

HERITAGE REPORT

ST PETER IN THE EAST

# Heritage Assessment

St Peter in the East - St Edmund Hall

December 2023

rev	date	note
P1	12.12.2023	Draft issue to Client
P2	13.12.2023	Planning and Listed Building Consent Application

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## Introduction



FIGURE 1 ST PETER IN THE EAST

This Heritage Statement forms part of the Planning and Listed Building Consent Application for works associated with the minor interventions to the library building at St Edmund Hall, Oxford, known as the St Peter in the East.

This document contains the detailed assessment of the impact the proposals may have on the historical significance of the heritage assets in accordance with Historic England principles and assessment.

The project description is offered as - *Installation of the lightning protection from the top of the tower and around the parapet of the nave and chancel, to ground earths. Installation of the window guard to the main window on the west facing facade. There is no alteration proposed to the internal areas.*

The assessment of harm will be weighed against the protection of the historical assets and lives.

### Statutory List Descriptions

Historic England's full listing text for the building is below:

In accordance with Historic England's Good Practice Advice in Planning Note 2, this statement assesses the significance of the assets and the impact of the proposals on them with justification for the proposed interventions and an explanation of mitigation measures. Where possible we have resisted repeating unnecessary information in this document. This document should be read in conjunction with all other documents relating to this submission including the Design and Access Statement and nominated appendices.

*ST EDMUND HALL 1. 1485 Library (Formerly listed as the Church of St Peter-in-the-East) SP 5106 SE 9/387 12.1.54. 1 2. Crypt, chancel and nave, circa 1140-50. North chapel added and chancel arch probably widened, circa 1230-40. Mid C13 North aisle and North arcade; the former rebuilt circa mid C14. Early C14, North-West tower added and nave extended to West. Chancel and nave walls heightened, possibly in 1481. Late C15 South porch. Early C16 vestry and chapel to West of Northchapel. Church restored by Edward Blore in 1835. Stained glass by Willemt, 1839. In C19 the vaulting ribs of West part of chancel were carved. Other restoration, circa 1875. Chancel refitted by Sir T G Jackson, 1882. Exterior of Chancel restored in 1906-7 by A J Rowley of Oxford and the crypt in 1931-2. Fittings include notable C15 stained glass. The Church was deconsecrated in 1967 to become the Library of W. A complete restoration with a modern interior and some plain glass followed in 1970/1. The West windows was renewed and the West door blocked. Some of the fittings are retained, others are in store. (RCHM 38).*

In this submission the proposal is assessed in accordance with the requirements of paragraph 189 of the National Planning Policy Framework (NPPF) and the onus it places on those planning changes to historic assets to begin the process of change with a clear description of the significance of the assets affected. The requirement in the NPPF states that 'The level of detail should be proportionate to the asset's' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Listing NGR: SP5185906364

## Historical Context

### Historical background

The works under consideration are in the Library building of St Edmund Hall known as St Peter in the East, which is Grade I listed. The descriptions below give an overview of the development of the college from its founding with more detail on those areas impacted upon by this application, later in the document.

### The Buildings of St Edmund Hall

St Edmund Hall was the last to transform into a fully-incorporated college in the twentieth century among the medieval halls which were established to house and educate undergraduates, with many predating the colleges at Oxford. First mentioned in 1317, with indications of an earlier foundation, St Edmund Hall lays claim to being the oldest academic society to accommodate and educate undergraduates in any university.

Most of the college's historic buildings are located in the Front Quadrangle. The Front Quad has a medieval well-head, entrance to the Chapel and 17th-century Old Dining Hall. The Chapel and Old Library were built at the end of the seventeenth century. A passageway leads to the ancient churchyard of St Peter in the East, a 12th century medieval parish church on Queen's Lane, to the north of High Street. It is now deconsecrated and serves as the college library for St Edmund Hall.

### St Peter in the East

There are three significant examples of 12th-century ecclesiastical architecture in Oxford, despite the destruction of Oseney Abbey. The oldest of these is the St Peter in the East parish church, which is located on the site of an Anglo-Saxon church in the part of the town incorporated within the walls in the 11th century.

In its original form, an aisle-less nave and a chancel built over a vaulted crypt, which survives virtually unaltered, were constructed between 1130 and 1160. Substantial expansions occurred over the following four centuries, driven by the parish's increasing wealth. The crypt, an unusual feature in English parish churches, is explained



FIGURE 2 ST PETER IN THE EAST CHURCH IN THE EARLY 1830S, DRAWN BY F. MACKENZIE AND ENGRAVED BY J. LE KEUX

by the presence of a confessor or relic chamber at its western end, intended for the display of a saint's relic.

Used as the student chapel for the Hall until 1682 when a separate chapel was built on the College grounds, this church was closed as a place of worship in 1965. It was reopened as the College library in 1970, with the renovation preserving many distinctive architectural features and arranging new internal fixtures to replicate the layout of a traditional church.

Refer to <https://historicengland.org.uk/listing/the-list/list-entry/1046644>

### Building chronology

10th Century	Traces of the footings and floors of an earlier Anglo-Saxon church, or churches, have been found during restoration work; there is some evidence of an aisle-less 11th century church of stone and a 10th century church of wood and stone.
1086	The church was first recorded
1140-50	Crypt Chancel, and Nave built
1230-40	The North Chapel (Lady Chapel) was added when the chancel-arch was probably widened
13th Century	The North aisle and Arcade were built The two East lancet windows date from the 13th century
14th Century	The Nave (Norman) was extended West (Perhaps in 1321) The North-West Tower added The North aisle re-built
1433	The north window in the chancel dates from 1433 and contains some glass from the 14th century
15th Century	The South Porch was added The North window in the chancel dates from 1433 and contains some glass from the 14th century The window in the east wall of the chancel, originally Norman, is now 15th century Perpendicular and contains glass from the 15th to 17th centuries The walls of the Chancel and Nave were heightened (perhaps in 1481)
16th Century	The small chapel was added north side of the North Aisle Vestry was built
1629	A new door was made into the chancel in 1629 for the doctors going to the University's Lent sermons, which were given in the Church until 1837.
1833	The interior of the church was restored
1844-45	The exterior of the church was restored
1852	The interior was burnt and many furnishings destroyed. The chancel was refurnished and repaved in 1882 and a low screen of Caen stone built between it and the nave.
1966	Hall was granted the use of the church and its churchyard for its religious and educational purposes
1968-70	Substantial restoration was carried out during the conversion into the library

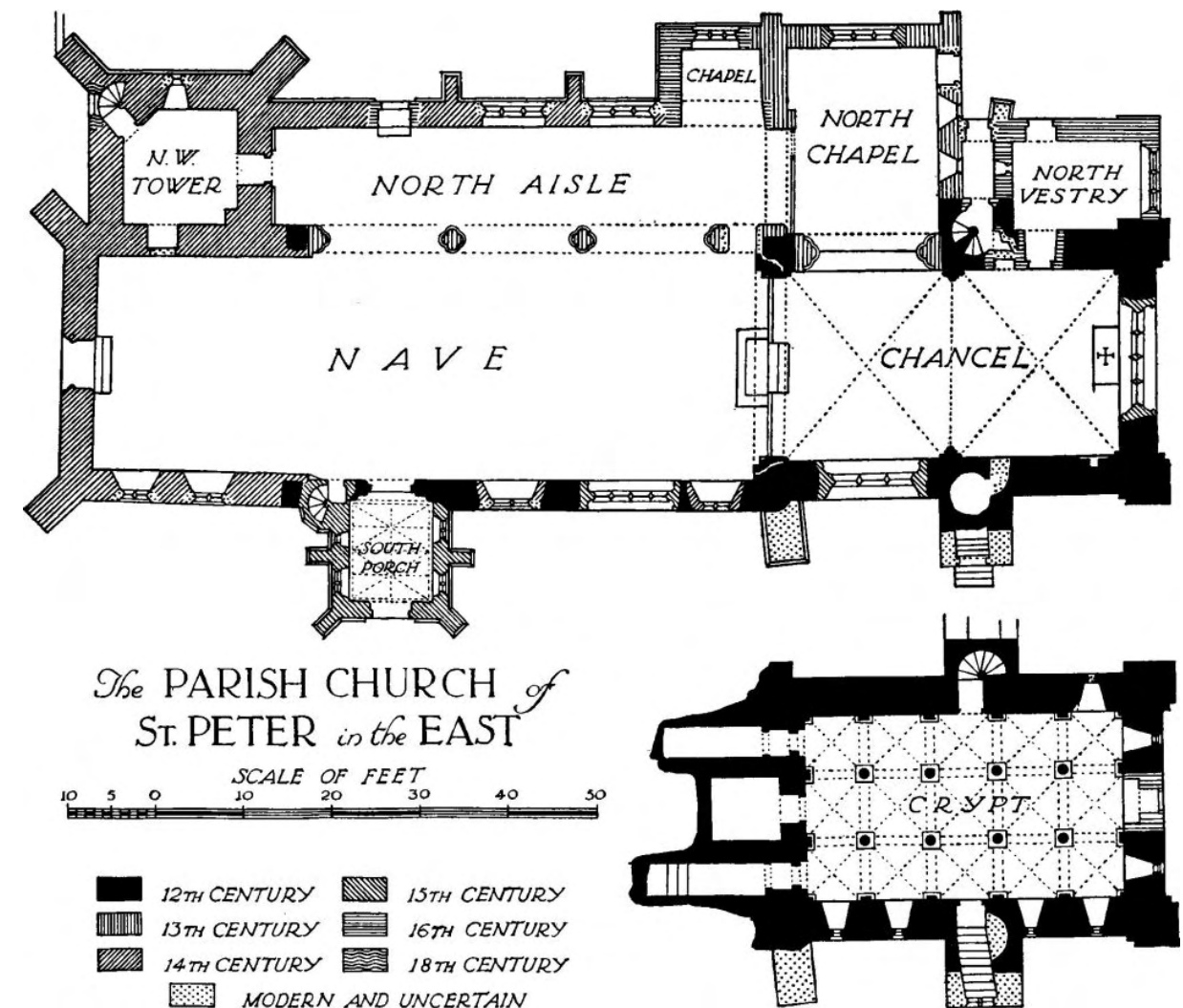


FIGURE 3 PLAN SHOWING SEQUENCING AND AGE OF THE BUILDING ELEMENTS



## Historical Development and Map Progression

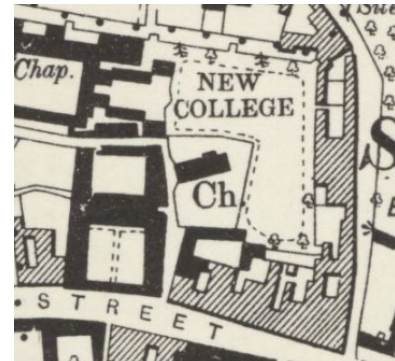
The historical maps illustrate the development of the college. St. Peter in the East underwent significant changes during its initial four centuries. A comparison of the church depicted in Agas' Plan of Oxford in 1578 and David Loggan's plan in 1675 reveals a remarkable similarity to its present-day structure. What is clear from the plans is the expansion of St Edmund Hall buildings particularly the strengthening of the presence on High Street and Queens Lane, and the gradual formalising of gardens.

The 1872-76 survey presented a detailed plan of St Peter in the East and the surrounding gardens. Post-1900 maps indicate a stable layout in the college area, church, and surrounding buildings, reflecting a period of architectural continuity.

1872-1876



1900



1939



1961



FIGURE 4 HISTORIC MAPS

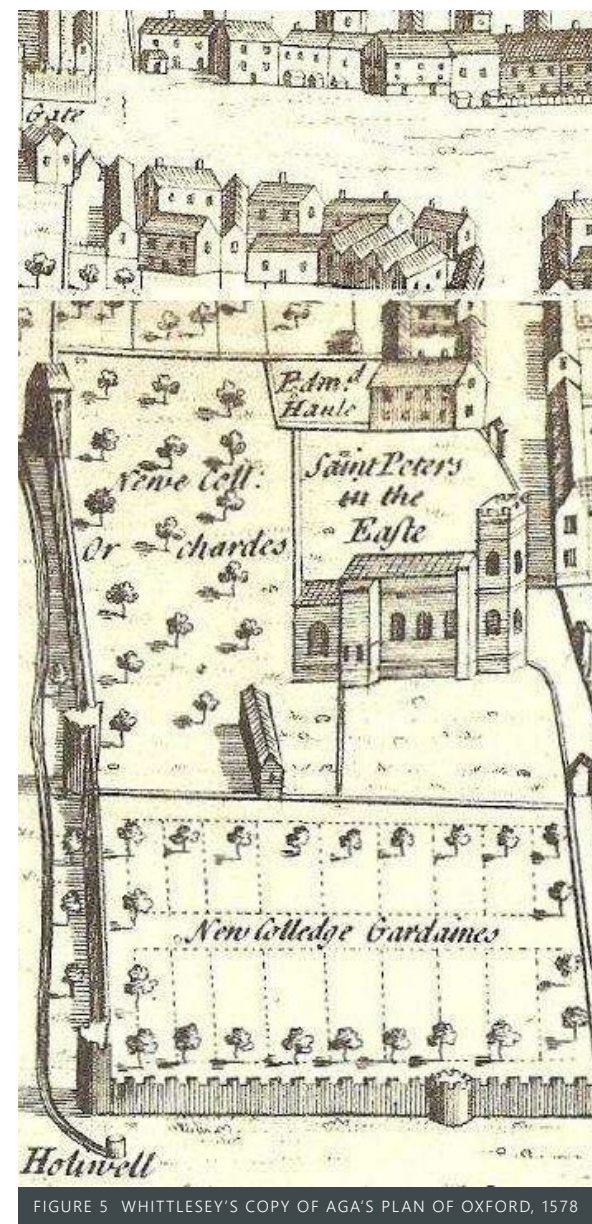


FIGURE 5 WHITTLESEY'S COPY OF AGAS' PLAN OF OXFORD, 1578

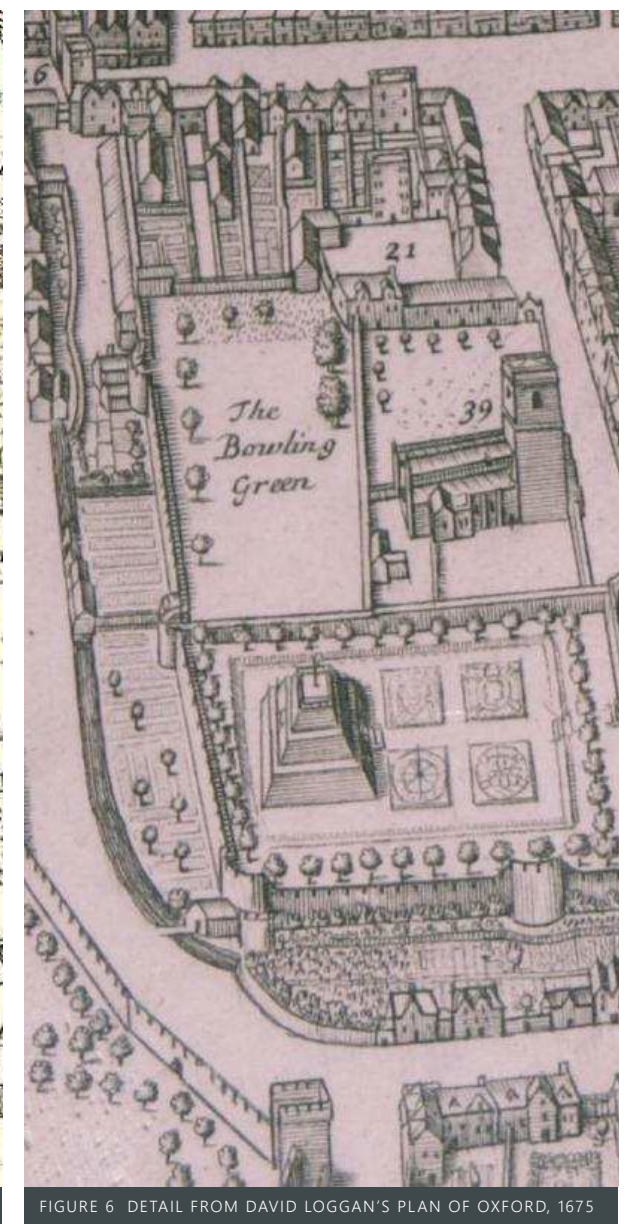


FIGURE 6 DETAIL FROM DAVID LOGGAN'S PLAN OF OXFORD, 1675



## Historical Assessment

### St Peter in the East

St Peter in the East holds national importance as both an architectural and historical resource, spanning over 1,000 years of history. The existing building, which dates back to the 12th century, features a 13th-century north aisle and a 14th-century tower. Functioning as the library for St Edmund Hall, the church serves as a focal point for visitors.

Listed Grade I as a building of exceptional interest, St Peter in the East received this designation in January 1954, with an amendment in June 1972 (List entry No. 1046644). The building stands on the East side of Queen's Lane. The walls are of rubble with local freestone dressings; the roofs are lead-covered.

The church, encompassing the Crypt, Chancel, and Nave, was originally constructed around 1140–50. Subsequent additions and modifications reflect the

evolving architectural history of St Peter in the East. The North Chapel, added around 1230–40, is attributed to Edmund of Abingdon who is said to have once lived on the site now occupied by St Edmund Hall; and served St. Edmund Hall. In the mid-13th century, the chancel arch was likely widened, and the North Aisle and arcade were built.

During the early 14th century, the church underwent significant changes, including the westward extension of the nave, the addition of the North West Tower, and the rebuilding of the North Aisle. Heightening of the walls in the chancel and nave possibly occurred in 1481. The late 15th century saw the addition of the South Porch, and in the early 16th century, a small Chapel was constructed to the north of the North Aisle. Probably around the same time, the Vestry was built.

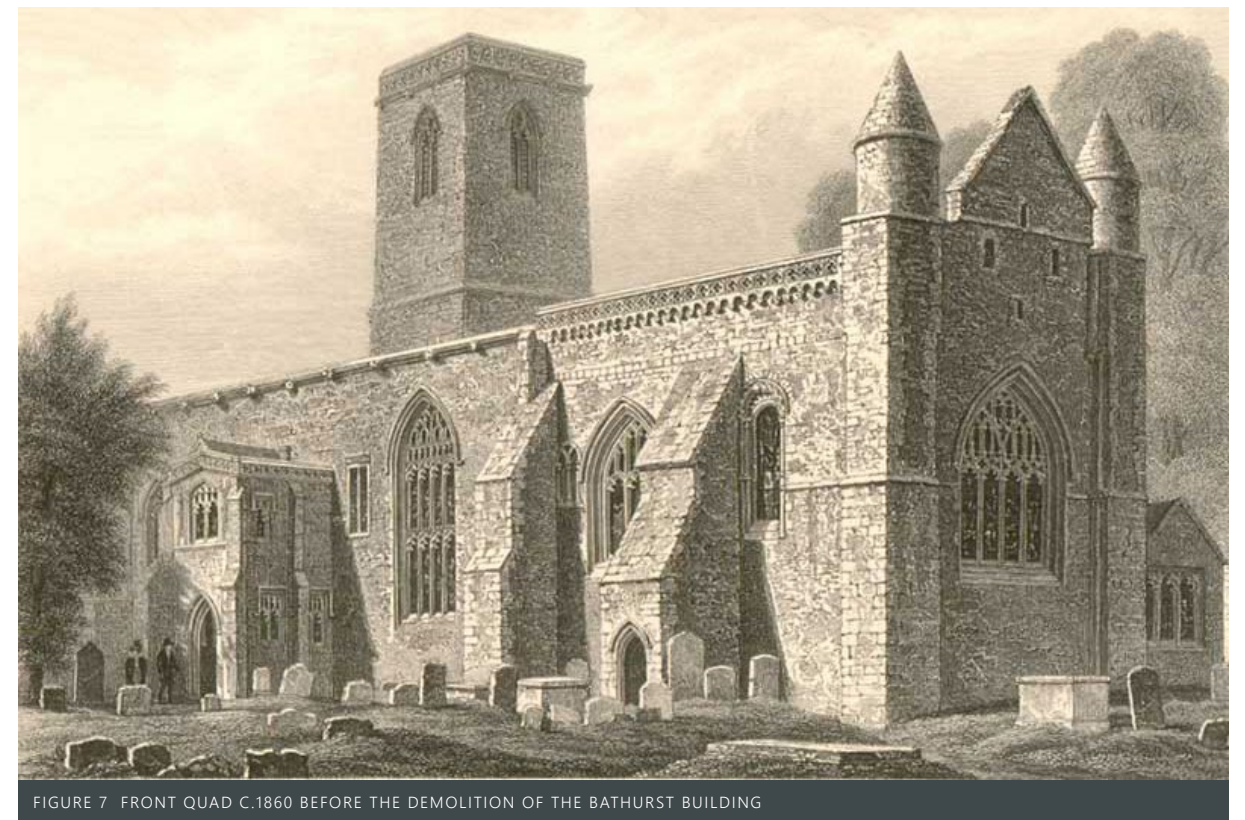


FIGURE 7 FRONT QUAD C.1860 BEFORE THE DEMOLITION OF THE BATHURST BUILDING

The rounded south doorway of the nave, now hidden by a 15th-century porch, is elaborately framed with zigzag (chevron) carvings enclosing a ring of beakheads: monstrous heads with staring eyes and long beaks curving over the roll moulding around the doorway. Chevron carving, a common feature of mid-12th-century English Romanesque architecture, also appears inside the church, on the ribs of the western bay of the vaulted chancel, probably Oxford's first ribbed vault; the ribs of the second or eastern bay, however, are decorated with an unusual chain-like motif, possibly representing the chains of St Peter.

The second or eastern bay's rib decoration is unique, featuring a chain-like motif, possibly symbolising the chains of St Peter. Despite later medieval alterations, much of the original ragstone rubble walling remains on the south side, and there are two 12th-century pyramid-capped staircase turrets at the east end originally led to a room over the chancel.

The addition of the Lady Chapel to St Peter in the East is traditionally attributed to St Edmund of Abingdon (c. 1175-1240). According to historical accounts, St Edmund, who resided on the site now occupied by St Edmund Hall, is said to have funded the construction of the Lady Chapel using the income from his lectures. This addition is significant, possibly being the first Lady Chapel added to a parish church in Oxford.

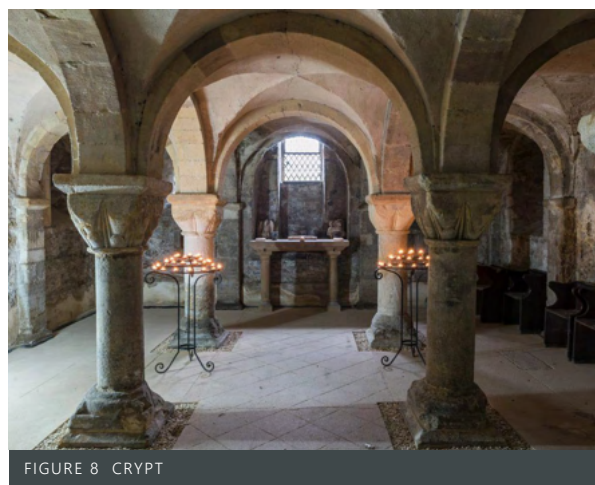


FIGURE 8 CRYPT

Throughout its history, St Peter in the East underwent several restoration phases in 1835 (restored by Edward Blore), 1844-5, 1839 (stained glass by Willement), 1855-6, 1875, 1882 (further refitting by Sir T. G. Jackson), 1906-7 (the exterior of the chancel was restored by A. J. Rowley), and 1909, and the crypt in 1931-2.

In 1967, the church became the Library of St Edmund Hall, named after the 13th-century scholar Edmund of Abingdon. Subsequently, the building has undergone a complete restoration in 1970-1, resulting in a modern interior. Some original fittings are retained, while others are in storage. The West window was renewed, and the West door was blocked.

The church stands out for its architectural significance, with elements such as the 12th-century crypt and chancel contributing to its historical and artistic value. Noteworthy glass fittings further enhance the overall architectural appeal of St Peter in the East.

Refer to

<https://www.british-history.ac.uk/rchme/oxon/pp125-156>

<https://historicengland.org.uk/listing/the-list/list-entry/1046644?section=official-list-entry>

*Geoffrey Tyack - Oxford Architectural Guide*

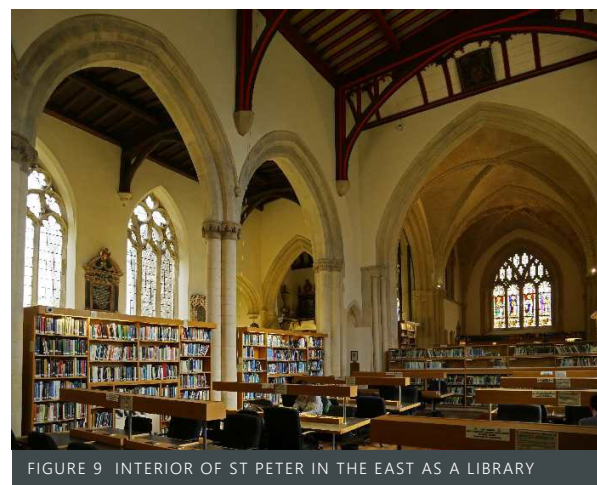


FIGURE 9 INTERIOR OF ST PETER IN THE EAST AS A LIBRARY

## Description of the works

A summary of the scope of works is outlined below. The proposed interventions aim to safeguard the window on the west side of the building and mitigate the risk of lightning, thereby protecting both the historical building and the safety of individuals. A more detailed description of the works is set out in The Design and Access Statement section - Design.

Every effort has been made to ensure the impact on the heritage assets is kept to a minimum and follows good conservation practice.

- **Windows Guard**

The west-facing window is vulnerable to potential damage from the public road (Queen's Lane), where incidents involving objects thrown at the window have been reported by the college. To enhance protection, a proposed guard, designed with minimalism in mind, will be installed on the traditional stone mullions, providing safeguarding for the window's clear glass panes set within a grid lead frame. This measure seeks to balance protection and aesthetic considerations.

Refer to drawings 322\_PA-700 and 701 for existing and proposed window details.

- **Lightning Protection**

The current building lacks lightning protection, posing fire risks. To preserve the historical asset and ensure occupant safety, introducing protection is necessary, meeting insurance and preservation commitments. The proposed design minimises visual impact, limits down conductors to non-public-facing areas. It adheres to a Level 4 Lightning Protection System using 25 x 3mm PVC-sheathed aluminium conductors, selected in a discreet colour.

Refer to contractor documents for detailed product and installation information.



## Heritage Significance

### Heritage Significance

This section of the report identifies and evaluates 'significance' before assessing the impact of potential change in accordance with good conservation practice and Historic England Conservation principles. Importantly this approach demonstrates to the local authority and other decision makers that the heritage significance has been fully understood and analysed as an integral step in the process of informing a development.

Original Field has referred to the six principles set out in the English Heritage document 'Conservation Principles, Policies and Guidance' and assessed the heritage assets in accordance with the categories detailed in the guidance, i.e. evidential, historical, aesthetic and communal. The principles and categories are set out below:

- Principle 1: The historic environment is a shared resource
- Principle 2: Everyone should be able to participate in sustaining the historic environment
- Principle 3: Understanding the significance of places is vital
- Principle 4: Significant places should be managed to sustain their values
- Principle 5: Decisions about change must be reasonable, transparent and consistent
- Principle 6: Documenting and learning from decisions is essential

**Evidential value:** the potential of a place to yield evidence about past human activity

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

**Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.

**Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.  
(ref. Conservation Policies & Guidance. Pub. English Heritage 2008)

Each project element is assessed in accordance with the above values.

### Evidential Value

Evidential value is defined as *the potential of a place to yield evidence about past human activity.*

As has been illustrated by the building timeline St Peter in the East in common with most other historic college buildings, has experienced substantial change from its inception to the present day. It is part of a living, thriving community and has been for generations.

St Peter in the East has served as a parish church, with additions such as the North Chapel and North Aisle in the 13th century, attributed to the scholar St. Edmund of Abingdon. This addition has broadened the use of the building and added the feature of being possibly the first church in Oxford with a Lady Chapel. St Peter in the East had been used as the student chapel for the Hall until 1682, after which a new chapel was built on the college grounds.

The enduring significance of St Peter in the East is also evident in its continuous use as the library for St Edmund Hall, making it a focal point for educational purposes.

St Peter in the East has played a multifaceted role, serving both spiritual and educational functions, while its architectural and historical significance has made it a lasting and valued part of the community's heritage.

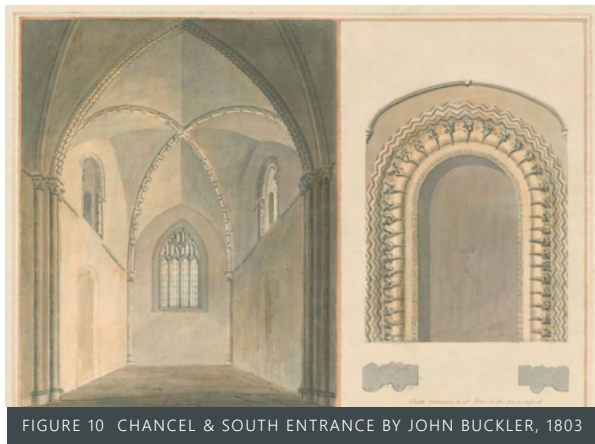


FIGURE 10 CHANCEL & SOUTH ENTRANCE BY JOHN BUCKLER, 1803

### Historical Value

Historical value is defined as *the ways in which past people, events and aspects of life can be connected through a place to the present.*

St Peter in the East embodies immense historical value as a living testament to the evolution of communities. The building's significance lies in its preservation of architectural and historical elements, spanning over 1,000 years. The internal and external features, including the crypt, offer insights into the art of the period and historical functionality, capturing diverse narratives encompassing local life, religious practices, educational traditions, architectural styles, artifact preservation, and the dynamic interaction with governing bodies. This makes the building a valuable cultural and historical resource.



FIGURE 11 CHANCEL BY JOHN PRESTON NEALE, 1825

### Aesthetic Value

Aesthetic value is defined as *the ways in which people draw sensory and intellectual stimulation from a place.*

St. Peter in the East possesses profound aesthetic value, emanating from its architectural features, historical elements, and the harmonious integration of its surroundings. The church's architectural design, dating back to the 12th century, showcases a blend of English Romanesque and Gothic styles. Distinctive features such as the 12th-century crypt, chancel, and intricate carvings contribute to its visual appeal.

This historically significant building, captured in numerous drawings and photographs, has been a cherished landmark in Oxford. Its aesthetic value greatly enriches the cityscape, with the public perspective along Queen's Lane contributing to the iconic image of Oxford.

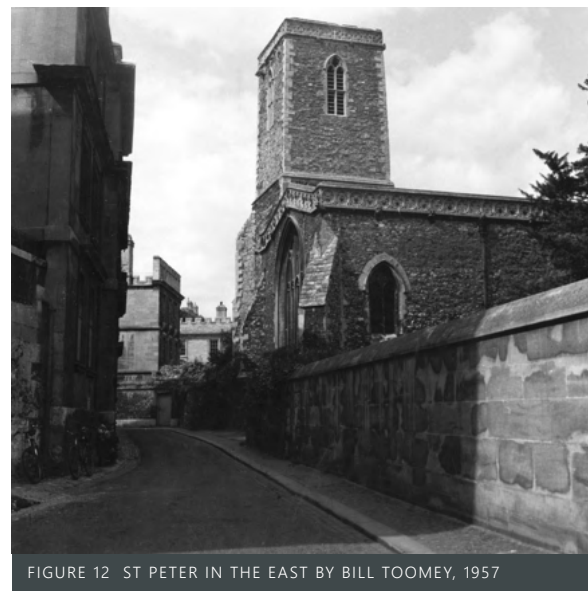


FIGURE 12 ST PETER IN THE EAST BY BILL TOOMEY, 1957

### Communal Value

Communal value is defined as *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

Originally constructed as a parish church St Peter in the East has served as a place of worship and spiritual reflection for the local community and visitors. Over the centuries, the church has likely been a gathering place for community events, ceremonies, and celebrations.

Its conversion into the library for St Edmund Hall has sustained its role as a focal point, attracting students, scholars, and visitors interested in its historical and educational aspects.

The building has communal value in that its use as a gathering/community space has been continuous since inception and has been the place of study for many students since its conversion.

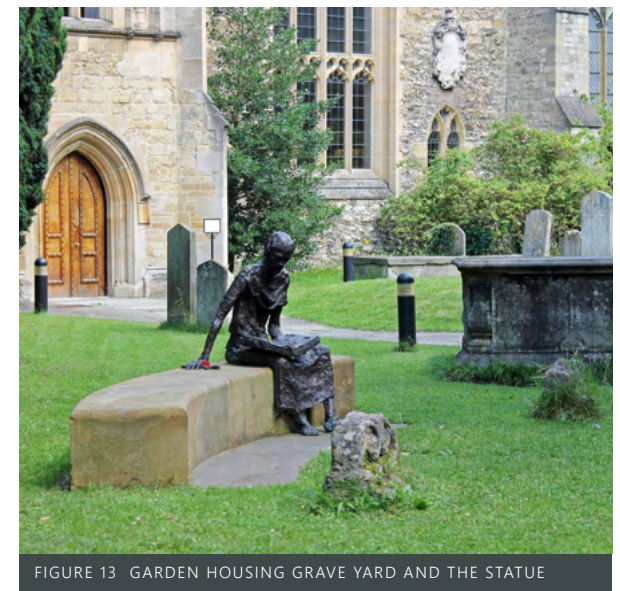


FIGURE 13 GARDEN HOUSING GRAVE YARD AND THE STATUE



## Level of Significance (General)

St Peter in the East is listed grade I as a building of exceptional interest.

Various sections of the building hold different levels of significance, based on their construction date, architectural features, and restoration history. However, considering the entire building's protected status, the approach to its protection from risks should be holistic.

It's crucial to execute any modifications with minimal impact on the iconic appearance of the building, especially on public facing west and south façades.

Specific details about the west window and the roof are emphasised to facilitate a clear understanding of the distinct significance attributed to these components of the building, where the proposed works are going to take place.

## Level of Significance (Specific)

### • West Window

The facade on which this window is located was constructed in the 14th century due to the westward expansion of the nave. The much restored 15th-century western window features five cinque-foiled lights with vertical tracery in a two-centred head, with moulded reveals and a label. The west window underwent renewal as part of the library transformation. The windows are clear glass in lead grid frames.

### • Roof & Parapet

Level of significance is high due to their original and generally intact nature in the interior, although there have been alterations to the exterior of the roof.

The roof of the North Chapel dates back to the 13th century and is of the trussed-rafter type, featuring arched braces below the collars. The early 16th-century roof of the nave consists of five bays with a narrow bay at the east end, coved from north to south.

During the late 15th century, possibly in 1481, the walls of the chancel and nave were heightened. Detail of the church contained in Agas' bird's eye plan of the city drawn in 1578 does not show the vestry, St Thomas chapel or single height roof. The St Thomas chapel, but not the vestry, are shown in Loggan's plan of 1675, by which time the roof of the church had been raised and the spirelets built.

The drawings in the appendices depict the alterations to the roof covering carried out in 1986 and 2001 by The Howes and Allen Partnership. The 1986 works involved the installation of a new lead roof over the Nave, Chancel, and North Aisle, along with a ventilating abutment, parapet gutter, and ventilating eaves. The 2001 works focused on alterations to the north slope of the Nave roof.

## Impact of Proposal on Significance

This report assesses the impact of the proposed works on the historic fabric of the building and impact on the contribution that the heritage asset's setting makes to its heritage significance.

The primary objective of the proposed works is to safeguard the historical assets by implementing necessary measures as assessed by lightning protection specialists.

The visual impact of work is deemed as minimal and reversible. For more information refer to Design & Access Statement, Section Design.

## Explanation of How Impact Avoided

The installation of window guards involves minimal fixing into the fabric, ensuring easy removal. The chosen product combines a discreet appearance with a strong structure; refer to proposed drawings and Design and Access Statement for specific details.



FIGURE 16 GOOGLE EARTH IMAGE OF THE ROOF

For lightning protection, the proposal suggests installation on the sloping surface of the parapet to minimise visual impact. With services such as lead mushroom ventilators on the roof have been removed, the visual impact of bondings will be minimal. Down conductors are planned to be placed away from public-facing facades of the tower and the Nave, using the least noticeable colour.

## Justification for Impacts

### • Public benefit

There is a requirement to demonstrate public benefit in proposed works to listed buildings.

St Edmund Hall's investment in the installation of a lightning protection scheme is crucial for safeguarding historical assets and lives. The installation of the window guard holds similar importance, as evidenced by the incidents outlined in the client's Statement of Need.

### • Continued use

The proposed lightning protection and window guard aim to enhance protection against potential risks and improve the comfort levels of residents in the St Peter in the East building, ensuring its continued use as a library.

## Need for Recording

The need for recording when carrying out works in and around listed building as this is important to inform decisions during the design process, mitigate harm and evidence understanding in the decision-making process. Recording features that will be lost during alteration or demolition as a result of carrying out works is also a key benefit.

The original features remain intact and the envelope of the building has only minor interventions to the west window traceries and to roof and parapets by the installation of the lightning protection.



## Conclusion

### **Conclusion**

For all the reasons set out in the body of this report and in the supporting documents we are firmly of the opinion that the application proposal represents a highly commendable scheme in terms of the design.

No real harm is caused to the historic environment by the proposed works in this application. For the reasons laid out we seek Listed Building Consent approval for the proposed works.

Appendix 01 - Statement of Need - Lightning Protection



STATEMENT OF NEED FOR A LIGHTNING CONDUCTOR

1. St Edmund Hall ('the College') is the lawful user of the Church of St Peter-in-the-East ('the building'), transferred by the Diocese of Oxford in 1968 following deconsecration.
2. The College is fully responsible for the maintenance of the fabric of the building. Any alterations or improvements may require Listed Building Consent as well as a Faculty from the Diocese.
3. The College uses the building as its main student library.
4. The building, including the tower, has no lightning conductor. This places the structure and any occupants at risk in the event of a lightning strike.
5. The College has worked up, with a specialist contractor, a lightning conductor scheme from the top of the tower and around the parapet of the nave and chancel, to ground earths.
6. Consideration has been given to adequacy of the cover while minimising the visual impact of the route, including the least intrusive colour for the conductor covering.
7. The College is concerned by the lack of a lightning conductor, and its insurers are most anxious at the lack of protection. The Diocese was also unaware of the lack of protection and supports, in principle, the fitting of a conductor.
8. The College cannot afford (in any sense) to be exposed to repair damage costs, and other claims that could arise through injury or lack of amenity in the event of a lightning strike.



STATEMENT OF NEED FOR WINDOW PROTECTION

1. St Edmund Hall ('the College') is the lawful user of the Church of St Peter-in-the-East ('the building'), transferred by the Diocese of Oxford in 1968 following deconsecration.
2. The College is fully responsible for the maintenance of the fabric of the building. Any alterations or improvements may require Listed Building Consent as well as a Faculty from the Diocese.
3. The College uses the building as its main student library, 24 hours a day, seven days a week.
4. The west window is made of clear glass, much or all of which is relatively modern.
5. The west window overlooks Queen's Lane and is prone to damage by hooligans. Over the past few years, it has been smashed on average once a year: the most recent being March 2023.
6. This damage is not only annoying and costly to repair, but also putting students and staff at grave risk. The most recent incident included a loose cobble being thrown through the glass and landed at the staff desk. Fortunately, no one was seated there at the time. On the same occasion, bicycle seats, ripped from nearby bicycles, were also lobbed through the window, and dropped onto the reader desks directly below the window. Again, it was fortunate no one was seated there at the time.
7. This sort of damage is typical of what has been sustained on previous occasions. The risks to people, as well as the damage itself, is completely unacceptable.
8. The College's insurers have remarked on the frequency of damage and the repair claims that follow. The College does not wish to be in a position where negligence of action could minimise or cancel the validity of a claim for injury.
9. The College has investigated applying window guards to the exterior of the window. A specification and design have been coordinated with Sherriff-wire workers, who have extensive experience in this field.

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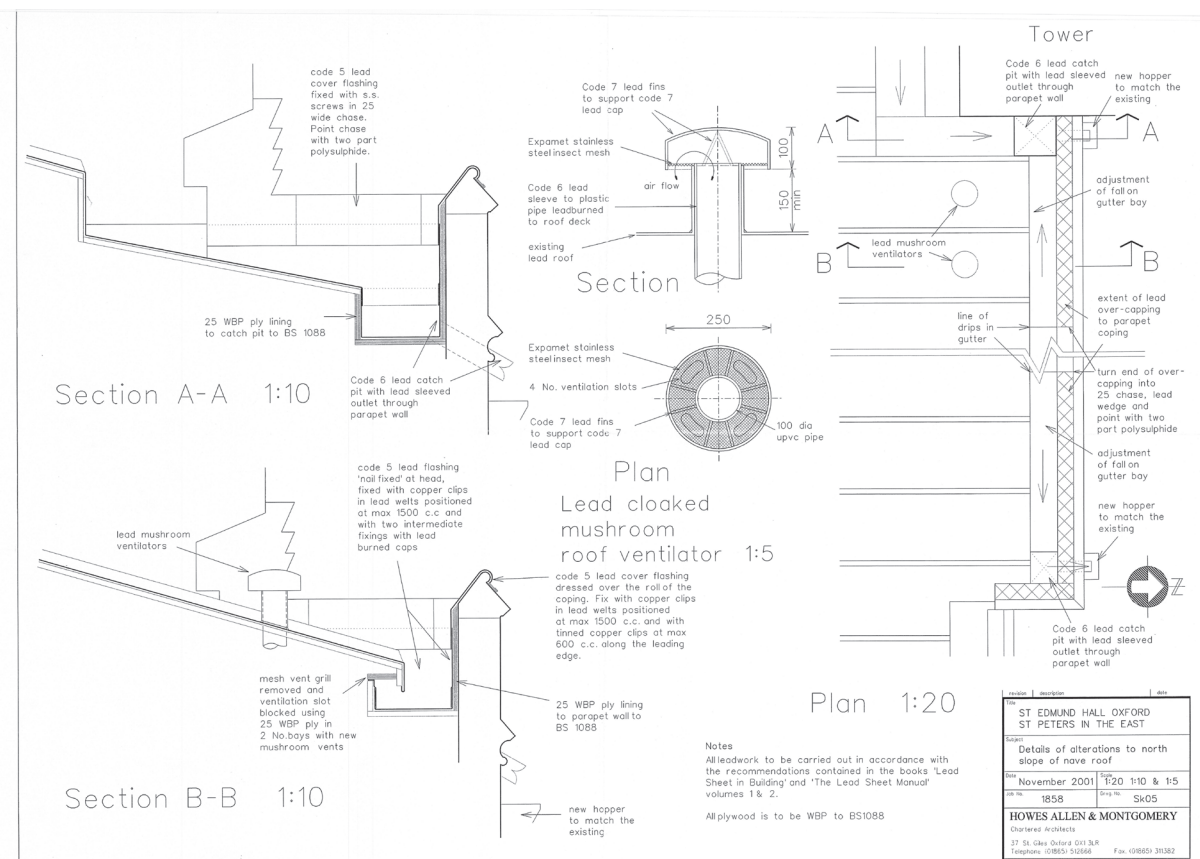
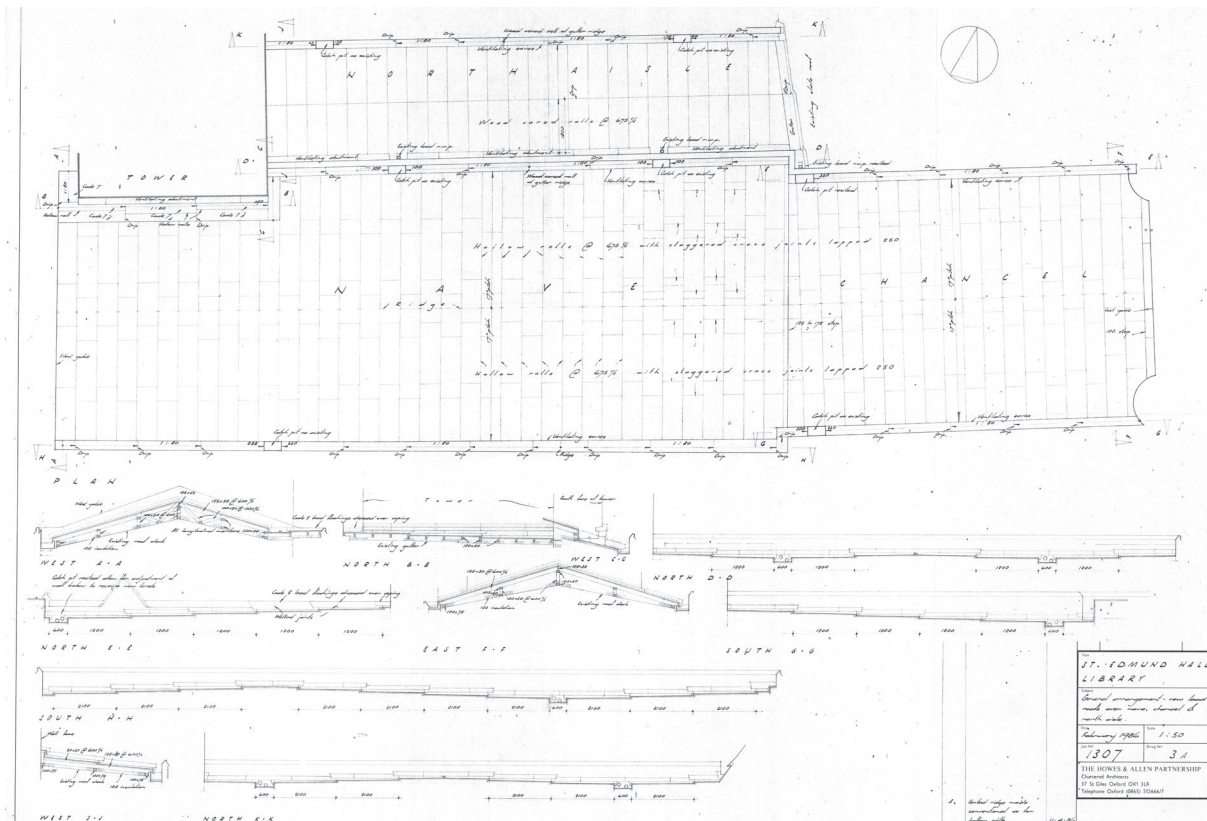
10. The proposal is for stainless-steel welded mesh, onto a stainless-steel frame with all joints welded, powder coated black. The guards would be fitted within the tracery, so they are as minimal as possible.
11. The College believes this course of action is essential for the safety of its staff and students, and the protection of the window itself.

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Appendix 03 - Existing Lead Covered Roof Details



**original** FIELD.  
architecture & landscape