



UNIVERSITY OF
OXFORD



**1, South Parks Road
Conservation Plan**

Building No. 238
May 2012

Oxford University

Estates Services

First draft January 2011

This draft May 2012

1 SOUTH PARKS ROAD, OXFORD
CONSERVATION PLAN



CONTENTS

1	INTRODUCTION	7
1.1	Purpose of the Conservation Plan	7
1.2	Scope of the Conservation Plan	8
1.3	Existing Information	8
1.4	Methodology	9
2	UNDERSTANDING THE SITE	13
2.1	History of the Site and University	13
2.2	Construction and Subsequent History of 1 South Parks Road	14
3	SIGNIFICANCE OF 1 SOUTH PARKS ROAD	19
3.1	Significance as part of South Parks Road, Holywell Ward, and east central Oxford	19
3.2	Architectural Significance	20
3.3	Archaeological Significance	21
3.4	Historical Significance	21
3.5	Significance as a teaching space and departmental offices	21
4	VULNERABILITIES	25
4.1	The ability of 1 South Parks Road to fulfil its current function	25
4.1.1	Popularity of the Space	25
4.1.2	Fire Safety	25
4.1.3	Security	26
4.1.4	Access	26

4.2	Exterior Elevations and Setting	26
4.3	Interior Layout, Fixtures, and Fittings	26
5	CONSERVATION POLICY	31
6	BIBLIOGRAPHY	37
7	APPENDICES	41
	Appendix 1: Listed Building Description	41
	Appendix 2: Chronology of 1 South Parks Road	43
	Appendix 3: Checklist of significant features	43



INTRODUCTION

THIS PAGE HAS BEEN LEFT BLANK

1 INTRODUCTION

1 South Parks Road was designed by William Wilkinson, the architect of Norham Manor, in 1868-9. The building was designated Grade II listed in 2004. It is a fine example of a High Victorian suburban villa, so common in North Oxford, but with an unusually central location. It was constructed as a private residence, before being taken over by colleges and purchased by the University in 1964. It initially housed the department of Experimental Psychology, but now holds the Statistics department.

1.1 Purpose of the Conservation Plan

The University has an unrivalled portfolio of historic buildings, of which it is rightly proud. It has traditionally taken a thorough, holistic approach to building conservation, seeking to understand all the varied factors that make historic buildings significant to their diverse stakeholders, and using this to inform necessary change. It has become clear that this approach is vital to the conservation culture of an institution where so many of its historic buildings that are valued for their function also have extensive historical or architectural significance. This Conservation Plan represents the continuation of this tradition of seeking to understand what makes the University's buildings cherished assets, and of seeking ways to conserve these most important features for the enjoyment of future generations.

The success of this approach is such that it has now become codified in government policy: First in March 2010's *Planning Policy Statement 5: Planning for the Historical Environment* then in its replacement, March 2012's *National Planning Policy Framework* (hereafter: NPPF). NPPF provides useful guidance on approaching the conservation of heritage assets, and postdates the University's existing literature. NPPF defines a heritage asset as:

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

This designation clearly applies to 1 South Parks Road.

The purpose of this Conservation Plan is to update 1 South Parks Road's conservation policy to take into account the new guidance provided by NPPF. It will be of use both for informing responsible regular maintenance and in the preparation of future planning applications, as specified in NPPF paragraph 128.

The Conservation Plan should form the basis for 1 South Parks Road's Conservation Policy and exists as part of an ongoing process. It will be renewed and updated at least every five years or following any major alterations or legislative changes.

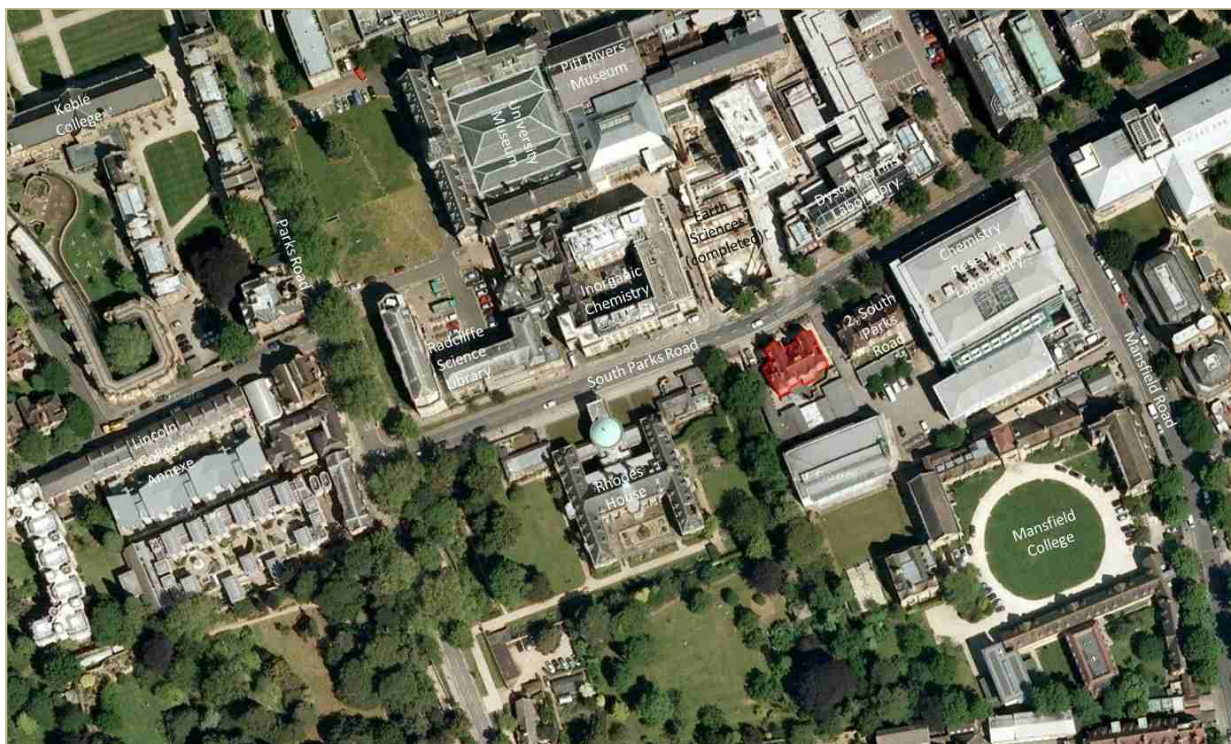


Figure 1. Satellite image of 1 South Parks Road (outlined in red) and the surrounding area

1.2 Scope of the Conservation Plan

This Conservation Plan will cover the interior and the exterior of 1 South Parks Road, a single, three-storeyed building in north-central Oxford.

This plan is not a catalogue and to facilitate its practical use will concentrate only on the most vulnerable aspects of significance, suggesting how they should be approached and conserved in the future. A brief list of the most significant architectural features can be found in **Appendix 3** and should be referred to when planning any repair or alteration work.

1.3 Existing Information

A Conservation Plan has not previously been produced for 1 South Parks Road; however, there are various forms of information available:

The original 2004 listed building description (**Appendix 1**) is the logical starting point for this plan as it lists the heritage asset's main features and briefly assesses its architectural significance.

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

There are several published books and articles that examine the development of the Victorian domestic architecture in Oxford. None cover the heritage asset, but Wilkinson remains an

important figure and these publications provide an important resource for studying works of this period in Oxford.

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

1.4 Methodology

The Conservation Plan is a document that assesses the current and predicted conservation needs of 1 South Parks Road and attempts to address them with a view towards maintaining or increasing the significance of the heritage asset. Its formulation to supersede any existing literature is a response to the requirements of NPPF, and it is prepared in accordance with the policies contained therein.

THIS PAGE HAS BEEN LEFT BLANK



2

UNDERSTANDING THE SITE

THIS PAGE HAS BEEN LEFT BLANK

2 UNDERSTANDING THE SITE

2.1 History of the Site and University

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

The site upon which 1 South Parks Road now stands is situated in the northeast of the city. This area was developed in the 19th Century, notably with the construction of Keble College on the western side of Parks Road in 1868-70. The area to the east of Keble and directly to the north of 1 South Parks Road became the focus for University science buildings following the construction of the University Museum in 1855-60. Additions to the University Museum (notably T.G. Jackson's Radcliffe Science Library in 1898-1900) and new laboratory buildings came to fill this area throughout the later 19th and the 20th centuries. The near-continuous history of development in this area has created a crowded space at the south of the University Park's precinct. It is the main centre for the study of sciences within the University, and is now known as the University Science Area.

1 South Parks Road was constructed as an accompanying structure to 2 South Parks Road, which was constructed slightly earlier (1865-66, as "Park Grange") also to a plan by Wilkinson. Initially these buildings would have stood relatively isolated with the open green space of the newly-formed University Parks and the University Museum to the north. The development of the Science Area and other structures soon changed the setting though and, other than the conspicuous buildings of the Science Area, the most prominent structures around 1 South Parks Road are: Sir Herbert Baker's Rhodes House (completed in 1928) immediately to the west; and Basil Champneys' Mansfield College (constructed 1887-90) to the southeast. Further houses were constructed on the south side of South Parks Road as well, totalling eight buildings in 1876.

The main developments along South Parks Road during the 20th Century onwards have been in the Science Area to the north, though these have extended onto the southern side of the road, including: the Experimental Psychology building on the corner of St. Cross Road, built in 1971; the outsized structure of the Chemistry Research Laboratory on the corner of Mansfield Road, constructed 2000-2004; and the Biomedical Sciences building, opened in 2008.

Due to driving restrictions in the city centre, South Parks Road is surprisingly busy with motor traffic, providing a by-pass from North Oxford to the east of the city. Despite this, the character of the area is of a leafy, academic suburb, defined more by the soft hues and varied

geometry of the Victorian and early 20th-century structures than by the rectangular lines of later laboratory buildings.

2.2 Construction and Subsequent History of 1 South Parks Road

1 South Parks Road was constructed in 1868-9 to a design of William Wilkinson. This was during the peak period of Wilkinson's career, following his development of Norham Manor on behalf of St. John's College from 1860,¹ his design of the Randolph Hotel in 1864, and culminating in his publication of *English Country Houses* in 1870.² This was the heyday of middle-class suburban development in North Oxford following the development of Samuel Seckham's Park Town from 1853.

1 South Parks Road was constructed shortly after 2 South Parks Road as part of a mid-to-late 19th-century trend towards the construction of large middle-class villas on land previously held by colleges for the collection of agricultural rents. Both houses are unusual in that they are located in a relatively isolated position away from the main suburban developments in North Oxford. This may represent an historical phenomenon, as some of the North Oxford developments themselves began as isolated groups, such as the Park Villas (7-21) on Banbury Road or even the houses of Norham Manor (where houses were built to individual order as and when plots were leased); Wilkinson's isolated domestic dwellings on South Parks Road seem to represent a situation where an initial availability of leases from Merton College (there were four plots leased between the current site of Rhodes House and Mansfield Road in 1868, and eight in total on South Parks Road by 1876) was not followed by subsequent development.

1 South Parks Road was built for John C. Wilson and served as a private residence (see chronology in **Appendix 2**). In 1909 it was leased by Florence Hawkesley Musgrove who in 1934 bequeathed the remainder of her lease (until 1967) to the Society for Oxford Home Students (later St. Anne's College). They redecorated and fitted gas fires, occupying the building in 1937, at which time it provided: '...ample rooms for the Principal, the administrative staff, and two or three tutors, as well as junior common rooms and a pleasant garden.'³ In 1957 planning permission was granted for its conversion to University use and St. Anne's College exchanged its lease with the University for the lease to 29 Banbury Road. Outbuildings were constructed in the gardens and the Institute of Experimental Psychology occupied the building in the same year, with the conversion into offices requiring substantial internal alterations, including the blocking up of all the fireplaces and the removal of the hearth and chimney breast in 238.10.16 (**Figure 2**). Further alterations occurred in 1964 with the construction of a staff kitchen in the service wing and ladies lavatories off the entrance hall. The rapid success and growth of the relatively-new Experimental Psychology

¹ Saint, A., "Three Oxford Architects" in *Oxoniensia* XXXV (1960) 56.

² Wilkinson, W., *English Country Houses* (London, 1870, rev'd 1875).

³ Salter, H.E., and Lobel, M.E., (eds.), *A History of the County of Oxford: Volume 3: The University of Oxford* (1954) 351.

department resulted in the construction of several further outbuildings to serve as offices in 1961, 1962, and 1963.

The Institute of Experimental Psychology occupied the building until the construction of the Department of Experimental Psychology on the corner of St. Cross Road in 1971. 1 South Parks Road was then occupied by the newly-formed Department of Theoretical Chemistry from 1972. This use required the erection of a fumigation chamber in 1974 and a brick-built solvent store in 1977. Outbuildings and workshops were constructed in 1978 and a rest room for night patrol men in 1983. The extensive use of purpose-built outbuildings across the site has spared the heritage asset extensive internal alteration despite its varied uses over time.

In 1988 yet another newly formed department occupied the building, the Department of Statistics, formed through the amalgamation of existing specialist units within disparate departments. This occupation necessitated some internal alterations, most notably the installation of a disabled lift based in the SW corner of the main hallway (238.10.8). The original doorway between 238.10.15 and 238.10.16 was blocked up, and another between 238.10.15 and the rear lobby was created. 238.10.07 had originally been two rooms, the separating wall being replaced by a sliding partition in 1957, but the partition was removed and a second doorway (created in 1957) onto the hall blocked up (**Figure 2**).

Further alterations in 1998 extended the lavatories in the south-western corner (238.10.18, lavatories since 1962) inwards to add a disabled WC (238.10.12). Male WCs at the north of the first floor (in the house's original bathroom) were converted into a computer room. In 2007 a former ground-floor office (238.10.15) was converted into use as lavatory accommodation, with the defunct 1957 doorway onto 238.10.14 being blocked up, leaving a single doorway (created in 1988) onto the rear lobby. The Department of Statistics continues to occupy the building.

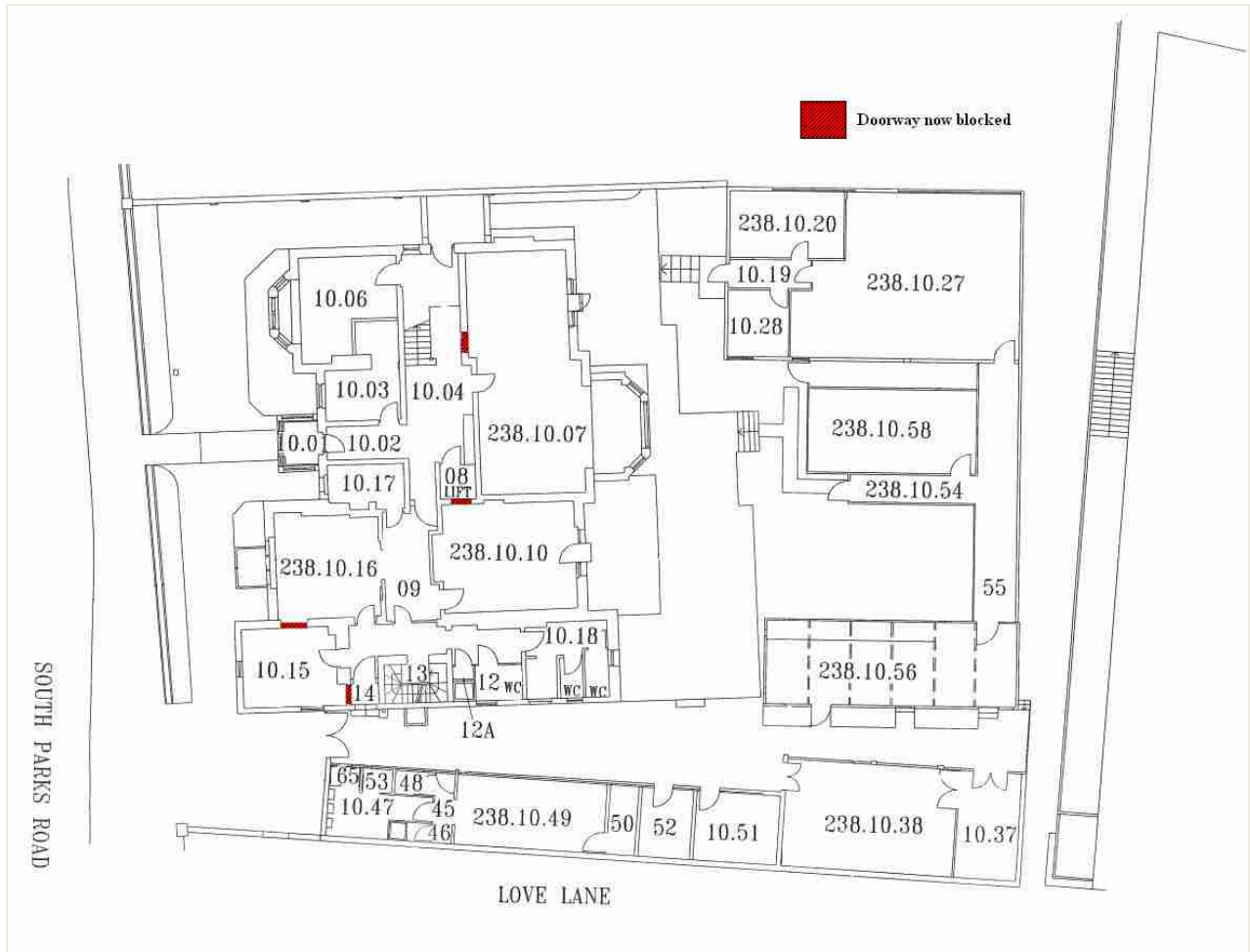



Figure 2. Ground-floor plan of 1 South Parks Road with doorways currently blocked marked

EXIT




First aiders
Cathy Boylan
Jan Boylan
[Blank space]
[Blank space]
[Blank space]



SIGNIFICANCE

3

THIS PAGE HAS BEEN LEFT BLANK

3 SIGNIFICANCE OF 1 SOUTH PARKS ROAD

NPPF paragraph 128 specifies that in assessing planning applications:

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

The significance of the 1 South Parks Road has been publically recognised by its designation as a Grade II listed building in 2004 (**Appendix 1**).

3.1 Significance as part of South Parks Road, Holywell Ward, and east central Oxford

The character of Holywell Ward is that of a leafy, academic suburb; grand yet far removed from the harsh monumentality of Broad Street and the city centre. This character is emphasised by two major factors: the extensive tree cover, which softens the character of the area; and the presence of several important buildings. These structures include Keble College (1868-70) and the University Museum (1855-60); two buildings that are very distinct from one another yet share a projected sense of academic rigour which belies the monumentality afforded by their size.

The character of South Parks Road is defined by the presence of two buildings, the Radcliffe Science Library (1898-1900) and Rhodes House (1928), at its main point of entry, the junction with Parks Road. The impact of some of the newer large glass-and-steel structures, such as the Chemistry Research Laboratory (2004), could be expected to dominate the road; however, the character of the area is defined by these older structures at the junction with Parks Road. Both buildings project a sense of restrained grandeur, so distinct from the unfettered triumphalism of the gothic structures of the city centre. The domestic characters of 1 and 2 Parks Roads complement this, as they remain well-appointed structures but without a hint of pretension. It is the softer lines and light tones of these structures, aided by abundant tree cover, rather than the harsh lines of the larger structures such as the Chemistry Research Laboratory, that define the character of the area as a leafy, academic suburb, a venerable area for serious research and study unimpeded by pomp and ceremony.

1 Parks Road is not the defining factor in the character of an area that is so rich with first-rate architecture; however, it (along with its partner, 2 South Parks Road) plays an important rôle in easing the transition from the 17th-century-style eclecticism of Rhodes House to the harsh modernism of the Chemistry Research Laboratory. South Parks Road used to contain eight houses, and 1 and 2 South Parks Road are the only extant reminders of this past residential character.

3.2 Architectural Significance

1 South Parks Road was designed by William Wilkinson, a significant and well-known local architect, most famous for his work on the suburban villas of North Oxford, notably at Norham Manor. His work was a local manifestation of an important mid-to-late 19th-century trend towards middle-class suburban development.

1 South Parks Road was constructed during the most prolific period of his career, leading up to the publication of *English Country Houses* in 1870. This period and publication saw his finest designs, some of which were picked up by the internationally-renowned architect E. Viollet-le-Duc for reproduction in his 1875 portfolio *Habitations Modernes*.⁴ Elements of the very designs lauded by Viollet-le-Duc can be clearly seen in 1 South Parks Road, notably the central range flanked by gabled cross wings (which can be seen in the design for 13 Norham Gardens, where the massing of the cross-wings is nearly identical) and the chimneys (which can be seen in near-identical form in the published plans for 31 Banbury Road, though they differed in its built form).⁵

Another typical example of Wilkinson's work at this time is 13 Norham Gardens, completed in 1869. This was stylistically similar to 1 South Parks Road, and Tanis Hinchcliffe's characterisation of its design is applicable to both buildings: 'The ground-floor plan of the house, which was composed of two interlocking rectangles, might be expected to generate a rather bland elevation. The gables at roof level avoid this by defining the separate sections of the interior.'⁶ The quality of the design and construction is good but its significance is based more on its location, as many examples of comparative quality can be seen in North Oxford.

1 South Parks Road was originally a relatively isolated building, constructed in a small park-land development with a generous and pleasant garden. The design was conceived with this setting in mind, and the encroachment of various outbuildings on the building's curtilage has lessened the impact of the rear elevations.

1 South Parks Road is typical of the style and quality of form produced by Wilkinson during his most successful period; it remains one of many good examples typical of this prolific architect's work. The building is produced in an inoffensive Gothic style, though with harder angles and more-restrained ornamentation than earlier work. Whilst more than competent, Wilkinson was never a "cutting edge" architect, producing uncontroversial domestic work, largely divorced from any wider movement or fashion: 'He was primarily a practical architect who catered by preference to the wealthy middle classes. He built in Gothic not out of strong religious belief, but because he was most familiar with the style.'⁷

⁴ Viollet-le-Duc, E., *Habitations Modernes* (Paris, 1875).

⁵ Wilkinson, W., *English County Houses* (London, 1870).

⁶ Hinchcliffe, T., *North Oxford* (London, 1992) 101.

⁷ Saint, A., 'Three Oxford Architects' in *Oxoniensia* XXXV (1960) 57.

3.3 Archaeological Significance

The University Parks and the Science Area have a rich and relatively-continuous history of occupation as indicated by: Bronze Age barrows (late third millennium BC), with evidence for Iron Age infilling of the double-ditched barrow in the Science Area; ring ditches suggesting Iron Age settlement; Roman earthworks; a Roman burial and several ditches near the Lindemann Building; mediaeval (post-1066) ridge and furrow, suggesting an intensive agricultural use in this period; Civil War earthworks; and post-mediaeval field boundaries.

1 South Parks Road does have a small cellar, the construction of which may have destroyed some archaeological material; however, considering the long history of human occupation in the area it is possible that there may be extant archaeological material on the site, especially at the lower stratigraphic layers.

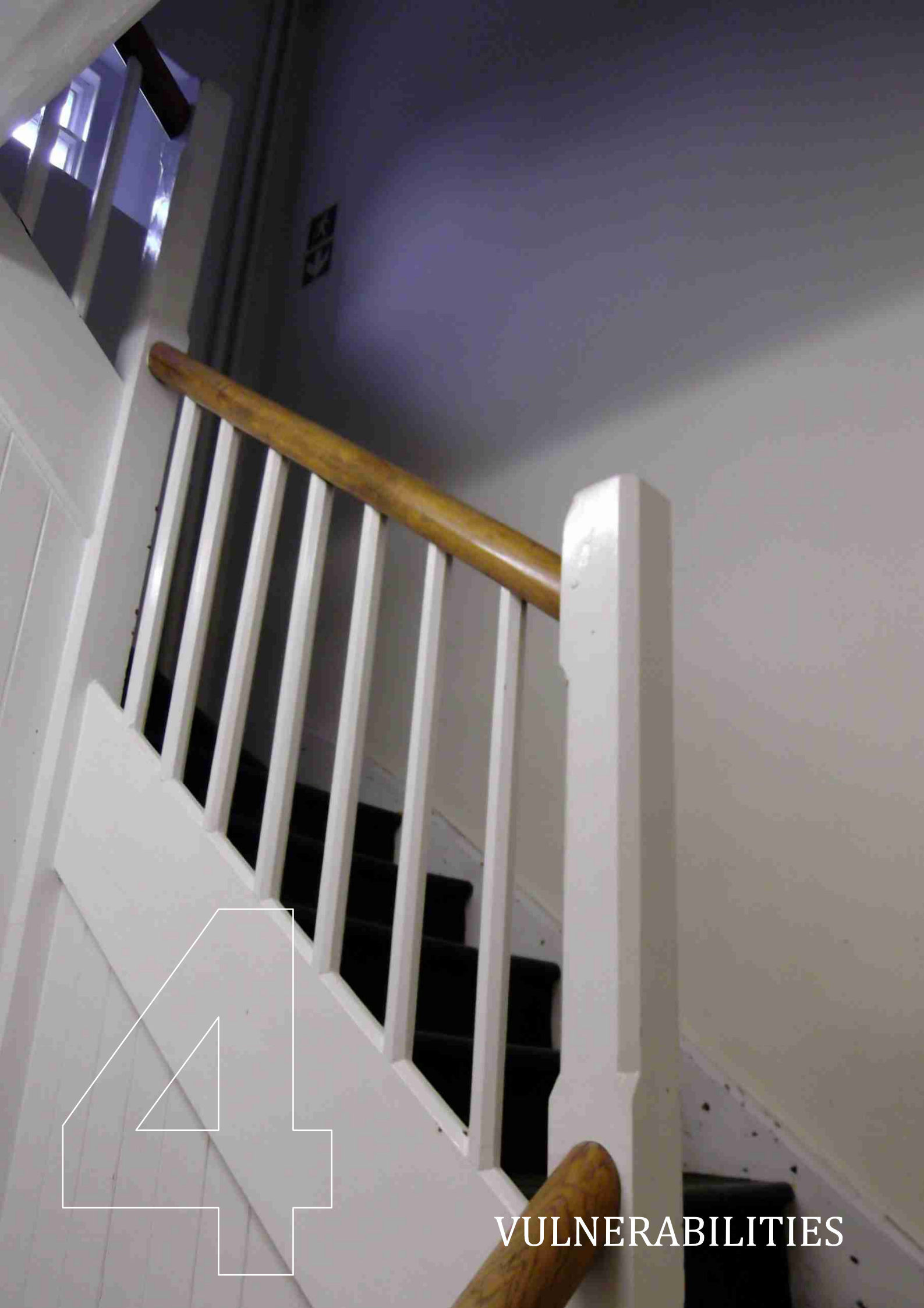
3.4 Historical Significance

1 South Parks Road is significant in the recent history of the University as an important staging ground for new institutions and departments. It was an important headquarters for St. Anne's College in its nascent stages, first as a movement promoting the secular education of women and then as a fully-fledged college. In 1957 it came to house the newly-founded Institute of Experimental Psychology, before accommodating the new Theoretical Chemistry Department from 1972. The Department of Statistics, formed via the amalgamation of statistics divisions within disparate departments, has occupied the building since its inception in 1988. The building is large for a private home but rather small for the offices of a substantial department. As a result, the building has housed departments in their embryonic stages, providing premises from which to develop until they have outgrown them and can move on to larger or purpose-built facilities. 1 South Parks Road has had a significant impact on the development of many successful Oxford institutions.

3.5 Significance as a teaching space and departmental offices

Oxford has a particularly strong statistics department, being one of the largest departments submitted in the latest (2008) Research Assessment Exercise and having by far the largest proportion of its research categorised as 'world leading in terms of originality, significance, and rigour.' The department also provides undergraduate and postgraduate teaching at a world-class level. The international reputation of the department is of high significance; however, 1 South Parks Road does not play a significant rôle in this. The department has outgrown the building and it is no longer a popular space for staff or students, who prefer to work and study elsewhere if possible. The department is now too large for a building that is not ideally suited to office use in the first place, and has spread into satellite buildings.

THIS PAGE HAS BEEN LEFT BLANK



VULNERABILITIES

THIS PAGE HAS BEEN LEFT BLANK

4 VULNERABILITIES

4.1 The ability of 1 South Parks Road to fulfil its current function

1 South Parks Road is not necessarily well suited to provide office accommodation, being designed as a domestic structure and essentially a sequence of unconnected private spaces. Its initial educational function was as living accommodation for tutors and staff, a function for which it was better suited. Suitability problems were less acute when it housed small departments in their early stages, but the current office accommodation is insufficient to meet the requirements of the well-established Statistics Department. Despite a general dearth of space within the Department, 1 South Parks Road has vacant offices because the building is unpopular with users and potential occupants.

The building was heavily altered in 1957 and later in order to make it more suitable for office use, despite the limitations of the original design. So despite the deficiencies of the building for this type of utility it may in fact constitute its optimum viable use, as the use which causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear and likely future changes. The constraints of the original design are such, as is the level of alteration already applied, that it seems unlikely that future alteration could be applied to facilitate this use further. Redecoration and the rezoning of specific spaces could improve the building, but such alterations should not negatively affect significant or original material.

Any change in use for the building as a whole would be likely to require extensive alterations. The current use funds the upkeep and conservation of the heritage asset, ensures its continued existence and significance, and does not necessitate substantial future alteration.

4.1.1 Popularity of the space

The building is not popular amongst its users. It fails to provide a centre for the Statistics Department in Oxford, with staff preferring to be based in satellite offices. This is detrimental to the academic life of the department, discouraging the intermingling of staff and students and the impromptu discussions and debates, and even lectures, within social spaces that a departmental headquarters should enjoy. It discourages both the enjoyment and the appreciation of the heritage asset.

As mentioned above, these are concerns that could be partly addressed through minor alterations and rezoning of space.

4.1.2 Fire Safety

Circulation routes are legible, with most rooms opening directly onto a hall, with access to the stairs and exit. There are staircases at the eastern and western ends of the building, with fire resistant doors between the two, providing alternative escape routes; however, due to the

domestic design of the building the majority of rooms only have a single exit onto the corridor, creating dead end conditions.

4.1.3 Security

The safety of the contents and users of the building is central to its ability to fulfil its function as an office and teaching space. The building houses valuable specialist computer equipment, which may be targeted by professional thieves, as well as office computer equipment and user's personal belongings, which may be vulnerable to opportunists.

4.1.4 Access

The ability of the building to be accessed and used by as wide an audience as possible is central to its significance. The significance of the asset is lessened if any person who wishes to legitimately use and enjoy the building is hampered from doing so due to inadequate access facilities. 1 South Parks Road would certainly benefit from improved access. There is ramp access to the main entrance; however, once within the building the rather small disabled lift only provides access from the ground to the first floor, and access to the upper floors is via narrow staircases making them essentially inaccessible to any users with limited mobility.

In order to meet current standards of accessibility, all building users should be able to proceed throughout the building without disadvantage.

4.2 Exterior Elevations and Setting

The external elevations of 1 South Parks Road are some of its most significant architectural features. The northern and eastern elevations are not obscured by later construction and contribute most to the character of the heritage asset, and are the features appreciated by the greatest number of people. The wooden porch is particularly attractive and adds to the character of the building's primary elevation. The elevations have aged well and are in excellent condition, but they are also the most exposed features of the building and open to weathering, erosion, and potential vandalism; damage which could detract from the significance of the heritage asset.

The steep-pitched roofs are distinctive and an important aspect of the external character of the building; however, their height and pitch do limit access for routine maintenance.

4.3 Interior Layout, Fixtures, and Fittings

The interior layout is somewhat different to the original plans, though the original plan is still widely discernable. Much of the original internal joinery is intact, notably the staircases and doorcases, and the panelling in the entrance corridor. The original stone fireplaces (now bricked up) are still in place. Unsurprisingly considering its function, the interior feels rather utilitarian due to a bland palette and Spartan furnishings (e.g. **Figure 3**); however, there are

nice original details and it could easily be returned to a more attractive state through sympathetic decoration. The windows on the main staircase are particularly attractive. The secondary staircase at the western end of the building is also an attractive piece of joinery, though on a lesser scale than the well-lit main staircase.

As the interior features are in regular use and of less permanent construction than the external structure of the building they are vulnerable to vandalism, accidents, and general wear and tear. Some of these issues should be mitigated assuming adequate security is in place, but ultimately these significant elements will have limited lifespans. These lives can be lengthened as much as possible through regular, adequate monitoring and maintenance.

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

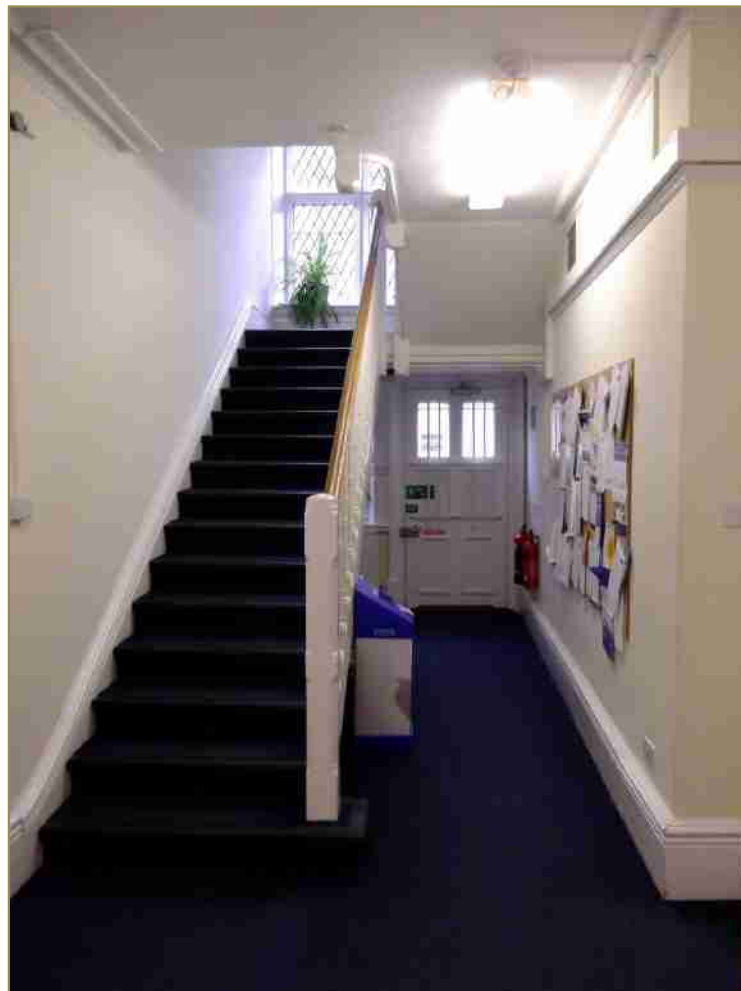


Figure 3. The main corridor and staircase

THIS PAGE HAS BEEN LEFT BLANK



STATISTICS

1

CONSERVATION
POLICY

THIS PAGE HAS BEEN LEFT BLANK

5 CONSERVATION POLICY

Having established the significance of 1 South Parks Road as a heritage asset, and having identified ways in which the significance of 1 South Parks Road is vulnerable to harm, it is necessary to recommend policies to reduce the probability of such harm occurring, and thereby conserve the significance of the site. In essence, these policies set out parameters for managing the fabric of the site.

The Conservation Plan is intended as an active tool for the regular maintenance and long-term management of 1 South Parks Road. It needed to be reviewed regularly, and revised as appropriate to take into account of additional knowledge and changing priorities. Through a process of regular review it should continue to act as a useful resource.

5.1 **1 South Parks Road's current use, as an office space, funds the upkeep of the heritage asset and ensures its continued significance. Permit, in line with NPPF paragraphs 131, 132, 133, and 134, alterations intended to facilitate its continued use in this way**

The significance of 1 South Parks Road as an office space is important to its continued use and maintenance; however, limited alterations may be required to improve its performance in this area and encourage wider enjoyment of the building. If alteration is required in the future it should be permitted with the following provisos:

- Any alterations must be sympathetic to 1 South Parks Road's significance as a heritage asset and, in line with NPPF paragraph 134, any proposals that involve 'less than substantial harm to the significance' should deliver 'substantial public benefits.' In line with NPPF paragraph 132, any proposals that involve 'substantial harm or loss' should be 'exceptional.'
- Any changes should: '...preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset' (NPPF paragraph 137).

5.1.1 **In order to ensure that 1 South Parks Road can operate to modern standards, and that its significance can be maintained by making access as wide as possible, special concern should be applied to ensuring that disabled access is adequate**

Ensuring that the heritage asset can be enjoyed as widely as possible will have a major positive impact on its significance. As noted in **Section 4.1.4**, disabled access is not currently up to acceptable standards. Access will remain a major concern in any plans developed for the site; an active effort should be made to improve access to the site and this will always be viewed as part of an ongoing process.

5.2 Note that 1 South Parks Road is a Grade II listed building and ensure that appropriate consents are obtained for any alteration works to the interior or exterior of the building

In order to ensure the heritage asset's significance, alterations may be required in the future, and due to the listed status of the building even minor routine repairs in significant spaces may need consent. Caution should be applied in order to ensure that any statutory duties are fulfilled. In cases of doubt **Estates Services should be contacted in the first instance**, and if necessary they will refer enquiries on to Oxford City Council.

5.3 Through Estates Services, ensure proper consultation in advance of any work to the building with the Local Authority Conservation Officer and any other interested parties

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

5.4 Refer to this Conservation Plan when considering repairs or alterations in any space

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

5.5 Any redevelopment or alteration needs to take into account the character of the surrounding area and 1 South Parks Road's setting adjacent to listed buildings (notably 2 South Parks Road and Rhodes House)

It has been established that 1 South Parks Road plays an important rôle as part of an ensemble of buildings significant to the character of South Parks Road, Holywell Ward, and east central Oxford (**Section 3.1**), interacting well with both older and newer buildings around it. Any future alteration should be sympathetic to this fact and not diminish its rôle there.

5.6 Conservation of specific features contributing to overall significance

1 South Parks Road possesses various internal and external features of special significance. An effort should be made to identify and conserve original architectural features, and keep these in use where possible in line with **Section 5.1**; however, it is accepted that all materials have a natural life span and some degree of change must be permitted to keep the building safe, useable, and generally fit for its primary purpose as an office and teaching space. Some materials, such as the stone fireplaces, will have a very long life expectancy if given minor maintenance; others are impermanent and may need periodic replacement. Within the framework of understanding and valuing what is present in the building a degree of ongoing change is inevitable.

5.6.1 The northern and eastern elevations will remain substantially unchanged

As established above, the exterior elevations are integral to the significance of the heritage asset. Later construction has been detrimental to the character of the southern and western elevations, but the northern and eastern elevations retain a great deal of architectural significance. Any changes to these will significantly affect the character of the building. Allowing for necessary changes in line with **Section 5.1**, they will remain unchanged from their original designs.

5.6.2 The original fireplaces and any original joinery and internal detailing will remain substantially unchanged

The character of the building is that of affluent 19th-century domesticity. The limited remaining internal features are a contributing factor to the continuity of this character, and their loss or alteration would be injurious to this. They should be retained as good examples of the original character of the interior.

5.7 In the vein of NPPF paragraph 110, efforts should be made to ensure that 1 South Parks Road's contribution to climate change is as minimal as is feasible for a building of its age, size, materials, and use. Any proposals for alterations should assess the feasibility of incorporating low and zero carbon technologies

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

5.8 A disaster recovery plan will be prepared for the building and will be regularly reviewed to keep it up to date

This is an architecturally significant building hosting highly-important research. It is imperative for the safety of the building that a clear and up to date disaster recovery plan exists.

5.9 If during subsequent renovations or alterations any excavation work is carried out beneath 1 South Parks Road or the surrounding area an archaeological assessment will be made of the potential for significant finds, and if appropriate an archaeologist will be given a watching brief as the excavation takes place

There is the potential for significant archaeological material across the site (**Section 3.3**), and should any excavation work be carried out an assessment of the archaeological potential should be made. This should include at least a desk-based assessment, but possibly geophysics and trial trenching. A watching brief will almost certainly be required for any such work.

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

5.10.1 Estates Services (or its agents) will ensure that a senior member of staff has responsibility for the administration and recording of a routine maintenance programme for the building

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

5.10.2 A detailed routine maintenance programme will be prepared for the building

Maintenance is best carried out as a series of planned operations. A well-thought-out and properly-administered maintenance programme may appear to be time consuming but will result in a better-functioning building with less need for emergency repairs.

5.10.3 The Conservation Plan will be circulated to all senior staff who work in 1 South Parks Road and to all other members of the University who have responsibility for the building

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

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

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

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

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



BIBLIOGRAPHY

THIS PAGE HAS BEEN LEFT BLANK

6 BIBLIOGRAPHY

6.1 Government Reports and Guidance

- *National Planning Policy Framework*, The Department for Communities and Local Government (March, 2012).
- *Town and Country Planning Act* 1990.
- *Planning (Listed Buildings and Conservations Areas) Act* 1990.

6.2 Planning Applications and Supporting Documents

- Niall McLaughlin Architects, *Feasibility Study: Department of Statistics* (May 2009).
- Historic planning applications available from Oxford City Council (see **Section 6.5**).

6.3 Books and Articles

- Hinchcliffe, T., *North Oxford* (London, 1992).
- Pevsner, N., and Sherwood, J., *Oxfordshire* (New Haven, 1974).
- Saint, A., 'Three Oxford Architects,' from *Oxoniensia* XXXV (1960) 53-102.
- Salter, H.E., and Lobel, M.E., (eds.), *A History of the County of Oxford: Volume 3: The University of Oxford* (1954).
- Tyack, G., *Oxford: An Architectural Guide* (Oxford, 1998).
- Wilkinson, W., *English Country Houses* (London, 1870, rev'd 1875).

6.4 Other Documents

- Listed building descriptions available from English Heritage (see **Section 6.5**).
- Deeds, University Chest documents, and historical plans courtesy of Oxford University Archives.

6.5 Websites

- English Heritage Listed Buildings Online (Listed building descriptions):
<http://lbonline.english-heritage.org.uk>, accessed on 24.01.2011
- Experimental Psychology Department Website:
<http://www.psy.ox.ac.uk/>, accessed on 25.01.2011

- Google Maps:
<http://maps.google.co.uk/maps?hl=en&tab=w1>, accessed 24.01.2011
- Heritage Search (HER records):
<http://www.oxfordshire.gov.uk/wps/portal/publicsite/doitonline/finditonline/heritage>,
accessed on 24.01.2011
- Oxford City Council (Planning applications):
http://uniformpublicaccess.oxford.gov.uk/publicaccess/tdc/tdc_home.aspx, accessed on
25.01.2011
- Statistics Department Website:
<http://www.stats.ox.ac.uk/>, accessed on 25.01.2011

6.6 Image Credits

- Cover and Chapter Covers: Photograph by author for Estates Services.
- Figure 1: Adapted from Google Maps (see **Section 6.5**).
- Figure 2: Adapted from Estates Services plan.
- Figure 3: Photograph by author for Estates Services.



APPENDICES

THIS PAGE HAS BEEN LEFT BLANK

7 APPENDICES

7.1 Appendix 1 Listed Building Description

Building Details:	Details:
Building Name: 1	LBS Number: 491229
Parish: OXFORD	Grade: II
District: OXFORD	Date Listed: 15/09/2004
County: OXFORDSHIRE	Date Delisted:
Postcode:	NGR: SP5157806847

Listing Text:

612/0/10099 SOUTH PARKS ROAD
15-SEP-04 1

GV II

House, now University of Oxford offices. 1868-9. By William Wilkinson. For John C. Wilson. Buff brick with red brick dressings and plain-tile roof with various elaborate ridge and end stacks. High Victorian style with string courses and mostly with stone mullion windows with sashes. Central entrance plan. 2 storeys and attic. Front has a picturesque outline with a central range with roof descending lower and with a gabled cross-wing either side. A 5-window range in all across the front at 1st floor. Central range has an elaborate gabled wooden porch and windows either side. 3 windows over. 2 gabled dormers on the long roof slope above. Cross wing to left has canted bay with 2-light window above and 3-light in attic. Right gable has 3-light with 2-light over and 3-light in attic. Single-storey gabled service wing projects forward on right and there is a projection culminating in a pyramidal roof with finial behind this wing. A further gable and sashes behind. Left side includes a side stack which slightly projects all the way up the wall. Rear is similar with a 4-gabled front with mainly 2- and 3-light stone mullion windows with sashes.

INTERIOR. Good original joinery survives, including the staircase, and also stone fireplaces. This is a finely-detailed example of a suburban villa of the period by a well-known architect. The house also forms part of a good group of historic buildings including No.2, adjacent (q.v.), and Rhodes House (q.v.) opposite.

THIS PAGE HAS BEEN LEFT BLANK

Appendix 2 Chronology of 1 South Parks Road

1865-6	2 South Parks Road constructed to William Wilkinson's design
1868-9	1 South Parks Road constructed to William Wilkinson's design, leased to John C. Wilson from Merton College
1909	1 South Parks Road leased by Florence Hawkesley Musgrove
1934	A bequest of Florence Hawkesley Musgrove leaves the lease until 1967 to the Society for Oxford Home Students (later St. Anne's College)
Winter 1935/6	Burst pipe left unattended for several weeks causes flooding and subsequent rot in dining room. Delays occupation by the Society for Oxford Home Students due to required repair work and the delay to the fitting of necessary gas fires.
1937	The Society for Oxford Home Students occupies 1 South Parks Road. It is used to house the president, some tutors, and the JCR
1950	Estates Bursar completes a survey of the building finding 'everything in pretty good order and interior of the houses...in excellent condition throughout'. Some minor external repairs recommended.
1953	St. Anne's College grants permission to demolish the conservatory.
1955	St. Anne's College seals off one chimney stack 'to be reinstated at the end of the lease'.
1957	Lease exchanged from St. Anne's College to the University
1957	1 South Parks Road converted from a hostel to university use; occupied by the Institute of Experimental Psychology. Interior alterations including bricking up of all fireplaces
1957	Some internal alteration and erection of outbuildings for animal keeping and workshop
1961	Erection of timber hut for research purposes
1962	University Surveyor granted permission to build two lavatories at 1 South Parks Road
1962	Some internal alteration to form offices and construction of a further timber hut
1963	Construction of two timber huts to provide offices and a computer room
1964	Internal alterations to provide additional WCs and a staff common room
1972	The Department of Theoretical Chemistry occupies 1 South Parks Road
1974	Erection of fumigation chambers
1977	Erection of brick-built solvent store
1978	Single-storey construction to form new stores and workshops
1983	Demolition of stores and erection of a rest room for University night patrol men
1988	The Department of Statistics occupies 1 South Parks Road
1988	Some internal alterations to accommodate the Department of Statistics, most notably the introduction of a disabled lift
1991	Fume cupboard discharge stack constructed for conservation laboratory
1998	Alterations on first floor and to ground-floor WCs
2006	Conversion of an office to toilets

THIS PAGE HAS BEEN LEFT BLANK

Appendix 3 Checklist of Significant Features

This checklist is intended for the use of those working or planning work on the building. It highlights features of architectural significance within **1 South Parks Road**; these may be original features or new additions that nevertheless contribute positively to the character of the building. As this is a **Grade II listed building** any repair or alteration work to factors that contribute to the significance of the building will require listed building consent in order to avoid prosecution under the Planning (Listed Building and Conservation Areas) Act, 1990. **If planned work will likely affect any of the aspects featured in the list below advice should immediately be sought from the Building Conservation Team at Estates Services.**

The checklist lists both general significant features that affect the building as a whole and which should be held in mind if working in any space, and specific features of particular significance that should receive special regard if working in these particular spaces. The Further Information column refers to the relevant page reference in the Conservation Plan proper.

1 South Parks Road, Building No. 238		
SIGNIFICANT FEATURE	✓	Further Information
General:		
External elevations		p.19-20, 26, 32-33
Internal and external brickwork		p.14-15, 19-20, 26, 32-33
Internal and external stonework		p.14-15, 19-20, 26, 32-33
Any preserved woodwork or joinery		p.26-27, 32-33
Leaded windows throughout		p.26-27
Internal plaster detailing		p.26-27
Specific Features:		
External Elevations:		
-Brickwork including detailing		p.19-20, 26, 32-33
-String courses		p.19-20, 26, 32-33
-Stone mullion windows and quoins		p.19-20, 26, 32-33

-Sash windows		p.19-20, 26, 32-33
-Leaded windows		p.19-20, 26, 32-33
-Chimneys		p.19-20, 26, 32-33
-Pitched roofs and tiling (including additional pyramidal roof)		p.19-20, 26, 32-33
-Gabled wooden porch including windows and tiling		p.19-20, 26, 32-33
Internal Features:		p.14-15, 26-27, 32-33
-Original staircases		p.14-15, 26-27, 32-33
-Any other joinery, e.g. panels around arch from entrance hall		p.14-15, 26-27, 32-33
-Stone fireplaces throughout		p.14-15, 26-27, 32-33

PRIOR TO UNDERTAKING ANY REPAIRS OR ALTERATIONS ON THE ABOVE-LISTED ARCHITECTURAL FEATURES, CONTACT THE CONSERVATION TEAM AT ESTATES SERVICES ON (01865) (2)78750

THIS PAGE HAS BEEN LEFT BLANK