

**PROPOSED INSTALLATION OF A SAFEGUARDING  
FENCE TO THE REAR OF 1 BREWER STREET**

**FOR**

**CHRIST CHURCH**

**AT**

**CHRIST CHURCH CATHEDRAL SCHOOL  
1 BREWER STREET**

**OXFORD**

**OX1 1QN**

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

Ref: D/6/1100

March 2024

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Appendix A: Copy of the Listing for 1 Brewer Street

1.00 **GENERAL BACKGROUND INFORMATION**

**Drawing List**

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

6-1100-07-P	:	Plans and Elevations as Proposed
6-1100-08-S	:	Plans as existing
6-1100-LP-01	:	Location Plan
6-1100-BP-01	:	Block Plan
6-1100	:	Photographic Schedule

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

**Listing**

1.02 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended for its special architectural or historic interest. 1 Brewer Street has a Grade II listing. A copy of the Listing details are attached in Appendix A.

2.00 **USE**

2.01 The Christ Church Cathedral School is an independent preparatory school for boys. The building is in the ownership of The Dean and Chapter of The Cathedral Church of Christ in Oxford of The Foundation of King Henry the Eighth.

2.02 The building is currently occupied. The property consists of 4no storeys.

3.00 **AMOUNT OF DEVELOPMENT**

3.01 The proposed works are detailed on the drawings listed in item 1.01 of this document.

3.02 The amount of development is the minimum required to achieve the user requirements.

3.03 The works subject to this application comprise the installation of a powder coated metal safeguarding fence and access controlled gate to the south of 1 Brewer street to separate the buildings in use by the Cathedral School from St Aldates Quad buildings which are occupied by Christ Church students. The fencing shall be 2.00m in height in accordance with the Department for Educations requirements.

3.04 Planting is proposed to the south side of the fence to provide screening at a maximum of 1.00m in height in accordance with the Department for Educations requirements. These works will be completed by the College head gardener. To the north of the fence the planting area will be reserved for ‘Ad hoc’ planting by school students.

4.00 **LAYOUT AND SCALE**

4.01 The proposed layout and scale of the works are detailed on the drawings submitted with the application.

5.00 **ACCESS**

5.01 Refer to the drawings for details of access points to 1 Brewer Street.

5.02 Access to the property will remain as existing. The proposed gate is located on the existing access route.

6.00 **HERITAGE STATEMENT**

6.01 1 Brewer street was constructed in 1596. The property is currently used as teaching space for both the school and nursery. In addition, the property contains 3no residential flats used by the school teaching staff.

6.02 The main east block is 2-storeyed, constructed in stone to the north with cellars and attic rooms, a stone slate roof and a rendered finish is seen to the south side.

6.03 The proposal is to install a powder coated metal safeguarding fence. It is proposed that the fence will be supported by posts sited in the ground with concrete surround, there shall be no fixings into the adjacent buildings.

6.04 It is submitted that the installation of the fence is necessary from a safeguarding and security perspective ensuring the safety of students at the school.

7.00 **CONCLUSION**

7.01 1 Brewer Street is a Grade II listed building.

7.02 Christ Church Cathedral School have identified the need to install a fence to the north of 1 Brewer Street to separate the School and College buildings to improve safeguarding and security.

7.03 The proposed scheme meets the long term needs of Christ Church Cathedral School, whilst recognising the importance and historic significance of the building, with minimal intervention.

## **APPENDIX A – LISTING**

# CHRISTCHURCH CATHEDRAL SCHOOL

(1 & 2 Brewer Street)

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1369350

Date first listed:

12-Jan-1954

Statutory Address:

1 & 2, BREWER STREET

## Location

Statutory Address:

1 & 2, BREWER STREET

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

County:

Oxfordshire

District:

Oxford (District Authority)

National Grid Reference:

SP 51368 05931

## Details

BREWER STREET 1. 1485 (South Side) Nos 1 & 2 SP 5105 NW 12/585 12.1.54. II 2. House. 2 buildings. The main East block was built in 1596 and the West block was built by Oliver Smith, probably early in C17 and has since been rebuilt. There is an early C18 addition on the East and there are modern additions, including the upper part of the West block. On the North elevation, the East block is 2-storeyed ashlar with cellars and attics, a stone slate roof, and a moulded stone cornice with parapet above. Stonestacks. Some original 2-light "Tudor" windows with square labels and a continuous moulding running along the front. The C18 wood doorframe has a bracketed hood with a dentilled cornice. The West block is a rebuilt 3-storeyed stuccoed front on a stone base with a machine-tile roof and brick stacks; modern 3-light casement windows. There is a projecting wing at the back on the South. Interior:- RCHM p 176a. Includes original stone fireplaces, an early C17 plastered ceiling in the West block and C18 panelling. (See Oxf Preserv Trust Rept. 1936-7, p 53 and Oxf Hist Soc XXXIX, 44).

Listing NGR: SP5137605924

## Legacy

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

Legacy System number:

245341

Legacy System:

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## Sources

Books and journals Inventory of the City of Oxford, (1939), 176 'Oxford History Society' in Oxford History Society, , Vol. 39, (), 44 'Oxford Presery Trust Report' in Oxford Presery Trust Report, (1936-7), 33

## Legal

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