



JOHN MOORE HERITAGE SERVICES

17/01834/FUL - HISTORIC BUILDING RECORD

ON

7 BARTON VILLAGE ROAD, BARTON

OXFORD

NGR SP 5507 0783

FEBRUARY 2020

REPORT PREPARED BY Dr Stephen Yeates MA, D.Phil, MCifA

ILLUSTRATION BY Alex Guaggenti MA

EDITED BY John Moore

AUTHORISED BY John Moore

FIELD WORK 26th June 2019

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ENQUIRES TO John Moore Heritage Services
Pasture Farmhouse
Boarstall
Aylesbury
HP18 9UR

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

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7 Barton Village Road

Historic Building Record

SUMMARY

This is a report on a piece of historic walling in Barton Village on part of the land that was presumably in the curtilage of Barton Manor. John Moore Heritage Services was asked to record this wall as part of works in the development of the plot by Vanmark Group Ltd.

The wall was recorded with photogrammetry. It is apparent that there are certain aspects to the wall that can help to create a narrative for the wall and a narrative for early Barton.

The initial structure may have preserved parts of a medieval hall house, which could be 13th or 14th century in origin. It had a dwarf wall on its east side, and probably south and north sides. The stone surround appears to have extended up around the doorway on the southeast side of the building, which has to be the location of the original doorway. The upper structure of the building was probably timber framed. This structure in 1805 was located on the same plot as what was known as Barton Manor.

In the 17th century the listed building, which is joined to it was constructed to replace the hall. The hall was subsequently divided into two dwellings, which were two cell units, with a floor inserted to create two 1 ½ storey structures.

1 INTRODUCTION

1.1 Origins of the Report

This report on 7 Barton Village Road, Barton, Oxford (NGR SP 5507 0783) was carried out as a condition of planning permission 17/01834/FUL for **Erection of 2 x 2-bed dwellinghouse (Use Class C3), Provision of private amenity space, bin and cycle storage and car parking.** In following the requirements of the planning authority Vanmark Group Ltd commissioned John Moore Heritages Services to survey the wall and write the necessary report so that these requirements of the local authority could be discharged.

1.2 Location

The site is located in what was the medieval and post-medieval hamlet of Barton, which was located in the parish of Headington. This parish has now been incorporated into the City of Oxford authority.

1.3 Description

To the north of the site is the listed building of 7 Barton Village Road, which is also known by the name of Barton Manor. To the east is Barton Village Road. To the south, there is a wooded area. To the west there an area of modern housing. The site is an area of former garden attached to 7 Barton Village Road, which is now overgrown and used for dumping rubbish. There are stone walls of various ages that can be recognised as parts of the boundary on the north, east and south sides.

1.4 Geology and Topography

Topographically the site slopes down gradually towards the north and the west. The site is about 95m AOD.

The underlying geology is Beckley Sand Member, a sandstone band of sedimentary rock formed 154 to 159 million years ago in the Jurassic period. The site is close to the interface with an underlying deposit of the Temple Cowley Member a series of interbedded sandstone and siltstone deposits also considered to be laid down 154 to 159 million years ago in the Jurassic period.

1.5 Planning Background

Oxford City Council has granted planning permission for the erection of 2 x 2 bed dwelling house (Use Class C3), Provision of private amenity space, bin and cycle storage and car parking (17/01834/FUL and 17/01835/LBC). The following condition has been attached 17/01834/FUL:

2 No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of historic buildings recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

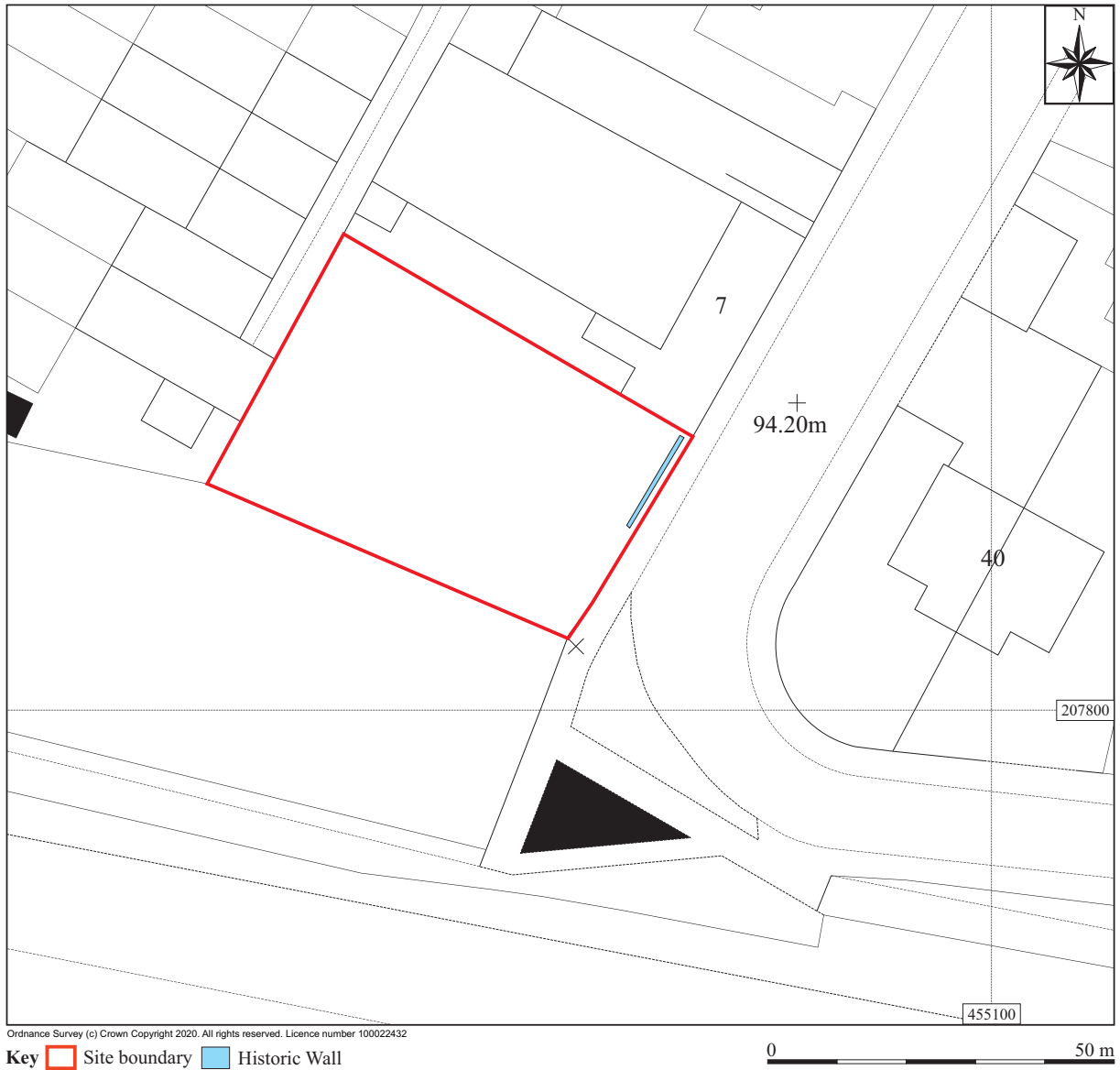
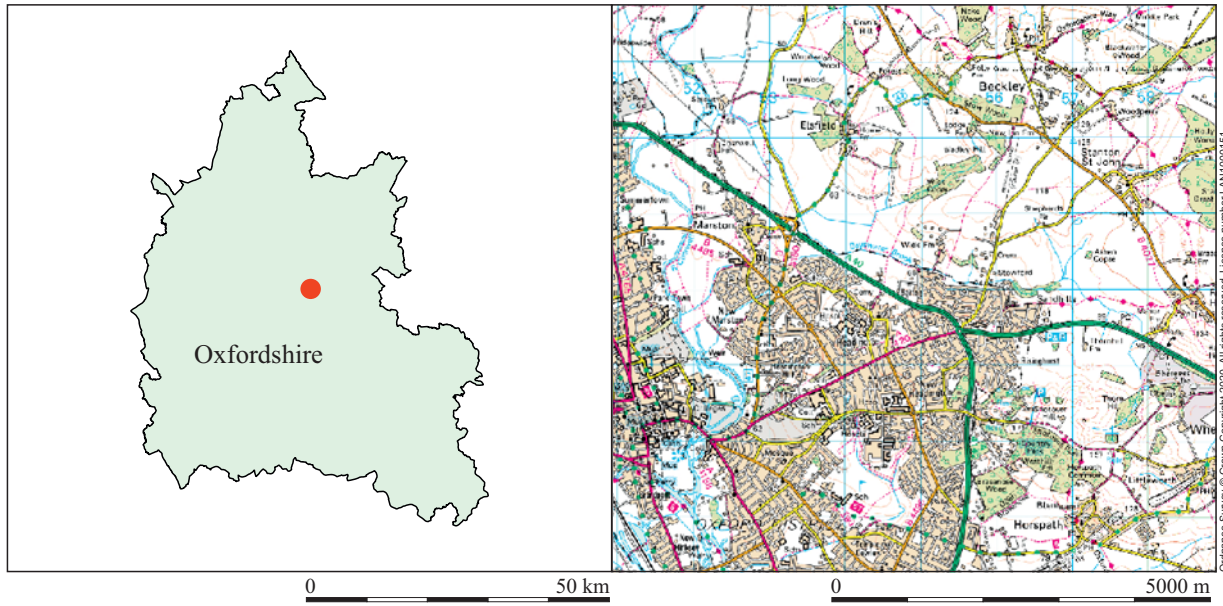


Figure 1: Site location

All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

2 AIMS

The aims of the investigation as laid out in the Written Scheme of Investigation. This particular part of the investigation was to record the east boundary wall of the site. This had previously been noted as the remains of post-medieval cottages in a Desk-Based Assessment (Yeates 2013).

3 STRATEGY

3.1 Research Design

John Moore Heritage Services carried out the work to a Written Scheme of Investigation (JMHS, 2019) agreed with Oxford City's Archaeologist, the archaeological advisor to Oxford City Council. The recording was carried out in accordance with the standards specified by the Chartered Institute for Archaeologists (2014).

3.2 Methodology

The east wall on the site was recorded by photogrammetry, with work being carried out on both the east and west faces of the wall. The recording was that of a Level 3 (HE 2016).

4 BACKGROUND

4.1 Designation

Barton Manor is a 17th century grade II listed building discussed in the Desk-Based Assessment (Yeates 2013). Barton was never given Conservation Area status, but the east wall was attached to the listed building. It appears to be part of the curtilage on the Headington Inclosure Map of 1805 (PAR126/16/H/2), even though it appears to be associated with other dwellings.

4.2 History of Development

Barton hamlet was not recorded in 1086 and was presumably at this time part of Headington Manor. Barton is first referred to in this larger estate as a settlement in 1246 when it is referred to as Old Barton; while in the *Rotuli Hundredorum* for 1279 the number of peasant households is referred to as 11 (VCH 1957, 157-68). In the 15th and 16th century the settlement of Barton is believed to be frequented by masons and quarrymen. William Orchard, a master mason responsible for work at Magdalen and Eton, is known to have lived at Barton in a *lyttel house* with an orchard called *the Pale* and 3 acres of land. The term Pale may refer to an earthwork or boundary bank,

and in some cases has been used to denote a fence defining what is considered to be royal or ethnic boundaries. No reference is made to Barton Manor in the historical account of Headington in the Victoria County History.

5 DESCRIPTION OF THE WALL

The wall adjoining 7 Barton is constructed of a mixture of material and probably originates from a number of phases (Figs. 2-3). The main and oldest phases are created of a limestone rubble construction, probably coming from the local quarries at Headington. The limestone wall formed the east walls of at least two cottages, probably part of a third building also. The stone part of the wall was approximately 0.50m wide.



Plate 1: East Face of wall North Part

East Face – North Part

The surviving east boundary wall at its north end is joined to a single storey wing of 7 Barton Village Road, otherwise referred to as Barton Manor (Plate 1, Fig. 2). There is no butt joint between these two parts of walling and it is thus believed that they were once part of the same structure. This first section of limestone wall is a reverse L-shape. On the left hand side, there is a limestone quoin that would have marked the lower part of a door surround. There are a further group of quoins that would have marked the upper part of the wall to the north. These quoins mark the former locations of a door and window that have now been filled in with breeze-blocks. These have been squared in with the use of brick and tile. There is a door step to the south of this stone wall.

East Face – Central Part

To the south of the doorstep, there is a further section of limestone rubble walling. This has a number of door quoins on the north end that would have defined the one side of the former doorway (Fig. 2). To the south of this, there is a blocked window that had limestone quoins, and which had been infilled with limestone rubble blocks.

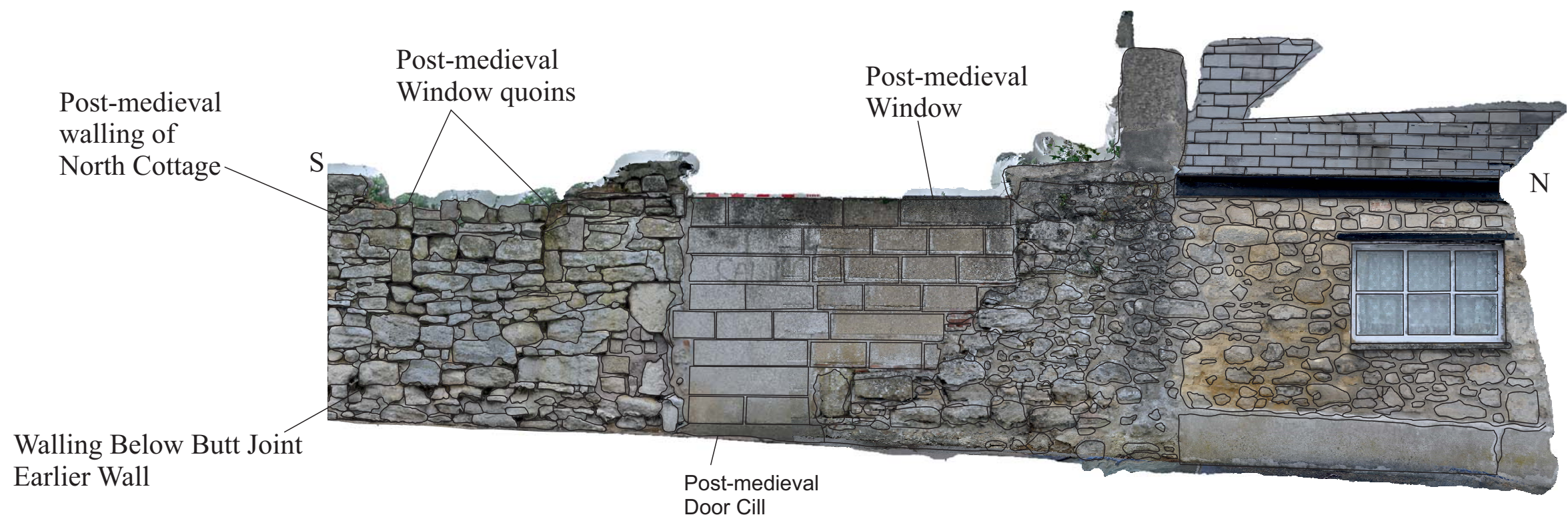
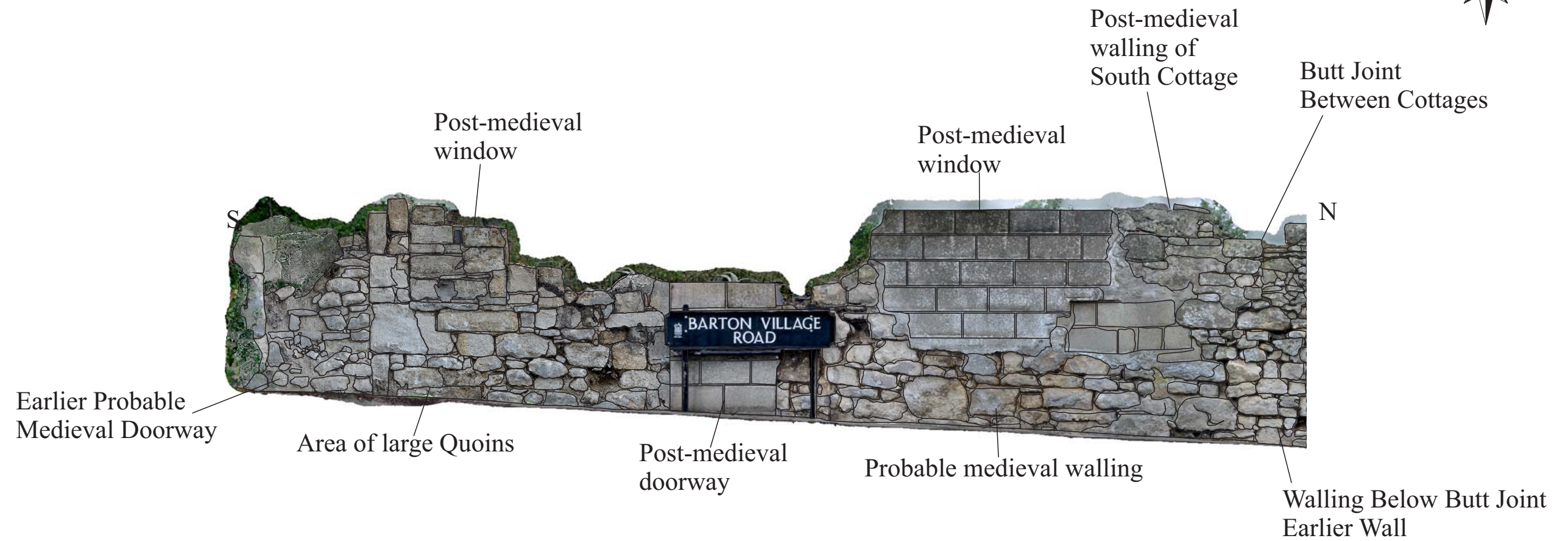


Figure 2: Roadside East Elevation of Wall

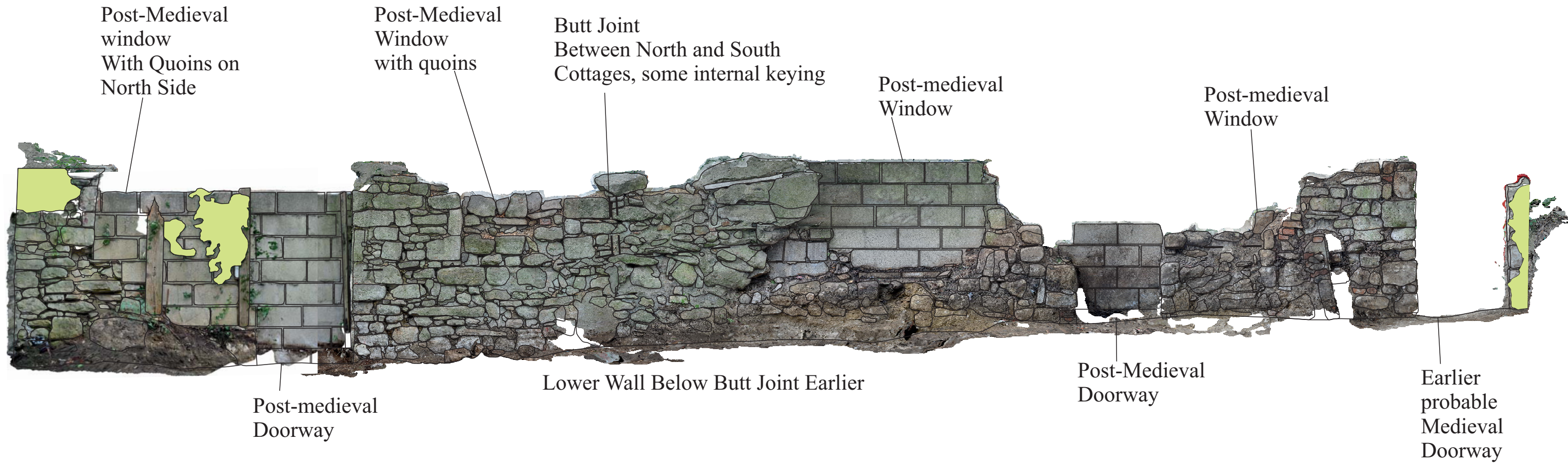


Figure 3: West Elevation of Wall

To the south of this, there is a partial butt joint that appears to indicate that the two structures did not originate at the same time. The butt joint does not extend to the floor, so it is tempting to think that they were constructed onto a limestone boundary wall. To the south of this butt joint, it is possible to identify further quoins that were associated with the outline of a further window. The limestone wall runs under a group of breeze block insertions, which occupy the location of a former window. This runs up to a series of quoins that mark the location of a further doorway, which was also filled in with breeze block walling.



Plate 2: Earliest doorway, blocked with stone

East Face – South Part

To the south of the southern breeze block door, it is apparent that there was a further limestone rubble wall with some quoins and dressed stones (Fig. 2). In the north part of this wall, it is possible to see that there was probably the setting of a window, but this has largely decayed away as the wall has collapsed. To the south of this, there was a doorway with surrounding limestone quoins (Plate 2). It is apparent that this doorway was blocked with limestone rubble.

West Face – South Part

The west face of the wall contains the same three sections of limestone walling. Internally there are far more quoins visible than were visible externally. The south wall has the door at the south end, which has good quoins and some dressed stones. The wall has collapsed around the adjacent window, which would have been set in the wall. The east to the west orientated wall was keyed into this wall. On the west side of this wall is the remains of a butted wall made of brick. There is breeze block door to the north.

West Face – Central Part

The central part of the wall extends between two doorways that are blocked with breeze blocks (Plate 3, Fig. 3). The wall has quoins at either end associated with these doorways. To the north of the south door there is an area where a window was formerly located that has been reworked with breeze blocks above. Part of a butt joint can be seen in the top part of the wall. There is possibly an area in the wall where a former return wall was located. To the north of this there is a blocked up window,

with rubble stone. The doorway to the north is blocked with breeze blocks. In this section of walling it is possible to notice that there have been additions to the rear, lean-to structures with corrugated asbestos sheeting.



Plate 3: West Face, Central Part

West Face – North Part

The north wall again has a number of quoins surviving around the doorway and the north side of the wall (Fig. 2). The return wall at the north end of the structure may well be keyed in, but it is difficult to be sure with the random mortar applied around it.

6 ASSESSMENT

It is difficult to assess this wall and provide it with any datable evidence, but there are perhaps some broad sweeping statements that can be made about the structure. It is apparent that on the old postcard photograph (Yeates 2013) that the south door is blocked and has render over its surround. This is suggestive of this doorway predating the other two doorways in the structure and belonging to a previously unrecognised phase of the building. This doorway has the largest quoins and the best dressed stonework around it. These large stones key into the lower part of the wall, which is significant and does not occur with the other two doorways. The stonework extends up around the doorway, but there is a nice butt joint adjacent to it, perhaps indicating that the stone surround carried up around this doorway at an early date.

It is also possible to notice between the two central windows that there is a butt joint, but that this does not extend to the floor through the lower part of the wall. This is also significant.

The third aspect, which is difficult to explain is the lack of any cross walls associated with the division of the two buildings.

These three aspects can be put together to explain the development of the building. It can thus be suggested that the earliest recognisable phase of the building was a

structure with a dwarf stone wall, which had a doorway at its south end, on the east side. This building must have covered the area of the two cottages, with the return walls being located either end; there is the possibility of part of the west wall of the building also surviving. The evaluation uncovered a cut 2/06 that is on the line of this west wall, and one should consider this either to be the cut with the surviving west wall of the building or that this is part of the robbed outline of the west wall (Djukic 2019). It can be assumed that above the dwarf wall the structure was timber framed. This structure was presumably a hall of medieval date. How and when it was constructed in that period remains difficult to precisely explain, but this has to be the case by the 14th or 15th century, if not the mid-13th century when Barton is first documented.

The evaluation recorded the remains of a significant ditch 1/04, which in that report (Djukic 2019) was associated with a defensive ditch around the manor. The house appears to have been referred to as Barton Manor for colloquial reasons, as no account of a Manor is recorded in the VCH (1957, 157-168). The reference to the *Lyttel House* by an orchard, which was called the Pale, a significant house-name. A pale is a defensive enclosure associated with park boundaries and other types of major boundary demarcations, such as the boundary that the English placed around the city of Dublin. In this case, it is associated with an historic medieval orchard. The 1805 Inclosure Map shows this as an extensive plot of land, occupied by a range of buildings, while the First Edition Ordnance Survey map shows the larger western part of this area as part of an extensive but divided orchard that covered some 5 acres. The Lyttle House called The Pale is considered to have been occupied at some time by William Orchard, a master mason at Magdalen College in Oxford, and also at Eton. This has led to the plausible belief that the Lyttel House was owned by Magdalen College. Analysis of Magdalen Records may be beneficial to contextualise this.

The second phase of activity saw the division of this structure into two dwellings, which were probably 2 cell units. A floor was probably inserted to create two 1 ½ storey dwellings. This probably occurred in timber, which is difficult to recognise in plan and thus identify the internal wall. The two chimneys were added at this time.

After their initial alterations, it is apparent that the upper timber-framed walls on the east side must have been replaced with stone, probably in the early 18th century. They were not replaced at the same time because the butt joint was created. The internal walls remained as timber framed, and possibly the west external wall.

The date at which this occurred is difficult to ascertain, but in the Headington Inclosure Map of 1805, the house now occasionally known as Barton Manor is joined to them and lies in the same curtilage of ground, a similar date can be proposed.

7 CONCLUSIONS

This is a report on a piece of historic walling in Barton Village on part of the land that was presumably in the curtilage of Barton Manor. John Moore Heritage Services was asked to record this wall as part of works in the development of the plot by Vanmark Group Ltd.

The wall was recorded with photogrammetry. It is apparent that there are certain aspects to the wall that can help to create a narrative for the wall and a narrative for early Barton.

The initial structure may have been parts of a medieval hall house, which could be 13th or 14th century in origin. It had a dwarf wall on its east side, and probably south and north sides. The stone surround appears to have extended up to around the doorway on the southeast side of the building, which has to be the location of the original doorway. The upper structure of the building was probably timber framed. This structure in 1805 was located on the same plot as what was known as Barton Manor.

In the 17th century the listed building, which is joined to it was constructed to replace the hall. The hall was subsequently divided into two dwellings, which were two cell units, with a floor inserted to create two 1 ½ storey structures.

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OASIS ID: johnmoor1-385037

Project details

Project name	Barton Manor, 7 Barton Village Road, Oxford
Short description of the project	John Moore Heritage Services carried out the photogrammetry recording of some historic walling in Barton Village on part of the land that was presumably in the curtilage of Barton Manor. The initial structure was a late medieval hall, which could be 13th or 14th century in origin. It had a dwarf wall on its east side, and probably south and north sides. The stone surround appears to have extended up around the doorway on the southeast side of the building, which has to be the location of the original doorway. The upper structure of the building was probably timber framed. This structure in 1805 was located on the same plot as what was known as Barton Manor. In the 17th century the listed building, which is joined to it was constructed to replace the hall. The hall was subsequently divided into two dwellings, which were two cell units, with a floor inserted to create two 1 ½ storey structures.
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Any associated project reference codes	17/01834/FUL - Planning Application No.
Any associated project reference codes	17/01835/LBC - Planning Application No.
Any associated project reference codes	OXBVR 19 - Sitecode
Any associated project reference codes	1047370 - SM No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 15 - Other
Monument type	GARDEN WALL Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photogrammetric Survey"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	OXFORDSHIRE OXFORD OXFORD Barton Manor, 7 Barton Village Road, Oxford
Postcode	OX3 9LA
Study area	15 Square metres
Site coordinates	SP 5507 0783 51.765984666639 -1.201893131445 51 45 57 N 001 12 06 W Point

Project creators

Name of Organisation	John Moore Heritage Services
Project brief originator	Oxford City Council
Project design originator	JMHS
Project director/manager	John Moore
Project supervisor	Stephen Yeates
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Name of sponsor/funding body	Vanmark Group Ltd

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Oxfordshire County Museum Service
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