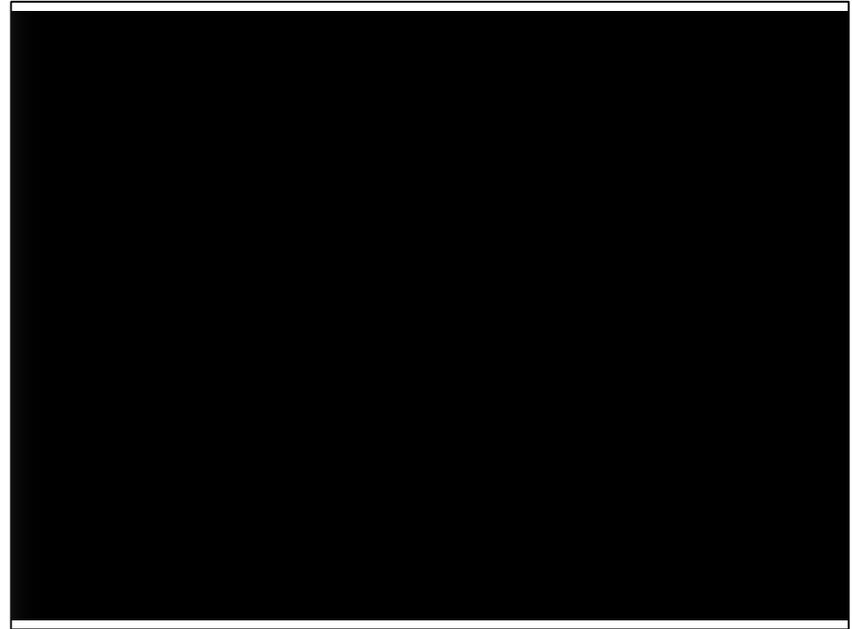




Hubbard Conservation



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Front page: Front (north) elevation of No. 36 New Street,
Chipping Norton.

Job reference. 131-23. Date: June 2023.

Victoria Hubbard MSc.



Introduction and methodology.

Victoria Hubbard MSc of Hubbard Conservation has been commissioned to write this Heritage Impact Assessment on behalf Mr and Mrs Holdsworth in relation to the Listed Building Consent application for proposed works to No. 36 New Street.

The proposal seeks to demolish and replace the C21 modern extension, replace the rooflight and roofing slates. Internal alterations including new stud partition at first floor, damp proofing and repairs to stone flooring at Lower Ground Floor level. (See Report 2 for the Impact Assessment):

At this early stage, it is important to state that the author of this report has conducted surveys in 2012 and 2022 and has been part author of a historic building report for this property as part of the Historic England's Early English Fabric project. The final report was combined with Number 38 ¹.

36 New Street was first statutorily listed as Northville, at Grade II, on the 20th June 1986 (Appendix I - List Entry Number: 1197971), and is part of the Chipping Norton Conservation Area ². Chipping Norton Conservation Area was first designated in 1970, and later extended in 1989, 1991, and again in 1992.

Planning history:

Ref: 16/00680/FUL

Validated: 27 MAY 2016

Works: Erection of one double garage and three single garages adjacent to the rear access.

Status: Decided

¹ OBR/CNBR report: 179

² Chipping Norton Conservation Area Character Appraisal, adopted September 2013, New Street paragraph 1.10.8 page 26.

Ref: 13/0640/P/FP

Validated: 8 MAY 2013

Works: Removal of single storey extension and covered garage area and erection of new single storey extension to form additional accommodation, erection of new-detached garage in rear garden and new driveway (to allow changed to approved garden room, replace with open sided terrace with glazed veranda roof)

Status: Decided

Ref: 13/0641/P/LB

Validated: 8 May 2013

Works: Internal and external alterations to remove single storey structure and erect new single storey extension.

Status: Decided

Ref: 12/1273/P/LB

Validated: 16 August 2012

Works: Internal and external alterations to remove single storey extension and covered garage area and erection of new single storey extension to form additional accommodation.

Status: Decided

Ref: 12/1272/P/FP

Validated: 16 August 2012

Works: Removal of single storey extension and covered garage area and erection of new single storey extension to form additional accommodation, erection of new detached garage in rear garden and new driveway.

Status: Decided

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Ref: W99/1616

Validated: 2 November 1999

Works: Erection of detached double garage

Status: Withdrawn

Ref: W98/1650

Validated: 2 November 1999

Works: Erection of detached double garage

Status: Withdrawn

This report has been prepared in accordance with Historic England guidelines relating to Conservation Principles, Policies and Guidance, Historic England, April 2008. The level of detail in the report is proportionate to the proposed works and significance of the main asset and setting in accordance with National Planning Policy Framework (NPPF), Section 16, Conserving and Enhancing the Historic Environment, 2021, in particular paragraph 194. '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.'

Paragraph 195 of the NPPF states, '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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.' To accord with this policy this report has been written in two parts: Report One will comprise Statement of Significance and Report Two, an Impact Assessment.

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Due to the digital size of the Heritage Impact Assessment, the report will be produced as two separate reports: Report one - Statement of Significance and Report two - Impact Assessment.

As referred to above, the report first sets out the historic background of the heritage asset and its setting, investigating the ‘significance’ in accordance with Historic England’s Conservation Principles, Policies and Guidance which advocates the understanding of ‘significance’ taking place before moving onto assess the impact of potential change on that ‘significance’. The Impact Assessment will detail the planning proposal again in accordance with Historic England’s Conservation, Principles, Policies and Guidance and paragraph 199 of the NPPF. ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)’.

Local constraints:

West Oxfordshire Local Plan 2031; adopted September 2018:

- Ø Historic Environment Policy: EH9 – Historic Environment, EH10 – Conservation Area, EH11 – Listed Buildings, EH12 – Traditional Buildings and EH13 – Historic Landscape Character.
- Ø West Oxfordshire Design Guide 2016.
- Ø Chipping Norton Conservation Area Character Appraisal, adopted September 2013.

The planning system expects reports such as these to be based on evidence. Therefore, this report has been based on knowledge of the property, a survey that was conducted in 2012, and a further survey in September 2022 (as part of the Early English Fabric project), and an independent survey conducted in June 2023. Photographs were taken in September 2022 and again in June 2023. Documentary research has been obtained from the study of deeds and documentary evidence as part of the project.

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Victoria Hubbard has a Masters degree in Historic Conservation from Brookes University, Oxford. She is the project coordinator for The Early English Fabric project in Chipping Norton on behalf of Historic England, which started in 2013 and is ongoing. The project was nominated for The Historic England Angel Awards in October 2016 in recognition of the time, effort, and determination afforded to the project. In 2012 she became one of the founder members of the Chipping Norton Buildings Record (CNBR) and is an Affiliate member of the Institute of Historic Building Conservation (IHBC).

This report has been prepared with care, diligence and as an objective assessment based on the information provided, discovered, or known at the time. This report has been produced for the sole use of Mr and Mrs Holdsworth and their professional advisors in connection with this application and should not be relied upon by any other party or any other context. This report should be read in conjunction with the Design and Access Statement and drawings ³ provided by Tyack Architects Ltd, and the structural report provided by SOLID, dated June 2023.

³ Drawing Nos. MW/2020/SO1 & MW/2020/PO1-A

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Part One: Statement of Significance.
Location and setting.

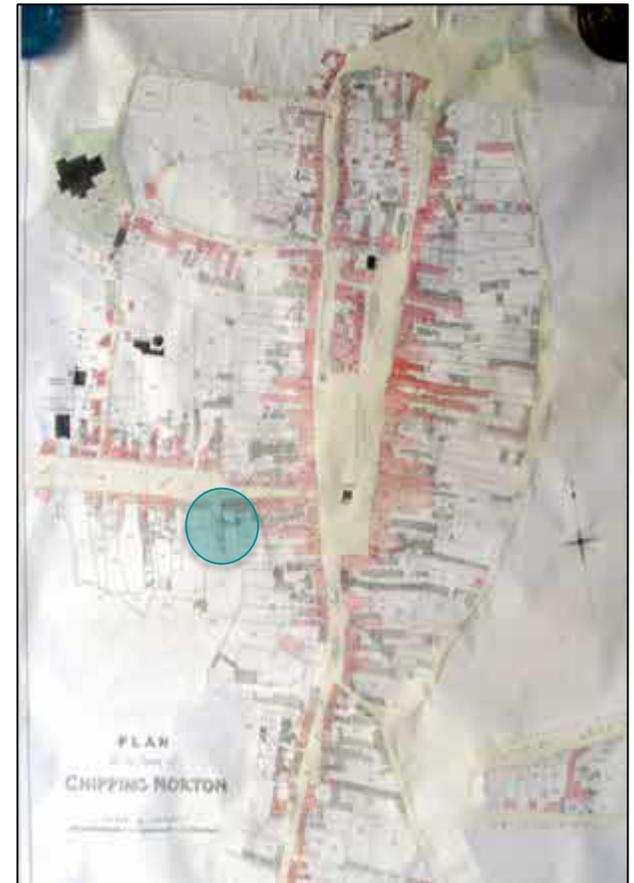
Chipping Norton is located towards the northern edge of the county of Oxfordshire. This historic market town is located approximately 20 miles northeast of Oxford and 13 miles southwest of Banbury.

Located on historic transport routes, today the busy A361 and A44 traverse the center of the town in a north-south direction before continuing their routes towards Banbury and Burford (A361) and Oxford and Worcester⁴ (A44). The A44 cuts between the two halves of the market place before it travels west continuing down the steep hill of New Street.

No. 36 New Street is located on the southern side of New Street at NGR: SP3116127091 (Fig. 3).

Chipping Norton is situated on the ridge of a steep hillside. The upper side of the market place (locally know as Top Side) is built above bands of limestone, which is echoed in the historic built environment. The lower side is constructed above clay.

Chipping Norton is likely to have been founded during the mid-to late 1100s, probably by William Fitzalan. It is thought that the market place and its burgage plot development was established to the upper side of the market place during this time: mid-to-late 12th century, with the lower side being developed possibly a decade a later⁵.



⁴ Via New Street

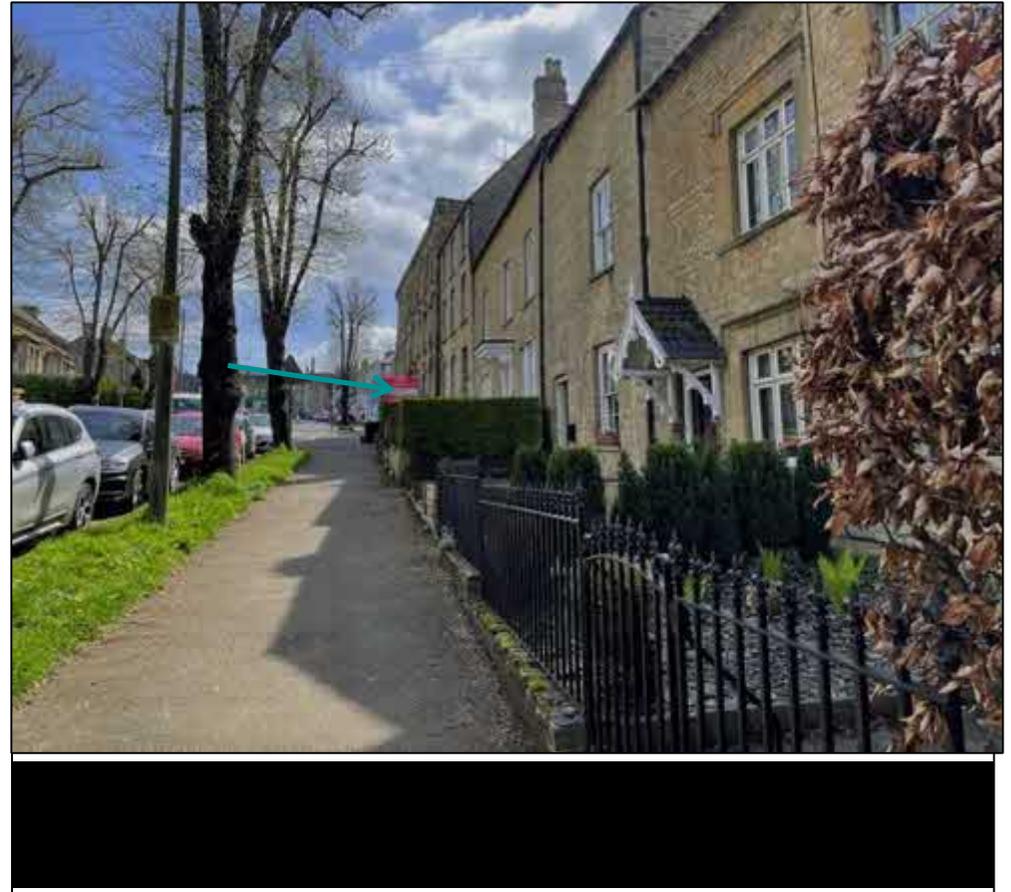
⁵ The Making of Chipping Norton, 2017, p. 17



As mentioned previously New Street is located in the Conservation Area of Chipping Norton⁶. Prior to the end of the 1960s the top (upper part) of New Street had the characteristic medieval narrow entrance into the market place. The widening of the road resulted in the demolition of approximately 16 heritage asset buildings. Below this, the road widens with pavements set away from the road, mostly separated by green verges and opposing rows of lime trees.

Further west the views open towards The Common, which takes the form of a recreation park on the northern side and historic common land to the south, before the street continues as the Worcester Road. The central core of the street (No. 36 is located on the southern side) has flanking terraced rows of houses.

The rear elevation and garden of No. 36 is almost completely enclosed and tucked away from view as it tracks south. The garden appears to retain its early garden boundary, which runs parallel and adjacent to the rear of the cottages of Kings Head Mews. Historically the land/garden once edged open fields (Fig. 3 & 5), but now is tucked behind the c1980s Dunstan Avenue development, which provides the rear vehicle access.



⁶ Chipping Norton Conservation Area Character Appraisal, adopted September 2013, New Street paragraph 1.10.8 page 26.

Historic context.

The Chipping Norton Buildings record, (in association with the Oxfordshire Buildings Record), have conducted two surveys, first in 2012 and the second in 2022 with regard to numbers 36 and 38 New Street as part of the Early English Fabric project on behalf of Historic England ⁷. This historic context will reflect on the findings (although briefly), but predominantly focus on the author's independent analysis.

Numbers 36 and 38 appear to have been closely connected since at least the C18 in terms of ownership and interconnectivity. The early documentary evidence for No. 36 makes reference to No. 38 suggesting ancillary/service use. In the 1680s Nos. 36 and 38 were recorded as two separate properties but in the same ownership. On every level including the cellar (with the exception of the ground floor) there are/were doorways between the two properties.

It would appear that numbers 34, 36, and 38 have been separate dwellings although their development has been interconnected in both ownership and function over the years; particularly during their early history.

The early C17 documentary history suggests all three properties were in the ownership of the Crispe family in 1608, before numbers 36 and 38 were sold off in the 1680s. Nos. 36 & 38 were recorded as separate properties at the time, becoming three 'units' by 1751. John Hookham purchased the properties in 1765 before the properties were advertised for sale in 1789 as a large house with an adjoining messuage (No. 38). In 1790 Richard Fowler purchased both properties, which at the time were stated as being five tenements. It is thought that Fowler was responsible for rebuilding the property as a single dwelling. Fowler purchased No. 34 in 1808, reuniting the three properties once more. (There were interconnecting doors between Nos. 34 & 36 also).

In 1851 Nos. 36 and 38 were sold to William Bliss (the owner of Bliss Tweed Mill); Bliss had already purchased No. 34 in 1849. William Bliss died in 1883, and his large estate was put up for sale in 1889, including Nos. 36 and 38 as Lot 13 ⁸. Charles Price Simms bought nos. 36 and 38. The properties

⁷ Report No: 179.

⁸ Chipping Norton Museum holds the historic documents and maps for the sale.

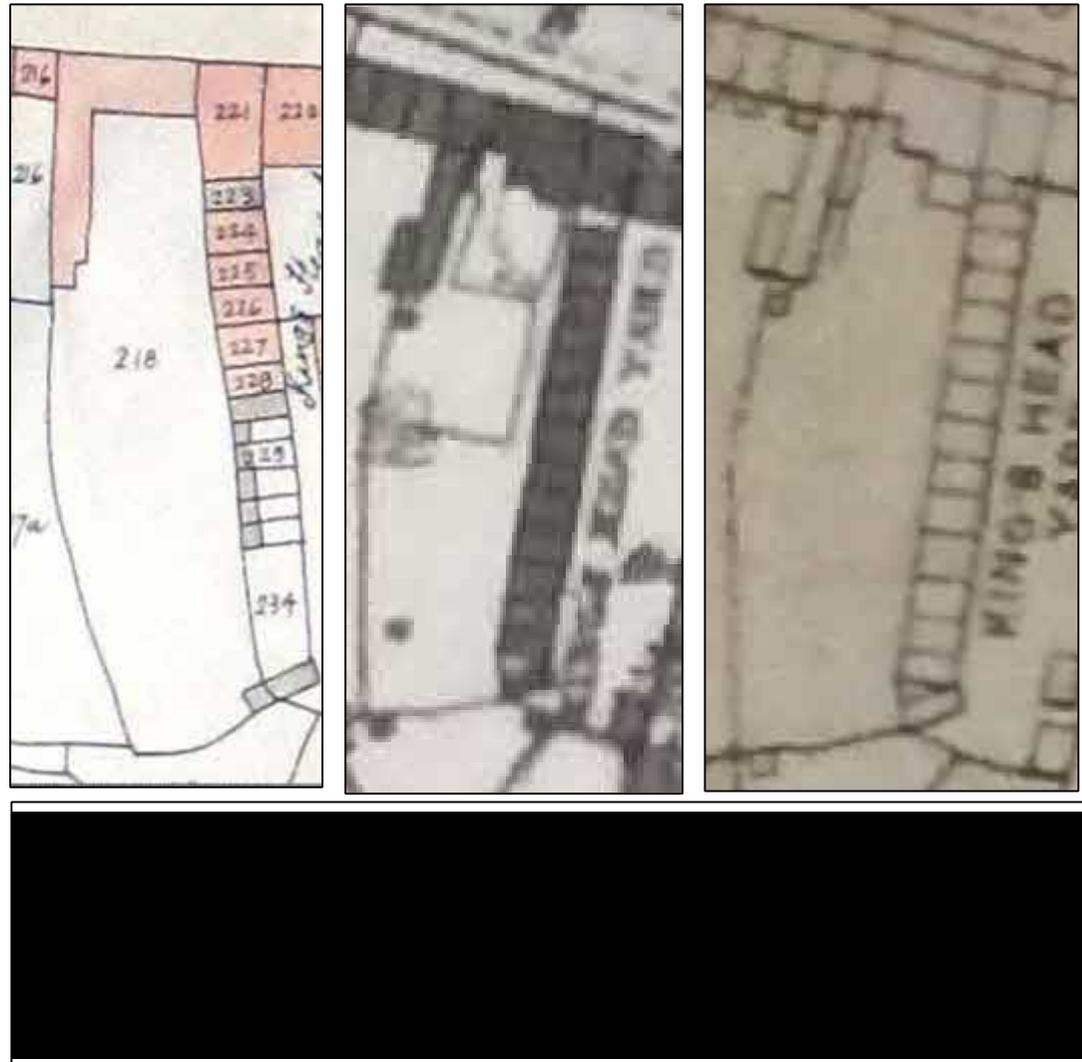
descended through the Simms family, (which included the purchase again of No. 34 in 1924)⁹ until eventually purchased by Mr and Mrs White in 1981. This became their family home until the sale in 2012.

With regard to the evolution at the rear of the property, it would appear based on the map evidence (Fig. 5) that the rear range and the kitchen were erected sometime between 1840 and 1881. However, the fabric evidence suggests the ground floor of the rear range was in existence pre-1840. The map evidence might suggest that the rear range and kitchen are coeval, but the fabric evidence suggests the kitchen and the first floor of the rear range were secondary additions, possibly post 1850. Based on the documentary evidence, it seem probable that the Fowler family (and their descendants) were responsible for the construction of the ground floor of the rear range along with coeval renovations to the main range. Once the property was sold to William Bliss in 1851, the rear range was raised to two-stories and the kitchen erected. There is/was evidence to suggest the large fireplace in the cellar might have been used for cooking, predating the existing kitchen, and was likely to have been part of a service arrangement with a provision for service entrance from No. 38

⁹ Ibid and documents and deeds kindly provided by Mr and Mrs White, former owners of Nos. 36 & 38.

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via the cellars. As mentioned previously, there are/were interconnecting doors between the two properties on every level, with the exception of the ground floor. The plan-form between Nos. 36 & 38 would follow a late C18 - C19 pattern of service and gentry division and etiquette.

Building description:

General building description:

Two-storey main range, with lower ground floor and attic, situated parallel and adjacent to the street with a 'front' garden edging the path. The rear garden is extensive and mostly-concealed to the south. There is a three-storey rear central extension and a single storey kitchen addition to the east (abutting No. 34), which has a modern southern extension with an open sided verandah; built c2013¹⁰. Between the rear of No. 34 and the row of cottages in Kings Head Mews there was a gap, which had been filled in with a garage, and has been in the ownership of No. 36 since at least the early 1980s. Application number 13/0640/P/FP sought to remove the garage and erect a new single storey extension linked (by virtue of doorways) to both the kitchen and the 'new' southern extension.

External – front (north – Figs. 1, 2 & 4):

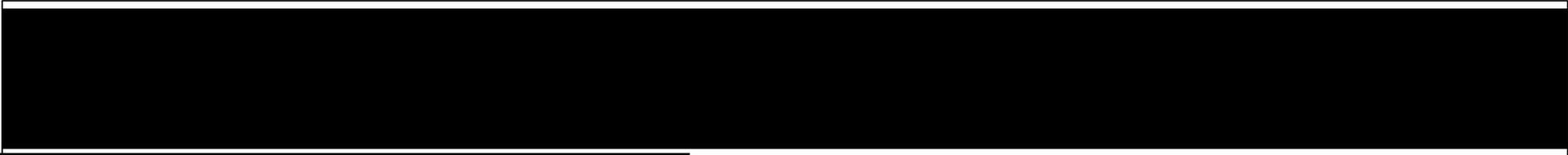
The main range comprises squared and coursed limestone rubble with a stone slate covering to the front slope and concrete plain tile to the rear, with stone gable stack. Three-window range with off-center 'front' door. The 6-paneled door has a 4-light rectangular fanlight beneath a projecting hood. The hood rests on scrolled brackets located above Doric pilasters.

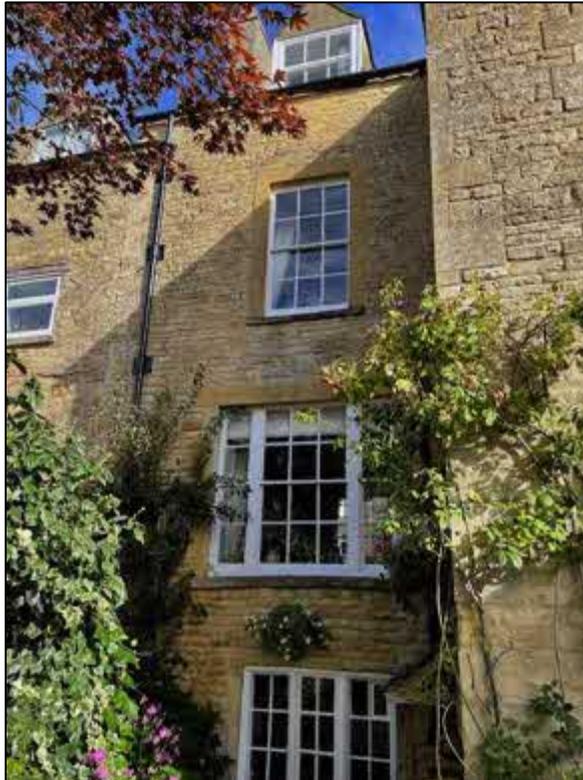
The ground floor windows, (flanking the door), comprise tripartite windows of 6/6 to the central sash flanked by 2/2 (all absent of horns). Either side of the main sashes are Doric Columns. These are set within flush, dressed limestone surrounds with keystones and moulded cills. There are three first floor windows, all comprising 6/6 sashes, absent of horns, with plain cills and flush dressed limestone surrounds.

¹⁰ Ref: 13/0640/P/FP. Works: Removal of single storey extension and covered garage area and erection of new single storey extension to form additional accommodation, erection of new-detached garage in rear garden and new driveway (to allow changed to approved garden room, replace with open sided terrace with glazed veranda roof)

External – rear (south – Figs. 6 - 11):

The central three-storey rear range and the small single storey kitchen disrupt the otherwise even rear elevation of the main range. The kitchen range is partially hidden from view by the c2013 rear extension and verandah. The extension is coeval to the east extension that replaced a former garage (Fig. 6). The main range comprises coursed random rubble, and the central range exhibits more squared and coursed stone with ashlar quoins. As the range rises to first floor level the quoins appear better defined suggesting the range was raised.





Beginning the description at the west bay, there are windows to all four-levels (Fig. 7). The lower ground floor window comprises 3-lights within a dressed limestone surround, slightly narrower in character to those above, with an integral lintel, which might be earlier in character when compared to those above. Timber casements are set within the stone surround, the central of which has an opening sash. There is a ventilation pane to the east-light.

Above the lower ground floor is the ground floor window comprising timber tripartite of 6/6 central sash flanked by 2/2; absent of horns. The ashlar stone surround has a lintel extending slightly beyond the jambs, and a stone cill. Above this is the first floor window 6/6 sash windows, again absent of horns, set within a plain ashlar surround with narrow stone cill, which appears to be echoed at the eastern bay. At second floor level is a gabled dormer window (one of three) comprising modern timber 3/3 sash window with rendered cheeks and façade under concrete plain tile covering; echoed at the eastern bay. The central dormer comprises a smaller scale timber casement window, with a flat roof presumably with rendered cheeks.

The remaining aspects of the rear elevation are mostly obscured by the three-storey rear extension and the single-storey extension (Fig. 8). Presumably the first floor exhibited three windows (echoing that of the front) but the construction of the rear range removed the central window. A small squint window (in room F4) is all that remains of an attempt to gather natural light to this aspect of the first floor.

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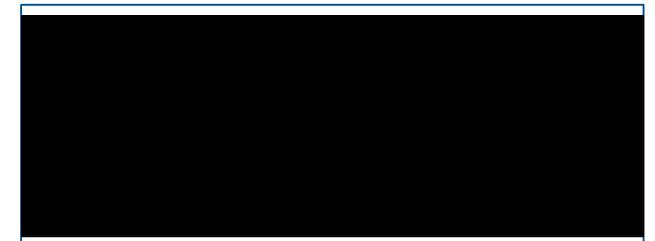
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The rear range dominates the rear elevation. The coursed and squared limestone and the dressed quoins to the southwest corner appear to change in character above the ground floor window, suggesting the range was single-storey primarily, providing a secondary access into the cellar and access into the kitchen. The stonework treatment around the windows differs as well. The ground floor has a simple flush dressed architrave, reminiscent of the first floor of the main range, with a 6/6 sash window (no horns) with coloured and engraved margin lights. The first floor window has a dressed stone segmental arch, (differing in character to the rest of the building), with slightly pronounced long and short quoins to the jambs. The window is 6/6, absent of horns (Fig. 8).



A western doorway provides access into the rear range from the garden. The flanking walls exhibit different characters; coursed rubble to the north and squared and dressed to the south. The timber-door itself comprises four-glass panes with margin lights (coeval to the ground floor window) and two –panels below set in timber architrave, underneath a dressed stone lintel with keystone wedge (Fig. 9).

The kitchen extension occupies the eastern ground floor area to the rear of the main range abutting No. 34. Prior to the kitchen being erected there was a window providing light into room G3. Although it would seem likely that the rear range and the kitchen are coeval, the two ranges do not course through, suggesting the kitchen abuts the rear range. This single-storey gabled structure comprises



coursed roughly-squared limestone rubble with a grey tiled roof and roof light to the western pitch. There are 6/6 sash windows to both the west and south elevations (which appear to be modern replacements); the southern of which has a stone lintel and a concrete cill, and the western window has a stone cill. This might suggest that the southern window is secondary (Fig. 10). There is a door to the southeast side leading into the c2013 extension and the former garage area to the east (Fig. 6).

As mentioned previously in the Historic Context aspect of the report, the historic map and fabric evidence suggests that the rear range and the kitchen were erected sometime between 1840 and 1881. Whilst it would seem likely that the rear range and kitchen are coeval, the fabric evidence seems to suggest the kitchen was added after the rear range. Also, the fabric evidence suggests that the rear range might have two stages of construction, with the first floor being added at a later date.

The c2013 extension has been constructed off of the southern kitchen wall. The roof is continuous covering the kitchen and extension with a fully glazed section spanning the open verandah. There is a flue raising from a presumed former chimneystack. The construction is block-work clad in modern stone. There are modern double doors to the southern gable (Fig. 11).



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Internal – lower ground floor – main range. (Figs. 12 & 16):

The lower ground floor primarily comprises one room (C2), which has been partitioned to form a passage to the north leading to a short corridor into the cellar of No. 38 (C1). There is a larder to its east (C3). Access is gained via the stairs in the rear range (G4).

C1 – The passage has been created by a brick partition wall being inserted to the northern side of the room. This partition has two windows and a door. The re-used door comprises 6-deep fielded panels, hung from large HL-hinges and has a large metal-cased lock. The appears to be high-quality; possibly formally a front door and likely to date to late C18 (Fig. 13).

The two windows are from a dismantled 6/6 sash window, with thick ovolo glazing-bars, again likely late C18. When surveyed in 2012 it was suspected that some early panes of glass were present, however on inspection in June 2023 this no longer appears to be the case (Fig. 13).

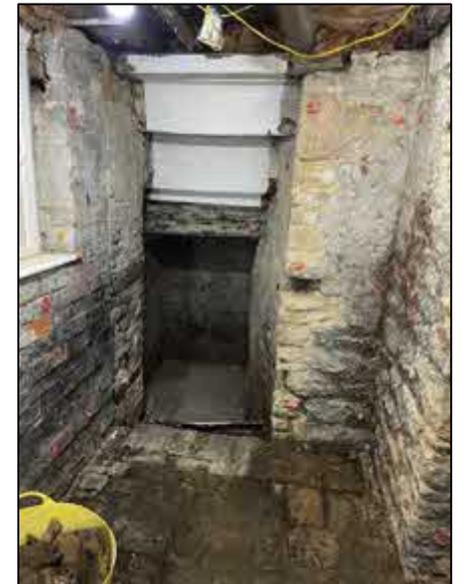
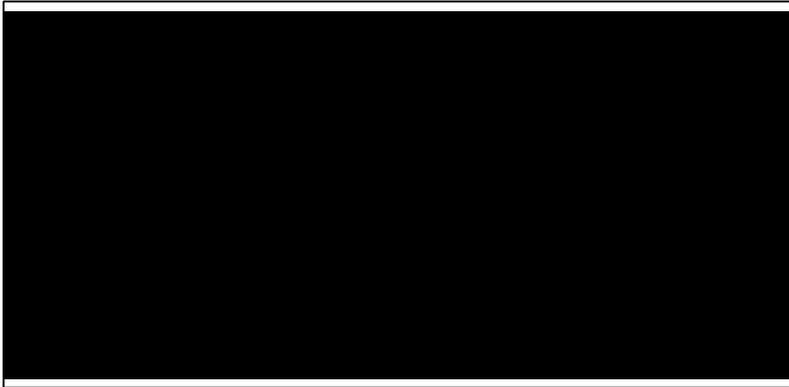
When the building was first surveyed in 2012, it appeared that there was a trimmer in the ceiling joists at the eastern end of C1, which (at the time) was suspected as being the location for early stairs, ascending adjacent to the existing front door.

At the western end of C1, the ground-steps down the hill underneath a brick-barrel vaulted arch edged with bull-nosed bricks leading into a short corridor (with candle niche to the right) that once provided access into the cellar of No. 38. There is a void (now with gas meter) in the north wall, with timber lintel and stretcher in wall. The void has been bricked-up and has coursed limestone above (north wall); the primary straight joints are still discernable. To its right is a candle niche. The northern end of the substantial transverse beam rests of a secondary post with a stone base. Flagstones predominantly cover the floor but there are areas of concrete in C2.

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C2 is dominated by a large fireplace in the west wall. When the property was first surveyed in 2012, the void was bricked-up (Fig. 14) and had a small door¹¹. The segmental arch remained distinguishable (Fig. 14). There is a hint of disruption to the stonework to the right of the right-hand side jamb, possibly suggesting a degree of rebuilding or possibly reduction from a larger earlier fireplace. To the left of the fireplace is another shallow candle niche.



¹¹ The purpose of the door was not recorded at the time.

The fireplace principally comprises brick surround and cheeks (stone to the rear) with a segmental double-header lintel. The left jamb/cheek appears to have earlier bricks than the opposing jamb.

As mentioned previously, the substantial transverse beam has a slight rough chamfer and continues through the partition into C1.

The room is lit from the southern window, comprising 3-light stone mullioned window with timber casements. The central is an opening light, likely a later addition based on the fresher, slightly wider, glazing bars. The flanking glazing bars are fine C19, possibly Regency. The window is splayed with a low cill. There is a metal-ventilator pane to the top left (Fig. 15).

C3 is partitioned from C2 by a brick wall to provide a larder/pantry. The door has four-panels which are deeply fielded on the inside of the door. There are secondary panels adhered to the other side (in C2). The door is hung with reused strap-hinges. The north, east and south walls are rubble stone. There is a large opening in the southern wall (with some bricks used as a cill to reduce the size). This is bricked-up on an outer skin and now obscured by the kitchen suggesting this aspect of the cellar had a light-well (not splayed). The flagstone continues from C2 into this room (Fig. 16).



There is a slender secondary transverse ceiling beam propped at its southern end by a secondary post (Fig. 16).

Historic context summary: Based on the brick fabric of the partition wall(s), the brick arch and bullnose bricks of the corridor into the cellar of No. 38 and the brickwork of the fireplace, it might be likely that the cellar was converted into a kitchen by the Fowler family when they took residence at the end of the C18; perhaps making the conversion sometime during the early C19 when the ground floor of the rear extension was provided. This would negate the need for stairs at the front of the property.

Internal – ground floor – all ranges. (Figs. 17 & 22):

The ground floor comprises two principal rooms to the main range (G1 & G3). These flank the front hall and stairs (G2). G4 provides stairs and access into the garden, kitchen, and cellar. G5 is the kitchen, which provides access into G7 (c2013 extension and converted garage). G6 is an open-sided verandah, again, constructed c2013.



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G1 is the western of the principal rooms with windows to the front and back (north and south). The room is entered via a four-paneled door with moulded architrave from G2 (Fig. 18).

The front (north) tripartite window comprises moulded-timber mullions and architrave. It would appear that the former shutter-box below the window has a later timber cill in place of the lid¹². Whether the shutter still resides inside the lid is not known. The channel in the side architrave provides evidence for a vertical shutter (Fig. 18).

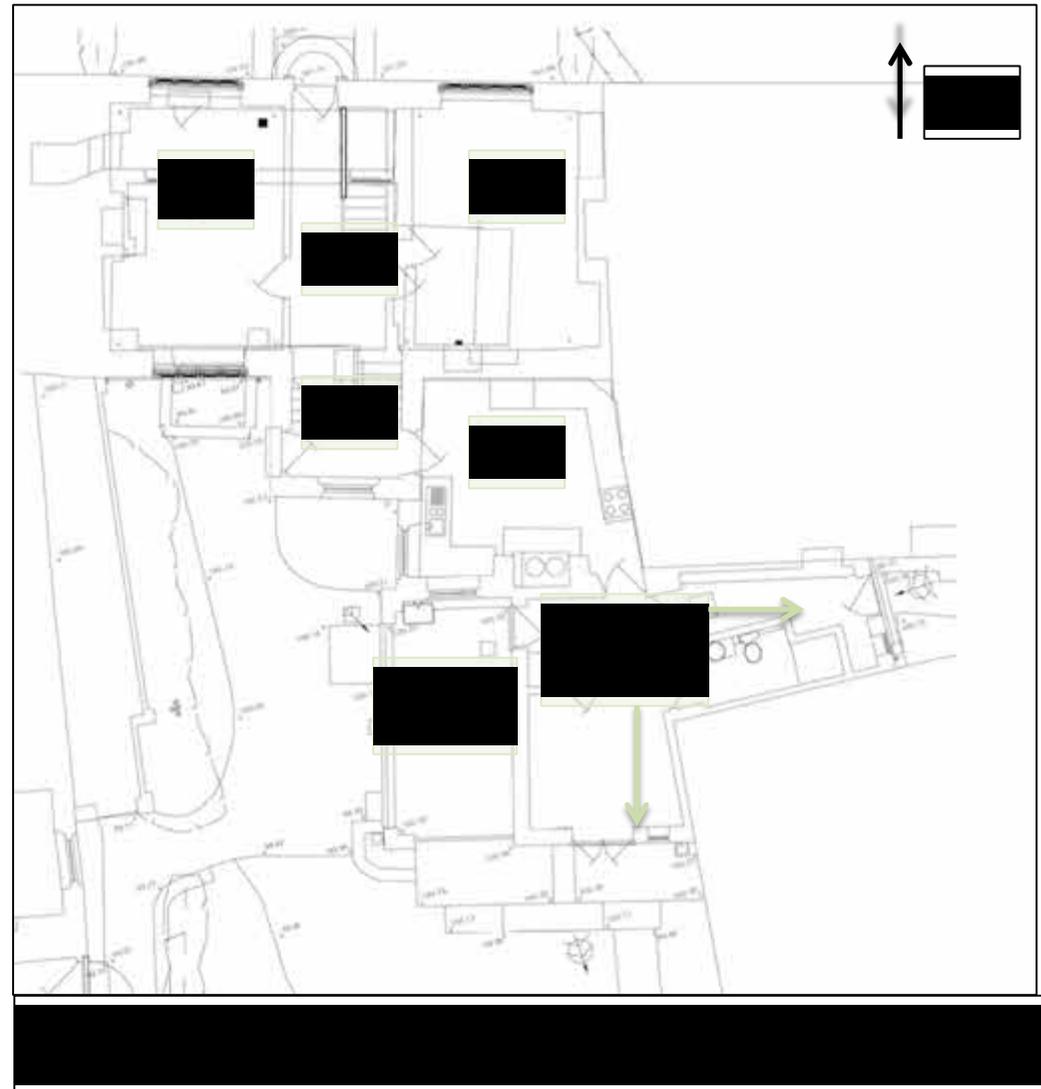
The rear (south) tripartite window is similar in design but with side-shutters. Again, the cill appears secondary as it cuts uncomfortably against the shutters (Fig. 18).

The shallow chimneystack has a fireplace comprising a hollow metal mantelpiece, timber surround, and slate heath. The mantelpiece appears to have been re-used as it fits awkwardly against the chimneystack; overlapping at the sides. The design of the surround appears at-odds with the mantelshelf and the slate hearth slab is absent of patina to suggest it is of any discernable age.

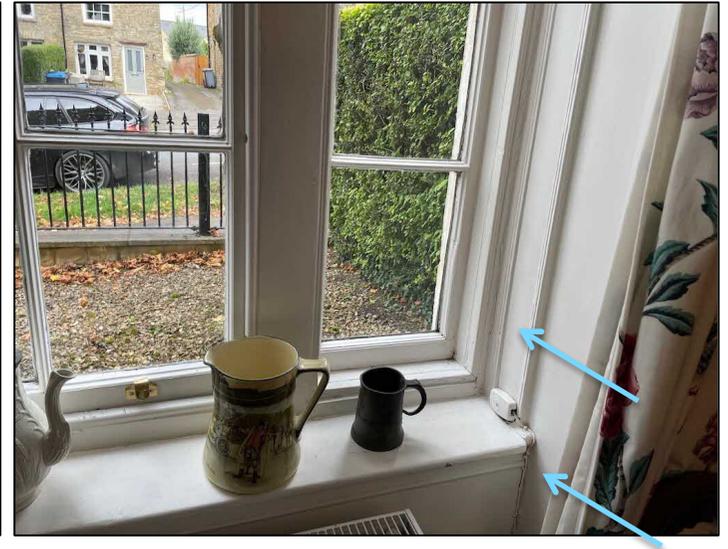
¹² Small amount of timber remains of former box lid, abutting existing cill – right-hand side (Fig. 18).

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Some-high skirting boards remain in the room. There is a boxed-in spine beam terminating at the chimneystack.



G2 is the principal entrance hall and staircase to all floors. G2 provides opposing access into G1 and G3, as well as G4 (Fig. 19).

The front (north) six-paneled door (hung from HL hinges) provides entrance from the street. Above the door is a 4-light fanlight. To the east of the door is a cupboard with a basket-arch underneath the stairs. The dogleg stairs provides access to every-floor and comprises closed string with a surprisingly simple handrail and stick-balusters.

The boxed-in spine beam continues through the hall. Moulded details are afforded throughout the room including the basket-arch into G4, to the architrave into G1 and G3, the stair paneling, ceiling adjacent to the stairs and the high-skirting boards. The oak floorboards terminate at the threshold to G4.

Room G3 is entered via a four-panelled door with moulded architrave from G2, similar in character (or the same) as G1. The room was formerly lit from both aspects (north and south) but the southern window has been removed and block, presumably when the kitchen (G5) was constructed. The front (north) window is tripartite (similar to G1) with architrave but with reeded timber mullions. As with G1, there are channels for vertical shutters and the box lid has been replaced with a timber cill¹³.



¹³ It is not known whether the shutters still remain inside the box.

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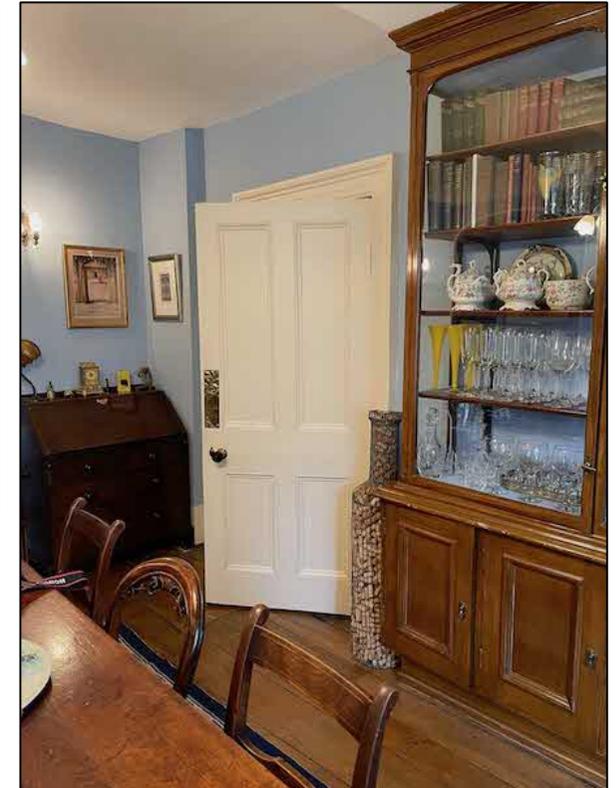


Flanking the blocked fireplace (mantle shelf and surround has been removed) are alcoves with moulded jambs and basket arch. The high skirting remains in the room, similar in character to that in G1, although it is broken adjacent to the former south window and where the fireplace and hearth have been removed. The boxed-in spine beam continues in this room.

Former display cupboards occupy the majority of the western wall, and a similar piece has been slotted into the void of the removed south window. These cupboards belonged to the Simms family and are rumored to have been relocated from their High Street shop¹⁴. These cupboards are mentioned purely due to local interest and importance of the Simms family had to the town and their long association with the property. However, in terms of listed building constraints these are C20 additions to the property, moved from elsewhere, and not ‘fixed’ or an integral part of the building. The cupboards are just located against the walls and within a window void.¹⁵ Beneath the cill of the northern alcove is a hidden Safe, again belonging to the Simms family.

¹⁴ The Simms family was a long established Quaker family who followed the tradition of Quaker craft of clock making. Daniel Rutter Simms was mayor of Chipping Norton in 1924. D.R Simms jewellers shop was located No. 12 High Street – ‘Around Chipping Norton’, page 49.

¹⁵ National Planning Policy: Planning (Listed Building and Conservation Areas) Act 1990, page 5, Part 1: Listed Buildings: (5) In this Act ‘listed building’ means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act – (a) any object or structure fixed to the building.



G4 is entered via a basket-arch doorway; at this point the floorboards and stairs change to pine. The pine 6-panelled door hangs awkwardly above the stairs when open. The secondarily timber taking the form of a slender jamb to receive the door-latch suggests the whole door arrangement is secondary.

There are five pine steps descending from G2, which reach a short landing (pine floor boards) providing access into G5, and to a similar number of pine-stairs providing access into the cellar. The closed-string banister has turned balusters and ramped mahogany handrail, which turn and curve downwards through 180 degrees. The basket arch above the cellar doorway has the same character to that above the entrance into G4 (as seen from G2), and likely similar (thus coeval) to the alcoves in G3.

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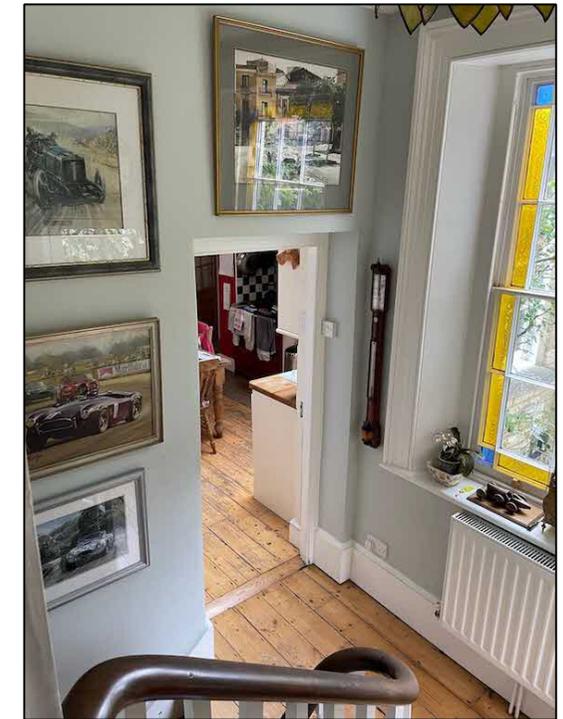
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The west door provides access into the garden. This comprises two moulded panels to the low portion of the door. The main portion has 2/2 panes surrounded by clear margin lights. The design of the door compliments (and is likely to be coeval with) the south-facing window. This fine window comprises 6/6 with narrow glazing bars set in an architrave. Similarly to the door, this has margin lights but in this instance are coloured in yellow (amber) with blue corner lights, which are all engraved. The Georgian Group suggest margin lights (including coloured panes) were a features employed during the Regency period to provide visual interest. Amber and blue were part of the particular colour palate used at the time ¹⁶ (Fig. 22).

Based on the fabric evidence, it appears that G5 was added after the ground floor of the rear range was constructed. Unlike the doorways in the cellar and G2, the entrance into G5 is simple and plain: no architrave (just a door-frame) or arch (Fig. 21). The floorboards are pine, similar in character to those in G4). G5 is a fairly featureless room. The southern wall appears to have a recess for a cooking range, although any chimneystack/flue rising from the ridge has long since disappeared, and has been replaced with a modern exhaust/flue. The jambs comprise squared and dressed stone. This small gabled room has a roof light to the west slope and has timber corbels underneath the wall plates.

Based on the fabric evidence it seems likely that the western window opening is primary but the southern is secondary. Both windows appear to be modern replacements (Fig. 10). There is a southeast doorway into G7.

G6 and G7 were both constructed c2013 principally from Thermalite blockwork, some brick and stone cladding. G7 is an open-sided verandah (Figs. 6, 8 & 11).



¹⁶ The Georgian Group. p. 97



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Internal – first floor of main and rear range (Figs. 23 & 28):

The first floor comprises two principal rooms (F1 and F3) flanking the main stairs and hallway (F2), which has a small cupboard in the southeast corner (F4). Room F5 is the first floor of the rear extension and is accessed from the rear of F2

F1 is the western of the two principal rooms. The former hearth in the western wall is blocked and there is a blocked doorway opening into No. 38 to this left (south). The door is entered from F2 via a 4-panelled door set in an architrave. The room is lit from both aspects (north and south) both having 6/6 sash windows, absent of horns, with window seat to the front. The front (north) has paneled horizontal shutters, whilst the rear window does not but has paneling below and a cill. This cill might well be a lid for a vertical shutter but the absence of any architrave means there is no evidence of a channel to receive the shutter. There is a transverse ceiling beam (Fig. 24).

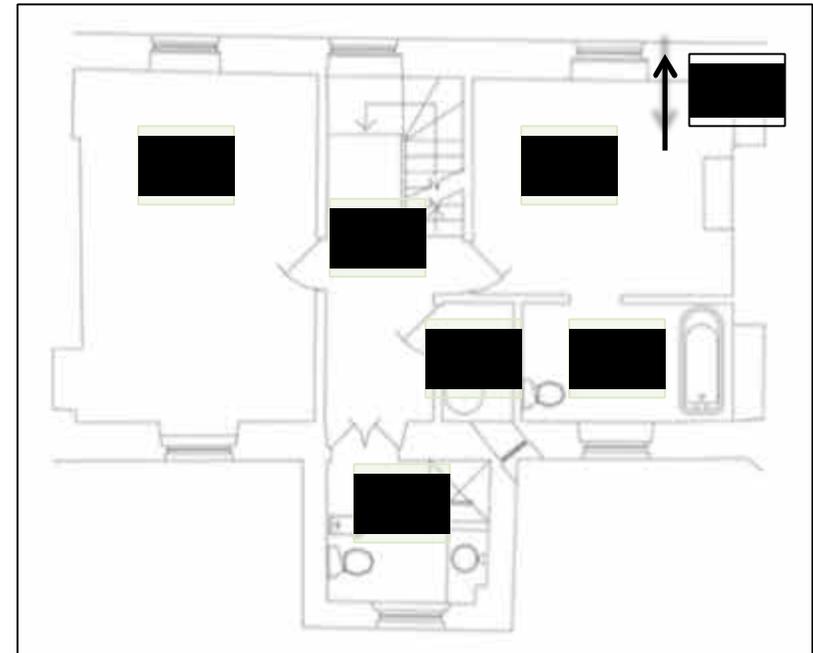
F2 is the hallway and stairs. The room is lit from the 6/6 window to the front (north), which sits uncomfortably; the upper sash obscured by the continuation of the stairs to the second floor. The dogleg stairs continue to the second floor, repeating the simple architectural design of the ground floor (Fig. 25).

It appears that a partition (of some kind) once extended across F2 adjacent to F4. The disruption to the skirting board (which lines up with the shadow on the ceiling) provides the evidence (Fig. 25).

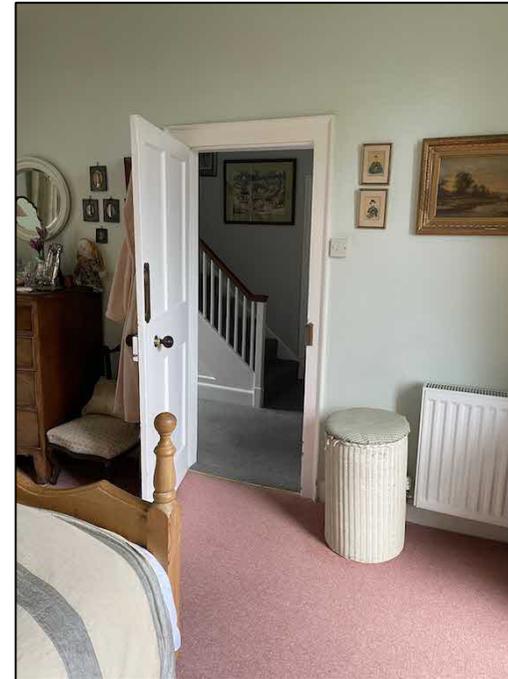
F4 has a 4-paneled door set within a narrow architrave. It is difficult to say when this small room was constructed, but its significance is little. The floorboards continue from F2 suggesting this room is secondary. The only point of interest is the simple squint window-facing southeast (Fig. 26),

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obviously inserted when the first floor of the rear range was added, (as presumably this alteration resulted in the removal of a window) post 1850. There is a transverse beam terminating in the south wall. This is likely to be the continuation of the tie beam visible adjacent to the stairs between rooms F2 and F3). The west wall comprises plywood and plasterboard.



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F5 is located to the rear of F2 and accessed via timber double doors with moulded panels to the lower portion. There are 1/1 lights with narrow glazing bars and blue-coloured margin lights with flower motifs to the corners. Above is a matching fanlight. Although the design is comparable to the window

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in G4 there is a difference in its execution. These designs appear more in keeping with the Arts and Crafts movement. It seems likely that this first floor of the rear range was added post 1850 during the ownership of William Bliss. When viewed from the loft-hatch, one can see an inner brick-skin to the construction.

The room is lit by the southern 6/6 window (no horns) set in an architrave, the top of which is interrupted by the ceiling, which cuts across the moulding.

When room F3 was surveyed in 2012 it presented as a principal bedroom, echoing the floor plan of F1. When surveyed again in 2022, the room had been partitioned to form a dressing room (F3) to the front (north) and an ensuite to the rear (south) (F3a).

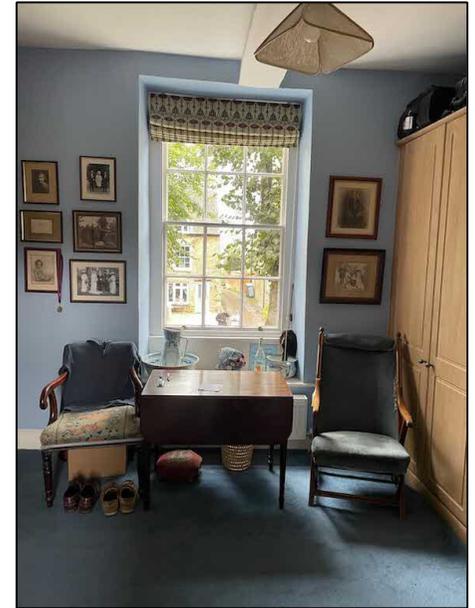
F3 is entered via a 4-paneled door set within a moulded architrave, of which the left (south) jamb has been interrupted (hopefully not removed) by the insertion of the partition wall (Fig. 27). A transverse ceiling beam spans the room (and F3a), terminating above the front (north) window. The sash window comprises 6/6, absent of horns, no shutters, or architrave, with a window seat (Fig. 27). The hearth to the east wall is blocked, with cupboard to the left (north). The floor covering comprises fairly wide floorboards, which continue into F3a.

F3a is lit by another 6/6 sash window with fine glazing bars. This example has splayed reveals within a moulded architrave with a window seat: no obvious sign of shutters (Fig. 28).

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In the southeast corner of the room, there is a cupboard set within architrave, with two sets of paneled-double doors (fielded on the inside). There are two modern MDF¹⁷ shelves inside the top cupboard. The top doors are hung from modern hinges (Fig. 28).



¹⁷ Medium density fibreboard

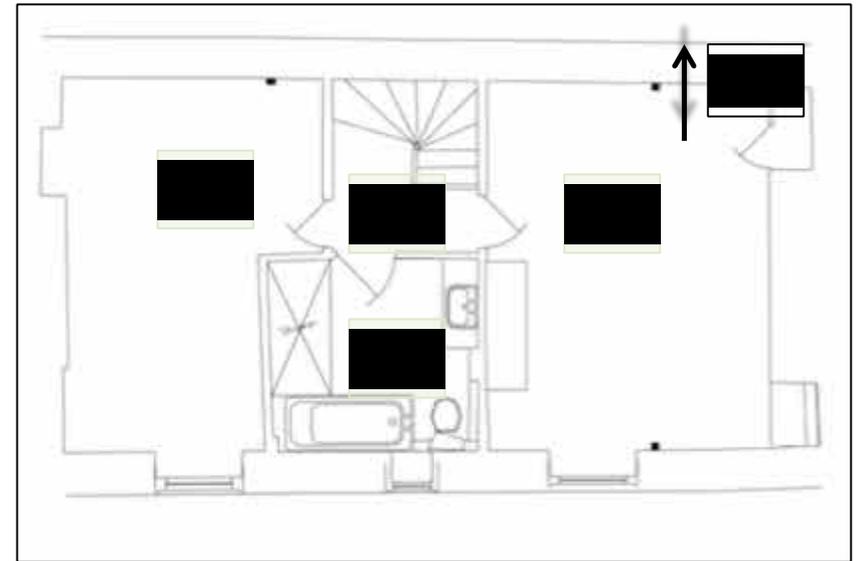


Internal – second floor – main range. (Figs. 29 & 32):

The second floor comprises two principal rooms (S1 & S3) flanking the stairs (S2) and a bathroom (S4).

S1 is the western of the principal rooms. The room would have been heated from the hearth in the western wall. To the right (north) of this is the blocked doorway into No. 38. The room is lit by the modern 3/3 sash window set within the south facing dormer window (Fig. 30).

The lower portion of the truss is located in the room; its northern principal can be seen in S1, but its southern principal is located in S4. The lower purlin is partially visible in the room (to both slopes) with the lowest section of rafters



The door between S1 and S2 is interesting. On first inspection the door appears to comprise 6-panels, however, it would appear that the door is an adapted 4-fielded paneled door, with the top section of the upper panels adapted to provide a non-glazed window section and/or ventilation or draft hatch. There is a border/frame to the outer side of the door and a hinged hatch to the inside. The door is hung from; an H, and HL, and a strap hinge. There is a metal spring latch with back-plate to the inside of the door (Fig. 31).

Popularity for 4-panelled doors grew during the late C18¹⁸. Use of the spring latch, again became popular during the C18¹⁹ continuing to be used up until the Regency period¹⁹. H and HL hinges were freely available from the second half of the C17 and early C18, although the simple, plain versions such as those attached to the door in question are most likely to date to the C18²⁰.

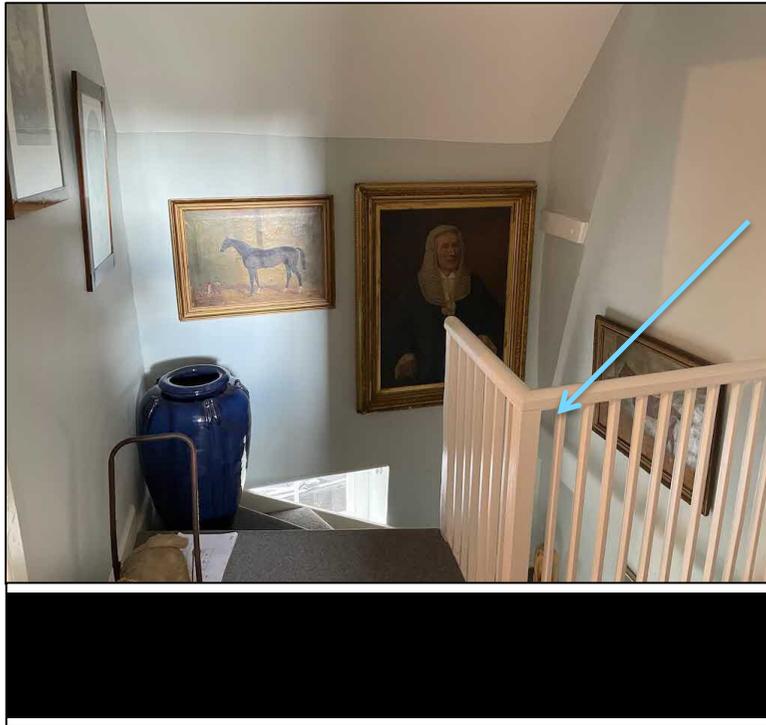
The main stairs terminate in S2. The closed string stairs rise awkwardly across the window lighting F2 below. The banister comprises plain stick balustrades and handrail. The truss and tie-beam detail can be seen imbedded into the east wall between this and S3.



¹⁸ Hall, p. 42

¹⁹ Hall, p. 58 - 9. Similar example dated at 1826 – Somerset.

²⁰ Hall, p. 53



S3 is the eastern of the two principal rooms. The door is similar to that of S1 in that it is hung from HL hinges and has a similar spring latch, but has not been adapted to accommodate a hatch.

The room would have been heated from the hearth in the eastern wall. To the right (north) of this is a cupboard with a 2-paneled pine door hung from strap hinges ²¹. The room is lit by the modern 3/3 sash window with sidelights set within the south facing dormer window (Fig. 30).

The lower portion of both principals is located in the room, both with incised carpentry marks. The lower purlins are also visible to both slopes.

S4 is a modern bathroom accessed via a 4-panelled pine door, which appears to have had vents, cut into the top panel; now filled. The room is lit by a modern south-facing 4-light timber casement window.

Roof structure: 4-bay un-partitioned, floored, roof structure. Each truss has an interrupted and dropped tie-beam of a slightly lighter colour. Two rows of butt purlins: one row at second floor level and the other in the attic. Un-regular collars to trusses. ²²

²¹ Possibly C18 – early C19 Hall, p.52

²² Full roof description and analysis provided in OBR/CNBR report: 179

Outbuilding (otherwise known as the annex). (Figs. 33 - 39).

The outbuilding is located against the western boundary, orientated along a north-south axis. The main building comprises two rooms (A2 & A3). A1 appears to be a former out-door privy. The roof arrangement above A2 and A3 appears to indicate two buildings flanking a now-capped chimneystack (Fig. 35), however the façade shows no hint of this, suggesting that the outer-leaf might have been rebuilt. To support this notion, the internal and external straight-joints and scars in both rooms are not echoed or reflected on the opposing side of the wall.

Historic Context: Documentary evidence suggests there was stabling on the site. It seems extremely unlikely this existing building was for that specific purpose. It might have been stabling for pigs, i.e, smaller animals, although it is unlikely that such a facility would have been so close to a gentrified house, especially when the grounds/garden are considerable. A more likely site would have been at the bottom of the garden, away from the house.

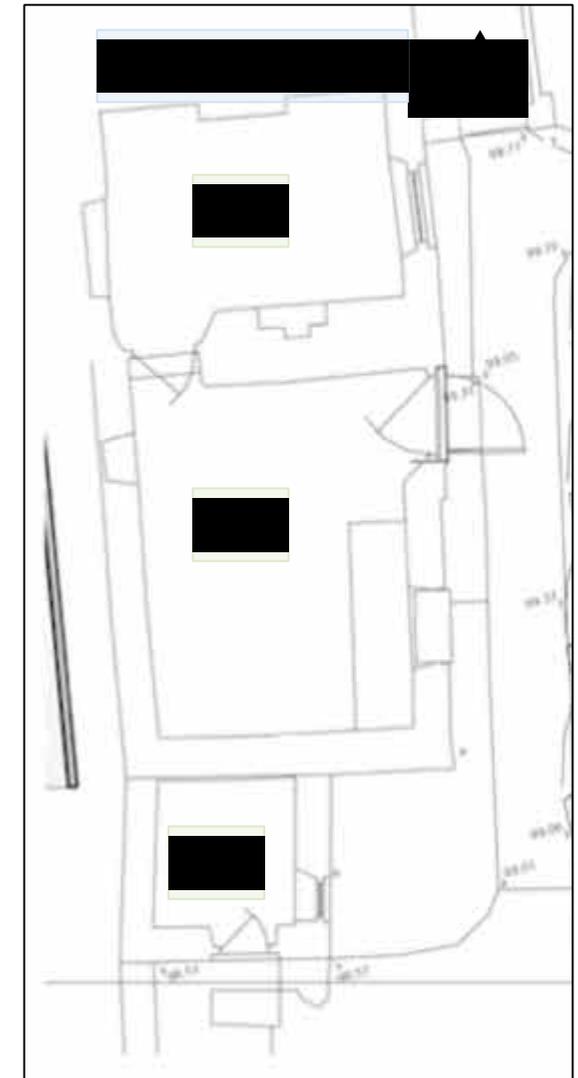
Based on the basket arch at the front of No. 38 it has been assumed that the house was formerly a coach-house and that this range of out buildings formed stabling for horses. It seems highly unlikely that the front of No. 38 could have accommodated a cart²³. The outbuilding doorways are far too low and narrow to be able to accommodate horses. The building shows no evidence of a hayloft. Dimensions for stabling are generally 12ft square. The outbuilding might be close to this but is not deep enough. Horses are habitually skitish and expensive, therefore great care was/is taken in the provision of space and movement. Also, as mentioned previously, even with the smallest of sites stabling is rarely this close to a dwelling.

²³ Refer to OBR/CNBR report 179

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[REDACTED]



External detail: Comprising rubble limestone with random coursing; the gabled roof above A2 comprises clay tiles with a finial inserted into the punultimate ridge tile as a secondary measure at the south. There is a capped-stone chimneystack at the north end. Above A1 the roof alters pitch and covering with a blue/grey slate roof, continuous above the rear range of No. 38. To the south of A2 is a small outbuilding, likely a former outdoor privy, constructed from randomly coursed limestone rubble with 'some' quoins to the southeast corner, underneath a hipped blue/grey slate roof. Its western wall is on a line with the west wall of A2 and A3; forming the boundary between No. 36 (and No. 38) with No. 40 New Street (Figs. 34 & 35).



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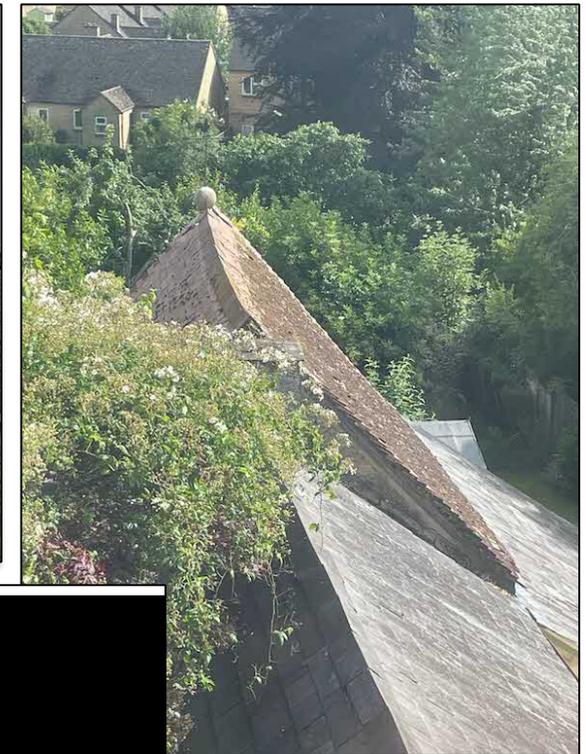
The east elevation of A1 and A2 is in a concerning state²⁴. Two windows, one each to A1 and A2, flank a plank and battened door underneath a slightly cambered stone voussoir arch. The internally lintel above the door does not support the voussoirs.

The window of A2 has a timber lintel above a wide framed timber 6-pane casement with wide glazing bars. There is no signs of early glass or cill.

The window of A1 comprises reused 6/6 sash window with exposed sash box, underneath flat stone voussoirs, with a stone cill. Again, there is no evidence of early glass. Both windows are in a poor state of repair.

Although the change in roof covering, pitch, and height suggests two buildings, there are no straight joints to concur. The elevation has many straight joints, indents and scars, none of which translate to the inner leaf.

There is a small blocked window to the rear (west) of A2 and a larger window in A1 (Fig. 35).



²⁴ Refer to SOLID structural report dated 26th June 2023.



The former privy (A3) is entered via a plank and battened door to the south, and is lit by a small metal casement window with three-horizontal panes of glass set in a timber frame (Fig. 34).

Internal detail: A1 is the northernmost room. There is a large blocked window in the west wall (Fig. 35). The northwall comprises c1980s brickwork which has a reset cast range door in the wall, adhered by modern screws. Whether this door primarily was part of the cooking range in the lower ground floor is not clear, and its purpose in the wall is equally mysterious. The party wall between A1 and A2 has a chimneysatck (now capped – Fig. 35). The fireplace has retained its range-type hob-grate, possibly late 18th – early to mid 19th. This appears to be accompanied by a grate from elsewhere which has a more floral design, likely more akin to a bedroom or parlour. There is an ill-fitting timber surround and plain mantleshelf, which could have come from elsewhere also. There are modern none-slip tiles to the floor and modern ceiling. Below the window are straight joints terminating at ground level, suggestive of a doorway. As mentioned previously, this detail is not echoed externally (Fig. 36).



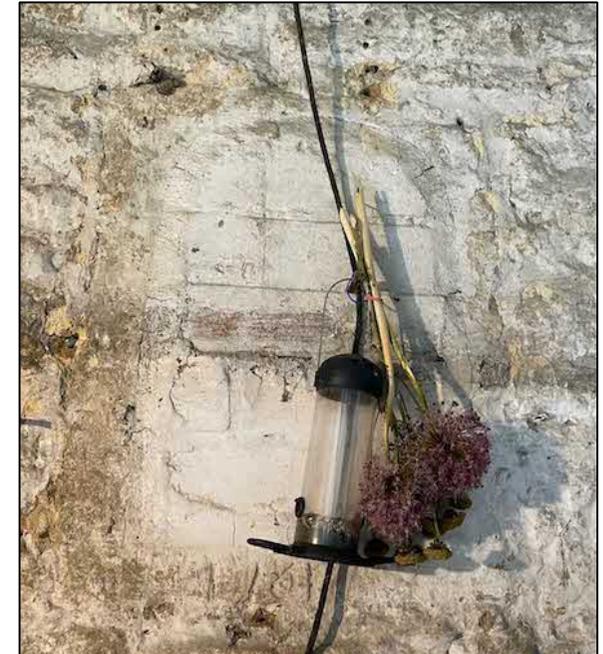
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A2 is the southernmost room, entered via a plank and battened door. The right hand side jamb is disrupted; possibly suggestive of the outer leaf being rebuilt, although the structural report²⁵ considers the idea of the jamb being ‘filled’ as part of the structural failure to the front (east) wall. Above the door there is a timber lintel which provides no support for the stone voussoirs. Above door level, in the party wall, is a secondary opening comprising brick with wide planks forming the lintel and cill, providing loft access above A1.

The door between A1 and A2 has 4-panels. There is a small arched headed stone window in the rear wall, (likely primary and early). This has been infilled and blocked with brick. The rear wall is deep, highlighted by the wide planks used as a window cill (Fig. 37).

As mentioned previously, there are an array of straight joints and scars, which do not appear to be echoed externally. There is a hefty transverse ceiling beam below a modern mezzanine floor. The room is lit by the 6-pane timber casement window.

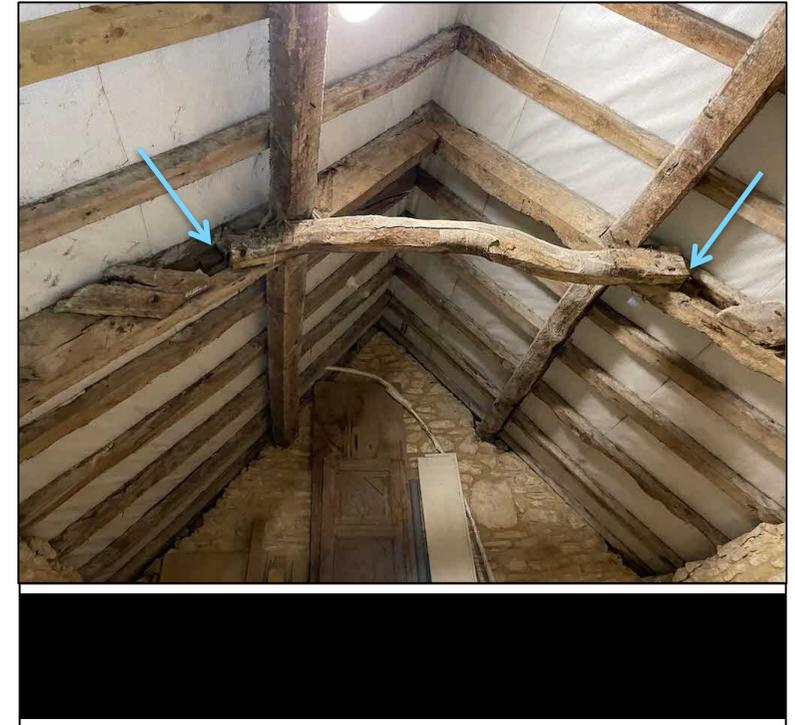
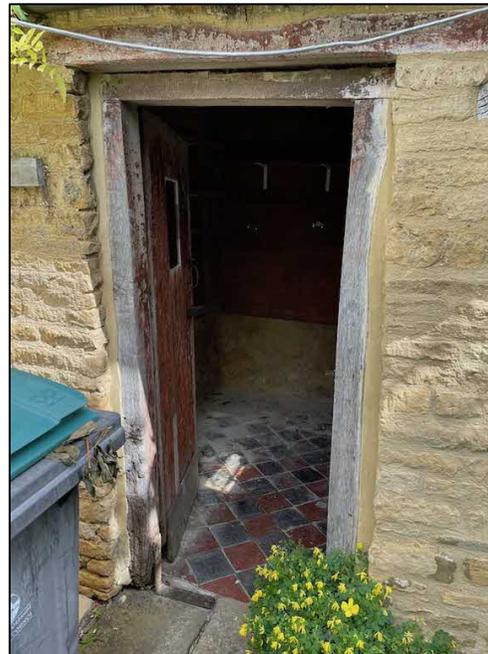


²⁵ Refer to SOLID structural report dated 26th June 2023.

The roof structure above A1 was not accessed, but the roof above A2 comprises 2-bays, principal rafters pegged at the apex, with a single row of purlins; possibly butt-purlins with loose tenons. There is a secondary collar made from a wainey timber above, what appears to be a former severed collar. This too appears secondary, crudely adhered to the principal with a handmade nail. The north side of both of the principals have a large empty mortice for a former large housed purlin. When the roof was first surveyed in 2012 it was noted by a member of the team that the hardwood rafters were halved and pegged at the apex without a ridge board. This detail, which is not repeated elsewhere within Nos 36 and 38, is more consistent with C17 practice, and suggests that the southern extremity of the

outbuilding range may have survived (in part) the c1790 rebuilding of the rest of the property. Although, it seems that the front elevation is likely to have been rebuilt (Fig. 38).

The floor of A3 is predominantly red and black quarry tile with the exception of the rear where (presumably) the 'privy' was accommodated. The same floor covers the side passage of No. 38, which would have provided service access to this set of rear range buildings.



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Significance.

The fabric and documentary evidence suggests that the renovations to the main range and the addition of the ground floor of the rear range might pertain to the Fowler family after they purchased No. 36 and 38 in 1790. A good many features are coeval with the period, especially the west door of the rear range and its accompanying fine south window (G4) with margin lights: features employed during the Regency period possibly. The beading details to the alcoves in G3 are similar in character to that of the arch above the entrance into G4 and above the cellar; again all coeval. The style of the balustrades (rear range) could date to the last quarter of the 18th century, possibly early 19th ²⁶; thus Regency, providing extra evidence to suggest the ground floor of the rear range is coeval with the conversion of the building by the Fowler Family.

The fabric evidence suggests that the first floor of the rear range and the kitchen (G5) were secondary additions, likely provided post-1850 after the property was purchased in 1851 by William Bliss.

There is/was evidence to suggest the large fireplace in the cellar might have been used for cooking ²⁷, predating the existing kitchen, and was likely to have been part of an early service arrangement with a provision for service entrance from No. 38 via the cellars. As mentioned previously, there are/were interconnecting doors between the two properties on every level, with the exception of the ground floor. The plan-form between Nos. 36 & 38 would follow a late C18 - C19 pattern of service and gentry division and etiquette.

The documentary evidence suggests there was an earlier building dating to the C17 at least on the site. There is no obvious evidence for this period, however, the uncomfortable nature in which the stairs cut across the first floor windows (a principal floor during the C18 and C19), the A-symmetry of an otherwise symmetrical building, and the hints and snippets of fabric evidence such as the trimmer detail adjacent to the north wall in the cellar, suggest that the renovations of the C18 sought to gentrify an earlier building. The only other suggestion of an early feature is the blocked stone arched window in the rear of the outbuilding/annex (A2).

²⁶ Hall p. 112

²⁷ Georgian plan form and cooking/kitchen provision: The Georgian Group. p. 47.

With regard to the social history of the building, it has come to light that many of the incumbents, including that of the Simms family were Quakers. This might explain why such features as the banister detail are simple and not as detailed as one would expect for a principal floor. One would expect simplicity further towards the upper floor and the servant's rooms, but generally the ground and first floor were afforded more finery.

The house has retained many features of significance such as the floor plan, principal doors and architraves, windows etc. However, there are also lost features such as all primary fireplaces.

The structural engineers report has made clear areas of concern, which are quite serious where the outbuilding/annex is concerned.

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Appendix I –Listed descriptions of Northville, 36 New Street, Chipping Norton.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1052596

Date first listed: 20-Jun-1986

List Entry Name: NORTHVILLE

Statutory Address 1:

NORTHVILLE, 36, NEW STREET

Statutory Address: NORTHVILLE, 36, NEW STREET

County: Oxfordshire

District: West Oxfordshire (District Authority)

Parish: Chipping Norton

National Grid Reference: SP3116127091

Details

CHIPPING NORTON NEW STREET SP 3027-3127 (south side) 3/70 No 36 (Northville) GV II House. C18 with C19 alterations of coursed rubblestone and stone dressings with a gabled stone tiled roof and W end stone stack. Two storeys, 3 bays, 12-pane sashes to upper floor and 2 tripartite sashes each divided by 2 Tuscan columns to the ground floor. Central late C19 6-panel door with a 4-light rectangular fanlight and projecting hood.

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