

KICKE VAN DER ZWAAL

**'RIVERSIDE', 15 BRIDGE END, DORCHESTER,
OXFORDSHIRE**

ARCHAEOLOGICAL BUILDING INVESTIGATION
IN ADVANCE & DURING RENOVATION



OXFORD ARCHAEOLOGICAL UNIT
DECEMBER 1999

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NMR DATA	
SITE NAME	'RIVERSIDE'
ADDRESS	15 BRIDGE END
TOWN & PARISH--	DORCHESTER
COUNTY	OXFORDSHIRE
NGR	SU 5792 9381
LISTED STATUS	NOT LISTED BUT IN A CONSERVATION AREA
PLANNING APPLICATION NO.	P98/W0848 & P98/W0847/CAC
VISIT/SURVEY DATE	JUNE - AUGUST 1999
OAU SITE CODE	DORBE 99
ARCHIVE LOCATION	OXFORDSHIRE MUSEUMS SERVICE

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Summary

The Oxford Archaeological Unit carried out an archaeological investigation and recording programme at 'Riverside', 15 Bridge End, Dorchester in advance and during renovation works. Although an unlisted building 'Riverside' is within Dorchester Conservation Area and is of social and historic interest.

The building is thought to be a squatters cottage, erected on Bridge End Common shortly after 1815 when the bridge crossing the River Thames, immediately to the east of the site, was relocated along with the route of the main road. The building was constructed on land belonging to the Earl of Abingdon and is first shown on the tithe map of 1845 with a circular garden enclosure.

This low-status road side cottage originally had a 'two-up – two-down' plan which while tiny by modern standards housed a family of five at the 1841 census. The historic core has been little changed, instead a series of extensions have been added to the east and west. The primary building is of poor quality red brick with some rubble stone and a roof covering of red clay tile on small scantling softwood and reused elm timbers. The plan is the same on the ground and first floors with one front room and one rear room divided by a narrow staircase. In this original building only the ground floor front room was heated, served by an external stack of a typical Dorchester style with staggered brick work from a wide base to a narrow stack. The stack serving the fireplace in the back ground floor room was seen to be a later 20th-century addition.

Evidence was seen during the investigation that suggests the south wall and the southern half of the east wall have been rebuilt, reusing the original materials. The remaining original northern half of the east wall is not keyed into the north wall at first floor level and is visibly spreading eastwards. It is likely the walls were rebuilt following a similar structural failure.

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1 INTRODUCTION

- 1.1 The Oxford Archaeological Unit (OAU) was commissioned by Mrs Kicke Van Der Zwaal to undertake a programme of archaeological recording at 'Riverside', 15 Bridge End, Dorchester, Oxfordshire (SU 5792 9381 – see Figure 1 for location plan and Plate 1) in advance of the renovation and extension of the property (P98/W0848 and P98/W0847/CAC). Although 'Riverside' is an unlisted building it falls within the Dorchester Conservation Area and is one of a number of historic buildings (some listed) sited around a triangular green. It has a distinctive historic character, probably having originated as a squatters cottage, and for these reasons the archaeological record was required as a condition of planning consent in accordance with the provisions laid down in PPG15/16. The recording was undertaken as specified in a brief set by the Conservation Officer of South Oxfordshire District Council. The full procedure detailing the work undertaken can be found in the initial specification for Building Investigation (OAU June 1999).

2 RECORDING STRATEGY

- 2.1 A preliminary visit was made to the property in June 1999 with a follow up visit in August 1999. The building was recorded with the production of a black and white negative and colour slide photographic record, including internal and external views, with details of features of interest. A set of architects plans were annotated with phasing information and identification of the building fabric of the different elements of the building. A brief description of the building and analysis of its development was made. The second visit was used to record additional information yielded as a result of further opening up works.

3 HISTORICAL BACKGROUND

- 3.1 As part of the archaeological investigation a limited amount of documentary research was carried out and the findings are presented here. From this limited research it is suggested that 'Riverside' probably dates to c1815. Bridge End, situated to the south of the main settlement, was historically the site of the river crossing of the main road through Dorchester. This road, linking Oxford and South Wales, provided much of the town's commerce. Although the outlying location suggests a later and more haphazard settlement pattern than that of the centre of the town some of the surviving buildings around the green appear to pre-date 1700 suggesting some level of road side settlement at this time. The road ran through the green and crossed the River Thames at the south-east. The earliest reference to a bridge is in 1146 with subsequent records relating to repair work. Leland described the bridge as 'of a good length; ... There be 5 principal arches in the bridge and in the causey joining to the south end of it.' However during the 17th and 18th-centuries the bridge was frequently in need of repair with major work and widening carried out in 1781. Despite this by 1808 the bridge was condemned as being out of repair again, narrow and inconvenient and its replacement was ordered. The new and current bridge, designed by Francis Sandys, was constructed between

1813 and 1815 about 100 yards to the north of the old one for a cost of £23, 857. The old bridge was then demolished, although its pier foundations are encountered when the river is low (VCH, 40, 1962). From historic map evidence it seems unlikely that 'Riverside' could have been constructed during the life of the old bridge. Its location at the south-east angle of the triangular green would seem to reduce the road access space to the bridge prohibitively. Indeed on the earliest available map, Davies survey of Oxfordshire, surveyed between 1793 and 4 (Figure 2), neither the triangular green or comparative structure immediately to the south of the road is shown. Instead the map shows one building to the north of the road as it turns north-west after the river crossing (possibly equivalent to the current building to the north of Riverside) and a block of properties (again broadly comparable with the settlement extent seen today) to the south-west of the road. Whilst the accuracy of this early map may not be of the highest quality the basic road arrangement and settlement pattern is represented. Therefore it appears that the triangular green was made after the relocation of the bridge and road alignment (1815) and that 'Riverside' also post dates this remodelling.

- 3.2 The subsequent tithe map of 1845 shows 'Riverside' with a circular plot of land to its south-east extending to the river (Figure 3). The map shows the main building with extensions to the west and east, however, these extensions do not correspond with either the current kitchen or bathroom additions. The apportionment lists 'Riverside' (land parcel 999) as a cottage and garden of 14 perches. The land owner is the Earl of Abingdon and the occupier is listed as William Lewis (Late [?] Saffer). The land around it (land parcel 1000) is Bridge End Common. By the first edition 25" Ordnance Survey (OS) map of 1877 (Figure 4) the southern extension to the west side of the main building seems to have been constructed but the extension to its north and that to the east still do not conform with the current buildings. By the second edition OS of 1899 (Figure 5) the current kitchen and bathroom extensions have been added.
- 3.3 Surprisingly for such a picturesque setting there are few historic illustrations or photographs of Bridge End, underlining the fact that without the road and its river crossing the area really did become a bit of a backwater (VCH, 41, 1962). One image from 1907 shows the west elevation of the building (Plate 2, see below 4.2.4).
- 3.4.1 In an attempt to understand the social history of the house the 1841 and 1851 census returns were consulted. William Lewis, the name given in the Tithe map of 1845, was listed in the 1841 Bridge End returns (9th entry of 21) and so it is inferred that this entry refers to 'Riverside'. If this inference is correct at that time the building housed five people:

<i>Name</i>	<i>Age</i>	<i>Occupation</i>	<i>Place of Birth</i>
William Lewis	45	Castrator	not born in Oxon
Mary Ann Lewis	40		born in Oxon
Martha Dyer	12		"
James Dyer	9		"
Charles Lewis	4 months		"

Although the relationships are not explained it seems likely that William is the head of the house and that his wife is Mary Ann Lewis and that they have a young child, Charles Lewis. The two Dyer children Martha and James may be Mary Ann's children from an earlier marriage.

- 3.4.2 In the 1851 Census return the properties in Bridge End are listed by number; under the entry for No. 15 two people are listed:

<i>Name</i>	<i>Age</i>	<i>Occupation</i>	<i>Place of Birth</i>
Henry Bradbury	68	Farm Labourer	Dorchester
Frances Bradbury	63		Upper Berrick

This time the relationship of the two is made explicit, they are husband and wife. Whether or not the numbering of the buildings is the same then as now is by no means clear but there are no Lewis entries for the Bridge End properties in this later census.

- 3.4.3 It is relatively easy to image how the building functioned as the home of the Bradbury's but rather harder to image the Lewis', a family of five, living in the two-up – two-down. This density of occupation fits with the other observations of the house as a low status, squatters cottage, built using recycled materials to a relatively low level of workmanship.

4 ARCHITECTURAL DESCRIPTION

4.1 *General*

The building consists of an historic core of a two unit plan, with a number of subsequent extensions to east and west. Figures 6 and 7 provide phased and annotated ground floor and first floor plans of the building. The building originally dates from c1815 following the bridge and road realignment (see 3.1). It is of one and a half storeys, with the first floor rooms in the roof space. The building is a very basic two unit plan - two rooms downstairs and two upstairs, as might be expected of a 'cottage'. This primary structure is of red brick with a clay tile roof. Some of the subsequent extensions are also of red brick and have cat-slide roof coverings tiled as one with the main structure. However, the western extension uses a mixture of brick and soft clunch rubble stone and the south-east extension is of breeze block walling with a corrugated iron roof. The current extensions can be seen as the next phase in the history of additions to the primary building which have been required as living standards and ideals of privacy and task-specific zoning, such as separate kitchens, living rooms, dining rooms and bathrooms rather than one multi-functional room, have grown.

4.2 *External elevations*

- 4.2.1 The elevations of the building are very simple (see Plates 3-7). The north façade fronts onto the green showing the primary structure flanked by two later phases of extensions to east and west. Brick work on all elevations is rendered and painted white. The front elevation has two three-light windows with segmental heads, one to each floor, with front door and later timber porch construction to the west. The single storey projecting extension to the west has a three-light window, while the western kitchen extension has a high level square light.
- 4.2.2 The east elevation comprises of two phases of extension; to the north a brick built kitchen is lit by a window and roofed under a cat-slide with clay tile and to the south is a 20th-century 'sun room' with lower walls of breeze block and upper walls of glazing under a corrugated iron roof.
- 4.2.3 The southern elevation, that most affected by the new extension, again shows the main building flanked by later extensions. The primary house is lit by two windows, the first floor of three lights and the ground floor example of two lights. A projecting plinth is the only other feature on its elevation. To the west is a lean-to extension of mixed clunch rubble and brick construction with the area above the doorway of rendered stud work under a clay tiled roof.
- 4.2.4 The western elevation is blank with the rubble and brick built extensions rendered to the south and north extremes and red brick walling with rubble plinth in-between, possibly blocking an earlier door. A 20th-century asbestos garage obscures this elevation.

4.3 *Primary building c1815 – see phased plans for ground floor and first floor Figures 6 & 7*

4.3.1.1 *Ground floor:* The primary structure is of a very basic two-unit plan. It has an offset in the east wall, seen more clearly in the first floor plan, which corresponds with the southern extent of the adjoining eastern kitchen extension and appears to mark a join between original and rebuilt lengths of the originally external eastern wall. The layout of the primary building has not changed with the front and back room division being retained. The front room was the principal room of the building; the largest room and the only heated room. The front door opens directly into this room from the green (Plate 7) and the door in the south end of the east wall seems originally to have been the back door. The front and back rooms are divided by the stairs which rise within the back room but are accessed behind the door in the south-west corner of the front room (Plates 9 & 10). The south wall of the front room is of beaded tongue-and-groove panelling with a connecting door to the back room to the east (Plate 8). Centrally placed along the west wall is the position of the only original fireplace (Plate 11). The current fittings are late 20th-century in date although the paint-grained wooden mantle and surround may be earlier. The fireplace is served by a large projecting stack which was originally external but has since been enclosed in the western extension. This stack is a typical arrangement seen elsewhere in Bridge End and Dorchester and being external it does not reduce the amount of internal floor space. With a large base it rises to a single stack with staggered brickwork (Plate 12). The first floor plan shows the stack detached at this level and it clearly only served one fireplace. To the south of the fireplace is a niche in the wall, 1.43m high and 1m wide (See Plate 11). At present it has a fitted shelf but appears too shallow to have been designed for this. A straight joint and timber lintel is seen on the other side of this wall in the western extension and seems to correspond with the niche (Plate 13). This evidence suggests that it was a former opening later blocked - possibly for coal or wood for the fire. A single central east-west beam is visible in the otherwise plastered ceiling. It has simple chamfered edges with plain stops and what appears to be original structural iron work joining the beam to the wall at the east end. During the building work the plaster was stripped exposing the walls. The three external walls of the room are mainly of red brick laid to no discernible bond with a high amount of off-cuts and fragments of brick. The lower 0.5m of the north and east walls are constructed of rubble stone with brick quoins. Rather than representing an earlier phase to the building it is interpreted as the original builders making full use of all the materials available. The door to the northern west extension was seen to be inserted as it was surrounded by blocking material, but that in the east wall was original.

4.3.1.2 The back room is lit by a two-light window in its south wall (Plate 14). The north side of the room is dominated by the rising staircase which is finished with beaded tongue-and-groove panelling as in the front room (Plates 15-16). The fireplace furniture in the west wall is a late 20th-century replacement and the fireplace itself is also a 20th century insert (Plate 17). As with the front room fireplace it is also served by a substantial external stack which rises within the west extension. The wall around the stack is obviously packing material filling in the hole in the wall that was made to insert the second fireplace (Plates 18 & 19). An historic photograph of 1907 (Plate 2) shows the west elevation of the building without this stack providing some dating evidence for its addition. A blocked door was observed in the east wall of the room, visible from the east extension it has a thin timber lintel above it and is blocked with modern bricks and cement mortar (Plate 20). The historic plaster ceiling has previously been removed in this room, exposing north-south ceiling joists which have been painted black and filled between with plasterboard. The joists are framed into a east-west beam also framing the stair case and sit on a timber let into the southern brick wall.

4.3.2.1 *First floor:* The first floor comprises the two-unit plan of the primary c1815 building. As in the ground floor it is divided between two front and back rooms with the stair rising between them. All the external walls are of brick, with the offset in the eastern wall of the front room

very clear in plan and elevation (Plates 21 & 22). The internal walls are of stud construction with lath and plaster finish to the front room, south wall and tongue-and-groove boarding to the rear room, north wall. Both rooms are lit by three light windows of the same design seen throughout the structure. Plates 23 - 25 illustrate the front room before and after stripping out works and Plates 26 - 28 show the back room. The rooms are within the roof pitch with wall plate level at 1.22m above floor level. The plastered ceilings follow the pitch of the roof with laths applied to the under side of the rafters and collars of the roof construction. The roof of paired rafters (100 x 50mm), with collars (60 x 80mm), ridge purlin and clasped purlin at collar level has nailed joints. The clay tiles are then pegged to laths between the rafters. The roof structure uses a mixture of materials with softwood timbers of a relatively small scantling, many still in their round wood condition, to more substantial reused timbers of elm which are pegged into the wall plate (seen in the rear room, east side) (Plates 29 - 32).

4.3.3.1 *Evidence seen after stripping out works:* When the walls were stripped of plaster some slight differences in the build of the previously external brick walls of the original building were observed. The southern half of the east wall and the south wall of the building were seen to be slightly different from the rest as they included distinctive yellow stock bricks and some of the internal faces of the bricks were whitewashed. The builder also confirmed that the pointing on the exterior of these walls was distinctive. This change in build was also seen at first floor level in both walls. It corresponds with the step visible in the east wall of the first floor front room. As the west wall of the building is of one build throughout its length it is unlikely that this difference in fabric represents an extension phase to the building but that it shows a rebuilding of the original wall using the original materials (hence the similarity of materials and the originally external whitewashed faces of the bricks being reused internally). To support this interpretation the south wall is clearly toothed into the pre-existing west wall at the south-west corner of the building. This rebuild may explain the step in the line of the eastern wall of the building with the northern length of the wall being original build and the southern end rebuilt. The surviving northern length of wall leans dramatically into the kitchen which may be why the southern half had to be taken down and rebuilt. Further evidence of poor construction technique was seen in the first floor front room after the plaster was stripped. Although the north and west walls are keyed in together at the north-west corner of the room this is not the case at the north-east corner. The two walls, although of the same fabric, are not keyed in together, hence the alarming spreading of the east wall.

4.4 *The ground floor extensions:*

4.4.1 *The eastern extensions:*

A limited dating of the various stages of the extensions seen to east and west of the primary building has been suggested from the map evidence in 3.2 suggesting that the south western extension was built by 1877 with that to its north and the kitchen to the east built by 1899. The kitchen extension to the east is of red brick and is roofed under a catslide offshoot of the clay tile roofing of the main building. It has a red tiled floor, unfitted kitchen units and sink and is lit by a high level window in the north wall and a two-light window in the east wall. The door, originally external, is centrally placed in the south wall. The main house and this kitchen extension were never internally linked but always involved stepping outside. No evidence was seen for the earlier eastern extension seen on the tithe map of 1845 and the first edition OS map of 1877. The rear extension on the eastern side is of late 20th-century date with lower walling of breeze block and cement mortar and upper wall glazed. This room is roofed with corrugated iron. The relationship of this build with the blocked door seen in the rear room of the primary house is uncertain.

4.4.2 *The western extensions:*

The projecting extension to the north-west is currently used as a bathroom. The north and west walls of the structure are of a mixture of clunch rubble stone and red brick. The

external face is rendered. The short length of east wall of the northern projection is of stud construction with a rendered exterior. To the south of this is a WC and boiler cupboard lit by a skylight. Its south wall is of breeze block and to the west the wall is one brick thick. This single brick wall continues in the rear extension where it forms the northern part of the west wall. It may represent the blocking of a former opening. The main walling of the rear extension is of clunch rubble and brick built as a relatively thick wall. The wall has been doubled in height with a clear distinction between the lower half of small sized irregular rubble and the upper part of stacked regular blocks of stone and red brick. The rafters of the roof are built into this raised wall top and are of softwood with a clean appearance suggesting a recent date. The southern wall has a door with the same decorative iron handle as seen in the first floor front room of the main house. Above this door the wall is of stud construction with external horizontal weather boarding. The previously external west wall of the primary building forms the east wall of the extension. To the south end of the wall is the inserted projecting brick stack with obvious packing material to either side (Plates 18 & 19). To the north is the other side of the staggered large original brick stack, the rest of which is visible in the bathroom extension. Immediately to the south of this is a lintel and straight joint (Plate 13). It is thought that this is related to the niche seen in the front room of the primary building, presumably a blocked former opening. This opening is blocked with red bricks laid to stretcher bond. Running along the base of this wall is a plinth of rubble stone.

5 DISCUSSION

- 5.1 The original two-unit plan building is thought to date to c1815 after the demolition of the old bridge crossing the River Thames to the east of 'Riverside'. There is a large amount of evidence to suggest that 'Riverside' was built as a squatters cottage. The tithe map and apportionment of 1845 shows 'Riverside' at the south-east angle of the green obviously made by enclosing land from the surrounding Bridge End Common (Figure 3). Squatters cottages are defined as those buildings which are constructed on common land, such as commons, wastes and roadside verges, of which the builder lacks the legal title. In Britain it was widely, although in law mistakenly, believed that if a house could be constructed with smoke arising from its hearth within one day, the builder had the right to remain (Trinder, 1992, 708). The owner of the common land was the lord of the manor, in this case the Earl of Abingdon, although he was unable to charge rent for the property he was able to fine the squatter annually in the manorial court (Trinder, 1992). It has not been possible during this study to research further into the manorial court records to see if the Earl fined the builders of 'Riverside' but reference is provided in Appendix A to the 'Bertie papers', held at the Bodleian library, which are documents relating to the management of the Earl of Abingdon's estates during the 18th and 19th-centuries.
- 5.2 A feature of squatters cottages is that their property boundaries are irregular and this is certainly the case with the circular enclosure surrounding 'Riverside' shown on the tithe map of 1845. The rudimentary nature of the buildings' structure, materials and form also corresponds to characteristics of squatters cottages. The structural weaknesses and poor construction techniques, as evidenced by the need to rebuild the east and south walls, suggest the cottage was a self build venture and correspond with a rapid building programme using an unskilled work force.
- 5.3 During the building investigation the differences in the building materials and features seen in the fabric were used to establish the different phases and changes that have occurred at 'Riverside' since 1815. The original phase was defined as a red brick with some rubble stone two-unit plan with one heated room served by an external chimney. Original fittings and features within this historic core included the tongue-and-groove partitions and doors, the

stair and ornamental iron lift-latch door handles. The main fireplace had been replaced earlier with a 20th-century replacement brick structure, although the wooden over mantle may be original. To this structure a series of extensions were added. No evidence of two former extensions to the east and west of the building, shown on the 1845 tithe map was seen. The external chimney serving the rear ground floor room was seen to be added after 1907. The south wall and the southern half of the east wall were seen to have been rebuilt at some point probably following partial collapse or fear of structural failure.

6 CONCLUSIONS

- 6.1 Although no documentary evidence has been found to confirm that 'Riverside' was built as a squatters cottage the circumstantial evidence is strong. It is likely that 'Riverside' was constructed shortly after 1815, on land that had recently become peripheral from the centre of Dorchester and its communications network following the demolition and relocation of the river crossing of the main road previously to the east of the site. The 'two-up - two-down' building was thrown up with second hand, poor quality materials and limited building skill. The red brick, tiled roof building with its simple 'two-up, two-down' plan has changed little. Instead a series of extensions have been added around it to provide task-dedicated rooms, such as kitchen, bathroom and sun-room. Previously these functions would have been undertaken within the principle room of the house – the front, ground floor room – the largest and only heated area. To modern eyes the house seems tiny but historically it housed the Lewis family – a family of five, underlining the changes of the last century in living conditions and ideals of privacy, personal and task-dedicated space and leisure.
- 6.2 As well as its interest as a squatters cottage 'Riverside' is also an important survival of a little changed, low status property which provides a rare insight into the living conditions of the majority of the 19th-century population of Dorchester and further afield.

Julian Munby and Kate Newell
Oxford Archaeological Unit
December 1999

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Appendix A
List of Sources Consulted

Archival Sources

Centre for Oxfordshire Studies – Historic photograph collection – Dorchester 4075 ‘Old Houses, 1907’

Oxfordshire Sites and Monuments Record – No SMR records for the building or its immediate environs

Documentary Sources

Betty J H	1982	<i>Seventeenth-century squatters' dwellings: Some documentary evidence</i> in <i>Vernacular Architecture</i> , Volume 13
Cook J & Rowley T eds.	1985	<i>Dorchester through the ages</i>
Trinder B ed.	1992	<i>The Blackwell Encyclopaedia of Industrial Archaeology</i>
Victoria County History	1962	<i>Oxfordshire Vol. VII, Dorchester and Thame Hundreds</i>
Vernacular Architecture Group	1982	<i>Vernacular Architecture</i> , Volume 13

Cartographic Sources

Davies Survey of Oxfordshire, 1793-4

Dorchester Tithe Map, 1845

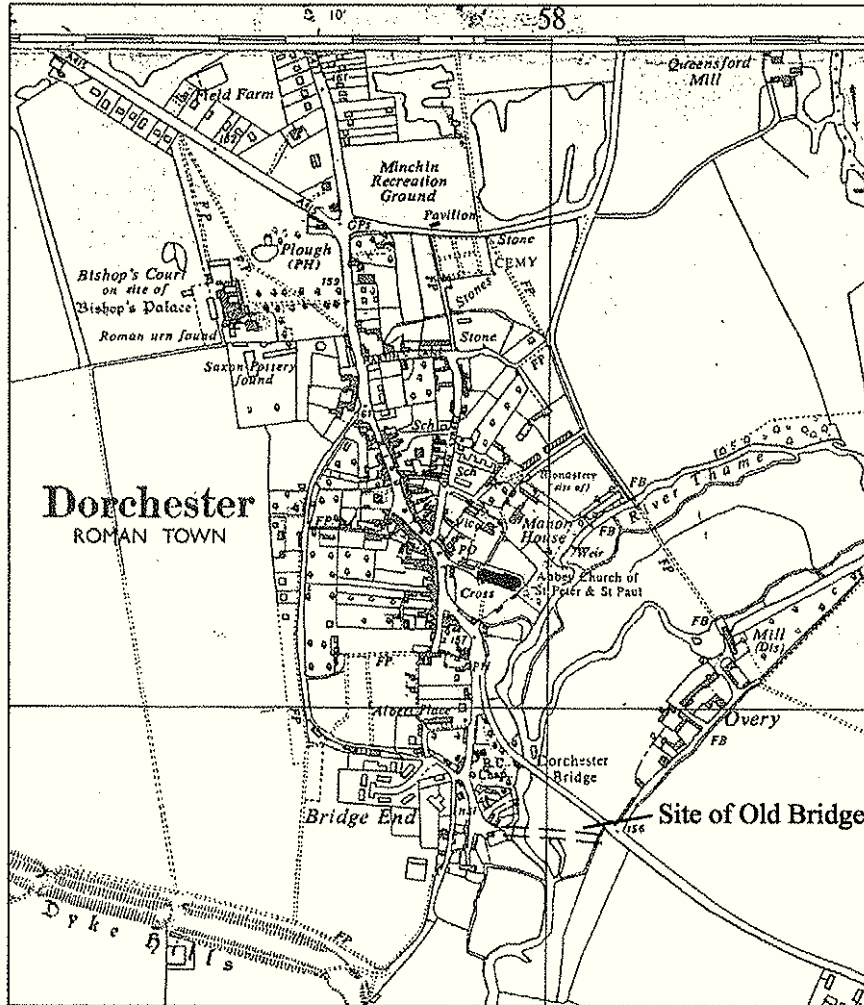
Enclosure Map, c1861 – not seen

Ordnance Survey 1st Edition, 1:2500, 1877

Ordnance Survey 2nd Edition, 1:2500, 1899

Further Sources

Bodleian Library – ‘Bertie Papers’ – papers relating to the management of the estates of the Earl’s of Abingdon in the 18th and 19th-centuries - not looked at for this report but may be of further interest



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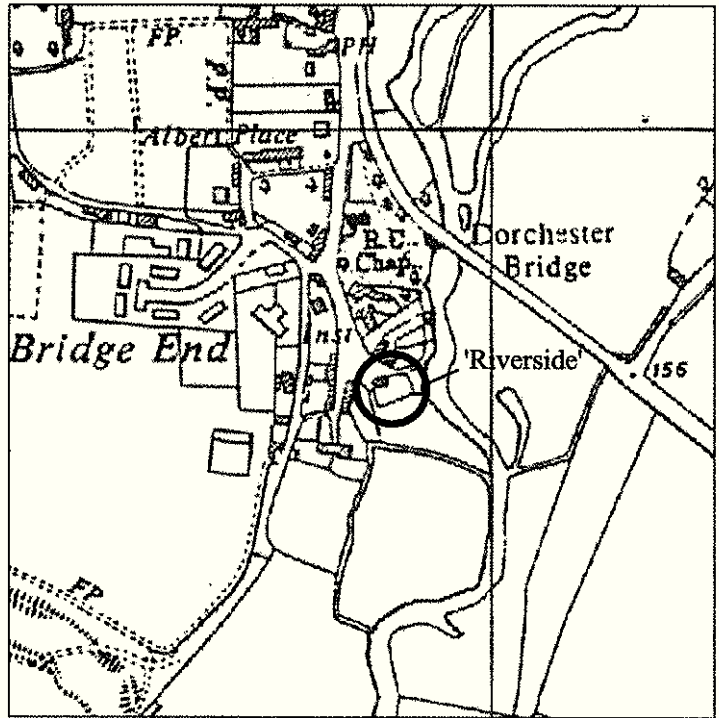


Figure 1: Location plan (extract from OS 1:10 560, 1960)

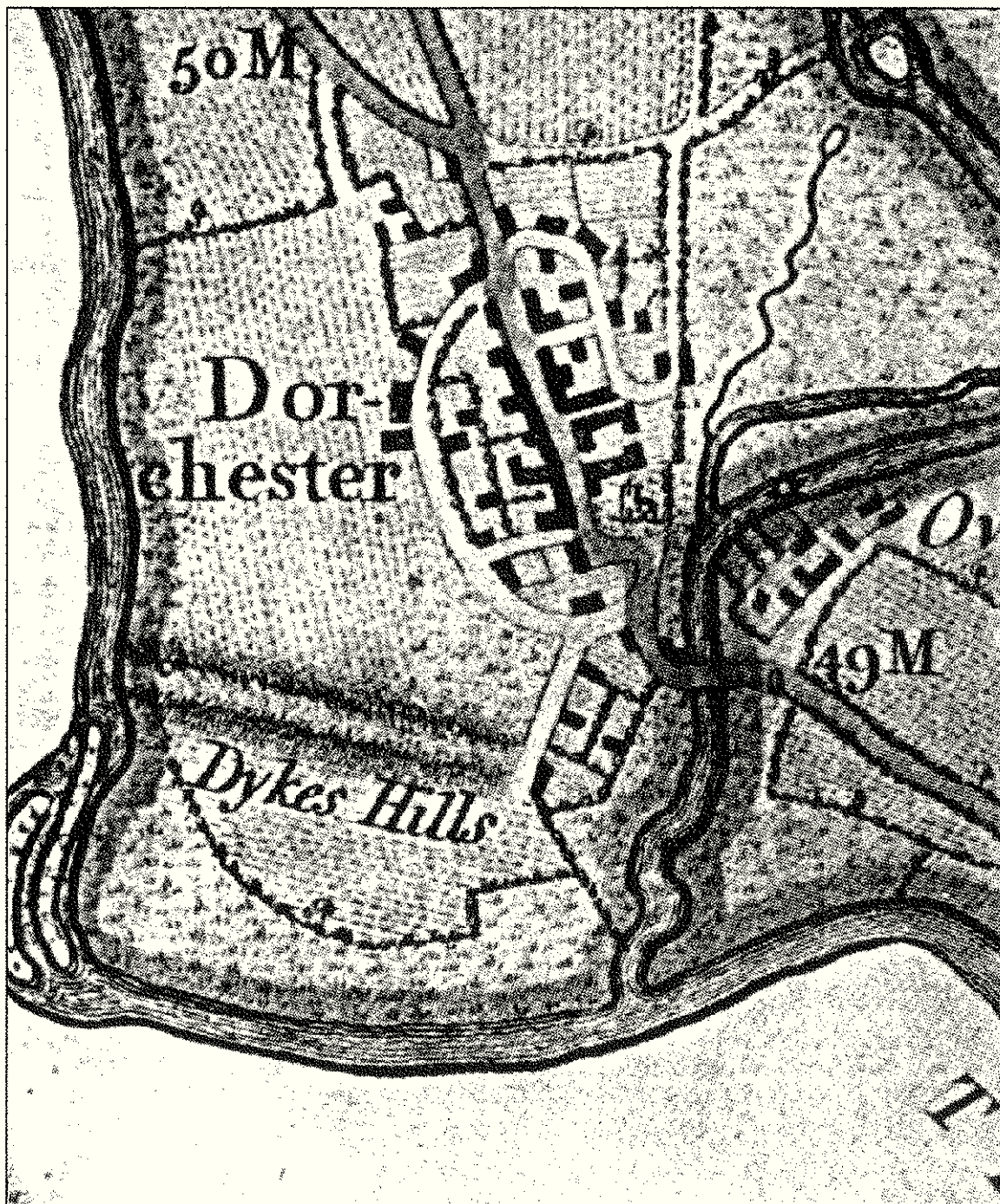


Figure 2: Extract from Davies survey of Oxfordshire, 1793-4



Detail extract

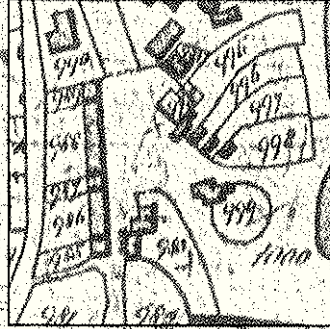


Figure 3: Extract from the Dorchester tithe map, 1845

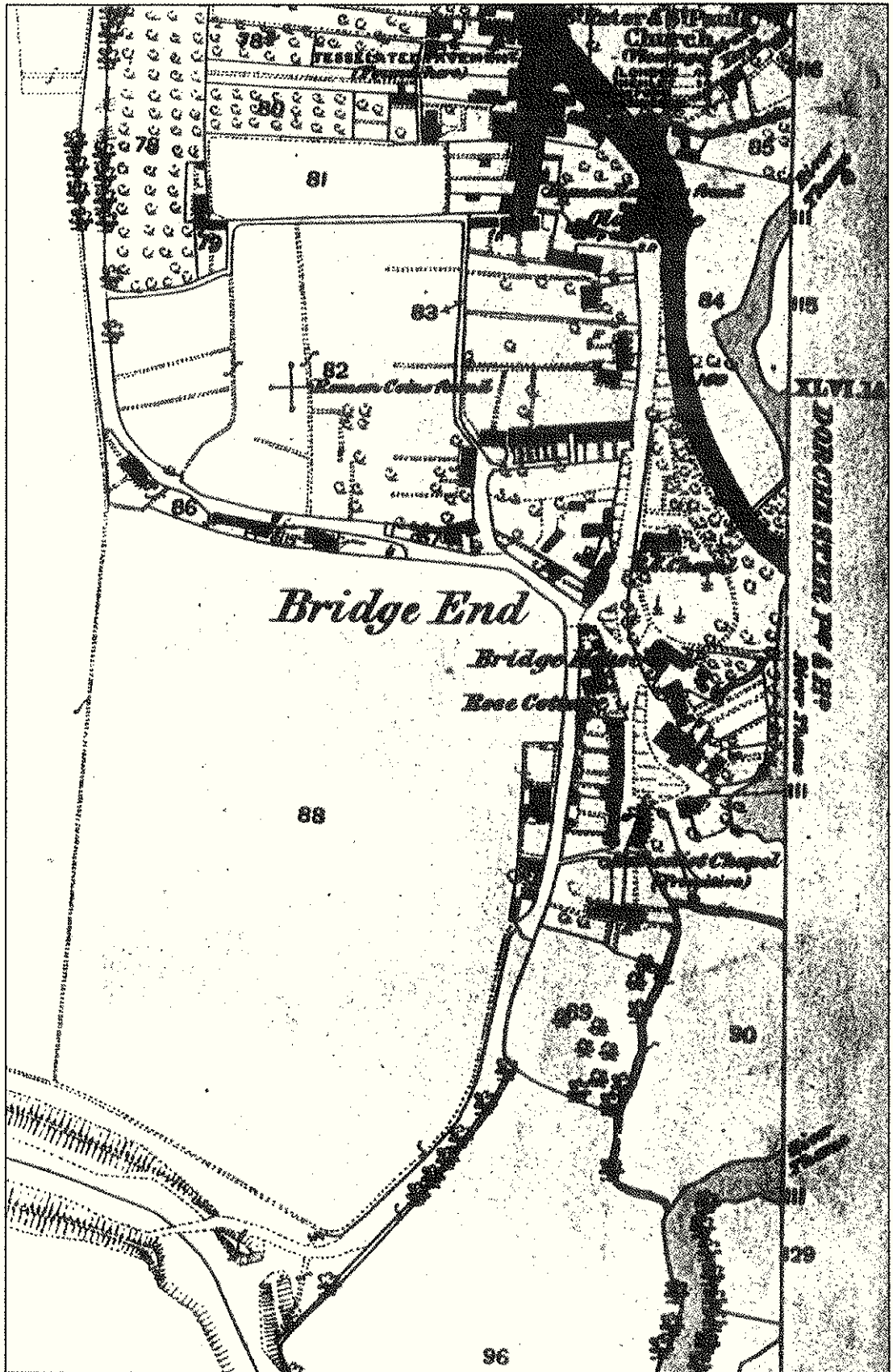


Figure 4: Extract from the Ordnance Survey first edition 1:2500 map, 1877

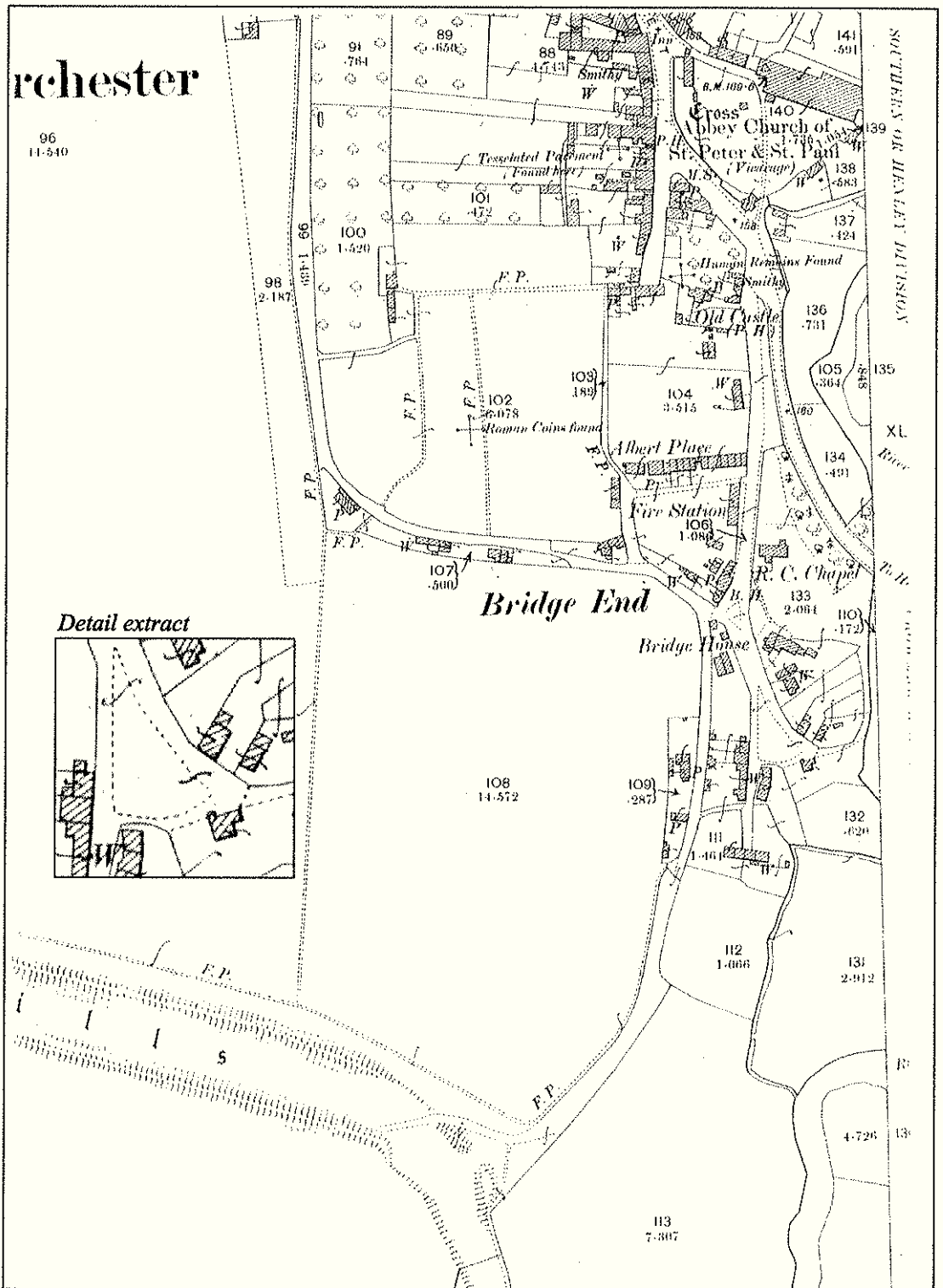


Figure 5: Extract from the Ordnance Survey second edition 1:2500 map, 1899



Plate 1: Riverside, 15 Bridge End



Plate 2: 1907 historic photograph of Riverside, prior to the addition of the secondary chimney (Centre for Oxfordshire Studies)



Plate 3: Front elevation (North)



Plate 4: East elevation



Plate 5: Rear elevation (south)



Plate 6: West elevation



Plate 7: Ground floor, front room, north wall



Plate 8: Ground floor, front room, south wall



Plate 9: Ground floor, front room, stairs



Plate 10: Staircase



Plate 11: Ground floor, front room, west wall



Plate 12: Previously external north-west corner with brick chimney stack



Plate 13:
Blocked opening seen in
SW extension



Plate 14:
Ground floor, back room
south wall



Plate 21: First floor, front room, south-east corner
Showing offset in the east wall



Plate 22: As Plate 21 after plaster stripped



Plate 23: First floor, front room, north wall



Plate 24: As Plate 23 after plaster stripped



Plate 25: First floor, front room, south-west corner



Plate 26: First floor, back room, south-east corner



Plate 27: First floor, back room, north wall



Plate 28: First floor, back room, west wall with roof structure exposed



Plate 29: Exposed roof structure of back room, with New extension to the south (C A Cheal)



Plate 30: Detail of east side of exposed roof structure over front room (C A Cheal)



Plate 31: Detail of east side of exposed roof structure Over back room (C A Cheal)



Plate 32: Detail of roof construction – front room, looking north (C A Cheal)



Oxford Archaeological Unit
Jenus House
Osney Mead
Oxford
OX2 0ES
Tel: 01865 263800 Fax: 01865 795496
email: oau-oxford@emon.co.uk



Key:

- Surviving primary fabric - c1815
- Rebuilt walls of primary building
- 20th century fabric
- Ceiling line / roof pitch

Client:

Mr & Mrs Van Der Zwaal

Site Code:

DORBE 99

Project:

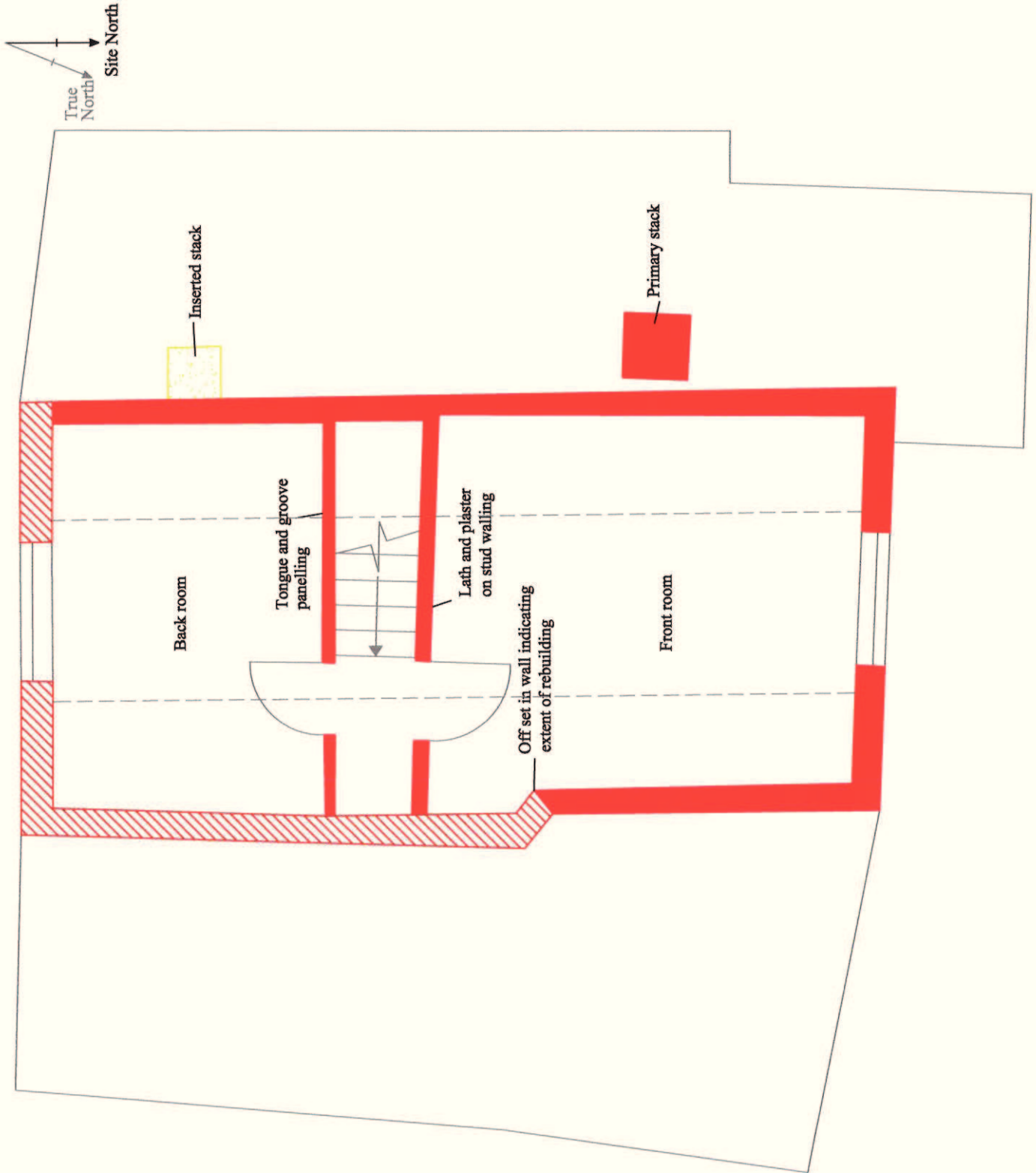
'Riverside', 15 Bridge End
Dorchester, Oxfordshire

Based on survey by Robert Stephenson Associates
and annotated by OAU

Scale:

1:50 @ A4

Figure 7: Phased first floor plan



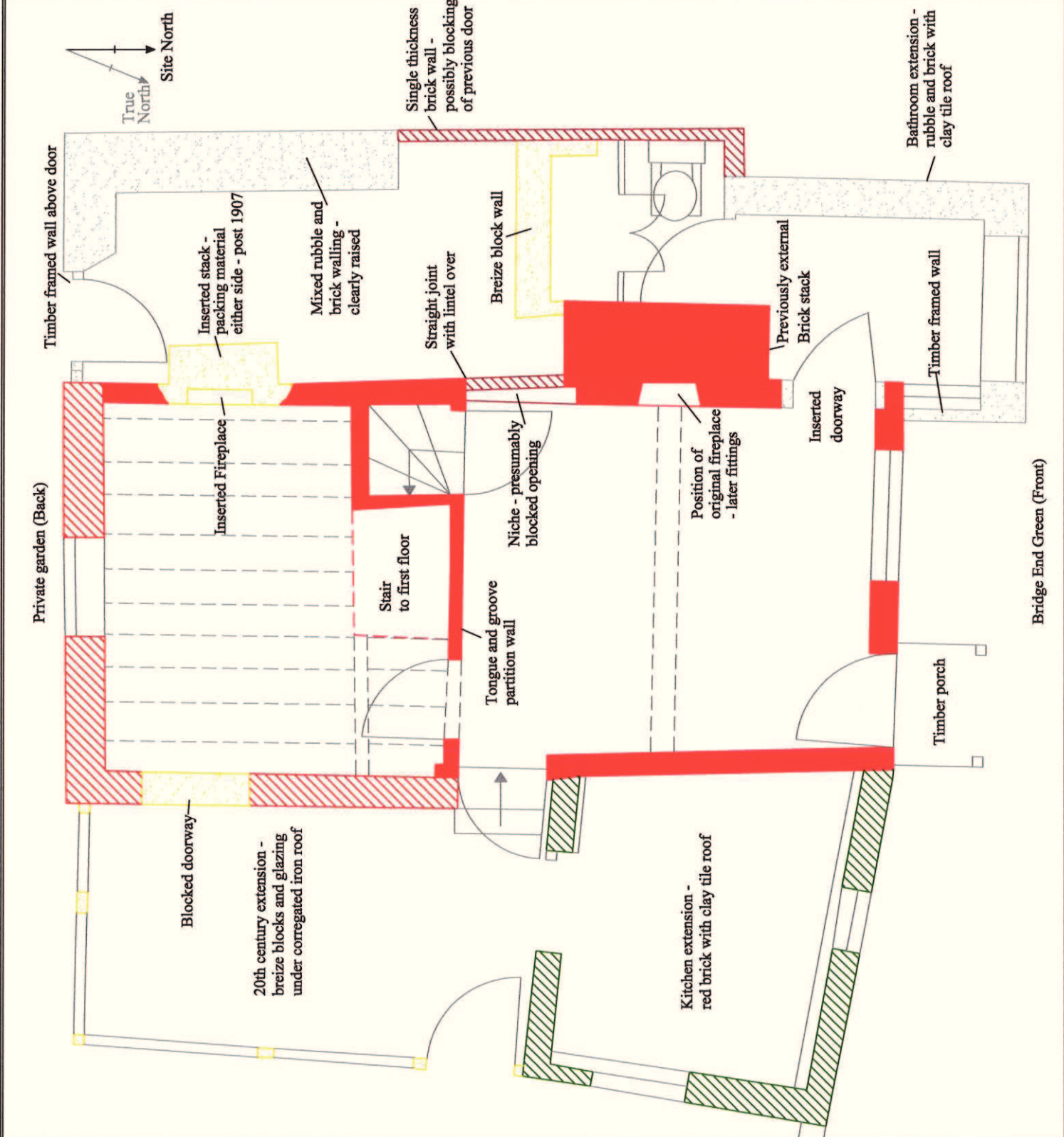


Oxford Archaeological Unit
 Janus House
 Osney Mead
 Oxford
 OX2 0ES
 Tel: 01865 263800 Fax: 01865 795496
 email: oau-oxford.demon@oau.ox.ac.uk

Key:

- Surviving primary fabric - c1815
- Rebuilt walls of primary building
- Rubble and brick extension (rear by 1877, front by 1899)
- Kitchen extension (by 1899)
- Brick blocking
- 20th century fabric
- Ceiling joists -
- Centres lines in back room

Client:	Mr & Mrs Van Der Zwaal	Site Code:	DORBE 99
Project:	'Riverside', 15 Bridge End Dorchester, Oxfordshire		
Based on survey by Robert Stephenson Associates and annotated by OAU			
Scale:	1:50 @ A4		
Figure 6: Phased ground floor plan			



Bridge End Green (Front)



OXFORD ARCHAEOLOGICAL UNIT

Janus House, Osney Mead, Oxford, OX2 0ES

Tel: 01865 263800 Fax: 01865 793496

email: postmaster@oau-oxford.demon.co.uk



Director and Chief Executive: David Jennings B.A., M.I.F.A. Oxford Archaeological Unit Limited.

Private Limited Company Number: 1618597 Registered Charity Number: 285627.

Registered Office: Janus House, Osney Mead, Oxford OX2 0ES