

Assessment of No. 333 Banbury Road for Inclusion on the Oxford Heritage Assets Register

1. The building at No. 333 Banbury Road (formerly Summerhill Villa) and its curtilage (site plan at Appendix 1) have been assessed against the City Council's adopted criteria for inclusion on the Heritage Assets Register. The building meets all four of the City Council's criteria for inclusion on the Heritage Assets Register and should, therefore, be considered as a good candidate for inclusion on the register as a building of local interest. Its status as such means it is a material consideration in the determination of any planning application affecting it or its setting and subject to the requirements of Local Plan Policy HE.6 as well as the requirements of the National Planning Policy Framework with regard to non-designated heritage assets.

Criterion 1. They must be capable of meeting the government's definition of a heritage asset.

2. *It is eligible to be considered, subject to meeting Criteria 2, 3, and 4.*
3. No. 333 Banbury Road is a building.

Criterion 2. They must possess heritage interest that can be conserved and enjoyed.

4. *The building fulfils the requirement of Criterion 2.*
5. *Historic Interest:* The building was constructed in 1829 as the home and workplace of the local Moberley family of butchers. This followed the enclosure and division of the property between Squitchey Lane and South Parade by the Oxford businessmen Crews Dudley and George Kimber in 1821 as a part of the development of Summertown. It was later occupied by Frank Ryman, of the Oxford printing and publishing company.
6. *Architectural Interest:* The building is a late Georgian villa built in the Regency style with surviving external and internal architectural detailing (documented in the heritage assessment prepared by John Moore Heritage Services). It has some features associated with the activity of the Moberleys as butchers.

Criterion 3. They must have a value as heritage for the character and identity of the city, neighbourhood or community because of their heritage interest beyond personal or family connections, or the interest of individual property owners.

7. *The building fulfils the requirement of Criterion 3.*
8. *Associative and illustrative value:* The building represents one of a series of villas built for well-to-do Oxford tradesmen in the area between Banbury Road and Woodstock Road from 1820 until the later 19th century, which contributed to the development of Summertown as a distinct neighbourhood of the city –

prior to the development of North Oxford in the later 19th century. As such it provides associations with Oxford's historical mercantile elite, who influenced the development of the city in the early and mid-19th century and illustrates the expansion of the city to accommodate them through the establishment of a specialist suburban settlement.

9. *Evidential value*: Trees within the curtilage of the property appear to relate to the historic landscaping of the house and contribute to its setting. They may also be surviving elements of earlier field boundaries. These provide potential to add to understanding of the earlier farming landscape of the Summertown neighbourhood, as well as late Georgian and Victorian tastes in tree planting and landscape gardening in the Oxford area.
10. *Aesthetic value*: The building has retained architectural detailing and a scale and mass that were designed to be aesthetically pleasing in the early 19th century. Through the preservation of its main façades and interior detailing and in spite of later extensions for the masonic hall, these have remained appreciable. The aesthetic value of the building contributes to the wider aesthetic value of Summertown and the Banbury Road frontage in particular as a low-scale area of suburban settlement of mixed 19th and 20th century origins with a variety of architecture representing different phases of its development. Trees within the grounds contribute to the designed aesthetic value of the setting of the house as well as making a fortuitous contribution to the aesthetic value of Banbury Road and Capel Close.
11. *Communal value*: The former masonic hall is likely to have some limited communal significance for Oxford's community of Freemasons as symbolic of their historic identity as a distinct community.

Criterion 4. They must have a level of significance that is greater than the general positive identified character of the local area.

12. *Age*: The building dates from the earliest phase of Summertown's development as a distinct settlement and therefore has special local significance by illustrating its origins.
13. *Group value and rarity*: The villas of Summertown have been a distinctive feature of its character that has been appreciably diminished through demolition (for example: Southlawn, demolished 1960, The Avenue, demolished 1964, The Firs, demolished 1961 and Summertown Vicarage, demolished 1924), whilst others have had their heritage significance eroded by infill development within their grounds. A small number of the surviving examples are listed nationally for their special historic and architectural interest. As such it is considered to have special local value as part of a group of assets within the area (along with examples such as Osberton House, Summertown Villa, Northern House and The Lodge), but is also considered to have value as a result of the rarity of well-preserved examples of these buildings with preserved elements of their landscaped settings.
14. *Identity of a particular part of the city*: The presence of surviving examples of these villas makes an important contribution to understanding of the origins of Summertown as a distinct settlement with a particular social character as the home of wealthy tradesmen (although it was also notorious for speculatively

built rows of cheaply built artisans' housing in its early development). As such, it is important to the identity of Summertown.

15. *The building fulfils the requirement of Criterion 4 and, by fulfilling Criteria 2, 3, and 4, can also be considered to fulfil Criterion 1.*

Appendix 3

Site constraints plan

