

Boundary and other walls Brewer Street Oxford



**Historic building assessment
and recording**



November 2008

Client: Pembroke College, Oxford

Issue N^o: 1
OA Job N^o: 4236
NGR: SP451205

Client: Pembroke College, Oxford
Document Title: Boundary and other walls, Brewer Street, Oxford
Document Type: Historic building assessment and recording
Issue Number: 2

National Grid Reference: SP451205

OA Job Number: 4236
Invoice Code: OXPEBEBS
Site Code: OXPEBE08
Receiving Museum: Oxford County Museum Service
Museum Accession No.: OXCMS2008.77

Prepared by: Jonathan Gill and Lynn Amadio
Date: November 2008

Checked by: Jonathan Gill
Position: Senior Project Manager
Date: November 2008

Approved by: Julian Munby
Position: Head of Buildings Archaeology
Date: November 2008

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

© Oxford Archaeological Unit Ltd 2008

Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 1865 263800

f: (0044) 1865 793496

e: info@oxfordarch.co.uk

w: www.oxfordarch.co.uk

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Boundary Walls, Brewer Street, Oxford

HISTORIC BUILDING ASSESSMENT AND RECORDING

CONTENTS

1	Introduction	2
1.1	Background	2
1.2	Aims and objectives	3
1.3	Methodology	3
1.4	Location.....	3
2	Historical background	3
2.1	Introduction	3
2.2	The Early Medieval period.....	3
2.3	The Later Medieval Period.....	4
2.4	Post Medieval and Modern Periods.....	5
3	Description	6
3.1	Introduction	6
3.2	Sections of wall	6
4	Conclusion.....	14
APPENDIX I	Bibliography	17
APPENDIX II	Inventory record of malthouse on Rose Place by RCHM (1939)	18

LIST OF FIGURES

- Figure 1: Site location
- Figure 2: Plan of the site
- Figure 3: Salter's Survey of Oxford
- Figure 4: Agas' Map (1578)
- Figure 5: Hollar's Map (1643)
- Figure 6: Loggan's Map (1673)
- Figure 7: Taylor's Map (1751)
- Figure 8: Ordnance Survey Plan 1:500 (1878)

Boundary and other walls, Brewer Street, Oxford

HISTORIC BUILDING ASSESSMENT AND RECORDING

In advance of the proposed development of parts of the western section of Brewer Street, Oxford, Oxford Archaeology have undertaken assessment and recording of a number of boundary and other walls likely to be affected by these development proposals, to ascertain the age and significance of these structures. The work has included assessing free-standing boundary walls and external walls from some standing buildings. Numbers 7 and 8, Brewer Street are both grade II listed buildings and are therefore not included in the present development plans or in the current study.

The walls on the site divide into three distinct groups: i) modern walls (eg No.s 2, 3, 6, 9, 10, 12, 17, 18); ii) surviving elements from historic or former buildings (5, 7, 8, 19); iii) potentially historic boundary walls (1, 4, 14, 15, 16). Other than Wall 1 the potentially old boundary walls are all either side of a long plot to the rear of No 6a Brewer Street which is the only plot on the site to remain largely intact from Brewer Street to Rose Place (formerly the Trill Mill). Loggan's map from 1673 suggests that this plot had been established by this date and the boundary layouts are likely to be significantly older than this. Although there is an element of uncertainty with interpreting early maps it is possible to pinpoint this plot with reasonable confidence on the Loggan map as there is a long north to south range (stables?) shown on the plot immediately to the west (to the rear of No.7 Brewer Street).

Although the layout of this plot and the alignment of the boundary walls are likely to be old it is very difficult to accurately assess the date of construction for the actual walls either side of the plot today. As with any similar rubble stone walls this is partly due to the lack of diagnostic features found in timber framed or brick constructions and well-weathered, later 19th-century rubble stone walls can sometimes appear very similar to 16th or 17th century walls. It is also difficult because the walls show areas of repair, patching and rebuild so that even if there are old elements they cannot reliably be classed as old walls. Boundary walls such as these are relatively basic constructions which would be very likely to require periodic rebuilding and it is significant to note that part of Wall 16 has collapsed and requires rebuilding.

It is likely that most of the fabric in these stone walls dates to a construction not earlier than the 18th century (albeit possibly reusing older stones). However, due to the difficulties with dating these structures we cannot be certain of this and there is the possibility that sections do survive from the 17th century or earlier.

They are relatively basic constructions but the interest of boundary walls and tenement plots is usually not so much in their fabric than as topographical features and particularly when they survive as well-preserved groups of adjacent plots. The proposed development site does not represent a coherent well-preserved block of tenement plots and this fragmentary nature reduces the significance of the walls (as does their generally poor condition. Rev Salters map of the medieval tenements in Oxford suggests that the block to the south of Brewer Street was filled with north to south tenements almost as far east as St Aldates. Immediately to the east of the development site these tenements have been lost by the construction of Champion Hall and at the west end of this block (partially within the development site) they have been replaced by east to west plots facing Littlegate. These plots at the west end are well shown on the 1673 map. The plot referred to above to the south of No 6a Brewer Street, together with the partially surviving plot to the rear of No. 7 are the only plots which survive in this area.

There are a number of areas of Oxford where larger, more coherent areas of tenement boundaries survive such as around St Michael's Street and Holywell (J Munby pers comm).

However, it would be very useful for better understanding the development of Oxford and its surviving fabric to have as a wider research objective identifying all areas across the city where tenement boundaries survive. Such a study is outside the scope of the current project.

Apart from the boundary walls there also survives sections of wall from two buildings of some interest. These include the rear and east gable walls of property number 6 which appear to survive from a significant, heavily rebuilt building which may have been of 17th or 18th century date. This structure warrants further investigation and recording prior to its possible demolition to determine whether the roof or any internal walls survive from the older building. The rebuilt brick gable in the east wall would suggest that the roof was probably reconstructed in the 19th or 20th-century. Also of interest are surviving stone fragments from a former malthouse along the southern boundary of the site and further recording of this (possibly during its demolition/dismantling) would be of value.

It is not considered that any of the walls are of such significance as to require their preservation in-situ in the project development although it would be desirable to retain some of the older fragments where they can be practically incorporated into the new design. There is probably greatest scope for this along the edge of the site and particularly the corner of the former malthouse. In addition if the condition of the wall dictates that it must be taken down then it could be rebuilt on the same alignment reusing some stones such as the larger blocks which form the quoin. The interest of these surviving fragments from the malthouse is increased due the historic use of the area by Breweries and by the name Brewer Street. Two sections of the potentially old stone boundary walls are also located along the edge of the development boundary (Walls 1 and 4) so these property divisions will remain.

1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA, formerly Oxford Archaeology) has been commissioned by Pembroke College; Oxford to undertake a programme of assessment and recording of the boundary walls, at land off Brewer Street, Oxford. The proposed development comprises new build student accommodation for Pembroke College, while retaining numbers 7 and 8 Brewer Street which are listed.
- 1.1.2 Oxford Archaeology have previously carried out a Desktop Assessment (May 2006) and in September 2008 they undertook a field evaluation consisting of two trenches within 6A Brewer Street.

1.2 **Aims and objectives**

1.2.1 The main aim of the current assessment is to provide an indication of the age and significance of the walls on the site which are likely to be impacted by the proposed development. This has covered the main north to south plot boundaries which formed the centre of the commission, and other walls such as those which form parts of current buildings. A second main aim is to create a baseline photographic record of the structures to mitigate their potential loss in the proposed development.

1.3 **Methodology**

1.3.1 The site work of the assessment and recording was undertaken in October 2008. This consisted of a photographic survey of the walls as well as an analytical textual survey. Members of OA's Historic Buildings Department were shown around the site and told which walls/structures were likely to be removed in the proposed development.

1.3.2 Research has been undertaken to establish the chronology of building activity in the vicinity of Brewer Street.

1.3.3 A site archive including photographs, negatives, site notes, the full report on the building record and other documentary material will be deposited with the County Museum Service or other agreed body. This will be added to the archive of the previous evaluation of the site.

1.4 **Location**

1.4.1 The site is located in the southern part of the historic centre of Oxford. Brewer Street runs east to west between Littlegate Street (to the west) and St Aldates (to the east). The northern part of Brewer Street is formed by the remains of the city wall, with buildings fronting the southern aspect. The development site is therefore immediately outside the medieval city wall.

2 **HISTORICAL BACKGROUND**

2.1 **Introduction**

2.1.1 The following historical background is based on maps, the principal secondary sources and previous research undertaken by Oxford Archaeology.

2.2 **The Early Medieval period**

2.2.1 The town of Oxford is believed to have its origins in the early 8th century about the time that St Frideswide's Priory was founded on the site of Christ Church, to the east of Brewer Street. King Alfred and his son Edward the Elder built the Burh (a fortified town) of Oxford and by the 10th century a network of streets had been established together with a defensive circuit. Although the exact line of this defensive circuit along the southern side of Oxford is uncertain, it is likely that it is preserved in the line of the later medieval wall that survives on the north side of

Brewer Street, immediately to the north of the proposed development site. Archaeological evidence has shown that early medieval settlement was not confined to the area within the town wall and activity seems to have been centred around the river channels. such as the Trill Mill stream which was immediately to the south of the proposed development site.

2.3 **The Later Medieval Period**

- 2.3.1 The proposed development site remained immediately outside the medieval city wall which is conventionally dated to 1226 and a section of which extends along the north side of Brewer Street. The section of wall along the north side of Brewer Street is built of roughly coursed rubble, and in places supports the south range of Pembroke College.
- 2.3.2 Salter's Survey of Oxford (Salter 1969) based upon the medieval records shows that tenements were present on the site by 1279 (recorded in the Hundred roll survey of that year) when a number of properties are recorded.
- 2.3.3 It also lists some of the tenants of the Street during the later Medieval and occasionally their occupations. The plot now occupied by No.6 was in 1450 occupied by John Bromych, a brewer and the site of the current number 7 was described as a Brewhouse in 1570.
- 2.3.4 A document in the County Record Office dated to c 1493 acknowledges full payment for a tenement in Sleying Lane (now Brewer Street) and the early maps show development of the southern side of the street (detailed below).
- 2.3.5 In 1339 slaughtering of animals within the city walls was forbidden and slaughter houses moved to just outside the city wall particularly in the street now known as Brewer Street.
- 2.3.6 The street has been known by a number of names throughout its history. It was called Friar's Street or Lane when the Dominican and Franciscan Friaries flourished in the area but for much of the later medieval and post-medieval period it was known as Sleying Lane or Slaughter Lane due to the slaughter houses based here. It was still called Slaying Lane in 1890 but in 1899 it was called Lambard's Lane, after a Lumbard, a Jew. By the early 20th century it had become Brewer Street (or Brewers Street) due to the brewery and malthouses then based there.
- 2.3.7 The Trill Mill stream is shown on a number of early maps (Agas 1578, Hollar 1643 and Loggan 1673), to run parallel to Brewer Street on the southerly point of the south side properties (still visible on Taylor's map of 1751 but now culverted or filled in)

2.4 Post Medieval and Modern Periods

- 2.4.1 The earliest map showing the development site is the Agas Map of 1587 which shows typical narrow medieval tenements fronting Brewer Street with garden plots behind. The rear boundary of the tenements is formed by Trill Mill Stream. There is at least one building set back from the street frontage within the Site. These long thin tenements were designed to maximise the number of properties with a street frontage whilst allowing the occupants, the burghers, to run self-sufficient homes and businesses.
- 2.4.2 Hollar's map of 1643 doesn't show any real change to the tenements and boundaries. Loggan's map of 1673 suggests that further buildings have been constructed along the length of the tenement plot, with some fronting Littlegate Street. This is seen more clearly in Taylor's map of 1751 which shows obvious development behind the street frontage with access into the plots behind. Taylor's map clearly shows buildings running the length of Littlegate Street (South Street on Taylor's map) between Brewer Street and Trill Mill Stream. This picture of development is reiterated on Faden's map of 1789.
- 2.4.3 Salters survey states that by 1708 number 7 was occupied by Edward Palmer a butcher (the only butcher mentioned despite the Lane at times being called Slaying and Slaughter Lane) while brewers are listed as occupiers in 1767 and 1825.
- 2.4.4 The Listed Buildings at 7 and 8 Brewer Street are believed to be of 17th century origin, but re-faced in the 18th century. It is likely that they are representative of other contemporary buildings along Brewer Street now lost, and number 3 Littlegate Street which was demolished in 1972.
- 2.4.5 The 1:500 town plan of Oxford (1878) provides a very useful and detailed record of the site in the later 19th century. A new building had been constructed in the previously empty plot between numbers 6 and 7 Brewer Street and this extended south as far as a malthouse. There is a further malthouse to the south of this and the west end of this building extends into the development area (detailed further below). The two malthouses formed two sides of a yard to the rear of 6 Brewer Street and were presumably part of the same maltings complex. The breweries and maltings presumably took their water from the Trill Mill stream which extended to the south of the site but the 1878 plan shows that this had been infilled or culverted by this date. Its course has been preserved in the street layout and can be traced along Albion Place and Rose Place.
- 2.4.6 The malthouse along the southern edge of the site was recorded in the Royal Commission's Inventory of the Historical Monuments in the City of Oxford (1939). It describes the Malthouse as being a single storey building with walls built of rubble and the roof of tiles, possibly dating to the 17th century (see Appendix 2). The malthouse was largely demolished in the mid 20th century but the current study has shown that its west end partially survives.

- 2.4.7 The Ordnance Survey 3rd edition 6" of 1921 only shows change in the north eastern corner plot (1 Brewer Street) within the Site where the building shown on the 2nd edition OS has been replaced by a considerably smaller building.
- 2.4.8 The Ordnance Survey 1:10,000 edition of 1956 shows considerable change from 1921, and reflects the Site as it is today. The primary change is the construction of the printing works and warehousing in the eastern half of the Site which have replaced the earlier malthouse.

3 DESCRIPTION

3.1 Introduction

- 3.1.1 The walls on the site have been numbered (see fig.2 the site plan) and each section will be described and identified by this numbering scheme. Some of the walls comprise elevations of standing buildings while others are plot boundaries. The work included clearly modern or 20th century walls, the aim here is to provide a basic record of these prior to their demolition.
- 3.1.2 It is still possible to recognise the outline of at least some of the original tenement plots which were definitely established by the time of Hollar's Map of 1643 (fig. 4), although they were probably in existence well before that time. The plots of numbers 6A and 7 Brewer Street still strongly reflect their origins although the walls themselves are believed to post-date this time.

3.2 Sections of wall

3.2.1 Wall 1

- 3.2.2 **Description:** Wall 1 forms the southern part of the boundary between property number 6, to the west, the Printworks and Campion Hall; it is approximately one third the length of the entire boundary and is older than the northern part of the boundary. It is approximately 1.75m high (but this varies) and is constructed of rubble, cut stone (limestone) and bricks. Some of the stones are approximately 40cm x 40 cm, but most are smaller. This wall has been heavily patched, altered and possibly fully rebuilt. Some areas have modern brick repairs and alterations for the insertion of light fittings and the stonework in the upper third of the wall has a different character (more squared blocks) than the lower section. This wall has a cement top. Stones at the northern end of the wall are squared blocks which form a jamb and this demonstrates that the wall ended here or was cut by a doorway (the latter is the most probable). A low opening is situated about halfway along the wall, approximately 1m high with a timber lintel and a wooden panel blocking it; this has a newer timber lintel above it indicating repair. This provided access to the adjacent garden.
- 3.2.3 **Map evidence:** It is impossible to locate with certainty the location of this wall on the early maps of Agas (1578) and Holler (1643) but there does appear to be a wall shown on Logan's map of 1673. Taylor's Map of 1751 has a building which is

long and narrow on the eastern side of this wall and the 1:500 Ordnance Survey Map of 1878 clearly shows this boundary as a wall without a building on its eastern side. The boundary wall is now slightly shorter: the southern most end has been removed with the development of Campion Hall to the east.

3.2.4 **Significance:** This wall is of moderate historic interest. It is clearly a well established boundary shown on the 1878 map and there was almost certainly a wall in this location in 1751 (as the map of this date shows a building boundary immediately to the east) and in 1673. Parts of the wall also appear to be relatively old (possibly predating the 1673 map) although it is impossible to be certain of its date. The significance of the wall is reduced by the extensive patching and repairs and by the fact that it is not part of a coherent block of surviving tenement boundaries.

3.2.5 **Wall 2**

3.2.6 **Description:** The northern section of the boundary between property number 6, the Printworks and Campion Hall. This is modern fencing consisting of a low brick wall (4 or 5 courses) with wooden panels immediately behind.

3.2.7 **Map evidence:** Wall 2 is immediately to the north of wall 1 and forms the continuation of this boundary. The map evidence is therefore the same as that described above for wall 1.

3.2.8 **Significance:** This is a very modern fence of no historical significance.

3.2.9 **Wall 3**

3.2.10 **Description:** This is a collection of brick built walls which form the external wall of the Printworks, a red brick, early to mid 20th century industrial building which has been extended more recently on its south-eastern corner. The Printworks is a single storey shed typical for industrial structures of this period. The main building has 5 bays spanning east to west with a north-light roof.

3.2.11 **Map evidence:** The Printworks is clearly not shown on any pre- 20th century maps. The 1751 Map (Taylor's) and the 1878 1:500 Ordnance Survey map shows a Malthouse in this general location, although not on the same footprint as the Printworks. The later Printworks is larger and the Malthouse was clearly completely demolished to make way for the newer building.

3.2.12 **Significance:** 20th century walls of little historical significance, although the Printworks is a reminder of the type of industrial concern which was once common in the city centre.

3.2.13 **Wall 4**

3.2.14 **Description:** The southern part of the boundary wall between property number 6 (the Printworks) and number 6A. It is an old wall built of cut stone (limestone), rubble (sandstone and coraillian) and brick, approximately 2.5m high. This wall has

been heightened with a more modern brick wall, increasing the height to approximately 3.5m. Now partly beneath a lean to roofed garage. The original stonework is degraded, but it has a more consistent construction than wall 1. Towards the southern end a small scar can be seen from a former building. It is hard to date the wall, but is possibly 18th century and there is no evidence to suggest it is medieval. The stones vary in size from 5 x 5cm to 20 x 30cm. At the south end of this section is a very short truncated stub from a stone wall which has been largely replaced on the same alignment by a 20th century brick structure (wall 5). This stub almost certainly survives from a north wall of a Malthouse shown on the 1878 map.

3.2.15 **Map evidence:** This boundary wall is clearly depicted on the 1:500 1878 Ordnance Survey Map. Taylor's Map of 1751 does not appear to show a boundary wall or building in this location but the detail and accuracy of this map is known to be unreliable so this does not conclusively prove that the wall post dates this map. The map does not show every boundary wall. It is also difficult to pinpoint with absolute certainty the location of this wall on the 1673 map. The map appears to show the east to west malthouse (clearly shown on 1878 map at southern end of the site) and the boundary wall with the slight kink which extends north from a point a short distance to the west end of the malthouse. The location of Wall 4 is immediately north of the west end of this malthouse and although we cannot be certain the 1673 map does not appear to show a wall here. The 1643 map shows no buildings here it does suggest that there may have been a boundary. The 1587 map does not show a boundary or building here.

3.2.16 **Significance:** This boundary wall is almost certainly the same one that is shown on the 1878 map and is therefore moderately old and of some interest as a topographical feature. It is impossible to be certain of the date of the stone sections of wall but the maps of 1751 and 1673 both tentatively suggest there may not have been a wall here. This wall is along the edge of the proposed development and therefore the property boundary will remain intact in the proposed works.

3.2.17 **Wall 5**

3.2.18 **Description:** This wall forms a small, single storey building (store or workshop), built with a mixture of brick and old stone probably in the mid 20th century. The very western end of this wall is constructed of stone at the point where it adjoins wall 4 and there is a further large patch of rubble stone (2m wide x 1.5m high) towards the west end.

3.2.19 **Map evidence:** The 1878 map shows the north wall of a Malthouse on this alignment and the stone fragments from Wall 5 probably survive from this building. The malthouse is also shown on the 1751 map but the structure's footprint appears to include a substantial area that steps to the north. This may have been an adjoining range and it would have enclosed the malthouse wall on the alignment as Wall 5. The malthouse appears to be shown on the 1673 map but not on the 1643 or 1587 maps.

3.2.20 **Significance:** This wall appears to retain small fragments from the former north wall of a Malthouse shown on the map from 1673 to 1878 and is therefore of some limited interest as a minor reminder of the former layout of the site.

3.2.21 **Wall 6**

3.2.22 **Description:** This wall forms the southern boundary of property 6, the Printworks where it adjoins Rose Place. This section of wall is of modern construction of partially coursed stone, 3.4m high. At its western end the wall continues as Wall 19 which survives from an older malthouse (detailed below).

3.2.23 **Map evidence:** In 1751 and 1878 the southern boundary of number 6 Brewer Street was a Malthouse. Whilst the plan of this building changes significantly, indicating rebuilding during the intervening years, the southern wall on the boundary remains in the same place.

3.2.24 **Significance:** The 20th century eastern section of this wall (ie Wall 6) is of no intrinsic historical interest although it replaced the southern wall of a malthouse (from which Wall 19 to the west survives).

3.2.25 **Wall 7**

3.2.26 **Description:** Eastern-gable end wall of the building fronting Brewer Street (number 6). A two storey building, heavily rebuilt, of stone, rubble and brick, has stone on the lower level up to the eaves with later brick above. The northern part is rendered and may suggest the building was extended forwards towards Brewer Street when it was rebuilt. At ground level about mid point there is a low former opening, about 1m high and 1.5m wide, now bricked-in.

3.2.27 **Map evidence:** Both Taylor's Map (1751) and the Ordnance Survey Map (1878) show buildings on this site although their plans differ. The 1751 map shows a rectangular structure (from which wall 7 is probably the east end wall) but the 1878 plan shows that this had been extended to the west. The earlier plans each show the street frontage as fully built up in this area but it is impossible to pinpoint with certainty this building.

3.2.28 **Significance:** The stone building from which wall 7 forms the partially surviving east end is of some interest and may date to the 18th century or earlier. This wall has undergone some change since 1878, the purpose of the blocked opening is not fully understood, it may relate to a former industrial use or it could be feature associated with domestic habitation of this building.

3.2.29 **Wall 8**

3.2.30 **Description:** Rear (southerly) exterior wall of the building property number 6A. Like wall 7, wall 8 is stone and brick built; there has been brick infilling of at least four phases to windows and doors, with new openings created. The stonework appears contemporary with the stone east wall (wall 7) and these must survive from the same heavily rebuilt building.

- 3.2.31 **Map evidence:** The 1878 plan clearly shows a wall on the alignment of wall 8 forming the south side of a building (almost certainly the same as the structure surviving today). It also shows a set of steps which would presumably have provided access to a doorway (now blocked) in the upper part of the wall. The 1751 plan shows a building in this general location and is presumably the same stone structure from which walls 7 and 8 partially survive. Further changes have been wrought between 1878 and the present day, at the western end the building extended southward, part of this extension has been demolished allowing the extension of wall 8 westward.
- 3.2.32 **Significance:** The stone building from which wall 8 formed the partially surviving south wall is of interest and is of 18th century or earlier date. It has been heavily altered but warrants further recording prior to its potential loss in the development.
- 3.2.33 **Wall 9**
- 3.2.34 **Description:** This wall continues the south-fronting face of wall 8 but is a later addition from when number 6 Brewer Street was extended to the west. It is of red brick with Crittal-type windows and concrete lintels.
- 3.2.35 **Map evidence:** This wall does not appear on either of the maps used here previously.
- 3.2.36 **Significance:** This wall was built during the early 20th century and is of little intrinsic significance.
- 3.2.37 **Wall 10**
- 3.2.38 **Description:** The street frontage of the building number 6 is rendered and painted, with a large glass frontage to the east side.
- 3.2.39 **Map evidence:** Wall 10 is the northern partner of walls 8 and 9 and it is shown on the 1878 map (although the surviving frontage appears largely later. The 1751 map shows a building on the footprint of the structure to the east (including walls 7 and 8) but an empty plot to the west. Therefore the western half of wall 10 definitely post-dates this while the age of the eastern half is obscured by render.
- 3.2.40 **Significance:** Parts of this wall may date to before 1751 (the eastern end), although it may have been rebuilt. The render prohibits examination and further intrusive investigation and recording should be undertaken prior to the wall's potential demolition in the proposed development. The western end is definitely later.
- 3.2.41 **Wall 11**
- 3.2.42 **Description:** Street frontage of property number 6A, a modern brick building, with a mid 20th century industrial character, rendered and painted.
- 3.2.43 **Map evidence:** A building is shown on both the 1751 and 1878 plans (albeit with some differences between them) but the current building post dates these.

- 3.2.44 **Significance:** This is a mid 20th century building, of no intrinsic significance. It appears to have completely replaced a previous building on the site.
- 3.2.45 **Wall 12**
- 3.2.46 **Description:** Eastern internal wall of property number 6A consisting of painted 20th century brick.
- 3.2.47 **Map evidence:** The 1878 and 1751 maps each show boundary walls in the general vicinity of wall 12 but apparently not on the same alignment.
- 3.2.48 **Significance:** Modern wall of no historical significance. This appears to have entirely replaced an older wall on a similar alignment.
- 3.2.49 **Wall 13**
- 3.2.50 **Description:** Western interior wall of property number 6A and is the same as wall 12, constructed of modern painted brick. The external western side of this wall faces into the garden of No.7 Brewer Street and is of older stone (See Wall 16 below).
- 3.2.51 **Map evidence:** There is a wall shown in this location on the 1878 map but the brickwork on Wall 13 clearly post-dates this structure. The 1751 map appears to show a boundary wall in this location and the 1673 map appears to show a long north to south range extending from the Trill Mill to Brewer Street, immediately to the west of this wall.
- 3.2.52 **Significance:** As with Wall 12, the brick eastern side of Wall 13 a modern 20th century building of no historical significance.
- 3.2.53 **Wall 14**
- 3.2.54 **Description:** External boundary wall on the western side of the rear yard to property 6A forming the boundary with property number 6 (the Printworks). Approximately 1.7m high, the wall comprises a mixture of roughly fashioned stone (limestone and sandstone) and rubble ranging from small pieces approximately 10 cm x 10 cm to 40 cm x 30 cm, with smaller stones at the top. This wall contains an opening, which appears to have been subject to 2 phases of brick infilling. This wall is capped with brick, and the upper half appears to have been rebuilt. The lower half is darker from smoke blackening. The southern end also appears to be later in date than the north half.
- 3.2.55 **Map evidence:** A boundary wall at this location appears on both Taylor's 1751 Map and the 1:500 Ordnance Survey map of 1878. The 1673 map appears to show a long north to south range (stables?) immediately to the west of this wall and the east wall of this building is likely to have been on the same alignment as Wall 14.
- 3.2.56 **Significance:** Wall 14 is almost certainly the same structure as that shown on the 1751 and 1878 maps, although heavily reconstructed, and is of some historical

interest. Elements may also partially survive from the building shown on the 1673 map.

3.2.57 **Wall 15**

3.2.58 **Description:** Exterior eastern boundary wall for yard at rear of property 6A. Slightly taller than Wall 14, built of rubble and stone with a cement cap. The character and quality of this wall suggest that it was rebuilt in the late 19th or early 20th century, possibly at the same time as the construction of the Printworks. The wall is constructed using stones of widely differing sizes and there is a little smoke blackening.

3.2.59 **Map evidence:** In 1751 Taylor's Map shows a building in the general area of wall 15, to the east, but the alignment appears different and it is not the same wall. The 1878 plan shows a malthouse immediately to the east of wall 15 and the west wall of this is on the same alignment.

3.2.60 **Significance:** This wall is possibly built with rubble from the earlier malthouse and is of limited historical interest.

3.2.61 **Wall 16**

3.2.62 **Description:** Exterior boundary wall in the rear yard between properties number 7 and 6A (Brewer Street Studio). Immediately behind the wall is the three storey modern red brick wall (Wall 13) from the Brewer Street Studio. The wall is c2m high at the northern end this wall is built of cut stone and rubble; and topped with red brick. The northern c. 8m of the wall is rendered and this reflects map evidence which suggests there was a building on this footprint in 1878. The south end is in a state of disrepair, much having fallen down and consequently being less than a metre high. The top has a course of modern red bricks. There is evidence of a bricked up doorway obscured by vegetation.

3.2.63 **Map evidence:** This boundary wall is depicted on both Taylor's Map of 1751 and the Ordnance Survey Map of 1878. In 1878 the building fronting the street extends south twice as far as the current number 7 and this would have aligned with the rendered part of wall 16 at its north end. The 1878 map also shows a gap near the northern end which allows access into the adjoining property and this doorway survives today. The map also shows a parallel wall on its western side a short distance from it, now disappeared. A kink in the eastern wall, depicted on the map allows identification of the wall as the present day boundary.

3.2.64 **Significance:** This boundary wall is in a very poor state of repair and parts are falling down. The wall appears of possible 19th century date although it reflects the earlier tenement plots and is of some modest interest.

3.2.65 **Wall 17**

3.2.66 **Description:** The most westerly building on Brewer Street, a modern building built in the late 19th or early 20th century is of brick which has been rendered. It is a 2-

storey structure with tall first floor sashes and large secondary glazed windows at ground floor level. There is a corner doorway at the NW corner and a gabled roof facing Brewer Street.

- 3.2.67 **Map evidence:** In 1751 (Taylor's Map) the eastern end of Brewer Street was not entirely built up, a small building existed at the eastern end. By 1878 the street frontage was entirely built up.
- 3.2.68 **Significance:** This is a plain building which forms part of an attractive street scene but is of no particular significance.
- 3.2.69 **Wall 18**
- 3.2.70 **Description:** The most southerly part of the western boundary wall of property number 7. This wall has been rebuilt, it comprises a concrete base, with brick above and finally modern stone. The most southerly part has been rebuilt using old stone.
- 3.2.71 **Map evidence:** The 1751 map (Taylor) does not clearly identify this boundary, a boundary wall is shown but this appears to be several metres to the east of the current wall. It is however clearly shown on the 1:500 Ordnance Survey Map (1878), creating a boundary between the garden of number 7 Brewer Street and the Black Drummer Public House which fronted on to Littlegate Street.
- 3.2.72 **Significance:** Whilst this wall maintains the earlier boundary the wall is modern, and of no intrinsic significance.
- 3.2.73 **Wall 19**
- 3.2.74 **Description:** Two sections of stone wall which form the south-western boundary of land owned by the printworks and which form a corner at the western end of Rose Place. The two sections of wall are keyed together with large blocks (c.46 x 60 cm) forming the quoins. The main sections of wall are constructed of limestone and sandstone (uncoursed rubble) and while the west wall is c.4m tall the south wall is slightly lower. The walls are smoke darkened and there is a bricked-up opening (low door or window) in the south wall with timber lintel in line with a patch of render. There are two timbers in the west wall which may have been lintels but there is no clear evidence of former openings beneath them and they are more likely to have been lacing pieces to tie the rubble stone together approximately at eaves level. The area of old stonework in the south wall is c.6.5 m long and c.3m long in the west wall. However the stonework from the west wall appears to extend north immediately behind a section of modern brickwork but it is not possible to confirm how far this extends.
- 3.2.75 **Map evidence:** The 1878 map shows a malthouse facing onto Rose Place and the west wall, together with the western end of the south wall align with the two sections of Wall 19. The two sections of Wall 19 clearly survives from this building. Taylor's map of 1751 also shows a building in this approximate location. In addition the RCHM included the malthouse in an inventory of buildings of

interest undertaken in 1939 when the building remained standing (albeit in a poor condition). The RCHM believed that the building could survive from a brewery complex known to have been on the site in the first half of the 17th century. The RCHM entry is included at Appendix 2. The 1673 map also appears to show this building but it is not shown on the maps of 1643 or 1587.

- 3.2.76 **Significance:** Together with the surviving stone fragments from number 6 Brewer Street these fragments from the malthouse are the most significant above-ground structures on the site. This is partly because the building was relatively old but also because brewing/malting was an important trade in this part of Oxford from which Brewer Street gained its name. These fragments provide a link to this part of the history of this area.

4 CONCLUSION

- 4.1.1 The proposed development site is immediately outside the historic medieval city wall and has been a built-up suburban street since the early Middle Ages. The surviving walls and other structures on the site which may be lost in the proposed development are largely of 20th-century date and of limited historical interest but there are also a number of surviving older fragments which provide clues of the more historic form of the area. Of particular interest are several fragments which survive from the west end of a malthouse which is shown on the 1878 OS plan and which was recorded by the RCHM in their survey of Oxford buildings in the 1930s. The RCHM believed that the structure could have been part of a brewery known to have been on the site in the first half of the 17th century but that the lack of features makes this hard to determine. Much of the west gable wall survives, together with the western end of the south elevation and a small fragment from the west end of the north elevation.
- 4.1.2 Another structure of interest is number 6 Brewer Street which retains large areas of old stonework in its east and south walls. Taylor's plan from 1751 shows a building on this site and the stonework almost certainly survives from this building. Each of these elevations have been heavily reconstructed with later brickwork and the building as a whole may have been substantially rebuilt but incorporating fragments from older walls. The north wall has been rendered so it is not currently possible to confirm its construction or age. In addition the interior of the building has not been investigated so the date of the roof and internal walls has not been established. The fact that the upper part of the east gable (fronting the roof space) strongly suggests that the roof will have been reconstructed in the 19th or 20th centuries.
- 4.1.3 There also a number of stone boundary walls from the north to south plot boundaries within the site. These are almost entirely to either side of the long plot to the rear of 6a Brewer Street which divides the proposed development site into an eastern half and a western half. In particular Walls 4, 14, 15 and 16 are all of stone construction (with areas of brick rebuild) and they are all likely to have pre-19th-century origins. Boundary walls in each of these locations appear to be shown on the 1751 and 1673 maps (apparently with the exception of Wall 4) and it is likely

that the boundaries were established well before this date. Providing a conclusive assessment of the age of these walls is impossible. This is partly due to the inevitable difficulty in dating rubble walls (lack of diagnostic evidence) but also because they are likely to have undergone many phases of repair, patching and partial rebuilding. As it is unlikely that the walls would have been completely taken down and rebuilt it is probable that parts of these walls survive from the 17th century (or earlier) but the considerable patching and repairs has limited their significance.

- 4.1.4 Some areas such as Wall 15 were probably fully rebuilt in the 20th century. The construction of all the walls is basic, reflecting their use as boundary walls, and periodic rebuilds of sections would have been likely. Indeed a considerable section of Wall 16 has collapsed and requires rebuilding.
- 4.1.5 Well established boundary walls always have some interest as topographical features, even if the structures themselves are not old, but the historical significance of these walls would not justify requiring their preservation in-situ within the proposed development.
- 4.1.6 If the whole row of medieval tenement plots survived intact to the south of Brewer Street then there would be some justification in preserving this layout but only small fragments survive and the adjacent Campion Hall has removed the outline from many former plots. Also the western side of this proposed development site has also entirely lost its north to south tenements. The 1673 plan shows north to south plots extending west as far as Littlegate Street but these had all been replaced by east to west plots by the 1878 map. The fragmentary nature of the layout of plots in the general area reduces the significance of the individual boundaries in the current study.
- 4.1.7 Better preserved areas of medieval tenements survive around Holywell and St Michael's Street (J Munby pers comm) but further research into the rates of survival of such plots across the city would be a useful research aim for future development control.
- 4.1.8 If possible it would be desirable to retain some elements of the current structures as a reminder of the history of the site but this is likely to be most practical around the edge of the site, where it borders adjacent properties. In particular it may be possible to incorporate the partially surviving stone walls of the malthouse at the southern corner of the site (and boundary Walls 1 and 4). It may be that the condition of these walls would dictate that they had to be dismantled but it may be that they could be re-erected on the same footprint reusing some of the original stones (particularly the large stones which form the south-west quoin). This former building is of particular interest due to its function within the brewing industry and there is an obvious historic link to the name of Brewer Street.
- 4.1.9 It also may be possible to incorporate parts of the stone walls from number 6 Brewer Street into the new development and incorporating such elements could make attractive features within this.

- 4.1.10 The current works have produced an photographic record of the walls and structures on the site. Further investigation and recording would benefit the understanding of number 6 Brewer Street prior to its possible demolition in the development. In particular an internal investigation to determine the age and construction of the roof and the internal walls would be beneficial. This would centre on establishing whether the stone building shown on the 1751 plan was entirely rebuilt, incorporating the stone walls which partially survive to the south and east, or whether this building is largely intact but with parts of the external elevations replaced in brick. Similarly further recording of the surviving malthouse walls after the removal of vegetation or during its demolition/dismantling would also be of value.

APPENDIX I BIBLIOGRAPHY***Published sources***

Hibbert, C. 1992. *The Encyclopaedia of Oxford*.

Pantin, W. and Mitchell, W.T. (ed). 1960. *Survey of Oxford by the late Rev. H. E. Salter*. Clarendon Press: Oxford

RCHM 1939 (reprinted 1966) *An Inventory of the Historical Monuments in the City of Oxford*.

Unpublished Sources

OA 2006 *Brewer Street Development Oxford: Desk-Based Assessment*.

OA 2008. *Pembroke College, Brewer Street, Oxford: archaeological evaluation*

Cartographic Sources

Agas' Map of the City of Oxford (1578)

Hollar's Map of the City of Oxford (1643)

Logan's Map of the City of Oxford (1673)

Taylor's Map of the City of Oxford (1751)

Ordnance Survey 1:500 Map (1878)

Ordnance Survey First Edition Map 6" to 1 mile (1870)

Ordnance Survey Second Edition Map 6" to 1 mile (1898)

Ordnance Survey Third Edition Map 6" to 1 mile (1921)

Ordnance Survey 1:10,000 Edition (1956)

APPENDIX II INVENTORY RECORD OF MALTHOUSE ON ROSE PLACE BY RCHM
(1939)

1. Name and situation of Monument : Malthouse. Ross Place. (North side.)

140 yds. West of 3^d Aldates.

2. General appearance : (a) No. of storeys. Generally one storey.

(b) Building materials. Rubble.

(c) Roofs. Tiles.

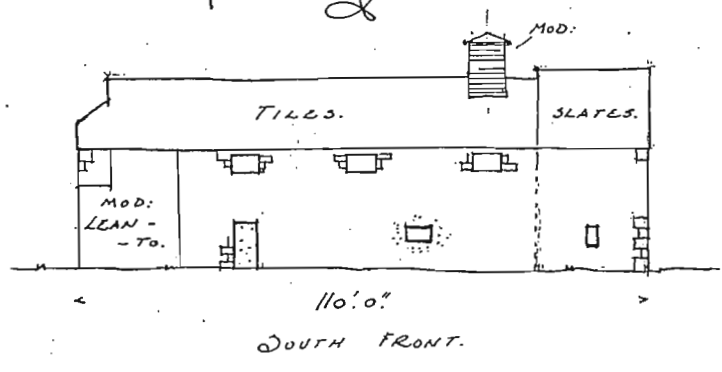
3. Historical development, Description, Photograph and Special features (if any) :

Access to this is from Brewer Street.

In the first half of the 17th century Oliver Smith, a noted brewer, had large premises here.

This building is old and may be part of the original brewery, but there are no features externally or internally by which to date it. In the rubble walls are a number of windows & blocked doorways retaining remains of square dressed reveals & jambs, while inside the roof trusses are of rough-hewn timber & vary in design.

It is now a builder's store.



4. Condition : Poor.

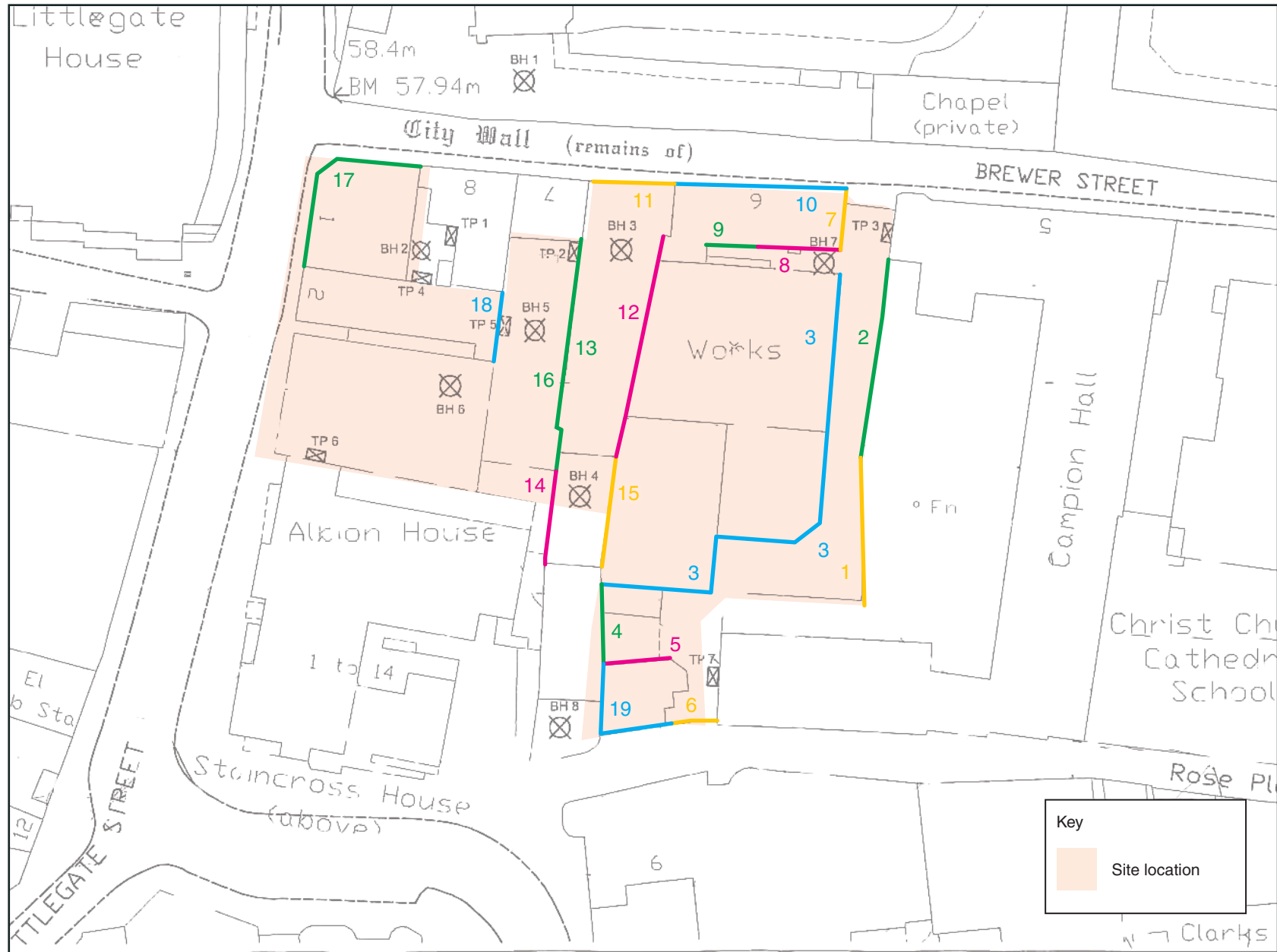
5. No. of Ordnance Sheet (6-in.) : XXXIX. N.E.

6. Signature of Investigator and Date of Visit : A. R. Duffy.



Reproduced from the Ordnance Survey's 1:50,000 map of 1994 with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Licence No. 854166

Figure 1: Site location



Not to scale

Figure 2: Site Plan with wall numbering

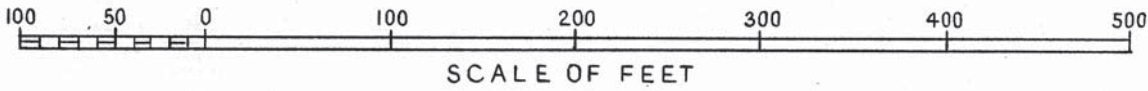
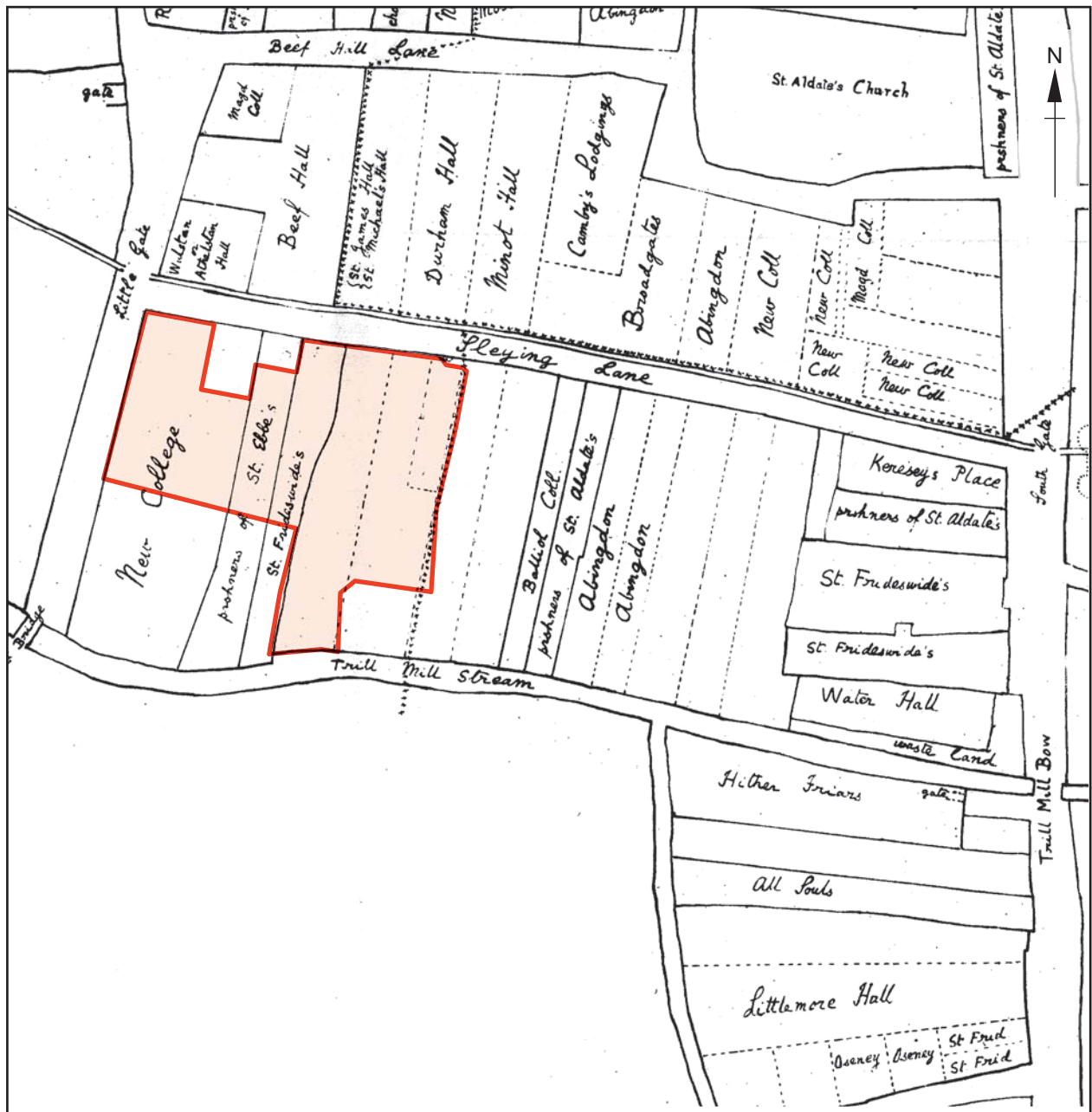


Figure 3: Salters survey of Oxford

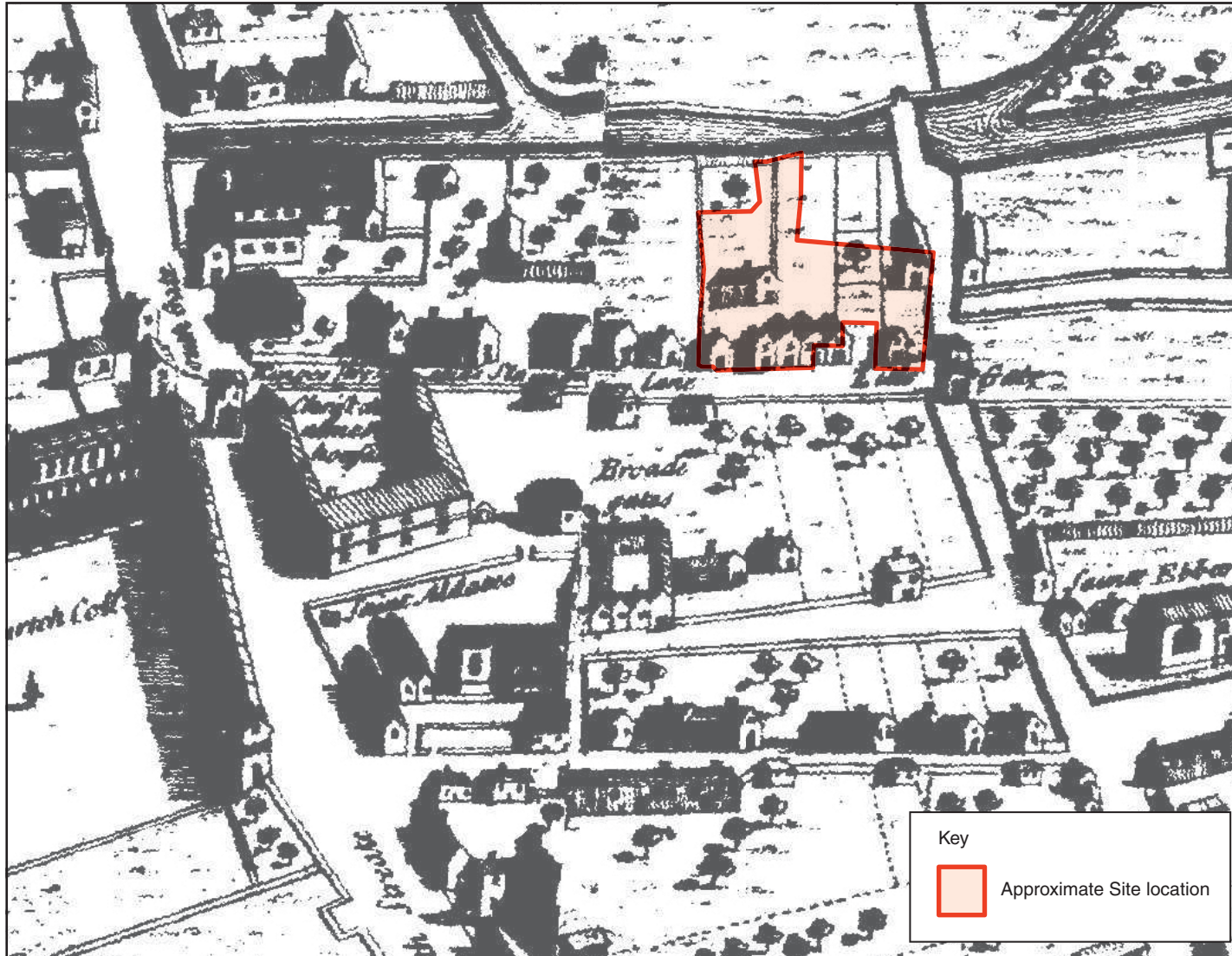


Figure 4: Agas map of Oxford 1587

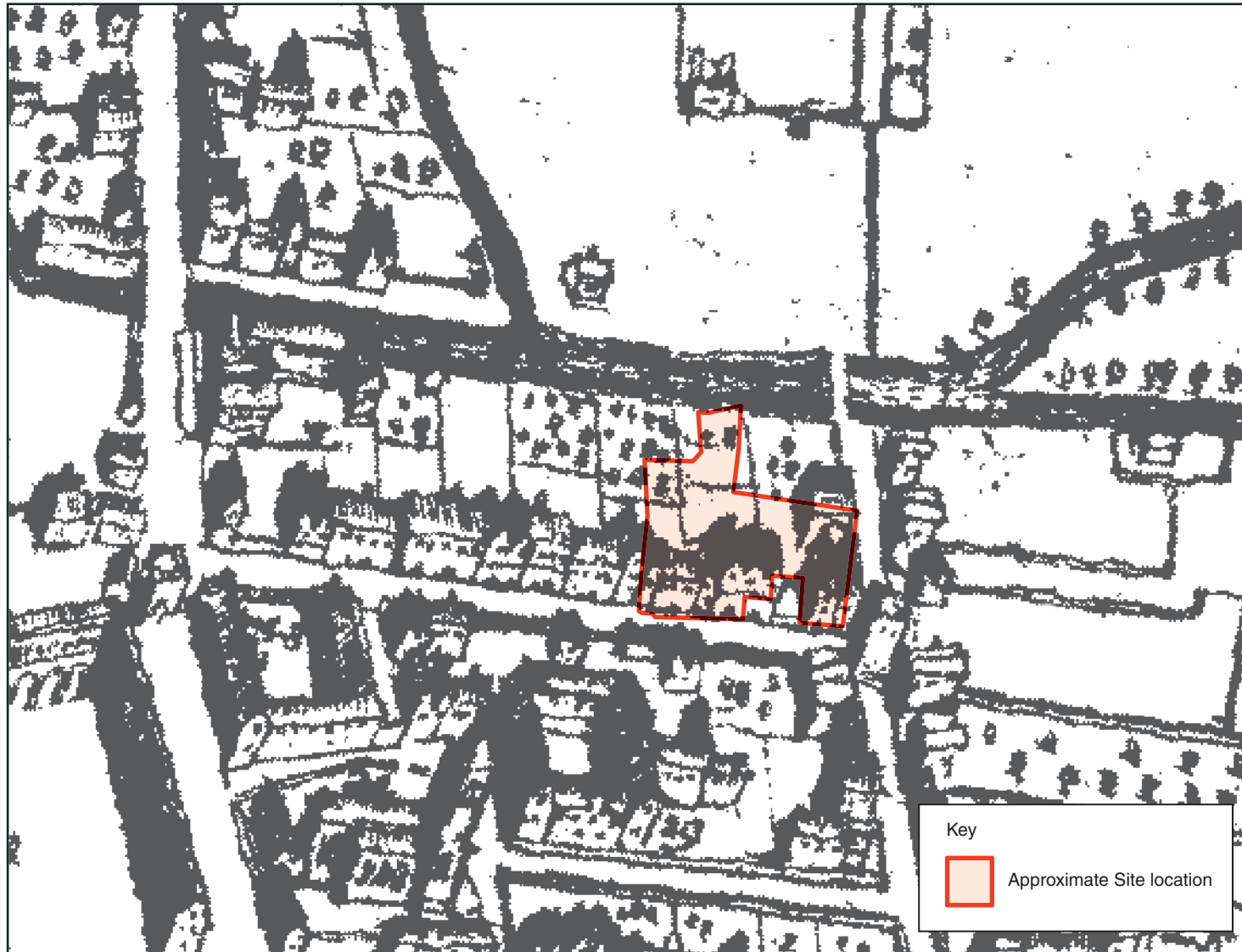


Figure 5: Hollar's map of Oxford 1643

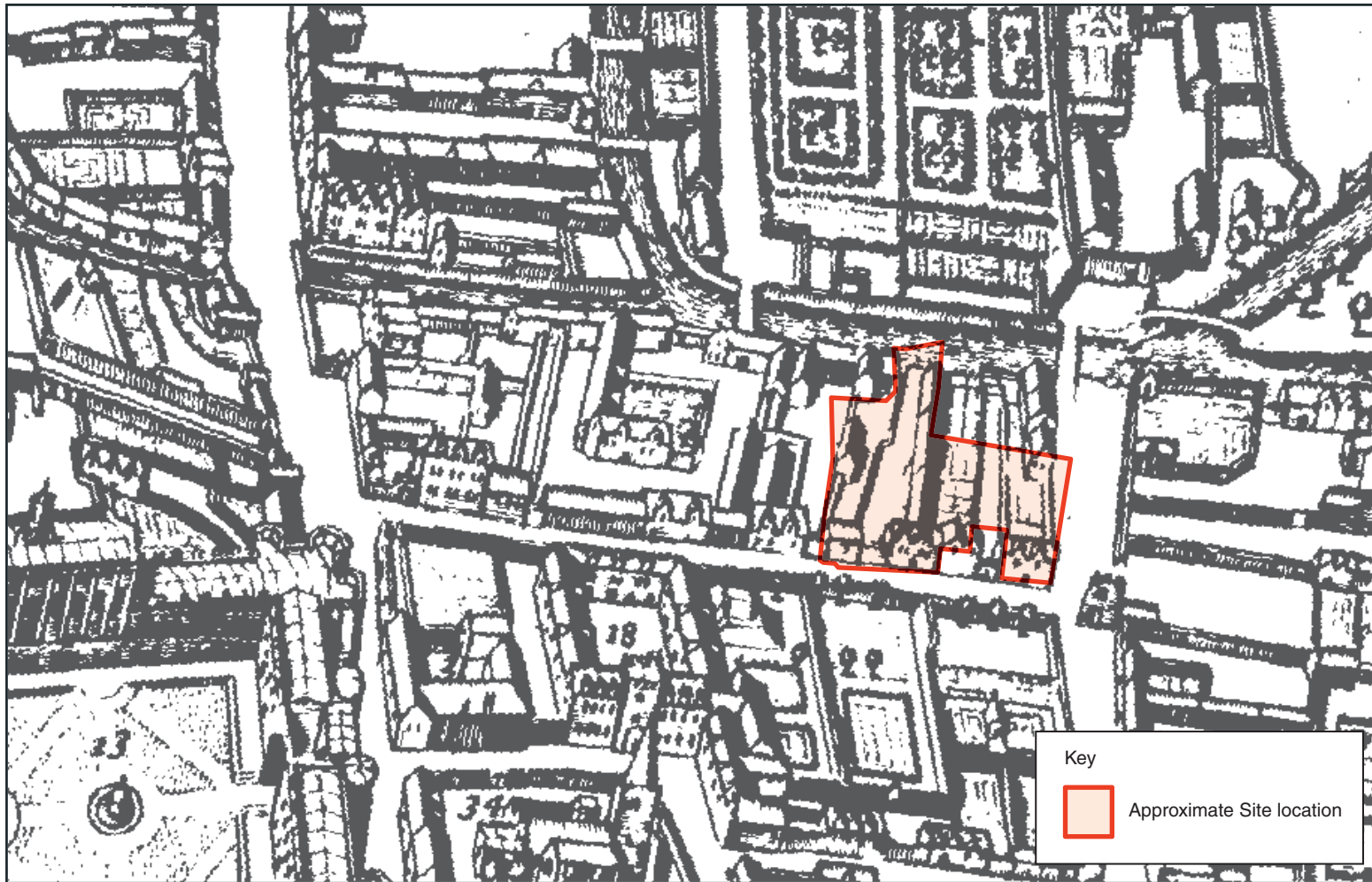


Figure 6: Logan's map of Oxford 1673

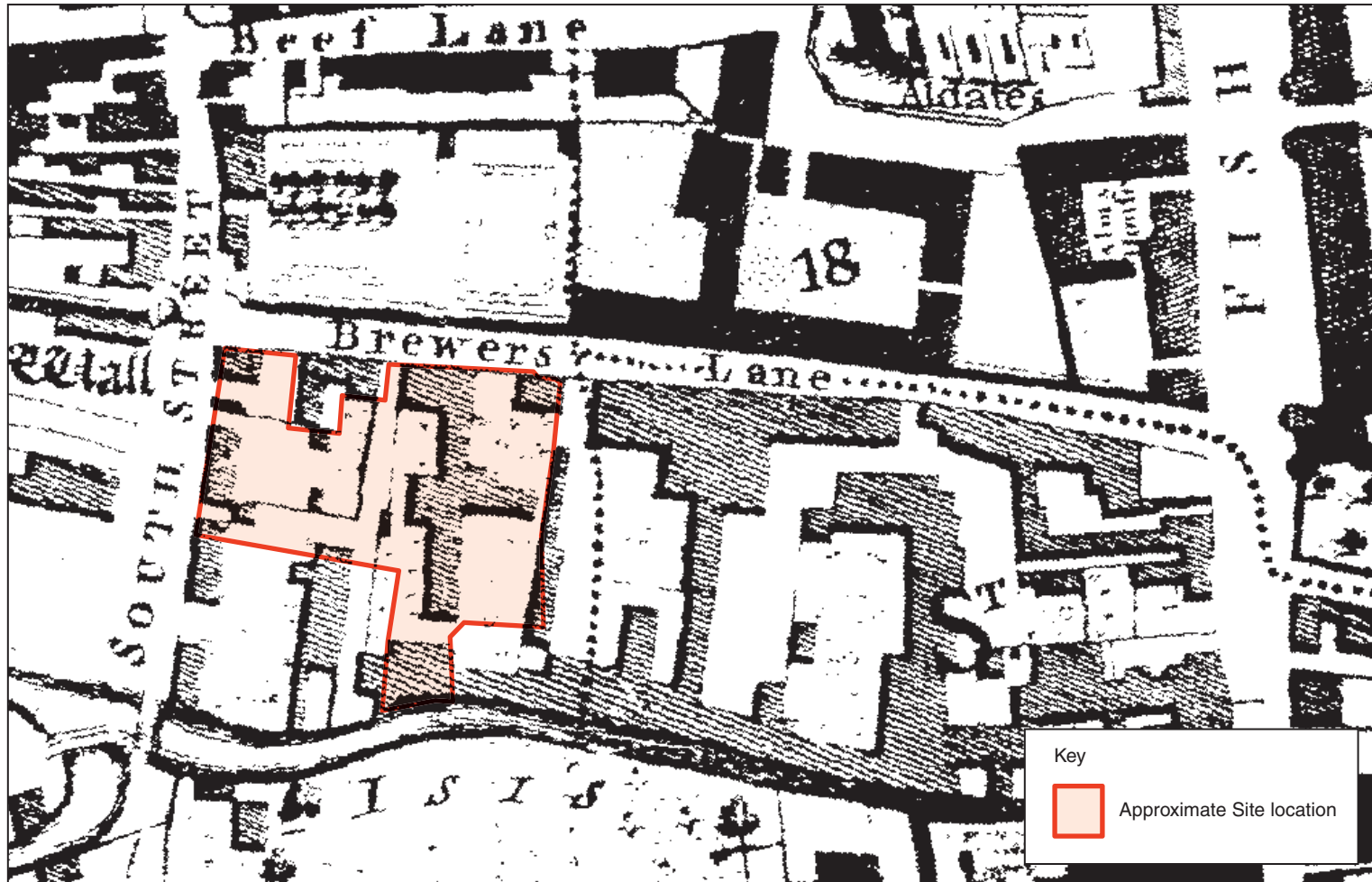


Figure 7: Taylor's map of Oxford 1751



Not to scale



Figure 8: Ordnance Survey Plan 1:500 of Oxford City (1878)



Plate 1: West side of Wall 1



Plate 2: East side of Wall 3 (Hall the Printers)



Plate 3: East side of Wall 4



Plate 4: East gable of 6 Brewer Street (Wall 7)



Plate 5: South wall of 6 Brewer Street (Wall 8)



Plate 6: Boundary wall to south of 6a Brewer Street (Wall 14)



Plate 7: Surviving west end from south wall of former Malthouse on Rose Place (Wall 19)



Plate 8: Surviving south-west corner from Malthouse on Rose Place (Wall 19)



Head Office/Registered Office

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@thehumanjourney.net
w: <http://thehumanjourney.net>

OA North

Mill 3
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@thehumanjourney.net](mailto: oanorth@thehumanjourney.net)
w: <http://thehumanjourney.net>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850500
f: +44 (0) 1223 850599
e: [oaeast@thehumanjourney.net](mailto: oaeast@thehumanjourney.net)
w: <http://thehumanjourney.net/oaeast>

OA Méditerranée

115 Rue Merlot
ZAC La Louvade
34 130 Maugeio
France

t: +33 (0) 4.67.57.86.92
f: +33 (0) 4.67.42.65.93
e: [oamed@oamed.fr](mailto: oamed@oamed.fr)
w: <http://oamed.fr/>



Director: David Jennings, BA MIFA FSA

*Oxford Archaeological Unit is a
Private Limited Company, N°: 1618597
and a Registered Charity, N°: 285627*