Supporting information about occupancy of shops in 2-4 Station Road

Conversation with Joan Harris (nee Munt)

As previously mentioned, I had a couple of chats with Joan Munt, who grew up in Ringland Cottage during the 1940s/1950s, and who worked for her "Uncle Bill" Phipps in both his original, and new shops.

She remembered the shop usage as follows:

Initially, early 1950s:

- Arkell is living in the thatched cottage at No.48; at this stage there is no actual "front door" to the cottage; to enter you would have gone through the garage round the corner in Station Road, and round the back.
- Incidentally, this means that Barclays Bank was not itself thatched, as it only
 occupied the front "lean-to" portion of the building, which was brick-built and slateroofed. However, I think we will all like to continue to think of Barclays as having
 been a "thatched bank".

Then, going up Station Road:

- Firstly we had Wests Butchers, which was known as the more "up-market" or "posh" butchers; Joan remembered that there was a woman sitting in her own little "till area" or "office" in the corner who took the money; whereas in Sam's across the road you would just pay over the counter.
- Then the garage doors; the garage belonged to Arkell.
- Then the gable-ended part was Arkell's newsagents/stationers.
- Then the next 2 windows were Stivie Putt.
- We don't know about the final window; maybe not used, or maybe just a store?

From about 1955:

- Phipps buys the business/takes over from Arkell; this means Phipps taking over the cottage, garage, and newsagents/stationers. Joan remembers that there would be trestle tables laid out in the garage for sorting out the papers. (Many other people who did paper rounds for Phipps, or later Yeats, have made the same comment about sorting out the papers/magazines on tables in the garage.)
- At this time some kind of Electrical Engineer/Radio shop moves into the section with two windows previously used by Putt. (This turns out to be E W Mitchell & Son – see later.)
- And Putt moves into the final little window at the end.

Joan said that they all felt sorry for Putt having to move up to the little window at the end!

No change regarding Wests Butchers - still there in the same place.

1960/1961:

- At this point, Phipps Newsagents effectively swaps places with Barclays Bank.
- And 48 High Street is substantially changed; the thatch is removed, the front brickbuilt/slate-roofed "lean-to" is removed, and a more modern shop front is created.
- Still no change regarding Wests Butchers still there in the same place.

Conversation with John and Marie West

As previously mentioned, I had a couple of chats with John and Marie West. John West is the son of Ted West who ran Wests Butchers in Wheatley; in fact John took over from his father for a few years, before then setting up a new shop on The Green in Horspath.

His account of the shop usage is as follows:

Late 1920s/early 1930s?

Ted and Reg West are butchers at 50 High Street, then called West Brothers.

Mid-1930s?

- Ted West sets up Wests Butchers (E T West & Son) at 2 Station Road.
- John remembers this as a double-fronted shop, with a door in the middle; and a small office inside. And he said that they also used the area with two windows next to No.48 – this was where the toilets were, and incoming water and electric supplies, and so on.
- John recalled that a Miss or Mrs Iles (who lived up Old Road) had the properties at 2 to 4 Station Road built, not long before. Do we have any old maps in the Archives that may confirm when the shops at 2-4 Station Road were built? I see that there is actually a stone in the wall of 4 Station Road saying it was built in 1925; if so, this would more or less fit in with what John remembers.
- This move of Wests to Station Road in the mid-1930s seems to coincide with Samuels setting up at 50 High Street.

Following years

- Ted West ran Wests Butchers until the late 1950s, when he retired.
- John West then took over, and ran the shop until about 1960. He said that he kept the same shop signage E T West & Son.
- By 1961 John West had sold 2 Station Road to a Henry Gibbs (a butcher from the Watlington / Dorchester area), and John had set up a new butcher's shop on The Green at Horspath.
- The mid-1960s are not so clear:
 - I mentioned to John that I had found phone records from 1961 to 1964 for Gibbs & Nottage at Station Road (see later). John recognised this as Henry Gibbs (who we just mentioned) and his son-in-law – Nottage.
 - I also mentioned that several people have mentioned Gillettes Butchers to me see next section; but John didn't recognise the name Gillettes at all.
- From the late 1960s until the early 1970s Franklins Butchers were at 2 Station Road, until Yeats took over the whole of No.2 and No.48 in the early 1970s.

There seems to be some doubt over who actually owned or rented the property when, but overall I think we can say:

- Wests Butchers were at 2 Station Road from mid-1930s until about 1960/61.
- During the early to mid- 1960s there is some doubt over who is running the butchers, but it seems to be Gibbs & Nottage and/or Gillettes.
- From the late 1960s until early 1970s it is Franklins Butchers, until Yeats merged No.2 and No.48 in the early 1970s.

Recollections about Gillettes Butchers

During conversations on facebook posts, about half a dozen people have recalled Gillettes Butchers, run by John Gillette, being in Station Road during the early to mid-1960s.

In addition, I have exchanged a couple of emails with John Fox. He has been married for nearly 50 years (since 1974) to Glenys (Jones) who was previously married to John Gillette from 1958. (I gleaned these details from Ancestry.) John's initial recollections were: "My wife and her then husband John Gillette, ran a butcher's shop in Station Road c. 1961-65, before they emigrated to Canada. Prior to that the site was John Bull (butcher) and before that, West."

The timings seem about right, and seem to align with other people's recollections, but I haven't come across the name John Bull anywhere else. It may be that John hasn't got this quite right, and I replied again to John asking if Glenys could fill in any more details about all this. Unfortunately it seems that Glenys is quite ill at the moment, and John didn't want to press her for more details at the moment. So probably it will be some time before I hear from John/Glenys again.

In the meantime, as mentioned in the previous section, I think we can probably say that Gibbs & Nottage and/or Gillettes were running the butcher's shop in Station Road during the early to mid-1960s, even if we can't be completely sure who actually owned the property at that time.

Snippet from Facebook comment exchange with Colin Ware

Colin Ware worked for Cricks butchers from 1974 until Mr Crick retired.

Colin Ware was then a co-owner/director of Cricks until 2015.

His recollection of events is as follows:

"It was Franklins that was originally in Station Road; then when the new shops were built it moved into 70 High Street; 70 High Street later became Cricks".

This cross-matches correctly against John's account, and also against phone records from the time – see later.

Conversation with Bill Mitchell

Via a model railway forum I got into a conversation with someone called Bill Mitchell, who told me that he grew up in Wheatley, and that his father ran an Electrical Repairs/Radio shop which was in that row of shops at one point.

This turns out to be Bill Mitchell, who appears as a baby, along with his mother and older sister, in the photo in archive record A285.

He also appears in various infant school and primary school photos from the 1950s.

I also found the Mitchells referenced in the pdf file attached to archive record A1835, but some corrections need to be made to that entry – see later.

John West also remembered Mitchells being there, and Putt having to move up to the end window.

Cross-checking against existing archive entries

A2073: The pdf file "1939 Directory with current addresses added" lists West Butchers at 2 Station Road, Arkell in Station Road, and Putt also in Station Road, maybe number 4. This seems correct, and in-line with other records like phone numbers and planning applications; but probably we need to reword slightly to say that Arkell was at 4 Station Road, and Putt in the next section up.

A800: The first picture – "0800-01-3.jpg" – seems to show newspaper hoardings leaning on the wall at the main gable-ended part of No.4; this would suggest that at the time of this picture the shop is being used as a newsagent. (Barclays Bank labelled this picture as 1933, so it is almost certainly sometime in 1930s.) It's not completely inconceivable that this could actually be Fred Arkell unloading/loading papers from/into a van.

A2322: The picture "2322-19-2.jpg" shows the interior of the Home Improvements shop in Station Road. (We don't

A1835: The Mitchells are referenced in the file "1835-houses-in-old-road-2009-v2.pdf". The current wording is:

"85. The Mitchell's lived here. He worked in the car factory but later ran a Radio Shop in the High Street, opposite Sam's the butchers - but it failed."

There are a couple of things here which need to be corrected:

- Bill told me: "Unless the houses in Old Road have been renumbered, 'The Mole Hole' no. 83 was where I was born and grew up. [It never was a bungalow]. The house was called 'Greenlands' and was built for my maternal Grt. Grandfather Edward A Fletcher." Greenlands cross-matches correctly against phone records from the time – see later.
- According to Bill the shop was called "E W Mitchell & Son", and was in Station Road, in the two windows to the left of the gable-ended part of No.4 – i.e. in the same position as described by Joan (Munt) and John West. This also crossmatches correctly against phone records from the time – see later.

So it seems that the wording in this pdf file needs to be updated a bit. But I'm not sure what the impact would be on the current entry for No.83? Do we know who compiled this list of names/addresses, or what point in time they represent?

Cross-checking against Ancestry census and phone book records

Note that phone records do not seem to be available for all years – for example there are gaps at 1960, 1965-1967, 1970.

Also, my impression is that sometimes there may be a lag of one or two years before records updated, so I think they give a good indication to the nearest year or two.

Arkell

The newsagents/stationers was called F Arkell & Son, and actually they were both F Arkell – father was Fred, and son was Frank.

The 1939 census (Arkell_1939_Census.jpg) shows the family, including Fred's wife Lucy, and Frank's wife Claudina, all living at Station Road. This also shows:

Fred's dob as 18th November 1882, and profession as Newsagent.

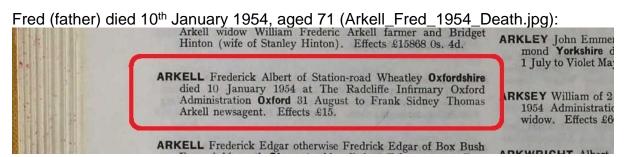
Frank's dob as 19th April 1909, and profession as News Manager.

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My feeling is that the family are probably actually living at No.48, but because there was no door onto the High Street for the cottage at that time, due to the presence of Barclays Bank, and because the actual newsagents/stationers shop is in Station Road, then the address is given as Station Road.

There are phone records at various times in the 1940s and 1950s showing Arkell still at Station Road; for example here is 1955 (bt_900877_box119_1955_jun_001-00860.jpg) which shows the phone number as Wheatley 110:





Frank (son) died 21st January 1975, aged 65 (Arkell_Frank_1975_Death.jpg):

ARKELL Frank Sidney Thomas of 214 Headley May Headington Oxford died 21 January 1975 Administration Oxford 25 June £15421 752807761H

ARKELL, Hilds of 7 Webb La Hall Green Birmingham died

The fact that father Fred died in 1954 seems to tie in quite well with the fact that Phipps has taken over by 1955.

Note that Fred's wife Lucy had also died by now (she died in 1940) so it seems possible that Frank and Claudina may have decided to sell up and move on? Perhaps after deciding not to follow through with a planning application? – see later.

Phipps

We know that Archive Record A2297 is a newspaper article dated 1955 and shows W H Phipps Newsagent at Station Road. The advert also has the same phone number – Wheatley 110 – as Arkell above, so this seems to support Phipps taking over from Arkell around 1955.

There are phone records at various times in the 1960s and early 1970s showing Phipps still at Station Road; for example this is from 1972

- We can see that the phone number is now shown as Wheatley 410 I guess there must have been some renumbering of Wheatley phones at some point.
- Interesting also that the address is still given as Station Road, even though Phipps has moved down to 48 High Street in about 1961.

Yeats

There are phone records showing Yeats (Yeates?) at 48 High Street from about 1971 (bt 901180 box167_1971_feb_001-00450.jpg):



Wests

There are phone records showing E T West in Station Road throughout the 1940s and 1950s; for example:



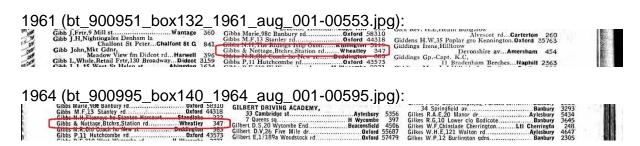
Incidentally, the 1950 phone entry also shows E T West's home address of Weslans, in Thame, which cross-matches with his address in the planning request he submitted – see next section. (And by 1959 we can see that Ted West has moved back to Great Milton, now in a new bungalow called Greenacres.)

There are also phone records showing that by 1961, J E West has set up at The Green in Horspath:



Gibbs & Nottage

There are phone records showing Gibbs & Nottage in Station Road between 1961 and 1964:



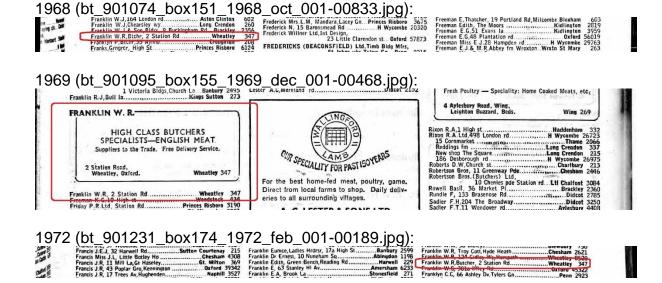
These show the phone number as Wheatley 347, the same as Wests in 1959, so obviously the same shop.

Nobody can remember a butchers trading by this name.

My guess is that Gibbs and Nottage probably now own the property, and maybe at this time Gillettes are renting and running the butchers? (I am hopeful that Glenys Fox may be able to throw some light on this eventually.)

Franklins

There are phone records showing Franklins at 2 Station Road from 1968 to 1972; for example:



These show the phone number as Wheatley 347, which is the same as Wests in 1959, and Gibbs & Nottage from 1961-64, which strongly implies that Wests (and Gibbs & Nottage / Gillettes) must also have been at 2 Station Road.



This shows that Franklins have now moved to 70 High Street; interestingly they have taken the same phone number round to High Street, but now the new 4-digit version – Wheatley 2347. The fact that they have kept the same phone number would also tie in with Yeats now merging all of No.48 and No.2 into a single property, so No.2 no longer requires its own phone number.

Mitchells

There are phone records showing Mitchells at 8 Station Road in 1955 and 1956:

I'm not quite sure where the numbering of 8 Station Road has come from(!), but this does indicate that Mitchells was occupying a space towards the upper end of this block of shops, as previously described.

From 1957 onwards E W Mitchell's address is given as Greenlands, Old Road:

1957 (bt 900889 box123 1957 jul 001-01058.jpg):

Danesbury Reynolds rd... Beaconsine of Mitchell Eric T.
Huxbenden cott Manor rd...H Wycombe 2155
Mitchell Ew. Elec Eng.
Mitchell Ex.W.; Woodstoke 10... Deaconsine of 2270
More of 2270
More

This does seem to imply that from 1957 onwards Mitchell is no longer using the shop in Station Road.

Interesting that the same phone number is used – Wheatley 351. So probably this was his home phone number, and there was no phone at the shop itself? The address matches Bill Mitchell's account of growing up at Greenlands, Old Road.

Home Improvements

There are phone records showing Home Improvements at Station Road from 1974 up to 1977:

1974 (rduk1850_901325-00235_1974.jpg):

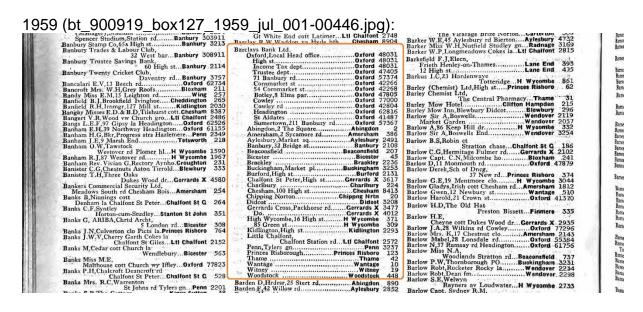


1977 (rduk1850_901433-00283_1977.jpg):

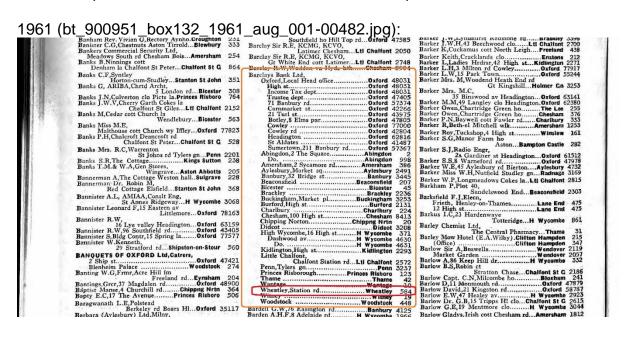


Barclays Bank

There is no phone number for Wheatley up to 1959; this supports the idea that it was a sub-branch, only open on two mornings, so maybe did not have a phone number of its own.



There is a phone number for Station Road from 1961 up to 1972:



<u>1972</u> (bt_901231_box174_1972_feb_001-00532.jpg):

194 Amersham Road, High Wycombe, Bucks. High Wycombe 21885 Pond Approach, Holmer Green, High Wycombe, Bucks. Holmer Green 3618 13 Park Parade, Hazelmere, High Wycombe, Bucks. High Wycombe 20336

Drews Bakery, 194 Amersham Rd, Terriers H Wycombe 21885 13 Corner Pde, Hazlemere
Easson G.T. 53 Buckingham Dv
Ellis P.D.& Co.Ltd, Castle St
Ellis P.D.& Co.Ltd., Castle St
Fine Lady Bakeries, Southam Rd
Forster T.G, 17 Fort End
French J.W.(Baking) Ltd, Botley RdOxford 21543
Garrett F.J, The Bakery & PO Stores,
Southmoor. Longworth 220
Gavona Provisions, 72 Essex StOxford 48616
Gibbons W.T. 16 Hertford St. Oxford 41136
Gibbs H, The Bakery, Maids Moreton Buckingham 2341
Gifford Bakery, High St Princes Risboro 3193
Unit E 12. The Octagon
Graham Kathleen, 61 Hill Av Amersham 3725
Graham Kathleen, 13 Chenies PdeLtl Chalfont 3178
Grandpont Bakery, 71 Cricket St
72 Essex St. Oxford 48510
C. Cate the A.D. Class Catt From La Lane Country 40310
Griffiths Mrs.A.D, Close Cott, Frog La Long Crendon 391
Hahn H.W, 16 Corn St
Hall E.J, High St Adderbury 311
Harris A.V.& Son Ltd,
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Haynes J, The Bakery, High St
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GREAT MISSENDEN 2304

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71 Ranhury Rd	Oxford 59211
Old Bank, High St	Oxford 44922
Botley, 13 The Square	Oxford 47805
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54 Cornmarket St	Oxford 44922
Cowley, 141 Cowley Rd	Oxford 48631
166 Oxford Rd	Oxford 78297
4 Pound Wy, Cowley Centre	Oxford 77212
Carrax, Marygold Ho 54 Cornmarket St Cowley, 141 Cowley Rd 166 Oxford Rd 4 Pound Wy, Cowley Centre Headington, 105 London Rd Marston, 24 Cherwell Dv 197 Kennington Rd	Oxford 62816
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arterton, Black Bourton Rd	Carterton 608
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Do	Witney 4016
Woodstock, 14 Park St	Woodstock 811448
Do. ciays Bank (rust Co.Ltd., Oxford Area, (Investment Off)	

There is a phone number for High Street from 1973:

1973 (rduk1850_901289-00047_1973.jpg):



This is all consistent with our understanding/evidence about the branch being at 48 High Street up to about 1960, then Station Road from 1961 to 1972, then 97 High Street from 1973 onwards.

Various SODC planning records from the 1950s until now

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF = P49/M0677

1949: Request by E T West to convert garage into workroom and store.

The file "Composite_Plan_1.pdf" shows Wests butchers as a double-fronted shop at No.2. The request is to convert the garage, just to the left (viewed from the street). The next section to the left (viewed from the street) is the main gable-ended part of No.4 and is described as Newsagent's Shop; this must be Arkell.

This request can never have been actually actioned, because that garage is still in use today; John West also confirmed this – that everything was contained within the confines of the shop.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P54/M0334

1954: Request by Arkell to use part of dwelling house as newsagent's shop As illustrated by the Arkell birth/death dates shown in the previous section, this request, made in June, must have been made by the son – Frank – since the father Fred had died in January 1954.

I wonder if this was actually a request to make the same kind of change that Phipps eventually made in 1960? And never actually actioned? Because we know that Phipps had taken over by 1955, initially still in the same gable-ended section of No.4.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P60/M1111

1960: Request by W H Phipps to demolish the old shop front at 48 High Street, convert some of the rooms behind into a shop, and create a new modernised shop frontage.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P61/M0345

1961: Request by Barclays Bank for change of use from shop and store to bank. In the file "01.pdf" the current owner is shown as Phipps. File "01.jpg.pdf" shows the existing use: the main gable-ended part of No.4 is laid out as a shop. The section to the left has a separate entrance door, and it is suggested that this area contains RSJs and metal rods for hanging meat; however, so far I cannot find any evidence of who this would have been; or even that these were definitely for hanging meat; so this remains as an unanswered question.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF = P61/M0610

1961: Further request by Barclays Bank to alter the premises at No.4. In the file "01.pdf" the existing use is described as newsagents (and confectioners) and the current owner is shown as Phipps.

"File 01-.jpg.pdf" shows turning the main gable-ended part of No.4, and the "store" area to the left (when viewed from the street) into a single bank/office property. Note also that the left-hand door – the door to the "store" – is to be converted to just a window.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P68/M0756

1968: Request by W H Phipps to enlarge the shop at No.48 and make a few other changes to the house.

In file "01.jpg.pdf" the small map shows No.2 being used as a Butchers; phone records indicate that by now this is Franklins.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P72/M0267

1972: Request by G.W.E Yeates to combine all the property at Nos. 2 and 48 into a single large shop.

In file "03.pdf" it describes the current use of the buildings as Butchers and Newsagents. So, as shown in the phone records in the previous section, this is still Franklins, who are then going to re-locate to 70 High Street.

This would indeed seem to be the time when Nos. 2 and 48 were knocked through.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P73/M0227

1973: Request by D. Brooks to replace Barclays Bank with a DIY Shop. File "01.jpg.pdf" shows all the property at No.4 – Barclays Bank bank/office, and the separate store right at the end – all now being combined into a single area for use as a DIY shop. This includes installing modern larger windows.

There are further planning records about changes which are already well-known and mostly already documented in the Archives with existing photographs:

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P78/N0134/CU

1978: Vaughton Architects take over No.4.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF = P84/N0630

1984: Truman Solicitors take over what is now referred to as Nos. 4 and 6.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=HistoryDetails&REF =P85/N0292/A

1985: Halifax signs displayed at Truman's. Interesting that this application appears to be refused, but we can see these signs in old photographs. Maybe there was an appeal, or another application which I haven't come across?

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P01/N0034

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R <u>EF=P02/N0410</u>

2001/2002: No.48 is converted to a private house and split from No.2. This includes building new bay windows at No.48, and changes to the front windows at No.2

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P04/W0997

2004: Alterations to the shop fronts at No.2, including splitting into two shops, now numbered as 2 and 2A.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P05/W1104

2005: Further changes at No.48 which are not visible from the road. (First floor extension to form ensuite, pitched roof over garage to replace existing corrugated flat roof and to provide attic store with covered way on ground floor and erection of garden room.)

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P14/S1145/PDO

2014: Change of use of No.4 from an office to a one bedroom self contained flat. This application shows that the left-hand door has by now been blocked up, but it's not clear when this has occurred.

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P18/S1070/HH

2018: Application to raise the building height at No.4 to create an additional bedroom and garden area. (This has been approved but there is no sign of work beginning yet.)

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&R EF=P18/S1078/PRC

2018: Change of use of No.2 from a shop to an italian cafe/delicatessen. Did this ever happen? I can't remember!