



JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING IMPACT ASSESSMENT

ON

THE CONSERVATORY AT

6 CRICK ROAD, OXFORD

NGR SP 51394 07633

JULY 2018

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6 CRICK RD, OXFORD

Building Recording

SUMMARY

John Moore Heritage Services were asked to write a report on the conservatory at 6 Crick Rd, which is a non-listed building but which lies in a Conservation Area. This means that the structure is part of a designated asset.

The proposal is for the replacement of the timber frame of the conservatory that extends from the front of the building, which had fallen into a state of disrepair. The proposal is to replace the timber frame with one that is weather proof.

The map evidence appears to indicate that the building had at least four phases of activity. The appraisal of the building for the Conservation Area indicates that the first part of the building was probably constructed in 1873. The earliest Ordnance Survey maps indicate that the building had a rectangular shape with two gables fronting onto Crick Rd. The map of 1899 indicated that an extension had been made on the east of the building (phase 2) and that there was a basement extension on the west of the building (phase 3). The map of 1958 clearly shows that conservatories had been added to the south, east and north walls of the building. A detail from this map indicates that Iron Age material had been identified in the front of the garden in 1938. It was, therefore, considered to be the case that the front conservatory had not been added by 1937, but that the front one was built in 1938 and only added to the map in 1957-1958, as indicated by the uncovering of archaeological remains. Service trenches were being dug across the front garden when observing the conservatory, but no observations were made as this was not part of the requested remit.

The conservatory is not original to the building, and has been identified as being part of a fourth phase to the structure. As Norham Gardens is seen primarily as a Victorian development it is evident that this part of the structure did not exist as part of that wider development. That this addition was made in 1938 explains why the structure has a different fenestration to the rest of the building thus the current structure appears anomalous to the harmony of the front of the building. The design of the proposed replacement is of the same proportions, but the window fenestration is more in keeping with the original arrangements of the phase 1 and phase 2 part of the structure. It is assumed that the replacement is in timber in line with guidance advise from Historic England. This on paper appears to give a more harmonious architectural feel to the building.

1 INTRODUCTION

1.1 Origins of the Report

This brief report was requested by Riach Architects on a conservatory, which forms part of the villa at 6 Crick Road, Oxford (NGR SP 51394 07633).

1.2 Location

This building is located in the medieval parish of St Giles's, Oxford, which was part of the royal holdings in the larger minster parish of St Frideswide's. Historically this became part of the Liberty of the North Gate. This was an area that lay outside the north gate of the medieval city. As the northern part of Oxford developed it was part of the Norham Manor development.

1.3 Description

The house at 6 Crick Rd is a property that faces onto Crick Road on its south side. On the east and west side there are domestic dwellings that also front onto this road, while to the north of the property there are further domestic plots (Fig. 1).

1.4 Geology and Topography

The site lies on the top of the river terrace at just over 60m OD.

The underlying geology is Oxford Clay Formation and West Walton Formation that are undifferentiated (mapapps.bgs.ac.uk/geologyofbritain/home.html). This was laid down 157 to 166 million years ago in the Jurassic. There is a superficial deposit that is formed by the Summertown-Radley Sand and Gravel Member, which was laid down in the Quaternary period up to 3 million years ago.

1.5 Proposed Development

The majority of the work has already been approved; however, it became apparent during renovation that the upper structure of the conservatory that was attached to the front wall of the building was no longer fit for purpose and has to be replaced. The design is of the same proportions, but the window panelling arrangement has differences. However, the caveat to these differences is that they are designed to match the window arrangement used over the rest of the front of building.

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

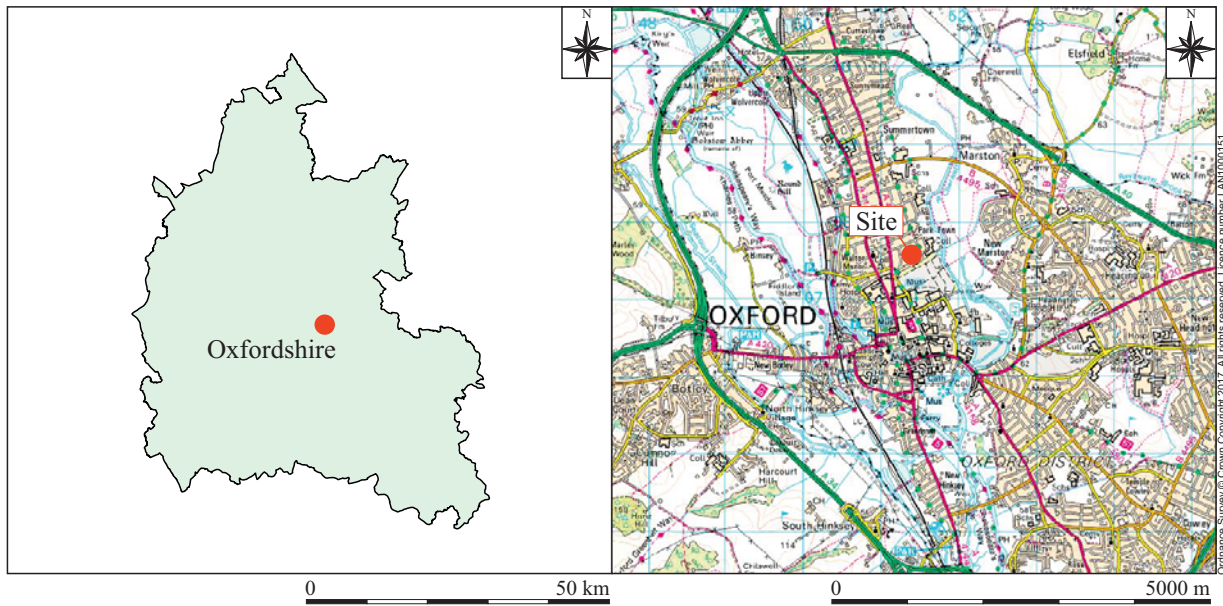


Figure 1: Site location

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

The 1882 “*Ancient Monuments Protection Act*” was the earliest attempts to protect archaeological sites, and is a forerunner of the later 1979 act.

The “*Town and Country Planning Act*” of 1947 lays out the current planning procedures and all subsequent legislation is an adjunct to this piece of legislation passed after the Second World War. This piece of legislation includes specific points that related to the Historic Environment.

29. Orders for the preservation of buildings of special architectural or historic interest.
30. Lists of buildings of special architectural or historic interest.

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000

square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation cover a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014, which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

The first point **126** of the chapter indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The point raises four key factors that summarise the whole of the chapter.

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The use of the term recording to a proportionate level in paragraph 128 is problematic, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is until it has been essentially destroyed. This could apply to a site or building that has not been properly researched or which has detail (for example a cruck) obscured.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*. Here demonstration of the lack of viability of a scheme will have to be shown with the potential of marketing and sale as the ultimate demonstration. Paragraph **132** also discusses the demolition of an unlisted building in a Conservation Area and the impact that it has on that area. If this is considered to cause substantial harm then the viability test is also valid.

A further factor in *NFFP* paragraph **132** concerns policy to Registered Parks and Gardens (all grades) and also Battlefields. It states that Local Authorities are required to consult Historic England (formerly English Heritage) and The Garden Trust (formerly The Garden History Society) on applications.

NPPF also calls on the need for consultation on certain planning application with the following groups Historic England, The Garden Trust, the national Amenity Societies (Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications. This is normally in respect to potential approvals of alteration to Listed Buildings (grade I and II* and in some cases grade II), or Registered Parks and Gardens.

The *NPPF* also makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses that the local authority should not permit the loss of the whole or part of a heritage asset.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of buildings within. Proposals that preserve and which are positive are permitted; but those that cause significant loss to a Heritage Asset should be considered substantial harm or less than substantial harm.

Paragraph **141** of NPPF states that developers should record and advance understanding of the significance of any heritage asset to be wholly or partly lost, in a manner appropriate to its importance. “The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.” This implies that a paper record of a site is not equivalent to the loss of a significant archaeological site.

2.3 Local Planning Policy

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Oxfordshire is included) was revoked 25th March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

With respect to the proposed development site the ‘Development Plan’ currently comprises the saved policies of the 2011 Vale of the White Horse District Local Plan, which was adopted in July 2006 (VoWHDC). The following policies cover designated and non-designated buildings and Conservation Areas:

Listed Buildings

Policy HE.3 outlines the strict rules regarding planning applications which are for work to be carried out on listed buildings. 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.

Buildings of Local Importance

Policy HE.6 states that permission will be granted regarding the demolition or severe alterations of a building of local importance if it is proven that the building cannot be incorporated into the redevelopment. Permission will also be granted if it is proven that the new development will have a more positive impact than retaining the original building.

Conservation Areas

Policy HE.7 states that any work within a conservation area will not be granted permission if the proposal involves the substantial demolition of a building that is contributes to the conservation area. Permission would be granted if the development will preserve or enhance the special character and appearance of the conservation area.

3 BACKGROUND

3.1 Designation

The building at 6 Crick Road is not a listed building, but it does lie in the North Oxford Conservation Area, which was established in 1972 and expanded subsequently in 1975 and 1976.

3.2 History of Development

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

Norham Manor Estate was jointly owned by St John's College and the Vicar of Saint Giles, as the area formed part of his glebe land (Hinchliffe 1992, 44). The Estate was developed from 1855 to 1870 by St John's College (VCH 1979, 181-259). This was carried out after there was an act of parliament enabling the college to grant 99 year leases. The three main architects of the estate were W Wilkinson, H W Moore and F Codd. The road layout was made by W Wilkinson, and plots of land were initially auctioned in 1860 with only two being sold (Hinchliffe 1992, 44).

Crick Road, which lies in Norham Manor, was developed in the 1870. The assessment for the Conservation Area appears to indicate that 6 Crick Road was built in 1873. However, the map evidence indicates that this could be slightly later than this.

3.3 Cartographic Research

The Ordnance Survey maps were looked at from the latter part of the 19th century through to the 1950s. The maps can be viewed at the Oxford History Centre.

The First Edition Ordnance Survey was surveyed in 1876 and was published in 1878 (Fig. 2). It is apparent that two buildings are marked at 5 and 6 Crick Road, but no gardens are formerly marked out around them. The more detailed map at 1: 500 produced in 1877-1878 (Fig. 3), shows that this rectangular structure contained the double gable, and the bay windows are apparent in this plan.

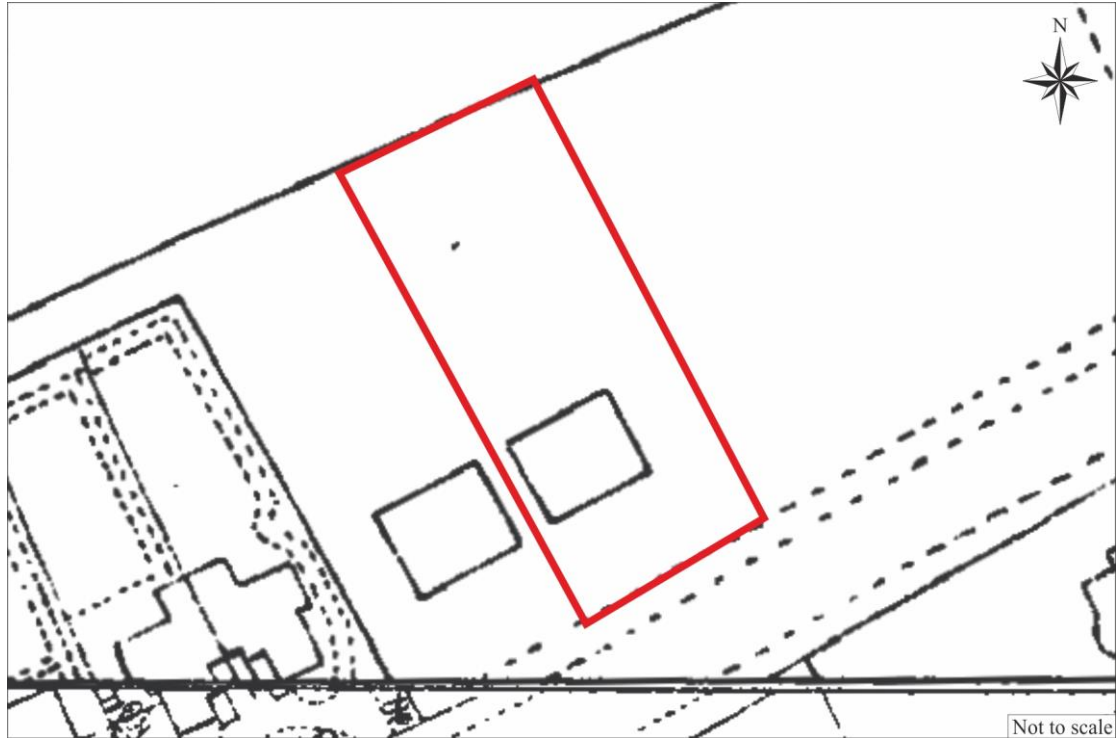


Figure 2: Ordnance Survey map surveyed in 1876



Figure 3: Ordnance Survey map of Oxford City dated 1877

The Second Edition Ordnance Survey map, surveyed 1899 and published 1900 (Fig. 4), shows the main rectangular part of the house, with the extension on the east side and also the basement structure that joined 5 and 6 Crick Road together. There is no conservatory marked on the front of the building.



Figure 4: Ordnance Survey map of 1899

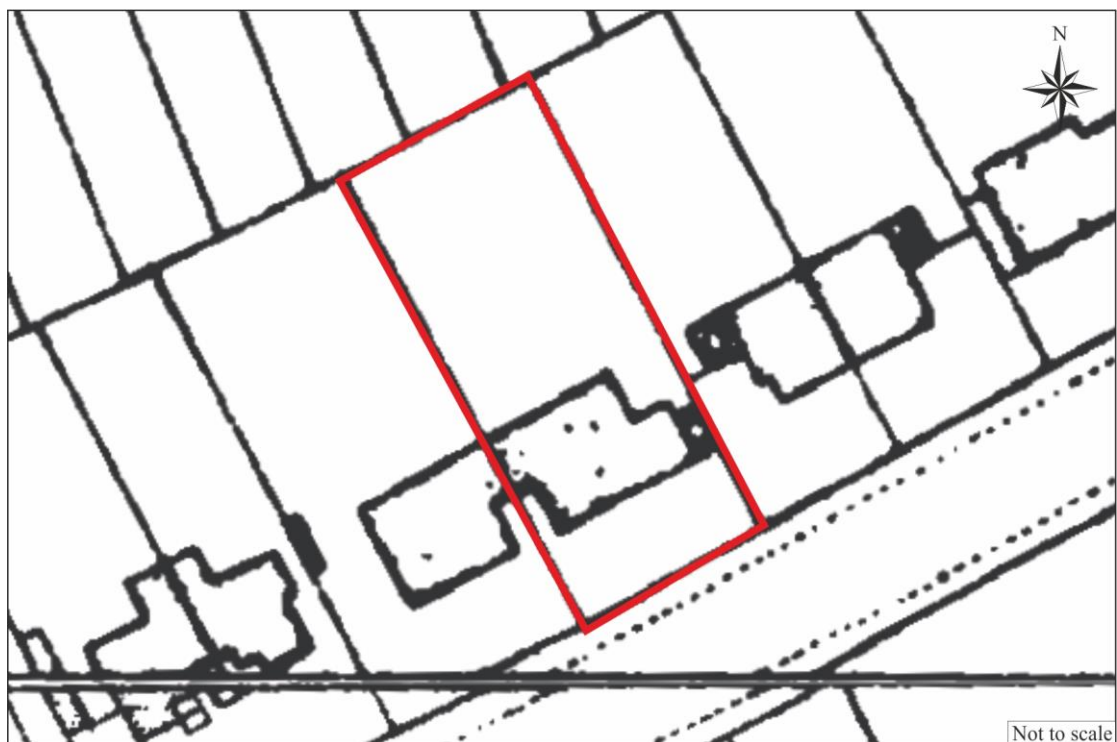


Figure 5: Ordnance Survey map of 1921

The Third Edition Ordnance Survey map of 1921 shows the same design (Fig. 5), and does not show a conservatory added to the front of the building. The Ordnance Survey map surveyed in 1937 and published in 1939 (Fig. 6), also does not show a conservatory attached to the front of the building.



Figure 6: Ordnance Survey map surveyed in 1937, published in 1939

The Ordnance Survey map surveyed in 1957 and published in 1958, shows that a glass conservatory had been added to the front of the building, but also that there was one on the east of the building and one on the north side also. Interestingly it is noted that there is a cross indicating an ancient find in the front garden with the statement alongside it “Iron Age remains found 1938”. It can be assumed that the front conservatory was added in 1938, and that Iron Age remains were uncovered at this time.

4 DESCRIPTION OF PARTS OF 6 CRICK ROAD

4.1 Introduction and General Description

The building at 6 Crick Road is a 2 ½ storey structure from the front with an additional basement, which is half below the ground level. To the rear of the property the ground falls away so that a 3 ½ storey building is more apparent.

The structure is made of yellow brick, which were mass produced at Merthyr Tydfil from about 1850. The roof is of slate that was widely distributed out of North Wales with the building of the railway system.



Figure 7: Front elevation



4.2 South and East elevations

The front or south elevation of 6 Crick Rd has four bays, with a further fifth bay on the west end associated with the basement (Fig. 7). The façade is constructed of mass produced Victorian yellow brick. The centre part of the building is based around three bays, which have two outer gables with a valley between. The building is 2 ½ storeys with an additional basement. There is a moulded band between the windows of the basement, and a further distinctive band between the ground floor and first floor. On the west side of this three bay arrangement the gable end is a standard form. The basement, ground floor and first floor windows are of a similar form with a similar width but a different depth. The windows are in essence compound windows in that each has two sashes with square-heads with a dividing mullion that has a decoratively carved shaft. The sashes have an arrangement of 2 x 1 panes over 2 x 1. The surrounding of the window has limestone dressing of lintel, quoins, mullion and sill. The second storey window is set in the gable. This is a single sash with a single larger pane in each part of the sash. The compartment gable has a hipped gable with dormer window. There are bay windows on the basement, ground floor and the first floor. The basement bay has a pair of sash windows in the front wall, which has limestone surrounds. There are single sash windows on either side with limestone dressing. The first and ground floor also have two sash windows in the front that are 2 x 1 panes over 2 x 1. There are sash windows on either side of the bays on the ground and first floor. These windows have limestone dressing, mullions and a shaft, and quoins, and the bay is surmounted by a parapet. The gabled dormer contains a double sash window with limestone dressing, with a mullion and shaft between the windows. Below the valley is a bay that has a doorway with gabled porch, with a segmental arch, and a series of steps. On the first floor there is a sash window with limestone dressing. On the west side of the building, there is a basement extension, which links the structure to a similar basement extension at number 5.



Plate 1: Conservatory from south

The east bay of the front façade contains a 2 ½ storey component that extends beyond the east gable. There are moulded bands between the ground and first floor, and the first and second floor. On the ground floor is the conservatory, forms a partial octagonal bay, set on a yellow brick plinth (Plate 1). The three windows on the south

side are segmental headed windows which are divided into three units by two larger mullions. The two outside component have 2 x 7 panes, of which the top panes are shaped to the segmental arch. The central part of the window has an area made up of 3 x 7 panes, also with the top row of panes shaped to the segmental arch. In all of the three lower window panes there is lead tracery and coloured glass. The conservatory is capped by a polygonal hipped roof. The main rafters form the shape of the roof, which extend up to support a timber finial with lower octagonal shaped shaft, with central decorative block, above which is a tapering shaft surmounted with a sphere. The glass roof is further divided by a series of parallel timber tracery. The window arrangement is different to the rest of the building and appears to be a later addition. The first floor window is a composite one with three sash windows of a single pane over a single pane separated by two mullions, and with limestone dressing. The second floor contains a dormer with a sash window, 2 x 1 panes over 2 x 1. The window has limestone dressing.

The roof is of slate, there is a valley between the two gables, of which the east is hipped. There is a lateral chimney at the west end, and a gable chimney at the east end, with a further chimney along the central ridgeline at the east end of the building.



Plate 2: Conservatory SW view

The west façade of the conservatory contains the yellow brick polygonal plinth, above which is the timber framed structure (Plate 2). The brick arrangement between the plinth and the main wall of the building is not neat, and it is possible that the conservatory could have been added, as indicated by the map evidence. As such it is not part of the original design of this building. The window adjacent to the main wall of the building is a segmental arched one with a group of 4 x 7 panes, of which the upper row of panes is shaped to the segmental arch. The three lower rows of panes

contain lead tracery with coloured glass. The adjacent window, which is viewed on the angle, is one of those that is segmental heads and was described in the main or front façade. The hipped roof is polygonal in shape with the timber finial above.

The east façade of the building is dominated by a plain 2 ½ or 3 ½ storey building, in yellow brick which has a gable end chimney. On the south side of the building the conservatory extends to the south set on its yellow brick plinth (Plate 3). The joining of the plinth to the main building is not clean and it is possible that this was not an original feature. The timber framed conservatory above is with a hipped roof and finial. The conservatory that lies adjacent to the main front wall contains a door with a window adjacent to it. There is a timber sill along the base of the door, and around it, it is apparent that the brickwork has been arranged, which means that either this wall of the conservatory is not original as the door has been inserted, or that the whole of the conservatory timber structure is not original. The door is a panel one, with a single timber panel in the base and a series of glass panes above. The glass panel component is based on the opposite window on the west side, and has the basis of a 4 x 5 pane arrangement. The top row is shaped to the segmental arch, the outer panes are narrowed down. The bottom panels have lead tracery with coloured glass. On the left hand side of the door there are a series of 1 x 7 panes, of which the lower three have lead tracery and coloured glass. The adjacent window, which is viewed on the angle, is one of those that is segmental heads and was described in the main or front façade.



Plate 3: Conservatory E view

4.3 Conservatory internally

The conservatory is accessed through a large opening with a segmental arched opening in the north wall (Plate 4). The wall is three bricks in depth, and some of the bricks that form this opening are red, unlike the standard one in this construction.



Plate 4: Segmental arched opening



Plate 5: East wall

The east wall of the conservatory is dominated by the panel door (Plates 5-6), which has a group of glass panels, previously described, in its upper part. The arrangement

of glass is 4 x 5. The south part of this wall has a dwarf wall with timber framing above. There is a window with 1 x 7 panes above.



Plate 6: Door



Plate 7: Southeast window

The southeast wall has a segmental headed window that is divided into three units by two larger mullions (Plate 7). The two outside component have 2 x 7 panes, of which the top panes are shaped to the segmental arch. The central part of the window has an area made up of 3 x 7 panes, also with the top row of panes shaped to the segmental arch. In all of the three lower window panes there is lead tracery and coloured glass.

This window is sat on top of a low brick wall. The south wall is the same (Plate 8), as is the southwest wall (Plate 9).



Plate 8: South window



Plate 9: Southwest window

The west window is a segmental arched one with a group of 4 x 7 panes, of which the upper row of panes is shaped to the segmental arch (Plate 10). The three lower rows of panes contain lead tracery with coloured glass.

The ceiling has a four main rafters extending up from the corners with a series of minor rafters between them (Plate 11). These come together where there is a pendant with an octagonal shaft ending with a ball or sphere that lies below the external finial.



Plate 10: West window



Plate 11: Pendant

5 ASSESSMENT

5.1 Phase

A complete survey of the building was not carried out, but from map evidence it is apparent that there were at least three phases and possibly four. The earliest phase was the construction of the central unit of the building with the two front gables and the central valley. It is only this part of the house that is shown in any form on the survey of 1876. This building is in the Conservation Area appraisal considered to have been constructed in 1873.

Phase 2 and 3 developments were created by the survey date of 1899. It is apparent that there was a large eastern extension to the building, which is being treated as phase 2, and that the basement extension between the two houses was also constructed, which is classed as phase 3. The garden wall was also erected in this time period. The phasing here appears to be the case on the map evidence but in certain ways seems inconsistent. As the buildings 5 and 6 were joined together one would consider the fact that these were joined together when initially constructed, and that these two were constructed as a single unit. This doesn't seem to be the case; the only other possibility is that the two properties were held by the same person or institution and that this structure could thus be constructed.

It is not until the map surveyed in 1957 that was published in 1958 that there are a further series of alterations to the building in that glass structures are marked on the south, east and west sides of the building. The map of 1958 has the phrase "Iron Age remains found in 1938" alongside an ancient site symbol in the front garden. The easiest way to explain this is that the conservatory in the front garden was constructed after the survey in 1937, for the 1939 map, in 1938 and that this report for Iron Age material coincides with construction of the front garden conservatory. As the conservatory has signs of alterations it is likely that those conservatories on the east side of the building were added later.

5.2 Listed Status

The structure is not a listed building, but it does lie in the North Oxford Victorian Conservation Area and as such can be considered a designated heritage asset. However, the building has a number of phases of which the additions of the conservatory are of the last phases.

6 THE CURRENT PROPOSAL

The current proposal is for the replacement of the timber framed conservatory on the front of the building. The timber framed structure is a later addition to the Victorian building which explains its divergent fenestration pattern. It has deteriorated and requires to be replaced. The proposed replacement has aligned its fenestration more closely to that of the original building design.

7 CONCLUSIONS

John Moore Heritage Services were asked to prepare a report on the conservatory at 6 Crick Road, which is a non-listed building but which lies in a Conservation Area. This means that the structure is part of a designated asset.

The proposal is for the replacement of the timber frame of the conservatory that extends from the front of the building, which had fallen into a state of disrepair. The proposal is to replace the timber frame with one that is weather proof.

The map evidence appears to indicate that the building had at least four phases of activity. The appraisal of the building for the Conservation Area indicates that the first part of the building was probably constructed in 1873. The earliest Ordnance Survey maps indicate that the building had a rectangular shape with two gables fronting onto Crick Road. The map of 1899 indicated that an extension had been made on the east of the building (phase 2) and that there was a basement extension on the west of the building (phase 3). The map of 1958 clearly shows that conservatories had been added to the south, east and north walls of the building. A detail from this map indicates that Iron Age material had been identified in the front of the garden in 1938. It was, therefore, considered to be the case that the front conservatory had not been added by 1937, but that the front one was built in 1938 and only added to the map in 1957-1958, as indicated by the uncovering of archaeological remains. Service trenches were being dug across the front garden when observing the conservatory, but no observations were made as this was not part of the requested remit.

The conservatory is not original to the building, and has been identified as being part of a fourth phase to the structure. As Norham Gardens is seen primarily as a Victorian development it is evident that this part of the structure did not exist as part of that wider development. That this addition was made in 1938 explains why the structure has a different fenestration to the rest of the building thus the current structure appears anomalous to the harmony of the front of the building. The design of the proposed replacement is of the same proportions, but the window fenestration is more in keeping with the original arrangements of the phase 1 and phase 2 part of the structure. It is assumed that the replacement is in timber in line with guidance advise from Historic England. This on paper appears to give a more harmonious architectural feel to the building.

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