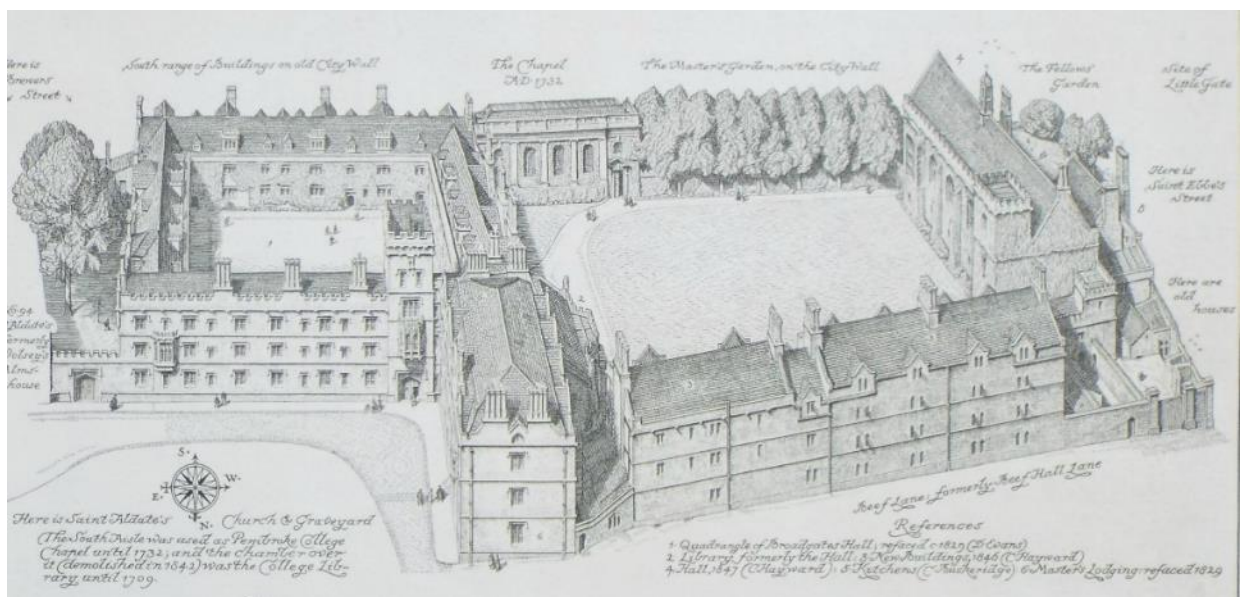


# OLIVER ARCHITECTURE

## THE OLD QUADRANGLE, CHAPEL and SCR STAIRCASE, PEMBROKE COLLEGE, OXFORD

### HERITAGE STATEMENT



for Pembroke College, Oxford,

by James Edgar  
Historic Buildings Consultants Ltd.  
and Oliver Architecture

January 2024  
Version v.1

# THE OLD QUADRANGLE, CHAPEL and SCR STAIRCASE, PEMBROKE COLLEGE, OXFORD

## HERITAGE STATEMENT

### I INTRODUCTION

I.1 The Master and Fellows of Pembroke College, Oxford have commissioned Oliver Architecture and James Edgar, historic buildings consultant, to prepare a 'Heritage Statement' to accompany an application for proposed works. The College stands between Pembroke Street and Brewer Street. The Old Quad, including the Chapel, is all grade I listed but there are four separate list entries. The ranges of the Quad are located at National Grid References are SP 51318 05951, 5133605976, 51351 05956 and 51314 05965. The local planning authority is Oxford City Council.

I.2 As required by the National Planning Policy Framework<sup>1</sup> ("NPPF") published in July 2023, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes;

the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (paragraph 200).

I.3 This report, which is based on a site inspection and primary research, has been prepared by James Edgar and provides the information required to inform the proposed alteration of the structure.

I.4 The principle of a heritage statement is that a thorough understanding of the areas to be altered would enable a rigorous assessment of the significance of the parts (and the whole) of the heritage assets and therefore guide proposals for change.

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<sup>1</sup> Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, July 2021.

## 2 HISTORICAL DEVELOPMENT

2.1 For a full building history of Pembroke College the reader is referred to the relevant volumes of the *Buildings of England* series, the *Victoria County History* (1954) and the Royal Commission on the Historical Monuments of England (“RCHME”). The sections of these publications that focus on architectural history are at Appendices 1 and 2. The brief summary below draws on these works.

2.2 Pembroke College was founded in 1624 by James I ‘at the costs and charges of Thomas Tesdale and Richard Wightwick’. It succeeded to and incorporated the mediæval Broadgates Hall, and other halls, on the same site. Broadgates Hall ‘appears to have been in part retained and is now the Library; it has a cross-wing at the west end added in 1620.’<sup>2</sup> The structures of two other halls survived into the mid-nineteenth century; they appear to have been post-mediaeval structures.



1813



Old halls at Pembroke.

c 1837.

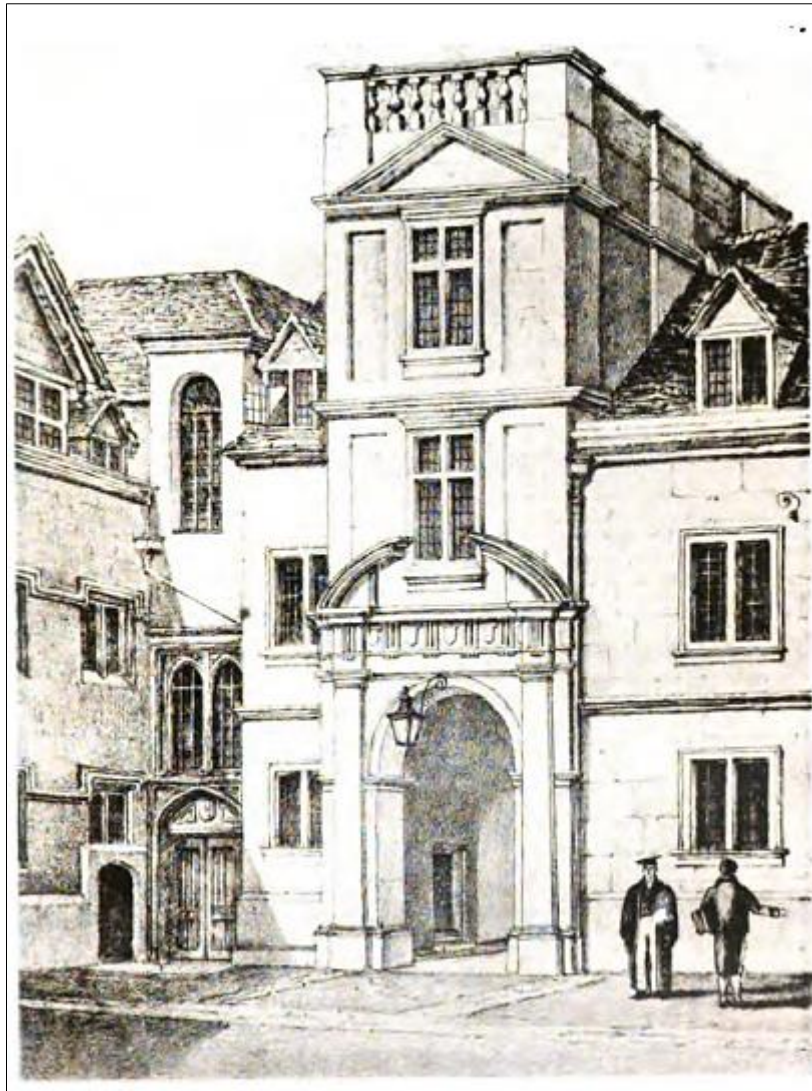
The phasing plans are attached in Appendix 6.

### ***The Old Quadrangle: exteriors***

2.3 The walls of the Old Quadrangle were built of local Oxfordshire stone with dressings of the same material; the roofs are slate-covered. The south and west (including the kitchen and buttery) were completed in 1626; the south wall stands on part of the city-wall, the extent of this is marked by a string-course. The east range was begun in the same year: it incorporated some earlier building and was not completed until 1670.

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<sup>2</sup> Royal Commission on the Historical Monuments of England, *An Inventory of The Historical Monuments In The City Of Oxford* (1939), pp 95-96.



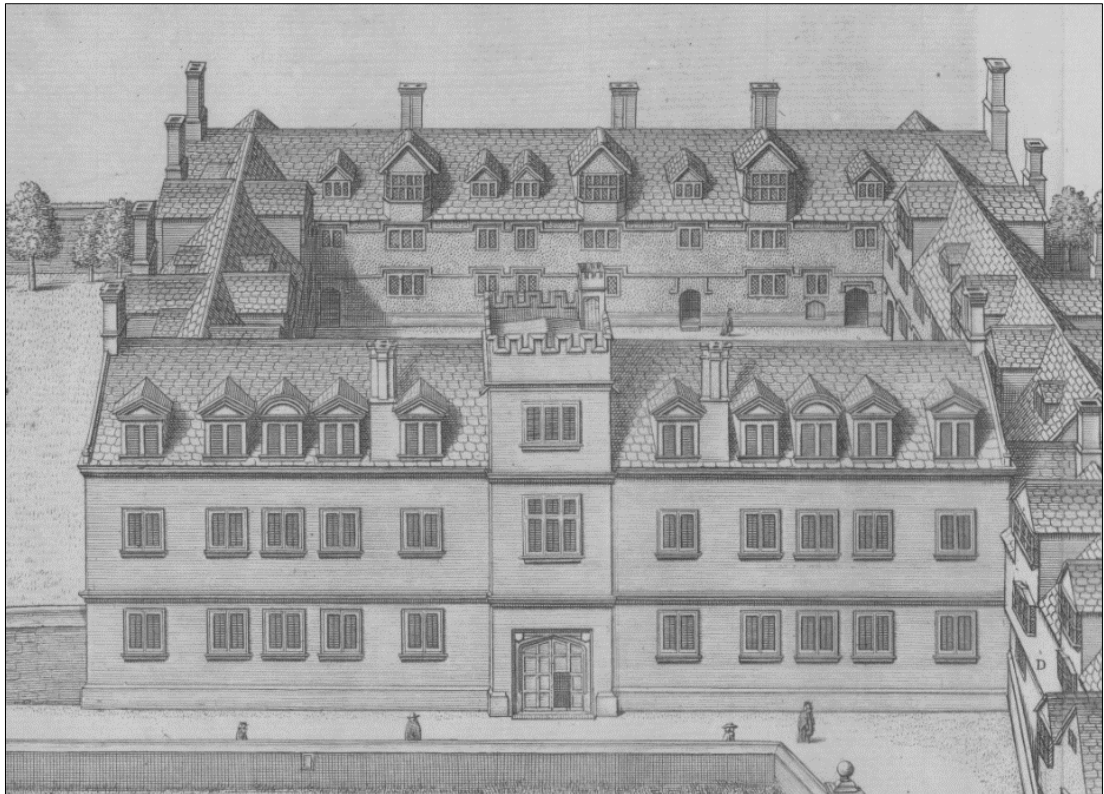
1829. N Whittock, *Microcosm of Oxford*.

[See the contrast between the 1620s' (west/left) and 1670s' (north/right) elevations.]

2.4 The north range was not built until after 1673. Loggan's view, published two years later, records the entrance tower in the centre of the north front but this is likely to be a conjectural image, as the gatehouse (formerly a structure of Renaissance character and of three stages), which was not finished until 1694, is at the west end of the range. The master mason was John Townesend (1648-1728); his son William (1676-1739) was the apprentice.<sup>3</sup>

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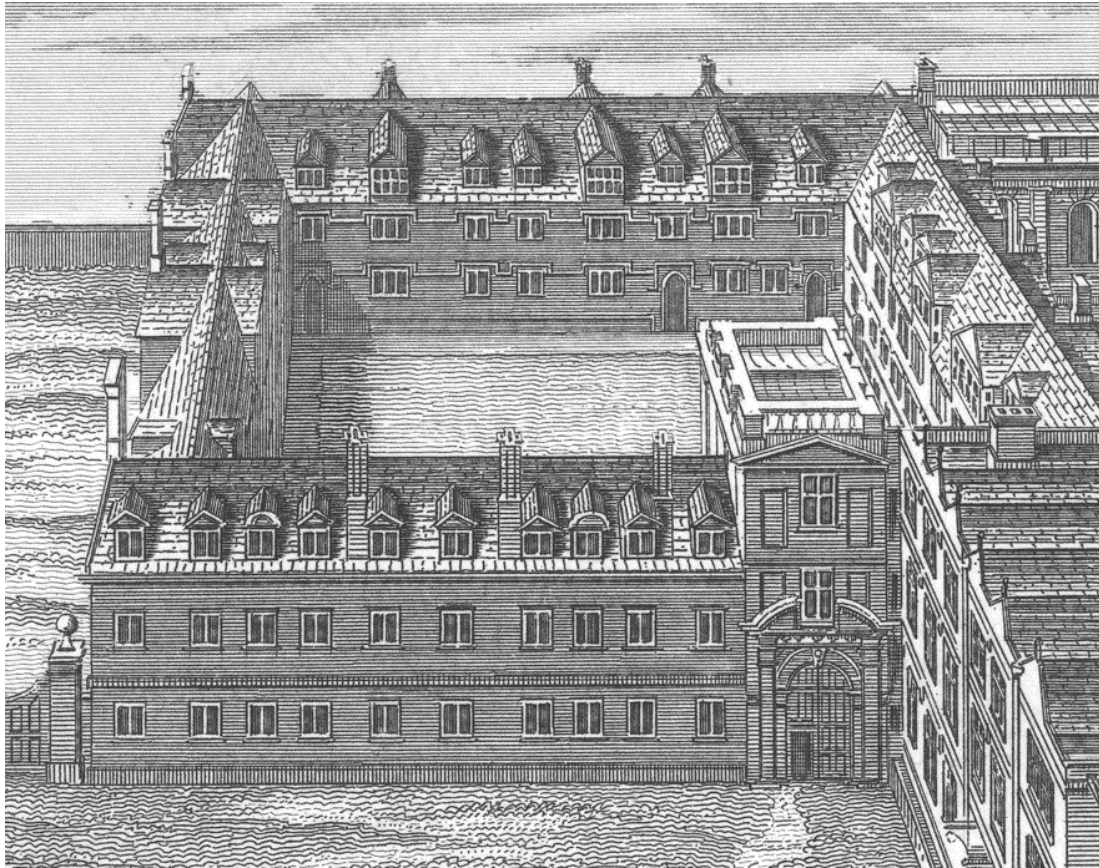
<sup>3</sup> Geoffrey Tyack, "The restored tomb of John Townesend at St Giles's Church, Oxford", *Oxoniensia* LXXII (2008) (Oxford Architectural & Historical Society, 2009). See also [https://www.oxfordhistory.org.uk/mayors/1714\\_1835/townesend\\_john\\_1720.html](https://www.oxfordhistory.org.uk/mayors/1714_1835/townesend_john_1720.html) and <https://blogs.bodleian.ox.ac.uk/archivesandmanuscripts/2014/01/02/the-masons-who-rebuilt-oxford/>.



1675. Detail from David Loggan.



c 1700. Detail from Michael Burghers.

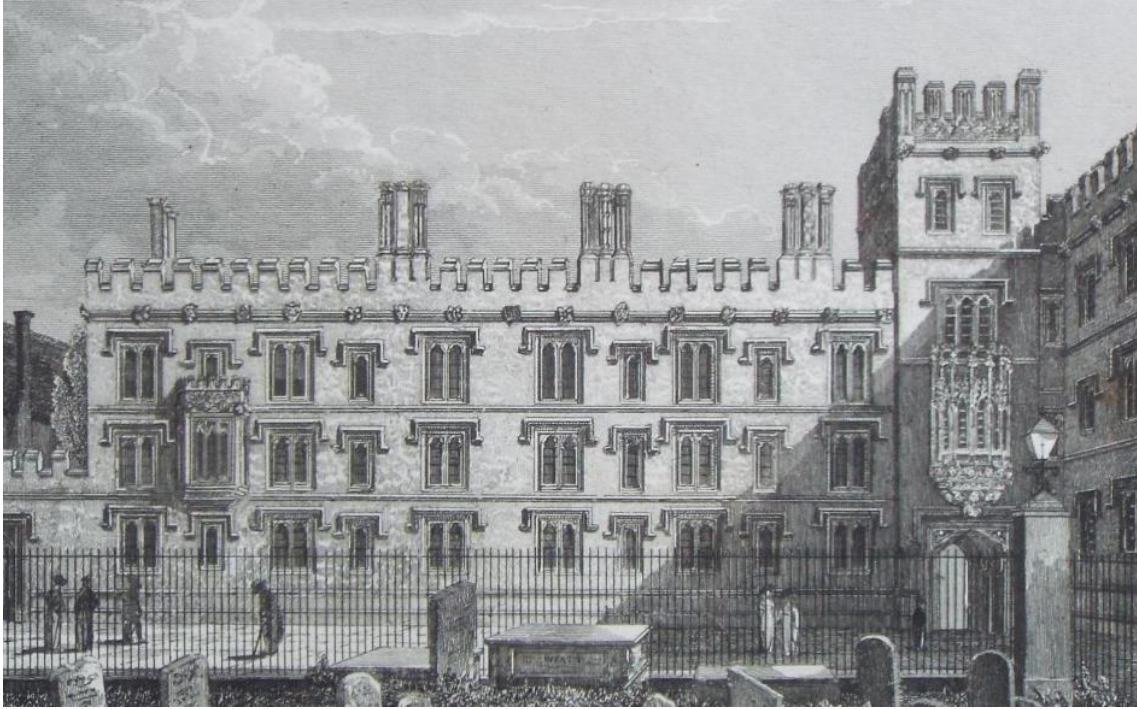


1744. Detail from the Oxford Almanack. George Vertue and Joseph Skelton.

2.5 In 1829 Daniel Evans, builder, of 34 St Giles, Oxford, was awarded the contract to reface the Old Quad in Bath stone and 'to raise the tower by one storey, apparently to his own design.'<sup>4</sup> The west and north ranges were entirely refaced in 1829–30. The architectural form of the north front was entirely altered: the roof of the main range was raised to allow for a full upper storey. Tudor-Gothic revival details were added throughout: an embattled parapet, twisted octagonal stacks, two bold oriel windows, a Tudor arch-headed gateway, cusp-headed lights and windows with square hood moulds and label stops. The cost of these works was £2,897 19s.

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<sup>4</sup> Brian Law, *Building Oxford's Heritage. Symm & Company from 1815*, (1998), pp 13 and 41. Evans's daughter, Elizabeth, married the foreman of the firm, Joshua Robinson Symm, and the firm became known as Evans and Symm. The foundations of Symm and Company were started by Daniel Evans in 1820 – he was the contractor for the Wesleyan Chapel in New Inn Hall Street, built in 1817-18 - when he began work on Magdalen Hall (now Hertford College). Throughout the 1820s, he was the successful tenderer for contracts for the erection of the lunatic asylum in Warneford Lane. It is probable that someone in the company had been trained in design and draughtsmanship.



1833. I Whessel.

2.6 Although there would have been a number of precedents – actual structures and pattern book examples – the quality of the new work indicates that someone in the company had been trained in design and draughtsmanship. Evans returned in 1838 to reface the east side of the Quad, after the purchase of the almshouses from Christ Church; £570 16s. 3d. was spent on the building work

2.7 All of the windows were replaced; those to the north elevation remain (double-hung sashes with a single, horizontal glazing bar) but all of those in the elevations of the quad (casements with leaded lights) have been removed. Today the quad elevations have simple, small, double-hung sash windows. Those at ground floor level were installed in the early 1870s; those at first floor level were installed *circa* 1875 and at later dates. The contractor for the works was the firm of George Wyatt & Son, St Giles, Oxford.<sup>5</sup>

2.8 Wyatt had been the builder of the kitchen extension and the college employed the firm throughout the 1870s. Between 1873 and 1878 extensive work had been undertaken to the undergraduates' rooms, including the following:

Several of the undergraduates' rooms at this College have been enlarged and repaired ...<sup>6</sup>

... re-arranged some of the undergraduates' rooms, and executed some internal repairs;<sup>7</sup>

<sup>5</sup> G. Wyatt & Son (Masons & builders) from 1866–91. Wyatt's yard was at 73-74 St Giles; in 1881 the firm employed 60 men.

<sup>6</sup> *Oxford Chronicle and Reading Gazette*, 11 October 1873.

<sup>7</sup> *Oxford Chronicle and Reading Gazette*, 17 October 1874.

... been engaged in remodelling the front quad rooms, putting down new floors, &c.<sup>8</sup>  
... have cleaned and gutted rooms on two staircases, plastered and added new  
woodwork to the same.<sup>9</sup>

2.9 These brief accounts, coupled with historic images, indicate that the works were extensive with new windows and fireplaces and, probably, re-arrangement of the plan form to provide one large study room with two ancillary spaces, one a bedroom.

2.10 Regrettably, Evans's tall pierced parapet to the tower was altered in the same period;<sup>10</sup> in the mid-late twentieth century the embattled parapets most and the decorative stacks were removed.



1836. F Mackenzie & J Le Keux.

(Note: the refacing of the east side of the Quad had not been undertaken at the date of publication.)

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<sup>8</sup> *Oxfordshire Weekly News*, 20 October 1875.

<sup>9</sup> *Oxford Times*, 12 October 1878.

<sup>10</sup> 'In 1879, the ornamental open-work parapet of the Gateway Tower and the twisted chimneys of the College front being greatly decayed, though scarcely half a century old, and damaged by a storm, Messrs. Bodley and Garner designed the present plainer parapets, gurgoyles [sic.], and chimneys, and the niche in the face of the tower, containing, for want of something less commonplace, a shield carved with the College arms. The tower was very slightly raised.' Douglas Maclean, *University of Oxford College Histories. Pembroke College*, (1897), p.435. The contractors were George Wyatt & Son. The parapet was redesigned once again in a more simplified manner in 1951-52.





Circa 1870-72.

2.11 The RCHME volume states that a number of the dormer windows ‘have original moulded frames’ and ‘are original’. However, all the dormers were all renewed in the late twentieth century. In 1975 Oakeshott published his work on the restoration of stonework in Oxford.<sup>11</sup> He recorded works at Pembroke as follows:

In 1951-2 repairs had been carried out in Taynton stone to the gate tower at a cost of £4,300 pounds ...

The Front Quadrangle, substantially seventeenth century, but its appearance sadly altered in the nineteenth century, needed repairs to the stonework and roof full stop towards these the Fund made a contribution of £18,000 and when it became clear that some of the structure was unsafe, though this had not been apparent in the original survey, a further grant of £14,000 pounds was made on this account.

Thus a substantial part of the repair problem, throughout the college, was due to work that had to be done on the Stonesfield slate roofs; an expensive luxury in these days, but a very beautiful asset when it is feasible to maintain it. Now that the quarry is producing, these stone roofing slates are no longer working, To do so with the reclaimed slates is likely to become more and more costly.

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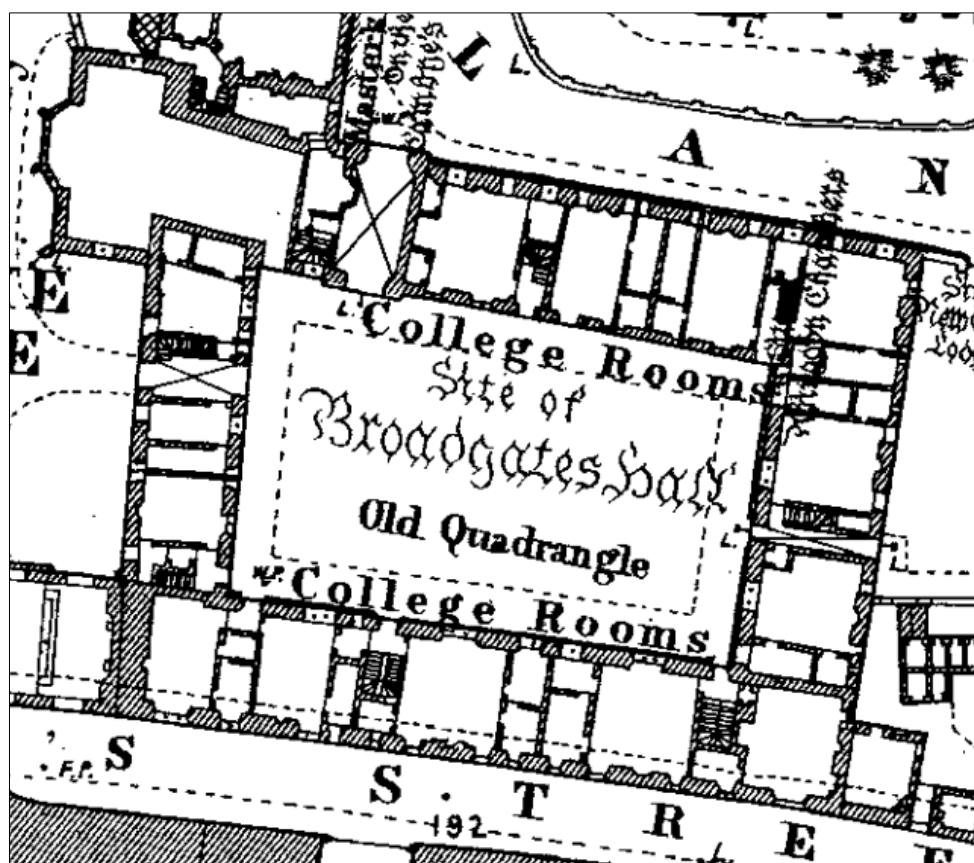
<sup>11</sup> W K Oakeshott, *Oxford Stone Restored*, (1975), pp 91-92.

The College and trusted the conduct of its restoration programme to Mr C P Cleverly of Moore Simpson & Partners of London. Most of the stonework repairs were carried out by Benfield & Loxley. As far as possible the material used was Clipsham Stone.

The work of reroofing and replacement of the dormer windows in the front quadrangle and other similar works of restoration repair were done by P H Newport & Co of Oxford.

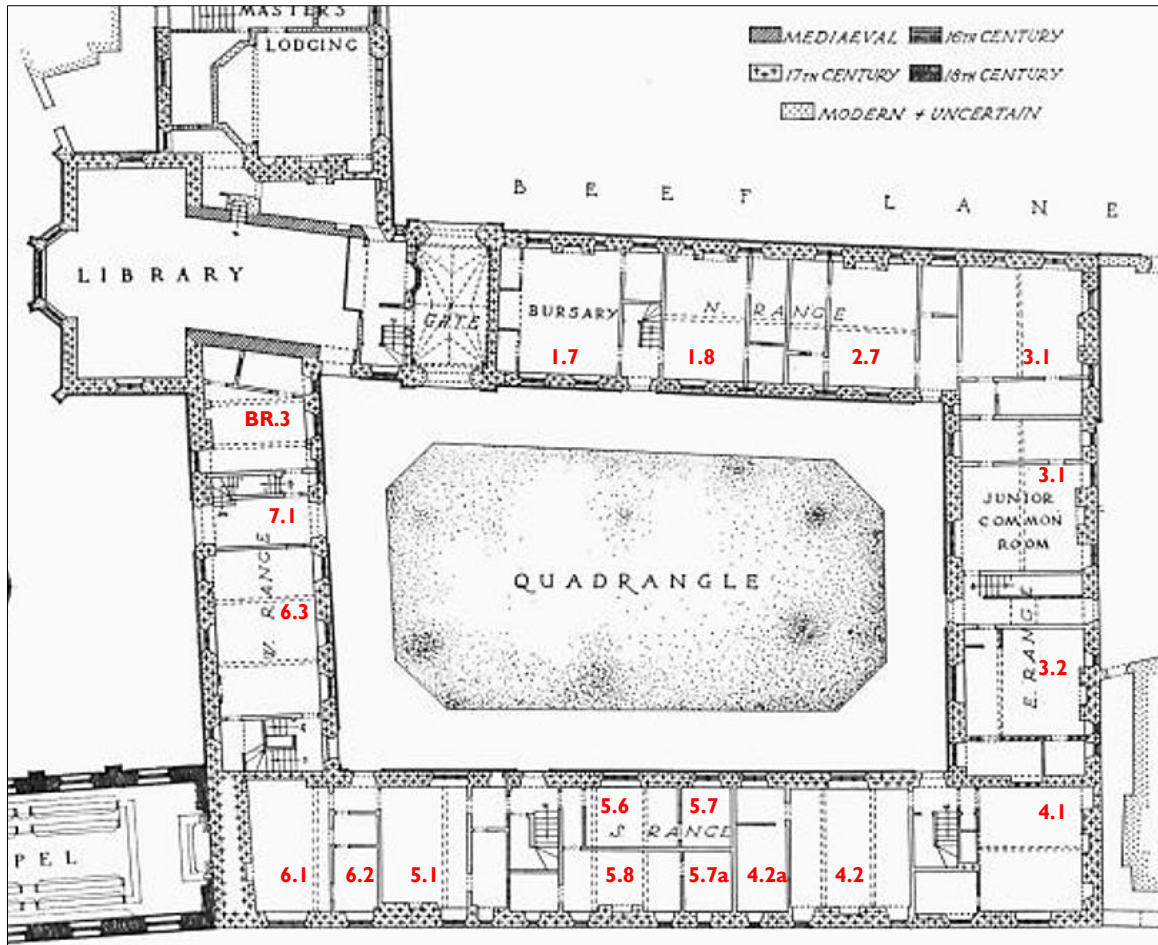
### ***The Old Quadrangle: interiors***

2.12 The only historic plans of the Old Quadrangle are the Ordnance Survey's Town Plan, surveyed in 1876, and the plan published by the RCHME in 1939;<sup>12</sup> both plans are for the ground floor only. Generally, the plan is typical of the arrangements in a traditional college: a large room with two smaller spaces, one a bedroom.



1876. Ordnance Survey Town Plan.

<sup>12</sup> The plan published in 1954 in the Victoria County History appears to have been based on the RCHME original.



1939. RCHME.

(The room numbering is that used by Walters & Cohen, Architects: see *Pembroke College – Rokos and Old Quad Project. Stage 2 Report – Draft, Sept 2023.*)

2.13 There are a number of details and features that demonstrate that some of the interiors were altered and improved in the early-mid eighteenth century (see rooms 1.3, 2.1, 3.2, 3.3, 4.3 and 5.3) and that, in the south range, in particular, there was a phase on improvement in the early nineteenth century (see 4.1, 4.2, 4.4, 5.2 and 5.6/5.8).

2.14 Inside the north range, **staircase I** retains its late C17 stairs with turned balusters, square newels and closed strings. Of note are the following:

Rooms 1.7 & 1.7a (Porters' Lodge): The historic plan form shown on the 1876 plan – possibly an early-mid C19 recess and flanking closets on the west wall - was removed when the Lodge was formed in 2015-16;

Room 1.8: Sections of early-mid C18 raised and fielded panelling to the windows on the south side; the ancillary rooms to the east have been removed;

Room 1.5: C19 stop-chamfered fire surround, double-hung sash windows and a boxed beam;

Rooms 1.4 & 1.3: formed by subdivision of the original large room; 1.3 has a few sections of early-mid C18 raised and fielded panelling to the windows on the south side; 1.4 has an eared architrave to the fire surround (mid-C18) and a chamfered beam;

Rooms 1.1 and 1.2 have C19 four panel doors with architraves and C19 stop-chamfered fire surrounds;

The roof structure is formed of late twentieth century timbers.

2.15 **Staircase 2** retains its late C17 stairs with turned balusters, square newels and closed strings. Of note are the following:

Rooms 2.7 & 2.7a,b has a chamfered beam; sash windows and some panelling to the south wall;

Rooms 2.1 & 2.1 a, b has a late seventeenth century, moulded and stopped, stone fire and the room is fully lined with early-mid C18, raised and fielded panelling (stripped of historic paintwork). This panelling might have been relocated from the room that is now the northern part of the Junior Common Room;

Rooms 2.2 & 2.3 were formed by sub-division of the original large room; sash and casement windows, some with panelled shutters; parts of a cornice to 2.2 and a panelled fire surround to 2.3;

Rooms 2.5 & 2.6 have sash windows and a C19 stop-chamfered fire surround in 2.6.

2.16 **Staircase 3** has exposed framing but no features or decorative details. Of note are the following:

Room 3.1: The present Junior Common Room was formed in 1938 by amalgamation of all of the rooms and closets at the east end of the north range and the north end of the east range. It has stop-chamfered cross beams and casement and sash windows, some with panelled shutters. A change in floor level marks the meeting of the end walls of the two former ranges (north and east);

Room 3.2: The room has early-mid C18 century, raised and fielded panelling, shutters and window seats and linings; carved fire surround and later shelf; (suspended ceiling);

Room 3.3: The room has stripped and stained, early-mid eighteenth century, raised and fielded panelling with bolection moulding; shutters and window seats and linings; nineteenth century panelled fire surround; boxed beams and moulded cornice;

Room 3.4: The room has a boxed-in beam and a cyma cornice; 3.4c has a six-over-six pane, double-hung, timber sash windows with panelled linings;

Rooms 3.5 & 3.6: There are boxed-in beams and square fire surrounds with moulded architrave and later shelves.

2.17 **Staircase 4** has exposed framing but no features or decorative details. Of note are the following:

Rooms 4.1& 4.1a: Early C19 fire surround with pulvinated and moulded uprights and lintel and rosettes in circle at the angles; contemporary with the fireplace are the moulded cornice, boxed-in beam, six panel doors and arch-headed recess in the W wall; the tripartite sash window in the S wall has a late C20 stone surround;

Rooms 4.2 & 4.2 a, b: Boxed-in beams and a leaf-wrapped, run cornice (late C19/early C20); six panel doors; the S wall has two, six-over-six pane, double-hung, timber sash windows;

Room 4.3: Two-panel outer door in bolection-moulded surround; full-height, early-mid C18, raised and fielded panelling; 'boxed-in', plastered beams; the S wall has two, six-over-six pane, double-hung, timber sash windows; six panel (raised and fielded) doors); square projecting fire surround under later shelf;

Room 4.4: Two-panel outer door (L-hinges); boxed-in beams; arch-headed recess in the W wall with panelled pilasters and moulded architrave; six-over-six pane, double-hung, timber sash windows – double to E wall, triple to S wall – with raised and fielded panes to the linings; late C19 chamfered and stopped, Gothic-style fire surround;

Room 4.5: [This room could not be inspected at the time of the survey.];

Room 4.6: Elements of the C17 roof timbers are exposed; early-mid C18 recessed cupboard with round head, shaped cut shelves, raised and fielded lower door and late architrave; some (?) re-used raised and fielded panelling below the dormer window.

2.18 **Staircase 5** has exposed framing but no features or decorative details. Of note are the following:

Room 5.1& 5.1a: Six panel door; boxed-in beam; 2-light casement window with hollow-chamfered mullion to S wall; C10 stop-chamfered fire surround;

Rooms 5.6, 5.7, 5.7a, 5.8 & 5.9: 5.6 & 5.8 were formed by subdivision (after 1876) of the original large room (5.6+5.8); early-mid C18, 2-panel, inner doors; boxed-in beams and a leaf-wrapped, run cornice (late C19/early C20; see 4.2); square fire surround in moulded frame with late C19/early C20 frieze and shelf; C20 six-over-six pane, double-hung sash windows; C17 framing exposed in 5.7/5.7a;

Room 5.2: six panel doors; boxed-in beams; panelled linings to S windows; and arch-headed recess in the W wall (see 4.1 & 4.4);

Room 5.3: Two, 4-panel (raised and fielded) doors with L-hinges, in wide, flat architraves; early-mid C18 raised and fielded panelling to S wall and square fire surround (later shelf); suspended ceiling;

Rooms 5.4 & 5.5: on 2 panel door to E room.

2.19 Rooms 6.1, 6.2 and 6.10: a C20 tripartite sash window in 6.1; 6.2 has a 2-light casement window with hollow-chamfered mullion to S wall.

2.20 **Staircase 6** has exposed framing but no features or decorative details. Of note are the following:

Room 6.3: boxed-in beam: mid C19 chamfered, square fire surround;

Room 6.4: boxed-in beam: 4 panel (raised & fielded) doors, with L-hinges; mid C19 chamfered, raised & fielded panelling below 2 windows; multi-pane, 2-light, Gothic-style casement to W wall;

Room 6.5: exposed, beams (stop-chamfered); Mid C18 fire surround with eared architrave and round-headed niche with curved shelves to left; tripartite sash windows to S wall, with panelled linings;

Room 6.6 & 6.7: 2-panel door to 6.6.

2.21 Opposite staircase 7 are a pair of mid-C19 flush, 6-panel doors under Tudor-style, arched heads.<sup>13</sup> **Staircase 7** has a turned baluster staircase (Tuscan columns on urns), closed string and wide handrail and square newels – possibly mid C18. Of note are the following:

Room 7.2: 2-panel doors; boxed-in beam; moulded cornice; square fire surround in moulded frame;

Room 7.3: exposed chamfered beam; 2-panel doors; square fire surround with moulded edge;

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<sup>13</sup> The passage between the quads was widened in 1845. Maclean, op. cit., (1897), p. 435.

Rooms 7.4 & 7.5: elements of C17 structure exposed; multi-pane, Tudor-Gothic style sash window to W wall of 7.5 and square fire surround with recessed square panels at corners – both early C19.

## 2.22 **Tower and old lodge**

Staircase: *Circa* 1693/4. Oak with bulbous turned balusters on urns; closed string; square newel posts; wide, flat handrail;

Room T.04 & 03: 6-panel door with interlaced trefoil-headed blind tracery;

Room T.06; Re-furbished 2015; 6-panel door (raised and fielded) in wide flat architrave; square, hollow-chamfered fire surround;

Room T.07 & 07a: This room was built in 1709 to house the library. Three, 6-panel doors with wide, flat architraves; three-light mullion and transom, timber window to W;

Room T.08: two, 6-panel doors with interlaced trefoil-headed blind tracery (to room side, architraves with tracery and quatrefoils at head); multi-pane, Tudor-Gothic style sash window; 6-light oriel window with trefoil-headed tracery; stone fireplace with Tudor-style arch; panelled and traceried, quatrefoils in top angles; high skirting with elaborately moulded top – all c 1829.

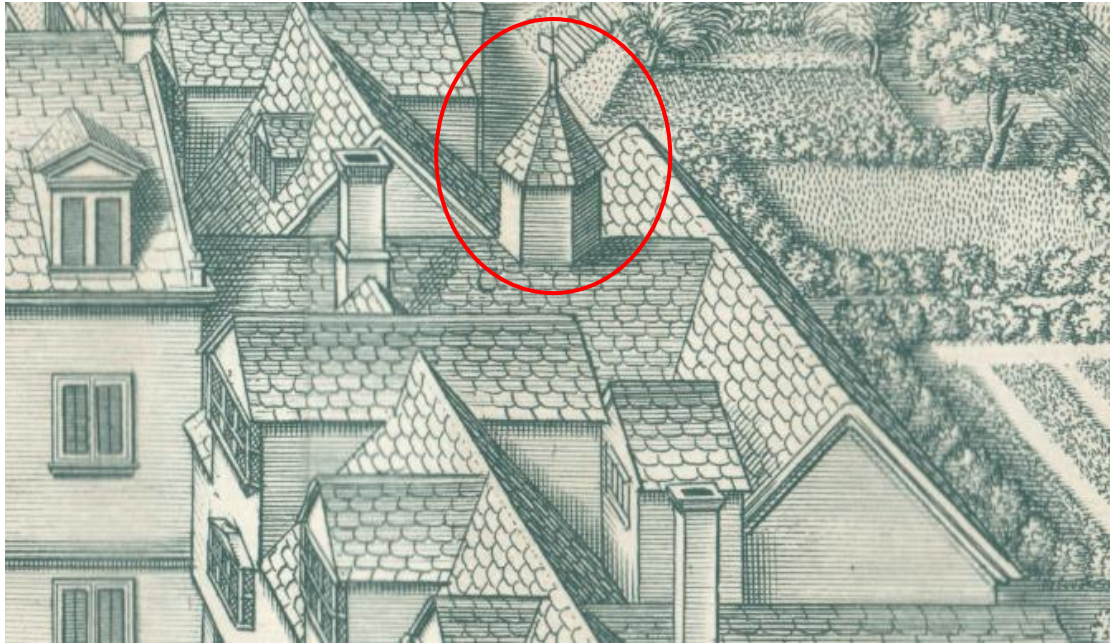
T12: The bay window to the former lodge has trefoil-headed lights above the transoms the door is a Tudor-style arch with moulded surround all under a hood mould – all c 1829.

### **Broadgates Hall**

2.23 The RCHME states that in Broadgates Hall, which served as the refectory until 1847 and then as the library, 'the side-walls ... at the N. end of the range are probably those of the mediæval hall of Broadgates Hall, as they stand at an awkward angle with the rest of the building.' It is suggested that the walls might have been part of a fifteenth or sixteenth century structure that was a 'high room, probably with buttery screens at the east end. Until 1709, when a room was built over it to house the library, there was a lantern and louvre in the middle of the roof, to remove the smoke from a central hearth'.<sup>14</sup>

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<sup>14</sup> H E Salter, ed. and Mary D Lobel, 'Pembroke College,' in *A History of the County Of Oxford: Volume 3, The University of Oxford* (1954), pp 288-297.



1675, Loggan. Broadgates with a louvred lantern on the roof and the 1620 cross wing.

2.24 In 1620, Dr. Clayton, last Principal of Broadgates and first Master of Pembroke, had the hall enlarged, by the addition of a cross-wing at the west end, on the dais of which stood the high table stood, lit by several windows, some of which were filled with stained glass. The large bay-window was added in 1821 to the designs of Daniel Harris,<sup>15</sup> when the room was lengthened by four feet.<sup>16</sup> The side windows were also altered and painted glass by 'Egginton' installed.<sup>17</sup> The roof was raised and the decorative frieze with armorial shields added. The total expense at the end of 1824 was £1,839 8s 3d, in which was included the making of a new passage to the Back Lodgings.

2.25 The interior of Broadgates Hall has been modernised: the entrance doors, windows, armorial frieze and ceiling remain intact from the early nineteenth century.

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<sup>15</sup> Daniel Harris, (c. 1761 – 13 June 1840), was builder, civil engineer, and architect, and Governor of Oxford Castle and Prison.

<sup>16</sup> Maclean, *op. cit.*, (1897), p 429. James Ingram, 'Pembroke College' (p 12), in *Memorials of Oxford*, Volume II, (1837).

<sup>17</sup> Egginton was probably William Raphael Eginton, the son and successor of Francis Eginton who worked at Magdalen College chapel.

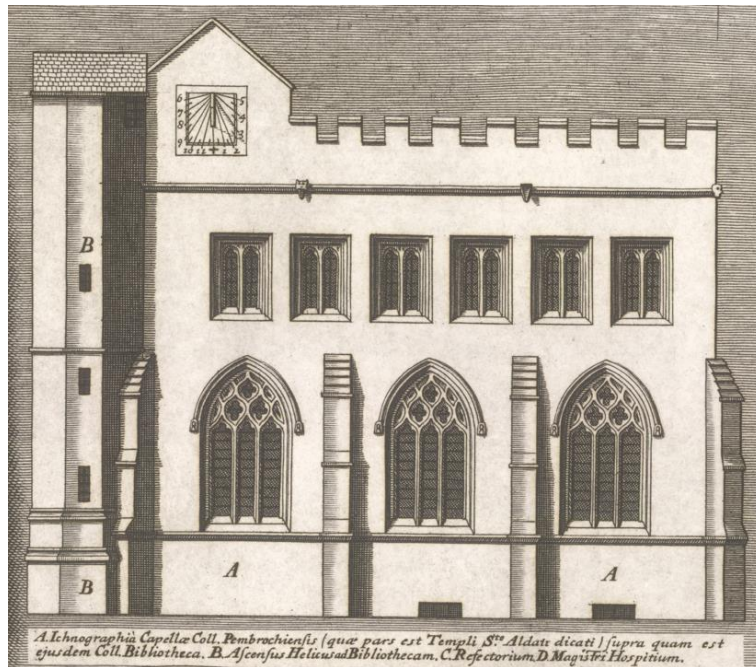




c 1825

### Chapel

2.26 For the first century of its existence the chapel and library of the college were housed in the south (Sir John of Docklington) aisle of the church of St Aldate.

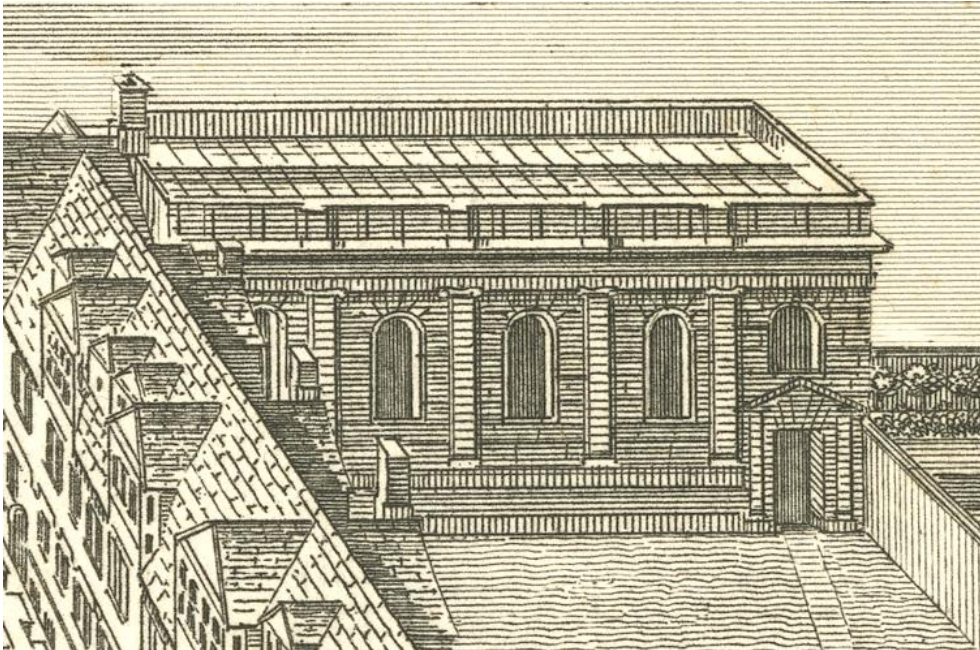


Circa 1800. Burghers. The chapel and library at the church of St Aldates.

2.27 In 1723 Bartholomew Tipping Esq., of Oxford, gave £200 for the building of a college chapel on condition that work should be started by midsummer 1724. By means of Tipping's gift, supplemented with a legacy from a former fellow, a subscription, and £375

14s. 4d., the chapel was built and consecrated on 10 July 1732. The accounts show the mason to have been William Townesend, son of the mason formerly employed.<sup>18</sup> His estimates survive, the final one dated 20 Dec. 1727.<sup>19</sup> It totals £650; £490 for the building itself (less the surprisingly large sum of £100 if there is no balustrade or parapet on the Brewer's St. side), £80 for carpenter's work, £30 for slating, £35 for plumbing, and £15 for smith's cramping. In addition about £80 was calculated for digging the foundations. Piecework wages for masons were appended.

2.28 The chapel has been described as 'an excellent example of a small religious building of the early 18<sup>th</sup> century.'<sup>20</sup> It lies on the south side of the back quadrangle with its south wall on the line of the medieval city wall. It is an ashlar-faced building of five bays, divided on the north front by Ionic pilasters supporting an entablature; the windows are round-headed and the doorway has consoles supporting the pediment. The stalls and screen are original, the screen being of three bays with Corinthian columns, entablature and pediment.



1744. The new chapel. (Oxford Almanack)

2.29 Approximately £150 was spent on repairs in 1792 and in 1824 the ceiling was renewed<sup>21</sup> and the interior 'recently repaired and improved'<sup>22</sup> but it was given its present appearance until 1883. In the previous year, the glass-painter, Charles Eamer Kempe, who had entered Pembroke as commoner in 1858, prepared a plan and rough estimate for its

<sup>18</sup> Howard Colvin, 'The Townesends of Oxford: A firm of Georgian master masons and its accounts', in *The Georgian Group Journal*, vol X (200) pp 43-60. In his *Biographical Dictionary of British Architects*, (2008), Colvin includes the Pembroke chapel as attributed to Townesend, citing Walter George Hiscock, *William Townesend, Mason and Architect of Oxford* (*Architectural Review*, October 1945, pp99-107).

<sup>19</sup> Edmund Esdaile, 'The Designer of the Chapel', in *Pembroke College Record*, 1934/5, pp 26-29.

<sup>20</sup> Salter, *op. cit.*.

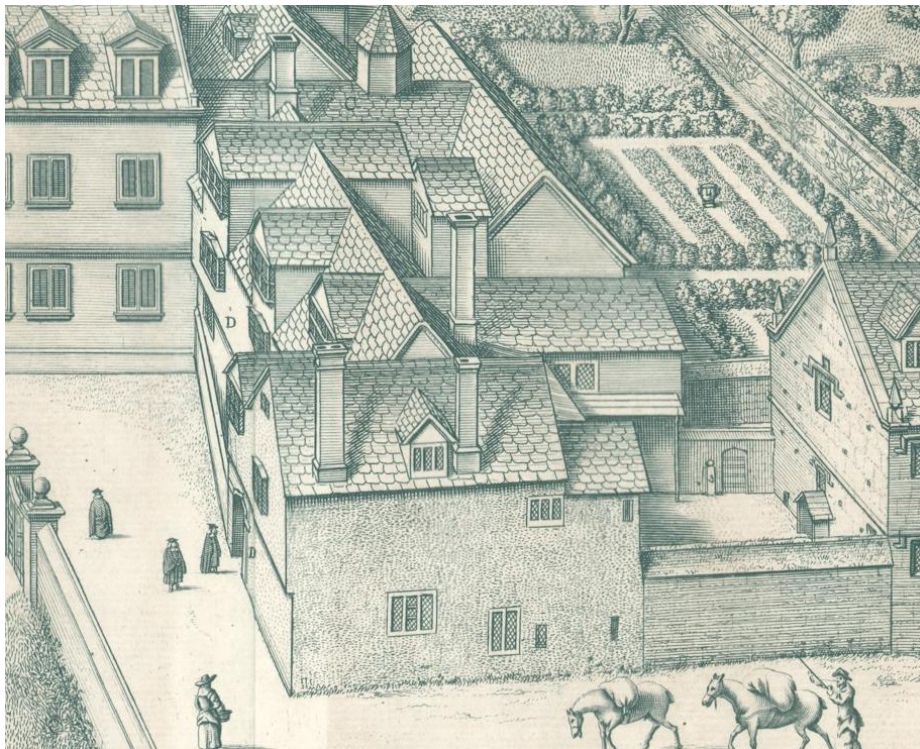
<sup>21</sup> Maclean, *op. cit.*, (1897), p 365 & p 499.

<sup>22</sup> Ingram, *op. cit.*

renovation.<sup>23</sup> The work included six good glass windows costing £630. Kempe also ‘saw the exciting possibility of producing an entire scheme and not only supervising the making of the stained-glass windows but the entire redecoration, including the ceiling.’<sup>24</sup> In 1893 two more windows were added; more than £4,000, raised by subscription and supplemented by the college, was spent.

2.30 Refacing and repairs were carried out to the south and west elevations in the mid-late twentieth century – at the cost about £6300 – but the north elevation was not completed until 1972, after the receipt of a benefaction from an old member.

### ***The Old Master’s Lodging*** (staircase 8)

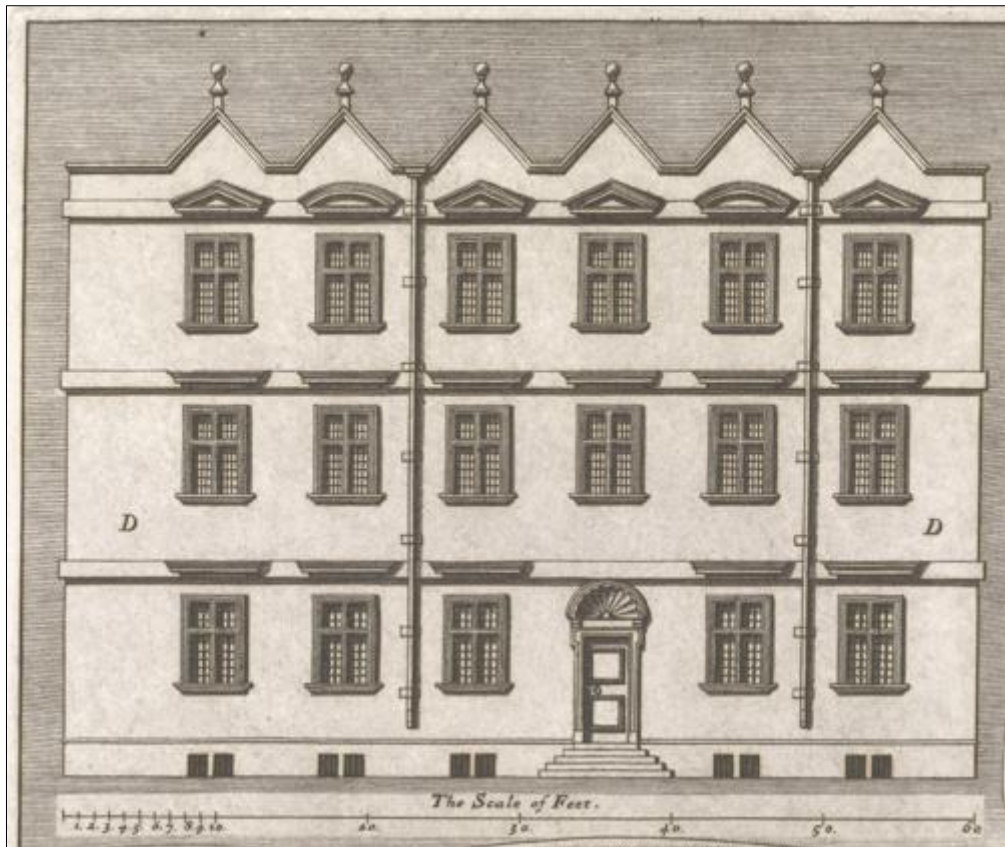


1675. D Loggan. The ‘Magistri Hospitum’.

2.31 Between 1670 and 1699 there was a burst of building activity at Pembroke during which the quadrangle was completed, the gate tower built, and the Master’s Lodgings rebuilt. The former Master’s Lodging – the ‘Magistri Hospitum’ seen on the view of 1675 – was demolished to be replaced by 1695; the mason was John Townsend. It was ‘a fine three-storied stone building encroaching a few feet on to Beef Lane’ with a shell-head porch, and mullion and transom windows. The porch and windows to the front elevation were replaced after 1745 and the seven gables with ball finials were removed.

<sup>23</sup> Evan Evans, Master of Pembroke, had been Kempe’s house master at Rugby School.

<sup>24</sup> Margaret Stavridi, *Master of Glass: Charles Eamer Kempe, 1837-1907, and the Work of His Firm in Stained Glass and Church Decoration*, 1988, pp 101-02.

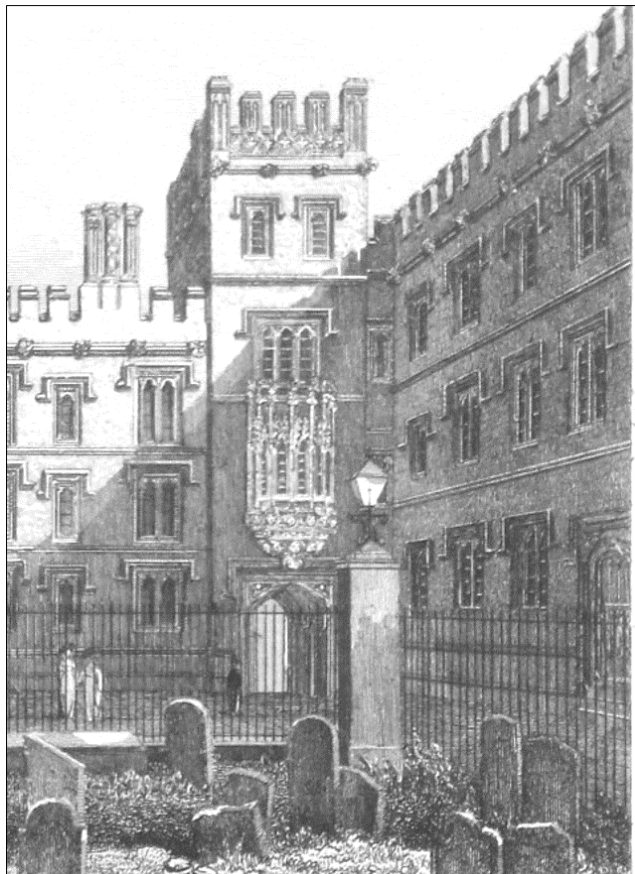


Circa 1700. Michael Burgers



1824. H Slatter

2.32 The structure was refaced circa 1829, with the addition of Tudor Gothic style windows and an embattled parapet, extensively altered in 1846 and in the 1860s, when the top storey was added,<sup>25</sup> and converted for use as undergraduate accommodation in 1928.



1833. I Whessell & T Bartlett

2.33 As a result of the alterations little of the historic interior survives. There is a fine late seventeenth century, oak staircase, with a closed string, twisted balusters and a broad flat handrail, one blocked mullion and transom window and one fireplace.

***The SCR Staircase - senior common room and a range of rooms for fellows (Robert Stevens Building)***

2.34 In 1844 Francis Jeune had succeeded as Master; his mastership saw great expansion. In the previous decade, as headmaster of King Edward's School, Birmingham, Jeune had employed Charles Barry to erect a new school. It appears that Barry was approached for

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<sup>25</sup> Compare Picture Oxon photographs POX006521 and POX 0150692.  
[https://www.oxfordshirehistory.org.uk/public/photographs\\_oxfordshire.htm](https://www.oxfordshirehistory.org.uk/public/photographs_oxfordshire.htm)

the new buildings at Pembroke but ‘Badly overworked he passed Jeune to his nephew, Charles (sic) Hayward of Exeter.’<sup>26</sup>

2.35 In November 1844 the plans of John Hayward, of Exeter, were accepted for the building now standing on the site of the old Back Lodgings. The building contained fellows’ and undergraduates’ rooms and a senior common room. The builders, Daniel Evans and J. R. Symm of Oxford, presented a tender of £5,286 14s.

2.36 A number of drawings survive (see Appendix 3) but it is not clear whether they were prepared by Hayward or by Nathaniel Billing.<sup>27</sup>

There are details for chimneypieces to the bursary and common room (*now SCR Drawing Room*), including one drawing dated 1846, and these must form part of the work done on the north range of the Chapel Quadrangle by the architect John Hayward in 1844–46. In whatever capacity Billing may have been associated with the work it is clear that he was given some rein in the design of these elements.<sup>28</sup>

2.37 There have been few alterations to this building. The interiors are close to intact, with moulded cornices, doors with six chamfered panels, carved stone Gothic-style fireplaces (two at first floor level in the service end have plain marble surrounds), oak panelling and beams, floorboards and principal and service staircases, the former being in oak with moulded and stopped chamfers.

### 3 SIGNIFICANCE

3.1 The National Planning Policy Framework (NPPF) defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.’ Understanding the values that contribute to that significance, and how they relate to the fabric of the place, is vital to understanding the best means of conservation of the heritage asset.

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<sup>26</sup> Law, *op. cit.*

<sup>27</sup> The drawings belonged to Nathaniel Edward Billing (1821-1910), architect and surveyor, who had been a pupil of G G Scott; they are deposited at the State Library of Victoria, Australia. The library states that ‘Together with these drawings are a number of others done in England before Billing’s emigration [1853], some dating back at least to 1844. Amongst them are sketches of architectural details from well-known Norman and Gothic works, such as Kilpeck Church in Hereford; others which may be drawn from works by contemporary architects which Billing thought it useful to record; and some which are certainly of work in which Billing himself was concerned. The date of 1844 appears on a detail for a staircase in an unidentified rectory, but the drawings of the more obvious interest are for various works at Pembroke College, Oxford.’ Miles Lewis ‘Architectural Drawings As Historical Sources’, in *La Trobe Journal* (20 December 1977), pp 69-89. The college archivist, Amanda Ingram, kindly provided copies.

<sup>28</sup> *Ibid.*, <http://latrobejournal.slv.vic.gov.au/latrobejournal/issue/latrobe-20/t1-g-t1.html>.

### *Definitions*

3.2 Archaeological interest:<sup>29</sup> There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.3 Architectural interest:<sup>30</sup> To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms.

3.4 Historic interest:<sup>31</sup> To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

### *Grading significance*

3.5 Significance grading is the result of a complex assessment that, for each element, takes into account the following factors: age and rarity, aesthetic merits (design, decoration or craftsmanship) and historic interest (important aspects of the nation's social, economic, cultural, or military history and/or close historical associations with nationally and locally important people and events) and group value.

3.6 The following grading system has been adopted to enable the relative weight of the values contributing to the significance of the place and its setting to be compared:

#### *Exceptional significance*

Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II\*.

#### *Considerable significance*

Elements whose values contribute to the place's status as a nationally important place. These are the qualities that justify statutory protection at national level at grade II.

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<sup>29</sup> NPPF, Annex 2: Glossary, p 65. This report does not include an assessment of the below-ground archaeology at the site.

<sup>30</sup> Department for Digital, Culture, Media and Sport, *Principles of Selection for Listing Buildings*, November 2018. p 5.

<sup>31</sup> *Ibid.*

#### *Some significance*

Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context. These might include local interest structures and those elements that make a positive contribution to a conservation area but that are not of listable quality.

#### *Little significance*

Elements whose values contribute to the way the place is perceived in a very limited but positive way.

#### *Neutral significance*

Elements which neither add to nor detract from the significance of the place.

#### *Intrusive*

Elements of no historic interest or aesthetic or architectural merit that detract from the appearance of the place or mask the understanding of significant elements. This category can also be used for important 'missing features'.

#### *Statutory designations*

3.7 The starting point for any assessment of significance is the consideration of 'heritage assets',<sup>32</sup> the more important of which are designated assets. The buildings at Pembroke College were added to the Secretary of State's list of buildings of special architectural or historic interest on 12<sup>th</sup> January 1954. The list descriptions are at Appendix 4.

3.8 Age is one of the key criteria for assessing structures for inclusion in the list. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, one of the general principles used is that 'before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest.'<sup>33</sup>

3.9 Grade I listed structures form the top 2.5% of the nation's stock of historic buildings. All listed buildings are defined as being of *special* architectural or historic interest but grade I structures are of exceptional or paramount interest. Listed buildings account for about 2% of all of the stock of English buildings. In March 2010, there were approximately 374,000 list entries (many including multiple buildings) of which 92% were Grade II, 5.5% were Grade II\*, and 2.5% were Grade I. According to the National Heritage List for England there are 1186 list entries for the City of Oxford, 199 of which are grade I.

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<sup>32</sup> The NPPF defines an heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Annex 2: Glossary, p 67.

<sup>33</sup> Department for Culture, Media and Sport, 2018, p 6.



3.10 The Secretary of State's list descriptions are scant in terms of details and in parts inaccurate; they are old descriptions requiring revision. But the fact that all the structures are listed means that they are all of *special* architectural or historic interest. Those that are listed at grade I are of outstanding interest.

#### *Summary of significance*

3.11 While it is the case that as a whole, the Old Quad, Broadgates Hall and the chapel, must be classified as being of *exceptional* significance, because they have been listed at being grade I, it is not the case that every element within the structures is of the highest significance.

3.12 Much of the Old Quad has been altered and restored – some elements in the twentieth century - so that none of the windows is original, i.e. seventeenth century. Most of the interiors have been altered, and, apart from the four staircases in the north range, tower and old Master's Lodge (staircase 8), there is no decorative joinery or plasterwork from this period. (Staircases 3, 4, 5 and 6 are seventeenth century staircases but they are set in plain timber-framed compartments and are without, strings, balusters and historic handrails.) There are few early fireplaces, one in 2 and another in 8. The best interiors, in architectural terms, date from the early-mid eighteenth century, with a number of fully-panelled rooms (in 2 and 3; although the panelling has probably been removed from other rooms) and examples of elements of eighteenth century joinery including doors, architraves, panelling and fire surrounds. There are also a number of features that indicate 'improvement' in the late Georgian period; the most notable being the arch-headed niches in some of the rooms in the south range.

3.13 Each one of these feature or elements must be considered on its own merits when assessing significance. The 1990 (Planning and Listed Buildings) Act states the following:

In considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. [Section 16 (2)]

It follows therefore that the *special* features must be identified and that special regard is to be had in respect of their preservation.

3.14 The plans below present a preliminary assessment of some of the more extensive elements. An assessment of the significance of the windows is at Appendix 5 and the preliminary significance plans for the site are at Appendix 7.

## 4 IMPACT ASSESSMENT

### *National Planning Policy Framework*

4.1 The government’s policy with regard to proposed development that affects heritage assets is set out in the National Planning Policy Framework (“NPPF”).<sup>34</sup> It states that

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (para 189)

4.2 The National Planning Policy Framework is a material consideration in planning decisions. Local planning authorities are advised that

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (para 194)

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.<sup>35</sup> They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal. (para 195)

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (para 199)

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (para 200)

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<sup>34</sup> Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, 2021.

<sup>35</sup> James Edgar, B.A. (Hons.), M.Sc., M.A., Dip. Archaeol., MRTPI, IHBC is a conservation professional with over 40 years’ experience. He was engaged on the resurvey of listed buildings and for 23 years was employed by English Heritage as an Historic Buildings Inspector in London and the East Midlands. Since 2009, he has been an independent consultant.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 201)

4.3 The NPPF therefore requires a proper assessment of the significance of the heritage assets and their setting, an assessment of the level of harm that would befall the assets if the development were to take place and, if that level of harm were to be ‘less than substantial’, a clear and convincing justification for the harm with an assessment of the public benefits. Importantly, the policy position is clear: ‘public benefits’ can outweigh harm.

#### *The proposals*

4.4 The proposed alterations, have been designed by Walters & Cohen, Architects. The principal elements of the proposed scheme are as follows:

- Repair work generally, including stonework and leadwork repairs;
- Fire safety improvements such as upgrading doors;
- Layout changes, particularly those which require demolition of existing partitions;
- Changes of finish in sensitive areas (e.g. on historic stairs)
- Secondary glazing and window replacement, where appropriate;
- New external doors at the entrances to the staircases;
- Loft insulation
- installation of air source heat pumps;
- new M&E installations including new radiators with routing including trenching and notching of joists.

#### *Repairs*

4.5 A programme of planned preventative maintenance is proposed. The majority of this work falls below the threshold of listed building consent, as it would be like-for-like.

4.6 The modern dormer windows to Old Quad will be replaced on a like-for-like basis, but with insulation added to the roof and cheeks and secondary glazing added behind faceted leaded windows.

4.7 Stonework to Old Quad has become soiled from water staining in some locations. Light cleaning is proposed, subject to an agreed methodology. Where stonework is eroded, for example to doorway reveals, it is suggested that conservative repairs (such as mortar repairs) are not feasible, as they will not be durable. The only other course of action would be to replace stones, which would lead to loss of historic fabric and a visual change. Where this is an aesthetic concern only, it is proposed that no work is undertaken, as stonework replacement is not justified. Only where stones are unsafe would they be replaced. A high-level methodology has been prepared and is included with the architect’s drawings.

#### *Fire safety improvements: doors*

4.8 A programme of upgrading to fire doors is proposed; it is essential for the safety of the occupants of the rooms. Generally, this would entail routing the door edges or frames to accept perimeter seals, introducing closing devices, and ensuring that doors are well-fitting and thick enough to resist fire and smoke. In places, intumescent coatings (clear or painted, or a paper) would be applied to joinery and/or wrapped around a mortice lock. There are well-established means of upgrading historic doors.

4.9 A detailed schedule of each door has been prepared. These works would have a minimal impact on heritage significance. Replacement of historic doors is not justified, but some replacement of recent doors would have no impact on significance; in fact, the installation of doors with appropriate designs would constitute a heritage gain/public benefit.

#### *Internal reorganisation*

4.10 Some alterations to the layouts of rooms is proposed, generally aimed at rationalising shower rooms. As discussed in 2.8, many of the rooms were re-organised with new partitions, windows and fireplaces in the 1870s. Most of the partitions to be altered are therefore of little significance and certainly not of *special* interest. They are also in secondary spaces.

#### *Staircases*

4.11 Some redecoration is proposed, improving on dated colour schemes, and replacing crudely installed handrails. Timber treads are in places exposed and elsewhere sometimes carpeted with nosings. Where there is no carpet and nosing there will be no changes. Carpet on historic stairs will be removed, notably on staircase 8, but replacement nosings (patinated brass) will be required. Staircase 2 retains a historic finish but it has been stripped from staircases 3 or 6. At staircase 17, a grade II listed building, it is proposed to remove a small section of the railing to the balcony on the rear elevation. The section is entirely modern – later twentieth century in date. Therefore there will be no loss of historic fabric.

#### *Secondary glazing and improvements to windows*

4.12 There are a variety of different window types, including leaded glazing, timber sashes, dormer of various types and cusp-headed metal framed windows in stone surrounds. In general, a programme of refurbishment is proposed, ensuring that all opening windows are draught stripped wherever possible, replacing broken panes, rebalancing sashes and checking leaded lights to make sure that glazing cement is effective. Joinery repairs are required in some instances, such as the dormers, and external decoration needs regular renewal.

4.13 The proposed strategy for the windows is as follows:

-The majority of windows have some heritage significance, and some have historic glass. Where there are no historic shutters or panelling, secondary glazing is proposed.

-Some windows have a high level of heritage significance with timber panelling around the reveals and / or are geometrically complex. These are not suitable for secondary glazing. These windows will be repaired and draught-strips will be installed.

-A small number of windows are modern and of very low/no heritage significance. It is proposed to replace these with historically sensitive units with slim double glazing.

#### *Staircase doors*

4.14 At present, with the exception of staircase 2, the staircases in Old Quad are open to the elements (staircase 3 had a door as the pintles are extant). This introduces cold air, effectively making internal walls into external ones for heat loss. It is therefore proposed to infill the openings to the Quad with new doors. The principle of adding new doors (five new doors, plus three to replace existing doors) at entrances to college staircases was accepted by the City Council, as long as twelve years ago. For the second quad at Jesus, which, in both architectural and historical terms, is of greater significance than the Pembroke example, the City Council's officers' reports read as follows:

College is upgrading its sustainability measures and it has been discussing upgrading methods with the conservation officer for some time. It was proposed that installing exterior doors would help retain the heat internally. This is intended to prevent proposals for sustainability upgrading methods that might be difficult, given the nature of the historic fabric.

It is considered that the proposals have been carefully devised to respond to the grade I listed building, without harm to its special significance. (Ref: 12/01956)

The proposals would help retain heat and thus improve thermal performance to the open staircases.

The proposals as conditioned would be in accordance with local and national policies, be reversible and would be appropriate interventions, respecting the special architectural and historic interest and the architectural value of the Listed Building and not harming its significance. (Ref: 15/00873)

4.15 Each staircase has its own complexities, so individual designs will be required to take account of door swings and the likely impact on adjacent features such as other doors, changes of level etc.

4.16 The introduction of doors would have modest impact, causing less than substantial harm which would be offset by the public benefits of energy saving and a more pleasant

internal environment. The principle of installing new doors to college staircases was accepted by the City Council more than twelve years ago.

#### *Insulation*

4.17 The college is proposing to increase the amount of loft insulation and to install vents (in accordance with BS 5250) to prevent moisture buildup. These can be lead (in keeping with the historic roof construction).

4.18 In general, the top floor of each building would be provided with insulation above the ceilings. It would be necessary to form two access hatches.

#### *Air source heat pumps*

4.19 Two locations are proposed for air source heat pumps: on the roof of the McGowin Library, within a garden area at the rear of the houses forming the northern boundary of the College. The ASHP enclosure on the McGowin Library roof would have a louvred aluminium visual and acoustic screen, while the ASHP enclosure in North Quad would have a horizontal louvred aluminium screen. Both screens would be coloured bronze.

4.20 The Library roof is visible from upper windows within the Master's Lodge, from two rear windows at upper floor level of the east range of the Old Quad and through the gateway between the front elevation and the Master's Lodgings opposite St. Aldate's church. The 1.5m high screening would preclude views of the pumps and the installations would constitute a minor intervention on the roof of an uninspiring and unattractive modern block which itself detracts from the general ensemble. Whilst it is acknowledged that there would be some impact on views, and therefore on the setting of the listed buildings, this would be minor and not even amount to less than substantial harm. Elevations and views of the screens are included in the application.

4.21 The back garden of the house on Pembroke Street (formerly No.15, used as student accommodation, now staircase 17, a grade II listed building in its own right) is visible from adjacent buildings, but it is already screened by a garage, a brick wall and planting. A different form of screening would have no substantial impact.

4.22 Subject to details of the new screening, the public benefits of the air source heating pumps would outweigh any perceived harm (see Access and Design Statement).

#### *Service runs*

4.23 The new heating strategy for the college requires distribution pipework from the new air source heat pumps. A below ground insulated duct is proposed from the pumps north of the main buildings. Please see the Archaeological Desk-Based Assessment prepared by Oxford Archaeology for further details on archaeological impact and mitigation.

4.24 The principles for the proposed works are being followed are as follows:

- Existing routes used wherever possible. Existing ventilation ductwork and LTHW pipes used where present
- Primary distribution (LTHW, submains) within the loft void
- Local distribution within the floor wherever possible (to minimise visual impact). This will require notching of joists
- Suspended ceilings added to conceal ventilation ductwork in a limited number of locations which have been assessed as having low heritage impact (note – I am still working on this)
- Where new vertical risers are required, services are grouped together as much as possible into a single riser. These are located in less sensitive locations, within secondary rooms (e.g. store rooms, kitchenettes, bathrooms).
- Exhaust air from ventilation system exhausted through the roof via small, local terminals

4.25 The principles adopted in those locations where it is proposed to install suspended ceiling are as follows: when adding ceilings:

- Ceilings only added in secondary rooms/spaces;
- Where there are suspended ceilings – seen by the fact that they are at a lower level than those in adjoining spaces – the suspended ceilings would be replaced;
- Where possible, services would be distributed in localised bulkheads, which could be concealed above built-in shelving (rather than dropping the whole ceiling);
- In some locations (e.g. 2.7a) poor quality grid ceilings would be replaced with plain plasterboard with concealed access panels;
- Modern, suspended, plasterboard ceilings would be replaced;
- In order to provide safe access to the services route it is necessary to install three new access panels into the loft, necessitating the removal of small areas of lath and plaster ceiling and the trimming of joists.

#### *Assessment of level of harm*

4.26 The NPPF states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification and where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.27 In terms of the all of the items above there would be minor change but no real harm to the *special* interest of the buildings. The majority of the proposals are negligible, and do not even amount to less than substantial harm; some are beneficial. Less than substantial harm will be caused by the introduction of new doors at the bottom of the staircases but a) the argument for such doors has been accepted by the City Council on at least three occasions, and b) the public benefits, as described in the Planning Statement, would far outweigh the harm.

| S.No | Proposal  | Significance         | Impact Assessment  | Mitigation  |
|------|---|----------------------|--|---|
| 1.   | <i>Repairs:</i><br>To replace modern dormer window with like-for-like basis with insulation, secondary glazing added behind faceted leaded windows and to replace unsafe stones.  | Low – modern windows | Negligible   | Not required  |
| 2.   | <i>Fire safety improvements:</i><br>To upgrade fire doors with perimeter seals and introducing closing device to resist fire and smoke.   | Low                  | Beneficial. Modern flush doors replaced with panelled doors. | Not required  |
| 3.   | <i>Internal reorganisation:</i><br>To provide some alterations to shower rooms.   | Low                  | Negligible   | Not required  |
| 4.   | <i>Staircase:</i><br>To redecorate dated colour schemes, replace crudely installed handrails. To remove carpet on historic stairs.  | High                 | Negligible   | Careful joinery repairs to historic stair treads.   |
| 5.   | <i>Secondary glazing and improvements to windows:</i><br>To refurbish and ensure all opening windows have draught strippers, replace broken panes, rebalance sashes (especially in dormers), and renew external decoration. | Refer to Appendix 4  | Negligible   | Energy saving. Repairs to maintain historic fabric. |
| 6.   | <i>Staircase doors:</i><br>To infill the door openings to the Quad (except staircase 2) with new doors.   | High                 | Less than substantial harm                                   | Energy saving. Precedent to 12 years ago.           |
| 7.   | <i>Insulation:</i><br>To prevent moisture buildup by installing vents and to increase the amount of loft insulation.  | Medium               | Negligible   | Not required  |
| 8.   | <i>Air Source Heat Pumps:</i><br>To propose two locations for ASHP enclosure- McGowin Library roof top and back garden North Quad.  | Medium               | Negligible   | Screening. Decarbonisation                          |
| 9.   | <i>Service runs:</i><br>To propose a below ground insulated duct from the pumps. Existing routes are used wherever possible and primary distribution within loft void.  | High                 | Negligible   | Archaeological watching brief.                      |

## 5 CONCLUSION

The public benefits of these proposals would far outweigh the less than substantial harm that might result.

For this reason, permission could be granted for the proposed alterations.

James Edgar, MRTPI, IHBC.  
January 2024



**ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND,  
AN INVENTORY OF THE HISTORICAL MONUMENTS IN THE CITY OF OXFORD  
(1939), PAGES 95-96.**

PEMBROKE COLLEGE

Pembroke College stands between Pembroke Street and Brewer Street. The walls are of local Oxfordshire stone with dressings of the same material; the roofs are slate-covered. The college was founded in 1624 by James I "at the costs and charges of Thomas Tesdale and Richard Wightwick". It succeeded to and incorporated the mediæval Broadgates Hall on the same site. The former Hall of this institution appears to have been in part retained and is now the Library; it has a cross-wing at the W. end added in 1620. The S. Range of the quadrangle was finished by 1626 and the W. Range including the Kitchen and Buttery was completed about the same time. The E. Range was begun in the same year and the records suggest that it incorporated some earlier building; it was not completed until 1670. The N. Range with the gatehouse was begun in 1673 but the gatehouse itself was not finished till 1694. The former Master's Lodging extending N. from the old hall was finished by 1695. The Chapel of the college at this period was the S. aisle of the neighbouring St. Aldate's church and above it was the Library. In 1709 an upper storey was added to the hall as a library. The existing Chapel, S.W. of the main building, was consecrated in 1732. Between 1820–7 the hall was slightly enlarged to the E. and in 1829–30 the inner faces of the quadrangle-ranges were entirely refaced and much refacing was done on the outward S. face. The N. Range of the back quadrangle was built in 1844 and the new Hall, on its W. side, was erected in 1846. The early 16th-century building known as Wolsey's Hospital or Almshouses, E. of the main building, was acquired by the college in 1888 and was converted for use as the Master's Lodging in 1927; the former Master's Lodging was converted into rooms in 1928. More recently an extension has been built between the Wolsey building and the main block.

Architectural Description—The Main Quadrangle (100 ft. by 62 ft. average) is entered by the Gatehouse in the N. Range. This range, of two storeys with attics and built in 1673–94, was entirely refaced and remodelled in 1829–30. The gatehouse was formerly a structure of Renaissance character and of three stages; it is now of four stages and of Gothic character. Inside the range the late 17th-century staircases have turned balusters, square newels and close strings. The E. Range, built between 1626 and 1670, is also of two storeys with attics. The W. front was entirely refaced in 1838 but the smaller dormers of the attics have original moulded frames; the upper part of the E. front was refaced at the same time but the two lower storeys have some original rubble-facing and windows with square heads and moulded labels; the doorway to the central corridor has moulded jambs and four-centred arch in a square head with a label. The S. end is gabled and has part of the original moulded coping. Inside the range, the room N. of the Junior Common Room has exposed framing

and 17th-century panelling. A passage on the first floor has some panelling of c. 1700. The S. Range is similar to the E. range and was built in 1626; the N. front was refaced in 1829–30 but the five smaller dormer-windows are original. The S. wall stands on part of the city-wall, the extent of this is marked by a string-course. The wall above has original facing and some original square-headed windows; above the first-floor level the wall has been refaced but there are seven original dormer-windows to the attics. Inside the range, the two staircases have exposed framing. The W. Range was built in 1626, but was entirely refaced in 1829–30. The side-walls of the Library at the N. end of the range are probably those of the mediæval hall of Broadgates Hall, as they stand at an awkward angle with the rest of the building; the cross-wing at the W. end was added in 1620 and the large bay-window is modern. The Old Master's Lodging to the N. was re-built in 1695 but was extensively altered in 1846, so that little more than the shell of the older building survives.

The Chapel, consecrated in 1732, lies on the S. side of the back quadrangle with its outer wall on the line of the city-wall. It is an ashlar-faced building of five bays, divided on the N. front by Ionic pilasters supporting an entablature; the windows are round-headed and the doorway has consoles supporting the pediment. The stalls and screen are original, the screen being of three bays with Corinthian columns, entablature and pediment. The altar-piece, representing the Risen Christ, is of the School of Rubens.

The Master's Lodging, formerly Wolsey's Hospital, has the main front to St. Aldate's. It is an early 16th-century building of two storeys with attics and originally consisted of a main block and a detached wing to the W. The N. front was set back some distance in 1834, the old facing being re-used. The connecting range is modern. The walls are ashlar-faced and the E. front is finished with two gables and an embattled parapet. The windows are mostly original and are of one or two four-centred lights in square heads with moulded reveals and labels; towards the S. end is a blocked original doorway with a four-centred arch in a square head with a label; immediately to the N. is a blocked opening, with a four-centred arch in a square head, and of uncertain purpose; there is a similar blocked opening further N. The N. front is of similar character with a gabled wing at each end and a recessed block in the middle; this block is later in date than the cross wings and has been very largely refaced; connecting the ends of the wings is an embattled screen-wall with a central 16th-century doorway; it has a four-centred arch in a square head with a label; on the keystone is a crowned fleur-de-lis with three roses. The S. end of the building stands on the line of the city wall. Inside the building the Sitting Room, in the main block, is fitted with woodwork, formerly in No. 3 Brewer Street; the walls are lined with early 17th-century panelling and the fireplace (Plate 21) is flanked by enriched Ionic pilasters supporting an enriched entablature; the overmantel is of three enriched arcaded bays divided and flanked by terminal figures supporting a carved entablature; the middle bay has a cartouche-of-arms of Oliver Smith, Mayor of Oxford (died 1637); the two doorways of the room have enriched pilasters and entablatures similar to the fireplace. The next room to the N. has a re-set early 16th-century fireplace with a four-centred arch in a square head and foliage and a

Tudor rose in the spandrels. The staircase-hall has a similar fireplace with foliage-spandrels and a frieze of cinquefoil-headed panels enclosing Tudor roses with a cardinal's hat in the middle; the early 17th-century staircase (Plate 46), further N., has turned balusters, close strings and square newels with moulded terminals and pendants. On the first floor of this block and in a room in the modern connecting wing are fireplaces similar to that in the staircase-hall but without friezes. In the E. wall of the W. wing are two original windows and a doorway showing that this face was originally external. The attic at the N. end of the main block has an open timber roof, said to have been brought from Oseney Abbey; it is probably of the 15th century and is of three bays and of collar-beam type; the collars have moulded braces forming four-centred arches; the intermediate collars have curved braces forming two-centred arches; the purlins have curved wind-braces; the walls have re-set 17th-century panelling and the fireplace has a re-set shelf with a fluted frieze and a panelled overmantel with a carved frieze and dentilled cornice.

**H E SALTER, ed. AND MARY D LOBEL, 'PEMBROKE COLLEGE,' IN A HISTORY OF THE COUNTY OF OXFORD: VOLUME 3, THE UNIVERSITY OF OXFORD (1954), PP. 288-297.**

Architectural History

Pembroke College, founded in 1624, was the direct descendant of Broadgates, one of the most important of the medieval halls. Its site is bounded by St. Ebbe's St. on the west, Brewer's St. on the south, St. Aldate's on the east, and Beef Lane on the north. This site was made up of an agglomeration of tenements, some once academic halls themselves, most of which were rented by Broadgates Hall at the time of its decease.

The site of Broadgates Hall was given to St. Frideswide's Priory by Richard Segrim in 1254. It is first mentioned in University records in 1446, when its Principal, William Wytham, is included in a list of those who produced the necessary security for the rent of their halls. The property passed over to Christ Church after the Dissolution, and the rent, together with 6s. 8d. for Abingdon Buildings, was redeemed by Pembroke College for £40 in 1866. A portion of the 15th-or 16th-century buildings of the hall survives, the refectory, which served until 1847 as the college hall and is now the library. It was a high room, probably with buttery screens at the east end. Until 1709, when a room was built over it to house the library, there was a lantern and louvre in the middle of the roof, to remove the smoke from a central hearth. In 1620, under the rule of Dr. Clayton, last Principal of Broadgates and first Master of Pembroke, the hall was enlarged by the addition of a transverse at the west end, on which the high table stood, lit by several windows, some of which were later filled with stained glass by individual benefactors.

Broadgates Hall was transformed into Pembroke College in a time of rapid expansion. This may in part account for the great building operations, which outdo even those of the 19th century. Already in 1620 money had been subscribed by forty-nine subscribers to enlarge the hall and (as it was hoped) to increase accommodation. The money was used to add the transverse at the west end. The new endowments which accompanied its transformation into a college and a number of subscriptions made possible more extensive changes. By 1626 the buildings on the city wall had been pulled down and the south side of the existing quadrangle built; while the west side (on the ground floor of which were the kitchen and buttery, and entrance to the beer cellar) was also built adjoining the old hall, and the east side was begun. The old front was repaired and left standing. No accounts survive of this period of building; which was succeeded by a lull of nearly fifty years. Between 1670 and 1699 there was another great burst of activity in which the quadrangle was completed, the gate tower built, and the Master's Lodgings rebuilt. For these some accounts survive. The masons were in 1670 first William Edwards and later Thomas Knight, and in 1691 John

Townsend, member of a well-known Oxford family of builders, took over and completed the work. In 1670 the east side was completed. By 1673 the buildings on the north side were half pulled down, and a new side to the quadrangle was rising, which was complete as far as the gate by 1691. In 1694 the gate tower was finished, and in 1695 the lodgings were completed, a fine three-storied stone building encroaching a few feet on to Beef Lane. The two periods of building in the quadrangle show some differences, but their general plan is typical of college buildings of the period. Two large chambers open off each staircase on every floor, and from each of these several unheated studies or small compartments opened. Though later alterations make decisive judgement impossible, it seems likely that the chambers each served, or could serve, more than one student, and that the part of the quadrangle built in the second half of the century was planned on somewhat the same lines as Byrd's building at New College.

In the 18th century the only buildings erected were a small library and the chapel. With regard to both, Pembroke inherited a curious position from Broadgates. Members of the hall had gained (originally, it seems likely, with other nearby halls) the right to use Docklington's aisle in St. Aldate's Church for their devotions. The building of the chapel was a more important matter. Even in 1624 the Master spoke of the need of one; in 1723 Bartholomew Tipping gave £200 for the purpose on condition that work should be started by midsummer 1724, and in 1724 the Master and fellows sent out an appeal for funds. By means of this substantial gift, a legacy from a former fellow, a subscription, and £375 14s. 4d. provided by the college itself from various sources, a chapel was built and consecrated on 10 July 1732, an excellent example of a small religious building of the early 18th century. The accounts show the mason to have been William Townesend, son of the mason formerly employed. His estimates survive, the final one dated 20 Dec. 1727. It totals £650; £490 for the building itself (less the surprisingly large sum of £100 if there is no balustrade or parapet on the Brewer's St. side), £80 for carpenter's work, £30 for slating, £35 for plumbing, and £15 for smith's cramping. In addition about £80 was calculated for digging the foundations. Piecework wages for masons were appended.

During the Revolutionary and Napoleonic Wars and the years directly following them, no building was done except necessary repairs. Between 1820 and 1827 the hall was slightly enlarged. In 1829–30 the big changes began when an Oxford builder, Daniel Evans, was employed to face the old quadrangle within and without in the Gothic style, and to raise the tower by a story. The cost of this misguided effort was £2,897 19s. The east side of the quadrangle temporarily escaped, pending abortive attempts to purchase the almshouses from Christ Church, but in 1838 it was finished in similar style for £570 16s. 3d. The mastership of Dr. Jeune saw great expansion. In Nov. 1844 the plans of John Hayward were passed for the building now standing on the site of the old Back Lodgings containing fellows' and undergraduates' rooms and a senior common room. The builders, Daniel Evans and J. R. Symm of Oxford, presented a tender of £5,286 14s. In 1846 it was decided to build a new hall at right angles to the new building, and to use the old hall as a library. Hayward was

again the architect, and the tender of a London builder was accepted for £4,677, but extra expenses were sanctioned and the final sum paid was over £6,500. At the same time the Master's Lodgings were extensively altered. In 1869 the kitchen built with the new hall was turned into a servants' hall, and the kitchen and offices at present in use were built to the designs of C. Buckeridge.

The chapel had been fortunate to escape this renovating zeal. It was not 'restored' until 1883 and then fell into gentler hands. In Nov. 1883 C. E. Kempe, the glass-painter, prepared a plan and rough estimate for its renovation, which were passed next year. It included six good glass windows costing £630. In 1893 two more were added. By 1893 more than £4,000, raised by subscription and supplemented by the college, had been spent, but the restoration was restrained and sympathetic.

The buildings of the college belonged to the Master; he took the rents and was personally responsible for the repairs, a responsibility which belonged to no other head of a college. In process of time gifts were made to the college as a whole, and the lands held by the Tesdale foundation produced more than £238 a year as rents continued to rise, so that there was a residue which was divided in certain proportions between the Master and the college.

**SECRETARY OF STATE'S LIST DESCRIPTIONS**

**PEMBROKE COLLEGE, NORTH RANGE INCLUDING LIBRARY AND NORTH WING, MAIN QUADRANGLE**

Date first listed: 12-Jan-1954

Main Quadrangle North Range including Library and North Wing. Built in 1673, with a gatehouse which was finished in 1694, refaced and remodelled in 1830 by Daniel Evans, an Oxford builder. Extending to West from gatehouse is the Library, which incorporates the former refectory of the medieval Broadgates Hall and having at its West end a crossing of 1620 with a modern bay window. Extending North from the Library is the former Master's Lodging, 1695, altered in 1846 and converted to rooms in 1928.

Grade I, GV. Listing NGR: SP5133605976

**PEMBROKE COLLEGE, EAST RANGE, MAIN QUADRANGLE**

Date first listed: 12-Jan-1954

Main Quadrangle East Range. Built 1626-1670. On South East is a new building joining the Master's Lodging. The inner faces of the Main Quadrangle were refaced in 1829-30 together with a partial refacing of the external South elevation. The masons in 1670 were William Edward and later Thomas Knight and in 1691 John Townesend.

Grade I, GV. Listing NGR: SP5135205955

**PEMBROKE COLLEGE, CHAPEL PEMBROKE COLLEGE, SOUTH RANGE & CHAPEL**

Date first listed: 12-Jan-1954

Main Quadrangle South Range and Chapel. Finished 1626. Extended to the West is the Chapel, to designs of William Townesend, 1728-32, in Headington stone at main cost of Batholomew Tipping; the interior redecorated by C E Kempe, 1884.

Grade I, GV. Listing NGR: SP5130205953

## **PEMBROKE COLLEGE, WEST RANGE, MAIN QUADRANGLE**

Date first listed: 12-Jan-1954

Main Quadrangle West Range. Built in 1626 and refaced 1829-30.

Grade I, GV. Listing NGR: SP5131405963

## **PEMBROKE COLLEGE, BACK QUADRANGLE**

Grade: II

Date first listed: 12-Jan-1954

North range 1844-6 with a West range consisting of a Gothic hall by Charles Hayward in Taynton and other stones with Bath stone dressings. The Hall includes tables by Hugh Prother, 1697. In 1869 the then Kitchen was converted into a servant's hall and a new kitchen was built to designs of C Buckeridge.

Grade: II, GV. Listing NGR: SP5125205975



## WINDOWS: DATES &amp; SIGNIFICANCE

| WINDOW   | TYPE   | DATE   | COMMENT/SIGNIFICANCE  |
|--|--|--|---|
| <b>NORTH RANGE, NORTH &amp; EAST ELEVATIONS</b>                                      |  |  |   |
| GROUND:<br>WG 03, 07,<br>08, 09, 14, 13,<br>19, 20, 21, 15,<br>22 & 23<br>WG 24 & 25 | Single & two-light, double-hung, sashes with single, horizontal glazing bar & fixed upper pane. Two-light casement with three horizontal glazing bars. | 1829-30, by Daniel Evans, builder                              | Simple, sash & casement windows of the late Georgian period associated with a known designer and an important phase in the development of the College.<br>These windows are of <i>considerable</i> significance and are of <i>special</i> interest.         |
| FIRST:<br>WF 5, 6, 7, 8,<br>12, 13, 21, 19,<br>20, 22, 23 & 24                       | Single & two-light, double-hung, sashes with single, horizontal glazing bar & fixed upper pane.  | 1829-30, by Daniel Evans, builder                              | Simple, sash & casement windows of the late Georgian period associated with a known designer and an important phase in the development of the College.<br>These windows are of <i>considerable</i> significance and are of <i>special</i> interest.         |
| ATTIC:   | Single & two-light, double-hung, sashes with single, horizontal glazing bar & fixed upper pane.  | 1829-30, by Daniel Evans, builder                              | Simple, sash & casement windows of the late Georgian period associated with a known designer and an important phase in the development of the College.<br>These windows are of <i>considerable</i> significance and are of <i>special</i> interest.         |
| <b>NORTH RANGE, SOUTH ELEVATION</b>  |  |  |   |
| GROUND:<br>WG 5, 6, 10,<br>11, 12, 18, 17<br>& 16                                    | Two-light, double-hung, sashes; no glazing bars.   | c 1870, replaced Evans's (2-light casements + leaded lights)   | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.<br>These windows are of <i>little/some</i> significance and are not of <i>special</i> interest. |
| FIRST:<br>WF 3, 4, 5, 9<br>10, 11, 16, 17,<br>& 18                                   | Two-light, double-hung, sashes; no glazing bars.   | c 1872-75 replaced Evans's (2-light casements + leaded lights) | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.   |

|  |   |  |   |
|--|---|--|---|
|  |   |  | These windows are of <i>little/some</i> significance and are not of <i>special</i> interest.  |
| ATTIC:                                   |   | c 1972-73  | These windows are of <i>little</i> significance and are not of <i>special</i> interest.   |
| <b>SOUTH RANGE, NORTH ELEVATION</b>      |   |  |   |
| GROUND:<br>WG 33, 37,<br>39, 38, 44 & 47 | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1870-72,<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights) | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.<br>These windows are of <i>little/some</i> significance and are not of <i>special</i> interest. |
| FIRST:<br>WF 38, 35, 39,<br>53, 49 & 48  | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1872-75<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights)  | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College. These windows are of <i>little/some</i> significance and are not of <i>special</i> interest     |
| WF 45 & 62                               | Two-light<br>casement<br>windows with<br>leaded lights    | Possibly c<br>1829<br>(Daniel<br>Evans)  | If c 1829 these windows are of <i>considerable</i> significance and are of <i>special</i> interest.   |
| ATTIC:                                   |   | c 1972-73  | These windows are of <i>little</i> significance and are not of <i>special</i> interest.   |
| <b>EAST RANGE, WEST ELEVATION</b>        |   |  |   |
| GROUND:<br>WG 29, 28, 30<br>& 31         | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1870-72,<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights) | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.<br>These windows are of <i>little/some</i> significance and are not of <i>special</i> interest  |
| FIRST:<br>WF 14, 32, 28,<br>27, 34 & 44  | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1872-75<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights)  | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.   |

|  |   |   |   |
|--|---|---|---|
|  |   |   | These windows are of <i>little/some</i> significance and are not of <i>special</i> interest.  |
| ATTIC:   |   | c 1972-73   | These windows are of <i>little</i> significance and are not of <i>special</i> interest.   |
| <b>WEST RANGE, EAST ELEVATION</b>                          |   |   |   |
| GROUND:<br>WG 50, 51,<br>55, 56 & 58                       | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1870-72<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights  | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.<br>These windows are of <i>little/some</i> significance and are not of <i>special</i> interest. |
| FIRST:<br>WF 54, 57, 56,<br>58, 69, 68, 67,<br>63, 64 & 66 | Two-light,<br>double-hung,<br>sashes; no glazing<br>bars. | c 1872-75<br>replaced<br>Evans's (2-<br>light<br>casements<br>+ leaded<br>lights) | Simple, plain, sash windows typical of the mid-Victorian period; not associated with a known designer or important phase in the development of the College.<br>These windows are of <i>little/some</i> significance and are not of <i>special</i> interest. |
| ATTIC:   |   | c 1972-73   | These windows are of <i>little</i> significance and are not of <i>special</i> interest.   |

The above analysis is based on the historic images seen below.

There is only one surviving seventeenth century window: a blocked mullion and transom window in the room adjacent to the south of 8.2.

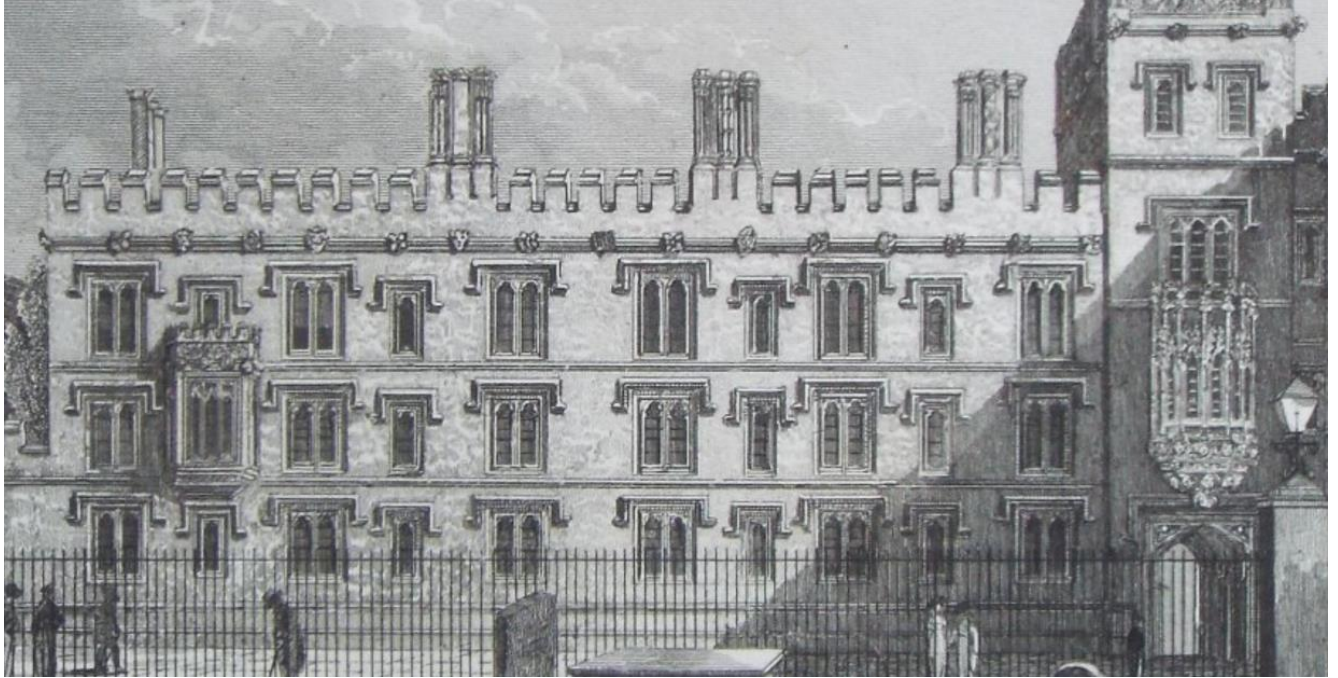
Dates may be assigned to those windows that were not recorded in historic images but the dating is based on inspection and 'informed guesswork' not on documents. They are as follows:

West side of the west range (WG 52, 53, 54, WF 55, 59, 65, 70, 71, 75 & WS 66) - circa 1829 (Daniel Evans), or later;

East side of the east range at first floor level vary in date from mid-late C18 (one sash window: WF 72), through circa 1829 (WG 25, 24, & WS 27, 28) to C20 (WG 26, 27, WF 29, 30, 31, 87 & WS 31, 32, 37, 81); the dormers are of the 1970s.

South side of the south range the dormers are of the 1970s; at first floor level the windows are probably of the same date, or later, with one sash

window might be late C18; at ground floor level there are two sashes that might be late C18, but, on the basis that all the surrounds have been renewed, the other windows would appear to be C20.



1833: North range, North elevation



1836: North range, South elevation & East range, West elevation



circa 1870-72: North range, South elevation & West range, East elevation (Pembroke College Archives)



circa 1870-72: North range, South elevation & East range, West elevation (Pembroke College Archives)

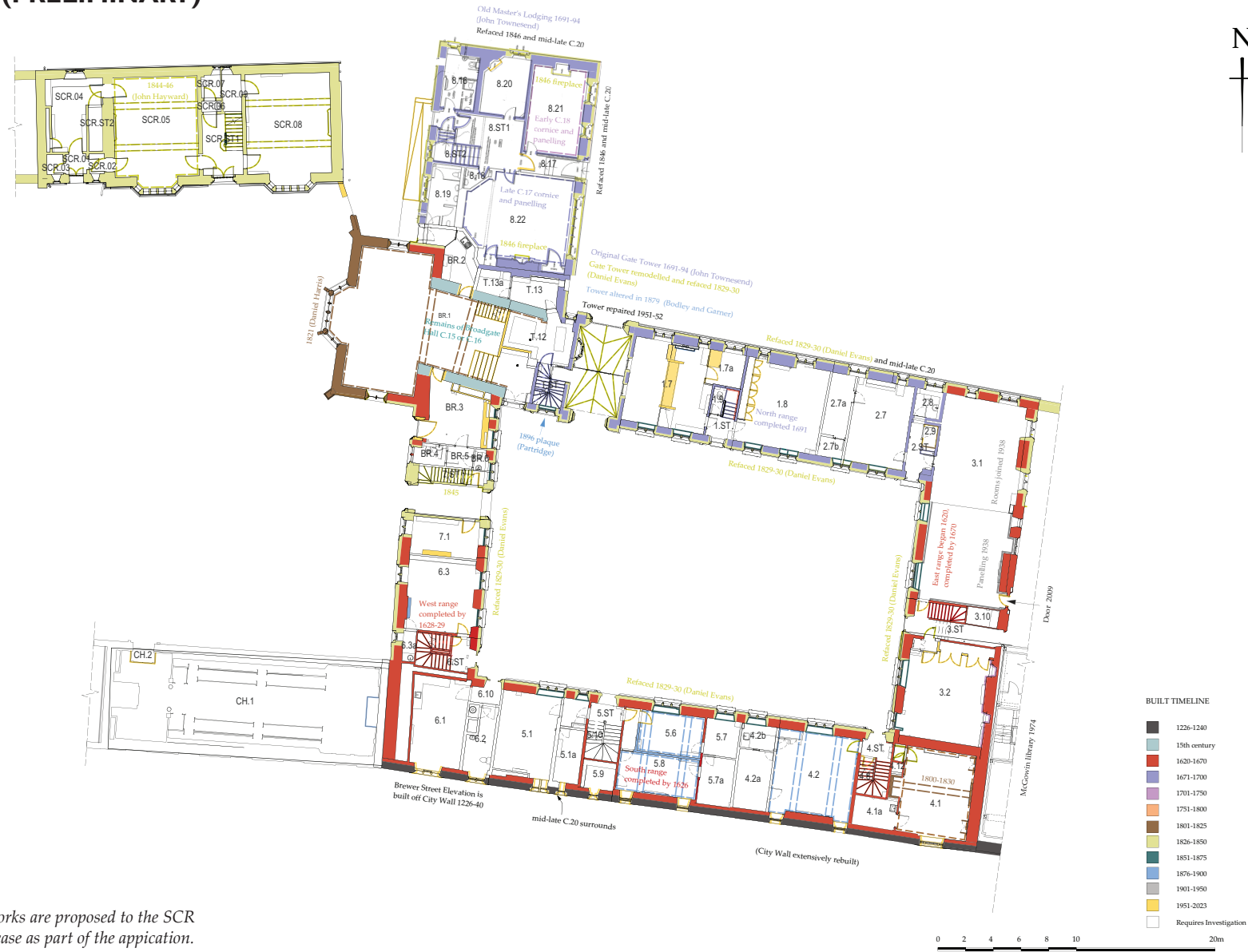


circa 1870-72: North range, East range & South range; quad elevations



circa 1875: North range, South elevation & West range, East elevation

PHASE PLANS (PRELIMINARY)



Note:  
No works are proposed to the SCR Staircase as part of the application.

GROUND FLOOR PLAN

Analysis by James Edgar with Stephen Oliver



Note:  
 No works are proposed to the SCR  
 Staircase as part of the application.

FIRST FLOOR PLAN

Analysis by James Edgar with Stephen Oliver





Note:  
 No works are proposed to the SCR  
 Staircase as part of the application.

SECOND FLOOR PLAN

Analysis by James Edgar with Stephen Oliver



Note:  
No works are proposed to the SCR  
Staircase as part of the application.

THIRD FLOOR PLAN

Analysis by James Edgar with Stephen Oliver