

A watching brief on the fabric of the historic buildings

at

HALLIDAY'S ANTIQUES

HIGH STREET

DORCHESTER-ON-THAMES



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for

JOHN MOORE HERITAGE SERVICES

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CONTENTS

| | Page |
|---|-------------|
| 1 Introduction | 1 |
| 1.1 Planning Background | 1 |
| 2 Aims of the Investigation | 1 |
| 3 Strategy | 1 |
| 4 Background and Cartographic Evidence | 4 |
| 5 Discussion | 4 |
| 5.1 The High Street Range | 4 |
| 5.1.1 External Description | 4 |
| 5.1.2 Internal Arrangements | 5 |
| 5.1.3 The Ground Floor | 6 |
| 5.1.4 The First Floor | 7 |
| 5.2 The Queen Street Range | 7 |
| 5.2.1 External Description | 7 |
| 5.2.2 The Ground Floor | 8 |
| 5.2.3 The Attic Floor | 8 |
| 5.3 The Northern Range | 9 |
| 5.3.1 External Description | 9 |
| 5.3.2 The Ground Floor | 9 |
| 5.3.3 The Attic Floor | 9 |
| 5.4 The Central Range | 10 |
| 5.4.1 External Description | 10 |
| 5.4.2 The Ground Floor | 10 |
| 5.4.3 The Attic Floor | 10 |
| 5.5 The Modern range | 11 |
| 5.6 The Cottage | 11 |
| 5.6.1 External Description | 11 |
| 5.6.2 The Ground Floor | 11 |
| 5.6.3 The First Floor | 12 |
| 5.7 The Brick House | 13 |
| 5.7.1 External Description | 13 |
| 5.7.2 The Ground Floor | 13 |
| 5.7.3 The First Floor | 14 |
| 6 Summary | 14 |
| 7 Conclusions | 15 |
| 8 Bibliography | 17 |

FIGURES

| | | |
|-----------------|---|----|
| Figure 1 | Site Location | 2 |
| Figure 2 | The Site in 1930 (Sales Catalogue. Drivers, Jonas & Co) | 3 |
| Figure 3 | Ground Floor Plan | 18 |
| Figure 4 | First Floor Plan | 19 |
| Figure 5 | Attic Floor Plan | 20 |

PLATES

| | | |
|-----------------|--|----|
| Plate 1 | Ground Floor clunch construction, first floor of brick. Also shows inserted 20 th C bow window | 5 |
| Plate 2 | Queen Post roof construction | 5 |
| Plate 3 | 19 th century staircase | 5 |
| Plate 4 | 19 th Century chimney | 8 |
| Plate 5 | Gilbert Scott architect designed tower | 8 |
| Plate 6 | Blocked Access on Northern Range | 9 |
| Plate 7 | King Post roof construction | 9 |
| Plate 8 | Inserted 19 th century doorway in stone Elevation of Central Range | 10 |
| Plate 9 | Fireplace in Cottage, showing oak lintel | 11 |
| Plate 10 | Date graffiti from ceiling joist in cottage | 12 |
| Plate 11 | The 17 th century staircase | 12 |
| Plate 12 | The remains of the timber-framed west end Wall of the Cottage | 12 |
| Plate 13 | Photograph of the house in 1912 | 13 |
| Plate 14 | The Window on the landing of the 17 th century stairway | 14 |

1 Introduction

1.1 Planning Background

It is the intention of the client to apply to South Oxfordshire District Council for consent for alterations to the group of buildings known as Hallidays Antiques in Dorchester-on-Thames, Oxfordshire (NGR: 457815, 194265).

The Government, through the Department of Culture Media and Sport is responsible for protecting the historic environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Department monitors the effectiveness of the controls.

The Secretary of State has a duty under the Act to compile lists of buildings of special architectural or historic interest. There are three grades of listing:

- Grade II are of special interest, warranting every effort to preserve them
- Grade II* are particularly important buildings of more than special interest
- Grade I buildings are those of exceptional interest

The buildings fronting High Street and Queen Street have been listed as Grade II.

2 Aims of the Investigation

An analysis of the building has been requested to assess the significance of the fabric to be altered in order to provide sufficient information to allow Planning Services at South Oxfordshire District Council to assess the likely impact of the proposals on the special character of the building.

3 Strategy

3.1 A study of all available historic maps and plans, together with a documentary search was undertaken at the Public Records Office in Oxford and the Centre for Oxfordshire Studies, supplemented by previous planning documentation obtained at South Oxfordshire District Council.

3.2 A full photographic survey of the interior and exterior of the group of buildings was also undertaken to illustrate historic fabric and features. A range of floor plans showing the locations of the photographs have been produced for the site archive.

3.3 An on-site investigation was carried out to examine the standing building fabric in order to assess the development of the building over time. This enabled an analysis of the buildings and the creation of analytical floor plans to show phasing in the development of the site over time.




 The Site



Figure 2: The Site in 1930 (Sales Catalogue Drivers, Jonas & Co)

4 Background and Cartographic Evidence (Figure 2)

4.1 The Hallidays site was acquired by the Rev. William Charles McFarlane in the 1870s, and at the time comprised a dwelling house, garden, stables, coach house and premises (Tame, M: 1996). Father McFarlane's intention was to convert the property for the establishment of the Dorchester Missionary College. Work on the college started in 1877 under the supervision of John M Bignell, an architect with the firm of George Gilbert Scott. A Mr George Wheeler, builder and inhabitant of Dorchester, carried out the building works.

Much wrangling ensued over the materials and costs of the conversion, resulting in the substantial re-use of existing building fabric and components already present in the buildings on the site.

4.2 The cartographic evidence for the site from the early edition Ordnance Survey shows the configuration of the Missionary College which was opened in 1878. That the buildings were in existence prior to the establishment of the college is attested to by their presence on the site: the High Street and Queen Street frontages, as shown on Neighbours map of 1838. This shows that, as argued between builder and architect, the college construction was predominantly a conversion of existing buildings.

4.3 The 1930 Sales Catalogue description shows the ground floor layout (Figure 2) of the Missionary College at that date. The cottage, also described in the document, is described as a separate unit, but it is thought that the building had provided additional accommodation for the College.

5 Discussion (Figures 3-5)

It should be noted that the current quality of the finish and fittings within the building create problems in the assessment of the survival of original features and fabric. It is only with the stripping out of the finish that a true inspection of the construction and character of the building could be made. The results of this analysis must be considered in the light of these limitations.

5.1 THE HIGH STREET RANGE

5.1.1 External Description

This range, fronting the High Street and housing the main entrance to the premises is of 18th century date. The brick built, seven-bay range is two-storeys in height plus attics. The gable situated at the Queen Street end is clunch construction at ground floor level (Plate 1), a continuation of the Queen Street Range as discussed below.

The bond of the High Street range is Flemish for the ground floor and Header for the first floor. The two different bonds are separated by a projecting stepped string course. The entrance bay, situated adjacent to the last bay on the corner of High Street and Queen Street, projects forward slightly and there is a

pediment with an arched attic window set into it. The entrance itself is through an arched doorway, possibly a later insertion, as the listing for the building notes that there was originally a carriage entrance in this bay, which had been blocked up. The blocking and insertion of the arched doorway was part of the 1877 re-modelling for conversion to the Missionary College.



Plate 1: Ground floor clunch construction, first floor of brick. Also shows inserted 20th C. bow window.

The entrance bay also holds a small arched window to the east of the doorway. The arched window is a 20th century addition. The 6 bow windows at ground floor are also a 20th century creation, added by 1961 to replace 18th century sash windows. The doorways between the bow windows were added at the same time. A further bow window was inserted in the gable of the Queen Street range at ground floor level.

The seven sash windows at first floor level are 18th century 12-pane sashes under brick arches. The five dormer windows on the attic floor are case-hung and appear to be replacements.

5.1.2 Internal Arrangements

The Roof Structure comprises Queen post trusses (Plate 2). The purlins rest on the truss tie beams and are of considerable length, joined to each other with pegged lap joints. There are short lengths of rafter between purlin and the top of the walls. There are also large central beams extending between the trusses. These beams have empty mortise holes, which may have supported ceiling joists at some point, or are re-used timbers from elsewhere.



Plate 2: Queen Post roof construction

The Queen post truss construction was common in the late 18th and 19th centuries, and it is possible that the roof space was converted for the Missionary College, with the addition of the five dormer windows and the insertion of a 19th century staircase at the eastern end of the range for access from attic to ground floor. The staircase had plain, narrow, square section



Plate 3: 19th Century Staircase

balusters, clustered at the foot of the staircase to form a cage-type arrangement on the curtail step. The cage had a central carved baluster with a leaf motif. The whole of the staircase was painted white with natural wood treads and risers, currently carpeted (Plate 3).

A further, earlier staircase, of 18th century date is situated at the western end of the range. This stairway gives access to the first floor from the ground floor and there was a flight from first to attic. The stair from ground to first floor was a narrow closed string staircase with turned balusters and plain handrail. The upper flight was boarded and plain of feature.

At the time of the survey this staircase was blocked, but the opening into the attic floor was clearly visible. The access to the roof space was small and had been boarded over at a later date. There was no trace of this access from the interior of the attics. The flight of stairs from the first floor to the closed roof access appears to have been more of a loft access for storage or maintenance than actual access to an attic. It is probable that this access was put out of use when the attics were converted to bedrooms and the 19th century staircase inserted.

The attic is now open plan and houses a modern partition to separate kitchen facilities from the store room. The sales catalogue for the property details five attics, box room and storage cupboards. This arrangement was probably the original Missionary College layout, and the five dormer windows correspond to this. All internal divisions have been removed for the current use of the property.

5.1.3 The Ground Floor

The ground floor accessed from the western staircase opens onto a corridor, with access to the current drawing office and the entrance bay. The interior of the drawing office has been subject to modern panelling and the insertion of two bow windows with a doorway between. As a result there is little of the original building fabric visible for examination.

The entrance bay, also altered considerably for the current function, originally had a large opening for through access from the front of the building when the carriage entry was still *in situ*. To the east of the entrance block is the main staircase (described above). A door and window on the courtyard side of the range have been blocked by current showcases and was inaccessible for closer examination. The access within the projecting bay, through the arched doorway is also currently unused, although still *in situ*. A final room is located east of the staircase in the corner of High Street and Queen Street. This room had three inserted bow windows and was fitted out to a high standard for showroom purposes, obscuring any original fabric or fittings that may be *in situ*.

5.1.4 The First Floor

The first floor, also open-plan for the purposes of providing showroom facilities for the business had comprised six bedrooms at the time of use as the Missionary College. The seventh window provided light onto the 19th century staircase, and the architrave was trimmed accordingly.

A corridor had existed providing a running passage parallel to the High Street. The corridor led to a door onto the 18th century stair at the western end of the range. At the eastern end, the corridor accessed the main staircase and the passage through to the Queen Street range through a Gothic Revival pointed arch. The corridor partition had been removed for the showroom, but the mortises in the timber framing is still in situ and visible at ceiling level.

Internal features comprise a fireplace in the western end of the range, of plain design. Two arched niches are in situ within the walls of this range: at the western end wall adjacent to the fireplace and in the same location on the opposite wall, also adjacent to the chimney breast, although in this case the opening had been blocked. These niches are of 18th century style and origin.

The western end of the range houses the door, corridor and stair access to the ground floor. This 18th century staircase also gives access to the adjacent converted cottage. Access had been knocked between the two buildings in the early 1960s when the cottage was acquired by Hallidays to provide additional showroom space. A corridor was constructed between the High Street range and the stair block of the cottage, with access knocked through the eastern wall of the cottage staircase.

5.2 THE QUEEN STREET RANGE

5.2.1 External Description

The range fronting the Queen Street consists of a clunch constructed ground floor and an added attic, built up from the stone fabric using brick and incorporating six dormers.

It should be noted that the clunch construction of the ground floor extends to the ground floor of the High Street range, where it has been built onto using brick, indicating an earlier date for the origin of the Queen Street range than the 18th century date given for the majority of the High Street range construction.

The ground floor had an access corridor at the junction between the Queen Street and High Street ranges. The three ground floor windows at the northern end of the range appear to be similar in form and construction details to the door at the southwestern end suggesting a contemporaneity. Traces of an earlier opening are visible between the last two windows at the northern end, where quoins and later blocking obscure a doorway. Further blocking of an earlier doorway is in situ, in this case in the location of the small window inserted into the toilet block when it was created in the 1990s. The final

doorway in this range is onto a cross passage giving access to the inner courtyard. This passage was in situ at the time of the Missionary College.

The three windows north of the access corridor between the High Street and Queen Street ranges were added in the 1970s when the space was converted for office use.

The elaborate corbelled brick chimney stack in the centre of the range has two recessed arches in the upper part, the chimney to the southwest also has arches set into the brick work. These features are typical of the work of Gilbert Scott, and as such were inserted during conversion of the premises to that of the Missionary College (Plate 4).



Plate 4: 19th century chimney

5.2.2 The Ground Floor

This ground floor of this range is in use as office space for Hallidays Antiques. The northern end of the range functioned as a café until recent years and the construction of the toilet block to the south of the cross passage was for this purpose. When in use as the Missionary College, this range provided dining accommodation and bathroom facilities.

The brick built tower within the courtyard and abutting the Queen Street range and northern extension was part of the 19th century Missionary College construction (Plate 5). The tower was built to house the stair access to the newly converted attics. This stair has since been removed and a floor inserted at attic level to provide further showroom space for the business.



Plate 5: Gilbert Scott architect designed tower

5.2.3 The Attic Floor

The attic floor of the Queen Street range was built to house further bedrooms for the missionary students. The sales catalogue for 1930 States thirteen bedrooms in addition to a darkroom, WC, bathroom and heated linen closet. The thirteen bedrooms and facilities were housed in the Queen Street attics and continued into the northern extension.

Construction details within the attics comprise finely detailed trusses, with chamfers ending in lamb's tongue chamfer stops, all part of the 1877 construction as designed by Gilbert Scott's firm of architects. Access between this range and the High Street is through a pointed arch opening. At the opposite end of the range, access is through the stair tower.

5.3 THE NORTHERN RANGE

5.3.1 External Description

This range is brick constructed and has a buttress at the western end on the external face. Further buttresses are situated on the internal, courtyard face of this range and the adjacent central range. Scars are visible, particularly at the eastern end, adjacent to the modern workshop, of further buttresses. The plan attached to the sales catalogue (Figure 2) shows four *in situ* external buttresses. Probably removed when the property was extended to adjacent to the northern elevation to provide timber storage (no longer *in situ*).

The external elevation shows traces of two blocked pointed arch windows on either side of the current blocked doorway in the centre of the range (Plate 6). The existing doorway at the eastern end of the range opens onto the stair to the attic floor and a door into the ground floor. The staircase is of plain 19th C. construction with narrow square section balusters painted white, and a plain wooden handrail.

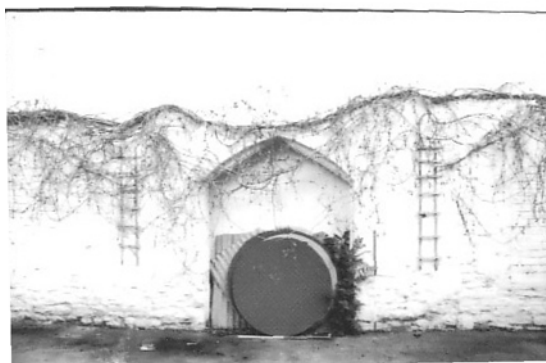


Plate 6: Blocked access on Northern Range

5.3.2 The Ground Floor

The internal arrangements of the ground floor is again open-plan, this however may have been the case for the earlier function of the building. The 1930 sales catalogue lists library or reading room, however, the mention of an adjacent vestry, and the orientation of this range (east-west) together with the buttressing and cloister arched windows onto the courtyard may suggest the original function was as a chapel. Documents accessed at the Records Office gave mention of services held in the college chapel and this may have been referring to this building (Missionary College magazine and reports).

5.3.3 The First Floor (attic)

The first floor, or attic of the northern range may have housed the remainder of the thirteen bedrooms and facilities mentioned in the sales catalogue, as the Queen Street attic could not have held that number of bedrooms alone. The current layout is open plan and the roof trusses are exposed. The roof construction is King post truss of 19th century origin (Plate 7), as the building was custom built for the Missionary



Plate 7: King Post roof construction

College. At the western end of the range, access is provided to a modern block (constructed in the 1980s and discussed below), and the central range.

5.4 THE CENTRAL RANGE

5.4.1 External Description

This range, situated between the rear of the High Street range, and the northern building appears to be earlier in origin than the brick-built constructions carried out in the 19th century for the Missionary College. The range has a stone constructed elevation to the west and a brick elevation to the east, fronting onto the courtyard. The courtyard fenestration appears to be a rebuild in brick as a continuation of the northern range, with the same segmental arched windows and buttresses.

5.4.2 The Ground Floor

The interior of the central range, at ground floor level was in use as a workshop until conversion to additional showroom space. The western wall has a wide segmental arched doorway, opposite the same in the eastern wall. This western doorway (Plate 8), had been inserted into an existing opening in the stone wall, of considerable size and topped by an oak lintel.



Plate 8: Inserted 19th C. Doorway in stone elevation of Central Range

The range had been two separate rooms when in use as part of the Missionary College. The kitchen was housed in the southern of the two rooms and no through access was had between this room and the northern workshop, or library. Abutting the kitchen on the courtyard side of the building was the scullery and larder with access via a covered way to the High Street and Queen Street ranges.

This scullery and larder are now incorporated into the southern room and access has been made between this and the northern room for current purposes. The room that had been the scullery houses a stone-lined well. The origins of the well is unknown but may be related to the original function of this stone built range and the opposite Queen street range, both of which would have opened out onto the intervening courtyard.

5.4.3 The First Floor (attic)

The first floor or attic of this central range houses two dormers including a double depth dormer window. The attic floor is a further conversion carried

out by the Gilbert Scott firm of architects for the conversion of the property to premises suitable for the Missionary College.

5.5 THE MODERN RANGE

The range accessed from the northern block and from the cottage is of modern origin. The construction took place in the 1980s and the site of this new build was originally a courtyard with out-buildings. The construction of this new range resulted in modifications to the cottage which had been acquired in the early 1960s. The western wall of the cottage was knocked through and supported on brick columns to provide un-interrupted circulation between the cottage and the new showroom.

5.6 THE COTTAGE

5.6.1 External Description

Situated between the modern build and the High Street range, the cottage comprises an earlier timber framed building, two storeys in height and extended in the 17th century to the east, adjacent to the High Street range. The timber framed element of this building has been rendered on the external face, but the timber members are clearly visible in the interior.

5.6.2 The Ground Floor

The ground floor room is accessed from the High Street through a doorway in the adjoining property which forms an extension to the timber framed build. A passage accessed through this door has the stone built chimney stack on the west, a staircase to the upper floors directly opposite the entrance and a doorway giving access to a panelled room to the east. The access to the earlier building is off this passage, adjacent to the chimney breast.

The interior of the earlier room has a low ceiling, and the stone fireplace dominates the room (Plate 9). The fireplace incorporates worked stone possibly taken from the abbey or other ecclesiastical site to be re-used in this location. An arched bread oven has been added to the fireplace, utilising brick and tile. The wide fireplace is surmounted by an oak lintel and the form is suggestive of 16th century origin. The wide floorboards of the upper room are clearly visible supported by oak joists. The joists are chamfered and terminate with chamfer stops clearly visible at both ends of the joists, either side of the main bridging beam. The ceiling of the



Plate 9: Fireplace in Cottage, showing oak lintel

ground floor room had once been finished in lath and plaster: the striped markings left after removal give evidence of this. Graffiti on one of the joists gives the date 1657 (Plate 10). Joists to the rear of the property are of modern origin, within a modern brick built extension.



The extension to the rear was built in the late 1970s, early 1980s. Prior to this modern extension, a rear room had been in existence as shown on the sales catalogue from 1930 (Figure 2). In addition to this, the first floor of the cottage, incorporating the brick two-story building, had three bedrooms. The current arrangement has only two rooms on the first floor. This suggests that the earlier, demolished rear room stood to two storeys in height.

The staircase (Plate 11) to the upper floor has a closed string with detailed linear moulding. The balusters are square section with a chamfer on each corner onto the turned portion. The handrail also has linear moulding with a flat almost square top to the square-section newel post. The stair was carpeted and as such could not be investigated further. The form of the staircase suggests a late 17th century origin.

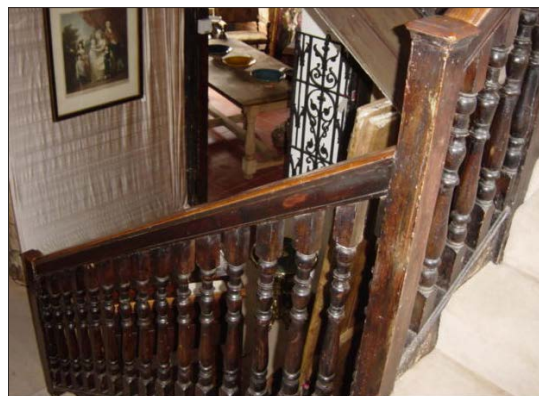


Plate 11: The 17th century staircase

5.6.3 The First Floor

The first floor of the timber building is on a lower level than the adjacent brick building and is accessed by a small stair down into the room. There is evidence of a fireplace in the chimney breast: this however, has been bricked up and the whole whitewashed over. The western end wall of the room has been extensively affected by the addition of a modern extension but the remaining timbers are left exposed. The timbers closest to the High Street frontage are the most intact: with jowel post, arched windbrace and remains of a tie beam. Later studs and a rail had been inserted (Plate 12). The material used to infill these timbers has



Plate 12: The remains of the timber framed west end wall of the cottage

been removed. The window at this level is case hung and appears to be of 18th century origin. The window on the ground floor is of 20th century date.

5.7 THE BRICK HOUSE

5.7.1 External Description

The adjacent three-bay property is brick built with a string course separating ground from first floor. The whole of the façade is now under render. The windows to either side of centre have regency style wrought iron balconies, added to the building in the 20th century. Plate 13 shows the exterior of the building as it was in 1912.



Plate 13: Photograph of the house in 1912

5.7.2 The Ground Floor

The ground floor room to the east of the entrance passage has 18th century fielded panelling and segmental headed windows. The first floor has regular square paned sashes under brick arches. The central of the three windows on the first floor had been replaced in the 20th century.

The staircase (described above) has a square case-hung window lighting the stairs (Plate 14). This window has a wooden lintel and small rectangular leaded lights. The window consists of three sections separated by wooden laths. Each section has 24 individual lights of regular size and four smaller rectangular lights at the top. The lower central section, comprising 24 lights is hinged on one side and can be opened. This type of window is difficult to date, but may be of late 17th century origin.



Plate 14: The window on the landing of the 17th century stairway

5.7.3 The First Floor

The upper floor of the brick extension has exposed ceiling joists. The joists bear a full set of carpenter's marks. Each set slightly differs in design of the marks, suggesting two or more craftsmen. The set of joists adjacent to the High Street range is numbered from front to back, whereas the other two sets of joists are numbered in the opposite direction.

A final feature within the room was a brick arched fireplace, contemporary with the construction of this house. There was no access to the roof space above the cottage or the extension.

6 Summary

The group of building that make up the premises of Hallidays antiques have been subject to a high degree of modification over time. It appears that the earliest element of this group is the timber-framed cottage of possible 16th century origin. This date estimate is based on the surviving elements of the structure, and the incorporation of worked stone of ecclesiastical origin in the fireplace. The use of such stonework must have taken place after the dissolution (1530s) in order for the stone to be available for use. The partial nature of the remains of this timber frame structure makes stricter dating difficult.

The cottage was incorporated in the late 17th century brick built house abutting the cottage at its eastern end. The new build, utilising fashionable building elements, provided access to the older timber framed cottage in addition to the new rooms. The cottage appears to have undergone some modernisation at the time the new brick building was constructed: probably including the addition of a lathe and plaster ceiling and the brick bread oven within the fireplace.

The brick house provided staircase access to the first floor of the timber frame cottage; original access to the upper floor of the cottage may have been had from the ground floor rear room, demolished to make room for the modern

single storey extension. The location of a staircase is suggested by the ground plan shown on the sales catalogue (Figure 2).

Further modernisation to the cottage and the brick-built house may have included the addition of a later brick frontage, 18th century in origin, incorporating the segmental arched sash windows and the whole front projecting further forward onto the street line than the earlier timber frame cottage. The projection is in line with the adjacent 18th century High Street range of the Missionary College.

The two stone ranges: the central range and the Queen Street range may form additional early phases in the Hallidays site. The Queen Street range pre-dates the 18th century High Street range, as indicated by the continuation of the stone construction into the ground floor gable at the corner of Queen Street and High Street. It is clear that the stone ground floor was built up using brick and further modified in the 20th century with the addition of the bow window. The Central Range, also of stone, but with only the western wall surviving, may be contemporary with the Queen Street range. From the Sales catalogue plan (figure 2), the chimney stack on the northern wall of the brick built house appears to have been built up to the west wall of the central range: this accounts for the angled eastern side of the stack. If this is the case, then the central range pre-dates the brick built house, suggesting a 17th century date as a *Terminus Ante Quem* for its construction.

The High Street range is of 18th century origin, but the attic conversion appears to have taken place in the late 19th century to provide additional accommodation for the Missionary College. The interior of the 18th century range was modified to provide further facilities for the College and a 19th century staircase added at the eastern end to access the converted attic.

The 19th century conversion and construction carried out on the site for the creation of the Missionary College, included the construction of the north (chapel) range, conversion of the Queen Street and Central ranges, rebuilding of the Central Range courtyard façade in brick, with buttressing to match the chapel range, and the creation of a covered way to provide access between the ranges.

Internal modifications were extensive in all of the existing buildings for the Missionary College adaptations. Internal modifications over almost half a century under the ownership of Hallidays, removed floor layouts of the College, modifications necessary to open up the accommodation to provide workshops and showroom space for the new use of the building.

7 Conclusions

The history of the development of the site shows a series of domestic and non-domestic architecture remodelled in the 19th century to provide suitable facilities for the Missionary College requirements: including reading rooms, catering suite and accommodation for the students. The site was then subject

to further modifications for the different needs of the antique business. This included the incorporation of the timber cottage and brick house.

The new proposal for the buildings on the site is to create a range of accommodation tailored to meet the buildings as they stand. It is the intention of the client to respect the current building fabric as much as possible: access and windows will be retained, blocked fireplaces will be re-established and for the most part, internal organisation will comprise the addition of partition walls. Where the fabric of the building is to be altered, and for the current scheme this involves blocking through access created for un-interrupted circulation between ranges for the showrooms, this will also be kept to a minimum to reduce adverse impact.

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P66/MO696

P61/MO829

P59/MO272

P57/MO114

P50/MO381



Figure 3: Ground Floor Plan

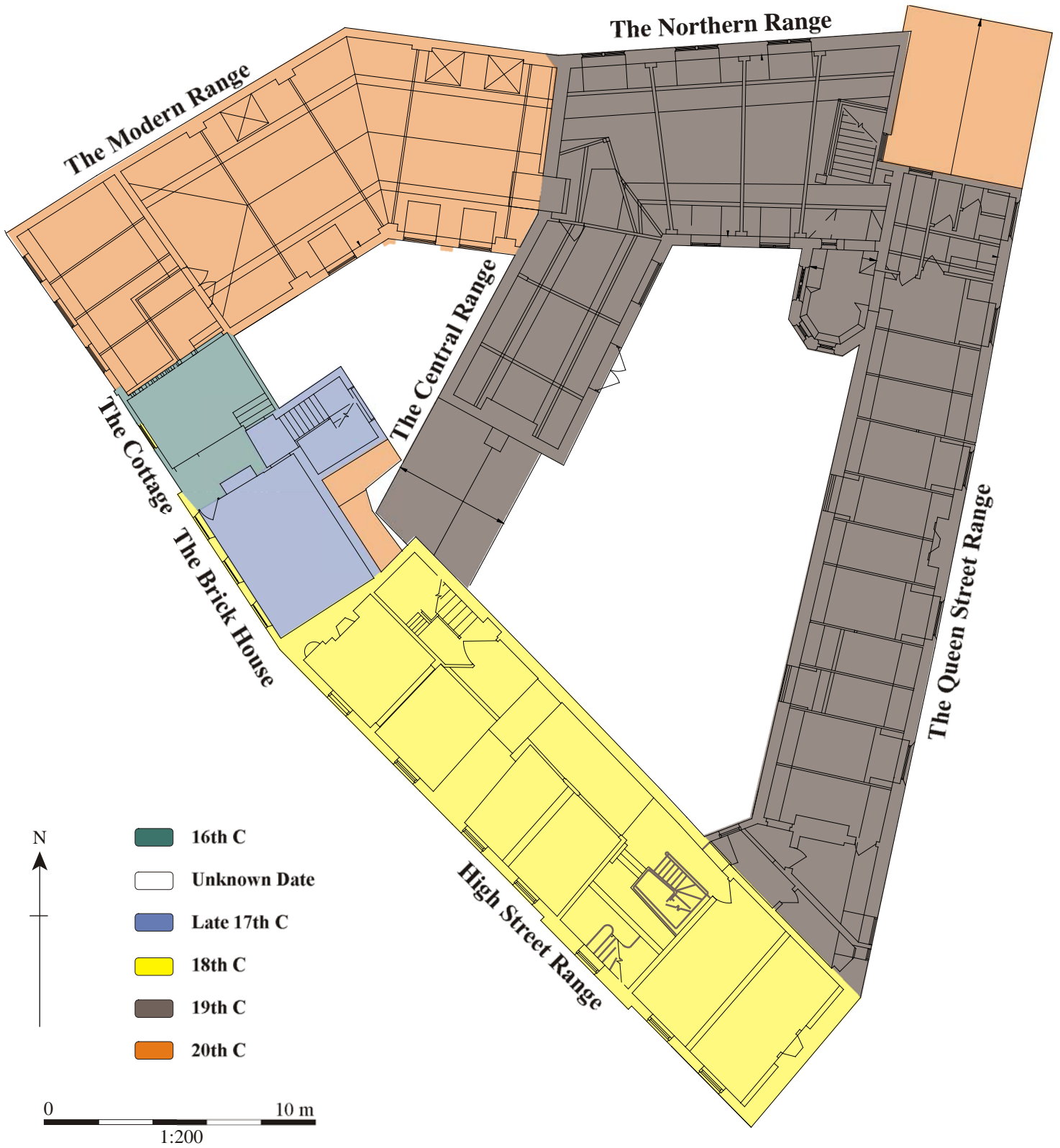


Figure 4: First Floor Plan

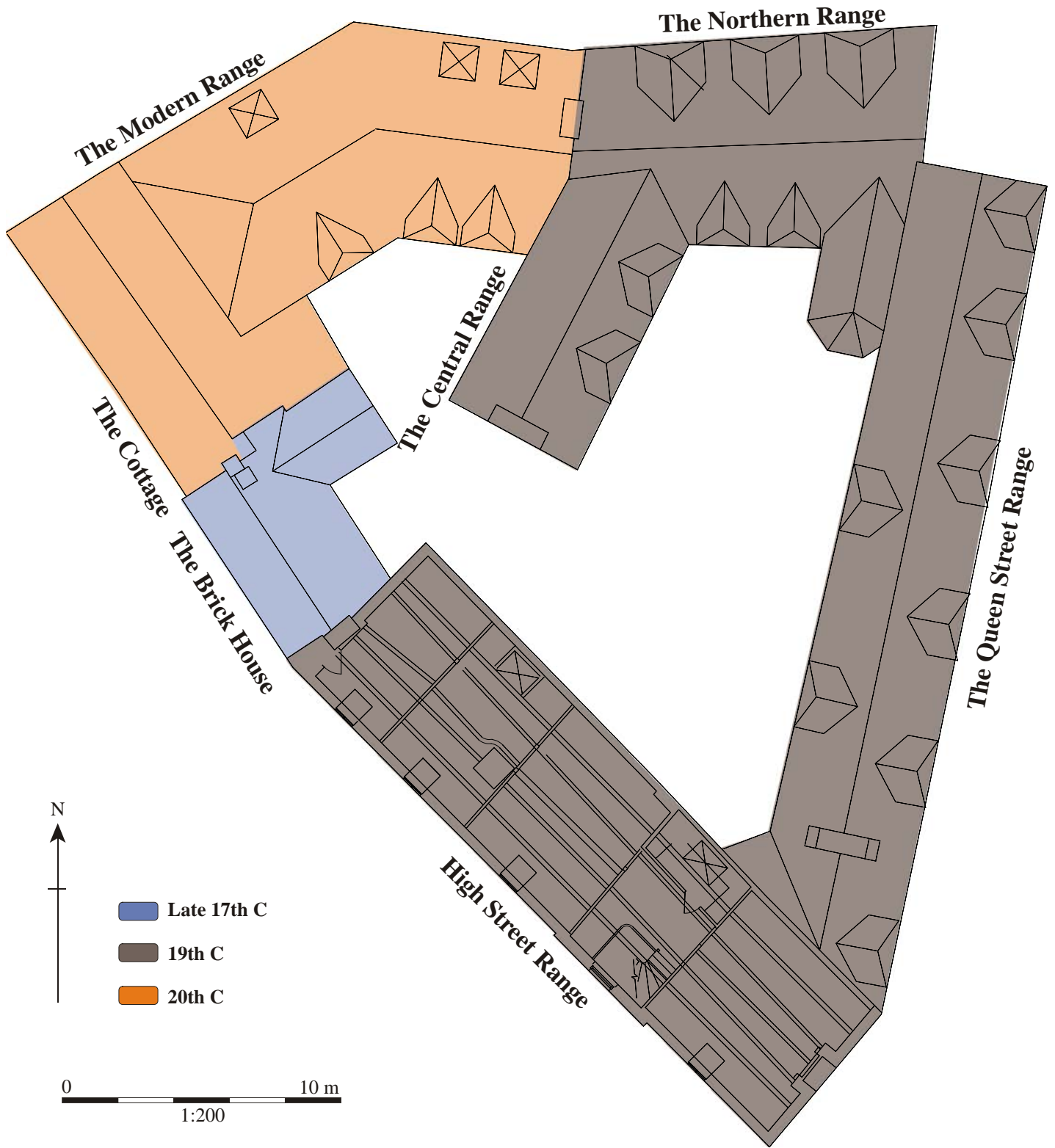


Figure 5: Attic Floor Plan

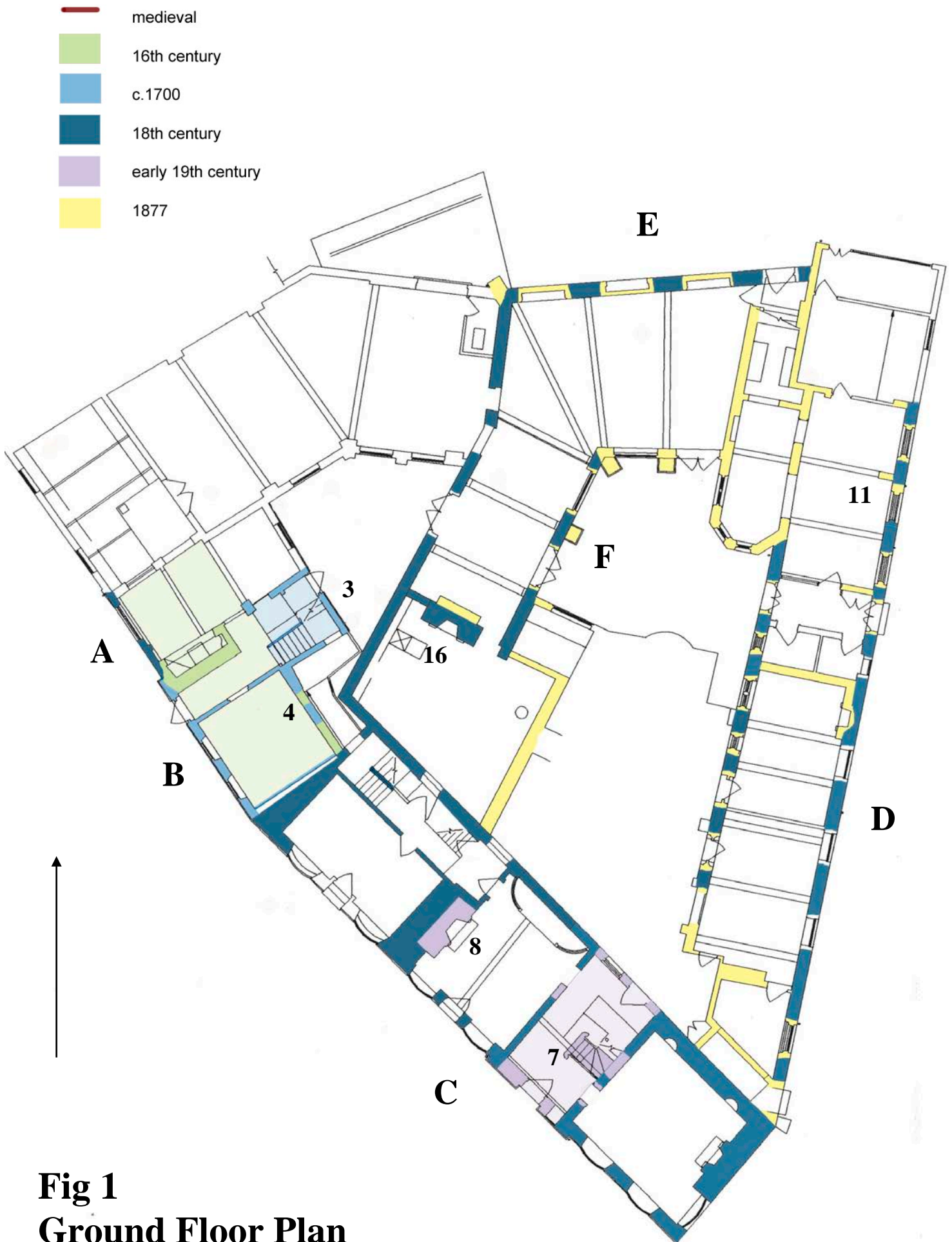


Fig 1
Ground Floor Plan

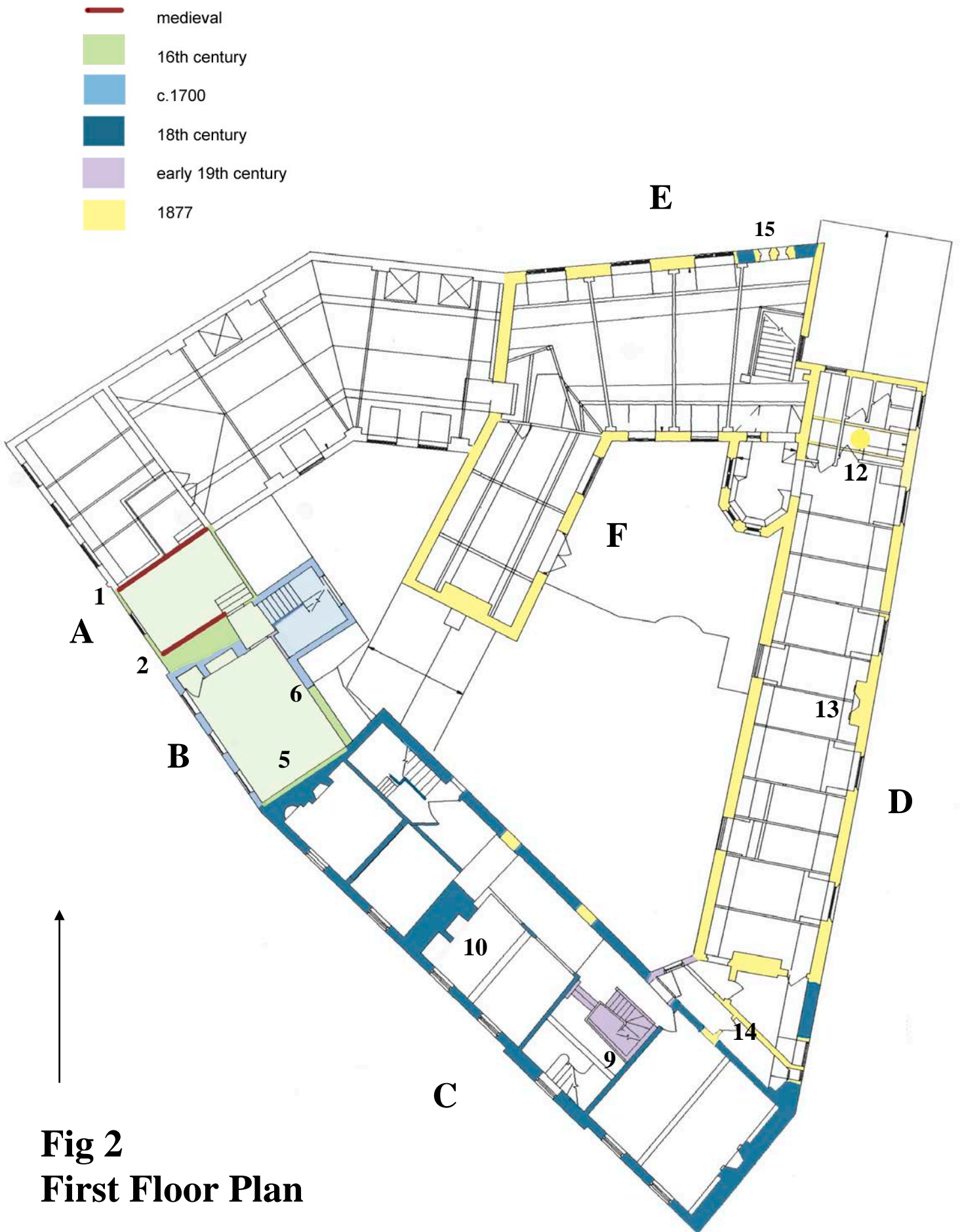


Fig 2
First Floor Plan



Fig 3 (clockwise)

The Cottage – heightened timber frame (2)
adjoining stack

The Cottage – heightened timber frame (1) north-
west end

The Cottage – apex of roof over stack (2)

The Brick House – first floor room, rear wall (6)

The Brick House – first floor room, timber frame
at south-east end (5)

The Brick House – staircase wing



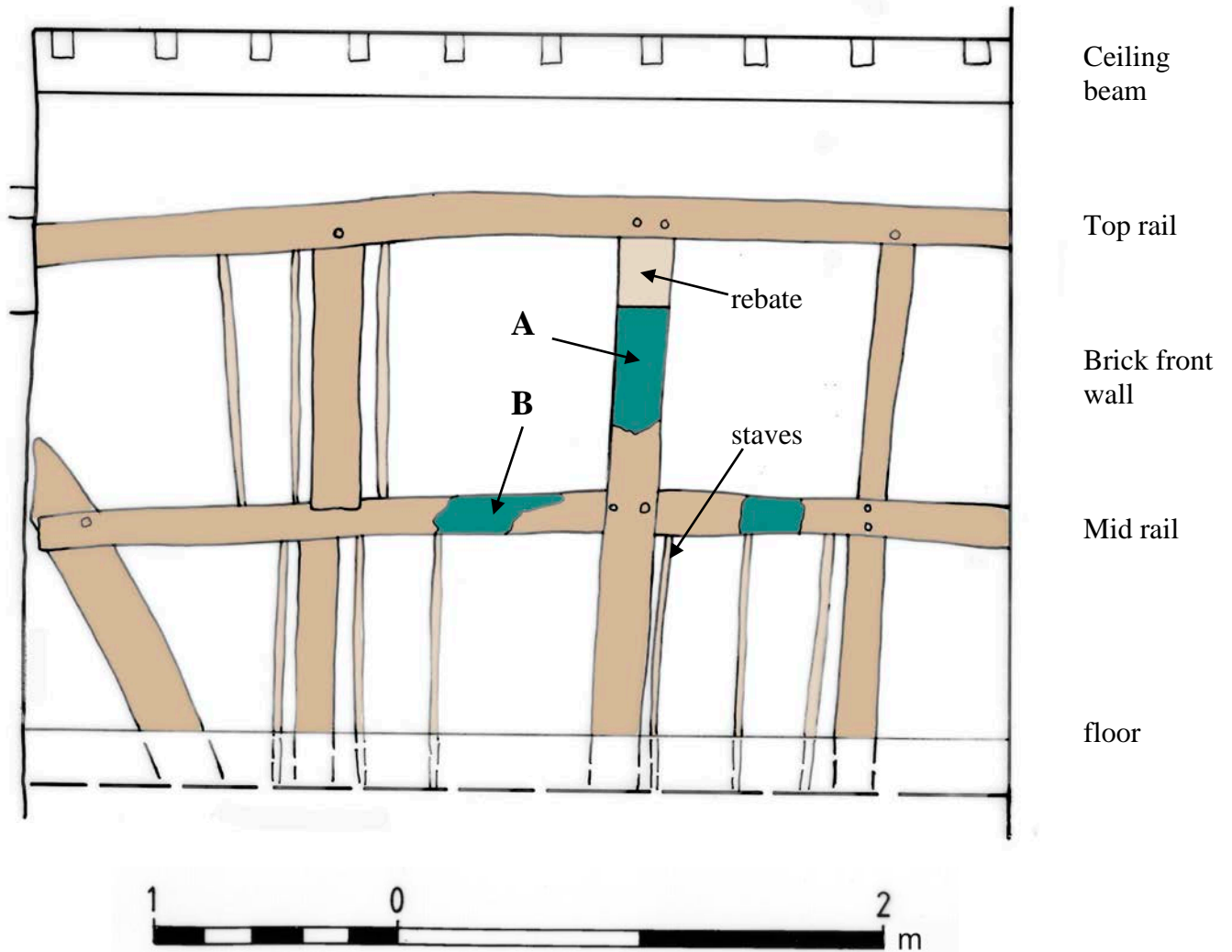


Fig 4
Brick House, first floor - timber frame forming south-east wall (5); surviving wall painting shaded green. Later timbers omitted.

A – painting on post (left)
B – painting on rail (below)





Fig 5 High Street Range
(clockwise)

Blocked window and finished wall face in hall to former covered passage (7)

Partition above on first floor landing (9)

Partition on north-west side of landing

North-west wall of hall (reverse) with blocked door (7)

Former kitchen fireplace in room NW of hall (8)

Partition to passage in room at NW end





Fig 6 (clockwise)

High Street Range – fireplace in middle first floor room (10)

High Street Range – partition in attic, reused timbers (9)

Central range – ground floor north; west wall

Central range – first floor looking north

Central range – first floor roof truss

Central range – ground floor fireplace, south end (16)





Fig 7 Queen Street & North Ranges
(clockwise)

Ground floor, north end showing blocked opening to street under window (11)

First floor looking north showing roof trusses

Paired trusses for bell-cote (12)

Bell-cote opening (12)

North range; blocked windows at east end of north wall; first floor (15)

East wall fireplace, first floor (13)

Former stair tower added by Scott





Fig 8 (clockwise)

Brick House – incised brick on exterior of stair tower JC 1795 (3)

Inner court; west wall of Queen Street range looking north

Inner court; west wall of Queen Street range heightened by Scott

Inner court; junction of Queen Street range and High Street range

Inner court; Central range, south-west wall

Rear wall of High Street range (inside Queen Street range) showing blocked door and previous roofline (14)

