



JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING RECORDING

ON

19/01133/LBC – ROOM 1:3, STAIR 1, MAIN QUAD,

UNIVERSITY COLLEGE, HIGH STREET,

OXFORD OX1 4BH

NGR SP 51715 06220

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Room 1:3, Main Quad, University College

Historic Building Recording

SUMMARY

Room 1:3 is located in the west range of the main quadrangle at University College, Oxford (NGR SP 51715 06220). The main quadrangle has four ranges, of which the north one borders the High Street. The other ranges are bounded by the University College grounds

University College is a designated heritage asset with the buildings across this College site containing 12 different listings. The Main Quadrangle has each range listed separately, with all of these having a grade I listing. The West range of the main quadrangle is a Grade I listed structure (LB 1300275).

University College was founded in 1249 and has the claim of being the oldest college of Oxford. As University College grew, work began in 1634 to replace its medieval buildings with a new front quadrangle. The west range was built first and completed in 1635.

The development was for internal alterations to the second floor of staircase 1 to create a fellows set with en-suite facilities, part of which included the creation of a new doorway. The Listed Building Consent application has been approved by Oxford City Council (19/01133/LBC). The planning conditions included an intermittent watching brief to record the creation of the new doorway, which is also included in this report.

It is likely that the West Quad experienced at least four phases with minor alterations and refurbishments occurring every one hundred years or so from the 17th-20th century, with the most recent in the 1990s.

During the stripping out works, a possible earlier wall was noted on the floorboards of Room 1:3. This could indicate a now removed room or corridor. The newly created doorway may have previously been in the location of a previous door, which was blocked up in the 1990s. Alternatively, it may have been opened to provide access for service pipes for the modern bathroom.

1 INTRODUCTION

1.1 Origins of the Report

This report was requested by University College, Oxford which was in accordance with a condition of listed building consent granted by Oxford City Council. The report concerns the renovation of part of a listed building, and thus in accordance with the necessary legal requirements is part of the planning conditions.

1.2 Location

The Room 1:3 is located in the west range of the main quadrangle at University College (SP 51715 06220). The main quadrangle has four ranges, of which the north one borders the High Street. The other ranges are bounded by the University College grounds.

1.3 Description

Room 1:3 is located at the south end of the West Range. This range has three stairwells, of which the south one is number one. The area being renovated includes one study room on the second floor and the adjacent landing area and toilet facilities.

1.4 Geology and Topography

The main quadrangle at University College is located on the top of a gravel terrace at just over 60m AOD. The underlying rock formation is a Kellaways Formation and Oxford Clay Formation that is undifferentiated, which is a mixture of mudstone, siltstone, and sandstone (mapapps.bgs.ac.uk/geologyofbritain/home.html). This was laid down some 156 to 165 million years ago. In this location this was capped by the sand and gravel of the river terrace in the Quaternary from some 3 million years ago.

1.5 Proposed Development

The present development is for internal alterations to the second floor of staircase 1 to create a fellows set with en-suite facilities, part of which included the creation of a new doorway (19/01133/LBC). The college provided a number of plans that were all dated to March 2019. These included a block location plan (01A), an existing and demolition plan of Room 1:3 (02A), a proposed layout plan (03A), existing room elevation plan (04A), proposed room elevations (05A), the proposed ensuite layout (06A), and the larger drainage layout (LA).

2 BACKGROUND

2.1 Designation

University College is a designated heritage asset with the buildings across this College site containing 12 different listings. The Main Quadrangle has each range listed separately, with all of these having a grade I status. The other buildings on the site have a grade II listing each. The descriptive listing of the west range of the Main Quadrangle building is as follows:

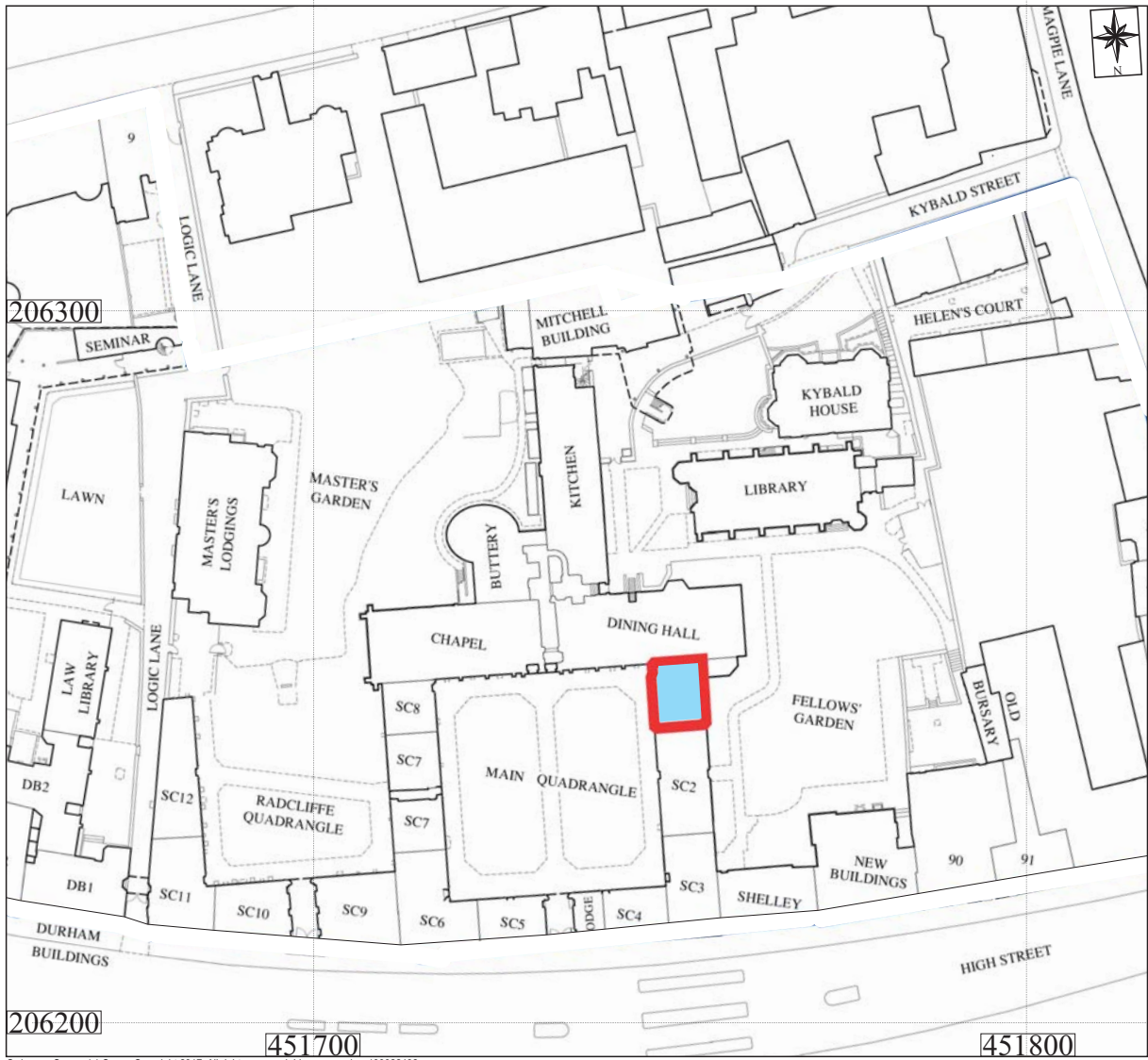
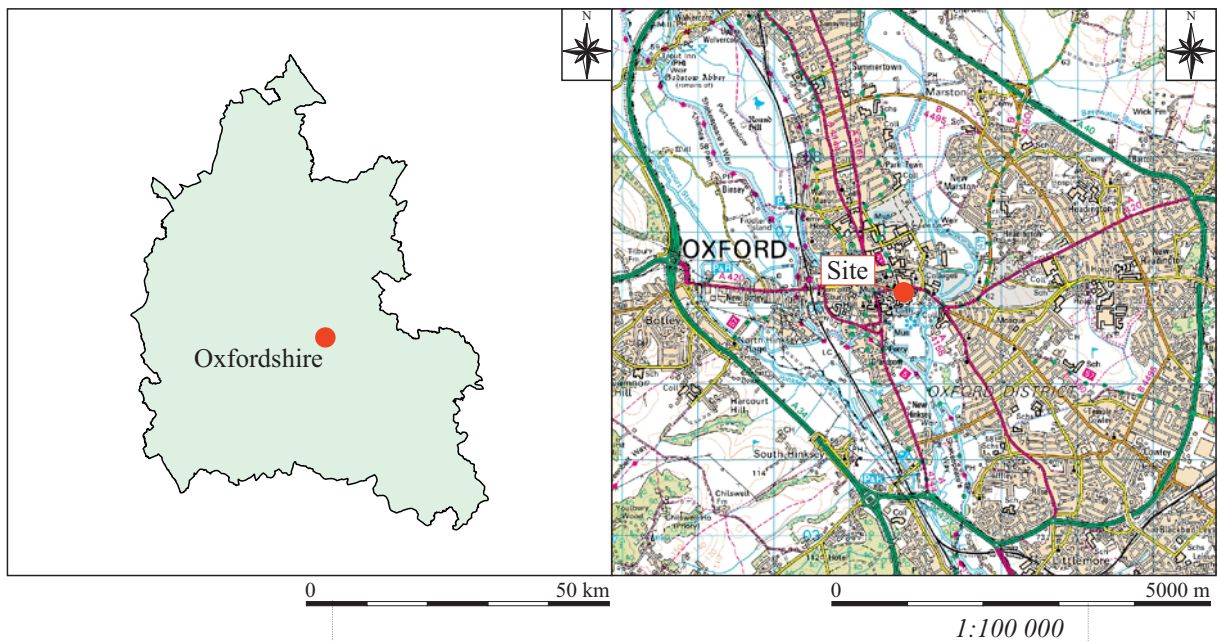


Figure 1: Site location

Built 1634-6. Includes SCR which has panelling of 1697 by Robert Barker and the summer SCR (former in 1865) which has some reset late C16 panelling and fireplace. Elsewhere are original fireplaces and panelling (SID: 1300275, EHLID: 245179).

The west range became a listed structure in 1954. Room 1:3 lies at the south of the range and thus bounds the South Range of the Main Quadrangle. The descriptive listing of the South range with Chapel, Hall and Kitchen is as follows:

Built 1659-1666. To east is the Chapel and to West the hall with a gabled frontispiece in between them. The North elevation was remodelled in 1802 to the design of James Griffith, Master. Chapel consecrated 1666. East end rebuilt and roof raised by Sir Gilbert Scott, in 1862. Includes notable stained glass by Abraham van Linge, 1641, woodwork by Thomas Richardson and Arthur Frogley, 1665, and screen by Robert Barker, 1694, reset 1924. Hall finished in 1657. Interior remodelled in 1766 by Henry Keene and repaired 1892. Extended to West, in 1904 in Guiting ashlar and the plaster ceiling removed. Contains armorial glass by Willement, 1833. The Kitchen, to the south of the Hall, is included, 1688-90. Hall gable altered 1958-9 (SID: 1046632, EHLID: 245181).

This south range of the Main Quadrangle was also listed in 1954.

2.2 History of Development

University College was founded in 1249 and has the claim of being the oldest college of Oxford (ORO CH XXIII/1a: Fig 2). As University College grew, work began in 1634 to replace its medieval buildings with a new front quadrangle designed by Richard



Figure 2: 1605 Map of Oxford showing University College before the new Quad was built (ORO CH XXIII/1a)

Maude by the benefaction of Charles Greenwood, formerly fellow, and by Sir Simon Bennet. It was completed by Dr John Radcliffe, who erected the whole eastern quadrangle at his own expense. (Sherwood and Pevsner 1974, 208).

The west range was built first and completed in 1635. The Civil War delayed building works, so the east and final range was finished in 1676 (see Fig 3). There were general refurbishments in the late 20th century (Gibbs 2019).

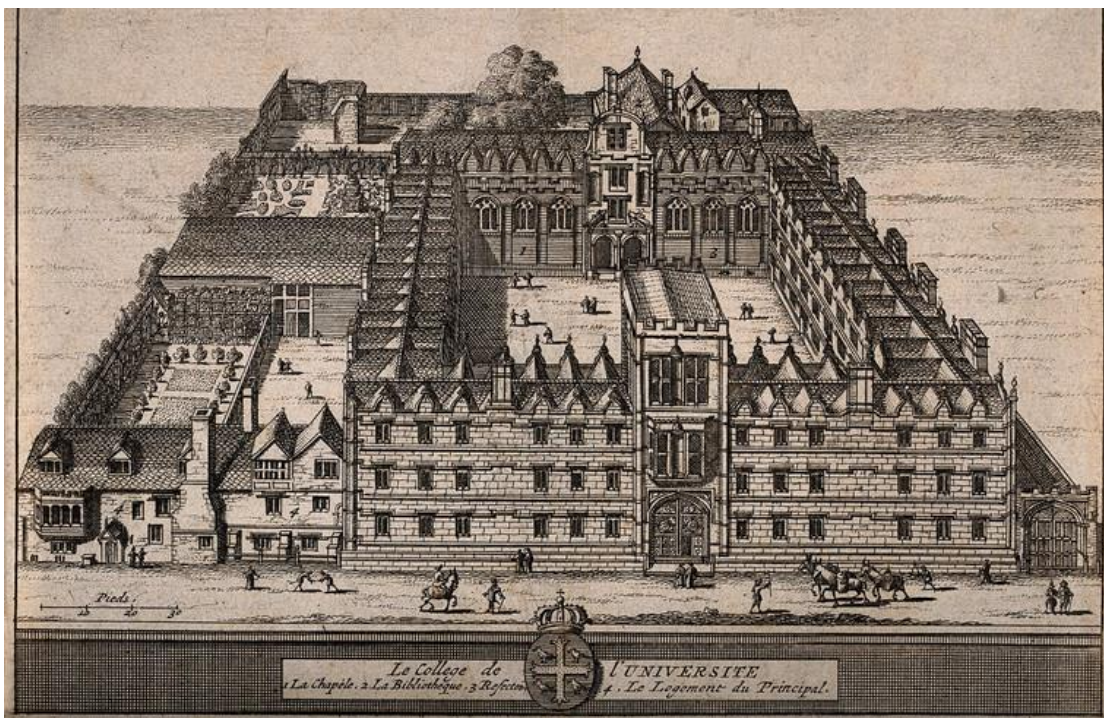


Figure 3: Le College de l'Universite. Wellcome Collection. Wellcome Library no. 20828i. Late 17th century French line engraving (note statue of Queen Ann is not yet in position at front (installed 1709 and Radcliffe Quad not yet built)).

3 DESCRIPTION OF UNIVERSITY COLLEGE *(by Stephen Yeates)*

3.1 Introduction and General Description

The central part of University College is a quadrangle with ranges on all sides. The structure is of ashlar limestone blocks. The relevant room to be described, Room 1:3 is located at the top of Stairwell 1 in the west range (Fig 4).

The west range has an internal façade of limestone, which has three storeys and 13 bays. The windows are formed of double lancets each with a four-centred arch (Tudor Arch). These have casement windows, predominantly, although some appear to be replaced by sash window arrangements. The lancets are arranged in a square-headed architrave surround. Above each of the windows is a stoup moulding, which is connected to a band frieze. There is a raised band at the base of the windows, which forms part of the sills. The central bay and the two outer ones have arched openings also with four-centred arches of Tudor style set within a square-headed moulded architrave. Each of these bays is surmounted by a shaped Dutch or Flemish gable with a moulded capping

surround. There is a decorative bar across the upper part of the gable, which has five panels with oblong and rectangular shapes carved. The relevant area of the west range is the third storey windows, the three bays at the south end.

The west façade of the west range of the main quad at University College has similar structural elements of 3 storey and 13 bays, though in this case they do not all have chimneys (Plate 1). In some of the bays the lower windows are elongated, in other cases the stoop moulding shows where a window should be in design, but which is not present due to the insertion of a chimney breast internally. On the first and second floors, where they are windows they are reminiscent to those on the east side of the range. The Dutch Gables are generally the same as those on the east side, where there are windows below in the bay. Where the windows are not there a chimney breast is concealed in the wall, the gables are altered as they carry the chimneys upward. The bell-shaped moulding is cut off with a lower moulding, and above this is a three flue chimneystack with panelled sides to reflect this. There is a water tablet below and two decorative water tablets above. The relevant part of the external wall for this report is the third floor and covers the three bays at the south end.

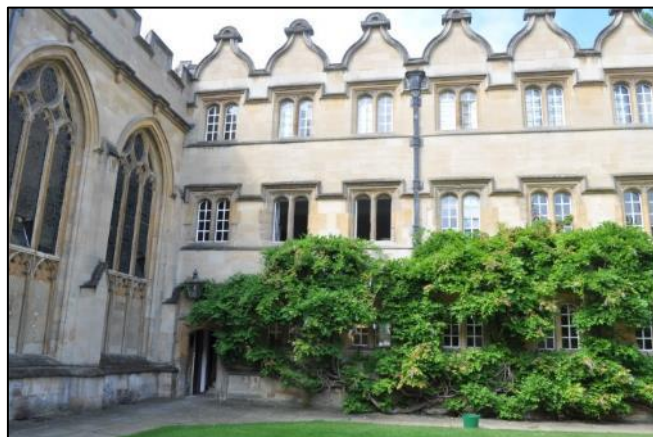


Plate 1: The west façade of the west range of the main quad

Stairs 1

The stairwell is entered on the ground floor through a four-centred arch of a Tudor style. This has a square headed architrave surround. The arch is open and enters a small lobby area, which has a panel door on its north side and access to dogleg stairs is on the east. The stairs are constructed around two large posts that support the treads of the stairs, and between which there are the remains of timber framing (Plate 2-3). The external walls of the stairwell on the north and west sides also contain the remains of timber framing. On the south side, the wall is plastered. On the first floor there is a landing with a panel door on the north side, with moulded surround (Fig 4: E5). In the east wall there are two lancet windows forming a pair, which both have casement windows. The windows contain H-hinges, which are a common feature of most windows here. There are dated by similar pieces to 1674, 1684, and 1698 (Hall and Alcock 1994, 25). The building was constructed 1634 to 1677 (Sherwood and Pevsner 1974, 208). These are fittings that would be appropriate for a mid-17th century date. The dogleg rises again on the west side of the landing to the second floor landing. There is some significant timber framing in the north side wall (Plate 1-2). Above the stairwell is a beam with a chamfer



Plate 2: The Stairwell



Plate 3: Detail of the timber framing in the stairwell



Plate 4: One of the two lancet windows with four-centred arches in corridor

and stop. The second floor landing is of a similar design to that below. In the north wall a four panelled door and in the east wall two lancet windows with four-centred arches (Plate 3). A passageway is located above the stairwell, probably a more recent insertion. The wall on the north side has timber framing. This leads to two rooms that lie to the west of the stairwell. These are rooms with mainly modern fittings. The exception is the window in the west wall of the west room. This contains two lancet windows with

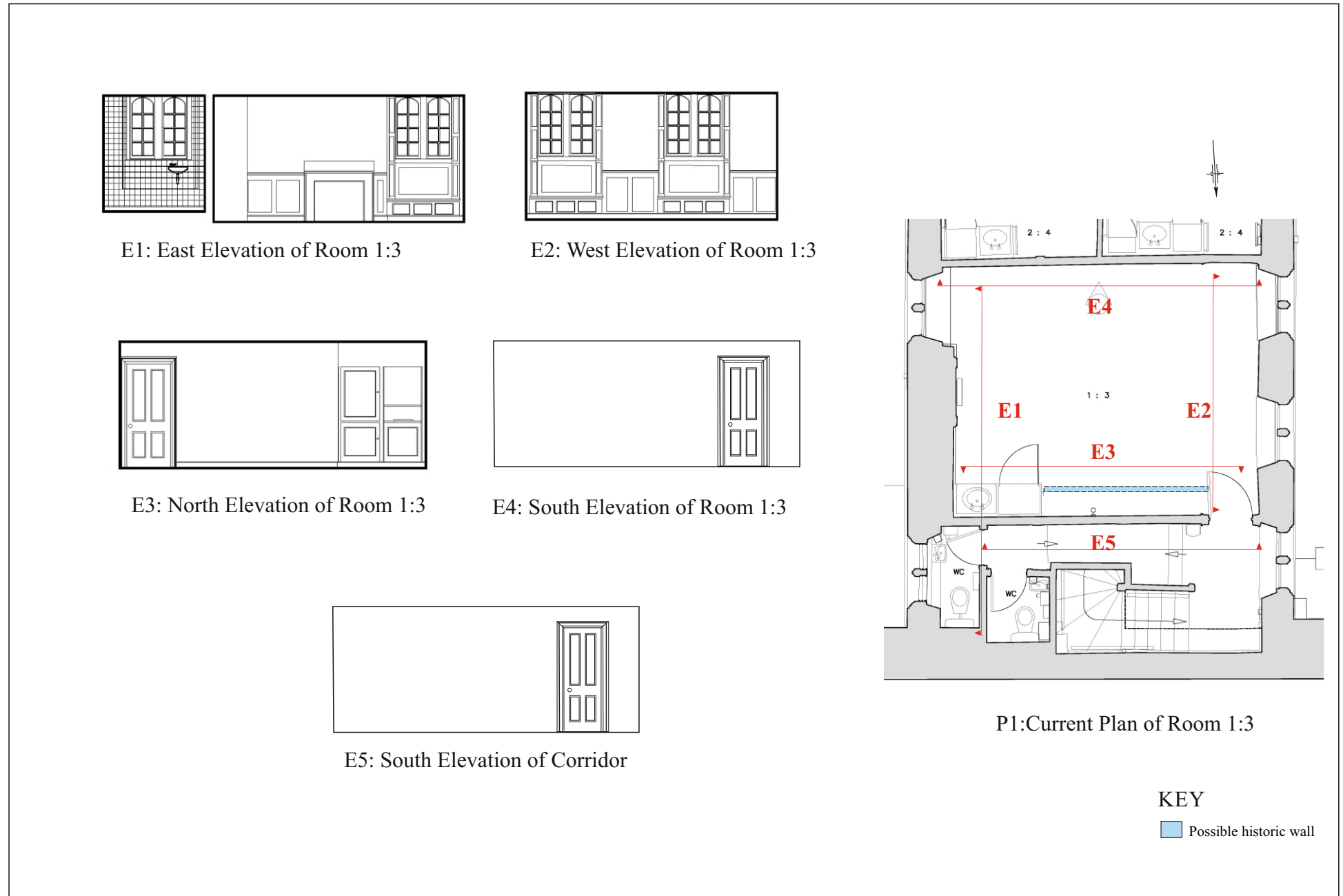


Figure 4: Selected Current Elevations and Plan.

four-centred arches. Unlike the casement windows on the other windows observed, this window contains two sash components. It is considered the case that these sash windows may be later 18th or 19th century alterations.

Room 1:3, Stairs 1, Main Quad (Figure 4)

The room 1:3 is entered from the second floor landing through the panel door on the north side. The panel door is of an 18th century style but is undoubtedly of a later age. It contains hinges marked BS EN 1935:2002 dating to 2002. The moulded surround is probably of an earlier date, possibly 18th century. This does not appear to be the original doorway set to the timber framing, as it seems to truncate through that framing.

Internally to the Room 1:3 the panel door from the landing was located in the south wall in the east corner. The wall has a moulded skirting. In the southwest corner, there is a modern built-in cupboard (Plate 5 and Fig 4: E3). In the west wall, there is a 17th century fireplace (Plate 6 and Fig 4: E1). To the north there are two lancet windows of a four-centred arch design (Fig 4: E2). These have casement windows that contain 17th century H-hinges. There is an alcove seat below. There is part of a cornice surviving on this wall. The north wall has a skirting board only.

There is a panel door in the east end of the north wall that has a moulded surround (Plate 7). As no timber framing is evident it is not known if this doorway is fitted to the timber frame. It is assumed, based on the style, that this is a probable 18th or 19th century door with a moulded surround. In the east wall there are two sets of double lancet windows, with four-centred arches. These have casement windows with H-hinges of the 17th century. These are both set above alcove seats. There is skirting but no cornice.

The floor contains broad old floorboards that if not original are pre-industrialisation and standardisation. There is a mark along the floorboards indicating the former location of a probable wall (see Fig 4: P1 and Fig 5 and Plates 5 and 7).



Plate 5: The Cupboard now removed where new door inserted during Watching Brief



Plate 6: The blocked up fireplace and lancet window



Plate 7: The main door, and just visible on the floorboards the remains of a possible earlier wall

4 WATCHING BRIEF OF WORKS (by Sarah Doherty)

Following the Level II Building Recording Assessment, a Watching Brief was undertaken to observe the alteration works as permitted in the listed building consent of a new doorway between Room 1:3 and a bathroom to rearrange the bathroom into an en-suite (Fig 5).

Part of the methodology laid out in the in the Written Scheme of Investigation (WSI) was as follows:

‘After stripping out of the room and the new doorway opening has been formed the room will be re-surveyed to establish the thickness of the wall through which the new doorway has been formed and to establish the type of binding material for the stonework. Wall junctions and any previously hidden features can be recorded by photographic, drawn and written means.’ (JMHS 2019).

4.1 Methodology

First, the areas of the structure that were to be lost were recorded in Section 3 above. Second, a further recording took place on the site during the process of building

alteration works. The recording was carried out in accordance with the standards specified by the Chartered Institute for Archaeologists (2014).

The Watching Brief commenced after the stripping out of the Room 1:3 and the adjacent bathroom. A new doorway opening was formed within the north elevation of the walls of Room 1:3 bedroom and the south elevation of the corridor and bathroom as identified in the Architect's plans 02A, and elevation 05A (see Figs. 4, E5, Fig 5 and Fig 6). The new opening was undertaken by client appointed external contractors using an electrical toothed saw multi-tool, crowbar and claw hammer under archaeological supervision.

Photographs were taken and plans drawn at various stages of the works. Once the appropriate section of the wall was removed, the work was then re-surveyed to establish the thickness of the wall through which the new doorway had been formed and to establish the type of binding material. Standard John Moore Heritage Services techniques were employed throughout. Wall junctions and any previously hidden features were recorded by photographs, scale drawings and written notes.

4.2 Results

A doorway was opened up measuring 1.78 x 1.92 x 0.15 m (Fig 5-6, Plates 8-15) between the corridor and Room 1:3 in the Western Range of the Main Quad. Removal of the wall panelling revealed that successive layers of paint had been applied onto thick plasterboard (ranging from 0.02 -0.04 m in places) with a modern timber stud framework and cavity wall insulation behind (Plate 10). The works revealed that this section of the wall was likely inserted in the 1990s as it contained plasterboard dating to December 1994. This occurred probably when the (now removed) cupboard and the sink were inserted (see Plate 5). However, the upper portion revealed three original 17th century roof rafters with the remains of lathe lines (now removed, see Plate 10). These were being partially supported by the later studs. It's possible that this was once



Plate 8: Existing Elevation B showing the historic wooden framing in the corridor towards the bathroom

an earlier doorway that was filled in during the 1990s refurbishments. It might have been associated with the removed wall within Room 1:3 (see Fig 4-5 and Plates 5, 7 and 9). Or potentially the earlier door was removed to allow for service pipes to be inserted into the bathroom (Plate 9).

Additionally, the historic 17th century wooden wall frame uprights (noted in the corridor) were further revealed (Plate 11-14).



Plate 9: The Location of the Doorway prior to removal in Room 1:3. Note the service pipes under the floorboards. Just visible the dark line of the earlier removed wall



Plate 10: The Location of the Doorway prior to removal



Plate 11: The Exposed beams below the plasterboard



Plate 12: The 17th C rafters *in situ*

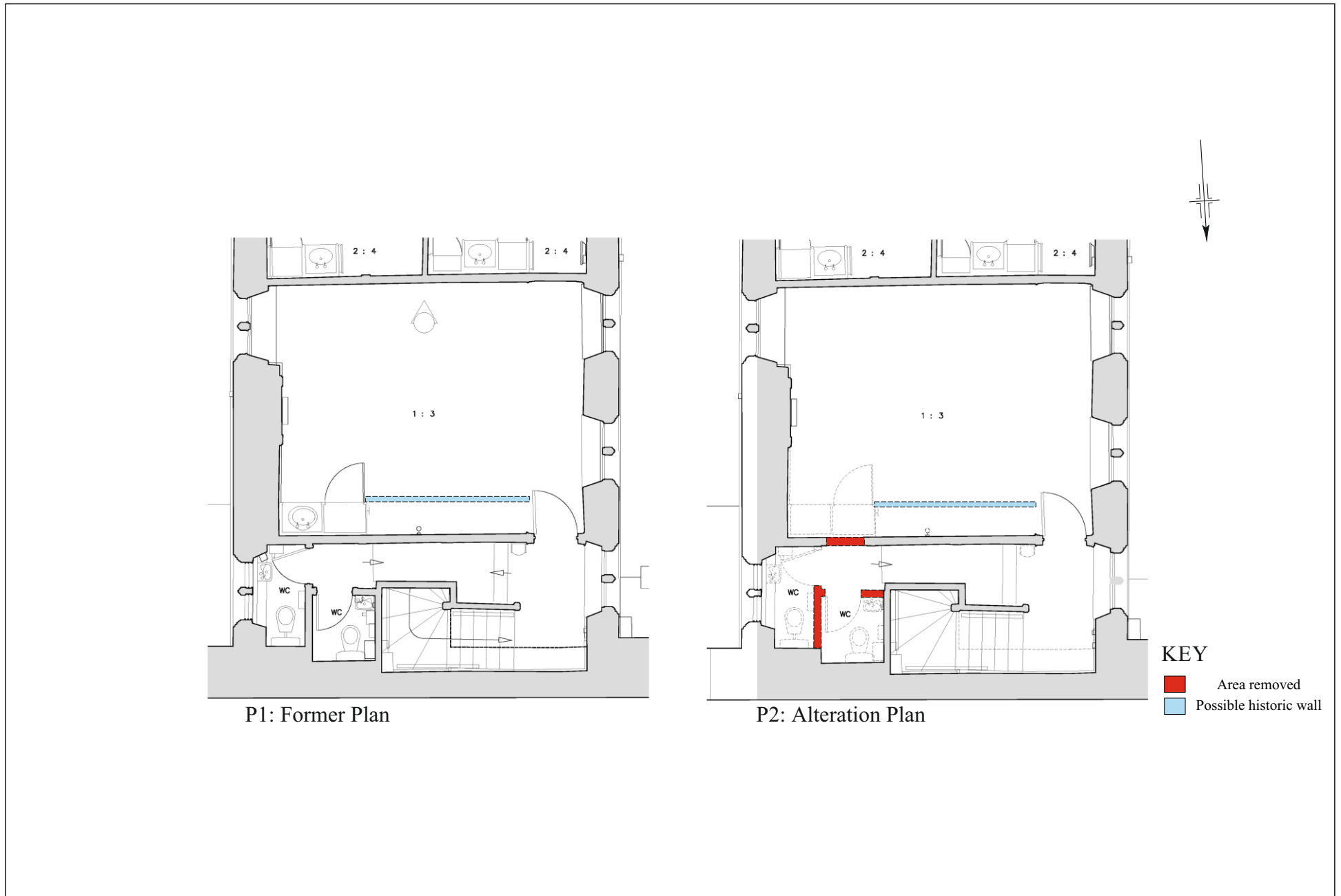


Figure 5: Room 1:3 Former and Alteration Plan of Room 1:3 and bathroom.
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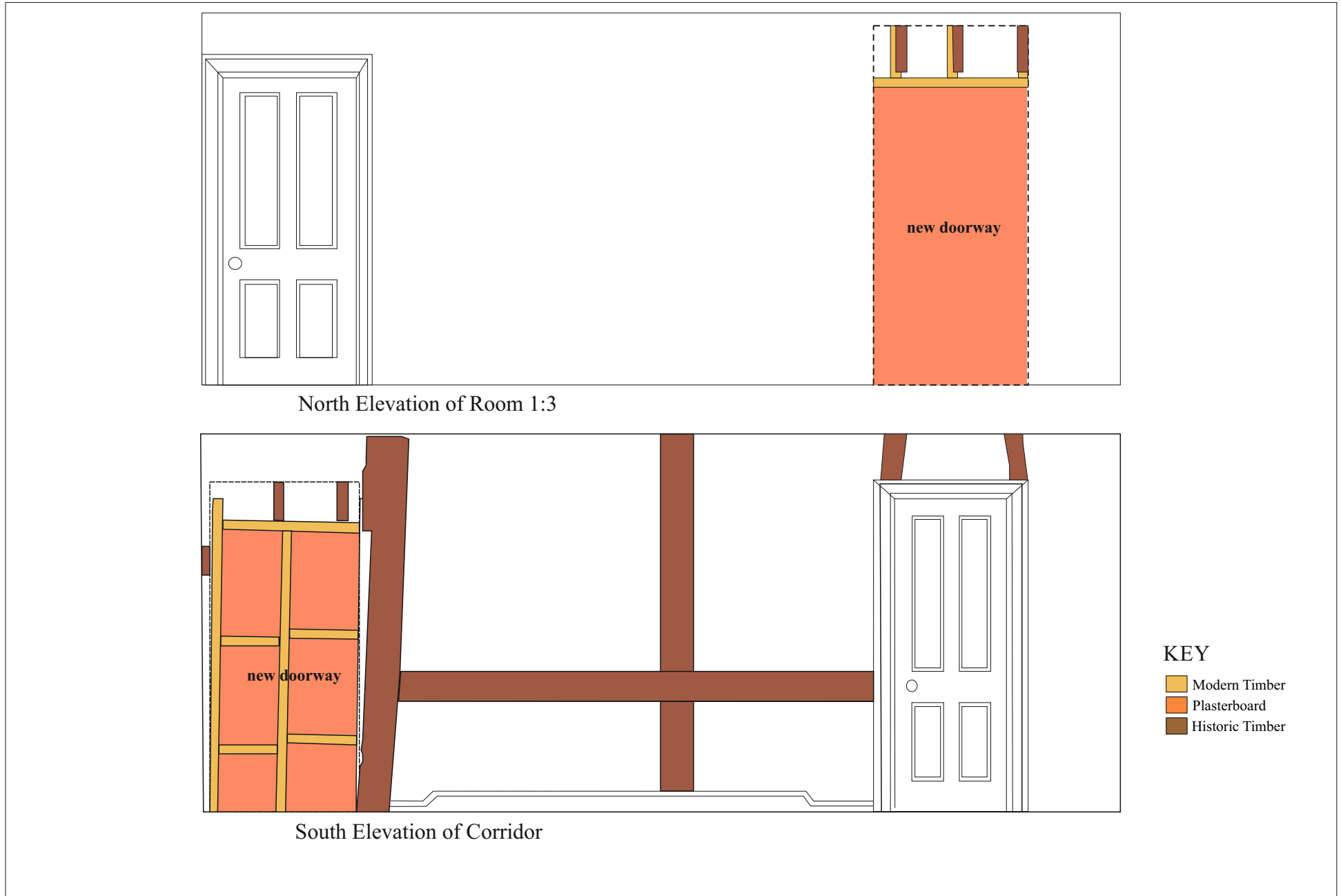


Figure 6: Watching Brief North and South Elevations



Plate 13: The historic timbers and rafters



Plate 14: The historic timbers within the thick wall cavity



Plate 15: The completed doorway (right)

5 ASSESSMENT

5.1 Phases

College records state that the West Quad was completed in 1634, with the East Quad completed after the Civil War in 1677. Historic Maps of 1605 show the original Medieval Quad (ORO CH XXIII/1a: Fig. 2) and later the newly constructed Quad in a late 17th century line engraving (Wellcome Library no. 20828i: Fig. 3). It is likely that the West Quad experienced at least four phases from the 17th-20th century with alterations and refurbishments occurring every one hundred years or so. The most recent occurring in the 1990s.

Phase 1: 1634

West Quad is constructed.

Phase 2: 18th century

Internal doorway fitted, sash windows altered. Possible earlier wall removed (seen on floorboards).

Phase 3: 19th century

Internal refurbishments including the new door.

Phase 4: Late 20th century

Internal refurbishments of Room 1: 3 including cupboard, door rehanged.

5.2 Listed Status

The Main Quadrangle has each range listed separately, with each having a grade I listing.

5.3 Historic and Architectural Assessment

Map, historic drawings and College records indicate that the West Quad was constructed in 1634, and was used as accommodation for Scholars and Fellows. Room 1:3 was refurbished at least each century with new fixtures and fittings such as doors and windows hinges.

During the stripping out works, a possible earlier wall was noted on the floorboards of Room 1:3. This could indicate a now removed room or corridor. The newly created doorway may have previously been in the location of a previous door, which was blocked up in the 1990s. Alternatively, it may have been opened to provide access for service pipes for the bathroom.

6 THE CURRENT PROPOSAL

The Listed Building Consent was for internal alterations to the second floor of staircase 1 to create a fellows set with ensuite facilities, (19/01133/LBC). This entailed the partial removal of a wall between the corridor from the staircase towards the bathroom and Room 1:3.

7 CONCLUSIONS

University College Oxford (SP 51715 06220) requested this report concerning the renovation of part of a listed building, the West Quadrangle (Grade I: LB 1300275), which had previously been approved by Oxford City Council (19/01133/LBC). This Historic Building Recording and Watching Brief is, therefore, in accordance with the necessary legal requirements as part of the planning conditions issued by Oxford City Council.

The approved works included the internal alterations to the second floor of staircase 1 to create a fellows set with ensuite facilities. This involved the creation of a new doorway between the stairwell corridor and the fellows set (19/01133/LBC).

The proposed works have revealed that the opening of the doorway, in fact, concealed a 1990s era cavity wall rather than historic timbers. Only three historic roof rafters were affected. Therefore the works had only a limited impact.

8 BIBLIOGRAPHY

8.1 References

Chartered Institute for Archaeologists (CIfA) 2014 *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*, Reading: Chartered Institute for Archaeologists

Gibbs, G 2019 *University College Heritage Assessment, 19/01133/LBC planning document*, Oxford: Oxford City Council: 19/01761/LBC

Hall, L and Alcock, N W 1994 *Fixtures and Fittings in Dated Houses 1567–1763*, York: Council for British Archaeology / Practical Handbook in Archaeology 11

JMHS 2019 19/01133/LBC – Room 1:3, Stair 1, Main Quad, University College, High Street, Oxford OX1 4BH, *Historic Building Recording, Written Scheme Of Investigation*, Project No. 4157, August 2019.

Sherwood, J. and Pevsner, N 1974 *The Buildings of Oxfordshire*, London: Penguin Books

8.2 Historic Maps and Drawings

Oxfordshire History Centre

CH.XXIII/1a 1605 Oblique engraving of Oxford by John Speed

Wellcome Library no. 20828i Early 18th /late 17th century Le College de l'Universite, Wellcome Collection.

8.3 Approved Plans

- 01 A Site plans
- 02 A Floor Plans – Existing
- 03 A Floor Plans - Proposed
- 04 A Existing Room Elevations
- 05 A Elevations – Proposed
- 06 A Elevations