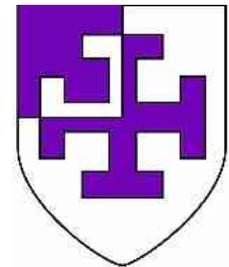


**St. Cross College  
Conservation Plan**

**August 2012  
Building No. 883**

**Oxford University**  
**Estates Services and St. Cross College**  
**First draft August 2012**

**ST. CROSS COLLEGE, OXFORD**  
**CONSERVATION PLAN**



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INTRODUCTION

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# 1 INTRODUCTION

The buildings of St. Cross College were constructed in 1911 to 1926 to a design by Temple Moore, and overseen by his son-in-law, Leslie Moore, following Temple's death in 1920. Additional portions were constructed under John Coleridge. The buildings were constructed as part of Pusey House, a Tractarian chapel and library which still occupies a portion of the site, but were leased to St. Cross College on a 999-year lease in 1980. The South Wing extension was constructed in the gardens to the west of the original buildings in 1991-93 and the college and Pusey House continue to occupy the site.

## 1.1 Purpose of the Conservation Plan

It is correct to take a thorough, holistic approach to building conservation, seeking to understand all the varied factors that make historic buildings significant to their diverse stakeholders, and using this to inform necessary change. Such an approach is particularly important to the conservation culture of an institution whose buildings are highly valued for their function but also have extensive historical or architectural significance. This Conservation Plan seeks to understand what makes the St. Cross College site a cherished heritage asset, and ways to conserve these most important features for the enjoyment of future generations.

This approach is codified in government policy: March 2012's *National Planning Policy Framework* (hereafter: NPPF) provides useful guidance on approaching the conservation of heritage assets, and postdates the University's existing literature. NPPF defines a heritage asset as:

*'A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

This designation clearly applies to the Grade-II-listed St. Cross College site and its separately Grade-II-listed rear boundary wall.

The purpose of this Conservation Plan is to update the St. Cross College site's conservation policy to take into account the new guidance offered by NPPF. It will be of use for both informing responsible regular maintenance and in preparation of future planning applications, as specified in NPPF paragraph 128.

The Conservation Plan should form the basis for the St. Cross College site's Conservation Policy and exists as part of an ongoing process. It will be renewed and updated at least every five years or following any major alterations or legislative changes.



**Figure 1. Satellite image showing the St. Cross College site and the surrounding area, orientated with north at the top of the image. The 1911-1926 buildings are highlighted in red, the 1993 extension in blue, and other elements of the site in yellow**

## **1.2 Scope of the Conservation Plan**

This plan will cover the exterior of the St. Cross College site, a set of Grade-II-listed buildings (including a separately-Grade-II-listed boundary wall) located on St. Giles', Oxford. It will also cover the interior of the elements leased by St. Cross College, but not those parts of the site occupied by Pusey House.

Both Pusey House and St. Cross College occupy parts of the site. Except where specifically inappropriate, this document shall refer to the area in question as the St. Cross College site.

The plan is not a catalogue and to facilitate its practical use will concentrate only on the most vulnerable aspects of the site's significance, suggesting how they should be approached and conserved in the future.

### 1.3 Existing Information

This document brings together information from various forms of existing material:

The original listed building descriptions (**Appendix 1**) give brief outlines of the main features of the site and some indication of what features were thought to make up the particular character for which the constituent elements were listed.

Various planning applications have been made throughout the site's recent history, providing a fragmentary indication of the changes that have occurred over time.

Useful histories of St. Cross College and the St. Cross College site have been produced by Hylson-Smith (1996), Hylson-Smith et al (1993), and van Heyningen (1988).<sup>1</sup> These will form the basis for the history of the site presented in this document.

The Oxford University Archives contain useful plans and documents and these have kindly been made available for the composition of this document.

The plan draws on statutory guidance from NPPF prepared by HM's Department for Communities and Local Government in March 2012.

### 1.4 Methodology

The Conservation Plan is a document that assesses the current and predicted conservation needs of the St. Cross College site and attempts to address them with a view towards maintaining or enhancing the significance of the heritage asset. Its formulation to supersede any existing literature is a response to the requirements of NPPF, and it is prepared in accordance with the policies contained therein.

### 1.5 Constraints

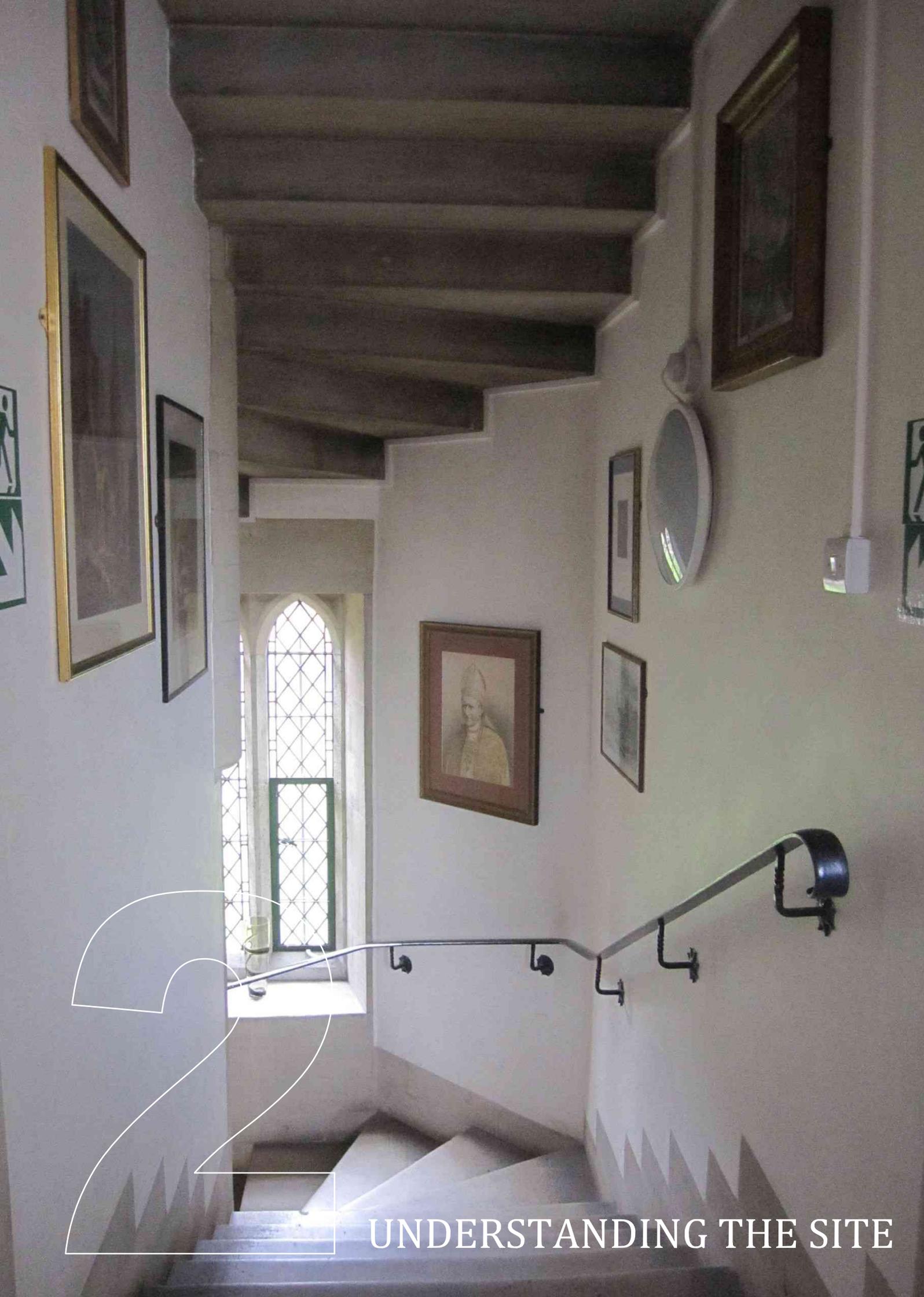
The St. Cross College site is subject to various constraints imposed by Oxford City Council:

- CP.3 – Limiting the Need to Travel: New development will be limited to accessible locations on previously developed sites.
- HE.2 – Archaeology Area: Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist anywhere in Oxford but in particular the City Centre Archaeological Area, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable.

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<sup>1</sup> Hylson-Smith, K., *A History of Holywell and the St. Cross College/Brasenose College Residential Site* (Oxford, 1996); Hylson-Smith, K., et al, *A History of St. Giles and the St. Cross College/Pusey House Site* (Oxford, 1993); and van Heyningen, W.E., *The Founding of St. Cross College, Oxford: An Interested Account* (Oxford, 1988).

- HE.9 – High Building Areas: Planning permission will not be granted for any development within a 1,200 metre radius of Carfax which exceeds 18.2m in height, except for minor elements of no bulk.
- TR.3, TR.11, TR.12 – Car Parking Standards: The City Council will not allow any significant increase in the overall number of car-parking spaces in the Transport Central Area or development that provides an inappropriate level of car-parking spaces. It will attempt to reduce the level of non-residential car parking.
- The City of Oxford Smoke Control Order No. 1: It is an offence to emit smoke from the chimney of a building, from a furnace, or from any fixed boiler if located in a designated smoke control area.
- HE.7 – Conservation Areas: The Central (City and University) Conservation Area: Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting



UNDERSTANDING THE SITE

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## 2 UNDERSTANDING THE SITE

### 2.1 History of St. Giles' and the Site<sup>2</sup>

The site of Oxford has had sporadic settlement since the Neolithic period. Bronze Age barrows have been found in the University Parks (linear barrow cemetery) and in the Science Area (double-ditched barrow). Oxford has had a continuous history of occupation since at least the 8<sup>th</sup> century AD. The University of Oxford itself has a long-standing tradition of exceptional education. Able to trace its roots to the 11<sup>th</sup> century, it is known to be the oldest university in the English-speaking world.

In pre-Roman times, the region was sparsely occupied by scattered communities of native Britons. During the Roman period there was no town on what was to become the site of the Saxon and mediaeval city of Oxford. The whole area contained isolated hamlets and farms, the main areas of settlement being the gravel terraces which stretch from St. Giles' to Summertown, Wolvercote and beyond.

An important early Anglo-Saxon site just to the north of St. Giles's Church is firmly attested by finds made over the last three and a half centuries. In the twelfth century, the site of the present Radcliffe Infirmary was known as the 'Croft of the Three Barrows'. The barrows and the burials were almost certainly Anglo-Saxon. The most striking of the finds of this period was a decorated gold disc, or bracteate, of the fifth or sixth centuries AD, now in the Ashmolean Museum.

By the late ninth century, if not before, Oxford was very probably an administrative centre, established as a local fortress at some date in the late 890s by Alfred the Great of Wessex and his principal governor Ethelred, formerly of Mercia. As Oxford developed in the early mediaeval period St. Giles' assumed significance as the road leading out of the town through the North gate.

It is probable that the narrow burgage plots on either side of St. Giles' arose from subdivision of Saxon fields.

Most of St. Giles' was built up by the late thirteenth century, although the north end remained rural. Many of the buildings were farmhouses. There was a largely empty space extending westward in which Walton village was located, probably around the present Walton Road and Southmoor Road. Cattle and sheep were driven along St. Giles' to market. St. Giles's Church was built as a private church by Edwin, son of Godegose, between 1123 and 1133, during which time he obtained a writ from King Henry I confirming his possession of it. In 1139, he gave the church to the newly-founded Abbey of Godstow. At the other end of the street, somewhere to the west, Henry celebrated Easter 1133 'in the new hall', the first reference to the minor royal residence that was later known as 'Beaumont Palace'. The other church in St. Giles', St. Mary Magdalen, was also well developed, with a massive chancel arch of the period 1100-1120.

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<sup>2</sup> A short chronology can be found in **Appendix 3**.

The earliest certain fact about the site is a reference in a Christ Church charter which states that ‘Abbot Hugh of Oseney and the convent of that place’ granted ‘the land formerly Robert the Weaver’s’ to ‘Guy son of Edwin the carpenter’ at an annual rent of eight shillings and eight pence.

In c.1266, John With (grandson of Guy) was paying Oseney rent on two houses on the southern part of the St. Cross site and the northern part of Blackfriars, roughly equivalent to the later Nos.61 and 62 St. Giles’, although it is not possible to say with certainty that the property boundaries remained unchanged over the centuries. By 1279 on the north (roughly Nos. 60-61) was Walter of Leicester, in a house bought from Nicholas Erneburg, and beyond that (about Nos.59-60), Nicholas of Garsington had a house bought from Roger Hering.

The property-files on Oxford houses that Christ Church inherited from Oseney Abbey in 1546 allow us to trace the owners or tenants of a row of houses from what seems to be the later No.61 St. Giles’ to No.65, the house next south of Blackfriars, from the 1260s to the 1490s.

The Abbey, which stood on the western edge of the town a little south of the present rail station, was concerned with banking and property as well as with spiritual affairs. Since usury was a sin, the monks could not pay interest on the deposits that many citizens made with them, but they could invest the deposits in property and draw the rents and premiums. During the course of the thirteenth century the Abbey, and other property-owning corporations, learnt to make short leases that would fall in so that they could take advantage of inflation and charge more next time. But early in the thirteenth and in the twelfth century many grants became, in effect, freeholds paying a small fixed rent to the original owner.

Oseney’s rent of 3s 8d from the southern house on the site (later No.61) was of this kind. But the rents from the adjoining houses further to the south were fixed rents bought up by the immensely wealthy Henry Simeon (an implacable enemy of the University) as a benefaction to the Abbey in the 1220s.

By the sixteenth century St. Giles’ still had the character of a quiet market town which had lost its market, and there was, for a considerable time, at least in the period 1578-1733, a pond in the middle of the road where the War Memorial now stands. Thomas Cogan (d.1588), was an Oxford mercer, proprietor of the Kings Head Inn in Cornmarket (now Barclays Bank), and was also the leading theatrical promoter of Elizabethan Oxford, owned the whole of the St. Cross College site, four houses, as had his family from at least the 1540s, and possibly from the 1480s. He and his family before him drew rents from their tenants in the properties. Thomas often sponsored performances by travelling companies in the galleried courtyard of the Kings Head. An established member of the urban élite, he was grandson of two wealthy merchants, William Cogan, Mayor of Bristol in the 1480s and Edward Woodward, Mayor of Oxford six times in the 1480s and 90s.

The Cogans owned much more property in Oxford than the four houses in St. Giles’. They had more than twelve acres of rich meadow land off the Botley Road, eleven acres of arable in North Oxford, three properties in Queen Street, one in the western part of High Street, one

in the lower parts of St. Aldates, and two in Cornmarket, the Kings Head, to which reference has already been made, and a tavern opposite. One may presume that most of these properties, including the houses on the present St. Cross College site, had been purchased by Cogan's grandfather Alderman Edward Woodward, whose prominence is indicated by the fact that he had a magnificent monument with a brass inscription beside the high altar in Carfax Church. The Cogan family continued to own the St. Cross College site for a further 70 and more years after Thomas's death in 1588.

Edmund Cogan, goldsmith of St. Clement Danes, London, in the 1660s sold off the Oxford property inherited from his great-grandfather Thomas Cogan.

Twenty-four different families lived in some part or other of the four main house-plots of the St. Cross College site between 1680 and 1720. Among them were two widowers and one widow embarking on second marriages, two unmarried girls landed with unwanted babies, and even a family break-up with the drama of a runaway wife making off with the valuables. Several of the family-heads made a living as maltsters, two were described as yeoman and one as a labourer, while one or two were gardeners. There was a family of stone masons, a glazier, a lathrender, and a blacksmith, all engaged to some extent in the building world. From the cloth and clothing trades were a fuller, a tailor, a cordwainer or shoemaker, and there was a gunsmith.

None had much pretence to professional standing or gentility, though this very broad mix of occupations, with a fairly strong rural flavour, was beginning to give way to a more specialised group of doctors and lawyers, with a retired soldier and a few widows or gentlemen living on investments whom would occupy the plots in the eighteenth and nineteenth centuries. Already, from the 1670s, the very next house south of the St. Cross College site was home of a prominent medical man, John Bateman of Merton College, who succeeded in his profession to become King Charles I's doctor and President of the Royal college of Physicians.

But, as yet such changes had not taken place on the St. Cross College site, and many of the families in the seventeenth century must have lived crammed into multi-occupied houses, with a generally rapid turnover in the occupancy. Three families, the Coateses, the Masons, and the Tomlinsons display some stability, the first and the last of them, interestingly enough, engaged in the building trade. Only a minority of families in any large town stayed in the same house or the same part of a street, as these did, for several decades.

In the eighteenth century there was considerable building of elegant town houses and offices for professional men and University academics from a, by then, steadily-growing Oxford. Drains and sewers were laid in St. Giles in 1786, and by the time that the Taylor Institute had been built in 1844 much of that side of the street had been rebuilt. It was also in the eighteenth century that the St. Giles's Fair became a more prominent feature in the life of the town.

The Fair evolved in the second half of that century from the previous St. Giles's Parish wake, which became known as St. Giles's Feast. In the 1780s it was a toy fair and by the beginning of the nineteenth century had become a general fair for children.

The houses on the present site underwent an upgrading typical of much of St. Giles's during the 18<sup>th</sup> century. The later No.61 was bought in 1761 by John Phillips, a wealthy city Councillor and grocer, and it was almost certainly Phillips who then built a handsome classical stone house on the St. Cross College site for his own occupation, which survived until 1924, when it was replaced by the south wing of the present Richard Blackwell Quadrangle. In 1781, the property was purchased from Phillips by Thomas Walker, a wealthy and highly influential local lawyer, who was Town Clerk of Oxford from 1756 to 1795 and also the Duke of Marlborough's man of business from 1766. In 1796 the house was bought as an investment and retirement home by Thomas Hornsby of Corpus Christi College, who had amassed in his own person most of the University's established science posts as Professor of Experimental Philosophy and Sedleian Professor of Natural Philosophy as well as Radcliffe Observer.

Next door, another fine classical house survived (as No.60) until 1914. This belonged to three generations of the Pears family of Woodperry House, whose standing as rather 'nouveau riche' gentry had been established by the first James Pears (c.1740-1804), an Oxford builder and protégé first of Henry Keene and later of the fashionable London architect James Wyatt. Both seem to have allowed Pears a good deal of freedom in carrying out their projects in Oxford and both Keene and Wyatt himself, most elegant of Georgian designers, were sprung from provincial building families. All three were involved at the Radcliffe Observatory (now part of Green-Templeton College) and Pears, while living on the St. Cross College site from the 1770s, both designed and carried out the splendid interior behind Wyatt's breathtaking façade for the Library at Oriel College.

Pears had bought his property in 1776 from George Poulton, Timber Merchant. Poulton had bought the site in 1764, and lived there himself. When it was put up for sale in 1773, it was described as a:

*'...freehold modern new well built House, with brick and sashed front and stone coin, nearly facing St. John's College in Oxford, the property and occupation of Mr. George Poulton, Timber Merchant, who is moving into Surrey: containing three upper lodging rooms with two closets; five good bedchambers, two neat parlours, and a study, fitted out with Wainscot, paperhangings, marble and other chimney pieces, and fixtures, also, a kitchen, pantry, three good cellars, Brewhouse, a tiled shed and other conveniences; with a large Yard and Garden fit for a genteel private family or may easily be rendered convenient for carrying on branches of business.'*

In the early part of the century the southernmost house (No.61) and the adjacent house (No.60) belonged to absentee clergymen: No.61 to William Tourney, who had come up to Wadham College in 1780, had a spell as fellow and Tutor in the 1790s, and was a pluralist with a clutch of church livings and three canonries at Lincoln, Peterborough, and St. Pauls,

London; and No.60 to the second James Pears of New College who came up in 1795, took a B.C.L. in 1810, taught classics at Marlow and Bath and held a rich Somerset living for thirty years.

Alfred Street (now Pusey Street) which defines the northern limit of the St. Cross College site, was created in 1828 approximately along the boundary between St. Giles's and St. Mary Magdalen's Parishes. In 1854 a revived Quaker meeting, which had acquired the rear third of the garden of No.60, commissioned the architect C.S. Davis to design a meeting house. It is not clear why the older, seventeenth-century meeting-house fifty yards to the south (on the site of the Oriental Institute) was no longer available. In 1876 the new meeting house had a seating capacity of 140, and between then and 1891, to judge from various maps, it was expanded to take in the rear half of the back garden behind Nos.58-9 (**Figure 2**). This implies that there was a flourishing congregation. The building was eventually purchased by Pusey House and finally demolished sometime in the middle of the twentieth century. Part of the external walls of this second meeting-house were unearthed during an archaeological excavation prior to the beginning of work on the new south wing of St. Cross College in 1991.



**Figure 2. 1876 OS map showing the St. Cross College site (highlighted in red)**

By the 1830s the booths and side-shows of the St. Giles's Fair were catering more for adults than children, and by the end of the nineteenth century, as well as entertainments, they provided opportunities to buy clothing and crockery, baskets and tools and various other commodities. Toll was exacted by St. John's College as Lord of Walton Manor. Towards the end of the century it was more than once proposed that the Fair should be suppressed on the grounds that it had become too rowdy and licentious, but such opposition was largely overcome by more efficient policing. The Corporation took over sole control of the Fair in 1930. Apart from the war years, the Fair has been, and still is, a regular annual event.

Meanwhile, in the 1840s and 50s, the family of Doctor James Ady Ogle (1793-1857), Regius Professor of Medicine, acquired Nos.60, 61, 63, 64, and 65, comprising two-thirds of the present St. Cross College site, two-thirds of Blackfriars and the large house (No.65) that still stands just to the south of Blackfriars. While all this empire-building was taking place, the humbler homes on the north side of the St. Cross College site seem to have escaped the Ogle family's grasp. No.59 was a wine-merchant's (Morton & Co.). No.58 (Mrs. Hill) and No.57 (George Reed) were private houses, both of which stood on the site of the present Pusey House Chapel.



**Figure 3. Nos. 57-59 looking westwards from St. Giles' in 1899**

The modern development of the whole St. Cross College site began in 1883. In 1882 Dr. E.B. Pusey, one of the influential leaders of the Oxford movement both during its initial phase from 1833 to 1845 and subsequently, died, leaving a substantial library. A number of his friends bought this from his daughter for £2,200. An appeal was made for a 'Dr. Pusey Memorial Fund.'

Early in 1883 a freehold house, 61 St. Giles', was obtained at a cost of £6,000, and alterations were made to it to accommodate the library and a small staff. Pusey House was opened on Thursday 9<sup>th</sup> October 1884, within two years of the inauguration of the Memorial Fund. Three Librarians were appointed: Charles Gore, later Bishop of Oxford, and a very prominent Churchman in his day, the Reverend Vincent Stuckey-Coles and the Reverend Frederick Brightman. The new institution flourished, both as a library, as a focus for teaching and as a centre for pastoral work, largely amongst students. In 1887 No.60 was extended by adding a second floor with six extra bedrooms, which had half-timbered mock-Tudor gables, to the long eighteenth-century back wing and by extending a large ground-floor room in the wing out into the yard to form a large dining room. The alterations were designed by H. Wilkinson Moore (architect of much of the North Oxford suburb) and built by Isaac Castle. In 1889 the adjoining house was bought. The first entirely new Pusey House building was a simple, brick and timber chapel, 50 feet long, which a local builder, W. Brucker, erected in 1891 along the middle of the garden of No.60.

From 1887 until its demolition in 1912, No.57 was a photographic studio and picture framing shop. Nos.58 and 59 were run by a Miss Sara Anne Patchett as university and family lodgings.

At the time of its purchase by Pusey House, No.60 was run by Misses Howe and Beaufoy as a seminary or private school and No.61 had been occupied by the Misses Hyde.

## **2.2 Construction of the Moore buildings and subsequent history of the St. Cross College site**

In 1903 a Leeds solicitor, Mr. J.W. Cudworth, bequeathed a large part of his estate (about £70,000) to the Memorial Fund. In his will he wrote that 'it was in great measure through attending sermons at St. Saviour's church in Leeds, built and founded by Dr. Pusey, that I became a Churchman, and I know of no more likely agency than the Institution founded to perpetuate his memory and work for promoting a knowledge of true and distinctive Church principles, concerning which so much ignorance prevails amongst English Churchmen.'

It was in 1907, with the appointment of Dr. Darwell Stone as Principal, that it was decided to use the Cudworth bequest for the erection of a more commodious House. In the summer of 1912 work began on the construction of the chapel of the Resurrection and half of the library, under the direction of the architect Temple Moore.

The Chapel of the Resurrection was completed by Michaelmas Term 1914 and dedicated on 10<sup>th</sup> October, and, despite the war, work continued on the building of half the library and parts of the House adjoining the chapel. There followed the rest of the library and the St. Giles's front in 1918. It has been suggested that two of the original eighteenth-century rooms were retained (what are now the Pamphlets Room and the van Heyningen Room).<sup>3</sup> This seems unlikely as it is clear from historical photographs (e.g. Bodleian library, MS Top. Oxon. d. 500, fol. 61) that none of the original frontage was retained, equally plans suggest that none of the rear elevations were retained (**Figure 4**: the rear elevation of the extant St.

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<sup>3</sup> Hylson-Smith, *et al.*, (1993) 17.

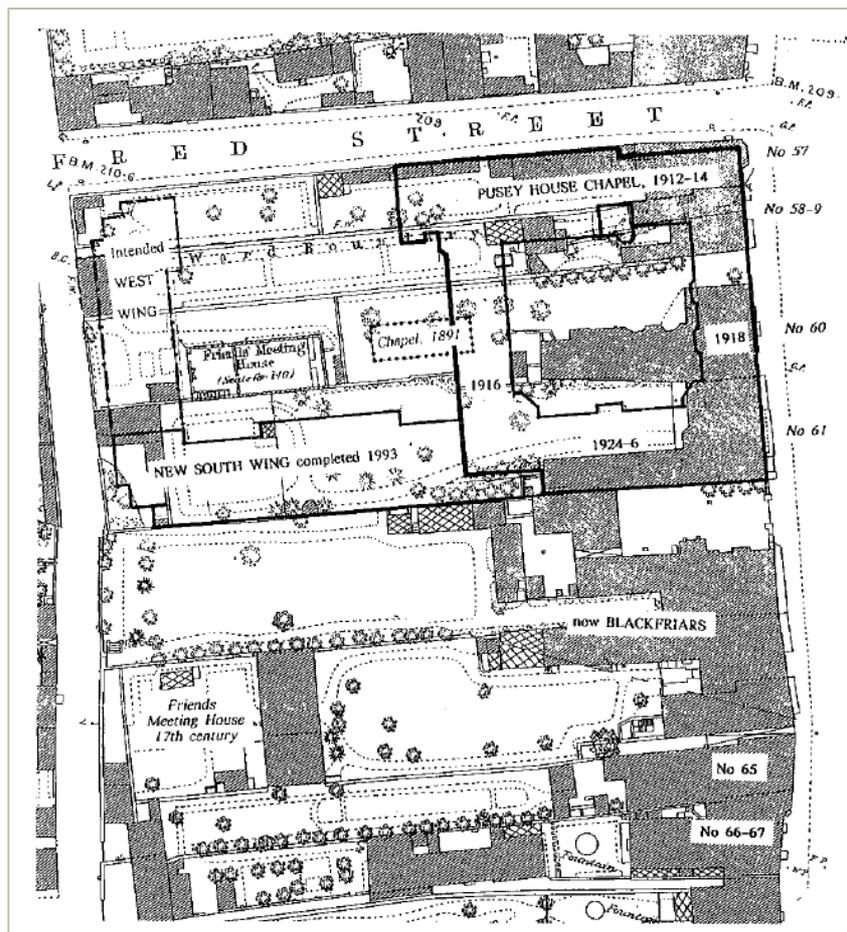
Giles' buildings bears little relation to the layout of the previous buildings on the site): It would have been impractical to have demolished 61 and 60 yet to have retained parts of the interior fabric; however, joinery and fittings, notably the fireplaces, from the original buildings were retained when they were demolished and were fitted in the new rooms, where they remain. In 1924-6 the south wing was completed in the same late Gothic style, with John Coleridge as architect.

The chapel follows a monastic arrangement – a large chapel used mainly for Sunday worship being divided from a smaller chapel at the east end by a solid stone screen surmounted by painted rood and a rood-screen altar at its foot. The eastern chapel was adorned in 1935-6 by an east window and altar with canopy designed by Sir Ninian Comper.

### St. Cross College

St. Cross College was founded as a distinct institution in 1965, its aim being to provide a college for senior members of the University, primarily researchers, who did not have a college affiliation or fellowships elsewhere. This was in order to address the disparities in pay, benefits, and working conditions between fellows and non-fellows, as well as offering these non-fellows a chance to enjoy a multi-disciplinary collegiate setting, with all the implied benefits for academic discussion and collaboration. The college was named for its original location on St. Cross Road in Holywell Ward. These original buildings, a 19<sup>th</sup>-century school room and a prefabricated hut, soon proved insufficient for the college's needs.

At the one-hundredth meeting of the Governing Body of St. Cross College on 3<sup>rd</sup> March 1976 the Master, supported by the Vice-Master, put forward a proposal that



**Figure 4. Plan showing the development of the St. Cross College site. Nos. 57-61 were demolished for the construction of Pusey House**

the College should ‘...consider the formation of Pusey College by amalgamation of St. Cross College with Pusey House.’ At the one-hundred-and-first meeting on 10<sup>th</sup> March 1976 it was agreed in principle to amalgamate with Pusey House to form a college preserving the aims both of St. Cross College and Pusey House, and that a committee consisting of the Master, E.M. Brookes, D.G. Browning, A. Jones, and T.W. Tinsley should be set up to negotiate such an amalgamation. The Master then went to discuss the matter with the Principal Librarian of Pusey House, Cheslyn Jones, and a lengthy series of negotiations was set in train. Since the Master, William Edward (Kits) van Heyningen, was within a year of retiring, he withdrew from the negotiations, which resulted in an agreement that the College should buy 999-year lease of those parts of the building that were not essential to Pusey House, as well as the land at the back.

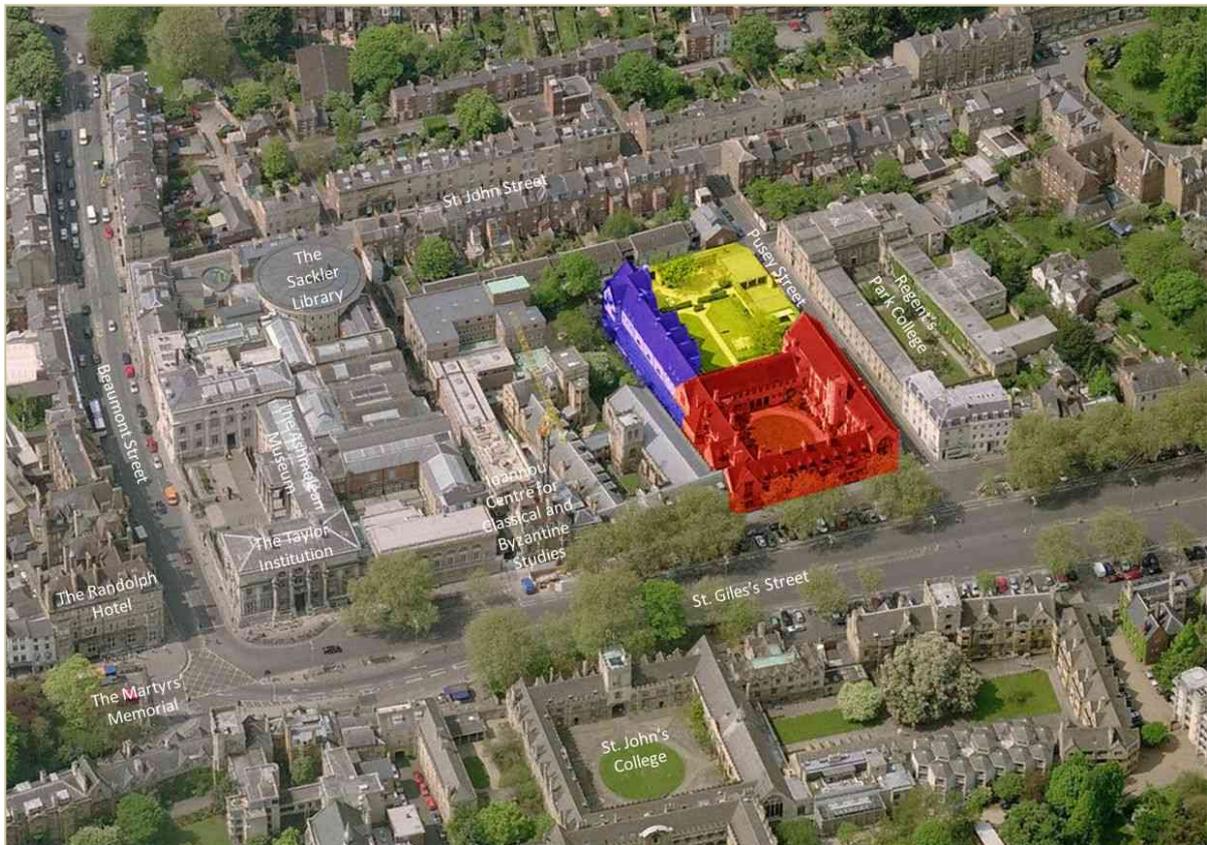
The price to purchase the lease was £350,000. The Master had been discussing with Richard Blackwell and Per Saugman (both former Fellows of St. Cross College) of Blackwell Scientific Publications, the possibility of a benefaction from this celebrated Oxford institution, and was about to put the hard question of the purchase price to Richard Blackwell when he received a telephone call from Per Saugman at a strange hour of the night. This is how Per Saugman put it in a privately-published booklet, *In Memory of Richard Blackwell, DSC, MA, Hon D.Litt 1918-1980*:

*‘Perhaps the venture that somehow gave us the greatest pleasure was our involvement with St. Cross College. It was to be our last. The story is well known, but the College was looking for a considerable sum of money to improve its location, and had been doing so for twelve to fourteen years. They invited me to lunch one day, and it became quite an expensive meal, but it seemed right that Blackwell’s should celebrate its centenary through its contribution to the University. Richard and I dined together that evening to discuss the suggestion and I could see him become captivated by the idea; he suddenly said “Tell the Master he has got his college.” I rang Kits van Heyningen at midnight and apologized for the late call – and gave him the news. He said he practically fell out of the bed, for his agony as a fund-raiser was over.’*



**Figure 5. Left, the southern cloister of the Richard Blackwell Quadrangle before its conversion. Right, the same space after the removal of the back wall and its conversion to the Hall (Saugman Common Room)**

The College purchased the 999-year lease in 1980. Considerable interior renovation and alteration was required when St. Cross College moved in the following year, and this was undertaken by Geoffrey Beard and the Oxford Architects Partnership. For example, the cloister along the southern side of the quadrangle was removed and a room constructed in its place to serve as the Hall (now the Saugman Common Room). This conversion of the cloister required replacing a long load-bearing wall with steel beams, in itself a remarkable achievement given the confined space in which to work. The first quadrangle was re-landscaped and its buildings cleaned in 1983. The shields of four other Oxford colleges were carved above what is now called the ‘Four Colleges Archway’, on the west side of the quadrangle leading into the gardens. These four colleges gave important assistance in the founding and establishment of St. Cross College in its early days before coming to St. Giles’, but specified that they were never to be named, making their shields a fitting tribute. The space was dedicated as the Richard Blackwell Quadrangle in recognition of his beneficence. In September 1983 the College was given an Oxford Preservation Trust Award for the alterations to the south wing and the quadrangle.



**Figure 6. The St. Cross College site and the surrounding area, orientated with north at the top of the image. The 1911-1926 buildings are highlighted in red, the 1993 extension in blue, and other elements of the site in yellow**

In 1991 the construction of a new south wing, designed by the Oxford Architects' Partnership, began. On the completion of the new Hall, kitchens, basement rooms, and student accommodation in the second quadrangle, the room used as Hall since 1981 was converted into what is now the Saugman Common Room. A new meeting room, the St. Cross

Room, was also provided. The new buildings were completed for the beginning of Hilary term 1993.

In 2007 St. Cross College purchased the western portion of the St. Giles' site, including the gardens and the 1993 South Wing, from Pusey House. A new agreement was drawn up in 2007 to give St. Cross College and Pusey House a new joint lodge and to rearrange some of the space of the St. Giles' site.

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3

SIGNIFICANCE

Pusey House  
Theological & Clerical  
House, Wood Farm  
Henry Daley Liddon &  
Pusey Park

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### 3 SIGNIFICANCE

NPPF paragraph 128 specifies that in assessing planning applications:

*‘Local planning authorities should require an applicant to provide a description of the significance of any heritage assets affected including any contribution made by their setting.’*

The significance of the St. Cross College site has been publically recognised by the designation of the buildings of the Richard Blackwell quadrangle as a Grade-II-listed heritage asset and the separate designation of the western boundary wall as a Grade-II-listed heritage asset, both in 1972 (see **Appendix 1**). The buildings were included in Oxford City Council’s designation of its Central (City and University) Conservation Area in 1971, and in its subsequent revisions in 1974, 1981, 1985, and 1998 (see **Appendix 2**).

#### 3.1 Significance as part of St. Giles’ and the Central (City and University) Conservation Area

The buildings of the St. Cross College site make a substantial contribution to the character of St. Giles’. St. Giles’ is a wide, busy road, providing access to Oxford’s main north-south arterial roads, Woodstock Road and Banbury Road. It is made up of a combination of 18<sup>th</sup>- and 19<sup>th</sup>-century houses, institutional buildings, and 19<sup>th</sup>-century monumental construction (**Figure 7**; though all the buildings now have an institutional or commercial function). The external façade of the St. Giles’ site forms part of a block of institutional, collegiate buildings, including Blackfriars and facing onto the North Quadrangle of St. John’s College opposite.



**Figure 7. St. Giles’ orientated with north at the top of the image. Construction of a residential or commercial character is highlighted in red. Institutional and monumental construction is highlighted in yellow**

The St. Giles’ elevation consists of the gable ends of the 1924-26 block and of the Pusey House Chapel, with the range of the 1918 block stretching between them. The elevation is a significant feature of this part of the street, which represents the post-mediaeval expansion of Oxford’s institutional buildings away from the traditional city boundaries, before giving way to the remnants of construction of a more-residential character (which once ran the length of the street) immediately to the north. The corner of the Pusey House Chapel, where Pusey Street meets St. Giles’ is a particularly striking addition to the streetscape (**Figure 8**).

The buildings of the St. Cross College site are an important constituent element to the institutional character of the southern end of St. Giles. The buttressed northern elevation of the Pusey House Chapel is a defining feature in the character of Pusey Street.

### 3.2 Architectural and Aesthetic Significance

#### 3.2.1 Exterior Elevations

The exterior portions of the St. Cross College site are constructed in a restrained gothic typical of Temple Moore, a pupil of George Gilbert Scott. The buildings are constructed in coarsed rubble stone, arranged around a central quadrangle. The Richard Blackwell Quadrangle is an impressive and pleasant space of substantial aesthetic value, dominated by the Tudor-gothic façades on all sides. There is an attractive asymmetry to the space. This is commonly attributed to the belief that elements of the original

houses on the site are retained here, but this is unlikely (see **Section 2.2**) and this gothic asymmetry is more probably a deliberate architectural scheme. The Four Colleges Archway leads through to the rear garden. This space contains the modern (1993) South Wing which is of no aesthetic significance, though it does not detract from the space and has a pair of modern stone gargoyles which are of some aesthetic value, donated by a visiting Fellow. The western gable of the



**Figure 8. The Pusey House Chapel on the corner of St. Giles' and Pusey Street. Looking south towards the eastern elevation of the 1918 block**



**Figure 9. The Richard Blackwell Quadrangle looking north**



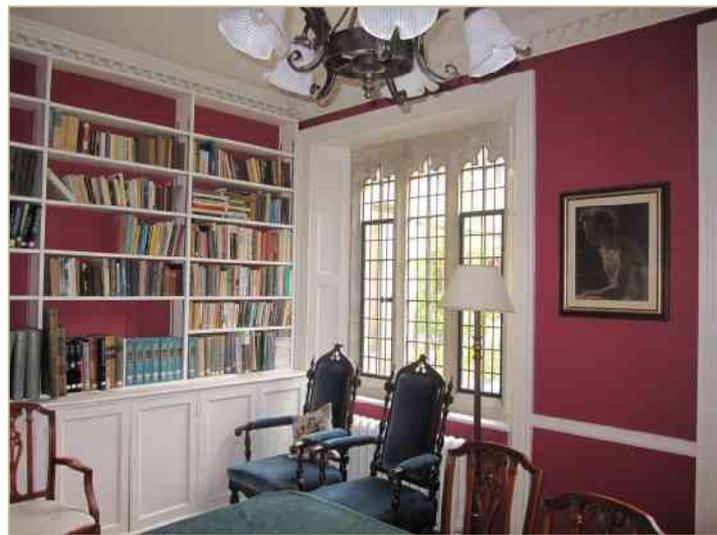
**Figure 10. The wall in the northern part of the rear quadrangle**

Pusey House Chapel also extends into this space. The boundary wall the rear (western end) of the garden is of some aesthetic value, but is listed for its evidential value, being substantially older than the other buildings on the site. The walls at the northern part of the rear quadrangle (**Figure 10**) are evident in the 1878 OS maps as boundary walls to one of the plots and are presumably of a similar early 18<sup>th</sup>-century date to the original houses on the site. They consist of two east-west boundary walls of the former no.57 St. Giles', each of which has a distinct character. The outer (northernmost wall) is largely squared rubble and was clearly mostly rebuilt when Alfred Street, now Pusey Street, was constructed in 1828; it is now pierced by a doorway to the street and by the entrances for garages. The inner (southernmost) wall survives intact for its length from the back of the rear burgage boundary as far as the patio in front of the chapel. It is rubble stone base topped by brickwork, mostly 18<sup>th</sup>-century stretcher bond. This, rather than the outer wall, marks the parish boundary of St. Giles' and St. Mary Magdalen.

The buildings of the Richard Blackwell Quadrangle are the finest example of the work of Temple Moore, an architect of middling importance, and have some illustrative value as a rather late example of the gothic revival in Oxford.

### 3.2.2 Interior Spaces

The most significant spaces of the interior of the buildings are in the part of the site held by Pusey House: the Pusey House Chapel and Library. These are spaces of real quality, but are not covered by the remit of this document. The portions of the site held by St. Cross College and covered by this plan include: parts of the ground and first floor of the 1918 building; the ground and first floor of the 1924-6 building; and a small portion of the ground floor of the 1916 building, including the St. Cross room. The interior consists of a series of pleasant spaces which for the most part retain their early-20<sup>th</sup>-century gothic character. Original windows and fireplaces



**Figure 11. The van Heyningen Room looking northwest**



**Figure 12. Ground-floor circulation spaces**

remain throughout, and there are several examples of fine joinery, notably original doors.

The van Heyningen Room (**Figure 11**) on the ground floor of the 1918 building is an attractive space with aesthetic and illustrative value, as is the St. Cross Room beneath the southern end of the Pusey House Library. The circulation spaces (**Figure 12**) are pleasant, their restrained decorative palettes complementing well the original stone elements. The modern suspended ceiling in the entrance hall does detract from the space.

The 1993 South Wing extension has no interior spaces of significance to the heritage asset.

### **3.3 Archaeological Significance**

The St. Cross College site has a rich history of occupation and is likely to contain substantial archaeological material with potential evidential value. The stone corbels and tracery preserved in the garden do not seem to be referred to in the usual sources; the mediaeval items are most likely to come from the Carmelite Friary (the Oxford Whitefriars established on the site of Beaumont Palace 100m to the southwest of the St. Cross College site). The exception to this is the corbels which are used to support the tracery, which seem to be copies of the remaining corbels, probably made at the time that Pusey House was being built.

The site is the location of a nineteenth-century Quaker Meeting House (**Figure 4**). When Oxford's first meeting house was founded in 1687, on the site of the Oriental Institute to the south, it was to include a burial ground. This would place the burial ground on the St. Cross College site; however, Oxford Archaeology trial trenches in 1991 found no evidence of burials. The meeting house was resited in the nineteenth century and this second house survives to 2-3 courses of stonework beneath the western quadrangle of the St. Cross College site. It had only a single course of foundation, with a narrow offset at foundation level and then coarsely-dressed ashlar facing to a wall which would have been c. 0.6m thick. The 1876 Ordinance Survey shows some sort of dais at this eastern end, but this may have been of timber and was certainly not visible in the excavation; the only distinguishing feature was a thin horizontal layer of weak mortar which may have been the makeup for a slabbed floor.<sup>4</sup>

### **3.4 Historical Significance**

The history of Pusey House and St. Cross College on the site is of some significance. The building has association value as its construction as a dedicated building constructed on monastic models represents an important development in the history of the Tractarian movement. It is interesting that it has since progressed to a collegiate use, a type of institution that has also traditionally utilised monastic models.

### **3.5 Significance as a functioning college site**

The St. Cross College site is significant as the College's primary site. It provides a traditional collegiate setting with a central Oxford location, making it the perfect setting for a functioning Oxford college. The relationship between the College and Pusey House is also

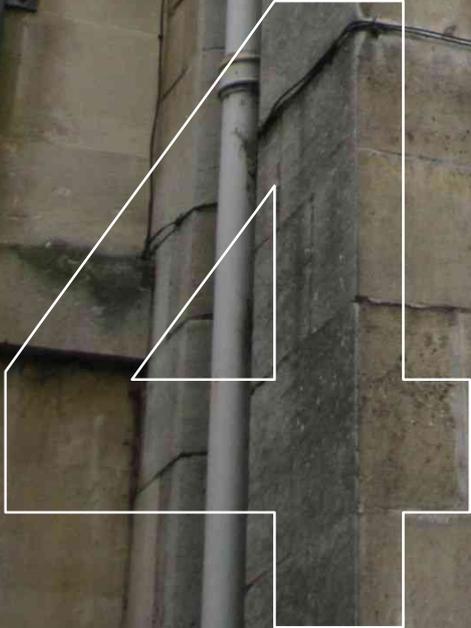
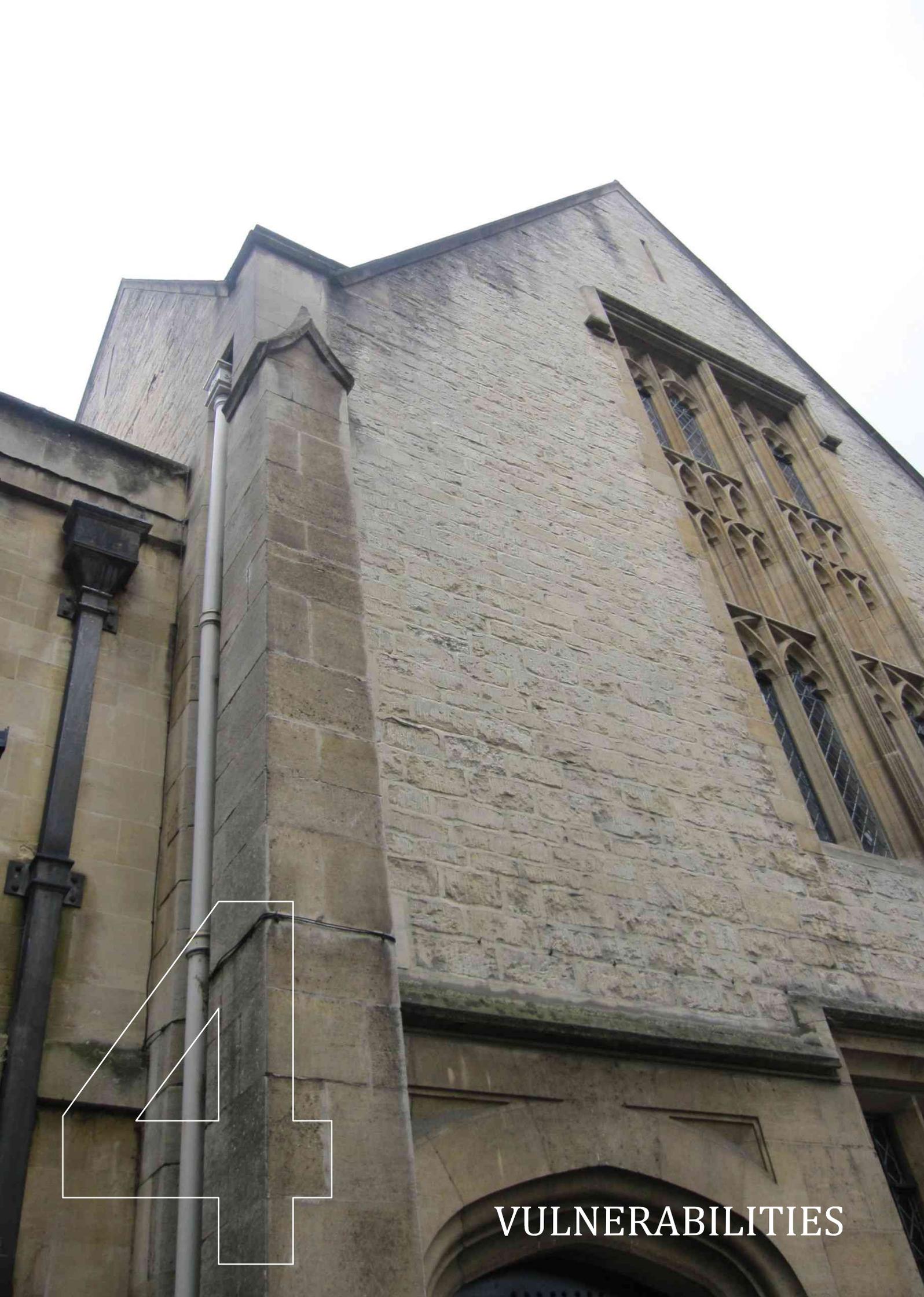
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<sup>4</sup> Oxford Archaeological Unit, *St. Cross College, Oxford: Archaeological Investigations in Advance of Redevelopment* (1991).

important, with the Pusey Fellows also being Fellows of St. Cross College and the College making use of Pusey House's library and chapel. The shared use of the site has become central to its character.

As well as being a functioning space for teaching and college administration, the St. Cross College site also has a residential purpose, providing homes for students and visiting academics. The provision of accommodation on the college site is important for the proper functioning of the institution, allowing for mixing between students and academics of disparate disciplines.

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VULNERABILITIES

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## 4 VULNERABILITIES

### **The ability of the St. Cross College site to fulfil its current function**

The use of the St. Cross College site has changed since its original construction as Pusey House; however, the shared collegiate/Pusey House function is not at odds with the original scheme for the site and is not vastly different in practice. The continued use of the St. Cross College site to house students, as well as teaching and academic administration, is important to the significance of the heritage asset and its ongoing maintenance and conservation.

The current usage funds the upkeep and conservation of the heritage asset and ensures its continued existence and significance. The usage does not threaten the significant features and the site's Grade-II listings ensure that any future alterations operate within the constraints of an accepted understanding of the site's significance as a heritage asset. Whilst some limited change into the future will be inevitable in order to maintain the active use of the heritage asset, the unique character of the building should be respected in any future plans.

#### **4.1 Accessibility**

The ability of the St. Cross College site to be accessed and enjoyed by anyone who has a legitimate right to use the buildings is central to its significance. The significance of the building is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by inadequate access provision. The accessibility of the site is limited by the original design of the St. Giles' frontage, which relies on steps and a heavy door. Movement throughout the original portions of the building is reliant on the use of steps. Such a lack of consideration being given to accessibility is typical of design of the period. The modern additions to the site, such as the Saugman Common Room and the 1993 South Wing, offer better access provision.

The main entrance from St. Giles' is up two narrow steps through a heavy wooden door and has an electronic entrance communication system at a low level for ease of use by wheelchair users. Mobile ramps are available to ease entry and exit via the front door. The Porter's Lodge is situated in the entrance hall and adjacent to this are the pigeonholes past a further three stairs and two doors. There are cooking facilities and the computer room on the second floor which is up forty stairs and through five heavy doors from the main entrance and lodge.

St. Cross College has an alternative entrance that is ramped from the car park at the back of the site, off Pusey Lane. Prior permission is required to park there and it is 40m over deep gravel and rough paving stones to the entrance of the 1993 extension. There is a common room to the left of this entrance with a door (700mm). There is an adapted toilet outside this common room with an alarm in case of difficulties. The College dining room is to the right of the entrance and it has ramped access and moveable chairs. The laundry facilities, bar, and TV room are seventeen stairs down from the entrance.

The limitations of access through the main entrance are unfortunate, as ideally all users should be able to enter the building through the same point and move freely around the building without disadvantage.

## 4.2 Maintenance

### 4.2.1 Exterior Elevations and Setting

The exterior elevations of the St. Giles' frontage are of high significance, contributing effectively to the surrounding streetscape. The exterior stonework is in a good condition, though the Pusey Street elevation is noticeably blackened in comparison to the other elevations. The inwards-facing elevations are all in a fine condition.

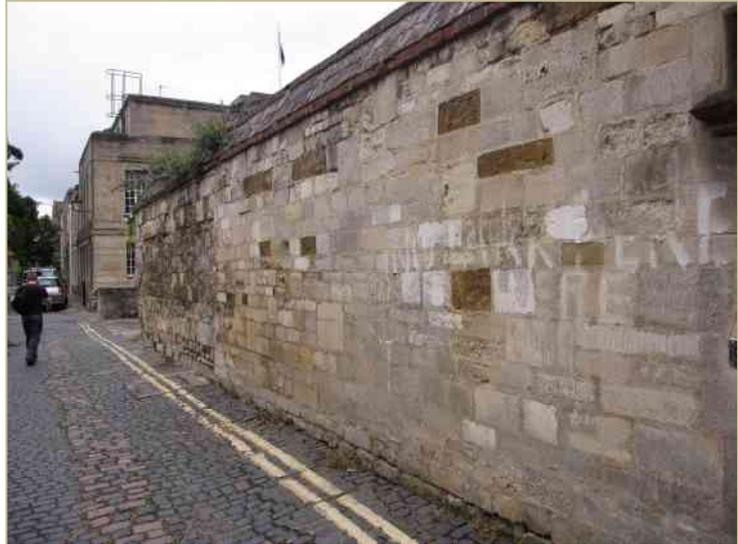
In general, the significant elevations have aged well; however, they remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the heritage asset.

The listed boundary wall at the rear of the site is in a rougher condition, as might be expected considering its age, and has been heavily repaired. The unlisted brick boundary wall along the northern edge of the site is leaning heavily, but is of little significance.

### 4.2.2 Interior Spaces

As mentioned above, the most significant interior spaces of the building are in the Pusey House areas of the buildings. The interior spaces in the St. Cross College areas are of less significance than the external elevations. That being said, they are all pleasant spaces which retain some period character. Original features such as joinery and fireplaces are widely present.

As the interior features are in regular use and for the most part



**Figure 13. The rear boundary wall, from Pusey Lane looking northeast**



**Figure 14. The fireplace in the Master's office**

experience greater human interaction than the external structure of the building, they are vulnerable to vandalism, accidents, and general wear and tear. Some of these issues should be mitigated assuming adequate security and maintenance regimes are in place, but ultimately these significant internal elements will have limited lifespans. These lives can be lengthened as much as possible through regular, adequate monitoring and maintenance.

As a Grade-II-listed building any alteration, or repairs made with non-original materials, will require listed building consent.

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CONSERVATION  
POLICY

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## 5 CONSERVATION POLICY

Having established the significance of the St. Cross College site as a heritage asset, and having identified ways in which the significance of the site is vulnerable to harm, it is necessary to recommend policies to reduce the probability of such harm occurring, and thereby conserve the significance of the site. In essence, these policies set parameters for managing the fabric of the site.

The Conservation Plan is intended to be an active tool for the regular maintenance and long-term management of the St. Cross College site. It needs to be reviewed regularly, and revised as appropriate to take account of additional knowledge and changing priorities.

### 5.1 **The St. Cross College site's continued use as a functioning college is important to its continued significance. Permit, in line with NPPF paragraphs 131, 132, 133, and 134, alterations to facilitate its continued use in this way**

The continued use of the St. Cross College site as part of a functioning college is important to its continued significance. Limited alterations will inevitably be required in order to allow it retain this significance in line with modern standards and requirements. If alteration is required in the future it should be permitted with the following provisos:

- Any alterations must be sympathetic to the St. Cross College site's significance as a heritage asset and, in line with NPPF paragraph 134, any proposals that involve 'less than substantial harm to the significance' should deliver 'substantial public benefits.' In line with NPPF paragraph 132, any proposals that involve 'substantial harm or loss' should be 'wholly exceptional.'
- Any changes should: '...preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset' (NPPF paragraph 137).

#### 5.1.1 **In order to ensure that the St. Cross College site can operate to modern standards, and that its significance can be maintained by making access as wide as possible, special concern should be applied to ensuring that disabled access is adequate**

Ensuring that the heritage asset can be enjoyed as widely as possible will have a major positive impact on its significance. As noted in **Section 4.1**, access to the building is hampered by the original design. Access will remain a major concern in any plans developed for the site; a vigorous effort should be made to improve access to the site in any future plans, with the College seeking to exceed its statutory obligations and always viewing this as part of an ongoing process.

**5.2 Note that the St. Cross College site contains Grade-II-listed buildings and a Grade-II-listed boundary wall and ensure that appropriate consents are obtained for works to the exterior elevations and interior spaces**

In order to ensure the heritage asset's significance, alterations may be required in the future, and due to the listed status of the building, even minor routine repairs may need consent. Caution should be applied in order to ensure that any statutory duties are fulfilled.

**5.3 Ensure proper consultation in advance of any work to the building with the Local Authority conservation office and any other interested parties**

It is important to guarantee that best advice is obtained at an early stage of any proposal to alter any part of the site in order to ensure that the significance of the site's constituent elements is respected.

**5.4 Refer to this Conservation Plan when considering repairs or alterations to the exterior areas or in any spaces within the listed buildings**

The Conservation Plan gives an overview of which aspects of the site are significant or vulnerable. Where original or significant material is extant, repairs should be carried out using the same materials and techniques and should not affect the significance of the asset without providing substantial public benefits in line with NPPF paragraph 134.

**5.5 Any alteration or redevelopment must respect the character of St. Giles', Pusey Street, and the surrounding area. Notably it must respect the St. Cross College site's location adjacent to listed buildings (e.g. Blackfriars, St. John's College)**

The contribution of the St. Giles' frontage to the immediate setting is central to the significance of the St. Cross Colleges site as a whole. Any plans for alterations should take into account the relationship between these significant buildings.

**5.6 Conservation of specific factors contributing to overall significance**

The St. Cross College site possesses various external and some internal features of some significance (**Sections 3.1 and 3.2**). An effort should be made to identify and conserve original architectural features and keep in this in use where possible in line with **Section 5.1**; however, it is accepted that all materials have a natural lifespan and some degree of change must be permitted to keep the building safe, usable, and generally fit for function. Some materials will have a very long life expectancy if given routine maintenance; others are impermanent and may need periodic replacement. Within the framework of understanding and valuing what is present within the building, a degree of ongoing change is inevitable.

**5.6.1 Any alterations to be made to the external elevations will respect their significance and the contribution that they make to the setting**

The exterior elevations are amongst the most significant elements of the St. Cross College site. The elevations facing onto St. Giles' and Pusey Street make a substantial contribution to the setting, whilst the elevations and roofs around the Richard Blackwell Quadrangle define

the most attractive space on the site. The western elevation of the Pusey House Library and Chapel, facing onto the rear garden, also contribute substantial aesthetic value. Any alterations that are planned that many affect the external fabric of the building and its setting should only be undertaken with a full understanding of and respect for their characters in line with **Section 5.1** and **5.1.1**.

**5.6.2 Any alterations to be made to the interior of the building will respect the significance of individual architectural elements and of the space as a whole**

There are significant original elements, such as fireplaces and joinery, throughout the building. Any internal alterations planned in the future should only be undertaken with a full understanding and respect for the character of the internal spaces in line with **Section 5.1** and **5.1.1**.

**5.7 In the vein of NPPF paragraph 110, efforts should be made to ensure that the St. Cross College buildings' contribution to climate change is as minimal as is feasible of buildings of their age, size, materials, and use. Any proposals for alterations should assess the feasibility of incorporating low- and zero-carbon technologies**

Ensuring that the buildings are sustainable will be crucial to their long-term survival and significance. As stated in NPPF paragraph 110, development should seek to 'minimise pollution and other adverse effects on the local and natural environment.'

**5.8 If during any subsequent renovations or alterations any excavation work is carried out beneath the St. Cross College site, particularly in the vicinity of the Friends' Meeting House, an archaeological assessment will be made of the potential for significant finds, and if appropriate an archaeologist will be given a watching brief as excavation takes place**

The extensive mediaeval and post-mediaeval occupation of the site makes it likely that there is significant archaeological material preserved beneath it. This was highlighted by Oxford Archaeology's 1991 trial trenching. Should any excavation work be carried out on the site in the future, an assessment of the archaeological potential should be made. This should include at least a desk-based assessment, but possibly geophysics and trial trenching. A watching brief will almost certainly be required during any excavation.

**5.9 A good practice of routine recording, investigation, and maintenance will be enacted and sustained. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of maintaining an asset**

**5.9.1 St. Cross College (or its agents) will ensure that a senior member of staff has responsibility for the administration and recording of a routine maintenance programme for the building**

All buildings need to be routinely maintained if they are to stay in good condition. This requires a detailed maintenance programme and, critically, someone who is responsible for ensuring that routine operations are carried out. A proper record of the repair and maintenance work in a maintenance log is a useful management tool.

**5.9.2 The Conservation Plan will be circulated to all senior staff who work on the St. Cross College site and to all other members of the College who have responsibility for the buildings or their contents**

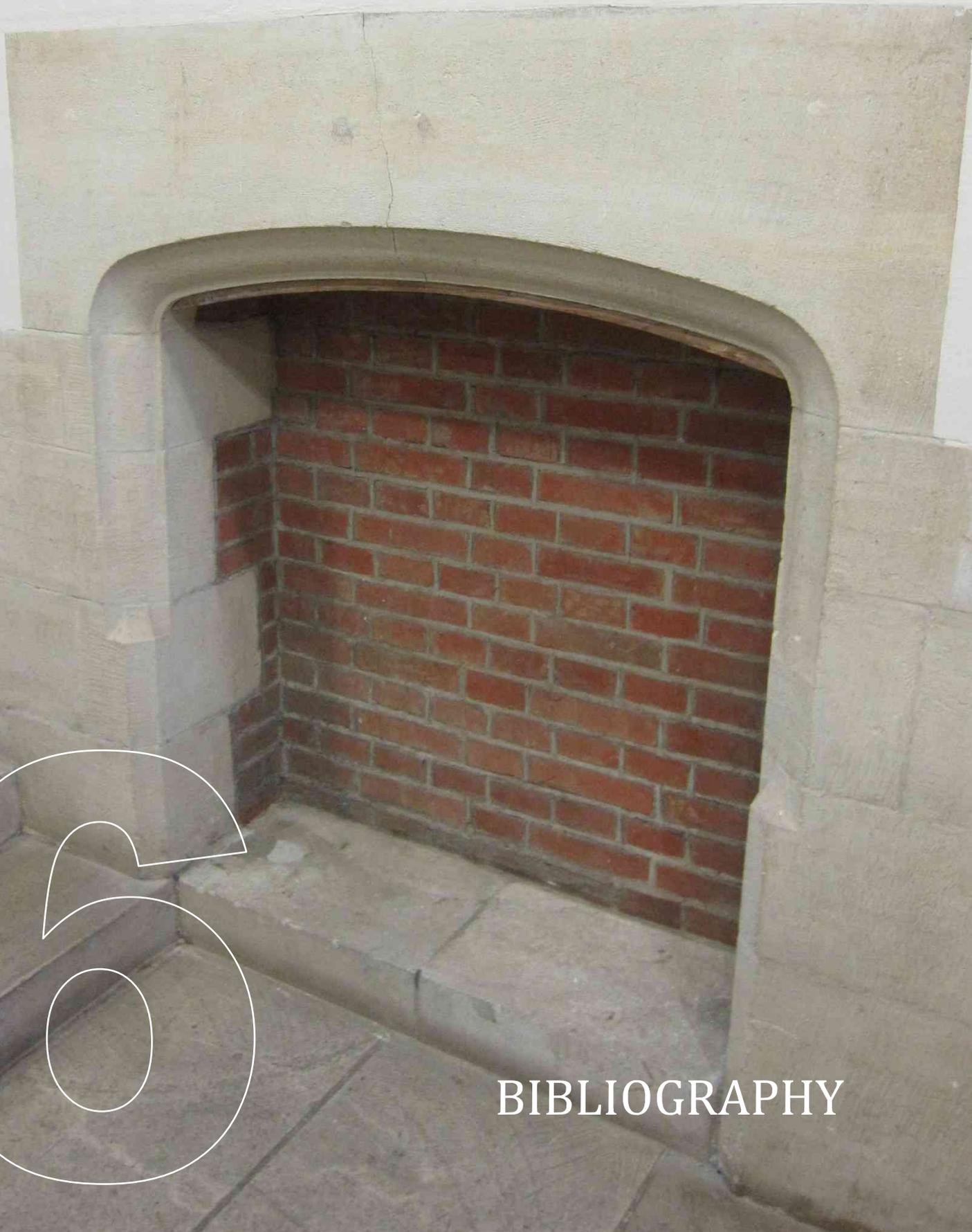
The value of the heritage asset needs to be appreciated by all senior staff managing or working on the site. Only in this way will the heritage asset be properly treated, repaired, and maintained.

**5.9.3 The Conservation Plan will be made available to Oxford City Council, English Heritage, and any other party with legitimate interest in the building**

The Conservation Plan is intended to be useful document to inform all parties with a legitimate interest in the building.

**5.10 The Conservation Plan will be reviewed and updated from time to time as work is carried out on the building or as circumstances change. The recommendations should be reviewed at least at five-yearly intervals**

Policy changes, building alterations, or other changes of circumstance, will affect the conservation duties and requirements of the building. The policy recommendations in the Conservation Plan will inform the future of the building and should be a useful tool for people carrying out maintenance work or where more significant alterations are being considered. The recommendations need to be kept up to date if they are to remain relevant.



BIBLIOGRAPHY

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## 6 BIBLIOGRAPHY

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- Oxford City Council, *The Oxford Local Plan 2001-2016* (November 2005).
- *Planning (Listed Building and Conservation Areas) Act 1990*.
- *Town and Country Planning Act 1990*.

### 6.2 Planning Applications and Supporting Statements

- Planning applications available from <http://public.oxford.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=001K2LMFLI000>, accessed 10<sup>th</sup> August 2012.

### 6.3 Books and Articles

- Hylson-Smith, K., *A History of Holywell and the St. Cross College/Brasenose College Residential Site* (Oxford, 1996).
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- van Heyningen, W.E., *The Founding of St. Cross College, Oxford: An Interested Account* (Oxford, 1988).

### 6.4 Reports

- Oxford Archaeological Unit, *St. Cross College, Oxford: Archaeological Investigations in Advance of Redevelopment* (1991).

### 6.5 Other Documents

- Listed building description courtesy of English Heritage (see **Section 6.6**).
- Historical plans, documents, photographs, and correspondences courtesy of Oxford University Archives (Refs: LA 2/68/4, UR 6/SCU/4, and ET 1/9A/74).

### 6.6 Websites

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<http://www.bing.com/maps/>, accessed 10<sup>th</sup> August 2012.

- English Heritage Listed Buildings Online (listed buildings descriptions): <http://list.english-heritage.org.uk/>, accessed 10<sup>th</sup> August 2012.
- Google Maps: <http://maps.google.co.uk/maps?hl=en&tab=wl>, accessed 10<sup>th</sup> August 2012.
- Oxford City Council Planning Department: <http://public.oxford.gov.uk/online-applications/>, accessed 10<sup>th</sup> August 2012.
- Estates Services Conservation Management Plans: <http://www.admin.ox.ac.uk/estates/conservation/conservationmanagementplans/>, accessed 10<sup>th</sup> August 2012.
- St. Cross College website (including college history): [http://www.stx.ox.ac.uk/about/college\\_history](http://www.stx.ox.ac.uk/about/college_history), accessed 10<sup>th</sup> August 2012.

## 6.7 Image Credits

- Cover and chapter covers: Estates Services photographs.
- Figure 1: Adapted from Google Maps (see **Section 6.6**).
- Figure 2: Adapted from 1876 OS map.
- Figure 3: From St. Cross College website (see **Section 6.6**).
- Figure 4: From Hylson-Smith, K., et al, (1993) Fig. 5.
- Figure 5: From St. Cross College website (see **Section 6.6**).
- Figure 6: Adapted from Bing Maps (see **Section 6.6**).
- Figure 7: Adapted from Google Maps (see **Section 6.6**).
- Figures 8 to 14: Estates Services photographs.



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## List Entry Summary

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

**Name:** PUSEY HOUSE

**List Entry Number:** 1047109

### Location

PUSEY HOUSE, ST GILES STREET

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

**County:** Oxfordshire

**District:** Oxford

**District Type:** District Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 28-Jun-1972

**Date of most recent amendment:** Not applicable to this List entry.

---

## Legacy System Information

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

**Legacy System:** LBS

**UID:** 245850

---

# Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

---

## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

ST GILES' STREET

1.

1485

(West side)

Pusey House

SP 5106 NW 5/521

II

2.

1886-1914. By Temple Moore. 2 storeyed coursed rubble with ashlar dressings with a tiled roof, in which are 9 gabled attic dormers. Stone mullioned and transomed windows. Chapel (1914 Perp.) at North corner of Pusey Street.

Listing NGR: SP5113806699

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

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# Map

**National Grid Reference: SP 51138 06699**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1047109.pdf](#)



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This copy shows the entry on 10-Aug-2012 at 10:45:03.

# List Entry Summary

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

**Name:** BOUNDARY WALL OF PUSEY HOUSE FRONTING PUSEY LANE

**List Entry Number:** 1047110

## Location

BOUNDARY WALL OF PUSEY HOUSE FRONTING PUSEY LANE, ST GILES STREET

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

**County:** Oxfordshire

**District:** Oxford

**District Type:** District Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 28-Jun-1972

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

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

**Legacy System:** LBS

**UID:** 245851

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

ST GILES' STREET

1.

1485

(West Side)

Boundary wall of

Pusey House fronting

Pusey Lane

SP 5106 NW 5/521A

II

2.

Medieval and later stone walls with brick coping. Much broken and repaired.

Listing NGR: SP5109206666

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

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## Map

**National Grid Reference: SP 51086 06662**

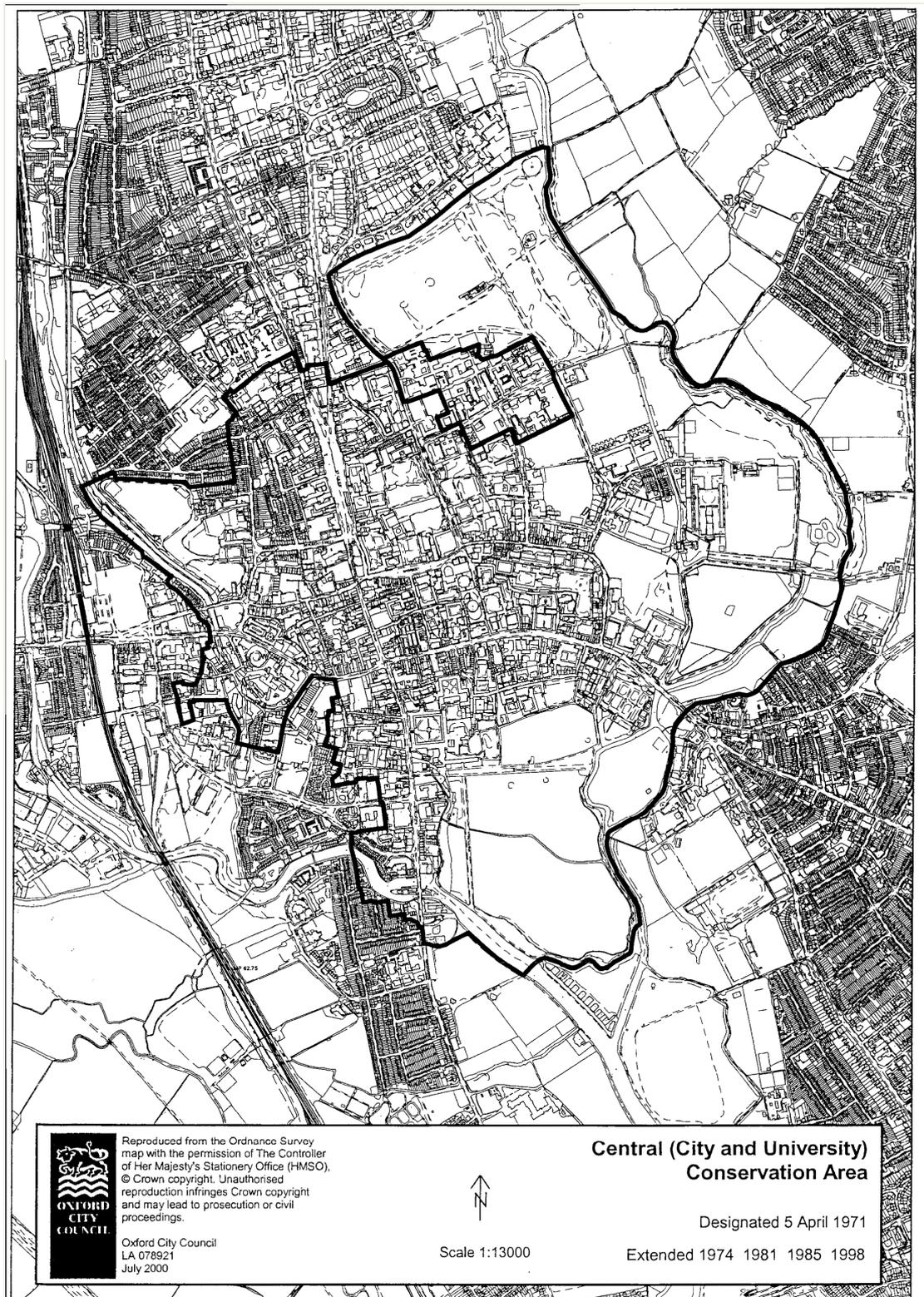
The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1047110.pdf](#)



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This copy shows the entry on 10-Aug-2012 at 10:46:35.



Central Conservation Area, No. 5

The historic centre of Oxford forms one of the masterpieces of European architectural heritage. It is also a major regional commercial centre. Many of its historic buildings still function for the purpose for which they were built, and provide accommodation for the University of Oxford and its colleges.

From small beginnings as a settlement in the Saxon period, Oxford grew by the 11th century into one of the largest towns in England and a major trade centre. The Norman conquest brought the construction of the Castle and the establishment of major religious houses. The infant University arose in the 12th century and gradually grew into a major force in the city's life. The Saxons' rigid street layout and the fixed line of the 13th century defensive walls, together with the floodable river valleys, largely determined the plan of the historic centre as it is today. The gentle curve of the High Street, the great market place of St Giles and the older churches, together with the post-medieval timber-framed houses, belong to the town rather than the gown.

The University as it expanded, colonised the eastern half of the town with colleges and halls, building quadrangles of medieval and post-medieval gothic buildings, both within and without the walled town. The growth of the University's central institutions is well shown by the magnificent group of buildings situated between Broad Street and St Mary's Church. This group began in the 15th century with the building of the Divinity School and the Duke Humfrey's Library, a nucleus which expanded in the 17th century with the addition of the Schools' Quadrangle, Convocation House and Sheldonian Theatre. The group was further extended in the 18th century by the addition of the Old Clarendon Building and Radcliffe Camera to form a sequence of buildings and spaces of the highest architectural and historic interest, that today form the visual heart of the conservation area. Aspects of Oxford's 19th and 20th century change and growth may be illustrated by the considerable additions made to University and College buildings in Victorian and recent times, by the vigorous commercial and shopping centre, and by the welcome fact that the presence of the University ensures that many upper floors of buildings in the conservation area are in use for residential purposes, rather than unoccupied as in some historic towns.

Thomas Sharp, in his report to the City Council, published in 1948 as *Oxford Replanned*, set out and defined Oxford's special physical and architectural character and stressed its virtues and problems in a 20th century context. The Council, in its Review of the Development Plan, approved in 1967, approved much of the central area as an area of great historic value, and since 1962 the Council has protected the prospect of the city's unique skyline with its high buildings policy. The complementary views out of the city to its open country background have been similarly protected by the Green Belt and other policies.

The Council designated a large part of the central area as a conservation area in 1971. An extension taking in the Folly Bridge riverside was designated on 28th May 1974, a second extension covering part of Walton Street, Fisher Row and lower St

Aldate's was designated on 23rd February 1981, while a third covering Cornmarket and Queen Street was designated on 29th April 1985. On 9th December 1998, a fourth extension was made to the conservation area taking in part of the St Thomas' area, the University Observatory adjacent to University Parks and Magdalen College School playing field.

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**Appendix 3****Chronology of the St. Cross College site**

|              |  |
|--------------|--|
| 1882         | Dr. E.B. Pusey dies, leaving a substantial library   |
| 1883         | 61 St. Giles's is bought by the Pusey Memorial Fund for £6,000 to house the library  |
| October 1884 | Pusey House is opened  |
| 1887-9       | No.60 is extended with a second floor and purchased in 1889  |
| 1891         | A brick and timber chapel is erected in the garden of No.60  |
| 1903         | J.W. Cudworth leaves about £70,000 to Pusey House  |
| 1907         | Darwell Stone is appointed Principal of Pusey House and it is decided to build a new, larger building with the Cudworth bequest  |
| 1912         | Works begins on the chapel of the Resurrection and half of the library under Temple Moore  |
| 1914         | The Chapel of the Resurrection is completed  |
| 1918         | The Library and the St. Giles' frontage are completed  |
| 1935-36      | The eastern chapel is adorned by Sir Ninian Comper   |
| 1965         | St. Cross College is founded in order to offer fellowships to senior members of the University without college affiliations. It is based initially on St. Cross Road in Holywell Ward                                    |
| 1976         | It is agreed in principle to amalgamate St. Cross College and Pusey House  |
| 1980         | St. Cross College purchases a 999-year lease   |
| 1981         | St. Cross College moves into the St. Cross College site  |
| 1981-83      | Interior renovations are undertaken. The Richard Blackwell Quadrangle is landscaped, cleaned, and renovated. The Four Colleges Quadrangle is carved. An Oxford Preservation Trust Award is conferred for the alterations |
| 1991-93      | The South Wing extension is constructed  |
| 2007         | St. Cross College and Pusey House sign a new agreement, rearranging some of the spaces and creating a lodge  |

