

Bannister House Brewer Street Oxford



**Historic Buildings
Investigation and Recording**



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Bannister House, Pembroke College, Oxford

Historic Buildings Investigation and Recording

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Bannister House, 7 – 8 Brewer Street, Oxford

Summary

Oxford Archaeology has undertaken a programme of historic building recording on Nos 7-8 Brewer Street (Bannister House) in Oxford prior to its renovation as part of a large development by Pembroke College.

Bannister House is a multi phase structure from which No. 7 appears to be the oldest surviving element, probably dating from the mid to late 17th century, although it is possible that the cellar and ground floor could retain earlier elements. No. 7 is a fine example of a large urban timber framed building and is probably representative of a certain phase of timber frame building in Oxford city, which has now mostly been lost.

The first phase of No. 8, to the north, was built onto the stone west gable wall of No. 7, probably in the late 17th century. It is a small three storied stone building with a single room at each level. The roof shows evidence of rearrangement in the 19th century, probably around the time of the first extension to the south and as a consequence the southern arrangement of the first phase has been lost.

No evidence of any major phase of alterations in the 18th-century appears to survive and the second phase of No.8, to the south, is likely to date to the first half of the 19th century. It is a relatively high status extension with high ceilings and a grand, ornate staircase which demonstrates an aggrandisement of the house. The third phase, to the west, which added a further three large rooms to the house, was likely to have been built shortly after in the early to mid 19th century.

The investigation of Bannister House forms part of a wider programme of archaeological work at the Pembroke College development site which also includes the recording of several other structures prior to their demolition (including No. 6 Brewer Street) and below-ground recording during intrusive works. The current report has enhanced understanding of Bannister House and it adds to a previous analysis undertaken by the Oxfordshire Buildings Record in May 2011.





1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology have been commissioned by Pembroke College to undertake a series of archaeological works and programmes of historic building investigation prior to or as part of a major development on the south side of Brewer Street. The current report focuses on the recording of the Grade II listed Bannister House (7 & 8 Brewer Street) prior to its renovation and has been requested by David Radford, the City Archaeologist as a condition of listed building consent (09/01060/LBC) due to the historic significance of the building. Bannister House is of significant historic interest and is made up of four phases of construction ranging from the 17th century to the 19th century.
- 1.1.2 A previous investigation on 7-8 Brewer Street was undertaken by the Oxfordshire Buildings Record (OBR) and a report produced by David Clark (May 2011). The main results of this investigation have been incorporated into the current document although not every detail has been repeated.
- 1.1.3 OA has previously undertaken a separate programme of building recording as a separate condition of planning permission on four structures which were demolished in the development. The report on this previous investigation, covering 6 Brewer Street, Hall the Printers, the surviving walls from a historic malthouse on Rose Place and a nib of wall adjacent to Micklem Hall, has already been issued (December 2011).
- 1.1.4 OA has also undertaken a programme of below-ground archaeological works as part of the same project.

1.2 Aims and objectives

- 1.2.1 The main aim of the project was to record for posterity the historic structure prior to renovation, while surviving features of archaeological interest were exposed and while there was the opportunity for access provided by the scaffolding. The work particularly concentrates on the building's structure, construction development and use.

1.3 Methodology

- 1.3.1 The building recording has been undertaken at Level 3 (as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice*, 2006) and consisted of three principal elements: a photographic record, a drawn record and a written record.
- 1.1.1 The **photographic record** consisted of 35 mm film (black and white prints) and digital photography. It included both general views of structures and specific details, particularly of timber framing and joinery on elevations and the roof.
- 1.1.2 The **drawn record** consisted of plans and elevations of historic timber framing at an appropriate scale. Where practicable these were based on existing surveys of the building provided by Pembroke College. Much additional detail was recorded on the existing drawings such as construction phasing.
- 1.1.3 The written record (this report) complemented the drawn record and includes a description of the fabric and features revealed during the works and an analysis of their construction, function and development and relationship to the different phases of the building. The



written record also includes descriptions of the surviving historic timber framing of the structure.

- 1.1.4 The recording was commissioned and undertaken in August 2011 after the erection of scaffolding at the site and after the initial start of softstrip works.

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. It concentrates on the post-medieval period, from when all the structures in the current report date.

2.2 The Medieval period

- 2.2.1 The site of Bannister House lies on the south side of the extra-mural road (Brewer Street, formerly Sleying Lane), with the medieval town wall extending along the north side of the street. The site was part of a row of long tenements extending from the street to the Trill Mill Stream, once a wider river channel but later canalised as a regular boundary, utilised by the riparian owners. The Hundred Rolls survey of 1279 shows that tenements were present by then, as they had perhaps been for a long time, and while details of many individual tenements here are poorly understood because of inadequate later documentation, these two properties are rather well recorded (Salter 1969, 45-47). No. 7 Brewer Street (Salter's SW45) was first mentioned in 1279, paying an ancient rent to the Hospital of St John, later a property of St Ebbe's parish. It was perhaps no more than a garden by the 14th century, but a brewhouse by 1570. Brewing is known to have been undertaken in this area in the medieval period and slaughter houses are also known to have been present, particularly following the ban on the slaughtering of animals inside the city walls in 1339. Following this slaughter houses tended to move to areas like Brewer Street, just outside the city wall. No. 8 Brewer Street (part of Salter's SW46) is mentioned in a grant of c.1250 paying a rent to Eynsham Abbey (as did its neighbour), and was later one of John Stodley's properties that passed to New College, who retained it until 1773.

2.3 Post Medieval

- 2.3.1 The listed buildings at Nos 7 and 8 Brewer Street are believed to be of 17th century origin, and are likely to be representative of other contemporary buildings along Brewer Street now lost, and No. 3 Littlegate Street which was demolished in 1972. Like Pembroke Street, Brewer Street may have been substantially rebuilt in the 16th and 17th centuries.
- 2.3.2 The documentary evidence of the site as mentioned above includes a St Ebbe's parish property (No. 7) and a New College property (No. 8). A few of the New College leases were inspected by Salter, and he lists some of the parish tenants for more recent period the college archives contain deeds of purchase and a few earlier records (PMB/G/4/9/7 nos 1 to 83). By 1570, No. 7 was a brewhouse occupied by John Comber. Agas' Map of 1587 shows typical narrow medieval tenements fronting Brewer Street with garden plots behind (Fig. 3). The rear boundary of the tenements was formed by the Trill Mill Stream. There are buildings shown fronting Brewer Street but it is not possible to precisely determine the location of what is today No.7- 8 Brewer Street.



- 2.3.3 David Loggan's map of 1675 suggests that by this date further buildings had been constructed along the length of the tenement plot, with some fronting Littlegate Street, and more along the Trill Mill Stream (Fig. 5). There is a building shown on the site of No. 7 at this time but it is difficult to tell if it is the same building that exists today. At this time the site was occupied by William Belgrave but by 1708, Edward Palmer, a butcher, was occupying the site (Salter 1969).
- 2.3.4 The footprint of the site is seen more clearly in Taylor's map of 1751 (Fig. 6), by which time No. 7 would have almost certainly been built. It is likely that at least the first phase of No. 8 (see 3.3) existed at the time and the footprint can be seen attached to No. 7. There are, however, additional buildings attached to the west of No. 8, which do not match the footprint of the existing structures, suggesting that they were added later.
- 2.3.5 Currently available title deeds for Brewer Street do not always allow for a detailed understanding of the occupation of the post-medieval street (and the numbering in e.g. street directories is often confused). Analysis of Salter's edition of the 1772 paving survey (Salter 1920) is valuable in determining the later 18th century ownership and use of the properties on the southern side of Brewer Street. The 1772 survey is particularly useful because it includes a measurement of the width of each premises' frontage so it is possible to pinpoint with confidence the plots referred to in the survey. The parish leases show that the site of the current No. 7 was occupied in 1772 by a brewer called Henry Drought. From 1781, the site was occupied by William Drought and by Edward Edge, mason, in 1788. In 1802, William Slatter took up residence, followed shortly after by William Duck in 1802. Between 1818 and 1835, the brewer Edward Micklem was occupant (Salter 1969).
- 2.3.6 The 1:500 town plan of Oxford (1878) provides a very useful and detailed record of the site in the later 19th century (Fig 7). This clearly shows the footprint of the site as it exists today, including the garden and steps into the west side of No. 8 where there are Palladian French doors. Interestingly, the map shows what appear to be small steps into the north side of No. 7 where there is a bay window now, suggesting that there may have been a door there at this time.
- 2.3.7 The 1921 OS Map (Fig. 8) shows the footprint of the property to be the same, however the garden to the west of No. 8 had been built by this date and by the time of the 1939 OS Map (Fig. 10) so had the south side of the garden, leaving only a very narrow external space between buildings.
- 2.3.8 Kelly's Directory from 1924 shows that Grainge & Co (Pawnbrokers) were at No. 7 and No. 8 as well as at No.6 and No. 9 Brewer Street. The 1928 directory shows little difference to that of 1924. From the late 1930s until the 1950s, the properties fell into domestic use and thereafter, they have been used by the colleges, first by St. Catherine's and then by Pembroke college as student accommodation from the 1990s onwards.

3 GENERAL DESCRIPTION OF SITE

- 3.1.1 Brewer Street runs east to west between Littlegate Street (to the west) and St Aldates (to the east) within the southern part of the historic centre of Oxford. The northern part of Brewer Street is formed by the remains of the city wall, with buildings fronting the southern side. The development site is therefore immediately outside the medieval city wall. The plots of No. 7 and No. 8 extend southwards away from the wall but No. 8 is shorter having been truncated by one of those facing Littlegate Street.
- 3.1.2 Bannister house is a multi phased complex of structures, made up of No. 7 to the east, a large three storied timber frame building, thought to date to the late 17th century, and No.



8 to the west, which is largely stone built and has at least three distinct phases of construction, the largest of which are thought to date to the 19th century. The buildings are connected on the ground and first floors but divided on the second floor.

4 No. 7 BREWER STREET: DESCRIPTION AND ANALYSIS

4.1 External Description

- 4.1.1 No. 7 is a large three storied building with a gabled bay facing east and west and two smaller dormer gables on both the north side and the south side. The ground floor walls are largely of random limestone rubble while at first and second floor three of the four elevations (north, east and south) are timber framed. It dates to the late 17th century is likely to be entirely of one phase.
- 4.1.2 **North elevation:** The entrance into No. 7 is situated in the east corner of the north façade (Fig 11). It has a large wooden 6-panelled door with a fan light above and to the right of this on the ground floor are two large curved, multi-light bay windows. The first floor features two large inserted multi-light sash windows with moulded wooden frames. Above these, at second floor level are two small casement windows, which sit just below the level of the wall plate under the dormer gables.
- 4.1.3 **South elevation:** Much of the ground floor of the south elevation is of brick although there is a vertical section of stone towards the east. The fenestration in this wall is less regular than that to the north (Fig 11) and access into the building from this side is provided by a doorway towards the east. To the left of this at ground floor level is a large casement window while the second floor features two multi-light casement windows and a small square stairwell window in between. At second floor level are two multi-light casements; the left window being the larger of the two.
- 4.1.4 The **western elevation** of No. 7 is stone built and is obscured by No. 8, which is built against it.
- 4.1.5 The gabled **east elevation** has no fenestration and at the time of survey, its timber framing had been exposed by the removal of render (Fig 12) allowing its detailed recording. At ground floor level the elevation is of uncoursed rubble limestone with a pale brown, friable lime mortar (Plate 1). In places, original limewash can still be seen, which is described as a red ochre limewash (Clark 2011).
- 4.1.6 **Timber framing:** The main upper floors have a 'platform' type of timber frame where rather than being constructed as a box with full height posts the second floor is structurally separate from the first floor and is effectively placed on top of it. The framing comprises widely spaced studs, pegged into plates (Plates 3-5). Pegged mortices and tenons are used for larger studs, particularly on the east gable elevation, and at the ends of arched bracing (Plate 6) while smaller intermediate studs are nailed. The frames of the first and second floor are separate but the sill and wall plates are built into the western stone gable on the north and south sides (Plate 7). There is a misalignment of the upper and lower frames on both elevations. Second floor joists sit between the wall plate of the first floor and the sill plate of the second floor. Here, the ends of 'hedge post' joists can be seen lodged between the plates of the two frames (Plate 8). This structural form is similar to that used in buildings with jetties where the upper floor would project beyond the line of the ground floor and it could be that an initial plan for a jetty was abandoned during construction. However it may be more likely that this form is simply an archaic vernacular continuation from an older constructional form when jetties were used.



- 4.1.7 The lower frame, as well as sitting in the western stone gable, sits on the wall plate of the stone lower level. The upper frame is nailed into the principal rafters of the roof structure. The principal rafters can be seen in the exposed timber framing of the second floor rooms and their footing can be seen in the space between the first floor wall plate and the second floor sill plate.

4.2 Internal Description

- 4.2.1 *Ground Floor and Cellar* (Fig. 13) The ground floor of No. 7 is entered through the doorway in the north façade or through the doorway in the south (rear) both of which open into a passage against the east gable wall. As noted in the OBR report this passage can be seen to be secondary because the east to west beam which continues through into the passage from the main room to the west has a stop chamfer adjacent to the east gable wall.
- 4.2.2 At the south side of the entrance passageway, with stone stairs descending east to west, is the cellar. The stairs appear to be original but much of the room has been plastered with cement. Bore holes in the south wall show the cement to be approximately 5-7cm thick but plaster on the north wall is much thinner, revealed where patches have fallen off. The room is irregularly shaped and in the west and north walls are deep alcoves, most likely for storage use (Plate 9), as well as stone supports for the large chimney stack above. The floor of the cellar is of stone and the ceiling is of reinforced concrete with exposed RSJs at the top of the south and part of the west walls. The cellar is located at the west side underneath the ground floor of No. 7 and is almost the full width of the building north to south.
- 4.2.3 A doorway in the west side of the ground floor entrance passage leads to a dog legged corridor, which features the staircase to the first floor against the south wall. The west end of the corridor features the entrance into No. 8 through the south side of the west stone party wall.
- 4.2.4 On the north side of the corridor is a doorway into a large northern room. This is lit by the two bay windows in the north elevation. At the time of survey, the room was mostly filled with scaffolding and building materials but the west stone party wall could be seen where patches of plaster had been removed. Like the east and north ground floor walls, this wall is built with uncoursed rubble limestone with a pale brown, friable lime mortar (Plate 10). Towards the centre of the party wall is what was once likely to have been a chimney stack, which stands proud from the wall by approximately 35cm. The end of the ceiling truss, which runs east to west, sits on a lintel built into the stone chimney stack (Plate 11). The floor of the room is of modern concrete. Mortices from a former partition are visible in the underside of a north to south joist in this room confirming that this area would formerly have been divided into two rooms.
- 4.2.5 *First Floor* The first floor is reached by a narrow, closed-well, timber staircase, ascending west to east against the south wall and directly above the stone cellar stairs. At the time of survey, much of the staircase was encased in modern cork board but in places, narrow turned balusters can be seen and it is likely that the frame of the staircase is original. More of the staircase was visible when The Oxfordshire Buildings Record visited the site and as their report notes '*this type of baluster became popular after 1655 and continued well into the 18th century*'. The steps themselves appear to be more modern. The south wall of the stairway between the ground and first floors features a small square window with what appears to be a 19th century window catch (Plate 12).



- 4.2.6 The first floor features a small landing and is divided up into three rooms. The largest of the three rooms is entered from the landing to the west and runs the full width of the building, north to south. It has a window in each of its north and south walls (Plate 13) and the chimney stack from the large north room on the ground floor below continues upwards through the west party wall of this room. Similarly to at the floor below, the fireplace has at some point been completely blocked and plastered over. The 8-over-8 sash in the north wall of this room is of particular interest because it has a very similar form to several known early 18th-century buildings in Oxfordshire (see OBR report). These windows have a distinctive square boss at the intersection of the glazing bars.
- 4.2.7 Another smaller room is entered from the north side of the landing and this features a large later sash window with moulded wooden frame in the north wall (Plate 14) and chimney stack in the east gable wall. This fireplace has been blocked and plastered over. At the time of the survey, the lower panel in the timber framing to the left of the window had been removed. As noted in the OBR report evidence survives from an earlier window within the opening of the current sash. To the south of this room, in between the stairway and the east gable wall, is a much smaller room with a square timber framed window in the east wall (Plate 15). At the time of the survey, this room was in very poor condition, with damage to outer walls and flooring, and so access was limited.
- 4.2.8 The framing in the first floor rooms is exposed and is of box frame construction. Walls feature large, widely-spaced studs with mid rails tenoned into them and occasional arched braces (Plate 15). Where plaster has been removed and fallen out of panels, original lath and plaster construction is revealed. Floor joists are evenly spaced approximately 30cm apart and are approximately 9 x 11cm in width and height (Plate 16). Joists throughout the first floor are consistent in size and all run north to south suggesting one probably primary phase.
- 4.2.9 *Second Floor* The second floor is reached by the small timber staircase against the south wall and it opens onto a small landing directly above the landing below (Fig. 15). In the south wall is a small casement window with a 19th century catch (Plate 17). Rooms to the north and to the east of the landing have the same footprint as the rooms below. Exposed timbers show the box construction of the rooms below, however, these rooms sit under the gables of the roof and principal rafters with their butt purlins also exposed (Plates 18 & 19). Butt purlins were commonly used in the 17th century where attic spaces were used as rooms (Plate 20). Dormer gables are constructed onto the principal rafters on the north and south sides with less substantial timbers than the main frame. The timber frame on the second floor, like the first floor, features occasional arched braces.
- 4.2.10 The west side of the landing, opens into a small corridor orientated east to west, with a small room at either side, north and south. The room on the north side is similar to the room directly east of it on the north side of the second floor. Both are situated under dormer gables and have exposed principal rafters and windows in the north wall. The room to the west however, is built against the west stone party wall and where patches of plaster have been removed, its coursing is visible. A patch in the north corner shows large limestone blocks, like quoining (Plate 21), and a patch closer to the centre of the wall shows much smaller and much more irregular rubble coursing (Plate 22). Above the central patch is a deep alcove built into the wall. It's possible that this at one point was a window (Plate 23). The small room to the south of the second floor corridor is narrow with a window in its south wall. In the east wall is its exposed principal rafter (Plates 24) and the west wall is the plastered stone party wall.
- 4.2.11 Floor joists are consistent with those on the first floor and all are orientated north to south suggesting that they are all one phase and likely to be original.



- 4.2.12 *Roof Structure* As discussed above, the roof structure of No.7 comprises a gabled roof, orientated east to west, with two dormer gables on the north and south sides (Fig. 16). The central pitched roof is constructed with three principal rafters with butt purlins at interior ceiling level. Collars are pegged into principal rafters (Plate 25). Common rafters are pegged at their apex, as well as to the purlins, and there is no ridge beam. The footings of principal rafters sit on the wall plate of the first floor along with the joists of the second floor. The roof also features birds-mouth collars, which appear to have been knocked in halfway through the bays and into dormers after construction (Plate 26). Gulleys for rain water run between the dormers on either side (Plate 27).
- 4.2.13 The dormers have a similar construction to the main roof with paired rafters, pegged at the apex and to the purlins. Purlins here, however, are loosely clasped and the dormers are more crudely assembled than the main roof (Plate 28). Evidence suggests that the dormers are probably contemporary with the main roof structure. Despite the differences in quality of construction, the structures run together and match smoothly. There is no evidence to suggest that the main roof was ever external beneath where the dormers were built on. Many assembly marks can be seen in the roof structure of No. 7 (Plate 29).

5 NO. 8 BREWER STREET: DESCRIPTION AND ANALYSIS

5.1 General Description

- 5.1.1 No. 8 Brewer Street is a later but more complicated structure than No. 7. It is made up of three main phases, which roughly date from the late 17th to the 19th centuries. For ease of description, the phases have been divided into **8A**, **8B** and **8C**. Abutting the stone west gable of No. 7 is a small narrow three storey stone building (**8A**) of probable later 17th-century date. To the south of this, and to the south west of No. 7, is a large three storied red brick building, rectangular in plan (**8B**) and probably added in the earlier 19th century. The space between this and the narrow stone build created a large stairway. Built onto the west of the narrow stone build and the stairway is the final phase, a large three storied stone building, rectangular in plan (**8C**) and probably added towards the mid 19th century. The large stairway in the centre of these three buildings provides access to all of them but because of discrepancies in height of each structure, first and second floor doorways are at different levels as one ascends the stairs.
- 5.1.2 These extensions, along with No. 7, create a complex of buildings with an overall T-shaped plan (Figs. 13- 16) and roof structures of varying heights (Plate 30).

5.2 External Description

- 5.2.1 At the time of the survey, access to the exterior of No. 8 was extremely limited due to the construction site and access around scaffolding. It was possible however to view parts of the exterior walls and the roof.
- 5.2.2 **8A** has one bay built of irregularly coursed limestone rubble and abuts the west wall of No. 7, which prior to the building of **8A**, was an exterior wall (Plate 7). When it was built, **8A** would have had exterior walls to the north, west and south, however the west and south elevations are now obscured by **8B** and **8C** respectively. The only existing interior wall is that which faces north onto Brewer Street and this features 18th century sash windows at ground floor and first floor level. It also features small original casements at first floor and ground floor level. The roof is pitched, orientated east to west, and was likely to have been gabled to the west before **8C** was added.



- 5.2.3 **8B** is a large single bay structure with exterior walls to the east, west and south. It is stone built on the ground floor with timber framing above and a red brick chimney stack in the south elevation. The north elevation is obscured by the building's large stairwell and by **8A**. This would always have been an internal wall, with the exception of that part of the elevation that is higher than **8A**. The south elevation features two large arched windows with fan lights high up at ground floor level. The first floor features a wide sash window on the left hand side and a narrower sash window to the right. The second floor features a single narrow sash window on the left hand side. The west elevation features large Palladian style French doors at ground floor level and twin sash windows at first floor and second floor level. In the second floor of the east elevation are a narrow sash window on the left side and a small modern casement on the right. The roof is gabled and located in the south gable and the north east corner of the roof of **8B** are the only two extant chimneys in the entire complex of buildings.
- 5.2.4 **8C** is a large single bay structure with exterior walls to the north, west and south. It is built of red brick on the ground floor and timber framing above with a red brick chimney stack in the south wall. It abuts **8A** and the stairway of **8B** to the east. It is accessed through the west elevation through a doorway in the north side of the ground floor, and to the right of this is a large casement window. The first and second floors feature large sash windows. In the first floor of the north elevation is a large casement window and above it in the second floor is a large sash window. The south elevation, partially obscured by the earlier **8B**, features a casement in the ground floor and a sash window in the first floor. Both casements and sashes are of similar styles with multiple lights and likely to all be contemporary with the structure. The roof is orientated north to south and hipped.

5.3 Internal Description

- 5.3.1 *Ground Floor* No. 8 Brewer Street is entered through the doorway in the west elevation of **8C** and into a short passage along its north side (Fig. 13). This passage turns at the north east corner of **8C** and runs along the formerly external wall of **8A**. A doorway on the west side of this passage leads to a small room (Plate 31). In the south wall is a simple brick fireplace with the partial remains of a wooden fire surround and in the west wall is a large casement window. The walls and ceiling are of lath and plaster and there is a simple dado rail and skirting board around the walls.
- 5.3.2 At the south end of the passage is a doorway which leads into a single large room within the ground floor of **8B**. This has a high ceiling and is decorated with a fanciful cornice and window surrounds as well as Palladian French doors in the west wall, showing that this was a high status space (Plates 32- 34). The floor is boarded with some joists visible. Joists are narrow at 8 x 6cm and spaced 21- 25cm apart.
- 5.3.3 In a doorway through the north wall of this room is a short passageway, which leads into No. 7 to the east and into the ground floor of **8A** to the north. Where plaster has been removed from the west wall of this room (Gr floor of **8A**), a large opening blocked with red brick can be seen in the stone wall (Plate 35). The north wall has a window, which faces out onto Brewer Street and in the south wall, which is constructed of lath and plaster, the underside of the stairway of **8B** can be seen. The ceiling features a large chamfered beam, orientated east to west, which sits on wooden posts against the east and west walls. Modern floor joists from the floor above are tenoned into this (Plate 36).
- 5.3.4 The staircase of **8B** is a very elegant geometrical structure which winds around a central open well and ascends the full height of the building. The stairs rise from the west side of **8C**'s ground floor passage in an anti-clockwise direction east to north. It is a timber staircase that curves from the ground through to the top of the first floor, suggesting that



these may be higher status spaces, and is simpler and squared on the second floor (Plate 37). Balusters are straight, squared and simple while the newels are turned and the handrail is curved and sinuous as was the fashion in the Georgian period. This simplicity contrasts with the wooden sides of the steps which are beaded and moulded with a cavetto design.

- 5.3.5 *First Floor* The first room reached by the stairs at the north side is the first floor of **8A** (Fig. 14). This is an irregularly shaped room on the south side where the stairway of **8B** curves around (Plate 38). In the north wall are two windows, a large later sash and a small casement, which is likely to be original. As in the small room below, there is a large chamfered ceiling truss orientated east to west, which sits on a timber upright against the east wall and sits into the masonry of the west wall (Plate 39). The joists of the ceiling above are exposed and tenoned into this truss.
- 5.3.6 Continuing up the stairs from east to west, the entrance of **8C**'s first floor room is reached. This is a large room with a high ceiling and original windows in the north, west and south walls. The chimney stack from the room below continues into the south wall of this room but the fireplace has been blocked and plastered over (Plate 40). The walls are timber framed with lath and plaster, with the exception of the red brick south wall, but the stone build of **8A** and **8B** can be seen through damage in the walls on the east and south sides (Plate 41). Floor joists are deep at 5 x 17cm and approximately 34cm apart and ceiling joists, where seen, sit in the stone wall of **8A**. Above the doorway into the room in the east wall, the end of the stone wall of **8A** can be seen, and to the right of it, the lath and plaster wall of **8B**'s stairway abuts it (Plate 42).
- 5.3.7 Outside this room, the stairs ascend north to south to the first floor room of **8B**, which is considerably higher than the those of **8A** and **8B**. This room has a high ceiling and sash windows in the south and west walls and a wide decorative cornice (Plate 43). The south wall features a chimney breast but the fireplace has been blocked and plastered over. Where floor boards have been removed, a large stone hearth has been exposed, which sits on floor joists (Plate 44). Floor joists where exposed are deep, at approximately 6.5 x 14cm and 27-33cm apart, and sit on the red brick wall of the ground floor room.
- 5.3.8 *Second floor* The staircase continues around anti-clockwise to the north and the first room reached is the second floor room of **8A**, a small room with an original window in the north wall (Fig. 15). At the time of survey, there was no access to this room but it was possible to view it from the doorway. This room sits under the roof of **8A**, which at the time of the survey was exposed. It is a simple roof structure of common rafters, which sit on the northern wall plate. On the south side, however, rafters sit in a large chamfered beam, orientated east to west (Plate 45). Another series of rafters, which are pitched towards the south rest on this beam suggesting that **8A** once had a double roof structure, the south side of which was truncated by the roof of the stairway. There is a small blocked window in the stone west wall of the room, the other side of which, **8C** is built onto.
- 5.3.9 The next room on the stairs is the second floor of **8C**. This has the same footprint as the room below but it sits under the hipped roof (Plate 46). Purlins can be seen in the roof on the east and west sides. The south wall features the red brick chimney breast and although the fire is not blocked, the fire surround has been removed. In the south wall, between the fireplace and the north west corner wall of **8B**, which **8A** abuts, is a simple cupboard. This along with the notably smaller windows and exposed ceiling timbers, suggests that this is a lower status room than below. Floor joists are perpendicular to joists below and rest on them. They measure 5 x 21cm and are approximately 27cm apart.



- 5.3.10 Higher up on the stairs, to the south east of **8C**, is the second floor room of **8B**, the highest room in the building complex (Plate 47). This is a large high ceilinged room with narrow sashes in the south and east walls and a larger sash window in the west wall. The red brick chimney breast featured a small fireplace and a simple wooden fire surround. To the left of this is a large wooden storage cupboard with simple undecorated panels. These features along with the lack of a cornice or other decorative features suggests that this room, like the second floor room of **8C**, is a lower status room than the floor below it. At the time of the survey much of the floor structure here was exposed and the bare-faced dovetail tenons of the joists into the floor trusses could be seen. Floor trusses are orientated east to west and floor joists, north to south. Through a hatch in the ceiling, the attic space can be viewed, and the roof structure appears to be a very simple modern structure with common rafters nailed to a ridge beam (Plate 48).
- 5.3.11 *Roof Structure* As discussed above, the overall roof structure of No. 8 is made up of three phases of roofs of varying heights. The first phase, **8A** on the north side, has been truncated and encroached upon by **8B** and **8C** respectively. The apex of the inner roof of **8A** now has the rafters of a sloped roof on the north side of **8B** resting on it (Plate 49). The purpose of this sloped roof was to create head space for the stairway ascending in to the higher second floor room. The roof structure of **8B** itself, being higher than the others, is unaffected by them and is a simple wide gabled roof orientated north to south (Fig. 16).
- 5.3.12 The roof of **8C** abuts the north west corner of the second floor of **8B**, is built on top of the west side of **8A**'s roof. It is a hipped roof made up of a short ridge beam corner hip rafters with tie beams nailed to common rafters. For the most part it look original, except for an area on the south side where a chimney has been removed and modern timbers nailed in to fill the space (Plate 50).

6 CONCLUSION

- 6.1.1 No. 7 Brewer street on the south side of Brewer Street appears to be the oldest part of the current Bannister House and probably dates from the mid to late 17th century. The house is likely to be the same building with dormers that is shown on Loggan's map of 1675, however it is possible that the cellar and ground floor are earlier and relate to structures shown on earlier maps. The insertion of the curved bay windows sometime in the late 19th century changed the arrangement of the ground floor on the north elevation, which was likely to have had a doorway on the right hand side, as suggested by the steps in the OS map of 1878. The first and second floor is an organised piece of timber framing and was built at a point when ceilings were regularly being added to the underside of upper level floors. The frame is built with elm and there has been a slight effort to add arches to the bracing but this would have been covered over by plaster on the exterior. The dormers are crudely built, a fact that would have been hidden by plaster and the ceilings in the second floor, which suggests that they were always merely for show rather than space. The sash windows in the first floor of the north elevation feature thick glazing and a distinctive type of cruciform moulding on the glazing bar seen in some Oxford buildings, most notably the Clarendon Building, dating to 1710. No. 7, despite some shortfalls in the carpentry and joinery, is a fine example of a large urban timber framed building from the 17th century and is probably representative of a certain phase of timber frame building in Oxford city, which has now mostly been lost.
- 6.1.2 The first phase of No 8, **8A**, was built onto the stone west gable wall of No. 7 sometime around the late 17th century . Because the south side of the structure has been partially truncated by the 19th century addition of the large stairway, it is impossible to tell how the



upper storeys of **8A** would have been accessed or how the south wall would have been arranged. The roof shows evidence of rearrangement in the 19th century, probably around the time of the first extension (**8B**). The collars of the roof are nailed to the paired rafters with wrought iron nails that date roughly to the 1830s (Clark 2011).

- 6.1.3 No evidence of a significant 18th century phase of alterations appears to survive and, due to the addition of the 19th century structures, it is impossible to say if there ever was one. The second phase of No.8, **8B**, is likely to date to the first half of the 19th century. It is a relatively high status extension with high ceilings and a grand, ornate staircase and shows an aggrandisement of the house. The third phase, **8C**, which added a further three large rooms to the house, was likely to have been built shortly after in the early to mid 19th century. The transition in style, from small 17th century stone structure with small windows, to the more grand, brighter, high ceilinged extensions shows not only the change in styles from one century to the next but also the growing desire for more high status and spacious properties on Brewer Street, which was becoming more an affluent area since its humble beginnings as an area of butchery and brewing.

Deirdre Forde

December 2011



APPENDIX A. BIBLIOGRAPHY

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Maps

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 B. LISTED BUILDING DESCRIPTIONS

Building Name: 7, BREWER STREET, OXFORD

LBS Number: 245344
Grade: II
Date Listed: 12/01/1954
NGR: SP 51255 05942

BREWER ST 1485 (South Side)
SP 5105 NW
12/587
List entry Number: 1047340

House. Probably originally C17 but refronted late in C18. The ground floor is stuccoed stone and the upper part of roughcast timber-framing. 2-storeyed with gabled attics and a Welsh slate roof. In the ground floor is a slightly-bowed window with a moulded wood cornice above and a modillioned cornice continuing over the front door which is in a plain frame. The 1st floor has 2 C18 sash windows with 16-paned heavy glazing bars and with a moulded architrave over each. The attic windows are 2-light casements. The back is rough-cast and has a C17 appearance.

Building Name: 8, BREWER STREET, OXFORD

LBS Number: 245345
Grade: II
Date Listed: 12/01/1954
NGR: SP51248 05939

BREWER ST 1485 (South Side)
SP 5105 NW
12/588
List entry Number: 1185289

House. C18 front and probably of the same original building with No 7 (qv). Similar facade and the ground floor is stuccoed and some of the windows have simpler frames. The back is roughcast but has a C17 appearance.



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
6 Brewer Street, Oxford
and associated structures
● ○ Oxford Archaeology

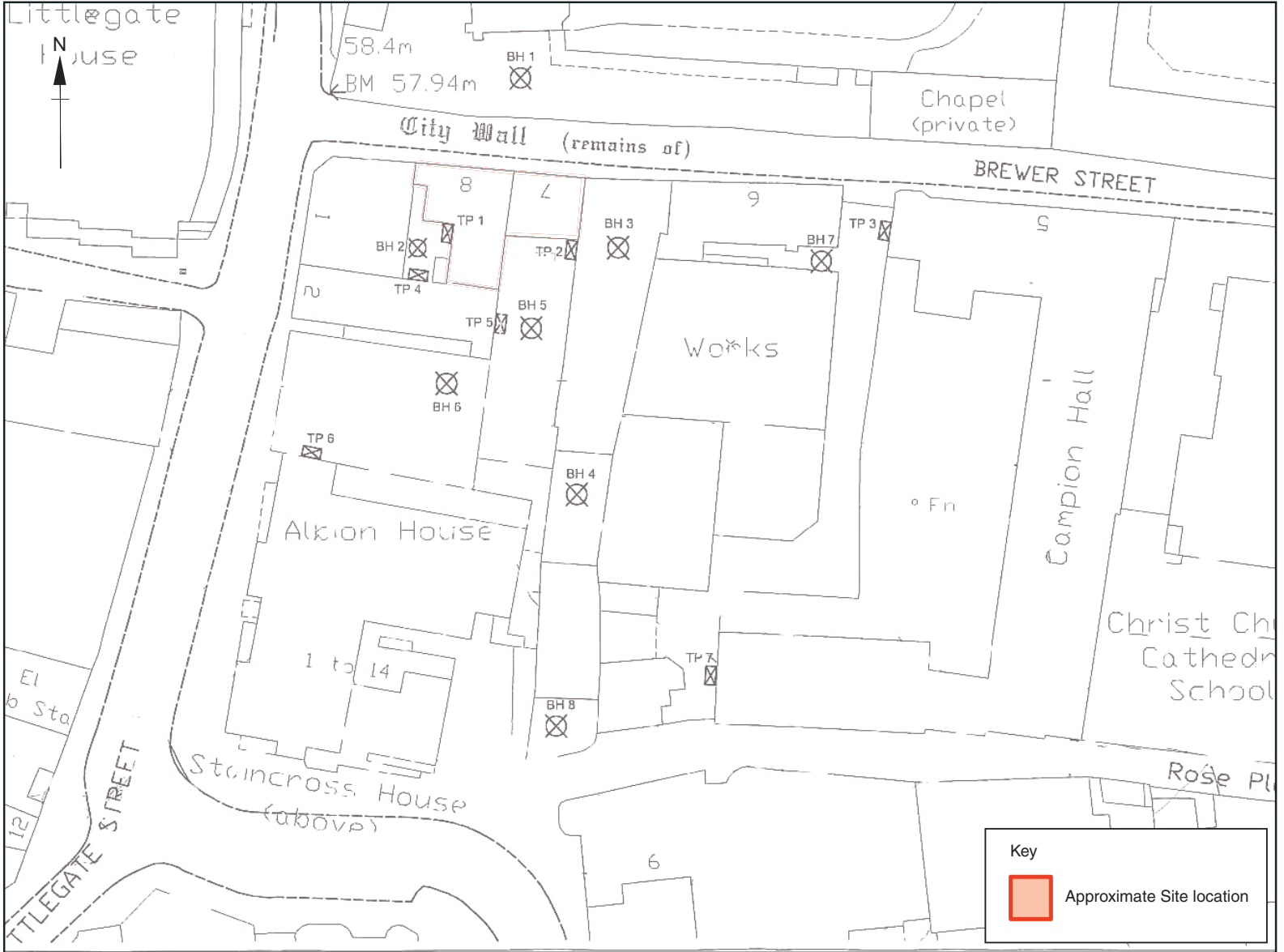


Figure 2: Site plan - showing location of structures recorded

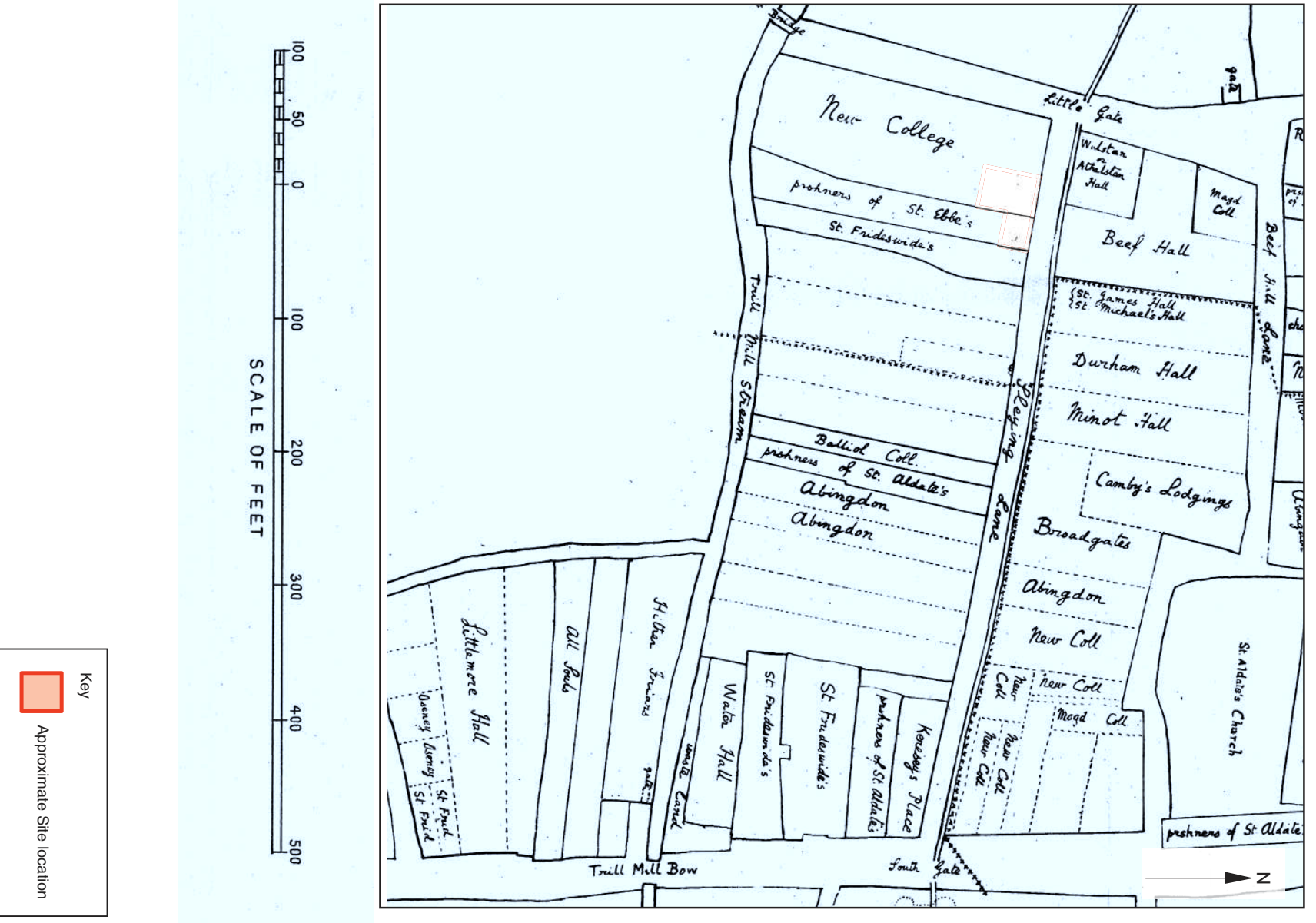


Figure 3: Salter's survey of Oxford



Figure 4: Agas map of Oxford 1587



Figure 5: Hollar's map of Oxford 1643

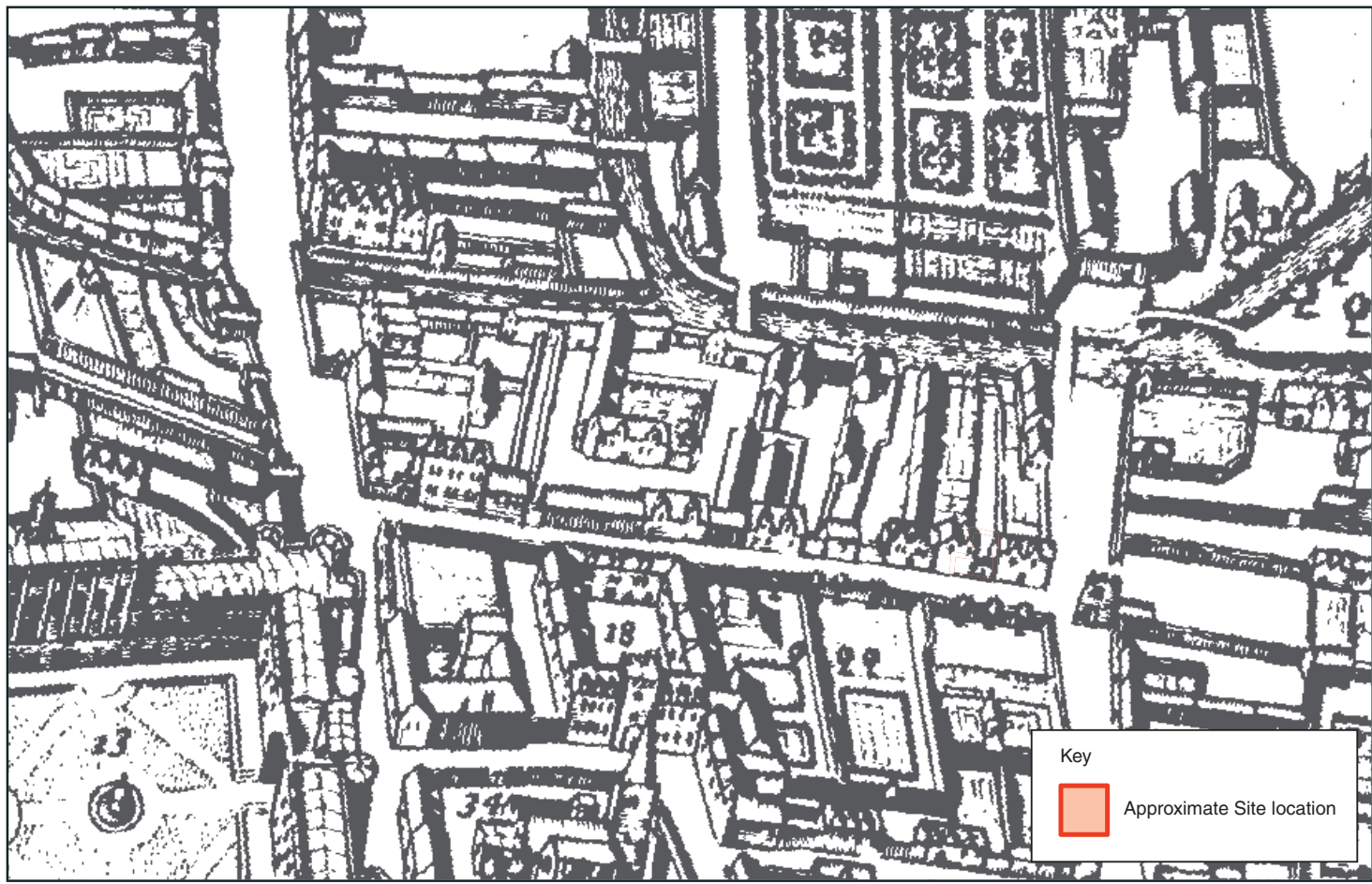


Figure 6: Loggan's map of Oxford 1673

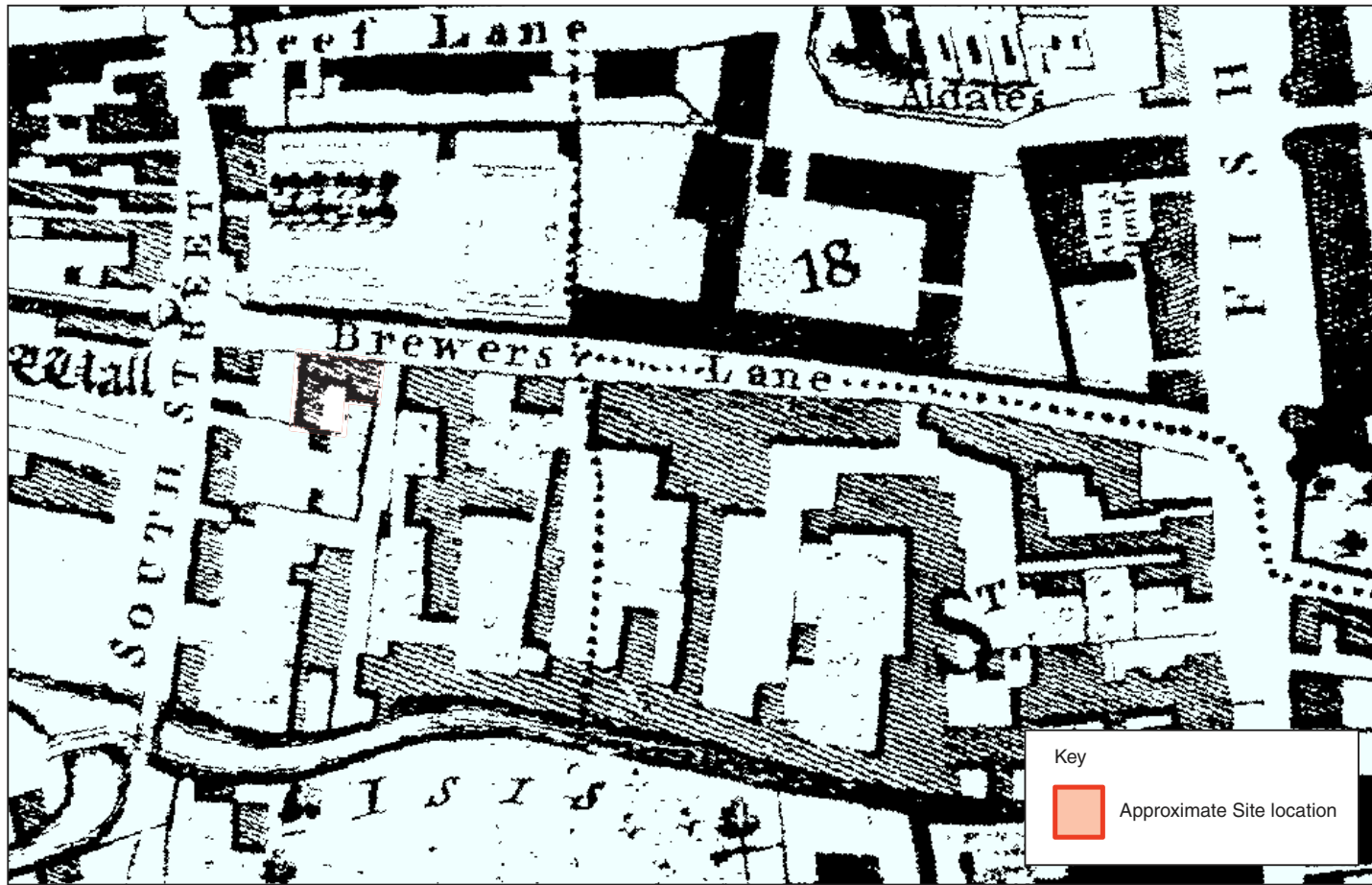


Figure 7: Taylor's map of Oxford 1751



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

Not to scale

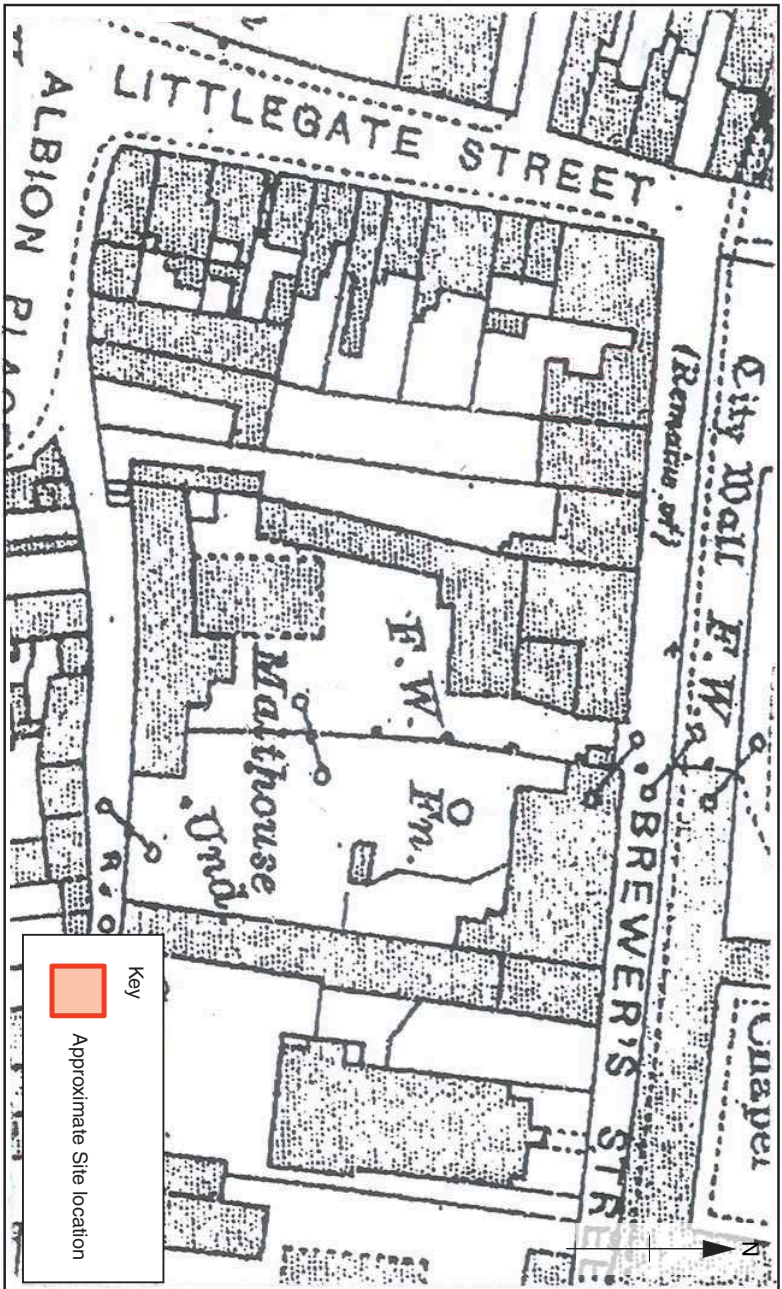


Figure 9: 1921 OS Map

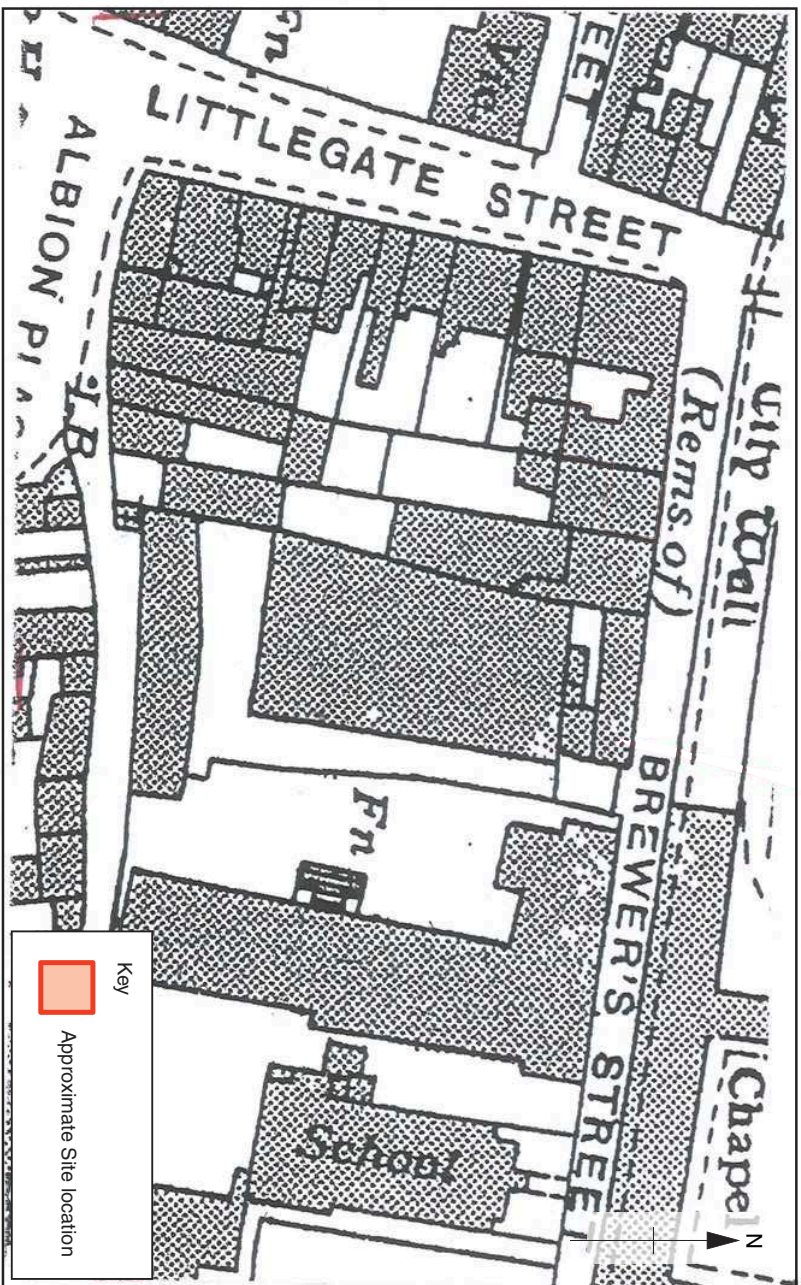
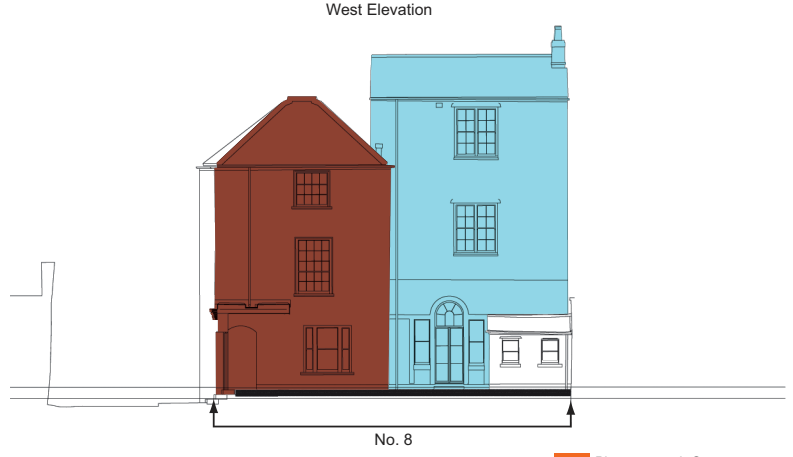
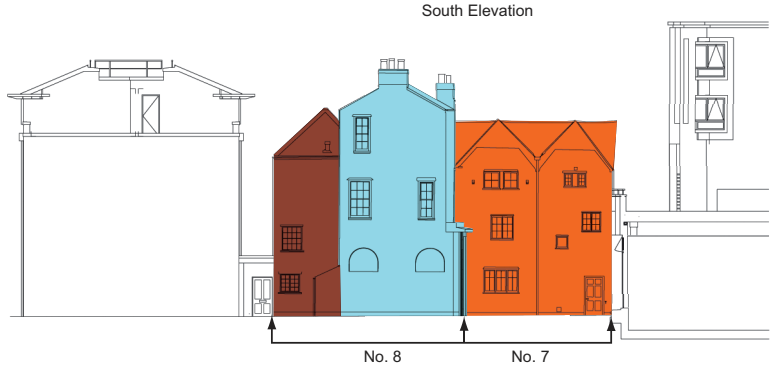
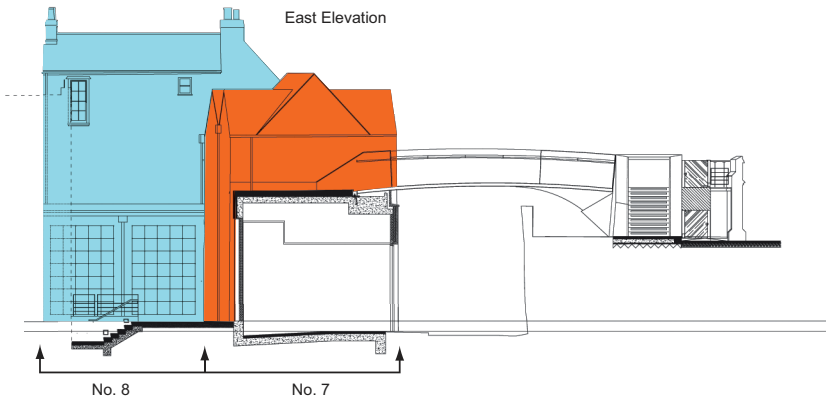
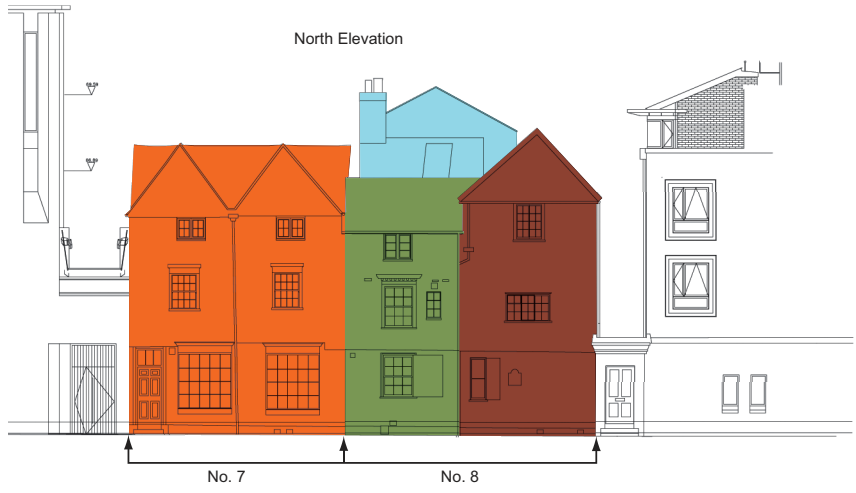


Figure 10: 1939 OS Map

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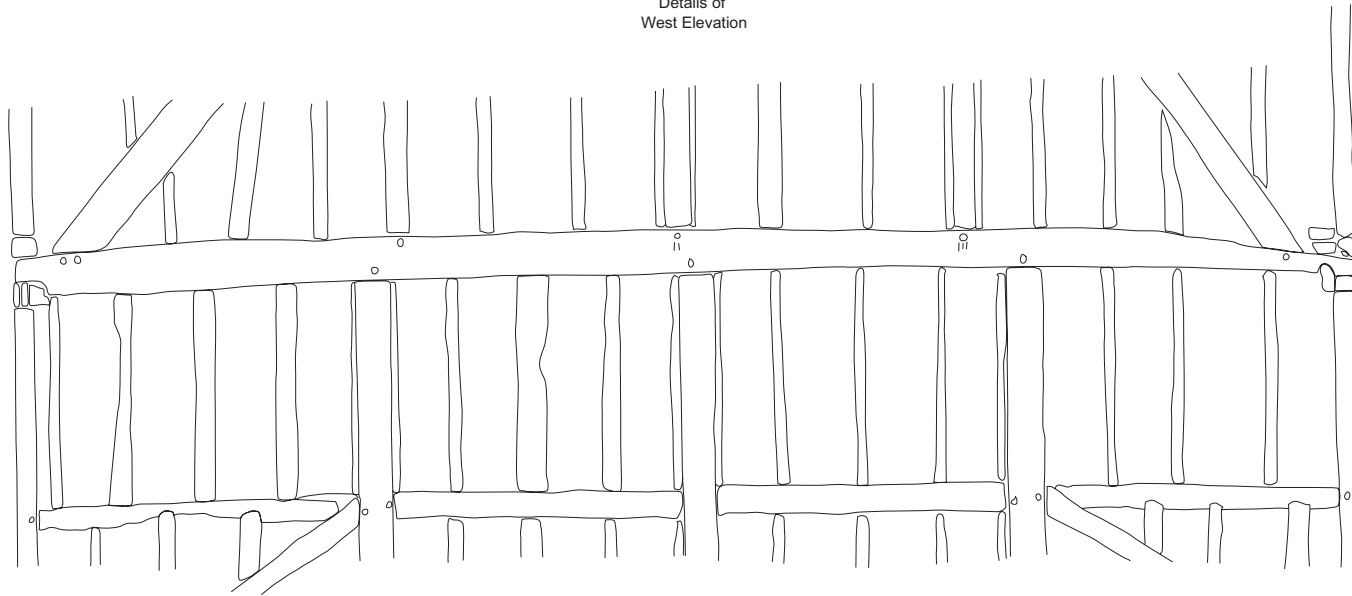


- Phase 1 - 17th Century
- Phase 2 (8A) - 17th Century
- Phase 3 (8B) - 19th Century
- Phase 4 (8C) - 19th Century
- 20th Century

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Figure 11: Elevations of Bannister House (based on proposal drawings showing the new Pembroke College development)

Details of
West Elevation



Details of
North Elevation

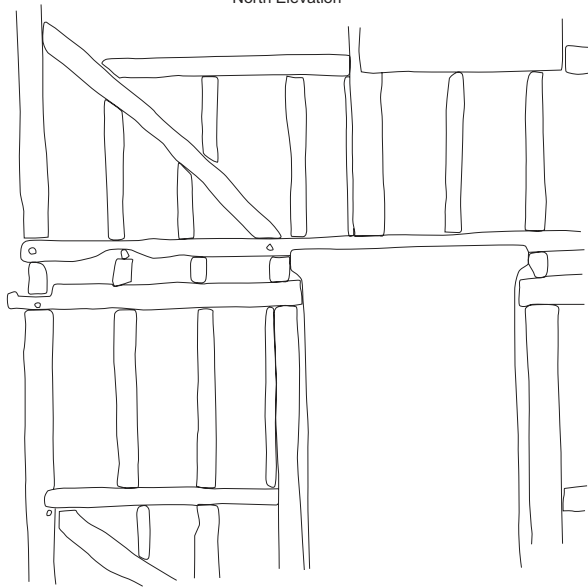


Figure 12: Details of east elevation of No. 7



Figure 13: Ground Floor plan of Bannister House
(based on proposal drawings showing the new Pembroke College development)

KEY TO WORK AREAS

To be read in conjunction with Schedule of Works to existing roof

- A. No. 7 Brewer Street
- Main Roof
- B. No. 8 Brewer Street
- Front Central
- C. - Central
- D. - West
- E. - Entrance
- F. - Ground Floor Bathroom Extension
- G. - Rear Extension
- H. - First Floor Shoulder to External Wall
- J. - Chimney
- K. - Chimney

Rainwater goods to NBSR10-315

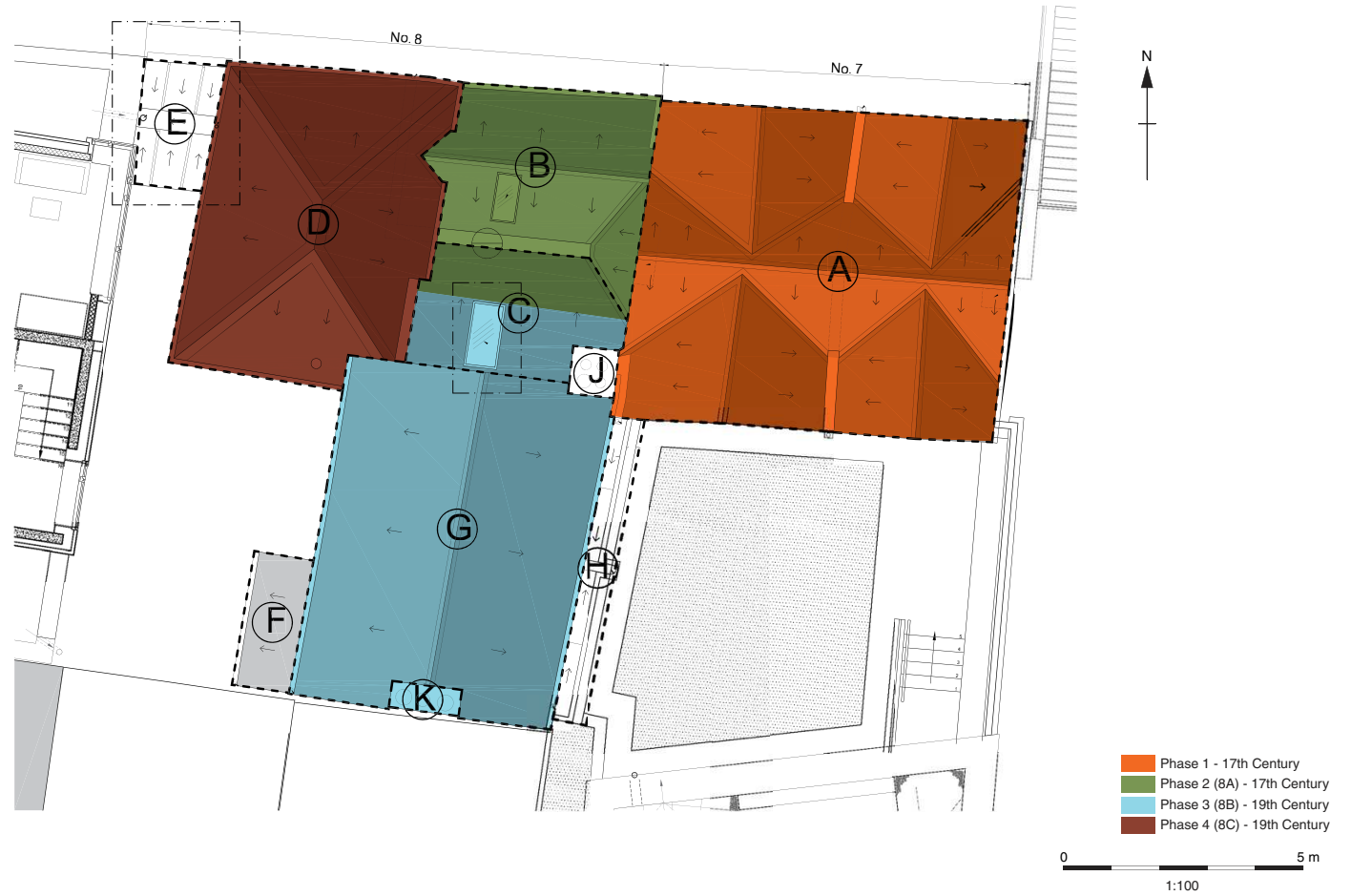


Figure 16: Roof plan of Bannister House
(based on proposal drawings showing the new Pembroke College development)



Plate 1: Primary limestone rubble coursing and later red brick patching on Ground Floor of No. 7 Brewer Street



Plate 2: Later red brick wall on Ground Floor of No. 7 Brewer Street



Plate 3: Timber framing on east elevation of No. 7 Brewer Street



Plate 4: Timber framing on east elevation of No. 7 Brewer Street



Plate 5: Timber framing on east elevation of No. 7 Brewer Street



Plate 6: Pegged tenon and mortice joint, east elevation of No. 7 Brewer Street



Plate 7: North view of west stone built wall showing wall and sill plates of north elevations



Plate 8: Wall and sill plates of north elevation showing floor joists in between



Plate 9: Alcove in north wall of cellar, No. 7 Brewer Street



Plate 10: Exposed west stone party wall in ground floor of No. 7 Brewer Street



Plate 11: Exposed west chimney stack in ground floor of No. 7 Brewer Street



Plate 12: Stairway between ground and first floor, facing south, No. 7 Brewer Street



Plate 13: South wall of west room, first floor, No. 7 Brewer Street



Plate 14: North wall of north room, first floor, No. 7 Brewer Street



Plate 15: East wall of south room, first floor, No. 7 Brewer Street



Plate 16: Floor joists in west room, first floor, No. 7 Brewer Street



Plate 17: Stairway on second floor, facing south, No. 7 Brewer Street



Plate 18: East wall of north east room, second floor, No. 7 Brewer Street



Plate 19: East wall of north east room, second floor, No. 7 Brewer Street



Plate 20: Butt purlin in roof, facing west, second floor, No. 7 Brewer Street



Plate 21: Exposed masonry in west party wall, second floor, No. 7 Brewer Street



Plate 22: Exposed masonry in west party wall, second floor, No. 7 Brewer Street



Plate 23: West party wall with alcove, second floor, No. 7 Brewer Street



Plate 24: Principal rafter in east wall of south west room, second floor, No. 7 Brewer Street



Plate 25: East gable of roof of No. 7 Brewer Street



Plate 26: Interior of north dormer, No. 7 Brewer Street



Plate 27: Roof structure of No. 7 Brewer Street, facing north east



Plate 28: Structure of north dormer showing purlin, No. 7 Brewer Street



Plate 29: Carpenters mark inside north dormer, No. 7 Brewer Street



Plate 30: Roof structures of No. 7 and part of No. 8, facing east



Plate 31: Ground floor room of 8C, No. 8 Brewer Street



Plate 32: Palladian french doors in ground floor of 8B, No. 8 Brewer Street



Plate 33: Cornice in ground floor of 8B, No. 8 Brewer Street



Plate 34: Window surround in ground floor of 8B, No. 8 Brewer Street



Plate 35: Red brick blocking in west wall of ground floor of 8A, No. 8 Brewer Street



Plate 36: Chamfered truss in ground floor of 8A, No. 8 Brewer Street



Plate 37: Stairway of 8B, No. 8 Brewer Street



Plate 38: First floor room of 8A, facing south, No. 8 Brewer Street



Plate 39: Chamfered truss in first floor room of 8A, No. 8 Brewer Street



Plate 40: First floor room of 8C, facing south, No. 8 Brewer Street



Plate 41: North east corner of first floor room of 8C, No. 8 Brewer Street



Plate 42: East doorway of first floor room of 8C, No. 8 Brewer Street



Plate 43: Second floor room of 8B, facing west, No. 8 Brewer Street



Plate 44: Hearth in first floor room of 8B, facing south, No. 8 Brewer Street



Plate 45: Chamfered ceiling beam in second floor room of 8A, facing west, No. 8 Brewer Street



Plate 46: Second floor room of 8C, facing south, No. 8 Brewer Street



Plate 47: Second floor room of 8B, facing south, No. 8 Brewer Street



Plate 48: Roof structure of 8B, seen through hatch in ceiling of second floor.



Plate 49: Roof structures of No. 7 (left), 8A (foreground) and 8B (background), facing south



Plate 50: Roof structures of 8B (foreground) and No. 7 (background), facing east



Plate 51: Roof structure of 8C, facing north