

### Iffley Fields Area

The Iffley Fields Area is formed of residential streets and green spaces west of Iffley Road between Jackdaw Lane and Fairacres Road. To the north lie the University's and Christ Church's sports grounds and to the south the Florence Park Housing Estate. The new cut of the River Cherwell and the River Thames form a boundary to the west.

### History

Historically the northern part of this area lay within Compass Field and Long Mead, both within Cowley Parish. Aston's Eyot and The Kidneys, both small islands amongst the abraded channels of the River Cherwell, lay to the west, in the pre-1972 County of Berkshire. Aston's Eyot belonged to New College from the mid-15<sup>th</sup> century until 1891 when it was bought by Christ Church. The southern part of the area (now Fairacres Road, Parker Street and Daubenny Road) lay in Iffley Parish. Compass Field and Long Mead formed long strips that ran north – south and parallel to the Iffley Road. Their division appears to have followed the rise in ground between the Cherwell's alluvial floodplain in the west and the first river terrace in the east, possibly reflecting the different agricultural possibilities of the high and low lying land. The land in Iffley parish was similarly divided between Lower Field and Iffley Meadow. The fields in Iffley Parish were enclosed in 1830 and those in Cowley Parish in 1852.

A large villa called Fairacres House was built in the 1830s within a 30 acre plot created by the Iffley Parish enclosure. An early occupant was Charles Giles Bridle Daubeny, a notable chemist, botanist and geologist; professor of chemistry from 1822 and chair of botany from 1834. Apparently his large garden allowed space for the continuation of his experiments at the Oxford Botanical Gardens. The drive to his house was later used for Daubeny Road.

Development of the 25 acre Iffley Road Freehold Building Estate, in the north of this area (roughly corresponding with the former Compass Field) commenced in 1891, taking Jackdaw Lane and Meadow Lane as a limit. A grid of streets laid out to standardised widths was imposed on the area with plots of 32 feet in width facing onto Iffley Road and of 16 feet width on Warwick Street, Chester Street, Argyle Street and Bedford Street. These were sold for housing with a demarcated building line ensuring the provision of front gardens. Streets were also laid out by the Oxford Industrial and Provident Land and Building Society on land surrounding Fairacres House, including Parker Street and Fairacres Road. The initial development of all these streets was sporadic. By the late 1890s the north side of Chester Street

had been built up and a large part of the west side of Argyle Street, with development on other streets as more scattered groups of houses. A notable building of the early development was the Chester Arms public house.

The foundations of St Edmund's and St. Frideswide's Church were laid in 1911. This church was built to cater for East Oxford's rising Catholic population on land at the corner of Jackdaw Lane and Iffley Road donated by an anonymous benefactor. An Anglican Convent was established at Leopold Street by the Sisters of the Love of God in 1906. Shortly after, the community moved to their present home at Fairacres House, which they have continued to occupy as an enclosed order. Buildings have been added to house the community, although the original house remains with large gardens, including lawns, an orchard, vegetable gardens and areas of tree planting, that run down to Meadow Lane behind houses on Fairacres Road and Bedford Street.

The further development of the streets took place in the later 1910s, so that by 1922 it had become necessary to expand Fairacres Road westward over an area of gardens and orchard to provide additional street frontage for housing plots. Much of the development was undertaken by smaller speculative builders who often bought between four and six adjacent plots, which they developed for groups of terraced or semi-detached houses. The character of the houses was determined by restrictive covenants in the deeds to each property, requiring that they be of harmonious design with their neighbours. A five-acre plot to the north had also been developed for housing either side of Stratford Street by this time.

Aston's Eyot, in the west, became a rubbish dump for the city in the early 20<sup>th</sup> century, raising the land surface by two metres by the time this use had finished in the mid 1940s. Later, the island became scrub covered and was used as a pig run, with one area briefly used as a rugby pitch. From 1974 to 1984 Christ Church allowed public use of the island under a non-exclusive license and the area was identified as a SLINC in the mid 1980s. In 1983 the college allowed a 'bottle digging club' to extract parts of the former landfill using mechanical diggers, which resulted in considerable public concern over the impact on wildlife and the character of the semi-natural open space that had developed. Even after the end of this permitted activity, illicit bottle digging continued on the island until the later 1990s. In more recent years Aston's Eyot has been managed as a nature reserve by Friends of Aston's Eyot in partnership with Christ Church.

The use of the land just east of the eyot as a scrap yard had become established by 1970 and this use continues to this day. The use of the Kidneys as an area for landfill of municipal waste appears to have followed the end of the use of Aston's Eyot. Nevertheless this use also appears to have ceased by the mid 1970s, after which part of the area next to Meadow

Lane was dedicated to allotment gardens whilst the remainder became available as public open space owned by the City Council. Land further north, corresponding with the remainder of Long Mead had become a recreation ground by this time.

The area gained a third religious building in 1970 with the Construction of the Modernist Seventh Day Adventists' Church on Chester Street. New school buildings for St Mary and St John's Junior School were erected at Meadow Lane, with access from Bedford Street, during the 1970s. This used a previously undeveloped section of the former meadow land, in addition to public open space. A large part of the meadow was retained as a school playing field at the end of Bedford Street.

### **General Character**

The area forms a contained enclave of quiet residential streets, with several areas of green publicly accessible open spaces forming a group to the west interspersed with a metal recycling yard and school. The streets have a formal character due to their straight courses, enclosure by closely spaced or continuous buildings with a uniform building line and definition of front property boundaries by low garden walls. The dominance of two architectural styles (late Victorian and Edwardian vernacular) creates a strong character that, nevertheless, incorporates considerable variety including areas of rich ornament. The greenery of front gardens plays an important role in softening the hard urban landscape. Views out from the streets are significant in providing connection to the city centre to the north and the rolling Oxfordshire Countryside to the west.

### ***Views and Landscape***

Distinctive views outwards from these streets are created by the strong building lines, straight roads and fall in the ground surface to the north and west. Along Warwick and Argyle Streets the views northward are channelled over sports fields to the dome of the Radcliffe Camera and spire of St Mary's Church in the city centre (two of Oxford's most iconic buildings), providing a connection to the heart of the city and a distinctive and aesthetically pleasing character feature. Looking westwards along Fairacres Road, Bedford Street and Chester Street the falling ground allows views to the expansive countryside west of Oxford, including Hinksey Hill, with a rural foreground brought up to the ends of the streets at the Meadow Lane Allotments, The Kidneys and school playing fields. This provides a sharp contrast between the urban streets and their rural hinterland, illustrating the historic progress of the city's development into the fields around the city. The floodplains of the Thames and Cherwell rivers provide a low-lying mid-ground of green rural space in views westwards, with the housing area off Abingdon Road further west hidden by a screen of trees.

The buildings either side of the streets provide interest in the foreground of these views. The rhythm of their architectural details, often accentuated by the use of bay windows and forward facing gables, makes the streetscene lively. The sloping ground brings the rooftops of houses further down the street into the views, with roofing materials, detailing and chimneys adding to the rhythm and interest.

### ***The Space***

The closely spaced or continuous building frontages, with a more or less continuous roofline, provide a strong sense of enclosure to the streets and only occasional glimpsed views between buildings to the gardens behind. The lack of greenery in the public realm is compensated by the provision of planting in the small front gardens, including small trees and clipped boundary hedges, with greenery sometimes extending onto the buildings. Gaps for the rear gardens of properties create areas with a more open character near street corners on Stratford Street and Bedford Street and at entrances to streets from Iffley Road. Despite the enclosure, the streets are considered to be pleasantly light and airy, with the scale of building maintained at two storeys, occasionally rising to three, providing a comfortable domestic scale, that contrasts with the higher three-storey scale that predominates on Iffley Road. The detailing of front gardens often includes the survival of decorative tiled paths, which add to the historic texture of the environment.

### ***Buildings***

The buildings of this area have a strong sense of unity, which may result from the use of restrictive covenants to ensure their sympathetic character. They are largely of late Victorian and early 20<sup>th</sup> century construction. The earlier, Victorian, housing is generally of a simpler character, built for prosperous artisans, in red or yellow brick to two storeys (sometimes with basements). These have natural slate roofs with decorative ridge tiles and simple detailing to facades in contrasting coloured brick including window surrounds and string courses, as well as carved stone window sills, and heads to windows and doors. Canted bay windows are a near universal feature articulating ground floor and basement habitation rooms and adding further ornament in the detail of cornices and pilaster capitals.

Later, Edwardian style, houses added two storey box-bay windows with gabled returns to the roofs above as a key feature of building frontages. These provided further potential for ornament in detailed bargeboards and decorative roof finials adding to the aesthetic value of the streetscene and making an important contribution to the rhythm of views along streets. The sash-windows in these bays are deeply recessed with robust mullions and often include more ornamental patterns of panes or using curved glazing bars. Fired clay plain tiles were introduced as an alternative and more vernacular

roofing material. The houses have a greater variety in ornamental detail to front doors, which are often recessed with pierced stone surrounds, and including coloured glass side and over-lights. The cladding of these buildings includes half-timbering with rendered infill or tile hanging as options for upper floors, whilst the use of stone is heavier than on the earlier buildings, creating a greater variety to the streetscene within the conformity of the general architectural form. Whilst they maintain much of the surrounding buildings' proportions, the Edwardian houses do look more imposing. Their higher degree of ornament suggests that the area was being developed for the city's expanding professional classes between the 1900s and 1920s.

In general the houses show few alterations from the public realm with many retaining their original timber framed sash windows and timber doors, amongst other features. Extensions have often taken place at the rear but are not visible from the public realm. The introduction of additional dormer windows or rooflights on front-facing roofs is, at present, relatively limited. As such, these buildings retain a high level of their architectural integrity with a high designed aesthetic value. The buildings are generally well maintained with a high proportion of owner occupiers and evident pride taken in maintaining the green surroundings of houses. A small number of later 20<sup>th</sup> century infill developments have had varying degrees of success in conforming to or complementing the character of the area. Perhaps where some have failed is in a lack of attention in reflecting the architectural detail and ornament of surrounding buildings.

### ***Ambience and Activity***

The streets are generally quiet with a low level of activity during the day and night and a focus of activity during the morning and afternoon school runs, as well as commuter traffic at the beginning and end of the working day. This reflects their predominantly residential use. Pleasant noises during the day were noted from the school playing field and the chiming of the convent's bells for the canonical hours. At night time the streets near the western edge of the area benefit from the sounds of nocturnal wildlife in the green spaces beyond, including foxes and owls. The area is generally shielded by intervening buildings from the noise of traffic on Iffley Road. Heavy parking was noted as having a negative impact on the streetscene throughout the area, although it was also noted that this contributes to slowing traffic speeds and improving safety.

### **Chester Street**

"Pub at the bottom end of the road with benches at the front and the rather enclosed garden bordering the street with the splendid tree is the most significant built bit of the Iffley Fields. The church at the top of the street brings in people from outside the immediate area too, making Chester Street different from the more purely residential streets around it"

Chester Street was the first in this area to be substantially developed, with the construction of terraces of artisan cottages constructed on the north side of the road either side of the junction with Stafford Road and on the south side of the road east of Warwick Street and the Chester Arms at the corner of Argyle Street completed by 1899. These early terraces are distinguished by a continuous pent-roof running along the front of the terrace, covering ground floor bay windows and sheltering a porch area for each house. A small number have been rendered or painted, reducing the formality of the streetscene but adding to its colour and vibrancy.

In views eastward, the mature trees and tall Victorian buildings on Iffley Road provide an endstop to views out of the area. The modernist Seventh Day Adventist Church stands out as an unusual building in the area, but one of high architectural value. At the centre of the street, the crossroads for Warwick Street and Stratford Street were in recent memory the location of two small corner shops, both of which are identifiable despite conversion for residential use.

A large beech tree in the garden of the Chester Arms at the west end of the street provides a key positive feature in views along the street, that adds greenery, height and softening to the streetscene. Indeed, the pub garden and tree adds an area of openness, as well as a more shaded area in the street that is considered to add to its aesthetic value. The pub is noted as a significant building at the street corner, reflecting the simple architectural character of the area's earliest buildings and providing an important social resource for local residents. Activity around the pub in the evenings helps to maintain some vitality in the street and was considered to be a generally positive feature. Beyond the west end of the street the small alley leading to playing fields west of Meadow Lane is noted as providing glimpsed views to greenery.

***Issues:***

A small area of disused space at the east end of the street is noted as detracting from the area's aesthetic value.

The noise of the scrap yard was noted as intrusive to this area.

The conversion of the former corner shops into houses has resulted in some jarring frontages that do not reflect the generally high quality of the streetscene. Their loss has removed a focus of activity and an amenity from the street.

## Warwick Street

“Residential Street largely quiet, with substantial houses in vernacular style, which although similar and harmonious in design vary greatly in rich and attractive original detail which catches the eye. However, the street could be in any 19<sup>th</sup> century Victorian development until one looks at the dramatic uninterrupted view over the City Spires, which tell the viewer that they can only be in Oxford.”

The houses in Warwick Street are substantial, including a high proportion of the later, more ornate, Edwardian style houses. This is reinforced by the long view along the street, in which the ornamented forward facing gables to these properties are very prominent. The long gentle slope of the street and view over the city centre spires provides a feeling of elevation that is an interesting feature of the street's character. The addition of basements to houses at the northern end of Warwick Street adds positively to their stature. A small number of taller houses provide incidents in the street scene as 'bookends' to terraces.

An unusual building is the small early 20<sup>th</sup> century workshop and warehouse for a builders' yard at the rear of No. 60 Warwick Street. This is now used as an artist's studio, bringing some different activity into the area and providing an interesting element in views through the gap in the building line and across Warwick Street back gardens from Bedford Street.

The contribution of front garden planting to the attractiveness of Warwick Street is notable and includes two magnolia trees that make an important contribution to the streetscene in spring.

In addition to the buildings, Warwick Street was the only one in Iffley Fields where surveyors noted the survival of stone kerbs to the pavements, although it is likely these survive elsewhere in the area.

### ***Issues:***

The semi-derelict condition of a small area at the northern end of the street, formerly the offices and forecourt of a small taxi-cab company, was identified as having a minor negative impact of the character of the area.

## Parker Street

“This is a pleasant, harmoniously constructed street making good use of urban space for family homes. It was built before its original inhabitant would have dreamed of car ownership and thus suffers lack of space for residents. It is a desirable, quiet street, valued by its occupants”

Parker Street is characterised by having slightly larger houses than elsewhere in the Iffley Fields area. This is partly a result of the construction of a terrace of townhouses with basements and attics at the northern end of the street as the earliest piece of development. These houses have two storey canted bay windows with shallow pitched gable ended return above that contain attic windows. The houses at either end of the terrace have steeper pitched gables with taller windows that form bookends to the group. This group is also notable for having an unbroken run of seven property boundaries that all retain their pre-World War II cast iron railings, which are likely to be contemporary with their construction. The houses appear to represent a transitional style between the simple Victorian cottages and the more decorated Edwardian houses. Later buildings appear to have taken their scale from this group but are otherwise remarkable as having a very uniform style and appearance as a group of Edwardian style houses built as semi-detached.

Houses on the west side of the road are considered to be particularly fortunate in having views over the convent grounds to the west. The entrance to the convent creates a break in the street frontage and a point of activity with views through the mature trees in the well established gardens beyond.

### **Fairacres Road**

“Quiet, residential family area with view to open land and leisure space and longer views across the river. Easy access to leisure facilities and City centre. Harmonious, vernacular building style, mostly with mature gardens to the rear. Area is slightly marred by unattractive tarmac pavements and commuter parking problems.”

Fairacres Road stands out for the progression in age of development that can be appreciated from the change in architecture from one end of the street to the other. These proceed from the simpler Victorian artisan cottages in the east, to larger and more elaborate Edwardian style townhouses and, finally, to a group of later Inter-War houses. These are the latest group of houses in the area. They were built to a single pattern as semi-detached, ‘L’ plan houses clad in rough-cast with a return wing breaking forward and ending in a ground floor canted bay window and a gable ended roof above bearing a distinctive decorative diaper motif (a lozenge divided into four diamonds which may be the builder’s mark used by Harry Smith a local builder who lived at Hill Top Road). The roofs to the rear are hipped. Several of these houses retain an unusual original front door with a lattice-glazed upper panel sheltered by a simple tiled porch. Many of them retain distinctive six-over-one pane sash windows.

The long curving line of the street (as with Parker Street) is distinct from the straighter streets of the Iffley Freehold Building Estate to the north. It creates a series of unfolding views along the street. The east – west alignment of the street creates deep shade on the south side in the middle of the day, whilst in the late afternoon and evening, light is channelled along it creating a brighter space. The street frames views of sunsets over the rolling countryside to the west. Occasional gaps in the building line allow glimpsed views through to the large gardens behind with mature trees in the grounds of the convent beyond. This is a distinctive feature that contributes to a lower density feel in the lower end of the street.

It was noted that ‘borrowed’ lighting from houses along the street makes an important contribution to the secure feel of the area at night.

Whilst Fairacres Road is generally a tranquil residential street, it is notably busier during rowing races, when it becomes a popular route to the riverside.

***Issues:***

The street is heavily used for car parking. This is an important amenity for home owners but given the narrowness of the road this often spills onto the pavements creating problems for pedestrians. There is some concern that the street is also being used for parking by commuters.

**Argyle Street**

“Almost all the building happened between 1890 and 1912 for skilled working people. It has retained a feeling of modest respectability and comfort. Cars still stop at the kerb. Front gardens have not been lost. No facades have been much altered at all. It is light and airy. [There is] some neglect and poor maintenance of front gardens. Not an anonymous place at all, it has a very particular character.”

Argyle Street has a strong sense of enclosure created by the crossing streets at either end that shut off views out to the wider landscape and by the continuous frontage of the terrace at its northern end. The presence of basement areas with steps up to front doors and small hidden basement area gardens was considered both to add to the urban character of the area and to create drama around entrances.

The absence of parking spilling onto pavements was noted as a positive feature of the area’s character.

The roofscape of Argyle Street was noted as having an important impact on the area’s appearance, particularly as a result of the stepped roofline rising to the south and meeting eyelevel in views from the higher end of the street. the

survival of chimney stacks was noted as a particularly positive characteristic that adds to the interest of these rooftops.

**Issues:**

The spread of telephone wires into views down the street, particularly noticeable where they meet eye level, was considered to negatively intrude into views of the street.

**Bedford Street**

“Overall the feeling is quiet and peaceful with minimum disturbance from traffic.

“The houses have a pleasant cohesion, being mostly of the same period, while at the same time displaying interesting variations in detail.

“The only negative feature is the clutter of parked cars.

“The street has a distinctive character being open and light at the higher, eastern end and then, from the junction with Argyle Street, sloping steeply down to Meadow Lane, a fall of almost 8 metres. This provides good views down Argyle Street to the distant city spires but most importantly over the wide open green spaces adjacent to the River Thames. South Oxford and the Abingdon Road being hidden by trees, there is an illusion that this green space stretches from Meadow Lane as far as the distant hills”

Bedford Street intersects with both Warwick Street and Argyle Street and at both junctions the side boundaries of rear gardens run along Bedford Street creating large green gaps in the street frontage. As a result it feels more open than other streets in the area. These garden boundaries are marked by high garden walls that maintain some sense of enclosure and provide a distinctive feature. The street also has a significant bend that cuts off views out from the east end, which are then revealed half-way down the street with the spectacular view over school playing fields with well timbered hedgerows surrounding, to the woodland of Aston's Eyot and hills further to the west. The junction with Meadow Lane provides a point of transition in character from the built up streets to the green spaces to the west. No. 14 Meadow Lane, once the last building in the street, stands out as a double fronted house, which are otherwise unusual in the area. It has been suggested that this was the home of the builder of several properties on the street. No. 16 stands out as a later piece of infill development, as single detached house by the nationally significant architect Erno Goldfinger in an unusual early 1960s design with a detached garage block with a studio above connected to the main building by a first floor bridge (a classic Goldfinger feature). The main

building has an inverted floor plan with living room at first floor level and bedrooms on the ground floor to provide views from the living room across the meadows to the west.

### **Stratford Street**

Stratford Street is the only street within this area that doesn't feature a significant change in ground level. As a result, the long, narrow street appears lengthened in views along its course. This is enhanced by the strong horizontal rhythm of architectural features, including forward facing gables with ornate finials. The heights of eaves, window heads and cills and other details are maintained between buildings creating a strong horizontal emphasis and adding to the formality of the streetscene despite the actual variety in the architecture of buildings. These features enhance the formal character of the street, reflecting tight management of its initial development, despite the actual building of houses by several different builders.

The street was developed somewhat later than the areas to the north, which is reflected in the dominance of the ornate Edwardian style houses, whilst some slightly later styles, more suggestive of the Inter-War period, are also present. These feature white painted textured render cladding, projected first floor windows and arched reveals to doorways. Throughout the street there is a high degree of retention or sensitive replacement of original sash windows and

The street has a strong sense of enclosure with none of the opportunities for roofscape views available from the public realm seen in other streets in this area. The view north is enclosed by the tall trees and evergreen hedges that mark the north boundary of the University Rugby Football Club's Ground. In combination with the green planting of front gardens, these provide height and greenery in views that softens the hard urban character of the area. At the southern end of the street a small outbuilding attached to No. 16 Chester Street has been interpreted as the former bakehouse of the bakery that occupied the street corner, which at one time was an important community resource.

### **Issues:**

A slightly scruffy area around garages at the southern end of the street detracts slightly from the street's generally high quality environment.

### **Jackdaw Lane and Meadow Lane**

These two lanes have little built frontage and appear to represent the remainders, or realigned replacements, of field lanes that have survived the development of the area for housing. They provide evidence of the pre-enclosure field pattern and divisions of land use and have a rural character.

Jackdaw Lane runs down the slope from Iffley Road to the level of Meadow Lane, crossing the end of Stratford Street. At its eastern end the tall flint tower of the Church of St Edmund and St Frideswide provides a monumental entrance feature, which, due to its alignment, provides views of interest from both Iffley Road and Jackdaw Lane. Opposite, the residential development of Banister Close is set well back from Jackdaw Lane, in a green setting separated from the road by iron palings. These give the development an exclusive character and prevents this green space making the positive contribution to the public realm that it might otherwise provide.

The close-boarded fence and tall evergreen treeline of the Oxford University Rugby Football Club (OURFC) provides enclosure on the north side of the road but is rather overbearing. It takes the north light from the street and provides a bland frontage. To the south, the rear gardens of houses on Stratford Street provide some openness. The lane also provides a long channelled view down Stratford Street and beyond to Warwick Street and Parker Street. The frontage of No.1 Stratford Street looks onto Jackdaw Lane with a low brick wall enclosing a garden containing several small trees including a flowering cherry that provides an attractive spring display at the street corner. Otherwise the frontage is made up of rear garden fences and walls, garages and the flankwalls of houses. The houses overshadow the pavement on the south side of the street. Parking is prevented along this street and, as a consequence, it is an area where motorists speed up, resulting in some additional danger for cyclists, particularly at the entrance to Meadow Lane.

Meadow Lane follows the contour at the edge of the rivers' historical floodplains with a long, gently sinuous course that provides a contrast to the rigidly straight streets to the east. It is very open and light at its northern end, taking in the green space of the recreation grounds, which are only separated from the road by timber bollards, and a children's playground to the west. A long line of mature broad-leafed trees bounds the recreation ground to the west adding to the rural character and screening views into the scrap yard beyond. The rear boundaries and garages of houses on Stratford Street and Argyle Street provide some enclosure to the east, with a jumble of materials. A short section of built frontage faces directly onto the lane for recently built two storey red brick houses. Eyot Place, a development of small two-storey houses in red and yellow brick set in a short cul-de-sac, is just to the south and provides another area of activity. Beyond this area the lane is a more secluded, tranquil route with trees arching over from the hedgerow boundary of the school grounds on the west side and from some of the gardens to the east adding to the green rural character. A short section of tall stonewall distinguishes the lane where it meets Bedford Street and suggests the survival of an older property boundary. The first floor windows of No. 16 Bedford Street (see above) look over the lane.

At Bedford Street and Fairacres Road the Lane gains a more rural character with an open area of green space around the school entrance and views to the single storey school buildings, as well as a well managed hedgerow and mature broad-leafed trees. The boundary of the Kidneys Nature Reserve is informal with areas of open grass mixed with areas of denser scrub under tall trees bordering the lane and providing glimpsed views into the green space. The convent's long boundary to the lane is formed by a high brick wall that is relatively bland but does draw the eye along the long view line of the lane. At the Bedford Street junction, the gabled frontage of No. 59 Bedford Street provides a landmark with twin bay windows supporting a balcony with an intricate cast iron balustrade that looks over the junction and meadows beyond. The allotment gardens at the end of Fairacres Road are enclosed by a tall chainlink fence, which detracts from the character of the space although it is considered to necessary to protect the gardeners' produce.

**Issues:**

Potential conflict for space between cyclists, motorists and pedestrians at Meadow Lane/Jackdaw Lane junction.

Bland northern frontage to Jackdaw Lane.

**Possible Heritage Assets in this area**

Name	Details
Aston's Eyot, The Kidneys and School Playing Fields	Three areas of green open space that preserve the rural character of this area prior to enclosure in the mid 19 <sup>th</sup> century. As such, they play an important role in sustaining the character of the area as it developed prior to and during the development of the adjacent housing areas in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. Evidence remains of their former use as part of the city's early 20 <sup>th</sup> century network of landfill sites and of the former courses of river channels that ran across these, including the former county boundary, the 'Shire Lake Ditch'.
Seventh Day Adventist Church, Chester Street	An unexpected red-brick Modernist church building constructed for the Seventh Day Adventist Church, with the plans by the Oxford Architects Partnership approved by the City Council in 1970. It creates an attractive endstop to views east along the street and, despite its modern character achieves a sympathy with the

	older buildings around it
The Chester Arms, Chester Street	A very simple public house located prominently and built as part of the earliest stages of development of Iffley Fields Area. The building has been an important community resource and through careful management, including a lively programme of weekly events, continues to be successful and valued. The building retains many of its original architectural features, in addition to the spacious setting of its garden.
Former Bakery and Bake House, No. 16 Chester Street	
No. 16 Bedford Street	Designed by Erno Goldfinger and including his trademark bridge to detached service block. This is an unusual example of a small Modernist detached house by Goldfinger who is better known for designing monumental tower blocks. Built in 1963 it includes a number of unusual features including the low profile mono-pitch roof with exposed reinforced concrete ceiling to the interior, first floor living room with views over the meadows and balcony overlooking the ground floor dining room. Despite these credentials the building is recessive in the street scene, allowing the more characteristic Edwardian architecture of the street to set the area's character.
No. 59 Bedford Street	A substantial house at the corner of Bedford Street and Meadow Lane, located prominently in views up the street and with an ornamented frontage overlooking the lane, featuring two-storey bay windows flanking a first floor balcony, with cast iron balustrade and alternated red and yellow brick dentilled cornice above forming an open pediment.
Former Builders' Merchants, Store at the rear of No. 60 Warwick Street	A well preserved example of one of the small industrial buildings associated with the business of constructing the suburb. These are now relatively rare features in the East Oxford landscape and increasingly under threat

<p>Convent of the Incarnation/ Fairacres House and Gardens, Parker Street</p>	<p>The original Fairacres House is a large early 19<sup>th</sup> century villa, which was the home of Prof. C.G.B. Daubeny F.R.I., curator of the Oxford Botanical Gardens and Professor of Chemistry and Botany and Chair of the British Association. Daubenny is reputed to have used the large gardens to further his botanical experiments. The original house survives as a typical early 19<sup>th</sup> century Neo-classical villa, but much extended to provide accommodation for the convent. The Sisters of the Love of God have occupied the house and its extensive gardens since 1911 and have preserved the openness of the gardens by focusing development at the western end of the plot. The SLG were affiliated with the Society of St. John the Evangelist who had an important influence on the area's development. The enclosure of the convent as a hidden oasis of green tranquillity is important to the identity of the religious community and their worship. Whilst the order expanded in the mid-20<sup>th</sup> century, creating daughter houses elsewhere in the country, they have now declined in numbers once more and have centred their activities on Oxford as the place of their communal origin.</p>
<p>Cast iron railings, Nos. 2 – 14 Parker Street</p>	<p>This row of properties retaining cast iron railings is a very unusual survival of numerous examples of a single original railing pattern standing together. The majority of properties in the area would have had such railings as a part of their boundary until the 1940s, when most were removed to provide iron for the war effort. The survival of such a large group is both rare and makes an important contribution to the appearance of the area that emphasises the integrity of its environment.</p>
<p>Magnolia Tree, No. 69 Warwick Street</p>	<p>Trees are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. Nevertheless, trees that make an important contribution to amenity of the area may be considered suitable for protection through a Tree Preservation Order, which provides a means</p>

	of protecting their 'amenity value'.
Magnolia Tree, No. 22 Fairacres Road	As above
Bedford Street, view west to Hinksey Hill	Views are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. However, they may contribute to the significance of a heritage asset such as an area or landscape or demonstrate the significance of an area as part of the setting of a heritage asset. This view is an important positive feature of the character of Bedford Street and takes in elements of the green setting of Oxford including the water meadows west of the Thames, which, may be regarded as a heritage asset, as well as forming part of the city's green belt. The view makes a special contribution to the character of the street by creating a link with the rural setting, which provides a green counterpoint to the hard urban landscape of red and yellow brick villas.
Warwick Street, view north to Oxford City Centre	Views are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. However, they may contribute to the significance of a heritage asset such as an area or landscape or demonstrate the significance of an area as part of the setting of a heritage asset. This framed view of the city centre provides an experience of the Central Conservation Area and, in particular of St Mary's Church and the Radcliffe Camera, which are both listed Grade I and therefore brings Warwick Street within the setting of these designated heritage assets. The view has a special to the character of the street by providing a connection between the suburban development and the famous city centre. It also looks across the University's Iffley Road Sports Complex, including the Roger Bannister Running Track, although this is largely hidden by trees in the foreground.