

**REFURBISHMENT AND ALTERATIONS
OF
THE GROUND FLOOR KITCHEN
AT
THE PRESIDENTS LODGINGS
OF
MAGDALEN COLLEGE, HIGH STREET
OXFORD
OX1 4AU**

**HERITAGE STATEMENT COMPRISING THE DESIGN AND
ACCESS STATEMENT AND OUTLINE SCHEDULE OF WORKS
AND NOTES IN SUPPORT OF AN APPLICATION FOR LISTED
BUILDING CONSENT**

Ref: D/6/1166

February 2024

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Appendix A: Copy of the Listing for Magdalen College

1.00 **GENERAL BACKGROUND INFORMATION**

Drawing List

- 1.01 The following notes are to be read in conjunction with the Listed Building Consent application and drawings:-

Photographic Schedule

6-1166-01-S	:	Floor Plans and Roof Plans as Existing
6-1166-02-S	:	External Elevations as Existing
6-1166-04-P	:	Proposed Part Ground Floor Plan and Roof Plan
6-1166-05-P	:	Proposed External Elevations
6-1166-BP-01	:	Block Plan
6-1166-LP-01	:	Location Plan

The statement “do not scale from the drawing” is included in accordance with our quality policy and is aimed at the contractor, as we do not wish the contractor to scale from drawings, as this can lead to problems in the construction phase. You will note that on the left-hand side of the drawing there are 11 graduation marks. These form “the metric reference graduation” This is required as paper is a natural product and may have some degree of dimensional instability. Subject to you using the graduation marks we confirm that you may scale from the drawing submitted. An additional scale bar has been added to the drawings submitted for Listed Building Consent.

Listing

- 1.02 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The Presidents Lodgings have a grade II listing. A copy of the Listing details are attached at the end of this document.

2.00 **Use**

- 2.01 The building is currently occupied. The area subject to this application is used as the Presidents Lodgings. The ground floor kitchen is used to provide food and refreshments for official guests of the President.

3.00 **Amount of Development**

- 3.01 The proposed works are detailed on the documents submitted in item 1.01 of this document.
- 3.02 The amount of development is the minimum required to achieve the users requirements. The proposal is, as far as is practicable, reversible with minimal intervention into the building fabric. The works are confined to the modern alterations of the building including the Porch, Roof and windows.
- 3.03 The current kitchen units were installed in the 1980s and have reached the end of their serviceable life. The College wishes to replace the kitchen units with a proposal that meets modern standards and is fit for purpose whilst recognising the sensitive character and appearance of the Grade II listed Building. Whilst undertaking these works the College will take the opportunity to undertake upgrades to the building fabric which are summarised below:

Outline Schedule of Works

3.03 The main elements of the works may be summarised as follows:

Kitchen Internal

1. Replacement kitchen units and appliances complete with new central island and worktops. (The proposed layout of the units is not yet agreed and is not subject to Listed Building Consent).
2. Insulate the pitched roof between rafters and line with plasterboard and skim.
3. New lighting and electrical installation throughout to include chasing as necessary.
4. Replacement of modern roof lantern (including asbestos removal to rope seals) with Traditional style patent glazed lantern and lead covers to hips and possible opening vent.
5. Complete decorations and replacement floor finishes throughout the kitchen.
6. Overhaul existing doors/ ironmongery and apply envirograf intumescent treatment to fire doors within the site area. New ironmongery to be installed to meet the fire door requirements.
7. Replacement windows to match existing style with slim line double glazed units.

External Works and Porch

8. Overhaul rainwater goods to porch and clear moss.
9. Remove double doors to porch entrance and install new double door to match the existing. Replacement cill required. Cat flat to be retained and coloured to match door.
10. Treat existing timber structure with a clear UV sealant.
11. Replace glazing to porch with slim line double glazed units and install new beads to secure glass in place.
12. Insulate the pitched roof between rafters and line with plasterboard and skim. Decorate on completion.
13. New lighting and power shall be installed to the porch area.

4.00 **Layout and Scale**

4.01 The proposed layout and scale of the alterations is detailed on the drawings submitted with the application. The proposed alterations fall within the existing building envelope.

5.00 **Access**

5.01 Access to the building will remain as existing.

6.00 **Appearance**

6.01 It is proposed that the external appearance of the building will not be affected. Internally the existing kitchen units will be removed and new units installed. The newly designed kitchen will meet modern standards and create a space that is fit for purpose.

7.00 **Heritage Statement**

7.01 The Presidents Lodgings are located on the north-east side of St John's Quadrangle. The Kitchen subject to this application is located to the rear elevation and dates from the early 16th Century. The rest of the lodgings date from the late 19th Century. The building is Grade II listed.

7.02 An extract from the Magdalen College Archives has been included below which details various works that have taken place throughout the building.

The original Lodgings for the President were to centre on the rooms over the Founder's Tower. The rooms on the first floor of the range between this and the Chapel may have been part of his lodgings, serving as a smaller hall for his own purposes. However, as early as 1485-1488, it seems that a new building was added on the site of the present Lodgings.

This building was extensively rebuilt and improved during the 16th century. In 1520, there were complaints about excessive expenditure on the Lodgings; the Liber Computi of 1530 records more work, and more additions were made in 1557/8. The consequences can be seen on Loggan's engraving of 1675 which shows an L-shaped building, with its wider arm more or less forming the northern boundary of St. John's Quadrangle.

The Lodgings were altered again in the 18th century: Thomas Hearne says that President Butler (1722-1745) installed sash windows, and Henry Keene carried out a major rebuilding of the Lodgings as a whole in 1769.

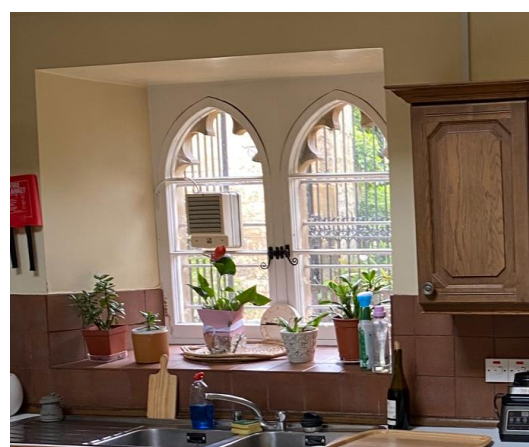
Throughout the 18th and 19th centuries, various proposals for new Lodgings were offered. Some designs, such as those either by John Buckler, John Chessell Buckler or Charles Buckeridge offered merely a straight replacement for the existing building; other designs, such as those offered by Edward Holdsworth, James Wyatt, John Nash, Humphrey and John Adey Repton, Francis Goodwin,, Thomas Harrison and Joseph Parkinson, as well as some anonymous ones, proposed creating a new building on a different site altogether to form part of a grandiose scheme for remodelling the College.

Eventually, in 1886, the Lodgings were rebuilt to their present form, to the designs of George Frederick Bodley and Thomas Garne. Most of the building was new, but some items, most notably the main staircase, were retained from the original Lodgings.

- 7.08 The Kitchen is lit by a two-light stone Gothick window on the North East wall with views out over the presidents gardens. Internally the window consists of arched head timber sashes divided horizontally into 3 panes. To the South east wall the kitchen is lit by a three-light timber casement window divided horizontally in to 3 panes with views out over the New Building Lawns.
- 7.10 The proposals include to replace both windows to match the existing in style and include slimline double glazed units and draught-proofing to improve thermal efficiency and meet the college decarbonisation targets.



North East window viewed from Externally.



North East window viewed from Internally.



South East Window viewed Externally.



South East Window viewed Internally.

- 7.11 The porch entrance door is located on the east elevation and consists of 2no doors with vision panels above solid infill panels containing a dog and cat flap. The proposals include to remove the existing doors and provide replacement doors to match the proportions of the existing. The glass will be slim line double glazed units and solid panels installed at low level with a cat flap retained and coloured to match the proposed door. The porch glazing will be replaced with slim line double glazed units and new timber beads to secure the glass.



Porch Viewed from Externally.



Porch doors viewed from internally.

- 7.12 The pitched roof of the Kitchen area is of modern construction. The proposals include to install insulation boards between the rafters and line with insulated plasterboard and skim. The existing pyramidal roof lantern will be replaced with a traditional style patent glazed system with lead covers to hips externally. An opening vent is being considered.



Existing Roof Lantern viewed internally and Externally



8.00 **Conclusion**

- 8.01 The presidents lodgings is a Grade II listed building.
- 8.02 Magdalen College have identified the need to improve the existing kitchen facilities on the ground floor and propose to undertake other fabric works in association.
- 8.03 Where alterations are detailed, they have been designed in such a way as to be reversible as well as being sympathetic to the existing building. The works are confined to the modern elements of the building including the roof, porch and windows.
- 8.04 The proposed scheme meets the requirements of Magdalen College including their decarbonisation strategy, whilst recognising the importance and historic significance of the building, with minimal intervention.

APPENDIX A – LISTING

MAGDALEN COLLEGE, THE PRESIDENTS LODGING

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1199761**

Date first listed: **12-Jan-1954**

List Entry Name: **MAGDALEN COLLEGE, THE PRESIDENTS LODGING**

Statutory Address 1: **MAGDALEN COLLEGE, THE PRESIDENTS LODGING**

Location

Statutory Address: **MAGDALEN COLLEGE, THE PRESIDENTS LODGING**

The building or site itself may lie within the boundary of more than one authority.

County: **Oxfordshire**

District: **Oxford (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SP 52079 06238**

Details

MAGDALEN COLLEGE 1. 1485 The President's Lodging SP 5206 SW 10/419E
12.1.54. II 2. Rebuilt in 1886-8 in Taynton and Milton stone but retains on North an
early C16 kitchen wing of one storey.

Listing NGR: SP5207906238

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **244988**

Legacy System: **LBS**

Sources

Other: Register of Parks and Gardens of Special Historic Interest in England, Part 34
Oxfordshire

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)
Act 1990 as amended for its special architectural or historic interest.