

JOHN MOORE HERITAGE SERVICES

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

OF

SUMMERHILL VILLA, 333 BANBURY ROAD,

OXFORD

On behalf of

Homespace Ltd.

MAY 2013

REPORT FOR Homespace Ltd.
34 Blandford Avenue
Oxford
OX2 8DY

PREPARED BY David Gilbert and Stephen Yeates

ILLUSTRATION BY Andrej Čelovský

BUILDING ASSESSED 24th August 2012

REPORT ISSUED 17th May 2013

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: 2699

CONTENTS

	Page	
<i>SUMMARY</i>	1	
1 INTRODUCTION	2	
1.1 Origins of the Report	2	
1.2 Planning Guidelines and Policies	2	
1.2.1 Government Planning Policy Guidance	2	
1.2.2 The Oxford Local Plan 2001-2016	2	
1.3 Aims and Objectives	3	
1.4 Methodology	4	
2 THE SITE	4	
3 PROPOSED SCHEME OF DEVELOPMENT	4	
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	6	
4.1 Historical Background	6	
4.2 Cartographic Evidence	9	
4.3 Known Archaeological Sites	10	
5 DISCUSSION	14	
6 CONCLUSION	15	
7 BIBLIOGRAPHY	15	
7.1 Books and Documents	15	
7.2 Historic Maps	16	
APPENDIX A – Historic Building Assessment	17	
 FIGURES		
Figure 1	Site location	5
Figure 2	The site in relation to the city of Oxford	6
Figure 3	Map of 1750	8
Figure 4	Map of known Heritage Assets	13
Figure 5	Floor plans	28
Figure 6	Southeast elevation	29
Figure 7	Northeast elevation	30

PLATES

Plate 1	South elevation	31
Plate 2	East elevation	31
Plate 3	North elevation	31
Plate 4	Details from North elevation	32
Plate 5	Details from North elevation (recess)	32
Plate 6	Cellar	32
Plate 7	Details from hall	33
Plate 8	Details from hall	33
Plate 9	Details from hall	33
Plate 10	Details from back hall	33
Plate 11	Details ground floor southwest room	34
Plate 12	Details ground floor southeast room	34
Plate 13	Details ground floor southeast room	34
Plate 14	Details ground floor northeast room	34
Plate 15	First floor landing details	35
Plate 16	First floor main passage	35
Plate 17	First floor southeast room	35
Plate 18	First floor details east side central room	36
Plate 19	Details above back stairwell	36
Plate 20	First floor central east side details	36
Plate 21	First floor northwest room details	37
Plate 22	First floor northwest room details	37
Plate 23	First floor northwest room details	37
Plate 24	First floor temple details	37
Plate 25	First floor temple details	38
Plate 26	First floor temple details	38
Plate 27	First floor temple details	38

SUMMARY

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

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.

Accompanying the desk-based assessment is a building assessment concerning the historical standing fabric of what has been described as a distinguished Summertown villa of the Regency period, with Italianate design.

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by Mark Nightingale of Homespace Ltd as part of the consideration of a proposal for a development at 333 Banbury Road, Oxford.

1.2 Planning Guidelines and Policies

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

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

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

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

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

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. These were cross-referenced with the site information held at the National Monuments Record in Swindon. 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 (Figure 1)

The location of the proposed development site is 333 Banbury Road, Oxford. The site is centred at grid reference SP 5058 0958. The geology of the site has been identified from British Geological Survey Map (sheet 237) as Summertown-Radley Second Gravel Terrace.

3 PROPOSED SCHEME OF DEVELOPMENT

No firm decision has yet been made on the exact nature of the development.

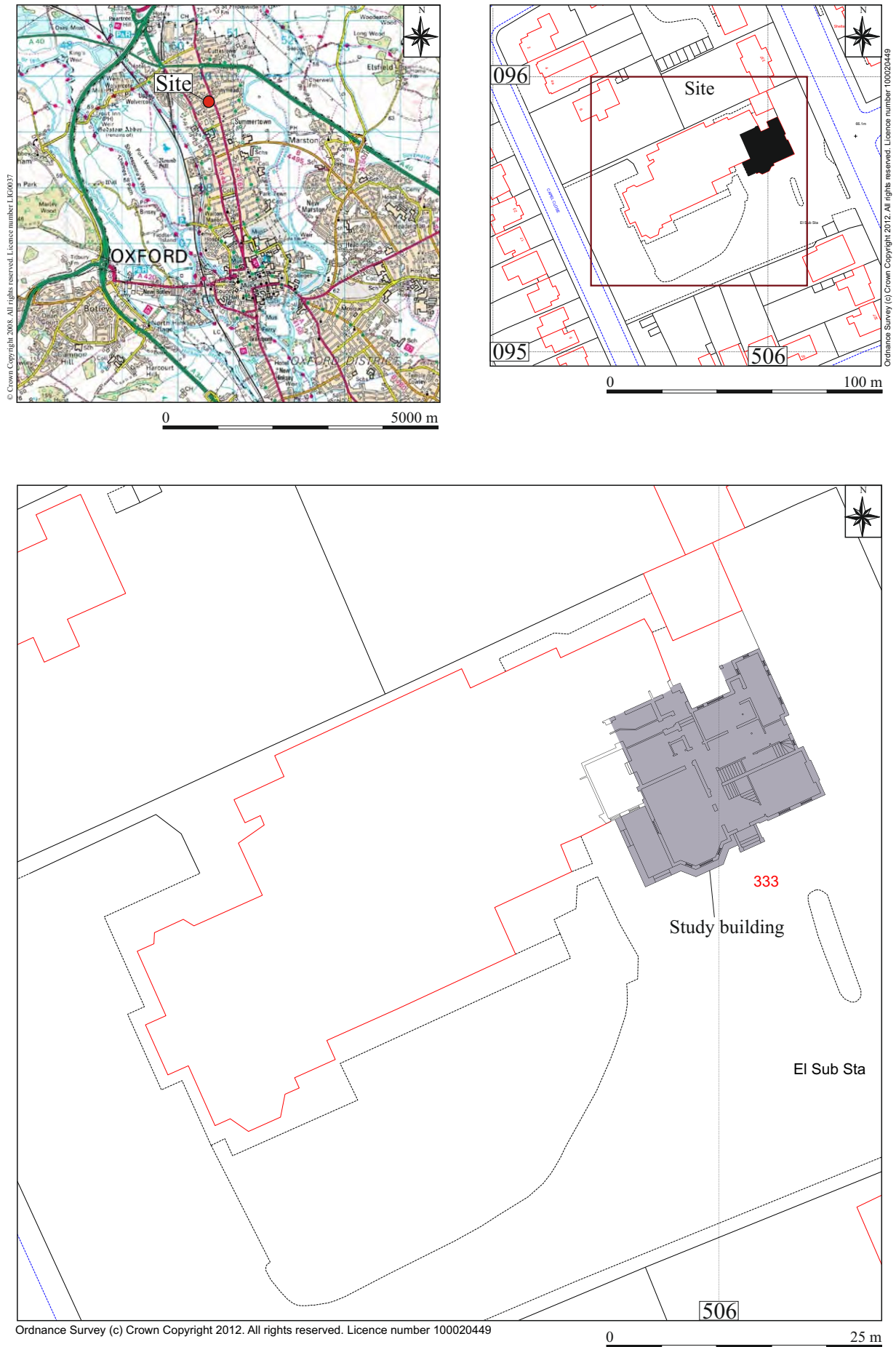


Figure 1. Site location

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background

During the medieval period Oxford consisted of the walled town with extra-mural areas and outlying villages (Fig. 2). 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).

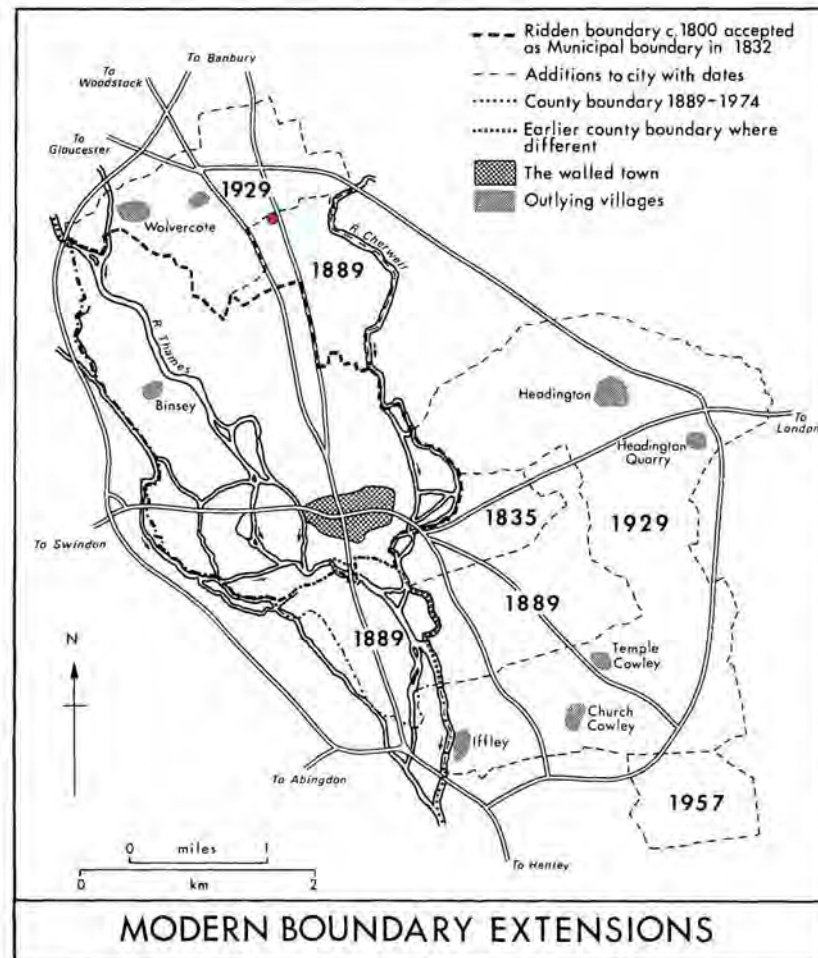


Figure 2. The site (red) in relation to the development of the city of Oxford

The Oxford-Banbury road, is an ancient route which was called the port street (i.e. paved road to the market town) in 1004, divided Wolvercote from Cutteslowe; it was turnpiked in 1755 and disturnpiked in 1875.

It appears that during the medieval period the area was once part of the parish of Saint Giles, certainly by 1750 is was part of this parish (VCH 1979). The northern boundary of which 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, though extremely close to the boundary with Wolvercote and Cutteslowe.

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: Saint Frideswide's minster, Saint Peter in the East, Saint Ebbe's, Saint Martin's, Saint Michael at the Northgate 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 area was known in the 13th century as the *Liberty of Northgate Hundred*, including Walton and Holywell (VCH 1979, 265-83). A name perhaps suggesting that the area was initially tied to the church of Saint Michael's but could simply mean that it was adjacent to the Northgate.

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 *wælle-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, started in the reign of Henry I (VCH 1979, 304-5).

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), but no development is known in the vicinity of Summertown at this time.

Summertown was established as a settlement in the northern part of the parish of Saint Giles during the early part of the 19th century. In 1832 there are known to have been c. 125 houses which consisted of a series of small scale cottages and substantial villas. 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).

Wolvercote

Roger d'Ivri held Wolvercote in 1086, and Godfrey held of him. 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. 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 Oseney abbey, which took tithes from Wolvercote in 1239, but there is no later record of Oseney's interest in Wolvercote (VCH 1990).

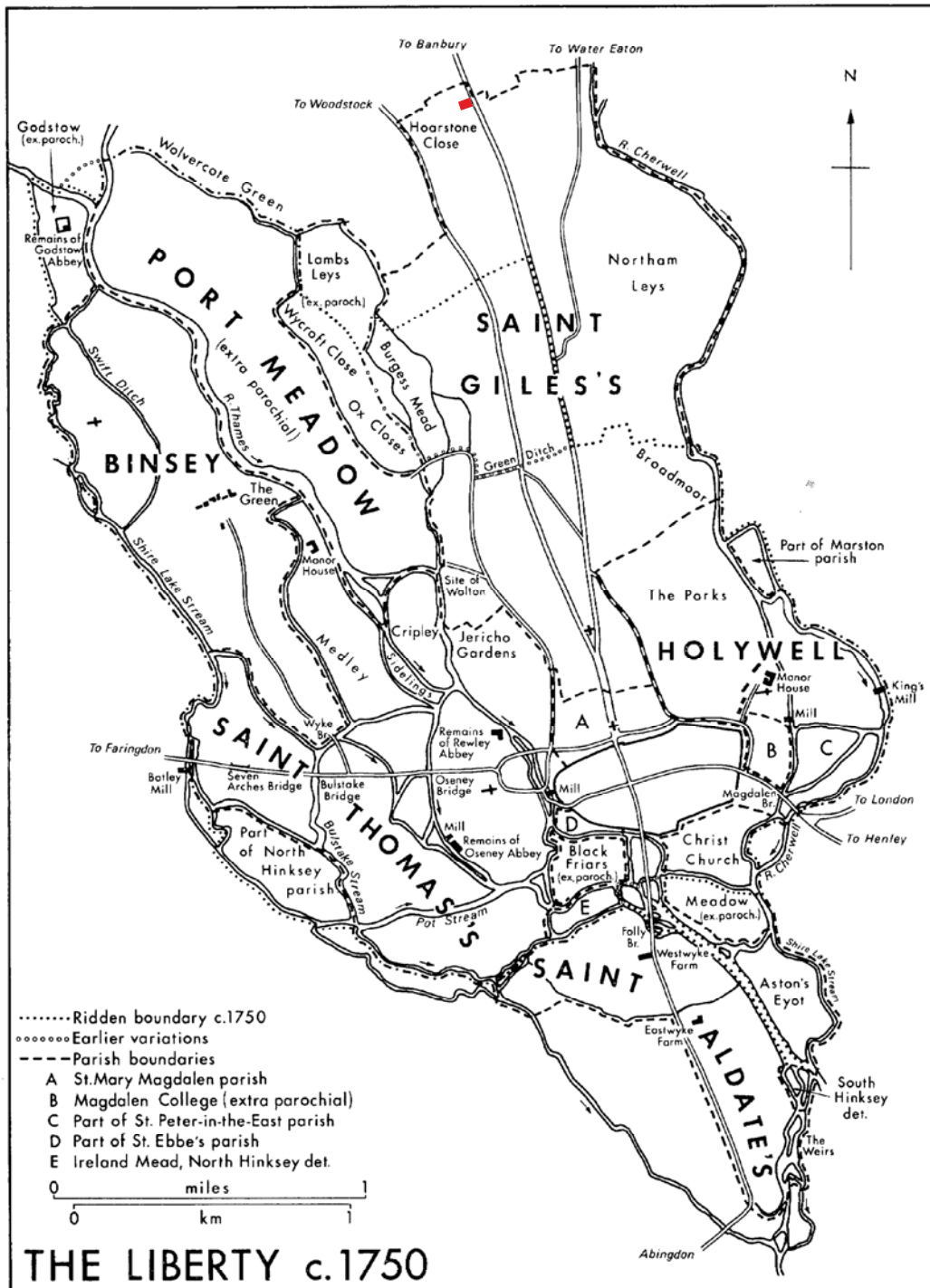


Figure 3. Map of 1750 showing site in red (after VCH)

Cotteslowe

Two hides at Cotteslowe were confirmed to St. Frideswide's minster in Oxford in 1004, and in 1086 Siward held the estate of the canons. 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 Cotteslowe 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 Cotteslowe was geographically within the parish of Kidlington but completely separate from it administratively.

The extra-parochial area of Cotteslowe 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 Cotteslowe with St. Frideswide's priory for a total of 13 a. in Water Eaton.

In 1341 Cotteslowe 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 Cotteslowe man requested burial at Wolvercote, the area seems to have been served by Wolvercote church. An attempt in the 1660s to annex Cotteslowe to Kidlington parish failed. The area was extra-parochial in 1771 and 1789. Cotteslowe and Godstow formed a unit for payment of land tax, and Cotteslowe, Godstow, and Wolvercote for window tax. Cotteslowe 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.

4.2 Cartographic Evidence

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

The map of Wolvercote parish of 1765 (VCH 1990) shows much of the surrounding area to be arable fields at this time. Jeffery's map of 1769 and Bryant's map of 1824 both show Banbury road, but no development appears in the area of the site.

Summerhill Villa is shown on the 1:2,500 OS map of 1878 in formal grounds with gardens surrounding. 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) Sumerhill Villa has expanded and Hermes Road opposite has been constructed with associated building plots for detached houses. By 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.

4.3 Known Archaeological Sites

Palaeolithic

Two hand axes (SMR 8080-MOX10002; 14271-MOX10054) and a flint flake (SMR 6783-MOX11995) associated with two further hand axes (NMR 338786) as well as other possible Palaeolithic implements (SMR 3577-MOX9935, 3674-MOX9958) have been recovered within the study area (Fig.4).

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 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.

The site lies on the Summertown-Radley Second Gravel Terrace and could potentially lie on or near to similar palaeo-channels. Consequently the archaeological potential for Palaeolithic remains must be considered moderate to good.

Mesolithic, Neolithic and Bronze Age

A flint knife was recovered as a residual find within a Roman refuse pit 100m to the north of the development site (NMR 338435). This is the only find of these periods from within the study area.

No monuments or features of these periods are recorded within the study area. In the wider landscape the concentration of activity appears to be focused further to the south (Beckley & Radford 2011a, 2011b).

Accordingly a generally low archaeological potential can be evidenced for these periods at the study site itself.

Iron Age

An archaeological watching brief and excavation was conducted 200m to the south during ground-works for a new house at Walled Garden, Middleway (SMR 26007-MOX23117). 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 artifacts 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

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, animal bones (NMR 338435). This activity may have spread towards the north-east with further pottery sherds being recovered in the area (SMR 14271-MOX10054).

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 (SMR 26007-MOX23117; NMR 1487646).

Possible Roman postholes were also recorded at 274-276 Woodstock Road, 500m to the south of the development site (SMR 26458-MOX23893; NMR 1546076) and 500m to the northwest Roman coins were found on Davenant Road (SMR 3572-MOX9931).

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.

Saxon

Part of an Anglo-Saxon cemetery was uncovered 500m to the southeast during building work in 1898. Associated artefacts included a shield boss, shield grip, knife and spear (SMR 6218 - MOX9984). 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 (SMR 14271-MOX10054).

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 the archaeological potential for this period remains must be considered low.

Medieval

The only medieval remains within the study area are a wall and archway constructed in 1831 within the grounds of 302 Woodstock Road using 12th-14th century material from Beaumont Palace (NMR 338247). Accordingly a generally low archaeological potential can be assigned to remains of this period.

Post Medieval

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.

All other known heritage assets in the study area are designated listed structures and therefore of National significance (Fig. 4). However due to their location, topography and intervening buildings none enjoy a view of the development site and consequently there is no associated visual impact. These assets are:

Summertown Congregational Church on Banbury Road Grade II listed (SMR 1003-MOX9921)

Former Congregational Chapel, Middle Way, Grade II listed (SMR 6724-MOX9995)

Summertown House, Apsley Road, a 19th century Grade II listed building (SMR 6781-MOX9997)

The former Nonconformist Chapel, 10-12 Middle Way, Grade II listed (SMR 11445-MOX10047) by 1859 it was a private house.

Northern House, 23 South Parade, built in 1824 grade II listed building (SMR 27348-MOX15009)

Field House, Field House Drive, 19th century grade II listed building (SMR 26977-MOX15255)

The Roman Catholic Church of St Gregory and St Augustine on Woodstock Road,

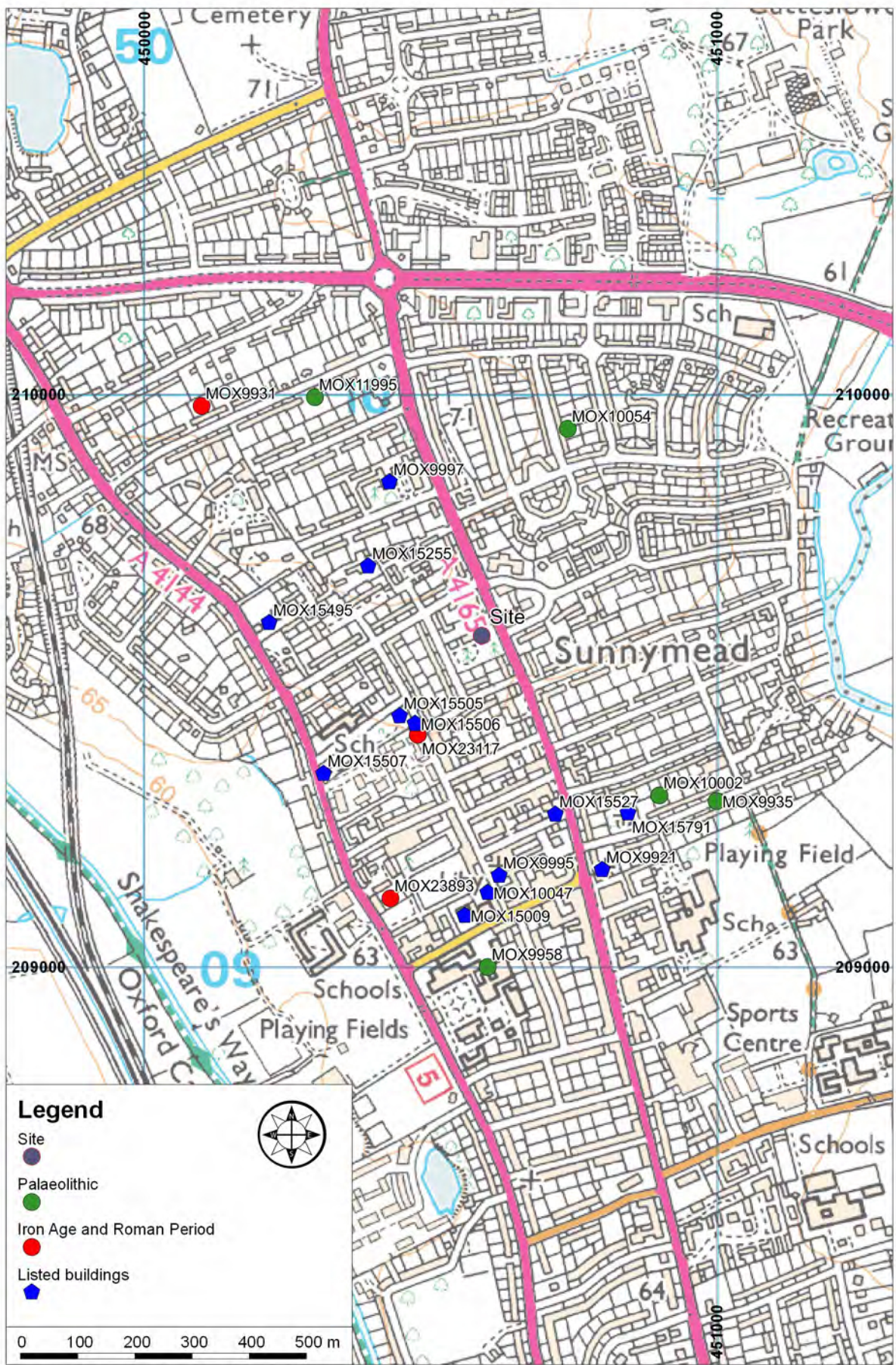


Figure 4. Heritage asset locations

The Lodge, Woodstock Road, built c.1830 grade II* listed (SMR27399-MOX15505), its gate piers and boundary walls are grade II listed (SMR27400-MOX15506; SMR 27401-MOX15507)

275-277 Banbury Road built in 1831 grade II listed (SMR 26884-MOX15527)

St Michael and All Angels Church on Lonsdale Road 500m to the southeast is a grade II listed structure (SMR 27132-MOX15791). 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). The Church does not have a tower only a bellcote.

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 (See Appendix A).

5 DISCUSSION

The building itself is highly ornate externally and internally with elaborate moulded ceilings; it has lost all but one of its fireplaces, but retains others. 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 small 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.

6 CONCLUSION

It is the opinion of John Moore Heritage Services that the building is a noteworthy structure of local significance, perhaps even on a wider scale.

There is a moderate to good possibility of below ground Palaeolithic deposits of national significance being present in the area.

7 BIBLIOGRAPHY

7.1 Books and Documents

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*

Gelling, M. 1953 *The Place-names of Oxfordshire – part 1*, 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

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*

VCH 1990 *A History of the County of Oxford: Volume 12: Wootton Hundred (South) including Woodstock*, pp. 304-314

7.2 Historic Maps

Wolvercote Parish 1765 (VCH 1990)	1:2,500 OS Map 1899
Jeffery's map of 1769	1:2,500 OS Map 1914
Bryant's map of 1824	1:2,500 OS Map 1921
	1:2,500 OS Map 1937
1:2,500 OS Map 1878	1:2,500 OS Map 1957

APPENDIX A – Historic Building Assessment *(By Stephen Yeates)*

Summary

The report is a brief assessment of a large Italianate villa on the Banbury Road (SP 50605 09572) carried out by John Moore Heritage Services at the request of Mark Nightingale of Homespace Ltd. Historically the structure was known as Summerhill Villa or House, giving its name to one of the local streets, though now it is more readily known as the Oxford Centre. The building is an impressive limestone structure externally; with ornate internal plasterwork (much of it more impressive than found on other listed buildings seen by the author outside of the Oxford Colleges). Internally it is apparent that most of the fireplaces have been removed. Much of the internal work skirting and door mouldings, if not original have been produced to blend in with the Regency style of the structure.

Location

Summerhill House lies in the North Oxford suburbs on the west side of the main Banbury Road. It is located in spacious grounds.

Aim of Investigation

The aim of the assessment is to ascertain what survives of the historical standing structure of the Italianate villa, and to place the building in its historical and architectural context.

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).

History of Development

Summerhill Villa (as it was originally called) 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). Summertown was established as a settlement in the northern part of the parish during the early part of the 19th century. In 1832 there are known to have been c. 125 houses which consisted of a series of small scale cottages and substantial villas. 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).

Summerhill Villa at no. 333 Banbury Road, was a grand Italianate villa built in 1823 (VCH 1979, 181-259). The building is in the VCH called one of the most 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 Beach (London Bankrupt Diary, The Law Advertiser, Google web source). One can only assume that this is probably the same individual, and one wonders if his speculative ventures in Summertown led him to bankruptcy.

The building is located on the 1st series Ordnance Survey map dated 1877-8. This shows the basic shape that still exists today, but also shows a series of buildings running along the north side of the present extension. This map refers to the house as Summerhill Villa. There is no Victoria Road opposite. The 1899 second series shows the building on the northwest side and being joined onto a range of buildings extending to the west. The Victoria Road opposite has now been constructed. The third series map of 1937 shows a similar arrangement.

In the intervening years the house was owned by the Ryman family. Kelly's Directory of Oxfordshire for 1911 (web source) lists the inhabitancies through Summertown on the Banbury Road, first along the east side, then the west. 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 the Reverend John Garrett Russell, an assistant master of Saint Edmund's School and at 313 Banbury Road a Frank Ryman Hall (the number is possibly a typographical error). South Parade and Grove Street retain their names, but Church Street is now Rogers Street and Albert Street became Hobson Road. Summerhill Road was created in the 20th century. The name would have been a duplicate of one in Walton and thus was replaced. We can also ascertain that in the last 100 years the post office renumbered the street.

In 1950 Bertie Lodge raised £10,000 towards the purchase of Summerhill House, 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).

The Oxford City Council planning authority has 14 applications for extensions to the property, some of which were never carried out. The earliest proposed internal alterations date to 1953. One for 1997 (Ref. 97/00623/NF) mentions a single storey extension to the kitchen. The second of these in 2000 (Ref. 00/00155/NF) was an extension to the west and south of the previous extension.

Description of Summerhill Villa, 333 Banbury Road

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 structure overlooking the Banbury Road to the east (Figs. 1 & 5). 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.

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). The vast majority of the windows contain sash windows of two but sometimes three lights.

South façade

The south façade consists of three vertical components running across two stories (Fig. 6, Plate 1). These are broken at the base by a plinth, and centrally by a raised band and above by an elaborate cornice design. 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 brace supports. On the first floor 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.

The wing to the right, extends forward with limestone quoins on each corner, centrally there is a bay window extending over the two floors, with a larger window in the front and two narrower windows either side. The windows have a segmental arched head, all have mouldings and sills supported by a brace. However, only the windows on the ground floor contain key stones. 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. The windows have large glass lights.

The east wing also has limestone quoins, but instead of a bay consists of two bays. These are moulded with sills, but like the other side it is only the ground floor where key stones can be identified.

The South façade can claim to be the main façade of the villa (although the west side was also elaborated and it was generally photographed from that site) is architecturally pleasing and proportionate. That this is the main façade is perhaps indicated by the front door.

West façade

The west façade is now partially obscured by the modern extension, and only the south side of this elevation is now wholly visible (Plate 1). This contains a continuation of the central band and elaborate cornice. The plinth is here replaced by a veranda or covered walkway patio. 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 window or door with a segmental arch and moulding with access onto a stone balcony, similar to the two on the front of the house. The veranda and vinery were once more extensive being lost in the 1960s.

Part of the detail of the west elevation can be discerned in the new part of the extension. Here 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, with a segmental arch and moulded surround. The wall must have continued to where the wall between the cloakroom and gentleman's toilets are, though the old fabric has been removed in this wall.

North façade

The North façade is obscured on the east side; only the upper storey is visible, which shows the remains of the elaborate cornice continuing and a central segmental window with moulding (Plate 3). Alongside this it is apparent that the wall has been extended (Plate 4). Here there is a small segmental window with no moulding and the cornice is absent (Plate 5). There is a central recess which contains new or recent windows in the ground floor, one new square headed and the other a segmental arch and lintel present in 1953. In the first floor there is one window with a segmental arch and moulded surround. The wall on the west side of the recess contains a door, the central band is continued on all walls in the recess and there is a shallow gable above the recess.

On the east side of the north façade there is a further wing that extends from the tower. The first floor is wider than that of the ground floor and is supported by a square column. This creates a short covered space onto which a small round headed arched window looks. On the end wall of the ground floor there are limestone quoins and a plinth. There is a round headed sash window with moulding, key stone and stops. A raised band continues to divide the first and ground floor. The first floor has a gable end with chimney. This façade has been much altered. The first floor section is clearly an extension above a previously single story.

East façade

The east façade contains four vertical components, with common components including a plinth and central band between the ground and first floor (Fig. 7, Plate 2). 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. There is a brick chimney above the roof line probably of a later date.

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. 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.

The next component is the tower, which extends out as far as the fourth component, but is divided by a distinct butt joint in the limestone façade that extends over both stories. 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 quoins above this level. The tower contains one bay, while component four has two bays. The windows in the tower bay are segmental arched sash windows with moulded surrounds. That on the ground floor has a keystone and jambs with a plain sill. The window on the first floor contains a keystone and elaborate sill with rolled brace 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 lip of the top of the tower. The two bays of the fourth component of this elevation contain matching windows with moulded head, keystone and jambs, with plain sills. On the fourth component there is no cornice just a band of lead sheeting. Surviving planning evidence from the 1950s indicate that most of the windows in the east façade were relocated pieces from the rest of the building and that this side of the villa was originally rather plain.

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 a flat roof. The roof on the tower is also hipped.

Cellar

The stairs to the cellar are now of concrete, this leads down to a cellar 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 6) and two on the west. The northeast vault is narrow, keeping to the size of the passage. 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. There are two vaults extending to the west, one entered through an opening and the other through a door.

Ground floor

The main entrance to the ground floor would have been through the hall. This is a rather elaborate showy affair, which has seen some alterations in the past. The main door still retains moulded features (Plate 7). There is a timber staircase with cast iron balustrades on the right hand side as one enters the hall through the front door. The underside of the stairs contains moulded plaster. This sweeps round to a main ceiling, which is elaborately moulded, with a border butting to the wall and a large oval feature around a suspended light fitting (Plate 7). The decoration contains scroll motifs. Straight ahead there is a round headed opening with mouldings of grandeur emulating a keystone and jambs (Plates 8-9). 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 manner. There is a patterned tiled floor, the skirting is probably original.

The southeast room is a large rectangular room with moulded ceiling, and a dado rail (Plate 12). 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 13). The skirting is probably original although sympathetically treated where the fire has been removed.

The new openings to the west from the hall lead into what is now the bar. 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 false ceiling (Plate 11). This is in line with a planning application.

The archway on the north-side of the hall leads to a passageway or rear hall, with an elaborate moulded ceiling. There is a door on the east side immediately with an original moulded surround, but 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 10).

The door in the west wall leads into a small square area with doors on 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. On the west wall are the remains of a door with a moulded surround, and a segmental headed arch.

The north door from of the rear hall leads into a further passageway, down some steps. The old building must continue to a wall in line with the back of the property upstairs, which would be the wall between the gentleman's toilet and cloakroom. This part of the old building has been considerably disfigured.

The large opening from the rear passage on the east now continues into an area of the building which has also been altered to some extent. The south wall contains an opening into the stair alley, the walls either side of this opening has an indented area, where the wall has been narrowed, a feature of Georgian and Regency properties. Some of the cupboard doors are also probably of this period. Set out from the east wall there is a significant round metal support, holding up the remains of a wall that has been removed. A cupboard and door in the east wall would seem to be reworked or removed features in the style of the building. The north wall is a narrow brick wall insert, with a central door.

The door in the east wall leads to a hall at the base of the 1950s 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 modern door on the north wall enters an office area with a large square headed window and a segmental arched window in the north wall. 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 office with. The west wall has a door and a rounded headed sash window. The north wall has a round headed sash window. The east wall has two rounded headed sash windows to the left (Plate 14) and a segmental arched window to the right.

First floor

The front hall staircase provides access to a landing with a segmental headed glass panelled door on the south side, with moulded surround (Plate 15). 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 from this hall to the southeast or southwest rooms, although a blocked door leads to the temple room.

The north door leads to an L-shaped passage with steps and a moulded ceiling. The narrow passage to the east has a mock door and moulding of modern origin at the end, poorly painted. This door covers a niche which is visible in the new stairwell on the other side of the wall, suggesting this corridor wasn't straight. The square-headed door on the south side, with moulded surround and original panelled door, leads into the southeast room of the first floor, with moulded ceiling (Plate 17). 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, but the dado rail survives. There is a further door in the north wall leading into a small room above the back stairwell. There are two round-headed sash windows in the east wall (Plate 18). The room is used as a toilet and wash room.

The north arm of the L-shape passage leads to a panelled door with narrow moulded surround (could be old) that enters a cupboard (Plate 16). 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 west door enters the northwest room of the historic standing structure. The ceiling does contain a border of moulding with rolled lines (Plates 21-23). The moulded ceiling does not extend to the east side of the room and it is possible that walls have been removed that would have matched those on the ground floor. In the north wall there is a window with a segmental headed arch and square-headed moulded surround. There is doorway in the west wall and a blocked opening 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 probably been moved, but may contain original features (see below). A second door occurs in the east wall with moulded surround, entering a small side room with a round-headed sash window in the north wall.

The south door, inserted by the Masons in 1954, enters the largest of the upstairs room, the southwest room or Masonic temple (Plates 24-27). 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. 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 the door moved. There is a dado rail around parts of the hall. The door contains features associated with the temple, a wooden door knocker and a lockable peep panel. A blocked door in the east wall leading to the landing has a sill 0.15m deep, there are also sills under the bay windows. The floor has clearly been dropped in this room.

The east door of the L-shaped passage leads into a rectangular room centrally located on the north side of the first floor (called the board room). The ceiling does not seem as high as others, there is no old moulding, simple 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 chimneybreast to have been possibly moved. 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. Drawings suggest that a complete reconfiguration of the backstairs and corridor has occurred in this area.

The double door is a Masonic insertion to separate the caretaker's room from the boardroom. This opens up into a long passage at the head of the backstairs. Above the backstairs in the west wall is a round-headed recess (Plate 19). 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, which have a continuation of a heavily moulded ceiling, and round headed window (Plate 20). The northern door enters a small passageway, with angled wall at end. The door on the south of this 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 through a panelled door with moulded surround. Plans indicate that the location of the door may have been moved and that if so the door may have been reused. In the east wall there are two round-headed sash-windows. In the north wall there is a fireplace and chimneybreast. The fire surround is of stone. The staircase originally giving access has been removed.

Tower and roof space

The roof space and second floor of the tower were not seen in this brief visit. The tower contains an abandoned toilet. The tower room has a panelled door in the west side, original, and a round-headed sash window in the east wall.

Northwest wing

The Ordnance Survey maps from 1877 (first series), 1899 (second series), and 1937 (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 scenarios was the correct interpretation, but it seems that the former is generally considered to be the case.

Historically it is possible to identify seven building phases at present: 1823, late 19th century, 1953, 1960, 1997, and 2000 among them. Historically many of them can be classed as modern and therefore treated as sub-phases of less historical importance.

Assessment

Phases

The building as it stands has a number of phases, but it is only the earliest that we are interested in here. From looking at the standing structure and Ordnance Survey map evidence it is apparent that the old main structure was more or less in the shape that it appears in now. However, there are caveats and comments that can be made about the structure.

The structures that form the west and southern components are part of the oldest part of the house, and there is a uniformity about aspects of the design that can be recognised, these are thus considered to be part of the Phase 1 structure. These include the cornice, window mouldings, and balconies besides other fittings. Internally these components contain some of the more elaborate mouldings and plaster decorations, and iron fittings.

The northeast part of the old house has seen a more unusual development, and it is here more difficult to appreciate the dates of the phasing as many of the altered features internally keep a general style that one would expect for a Regency property. What can be noted is that although access into the two front or south rooms is possible from the main hall on the ground floor, this is not the case on the upper floor, and one has to enter the northeast component of the house before one gains access to these locations. This means that some of these components must also belong to Phase 1, even if this is less easy to discern.

Features to note in the rear part of the structure include at least three round-headed arched openings which are associated with Georgian and Regency design. One of these is located on the west side of the ground floor passage, the other from the hall to the ground floor passage, and the third more unusually above the back stairwell. The walls that these features are located in must all originate in the Phase 1 even if altered later. The redesign of the back stairwell may go some way to explaining the confusing development.

Besides this there are indicators that the northeast part of the structure has undergone alterations at various times both externally and internally. There is the remains of a keystone or part of a window setting in the wall between the hipped gable end and tower. This is also indicative that this wall originated in some form in the Phase 1 structure. Also in this part of the wall there is a doorway with a flat head and no matching moulding. This suggests that the façade in this area is likely to have been reworked with windows and mouldings moved. It is known that some of the moulded features were inserted into the east façade to elaborate what was once a plainer elevation. A date for these alterations is less certain but is probably later 20th century. In the east elevation there are indications of a butt joint to the north of the tower, suggesting that the structure north of the tower has been added physically at some point.

On the north elevation there are again indications of alterations and displays of features that are not totally in keeping with the Regency traditions, though they parody it in some fashion. These include the gable ends, the windows in the central recess, the cornice and window on the first floor to the west of the recess. The peculiar column arrangement to the east of the recess is also not totally in keeping. This large column to the rear of the building widens the line of the upper extension. Here there has also been significant reworking in the later 20th century.

Internally in the central part of the north part of the old structure it is evident that the wall continues on the same line above and that internally this is supported on two metal columns. The interior part of the central north area on the ground floor has probably seen alterations, the insertion of later walls. The room above (the Board Room) also has later decorative details and some revamping of the room and structure is likely here.

In the northwest room on the first floor the present ceiling arrangement is indicative of walls being removed, besides this chimney features have been removed more widely around the villa. On the ground floor considerable reconfiguration and alterations have occurred. It is not possible to state at present if the ground floor extension to the north and west was knocked down or if parts of it were retained, though if retained a considerable reworking is likely.

Precise dating is difficult. The second series Ordnance Survey map of 1899 shows that an extension has occurred on the northwest side of the building. Though rather early it is possible that some of these alterations could be dated to the latter part of the 19th century (suggested Phase 2). It is at present unclear how or if any of this survives. Some of the walls to the rear do not appear to be of limestone, but more brick and render forming the design of stonework. The windows are large in this and metal framed. Though alterations are shown on the maps as occurring at sometime in the last two decades of the 19th century, it is possible that some of the style (muted Regency) with square-headed doors and windows, but with still considerable height in the doors that these features could be of the 1930s, or equally possible as late as the 1953 or 1960s and the time when building work was first carried out at the Masonic Lodge. It is almost certainly the case that the fireplaces and chimneybreasts which have been removed, were probably done so in 1953 or 1960s. This would tie in with a move from domestic space to communal space including offices and rituals. In the temple room it is apparent that the alterations that have occurred took place in 1953 or the 1960s. It is easier to lump these potential alterations together as Phase 3.

Subsequent modern development, which would include the 1997 and 2000 additions can be referred to as Phase 3a.

Listed Status

The building is at present not a listed building, 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. Fasnacht (1977) notes the building but does not place the structure that highly, though it could be noted that many of the finer villas have now been lost. The client recognises that the structure is a heritage asset.

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 scheduled Grade II listed building scheduled in 1972 (EHIDN 245289: SP 50428 09847). What should be noted is that Summerhill Villa or House as it is alternatively called has received a more significant write up in the VCH and Buildings of England than the listed villa along the Banbury Road.

The Current Proposal

The proposal is to remove the Masonic extensions and add a new extension of two 3 bed houses on the northwest, and convert the old villa into four 2 bed apartments. This has been agreed with the conservation officer.

Conclusions

The old villa is to be retained it is architecturally and historically important to the Summertown area of Oxford. The Masonic extensions are to be removed and a new extension added, and the old building converted into apartments. The extension is to be added where the present structure has been most damaged by past alterations

It is important to note that even though the building has no statutory protection of national or local listing, 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). The client recognises that it does meet the criteria of a heritage asset which will be taken into account in their development.

Bibliography

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

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

Sherwood, J and Pevsner, N 1974 The Buildings of England: Oxfordshire, Harmondsworth: Penguin

VCH 1979 A History of the County of Oxford, volume IV: The City of Oxford, London: Institute of Historical Research and Oxford University Press

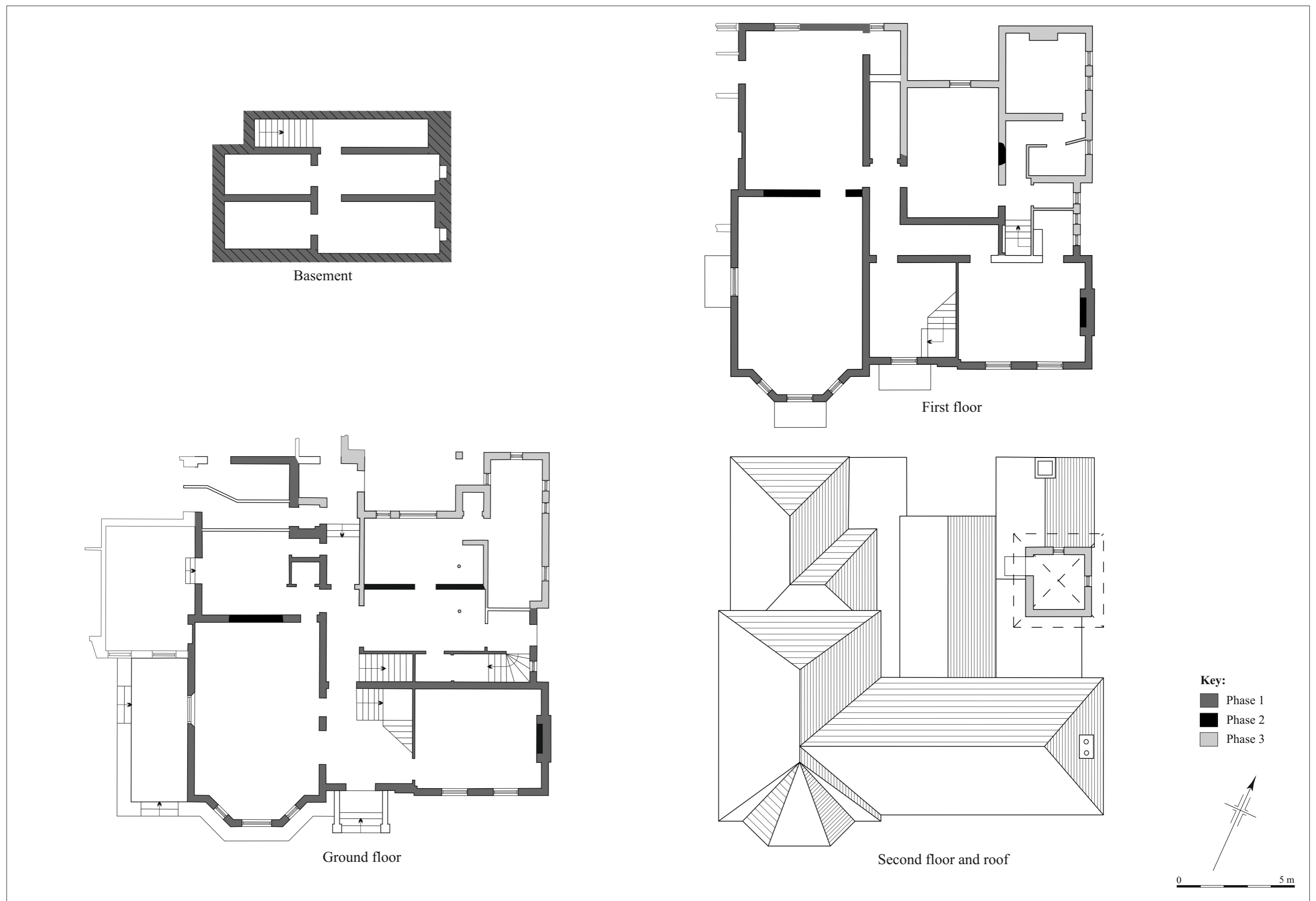


Figure 5. Floor plans



Figure 6. South elevation



Figure 7. East elevation



Plate 1. South elevation



Plate 2. East elevation



Plate 3. North elevation



Plate 4. Details from North elevation



Plate 5. Details from North elevation (recess)



Plate 6. Cellar



Plate 7. Details from hall



Plate 8. Details from hall



Plate 9. Details from Hall



Plate 10. Details from back hall



Plate 11. Details ground floor southwest room

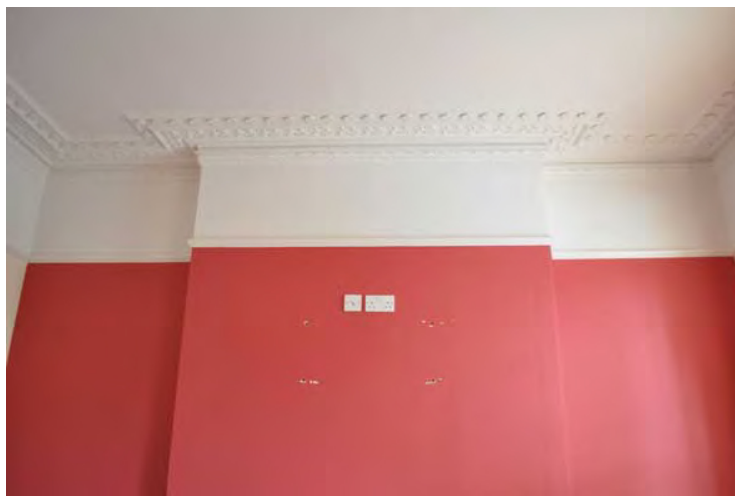


Plate 12. Details ground floor southeast room

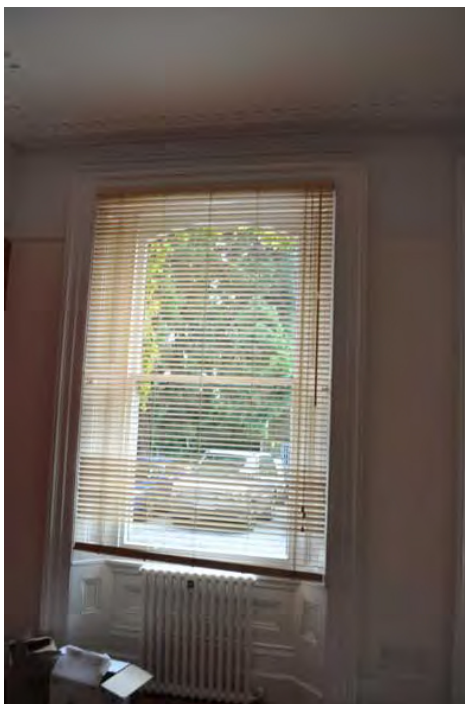


Plate 13. Details ground floor southeast room



Plate 14. Details ground floor northeast room



Plate 15. First floor landing details



Plate 16. First floor main passage



Plate 17. First floor southeast room



Plate 18. First floor details east side central room



Plate 19. Details above back stairwell



Plate 20. First floor central east side details



Plate 25. First floor temple details



Plate 26. First floor temple details



Plate 27. First floor temple details



Plate 21. First floor northwest room details



Plate 22. First floor northwest room details



Plate 23. First floor northwest room details



Plate 24. First floor temple details