

JOHN MOORE HERITAGE SERVICES

BUILDING ASSESSMENT

AND WATCHING BRIEF

ON

7 NORHAM GARDENS, OXFORD

NGR SP 51283 07389

On behalf of

Mr and Mrs Willetts c/o Riach Architects

AUGUST 2015

REPORT FOR Mr and Mrs Willetts
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SUMMARY

Riach Architects commissioned John Moore Heritages Services to carry out a photographic survey and assessment of the surviving Victorian structure at 7 Norham Gardens (NGR SP 51283 07389); and also a subsequent watching brief.

The building at 7 Norham Gardens is a Victorian town house, with initial phases in 1862. This is one of the earliest villas built on the new estate at Norham Gardens. There are some 6 recognisable major phases of the structure, of which the first two are the most significant, defining the houses form.

A watching brief at the house identified the remains of two wells probably of a date 1862 to 1885 and a wall probably of phase 2 and of part of a structure represented on the Ordnance Survey map of 1876.

1 INTRODUCTION

1.1 Location

The property is located at 7 Norham Gardens (NGR SP 51283 07389), which is bounded on the north side by Norham Gardens road, to the east and west there are domestic dwellings, while on the south the property fronts onto University Parks.

The property is located in what was the medieval parish of Saint Giles, which became a parish not long after 1133 (VCH 1979, 369-412). The parish was probably created from the early parochia centred on the minster complex underneath the college of Christ Church. The property is now located in Oxford City.

1.2 Commission

The report was investigated by David Shorrocks of Riach Architects at the behest of Mrs M and Mr D Willetts. The plans were passed under listed building consent 12/02637/LBD and planning application 12/02636/FUL.

1.3 Aims of Investigation

The aims of the investigation is stated in a brief of the City Archaeological Officer, David Radford, and explained in the Written Scheme of Investigation (WSI).

This states that the primary objectives are:

- To identify and record any significant internal features, fixtures and fittings belonging to the Victorian house that will be impacted by development. An annotated photographic record should be produced of the house interior.
- During ground work of new foundations the purpose is to identify any significant archaeological remains revealed, paying particular regard to the potential for prehistoric and Roman remains.

This is because the site is a listed building and also has the potential for significant archaeological remains. The method under which this is to be carried out is stated in the WSI.

2 BACKGROUND

2.1 Designations

The building known as 7 Norham Gardens became a grade II listed building in 2008 (EHBID 493695: SP 51283 07389). The listing is as followed, but is classed as a legacy listing, which has not been updated and is reliant on the account of Hinchcliffe (1992).

DATE: 1862. Extended 1867. Added conservatory. Minor service extensions of 1895.

ARCHITECT: William Wilkinson

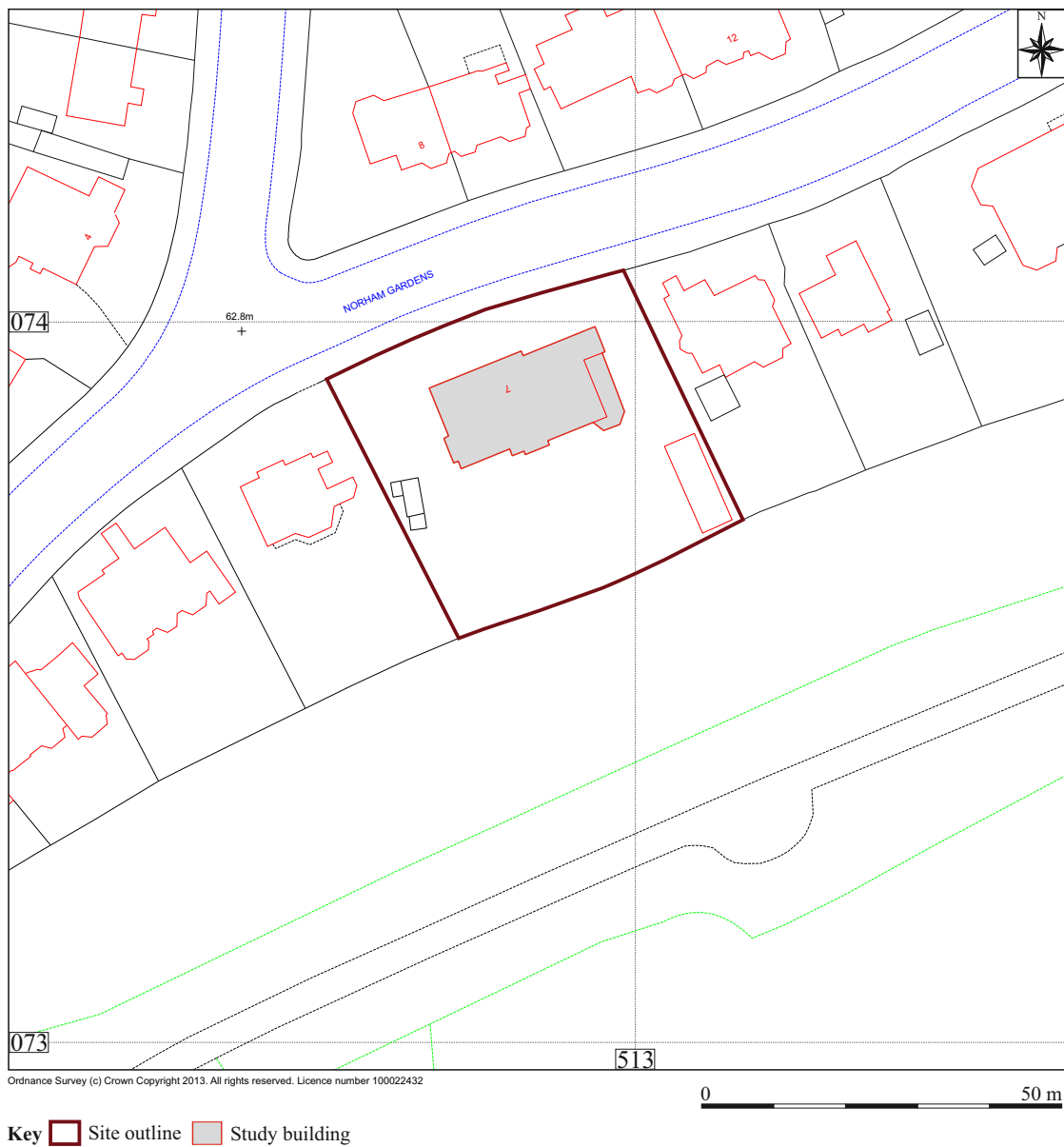
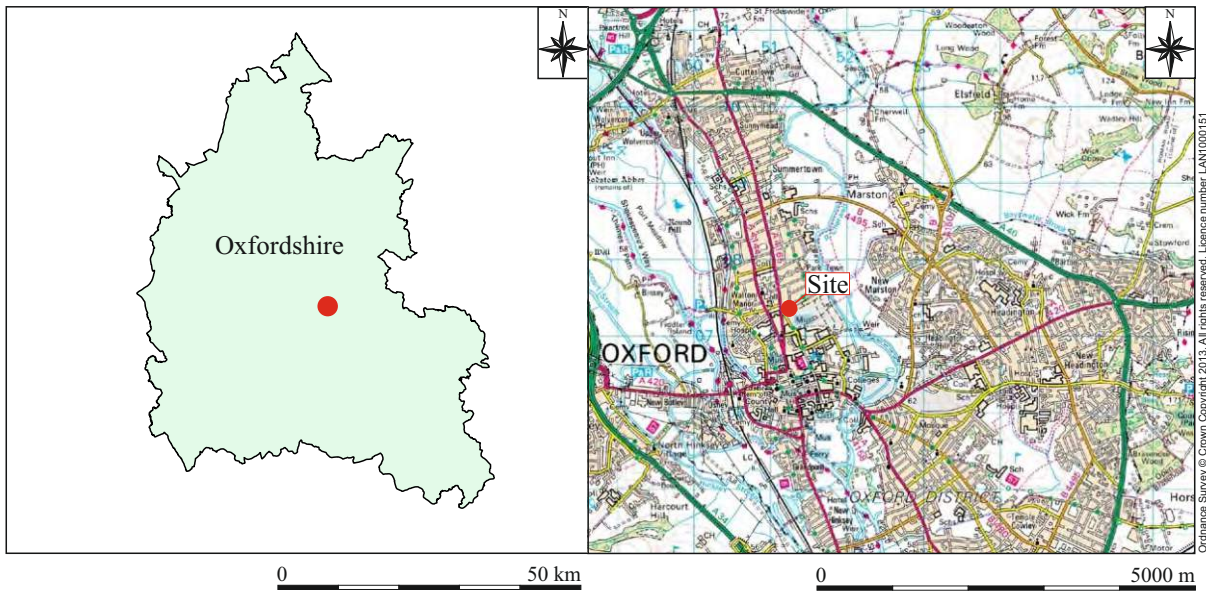


Figure 1: Site location

MATERIALS: Red brick in English bond; stone window dressings and copings; steeply pitched slate roofs; brick stacks with corbelled stone caps. In Tudor Gothic style, with deeply chamfered mullion and transom windows, shallow pointed archways, and embattled parapet on zigzag table. Stone-coped gables on kneelers with carved foliage or gablets. Gothic rainwater heads. PLAN: Roughly rectangular

FAÇADE: 2 storeys and attic. Faces south to garden and park, with entrance in west side and service front to road. Garden front has large dining room window to left, arched doorway below stair window to centre, and gable slightly advanced to right. Door has shouldered arches and twisted wrought iron bars to glazed panels. Gable has rectangular ground-floor bay window with hipped stone coping. Beyond to right is narrow link to matching gable of 1867, with canted wooden conservatory projecting to side. West side has gable to right, with cusped vent and blind projection for dining room alcove. Recessed centre behind porch has upper window with blind stone tracery panels. Porch is gabled, with trefoil vent, and arched doorway. Triple window to left with 3 cusped arched lights and stained glass. Blind single-storey bay to left with taller service range rising behind. Service front to north is plain without arches.

INTERIORS: Retains original stair with turned spindle balusters, and extension staircase with matchstick balusters. Original shutters, skirtings, and doorcases with architrave shafts and chamfered panel doors. Original stone fireplaces, arched and carved with zigzag or foliage in main family rooms: entrance hall with initials GS in spandrels; dining room with marble bosses; former library with paired marble colonnettes, rings and foliage capitals. Dining Room also has arched alcove and ceiling cornice with small quatrefoil frieze. Encaustic tiles in porch.

The house is mentioned in the Buildings of England: Oxfordshire (Sherwood and Pevsner 1974, 318), but here only the dates 1860-2 and 1867 are mentioned along with the architect Wilkinson. One must presume from this that Wilkinson was the architect of both major phases of the building.

Two subsequent reports specifically focus on the building; firstly Doggett and Fisher (2010) and secondly Miele and Markham (2012). These identify the building as having six phases. These reports note that the building is in essence a Tudor Gothic revival house of the 1860s.

The building lies within the area of the North Oxford Suburbs Conservation Area, which was created in May 1968, and which was extended in 1972, 1975 and 1976.

2.2 History of Development

The church of Saint Giles was probably established as a private church by Edwin, son of Godegose (VCH 1979, 369-412), and there is a confirmation mentioning the church 1123-33 by Henry I. Walter Archdeacon of Oxford granted the church the tithes of the villagers of Walton and soon after this the church became parochial. The parish boundary ran along the south side of the property which created the distinct break in land use between the Victorian Estate and the University Parks. The parish remained undivided until the 19th century.

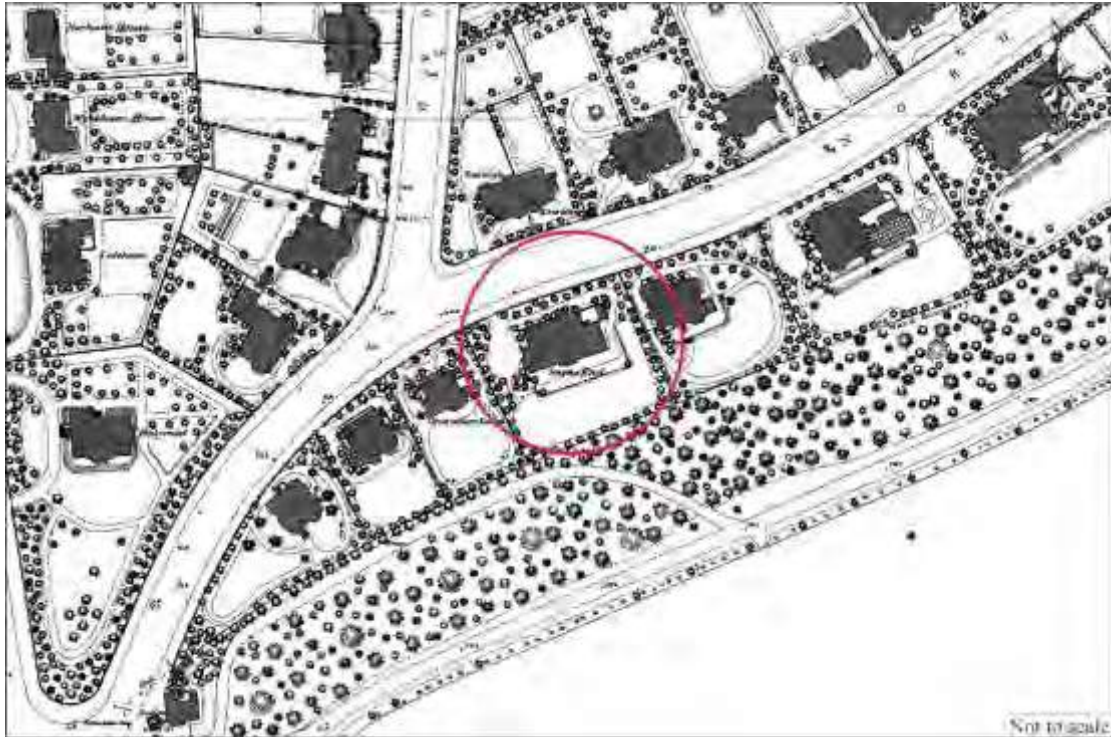


Figure 2 Ordnance Survey 1: 500 map of 1876



Figure 3 Ordnance Survey second edition 1: 2,500 map of 1900



Figure 4 Ordnance Survey third edition 1: 2,500 map of 1921



Figure 5 Ordnance Survey fourth edition 1: 2,500 map of 1939

Norham Manor Estate was jointly owned by Saint John's College and the Vicar of Saint Giles, as the area formed part of his glebe land (Hinchcliffe 1992, 44). The Estate was developed from 1855 to 1870 by Saint John's College (VCH 1979, 181-259). This was carried out after there was an act of parliament enabling the college to grant 99 year leases. The three main architects of the estate were W Wilkinson, H W Moore and F Codd. The road layout was made by W Wilkinson, and plots of land were initially

auctioned in 1860 with only two being sold (Hinchcliffe 1992, 44). A plan for Norham Gardens dated 1860 (Hinchcliffe 1992, 71) shows a layout of roads in the area, which are different from those evident at present, and shows a series of 14 lots of land in which the buildings are marked out. There are discrepancies and differences between that which is shown and that which exists now, which suggests that the houses were not necessarily built as intended. The lots are described as lying in Allotment no. 52 and no. 51. No 7 Norham Gardens is marked out as Lot 4 and Lot 5 and is shown as a semi-detached property. On the southern side of the property there is an existing private road marked, which may have affected the development of the building.

The first house to be built in Allotment 51 was 7 Norham Gardens in 1862 (Phase 1), which was designed by Wilkinson and the leaseholder was Goldwin Smith, Professor of Modern History (Hinchcliffe 1992, 232). Hinchcliffe (1992, 99) stated that nos. 1, 5, 7, 11 and 13 were all probably designed by Wilkinson, and that all turn their backs on Norham Gardens to face the newly laid out park. This type of Victorian town planning had already been recognised at Victoria and Battersea Parks in London.

The subsequent history of the property has been discussed in two reports; firstly by Doggett and Fisher (2010) and secondly by Miele and Markham (2012). These reports identify six phases of the building, two of which are major, while most are minor alterations. The following account gives a brief account of these alterations based on these reports. The house was purchased by Max Muller, Professor of Philology, in 1867, and it is he whom is considered to have a large eastern extension made to the property (Phase 2). The next phases have been recognised from Ordnance Survey map detail alterations. From the plan of the building on the First Series dated 1876 at 1: 5,000 (Fig. 2) and the Second Series dated 1900 at 1: 2,500 (Fig. 3), three alterations are noted in this period, but the exact date of one of these alterations is not known. Phase 3 saw building work by S Hutchinson with the insertion of a northwest pantry. An alteration at this time saw the building of the conservatory. An L-shaped structure is either added onto the northeast part of the structure by 1900, which is either a rebuild or a reworking of what previously existed there; it was built in such a way as to enclose a small yard.

The plan of the building remained the same on the Third Series Ordnance Survey map of 1921 (Fig. 4) and the Fourth Series map of 1939 (Fig. 5). Planning permission was given in 1951 for the change of use of the building to a school (Doggett and Fisher 2010), an act that causes further alterations. The differences in the shape of the building shown on the Ordnance Survey map of 1939 and 1957 enable a further number of alterations to be identified. The L-shaped building on the northeast side had been demolished and rebuilt. There is a planning application of 1951 at the Crescent School, which mentions alterations and not build. This information implies a demolition and rebuilding from 1939 to 1951. Alterations were also made to the conservatory from 1939 to 1957 as the canted southern end is shown for the first time on the later map. The brick plinth is considered to have been reused and the timber frame rebuilt.

A number of internal walls are considered to have been altered in the mid to late 19th century.

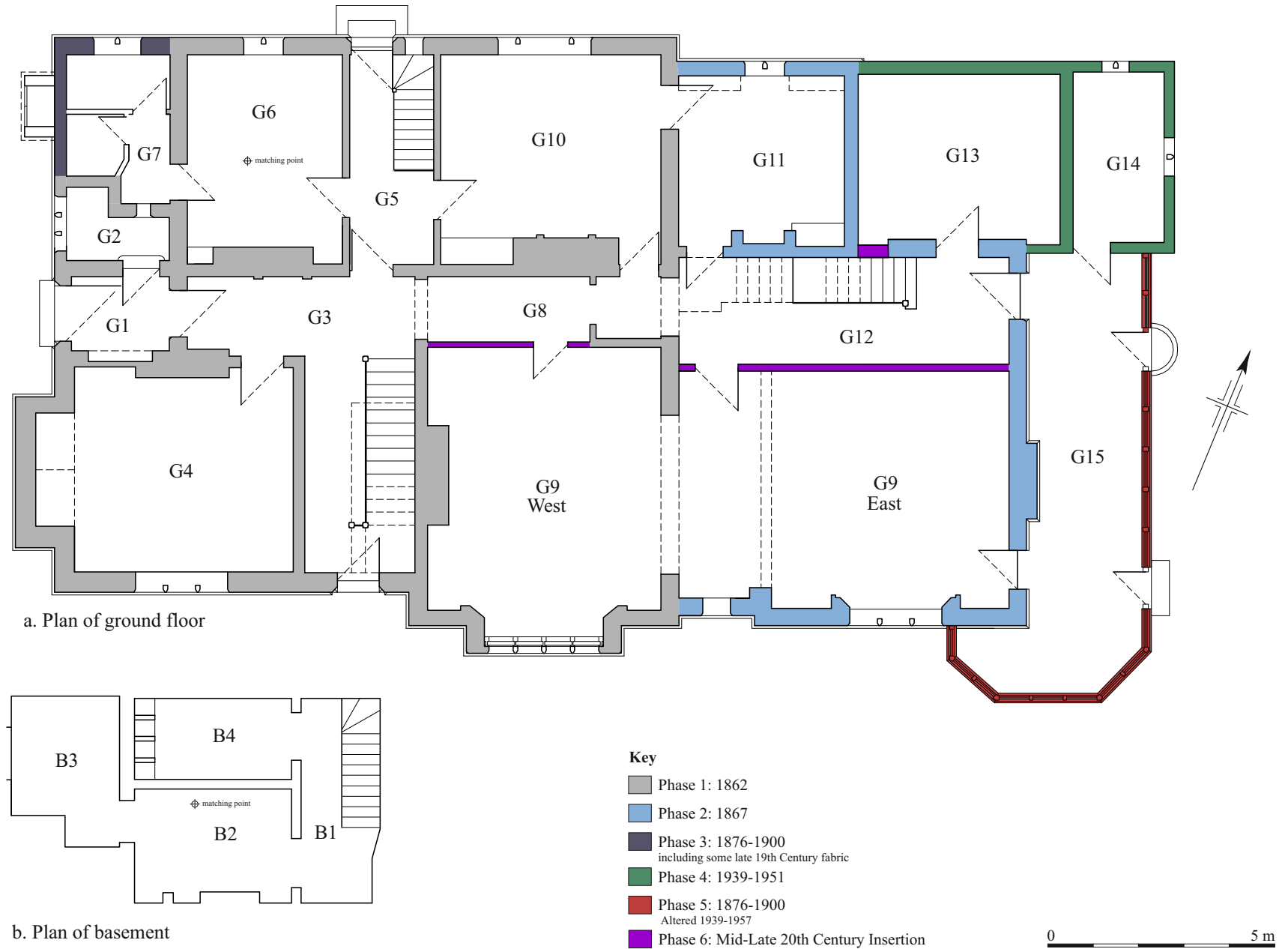


Figure 6: Plans of basement and ground floor



Figure 7: Plan of first floor

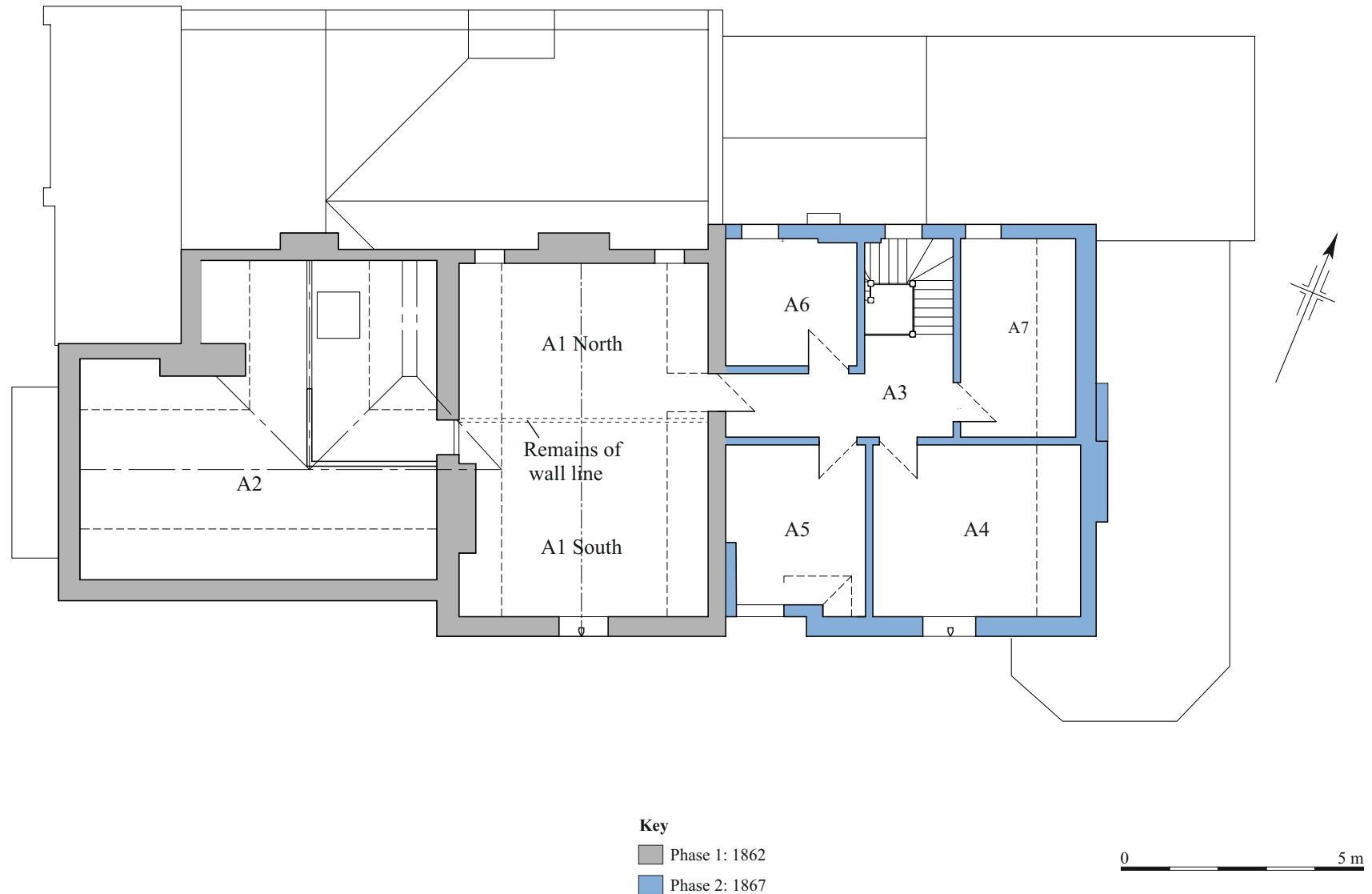


Figure 8: Plan of second floor



E. 1: North-West Elevation



E.2: North-East Elevation

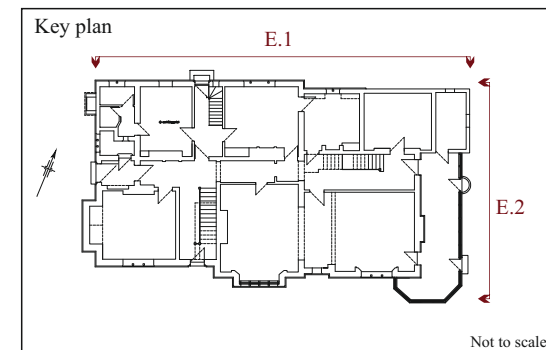


Figure 9: Existing elevations



E.3: South-East Elevation



E.4: South-West Elevation

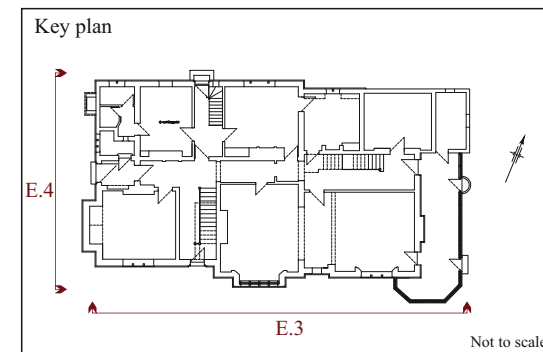


Figure 10: Existing elevations

Externally the garage to the west was erected between 1939 and 1957 and a small southern extension added 1958 to 1970. Planning permission was given for the prefabricated classroom in 1972, but this was for a temporary period.

3:I DESCRIPTION OF 7 NORHAM GARDENS (Figs. 6-10)

3.1 Introduction and General Description

The structure forms a basic rectangular shape orientated east to west and is of red brick with stone dressing. There are two storeys and a third storey formed by an attic stage, with a cellar under the west end. The structure has numerous gables, which on the rear or north side of the building are confused and unsynchronised. There are six chimney stacks.

3.2 Southeast or main façade (Fig. 10, E3)



Plate 1: SE façade

The southeast or main façade faces the park (plate 1) and the location of an earlier trackway, which ran along the park and parish boundary. This façade is of brick with a plinth and two gables, some of the dressing uses ashlar limestone. Centrally to the façade is a gable, the most elaborate, with a limestone dressed brick plinth, rectangular bay on ground floor, with limestone dressing and some brick detail. The window contains 12 lights arranged in four vertical groups of three, divided by mullions, with the upper lights separated by a transom. Above the bay window the ashlar is carved to give the impression of a hipped tile roof above a small frieze with vegetation motifs. The roof of the bay tapers back to a nine light window on the second floor arranged in three groups of three, with the top lights separated by a transom. Above the window and lintel is a slightly pointed segmental arch in brick. In the attic stage there is a further window with a four light window with ashlar surrounds and a central mullion. This is surmounted by a decorative pointed Gothic arch in brick. The line of the gable is capped with limestone with a central finial with a trefoil design. The gable is crowned by a central chimney and there are also two chimneys set laterally in the lines of the walls of the gables.

To the left there is an extension, also with a limestone dressed brick plinth. On the ground floor on the right hand side there is a door with a shallow pitch Tudor perpendicular style four-centred arch, which has a limestone dressing. On the left is a large window of nine lights arranged in three groups of three divided by mullions and with the upper lights separated by a transom. There is a segmental brick arch above the lintel. On the first floor located above the door there is a nine light window, smaller in scale but arranged in a similar fashion. To the left of this there is a four light window with mullion and transom and limestone dressing. Above this there is a crenulated parapet. On the left end of the building there is a protrusion, a bay without windows, with standard plinth and a limestone roof imitating a tile design.

To the right of the central gable, there is a second gable of a similar design to the first. The difference is evident on the ground floor where the bay window has been replaced by a nine light window, with ashlar surrounds, mullion divides and the upper lights separated by a transom. On the right hand side there is a lateral chimney above a conservatory on a brick plinth, with a canted south end. Between the two gables there are a series of narrow lights, on the ground floor a three light window with dressing and transom, and segmental brick arch set above the lintel. On the first floor there is a two light window with dressing and a segmental arch in brick above the lintel. On the attic storey there is a two light window with a hipped dormer.

3.3 Southwest façade (Fig. 10, E4)



Plate 2: SW façade

The southwest elevation is dominated by a gable on the right hand side (plate 2). The façade has a limestone dressed brick plinth. On the ground floor of the gable there is a protrusion mocking the bay window on the southeast side of the building, but in which

there are no window lights. On the first floor there is a four light window with mullion and transom. The gable is capped with limestone dressing, parapet ends, no finial, and a small decorative design with an arch above a quatrefoil. Above this gable there are a series of roofs with six chimneys. To the left of this on the ground floor there is a Tudor Gothic door with a four centred arch and limestone dressing (plate 3). There is a gable above with a trefoil motif, and an English lancet style window to the right of the door. In the wall to the right of this there is evidence of two butt joints below a corbel line. Above the door gable and stepped back is a two window light with mullion, with decorative panels below containing quatrefoil designs. There is a crenulated parapet above and two roofs to the left.



Plate 3: SW façade

3.4 Northwest façade (Fig. 9, E1)

The northwest façade is an eclectic mix (plate 4). The back part of the façade contains three gables, the right hand two contain gable end chimneys, with the centre gable having a two light window either side of the chimney and the other gable blank. The left hand gable contains two windows with two lights in its upper storey. There is one window with two lights on the first floor. In the area between the two gables there is a brick buttress on the gable. Between the left gable and central gable there is a hipped dormer window in the attic and in the first floor a two light central window.

In front of this is a single storey with part of it having a first floor attic arrangement. There is a lower brick plinth along some of the length of the back façade. The part with the attic floor has a gable on the right and a central square-headed arched panel door. To the left of the door is a square-headed two light window. To the right of the door and set in the gable is a six light window with limestone dressing and a segmental arch

in brick above. In line with this and above is a four light window with a limestone dressing and a brick two centred arch. To the left of the door on the ground floor is a twelve light window with two mullions and limestone dressing, with a segmental brick arch above. Above the central door there is a group of three window casements with an unsightly arrangement. Immediately above the door is a six light square-headed window with mullion and transom. Above this is a small casement window. To the right of these is a square-headed four light window, with a dormer. There is a corbel to the left of this. To the right of the first floor attic storey there is a small gable of a single storey with a six light limestone dressed, mullioned and transomed window. To the left of this there is a single storey with a pitched roof and plinth, with a four light mullioned and transomed window. This is set in a dormer roof. There is a single storey extension to the left of this that has a window light on the left hand side.



Plate 4: NW façade

3.5 Northeast façade (Fig. 9, E2)



Plate 5: NE façade



Plate 6: NE façade

The northeast façade is dominated by a lateral chimney on a side wall and pitched roof (plate 6). To the right of the chimney there is a square-headed two light window with limestone dressing and a segmental brick arch above on the first floor. Below this is a conservatory with a brick plinth (plate 5), with a canted window to the left. Above the line of the conservatory there is the remains of a segmental brick arch.

To the right of this there is a gable for a first floor attic storey with a four light square-headed window with limestone dressing and a brick segmental arch. Below this there is a further gable and in front of this there was a single ground floor flat roofed structure, which contains a four light window with limestone dressing.

3.6 Ground floor (Fig. 6)

As there have already been two reports on the property the room numbering for the ground floor and all subsequent rooms will be kept as in the previous reports.

The entrance hall *room G1*: contains a door in each of its east and west walls, both with pointed arches, both two centred and of a general Gothic profile. The west or outside door has a panelled base and four window lights above. The east door leading into the main hall is panelled. The walls are whitewashed brick and there is a recess in the south wall. The floor contains a series of original decorative tiles. In the north door there is a further door also of a two-centred shape with moulded surround (original) leading into a small room of the hall.

G2: is a small L-shaped room once used as a toilet. There is an original triple lancet window in the west wall, and also a lancet window with trefoil design in the staggered

north wall. A step from the entrance lobby descends into this room. The walls have a dado rail with chequered tiling (pale blue and red perhaps reflecting traditional chequered building designs) below and a white wall above.



Plate 7: Room G3

The *main hall G3*: is also L-shaped and contains the remains of the doglegged stairs ascending to the first floor (plate 7). The stairs are probably original or repaired to look like the original. Under the stairs is an external door with a pointed arch, a panelled door with glazed upper parts containing iron fittings. The skirting is high with moulded tops, though the design may be original or replicate an original design; there is evidence of a blocked door in the north to south wall between rooms G3 and G4. There are indications that a dado rail has been removed at some point. In the north arm of the hall as one comes from the entrance hall there is an open pointed arch in the west wall (perhaps a later opening). In the north wall there is an original stone fireplace (plate 8) and a square-headed door leading to room G5. The detail on the fireplace reflects the tile roof design found on the south bay window and west wall extension. In the south wall of the north arm is a further square-headed door leading into room G4. Some ceiling moulding survives in the north part of this room.



Plate 8: Room G3



Plate 9: Room G4

Room G4: contains a fireplace and door in the north wall (the door is possibly not original due to the design of the room with a feature dominating each of the four walls

perhaps representing a principal of some kind). The fireplace is original and of a limestone surround with marble mantle piece, with maroon tile interior representing a stretcher brick coursed pattern, with a cast-iron fireplace (plate 9). The door has a wide moulding, which could have been used from elsewhere. There is evidence of a blocked door in the east wall. In the south wall there is a mullioned and transomed window, and in the west wall a large recess (plate 10). The room contains an ornate coving moulding containing a frieze of quatrefoil motifs below which is a rail.



Plate 10: Room G4

Passage G5: is of a basic rectangular shape with the remains of a built in stairs located in the northeast of the space (plate 11). The stairs are concealed by walls of vertical planked panelling and square-headed plank doors (original). There is a square-headed door in each of the east, south and west walls. In the north wall there is also a square-headed panelled door with glass upper panelling. There is a dado rail around some of the walls. The door sits in a larger partial segmental arch which raises questions about the original design and layout of rooms G5 and G6 and may be suggestive of them once being part of a common space.

G6: contains the remains of a fireplace and chimneybreast in the south wall (plate 12). The fireplace surround is of timber and there is a cast iron fireplace and offset to the breast, the chimney is shared with one in room G3. There is shelving either side of the chimney breast, which if not original imitates a design we would expect for that date. There is a six light window in the north wall. Doors are located in the east and west walls. Some of the walls have a high dado rail with a vertically planked dado below (possibly an original design but there are question marks about the wall between G5 and G6).



Plate 11: Passage G5



Plate 12: Room G6

Room G7: also contains Victorian additions and later features. Internally the dividing walls are modern insertions. In the north wall there is a mullioned and transomed window.

Passage G8: runs between two later openings created to bring about one long passageway through the length of the building. There is a square-headed door and wall set along the line of the passage. Passage G8 was originally part of the west and original part of room G9.

Room G9: is now the largest room in the building, which almost certainly started out as

at least two rooms, subsequently referred to as G9 east and G9 west. G9 west contains a bay window with mullioned and transomed window in the south wall with timber surround (plate 14). The west wall contains one of the chief original fireplaces in the building with a limestone surround, contrasting black stone (Purbeck marble?) mantle and decorative columns (plate 13); with tile interior surround and a cast iron fireplace. Either side there are low inbuilt units probably not original. The north wall blocks this room from passageway G8. The wall has a central door above which are a series of window panels to allow natural light into the central passage. The east wall now contains a large opening which has connected G9 west to G9 east. The room contains coving moulding around the ceiling line and an upper rail on some walls. If the suggestion that room G10 of the original building was the kitchen then one should note that the original G9 west and G8 were the only high status room which would have been directly joined to that room. This would imply that this room was the original dining room into which food could have been directly brought. That the dining room was the largest room on the ground floor would in an Oxford University social life calendar make sense as the college style dinner and entertainment would dominate and possibly be emulated on a personal and private level by professors.



Plate 13: Room G9



Plate 14: Room G9



Plate 15: Room G9

G9 east contains two windows in the south wall, the larger east window a mullioned and transomed window with internal timber surrounds (plate 15). The west window on the other hand is a tall narrow feature. The north wall contains a door in its west side, the wall is considered to have been moved in the past to create a larger space in the passageway. This means that if the broad mouldings are original they have probably been reused here. In the east door there are the remains of a blocked fireplace and a door on its right side, which is evidently a later insertion (evident from the door and also from the lack of a segmental arch on the outside wall).



Plate 16: Room G10

Room G10: has previously been suggested as the original location of the kitchen. In the

north wall there is a composite mullioned window. The south wall contains a fireplace with wooden surround and mantle, with tile interior and fireplace (plate 16). The skirting is not elaborate enough on the fireplace. The size of the chimneybreast, which is the largest, has led to the suggestion that this is the location of the original kitchen and that the chimney could have taken an agar. To the left of the fireplace is a square-headed door and to the right shelving. In the west wall and east walls there are square-headed doors. A rail runs below the ceiling level.



Plate 17: Room G11

Room G11: contains the remains of a mullioned window in its north wall. In the south wall there is a brick fireplace with segmental arch (plate 17), a plank door cupboard to the left and a square-headed door to the right.

Passage G12: contains the third set of stairs in the building, and is the final section of the long narrow passage along the central part of the building. On the north wall there is a modern staircase inserted about 1950s. The north wall also contains two square-headed doors, one at the foot of the stairs leading into room G13 and one under the stairs leading into room G11. In the east wall there is a door with lower panelling, upper glass and a large four light window above to allow light into the passageway (plate 18). The door has original wooden surround, or a remaking of the original. The surviving skirting board is high with moulding; if the south wall has been moved then this has been reworked or replaced. There is a door in the south wall.



Plate 18: Room G12

G13: is part of one of the more recent additions to the building containing three toilet cubicles and a set of urinals. There is a roof light and a square-headed door in the south wall. There is evidence of a blocked door in the southwest corner which is indicative of the stairs in G12 not being in their original location. The interior is 20th century as are the walls on the north and east.

Room G14: has a window in the north wall with a timber frame, a mullioned window in the west wall, and a door in the south wall. The interior and the build are 20th century.

The conservatory G15: is a later addition and possibly of two phases or of a rebuild (plate 19). The east wall contains two doors; the north one original and the other a more recent insert. There is also the remains of a chimneybreast. In the north wall there is a square-headed door into room G14. The east wall contains a brick dwarf wall with glass panelling above and two doors. The south wall forms part of a canted window. The ceiling is mainly part of a single pitched timber affair with plank panelling on common rafters and this design is continued around the canted window area.



Plate 19: Room G15

3.7 First floor (Fig. 7)



Plate 20: Room F1

Landing F1: has a dog legged stairs in its southern part with a large mullioned window above the stairs (plate 20). In the west wall there are two square-headed doors with broad moulded surrounds. The north wall has a passageway into the landing F3. In the east wall there is an alcove, which is unexplained, in a staggered wall with a square-headed opening into landing F7. The skirting is high and moulded but may not all be original. Considering the division of the 1862 house and the 1867 addition it is apparent that there has to be an earlier access to the two original rooms in the attic of the house. Such an access could only have originally been located as extending from the unexplained recess in landing F1, or was somehow located in room F7.

Room F2: has a mullioned window with original wood surround in the south wall. There is a similar window in the west wall. A fireplace and chimneybreast are located in the north wall; the surround of the fireplace has been removed and all that remains is the cast iron fireplace with tile surround (plate 21). The removal of the surround revealed a void between the cast iron fireplace and the lintel, which may imply that this was not an original fitting. The ceiling has moulded coving and there is a moulded rail line below (plate 22).



Plate 21: Room F2



Plate 22: Room F2

Room F2A: was not numbered originally in either report, it lies to the west of the main landing and has a door in its east wall and a mullioned window in its west wall.

Landing F3: is a small room with a flight of stairs on the south side from landing F1, with a cupboard on the left hand side. There is a square-headed door into room F4 on the west, a square-headed door into room F5 on the north, and a square-headed door into room F6 on the east side. None of the door surrounds in this area look old or original and appear to be later replacements or additions.

Room F4: contains a fireplace in the south wall with a simple timber surround and a cast iron fireplace (plate 23). There is a cupboard to the left with a panelled door. In the north wall there is a four light mullioned window. The room is located in the first floor attic space so the ceiling on the west side slopes.



Plate 23: Room F4

Room F5: was originally part of a continuation of the F3 landing, with the stairs from G5 now blocked. There is a non-original wall and door on the south side, with new flooring to block the stairwell. The eight light window casement is a 20th century insertion in the north wall, and that wall also conceals the remains of an internally covered mullioned window, located behind the radiator, which would originally have cast light onto the stairwell. The skirting is new and there is a beam carrying the join of the two pitched roofs.



Plate 24: Room F6

Room F6: is part of an attic room on the north side of the building. In the south wall a small flight of stairs lies to the left of a fireplace. The fireplace has a simple timber surround with cast iron fireplace (plate 24). In the west wall there is a square-headed door. In the north wall there is a mullioned window, composite with timber sash which from the outside looks like a later insertion as the window breaks up the harmonious design of the wall. In the east wall there is a mullioned composite sash window.

Landing F7: is now a continuation of landing F11, but presumably this would have been a separate room in the 1862 house. On the north wall there are built-in cupboards with panelled doors and a small flight of stairs through a square-headed door to room F6. The door is surrounded by part of a broad timber moulding. The original east wall has presumably been removed to connect this room to F11. The south wall contains a square-headed door into room F8 and in the west wall there is a square-headed door leading into a small side landing, with a door opposite and a door on the south side also leading into room F8.

Room F8: contains a mullioned window in its south wall. There is a chimneybreast and fireplace in the west wall. In the north wall there are two doors located one at either end. The room contains high moulded skirting and a high rail.

Room F9: contains a sash window in the south wall with a moulded wood surround. The north wall contains a door at an angle with a broad moulding. In the east wall is a modern door into room F10. The skirting board is high with a moulding.



Plate 25: Room F10

Room F10: contained a fireplace in the east wall, but this has been stripped out leaving a visible segmental arch (plate 25). In the south wall there is a square-headed mullioned and transomed window with presumably original surround or repaired surround. The wall has an upper moulded rail, while the skirting board is rather bland. There is a square-headed door in the north wall. A door has been inserted through the west wall into room F9.

The back landing is *room F11*: which contains the top of the 20th century eastern stairs from the ground floor, and also a further set of stairs in a Newell design twisting around and heading up to the attic level. The staircases are of different designs, so there is a possibility that they are of two different dates; however it is difficult to see what the earliest arrangement of the stairs would have been. There are two windows in the north wall staggered so as to adapt to the shape of the stairs. In the east wall there is a square-headed door, and in the south wall there are two square-headed doors. There is a large opening on the west side making this landing passageway extend into room F7, indicating a probable removal of part of the 1862 wall. The landing has a dado rail.

Room F12: has a square-headed door in the west wall and a square-headed window in the east wall. The room was previously used for washing or toilet facilities and had a 20th century appearance, which has been stripped out now.

3.8 Attic (second) floor (Fig. 8)

Attic room A1: is now the main room in the attic space, but was previously two rooms, which have subsequently been joined. Room A1 north contains a central chimneybreast in the north wall, which is flanked by two sash windows (plate 27). The east and west walls are steeply pitched in places inside the roof space. In the west wall there is a door. The line of an original wall appears to be marked by the line of a board running across the normal direction of the floor boards. To the south of this demarcation line is the room which would have originally been room A1 south, which has a fireplace and chimneybreast in the west wall (plate 26). The fire surround is similar to that found in the rest of the attic but the cast iron fireplace is different, probably newer. On the left hand side there is a cupboard with panel doors. To the right of the fireplace is a small

door leading into attic space A2. In the south wall are the remains of a four light mullion window.



Plate 26: Room A1



Plate 27: Room A1

Attic room A2: could be described either as an L-shaped or possibly T-shaped piece of roof space. This attic space occupies the west end of the house where there is less height to the attic space. The roof trusses contain two struts and an iron rod in the place of a king post (plate 28).



Plate 28: Attic A2

Landing A3: is at the top of the upper flight of east stairs that wrap round on-themselves like a Newell staircase. The landing itself is L-shaped with the stairs in the northern arm. In the east wall is a square-headed door. In the south wall there are two square-headed doors, leading into rooms A4 and A5. In the west wall of the west limb there is a square-headed door, and also one in the north wall of the west limb. None of the doors have any significant moulding, and there is a dado rail around the landing.



Plate 29: Room A4



Plate 30: Room A4

Room A4: is an attic room with sloping ceilings on the east side. In the south wall there is a mullioned four light window with a moulded timber surround (plate 29). In the north wall is a square-headed door with insignificant moulding. In the east wall is a fireplace and chimneybreast (plate 30). This has a chamfered outer surround and a cast iron fireplace. The skirting board is plain.



Plate 31: Room A7

Room A5: has a fireplace and chimneybreast in the west wall. The fireplace has a chamfered surround and a cast iron fireplace. It should be noted that all of the fireplaces for rooms A4, A5 and A7 are of the same design, if not identical in size. This could reflect their common origin in 1867, or perhaps in a subsequent refurbishment. In the north door there is a square-headed door with insignificant moulding. In the south wall there is a sash window in what is an external hipped dormer. The ceiling is steeply pitched on this south side.

Room A6: contains a sash window in a dormer on the north side with a steeply pitched ceiling on the north side. There is a door on the south side with a square-headed window.

Room A7: has a fireplace and chimneybreast in its east wall (plate 31). The outer surround is chamfered and there is a cast iron fireplace. In the north wall there is a sash window with a moulded timber surround. In the west wall is a square-headed door. On the east side the roof is pitched to fit into the attic space and extends to the purlin.

3.9 Basement (Fig. 6)



Plate 32: Stairs B1

The basement lies under the northwest part of the 1862 building and is entered from the original backstairs from room G5. The walls of the basement appear predominantly to be of brick.

Basement room B1: has a stairwell against its east wall, which has a slight bow in it at its south end. There is a sash window providing light for the stairwell. In the west wall there are two doorways with square-heads.

Room B2: is roughly rectangular in shape with a chimneybreast on the south wall to which a modern boiler is attached by a flue. There is an opening in the east wall and a door in the west wall to room B3.

Room B3: is L-shaped with a door in the east wall. This room is probably an addition of 1895.

Room B4: is rectangular in shape with an opening in the east wall.

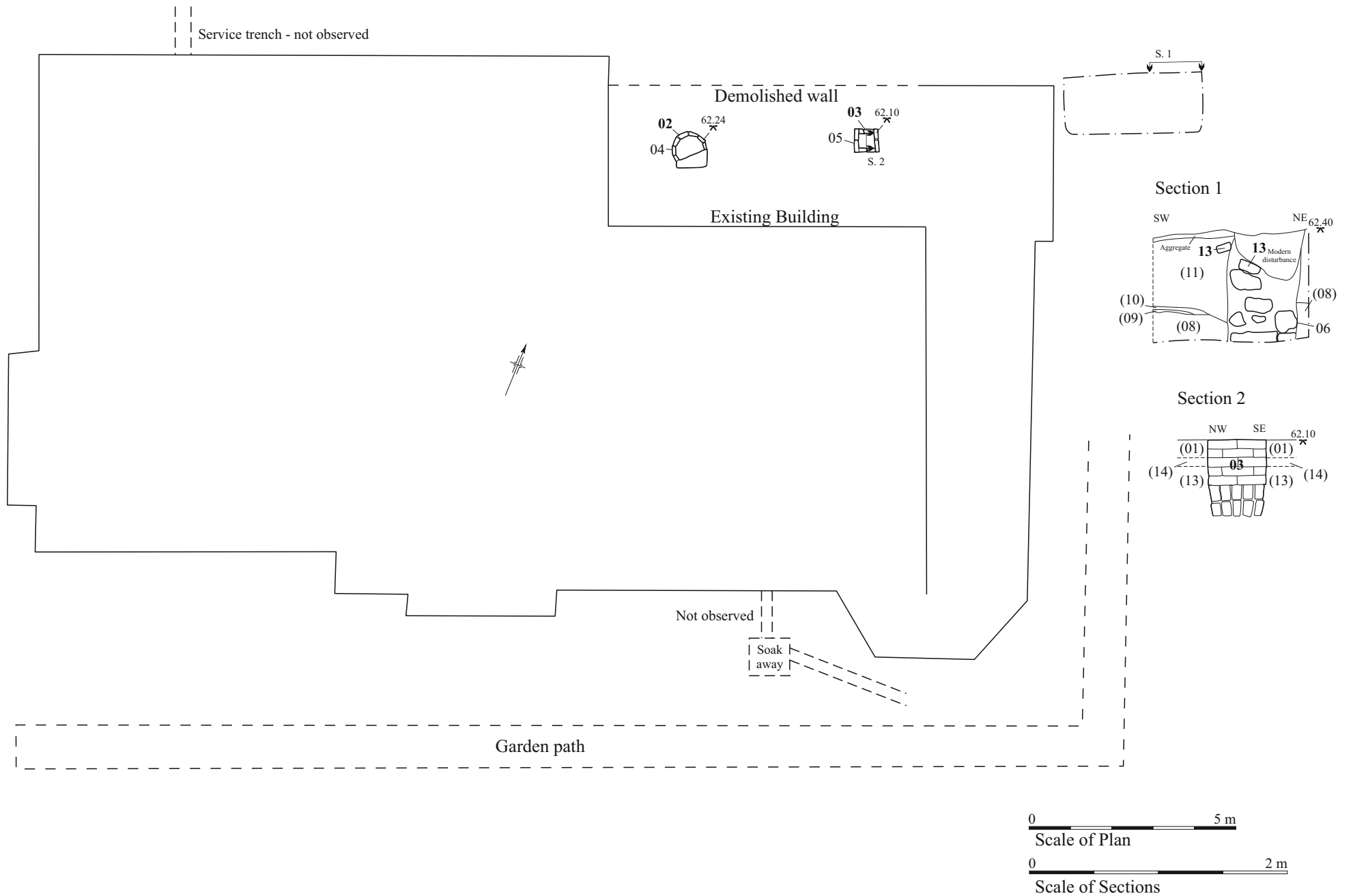


Figure 11: Well locations

3:II WATCHING BRIEF

The demolition of the conservatory uncovered the remains of two wells (Fig. 11). Two features were cut into an unobserved surface.

Cut 04 was round in shape with a diameter of 0.85m. The sides were vertical and the base was not identified. The well 02 was constructed of bricks that measured 200mm x 120mm x 80mm, being bonded by a sandy mortar (plate 32). The internal dimension of the well was 0.7m. The exact depth of the well was unknown but it exceeded 3.5m.



Plate 33: Well 02

Possible cut 05 was rectangular in shape. The cut was created as if for a well and the dimensions of the brick feature measured 0.65m by 0.6m. The sides of the cut were presumed vertical and the base not observed. The rectangular well 03 was also constructed of bricks which measured 220mm x 110mm x 70mm. The brick bond was in stretcher and barrel vault header bond. These bricks were bonded with a sandy mortar. This feature opened up into a larger chamber, which was not completely visible. The fact that this opened into a larger chamber is suggestive that this was the location of a rainwater reservoir and not simply a well. It also implies that what visibly appeared to be the cut above at 0.65m x 0.6m was not the full extent of the cut and that this must have been large enough to also incorporate the underground chamber also.

Lying around the wells was deposit (1) a loose dark black grey silt loam, which contained significant inclusions of building material.

These deposits were not dated precisely, but it is undoubtedly the case that they were constructed at some time from 1862 to 1954. After 1954 the well and reservoir would have been covered up.

4 ASSESSMENT

4.1 Phases

The building has already been phased to some extent by Sherwood and Pevsner (1974), and more significantly by Hinchcliffe (1992). The building was listed from these accounts in 2008, and a report or visit account must have been compiled at that time. The most significant assessment was carried out Doggett and Fisher (2010), which was basically adopted by Miele and Markham (2012). These reports basically indicate that there are some six structural phases that have been recognised.

Phase 1: is represented by the construction of a basically square shaped structure, which covers the west part of the property. This included the construction of the ground floor rooms G1, G2, G3, G4, G5, G6, G8, G9 west, and G10. The rooms on the first floor include F1, F2, F2A, F3, F4, F5, F6, F7, and F8; and in the attic A1 north, A1 south and A2. In the basement this included B1, B2 and B4. The walls and features of this phase survive to a greater extent. This building phase occurred in about 1862.

Phase 2: saw the addition of a large eastern extension which included the construction of G9 east, G11, and G12. On the first floor the rooms F9, F10, F11 and F12; and in the attic A3, A4, A5, A6 and A7, were added. The walls and some of the features of this development survive to some extent. It is presumed that the wells and wall noted in the Watching Brief probably relate to this development. This phase of activity occurred at some time between 1862 and 1876.

Phase 3: saw alterations between 1876 and 1900. This involved the addition of rooms on the ground floor including G7 and the underlying basement B3, which of all these additions is the only one that still survives in anything like its original form and which has a specific date of 1895. A further extension was constructed in the area of room G13, which at present has not been recognised in any of the features surviving to date. In the location of G15, the conservatory, an original conservatory was built, which was either wholly or partially rebuilt.

Phase 4: can be identified as a phase of activity between the dates of 1939 and 1951. This included the demolition of the earlier structure on the site of room G13, which lay around a courtyard area. This was followed by the construction of rooms G13 and G14.

Phase 5: saw the conservatory take on its current form. The structure was originally added 1876 to 1900, but it is evident that the canted south end was added 1939 to 1957. The alterations could feasibly have occurred at the same time as the Phase 4 alterations, but as the terminus post-quem provided by the maps is later, it is here provided with a different phasing. A second door into the conservatory may have been added at this time.

Phase 6: saw minor internal alterations associated with the development of the school. On the ground floor a wall was inserted between rooms G8 and G9 west, and the wall is believed to have been moved between rooms G9 east and G12. On the first floor the upper part of the original service stairwell was removed and alterations were made in rooms F3 and F5, and also to the window arrangement in room F5.

4.2 Listed Status

The building was listed as a grade II structure in 2008; it is a large Victorian Villa in the suburbs of North Oxford, and is included in the North Oxford conservation area. The structure was the earliest building on the Norham Manor Estate, and consequently the earliest building designed by Wilkinson the chief architect of this development. The significance of the building is thus that it is located in an area of North Oxford that is valued for its extensive group of Victorian structures. The development was created by St John's College and the architect is a recognised building designer of his day.

4.3 Historic and Architectural Assessment

Due to the listed status of the building it has been determined that the structure has historically and architecturally a national significant. It is a late Victorian structure located in North Oxfordshire, an area associated with a significant number of nationally important villas of that date.

5 THE CURRENT PROPOSAL

The current proposal was to renovate the building and turn the structure back into a single family accommodation unit. The renovation of the building saw the demolition of the existing conservatory, toilet block and garage.

The erection of a two storey extension, porch, new garage and garden studio occurred. New timber and metal gates, railings and piers were created. Internal alterations carried out included the creation various openings, the removal of some walls and partitions and a staircase. Internally inserted were new staircases, new partition and a lift.

Part of the work was carried out by Watching Brief, but of some we were not informed about, this had been requested due to the importance of cropmarks in University Park.

6 CONCLUSIONS

The building is a Victorian structure located in Norham Gardens. An assessment of its structural phases has suggested that there are some six phases. The earliest phase is in 1862, and subsequent developments of this building can be shown on later maps.

The demolition of the toilet facilities on the northeast part of the building uncovered the remains of a well and a wellhead leading down to a reservoir. These features were undoubtedly constructed at sometime between 1862 and 1876 or at least no later than 1885. The earlier date is for the construction of the initial building, while the latter date of 1885 is the date at which mains water was introduced to Oxford. The wall recognised in a further sondage is part of an outbuilding that shows up on the map of 1876.

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