

JOHN MOORE HERITAGE SERVICES

BUILDING ASSESSMENT

ON

96 WALTON STREET,

OXFORD, OXFORDSHIRE

NGR SP 50647 07212

On behalf of

Riach Architects

MARCH 2016

REPORT FOR Riach Architects
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96 Walton Street

Building Assessment

SUMMARY

A building assessment was carried out for 96 Walton Street, Oxford, Oxfordshire (NGR SP 50647 07212) as part of the planning application. The assessment included the examination of the historical development of the area and a site visit to identify any significant features. Walton is a historic settlement dating from the early medieval period, and was the main settlement in the parish of Saint Giles.

The building is an end terrace house, which is a grade II listed structure that has been dated to 1829 based on the property deeds. The building contains several original features, including the sash windows on both the front and rear elevations. Also, recent activity within the area has revealed that there is a presence of prehistoric and medieval archaeology within the area north of Oxford.

The proposals have been discussed at some length with the City Conservation Officer. A previous plan based on those discussions were proposed and passed. This proposal contains additional alterations to the design. The new proposal has additional requirements to the basement, with its alterations to design and expansion of space. Externally the replacement of the modern casement window is proposed to the front of the building.

The current kitchen on the ground floor will be extended to the east and south, and the wall on the east side of room G3 will be lost, however, the sash window is to be reused in the new back wall. The new proposed extension will be the width of the current extension. Room G3 will also be subdivided causing an alteration to space of the original building.

On the first floor alterations will be made to the south end of the landing F1, and room F3 will be reorganised to form two bathrooms. The partition between rooms F4 and F5 will be moved and the door into room F4 moved, but retained in a new location. A first floor extension is to be added to the east side of room F2.

The impact on the material of the building will be moderate, although all original features such as fireplaces, sash windows, panelled walls etc. will be retained or relocated and reused. There will be an impact on the spatial arrangement of the building, but the building is being retained as a single dwelling.

1 INTRODUCTION

1.1 Location

96 Walton Street, Oxford, Oxfordshire (NGR SP 50647 07212) was historically located within the hundred of Headington in the historic county of Oxfordshire. Historically the building was located within the parish of St. Giles, which was created from the larger Oxford parochia before being integrated into the City of Oxford in 1832.

The site is located facing onto Walton Street, with a small garden area at the front of the property. The building is an end terrace house, with the adjoining houses to the southeast and adjacent building, which is not connected on the northwest. There is a small rear garden.

The topography of the site is on a level terrace within a built-up area, with a height of about 62.4m Ordnance Datum. The underlying geology of the site consists of an Oxford Clay Formation and West Walton Formation (undifferentiated); a mudstone sedimentary bedrock formed approximately 156 to 165 million years ago in the Jurassic Period. This was not reached in the evaluation. Overlying this is the superficial deposit of the Summertown-Radley sand and gravel member; that is sand and gravel superficial deposited up to 3 million years ago in the Quaternary (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). This deposit was recognised and labelled as context (1/06). The only archaeology noted was a 19th century pit and the foundations of 96 Walton Street.

1.2 Commission

This report has been commissioned by Mr J Corris of Riach Architects to form part of a planning application for the proposed extension to the rear of the property and other alterations to the listed structure.

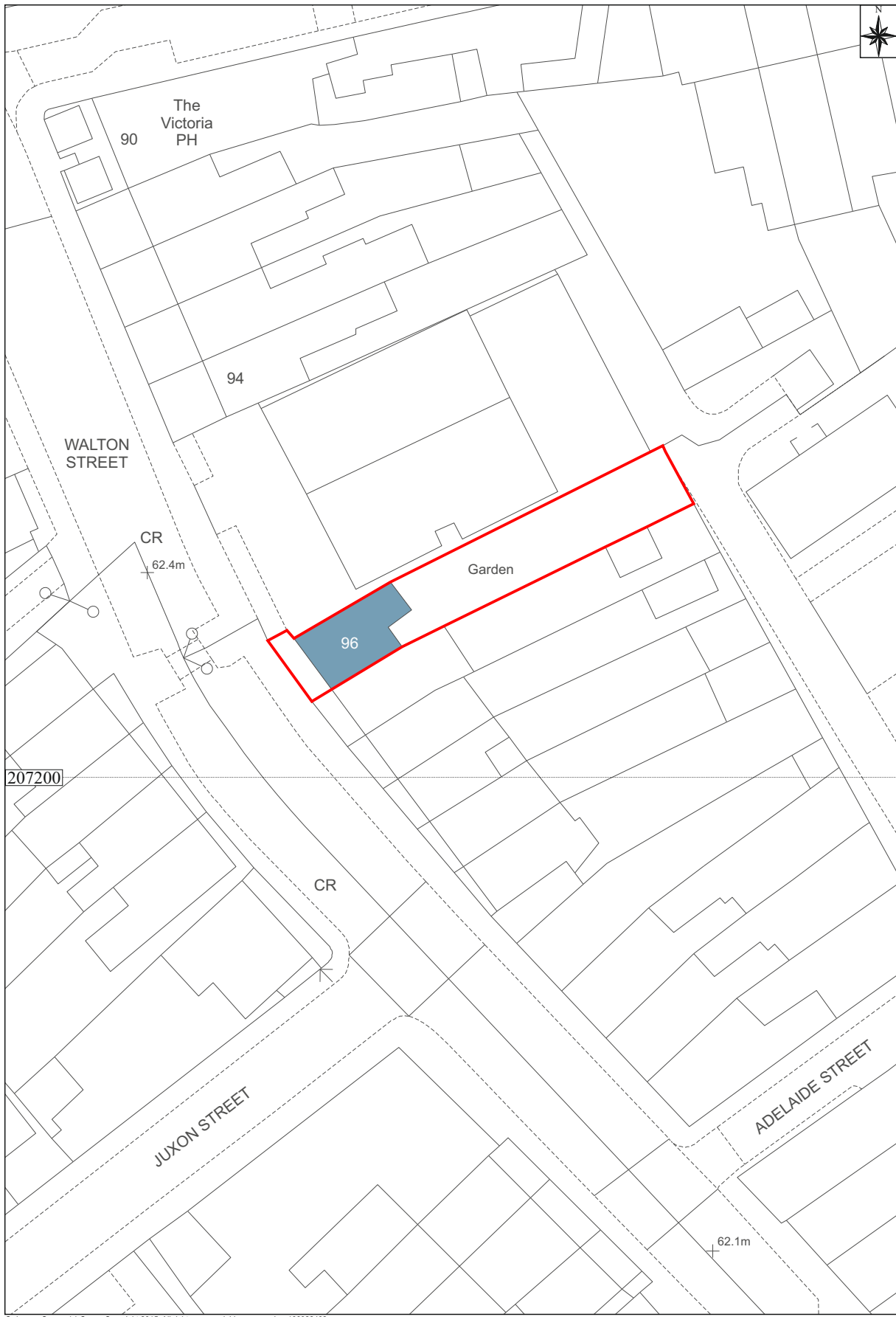
1.3 Aim of Investigation

The aim of the investigation is to provide information regarding the historical development and a description of 96 Walton Street, Oxford.

1.4 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to heritage assets 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 heritage impact assessment and, where necessary, a field evaluation.



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Key Site boundary Study building

0 25 m

Figure 1: Site location

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.

The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25th March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

Oxford District Council formerly adopted the Oxford Local Plan 2001-2016 on 11th November 2005. Since the adoption of the Local Plan, several of the policies have expired or were superseded by later policies and the Local Plan was replaced on 14th March 2011 by Oxford Core Strategy 2026. The policies regarding heritage have not been replaced, therefore the policies stated within the Local Plan 2001-2016 is still in effect.

The relevant policies for the current proposal are:

- Policy HE.3: states Planning Permission will normally be granted for alteration and/or extensions that are sympathetic to the building and its surroundings, also if the work will ensure the re-use of redundant or unused listed buildings. However, the policy also states that no permission will be granted if the work includes the demolition of the listed building.
- Policy HE.4: states that if a listed building is considered to conceal any archaeology then planning permission will not be granted to work that would greatly impact the structure of the building. However, if the work would allow for an investigation into the archaeology then it would be allowed on the condition that archaeological work would be conducted before the development.

Policy HE.5: states that planning permission will only be granted if there are sufficient precautions put in place regarding fire safety and will not impact the listed building in a negative manner.

2 BACKGROUND

2.1 Designations

96 Walton Street is part of a row of terrace houses that have a grade II listing (Historic England UID 493669: SP 50650 07202). The designation provides the following description:

Terrace of six cottages.

DATE: Deeds said to date from 1829.

ARCHITECT: None known; presumably a speculative development.

MATERIALS: Chequer brick with slate roofs and brick stacks. Ashlar band above basement; flush blue brick string course at first-floor level.

PLAN: Terraced row.

FAÇADE: 2 storeys and basement. Each cottage has single bay of 12-pane sashes with narrow glazing bars and colourwashed stone voussoir heads, the sashes to No. 101 renewed in matching style. No. 96 to left, with slightly wider frontage, has additional first-floor sash. Doorways to the left of each cottage have narrow over-lights and various doors, Nos. 96, 97 and 99 retaining original flush-panelled doors. Basement openings re-worked C20, Nos. 98-101 with variously enlarged wells concealed behind low front walls.

Rear: roughcast and colourwashed with narrow 2-storey service projections below main eaves, that to No. 96 enlarged C20. Remainder have small C20 flat-roofed extensions to ground floor but retain first-floor sashes. Interiors: No. 101 has front parlour with plaster ceiling cornice and original wooden fireplace surround, with paterae and variant reeding. Grate altered. Rear room with later C19 arched cast iron grate. 2 original fireplaces upstairs with simple wooden surrounds and hob grates with lozenge panels. Narrow stairs at rear of entrance passage, with plank partition, and matchstick balustrade with turned newel to landing. Stairs down to front basement only. No. 99 similar, but with only one original hob grate upstairs, no rear grate, and square arch opening up ground-floor rooms. No. 96 said to retain wainscoting and fireplaces.

The proposal site also lies within a Conservation Area, which is named Walton Manor. This is bounded by the Walton Road and Kingston Road on the west, and the Woodstock Road on the east. To the north the area is bounded by the Leckford Road on the north and by the lands of the Observatory and Old Radcliffe Infirmary on the south side. The area is dominated by a series of narrow streets with rows of terraces, which are known to have been constructed in the 1820s. The terraces along Walton Street are also mentioned in The Buildings of England book series, but no details are provided (Sherwood and Pevsner 1974, 325).

2.2 History of Development *(By Stephen Yeates and Kimberley Dowding)*

The earliest human activity recognised in the Walton area occurred at the site of the Radcliffe Infirmary; where the earliest features to be identified were the remains of a Neolithic mortuary enclosure under one of the later Bronze-Age barrows (Oxfordshire Historic Environment Record (HER) 985y SP 5085 0706). The barrow cemetery left its mark in the place-names of the area with Barrowcroft recorded in the 12th century AD. The cemetery is now recognised as running along the edge of the gravel terrace. These barrows have a Bronze Age origin dating to c. 1800 BC, but in the area of the Radcliffe Infirmary burials believed to be of an Early Medieval date have been claimed (HER 3686 SP 509

071, HER 9452 SP 508 071, HER 5774 SP 509 070, HER 16284 SP 5062 0718). No evidence of Early Medieval burials were recovered in the Radcliffe Infirmary excavations, but it is still suspected from the earlier finds that the barrows may have been reused. The early medieval date for some of this activity was assessed from the recovery of an Anglo-Saxon gold bracteate and also a midden with early medieval deposits. The Radcliffe Infirmary excavations also identified the remains of early medieval houses of a similar date.

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-tkn*, the farmstead by the wall (Gelling 1953, 23). In this case the wall is a reference to the **burh** of Oxford, which was located to the south.

The manor of Walton passed with other possessions of Saint George's to Oseney Abbey in 1149 (VCH 1979, 265-283). In 1279 it is known that there were 13 tenements and 12 cottages held as a gift of Henry d'Oilly. In the 14th century the abbot is known to have held tenements in North Oseney and Walton. A further ecclesiastical manor or holding recognised in the area in 1122 was a hide of land held by Saint Frideswide's. During the 12th and 13th centuries Godstow Abbey built up a manor in Walton. The land that they acquired had originally been part of Headington Manor.

The manors of Walton were in ecclesiastical hands until the dissolution of the monastery, *c.* 1540, when George Owen acquired them (VCH 1979, 74-180). This passed to his son Richard who in 1573 sold the land to Saint John's College.

Historically Walton lay on the western edge of the parish of St Giles, the origins of which can be traced to *c.* 1130 (VCH 1979, 369-412). The ecclesiastical origins of this parish can probably be inferred from the manorial holdings and their associated churches. The parish of St Giles originally contained parts of the manor of Headington (an ancient Royal estate and church) and also St George in the Castle of Oxford, which was also a Royal holding and probably established as a Royal centre nearer to Oxford in the 9th to 11th centuries. This would imply that St Giles's and St Thomas's parishes were originally part of the parish of the Royal church at Headington. The hide of land held by St Frideswide's church can be associated with the later parish of St Mary Magdalen's as it was recognised that this church was restored to St Frideswide's in 1139 and that there was a long running dispute over the church from 1147-1225. It would seem likely that this area of land was granted to St Frideswide's to allow the Royal church at Headington to contain rights over burials, tithes and oblations that had previously belonged to St Frideswide as the mother or minster church of Oxford.

The church of St 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 construction of the Oxford Canal in 1790 (VCH 1979, 181-259) enabled industrial besides residential development at the end of the 18th century and start of the 19th century. The Eagle Iron Works moved to Walton Well Road in 1825. The Radcliffe Infirmary was erected between 1759 and 1770. Walton House was constructed *c.* 1826 by Alderman

Thomas Ensworth and later became Somerville College. The University Press moved to Walton Street in 1830, the presence of which led to the rapid development of the Jericho district through the latter part of that century. Working class houses were constructed along Walton Street and Jericho mainly in the decade 1821-31, but this continued into the 1860s and 1880s. The majority of HER sites listed in the Walton and Jericho areas are listed buildings of which there are eight, some of them accounted above.

In 1929, the city boundaries were extended to accommodate the increasing population, partly caused by the migration of people looking for work (VCH 1979, 181-259). The growth of the city was matched by that of the university, which continued to grow after the city's growth decreased (VCH 1979, 181-259).

As part of the investigation into the historical development of the building and the area a series of historical maps were examined. The maps examined included maps which predated the Ordnance Survey maps; however, the maps did not depict any activity with the proposal site. The earliest map which depicted activity within the proposal site was the First Edition Ordnance Survey map from 1881 (Oxon 33.15), which depicted the building as the end terrace within a built-up area (Fig. 2). The Third Edition Ordnance Survey map from 1921 (Oxon 33.15) and the Fourth Edition Ordnance Survey map from 1939 (Oxon 33.15) depict the same as the First Edition map (Fig. 3 and Fig. 4).



Figure 2: 1881 First Edition Ordnance Survey map

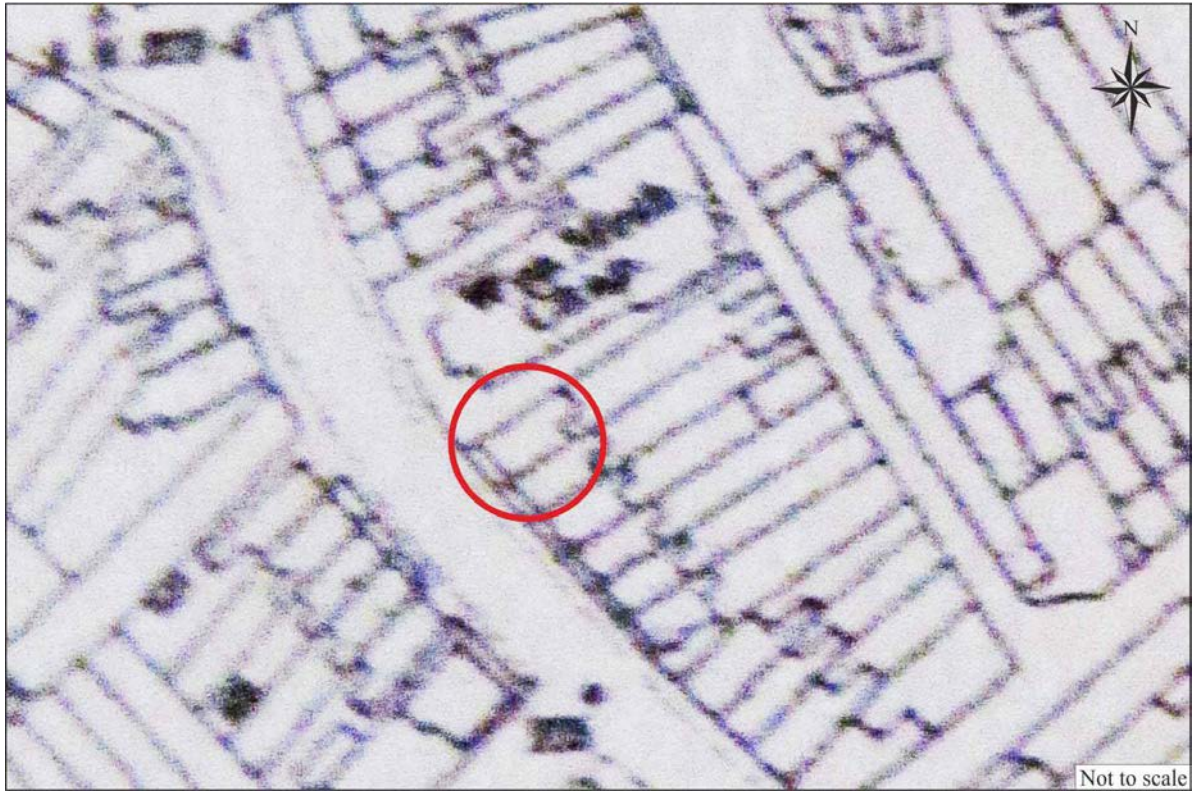


Figure 3: 1921 Third Edition Ordnance Survey map

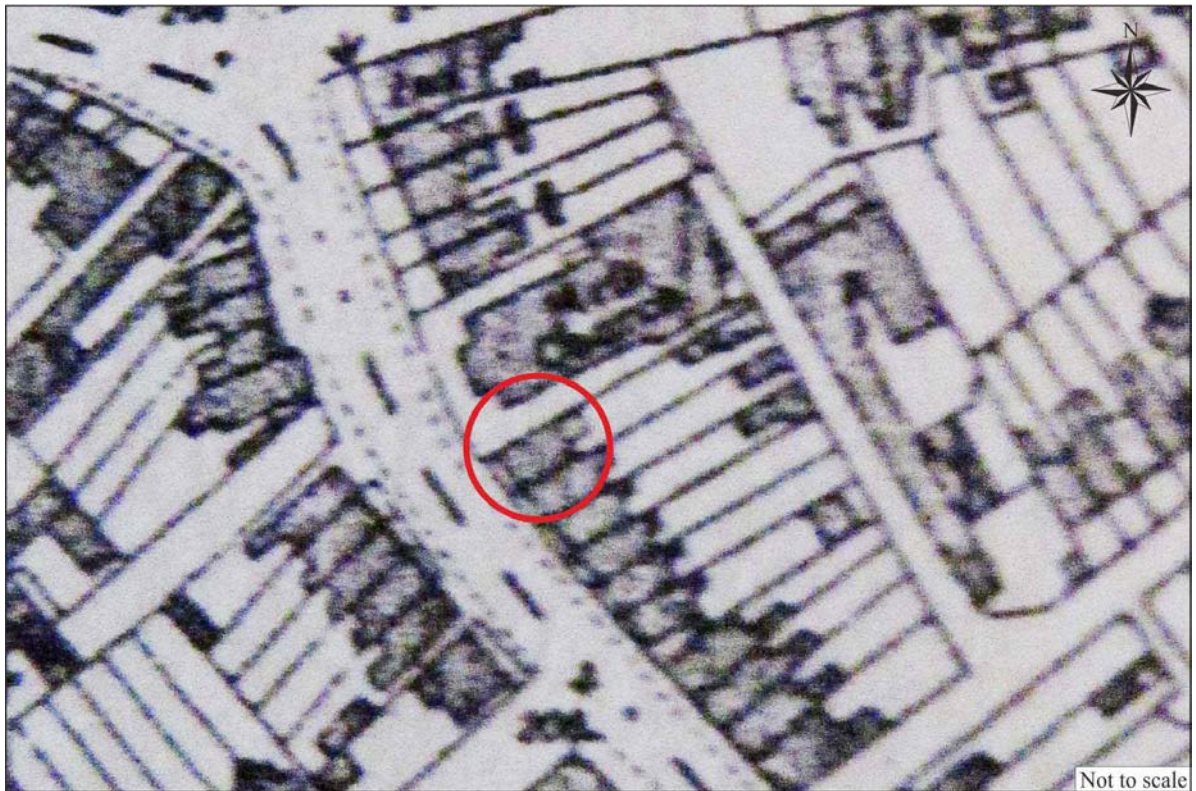
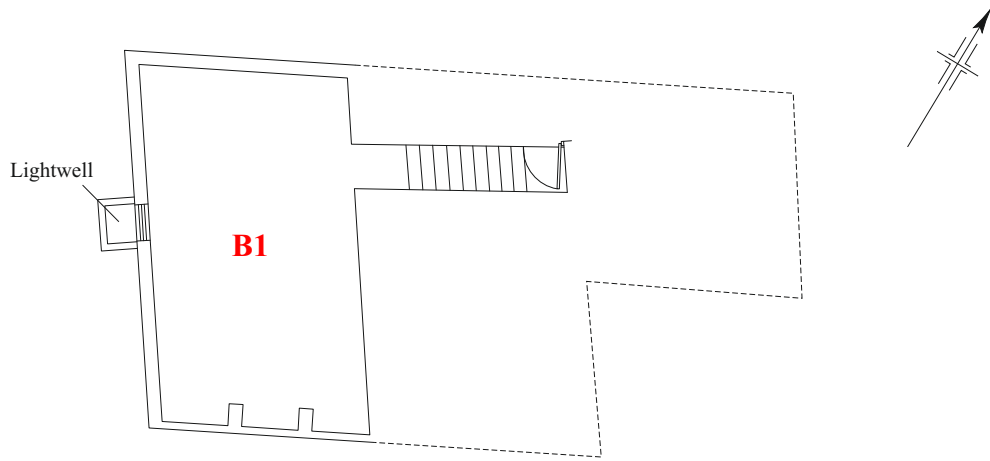
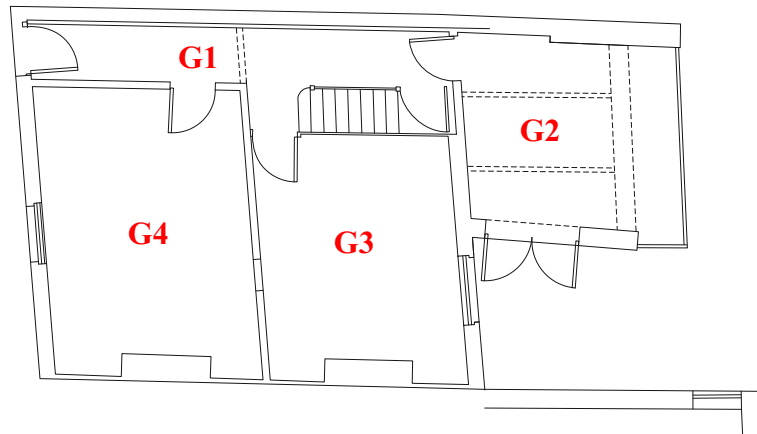


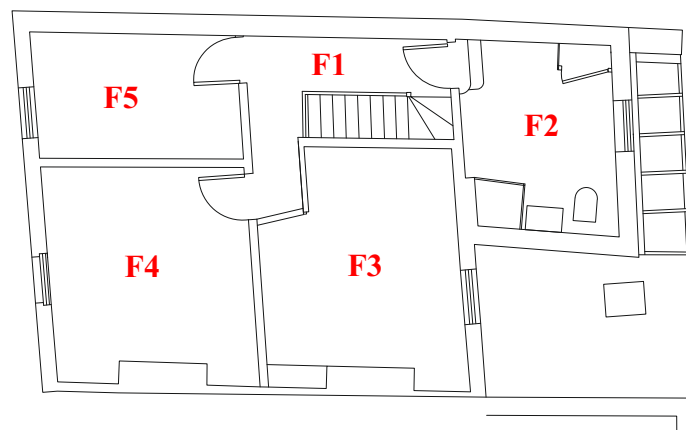
Figure 4: 1939 Fourth Edition Ordnance Survey map



Plan of basement



Plan of ground floor



Plan of first floor

Figure 5: Basement, ground floor and first floor plans

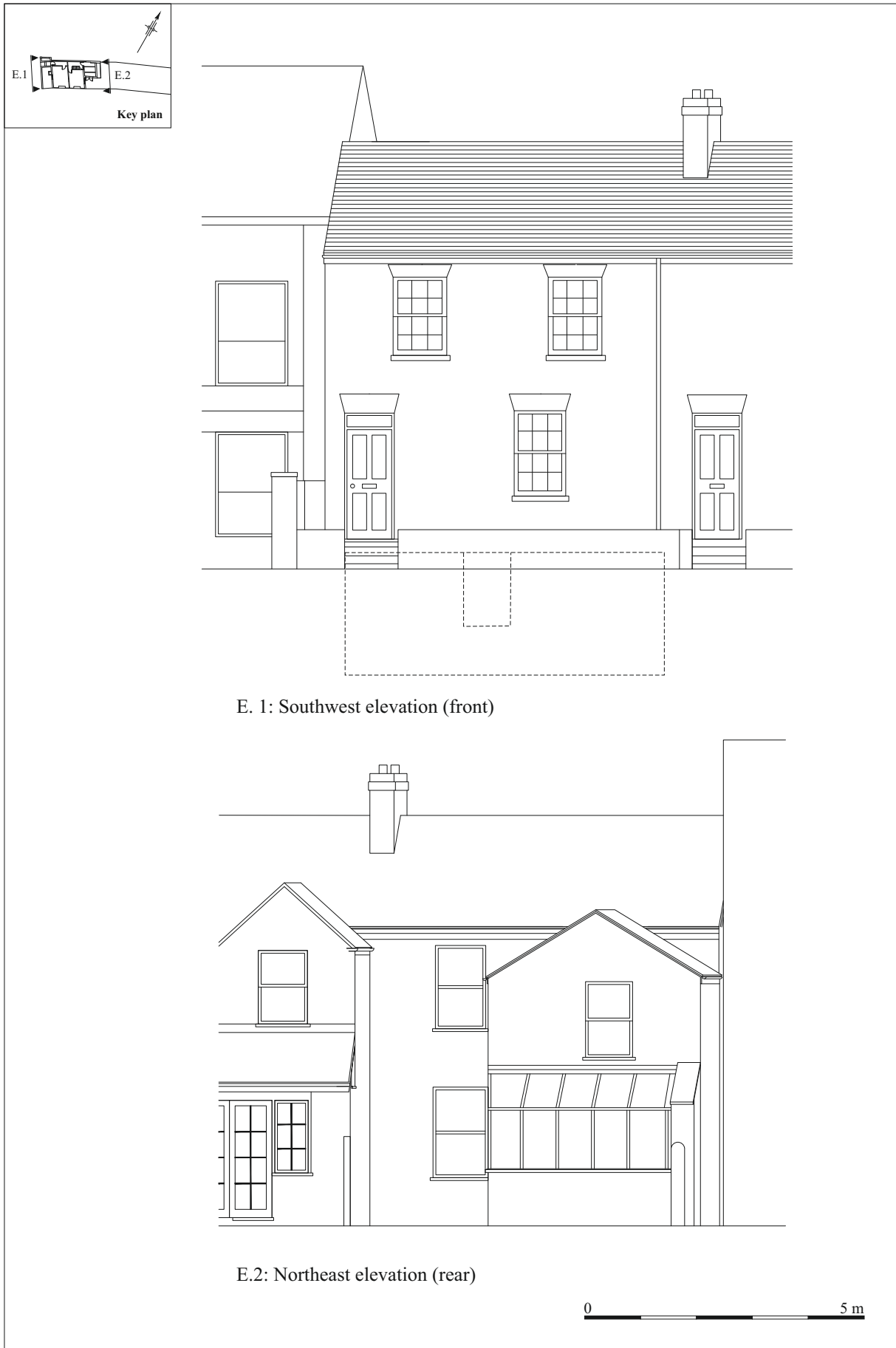


Figure 6: External elevations

3 DESCRIPTION OF 96 WALTON STREET

3.1 Introduction and General Description

96 Walton Street is a two storey end terrace with a cellar; it is a grade II listed building constructed of red and blue brick with a chequered pattern in 1829.

3.2 External Elevations (Figure 6)

The southwest or front elevation of the building is constructed with a brick Flemish bond with a brick sill of headers at the base of the first floor (Plate 1). The front elevation has two staggered bays, with the northwest bay consisting of a door and sash window and the southeast bay consisting of two sash windows. The sash windows are 6 over 6 lights. There is a trapezoid shape lintel over the door and windows, which appears as though it consists of four individual sections and have been painted over.



Plate 1: Southwest elevation

The northwest elevation is a painted gable end with no features, except for two small ventilation bricks at the base and a protruding ridge plate at the apex of the roof (Plate 2). There is also a crack on the southwest side of the elevation, and a small area which has been exposed. The northwest elevation continues down further northeast, but was not visible due to an adjacent building.



Plate 2: Northwest elevation

The northwest elevation contains a gable end with a shallow pitched roof. The wall is rendered and presumably below is constructed of brick. On the rear of the building a two storey extension continues; here also the wall is blank, and continuing to the northeast there is a single storey lean-to.

The northeast elevation consists of a two part staggered elevation. The northwest part consists of a gable end with a conservatory window across the width of the ground floor level (Plate 3). Above this is a glass roof, and in the wall above this there is a sash window, with a six over six light arrangement. The sash window contains frosted glass that is probably not original (although etching and sandblasting has been in use from the 1860s and 1870s). The gable above this has a shallow pitched roof and shows some signs of reworking. The southeast part of the rear elevation is set back from the northwest part and consists of one bay with sash windows at ground floor and first floor level (Plate 4). The glass in both of the sash windows contains imperfections, which would indicate that they are both original windows from the time of construction.



Plate 3: Rear elevation



Plate 4: Southeast part of rear elevation

The southeast side of the building contains two parts, one an elevation of part of the rear extension and the other component is where the structure is joined to the other parts of the terrace. The southeast elevation of the rear extension consists of ground floor features and a blank wall above. On the left hand side there is a modern double door and on the left hand side the windows on the side of the conservatory style lean-to.

3.3 Ground Floor (Figure 5)

The ground floor of the building consists of a hallway (G1) and three rooms (G2-4). The hallway (G1) runs along the northwest side of the building and is entered through the front door, a panelled door with light above. On the southeast side there are three doors. The panel door nearest the front door enters the front downstairs room. The door is probably original. Towards the rear of the building the hall broadens to accommodate an original stairwell, with typical 19th century panelling. At the base of the stairwell is a door leading into the rear room of the main building, it is also an original panelled door. Under the stairs and also incorporated into the plank panelling is a further door that leads into a stairwell that leads to the cellar. The panelled door at the northeast end of the hall leads into the kitchen (G2). The upper panel is of glass. Along the northwest wall there is a dado rail and skirting with panelling along the dado probably original (Plate 5).



Plate 5: Southwest view of hallway (G1)

The kitchen (G2) is located at the rear of the property located within the rear extension. In the original northeast wall there is a broad opening, beyond which the lean-to extension has been added with its conservatory style wrap around window and glass roof. In the southeast wall there is a double door of a 20th century origin.

At the base of the stairs in room G1 there is an original panel doorway which leads into the dining room (G3); a roughly square room. In the southeast wall there is a chimneybreast with a blocked up fireplace. This is flanked by two alcoves of which one has a built in cupboard, probably of the period. In this room parts of the picture rail and dado rail survive (Plate 6). Also the northwest wall is covered with panelling up to the picture rail which is original and associated with the stairwell. There is a window in the northeast wall (Plate 7).



Plate 6: Hatch in southwest wall



Plate 7: Sash window in dining room (G3)

At the front of the property is the living room (G4) entered through an original panel door. The southeast wall contains an original fireplace with a plain lintel, flanked by alcoves (Plate 8). There is a picture rail running along each of the walls, as with G3 and on the northeast wall is the hatch, which was also visible in G3. There is a sash window in the southwest wall with a pelmet set over the top. The northwest wall has been covered by shelving. In contrast to G3, there is coving around the ceiling.



Plate 8: Fireplace in living room (G4)

3.4 First Floor (Figure 5)

The first floor is accessed via the stairs in the ground floor hallway. The layout contains a landing (F1) and four rooms (F2-5). The landing (F1) is L-shaped with a plain banister running along the length of the stairs in the inner angle of the L; and a hatch in the ceiling of the southeast to northwest orientated arm, leading into an attic space. Each passage arm contains a door, at the southeast end of the passage there is an original panelled door, and at the northeast end of the passage a panelled door with upper glass panelling. In the northwest wall there are two panelled doors.

At the rear of the property is the bathroom (F2), which is accessed through a panel door, with upper glass panelling, and via a couple of steps. In the northeast wall there is a single sash window with a lintel set above the top of the window. The top part of the northwest and southeast wall is set within the roof space and thus the ceiling reflects the contours of the roof's pitch. The décor here is modern.

The door on the southeast side of the landing enters room F3. The room is L-shaped with a single sash window in the northeast wall (Plate 9). Within the southeast wall there is a

chimneybreast with fireplace flanked by alcoves (Plate 10). On the southwest side of the fireplace the alcove is arched, to support the chimney arrangement, and has been used as a cupboard with a square headed door.



Plate 9: Sash window in bedroom 1 (F3)



Plate 10: Alcove and fireplace in bedroom 1 (F3)

Room F4 is accessed by the south door on the northwest wall of room F1. The door is an original panel feature. This room also has a chimneybreast with fireplace in the southeast wall, with a plain lintel and is flanked by alcoves (Plate 11). In contrast to room F3, there

is an arched alcove on the northeast side of the fireplace. The room also has a single sash window in the southwest wall with a six over six light arrangement.

The northwest part of the front of the property consists of the third bedroom (F5), which is a small rectangular room that is accessed through an original panel door on the northwest side of room F1. In the northwest wall of room F5 there is a sash window with a six over six light arrangement.



Plate 11: Alcove in bedroom 2 (F4)

3.5 Basement (Figure 5)

The basement (B1) is accessed via a door in the southeast wall of the hallway G1 located in the panelling underneath the main stairway. The stairs are a ladder arrangement apparently made of concrete. The basement consists of a single room under the front of the property with a window in a recess in the southwest wall. Under the window is the top of a segmental arch which is for structural arrangements rather than being the location of an opening (Plate 12). The central part of the southeast wall contains the base of the chimneybreast with an arched alcove located centrally (Plate 13). The walls of the basement are of brick. In the northeast wall the wall appears to have been rebuilt with 20th century bricks, and this rebuild appears to continue along the southeast side of the stairwell. The flooring is of two surfaces, on the southwest side there is a flag floor; in this area there appears to be a covered feature, possibly a well (Plate 14). In the northeast part the floor is of red brick.



Plate 12: Window and segmental arch in basement (B1)



Plate 13: Arch in basement (B1)



Plate 14: Floor in basement (B1)

4 ASSESSMENT

4.1 Phases

96 Walton Street is part of a terrace. The building has two recognisable phases of development although only one of them is major and the latter is a minor alteration. The initial construction of the building that has been recorded on the deeds is as being in 1829. The terrace was probably all constructed at this date or there about. The second phase of activity saw the alterations to the rear of the building and the addition of the conservatory type lean-to.

4.2 Listed Status

The building is listed as grade II as part of the row of terrace houses Nos. 96-101 Walton Street.

4.3 Historic and Architectural Assessment

96 Walton Street, Oxford, is a terrace house that was built during the early 19th century, during a period of increased construction in the outer parishes of the city in order to accommodate the increasing population. Historic England has stated the reason for listing the buildings is due to the fact that the terrace houses still contain several of the original features in good condition. Also the description records 96 as retaining the fireplaces, in addition to the main door and front sash windows. The front sash windows of 96 are thus a detailed component of the listing.

5 THE CURRENT PROPOSAL

The current proposal, is a secondary proposal to provide alterations to the listed building that are more in line with the wishes of the client. The plans and elevations that were submitted for the production of this report are 1415_P2.302, 1415_P2.303, 1415_P2.304,

1415_P2.305, 1415_P2.306, 1415_P2.309, and 1415_P2.310 all dated March 2016. All internal alterations to the first and second floors were previously approved in the accepted Listed Building Consent. The main differences to this proposal is the form of the rear extension and the alterations to the basement.

Alterations to the ground floor are focused on the rear of the building, although some alterations will occur around the rest of the building. In room G1 it is proposed that the following features are retained:

- The panelling on the north wall (Plate 5).
- The staircase and associated panelling (Plate 15).
- The wall between rooms G1 and G4.
- Original door to room G4.

Alterations, however, will involve the removal of the door to room G2 (Plate 16) and the blocking of the aperture. There is also a proposal to replace the front door (Plate 5 and 1).



Plate 15: Staircase



Plate 16: Door of G2

In room G2 it is proposed to remove all of the modern fixtures and fittings and reorganise the space. This will entail all of the removal of walls on the south and east side of the present structure (Plate 17 and 18), which are areas that have already seen much of their material removed anyway. The Kitchen is to be expanded with extensions to create a larger kitchen dining area. Also associated with this development will be the partial removal of the east wall of room G3, but the sash window located here will be reused and thus retained at another location in the new back wall (Plate 7). The extension to the rear will be made in line with the current rear walls (Plate 3 and 4). Though more of the back wall will be lost, the effect of the extension is to produce a facade that is more in-keeping with what is already there. The dining room will be housed in part of the extension that forms a conservatory. This is to differentiate the extension from the original building.

Alterations to room G3, will see the removal of the rear wall, creating an opening (as stated in previous paragraph, Plate 7) and also the insertion of a new stud wall and downstairs toilet facilities. In this room the built-in cupboard and fireplace are to be retained (Plate 6).

In room G4 the built in fireplace is to be retained (Plate 8). Dry lining will be carried out on the existing external wall.



Plate 17: External view of east and south wall



Plate 18: Internal view of east wall in G2

In the rear garden the boundary wall is to be removed and rebuilt as and when required.

A further series of alterations will be made to the first floor. The landing will see alterations to its north to south arm (Plate 19 and 20), but here the original doors are to be retained and reused. The locations of two of the doors are moved to account for internal alterations.

Alterations to F2 will see the partial removal of the east wall (Plate 21) and an extension added. The sash window in that wall will be retained and reused, with new non-frosted glass added (Plate 22). In the west wall a new opening for a door will be made that will lead into an en-suite bathroom (located in room F3). The south wall of the new en-suit will carry the water pipes and a hole will be made through the rear wall to take them (Plate 21).



Plate 19: F1 view to the south



Plate 20: F1 view to the north



Plate 21: East and south wall of F2



Plate 22: Sash window in F2

In room F3 the fireplace (Plate 10) and sash window (Plate 23) are to be retained, but the proportions of the room will be lost as the room is to be divided to create two bathrooms. A new aperture in the east wall has already been noted in the previous paragraph. A stud wall will be added between the two bathrooms.



Plate 23: Sash window in F3

In respect to the alterations to rooms F4 and F5 the wall between the rooms is to be moved and the door into room F4 moved (Plate 24). The door will be reused in a new location. The fireplace in room F4 is to be retained as are the sash windows. The ceiling is to be altered so that it forms a vault into the roof space but the joists are going to be retained in situ and painted.

Alterations proposed for the basement will include the extension of the area to the east of the current basement and the south of the stairwell. This will include removal of some of the brick walls in the current basement, which have the appearance of a **more recent rebuild** (Plate 25 and 26). This new opening will have a steel joist inserted to support the wall above. This will mean that there will be significant underpinning of the current back walls. The modern **concrete stairs** (Plate 26) will be replaced by new timber ones. The current entrance to the cellar (Plate 5) will be in-filled and access provided through a corridor in the new extension of the basement. In the current part of the basement the floor will be lowered, with a pump installed to take drainage (Plate 14). Waterproof tanking is to be installed and the underpinning of the existing walls carried out. A modern **casement window** in the west wall will be replaced (Plate 12). The design of the new casement fixture will have an impact on the exterior of the listed structure so the final design of this feature will be made in agreement with the current Conservation Officer. Externally this will mean the enlargement of the light-well, visual impact will be minimal or enhanced. Water, gas and electricity connections will be made through the front wall into the garden.



Plate 24: Door into F4



Plate 25: East wall in Basement



Plate 26: Staircase in Basement

The proposed front elevation and ground floor plan are contradictory in that one states that the front door is to be replaced, while the other indicates retention. The light-well is to be enlarged and the basement modern casement window replaced with an appropriate replacement in line with the wishes of the current Conservation Officer.

The proposed rear extension retains the broader visual dimensions of the current extension and the pitch of the roof, although the wall is moved to the east (Plate 3). This has an impact on the existing structure, but **produces a more pleasing façade than that previously proposed**. The sash window (Plate 4) is reused to create a similar visual effect to the current design. At the end of this extension a conservatory is proposed with pitched roof running at the same angle as the current rear extension. This creates a new conservatory aligned with the building, which is physically more proportionate than the current one. On the left hand side a single storey extension is proposed with a sloping slate tile roof, designed to match the pitch of the existing roof. However, to marry the pitch to the upper window it is proposed that a glazed roof is inserted above the pitch and below the first floor window. The lower ground floor sash window will be reused in the current extension. The rear of the building as proposed here has a more pleasing visual and artistic feel, which mimics but where appropriate digresses on the current design. The alterations to the rear do have an impact on the building, but produce a more pleasing and harmonious façade than that previously passed for Listed Building Consent.

6 CONCLUSIONS

96 Walton Street is part of a grade II listed row of terrace houses along Walton Street, Oxford. Historically the area was located in the parish of St Giles, and in the historic medieval settlement of Walton.

The deeds for the building date the terrace to 1829, which would place its construction during a time of increased building within the outer parishes of Oxford, in order to accommodate the increasing population and burgeoning Industrial Revolution. The building is a listed structure, which is so treated due to its group value.

The building, 96, is recorded as still retaining several of its original features, including sash windows on the front elevation and several internal features such as fireplaces and panelling.

The alterations will lead to the loss of minimal original wall on the front of the property, with the replacement of a modern casement window. More significant alterations of a moderate nature will be proposed for the rear of the property. The current rear extension is to be extended and a similar façade constructed away from the building retaining the current sash window in that wall. The ground floor of this extension is to be a conservatory running at the same axis as the current extension. On the left hand side there is to be a further rear extension with a sash window reused from the ground floor.

Underpinning of the building and the expansion of the cellar/basement is proposed. The proposed wall for removal appears to be part of a rebuild of a later date. The modern concrete stairs will be replaced.

The alterations to the ground floor will see alterations to the rear room of the main house (F3), which will see removal of the back wall and a reworking of space within the building. Identifiable dated features such as panelling around the stairs and the stairs, fireplaces are to be retained. The rear sash window is to be reused in another but appropriate location. These alterations were approved in the previous plan.

On the first floor alteration to the spatial design is proposed, with a rear room transformed into two bathrooms, and the alteration to the location of the wall between the two front rooms. The doorways will be moved, but use existing material. These alterations were approved in the previous plan. The front rooms are to be opened up into the roof space.

Many of these proposals have already been accepted in a previous proposal. The changes in design mainly affect the rear of the house and the visual design of the structure and the basement area. These have a moderate impact on the material content of the listed structure.

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