

# Conservation Area Appraisal

## North Oxford Victorian Suburb

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This conservation area's primary significance derives from its character as a distinct area, imposed in part by topography as well as by land ownership from the 16th century into the 21st century. At a time when Oxford needed to expand out of its historic core centred around the castle, the medieval streets and the major colleges, these two factors enabled the area to be laid out as a planned suburb as lands associated with medieval manors were made available. This gives the area homogeneity as a residential suburb. In the eastern and central parts of the area as a whole, this is reinforced by the broad streets and the feeling of spaciousness created by the generously proportioned and well-planted gardens. To the west of Woodstock Road, the spaciousness gives way to denser housing in narrower plots as was considered appropriate for the homes of artisans.

In its *Conservation Principles* (2008), Historic England suggests that significance may be understood in terms of the following values:

- Evidential value (evidence of past human activity)
- Historical value (the association of the place with past people or events)
- Aesthetic value (sensory appreciation that may be designed or fortuitous)
- Communal value (meaning of a place for people who relate to it, this may well extend beyond the current users/owners)

#### Evidential value

The area has considerable evidential potential for below ground archaeology being on the edge of an extensive landscape of late Neolithic-early Bronze Age funerary monuments and Iron Age, Roman and early Saxon rural settlement. The two main roads into the city have a long history and are a key factor both in defining the nature of the suburb and as significant entrances into the city. Evidential value is derived from the conservation area's rich texture. On the one hand the development of the St John's Estate into an early 'garden suburb' with large houses reflecting growth of a

## Summary

### Key positive features

- Diversity
- Village-like enclaves
- Quality of the buildings
- Residential houses a special feature
- Gothic, Italianate, Arts and Crafts, Vernacular styles
- Purpose-built college teaching and residential accommodation
- Contribution of 20th and 21st centuries to the area
- Three ecclesiastical buildings
- 73 listed buildings and a further 21 buildings that make a positive contribution
- Park Town a registered park and garden
- Variety of materials adding texture to the built stock
- Low front walls
- Retained and restored railings
- Feather-edged boarded fences
- Trees
- Front gardens where retained
- Peaceful side streets
- Views of St Philip and St James and other landmark buildings
- Absence of structured views

### Negative features

- Inappropriate modifications and enlargement
- Modern developments that are neither sympathetic to nor enhance the conservation area
- Inappropriate boundary treatments
- Effects of corporate usage of buildings designed for residential use
- Light pollution
- Loss of front gardens
- Poorly maintained road surfaces
- Extensive use of asphalt for pavement surfaces
- Traffic
- Parking
- Storage problems for bins and bicycles

- Closing of views between buildings

### Vulnerabilities

- Loss of front boundary walls and boundary features
- Character of new development
- Increased density of new development
- Loss of green landscape
- Loss of mature trees
- Increase in traffic
- Microgeneration
- Corporate use of former residential buildings

wealthy commercial class is balanced on the other by the market gardens, orchards and nurseries out of which the suburb was planned. Further contrast is evident in the surviving industrial heritage of the canal which forms the western boundary.

### Historical value

The historical value of the conservation area derives from the major contribution of a small number of respected architects to the development of an almost rural ethos that contrasts significantly with the lanes and alleys of the city centre. Blue Plaques are an indication of notable residents, many associated with the University but also several affluent professionals whose status was reflected by the grandeur of the houses. Within the conservation area are three colleges which were seminal for providing university-level education for women and four newer colleges which focus on international studies and postgraduate level study.

### Aesthetic value

The quality of the buildings reflects aesthetic value as is demonstrated by the listing on the National Heritage Register of 73 buildings and structures, all at Grade II except the Grade I Radcliffe Observatory with the linked house for the University Observer,

and the church of St Philip and St James, also Grade I. The list could be increased as there are many significant non-listed buildings which greatly enhance the area. But it is not just the bricks and mortar that emphasise aesthetic value, as the positive contribution of trees, front gardens where they survive, broad streets and the retention of elegant street furniture all add to the conservation area's significance.

### Communal value

Communal value is manifest in a range of important indicators. The conservation area is greatly valued by residents, visitors and those who work there for the quality of its buildings and shared spaces. Educational establishments, whether University level in the colleges, ordinand training at Wycliffe Hall or in schools all have significance for past and present users of those buildings. The purpose-built working men's institute in Polstead Road is a reminder of philanthropic support for the artisan classes living in the western segment of the conservation area and provides essential communal space today. Apart from a Greek Orthodox church in Canterbury Road, the churches are all Anglican but strategically placed in relation to each other and the development of the suburb. War Memorials attached to churches or in schools and in colleges have significance as a focus for remembrance and a reminder of past residents or pupils. Finally leisure or gentle recreational facilities are available to all whether using the river and the canal or as joggers, walkers and cyclists. There are at least three hotels utilising large houses east of the Banbury Road, a well-established restaurant in what was Gee's Nursery and three pubs in North Parade and St Margaret's character areas.

### Designation and boundaries

The designation of North Oxford as a conservation area was a significant milestone in its acceptance as an area of architectural and historic importance as well as in terms of planning legislation.

The architectural significance of the estate had been questioned after the Second World War. Proposals were being put forward for relief roads running through the centre of the suburb; St John's were considering plans for wide-scale redevelopment of their estate; changes in ownership and use, together with mounting pressure from other colleges and the University for additional accommodation, all of which were placing North Oxford in a vulnerable position. The residents and preservation bodies were becoming increasingly concerned that North Oxford would be sacrificed in favour of development and set about trying to save the suburb.

The event which was instrumental in securing the City's first conservation area designation was the proposal by the University for the new Pitt Rivers Museum on Banbury Road. The University had acquired nos. 56-64 Banbury Road from St John's in the early 1960s and despite the provisional listing of nos. 60 (considered to be Wilkinson's finest North Oxford work) and 62 under the 1962 Town & Country Planning Act, the proposal included demolition of these properties. There was considerable local objection to the proposals in terms of potential demolition, the replacement building and proposed use. The development would alter the character and appearance of Banbury Road and the use was at odds with the City's Development Plan as North Oxford had been zoned as residential. Despite the proposal being granted planning permission, the scheme did not materialise; however the ferocity of the opposition from local residents and amenity groups, including the emerging Victorian Group, resulted in Oxford City Council considering how they could give protection to

whole areas and not just individual buildings. As they were drawing up a scheme to designate Park Town, Norham Gardens, Canterbury Road, North Parade (amongst others in the same vicinity) as an area of significance, Duncan Sandys' 1967 Civic Amenities Act was passed enabling the Council to formally designate the same block of streets as a conservation area.

The first designation came into effect on 6 May 1968. It was extended in 1972 to incorporate Fyfield Road and include the previously omitted sections of Norham Manor and to consolidate the boundary along Banbury Road. Rawlinson Road, in the northern sector of the estate, was designated as a separate conservation area in 1973 reflecting its "complete and unspoilt area of Victorian character". At the time of this designation, Rawlinson Road was mainly unchanged. It was one of the last roads to be developed under Moore's supervision but was beginning to come under threat from developers. The boundaries were further consolidated in 1976 to merge the two North Oxford designations and expand the boundary to incorporate all of the 'Wilkinson-Moore' area, as well as the post-First World War developments in the eastern section of the suburb. The boundaries now extend from Walton Well Road, the north side of Leckford Road, St Giles and the University Parks in the south, up to Frenchay, Lathbury and Belbroughton Roads in the north; the River Cherwell in the east and the Oxford Canal in the west. The boundaries were drawn to include the Victorian development of the St John's College estate. The northern boundary was drawn along its present line as these roads marked the most northerly developments of Wilkinson and Moore encompassing the 'essential North Oxford'. The Cherwell and Canal provided obvious and natural boundaries to the eastern and western fringes.

### Reason for appraisal

The City Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to



identify those parts of their area that are considered to have 'special historic or architectural interest the character and appearance of which it is desirable to preserve or enhance' and to designate these as conservation areas. Within these areas the 1990 act requires the Council to have special regard to the desirability of preserving or enhancing the character and appearance of the area when exercising its function as a local planning authority.

This character appraisal defines the special historic and architectural interest of the conservation area, including those features of its character and appearance that should be preserved. It also identifies negative features that detract from the Area's character and appearance and issues that may affect it in future.

The government's policy for managing conservation areas is set out in the National Planning Policy Framework (DCLG 2012) (NPPF). According to the NPPF one of the Government's core land-use planning principles is that planning should, 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

In compliance with the planning policy framework this appraisal provides a public record of the conservation area as a designated heritage asset including an assessment of the features that contribute to its significance. The appraisal conforms to Historic England guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011).

The NPPF states that local planning authorities should recognise that heritage assets are an irreplaceable resource and to conserve them in a manner appropriate to their significance. In determining planning applications, it directs local planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

This appraisal will be used by the Council to ensure that the qualities and local distinctiveness of the historic environment are considered and contribute towards the spatial vision of local plan documents. It should ensure that investment and enhancement in the North Oxford Victorian Suburb is informed by a detailed understanding of the area's special interest. It will be used when determining planning applications affecting the area and should inform the preparation of proposals for new development. Planning applications should be informed by and refer to the appraisal when explaining the design concept.

The appraisal cannot mention every building or feature within the conservation area. Any omission should not be taken to imply that it is not of any interest or value to the character of the area.

### Local community involvement

This appraisal was prepared in two phases with the assistance of representatives from recognised residents' groups within the conservation area and adjacent conservation areas. Community workshops were held during both phases. In the later phase, fieldwork was undertaken using the City Council's 'Character Assessment Toolkit', a standardised questionnaire used to collect information on the positive and negative contribution of different features of the environment to the character and appearance of the conservation area.

### Location

The southern boundary of the conservation area is approximately 0.5 miles from the city centre, just to the north of the St Giles intersection.

### Setting

The southernmost tip of the conservation area begins a little north of the point where the two major arterial roads to Woodstock and to Banbury leave St Giles. These major roads provide access to the north and west of the county via the A34 and A40.

On the western edge, the boundary moves along the middle of Woodstock Road to sweep around the Radcliffe Camera, now part of Green Templeton College. It returns to the middle of Woodstock Road in order to skirt the Walton Manor estate, which is a separate conservation area. On reaching Leckford Road, the boundary dives to the left along the middle of the road and at the junction with Kingston Road turns south briefly to encompass houses on the west side of Kingston Road. The boundary takes in most of Walton Well Road, except for the Eagle Works, until it meets the Oxford Canal at which point it runs northwards in the centre of the waterway up to the point where Hayfield Road joins Frenchay Road.

The northern boundary is staggered around the back gardens of houses on the north side of Frenchay Road and the west side of Woodstock Road for a short distance. These gardens back onto playing fields owned by St John's College. At Woodstock Road the boundary then crosses it and runs behind the gardens in Lathbury Road. Where Lathbury Road meets the Banbury Road, the back gardens of houses just south of Moreton and Marston Ferry Roads are included within the conservation area, before turning southwards to extend behind the back gardens of houses and institutions in Belbroughton and Charlbury Roads. The north east corner of the conservation area includes some playing fields.

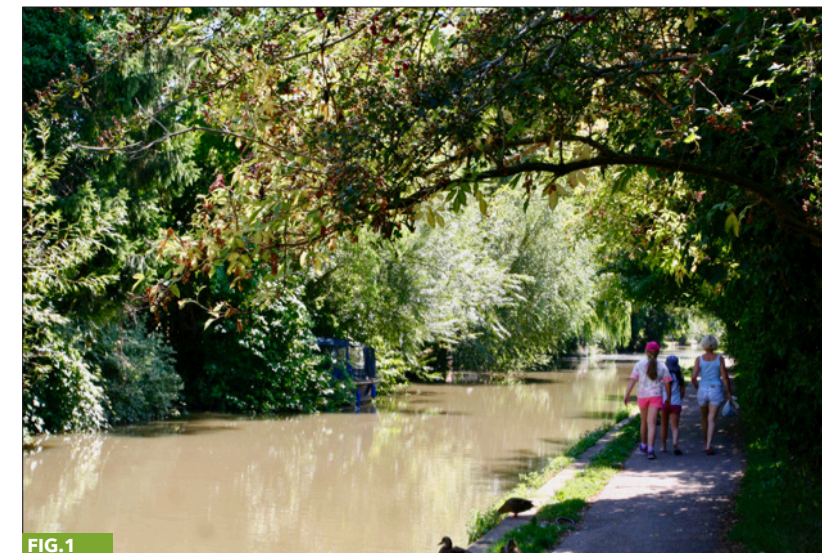


FIG.1

The eastern edge of the conservation area cuts across open space to meet the River Cherwell where it bends and is crossed by the bridge leading out of Wolfson College to New Marston Meadows. The boundary follows the middle of the river to the edge of the Grade II registered University Parks, where it turns southeastwards to run behind Lady Margaret Hall and the back gardens of houses on the south side of Norham Gardens. As the boundary turns south at the junction of Norham Gardens with Parks Road and the Banbury Road, it sweeps in North Lodge in the Parks. In the Banbury Road the boundary follows the middle of the street so that the houses on the west side are included in the conservation area.

FIG 1. Canal boundary on western edge of conservation area

### Geology and topography

The North Oxford Conservation Area lies on a gravel terrace of the Thames river valley.

This area of gently sloping gravel, known as the Summertown-Radley terrace, was created in the Pleistocene period as a result of melting glaciers depositing large amounts of sand and gravel. These layers were then cut down by the Cherwell and Thames rivers either side creating the terrace. Within the conservation area, the land falls to either side by about 8m.





**FIG 2.** The Shrubbery in Woodstock Road, one of several large houses built after the enclosure of St Giles' Field

## North Oxford before the 19th century

At the turn of the 19th century most of the land to the north of St Giles' church was open countryside. Along Woodstock Road there had been small pockets of development including the Radcliffe Infirmary (1759), the Observatory (1772), and St. John's Terrace, nos. 47-53 Woodstock Road, built in the early 19th century for prosperous tradesmen. Banbury Road was a country road with only a handful of houses built along it. North Parade was constructed during the 1830s as a road of small terraced houses. Further north, Summertown was evolving into a self-sufficient village but the main bulk of St John's College's North Oxford estate, which it had owned since the late 16th century, was a combination of fields and allotment gardens.

## Change in the early 19th century

The enclosure of St Giles' Field in 1828 regulated field boundaries and ownership. Several large houses were built for wealthy local businessmen e.g.: The Shrubbery at 72 Woodstock Road (now part of St Hugh's College), The Mount and its lodge on Banbury Road (demolished in 1913 to make way for St Hugh's) and The Lawn, 89 Banbury Road, all of which were Italianate in design. Development was restricted by long leases already in existence so the College was unable to consider any large-scale development. The Oxford University

Act 1854 freed the College's hand so that leases were not renewed upon expiry and the land could be used more economically. Henceforward new, more competitive 99-year building leases could be offered.

The College aspired to create a suburb of housing suitable for the middle classes that would provide it with a secure long-term income. However, a proposal for the Oxford, Worcester and Wolverhampton Railway to run across St Giles' nearly scuppered these plans and was only aborted after a parliamentary debate. An altogether different proposal also threatened the College's genteel ideas - the construction of a Workhouse on New College land, which was abandoned in favour of the development of Park Town by Samuel Lipscomb Seckham in 1853.

## The first phase of the suburb

Although the small houses of North Parade had been built in the 1830s-1840s, Park Town was perceived to be an area of urban development surrounded by a rural landscape with no sense of identity. To alleviate the problem of isolation and to encourage further development, FJ Morrell (churchwarden and College steward) petitioned St John's for the establishment of an ecclesiastical parish to serve the new community of North Oxford. St John's eventually agreed to provide the land for the church, and appointed Seckham to draw up plans for the layout of new residential streets.

Seckham's 1854 proposals were based around the Walton Manor Estate with grand Italianate villas along Woodstock Road, a church and smaller terraced houses to the west. Only two houses were constructed, 121 and 123 Woodstock Road. Morrell preferred a more central location for the church with the result that in 1862 St Philip and St James was designed by G E Street to provide a 'heart' for the new community and to be within easy reach of all sectors of the new suburb.

By 1860 Seckham had lost interest in developing this part of the St John's estate and



**FIG 3.**

**FIG 3.** Former Gee's nursery that served gardening needs

## Later 19th-century growth

The Oxford Building & Investment Company, another building society, went into liquidation in the 1880s. Walter Gray, the administrator, took on the unfinished projects and became the dominant developer. In 1881 he entered into partnership with HW Moore, who as College architect ensured that Gray's building plans were passed quickly, and went on to build over 200 houses, mainly in the north-western sector of the suburb (Kingston Road, St Margaret's Road, Polstead Road and Chalfont Road).

By the 1880s, over half the estate had been developed with a mixture of quality housing. St John's released Southmoor Road in 1880, which was given over to smaller-scale housing. Wilkinson and Moore were responsible for the development but the College, firmly committed to providing smaller cheaper housing, laid out Hayfield Road in 1886 ensuring the houses were kept small in line with their instructions.

It was not until the 1890s that Bardwell and adjacent roads were laid out. Wilkinson had retired, his nephew Moore was eventually dismissed and replaced by NW Harrison, whose work is mainly to be seen in Chadlington Road and Charlbury Road. The First World War interrupted development but it was resumed in the 1920s introducing a new wave of architects including

William Wilkinson took over as supervising architect. Wilkinson's Gothic preferences were more in keeping with the College's overall vision, but his initial auctions to dispose of plots were not successful. Development was slow with only 37 houses having been built in Norham Manor by the mid-1860s. St. John's kept strict control of the development, both in terms of the scale of the houses, and their distribution. All designs were vetted for quality, and to ensure adequate provision of front walls and railings, and rear gardens. Norham Gardens was the first road to be laid out as part of the intended suburb, with the south side of the road opening on to the University Parks, and Bradmore Road, curving north from this, was laid out with a picturesque informality.

Owing to its proximity to the canal and Tagg's Garden, a working-class suburb developed from the late 1820s onwards, the western portion of St John's estate was deemed unsuitable for the larger houses planned elsewhere. Artisan and working-class housing could be more readily developed. Wilkinson prepared a plan for Kingston Road in 1865 and by providing plots for smaller houses, St John's could justify its decision to reserve the vast proportion of the estate for more substantial development in the central and eastern sectors.

In the 1870s the pace of development increased rapidly with speculative builders stepping in. By the early 1880s over 660 building proposals had been received by the College, one third of which were financed by the building societies. Through loans from the Oxford & Abingdon Building Society, Frederick Codd became a major developer beginning with custom-build projects along Banbury Road and in Norham Manor before moving onto speculative building schemes including Canterbury Road and Winchester Road. Codd's houses were bought quickly and their style contributed greatly to the character and appearance of the estate.





FIG. 4

FIG 4. Dramatic link building by Zaha Hadid for St Antony's College

Arthur Martin and Christopher Wright who developed the final portion of the estate.

They introduced new styles creating a totally different character area to the rest of the established suburb. Northmoor Road and Charlbury Road were extended together with a new connecting road, Belbroughton Road (1924). Garford Road, on the eastern extremity of the estate, was one of the last roads to be completed.

#### 20th- and 21st-century contributions

Although the estate's development was virtually complete by the 1930s, North Oxford has continued to grow and alter in ways that St John's College could not necessarily have envisaged in the 19th century. If the First World War changed how people lived with the virtual disappearance of the servant class, the Second World War heralded new patterns of ownership, education for all and smaller family units. In North Oxford, in the 1960s in particular, another change agent was the cessation of the 99-year leases used to attract the first occupants of the houses constructed from the 1850s onwards.

Large houses were no longer economic and were either adapted for institutional use, split for multiple occupancy or demolished. Conversion for institutional use is widespread throughout North Oxford, whether

for the University as a whole, for its constituent colleges or for private schools. Multiple occupancy is prevalent across the conservation area and is not confined to the largest houses, while the integrity of both Banbury and Woodstock Roads has been spoiled where blocks of flats or university residential accommodation have replaced houses, occasionally retaining boundary walls, albeit not consistently. Around the eastern fringes is an important group of small houses at Benson Place designed by Lionel Brett, Lord Esher 1967. The houses' back gardens face onto an open, grassed space, while the frontages with set back entrances are modern equivalents of the terraced houses of the west side of the conservation area.

As wealthy landowners, the Colleges have impacted most on North Oxford with the construction of new buildings normally distinguished for the quality of their design. The scale of these newer buildings that sometimes impinge on valued open space, may not always have been a positive enhancement of the conservation area.

#### Archaeology

Geo-archaeological excavations to the south of the conservation area indicate that the local sand and gravel deposits result from a series of depositional 'episodes' roughly 135,000 – 70,000 years ago. Most of the gravel in this part of the terrace is thought to date from colder periods when early humans were not present in the landscape. However elsewhere along the Thames Valley the Summertown-Radley gravels have preserved the remains of prehistoric animals including mammoths and woolly rhinoceros. The local Oxford gravels have also produced a significant number of hand axes of a type known as 'middle Acheulean'. These are thought to be 'rolled' artefacts, meaning that they have been picked up by later glacial activity and re-deposited away from where they were originally in use.

After the last glaciation the terrace would have been re-colonised by hunter gatherer groups, although there is currently little

evidence for this 'Mesolithic' period in the locality. With the advent of semi-nomadic and more settled farming communities in the Neolithic period, the River Thames became the focus for large earthwork monuments which have left traces in the landscape. These large earthworks were time consuming and labour intensive to build and appear to express the concerns of less nomadic communities with marking out territory, celebrating people who were considered significant, creating communal meeting places and addressing the increasing importance of the seasons to developing agricultural lifestyles.

A number of Neolithic and Bronze Age monuments have been identified in and around Oxford, including a linear cemetery of barrows running from the University Parks towards Jericho, and the ditch of a large henge monument discovered in 2008 under St John's College in St Giles. The North Oxford Conservation Area lies on the northern edge of this concentration of monuments. A skeleton found between Bradmore and Banbury Roads may well be an outlier of this ancient complex of ritual and funerary structures. Several observations made during the construction of the Victorian suburb of North Oxford suggest that further monuments belonging to this complex remain to be found in this area.

Subsequent agricultural use of the gravel terrace in the Iron Age and Roman period is demonstrated by evidence for settlement and field boundaries in the University Parks and Science Area. Iron Age and Roman pottery and burials have also been found in a number of locations across the North Oxford Conservation Area. Dispersed rural settlements with associated enclosures, fields and drove-ways may have extended across the terrace, with excavated evidence including the remains of Iron Age metalworking debris at Park Town and domestic Roman occupation at Middle Way (north of the conservation area).

There is evidence that prehistoric burial mounds, mentioned above, remained

visible in the landscape into the early Saxon period and provided a focus for early Saxon settlement and burial. Possibly the new communities were making a statement about their legitimacy in the landscape by associating with long established structures. At the old Radcliffe Infirmary site a sunken floored craft hut of likely 6th century date has been recorded close to the remains of Bronze Age barrows. Isolated finds from across North Oxford suggest the presence of Saxon burials, these include a shield boss and spear recovered from near Park Town in the 19th century.

Most of the conservation area would have been open fields during the medieval period, however there is some evidence for small scale intermittent settlement in the 11th-13th centuries along the major roads, for example from the former Acland Hospital site on Banbury Road and at St Anne's College on Woodstock Road.

The Banbury and Woodstock Roads were major route ways in the medieval period and it is likely that the roads are of far greater antiquity, perhaps representing the routes of prehistoric trackways across the gravel terrace running down towards a ford or fords to the south. In a Saxon Charter of 1004, the Banbury Road is described as a 'portstrete', i.e. a paved and therefore Roman road leading to the town or 'port' of Oxford.

The Royal Oak Inn was established on Woodstock Road by the 17th century and the Old Parsonage on Banbury Road was built circa 1600. According to the Victoria County History a windmill was located by the junction of Banbury Road and Parks Road in the early 17th century but had gone by 1660. In the early modern periods the area was used for small scale gravel quarrying for use on yards and driveways. A more gruesome feature of North Oxford was the discovery in St Margaret's Road of the remains of people who had been hung, a fact recorded in its one-time name, Gallows-Baulk Road.





FIG. 5

**FIG 5.** Church of St Philip and St James viewed from Leckford Road; only the left side of the road is within the conservation area

## Street pattern and layout

The area covered by the conservation area roughly coincides with the estate developed by St John's College. The area is bounded on the east by the Cherwell and the west by the Oxford canal. The land in between rises above the two water-courses but is otherwise flat. From St Giles' in the south the Banbury and Woodstock roads diverge dividing the area into three segments: west of the Woodstock Road; east of the Banbury Road; and the area between these two radiating routes.

The estate was planned on the basis of social class with large villas in the east contrasting with terraced housing in the west. Land was released slowly so that the earliest houses are closest to the city centre in the south. Plots could only be developed once the college had built roads to service them, so progress along the main roads tended to run ahead of the residential enclaves.

Within the eastern residential enclaves (Norham Manor and the Bardwell character area) the streets are arranged in intersecting straight lines with few curves. Links to the Banbury Road are limited. Park Town separates these two areas from one another with the result that there are only limited routes between the three areas and consequently no through traffic. Between the two main roads, streets generally run

east-west, connecting the two thoroughfares, with few connecting links north-south. In the western segment, streets of mostly terraced housing run north-south.

Throughout the conservation area there are very few trees in the public domain, emphasising the importance of front gardens for trees and creating a sense of public open space on the streets. The large areas of gardens behind houses, although not in the public domain, contribute to a sense of space, areas for large trees and glimpsed views. Plots, even for large houses, tend to be narrow allowing the college to maximise the number of houses for a given length of street, consequently where there is space, this is to be found in front of and behind residences.

There are few designed views within the suburb: with the exception of Park Town, residential streets do not terminate or frame feature buildings. The view of Lady Margaret Hall was only created in the later twentieth century. The spire and church of St Philip and St James does create a focal point for many views and St Margaret's might have done the same if its tower had ever been built. Other than churches there are no public buildings of note, even college entrances (see St Hugh's) are not prominently located to catch the eye. Commercial activity is concentrated at the southern end of the conservation area with a small enclave of shops and workshops in the north-west corner.

## Views and vistas

Views are special in the conservation area less because of an abundance of eye-catchers and more because of the sense of openness that views provide whether along roads or between and around buildings. The effect of the views is achieved through the broad streets in most of the conservation area and the softening of the hard edges of the built domain with mature trees providing interest and shade in the summer months. Trees and gardens all contribute to an Arcadian feel in most of the character areas.

Within the character areas the views are along streets, which are mostly long and straight; some streets rise gently offering uphill or downhill views. The Woodstock and Banbury Roads provide the main access to Oxford from the north. Indeed, the Woodstock Road is one of the finest approaches to any world-class city and the character of the conservation area plays a major part in maintaining this quality. A handful of streets are winding, creating different perspectives particularly where building lines are stepped around the curves.

The most notable eye-catchers are the Radcliffe Observatory in the south, St Philip and St James on the Woodstock Road towards the centre, the water fountain in Walton Well Road and the archway terminating the view through Park Town.

Significant views are to be found within the curtilage of St Hugh's, Lady Margaret Hall and Wolfson College. The location of the last two adjacent to the river offers views across the northern meadows emphasising the rural feel, while the college buildings terminate views from the meadows into the conservation area.

Views from the University Parks to the south-east are not complemented by similar views into the Parks, although buildings in the Norham Manor character area benefit from the additional sense of openness that the Parks provide. On the west the canal towpath affords views into the conservation area which are similarly not complemented.

## Trees and green landscape

The greenery of the conservation area, whether trees in private gardens or the gardens themselves, are an important element of its character as a residential suburb.

Trees make an important contribution to character throughout the area. Their presence stimulates biodiversity and unique ecosystems. Both are positively encouraged,



FIG. 6

**FIG 6.** Gated entrance into the residents' communal garden in Park Town, which is a Registered Park and Garden

for instance, through the wilderness planting in Park Town, and the orchard area at the back of gardens on the south side of Staverton Road. Given the profusion of tree cover in the conservation area it would be impossible to identify all the trees that make a positive contribution to its character in this document. Some notable examples, however, would include the following:

- Tree-lined St Margaret's and Polstead Roads, where the tree planting is a feature of the public domain
- Trees in the large gardens of Norham Manor character area that survive from earlier planting schemes
- The relationship between trees and buildings in Park Town
- Mixture of large trees and smaller ornamental garden trees in most of the other character areas
- Tree canopies along the Oxford Canal and the River Cherwell
- Trees marking the boundary of the Dragon School playing fields
- Enhanced rural character given to Church Walk (North Parade) and Dragon Lane (linking Norham Manor with the Bardwell 'estate' behind Park Town)
- In a number of instances, trees overhanging the high side walls of houses in the eastern part of the area between Banbury Road and the river





FIG 7. Base of Lucy and Co street lamp in Park Town

Other positive elements of the conservation area's green landscape include the surviving front gardens of private houses. Where these are thoughtfully planted, the gardens offer a visual buffer between street and buildings, helping to soften hard edges. On the eastern fringes of the conservation area, views across playing fields, particularly those of the Dragon School, present a change of scene from the built environment.

### Registered parks and gardens

Within the conservation area, in addition to designation for its buildings, Park Town is Grade II listed on the National Register of Parks and Gardens. Significantly the listing comprises the planting schemes at the semi-circular entrance from the Banbury Road, the central garden reserved for residents and the semi-circular 'wilderness' in front of the raised eastern terrace as well as the street linking all three.

Although only adjacent to the conservation area, the University Parks are also Grade II listed on the National Register. Views towards the conservation area can be obtained from the Parks and the Grade II listed Lodge on Parks Road is situated both in the registered park and within the conservation area.

### Public realm

With no provision for public open space and very few trees in the public domain, the importance of front gardens for trees and creating a sense of public open space on the streets is vital.

Despite the broad and welcoming streets, there is very little street furniture. There are occasional seats near bus stops or beneath sheltering trees, e.g. at the Banbury Road entrance into Park Town. Modern bus shelters with electronic timetables information are located along the two arterial roads.

Paving of roads and footpaths is generally in simple tarmacadam, although stone setts lining the gutter provide an

additional element of quality and kerbs in several areas are of good quality granite in short blocks. Paving stones are used in North Parade, a rare occurrence, while in Park Town vestiges of metal guttering survives in front of some properties.

The traffic calming infrastructure that has been introduced in Kingston Road, with setted build-outs, bollards and small-scale trees, are necessary to reduce speed and weight of traffic through the area and soften an otherwise harsh and arid built landscape. Due to parking restrictions there are large number of highway signs that clutter the pavements and get in the way of views. Opportunities should be sought to reduce clutter by rationalising and enhancing signage.

For the most part, street lights within the conservation area are of the swan-neck type. The early exemplars were made locally by Lucy in the Eagle Works in Walton Well Road. There are as many painted black as a soft, pale green. They contribute to the high quality appearance of the area. The Woodstock and Banbury Roads due to their breadth require higher lamp standards which do not fit a conservation style. Similar, tall modern street lamps, that are out of scale with the surrounding buildings, are used in Kingston Road to its detriment.

### Boundary treatments

#### Brick walls

Low brick walls topped by railings and/or coping bricks define front boundaries of domestic properties throughout most of the conservation area except where feather-edged fencing is used in the last land to be developed (Bardwell character area). As directed by St John's College, front walls of properties on its estate were kept low. Corner sites have high brick walls screening service areas and back gardens.

#### Stone walls

Stone walling is rare and primarily associated with ecclesiastical or college

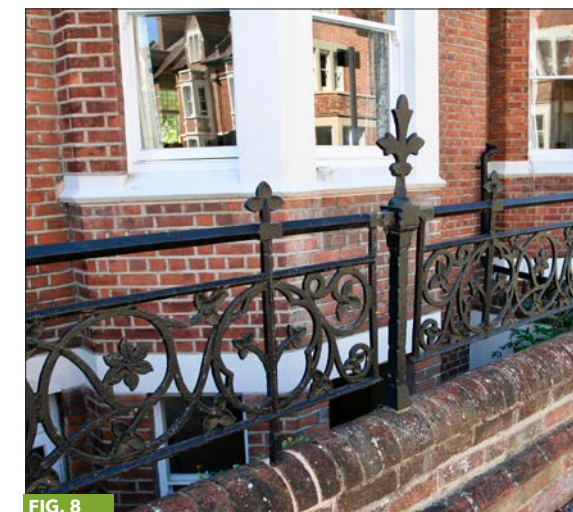


FIG 8

buildings. Apart from the ashlar wall at the Radcliffe Observatory, the stone walls are constructed from coursed rubble.

### Iron Railings

The Oxford Preservation Trust and City Council publication North Oxford Railings: a guide to design, repair and reinstatement outlines the importance and development of iron railings in the conservation area. The guide identifies four phases of development and styles of railings. Phase one is the oldest and is to be found in Park Town (1850s and 1860s). Phase two covers the Norham Manor estate, the corresponding part of the Banbury Road, and the roads around North Parade (1860s and 1870s) Phase three is to be found to the west of the Banbury Road corresponding to the St Margaret's and Kingston Road character areas (1880s). Phase four (1890s) is to be found in the northern part of the conservation area.

All railings stood on a low brick walls, some with half round coping bricks. Most original railings were lost during World War II. Many are now being reinstated with modern replicas.

### Feather edged board fences

Feather edged unpainted board fences were used for boundaries in the northern half of the Bardwell 'Estate' character area (i.e. Linton Road, Belbroughton

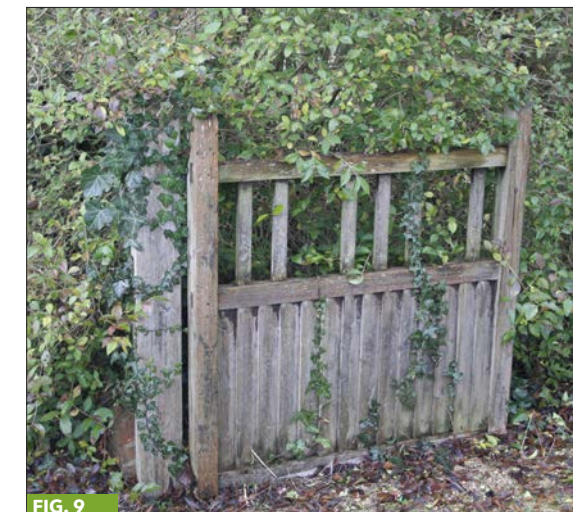


FIG 9

FIG 8. Low wall and railings in Southmoor Road

FIG 9. Wooden gate in Linton Road

Road and the stretches of Charlbury Road and Northmoor Road linking these two). This reflects a change in architectural style to a more Arts and Crafts aesthetic in the early twentieth century.

These wooden fences stand on low brick walls, usually no more than two courses, sometimes with a half round cap. Front fences stood approximately four feet tall, side fences approximately six feet. In some instances fences have a scalloped upper edge, though a horizontal rail along the top is more common. Many gateposts remain, though surviving gates are rare.





FIG 10. Semi-detached houses in Chalfont Road

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## Building types

In this section building types are defined by the purpose for which they were originally built. While current usage may have led to internal and external alterations, it would be misleading to cast the buildings according to their changed use. By the very nature of the conservation area, the predominant building type takes the form of different types of housing. Discussion below takes detached and semi-detached properties together, and addresses terraced housing separately. The next major building type is institutional, typically associated with education. There are three churches within the conservation area with ancillary buildings, a handful of commercial premises and a few interesting structures that lie outside these broad divisions.

## Detached and semi-detached houses

The majority of the conservation area is characterised by housing ranging from large detached villas, through large and medium-sized semi-detached houses, to smaller artisan semi-detached houses. The larger houses can be as many as four storeys high, including attics and basements; a few houses stand out for having five storeys. Where basements occur, the grander the address the more likely that a flight of steps leads to the front door usually within a porch or with a canopy

over and for the basement to be half above ground offering light into the rooms.

The houses of the 1860s through into the 1880s are characterised by lofty rooms, thus adding to their imposing presence.

The semi-detached houses offer a variety of façades. Some of the larger buildings will be double-fronted allowing a feature balcony to be set above a porch. Many share a chimney stack with rooms along the party wall and entrances either at the extreme of the facade or on the side. As the houses become smaller, the side entrance is common offering a little vestibule with a canopy or porch like structure attached to the main block.

Houses tend to be set back from the road allowing space for front gardens. Most houses on corners are set face-on to the street from which access is gained; designs to take advantage of corner sites are infrequent and notable when they do occur.

## Terraced housing

The extreme western edge of the conservation area, backing on to the canal, is characterised by terraced housing, typically in groups of four, six, eight or even ten adjoining buildings. These may be interspersed with semi-detached villas. Most of these are two storeys in height, in many cases with basement accommodation below ground.

Some of the housing offers attic storeys too. Even the smaller terraces have a front area; the terraced houses in Hayfield Road are the notable exception in that the front door gives direct access to the pavement.

## Apartment blocks

Both the Banbury and Woodstock Roads have lost Victorian villas for the development in the later 20th century of apartment blocks of varying quality. These can be as many as three, four or five storeys in height. Boundary walls from previous buildings have sometimes been used to partially screen the replacement buildings, occasionally by

increasing the wall height with additional courses of brickwork or by ensuring a sufficiency of foliage to minimise the impact.

## Educational buildings

The colleges whose primary address is within the conservation area are dominated by large buildings, typically accommodating lecture theatres, administrative rooms, libraries, dining halls and other facilities to support academic life. The main college buildings, whether designed for academic purposes or for providing student rooms tend to be at least three storeys high, and in general are rectangular in plan. The Kenyon Building at St Hugh's is a notable exception, while St Antony's has been created out of a former convent building. The wings of Wolfson are also rectangular but they are set at different angles to each other in part to take advantage of the gently sloping site. Chapels are either integral to any main block (St Hugh's) or appear to be separate even if attached by a linking corridor (Lady Margaret Hall). The former chapel at St Antony's now serves as the Library and in the other newer colleges there is a notable absence of chapels. All these colleges have taken over private houses, which have been modified for institutional purposes.

Other colleges have acquired private houses for a variety of academic purposes, whether teaching, e.g. graduate centres, or accommodation. There are also some new buildings, typically for accommodation, e.g. University College residential annexe in Woodstock Road, and apartment blocks in the same road for Jesus College. Associated with the University is the Maison Française d'Oxford in purpose-built accommodation of 1966-67 in Norham Road.

Within the conservation area there are several schools and other educational establishments. The number of purpose-built schools is small: St Aloysius RC primary school on a site replacing a private house; Oxford High School, which started in St Giles, moved into purpose built 21 Banbury Road and relocated to Belbroughton Road in



FIG. 11

1957; and parts of the Dragon School. Most of the schools utilise former private houses, like those converted by the University colleges, e.g. Wychwood School in Banbury Road, St Clare's College which is spread across a number of sites, and D'Overbroek's likewise. These houses have been modified internally as well as externally.

## Ecclesiastical buildings

The three churches are all large in scale and strategically located to service the growing Victorian Suburb. Street's St Philip and St James (1862) was the first built, designed in the centre of the newly developing areas.

Cruciform in plan, its spire dominates the



FIG. 12

FIG 11. Terraced housing at the junction of Farndon Road with Kingston Road

FIG 12. Wolfson & Rayne Buildings at St Anne's College



streetscape and can be seen from several vantage points. St Margaret's which was constructed in 1883 as a chapel of ease to St Philip and St James to meet the expanding population of the suburb, is located to the north-west. If funding had permitted completion of Bodley's tower over the south-west porch, it too would have dominated the local streetscape. To the north-east of St Philip and St James lies St Andrew's (1907), a Neo-Romanesque building with an evangelical tradition also designed to meet the needs of the growing suburb.

### Other building types

The conservation area contains a small number of other building types. There are few commercial buildings extant, mostly in North Parade, although some buildings in the more densely developed western side of the suburb display evidence of being used as shops. There are three public houses, two in North Parade and one a 1936 rebuild of an older 18th-century inn at the southern end of Hayfield Road. Gee's (now a restaurant) is a useful reminder of the nursery that once supported the gardening aspirations of the suburb, while the Cherwell Boat House (1904) off Bardwell Road is an example of the leisure pursuits available to the professional classes for whom the suburb was initially developed.

### University buildings

The University colleges, whose primary addresses are in the conservation area, make a positive contribution in a number of different ways to the setting of the conservation area. Seven colleges are included within this category and are considered in more detail below: Lady Margaret Hall, St Anne's, St Antony's, St Hugh's, Wolfson, Kellogg and Green Templeton. A number of other colleges operate study centres and/or accommodation blocks within the conservation area, and their contribution is more mixed, whether the buildings have been converted from houses for academic purposes (e.g. St Edmund Hall in Norham Gardens) or student accommodation blocks that have been purpose-built (e.g.

Jesus College in Woodstock Road and University College likewise). Some houses have been taken over by the University for discipline-specific or central operations (e.g. Department of Educational Studies in Norham Gardens or the IT Department in 13 Banbury Road as well as individual houses being used as University or college nurseries). Outside the scope of this section are buildings for other educational purposes, whether purpose-built or converted from houses (e.g. The Dragon School and St Clare's an international school).

Where colleges have taken over houses, the addition of fire-escapes, while necessary for compliance reasons, can have a negative impact on the conservation area. Frequently the removal of boundary walls and hedges has detached the buildings from any semblance of their original context. Context is further degraded by the erection of covered bicycle sheds, the loss of gardens to accommodate annexes, parking and bin areas. Light pollution is a particular concern in purpose-built college structures as well as the converted houses, particularly when the buildings are fully functional. On the plus side the grounds of the seven main colleges in the conservation area are generally well-maintained, where feasible retaining more natural habitats to encourage biodiversity. Trees, as elsewhere in the conservation area, are important and can soften the landscape and streetscape.

### Lady Margaret Hall

Lady Margaret Hall was the first institution in Oxford to provide university-level education for women. It was founded in 1878 to prepare them for university examinations, but did not become a full college until 1960. Originally it occupied one of the Norham Manor villas which the College extended in 1881-83. There were further large extensions in 1896 and 1909-10 by Sir Reginald Blomfield, again in 1915 and 1926 and in 1931 by Sir Giles Gilbert Scott and in 1957-61 the Wolfson Quad by Raymond Erith. The newest additions in the classical style by John Simpson Architects include

the Pipe Partridge Quad and a new quad closing the view from Norham Gardens, framed by two new lodge buildings.

The college benefits from its location adjacent to the River Cherwell as it flows southwards to join the Thames (Isis) south of Christ Church Meadow and makes a positive impact on the broad streets of the Norham Manor character zone. It does spill into a number of houses on the east side of Fyfield Road, some of which suffer from degradation of front garden space.

### St Anne's College

St Anne's College began life as part of the Association for the Education of Women, the first institution in Oxford to allow for the education of women, then from 1879 the Society of Oxford Home-Students. In 1942, it became the St Anne's Society, and received a University charter to be founded as a women-only college in 1952. It is one of the larger colleges in Oxford and known for its progressive outlook, its academic strength in both the humanities and the sciences, its mix of architecture, and its library – the largest college library facility in Oxford.

The College occupies a tight five-acre site wedged in the base of the Y shape formed by the Woodstock and Banbury roads as they leave St Giles. It manages to retain some open spaces around its large and distinguished buildings: Hartland House by Sir Giles Gilbert Scott (1937), and the accommodation blocks by Howell, Killick, Partridge and Amis (1960-69). Mature trees belonging to earlier buildings surround the campus, which is bounded by high walls on the Banbury Road, some original and some newer to be in keeping with the suburb.

### St Hugh's College

St Hugh's was founded as St Hugh's Hall in 1886 for female students and was the third such foundation at Oxford. This influenced its plan, which breaks away from the more traditional quad with staircases that are a feature of the older colleges in central Oxford. In 1911 St Hugh's became a

college by name, and in 1959 a full college.

The College has taken over and adapted a number of large houses in the Woodstock Road for a variety of purposes. To the west of the main building and its 1928 wing the College has built a block of accommodation which nods at the style of the four houses of 1883 that previously stood on the site. Houses on Canterbury Road, some by Codd, have also become part of the College and, while modified, appear to have retained more of their character. The College occupies a 14-acre site and the spacious core offers relief from the developed fringes, although the Maplethorpe and Dickson Poon Buildings both impact substantially on this precious open space.

### St Antony's College

St Antony's College was founded as a men's college in 1948 by French shipping magnate, M Antonin Besse and was primarily intended for research and teaching in international studies. The hall is named after his wife, Hilda Besse. The College moved into buildings which had been designed in 1866-8 by Charles Buckeridge for the Society of the Holy Trinity. JL Pearson supervised the building of the chapel, which now houses the library, in 1891-4.

The College is located between Woodstock Road and Winchester Road. Behind its high walls, the original convent was surrounded to the north and east by generous open space, which has gradually been swallowed up with expansion. The newest addition to the College's Estate is the metal-covered tunnel by the late Zaha Hadid at the Middle East Centre, which contrasts dramatically with Buckeridge's buildings in coursed-rubble and Drinkwater's listed Tudor-style vicarage for the Church of St Philip and St James.

### Wolfson College

Wolfson College was one of two colleges founded by the University in 1965 in response to a 40% increase in graduate student numbers over five years. Generous



benefactions secured by the first President, Professor, later Sir Isaiah Berlin, from the Wolfson Foundation and Ford Foundation in 1966 enabled the construction of a new college to accommodate members of the academic staff who had no college fellowship and graduate students, the majority of its membership originally coming from the sciences; the college admitted its first students in October 1968. It is now the largest postgraduate college with generous family accommodation within its 11-acre site.

The college makes a discreet impact on the Bardwell character area. It benefits from its location adjacent to the River Cherwell, the landscape broadening and giving the college a rural feel despite the proximity of the Northern Bypass (noise) and the busyness of Marston Ferry Road which leads to a key junction on the bypass. Facing Wolfson are New Marston Meadows designated as a Site of Special Scientific Interest (SSSI), but are also maintained as a working farm. By the river is the College's Nature Reserve, featuring wildflower displays during May and June, as well as actively maintained hay meadows.

#### Kellogg College

Founded as a college in 1990 to formalise the University's long history of part-time and outreach provision, Kellogg College operates from a number of listed Victorian houses primarily on the Banbury Road (Nos. 60, 62 and 64). These houses were bought by the University when bold plans for a new building to house the Pitt Rivers Museum were under consideration. These plans, as discussed in the Introduction above, led to the successful designation of the conservation area. The failure to obtain funding for the museum project, released the houses for use by Kellogg, where a number of modest extensions to improve student facilities have been built in the back gardens. No. 60 is considered to be one of William Wilkinson's finest houses.

#### Green Templeton College

This, the University's newest college, was created in 2007 by merging two earlier

20th-century foundations, Green College (1979) and Templeton College (1959).

Templeton College, which specialised in postgraduate business studies, moved from Kennington south of Oxford, while Green College, a specialist postgraduate medical college, has always been based within the buildings surrounding the Radcliffe Observatory. This outstanding building with its ancillary buildings is something of an anomaly in the conservation area. They are now a major focal point within the University's developing Observatory Quarter. The Observatory impacts more on the Walton Manor and Jericho Conservation Areas, and may better be considered within the Central Oxford Conservation Area.

### Building styles, materials and colours

#### Styles

The dilemma of stylistic choice in the 19th century between the Classical and the Gothic can be fully appreciated in North Oxford, with the latter appearing to be the more dominant of the two. Street worked in the Early English style on St Philip & St James, and the houses of the 1860s, 1870s and into the 1880s reflect a domestic variation on this with elaborate Gothic doorways, Gothic windows and steeply pitched gables. Some houses betray the influence of Ruskin, particularly in the Venetian details of large staircase windows that dominate the main façade in some instances. The Romanesque style appears in a handful of buildings from St Andrew's church through to 30 Norham Gardens and 54 Banbury Road.

The Italianate style is most evident in the work of Samuel Lipscomb Seckham. Park Town is an outstanding example as are 7-19 (odd) Banbury Road and 121-123 Woodstock Road, which are unlisted. Roofs overhang on large brackets, while façades are stuccoed or cement-rendered.

The evolution of the Arts and Crafts style is visible in various parts of the conservation

area. The Queen Anne style can be seen most notably at 21-29 (odd) Banbury Road but also in the fringes of Norham Manor and in the Bardwell 'Estate'. The latter has many Arts & Crafts influenced houses, and these too can be seen in the streets linking the Banbury Road to Woodstock Road north of St Hugh's College.

The various styles of the interwar period can be seen particularly in the Bardwell character area, where the houses are characterised by a range of details. While Modernism is notable for its absence among domestic buildings, at the same time houses in the Arts & Crafts tradition clearly use new materials, chiefly in metal window frames and panelled doors. Some college buildings display Neo-Georgian characteristics, but the later 20th-century is marked by Brutalist academic or purpose-built accommodation buildings, some refined and others less so.



FIG. 13

#### Materials

The primary building material is brick – red or yellow, with occasional use of burnt (blue) bricks for decoration. Typically, English bond is used. Tumbling brickwork is seen on some chimney stacks. Some of the Queen Anne style buildings have prominent terracotta decoration.

Tile-hanging is a feature of some of the late Victorian and Edwardian houses, used to strengthen the 'garden suburb'



FIG. 14

FIG 13. Tile hanging and roughcast in Charlbury Road

FIG 14. Example of English bond brickwork

by expressing a vernacular idiom. Where they survive, pathways in a pattern of coloured tiles are most noticeable – in the terraces with small front gardens as well as some medium-sized late Victorian and Edwardian housing.

The early 19th-century buildings tend to be rendered in painted stucco, whereas roughcast render is used on the Arts & Crafts styled buildings. Roughcast is also used, presumably a later addition, on one of the oldest buildings in the conservation area, the Royal Oak Public House in Woodstock Road. Some pargetting is used as a decorative treatment on some of the late Victorian and Edwardian houses.

Stone as the primary building material is rare in the conservation area, and is seen in prestige ecclesiastical buildings, listed walls, the Radcliffe Observatory buildings and a handful of private houses. For the most part coursed rubble is used. Ashlar is used on the late 18th-century buildings in the Radcliffe Observatory Quarter, notably on 89 Banbury Road and as dressings on many college buildings. Stone steps lead to raised ground floors on many houses. Many houses carry sculptural decoration in stone on window surrounds and/or carved capitals. Even the lintels above the ground floor openings of the modest terraces in Hayfield Road carry sculptural ornamentation.

Pre-cast concrete is much used in late 20th-century college buildings.





FIG 15. Stone-built Osler House within the grounds of Green Templeton College

FIG 16. Gently curving south wing at Wolfson College



FIG. 16

Belbroughton Road is a rare example of weather-boarding. A few houses have timber canopies to carry external window blinds.

Gee’s Restaurant is notable for its iron and glazed construction. Some houses still display what appears to be fine leaded and coloured glass.

The iron railings and original lamp posts that survive, made either at Lucy’s Eagle Works foundry in Walton Well Road or by Dean & Son, give the conservation area much of its character. Elaborate ironwork is used to great effect on many of the doors in Norham Manor character area as well as in some houses in Banbury Road. Many large houses particularly in Norham Manor sprout attractive and astonishing finials.

Colours

The predominant colours in the conservation area are red (brick) and yellow (brick and stone). Most stucco is painted in an off-white colour with one or two examples of primrose yellow appearing in the vicinity of North Parade. Windows are generally white-painted. Original doors are normally painted red, black or white, but some newer doors use early 21st-century gun-metal grey. Also ubiquitous is the use of black for conservation area lamps and railings – where lamps still carry a soft grey-green colour, they harmonise better with the intended ambiance of a suburb.

The predominant roofing material is clay tiles, with slate used in many buildings from the early 19th-century onwards. One or two terraces on the western side of the suburb are roofed with pantiles.

Where it occurs, timber decoration is applied rather than structural although St Giles Terrace and the Royal Oak all show internal use of timber framing. Some of the Queen Anne Revival buildings carry timber lanterns and balustrades. Many houses have timber porches. Number 3

Character Area 1: Norham Manor

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>Formal layout as a residential suburb</li><li>Wide streets</li><li>Front gardens where houses are in private ownership</li></ul>
Buildings	
Victorian Villas	<ul style="list-style-type: none"><li>Define the character of the area</li><li>Scale and type of houses varies in each road, with a rare terrace in Fyfield Road</li><li>Work of the main architects of the area visible: Wilkinson and Codd as well as Buckeridge</li><li>Gothic revival details – pitched roofs, plank doors, arched windows, finials, etc.</li><li>Red brick and yellow brick masonry alternate in Norham Gardens</li></ul>
Norham Gardens	<ul style="list-style-type: none"><li>Recognised by seven houses listed on the National Heritage List</li></ul>
Bradmore Road	<ul style="list-style-type: none"><li>Several houses make a positive contribution to the street scene in addition to the one listed building (e.g. Nos. 14-16 consec.)</li></ul>
Lady Margaret Hall (LMH)	<ul style="list-style-type: none"><li>First institution to offer university-level education for women, with nationally listed buildings ranging in date from c.1879 (Old Hall) to 1959-61 (Wolfson Quad)</li></ul>
Boundary treatments	<ul style="list-style-type: none"><li>Retained and restored railings</li><li>Low front garden wall</li></ul>
Views	
Entrance	<ul style="list-style-type: none"><li>Picturesque approach from the Banbury Road</li><li>Attractive fork where Bardmore Road bears left from Norham Gardens</li></ul>



Feature	Contribution to significance
<b>Views continued</b>	
Absence of eye-catchers	<ul style="list-style-type: none"><li>Until the building of the new entrance lodges at LMH, there were no buildings designed to close views increasing the sense of planned openness</li></ul>
Between buildings	<ul style="list-style-type: none"><li>Glimpsed views between buildings where no later extensions block them</li></ul>
<b>Landscape</b>	<ul style="list-style-type: none"><li>Mature trees in private gardens front and back are a positive feature of the character area.</li></ul>
<b>Ambience</b>	<ul style="list-style-type: none"><li>Park Town to the north and the river to the east mean that there is little through motorised traffic, creating a feeling of calmness enhanced by pedestrians and cyclists</li></ul>

Commentary

The first and most spacious of the St John’s College estates to be developed, the Norham Manor character area lies behind the University Parks east of the Banbury Road. It consists of five broad streets, with planned soft curves in two of them. The first road to be laid out, Norham Gardens, is dominated by large two-storey detached villas with a raised ground floor, well-lit basements and attic rooms. Semi-detached houses feature prominently in the other streets, while Fyfield Road boasts a rare terrace for this side of the suburb.

The space is formally laid out as a residential suburb. The entrance to the estate from the Banbury Road is expressed with picturesquely curved roads, but the street pattern becomes more regular inside the body of the suburb. The gaps between gardens are small and sometimes reduced or eliminated by later extensions. This is particularly true on Norham Gardens where institutional owners have closed the gaps with the result that from the public domain there is no sense of the University Parks beyond the buildings to the south. Houses are enclosed by low brick walls. The building plots are large, but the houses almost fill the width of the plots. Front gardens are

relatively small in proportion to the size of the houses with large gardens at the rear. A feeling of space is created in the public domain by the wide roads and pavements and the contribution made by private front gardens. The low boundary walls mean that it is the buildings that define the space. This is originally an entirely residential space. Many of the largest houses have been converted to institutional use whilst others have been converted into flats.

Black asphalt is the ubiquitous paving material for roads and pavements with stone setts at the road edge. Street furniture is at a minimum. Lighting is by means of swan-necked lamp standards in a design characteristic of the area. There is no through traffic, though there is significant on-street parking. Usability of the space is good, though pedestrian surfaces are somewhat rough and ready.

The buildings define the character of the area. Large Victorian villas are the characteristic building type. There is a mix of detached and semi-detached residences, with some more modestly scaled houses for example on Crick Road. Building materials are a mix of red and yellow stock bricks, sometimes alternating for effect. Roofs are

a mixture of clay tiles and slate. There is an extensive use of stone for features and of sculpted stone ornament. Sash windows predominate with Gothic arches for windows and doors on some of the larger buildings. Doors are typically Gothic in style, planked and bearing elaborate ironwork fittings. Chimneys are very large, elaborate and prominent, usually on external walls. Tall, acutely pitched gables with finials add to the Gothic character of the buildings. Many of the large houses, often originally built for those who made their wealth in commerce as well as some notable academics, are now frequently in the ownership of institutions and/or multiple occupation. Many continue to serve as private residences. The condition of houses is generally good though over cleaning of brickwork and the replacement of window glass removes the patina of age to the extent that old buildings can sometimes be mistaken for new, thus eroding the special character of the area.

The entrance to the estate is picturesquely designed to create visual interest. Once within the suburb the straight roads create few set-piece views. Perhaps surprisingly, the ends of longitudinal views are not terminated with ‘feature buildings’ and houses on corners usually face onto the main street rather than exploiting the picturesque possibilities of their corner site. Consequently there are few focal points. In the side streets high brick walls protect the privacy of the back gardens on the end of a run of plots. Nevertheless there are opportunities here for glimpsed views of the space behind the large houses.

The roofs of individual buildings are often interesting and attractive, but there is little feeling of a roofscape for the area as a whole. This reflects the sense of individual villas on separate plots. Trees in private gardens play a very important role in defining the character of views both along the streets and into the spaces behind.

The topography of the character area is generally flat. The area has lots of trees, though the positive contribution



FIG. 15

FIG 15. Detached villa on a corner site in Norham Manor

of front gardens has been lost where given over to hard standing for cars. Although the river is close by, there is no sense of this from within the estate.

Activity in the public domain is dominated by cycling, walking and running. The streets are quiet. There is no through traffic so vehicle movements are, to some extent, driven by the timetable of institutions. Trees and other planting gives shade in front gardens, though the road is so wide this sometimes has a limited effect on the public space. The sound of distant traffic and aircraft can be heard, but it is generally so quiet that the sound of private conversations is easily discernible.

Negative features

- Inappropriate modifications, e.g. large side extensions, replacement conservatories, link buildings
- Over cleaning of brickwork
- High levels of light pollution caused by extended use of buildings for institutional purposes
- Loss of front gardens to hard standing or gravel for parking, cycle and bin storage
- Automatic gates and low front walls replaced with higher boundaries



Character Area 2: Park Town

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Grade II registered park and garden</li><li>• Clearly defined space, formally laid out</li><li>• Contrast between three terraces and the detached and semi-detached houses on the streets connecting the terraces</li><li>• Exclusively residential</li><li>• Good street furniture</li></ul>
Buildings	<ul style="list-style-type: none"><li>• Define the character of the area</li><li>• Design, style and materials emphasise the zones of the area and the status of the first occupiers</li></ul>
Terraced housing	<ul style="list-style-type: none"><li>• Uniformity of scale</li><li>• Two crescents have railed basement light-wells</li><li>• Rear terrace on raised 'podium' and doors opening straight onto the street</li></ul>
Detached/semi-detached houses	<ul style="list-style-type: none"><li>• Set back from the street-line with wide front gardens</li><li>• Materials range from render through to brick</li></ul>
Boundary treatments	<ul style="list-style-type: none"><li>• Retained and restored railings</li></ul>
Views	<ul style="list-style-type: none"><li>• Views of the picturesque layout constrained by mature trees at entry points into the zones within the area and the lush vegetation in the 'open' spaces framed by the buildings</li></ul>
Landscape	<ul style="list-style-type: none"><li>• Verdant and luxurious flat landscape enhanced by the variety of the trees and shrubs within communal and private gardens</li></ul>
Ambience	<ul style="list-style-type: none"><li>• Being a cul-de-sac is a positive feature as there is little motorised traffic and limited pedestrian and cycle usage</li></ul>

Commentary

Park Town is very different from all other parts of the conservation area. Its narrow plot lay outside of the St John's College estate. It was developed to a planned

scheme in 1853. Houses are rigorously laid out in a very formal development. The entrance to the estate off the Banbury Road is in the form of a crescent around a small unenclosed garden. The first third of the

site is taken up with large detached villas in substantial gardens on either side of the road. At the heart of the development an elliptical railed-off garden for residents is flanked on the north and south sides by a crescent of terraced housing. The road continues east, now flanked by semi-detached villas. The site is closed at the east end with a crescent of houses facing onto another small unenclosed, semi-circular garden. A gateway through the middle of this crescent leads into Dragon Lane.

The area is very clearly defined. Buildings and roads are laid out formally and geometrically. There are few gaps between buildings or blocks of buildings. Plots are enclosed by iron railings, some original, others replicas to a similar design. The space in front of the crescent terraces is defined by railings with the space behind allowing light to reach basement windows. Detached and semi-detached houses, in contrast, have substantial gardens front and back. The space in front of the rear terrace is confined by the 'wilderness' planting of the garden. The raised pavement reduces the feeling of space by effectively dividing the area so emphatically between the roadway and the pavement.

Where the crescent terraces at the heart of the development face onto a communal garden the feeling of open space is limited on account of the large number of mature trees and the dark hedge and other planting behind the railings.

The area is exclusively residential. Road and pavement surfaces are asphalt in a poor state of repair. Street furniture consists of black Victorian-style street lamps, black railings and a Grade II listed Penfold Pillar box.

There is very little motor traffic as there is no through road, however, street-parked cars have a significant impact on the space.

The buildings are the dominant element in defining the character of the area. They are almost all of the same period. The wealth, aspirations and social status of the original occupants of each zone of houses is on display in the architecture. Design, style and materials are deployed to emphasise the status of the zones within the character area. A uniformity of scale is achieved by grouping the smallest houses into monumental blocks, the medium sized houses into semi-detached pairs and the larger houses standing in individual plots. Materials too are used to communicate messages about status. The terraces at the back of the site have yellow stock bricks above a ground floor with rendered, banded rustication. Their front doors open directly onto the raised pavement. In the two crescents around the elliptical garden the upper storeys are faced in dressed stone, the wells, allowing light into the basements, are enclosed by railings.



FIG. 16. Penfold letterbox at the western end of the residents' garden in Park Town

FIG. 17. Arch in centre of eastern terrace giving access to Dragon Lane



FIG. 17



FIG. 18. Detached villa on the entrance road into Park Town

FIG. 19. The northern terrace overlooking the residents' garden in Park Town



FIG. 19

Negative features

- Parking is a major negative feature of the area, impacting on views into, out of and across the area
- Hedges in the communal garden, introduced to mitigate for the loss of railings in the Second World War, encroach on the replacement railings
- Poorly maintained road surfaces and extensive use of asphalt for pavement surfaces detract from the elegance of the buildings in the area
- Obstruction of views across communal spaces

Views within the character area are constrained. This is partly as a consequence of the design and layout of the site, but also as a result of hedges, the management of planting in communal areas and the growth of ageing trees. Views are short; when first built Park Town would have benefited from views along the length of the site and panoramic views of the crescents. Focal points are now obscured.

The streetscape, particularly in front of the crescents is dominated by parked cars. There is little in the way of a roofscape. Roofs of the terraces are largely invisible. Individual houses and semi-detached houses have shallow pitched roofs with projecting eaves. The mature trees and hedges give an arboreal character softening the formally designed urban space. The development is entirely inward looking with few views out of the space.

The land is entirely flat. The private gardens of the larger houses and the communal greenery in front of the terraces contribute to a verdant atmosphere in a formal architectural setting. Hard landscaping is generally poorly maintained asphalt.

This is a quiet enclave with only light local traffic. The space is used comfortably by pedestrians and cyclists who are able to filter through to Dragon Lane which cars cannot access.

Character Area 3: Bardwell

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Last part of the St John's estate to be developed, for the most part in the 20th century</li><li>• Broad streets and houses set well back from the road reflect received ideas of the suburban style</li></ul>
Buildings	
Houses	<ul style="list-style-type: none"><li>• Define the character of the area</li><li>• Demonstrate a range of materials and idealised vernacular styles from different regions.</li><li>• Arts &amp; Crafts styles predominate</li><li>• Some houses have early examples of Crittall windows</li></ul>
Belbroughton Road	<ul style="list-style-type: none"><li>• Recognised by one Wright house on the National Heritage List (No. 1) and the positive contribution of others (Nos. 3, 5 and 9)</li></ul>
Chadlington Road	<ul style="list-style-type: none"><li>• No. 11 by F Mountain makes a positive contribution to the streetscape</li></ul>
Charlbury Road	<ul style="list-style-type: none"><li>• In addition to national listed Nos. 2-4, Nos. 22 and 29 make a positive contribution to the streetscape</li></ul>
Linton Road	<ul style="list-style-type: none"><li>• Distinguished by nationally listed No. 7</li></ul>
Northmoor Road	<ul style="list-style-type: none"><li>• Recognised in national listing of No. 2 by Allfrey and No. 20 by Openshaw, which is also historically significant as the home of JRR Tolkien.</li><li>• No. 18 by Rayson is a distinctive variant from the surrounding styles</li><li>• St Andrew's Church makes a positive contribution to the cross-roads with Linton Road</li></ul>
Cherwell Boat House	<ul style="list-style-type: none"><li>• One of the most significant unlisted buildings within the character area and the CA as a whole, reflecting the importance of leisure pursuits for the original occupants of North Oxford</li></ul>



Feature	Contribution to significance
<b>Buildings continued</b> Boundary treatments	<ul style="list-style-type: none"><li>• Front boundary walls are lower here than elsewhere in North Oxford, and in some instances, retain feather-edged boarded fences. Retention adds positively to the character of the area</li></ul>
<b>Views</b>	<ul style="list-style-type: none"><li>• There are almost no fixed viewpoints in the area, St Andrew's Church being the notable exception.</li></ul>
<b>Landscape</b>	<ul style="list-style-type: none"><li>• On the eastern edges the ground slopes gently towards the river, the slope being most visible in the approaches to Wolfson College and in Garford Road</li><li>• Front gardens where retained contributed significantly towards the area's character</li><li>• Mature trees in private gardens contribute to the feeling of openness</li></ul>
<b>Ambience</b>	<ul style="list-style-type: none"><li>• Little motorised traffic outside peak times and usability for pedestrians and cyclists</li></ul>

250

FIG 20.

1 Belbroughton Road by Christopher Wright, which is Grade II listed



FIG. 20

Commentary

The Bardwell character area consists of the area of development east of the Banbury Road and north of Park Town. The character area therefore encompasses the last parts of the St John's estate to be formally laid out as residential development, using allotment gardens on land sloping down

gently towards the river. Bardwell Road itself was developed in the 1890s. North of Bardwell Road as far as Linton Road dates from before the First World War while north of Linton Road as far as Belbroughton Road was developed in the 1920s. More than any of the other character areas, the feel of the Bardwell character area equates with received ideas about suburban style, in part due to the more modest height and massing of its buildings and the appropriate scale of the trees and shrubs. An idealised vernacular prevails, not always rooted in Oxfordshire styles, and reminiscent of the Lake District and other prestigious areas with a strong Arts & Crafts tradition.

The roads are set out in straight lines with only a slight curvature introduced in Northmoor Road and to a lesser extent, Charlbury Road. Houses are large with only small gaps between on the main street frontages, though larger gaps are sometimes found on side roads at the end of a run of houses. Most houses were originally enclosed on the front by feather edged

board fencing, often standing on a low brick wall of only three courses. Some of the original boundary treatments survive in various states of repair. Some have a straight top edge, in others each board has a rounded top giving a scalloped effect. There are a number of instances where iron railings and brick piers have been inappropriately introduced.

From the street, building plots seem small for the size of the houses, there are however, large spaces behind houses. There are no public open spaces. A general feeling of space in the public realm is created by the broad roads, pavements and front gardens. The contribution of gardens is greatest where the original modest height of front boundary treatments is retained. Sometimes excessively tall fences or hedges create a more enclosed feeling. Where the streets are straight, the building lines, boundaries and road edges all reflect this characteristic.

Road surfaces and paving materials are invariably asphalt, not always in good condition. Pavements are edged with stone kerbs with stone setts in the gullies. Street furniture is confined to swan-necked street lamps (green or black) and the occasional pillar box. Motor traffic is relatively light outside of 'school-run' hours. There is some on-street parking (not necessarily residents) and considerable amounts of walking and cycling.

The space is largely defined by its houses which are generally large and detached. The vast majority date from the first half of



FIG. 22



FIG. 21

the twentieth century, and it is the style of this period that creates the character of the area. Materials are generally red brick with stone dressings and details. Roughcast render is common, sometimes this has been painted. Clay tiles are ubiquitous for roofs and some wall-hung tiling. Ridge tiles are often decorative. There is extensive use of painted barge-boards and other decorative details. Fenestration is very varied, there are examples of sash windows, sometimes with multiple glazing bars. In other styles of house, casements with leaded lights contribute an arts and crafts character; in the 1920s houses windows and their frames are metal for the most part, possibly by Crittall. Doors tend to be squared, part glazed and panelled. Chimneys are large but simply constructed in red brick. The area was originally entirely residential. Some houses have been adapted for school or university use. The Neo-Romanesque church of St Andrew sits on a prominent corner, though its character and massing has been somewhat undermined by unsympathetic extensions.

The street pattern means that there are no particularly picturesque set-pieces. Views are generally channelled along the usually straight streets. There are occasional diagonal views between buildings into the space behind. Views out of the area to the Banbury Road do occasionally frame a large house there. In the streetscape,

FIG 21. View along Charlbury Road

FIG 22. Feather-edged timber fencing in Charlbury Road © Phillip Allen





FIG 23. House by Fisher and Trubshaw in Belbroughton Road that retains original features

FIG 24. 2 Northmoor Road by Allfrey, which is Grade II listed

parked cars and trees are the dominant elements. The roofscape is characterised by clay tiled roofs with steep gables and occasional hips with tall brick chimneys. Mature trees and planting in front gardens dominate views, often obscuring diagonal views of houses. Views out of the space are onto college campuses, playing fields and on the west side the busy Banbury Road.

The topography of the area is flat or gently sloping. The landscape character is of a leafy and green garden suburb. However, all trees and planting are confined to private gardens, the public domain makes no contribution to this. Consequently these gardens are particularly significant for the character of the area. Where gardens have been converted for parking of cars and cycles this can have a negative impact on the quality of the area.

Activity within the area varies with time of day and year. The dominant activities are associated with the suburbs residential character. The low density results in low levels of activity in the public domain. Schools and university buildings run to a different rhythm with peaks of activity in term-time and related to the delivery and collection of children by private car or coaches. There are strong contrasts of light and shade and periodic noise from cars and aircraft.

Negative features

- High front garden boundaries, sometimes introducing inappropriate railings, are contrary to the aesthetic of the area
- Inappropriate modifications and enlargement, e.g. large side extensions
- High levels of light pollution caused by extended use of buildings for institutional purposes
- Loss of front gardens to hard standing or gravel for parking, cycle and bin storage
- School term-time traffic issues causing congestion and adding to parking problems
- Parking, particularly school transport vehicles, impacts on views within the area
- Poorly maintained road surfaces and extensive use of asphalt for pavements



FIG. 24

Character Area 4: Kingston Road

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Predominantly defined by north-south roads with some key intersections with west-east routes</li><li>• Narrower plots allowing greater building density</li><li>• Reflects the means of the different clientele the developers aimed to attract</li><li>• Almost entirely residential, with some evidence of shop premises</li></ul>
Buildings	
Terraced housing	<ul style="list-style-type: none"><li>• Range of terraced developments interspersed with groups of semi-detached villas or groups of three-four houses</li><li>• Range of styles and decorative finishes deployed in the terraces</li><li>• Degrees of affluence visible in window sizes</li><li>• The only terraces in Kingston Road that are nationally listed, are all by Clapton Rolfe in 1870-73 (nos. 114-138, 149156, 159-164). Terraces by other developers make a positive contribution to the streetscape (Nos. 22-27, 35-40 and 106-111)</li><li>• Nos. 47-53 in Leckford Road make a positive contribution</li><li>• Nos 11-25 in Walton Well Road form the most distinctive terrace in the area</li></ul>
Other structures	<ul style="list-style-type: none"><li>• One of two Penfold letterboxes in the whole CA is located at the junction of Farndon and Warnborough Roads (the other is in Park Town)</li><li>• The Walton Well Road bridge, erroneously ascribed to James Brindley in the National Heritage List, dates to 1881 and follows the usual pattern of canal bridges</li></ul>
Boundary treatments	<ul style="list-style-type: none"><li>• High level of preserved historic railings especially in Southmoor Road, possibly due to the proximity of Lucy's foundry in the former Eagle Works</li></ul>
Views	<ul style="list-style-type: none"><li>• One of the most significant views within the CA as a whole is that along Leckford Road towards St Philip and St James</li><li>• A more modest view into the character area focuses on the public water fountain at the junction of Southmoor and Longwith Roads with Walton Well Road</li><li>• In Southmoor Road, the view towards its northern end is terminated by a pair of semi-detached houses</li><li>• Views into the back gardens along the canal are obtained from the towpath on the opposite bank</li></ul>



Feature	Contribution to significance
Landscape	<ul style="list-style-type: none"> <li>Verdant and luxurious flat landscape enhanced by the variety of the trees and shrubs within communal and private gardens</li> </ul>
Ambience	<ul style="list-style-type: none"> <li>Although more densely populated, the character area is light and open.</li> </ul>

### Commentary

Kingston Road abuts the Walton Manor Conservation Area and is characterised by a variety of terraced housing interspersed with semi-detached villas. These were deliberately designed as speculative and attractive residences for a growing artisan and clerical clientele. The plots are narrower, but where glimpses between terraces and houses permit, the familiar feeling of openness is maintained.

Space in the character area is predominantly along long north-south roads. Building plots are narrow with houses typically grouped in terraces of four, six or eight, interspersed with semi-detached residences. The space behind the dense street frontages can be appreciated through a number of gaps between buildings and from positions on the short side roads. Property boundaries on the street frontages are usually low brick walls, often with a rounded coping brick. Some original iron railings survive. Even the smallest houses have front gardens which taken together

with the road and pavement create a feeling of space in the public domain.

The area is entirely residential. The north-south roads provide good access into the city centre for cyclists and pedestrians. Cars are limited by effective traffic calming measures. Road surfaces and pavements are similar to elsewhere in the conservation area: asphalt with stone kerbs. Street lighting on Kingston Road is tall, urban and utilitarian, less sympathetic than elsewhere in the conservation area. On-street parked cars have a much greater impact here than elsewhere on account of the lack of off-road parking. Bicycle parking too has an impact on the area. There is no public provision, so bikes are tied to railings both within front gardens and on the pavement.

Victorian terraces are the dominant building type in the character area, though these vary greatly in size and are often interspersed with pairs of semi-detached houses. The form and style of these houses is very varied, yellow stock brick predominates, often enlivened with red brick for decorative effect. Roofs too vary; slate, clay tiles and occasional pantiles are found here. Many original windows and doors survive, but there is ample evidence of replacement windows degrading the character of the area.

These houses were originally built as homes for artisans and lower middle class families. Today they provide a mix of family residences and houses in multiple occupation. A large number have been extended at the back, often unsympathetically. Side extensions at the ends of terraces often close important gaps between buildings. Corner sites are

particularly sensitive, where rear extensions have a major impact on the public domain.

There is an important view of the spire of St Philip and St James along Leckford Road. The junction of Southmoor Road and Walton Well Road is the focus of several views. Proceeding up Southmoor Road the long view is terminated by the two houses facing down the length of the street. Otherwise views tend not to have a particular focal point. Small gaps between buildings can be important for creating a feeling of openness even though the area is densely developed. There are views into the conservation area from the canal tow-path and views along the canal, primarily from the bridges.

The land rises quite abruptly from the canal and quickly plateaus. The impact of the canal is limited by being largely hidden behind the westernmost row of houses. Road and pavement surfaces are all asphalt with stone sett kerbing. There are some trees relatively newly planted in the Kingston Road as part of the traffic calming. Most of the trees and greenery is to be found in back gardens.

There are few commercial premises in the character area. Most of the activity is transit of one form or another. Kingston Road provides a convenient and safe route into the city for walkers and cyclists. Motor traffic is moderated by there being no direct through roads and traffic calming limits speeds. Although invisible the sound of nearby passing trains is apparent. The lack of large trees and the limited size of the buildings means that the streets are particularly light.

### Negative features

- In part due to housing density, this is an area where Article 4 directions would be beneficial, e.g. in arresting the introduction of more mismatched skylights in terraces
- Council provision of wheelie bins impacts on small front gardens considerably
- School term-time traffic issues causing congestion and adding to parking problems
- On-street parking is dense and adds



FIG. 26

to the arid character of some of the streets – where there are few trees, the combination of masonry and asphalt finishes of pavements are compounded by rows of parked vehicles

- Commendable use of bicycles because they can only be secured to railings and street furniture
- Poorly maintained road surfaces and extensive use of asphalt for pavements
- Street lighting in this character area is the least sympathetic of all in the CA as a whole

FIG. 26. Grander row of terraced housing in Walton Well Road adjacent to the Oxford Canal

FIG. 27. Multiple occupancy of smaller houses manifested by bicycles and rubbish bins



FIG. 27

FIG. 25. Terrace in Kingston Road by Clapton Rolfe, Grade II listed



FIG. 25



Character Area 5: St Margaret’s

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Village-like atmosphere created by communal buildings</li><li>• The only character area to have mature trees in the public domain</li><li>• Wide roads</li></ul>
Buildings	
Houses	<ul style="list-style-type: none"><li>• The character area is distinguished by the greatest variety of houses and plot sizes, with large detached and semi-detached buildings on the east side and smaller scale houses between Woodstock Road and the canal.</li></ul>
Terraced housing	<ul style="list-style-type: none"><li>• Hayfield Road is lined by terraced housing consisting of eight houses per block, in four pairs with adjacent staircases and chimneys shared with the next pair. Taken together they make a positive contribution to this part of the area</li></ul>
Communal buildings	<ul style="list-style-type: none"><li>• St Margaret’s Church, with the War Memorial, and the adjacent vicarage are nationally listed. Both church and vicarage were designed by HGW Drinkwater, who was also responsible for St Margaret’s Institute in Polstead Road. The Institute is significant for historical and communal reasons as well as its aesthetic contribution to the street scene.</li></ul>
Structures	<ul style="list-style-type: none"><li>• The Aristotle Lane bridge over the canal dates to c.1790 and is an example of the work emanating from the office of James Brindley</li></ul>
Views	<ul style="list-style-type: none"><li>• Tree-lined St Margaret’s and Polstead Roads invite views into the area and frame passing traffic and buildings on the Woodstock Road</li><li>• St Margaret’s Church closes the view from Kingston Road, and would have made quite a feature had its tower been completed</li><li>• Gaps between buildings are generally narrow but offer glimpses into gardens behind</li><li>• Views into the back gardens along the canal are obtained from the towpath on the opposite bank</li></ul>

Feature	Contribution to significance
Landscape	<ul style="list-style-type: none"><li>• Front gardens where retained contributed significantly towards the area’s character</li><li>• Mature trees in private gardens contribute to a feeling of openness on the eastern side of the character area</li></ul>
Ambience	<ul style="list-style-type: none"><li>• Although one of the busier character areas, the broad pavements on the streets between Kingston Road and the Banbury Road are attractive to pedestrians and cyclists</li></ul>

Commentary

The St Margaret’s character area is defined by that part of the St John’s estate west of the Banbury Road and north of St Margaret’s Road. To the west lies the canal and to the north the St John’s College Sports Grounds. The houses are the most diverse in terms of size but the most consistent in their architectural style, materials and detailing. The smallest cottages designed for artisans in Hayfield Road, the modest semi-detached houses in Chalfont Road and the large villas on the Woodstock Road all share a similar architectural vocabulary. This is because the vast majority were built to the designs of Wilkinson and Moore either together (in St Margaret’s Road) or Moore alone in the other streets in the character area.

The character area is set out with a regular pattern of streets. There are no public open spaces. Where there are front gardens these are enclosed by low brick walls, some with replacement railings on top. Building plots are narrow with even the detached houses occupying most of the width of the plot.

Where there are gaps between buildings these are narrow offering glimpses into the spaces behind. Any feeling of space in the public domain is created by the width of the roads and front gardens. Longitudinal space is created by the long straight roads.

Paving and road surfaces are all asphalt. Vehicle movements are controlled by various traffic calming measures. For the most part, what motor traffic there is tends

to be slow moving with the result that the space can be comfortably used by walkers and cyclists. There is much on-street parking, particularly in streets of terraced houses.

There is a very wide range of house sizes within the character area ranging from terraced cottages near the canal to large detached houses near St Hugh’s College. Despite this diversity of size there is a uniformity of design, materials and detailing. All these houses were built from the end of the nineteenth to the early twentieth century. Red brick is ubiquitous with stone used for detailing. Clay tiles are used everywhere except for the terraced cottages in Hayfield Road which have slate roofs. The style is Neo-Tudor with an eclectic mix of classical and Gothic. The smallest terrace cottages have diminutive sculpted scroll pediments over the front door with swags of fruit and foliage. As the houses become larger the sculpture and architectural vocabulary becomes more elaborate. Ball finials crown tall gables. In the detached houses east of the Woodstock Road details



FIG 28. Stone detail on terraced housing in Hayfield Road





FIG. 29

FIG 29. Polstead Road is one of two tree-lined roads in the conservation area

FIG 30. Example of the loss of a garden for hard standing to accommodate parking, bicycle storage and bin area



FIG. 30

include heraldic devices set in elaborate strap work and windows with stone mullions and transoms. Sash windows dominate many with glazing bars in the upper sash. There has been some replacement which is degrading the character of the area. Similarly, many original doors have been lost, along with their original door furniture. This is particularly obvious in the terraced houses facing directly onto the street. Unusually for the conservation area there are some semi-detached houses which respond to their corner site by having houses address different streets (e.g. the corner of Polstead and Chalfont Road).

Although the character area is predominantly

residential there are other buildings which make a positive contribution to the area. The church of St Margaret, the St Margaret's Institute, the Anchor Public House and shops and commercial premises at the bottom of Hayfield Road give the character area a sense of a community often lacking in other parts of the conservation area.

Most of the views are along the streets though views between buildings are also important. The church of St Margaret might have provided more of a focal point if its tower had been completed. There are important views along the canal from vantage points on bridges and from the towing path.

The canal defines the western edge of the character area. The slope of the land towards it is evident on the east-west roads, St Margaret's Road, Polstead Road and Frenchay Road. The character area is leafy, with the exception of Hayfield Road where the terraced houses have no front gardens. St Margaret's and Polstead Roads are unusual in having trees in the public domain lining them.

The character area is quiet with occasional slow moving motor traffic. The presence of a mix of housing, if strictly graded from east to west, and the presence of the church, pub, shops and workshops, gives the area a vibrant village feel.

Negative features

- Inappropriate modifications and enlargement, e.g. large extensions
- Loss of front gardens to hard standing or gravel for parking, cycle and bin storage
- High levels of light pollution caused by extended use of buildings for institutional purposes
- School term-time traffic issues causing congestion and adding to parking problems
- Parking impacts on views within the area
- The degradation of front garden boundaries is particularly noticeable
- Poorly maintained roads and pavements

Character Area 6: Banbury Road

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Possibly a Roman road originally</li><li>• Breadth is achieved with a wide road, wide pavements and large houses set back from the street</li></ul>
Buildings	<ul style="list-style-type: none"><li>• North Oxford developed quickly along this major arterial route as no new roads had to be constructed</li><li>• High quality buildings are to be found in the character area, with large houses in spacious plots. This quality is distinguished by 25 designated buildings on the National Heritage List, the highest concentration in the CA as a whole</li><li>• Diversity is to be found in the cluster of buildings around the entrance into North Parade, where two groups of buildings make a positive contribution to the streetscape, and into Park Town. Both are different in scales and have attractive rooflines.</li><li>• Victorian Gothic characterises the houses from Norham Gardens to Park Town, with some Queen Anne style around the junction with Norham Gardens and Parks Road</li><li>• Progressing north towards Summertown, the buildings take on Arts and Crafts features and the variety of the materials used varies; there are still a few significant buildings in the Gothic idiom intersperse</li></ul>
Views	<ul style="list-style-type: none"><li>• Views are confined to up and down the street, with few buildings taking advantage of corner sites</li><li>• While the view towards the city centre is terminated by the Engineering faculty building, it also tapers towards the historic space of St Giles</li><li>• There are occasional views into the side streets, and therefore into the character areas to east and west of the arterial route</li></ul>
Landscape	<ul style="list-style-type: none"><li>• An abundance of mature trees, mostly in the private domain, softens the flat landscape</li></ul>
Ambience	<ul style="list-style-type: none"><li>• The road is still a major thoroughfare, and its busyness means it is well used</li></ul>

Commentary

Possibly a Roman road originally, the Banbury Road is a major and busy thoroughfare. Here can be found some of the earliest developments within the North Oxford Victorian Suburb as St John's could

offer leases easily. Large houses are set back from the broad street, except at the junction with North Parade and with Park Town. There has been some loss and degradation of the character of the street through demolition of houses to make way for blocks of





FIG 31. Detached house at the northern end of Banbury Road

FIG 32. Detached houses on the west side of Banbury Road, south of North Parade



FIG. 32

20th-century flats which neither harmonise with the surroundings nor enhance them.

The character area is a longitudinal space along a single road. Historically, development followed the road north out of Oxford. The original houses sit in generous grounds set back from the road, but the space between buildings has often been filled with unsympathetic extensions. Most plots have low brick walls facing onto the street, sometimes with hedges behind. There are some long stretches of characterless modern fencing around institutions.

Space in the public domain is largely used by various forms of traffic. There are high

levels of motor traffic, many cyclists and pedestrians. There are also, at some times of day, large numbers of people waiting for buses. Motor traffic has a dominant and negative impact on the space and its usability for anything other than passing through. Pavements are relatively narrow in comparison to the road space and in the context of traffic speeds. This is not an environment where anyone would linger for pleasure. Surfaces are all tarmac-adamed. As this is a main road there are high levels of painted lines on the road and different colour treatments to pick out a bus lane on the northbound side and a cycle lane on the southbound side. Street furniture is utilitarian: high level modern street lighting, utilitarian glass bus shelters and occasional litter bins.

Space in the private domain is almost entirely given over to the parking of private cars. Gardens have been asphalted over to provide parking for staff.

Because the Banbury Road is one of the main roads into and out of Oxford its buildings are amongst the most visible in the conservation area. Development progressed rather more quickly along the Banbury Road than in other parts of the suburb because it was not necessary to build new roads before development could commence. Sites on the Banbury Road also seem to have been particularly prestigious as houses tend to be considerably larger than those elsewhere in the suburb. Houses date from the mid-nineteenth century to the early twentieth century with the earliest buildings generally at the south end of the road and later ones in the north. The individualised nature of the buildings is reflected in their materials which are very varied. There is a mix of red and yellow brick, usually with stone detailing. Sash windows predominate with occasional displays of Gothic tracery, particularly at the southern end of the road. Roofs are steeply pitched. Again, a mixture of materials are used, clay tiles and slates.

Originally these would have been houses for an Oxford elite. In broad terms those

closer to the city centre tend to be in various forms of university use, whilst those to the north house language schools, sixth form colleges and small hotels. This institutional use has had a negative impact on the buildings themselves and their contribution to the conservation area. Negative impacts include: office-style lighting, corporate branding (signs, blinds with logos, advertising for open days etc.), unsympathetic extensions (sometimes linking two houses), bins, fire escapes etc.

Structurally houses seem sound, but former houses now used for institutional purposes often demonstrate a neglect of the history and character of the historic buildings and their setting.

The dominant views are up and down the road. The view into the city is terminated rather abruptly by the Faculty of Engineering building. Occasional side views open up along side roads, particularly into Park Town.

Viewed at a distance the impression is of an arboreal environment, an effect almost entirely achieved by the presence of large trees. There are no trees in the public domain and little soft landscaping at ground level where surfaces are all hard and urban, adapted for the storage and rapid passage of private cars.

Banbury Road is a place to travel through not to linger in. Its history and the high status of its former residents can be read in the grand architecture of the Victorian houses now mostly given over to institutional use. Activity levels are high but predominantly associated with transit. There is a mixture of light and shade, trees on private land soften the harsh edges of this urban space. The considerable width of the road and lack of highway trees means that whilst the buildings are often shaded the road is usually well lit.

#### Negative features

- Institutional use of large houses has led to an erosion of domestic character through, for instance, office blinds, bright internal and external lighting, corporate signage



FIG. 33

- Inappropriate modifications, e.g. large side extensions, link buildings
- High levels of light pollution caused by extended use of buildings for institutional purposes
- Loss of almost all front gardens to hard standing or gravel for parking, cycle and bin storage with varying results in terms of quality and maintenance standards
- Inappropriate and unsympathetic boundary treatments through loss of walls, high replacement walls, automatic gates
- Unsympathetic modern residential development that inadequately replaces demolished houses
- Poorly maintained road surfaces and extensive use of asphalt for pavements

FIG 33. Wycliffe Hall on the east side of Banbury Road

FIG 34. Banbury Road frontage of Wychwood School with inserted link between adjacent detached houses



FIG. 34



Character Area 7: North Parade

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Tight nucleus of streets around houses and premises servicing market gardens</li></ul>
Buildings	<ul style="list-style-type: none"><li>• Greater variety of buildings, several pre-dating St John's letting of land for development</li><li>• Entrances into North Parade itself from Banbury and Winchester Roads appear to be 'framed' by the tall buildings either side</li><li>• Landmark St Philip and St James is Grade I listed</li><li>• The only other listed building is 16 Winchester Road dating to the 1840s</li></ul>
Views	<ul style="list-style-type: none"><li>• Important views of the spire of St Philip and St James</li><li>• Church Walk offers attractive views into and out of the character area</li><li>• Gaps between houses reveal large spaces and trees behind</li></ul>
Landscape	<ul style="list-style-type: none"><li>• Mature and smaller ornamental garden trees enhance the area; some are reminders of the market garden origins</li><li>• In North Parade itself, a rare example within the CA as a whole where paving-stones, albeit concrete, are appropriate and enhance the experience of walking</li></ul>
Ambience	<ul style="list-style-type: none"><li>• A particularly well-walked and well-cycled area, contributes to the prevailing village atmosphere</li></ul>

Commentary

The character area, which has a distinctly village-like feel, is hemmed in by the Banbury and Woodstock roads, east and west, St Hugh's College to the north and St Anne's College to the south. Almost all of the south west block is occupied by the former convent built for the Society of the Holy Trinity, now St Antony's College, and is thus excluded from this character area, though its tall stone boundary wall adds considerable interest to the street scene and buildings within the site have a significant impact on the environment.

The street pattern within the character area is laid with various cross routes intersecting with the main north-south roads.

There are many interesting gaps between buildings allowing an appreciation of large spaces behind. Space on the streets varies considerably, North Parade and Church Walk are narrow lanes of very different character. The other streets are generous residential roads. Whereas in North Parade commercial premises open directly onto the street, elsewhere front gardens are bounded by low brick walls, probably originally topped by iron railings.

Commercial activity is confined to North Parade with a variety of small shops, cafés, pubs and a bi-monthly market. Motor traffic here is largely confined to commercial vehicles though the little on-street parking permitted can result in through traffic becoming impossible. Vehicles frequently

reverse back up the one-way street onto the Banbury Road. There is no parking provided for bicycles with the result that bikes are often fixed to street furniture. Paving here is unusual for the conservation area, in that concrete pavers of various sizes are arranged in a random pattern Elsewhere, paving is the usual asphalt and stone kerbs.

Buildings here vary more than elsewhere in the conservation area. The church of St Phillip and St James with its tall spire is a dominant feature. This contrasts with the small scale shops in North Parade. Houses too are on different scales; those at the centre of the character area being smaller and more densely spaced than the larger houses in Canterbury and Bevington Roads. These smaller buildings around North Parade include the older houses from 1830s-1840s with the larger houses dating from the 1860s-1870s.

The mix of date, style and scale is reflected in the variety of building materials. There are bricks of various types and some stucco. Roofs vary in pitch and materials. Sash windows predominate though there is diversity here too, from Georgian examples with glazing bars and original glass to Victorian Gothic arched openings with large sheets of glass. There are unfortunately many losses to modern replacements with the deadening perfection of modern industrially produced glass. In North Parade in particular, none of the commercial premises preserves original glazing in their upper storeys. Many buildings have been altered, and some poorly designed rear extensions are visible from the public domain.

In addition to the church (now used as the Oxford Centre for Mission Studies) and commercial premises in North Parade the other buildings in the character area were all built as family houses. Some still continue in this use, though many of the large houses (e.g. at the south end of Winchester Road) have been divided into flats. Houses backing onto St Hugh's College have nearly all been acquired by the college. University departments occupy some houses in Bevington



FIG. 35

Road. The signs of institutional use are widespread: strip lighting, louvre blinds, signage, standardised paintwork, front gardens given over to bins and parking. On the south side of Bevington Road St Anne's College has acquired houses backing onto its campus, with unsympathetic internal and external treatments evident from the street.

The spire of St Phillip and St James is the focal point of many views from within the character area. Some of these views have been harmed by unfortunate modern developments. An extension at the back of one of the houses on Church Walk encroaches on the view across back gardens from

FIG 35. North Parade contrasts significantly with the primarily residential streets in other parts of the conservation area

FIG 36. GE Street's masterpiece of St Philip and St James

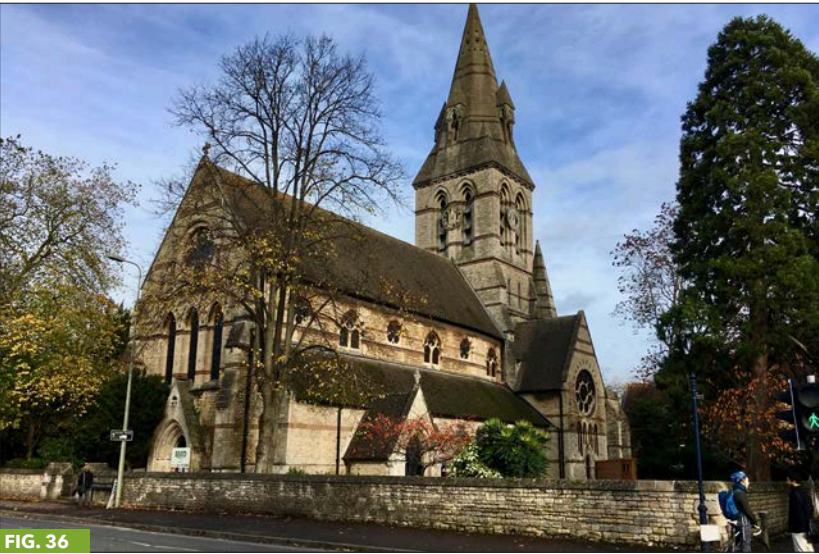


FIG. 36





FIG 37. View of St Philip and St James from Winchester Road across back gardens, showing the potential for degradation of the view when large extensions are permitted

FIG 38. Parking, even for deliveries, is a problem in North Parade impacting on pedestrian space



FIG. 38

Winchester Road illustrating the harm that relatively modest development can have on important views. The modern garages in the foreground of views from Canterbury Road have a similar effect. Winchester Road is wide and straight over most of its length, with the blank side wall of the Dickson Poon Building at St Hugh's forming an unsatisfactory termination of this vista.

The large spaces behind many of the Victorian houses allow for many interesting views across gardens or between buildings. Where college campuses have developed on back-lands north and south of the character area the views through gaps between houses have been blocked by the elevations of modern, institutional accommodation. The impact of this is particularly noticeable in Bevington Road.

The narrow lane of Church Walk allows for particularly attractive views. Views along

North Parade are entirely different, and when parked cars allow can be equally enjoyable.

The large open spaces behind houses are often a reminder of the former market gardens and orchards that used to occupy the area. Trees are, as elsewhere in the conservation area, confined to the private domain, but their contribution is significant. In North Parade a hard urban landscape contrasts with the green suburban feel of the surrounding streets. The treatment of front gardens of houses used for institutional purposes is harmful to the character of the area. At best, a low-maintenance approach has been adopted, more often the front gardens have been used simply as a means of providing parking for members of staff.

This is a vibrant part of the conservation area. Motor traffic movements are light. The area is extensively used by walkers. Pedestrians are a combination of those attracted to the commercial outlets in North Parade and students and staff walking between St Hugh's College and the city centre, for which Winchester Road provides an attractive alternative to the busy main roads. The presence of the church, shops and occasional market gives the area something of a village-like feel.

Negative features

- Institutional use and poor maintenance of former houses and their gardens
- Inappropriate modification and enlargement in the form of extensions filling the gaps
- High levels of light pollution caused by extended use of buildings for institutional purposes
- Loss of front gardens to hard standing and gravel for parking, bin and cycle storage
- Parking and deliveries especially in North Parade
- Poorly maintained road surfaces and pavements in the area as a whole outside North Parade itself

Character Area 8: Lathbury and Staverton Roads

Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"><li>• Two curving streets of early twentieth century houses set at angles to the road</li><li>• The streets are broad creating a feeling of spaciousness</li></ul>
Buildings	<ul style="list-style-type: none"><li>• Primarily residential with some houses adapted for other uses, e.g. a nursery</li><li>• The suburban character derives from most of the houses being semi-detached, typically of two storeys with attic space</li><li>• There are no listed buildings in this area, but there is an integrity to the building styles deployed and Nos 1-3 Lathbury Road by Mountain make a distinctive contribution to the streetscape</li></ul>
Views	<ul style="list-style-type: none"><li>• For the most part there are short, inviting views due to the curves in the streets</li><li>• Occasional glimpses beyond the houses are possible, but despite the staggering each building is set close to the next</li></ul>
Landscape	<ul style="list-style-type: none"><li>• Where retained or only partially retained, front gardens make a vital contribution to the character of the area</li><li>• The Woodstock Road end of the two streets is more verdant with large mature trees in comparison with the Banbury Road end which is more open, with smaller garden trees visible</li></ul>
Ambience	<ul style="list-style-type: none"><li>• Calmness is a major feature of the area, although since the roads connect the two major arterial roads north out of the city centre, they are used as alternatives to Rawlinson Road and St Margaret's Road</li></ul>

Commentary

The character area consists of two suburban streets running between the Banbury and Woodstock roads. These streets lay outside of the St John's College estate. The houses were built in the early years of the twentieth century up to the First World War.

Lathbury and Staverton Roads have a garden suburb character. The spaces between houses are small where they face onto the street, but where they meet the backs of houses facing onto the Woodstock and Banbury roads there are large gaps, though these have often been

filled with later development. Feather edged wooden fences are common.

A sense of space is created by the moderate scale of the houses in proportion to their generous building plots.

These roads do suffer somewhat from being used as cut-throughs between the two main roads, usually by light commercial vehicles or taxis. Though the space is quiet enough for children to cycle accompanied by adults. There is relatively little on-street parking. Road surfaces and pavements are as elsewhere in the conservation area, laid in asphalt often in an uneven condition





FIG 39. Stepped building line in Lathbury Road

FIG 40. The curve of Staverton Road



FIG. 40

late-twentieth-century flat roofed garages projecting partially in front of the façades.

The serpentine curves of these roads create a series of relatively short views in which the façades of houses framed by trees feature much more prominently than in other parts of the conservation area. Moving along the roads, different houses reveal themselves as the focal point of the view. Trees play an important part in the street scene. Here they are usually more domestic in scale than in the older parts of the conservation area. The mix of gables and finials add interest to the skyline. There are few views out of the space other than when one approaches the ends of the street.

The land is flat. In the public domain hard surfaces predominate. The feeling of a leafy suburb derives entirely from planting in private gardens. However, front gardens are increasingly being gravelled over for car parking.

The character area consists of two residential roads that run between two busy main roads. Individually they have the character of a quiet suburb, but there is no means of communicating between these roads without venturing onto either the Banbury or Woodstock roads. Both Lathbury and Staverton Roads are generally quiet. Both are frequented by walkers and cyclists. Motor traffic is only occasional but can be quite fast moving as vehicles use the roads as a cut through. The area is bright and open on account of the modest scale of the trees.

## Negative features

- Poorly maintained road surfaces and extensive use of asphalt for pavements
- Loss of front gardens to gravel and hard standing for parking and bin storage
- Institutional development south of Staverton Road
- Unattractive flat-roofed garages in front gardens, extending in front of buildings.
- Use of roads as a cut through between Banbury and Woodstock roads.

During the preparation of this appraisal a number of challenges for the future management of the conservation area were identified. These included areas where the conservation area may be vulnerable to changes in character, negative features that detract from its character and several opportunities for future enhancement.

## Negative Features

### Motor traffic

Traffic negatively affects the character of the conservation area at certain times of day. As the major routes through the conservation area, the Woodstock and Banbury Roads carry a high volume of traffic away from the city centre. The roads either side of these arterial roads sustain heavy traffic particularly during school, morning and evening rush hours. Kingston Road is particularly susceptible to a high volume of traffic as users try to avoid negotiating Worcester Street and the junction between Beaumont Street and St Giles. Consequently it is the only street with traffic calming in place.

On the east side of Banbury Road, the pattern of development with the river boundary and Park Town effectively blocking north south routes, there is little through traffic although an increase in volume is noticeable in school rush hours.

### Public Realm

On street parking: Cars parked on the roadside intrude into views up and down the streets in some of the more densely built-up character areas on the west.

Pavement and road surfaces: Most of the pavement and road surfaces in the conservation area are treated with tarmac-adam. Despite being made of concrete the paving stones in North Parade are an example of what can be achieved. Kerb setts are generally of stone, although there are discernible instances, where concrete replacements have been used detrimentally.

The absence of public seating in an

area laid out attractively to encourage walking can be seen as a negative feature, which might be easily remediable particularly at bus stops, for instance.

Street lighting: For the most part street lighting is sensitive and complements the conservation area. However there are places where consideration might be given to less utilitarian lamps standards, for instance in the Kingston Road character area.

### Intrusive alterations to buildings

Extensions: The impact of extensions either to the side or at the back of houses varies in the character areas. In the more densely developed western side of the conservation area, the noise and light gain has a much larger impact on other houses than in the more spacious plots of houses in the central and eastern sections of the conservation area.

Both rear and side extensions can close down important views between buildings and along back gardens, that hint at openness and where there are trees inspire well-being.

Replacement of doors and windows: The replacement of doors and windows with uPVC units has detracted from the character of some buildings in the conservation area. This is the result of the reflective texture and even colour of plastic units and the heavy frames that reduce the area of glass that is visible with traditional timber framed windows. Indeed, the replacement of windows with plastic units can significantly reduce the amount of light that reaches interior rooms. Historic England has demonstrated that traditional windows can be just as energy efficient as modern plastic units, whilst repairing existing windows is better for the environment than fitting new ones that may need replacement in less than twenty years.

Skylights: Due to the low height of most of the terraced properties on the west side of the conservation area, roofs tend to be much more visible. This highlights the random



insertion of skylights of varying quality, which is particularly noticeable in terraced houses.

**Storage for bins/bicycles:** There is a commendable attempt within the conservation area to address storage of wheelies bins and of bicycles. The results are variable across the area as a whole, with storage having a negative impact on properties with small front gardens in areas typically with the greatest density, as well as in front of buildings adapted for institutional use, where quality of provision could be encouraged.

### Intrusive Modern Development

**Loss of gaps between buildings:** Infill development has reduced or removed the gaps between buildings that contribute to the low density character of the conservation area that is a legacy of its organic development with properties surrounded by private gardens. The loss of glimpsed views to greenery beyond the building line has, in places, removed a major feature of the suburb's character.

**Character of new development:** With changing ownership patterns, some later 20th-century development in the conservation area has used building styles, materials and landscaping of varying quality that do not reflect the suburb's special architectural and historic character.

**Light pollution:** Whether older houses adapted for institutional use or new buildings designed for educational purposes, high levels of light pollution is a concern.

### Vulnerabilities

**Loss of front boundary walls and boundary features:** The brick walls, railings or feather-edged boarding that provide the front boundaries of many properties make an important contribution to the conservation area's character; defining the limits of public and private space, framing views along street, filling the gaps between historic buildings in the street frontage, etc. These features are vulnerable to removal or adaptation to facilitate off-street

parking. While guidance exists on railings, more attention is needed to ensure that replacement railings are supplied appropriately rather than indiscriminately. Similar guidance on other types of boundary, including details on appropriate bricks, bonding and mortars would be welcome.

**Character of new development:** New development has the potential to make a positive contribution to the character of the conservation area. In future, Employing standardised approaches without consideration of the local character has the potential to be harmful. As well as the appearance, the siting and layout of new development can also have a harmful impact if it does not respond to the characteristics of the local area.

**Increased density of new development:** The conservation area has become more densely developed as a result of the infill development of former houses set within large plots. Whilst further infill development may be necessary, it will be essential to ensure that this does not create a density of development that detracts from the overall character of the conservation area, or the distinctiveness of locations within it. Gaps and back gardens may be vulnerable to development pressures.

**Loss of green landscape:** A major characteristic of the conservation area is the greenness provided by trees in front and rear gardens as well as in the public domain of two of the main east-west cross routes. Any loss of green spaces would erode this special feature of the area. These spaces could be under threat from the desire to use front gardens for parking and development proposals in private green spaces.

**Loss of mature trees:** Some mature trees are coming to the end of their natural lifespan. These trees are likely to be prominent in the streetscape or landscape and their loss will have an impact on views and character. Without proposals to ensure appropriate replanting this harm could be permanent.

**Increase in traffic:** Any increase in the use

## 7. Negative Features, Vulnerabilities and Opportunities for Enhancement

of the arterial roads and the important cross routes from west to east by peak time traffic would further degrade the character of the conservation area and continue to degrade already poor road surfaces.

**Micro-generation:** Providing energy through renewable resources is a popular means of reducing carbon emissions and some examples of the installation of both photovoltaic and photo-thermal cells are now visible within the conservation area. The design of many of these units could be considered to detract from the appearance of historic buildings where they conceal and replace traditional roof details that make an important contribution to the character and appearance of both the building and area.

**Corporate use of former houses:** Adaptation of older buildings for institutional purposes can prolong the life and value of the affected property. However, there is a danger that office lighting, window treatments, signage, storage solutions work against the character of buildings that contribute positively to streetscapes.

### Opportunities for enhancement

#### Designation

**Statutory Listing:** There is considerable scope for adding to the statutory list (See Appendix on Positive Unlisted Buildings).

**Conservation area boundary review:** When adjoining conservation areas are appraised, there is a case to be made for adjustments to the boundaries of this conservation area, e.g.:

- Include Bainton Road and perhaps Moreton Road;
- Create a new conservation area consisting of Bainton Road, Moreton Road, Staverton Road and Lathbury Road;
- Merge the Walton Manor Conservation Area into the NOVSCA; and
- Transferring the Radcliffe Observatory and the whole of the area between the Woodstock and Banbury Roads

south of Bevington Road into the Central Conservation Area.

#### Protection for unlisted buildings:

Consideration should be given to Article 4 directions to control inappropriate development of unlisted buildings by removing certain permitted development rights, including:

- Inappropriate boundary treatments, e.g. excessively tall front walls/fences/hedges, inappropriate restoration of replica railings where boarded fencing was the original boundary treatment or railings of an inappropriate design; introduction of large gate piers and inappropriate gates; and inappropriate use of cement pointing of masonry
- Hardstanding replacing front gardens
- Replacement windows and doors
- Solar panels on street frontages
- Skylights on front elevations
- Painting of brick and stonework

#### Improvements in the Public Domain:

- Condition of road and pavement surfaces could be greatly improved
- Appropriate replacement of stone kerbs and setts
- Street furniture: appropriate lamp standards; strategically located public seating would encourage walking
- Permeability of residential roads between Woodstock and Banbury Roads to motor traffic result in their use as cut-throughs by commercial traffic (couriers and taxis). This could be improved to the benefit of residents, walkers and cyclists.

#### Development Management

Development Management offers the opportunity to manage change appropriately, conserve and enhance the special character of the conservation area by managing:

- Changes which could detract from the character of the area
- Large scale backland development



- Inappropriate extensions especially on ends of terraces and blocking gaps between buildings or the joining up of adjacent houses

### Management of trees:

Pro-active tree management is desirable for dealing with aging trees and to encourage succession planting that will help to ensure mature tree canopy cover is sustained

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The conservation area as a whole is richly endowed with over 70 listed buildings and structures ranging in date from the 17th century to the late 20th century. Designation has been accorded to most of the building types in the conservation area from large detached villas through to terraced housing. Significantly the larger colleges have listed buildings, in the case of Lady Margaret Hall as many as eight. The 20th century is best represented in College-owned buildings. All the listed buildings are designated Grade II except the Church of St Philip and St James, the Radcliffe Observatory and the Observer's house, now Osler House, which are all listed Grade I.

### Pre-1850

The oldest surviving buildings are the pair of houses at 42 & 44 Woodstock Road, converted to become the Royal Oak Public House, at their heart 17th-century and altered in the 18th century. St Giles Terrace at 14-36 (even) Woodstock Road dates to the late 18th century; these are timber-framed houses on stone bases with cement rendering and are distinguished by the rhythmic pairing of the entrance doors.

The outstanding listed building is the Radcliffe Observatory (Grade I), begun by Henry Keene in 1772 and completed by James Wyatt. The octagonal tower with a sculptural relief on each façade executed by John Bacon was based on the Tower of the Winds in the Roman market place in Athens; the design was indicative of the discovery of Graeco-Roman remains at the end of the 18th century. Keene also designed the Observer's House (now Osler House, also Grade I), a three-bay two-storey dwelling built in ashlar like the Observatory itself, to which it was linked by a curving covered way.

The late Georgian period of the early 19th-century is evident in some stuccoed villas on the west side of Banbury Road. 77 and 79 (c.1840 and early 19th-century respectively) are close to the junction with North Parade, appearing to form an imposing entrance into this service street pre-dating the major expansion into the land owned by St John's College. A similar entrance is to be seen in Winchester Road. 89 Banbury Road, formerly

The Lawn, is much more sophisticated in plan and execution being set well back from the road in a large plot and built of ashlar.

### 1850-1900

The first architect, whose work has contributed to the character of the conservation area as a whole, was Samuel Lipscomb Seckham. He began the enclave at Park Town in 1853, designated as a group together with his houses of the same date at 68 and 70 Banbury Road which "flank" the entrance from the Banbury Road. The enclave is characterised by large detached and semi-detached villas in and Italianate style, giving way to two fine crescents facing each other across the oval gardens. Further detached and semi-detached villas link the oval space to a third, shallower terrace built from inferior materials, closing the enclave and completed in 1855. Seckham also designed in c. 1855, 7-9, 11-13 and 15-19 Banbury Road, all semi-detached houses in stucco.

A number of distinguished local architects are associated with the release of Norham Manor land and their works are well represented in the schedule of listed buildings. Amongst them was William Wilkinson (1819-1901), the chief estate architect, who built some of the earliest houses including 7 Norham Gardens in 1862, an important showpiece for the new estate and notable for its use of a domesticated Gothic style (recently remodelled) as well 5 Norham Gardens in 1865, which has domestic Gothic fenestration and door archways, as well as the distinctive steeply pitched hipped roofs. In 1869 Wilkinson designed 13 Norham Gardens, a large show-piece house, which he used to illustrate his own English Country Houses (1870 and 1875) and which was also illustrated in Viollet-le-Duc's *Habitations Modernes* (1875).

Some 20 years later, Wilkinson, by then in partnership with his nephew, Harry Wilkinson Moore, designed 105 Banbury Road, considered to be a particularly successful example of the Domestic Revival style with its overhanging asymmetrical gables, finely carved stone details and clear definition of the separate elements of the building. TN Deane was responsible for North Lodge in 1862 on Parks Road, a rare

19th-century ashlar building at the entrance into The University Parks and by its inclusion in the conservation area a marker for the style and tone of the Norham Manor houses.

One of the most prolific developers in North Oxford in the 1860-70s was Frederick Codd. One of his more successful commissions is considered to be 13 Bradmore Road built in 1870. The yellow-brick house is characterised by a varied composition with rich masonry detailing, and is an example of a prominent corner position being used effectively to contribute positively to the streetscape. Belonging to 1877 is 19 Norham Gardens, known as Gunfield, which has been altered significantly as a result of institutional use. Other works by Codd can be seen in Banbury Road. 52 Banbury Road (1869) is a yellow-brick house now part of Wycliffe Hall and much altered, while substantial red-brick 59 Banbury Road stands out from its surroundings because of its of materials. 66 Banbury Road is another large and striking yellow-brick house of 1869 in a prominent street-corner position.

Contrasting with Codd's house now forming part of Wycliffe Hall, is the red-brick Romanesque of John Gibbs at 54 Banbury Road (1867), also part of the theological college. Wykeham House at 56 Banbury Road (1866) is also by Gibbs and much altered. 62 Banbury Road of 1864 by E G Bruton is listed as a fine example if a mid 19th-century house, the entrance doorway incorporating sculpture.

Another major contributor to the streetscape was Charles Buckeridge (1832-73), a pupil of Sir George Gilbert Scott. He designed 3 Norham Gardens in 1866, a finely detailed yellow-brick house of a strong Gothic character with an early extension (1895) typical of the North Oxford pattern. 9 Norham Gardens (1862-63) by contrast is in red brick with stone dressings and designed in High Victorian Gothic. Buckeridge's major contribution was the conventual buildings for the Society of the Holy Trinity in 1866-68 on Woodstock Road, which became St Antony's College in 1948. The main block of nine bays is built of coursed rubble, marking a deliberate contrast with the brick-built domestic villas and housing in the rest of the suburb. In

1891-94 J L Pearson added the austere Chapel, now used as a library, deploying coursed rubble and adopting a simple lancet style.

One of the most distinguished 19th-century architects to work in North Oxford was G E Street (1824-81), who was for many years the Oxford Diocesan Architect. To him came the commission in 1862 to build the Church of St Philip and St James (Grade I) on the Woodstock Road (now used as the Oxford Centre for Mission Studies). It is considered one of his most important works. It was intended to provide a landmark within the new suburb, its broach spire terminating many views from within it. Like St Antony's (above), it is built of coursed rubble relieved with bands of brick.

The vicarage at 68 Woodstock Road was built some 25 years later to designs by HW G Drinkwater, a local architect. A Tudor-style building, it is distinguished by a cross wing, hall and oriel and good detailing. When listed it was felt that it added considerably to the setting of Street's church. Drinkwater's contribution to the suburb can also be seen in the Church of St Margaret (1883-93) and in the adjacent vicarage there (1884). The large church was built as a chapel-of-ease to Saint Philip and St James to accommodate the growing population in this part of north Oxford as the terraces on the western side of the suburb increased. A porch intended to form the base of a tower was added by Bodley in 1898-99.

The development of the western part of the suburb is marked by the early terraces for artisans (1870-73) of Clapton Rolfe, of which three groups are listed: 114-38, 149-156 and 159-164 Kingston Road (all consecutive). These are influenced by the polychromy of Butterfield and were illustrated in *Building News* (1870), cited in Betejman's *First and last loves* (1952) as demonstrating the influence of Norman Shaw. A grander terrace of 1883 built by the Curtis Brothers can be seen 11-25 (odd) Walton Well Road, adjacent to Lucy & Co's Eagle ironworks founded in 1826. The terrace is enlivened with tympana over a first-floor sash illustrating scenes in the life of Elijah. It is notable for the complete set of marginally glazed sashes (unusual for this late period) and the original door features



with side lights and glazed over lights.

An early essay in the Arts & Crafts style was seen in Codd's design for 59 Banbury Road and the continuing northward expansion of the suburb saw further examples being built. Nearer St Giles however are two interesting examples of the Queen Anne Revival, in two buildings by Sir Thomas G Jackson (1835-1924) at 21 Banbury Road (1879) and 23 Banbury Road (1896). Jackson, who had been articled to Sir George Gilbert Scott, designed a number of buildings across the city. 21 Banbury Road, designed as the Girls' High School, is notable for its red brick rendered with terracotta mouldings. 23 Banbury Road has tall chimney stacks and a mansard roof with Dutch gables containing Venetian windows (part demolished in 2016). In similar style are 27 and 29 Banbury Road by JJ Stevenson.

1900-1970

There are many speculatively constructed villas dating to before the First World War in North Oxford. The pair of semi-detached houses at 2-4 (even) Charlbury Road of 1908-09 by Stephen Salter in the Domestic Revival style is imaginatively composed on a U-plan with a massive hipped roof rising behind gabled side wings and descending catslide over porches in the angles. Moberley's 7 Linton Road (1910) occupies a corner plot, and is styled like a miniature country house, with finely graded brickwork, cornice and roofscape outside, and great dignity on a very compact scale within. Other quality examples can be seen at 2 Northmoor Road designed in 1903-08 by Edward Allfrey and 121 Banbury Road, also of 1903, by Henry T Hare (1860-1921), which stands out by virtue of its sophisticated composition, evoking a Restoration style, with fine brick and window details as well as pargetting; Hare's contribution to other buildings in Oxford is significant.

Belbroughton Road was developed between 1924 and 1931 with detached middle-class housing, mostly of only two storeys. It is therefore one of the latest original developments in the conservation area. Christopher Wright's houses are of especial interest for their re-examination of later C17 themes and proportions in a modern context. His house at 1 Belbroughton

Road (1925-26) has merit for its three giant brick arches, the rendered infill walling articulated by ground floor piers and entablature. The late 17th-century style is continued by the tall hipped roof, dormers and symmetrical tall chimney stacks. Fred Openshaw's house of 1924, 20 Northmoor Road, was built for Basil Blackwell and became the home of JRR Tolkien in 1930, who wrote The Hobbit and the majority of The Lord of the Rings while living there. Its significance is more historical than aesthetic.

The interest of the listed college buildings lies in their interpretation, in some cases refutation, of the Oxford paradigm of quadrangles, and for their contribution to the development of 20th-century architecture in an academic environment. Their relationship with their environment is also interesting, particularly at Wolfson where the architects designed a bridge to link it to the meadows adjacent to Marston Brook and to a footpath along the river, leading to the University Parks.

At Lady Margaret Hall, located within Norham Manor, the earliest listed building is the Old Hall at Lady Margaret Hall (1879). Originally a house, it was soon extended to form the basis of the first college for women. Sir Reginald Blomfield (1846-1942) appears to have been the architect of choice when he designed additional wings: the Wordsworth Building (1896) in the Dutch style, The Talbot(ing) in 1909 in a 17th-century French style, the Toynbee Building (1915) in a Georgian manner and finally in 1920 the Lodge Building in the same style as the Toynbee Building which links the Old Hall with the new ranges. Sir Giles Gilbert Scott added the distinctive Byzantine-style Chapel in 1933, which leads off his Deneke Building of the same date. Enclosing the Wolfson Quad at the front are two wings designed in 1959-61 by Raymond Erith, containing rooms, entrance lodge and the Library with Diocletian windows at top storey level.

St Hugh's occupies the south-eastern corner of the St Margaret's character area. The College Main Building and separately listed Lodge and Gates were designed in 1914-16 by Buckland and Haywood. The plan is of interest for varying the standard Oxford

staircase system, reflecting its foundation for women only. The simple Neo-Georgian style is enlivened by Baroque entrance/chapel block, with rusticated quoins, pediments, carved doorcase and lantern, and enhanced by the grouping with the ashlar lodges. The garden front is consciously more gracious.

The 1928 extension is attached by a single-storey link and is matching in style. Near this extension is the Kenyon Building, dating to 1964-66 by David Roberts, one of the first architects to specialise in designing university buildings in a modern idiom. Historic England argue that this is his most accomplished building showing the influence of Louis Kahn. The building is a block of study bedrooms on a staggered V-shaped plan around a central stairwell. At the south-west corner of the college grounds is The Principal's House, 72 Woodstock Road, an altogether earlier building dating to c. 1850, of coursed rubble with part rendering and ashlar dressings and coigns.

The work of Howell, Killick, Partridge and Amis can be seen in two colleges within the North Parade character area. The lead architect was John Partridge (d.2016), whose Wolfson & Rayne Buildings at St Anne's College (1960-69) and Hilda Besse Building at St Antony's College (1966-71) are considered to be among his finest works. Both employ pre-cast concrete and at St Anne's board-marked site cast concrete. The Guardian obituary (30 July 2016) describes how Partridge detailed "the chocolate bar façades of his Oxford designs to shed water cleanly", which he apparently dubbed "elevational plumbing", thus displaying both creativity and pragmatism. These are additional buildings at both colleges.

Hartland House at St Anne's dates to 1937 and is by Sir Giles Gilbert Scott. The earlier buildings at St Antony's College are described above.

Outstanding 20th-century architecture can be seen in the Bardwell character area at Wolfson College by Powell and Moya (1968-74) with later extensions (excluded from the listing) in sympathy with the original from 1992 onwards. Here reinforced concrete on piled foundations has been used to develop "a fluid, informal composition of open and enclosed spaces connected by covered walkways" giving it a powerful affinity with its setting beside the river.

Structures

While the majority of the listed buildings are residential or institutional, there are a few notable structures within the conservation area. The largest of these is the former plant shop in Banbury Road, now Gee's Restaurant (1897), in the form of a conservatory. The 18th-century ashlar boundary wall enclosing the Radcliffe Observatory campus is separately listed as is the coursed rubble boundary wall surrounding St Antony's College that is contemporary with the main building. Within the conservation area the brick-built canal bridge dates to c.1790 and emanates from the Office of James Brindley, while Walton Well Road bridge dates to 1881. The stone Walton Well Drinking Fountain (1885) occupies a key street corner and is an eye-catcher on entering the conservation area over Walton Well Road bridge. There are two surviving letterboxes of 1865 in Park Town and at the junction of Farndon Road with Warnborough Road.

Listed buildings by  
Character Area

All buildings are Grade II listed unless otherwise specified.

Norham Manor

13 Bradmore Road, 1870,  
Architect: Frederick Codd

3 Norham Gardens, 1866,  
Architect: Charles Buckeridge

5 Norham Gardens, 1865,  
Architect: William Wilkinson

7 Norham Gardens, 1862,  
Architect: William Wilkinson

9 Norham Gardens, 1862-63,  
Architect: Charles Buckeridge

13 Norham Gardens, 1869,  
Architect: William Wilkinson

19 Norham Gardens, 1877,  
Architect: Frederick Codd

North Lodge, Parks Road,  
1862, Architect: TN Deane  
(not Moore as stated  
in list description)



### Park Town

**1-61 Odd, North side,** 1853, Architect: Samuel Lipscomb Seckam

**2-46, 50-64 Even South side,** 1853, Architect: Samuel Lipscomb Seckam (No. 10 is associated with Sarah Angelina Acland (1849-1930), Photographer; No 42 is associated with William Richard Morfill (1834-1909), First Professor of Russian and Slavonic Languages)

**Letterbox,** 1865 Penfold type (west end The Crescent)

### Bardwell

**1 Belbroughton Road,** 1925-26, Architect: Christopher Wright

**2-4 Charlbury Road,** 1908-09, Architect: Stephen Salter

**7 Linton Road,** 1910, Architect: Arthur Hamilton Moberly

**2, Northmoor Road,** 1903, Architect: Edward W Allfrey (Associated with Charles Firth (1857-1936), Regius Professor of Modern History)

**20 Northmoor Road,** 1924, Architect Fred E Openshaw, home of JRR Tolkien

### Kingston Road

**Letterbox,** 1865 Penfold type (junction Farndon and Warnborough Roads)

**114-138 consec, Kingston Road,** 1870-73, Built by Clapton Rolfe

**149-156 consec, Kingston Road,** 1870-73, Built by Clapton Rolfe

**159-164 consec, Kingston Road,** 1870-73, Built by Clapton Rolfe

**11-25 odd, Walton Well Road,** 1883, Built by Curtis Brothers

**Drinking Fountain, Walton Well Road,** 1885, marking site of Walton Well

**Road Bridge 242, Walton Well Road,** 1881 (not c. 1790 as stated in the list description)

### St Margaret's

**Church of St Margaret,** 1883-93, Architect: H G W Drinkwater with porch by G F Bodley

**War Memorial,** Dedicated 1920

**Vicarage,** c. 1884, Architect: H G W Drinkwater

**Road Bridge 240, Aristotle Lane,** c. 1790 Office of James Brindley

### Banbury Road

#### East side

**52-54,** Architects: Frederick Codd (1869, 52) and John Gibbs (1867, 54)

**56,** 1866, Architect: John Gibbs (Associated with Professor Sir Edward Poulton, FRS (1856- 1943), Evolutionary biologist, and Ronald Poulton (later Poulton Palmer) (1889-1915), rugby football hero)

**60,** 1864, Architect: William Wilkinson

**62,** 1864, Architect: E G Bruton

**66,** 1869, Architect: Frederick Codd

**68 & 70,** 1853, Architect: Samuel Lipscomb Seckham

#### West side

**7 & 9,** c. 1855, Architect: Samuel Lipscomb Seckham

**11 & 13,** c. 1855, Architect: Samuel Lipscomb Seckham

**15-19,** c. 1855, Architect: Samuel Lipscomb Seckham

**21,** 1879, Architect: T G Jackson

**25,** Rear of Acland House, 1896, Architect: T G Jackson

**27,** 1881, Architect: JJ Stevenson

**29,** 1881, Architect: JJ Stevenson

**59,** 1869, Architect: Frederick Codd

**Gee's,** Nursery building, 1897, constructed by RD Tucker of Tottenham

**77,** c. 1840

**79,** Early 19th century

**89,** c. 1830

**105,** 1886, Architects: Wilkinson & Moore

**121,** 1903, Architect: H T Hare

### North Parade

**16 Winchester Road,** c. 1840

**14-36 even, Woodstock Road,** Late 18th century

**42 & 44, Woodstock Road,** 17th century, altered 18th century

### North Parade continued

**68 Woodstock Road,** The Vicarage, 1887, Architect: H W G Drinkwater

**Church of St Philip and St James,** 1862, Architect: GE Street (**GRADE I**)

### University Buildings

**Radcliffe Observatory,** 1772, Henry Keene, completed by James Wyatt (**GRADE I**)

**Osler House,** late 18th century, Henry Keene (**GRADE I**)

**Boundary wall,** 18th century

### Lady Margaret Hall

Chapel, 1933, Architect: Sir GG Scott

Wordsworth Building, 1896, Architect: Sir Reginald Blomfield

The Talboting, 1909, Architect: Sir Reginald Blomfield

Wolfson Quad, 1959-61, Architect: Raymond Erith

Toynbee Building, 1915, Architect: Sir Reginald Blomfield

Lodge Building, 1920, Architect: Sir Reginald Blomfield

Old Hall, c. 1879, Architects: Pike & Messenger or Willson Beasley

Denake Building, 1933, Architect: Sir GG Scott

### St Anne's College

Hartland House, Begun 1937, Architect: Sir GG Scott

Wolfson & Rayne Buildings, 1960-69, Architect: John Partridge (Howell, Killick, Partridge and Amis)

### St Antony's College

Main Block, 1866-93, Architect: Charles Buckeridge

Chapel, 1880, Architect: J L Pearson to designs by Buckeridge

Hilda Besse Building, 1960, Architect: John Partridge (Howell, Killick, Partridge and Amis)

Boundary wall, Contemporary with Main Block

### St Hugh's College

Main Building, 1914-16, Architects: H T Buckland & W Haywood

Lodge & Gates, 1914-16, Architects: H T Buckland & W Haywood

Kenyon Building, 1964-66, Architect: David Roberts

72 Woodstock Road, Formerly The Shrubbery, c. 1850

### Wolfson College

Original buildings only, 1968-74, Architects: Powell & Moya



In the early 21st century several additional buildings were designated in recognition of their national importance, as significant examples of particular architects' work or associations with individuals. The *Conservation Principles* (2008) provide four criteria, which permit objective evaluation of significance as a way forward: evidential, historical, aesthetic and communal.

This appendix lists buildings which are deserving of further consideration either nationally or locally to avoid degradation or loss to buildings of architectural and historical interest. Houses with significant historical value, that are also designated on the National Heritage List, are **only** listed in Appendix 1.

Norham Manor

**2 Bradmore Road**, Historical, associated with Walter Pater (1838-1894), Author and scholar, and Clara Pater (1841-1910), pioneer of women's education

**14-16 consec, Bradmore Road**, Architectural, Codd 1871

**17 Bradmore Road**, Historical, associated with Mary Arnold Ward (Mrs Humphry Ward) (1851-1920), Social reformer, novelist

**11 Norham Gardens**, Architectural, Wilkinson 1867

Bardwell

**Cherwell Boathouse**, Architectural, 1904, built by Tims, University Boatman

**3, 5 and 9 Belbroughton Road**, Architectural, Interwar houses by Wright and Fisher & Trubshaw (No. 9)

**10 Belbroughton Road**, Historical, associated with Sir Francis Simon (1893-1956), Low-temperature physicist and philanthropist

**11 Chadlington Road**, Architectural, Mountain 1908

**22 Charlbury Road**, Architectural, Harrison 1910

**29 Charlbury Road**, Architectural, Harrison 1914

**18 Northmoor Road**, Architectural, Rayson 1957

**Church of St. Andrew**, Architectural, Fenning 1907

Kingston Road

**22-27 consec, Kingston Road**, Architectural, 1870s built by Horne

**35-40 consec, Kingston Road**, Architectural, 1870s built by Holt

**106-111 consec, Kingston Road**, Architectural, 1870s built by Wheeler

**47-53 consec, Leckford Road**, Architectural, 1876 built by Walter

St Margaret's

**2 Polstead Road**, Historical, associated with TE Lawrence (1888-1935), Author, archaeologist, officer and diplomat

**St. Margaret's Institute**, Polstead Road, Architectural, Drinkwater, 1889-91

**12 Rawlinson Road**, Historical, associated with Sir Richard Doll (1912-2005), Epidemiologist

**78 Woodstock Road**, Architectural, Pike & Messenger 1885

**80 Woodstock Road**, Architectural, Edis 1886

**82 Woodstock Road**, Architectural, H W Moore 1896

**94 Woodstock Road**, Historical, associated with Dorothy Crowfoot Hodgkin, OM, FRS (1910-1994), Crystallographer, Nobel Laureate in Chemistry

**121-23 Woodstock Road**, Architectural, Seckham 1855

Banbury Road

**65-67 Banbury Road**, (group), Architectural, Early 19th-century

**69-75 Banbury Road**, (group), Architectural, Early 19th-century

**78 Banbury Road**, Historical, associated with Sir James Murray (1837-1915), Lexicographer and Editor of the OED

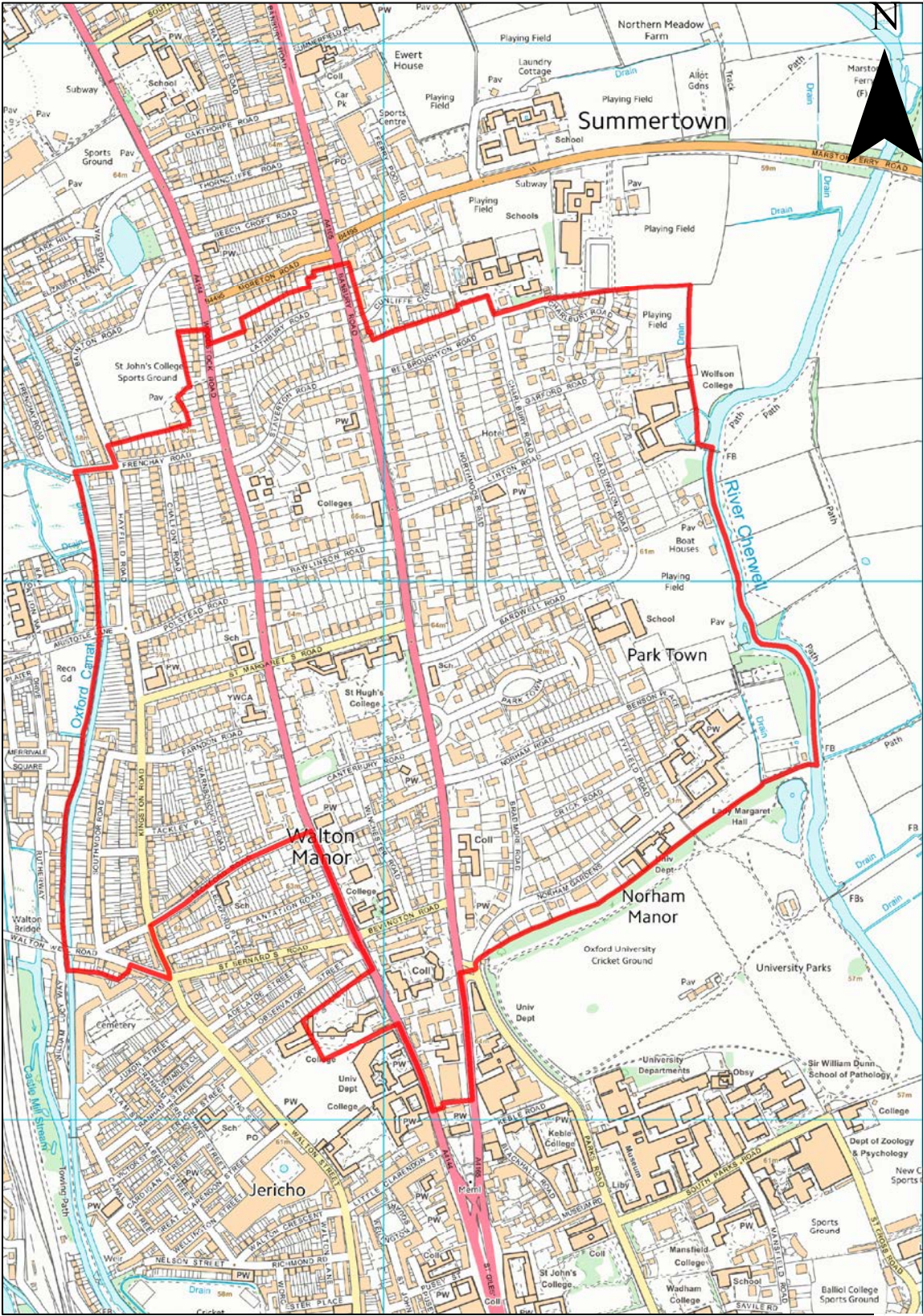
**106 Banbury Road**, Historical, associated with Paul Nash (1889-1946), Artist

Lathbury & Staverton Roads

**1-3 odd, Lathbury Road**, (odd), Architectural, Mountain 1905

**20 Lathbury Road**, Historical, associated with Nirad C. Chaudhuri (1897-1999), Writer

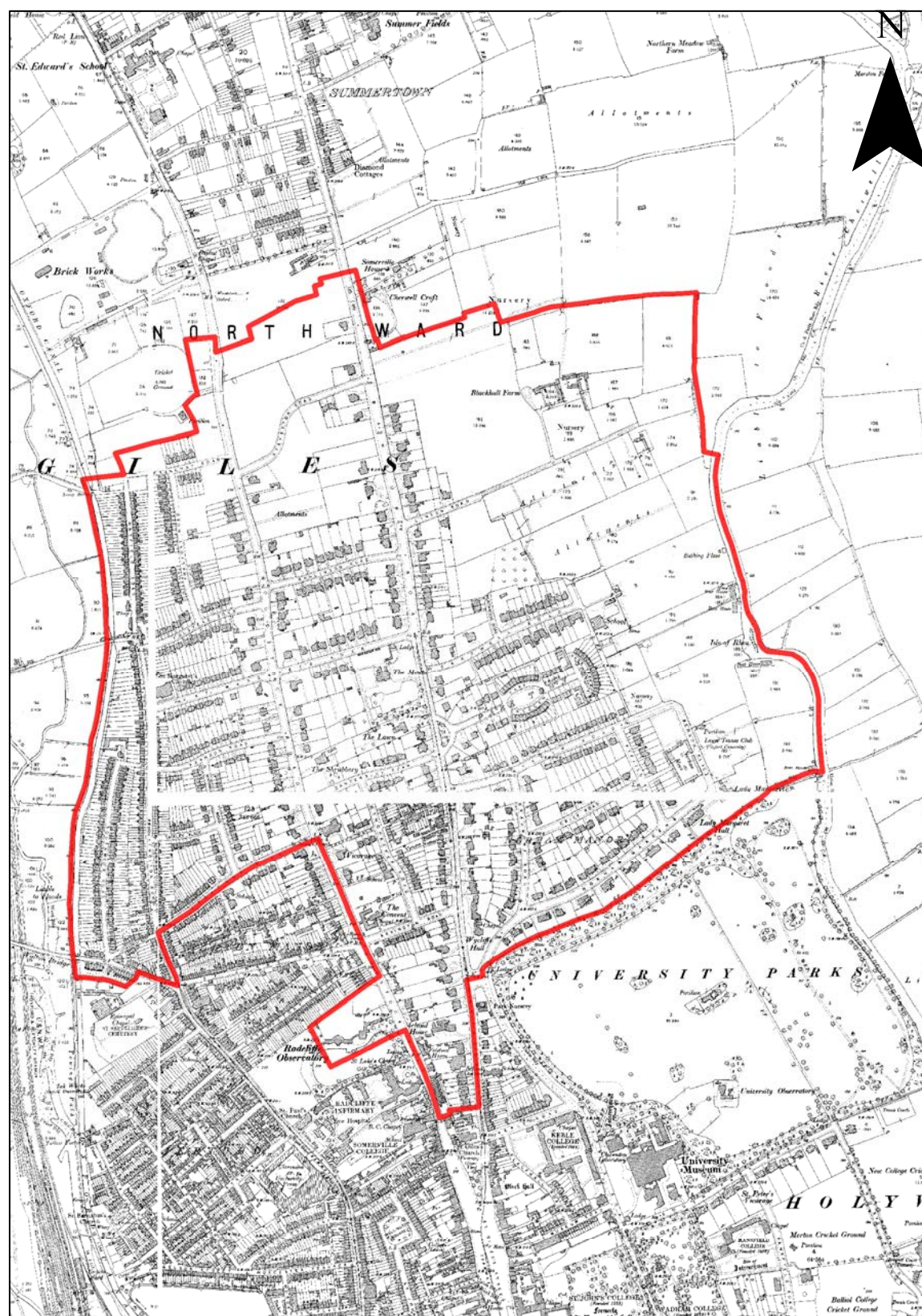
Map 1. Conservation Area Boundary Scale 1: 8,967



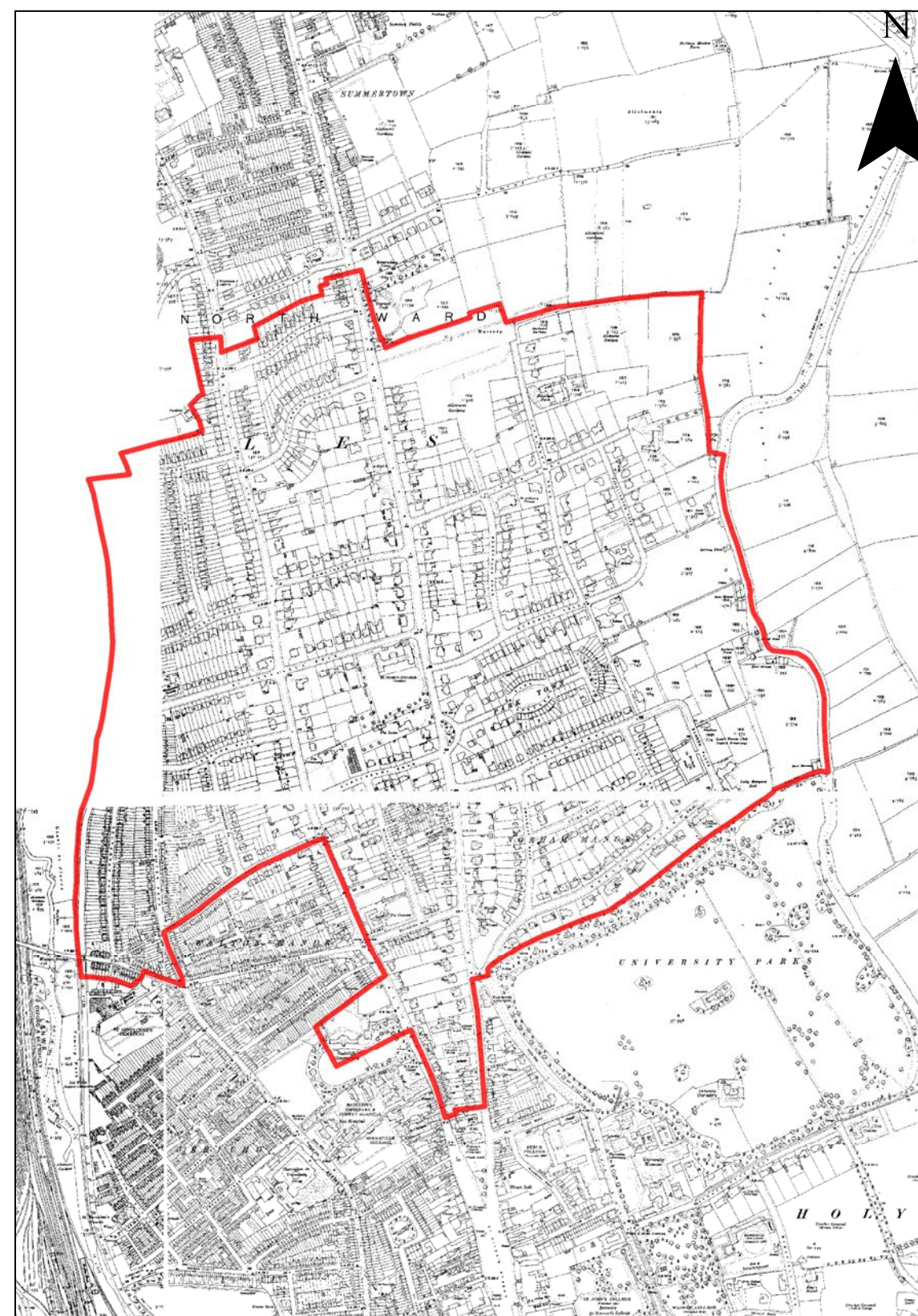
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Map 2. North Oxford 1898 Scale 1: 8,967



Map 3. North Oxford 1919 Scale 1: 8,967

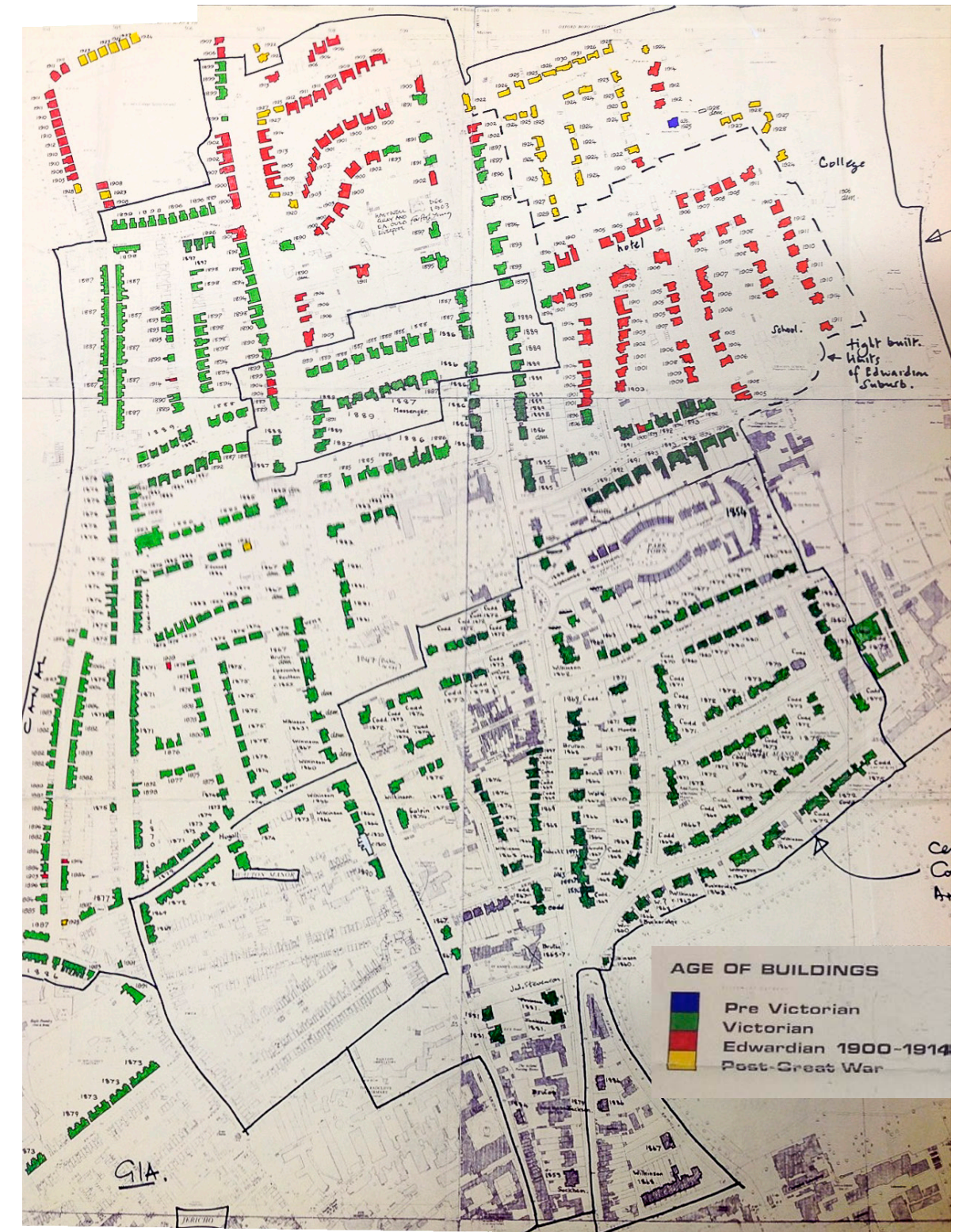




Map 4. North Oxford 1938 Scale 1: 8,967

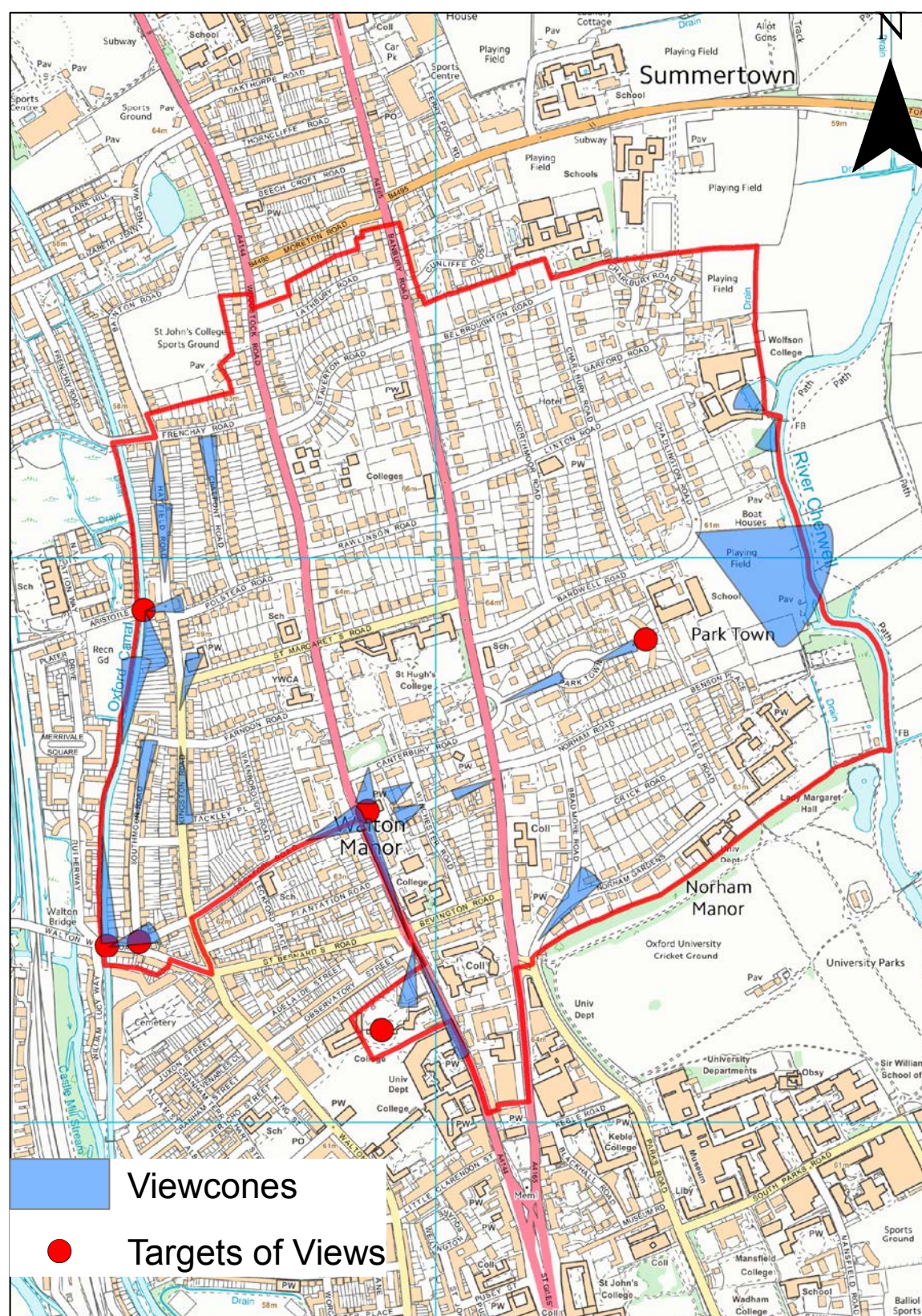


Map 5. Age of Buildings Survey 1948

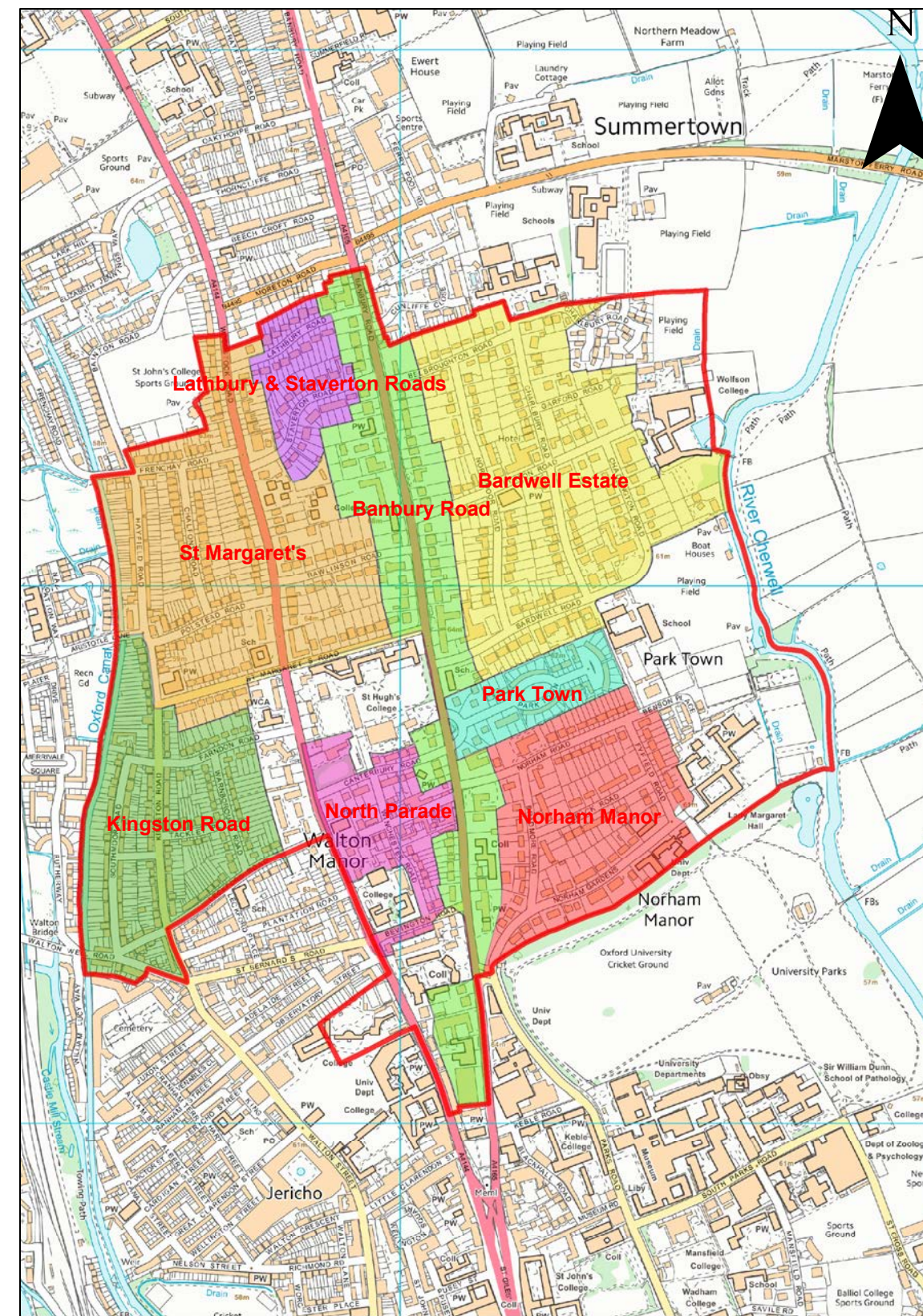




Map 6. Views and vistas within North Oxford Scale 1: 8,967

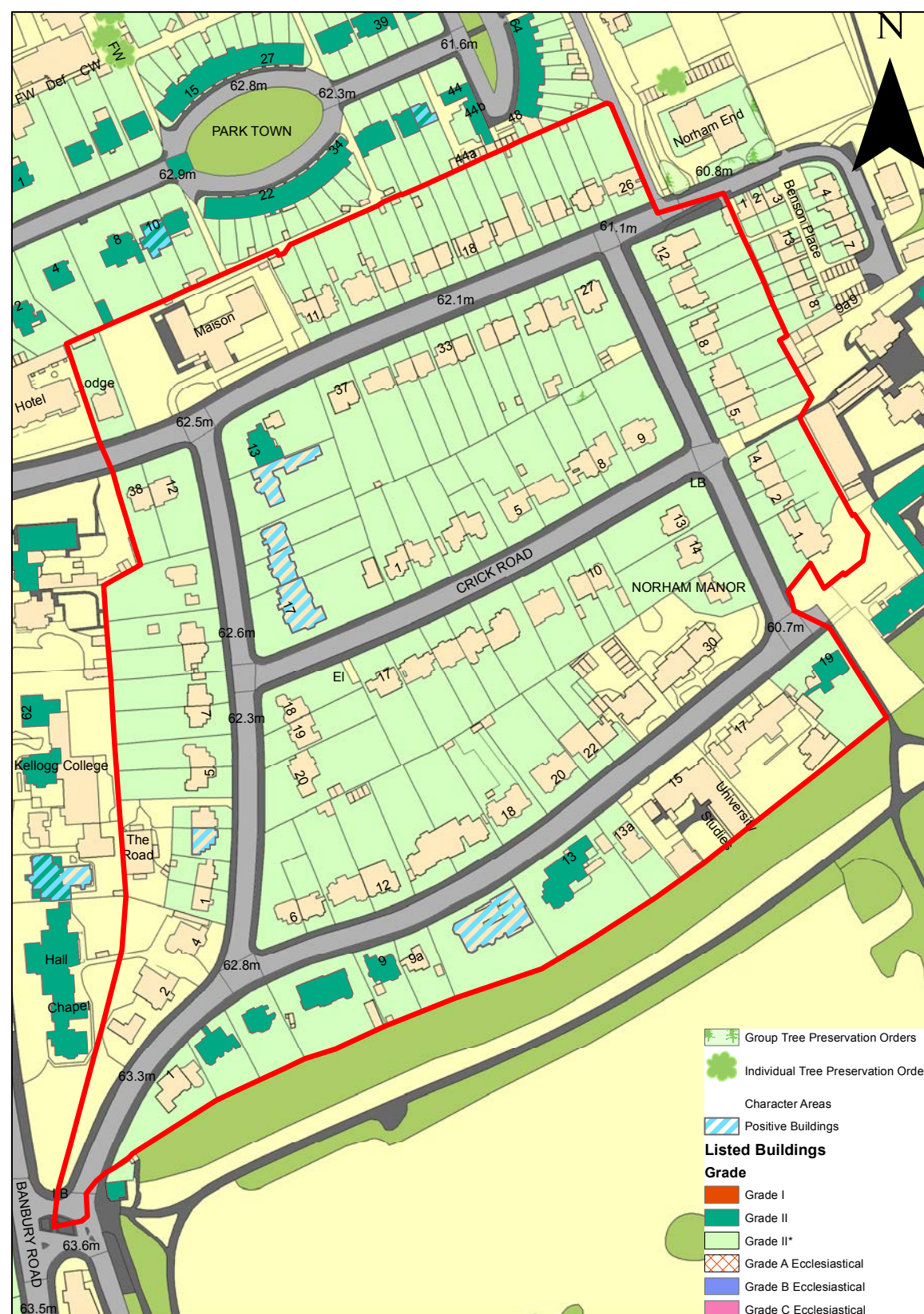


Map 7. North Oxford Character Areas Scale 1: 8,967





Map 8. Character Area 1: Norham Manor Scale 1: 2,311



Map 9. Character Area 2: Park Town Scale 1: 1,958

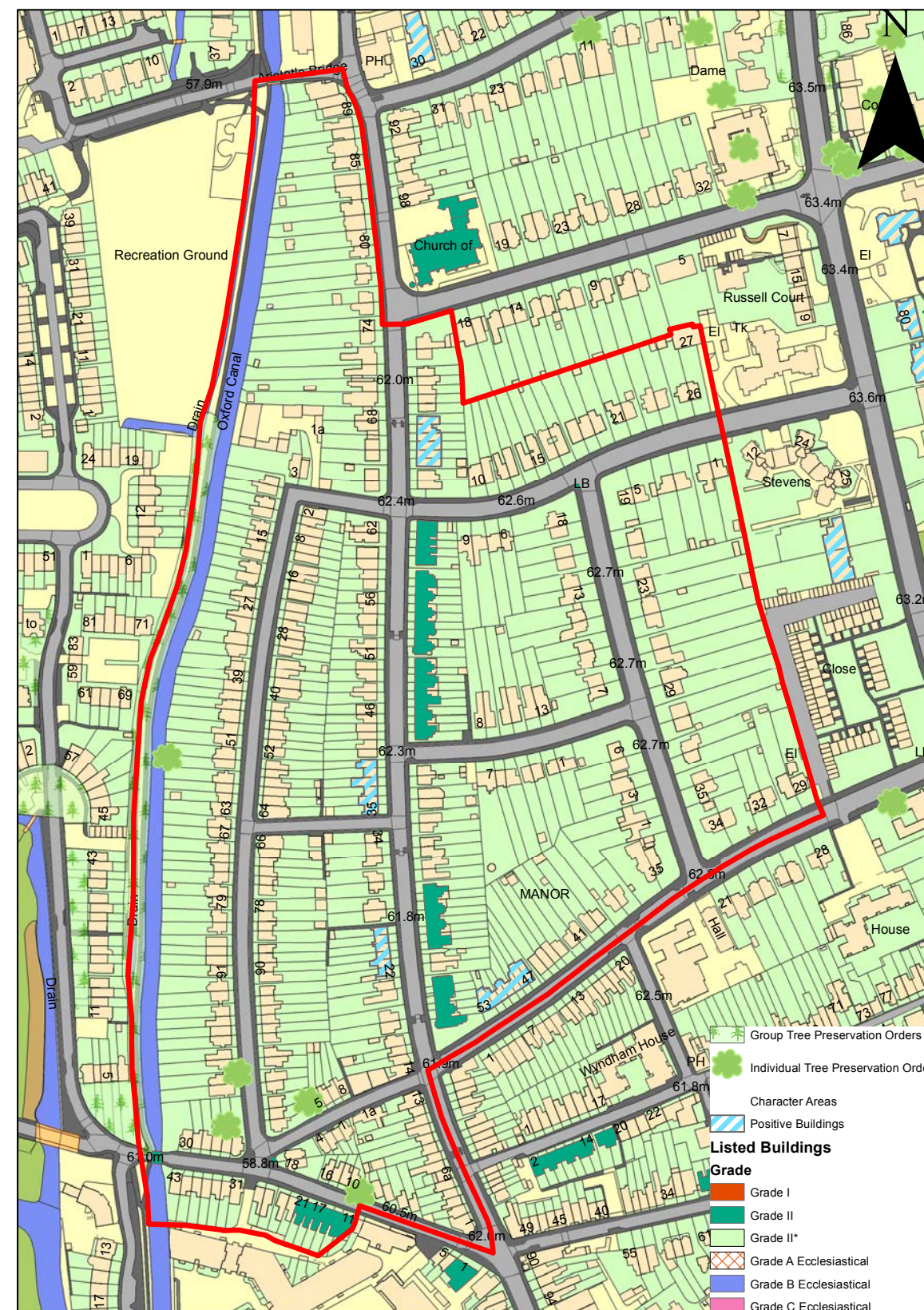




Map 10. Character Area 3: Bardwell Scale 1: 1,344

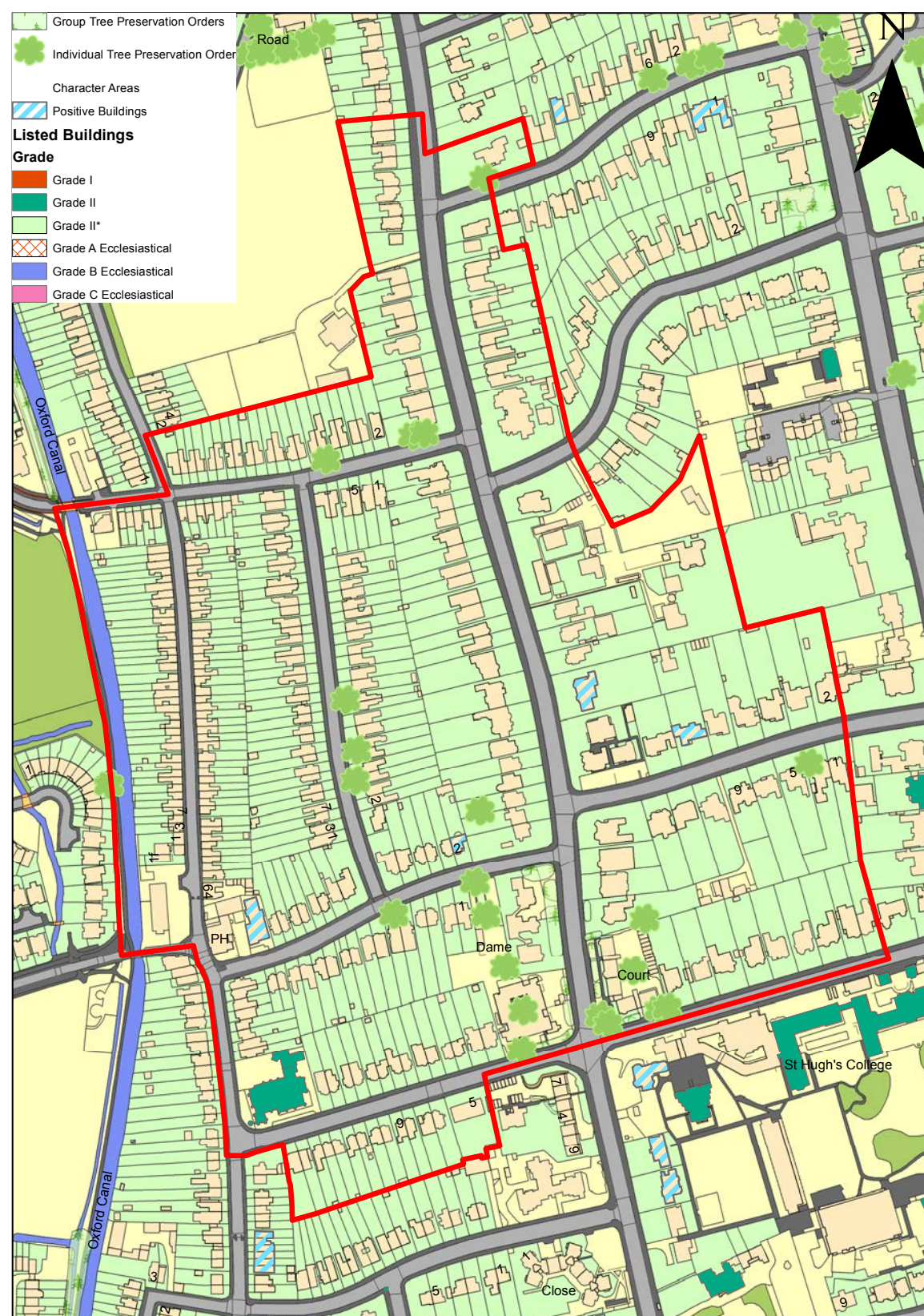


Map 11. Character Area 4: Kingston Road Scale 1: 2,646

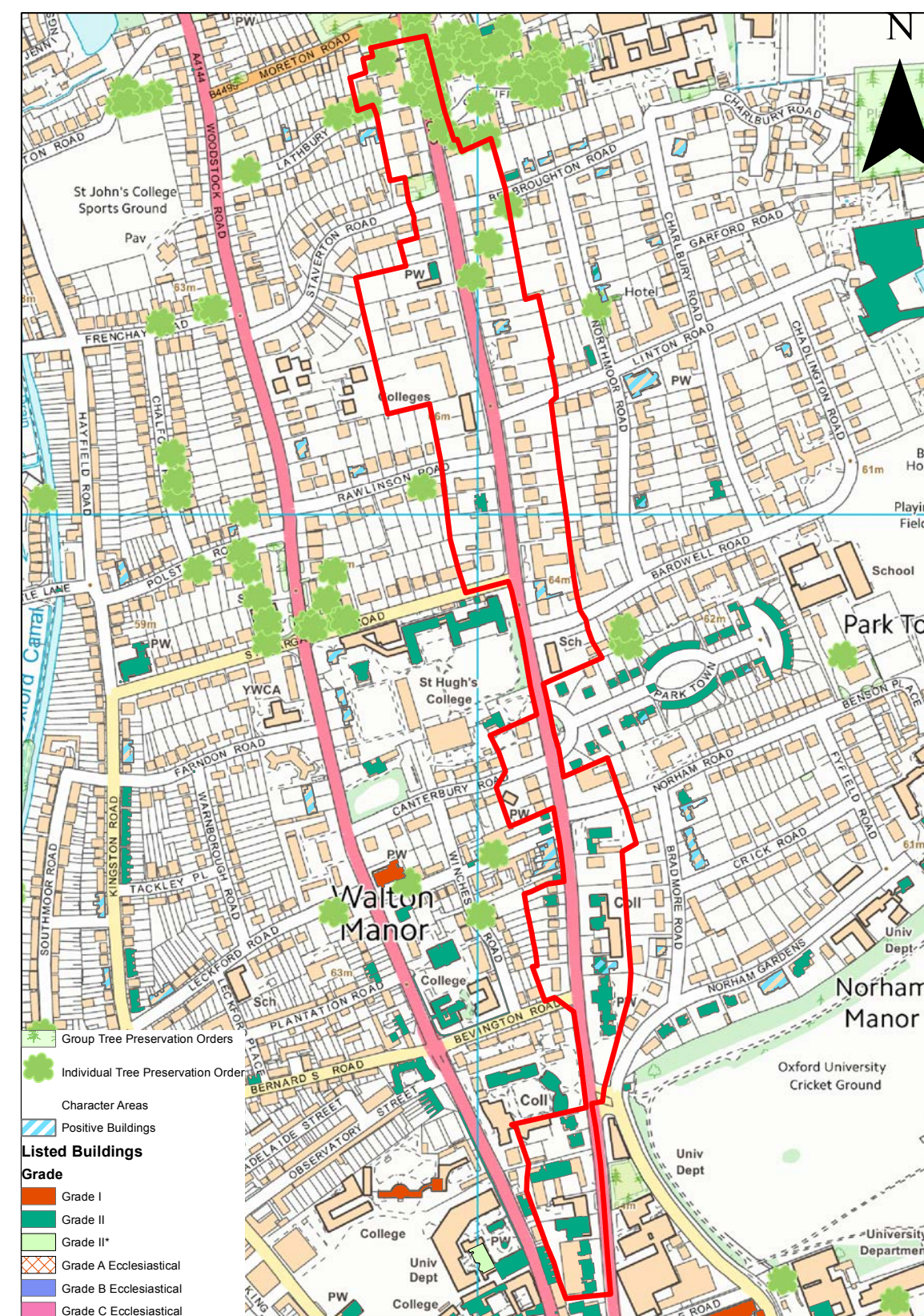




Map 12. Character Area 5: St Margaret's Scale 1: 3,217

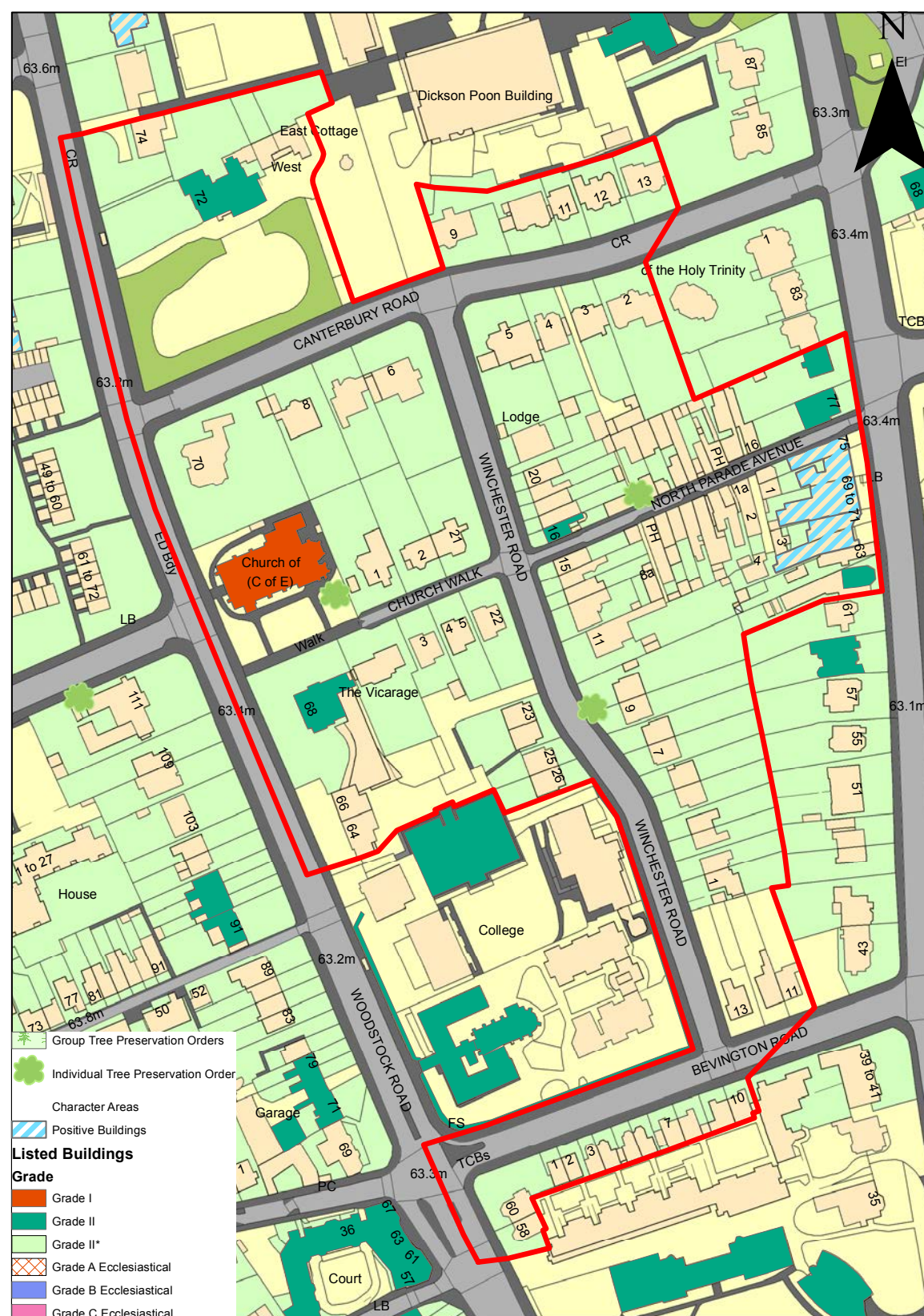


Map 13. Character Area 6: Banbury Road Scale 1: 5,952

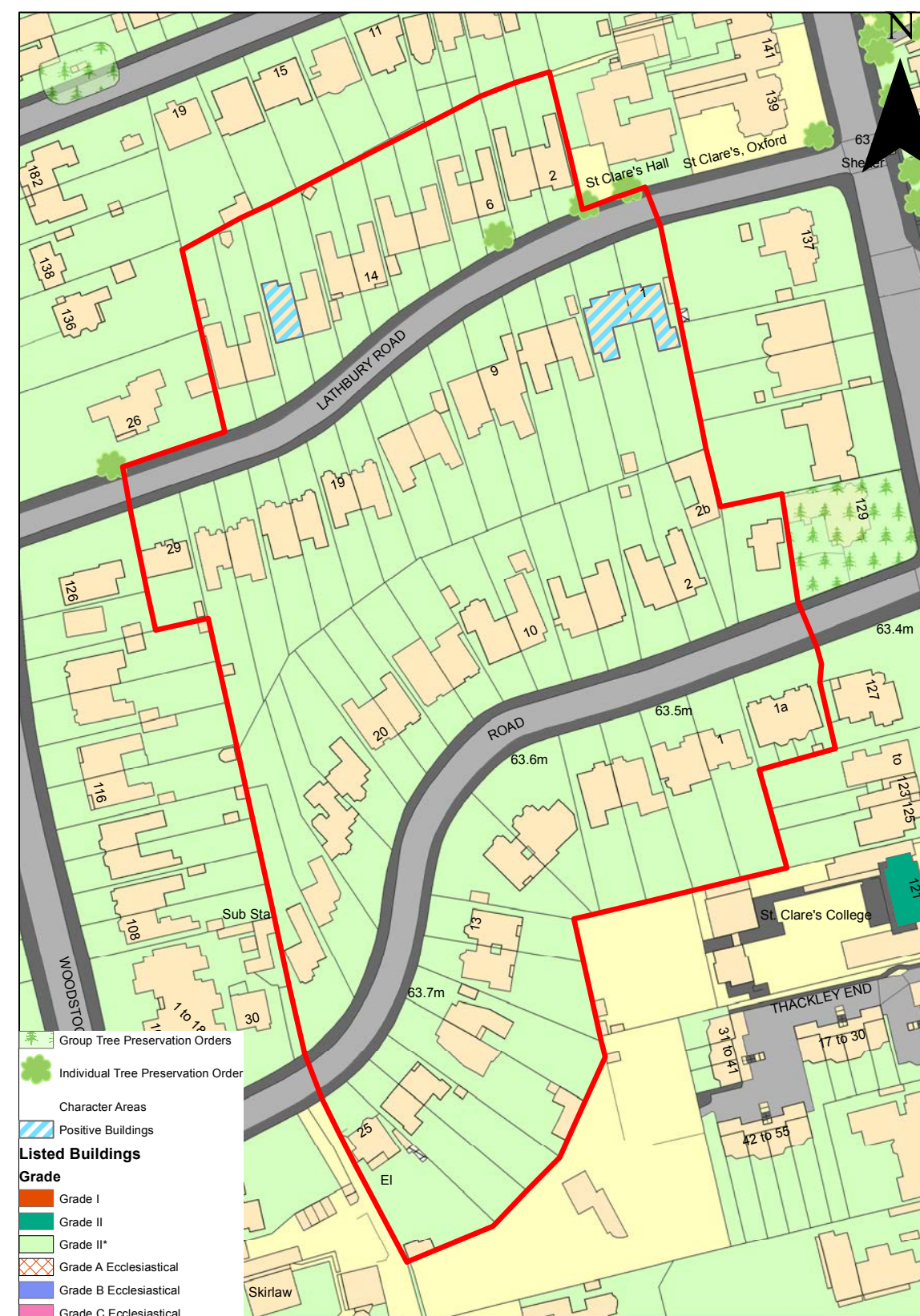




Map 14. Character Area 7: North Parade Scale 1:1,710



Map 15. Character Area 8: Lathbury & Staverton Roads Scale 1:1,406





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