

JOHN MOORE HERITAGE SERVICES

**HISTORIC BUILDING RECORDING**

**ON**

**1 BEARGARDEN ROAD, BANBURY**

**NGR SP 45166 40145**

*On behalf of*

*Alex Osborne*

*Digi Design Co Architecture Ltd*

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# 1 Beargarden Road, Banbury

## *Building Assessment*

### **SUMMARY**

*John Moore Heritage Services were requested to carry out building recording of 1 Beargarden Road, Banbury (SP 45166 40145). The structure is an industrial unit along that road. The structure was constructed c 1850, and is of one phase with a number of later rebuilds and alterations. The limited references found covering its purpose is that it was once owned by a cabinetmaker. This may explain the large openings that once existed on the southwest roadside of the building.*

## **1 INTRODUCTION**

### **1.1 Location**

The proposal site is located at 1 Beargarden Road in the southwest part of Banbury, Oxfordshire (SP 45166 40145). Banbury is an historic parish initially located partially in the historic county of Oxfordshire, but with lesser parts in the historic county of Northamptonshire. The town and parish were located in the historic Hundred of Banbury. The town now lies in Cherwell District Council.

The site on the southwest fronts Beargarden Road. On the northwest and northeast it backs onto residential gardens. On the southeast it adjoins a further building.

The site is located on a northwest facing slope between 110-115m Ordnance Datum.

The underlying geology is Charmouth Mudstone Formation, which is a mudstone sedimentary bedrock that was formed 190 to 202 million years ago in the Jurassic period.

### **1.2 Commission**

Permission for demolition was granted by Cherwell District Council with a condition requiring full recording before demolition.

### **1.3 Aim of Investigation**

The aim of the investigation was to create a record of the building as it stands and to ascertain its use as an industrial premise.

## **2 BACKGROUND**

### **2.1 Designations**

The building is not listed.

### **2.2 History of Development**

The name Banbury first survives as a written name in the Domesday Book of 1086 as Banesberie, with variations after this for example Banneberia in 1109 (Gelling 1953, 411-2). The name has been interpreted as having an etymology of \**Ban(n)a's burh*, the prefix considered to be a personal name related also to the Norfolk place-name Banningham, and the latter part of the name referring to a fortification or fort. No firm archaeological evidence has yet been found for the fortification. Topographically one would expect the fortification to be

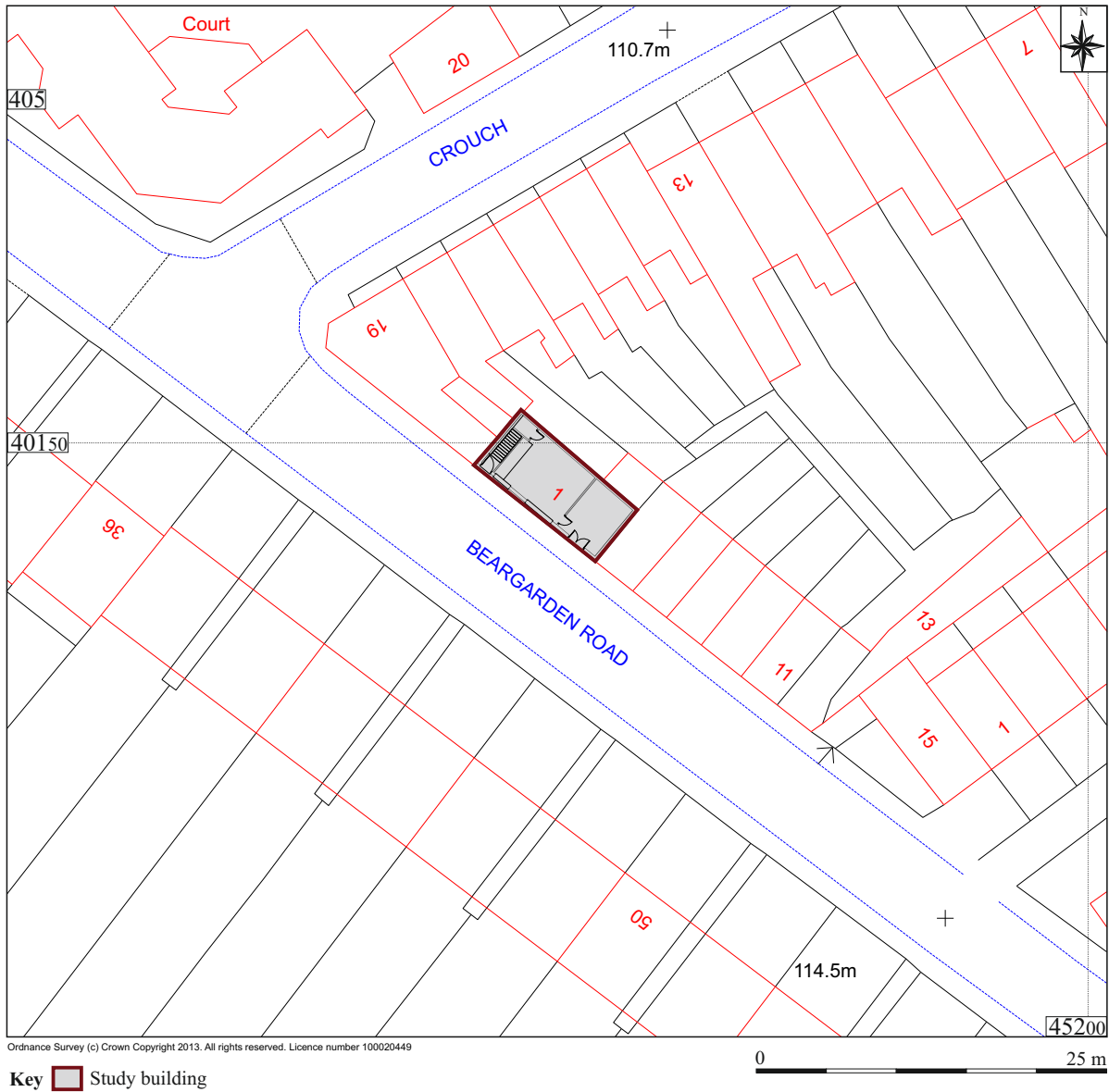
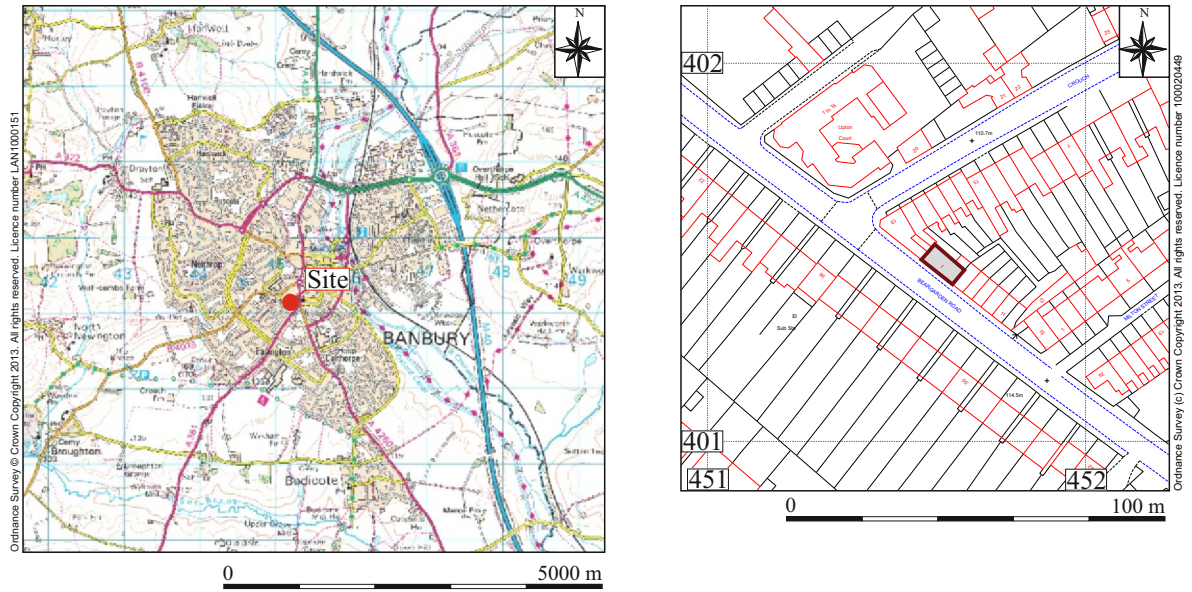


Figure 1. Site location

located on the ridge where the church was located near the high point of the town.

The manor of Banbury in 1086 was held by the Bishop of Lincoln and contained 50 hides (Morris 1978, 6.4), of which 33 1/3 were held by the villagers. The details provided in the Book of Winchester state that there were 76 villagers, 17 smallholders, 14 slaves, 3 mills, and pasture land 3 furlongs x 2 furlongs.

From this early reference it is apparent that Banbury was the head of a large administrative estate belonging to the Bishop of Lincoln (VCH 1972, 5-18). There is an assumption that the manor prior to 1070, the date at which the See transferred its *cathedra* to Lincoln, may have been with Dorchester. There is an assumption that Banbury was developed to oversee the manors of the Bishop of Lincoln in Oxfordshire as in 1279 the Hundred of Thame and Fee of Dorchester were held as part of the Barony of Banbury. The main manor remained with the Bishop until the Banbury Estate was sold to the Duke of Somerset in 1547 (VCH 1972, 42-9); who in 1550 granted it to John Dudley the Earl of Warwick. In 1551 the manor was granted to the Crown.

The pre-Norman vill is considered to have been located along the Calthorpe Lane and around the old church (VCH 1972, 18-28). In 1123-48 the castle was built. In 1167 the first reference to a borough is encountered and by 1200 the borough had been built between the church and the river. From the 12<sup>th</sup> to the 16<sup>th</sup> century Banbury was a small seigneurial borough, and from 1554-1885 a parliamentary borough (VCH 1972, 5-18). The settlement operated as a small market town from the 16<sup>th</sup> to the 19<sup>th</sup> century.

Surviving maps of Banbury commence in the later part of the 18<sup>th</sup> century. Jefferys map (Fig. 2) dated 1767 (ORO CP/103/M/1) shows a church in an island surrounded by roads around most of the sides of which has buildings facing out on to the roads. The map shows the location of Beargarden Road but it doesn't show any buildings along its course. The Davis map of 1793 (ORO 942/33 DAV) appears to show the line of the road as a field boundary, perhaps implying that the road is a field track at this point. There are no buildings

The Bryant map of 1824 shows this part of Banbury in the same vein, but for the first time shows the proper line of the Beargarden road. The eastern side of the road is drawn as a thicker black line, making some designation but probably not buildings.

The maps of 1832 (ORO CH CXII/4), 1833 (ORO CH XXIV/72), and 1838 (ORO PAR21/17/M-1) show the location of the road but make no note of any building along it. The Tithe Map of 1852 (ORO 30/M) shows Banbury in some detail, with Beargarden Road flanked on the eastern side by a series of plots of land, but the building is not marked (Fig. 3).

The map of 1853 by Davis and Davids (ORO L XVII/i/1) is as detailed as the parish map (Fig. 4). It shows a number of structures and plots of building land on the eastern side of Beargarden Road. There are two industrial buildings marked in the location of 1 Beargarden, which appear to be part of the property of the end terrace house in Crouch Street. The Stones map of 1861 (ORO CH XXIV/22) also shows structures on the east side of Beargarden Road. These imply that the structure may date in its origins to c 1850.

The building is also shown on the first series Ordnance Survey map of 1882 (Fig. 5), and the subsequent second and third series maps (Figs. 6-7).



Figure 2. Jefferys Map, 1767 (ORO CP/103/M/1)

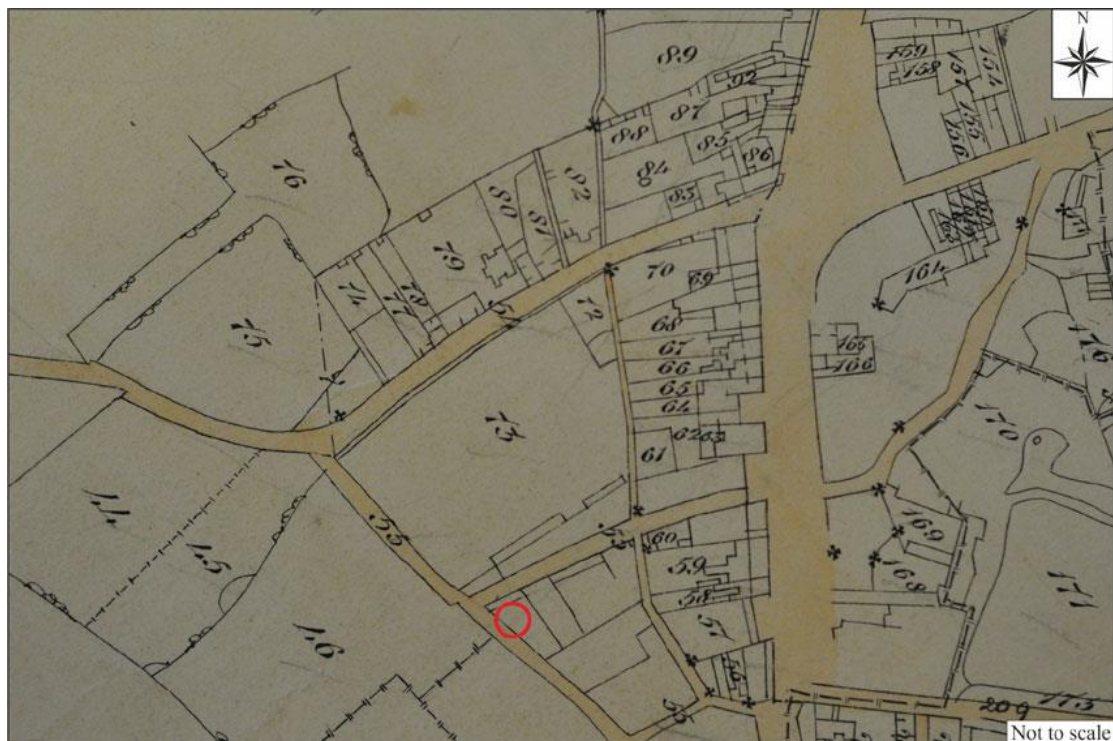


Figure 3. Tithe Map, 1852 (ORO 30/M)

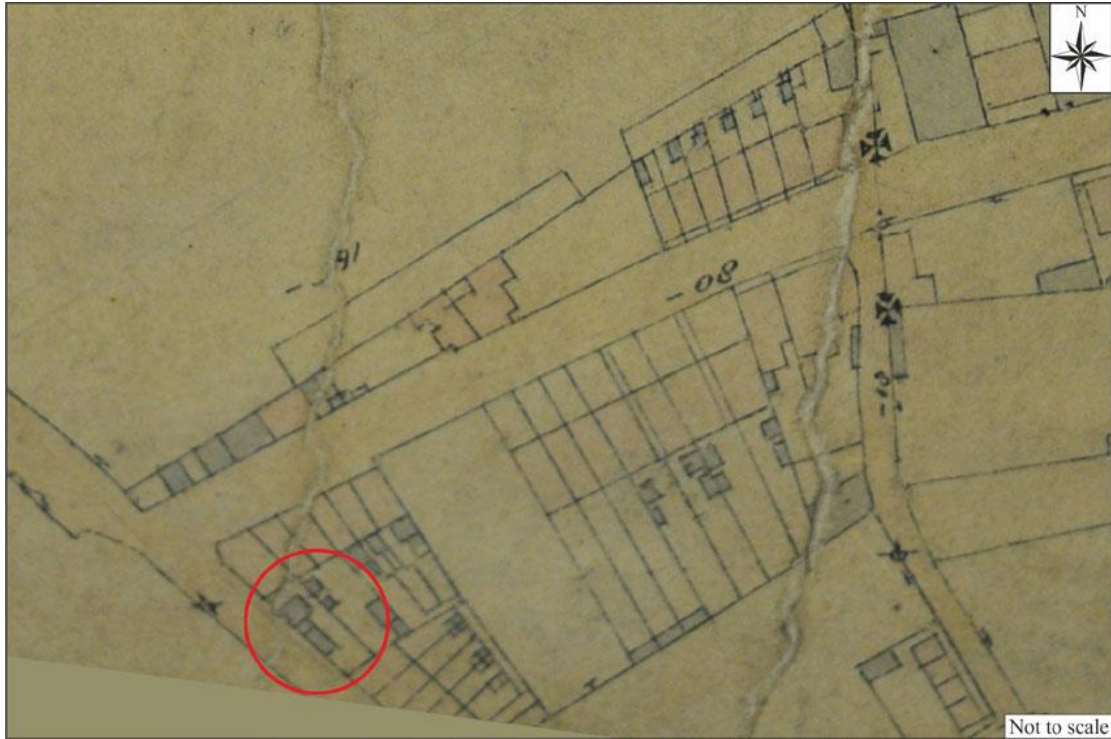


Figure 4. Davis and Davids Map, 1853 (ORO L XVII/i/1)

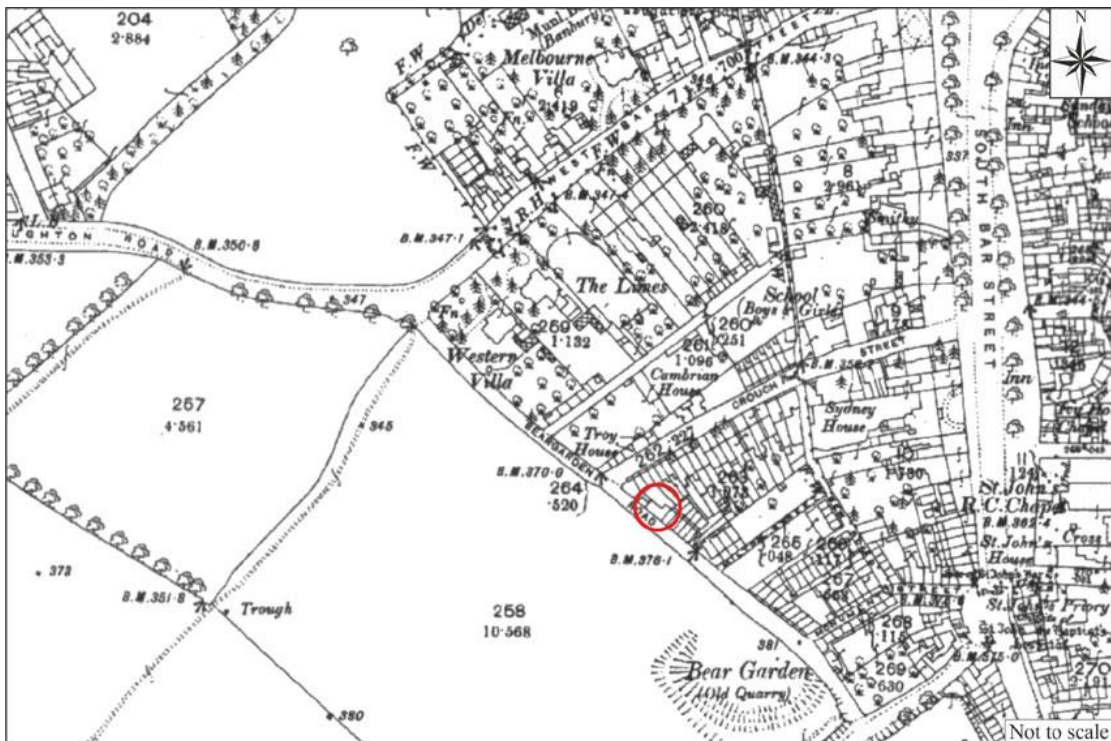


Figure 5. Ordnance Survey Map, First Edition 1882 (Sheet V, 12)



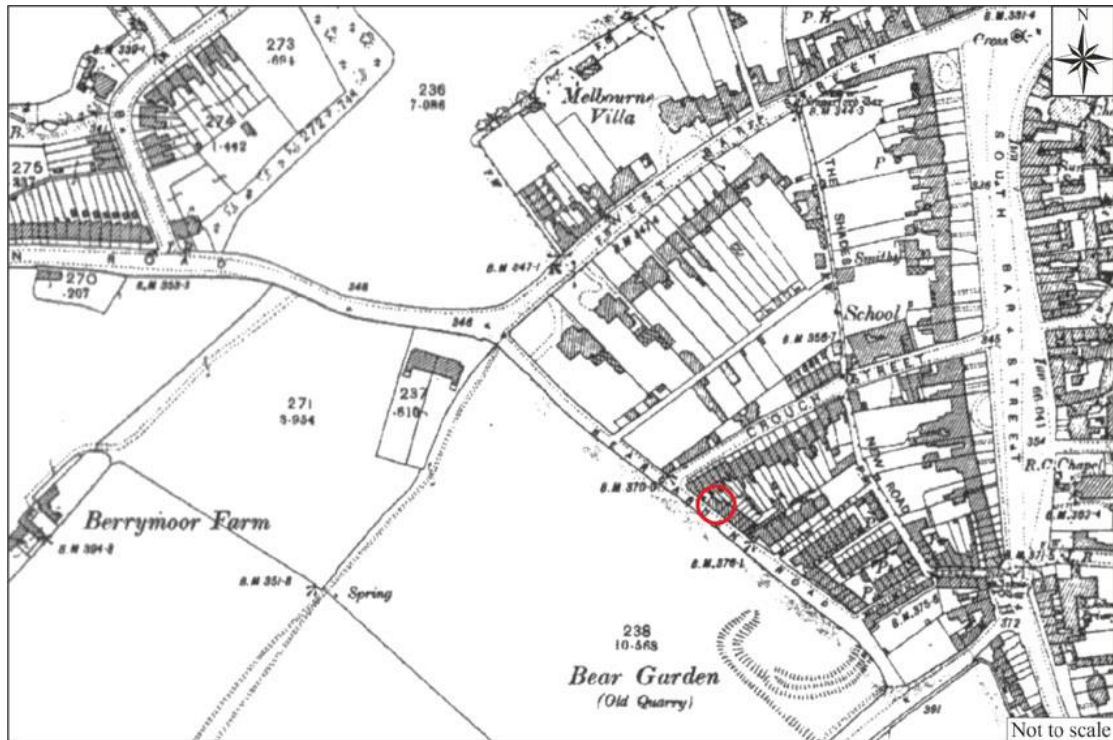


Figure 6. Ordnance Survey Map, Second Edition (Sheet V, 12)



Figure 7. Ordnance Survey Map, Edition of 1922 (Sheet V, 12)

Kelly's Directories were also searched for the years 1887, 1918, 1931 and other years, but it was only for 1939 that reference to an industrial property was found in Beargarden Road. The person that it was registered to at that time was a Mr J E Humphris and the listed occupation a

cabinetmaker. The reason that it may be so infrequently listed is that it lies in the back garden of the dwelling on Crouch Street. This implies that the building was either a cabinetmakers workshop or store and would also explain why there were large opening doors on both ground and first floor or loft so that the furniture could be easily moved in and out of the building.

### **3 DESCRIPTION OF 1 BEARGARDEN ROAD**

#### **3.1 Introduction and General Description**

The building as it stands at present is a rectangular brick structure, two stories high, showing several alterations on the main façade.

#### **3.2 The Main Façade**

The front, south-western façade consists of two stories, is asymmetric with three bays and shows a series of alterations built in different brick bonds (Fig. 9, Plate 1).

The original red brick wall is built in English Garden Wall bond with a row of headers every 5<sup>th</sup> course. It is preserved in the north-western bay in both the ground and the upper floors and in the upper floor of the south-eastern bay, but has completely disappeared in the central bay due to later alterations.

The ground floor has in the north-western bay a wooden panel door with a very flat wooden lintel; this door gives access to the upper floor. To its right there is a square window with a similar wooden lintel, later replaced by a wider one. The upper floor has a single window with no visible lintel.

The central bay has had major alteration; the original wall was entirely replaced, as was the original ground floor opening. This part of the façade was altered twice: the opening on the ground floor, now consists of a high wide window with a wooden lintel, replaces an older door opening. Above the south-eastern end of the window there is a segmental arch built of two rows of soldier bricks belonging to a door of the previous building phase. The opening was blocked with brickwork at a first stage and then altered again to fit the current high window. This later wall is built in English Garden Wall bond with a row of headers every 5<sup>th</sup> course as the older one, but the header courses are not in line with the older ones. The north-western end of the high window has a metal hood on console brackets. The upper floor has a single large opening, occupied by a balcony door and a window.

The ground floor of the south-eastern bay has a door, later in date than the original, with a wider opening. The door is surmounted by a wooden lintel spanning across the entire width of the older opening, the gap is in-filled by English Garden Wall bond bricks. The upper floor has a single square window, with a concrete windowsill.

The building is covered by a gable roof of black slate.

#### **3.3 The North-western Façade**

The northern gable wall is built of bricks in a Stretcher bond pattern (Fig. 9, Plate 2). This side of the building does not have any openings. The western section of the façade shows traces of a removed chimney, and in the western corner a later replacement of the brickwork is visible.



Plate 1. South-western Façade



Plate 2. View from the west corner



Plate 3. North-eastern Façade

### **3.4 The North-eastern Façade**

This façade preserves the original brickwork, built in English Garden Wall bond with a row of headers every 5<sup>th</sup> course (Fig. 9, Plate 3). This side of the building does not have any openings. There are the remains of a lateral chimney.

### **3.5 The South-eastern Façade**

The building is butted up against the next and therefore this façade is not visible.

### **3.6 The Ground Floor**

The main door gives access to a single room occupying the entire extent of the building. It was later divided into two rooms by a partition built in light materials (wooden frame and panels) running east-west (Fig. 8). The smaller, southern room has the main door on its western wall, while the larger, northern one has the high, wide window on its western wall. Both rooms have a false ceiling built of plasterboard.

The straight staircase leading to the upper floor, accessible only through the secondary northwest door, occupies the north end of the building. In the north-eastern corner is a small square cupboard.

### **3.7 The Upper Floor**

The first floor is accessible through a straight flight of stairs from the north-western door on the ground floor (Fig. 8). The entire floor is occupied by a single room with three openings on the western wall: a square window at the southern end, a smaller rectangular window at the northern end and a balcony door and a window in the centre. The ceiling frame shows a number of later alterations, consisting of the replacement of beams and panels with some reused materials.

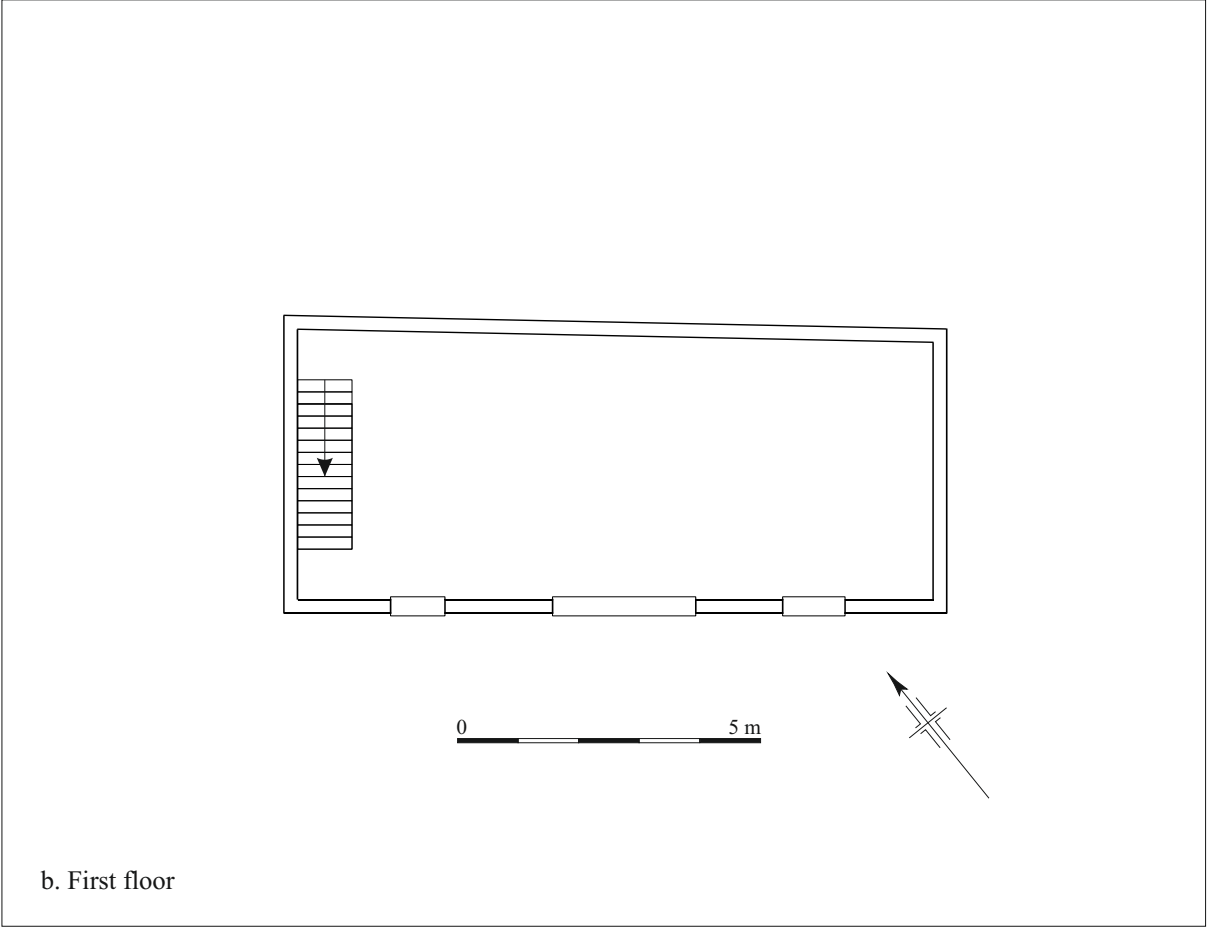
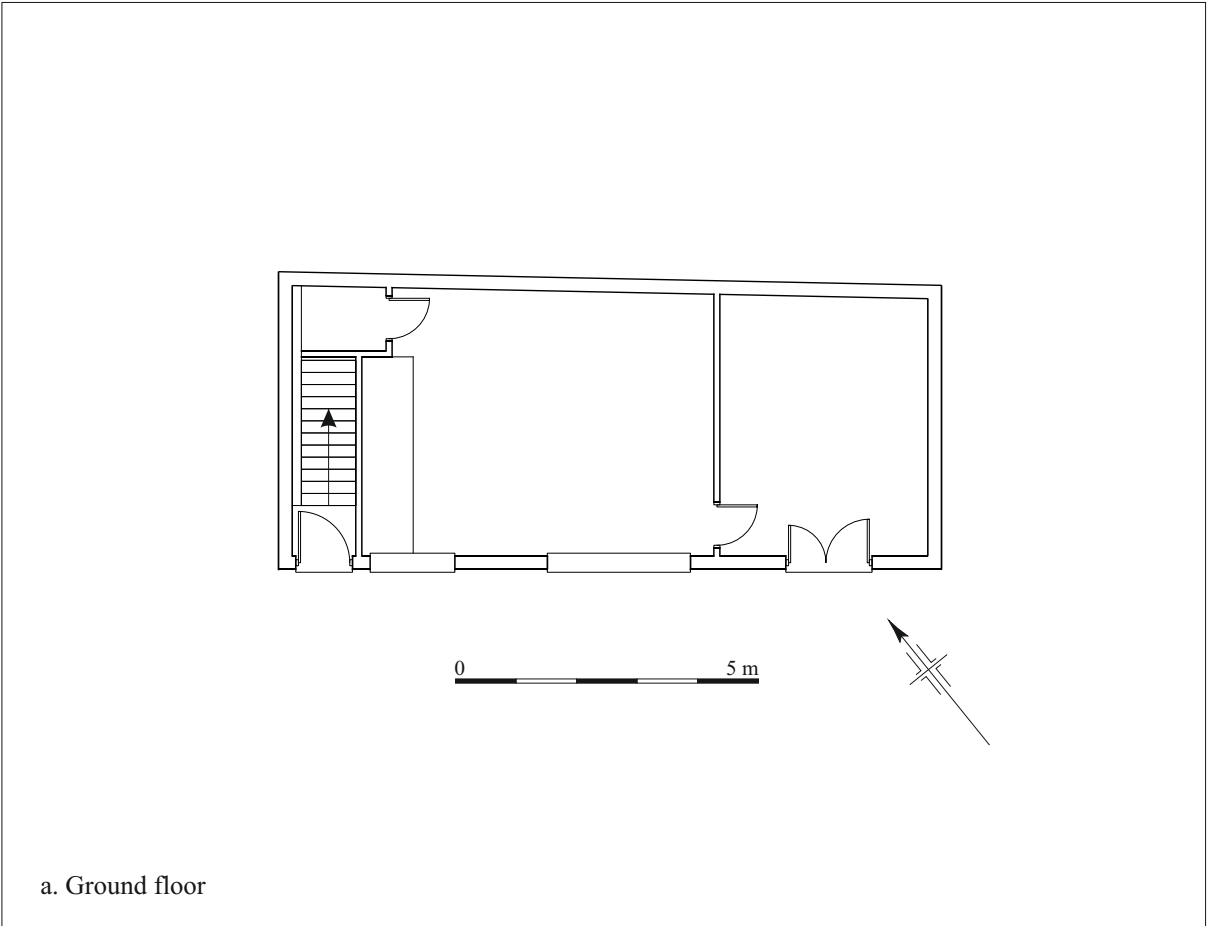


Figure 8. Plans



Figure 9. Elevations

## **4 ASSESSMENT**

### **4.1 Phases**

The structure is essentially of one phase, but has seen a considerable amount of alterations and rebuilds which could be interpreted as sub-phases. The building is potentially shown on maps from c 1850, but is probably late 19<sup>th</sup> century in origin if these buildings actually represent the properties alongside it.

### **4.2 Listed Status**

The building is not listed.

### **4.3 Historic and Architectural Assessment**

The building is of a mid or later 19<sup>th</sup> origin. The structure has very little architectural merit.

## **5 CONCLUSIONS**

The structure is an industrial building of the mid 19<sup>th</sup> century. It is essentially of one phase with a number of sub-phases (rebuilds of walls, in-filling windows and doors). Kelly's Directory for 1939 contains one reference to an industrial unit in Beargarden Road which was used by a cabinetmaker.

## **6 BIBLIOGRAPHY**

Gelling, M 1953 *The Place-names of Oxfordshire, Part I*, Cambridge: Cambridge University Press

Kelley's Directories for Oxfordshire (Various Years)

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

VCH 1972 *A History of the County of Oxford, volume 10: Banbury Hundred*, Oxford: Institute of Historic Research / Oxford University Press

### **Historic Maps**

ORO CP/103/M/1 1767 Jefferys' Map

ORO 942/33 DAV 1793 Davis' Map

1824 Bryant's Map

ORO CH CXII/4 1832 Map

ORO CH XXIV/72 1833 OS Map

ORO PAR21/17/M/1 1838 Map

ORO 30/M Tithe Map

ORO L XVII/i/1 1853 Davis and David's Map

ORO CH XXIV/22 1861 Stone's Map

OS Map 1882 First Series

OS Map 1900 Second Series

OS Map 1922 Third Series

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5<sup>th</sup> June 2013