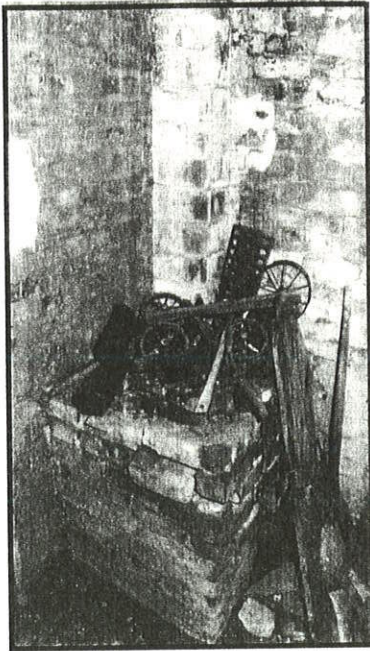


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Twyford Wharf Banbury Oxfordshire

Historic Building Analysis



Oxford Archaeology

August 2002

Client Name: Malcom E Timms.

Issue N^o: Draft No. 1

Mr J Thomas

**Twyford Wharf
Adderbury Banbury**

Historic Building Assessment

OXFORD ARCHAEOLOGY

August 2002

Client Name: Mr J Thomas
Client Ref No:

Document Title: Twyford Wharf, Adderbury, Oxfordshire

Document Type: Historic Building Assessment
Issue Number: Draft

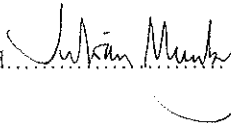
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Signed.....

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Twyford Wharf, Adderbury, Oxfordshire

HISTORIC BUILDING ASSESSMENT

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TWYFORD WHARF, ADDERBURY, OXFORDSHIRE

HISTORIC BUILDING ASSESSMENT

SUMMARY

Oxford Archaeology (OA) has carried out an archaeological and historical assessment of a group of buildings and structures at Twyford Wharf near Banbury in Oxfordshire. The owner of the premises (Mr J Thomas) intends to renovate and redevelop the site reusing some of the buildings and Oxford Archaeology has undertaken a programme of assessment and limited recording in advance of a planning application

The main group of buildings are the early 19th-century barns associated with the canal wharf. Other buildings include later 19th-century brick kilns, a public house and an office building. The wharf is of considerable local significance both due to its architecture contributing to the character of the canal and as an interesting group of rural industrial buildings.

1 INTRODUCTION

1.1 Location and scope of work

1.1.1 Oxford Archaeology has been commissioned by Malcolm Timms Architectural Consultant, acting on behalf of Mr J Thomas, to undertake an historic building assessment of a group of surviving structures at Twyford Wharf near Adderbury, to the south of Banbury in north Oxfordshire (NGR: SP4830 3720). The assessment relates to a forthcoming planning application to develop the site and is intended to inform the consideration of the planning application by Cherwell District Council.

1.1.2 The site lies immediately adjacent to the Oxford-Coventry canal built in the late 18th century and consists of a number of canal side buildings and two brick kilns. The wharf is sited in an area of Jurassic marlstone and ironstone the latter of which is extensively used in the buildings. To the west lies a low hill covered in scrub and woodland and to the east a flat flood plain and the Northamptonshire/ Oxfordshire border. The long standing importance of this area as a routeway is attested not only by the canal but also by the M40 motorway, which runs parallel with the canal and lies to the immediate west of the wharf.

1.2 Aims and objectives

1.2.1 The general aims and objectives are:

- Investigate the buildings surviving at Twyford Wharf and the history and development of the site
- To analyse the development and significance of the site

- Produce a report and archive.

1.3 **Methodology**

- 1.3.1 The site work of the assessment and recording was undertaken in June 2002. This consisted of a photographic survey of the interior and exterior of the buildings (black and white prints and colour slides) and a descriptive and analytical textual survey.
- 1.3.2 The drawn survey (plans and elevations) were based on a pre-existing base survey which included plans and elevations of some of the wharf buildings. Annotations were made to the pre-existing drawings to add features of historical or archaeological significance and to allow the reconstruction of basic internal elevations. Additional measured sketches were also made.
- 1.3.3 A full black and white negative, colour print and colour slide photographic record was made by OA of selected features and details. In addition, a general record of the site and its location was taken.
- 1.3.4 Both the on-site recording and the main focus of this report are targeted on the wharf buildings (Blocks A to C) and the kilns (D and E). This is both because these are all likely to be most affected by any development. However the other areas (which will be unaffected by the proposed development) were also included in the photographic recording to provide a context for the recording of the main buildings.
- 1.3.5 No detailed archival research has been undertaken but a limited programme of documentary research of the main secondary sources has been made and the client has provided information relating to 20th-century use of the site.
- 1.3.6 A site archive including the photographs, negatives, site notes, the full report on the building record and other documentary material will be deposited with the County Museum Service or other agreed body.

1.4 **Acknowledgements**

- 1.4.1 Oxford Archaeology would like to thank Mr Jim Thomas for allowing OA access to the site and buildings and for his oral history contribution.

2 **HISTORICAL AND ARCHAEOLOGICAL BACKGROUND**

- 2.1.1 Twyford wharf is sited in the parish of East Adderbury on the eastern edge of Oxfordshire. The historic core of the village lies to the south although modern development has meant that it now almost reached Twyford Wharf. Adderbury itself is an ancient settlement with some evidence for Roman and Saxon occupation. There are a number of medieval buildings surviving which include the large church (Victoria County History). The core of the village itself is largely made of local ironstone and there are a number of later brick

buildings which may have been built using bricks from the Twyford brick works although this is not possible to verify.

- 2.1.2 Twyford bridge was built to cross the Coventry to Oxford Canal and is the defining landscape feature in this area. The canal was designed by James Brindley and completed in 1790. Ironstone quarried from the canal was reputedly used in local buildings and the clay for making bricks. The canal continued to carry freight until 1958 and is now only used for tourist traffic. In Adderbury there were two canal locks and three Wharves (Adderbury, Nell Bridge and Twyford). Twyford wharf still functions today as a mooring site.
- 2.1.3 The wharf acted not only as a loading and storage area for the canal but also as a brickworks and from the 1830s a public house existed on the site. With some phases of expansion and contraction this complex of brickworks, pub and wharf remained in use until the closing of the brick works just before the Second World War. By the 1950s the pub had also closed and canal traffic had dwindled. Most of the buildings however remained in use for agricultural purposes.
- 2.1.4 Historic maps for this site are limited as is no tithe map and two early 19th-century estate maps belonging to New College, Oxford of the general vicinity do not show this area. However early Ordnance survey maps (First edition of) maps show the buildings as being much as they are today. The now demolished drying sheds and other vanished buildings are shown on later edition of Ordnance Survey maps (including 2nd edition map of 1922).

3 DESCRIPTION

3.1 General

- 3.1.1 The site lies on the west bank of the Oxford Canal and to the north lies Twyford Lane. The buildings are divided into three groups those running east-west along the lane (F,G,H) Those running roughly north-south along the canal (A,B,C) and those associated with the brickworks and agricultural element which lie in the centre of the site (D, E, I, L, K) included with these is the now demolished drying shed (J).

3.2 Building A: The Barn

- 3.2.1 **Description:** This large (12.4 m x 7 m) rectangular building sits at the south end of the site. It is a large open rectangular structure with small windows on the eaves (north and south sides) and large double doors on the east and west. The exterior is made up of large blocks of ironstone neatly laid in horizontal courses. The interior is entirely lined with large pink lightly fired bricks apart from a small alcove for a light on the east wall. There are no internal features. The floor is lined in large square slabs and slates cover the roof. The barn is almost all of one phase although the upper part of the west doorway has been rebuilt in recent times. The south doorway has a fine stone shallow arch with

well made voussirs and a pronounced keystone. Some of the ironwork on both doorways may be original. The east door is also somewhat lower than the west. The roof consists of two softwood (probably pine) trusses supporting a single purlin to each slope. Each truss comprises a tie-beam, a pair of principal rafters, an iron king strut between the centre of the tie and the apex of the rafters and two raking struts between the tie and rafters immediately below the purlins. The purlins are notched and rest on top of the principal rafters while the common rafters run over the purlins. The primary roof remains substantially intact although the common rafters appear to be secondary additions. The roof form is strongly suggestive of an early 19th-century date for the barn.

- 3.2.2 **Significance:** This is a well built and elegant building of early 19th-century date built using an interesting and unusual building technique. The possible historical association between this building and the canal increase the importance of this building.

3.3 **Building B: The Cow Shed**

- 3.3.1 **Description:** A single storey cow shed with a slate, corrugated iron and asbestos roof. The south end is obviously earlier and on the eastern side has a small surviving section of rough stone walling. The rest of the walling is brick of various phases. The north end is much later than the south the western wall is made of modern brick whilst the eastern wall and the internal dividing wall appear to be 19th century. Much of the east brick wall has collapsed destabilising the whole southern part of the building. The doorways are simple openings with rough timber doors of various dates A blocked door with a moulded brick jamb lies at the north end of the east elevation.

- 3.3.2 The roof in the north end is a simple relatively modern structure (mid 20th century). The south end has three simple trusses formed with timbers reused from elsewhere (tie-beam and two principal rafters to each truss) the central truss is particularly rough and is propped in several places. The purlins of the southern roof are set directly into holes in the wall of the adjoining barn, this proves that the cow-shed post-dates the barn. Several types of roofing material are represented. The south end has blue tiles on the west side and corrugated iron on the east whilst the whole north end is covered by asbestos sheeting.

- 3.3.3 The northern end has no fittings apart from a simple hay basket. In the southern part however there are a number of fittings including rough internal fencing and partitions repaired in places with old doors and corrugated iron. There are also the remains of a row of cattle stalls with a crude integral wooden manger trough.

- 3.3.4 **Significance:** Block B is an animal shelter of probable 19th-century date and is now in a structurally unsound condition. It requires substantial renovation/rebuilding but it adds to the group value of the structures at Twyford Wharf and to an understanding of the complex.

3.4 Building C The Office

3.4.1 **Description:** This building appeared to act as an office for the Twyford brickworks up until the 1930s and since then it has been used for storage. It is a square building of 19th-century date and forms the north element of the block made up of buildings A, B and C. The building is two storey and made of deep red brick with numerous patches and repairs. On the southern side bricks have been left protruding during construction presumably to allow the addition of an upper floor to building B. The roof is of asbestos sheet.

3.4.2 There is a single doorway on the northern facade with a panelled door topped by a shallow brick arch. Another door on the first floor must have been accessed by ladder or used only for loading. There are two windows on the north side one on the east and one on the west. The ground floor windows are all set in shallow brick arches the upper all have concrete lintels. A single blocked window with brick arch lies high on the west gable. The windows themselves are all glazed with iron and wooden frames of an early 20th-century type. The tiny west window is the only exception and this has a wooden frame and decorative iron catch.

3.4.3 The interior has been used as a shed for some time and the upper floor was found to be unsafe and inaccessible during the visit. Some visual access to the upper floor is possible from a stepladder, which has been placed in a narrow stairwell. The ground floor is divided by a brick and stud partition creating a small room or cupboard in one corner. Behind the door lies the footing of a narrow stair or ladder (now missing) which would have given access to the upper floor. On the east wall a brick surround encloses a very small range probably of 1850s or 1860s date.

3.4.4 The most unusual feature about the building is that it retains a number of remarkably undisturbed fittings and objects, these may be related to the wharf, the brickworks and later agricultural use. These objects include a sloping writing desk in the smaller ground floor room (this contains order books, timesheets and block printed labels from the brickworks), pulleys and canvas lifting straps and numerous tools (many associated with brick making). On the first floor (and therefore inaccessible) there are similar objects including a wooden arched frame which appears to be wooden shuttering, perhaps for making new kilns vaults.

3.4.5 **Significance:** Block C is a 19th-century building which has undergone some alteration in the past (roof and windows) but still it retains a number of primary features and is an unusual survival of its type.

3.5 Building D: The Large Kiln

3.5.1 **Description:** This very dilapidated large updraught kiln is rectangular in plan with entrances on its east and west sides. It has a number of openings (all blocked) along its long sides. The building is mostly brick although girders

iron bar and old railway track form a cage around the brick core. The vaulted roof has almost entirely disappeared and the building is an open-topped ruin.

- 3.5.2 The building is much altered, with many areas of patching, and was evidently reused for agriculture or storage. A glazed window was added on the west side, electricity was installed and the interior was partially lined with concrete, storage bins were added at the east end. The building is accessed through an arch at the eastern end (this may be a latter insertion).
- 3.5.3 The stump of the works chimney lies to the north of the kiln although now truncated this was once an important feature of the site and presumably served both kilns.
- 3.5.4 **Significance:** This listed structure is in a ruinous and dilapidated condition with large trees growing from the walls and little exterior face remaining. The reuse of the interior as a farm building has also done much to detract from its value. It is however an unusual survival of an Oxfordshire kiln.
- 3.5.5 The 19th-century kiln is listed and is therefore by definition of historical significance. It is now in a very poor condition with trees and other vegetation growing from the walls but its existence adds substantially to the understanding of the Twyford Wharf site. Its significance is enhanced by the fact that surviving brick kilns (albeit in a very poor condition) are now very in Oxfordshire.

3.6 **Building E The Small Kiln**

- 3.6.1 **Description:** This smaller kiln lies slightly to the north of its neighbour and is in better condition retaining its vaulted roof and a largely intact interior. Its exterior however is in very poor condition and little of the original facing survives. Trees also are growing on the roof with their roots cutting into the walls. It is a rectangular structure with sloping walls made of brick and retained in an iron cage made up largely of reused railway tracks.
- 3.6.2 There are a number of blocked flues into the side of the kiln and two entrances into the chamber. The east side is accessed by an arched door the west by a large rectangular opening. The interior retains a number of ceramic vents set into the roof and stoke holes along the side walls.
- 3.6.3 **Significance:** Like its neighbouring kiln this 19th-century structure is listed and is an unusual survivor of its type. Like its neighbour it is also heavily dilapidated with trees growing from the roof and into the brickwork. Unlike the other kiln however it retains its vaulted roof and a number of other primary features.

3.7 **Building F: Barn**

- 3.7.1 **Description:** A large rectangular open barn or agricultural building built on two levels but currently only the ground floor is intact. The building is deeply

terraced into the canal side bank and is single storied at the west and two storied at the east. The walls are mostly local yellow ironstone on the exterior and much of the interior is lined with the same large pink bricks seen in Building A. The roof is covered in modern corrugated iron and roof lights.

- 3.7.2 The building is entered by two doors on the southern face, the eastern door is on the basement level and has a delicate shallow arch much like that on Building A. The western door gives access to the upper floor and is a simple rectangular opening topped by modern brick. On the north side are two blocked doors the western one is similar to its companion on the opposite side and has again been recently rebuilt. A smaller blocked door or window lies further to the west this is capped by a simple timber lintel. The only other entrance is a door high on the east (canal) side which looked out from the upper floor.
- 3.7.3 The windows are a row of modern iron frames set into the (largely rebuilt) southern side. These are capped by concrete lintels and inserted into the exterior stone wall, which is backed with breeze blocks. These were inserted in the 1980s or early 1990s. The only accretion to this building is a small (and now roofless) room on the southern side. This evidently once contained a privy.
- 3.7.4 The roof is covered with sheets of corrugated iron with Perspex panels only the small west roof retains its slate covering. The roof structure itself has suffered from major alteration and is almost entirely modern and is supported by a number of props. An original truss still survives at the western end this is suspended below the modern rafters with little support, The tie beam has been removed completely and the whole truss has no structural purpose.
- 3.7.5 The buildings initial function was presumably as a storage area and a stable. The lower floor is divided by a brick wall in the western part there is a brick stair giving access to the upper floor and in the eastern half the room is rendered and painted. This eastern room appears to have been a stable and scars on the wall may be evidence of troughs, mangers, stall divisions etc. The western room is far plainer and may have been used for storage. An unusual feature in this room is a small blocked arch set into the northern wall. This arch is clearly now below ground level and this may indicate that the ground level was once far lower than that we see today.
- 3.7.6 **Significance:** This barn has many constructional and stylistic similarities with building A. It has however been substantially altered in recent times and this has adversely affected its historic integrity.
- 3.8 **Building G Wharf House or The Red Lion**
- 3.8.1 **History:** The red lion was first licensed as a public house in 1832. Its name probably has no significance in that it is traditional and very common pub name (there is a far larger Red Lion public house in Adderbury village). It

presumably mostly served customers from the canal boats and from the brickworks. The licensee in the 1850s was Thomas Wilkins then William Salter (an ex bargee) took over in the 1860s. James Chard followed from 1876-1891. These men also were Wharfingers (wharf owners), coal merchants and ran the brickworks. By the 1950s the pub was no longer economically viable and was closed down.

- 3.8.2 This public house seemingly utilised the east end of building. It consisted of a number of rooms on the ground floor. Nearly all the fittings of the pub have been removed but some are retained in the small room at the southern end of the house. This includes a late 19th-century cast-iron Art Nouveau fire surround with iron and brass fender. Above this sits an intact gas light with glass shade. The bar counter is painted wood with a hinged flap and door, further counter sits on the west wall complete with a lockable cash drawer.
- 3.8.3 **Significance:** A remarkably intact building which retains a number of interesting features both inside and out. The railings and original fenestration are interesting survivors and some of the fittings including fireplaces and gaslights are also of note.

3.9 Building H Fernvale

- 3.9.1 **Description:** This house forms the western part of the block of buildings facing Twyford Lane. The house is a 19th-century brick built two-storey home with a slate tiled roof and windows set in shallow brick arches. Fernvale was formerly two adjoining cottages each entered by doors on the north side and with gardens to the south,
- 3.9.2 **Significance:** The building has recently been heavily rebuilt and little of historic interest remains apart from the basic shell of the building.

3.10 Building I: Privies

- 3.10.1 **Description:** small brick rectangular building with a slate roof this houses four privies which served the cottages and presumably the wharf, pub and brickworks. One of the privies retains its wooden seat, another has a much later iron and Bakelite seat. One privy has been entirely removed.
- 3.10.2 **Significance:** The building is little altered and the early privies are of some interest.

3.11 Building J Site of the Drying Shed

- 3.11.1 **Description:** A large drying shed with under-floor ducts survived here until recently. The shed does not appear on 19th-century maps and was presumably associated with the later phases of the brickworks. The building has been demolished and nothing is visible.
- 3.11.2 **Significance:** nothing remains above ground.

3.12 **Building K: Shed**

3.12.1 A corrugated iron garage or large shed built over a simple timber frame, this building is either late 19th or 20th century in origin and is presumably associated with the brickworks. This building is shown on the 1922 Ordnance Survey map.

3.12.2 *Significance:* a simple framed shed of slight significance to the development of the site.

3.13 **Building L: Steel Framed Barn**

3.13.1 *Description:* modern steel framed barn, the south wall of which is made from old bricks while the rest of the building is entirely modern.

3.13.2 *Significance:* the building is of no historical significance.

3.14 **The Site of the Wharf**

3.14.1 *Description:* Some form of brick or stone wharf presumably originally fronted the canal bank. No obvious sign of this remains and the area has seen much ground disturbance in recent times. There is an area of concrete wharf and a slipway but this appears to be modern. The canal side is partially made up of rejected and malformed bricks although it is unclear when these were placed here.

3.14.2 *Significance:* no upstanding remains survive on site.

3.15 **The Clay Pit**

3.15.1 *Description:* This large pit provided the clay used in the brickworks it survives as a large hollow in the low hillside and is covered in scrub and woodland.

3.15.2 *Significance:* nothing of archaeological significance was noted.

4 **DISCUSSION AND INTERPRETATION**

4.1 **General**

4.1.1 The buildings at Twyford Wharf are an unusual and well preserved collection of canal side structures which have survived as a remarkably complete group. They were once part of a larger complex serving the canal and similar buildings may be found to the north of Twyford Lane (these are outside the study area).

4.1.2 The earliest buildings on the site may have been the two barns (A and F) these were presumably built to serve the canal and to store goods awaiting transportation. Both these buildings have well made brick linings and examples of elegant doorways with stone arches. In construction and style

they would both appear to be late 18th or early 19th-century in date and may be contemporary with the canal. The cowshed (building B) was added soon after and was an extension of the adjoining barn (A).

4.1.3 There are problems dating these earliest buildings as the site is shown as undeveloped on maps of 1794 and 1833. However, both these maps are somewhat stylised and do not include many smaller buildings or settlements. If these earliest buildings post date 1833 they must only do so by a few years

4.1.4 By the later 19th century the Red Lion, the cottages which later became Fernvale and at least one of the kilns had been built and by the end of the century there were two kilns a drying shed and a number of ancillary buildings. Throughout the 20th century the site has remained remarkably unchanged with the exception of the demolition of the large drying shed and the erection of a modern steel framed building.

4.2 Industry and Trade at Twyford Wharf

4.2.1 Twyford Wharf is primarily an industrial site and the development of the wharf reflects this. The close relationship between clay pit, brickworks, canal, and pub is clearly visible in the surviving built heritage. Since the 18th century there have been at least four main types of activity on the site;

4.2.2 *The canal (1790-1950s)* has always been the most important element in the development of the site and is almost certainly the reason the site exists at all. Its continuing importance is shown by the resurgence of the canal for pleasure craft and its increasing use as a thoroughfare. It may be argued that all the buildings (apart from the most modern) are associated with the canal. The two barns (A and F) may be the most obvious and earliest buildings on the site and are almost certainly associated with canal activity.

4.2.3 *The Brickworks (c.1800-c.1839)* partially owe their existence to the canal, as it would allow their products to move more freely. The earliest phase of brick making activity may be as early as the construction of the canal in 1790 when large quantities of clay were extracted and used for brick making in the locality

4.2.4 The early history of brick making in the area is poorly understood but by the 2nd edition Ordnance Survey map (1922) the site seems to be largely deserted and is marked a 'brick, drain, pipe and lime works (disused)' also shown are old limekins (just east of Building C) and an 'old brick kiln' roughly on the site of the smaller kiln (building E). By the early 20th century however the works were in use again and remained so until the company went bankrupt in 1937, papers found in the office (Building C) suggest that brick making continued until at least 1939.

4.2.5 Buildings associated with the works include the kilns and the office a number of tools and accessories in the buildings may also have belonged to the works.

- 4.2.6 *The Red Lion (1832-1950s)* served the canal, the brickworks and passing trade on the road many of the publicans also ran the brickworks and the wharf and the pub may be seen as an important part of the complex. By the 1950s, commercial traffic on the canal had substantially declined and the use of canals for pleasure was still in its infancy the pub therefore was economically unviable and closed.
- 4.2.7 *Agricultural use (1800-1980s)*: It is evident the some of the brickwork and wharf buildings were later reused as agricultural buildings. Some of the earliest buildings on the site however may have been agricultural including the cattle shed (building B) and the site of the pigsties in the yard west of building A. Some small scale farming was always present on site and this continued until recent times. Remaining equipment and buildings indicate that cattle, pigs, and sheep were all farmed on the site.

5 CONCLUSION

- 5.1.1 Twyford Wharf is an interesting and locally significant group of buildings which has grown in several relatively clear phases. The earliest phases being the canal-side buildings and later augmented by the addition of the cottages pub and brickworks.
- 5.1.2 The buildings are significant for a number of reasons both individually but more importantly as a group. The relationship with the canal and the local history of transport and industry is important as is the rare survival of two 19th century brick kilns and a number of associated structures and tools. The unfortunate condition of the kilns detracts somewhat from their significance although some of the wharf buildings (notably barn A) are of some architectural merit.

Edmund Simons
Oxford Archaeology
August 2002

APPENDIX I BIBLIOGRAPHY AND REFERENCES

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Victoria County History Oxford Vol IX 1969 London

Cartographic Sources

Twyford Wharf appears on none of the early New College estate maps of Adderbury, there is also no Tithe map of Adderbury parish.

Davis's Map of Oxfordshire 1793-94

Old Series Ordnance Survey Sheet 45 (1833)

1st Edition 25' Ordnance Survey (1886) Oxford sheet X2 Northants LXII.2

2nd Edition 25' Ordnance Survey (1922) Oxford sheet X2 Northants LXII.2

APPENDIX II LISTING DESCRIPTIONS FOR BRICK KILNS

Location : ADDERBURY, CHERWELL, OXFORDSHIRE
 IoE number : 243851
 Date listed : 05 MAY 1988
 Date of last amendment : 05 MAY 1988

SP43NE	ADDERBURY	TWYFORD ROAD (South side) Twyford Brick kiln approx. 60m SW of Twyford Road Canal Bridge
1/127		

GV	II
----	----

Brick kiln. Probably C19. Brick reinforced with iron. Rectangular structure with battered walls has blocked arched low-level fire holes in the long sides and an arched doorway in one end. Interior: brick barrel-vaulted roof. The smaller of a pair of kilns.

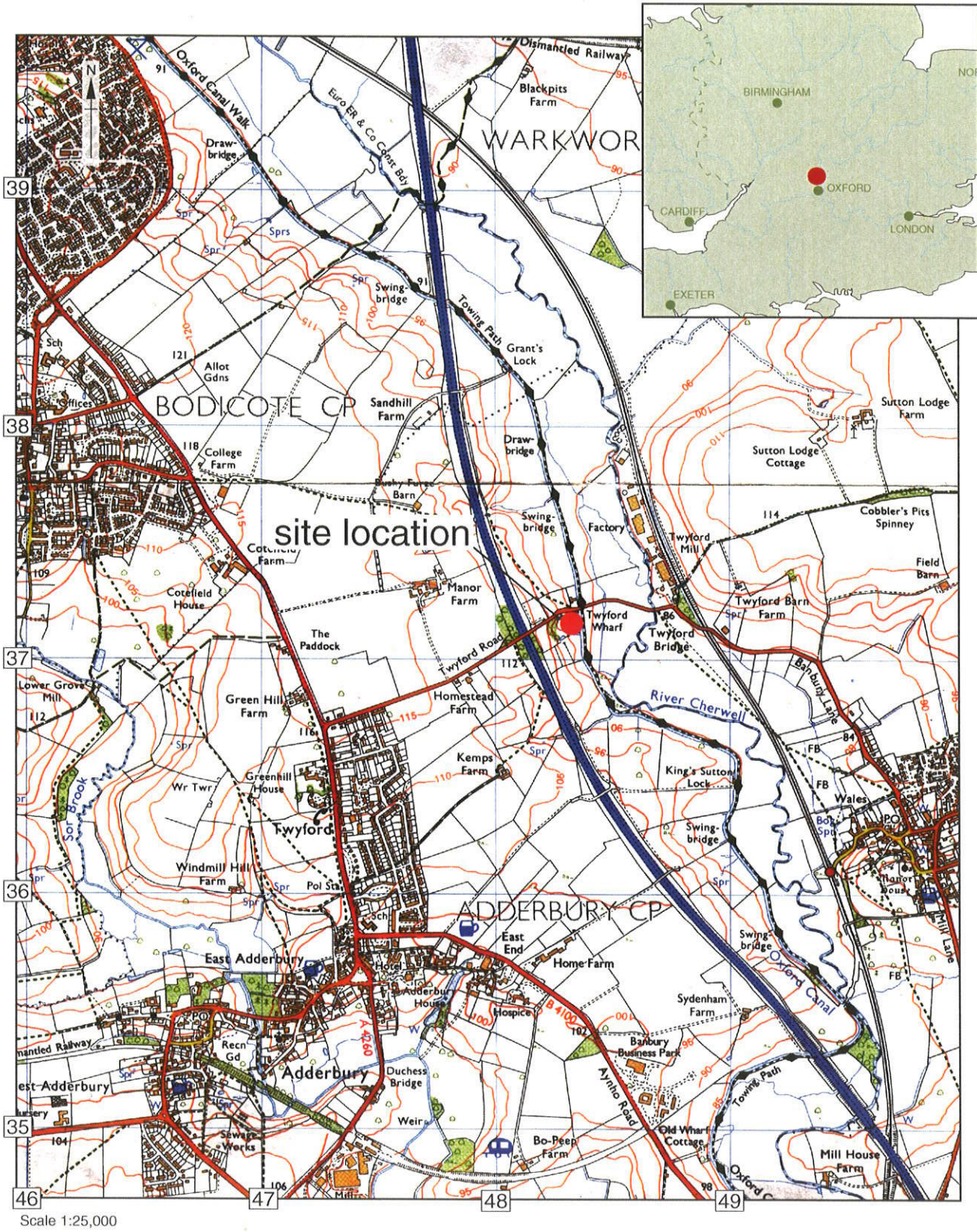
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Brick kiln. Probably C19. Brick reinforced with iron. Rectangular structure with battered walls has blocked arched low-level fire holes in the long sides and an arched doorway in one end. Interior: brick barrel-vaulted roof. The smaller of a pair of kilns.

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Scale 1:25,000

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Figure 1 Site location.

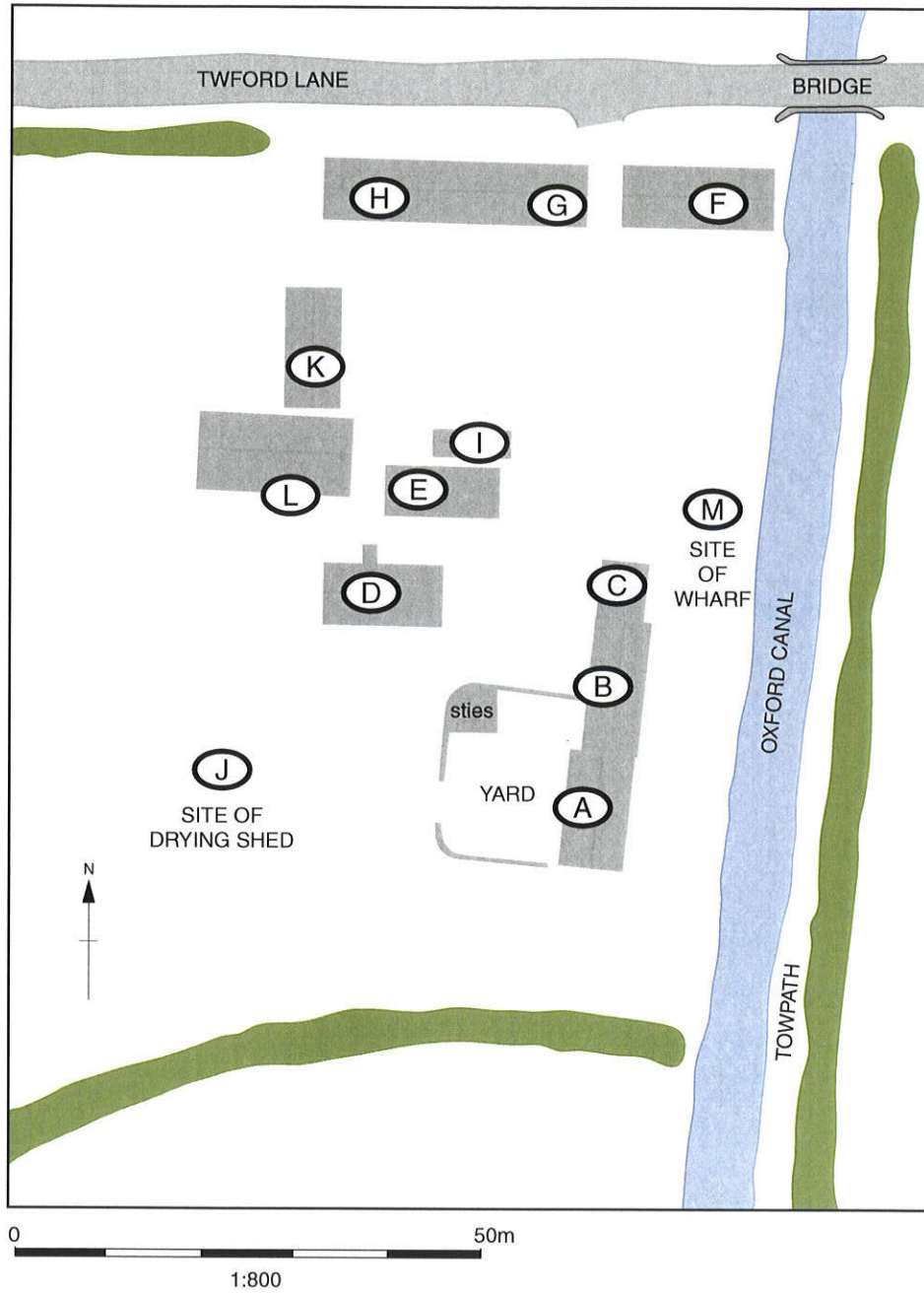


Figure 2 Twyford Wharf Adderbury, Oxon Site Plan. Letters refer to those used in text.



Plate 1: Block A from the south-east



Plate 2: Internal view of Block A truss



Plate 3: Block B from the east



Plate 4: Blocks B and C from the east



Plate 5: General view of Blocks A, B and C



Plate 6: Block F from the south



Plate 7: Block G from the south



Plate 8: Blocks F, G and H from the south-east