

**THE REBUILDING
OF
A STONE CHIMNEY STACK
TO
THE HIGH STREET ELEVATION OF CHAPLAINS
QUAD STAIRCASE II
AT
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**

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Ref: D/6/1186

February 2024

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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

6-1186-01-S	:	Existing High Street Elevation
6-1186-02-P	:	Proposed Elevation
6-1186-03-P	:	Chimney Elevation as Existing and Proposed
6-1186-BP-01	:	Block Plan.
6-1186-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.

2.00 **Listing**

- 2.01 Chaplains II forms part of the listing for ‘Magdalen College, Range on the High Street’, Entry Number 1199656. This range of buildings, stretches from the Porter’s Lodge (adjacent to the Bodley and Garner gate), eastwards along the High Street to the Great Tower. Chaplains III extends east of the Great Tower and is orientated at right angles to the High Street. This range of buildings is listed Grade I and was first listed on 12th January 1954. The list entry reads as follows;

MAGDALEN COLLEGE 1. 1485 Range on the High Street SP 5206 SW 10/419F 12.1.54. I 2. Early C16 incorporating parts of St John's Hospital, including remains of C14 Chapel; partly reconstructed 1665-6. Towards East end is Bell Tower, 1492-1500, with short ranges to East and West completed by 1509. Extending to North at East end is an early C17 wing which now forms the East side of the Chaplain's Quadrangle. Partly refaced in synthetic stone, 1955. Gatehouse altered 1957

3.00 **Use**

- 3.01 At ground floor level, this range to the west of the Great Tower incorporates the Porters’ Lodge and associated postal and storage rooms. At and second floor level, the rooms are used for student accommodation. Chaplains III, to the east of the tower, incorporates The Terry Newport and Ante Room at ground level, the Sophia Sheppherd Room, Gowns Room and student accommodation at first floor level, and student accommodation at second floor level. The works proposed in this application will not impact the current use of any of the rooms.

4.00 **Proposed Works**

4.01 The application relates to the proposal to (if necessary) take down and rebuild the three octagonal chimney stacks on the High Street elevation of the Chaplin's II range located immediately to the west of the of the Great Tower. The Quinquennial Survey undertaken in 2021 identified concerns regarding the condition of the three chimney stacks citing a large number of cementitious mortar repairs as well as open joints.



Fig 1. Chimney stacks immediately to the west of the Great Tower

4.02 A subsequent drone survey of the chimney stacks has reinforced the comments made in the Quinquennial survey. The photographs from this survey show that significant areas have been rendered with cement. These areas of cement are visible in grey in Fig.2. What cannot be ascertained from the drone survey is the condition of the stone beneath the cement and this will only become apparent once our stone mason has been able to access the stacks.



Fig 2. Chimney stacks – High Street elevation

4.03 The chimney stacks cannot be safely accessed from the roof without scaffolding. Scaffolding would need to be erected above the public pavement along the northern side of the High Street leading up to Magdalen Bridge. The College is concerned that once access is achieved and the chimney has been inspected, the condition may be such that it is necessary to take the stacks down and rebuild them. This work would require Listed Building Consent which would mean that the scaffolding would need to be struck and then re-erected once /if consent is granted. This result in a time delay, will cause additional disruption to both pedestrians using the High Street and to students of the College and will also incur additional costs to the College.

4.04 Magdalen College raised concerns about erecting scaffolding twice with the Conservation Officer who agreed that the way forward would be to;

- Submit a pre-emptive Listed Building Application for taking down and rebuilding the three octagonal stacks on a like for like basis, in case this work is deemed necessary once the stacks are accessed.
- If on inspection it is considered that the stacks need to be taken down and re-built (as per this Listed Building Application), a structural engineers report will be produced to justified this and the Conservation Officer will be invited to site to inspect the stacks
- If on inspection, the stacks are found to be structurally sound and necessary works can be limited to repairs, (not requiring LBC), then this work would be done and the Listed Building Consent to rebuild the stacks would not be enacted.

5.00 Access

5.01 Access to the chimney stacks will be via scaffolding erected above the pavement on the northern side of the High Street. It is proposed that this scaffolding will be extended along the length of Chaplains I and II to allow some access for necessary repairs (not requiring Listed Building Consent) including;

- Re-instating slipped tiles and replacing individual broken tiles on a like for like basis
- Minor repairs to leadwork
- Clearing gutters
- Minor lime mortar repairs to chimneys and stone work on High Street elevation

5.02 The necessary permissions for erecting scaffolding on the public highway will be gained prior to starting work. The design of the scaffold will allow for pedestrians to continue using the pavement on the northern side of the High Street.

5.03 Access to Magdalen College via the Porters' Lodge will remain unaffected by the proposed work. All works will be external and internal access within Chaplin's I and II will also be unaffected the works.

6.00 Appearance

6.01 If it proves necessary to rebuild the three octagonal chimney stacks, this work will be done on a like-for-like basis. The rebuilt stacks will exactly match the original in all dimensions and will be constructed of Clipsham to match existing.

7.00 **Heritage Statement**

7.01 Magdalen College was founded in 1458 by William of Waynflete, Bishop of Winchester. The earliest buildings on the College site, adjacent to the river had previously formed part of the Hospital of St John the Baptist, much of which was subsequently demolished to make way for new buildings. The first major phase of new construction occupied the final quarter of the C15th, which saw the completion of the Great Quadrangle with the Hall and Chapel enclosing the south side. The Great Tower and High Street ranges on either side were begun around the beginning of the C16th, and completed by 1509 with the enclosed space formed with the Chapel becoming Chaplain's Quadrangle. However, it was not until around 1635 that the High Street range was extended westwards to complete the block we see now (albeit much modernised).

7.02 Chaplains I and II (listed as the 'Range on the High Street') is located in the south-eastern corner of the Magdalen College's main site and forms part of the southern boundary fronting directly onto the High Street. This range extends eastward from the Porters' Lodge to the Great Tower. The western section of this range forms the southern boundary to St John's Quadrangle. The eastern section (closest to the Great Tower) forms the southern boundary of Chaplains Quadrangle.

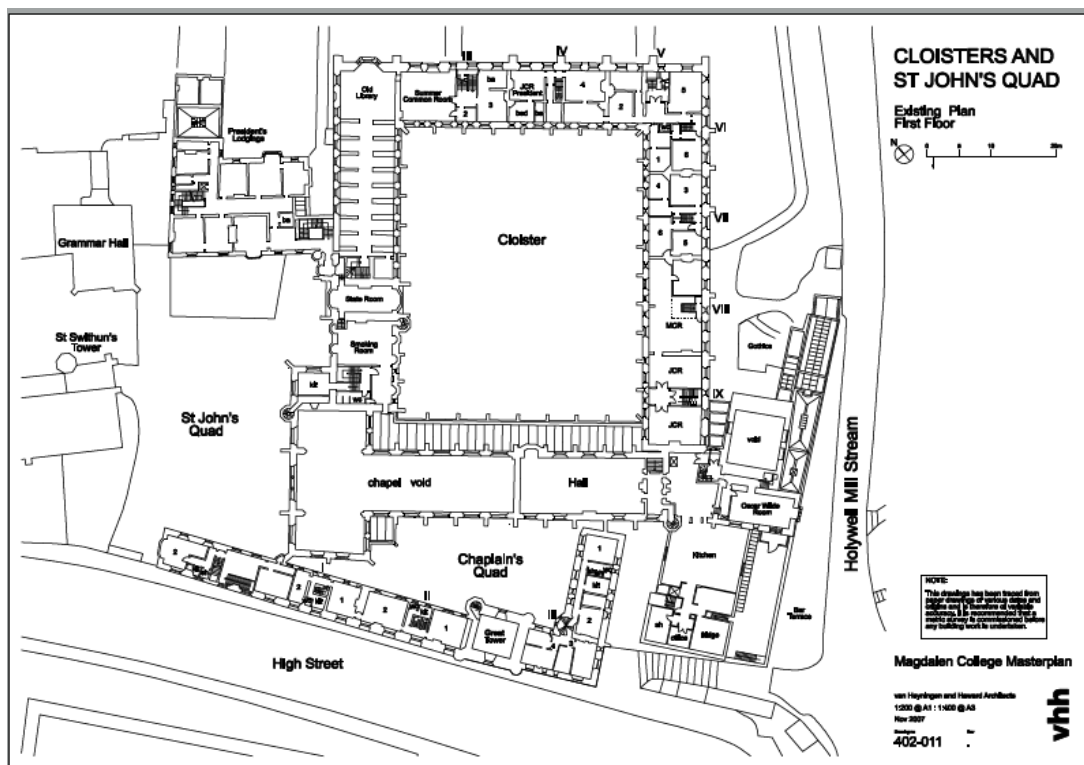


Fig.3 Plan showing location of Chaplains I and II

7.03 Chaplains I and II range, is constructed in stone and is two and a half storeys in height with a gable roof laid in stone/concrete slate tiles. The gable roof sits behind a crenelated stone parapet and is punctuated by gabled dormers and a mixture of double and triple octagonal shaped stone chimney stacks irregularly located between the dormers and along the ridge.

7.04 The ground floor of the range is articulated with two light stone windows with trefoil arches set within square (at ground floor level) and rectangular (at first floor level) stone window surrounds. Between the ground and first floor level is a stone string course and the windows at first floor level break through the stringcourse above. A series of carved stone grotesques articulate the eaves line. The main High Street entrance is located at the western end of the range and is a recessed arched entrance with decorative stone carving above. There is a less ornate stone door located towards the eastern end of the range. This doorway is infilled with stone.

- 7.05 The range originally dates from the early C16 and incorporates parts of St John's Hospital, including remains of the C14 Chapel and the Bell Tower which dates from 1492-1500. It was partly reconstructed 1665-6. Extending to the north at east end is an early C17 wing (Chaplains III) which now forms the eastern side of the Chaplain's Quadrangle.



- 7.06 The chimney stacks which articulate the roof of Chaplains I and II are believed to have been constructed in the late 19th. This is supported by 18th and 19th century illustrations of the range, which show tall rectangular stacks. Historic photographs of the High Street elevation dating from the 1896-9 show the present-day Chimney stacks.

- 7.07 The elevations of the High Street range were extensively repaired during the second half of the 20th century. In the 1950s synthetic stone was used and when this began failing some 10 years later the College decided to embark on a major refurbishment using natural stone of much of the primary



fabric of the College. This work was undertaken in the 1960s and 1970s and included Founders Tower, Cloisters, the Great Tower and the High Street range. It is evident externally that nearly all ashlar masonry was replaced using a combination of new stone imported from France and Lincolnshire limestone, such as Clipsham. Whilst the roofs would have been covered with stone slates in diminishing courses, the finish is now 'Cowley Concrete' artificial stone slates – it is not known when this change took place and it could have predated the 1970s works.

8.00 **Methodology**

8.01 As stated in section 4.0 Proposed Works, the chimney stacks specified within this Listed Building Application, will only be taken down and rebuilt on a like for like basis, if on inspection they are found to be in a sufficiently poor condition to be incapable of repair or poses a health and safety risk. No demolition and rebuild of the chimney will take place without

- undertaking a structural report that will be shared with the Council which justifies this course of action and
- without inviting the Conservation Officer to inspect the chimney on site prior to demolition.

The College is happy for these actions to be Conditioned as part on a Listed Building Consent approval.

Any cement render that is required to be removed in order to assess the condition of the stone beneath will be undertaken by hand using a mallet and claw chisel.

In the event of the need to take down and rebuild the three chimney stacks, work will be undertaken in accordance with the following methodology;

1. The full photographic survey will be undertaken of the stacks from all sides
2. The stones will be numbered in wax and all dimensions will be taken
3. A handsaw will be used to cut through the joints to release the stones.
4. Using a lifting trowel to crank the stones up, wooden wedges will be placed under the individual stones.
5. Straps will be placed around the stones and these will be carefully lifted using a chain tackle.
6. Stones capable of reuse will be stored on the loading bay of the scaffold ready for reinstatement.
7. All replacement stones will be Clipsham and in all dimensions will match the existing.
8. The stacks will be rebuilt using a 3.5 hydraulic lime and soft sand 3:1. Where appropriate stainless steel dog cramps will be used.
9. Pointing will match the fixing lime mortar mix with the addition of stone dust. Mortar joints will be 3mm.