

JOHN MOORE HERITAGE SERVICES

BUILDING RECORDING

ON

BREWERY GATE, 5 ST THOMAS STREET,

OXFORD

NGR SP 50880 06140

On behalf of

Mr & Mrs R Stephenson

MARCH 2012

REPORT FOR Mr & Mrs R Stephenson
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SUMMARY

Building recording work and an archaeological watching brief was carried out by John Moore Heritage Services at the Brewery Gate, Saint Thomas' Street, Oxford (NGR SP 50880 06140). The building is essentially a brick structure of the late 19th century, dated 1896, possibly using one or two earlier components, although it is possible that the outbuildings on the site do not appear in this form until later. The earlier maps of the area indicate earlier settlement on the site, and it is suspected that occupation along Saint Thomas' Street started after the foundation of Osney Abbey in the early 12th century. The watching brief on the site only identified 19th century make-up layers.

1 INTRODUCTION

1.1 Location (see Figure 1)

The Brewery Gate (NGR SP 50880 06140) is located on Saint Thomas' Street just to the west of the castle, and is, therefore, on ground outside the area of the medieval city of Oxford.

1.2 Commission

Mr Robert Stephenson commissioned John Moore Heritage Services to carry out a building recording and archaeological watching brief in accordance with a condition attached to planning permission given by Oxford City Council (11/02817/FUL). This was in line with local and regional planning strategies besides PPS5, the present statute for standing buildings and archaeological remains, and international protocols as the site lies in a world heritage area.

The report is a record on a standing building that is a heritage asset.

2 BACKGROUND

2.1 Designation

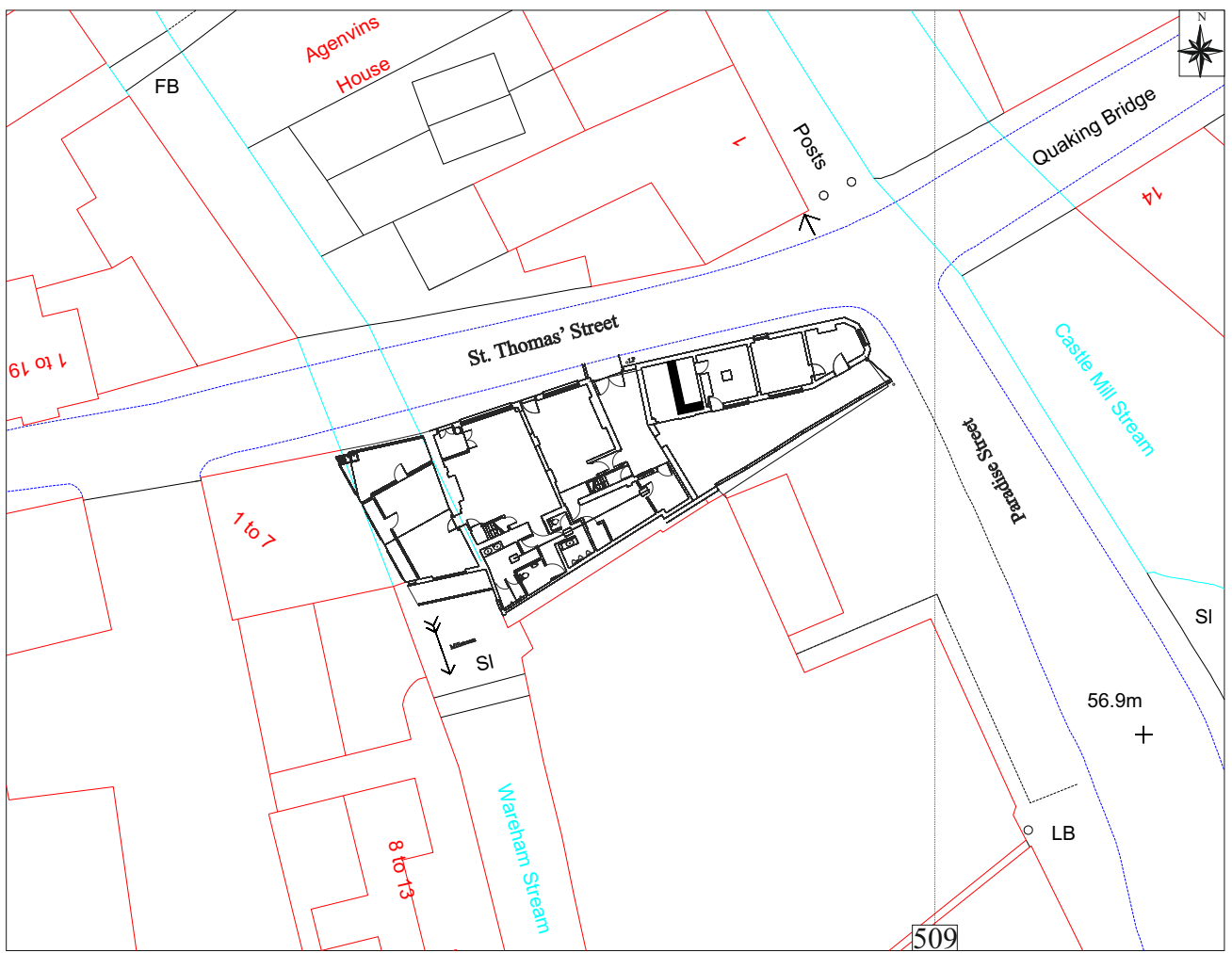
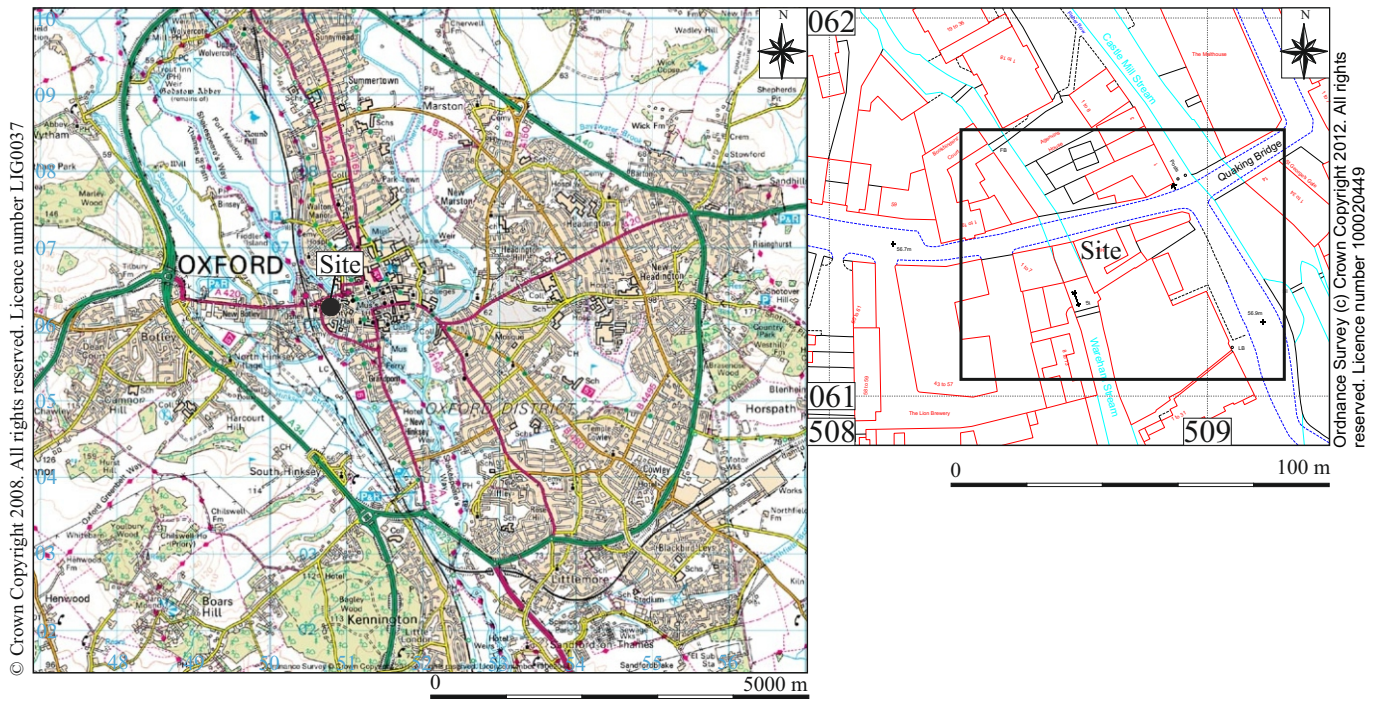
The Building is not a listed building, but does lie in the central Oxford Conservation Area. Thus a condition of planning permission was that a building report be carried out on the structure.

2.2 History of Development

Oxford is the site of an early medieval burh fortification constructed c. 900 AD as part of a series of monuments to defend and protect the English territories from Danish invasion. The remains of this fortification lies to the east of the site and its remains have been identified running underneath Oxford Castle, which is also located to the east of the site.

It has been suggested, however, that some settlement already existed in the area in the late Saxon to Norman period (Dodd ed. 2003, 62). Extramural properties are mentioned in this area in the Domesday Book and an estate centred on Osney Island is mentioned in the will of Archbishop Alfric at the start of the 11th century (Palmer 1980, 137).

The development of the western suburbs appears to have commenced with the establishment of Osney Abbey (VCH 1979, 369-412). Tradition claims that the chapel of Saint Thomas was established outside the abbey gates by 1142, but studies have suggested that this is incorrect. Hugh, bishop of Lincoln, authorised the construction of the chapel 1189-91, and Pope Honorius 1216-27 confirmed its existence. At the dissolution of the monasteries the church passed to Christchurch. Certain aspects of the maintenance of the church were reliant on parishioners, thus indicating settlement.



Key:
L Watching Brief

Figure 1. Site Location

Saint Thomas' church was founded at the gateway to Osney Abbey; the street was eventually named after this church but no name survives recorded pre 1751 (VCH 1979, 475-7). These names, in conjunction with the abbey gate indicate that the street was in existence, while the foundation of the chapel of Saint Thomas is indicative of settlement in the parish.

St Thomas's parish was created out of lands held by Robert D'Oilly and Roger D'Ivri in 1129 and was granted to the newly founded Osney Abbey (Palmer 1980, 135).

St Thomas' Street was probably the ancient approach road to the western end of Oxford. There is currently no archaeological evidence for settlement of this date. The excavated evidence from St Thomas' indicates that significant settlement activity in dates from the late 12th-early 13th century (Norton *et al.* 2006, 386; Moore, 2006: 394).

Saint Thomas' Street divided Osney Manor into its components of North and South (VCH 1979, 265-83). Houses are known to have been located on the west bank of Castle Millstream (Warham Bank) by c. 1130; fishermen or townsmen probably occupied the houses. Saint Thomas' in 1279 was treated as part of the western wards of the town. The account of 1831 of Saint Thomas' parish mentions 90 people as resident in the parish and gives their trades: cloth trade, tailor, brewer (with 3 servants), leather worker, tilers, milers, chapman, horse-dealer, garlic mongerer, carters and labourers, besides abbey servants. This is the first account of brewing in the parish, and one could possibly associate this with the later brewery site of which the public house was an extension.

The pub is located adjacent to the site of Bookbinder's Bridge, which carries High Street St Thomas over the Wareham or Back Stream. There was a bridge there from the 12th century and the name probably originated from a nearby building where books were bound for Osney Abbey. By the 17th century there was a single stone arch, which was rebuilt in brick c. 1858.

A series of maps from the early medieval period including those of Agas' map dated 1578, a map of 1650 (ORO CH.XXIII/3), and Loggan's map of 1675 show buildings in this location. These maps help to justify the belief that occupation had existed along Saint Thomas' Street from the medieval period. The map of Jefferys in 1767 (ORO CP/103/M/1 Misc.Bucks VII/1) also shows occupation on the location as does the slightly later 18th century map of Davies dated 1797 (ORO CH.XX/2).

The map of Oxford of 1831 (ORO CH.CXI/2b) shows no buildings on the site at this time, which may be a brief interlude in which the buildings had been demolished on the site. Buildings can be identified on the site on the map of Oxford by Le Keux of 1856 and by Gassell, Petter and Graplin of 1865, and a map of the mid-19th century (ORO CH.CXVI/1). The problem with these maps is that the representation does not make it apparent if it is the present building concerned.

A pub named the Marlborough Arms previously occupied the site in the 19th century and the Heritage Statement suggests that a public house was located here prior to the foundation of the Lion Brewery in the 1780's (Planning Statement and Assessment of Historical Significance, JPPC, 2011, 14).

A public house is marked as such on the Ordnance Survey map of 1878, which shows the city of Oxford. It is not indicated on this map if the public house is the same building, but probably not as there are problems with some of the angles of the street frontage and internal location of the yards. The public house that stands on the site at this time was called the Shoulder of Mutton. There are, however, some inconsistencies in the plan of the present building and it is conceivable that some of the walls may contain or be reconstructed on earlier foundations, for example the wall running alongside the millstream. The southern party wall is in the same location.

The Brewery Gate public house, was designed by Morrell's Brewery architect HGW Drinkwater in 1896 (Planning Statement and Assessment of Historical Significance, JPPC, 2011, 14).

The second series Ordnance Survey map of 1899-1900 shows both main structures in the basic form that they are today. This would include the main part of building 1 and building 2, which now appear to have the proper angle configuration on the street line. The western rear or southern

structure is also on this map although the eastern lean-to is not. The structure extending over the millstream is also on this map. This would imply a major phase of building for the present structure at the end of the Victorian period, 1878 to 1899.

3 DESCRIPTION OF THE BREWERY GATE

3.1 Introduction and general description (Plate 1)

The buildings consist of two basic units, a two storey building on the west of the property (Building 1), and a single storey building on the east of the property (Building 2). The larger two-storey structure also has a lean-to structure between it and the main brewery site to the east and further buildings to the south. All façades are of red brick.

3.2 The Front (North) Façade (Building 1)

The front elevation is of two stories (Figure 3, E1, Plates 2-3). The ground floor contains a door on the right hand side and a further door located to the left of centre. Between the two doors there is a large window with six larger window lights below and smaller ones above. These lights are subdivided with smaller tracery. To the left of the central door there is a window of four lights with four smaller lights above. These are sub-divided by further tracery.

The upper storey or first floor is separated by a decorative pediment, which runs from door to window edge. The first floor contains three windows, the two outer ones divided into four window lights with four smaller ones above. The casement in the middle contains two larger lights at the base and two smaller at the top. These windows are again subdivided with tracery. Each of these windows is set in a dormer gable with mock wooden frame panelling.

The roof contains a chimney at the west end on the gable and a chimney on the east end set below the gable.

The lean-to structure on the east has a plain brick wall and slopes down towards the main structure of the Brewery Gate public house.

3.3 The East Façade (Building 1)

The east façade is staggered with a main gable end and the end of the lean-to structures along the back wall (Figure 3, E2). The main gable has an original block window or door/window configuration. There is a surviving segmental arch with a shallow arch. The wall is faced with newer bricks over a breezeblock wall. The upper storey contains a window casement of four larger lights with four smaller ones above. These are again subdivided.

Over the top of the window the gable is covered by a red tile fascia, only the line of the brick chimney is visible. The chimney is set in the north side of the gable. This has an upper water tablet constructed of brick, containing five distinct levels.

The lean-to extends past the east end of the building and is single storey and contains a door. The east wall of the lean-to is a wall extending in line with the west wall of the second building. It previously had a steeper pitch to contain the lean to roof, but this has been built higher.

3.4 The Rear (South) Façade (Building 1)

The ground floor of the rear of the building butts up to a large brick boundary wall, which is plain, with no external windows. The wall has black or dark blue capping slabs.

The upper storey of the main structure contains two chimneys, each spaced in a symmetrical arrangement from each end (Figure 3, E6). The chimney on the west side aligns with the apex of a roof. Between the chimneys is a window casement with three lights and sill, subdivided by tracery, and a smaller window to the east. The chimneys contain five bands of brick in their water tablets.

On the west side of the building, the lean-to which slopes down from the brewery contains a large patio window, and a smaller window to the west. The patio enables access to decking over a millstream.

3.5 The West Façade (Building 1)

The ground floor of the west façade adjoins the brewery, while the first floor of the main part of the structure is visible (Figure 3. E4). On the south side is a window casement with four lights, two larger below and smaller above.

The gable is covered in red tiles. The chimney on this side aligns with the apex, and it like the other chimneys has a series of five brick rows forming its water tablet.

3.6 The Roof (Building 1)

The roof is a gabled roof running east to west and covered in red tile. The chimney at the west end is in the apex of the gable, that on the east end is offset. There are two lateral chimneys on the south side, both with gables. There are three dormer gables on the north side.

On the west side of the building a lean-to structure has a roof draining towards the main structure of the public house. On the rear (south) there is a further roof with ridgeline running away from the main building. The line of the roof is not in line with the gable on the chimney. The rest of the lean to has a flat roof.

3.7 The Interior (ground floor, Figure 2))

The large rooms of the ground floor in the ex-public house still have evidence that this area was divided into two. The western area was the larger of the two and must have originally been the bar or lounge space (Plate 4-5). In the southwest corner there was a small hall or lobby with wood panelling. In the west wall are the remains of a fireplace, though not original. In the southwest corner there is a stairwell boxed into the corner. The ceiling contains evidence of removed walls with probable RSJ insertion, thus opening this side of the public house out and removing original walls.

Two larger openings have been made through this internal central wall to make the bar and lounge of the original public house join together. A door opens straight into the bar area from Saint Thomas Street, the bar was located against the east wall in-front of a blocked chimneybreast (Plate 6). On the south side stairs had been inserted to create an external access to the upstairs.

Most of this area had previously been gutted and very little of it could be considered original, apart from the windows and doors and the moulding around the ceilings.

Two doors were evident from each of these two large rooms leading to divisions of the back lean-to range of building. The western part of the lean-to contained the toilet blocks, with a central corridor with access to a female and disabled toilets on the west side and male toilets on the east side. Much of this part of the public house must have been reworked in the later part of the 20th century. Part of the western lateral chimney survived at ground level. There was also a roof light over the female and disabled toilets.

The door into the eastern section leads into the kitchen area where there was a side larder, and also access to an above ground beer cellar. This also was the result of a revamp to the public house in the later part of the 20th century. The lower part of the eastern lateral chimney had been removed.

A door leads from the eastern part of the extended bar into a further group of three rooms used for storage and which contained few features of any note. Access was provided from these rooms to the decking over the millstream.

3.8 The Interior (first floor, Figure 2)

The first floor had also seen considerable alterations. The main central dividing wall survived above partitioning the building into two larger east and west compartments. In these two halves most of the earlier walls and features had already been removed. The stairs from inside the western part of the bar provided the main access to a landing. Doors at the top of the landing, facing an original window, led into a bedsitting room and a landing and hall area. The bedsitting room contained the only possible original fireplace in the west wall (Plate 7). There was a window to the south of this and a door leading to a cupboard alongside this. There was a further window in the north wall. The second, and eastern, door from the landing leads into the landing of the stairs in the eastern part of the building and then on into a hall. The hall lay in the western part of the premises, there were three further doors, two into bedrooms, both located in the eastern part of the building, and the last door into a kitchen in the western part of the building.

Both of the bedrooms in the eastern part of the premises had shower and bathroom facilities, with the front bedroom this was ensuite, with the back bedroom this was through a door from the eastern landing. The front bedroom contained a chimneybreast in its east wall and a window in the north wall. The back bedroom contained a window in the east wall.

Apart from the major dividing wall between the east and west areas of the property on the first floor, the majority of other walls were later studded insertions. The only wall that was potentially on or near the line of an original wall was that of the wall between the bedrooms.

Effectively the major part of the building had been gutted like many other public houses in the 1960s, 1970s or 1980s, when many of the original features would have been removed.

3.9 The North Façade (Building 2)

The north façade of the eastern building contained a blank brick wall with one window casement with two lights to the east of centre (Figure 3, E1). There is a chimney at the east end with one water tablet.

3.10 The East Façade (Building 2)

The end of the building is polygonal in shape to fit into the corner space of the street arrangement (Figure 3, E8, Plate 3). There is a window in the east end.

3.11 The South Façade (Building 2)

The south façade, of this single storey building, contained a varied arrangement of window and door casements (Figure 3, E3). At the west end was a door panelled at base and glass panes above. To the east of this was a window with two casements that were subdivided by tracery. To the east of this was a similar doorway on the east side, and joining, was a three light casement with tracery. To the east of this and also serving the central room was a window with four casements and tracery. All of these windows and doors appeared to have been inserted or reset at the very least. At the west end was a door with a segmental arch.

3.12 The West Façade (Building 2)

The west façade was a gable end with no lights or doors (Figure 3, E7). A wall with a door in it extended between this second building and the lean to of building 1. The wall had brick capping.

3.13 The Roof (Building 2)

The roof was of red tile and was gabled at the west end and hipped at the east end. There was a chimney on the north side at the east end and a series of three vents along the roof apex.

3.14 The Interior (Building 2)

The building was divided into three and previously used as office space. The windows (as described above) served these rooms, the first door and window the west room, the next door and two windows the large central room. The east room had a door on its south side, a window in the east wall and a chimneybreast in the north wall. The features in these buildings were all relatively modern late 20th century.

4 ASSESSMENT

4.1 Date and Phasing

It is suspected that some part of the structure, most notably the wall on the west side of building 1, and the east side of the millstream may contain elements of an earlier brick structure or wall. There are inconsistencies with the thickness of the wall line continuing to the south of the main sub-rectangular two-storey structure of Building 1. This wall also sits on what one would presume to be earlier wall lines on the edge of the millstream. The earliest public house name documented was the Shoulder of Mutton, Oxford Ordnance Survey plan of 1878. There is as yet no way of determining where the early brewery of 1831 was in Saint Thomas' parish.

The Shoulder of Mutton was presumably demolished or considerably reworked 1896. The Ordnance Survey map of 1899 shows plans conforming to the outline of the present structures. Architecturally the shell of the building does fit this period. The building is marked as a public house on the second edition of 1899-1900, but no name is given. As the structure was rebuilt then it is possible that a renaming could have occurred at this time. The extension across the millstream and the western of the southern extensions are also on this map. This is presumably phase 2.

Phase 3 saw alterations to the eastern lean to (the Kitchen), presumably in the early part of the 20th century.

Phase 4 saw the gutting of the public house and numerous internal alterations.

4.2 Historic and Architectural Assessment

Though medieval activity may have occurred in the vicinity of the public house, it cannot yet be confirmed that this was the location of the brewery indicated in 1381. A location outside the abbey gates would be the most likely site.

Architecturally the building is of the last two centuries of the 19th century, but most of its internal features and walls have been removed by alterations in the latter part of the 20th century.

5 ARCHAEOLOGICAL WATCHING BRIEF (BY DAVID GILBERT)

The only groundworks was a new foundation trench excavated inside the west end of Building 2. The lowest layer encountered was a mottled brown-grey sandy clay (003) with patches of yellow-grey sand, low quantities of small stones and 19th century pottery. This layer was at least 0.2m thick, but its full extent was not seen. Over lying this was a 0.05m thick band of dark grey-black sandy clay (002) that may represent the remnant of an earlier buried soil horizon.

Cut into this layer (002) were the foundation trenches 008 and 004 for the exterior northern wall (010) and the north-south aligned internal wall (006). The base of the foundation cut 008 for the external wall (010) was not seen, but it had been back-filled with a mixed material (009) similar to deposit (003). The wall displayed stepped footings. The foundation trench 004 for the internal wall (006) was shallower. Here the lowest deposit was a compact mix of crushed brick and yellow-grey sandy mortar (005). The wall footings were built on this base, four courses high, before stepping in to form the main wall.

The uppermost layer was 0.4m thick of crush brick in a sandy matrix (001), this was sealed with a plastic sheet and capped by a concrete floor surface.

6 FINDS

6.1 Pottery

A small quantity of pottery sherds was recovered from context (003) these were examined in the field and recorded utilizing the coding system and chronology of the Oxfordshire County type-series (Mellor 1984; 1994). They were not retained.

Fabrics included:

OXEST: Late English Stoneware. 1750 +
CRM: Creamware, late 18th – early 19th century
WHEW: Mass-produced white earthenwares, 19th - 20th century

7 THE CURRENT PROPOSAL

The current proposal is mainly to soft strip and change the use of the building. A small part of the building was demolished and a new footing excavated.

8 CONCLUSIONS

The building is of the later part of the 19th century, constructed 1896. There may be earlier components in the west wall. Phase 3 alterations were carried out in the early 20th century and phase 4 saw the internal alterations to the public house that essentially removed any or most original features.

The archaeological watching brief failed to find any remains of the earlier medieval or post-medieval structures suspected of being on the site. Instead only a 19th century make-up layer was detected, which was perhaps associated with the levelling of the building on the site prior to the 1896 redevelopment.

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Historic maps

Oxford Record Office (ORO)

CP/103/M/1 Misc.Bucks VII/I (1767) Jefferys Map

CH.XX/2 (1797) Davies Map

CH.CX1/2b (1831) Oxford map

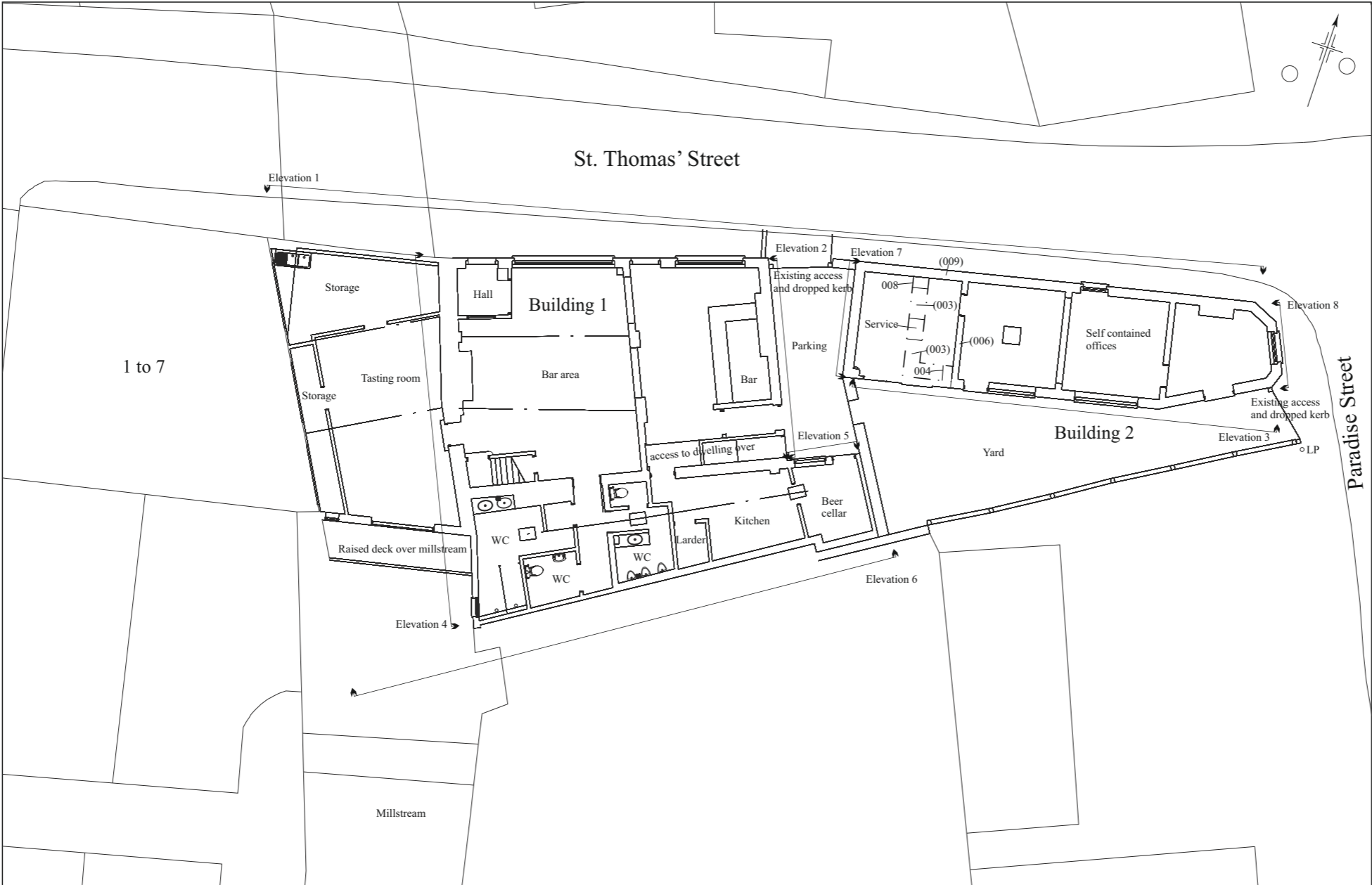
CH.CXVI/1 (mid-19th century) Oxford Map

Tithe map (S)300 (1853) Tith Map of Saint Thomas'

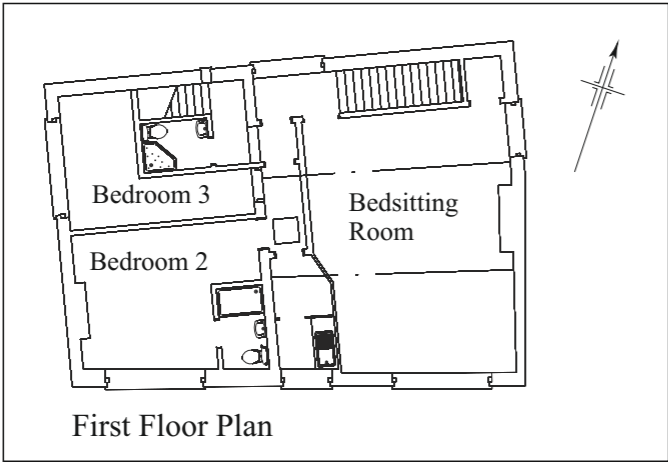
Stephen Yeates

John Moore Heritage Services

5th March 2012



Ground Floor Plan



First Floor Plan

Figure 2. Ground and first floor plans

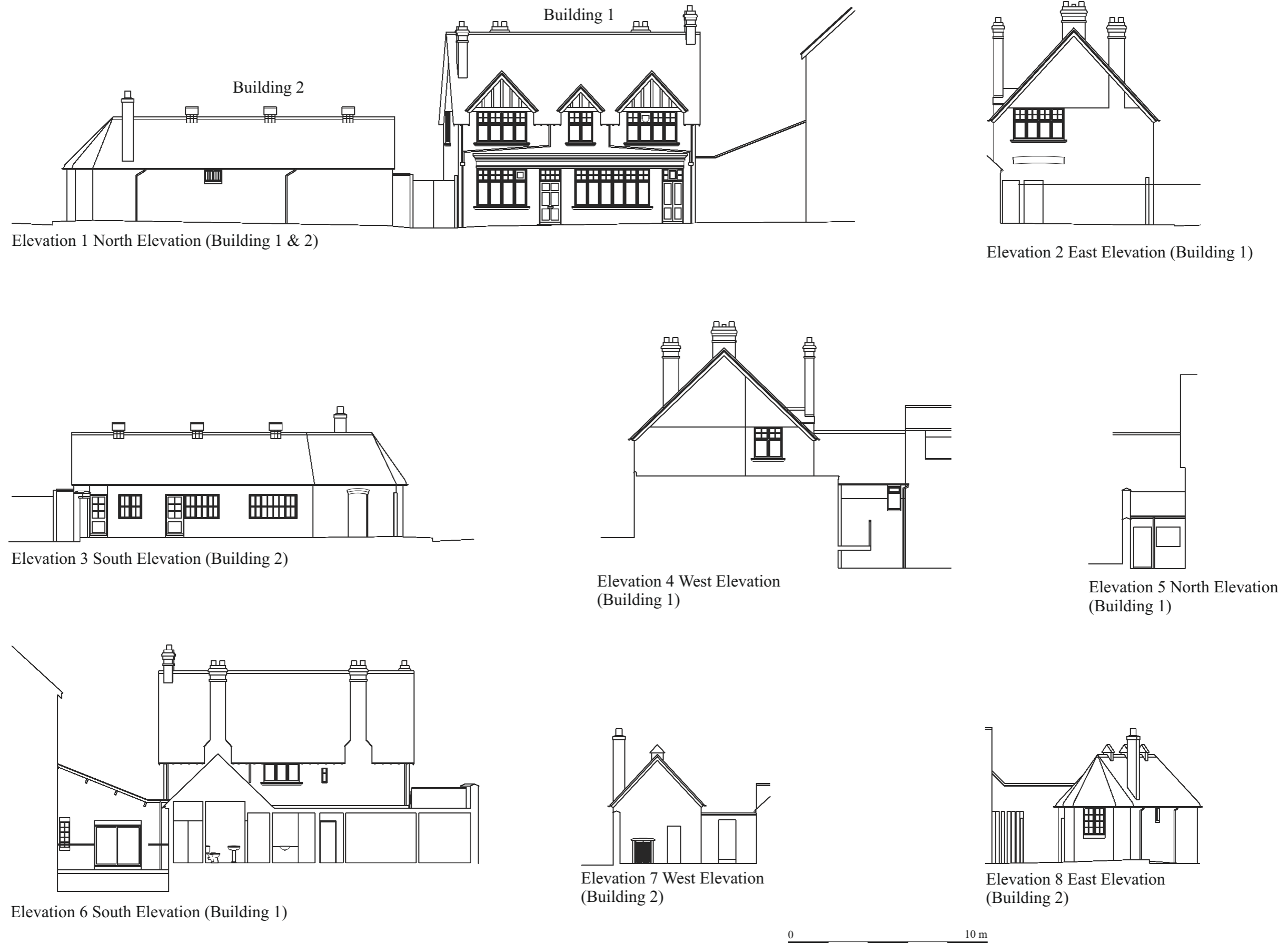


Figure 3. Elevations



Plate 1. Brewery Gate from the east (castle)



Plate 2. Brewery Gate, north facade



Plate 3. Brewery Gate, north and east facades



Plate 4. Brewery Gate, bar looking north west



Plate 5. Brewery Gate, west entrance



Plate 6. Brewery Gate, internal view of bar



Plate 7. Brewery Gate, internal view 1st floor