

No. 6 Brewer Street and associated structures Oxford



**Building recording
and investigation**



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No. 6 Brewer Street and associated structures, Oxford

Building Investigation and Recording

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No 6 Brewer Street and associated structures, Oxford

Building Investigation and Recording

Summary

Oxford Archaeology has undertaken a programme of building recording on several buildings and structures prior to a development by Pembroke College on the south side of Brewer Street. The site is close to the centre of Oxford and the structures form several fragments from the post-medieval history of the site. They include two walls from a possible 17th-century malthouse on Rose Place, a much altered building on Brewer Street (No.6) which was probably originally of 18th-century date, a nib of historic wall at Champion Hall (the former Micklem Hall), and a 20th-century workshop which appears to have formed something of an industrial estate, housing a number of separate industrial concerns. This principal manufacture within this workshop was a printworks.

The surviving walls from the malthouse are an interesting reminder of this area having historically been a focus of the brewing industry and this building was included by the RCHM in 1939 in their Inventory of the Monuments of the City of Oxford. Documentary evidence suggests that No 6 Brewer Street also formed part of a brewery and it is a good example of a building which has evolved with a number of major alterations which retained elements of the primary stone building in the external shell. Two walls survive from the original stone building and these contain a patchwork of secondary alterations which suggest that the primary building may have had two low upper floors, a common feature of malthouses.

The workshop/printworks are not of particular intrinsic significance but they are an example of the type of modest industrial concern which was once common relatively close to the centre of Oxford.

None of the buildings was listed but the current project has provided a valuable record of them prior to their loss in the development.

1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA) have been commissioned by Pembroke College to undertake a programme of historic building recording and investigation on a number of structures at a site immediately to the south of Brewer Street in Oxford.
- 1.1.2 The building recording covered four distinct structures: 6 Brewer Street, Hall the Printers, the surviving walls from a historic malthouse on Rose Place and a nib of wall adjacent to Micklen Hall.
- 1.1.3 OA has also undertaken a programme of below-ground archaeological works as part of the same project as well as well as a programme of building recording on the Grade II listed Bannister Building (required separately as a condition of listed building consent). These two pieces of work will be reported on separately. The current document only covers the recording of the unlisted standing buildings on the site.
- 1.1.4 Although they are not listed the structures are of historic interest and the recording is being undertaken as a condition of planning approval for a major development by the college which will include the demolition of these buildings. In June 2010 a Written Scheme of Investigation was produced by OA detailing the proposed archaeological works at the site. This included both the current building recording and the separate archaeological excavation at the site.

1.2 Previous work at the site

- 1.2.1 OA has undertaken a number of previous studies on this site including a desk-top assessment in 2006 and an historic building assessment (and limited building recording) in 2008. The main aim of the 2008 study was to determine the age and significance of a series of surviving boundary walls on the site in order to assist with the consideration of the planning application. A second aim was to make an outline photographic record of the walls which would form part of the overall project archive held by Oxford County Museum Service (site code: OXPEBE08; Accession No: OXCMS2008.77). The study found that some of the boundary plots on the site were probably well established and of considerable age but that most of the walls themselves have probably been rebuilt. Overall the plot did not form a significant, coherent block of historic tenements. The study also highlighted the interest of two structures: No. 6 Brewer Street which retained elements of an old building in its external shell and two walls on Rose Place which survive from a former malthouse.

1.3 Aims and objectives

- 1.3.1 The main aim of the project was to record for posterity buildings and surviving above-ground structures on the site which were to be removed, damaged or altered in the development.

1.4 Methodology

- 1.4.1 The recording focused on four distinct structures:
- 1.4.2 *No 6 Brewer Street*. This formed the main element of the project and comprised a detailed investigation of this building concentrating particularly on those parts of the external shell which clearly retain historic stone elements and the footprint of the former building from which these stone walls survive. Scaled drawings were produced of the

historic elevations and the interior was investigated through a targeted pre-demolition softstrip which involved the removal of modern plasterwork which obscured historic structure.

- 1.4.3 ***Surviving walls from malthouse on Rose Place.*** Detailed recording including scaled elevation drawings were made of the two surviving sections of wall from the historic malthouse on Rose Place.
- 1.4.4 ***Nib of wall adjacent to Micklen Hall.*** A drawn, photographic and descriptive record was made of the small nib of wall to the east of No.6 Brewer Street prior to its removal.
- 1.4.5 ***Halls the Printers.*** The recording of the 20th-century printworks buildings (and wider workshop) was largely of a photographic nature accompanied by descriptive notes. The recording of these buildings was outside the initial scope of works and it was requested specifically by the Oxford City Archaeologist during the site clearance works.
- 1.4.6 The project also included a programme of historical research which included work previously undertaken as part of the assessment in 2008 but also went beyond this to consult trade directories held at the Westgate Library (formerly the Centre for Oxfordshire Studies). Although their collection of directories is incomplete, entirely dating from the 20th century, it has provided useful new evidence relating to the site.
- 1.4.7 The Pembroke College archives have also been consulted and these hold numerous documents relating to the properties on the south side of Brewer Street from the very late 18th century to the 21st century. A summary print out of these documents has been obtained and the documents are almost all deeds, wills or conveyance of property from one owner to another. It is not always clear which property the documents relate to and they have not provided this project with significant information regarding the construction, use or alteration of the buildings in the current work although it may be an avenue for future research.
- 1.4.8 All elements of this project will be deposited with Oxfordshire County Museums Service clearly labelled with the site code OXPCL10 (and OXPCL11 for the later but related recording of the Bannister Building at Nos 7 & 8 Brewer Street). Both of these two elements will be archived together with the accession No. OXCMS:2010.97.
- 1.4.9 The main building recording was undertaken in late October and November 2010. Some further recording was also undertaken in January 2011.

1.5 The site

- 1.5.1 The site is located in the southern part of the historic centre of Oxford. Brewer Street runs east to west between Littlegate Street (to the west) and St Aldates (to the east). The northern part of Brewer Street is formed by the remains of the city wall, with buildings fronting the southern aspect. The development site is therefore immediately outside the medieval city wall.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 The following historical background is based on maps, the principal secondary sources and research undertaken by Oxford Archaeology, particularly for previous studies of the Brewer Street site. It concentrates principally on the post-medieval period, from when all the structures in the current report date.

2.2 Medieval period

- 2.2.1 The development site lies on the south side of the extra-mural road (Brewer Street, formerly Sleying Lane), with the medieval town wall extending along the north side of the street. The site was part of a row of long tenements extending from the street to the Trill Mill Stream, once a wider river channel but later canalised as a regular boundary, utilised by the riparian owners. The Hundred Rolls survey of 1279 shows that tenements were present by then, as they had perhaps been for a long time, but the details of the individual tenements are poorly understood because of inadequate later documentation (Salter 1969, 36-47). Brewing is known to have been undertaken in this area in the medieval period and slaughter houses are also known to have been present, particularly following the ban on the slaughtering of animals inside the city walls in 1339. Following this slaughter houses tended to move to areas like Brewer Street, just outside the city wall.

2.3 Post Medieval

- 2.3.1 The earliest map showing the development site is the Agas Map of 1587 which shows typical narrow medieval tenements fronting Brewer Street with garden plots behind. The rear boundary of the tenements was formed by the Trill Mill Stream and there are no buildings shown fronting this stream within the vicinity of the current development site and the malthouse which is covered in the current project on Rose Place had not yet been constructed. There are buildings shown fronting Brewer Street but it is not possible to precisely determine the location of what is today No.6 Brewer Street.
- 2.3.2 David Loggan's map of 1675 suggests that further buildings have been constructed along the length of the tenement plot, with some fronting Littlegate Street, and more along the Trill Mill Stream. This is seen more clearly in Taylor's map of 1751 which shows obvious development behind the street frontage with access into the plots behind. Taylor's map shows a detached building which strongly appears to be on the same footprint as the current No.6 Brewer Street which forms the main focus of the current recording. The 1751 map also shows buildings running the length of Littlegate Street (South Street on Taylor's map) between Brewer Street and Trill Mill Stream. This picture of development is reiterated on Faden's map of 1789.
- 2.3.3 Currently available title deeds for Brewer Street do not allow for a detailed understanding of the occupation of the post-medieval street (and the numbering in e.g. street directories is often confused). Analysis of Salter's edition of the 1772 paving survey (Salter 1920) is valuable in determining the later 18th century ownership and use of the properties on the southern side of Brewer Street, and particularly No. 6. The 1772 survey is particularly useful because it includes a measurement of the width of each premises' frontage so it is possible to pinpoint with confidence the plots referred to in the survey.

- 2.3.4 This suggests that the site of the current No.6 Brewer Street was occupied in 1772 by a brewer called Henry Drought and that this property extended c.22 yards east into the plot which is now No.5 Brewer Street (Campion Hall). It is interesting to note that the boundary between St Aldates and St Ebbe's Parishes lies between what is now Numbers 5 and 6 Brewer Street. What is today 6a Brewer Street was occupied in 1772 by a Mr Knight and then No.7 was again occupied by Henry Drought.
- 2.3.5 The listed buildings at 7 and 8 Brewer Street are believed to be of 17th century origin, but re-faced in the 18th century. These buildings have been recorded by OA in the current development prior to their refurbishment and are being reported on separately. It is likely that they are representative of other contemporary buildings along Brewer Street now lost, and number 3 Littlegate Street which was demolished in 1972.
- 2.3.6 The 1:500 town plan of Oxford (1878) provides a very useful and detailed record of the site in the later 19th century (Fig 4). A new building had been constructed in the previously empty plot between numbers 6 and 7 Brewer Street and this extended south as far as a malthouse. It appears that the eastern side of this building would have adjoined the existing southern elevation of No.6 Brewer Street at the western stone jamb which is visible today in the elevation (detailed further below). Significantly the 1878 plan also shows a set of external steps at the centre of the stone wall which survives today as No.6 Brewer Street's south elevation which would presumably have led up to an upper floor. This set of steps is a key piece of evidence relating to the historic form of the building and is discussed below in the description of the south elevation.
- 2.3.7 The 1878 map shows a further malthouse to the south of this and the two malthouses formed two sides of a yard to the rear of 6 Brewer Street and were presumably part of the same maltings complex. The breweries and maltings presumably took their water from the Trill Mill stream which extended to the south of the site but the 1878 plan shows that this had been infilled or culverted by this date. Its course has been preserved in the street layout and can be traced along Albion Place and Rose Place.

2.4 Modern period

- 2.4.1 The Ordnance Survey 25 inch:1 mile second edition map of **1900** shows little significant difference from the 1878 town plan with regard to the buildings in the current study. By the edition of **1921** a new range had been constructed immediately to the south of 6 Brewer Street to infill the corner of the previously L-shaped range. However the outline of the L-shaped building is still shown on the map suggesting the new structure may have been a relatively ephemeral building.
- 2.4.2 *Kelly's Directory from 1924* shows that No. 5 and 6 Brewer Street were occupied by Thomas Swift, University Lodging House and a garage of the South Midland Transport Transport and Touring Company. The directory also lists Grainge & Co (Pawnbrokers) at No.6 (as well as at Nos.7, 8 and 9) Brewer Street and it may be that while Grainge & Co were in the street-front building the garage was to the rear. The 1928 directory shows little difference to that of 1924.
- 2.4.3 Documents held by the Pembroke College Archives show that in 1931 No.6 Brewer Street was conveyed from Grainge & Co to Mrs Janet Cooper of Woodlands, Hincksey (sic) Hill, although it is not clear whether this was the entire plot of No.6 or just a part of it.
- 2.4.4 The **1939 revision** of the OS 25 inch map shows that the main industrial complex (which later became the printworks) had been constructed by this date, replacing a number of structures in the rear yard. However, the south-eastern corner of the building was squared

and the southernmost bay, which is now only half the width of the building, extended across the full width of the structure. The map shows several small structures adjoining the north side of the printworks including a link which connects the south side of No.6 Brewer Street with the printers. The malthouse on the corner of Rose Place from which two surviving walls have been recorded in the current project. The map was produced in the same year and the RCHM volume which described the malthouse (RCHM 1939 *Inventory*).

- 2.4.5 ***Kelly's Directory from 1939*** lists both Thomas S Bott & Sons Ltd (Shop Fitters) and the Schools of Technology Arts and Crafts and Commerce (Building Trades Dept) at No. 6 Brewer Street. The directory of 1945 suggests that the recently constructed workshop building was known as the Goodtric Works and housed several companies or concerns: Hellerman N. Electric Ltd (cable binding), Bowthorpe Electric Co. Ltd (electrical manufacturers), and the Schools of Technology, Arts and Crafts and Commerce (Engineering Dept).
- 2.4.6 A study of the planning applications on the Oxford City Council Planning website shows that an 'in principle' application was made in January 1950 for a boiler house at the rear of No.6 Brewer Street and in August of the same year an application was made for a change of use from the manufacture of plastic goods to a warehouse for the storage and repair of furniture. This application states that the buildings were empty but that they had been recently used as a plastics factory. No alterations were proposed but this application relates to a part of the site behind the building fronting Brewer Street.
- 2.4.7 ***Kelly's Directory from 1954*** suggests that a long list of companies were based at number 6 including two printers. The size and form of the typescript used suggests that the main tenant was The Seacourt Press (Private and Commercial Printers) but other tenants included Hall The Printer, John Perring Ltd (warehouse for housefurnishers), Emberlin & Son (typewriter repair dept), the Amalgamated Society of Woodworkers (Reading District Management Committee) and Kalamazoo Ltd (loose leaf ledger manufacturers). The 1954 also lists three accountants at Number 6 who were probably based in the building fronting Brewer Street. These were Lord Rt S Wareham & Co, Cyril George Wareham and William W Howarth.
- 2.4.8 The accountants' tenancy at No.6 appears to have been short lived because none are listed in the ***1958 directory***. This directory also does not show any new office-based companies that would clearly have been housed in the street-front building although it's very possible that the manufacturers based in the workshop also used the street-front building for their offices. The Seacourt Press, Hall the Printers and Kalamazoo are each listed in 1958 and also in every directory up to and including 1968. John Perring Ltd are listed in 1958 and 1962 but not in 1964 or later directories. Emberlin & Son were based at the site in 1958 but not in 1962. The Amalgamated Society of Woodworkers are listed in each directory up to and including 1966 but they had gone by 1968.
- 2.4.9 The one new concern listed in the 1958 directory which had not been there in 1954 is Timken-Fischer Stockists (ball bearing manufacturers). It is also known from the register of planning applications that in May 1955 Messers Timken-Fischer Stockists Ltd made an application for three new name signs at the street frontage elevation and entrance. However, Timken-Fischer is not listed in the 1958 directory.
- 2.4.10 It is interesting to note that each directory from 1962 until 1970 lists Isis Records Ltd (recording studio) at No 6. The directories from 1964 and 1966 list WH Smith as having their Thames Side Area Office at Number 6 and Davey Bros (house furnishers) were based here in 1964 but not 1966.

- 2.4.11 In January 1973 a planning application was made for a change of use for 6 Brewer Street from light industrial storage to offices for an employment agency.
- 2.4.12 The Workers Educational Association (WEA) had offices at 6 Brewer Street from 1983 until June 2005 (information from WEA Newsletter May/June 2005) and more recently the building was occupied by a computer games company called Rebellion Studio. The property appears to have been purchased by Pembroke College from Kestral Properties Ltd in 1999. Ephemera left in the building at the time of the recording confirmed that this was the final use of the property.

3 NO 6 BREWER STREET: HISTORIC BUILDING INVESTIGATION

3.1 Introduction

- 3.1.1 The principal focus of the current investigation and recording was on the street-front building at No.6 Brewer Street, the only fully intact and roofed building covered by the study. This structure has been considerably altered since its original construction and a summary of the main phasing is given here:
- 3.1.2 **Phase 1:** Old stone building of probable early 18th-century date. This was probably part of a small brewery and may have been a small maltings (or possibly stables). A building on this footprint is shown on Taylor's map of 1751 and it is believed that the building was not greatly altered prior to the 1878 Ordnance Survey plan.
- 3.1.3 **Phase 2:** Later 19th century conversion, possibly with a large open, hall-type interior. This is believed to have post-dated the 1878 plan and included the construction of the current king-post roof which extends over both No 6 Brewer Street and 6a to the west (outside footprint of historic building). At this time the building probably still formed part of the brewery or maltings.
- 3.1.4 **Phase 3:** conversion to a form close to that of the current building. This included alteration to the first floor level and the truncation of the tie beams. Evidence suggests that this was probably undertaken in the inter-war period possibly at the same time as the construction of the adjacent workshop on the same site. By this stage the malting/brewing use of the building had ceased and the structure appears to have formed offices.
- 3.1.5 **Phase 4:** Reconstruction of the interior, probably in the second half of the 20th century after a fire.
- 3.1.6 The main focus of the recording was on the surviving primary elements and structural elements within the historic footprint of the building.

3.2 External description

- 3.2.1 The **north elevation** (front) entirely dates from the late 19th and 20th century phases of alterations and there is no surviving fabric from the probable 18th-century stone building. The elevation divides into two sections, one to either side of the off-centre door, and they have distinct designs although both are clad in white-painted render. The east side includes a large, mirror-glazed commercial front with three lights to the upper section. The mirror glazing is presumably a later 20th century alteration but the three narrow upper lights appear to be older and may be a surviving fragment from the 'original' (probably earlier 20th-century) design. The west half of the elevation comprises three windows with stone sills all set in a single overall frame. At the west end is a dormer.

- 3.2.2 The *south elevation* (rear) is a complex and irregular patchwork of different constructional phases which provide the key evidence relating to the history and evolution of the building. The main part of the elevation (8.5 m wide) is of stone and from this it is possible to easily see the outline of the original 18th-century building which was incorporated into the longer building, probably in the later 19th century date. It is clear that the footprint of this rectangular plan building extended from the south-east corner of the current structure to a stone jamb approximately two thirds the width of the existing full south elevation (c.13.6 m long). This building was constructed from uncoursed rubble stone with ashlar quoins and this primary fabric survives for most of the upper part of the wall as well as full height at the western edge. The stonework and ashlar is more suggestive of the 18th century rather than the 16th or 17th century and as referred to above a detached building on this footprint (almost certainly the same building) is shown on Taylor's plan of 1751.
- 3.2.3 The secondary alterations in the elevation divide into those undertaken in the first half of the 20th century (probably 1930s), which are relatively clear, and a number of earlier alterations which are less easy to understand. The probable 1930s changes include the addition of four dormer windows immediately above the eaves, although the westernmost of these is in the probable late 19th century extension, beyond the edge of the primary stone building. Also undertaken at this stage was the insertion of a large 6-light timber window at ground floor towards the eastern edge of the elevation and a simple doorway in the western part of the stone wall. Each of these two openings are beneath concrete lintels and are within areas of re-formed 20th-century brickwork. Above the doorway the brickwork infills a roughly semi-circular area which is suggestive of a possible former arched doorway in the primary building. Towards the centre of the elevation is a protruding block of 20th-century brickwork which encloses a safe within the room (detailed further below). Also of 20th century date is a 1.1 m tall rendered band or plinth along the base of the wall.
- 3.2.4 Between the projecting brickwork for the safe and the window towards the east is a distinct blocked opening (2.1m tall x 1.5 m wide) which is infilled with two phases of brickwork and is bordered by stone jambs. The lower half of the brickwork is of a relatively regular yellow/pink colour which is found elsewhere in the building and which is believed to date to the late 19th-century conversion. The upper section of brickwork is rougher and more irregular and probably of a later date, although earlier than the possible 1930s brickwork found elsewhere. There is a timber lintel at the top of this brickwork (c.3.2 m above ground level) and one between the two phases of brick (c.2.2 m above floor). It is significant to note that the east side of this blocking is regular and vertical from the top lintel down to a point c.1.7 m above ground where the blocking has a distinct step towards the east.
- 3.2.5 This opening is central to the stone elevation and it is assumed that it must relate to the set of external stairs in the same location shown on the 1878 map which climbed to a first floor. Nine steps are shown on the map which would probably have risen to a height of c.1.7 m, the same height as the step in the infill referred to above and this suggests that there would have been a door sill at this height and a first floor. The upper lintel in this section of blocking would have been c.1.5 m above the former sill and it is logical to assume that this was the top of the original doorway. This would clearly have been very low for a conventional doorway or ceiling height but not so unusual for a maltings where low floor heights are common. The lower section of brickwork was then added in the late 19th century works but the upper section was perhaps left as a window with a lower 'lintel' also inserted at this date to form a sill. This possible window would then have been infilled prior to the main 1930s alterations.

- 3.2.6 If this small patch of brickwork was left as a window this would probably suggest that the late 19th century building had an open hall-type interior (or possibly with mezzanines to either side). It is unlikely that a first floor would have been above this window because the tie-beams of the trusses inserted in this phase would have prevented easy circulation around the first floor and a first floor below this window would have been very low.
- 3.2.7 Towards the eastern side of the elevation, above the large 1930s window, is a further large patch of probable late 19th century brickwork c.1.3 m tall x c.1.4 m wide. The base of this is immediately above the probable primary lintel in the former central opening and thus it would have been at the suspected height of a second floor. This was therefore probably a loading door which would have had a hoist or winch above it.
- 3.2.8 The elevation also has two large evenly spaced patches of render which probably relate to the current first floor and indicate the location of principal joists across the building.
- 3.2.9 The *east elevation* also reflects the complex evolution of the building with rubble stone in the southern half from the original (probably 18th-century) building, white-painted render (probably 1930s) to the northern quarter and brickwork to the gable, above eaves, which dates from the replacement of the roof probably in the late 19th century. This brickwork is largely yellow with some pink bricks mixed in and it is distinct from the later Fletton-type bricks used in the 1930s printworks. The gable incorporates a chimney stack which projects above eaves height which was added in the 1930s works.
- 3.2.10 The only other feature to this elevation is a low bricked-up former opening beneath a timber lintel and inserted relieving arch formed from the same yellowish bricks as the main late 19th-century alterations. This low opening is c.1.4 m wide by 1.2 m tall (directly above ground level) and may have been an opening to a coal store. It is believed that in the late 19th century this building formed part of a maltings or brewery and each of these processes required kilns or furnaces.

3.3 Internal description

- 3.3.1 **Introduction:** the interior of the primary 18th-century building appears to have been entirely removed in the 19th and 20th century alterations. No evidence was found for surviving primary fabric in the roof, first floor structure or north wall and this is clearly a modern building which merely incorporates fragments of historic wall in its elevations rather than being an historic building with secondary alterations.
- 3.3.2 **Ground floor:** The ground floor includes a main entrance corridor which extends southwards through the building from the front door on Brewer Street, and leads to a rear fire exit into the southern yard. There is a further east-to-west corridor along the southern edge of the building and there are rooms to the north of this. The rooms largely appear to have been redecorated in recent decades (during the WEA occupancy) and few historic (ie early 20th century) features survive.
- 3.3.3 The entrance corridor is plain, with modern fire doors and without architrave or mouldings. On the east side of the main entrance corridor is a single large room with an almost entirely glazed north wall facing onto Brewer Street. The upper lights of this window probably survive from the early 20th-century alterations. The room has carpet tiles, the walls are all of modern plaster and in the south wall is a probable early 20th-century mullioned window with simple mouldings. There is no fireplace, although there is a boarded void in the east wall where a fireplace would formerly have been, and there is evidence of a former commercial safe also in the south wall. This is now an empty cupboard but there are deep, steel-lined bolt sockets to each side and loops at the top and

bottom for former hinges. The main door to the former safe cupboard is four-panelled with mouldings to the outer face but plain panels to the inner.

- 3.3.4 The two rooms to the west of the corridor are similar to each other and have a slightly higher-status detailing than the eastern room. There is a moulded rail at c.2 m, simple panelling to the walls and carpets to the floor. The north wall in each room is largely glazed and between the eastern wall and the corridor there is a sliding security hatch with a door-release button. The windows incorporate pivoting horizontal slats to the upper section.
- 3.3.5 The corridor along the southern edge of the ground floor has two attractive, relatively historic windows which probably date from the major reconstruction of this building in the early 20th century. These have moulded architraves and horizontally hung hopper windows with leaded lights. At the west end of this corridor there is a staircase which also probably survives from the early 20th-century alterations.

3.3.6 *First floor*

- 3.3.7 The first floor of 6 Brewer Street has a broadly similar arrangement to the ground floor with a corridor along the southern side of the building and rooms to the north of this. The corridor is illuminated by three dormer windows on the south side and there is a further similar dormer in the south wall of the eastern room.
- 3.3.8 The ceiling in the east half of 6 Brewer Street is higher than that in the west half but all the rooms appear to have been redecorated in the later 20th century (during the WEA occupancy of the building).
- 3.3.9 The room at the eastern end of the first floor has been redesigned, almost certainly in the later 20th century, with mock Tudor timber frame cladding on all four walls which has no relationship to the structure behind. This cladding is an interesting quirk of the building and it would be very unusual for this to be added to an office. It is more akin to an inter-war, suburban public house.
- 3.3.10 The walls are all clad in 20th-century plasterboard. In the eastern wall is an attractive stone fireplace, probably dating from the earlier 20th century, and above this is a tall stone chimney breast. The floor has carpet tiles on 20th-century floor boards. A small trial hole was opened in the dry-line plasterboard cladding to the south of the fireplace and this confirmed that the wall behind was rubble stone the same as on the external face.
- 3.3.11 In the south wall is a large crittall-type dormer window with 12 lights and this probably dates from the inter-war period. A trial hole was opened in the plasterboard on the south side of this dormer which allowed an inspection of a small void between the sloped plasterboard cladding and the main structural south wall. The south wall within this void is largely of rubble stone with a plastered surface formed from old, relatively rough lime plaster with hair mixed in. This clearly survives from the partially surviving original building. Above the rubble stone are two courses of later brickwork, probably from the later 19th-century alterations, and a thin wall plate.
- 3.3.12 The end of a tie-beam was visible within this hole, 23 cm tall and c.1m above the first floor. The end of the truss is strengthened by substantial iron strapping, securing the principal rafter to the tie beam but this is screwed and the nature of the ironwork is not suggestive of a date any earlier than the late 19th century. There is also another strap that extends down into the floor.
- 3.3.13 It is significant to note that the tie-beam is interrupted (or truncated) by the main door into the room and this cannot have been the original arrangement of the roof. Indeed, there almost certainly cannot have been a first floor at the current location when the roof

was constructed because any circulation between rooms would have been impossible with the tie-beams of the three trusses located just 1 m above the current first floor. Therefore it must be that when the current roof was added (probably in the later 19th century) there was either a lower first floor or no upper floor at all. It may be that it was an open-plan single-storey building with a high industrial type ceiling/roof.

- 3.3.14 The second room from the east has been entirely redecorated in the later 20th century but a small section of plasterboard was removed in the current works from the west wall to expose a part of the pine tie-beam from the truss at this location. On the south side of the corridor, facing the second room is another dormer and a trial hole was opened in the west side of this which exposed the southern end of the same truss. The arrangement here was the same as that in the hole previously referred to in the eastern room.
- 3.3.15 In the third room from the east there is a small low door in the north wall which allows access into a small void which extends along the length of the building between the main external wall and this false wall. This door/hatch is immediately adjacent to the north end of the truss which is hidden for its main length within a partition (although as described above it was partially exposed in the adjacent room).
- 3.3.16 This void is particularly interesting because it shows extensive evidence of a significant fire along the north side of the building. There is extensive charring to the timbers visible in this void (purlins, ceiling boards, principal rafters, tie-beam) and although the main fire appears to have been close to the hatch the charring continues east and west towards the ends of the building. The studwork/ashlar pieces that form the north wall of the rooms post-dates the fire. The timber wallplate visible in the void is encased in concrete but evidence suggests that the concrete pre-dates the fire as does the brick front to the building. A scrap of charred paper with a Kalamazoo logo was found in the void and as the Kalamazoo Company (manufacturers of loose leaf ledgers) were based at the building from c.1954 to c.1969 this can help slightly narrow the period when the fire is likely to have occurred.
- 3.3.17 There is also a small hatch against the south wall towards the centre of the building and within this area several floor boards have been lifted to expose the first floor structure. This shows a north to south steel joist which supports east to west common joists. This all strongly appears to be of 20th-century date.
- 3.3.18 **Roof space:** The only ceiling hatch allowing visual access to the roofspace is in the 4th room from the east immediately to the west from a full height brick wall which is of probable earlier 20th-century date. As referred to above the first floor ceiling in the eastern half of the building is considerably higher than that in the western half and there are two trusses clearly visible within the larger western roofspace. The eastern truss is located at the change in ceiling height and from the hatch it is also possible to see through into the smaller roof space and towards the eastern wall of the building. There appears to be one truss in the east half and it strongly appears that the roof is of the same date throughout the structure. There is no surviving trace of the historic roof from the partially surviving building in the eastern part of 6 Brewer Street.
- 3.3.19 The roof is supported by softwood king-post trusses suggestive of a probable very late 19th-century date. The king posts are 12 cm² with a joggled head supporting a thick ridge piece c.18 cm tall by 10 cm wide. The principal rafter is c.15 cm² and a bolt extends vertically through the head of each principal rafter and king post. There are four purlins to each slope (each one 18 cm x 10 cm) supported by triangular blocks on the backs of principal rafters. The ceiling is supported by simple softwood joists with birds-mouth ends notched to the purlins.

- 3.3.20 Three roof lights are visible in the loft on the northern slope and although there remains vertical boarding around the western one to form a light well down into the first floor room no such boarding survives to the other two lights. It appears that a section of ceiling joists have been replaced immediately beneath the central light and although it is likely that similar alterations have been undertaken beneath the eastern light it is not possible to clearly see this from the ceiling hatch. The area beneath the central roof light has smoke blackening from the known fire in this area but there does not appear to be any smoke on the boarding which covered over the light well. This suggests that the light well was covered after the fire.

4 RECORDING OF OTHER STRUCTURES

4.1 Introduction

- 4.1.1 The current programme of building recording has also covered three other structures on the site: two surviving walls from a former malthouse on Rose Place, the workshop which principally housed Hall the Printers and a nib of wall adjacent to Campion Hall.

4.2 Malthouse on Rose Place

4.2.1 Introduction

- 4.2.2 At the southern end of the development site are two walls which form an L-shape and which survive from the western quarter of a former much longer malthouse. This malthouse was originally located on the north side of the Trill Mill Stream but this waterway was culverted over to form Rose Place. The walls now form external boundary walls at the western end of Rose Place since the substantial demolition of the malthouse in the mid 20th century.

- 4.2.3 The malthouse was recorded by the Royal Commission on Historical Monuments while preparing their *Inventory of the Historical Monuments in the City of Oxford* (1939) and their field notes for this describes the malthouse as being a single storey building with walls built of rubble and the roof of tiles, possibly dating to the 17th century but with no features which could firmly date it (see Appendix B). The notes include a sketch of the southern elevation of the building and a single photograph from the south-west.

- 4.2.4 The building is also shown on a view by J-B Malchair from the south-west although the resolution of the digital copy that has been obtained in the current project is too low to warrant reproducing here. This drawing was made in the 1780s and it is recognisably the same building as that recorded by the RCHM.

4.2.5 Map evidence

- 4.2.6 As outline above the map of 1587 clearly shows the Trill Mill Stream without any buildings in the vicinity of the malthouse. Loggan's map of 1675 does show a number of buildings flanking the north side of the stream including one which appears to be on a broadly similar footprint to the malthouse. The northern side of the stream is shown well developed on Taylor's map of 1751 and it appears that the building which formed the malthouse was at the western end of this row. By the 1:500 town plan of 1878 the stream had been culverted and the malthouse is shown in some detail flanking Rose Place. The map shows that the building had a distinct kink towards the western end, which had originally followed the alignment of the Trill Mill Stream and immediately to the south of the very western corner is a small urinal accessible from Rose Place.

- 4.2.7 Both the OS maps of 1900 and 1921 label the building as a Malthouse, confirming that at those dates the building remained in its historic use but the 1939 map does not label the

building. At the time of the RCHM visit (the volume was published in 1939) the building was in use as a builders store.

4.2.8 *Description*

- 4.2.9 The two sections of wall form a roughly L-shaped plan (although the angle between the walls is noticeably less than 90°) and they are each constructed of limestone and sandstone (uncoursed rubble) with larger blocks (c.46 x 60 cm) keying the walls together at the quoin.
- 4.2.10 The visible section of the *west wall* (which formed the end of the building) is c.4 m tall by c.3.3 m wide although the northern half of the wall is obscured behind a modern red brick structure. The 1878 OS map suggests that the full width of this building was c.7.5 m.
- 4.2.11 There are two horizontal timbers in the west wall at eaves height. The southernmost timber, which is c.1.5 m long, has empty mortice and tenons showing that it has been reused and the fact that there is no evidence of an infilled opening beneath it suggests that this was merely a lacing piece added to tie the rubble stone together. Only the southernmost 40 cm of the northern timber is visible (the rest is behind the adjoining modern building) and this timber does appear to have been a lintel. Beneath the timber is a distinct patch suggestive of a former opening c.1.1 m tall, formed from smaller stones and with a more orangey mortar than in the rest of the wall. These timbers are visible in a photograph contained in the RCHM inventory record and this photograph appears to show that the wall extended up slightly further than it does today and then formed a half-hipped end to the building.
- 4.2.12 The *south wall* is c.3.3 m tall by c.7.8 m long although at its eastern end the stonework now merges into a modern stone boundary wall. The clearest feature in the wall is a bricked-up opening (almost certainly a window) c.2.5 m from the west end of the building with timber lintel in line with a patch of render. Unfortunately when the RCHM recorded the site this area was beneath a modern lean-to and therefore the sketch of the southern elevation does not show the form of the primary wall here.
- 4.2.13 It is likely that this lean-to enclosed a WC because what was probably an external urinal in this area is shown on the 1878 OS map. A large patch of cement render c.1.8 m long by 1.6 m tall at the western end of the elevation also probably relates to this former WC. There is a stone coping at the top of the wall.

4.3 **Hall the Printers**

4.3.1 *Introduction*

- 4.3.2 The planning condition did not include recording the 20th-century printworks on the site but photographic recording was undertaken at the request of the Oxford City Planning Archaeologist. Demolition works on the building had already started when the recording was undertaken.

4.3.3 *Historical background*

- 4.3.4 As detailed above the printworks building was constructed in the inter-war period: it is not shown on the 1921 map but it is shown on the 1939 map. The building appears to have functioned as something of a small industrial estate with a number of separate industrial or commercial tenants housed in the building. The 1939 Kelly's Directory suggests that the building was originally largely used for storage space by a shopfitters and the School of Arts and Technology and Commerce while by 1945 it also housed several companies manufacturing electrical products. From at least 1954 until the 21st

century the main function of the building appears to have been a printworks but it also housed a typewriter repair concern, a loose leaf ledger manufacturer, a ball bearing manufacturer and in the 1960s there was also a recording studio in the building.

4.3.5 External description

4.3.6 The Printworks is a single storey shed typical for industrial structures of this period with six bays spanning east to west and a north-light, saw-tooth profile roof. As referred to above the southern bay has been substantially shortened since the building's original construction by the removal of the east half and the eastern end of the adjacent bay has also been re-aligned to ease access around the rear yard. The reformed brickwork associated with these alterations is of mid 20th century Fletton bricks very similar to those in the original building.

4.3.7 The east end of each of the main bays includes a small vent in the gable and there are various openings at ground floor beneath concrete lintels. The east face of the truncated southern bay includes a very large blue-painted industrial door for vehicular access with an integral pedestrian door within it. There is also a large primary sliding door in the east face of the northernmost bay with a runner/rail above the door and an integral pedestrian opening within the main door.

4.3.8 Internal description

4.3.9 The interior of the printworks comprises a large, open-plan printing hall which occupies almost the whole of the northern three bays of the building together with smaller, divided rooms in the southern two bays. When the recording was undertaken the main hall remained largely intact but the rooms in the southern two bays were being demolished and internal access was not possible.

4.3.10 The main hall comprises three east to west bays, each one of which includes five north to south steel trusses where the main members are bolted to simple connector plates. The trusses are non-symmetrical to create steeply sloped north lights and shallow south slopes. The underside of the shallow southern slopes are boarded and supported by four purlins but no common rafters.

4.3.11 Support for the truss ends and lateral restraint is provided by two east to west girders between the main bays and each of these is supported by two intermediate posts. Therefore the ends of two of the five sets of trusses (T2 and T4) are directly supported by the posts but the ends of the other three (T1, T3, T5) are supported by the girders.

4.3.12 There was a mezzanine in the eastern part of the open hall, supported by RSJs bolted to the main structural posts, accessed by a set of stairs against the east wall and against the north wall are small WC blocks projecting from the main building.

4.3.13 The walls of the main hall are painted white while the floor is boarded and the outline of what was probably former plant is visible in concrete bases. The lower half of the west wall is rendered and is believed to have been a pre-existing stone boundary wall while above this the gables of the roof are formed from brick. There is a blocked doorway towards the western end of the south wall of the main hall which would have linked through to the rooms in the adjacent bay.

4.4 Nib of wall by Micklem Hall

4.4.1 The recording also included a small nib of historic wall at the north-eastern corner of the site which was being removed in the current development. This nib adjoined the west side of Micklen Hall (or Champion Hall) and formed the east side of the gate pier of the main entrance from Brewer Street into the yard.

- 4.4.2 The nib projects westwards by c.80 cm and although the south side of the wall is flat faced the north side tapers sharply to form a narrow point at the north-west corner of Micklen Hall. The curved north and west sides of the structure are covered in a cement render, as is a short southward spur at the western side of the stone nib and these elements are almost certainly 20th-century alterations. On the west side of the southwards spur is a modern steel stanchion for the works gates.
- 4.4.3 The only section of visible stonework is on the south side and is a c.2.5 m tall pier with a sloped stone coping and shoulder beneath. The wall is formed from uncoursed and largely non-dressed stone bonded with several different mixes of lime mortar. The size of the stones varies considerably from 40cm by 25 cm to very small fragments. The uppermost section, immediately beneath the coping and shoulder are formed from long thin stones. There are a number of surviving patches of hard cement render which presumably formerly covered the wall and there is a small, cut-off iron bolt at c.1.8 m above the ground.

5 CONCLUSION

- 5.1.1 Pembroke College's current development on the south side of Brewer Street has provided a valuable opportunity to investigate a number of areas of Oxford's history. The buried archaeological remains have been recorded during excavation works (and will be reported separately) but the surviving above-ground remains also included several post-medieval fragments of interest which recorded prior to the start of the development.
- 5.1.2 These structural fragments included two partially surviving walls from a possible mid 17th century malthouse flanking Rose Place (previously the Trill Mill Stream) which was included in the Royal Commission on Historical Monument's Inventory of Monuments in Oxford prior to the subsequent demolition of the rest of the building. The recording has also covered two stone walls which survive from a building of probable 18th century date which were incorporated into a new building of late 19th or early 20th century date (6 Brewer Street). The older walls contain evidence to suggest that the historic building was originally a malthouse with very low floor to ceiling heights and it appears that this was then converted twice, probably initially with single storied open interior and then with an inserted upper floor which necessitated the truncation of the tie-beams.
- 5.1.3 The recording has also included an industrial workshop building which was probably constructed in the 1930s and although it appears to have principally formed a printworks for most of its history it was also something of an industrial estate housing a number of separate concerns in different parts of the building.

Oxford Archaeology

December 2011

APPENDIX A. BIBLIOGRAPHY

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Ordnance Survey First Edition Map 6" to 1 mile (1870)

Ordnance Survey Second Edition Map 6" to 1 mile (1898)

Ordnance Survey Third Edition Map 6" to 1 mile (1921)

Ordnance Survey 1:10,000 Edition (1956)



APPENDIX B. INVENTORY RECORD OF MALTHOUSE ON ROSE PLACE BY RCHM (c1939)

1. Name and situation of Monument : Malthouse. Rose Place. (North side.)

140 yds. West of 3rd Aided.

2. General appearance : (a) No. of storeys. Generally one storey.

(b) Building materials. Rubble.

(c) Roofs. Tiles.

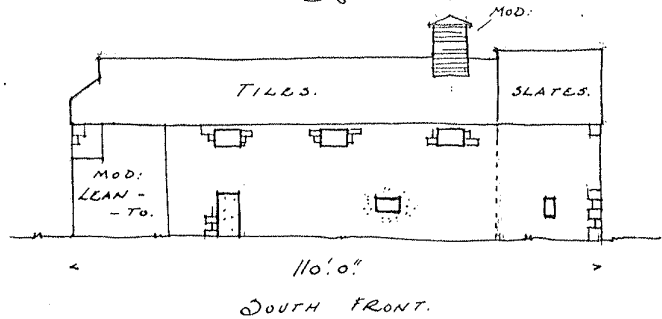
3. Historical development, Description, Photograph and Special features (if any) :

Access to this is from Brewer Street.

In the first half of the 17th century Oliver Smith, a noted brewer, had large premises here.

This building is old and may be part of the original brewery, but there are no features externally or internally by which to date it. In the rubble walls are a number of windows & blocked doorways retaining remains of square dressed reveals & jambs, while inside the roof trusses are of rough-hewn timber & vary in design.

It is now a builder's store.



SOUTH ELEVATION.


4. Condition : Poor.

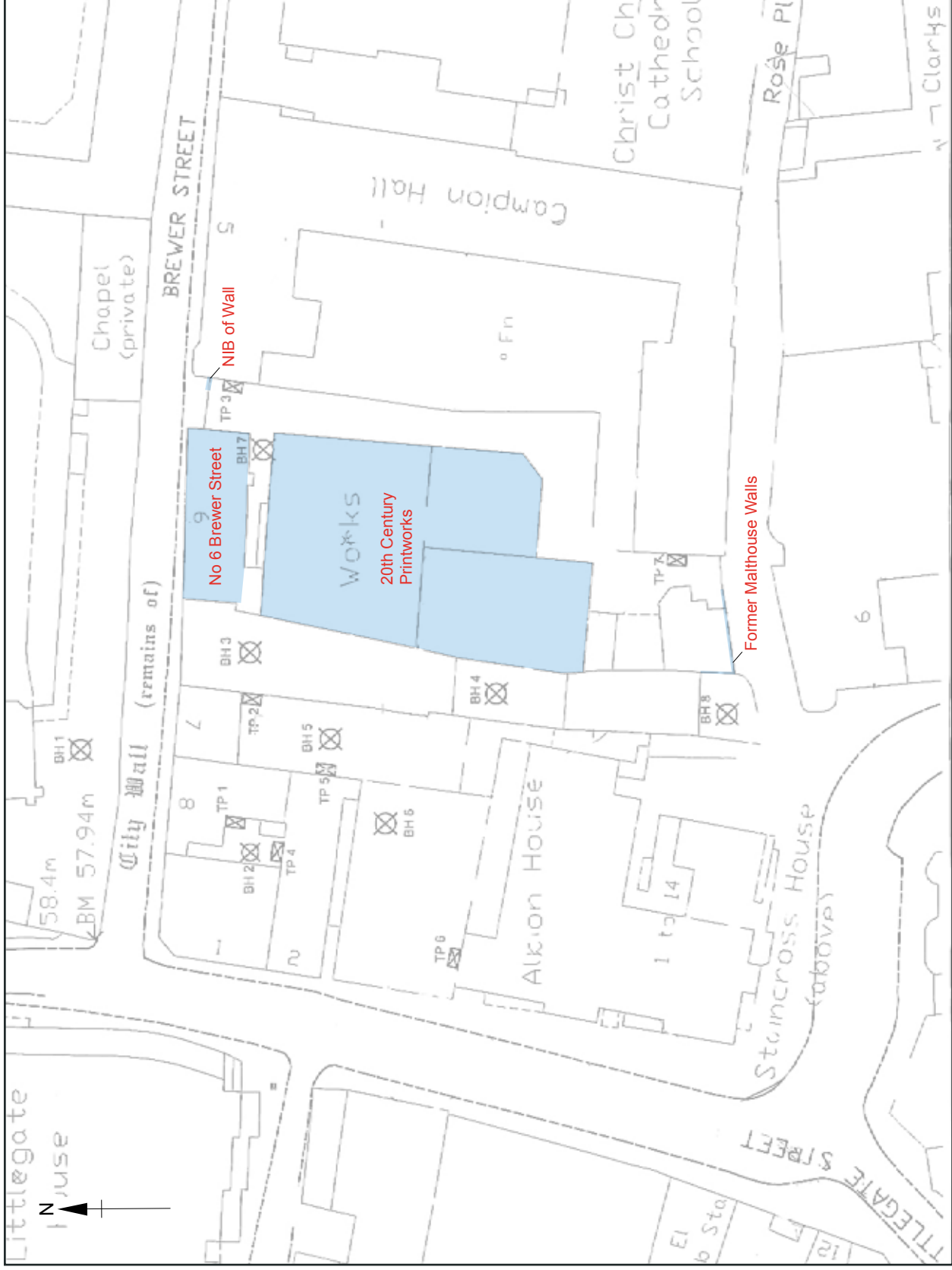
5. No. of Ordnance Sheet (6-in.) : XXXIX. N.E.

6. Signature of Investigator and Date of Visit : A. R. Duffy.



Reproduced from the Ordnance Survey's 1:50,000 map of 1994 with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Licence No. 854166

Figure 1: Site location
6 Brewer Street, Oxford
and associated structures
 Oxford Archaeology



Not to scale

Figure 2: Site plan - showing location of structures recorded
6 Brewer Street, Oxford and associated structures
● Oxford Archaeology

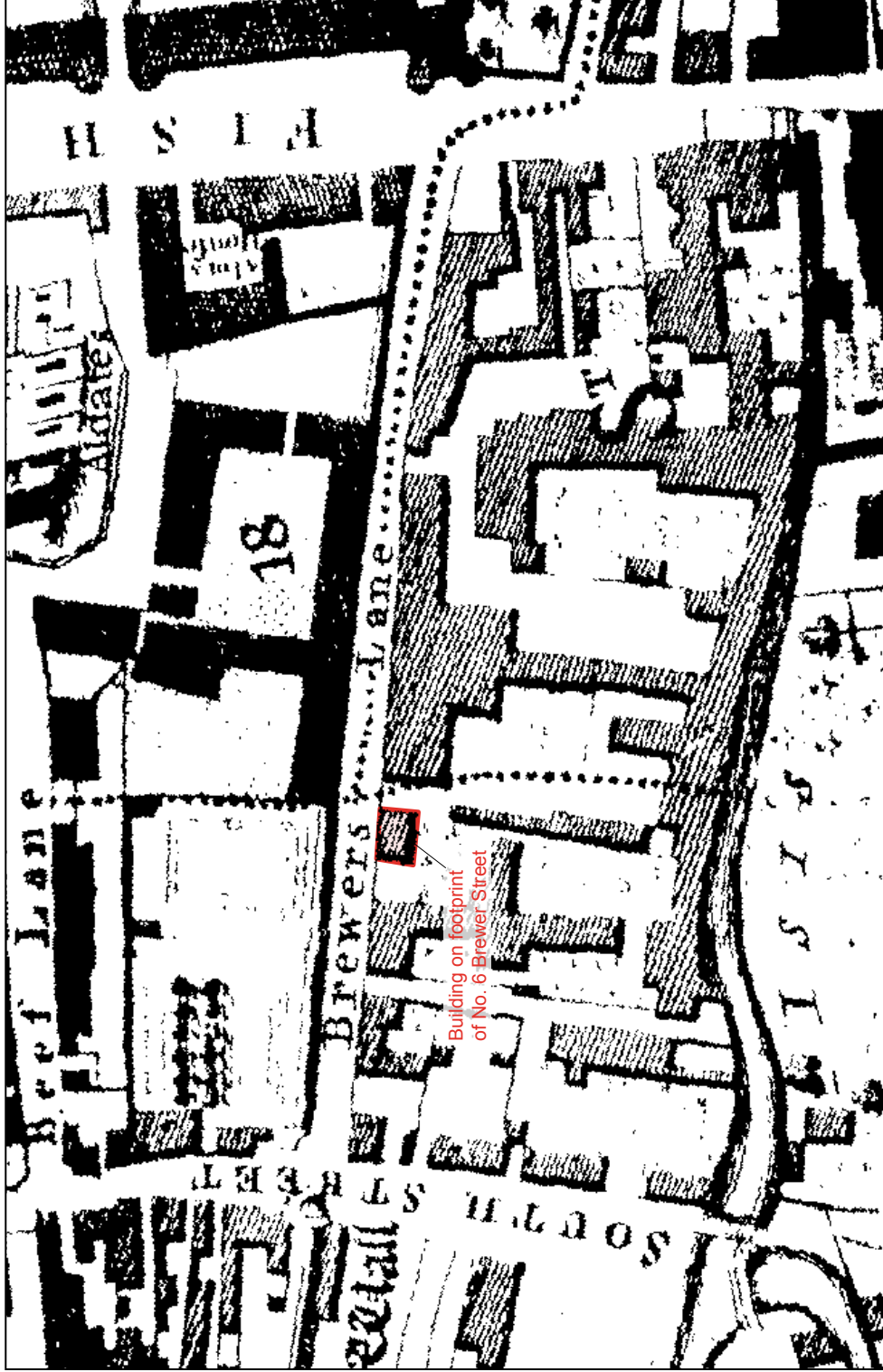
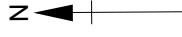
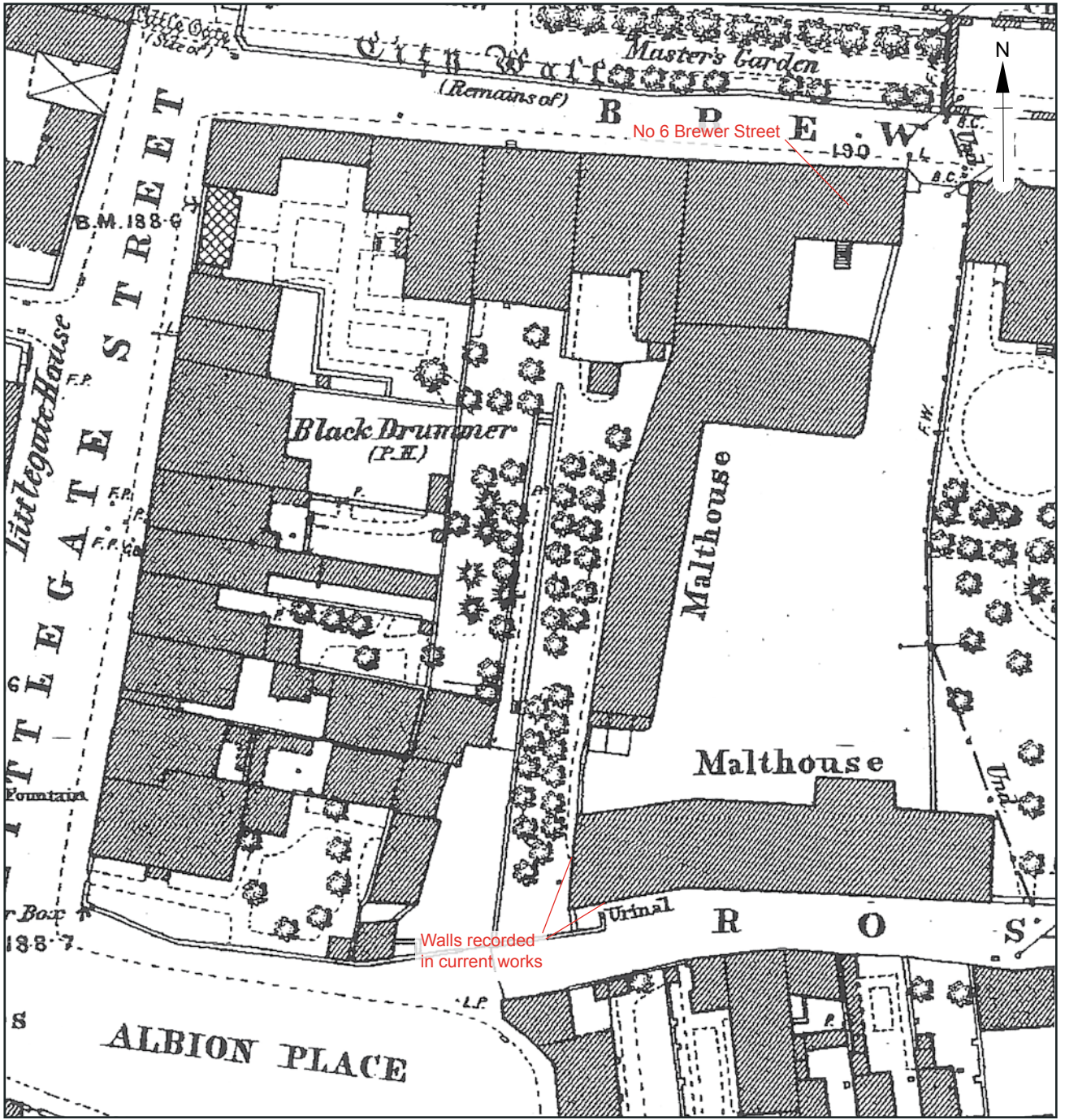


Figure 3: Taylor's map of Oxford 1751

6 Brewer Street, Oxford and associated structures

  Oxford Archaeology



Not to scale

Figure 4: Ordnance Survey Plan 1:500 of Oxford City (1878)
6 Brewer Street, Oxford and associated structures
Oxford Archaeology



Figure 5: 1921 OS Map

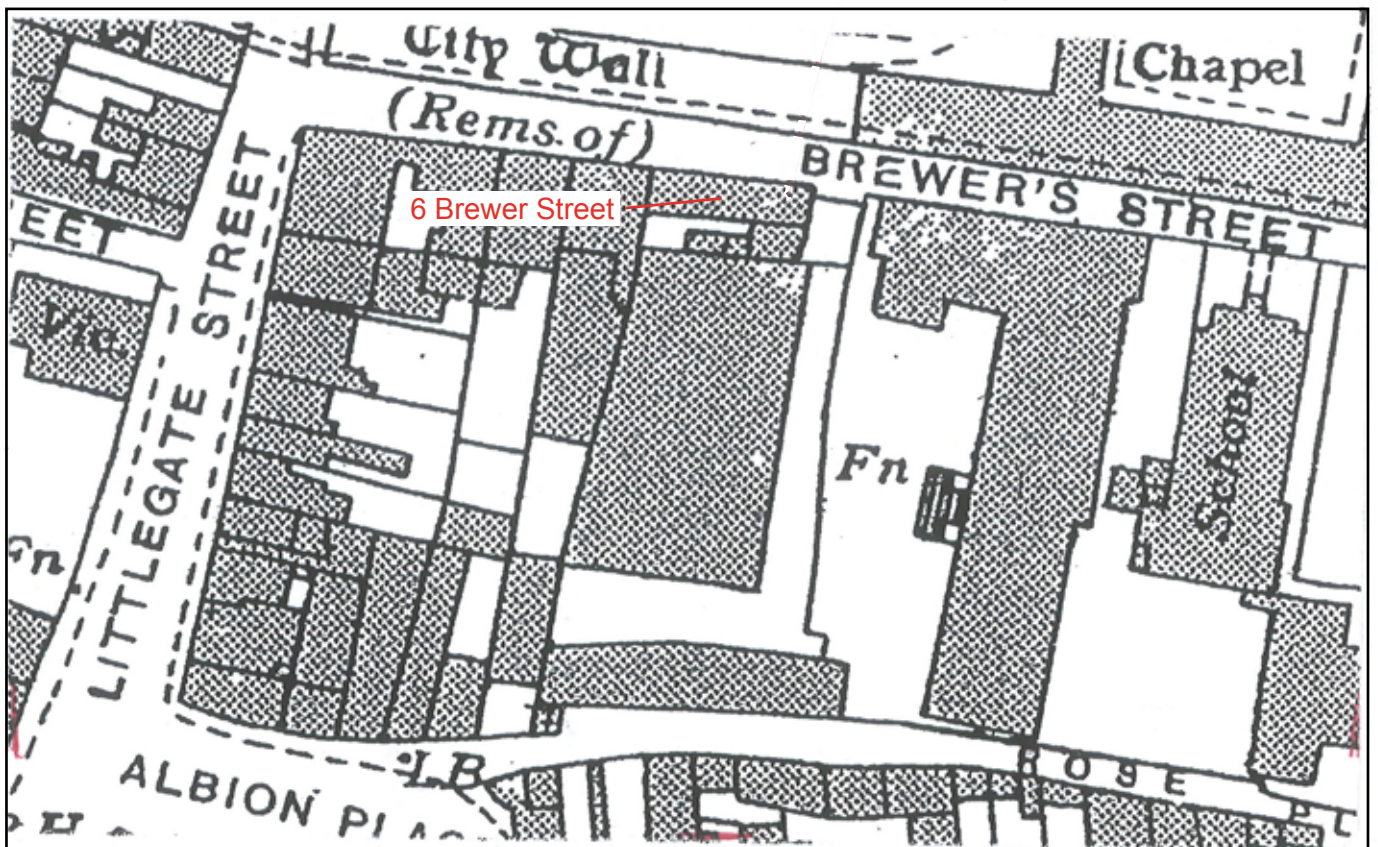



Figure 6: 1939 OS Map

6 Brewer Street, Oxford and associated structures

 Oxford Archaeology

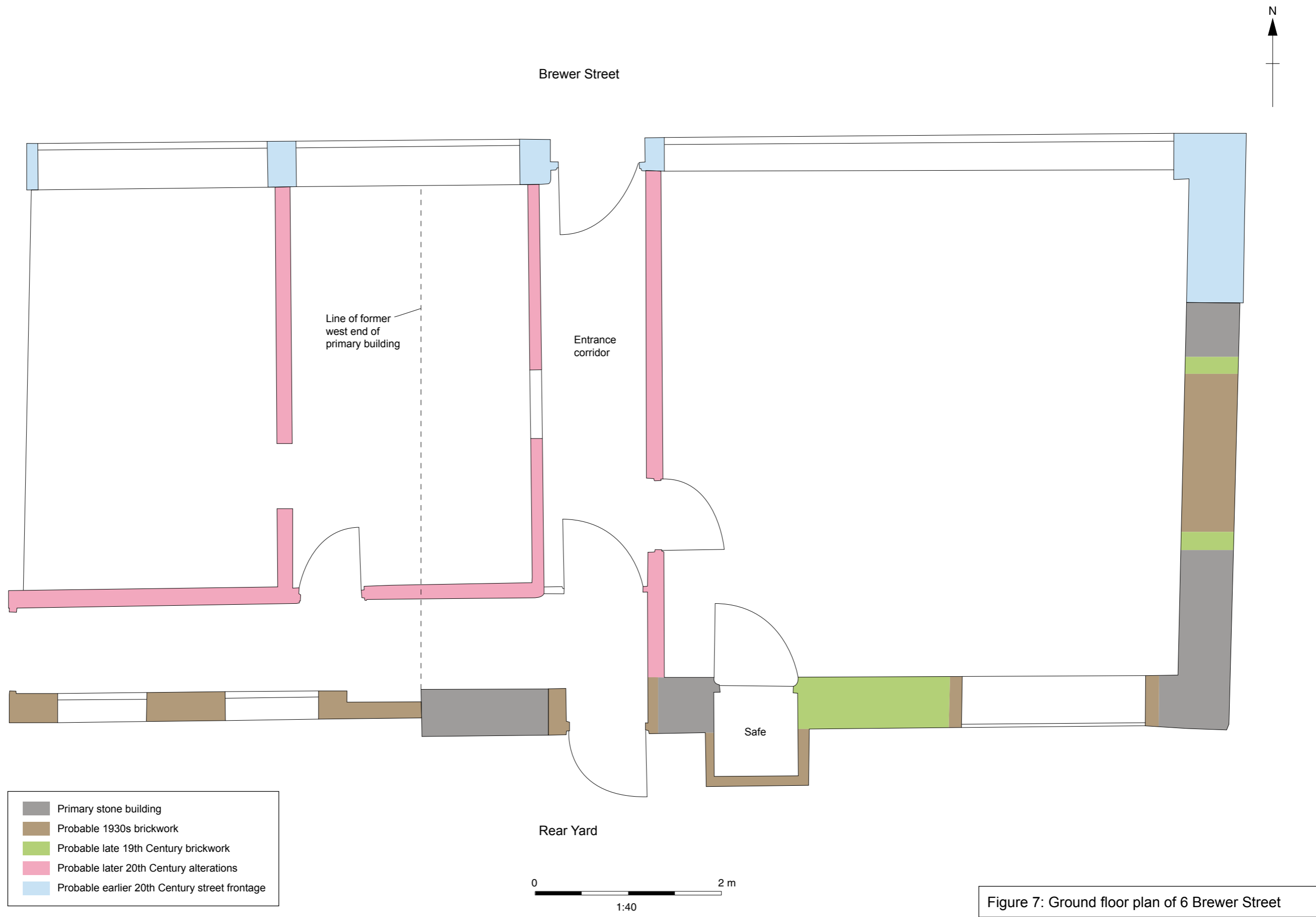


Figure 7: Ground floor plan of 6 Brewer Street
6 Brewer Street, Oxford and associated structures
Oxford Archaeology

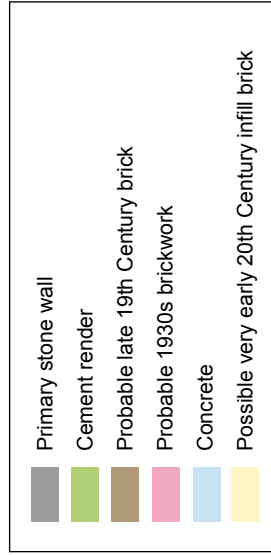
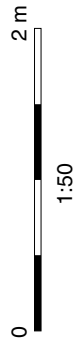
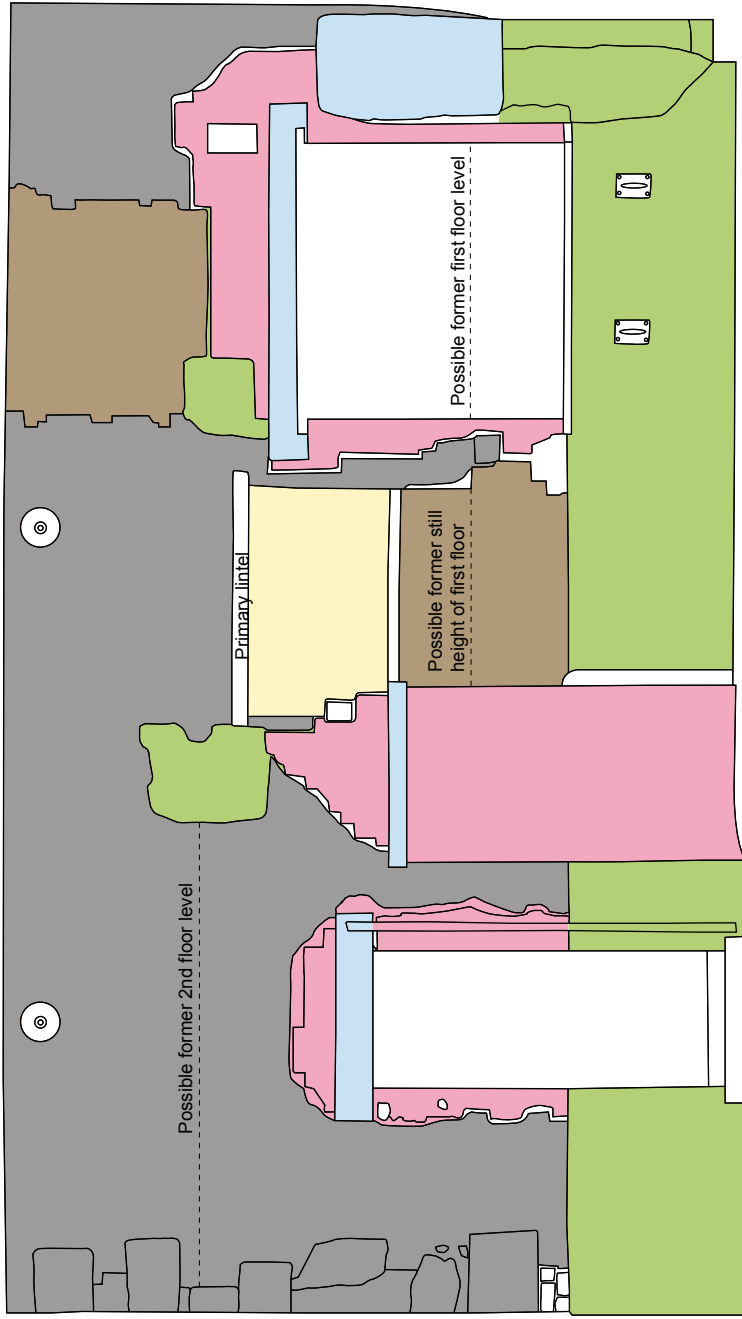
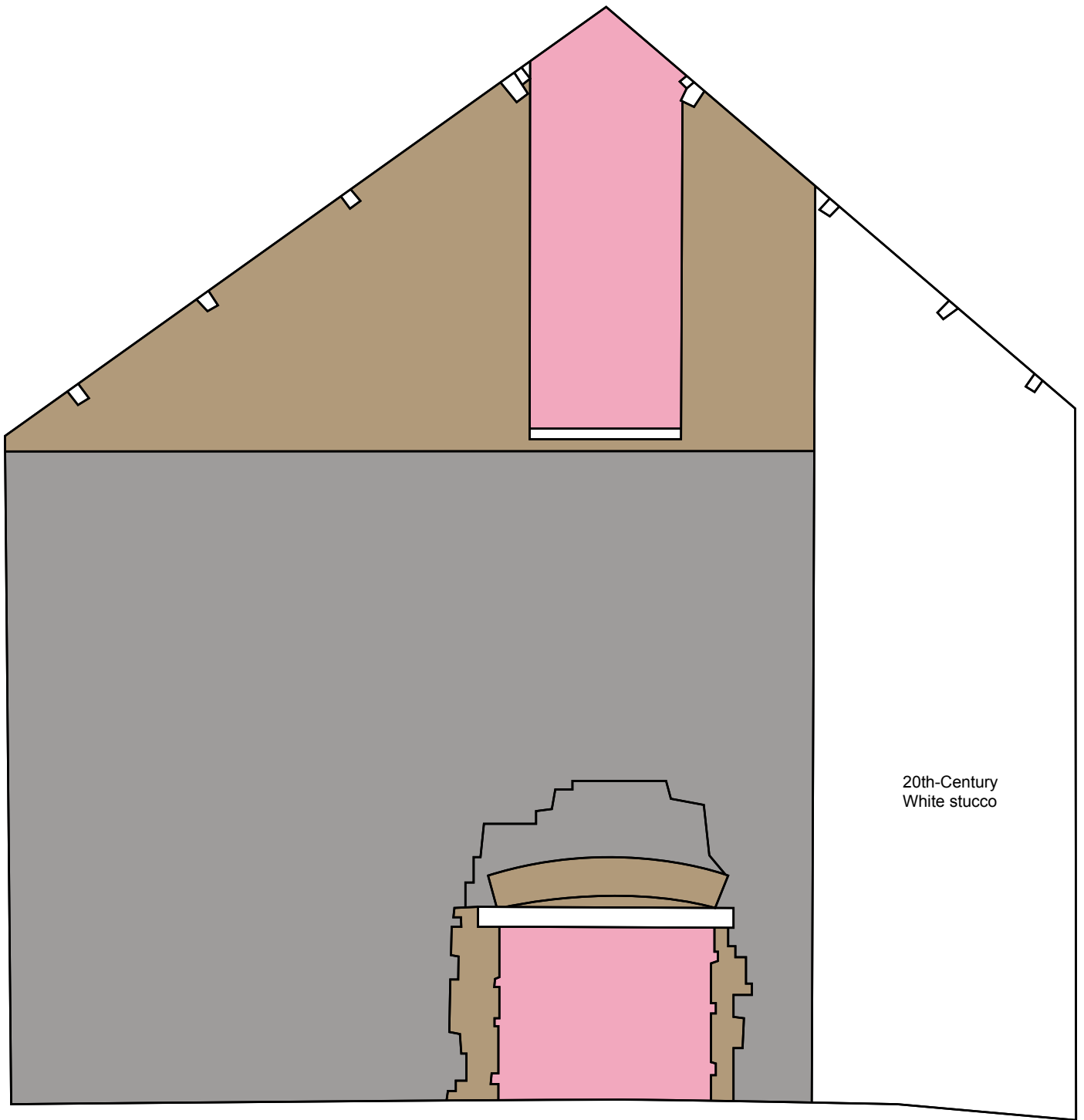


Figure 8: South elevation of 6 Brewer Street
6 Brewer Street, Oxford and associated structures
 Oxford Archaeology



20th-Century
White stucco

| | |
|---|----------------------------------|
| ■ | Primary stone wall |
| ■ | Probable late 19th Century brick |
| ■ | Probable 1930s brickwork |

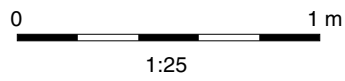


Figure 9: East elevation of 6 Brewer Street
6 Brewer Street, Oxford and associated structures
Oxford Archaeology

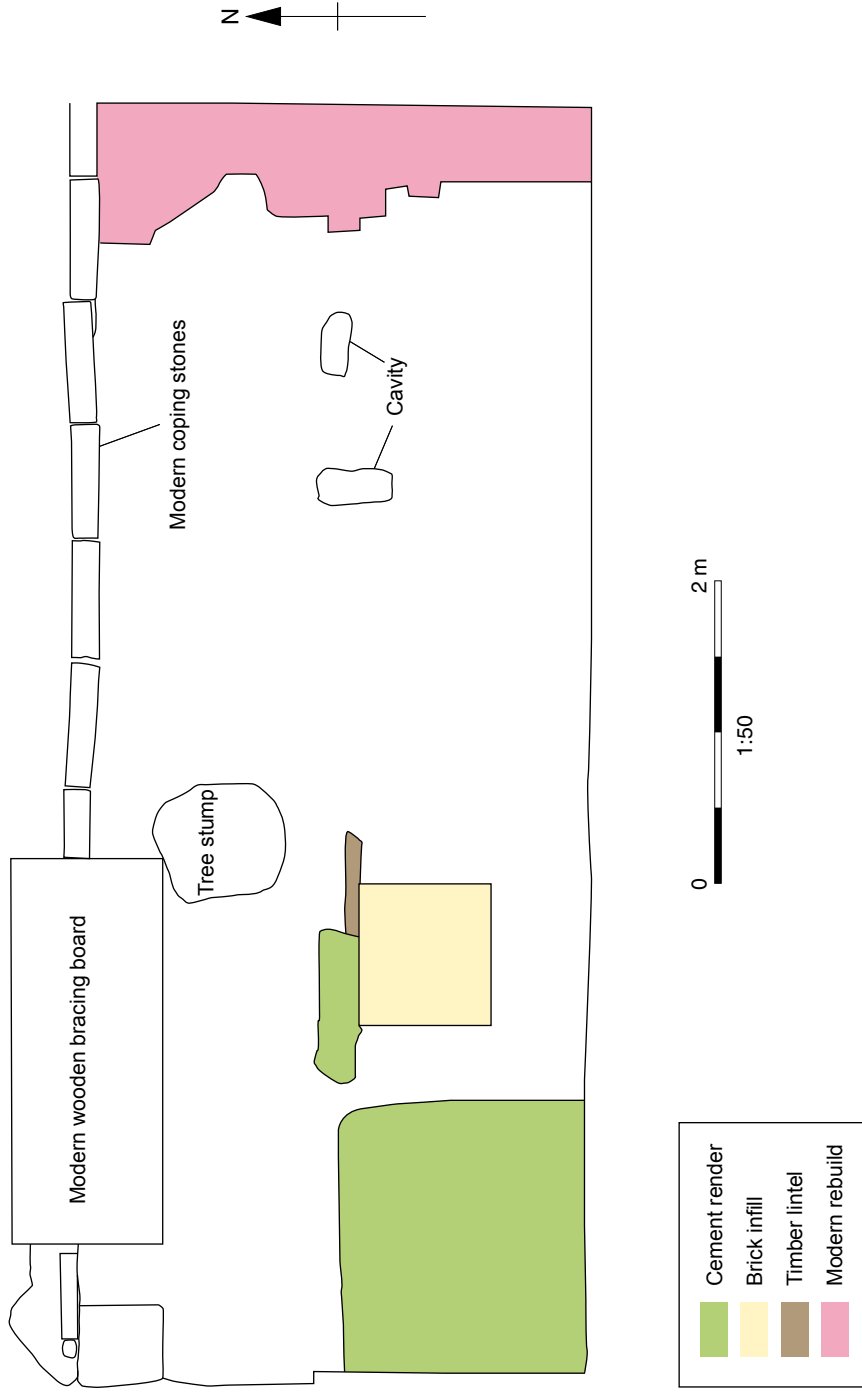
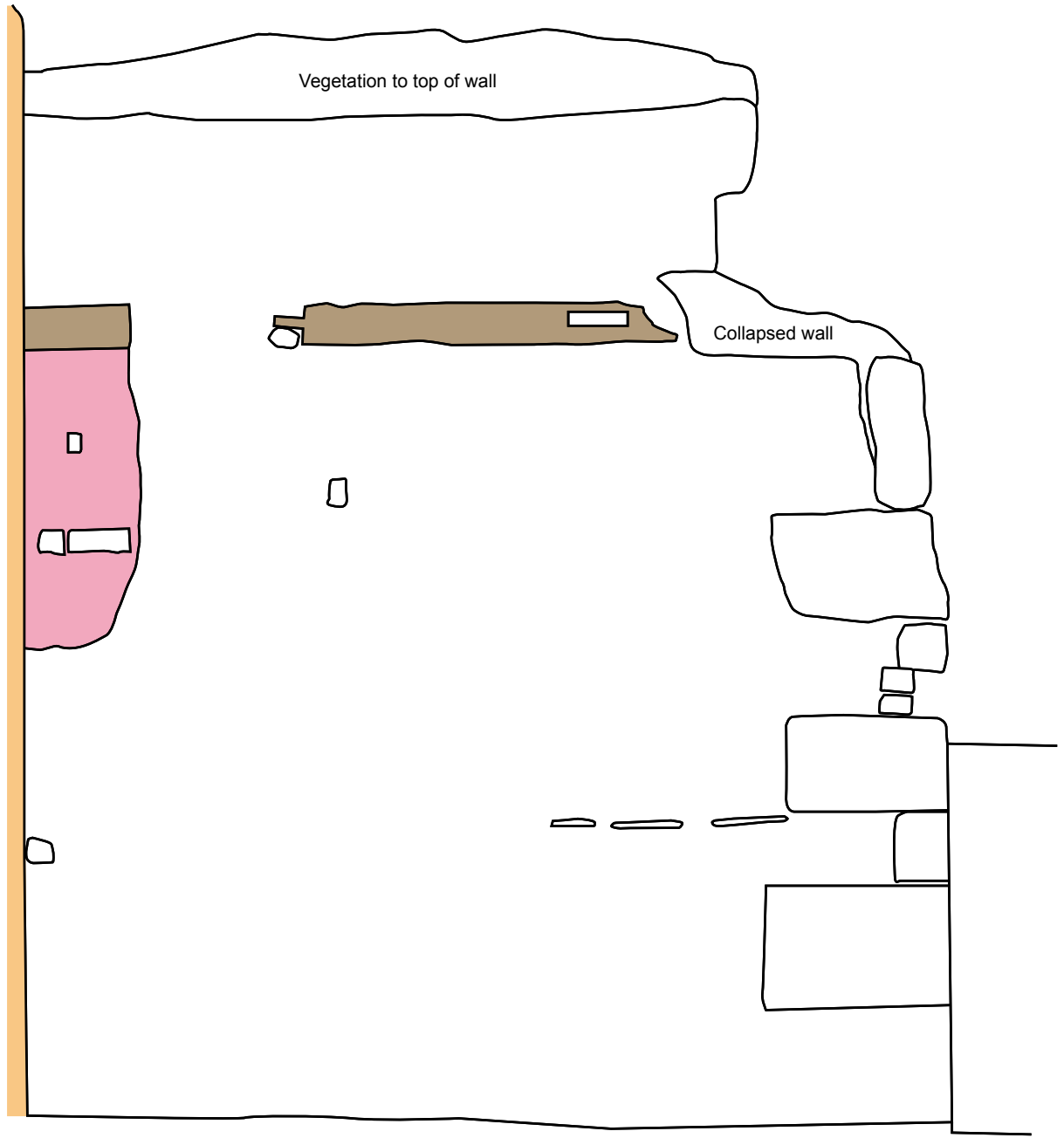





Figure 10: South elevation of former malthouse, on Rose Place
6 Brewer Street, Oxford and associated structures
Oxford Archaeology



| | |
|-------------------------------------------------------------------------------------|---------------------------|
|  | Blocked opening |
|  | Timber |
|  | Adjoining modern building |

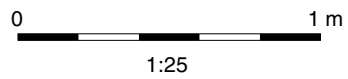



Figure 11: West elevation of visible wall from former malthouse
6 Brewer Street, Oxford and associated structures
 Oxford Archaeology



Plate 1: South elevation of 6 Brewer Street



Plate 2: Stone section of south wall of 6 Brewer Street



Plate 3: East elevation of 6 Brewer Street



Plate 4: East elevation of 6 Brewer Street



Plate 5: Street front (north) elevation of 6 Brewer Street

Plate 6: Interior of room to west of entrance corridor in 6 Brewer St



Plate 7: Hopper light window in south wall of 6 Brewer St

Plate 8: Part of safe in room to east of entrance corridor in 6 Brewer St



Plate 9: First floor corridor on south side of 6 Brewer St



Plate 10: East wall of eastern first floor room in 6 Brewer St



Plate 11: Exposed void in first floor room at east end of 6 Brewer St



Plate 12: Exposed void in first floor room at east end of 6 Brewer St.



Plate 13: End of tie-beam in 6 Brewer St.



Plate 14: Charred roof boards in void on north side of 6 Brewer St.



Plate 15: Charred north end of tie-beam in 6 Brewer Street.



Plate 16: 1st floor void on north side of 6 Brewer St.



Plate 17: 1st floor room towards west end of 6 Brewer St

Plate 18: Roof looking towards east in 6 Brewer St.



Plate 19: View in room towards east end of 6 Brewer St.

Plate 20: View in easternmost room at first floor of 6 Brewer St



Plate 21: South wall of former malthouse on Rose Place



Plate 22: South wall of former malthouse on Rose Place



Plate 23: West elevation of former malthouse on Rose Place



Plate 24: South face of nib of wall to east of 6 Brewer Street



Plate 25: Rendered north side of nib of wall by 6 Brewer Street



Plate 26: North-east corner of the printworks



Plate 27: East side of printworks



Plate 28: South-east corner of printworks



Plate 31: Roof detail in printworks



Plate 29: Northern end of printworks during



Plate 32: Window in north wall of printworks



Plate 30: Northern end of printworks during demolition



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