier track or runs adjacent to one. This implies that the areas along the side of the road again have the potential for activity from these periods.

7 BIBLIOGRAPHY

7.1 Books and Documents

Anon. 1949 Lodge History Pamphlets: Bertie Lodge no.1515, Oxford: A T Broom and Son

Beckley, R. & Radford, D. 2011a Oxford Archaeological Plan: Resource Assessment 2011: Palaeolithic to Mesolithic - Draft

Beckley, R. & Radford, D. 2011b Oxford Archaeological Plan: Resource Assessment 2011: Neolithic to Bronze Age - Draft

Beckley, R. & Radford, D. 2011c Oxford Archaeological Plan: Resource Assessment 2011: Iron Age - Draft

Beckley, R. & Radford, D. 2011d Oxford Archaeological Plan: Resource Assessment 2011: Roman Oxford - Draft

Beckley, R. & Radford, D. 2011e Oxford Archaeological Plan: Resource Assessment 2011: The Anglo-Saxon and Scandinavian Period - Draft

Department for Communities and Local Government 2012 *The National Planning Policy Framework*

Fasnacht, R 1977 *Summertown since 1820*, Oxford: Saint Michael's

Gelling, M. 1953 *The Place-names of Oxfordshire – part 1*, Cambridge: Cambridge University Press

Gelling, M. 1954 *The Place-names of Oxfordshire – part 2*, Cambridge: Cambridge University Press

Institute for Archaeologists 2010 *Standard and Guidance for archaeological desk based assessment. – Working Draft*

Morris, J. 1978 *The Domesday Book: Oxfordshire*, Chichester: Phillimore

Sodan, I and Thompson, P 2014 *Summer Fields School, Mayfield Road, Desk-Based Assessment*, Archaeology Warwickshire Report 1442

Sherwood, J. & Pevsner, N. 1974 *The Buildings of England: Oxfordshire*. London: Penguin

Sturdy, D, 2004 *Historic Oxford*. Stroud: Tempus

VCH 1979 *A History of the County of Oxford: Volume 4: The City of Oxford*, Oxford: Institute of Historical Research London / Oxford University Press

VCH 1990 *A History of the County of Oxford: Volume 12: Wootton Hundred (South) including Woodstock*, Oxford: Institute of Historical Research London / Oxford University Press

7.2 Historic Maps

Oxford Liberty Map c 1750 (VCH 1979)

Wolvercote Parish 1765 (VCH 1990)

CP/103/M/1 1767 Jefferys' Map

CH.XX/2 1797 Davis of Lewknor's map

CH.XXIII/12 1805 Cary's Map

P350/M/1 1804 Smith's Map

Cat. No. SC 68 1821 Sale Catalogue plan

P345/M/1 1824 Bryant's map

QS/D/A/vol E c 1832 Inclosure Maps of Saint Giles (Plan A and Plan C)

CH.XLVII/1 1834 OS map

CH.XXIV/4 c 1850 OS map

1:2,500 OS Map 1876 (Oxon 33.6, Oxon 33.7)

1:2,500 OS Map 1899 (Oxon 33.6, Oxon 33.7)

1:2,500 OS Map 1914 (Oxon 33.6)

1:2,500 OS Map 1921 (Oxon 33.7)

1:2,500 OS Map 1937

1:2,500 OS Map 1957

7.3 Gazetteer of Historic Environment Data

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Palaeolithic	808-MOX10002	450900	209300	Lonsdale Road: Palaeolithic hand axe
2	Palaeolithic	14271-MOX10054	450740	209940	Cavendish Road: Palaeolithic hand axe
3	Palaeolithic	6783-MOX11995	450200	209900	Davenant Road: Flint flakes of a palaeolithic date
4	Palaeolithic	NMR 338786	450300	210000	Wolvercote Gravels: Two further hand axes
5	Palaeolithic	3577-MOX9935	451000	209290	Lonsdae Road: Palaeolithic implement
6	Palaeolithic	3674-MOX9958	450600	209000	Summertown: Palaeolithic implement
7	Prehistoric	NMR 338435	450600	209800	Cotteslowe: Residual flint of a Mesolithic to Bronze Age ditch in Roman pits
8	Late Prehistoric		451180	209240	Summer Fields School: Large circular feature believed to be a ring ditch
9	Late Prehistoric		451250	209220	Summer Fields School: Small circular feature believed to be a ring ditch or a round house
10	Undated		451070	209100	Summer Fields School: Sinuous enclosure ditch
11	Undated		451040	209140	Summer Fields School: Straight sided enclosure with ring
12	Undated		451040	208930	Summer Fields School: Series of linear features
13	Iron Age	26007-MOX23117	450478	209406	Walled Garden, Middleway: Ditch or pit, gully and an area of hard standing associated with Iron Age settlement
14	Roman		450550	209720	Banbury Road: This was recorded as the Port Street in 1004, a recognised name associated with Roman metalled roads
15	Roman	NMR 338435	450600	209800	Cotteslowe: Refuse pits associated with 1st-2nd century material
16	Roman	14271-MOX10054	450740	209940	Cotteslowe: Roman pottery scatter
17	Roman	26007-MOX23117	450478	209406	Walled Garden, Middleway: Roman ground surface cut by a Roman ditch, post structures, gullies, pits and ditches
18	Roman	26458-MOX23893	450430	209120	274-276 Woodstock Road: Roman postholes
19	Roman	3572-MOX9931	450100	209980	Davenant Road: Roman coins were recovered
20	Early Medieval	6218-MOX9984	450950	209100	Summer Fields School: Early medieval artefacts including a shield boss, shield grip, knife and spear were uncovered in the vicinity where human remains were also noted
21	Early Medieval	14271-MOX10054	450740	209940	Cotteslowe: A single sherd of later early medieval pottery
22	Medieval		451300	209140	Summer Fields School: Medieval ridge and furrow
23	Industrial	27348-MOX15009	450560	209090	Northern House, South Parade: A listed building constructed 1824

24	Industrial	26977-MOX15255	450391	209700	Field House: A listed building originally constructed in 1830
25	Industrial	27399-MOX15505	450446	209438	The Lodge, Woodstock Road: a listed building constructed c 1830
26	Industrial	27400-MOX15506	450473	209425	The Lodge: Gate Piers of c 1830
27	Industrial	27401-MOX15507	450313	209338	The Lodge: Gate Piers of c 1830
28	Industrial	26884-MOX15527	450718	209267	275-277 Banbury Road: Listed building of 1831
29	Industrial	NMR 338247	450460	209320	302 Woodstock Road: Reconstructed archway of the 12th-14th centuries from Beaumont Palace. Reconstructed in 1831
30	Industrial	6781-MOX9997	450420	209840	Summertown House: A listed building of the early to mid 19th century
31	Industrial		450622	209540	Summer Hill Villa: An Italianate villa described by Sherwood and Pevsner, and thus of at least local importance if not national. The earliest phase is c 1830
32	Undated		451000	209100	Summer Fields School: The remains of a ditch on aerial photographs interpreted as the ha-ha that was backfilled in 1948
33	Industrial	6724-MOX9995	450620	209160	Congregational Chapel, Middle Way: A listed structure that was built in 1843
34	Industrial	11445-MOX10047	450600	209130	Nonconformist Chapel, Middle Way: A grade II listed building that was out of use by 1859 and transformed into a private house
35	Industrial	1003-MOX9921	450800	209170	Summertown Congregational Church, Banbury Road: A grade II listed building on the OS maps of 1880s
36	Modern	27132-MOX15791	450845	209269	Saint Michael and All Angels, Lonsdale Road: A listed building
37	Modern	27402-MOX15495	450218	209601	Saint Gregory and saint Augustine Roman Catholic Church, Woodstock Road: A grade II listed building
38	Prehistoric		450320	209640	Hoarstone Close: The name refers to a boundary stone and is of an Old English origin. Often these stones were of a prehistoric origin and simply re-named for their modern use
39	Post-Medieval		450900	208860	Diamond House: The house is the only settlement marked along the Banbury Road on 18th century maps. It thus indicates an area of settlement that is at least of that century but likely earlier. In its later period the building was used as a public house