



UNIVERSITY OF
OXFORD



21
MATERGALA
APPROX



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INTRODUCTION

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1 INTRODUCTION

21 Banbury Road was constructed as the Oxford High School for Girls in 1879-80 by Symm & Co. to a design by Thomas Graham Jackson. The building was occupied by the High School for Girls until 1957 when it was acquired by the University of Oxford. Since the early 1970s it has been occupied by the University's Department of Metallurgy and Science of Materials, now the Department of Materials. It continues to provide research, teaching, and study accommodation as an annexe of this 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 21 Banbury Road.

The purpose of this Conservation Plan is to update 21 Banbury 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 21 Banbury 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.

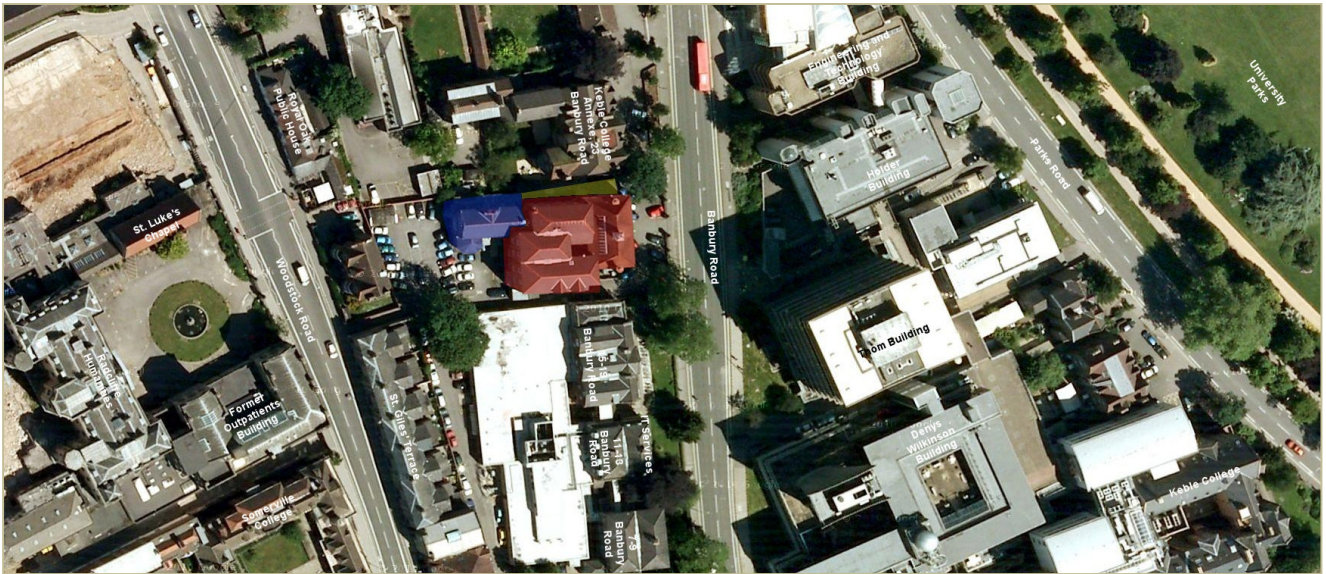


Figure 1. Map showing 21 Banbury Road and the surrounding area, orientated with North at the top of the image. The original portion of the building is highlighted in red, the 1891 extension in yellow, and the 1902 extension in blue

1.2 Scope of the Conservation Plan

The plan will cover the exterior and the interior of 21 Banbury Road, a grade-II-listed building on Banbury Road in north-central Oxford. It forms part of a loose group of mid-late Victorian residential buildings with the older Park Villas to the immediate south (7-19 Banbury Road).

The 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 4** and should be referred to when planning any repair or alteration work.

1.3 Existing Information

A Conservation Management Plan has not previously been produced for 21 Banbury Road; however, there are various other forms of existing material available:

The original listed building description (**Appendix 1**) is the logical starting point for this plan. Its brevity is typical of a listing of its age but it does outline the main external features of the building, giving some brief indication of the features that were thought to make up the particular character for which the building was listed.

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

There are several published books and articles which discuss the work of Thomas Graham Jackson and the development of late 19th-century architecture in Oxford. Unfortunately, 21 Banbury Road merits little mention in these, but they do provide valuable contextual information.

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

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

1.4 Methodology

The Conservation Plan is a document that assesses the current and predicted conservation needs of 21 Banbury Road and attempts to address them with a view towards maintaining or enhancing the significance of the heritage asset. Its formulation to supersede any existing literature is a response to the requirements of NPPF, and it is prepared in accordance with the policies contained therein.

1.5 Constraints

21 Banbury Road and its environs are subject to various constraints imposed by Oxford City Council:

- HE.9 – High Building Area: Planning permission will not be granted for any development within a 1,200-metre radius of Carfax which exceeds 18.2m in height, except for minor elements of no bulk.
- TR.3, TR.11, and TR.12 – Car Parking Standards: The City Council will not allow any significant increase in the overall number of car-parking spaces in the transport Central Area or development that provides an inappropriate level of car-parking spaces. It will attempt to reduce the level of non-residential car parking.
- HE.7 – Conservation Areas: The North Oxford Victorian Suburb Conservation Area: Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.
- The City of Oxford Smoke Control Order No.4: It is an offence to emit smoke from the chimney of a building.

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UNDERSTANDING THE SITE

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2 UNDERSTANDING THE SITE

2.1 History of the Site¹

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 of 21 Banbury Road was located outside the mediaeval and early modern city of Oxford. A 500 acre stretch of land called St. Giles' Field, north of St. Giles' Street, was acquired by St. John's College in 1571, as it sought to establish an endowment following its foundation in 1555, and provided income to the college in the form of agricultural rents.² University College also held several strips of land in the locality, including the sites of 21 Banbury Road and the Park Villa buildings at 7-19 Banbury Road (now the University of Oxford's IT Services). There was some mediaeval and post-mediaeval development, but for the most part land use in the area was agricultural until enclosure in the 19th Century.

Oxford's growth in the 19th Century may have been modest compared to Britain's industrial "boom" towns, but it was still historically rapid, with the city growing five-fold between 1801 and 1901.³ Traditionally the University had made little direct impact on private housing in Oxford, as a regulation of 1561, compounded by the religious restrictions of individual colleges, meant that fellows could not live outside their colleges. The main impact of the University on housing provision was in the number of middle-class professionals or tradesmen (e.g. builders, masons, doctors, solicitors, surveyors) and working-class staff (e.g. labourers, cleaners, cooks, grooms, groundskeepers) who needed to reside within the city in order to serve the needs of the colleges and their residents.

The removal of religious restrictions within the colleges following the Royal Commission of 1852 led to an opening up of Oxford education to the middle classes, resulting in a large increase in numbers of undergraduates in the second half of the 19th century. This resulted in an increased demand for student housing within the city centre, making the suburbs increasingly attractive to the middle classes.⁴

In the 1850s, estate agents reported a shortage of houses with rents of £35 to £50 *per annum*, suitable for those with middle-class incomes of £500 to £1000 *per annum*.⁵ Samuel Lipscomb Seckham was employed by St. John's College in 1853-1855 to develop part of their North

¹ A short chronology of 21 Banbury Road can be found in **Appendix 3**.

² Hinchcliffe, T., 'Landownership in the city: St. John's College, 1800-1968', in Whiting, R.C., (ed.), *Oxford: Studies in the history of a university town* (Manchester, 1993) 85.

³ Tyack, G., *Oxford: An Architectural Guide* (New York, 1998) 214.

⁴ *Ibid*, 215.

⁵ Howell, P., 'Samuel Lipscomb Seckham', in *Oxoniensia* XLI (1976) 339.

Oxford estate east of Banbury Road into an area of middle-class housing which would become Park Town:

‘Some of these houses were detached and semi-detached villas of an Italianate character, each of them capable of housing a normal Victorian middle-class family, complete with servants; at the centre of the development there is an oval-shaped space densely planted with trees and shrubs, overlooked by two crescents of terraced houses faced in Bath stone, with a similar crescent at the far end.’⁶

7 to 19 Banbury Road was constructed, as Park Villas, during a similar period to Park Town (1847-59) as part of the same trend: handsome middle-class housing immediately outside the city centre. Thomas Graham Jackson added 21 Banbury Road to the group in 1879-80. This was constructed as the High School for Girls, but clearly took into account the residential character of the adjacent buildings.

The area continued to be a focus for middle-class housing throughout the later 19th and early 20th centuries, notably with the addition of William Wilkinson’s Norham Manor to the northwest in the 1860s; however the expansion of the University from the latter half of the nineteenth century has also had a major impact on the immediate vicinity, with the construction of colleges such as Somerville and St. Hugh’s. These were followed by further colleges and departmental buildings, such as the Denys Wilkinson building, in the 20th Century.

Banbury Road is now a principal arterial road into Oxford, experiencing heavy motor traffic. The immediate area is dominated by University and collegiate buildings constructed in the late 19th or early 20th centuries, or occupying earlier buildings. The high-quality domestic architecture of 7 to 21 Banbury is distinctive in the immediate vicinity, as it is not repeated until one moves north into the Norham Manor suburb or west onto Woodstock Road.

In 1968 Oxford City Council designated Banbury Road and the majority of North Oxford as part of the North Oxford Victorian Suburb Conservation Area; this was extended in 1972 to include Walton Manor (see **Appendix 2**).

2.2 History of 21 Banbury Road

Mid-to-late 19th-century Oxford was a battleground between two major movements within the University: educational reformers (who favoured inclusivity and undergraduate teaching) and conservative “researchers.” The new University Statutes of 1849-50 replaced most oral examinations with written equivalents, whilst the number of undergraduates studying at Oxford doubled between 1820 and 1900; it was the desire of the University’s “party of progress” that a dedicated building for undergraduate teaching and examination be built to cater for these growing numbers and changing aims:⁷ The construction of the Examination Schools in 1876-82 by Thomas Graham Jackson, a figure with close links to the liberal movement within Oxford University, in a style so at odds with the Gothic favoured by conservative elements and

⁶ Tyack, G., *op. cit.*, 216.

⁷ *Ibid*, 249; Prest, J., (ed.), *The Illustrated History of Oxford University* (Oxford, 1993) 112-3.

prevalent within the city for the previous 30 years, marked a turning point in the liberalisation of the University. It is in the context of this ascendant liberal movement that 21 Banbury Road was constructed.

The reforming projects of the University's liberal movement were wide ranging and included extending the provision of education beyond its existing confined boundaries. Education for women was one of the movement's primary objectives, and this necessitated the education of girls. The Oxford Girls' Public Day School Company was founded in 1875, funded by shares bought by many of the leading figures in the liberal movement, including T.H. Ward. T.H. Green, Benjamin Jowett, and R. St. John Tyrwhitt.⁸

The School was originally based in rented accommodation, in the Judge's Lodgings at 16 St. Giles'. This proved inadequate (jokes were made about the girls' resemblance to criminals, as they had to flee whenever the judges returned)⁹ and in 1878 they moved to another rented property at 38 St. Giles'. It was decided to find the School a permanent site and in 1879 Jackson was approached to construct a building for their use on the Banbury Road site, leased from University College and, appropriately enough, in the grounds of the Diocesan Training School for Mistresses at Felstead House, founded in 1876.

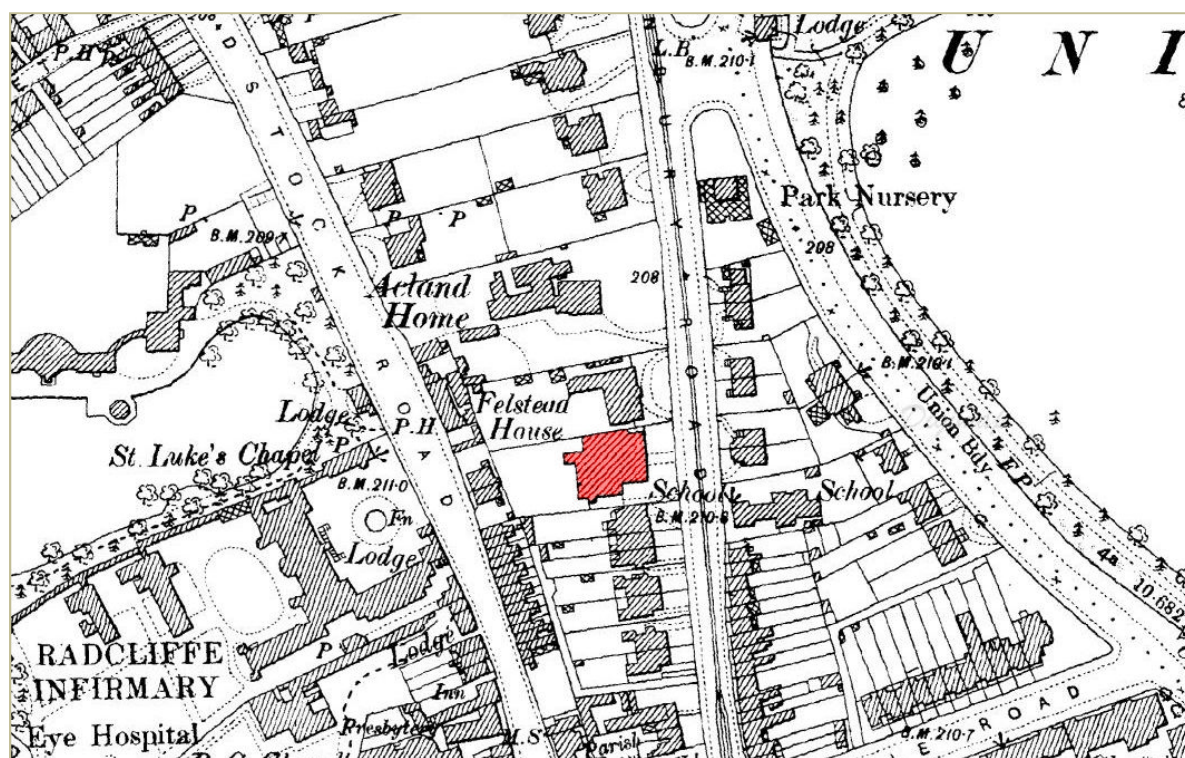


Figure 2. Extract from 1890s Ordnance Survey map showing 21 Banbury Road, highlighted in red

⁸ Whyte, W., *Oxford Jackson: Architecture, education, status, and style, 1835-1924* (Oxford, 2006) 143.

⁹ *Jackson's Oxford Journal*, 18th December 1880.

This was a busy period for Jackson. He was travelling widely in Europe whilst still working on the Examination Schools as well as on projects at Lampeter College in Wales.¹⁰ Just before accepting the commission for the High School for Girls', he had started work on the Oxford High School for Boys on George Street. The High School for Boys was another liberal project, designed to provide a way for local boys of limited means to work their way up to University scholarships.¹¹ He shortly after accepted another project tied closely to the liberal movement and the education of women, extending Somerville College's Walton House in 1881; Somerville, founded in 1879, was Oxford's second women's college, and its first non-denominational one.

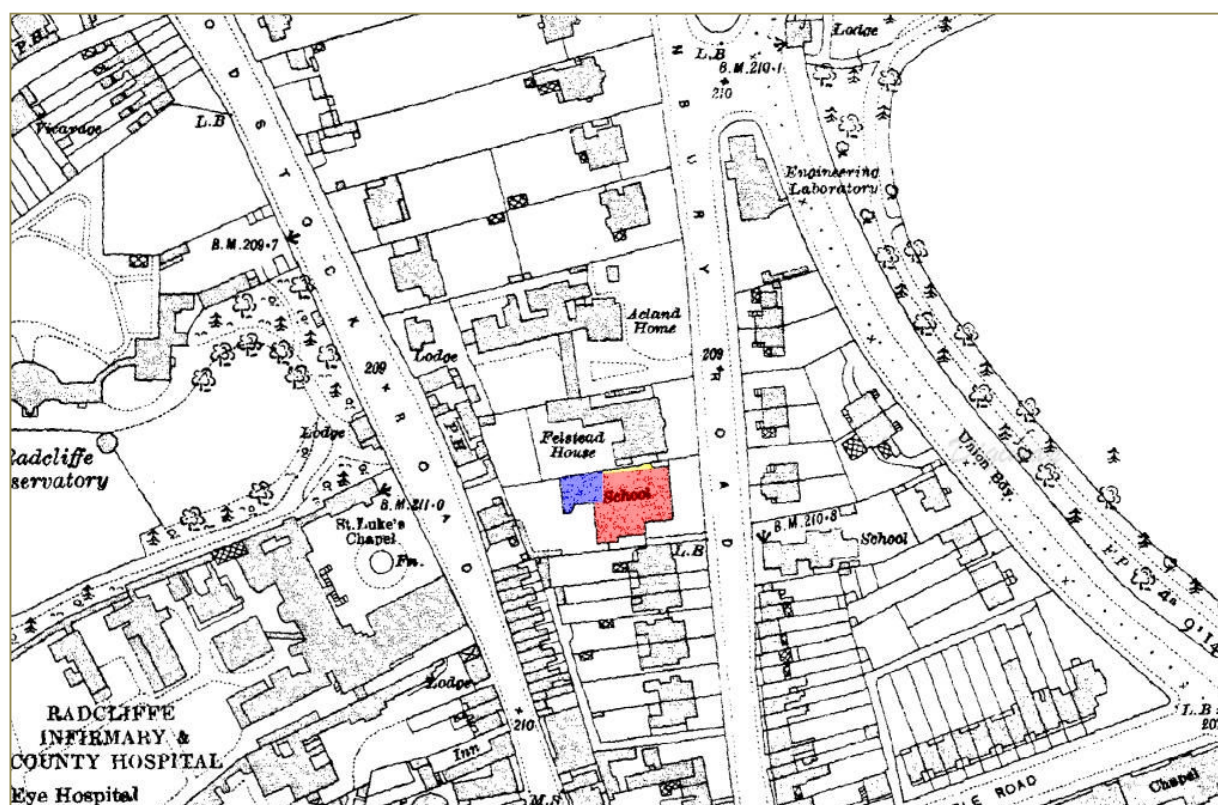


Figure 3. Extract from 1921 Ordnance Survey map showing 21 Banbury Road with the original portion highlighted in red, the 1891 extension in yellow, and the 1902 extension in blue

Despite their contemporary construction, Jackson's design for the High School for Girls is a far cry from that for the High School for Boys. It lacks the public monumentality of the Boys' School, its domestic scale and "Queen Anne" styling being deemed appropriate for a female-orientated institution. The external architectural embellishments were included at the request of the School Committee.¹² The Girls' School was completed in 1880 and the new building

¹⁰ The link between the liberal movement, the Examination Schools, and educational extension is emphasised by the fact that classes and lectures were put on for the 100 or so labourers working on the Schools.

¹¹ Jackson, T.G., *Recollections: The life and travels of a Victorian architect* (ed. Jackson, N.; London, 2003) 137, 150.

¹² *Supra.*, No. 8.

formally opened during the institution's prize-giving ceremony in December.¹³ The builders were Symm & Co. and the Clerk of the Works was Edwin Long.¹⁴

The School continued to be a success in its new building, which was designed to house up to 300 children and included a light, double-height gymnasium/assembly hall on the first floor. In 1891 a single-storey wedge-shaped extension (extant, now workshop accommodation) was built along the northern elevation in order to provide additional cloakroom accommodation. By 1899 the school had expanded, incorporating a junior department for girls' younger than seven and several off-site boarding houses.¹⁵ The institution's success and growth is emphasised by the construction in 1902 of a two-storey extension (extant) at the rear of the building by T.H. Kingerlee & Sons. The extension integrated a kindergarten and classroom on the ground floor and a studio and classroom on the first floor. The School's academic reputation was very high and by the mid-20th century it was one of the most respected girls' schools in the country. By this point, the growth of the school was such that it was spread over four sites, though its operations were still centred on 21 Banbury Road. The School renewed its lease with University College in 1947 but it was clear that it would soon be seeking new premises on a single site.

By the mid-1950s, the University of Oxford was anticipating a period of substantial growth and new construction. When it became clear in late 1956 that the Oxford High School for Girls' was planning to leave 21 Banbury Road, H.H. Keen, Secretary of the University Chest, wrote to Arthur Lehman Goodhart, the Master of University College, to let him know that the University would be most interested in taking over the lease were it to become available.¹⁶ Keen had no immediate designs for the building, meaning to take it on with a vacant occupation, but, planning on a campaign of building anyway, the University saw great advantage in taking over ready-built buildings when and where they became available.

United Oxford Hospitals, the local hospital trust based at the Radcliffe Infirmary, also saw the advantages of such a building so close to their headquarters due to short-term space problems. As the University had no immediate use for the building and wished to reduce competition for its purchase, it was agreed in principle that it would be made available to the Hospital on a short-term lease, pending the construction of their new laboratories, if the University should obtain it.¹⁷

There was some delay in the University's purchase of the building as University College had internally settled upon a figure of £50,000 for the site, whereas HMRC's District Valuer placed its market value at not above £30,000. The University were not inclined to pay more than the District Valuer's figure but, in the end, their hand was forced: there were reports that the lack

¹³ *Jackson's Oxford Journal*, 18th December 1880.

¹⁴ Jackson, T.G., *op. cit.*, 270.

¹⁵ Crossley, A., and Elrington, C.R., (eds.), 'Education' in *A History of the County of Oxford: Volume 4: The City of Oxford* (1979) 442-462.

¹⁶ Oxford University Archives, ref. LA 3/OCP 5D/1, letter from H.H. Keen to the Master of University College, 18th December 1956.

¹⁷ *Ibid*, letter from District Valuer to the University Chest, 2nd September 1957.

of space at the Radcliffe Infirmary may soon result in deaths due to overcrowding. The immediate lack of space was caused by the University's own construction on the Radcliffe Infirmary site. The Deputy Secretary of the University Chest noted that if such deaths did occur there would be a public outcry and the University would likely receive the blame.¹⁸ With this in mind, the University sought a rapid conclusion to the purchase of 21 Banbury Road so it could be leased to the Hospital as soon as possible. The University convinced the District Valuer, though he was most displeased about it, to submit a valuation of £40,000. This resulted in the University grudgingly offering a sum that it thought far too high whilst University College equally-grudgingly accepted a sum it thought far too low.

Whilst the site had been purchased for £40,000, the School received none of this amount, as, although they had paid for the initial construction of the building, the site had always been leased. The Headmistress felt the need to write to the local paper to highlight this fact, as public opinion seemed to have been that they had profited rather greatly from the sale. It should be noted, however, that they did receive their new site at Belbroughton Road as part of the deal.

Other than the two extensions (**Figure 4**), the layout of the building at this point had changed little since its initial construction, with some minor changes to partitions and doorways. When the University took over the building they found it in a good general state of repair, though in need of external painting. About half of the building was leased to United Oxford Hospitals on a three-year lease, the other half was occupied by the University's Nuclear Science Laboratory. The Hospital wished to use the building as residential accommodation for its staff and requested permission to put up several plasterboard partitions and to install some additional plumbing. The University Surveyor agreed to this in principle before seeing the plans, on the understanding that it would not affect the structure of the building and that the site would be returned to its prior state at the end of the tenancy. Several large rooms were subdivided into smaller rooms and additional bathrooms and WCs were provided in February to May 1958. The building was also rewired at the same time.¹⁹

At this point, the University was considering demolishing the building at the end of the Hospital's lease and so was unwilling to expend resources on non-essential maintenance or alteration, putting off the necessary exterior painting. It had obviously been decided not to immediately demolish the building by April 1959 when the Deputy Land Agent noted that the Hospital planned to relinquish its lease early, so the University Surveyor should proceed with the exterior painting immediately so that they could charge the cost of the portion occupied by the Hospital to them.²⁰

¹⁸ *Ibid*, series of letters between the University Registrar, H.H. Keen (the Secretary of the University Chest), and the Deputy Secretary of the University Chest, September/October 1957.

¹⁹ *Ibid*, series of letters between the University Surveyor's office and the Land Agent's office.

²⁰ *Ibid*, letter from J.R. Mills (Deputy Land Agent) to J. Lankester (University Surveyor), 8th April 1959.

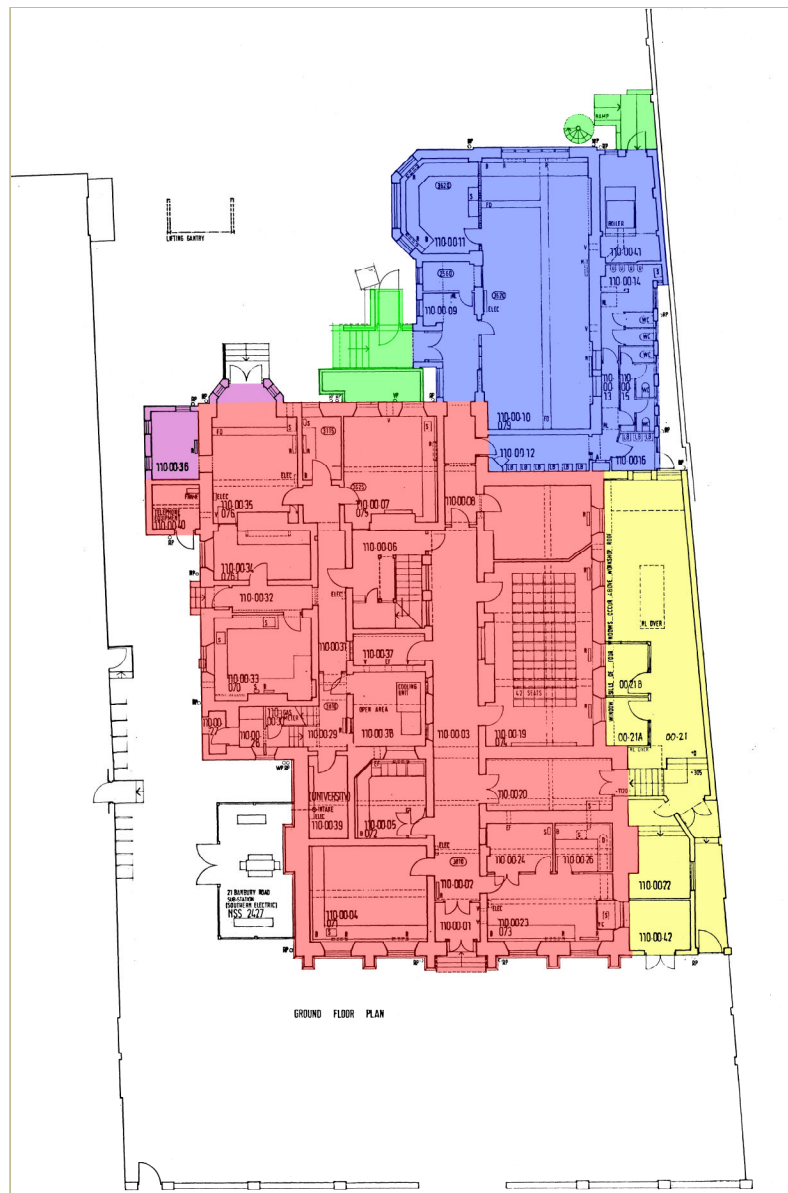


Figure 4. The development of 21 Banbury Road. This modern ground-floor plan shows the original (1879-80) construction phase highlighted in red. Elements that may be original but do not appear in the original plans, though were certainly in place by 1902, are highlighted in purple. The 1891 cloakroom extension is highlighted in yellow. The 1902 extension is highlighted in blue. Other construction phases of varying later dates are highlighted in green

The Hospital did vacate the building early, in August 1960, and moved their staff next door to 19 Banbury Road. The University did not wish to retain any of the partitions put up by the Hospital during their tenancy and the outgoing tenants had to arrange for contractors to remove these. There was some confusion as the Hospital’s contractors removed the electric lighting fittings from the building and a great deal of its electric wiring, much to the chagrin of the University Land Agent. It turned out that the Hospital had replaced the lights that had been in

place when they occupied the building, and viewed these new fitted lights as their property to remove. As they were replacements for lights that had already been in place when the lease began, and the Hospital had not retained the lights they had removed, the University regarded them as their property. For the removal of the wiring the contractor had no such explanation and this extended into several areas where no other work was being undertaken.

In March 1961, in anticipation of a portion of the Clarendon Laboratory (Physics) moving into 21 Banbury Road, the Southern Electricity Board sought to arrange a lease on a portion of the site in order to fit a substation. The substation was not solely to supply the University's building, but would also provide electricity to other parts of Banbury Road, which is why the electricity company were willing to both pay for its erection and to lease the site. The University was loathe to grant a 21-year lease for a portion of the site as it still anticipated redeveloping the area at some point in the subsequent 10-15 years. The lease was signed with the added clause that the University could terminate it after 7 years by providing 12 months notice and another suitable site. The substation (extant, it can be seen, not highlighted, on the right-hand side of **Figure 4**) was constructed along the eastern end of the southern elevation of the building within a small planked enclosure (now steel fence).

In August 1961, planning permission was granted for the horizontal and vertical partitioning of the double-height first-floor space, converting it from a gymnasium/assembly hall to a series of small workshops for the use of the Clarendon Laboratory. A stair was constructed between the first and the second floors in the new spaces created. In August 1963, planning permission was granted for the erection of a solvent store as a small red-brick extension in the location now occupied by the cooler on the southern elevation of 21 Banbury Road.

In early 1971, planning permission was granted for the erection of a metal fire escape staircase and in early 1973 planning permission was granted for the erection of a single garage on the site. It was around this time that the Department of Metallurgy and Science of Materials occupied the building.

In 1988 the original boundary wall and railings along Banbury Road were demolished. These was replaced with a new wall in Bovingdon red brick and limestone and new replica railings. The wall and railings were constructed to match the original but for the central piers, which were placed further apart (to allow for vehicle traffic) and were fitted with squatter ball finials than the originals.

A computer room was constructed in the second floor portion of the original gymnasium space in 1992. This involved the removal of the 1961 partitions and the replacement of the inserted floor, removing the 1961 staircase. A single large space was created within the upper portion of the original gymnasium. The western elevation of this portion of the roof was fitted with a stretch of roof lights.

In August 1994 listed building consent was granted for a new spiral external fire escape staircase which involved fitting a new door to the western elevation of the 1902 extension. Fire precaution works were also undertaken on the main elevation and the main internal staircases,

whilst fire doors were fitted in the primary corridors. In 1999 a fire escape link corridor was constructed running north-south across the central lightwell at first-floor level. At the same time, two new sash windows were fitted to the first floor of the northern elevation of the original building in place of existing ventilation slots, reusing an original window removed from the lightwell as part of the construction of the link corridor.

In 2002 two external air condensers were fixed in the lightwell at first-floor level. A new partition was fitted and a doorway was inserted in one of the rear spaces of the ground floor creating two rooms (the Preparation Laboratory and Laser Room). These were placed in the same location as an original wall and doorway that had long since been removed and so returned the space to its original layout. The double doors on the western elevation were also replaced at this time.

In 2003, the building was rewired. This included fitting new switchboards, concealed in purpose-built cupboards on the ground, first, and second floors. A new suspended ceiling was fitted on the ground floor.

In 2010, listed building consent was granted for internal and external alterations in order to install a new chiller pipe route on the ground floor. For the most part, the pipework followed the existing services routes; however, two openings were made into the internal walls and two small holes were made in a window panel.

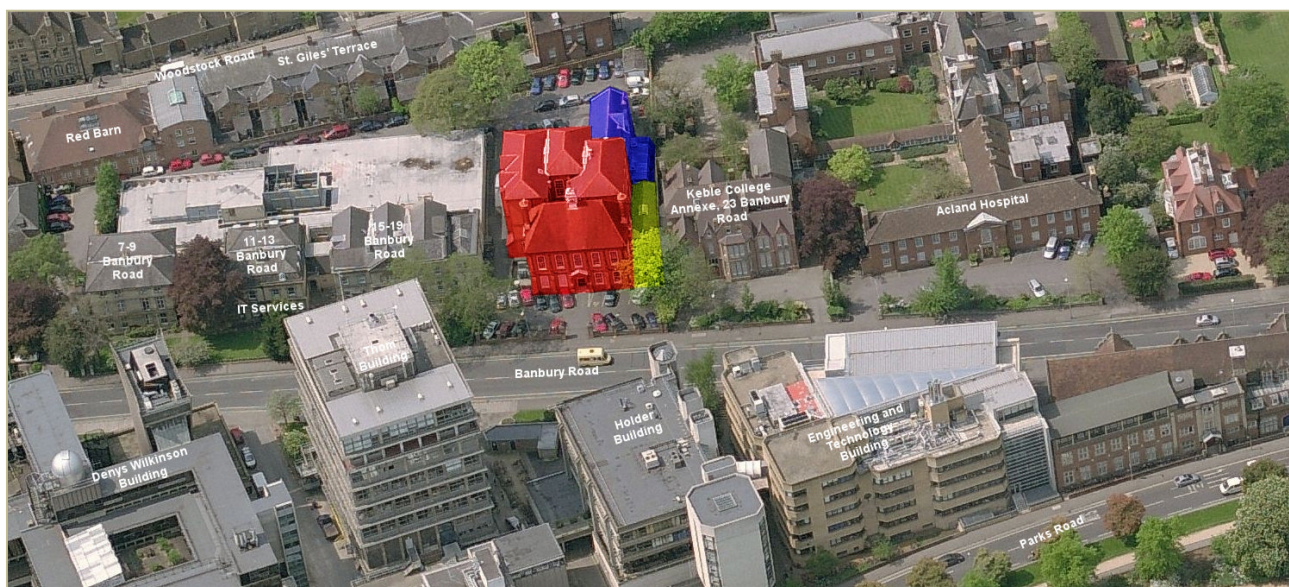


Figure 5. 21 Banbury Road orientated with west at the top of the image. The original Jackson portion of the building is highlighted in red. The 1891 cloakroom extension is highlighted in yellow. The 1902 extension is highlighted in blue

In June 2011, listed building consent was granted for the construction of new steps, an external landing with brick flanking wall, and a platform lift at the rear of the site, on the southern doorway to the 1902 extension. This involved the removal of a modern (probably fitted when the building was converted for the use of the Clarendon Laboratory in 1961-2), steep disabled

ramp and the automation of the external doors. A ground-floor kitchenette area was converted into a disabled lavatory, involving the blocking of an existing doorway and the construction of a new connection doorway to the main ground-floor corridor through an original wall.

21 Banbury Road is still occupied by the University of Oxford's Department of Materials as an annexe, containing teaching, lecture, laboratory, and research spaces. Jackson's original floorplan can largely still be traced, though subdivision (notably of the originally-double-height gymnasium on the first floor) and the installation of modern services (including extensive exposed trunking) have affected the character of the building.



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3 SIGNIFICANCE

NPPF paragraph 128 specifies that in assessing planning applications:

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

The significance of 21 Banbury Road has been publically recognised by its designation as a Grade-II listed building in 1972 (see **Appendix 1**); and it was included in Oxford City Council’s designation of its North Oxford Victorian Suburb Conservation Area in 1968, and in its subsequent revisions 1972, 1975, and 1976 (see **Appendix 2**).

3.1 Significance as part of Banbury Road and the North Oxford Victorian Suburb

21 Banbury Road is located at the southernmost extent of North Oxford. The character of the area is that of the Victorian suburb, of extreme but publically-restrained prosperity. The Denys Wilkinson and Thom Buildings, directly opposite 21 Banbury Road, represent the University’s continued dominance in this area, but as one moves further north the character, even of the University and collegiate buildings, is increasingly Victorian-residential. The “Park Villas” group (7-19 Banbury Road) are the southernmost 19th-century houses on Banbury Road, and their attractive, high-quality elevations mark the entrance to the North Oxford Victorian Suburb, effectively delineating it from the city centre. 21 Banbury Road is not truly a member of this group of earlier buildings and whilst its character is certainly domestic its scale and façade do impart some sense of public monumentality. It is amongst the earliest institutional buildings in the suburb and was designed to integrate into the area in a way that the newer institutional buildings do not. In this way it forms part of the buffer between institutional central Oxford and residential North Oxford, blending elements of the two.

3.2 Architectural and Aesthetic Significance

21 Banbury Road possesses some illustrative value as a fine example of Queen Anne from Thomas Graham Jackson, an important though underappreciated member of that movement. The building also possesses some illustrative value regarding attitudes towards the education of women and girls in late 19th-century Britain. Jackson’s decision to construct the building in an ornamental and consciously-domestic manner, at odds with institutional style of his contemporary High School for Boys, was based on what was thought appropriate for a seat of female education, the style having been popularised by the London Board Schools in the 1870s. Other women’s educational establishments in Oxford, Somerville College and Lady Margaret Hall, received Queen Anne buildings by Jackson in 1882 and by Basil Champneys in 1881-83 respectively.²¹ The High School for Girls is also of some interest as the first Queen Anne-style building on Banbury Road. It was shortly followed by 27-29 Banbury Road, constructed in 1882 to a design by J.J. Stevenson. 29 was built for T.H. Green, a leading university reformer and one of the major shareholders in the Oxford Girls’ Public Day School

²¹ Girouard, M., *Sweetness and Light: the ‘Queen Anne’ Movement 1860-1900* (Oxford, 1977) 84.

Company.²² As noted by Tyack, the use of the style quickly spread throughout the North Oxford suburb.²³

3.2.1 External Elevations

*'2-storeyed red brick rendered with red terra-cotta mouldings. 5 1st-floor sash windows with segmental keystone architraves. Moulded strings, ornamental frieze and 6 Corinthian pilasters. Red[-]tiled hipped roof with a lantern and moulded brick end-chimney stacks.'*²⁴

The most significant feature of 21 Banbury Road is its eastern façade (**Figure 6**). This remains much as originally designed by Jackson, a grand display of domestic architecture dominated by its ornamental terracotta embellishments. This is one of Jackson's most complete uses of a classicising style, matched perhaps only by his grand façade for the Electrical Laboratory (now the Clarendon-Townsend Building) nearly 30 years later. This design, so at odds with the Gothic that had dominated the city for the three decades up to 1876, is a clear indication of Jackson's confidence as an architect following his success in the competition to design the Examination Schools in 1876 (a project which was still not complete by this point) and his subsequent pre-eminent status within Oxford as the University's architect of choice.



Figure 6. The eastern elevation

The eastern elevation also has substantial aesthetic value. It fits well the character of the surrounding area whilst its ornamentation allows it to remain both distinctive and remarkable. The other elevations are of a good quality, but are of substantially less interest than the main façade. The rear (western) elevation is dominated by the 1902 extension, which has been designed to match the rear and side elevations of the original portion of the building.

²² Girouard, M, *op. cit.* 114.

²³ Tyack, G., *op. cit.*, 255. Whyte, W., *op. cit.*, 145.

²⁴ List description (**Appendix 1**).



Figure 7. 7.1, left, the lantern at 21 Banbury Road. 7.2, right, the lantern at the University Parks Cricket Pavilion

There are interesting similarities between the exterior of 21 Banbury Road and another contemporary Queen Anne building by Jackson, the 1880-81 University Parks Cricket Pavilion (**Figure 7**).²⁵ The lanterns/bell towers of both buildings follow similar designs, though that of 21 Banbury Road is slightly squatter and arranged with 3 short by 2 long bays rather than 2 by 2 equally-sized bays like on the Parks Pavilion. The upper portion of 21 Banbury Road's bell tower is topped with dentils and is supported by brackets on the lower half, whereas on the Cricket Pavilion the lower half consists of a small wooden balustrade and rail. The rear elevation of the Cricket Pavilion exhibits near-precisely the same red-brick window surrounds and panels of beige render as can be found on the rear and side elevations of 21 Banbury Road.

3.2.2 Interior Spaces

The interior spaces of the building have undergone intensive alteration since 21 Banbury Road was constructed, though the original floorplan can still be traced to some extent. The building has been occupied in some capacity by science departments of the University of Oxford since 1958 and completely since 1961. As one might expect from a building that houses a department with dynamic technical requirement, the interior of the building has undergone extensive alteration. The building was designed as a schoolhouse and was designed to have a

²⁵ *The Parks Pavilion: Conservation Plan* (Estates Services, May 2012).

clean, utilitarian character. Unfortunately, the incremental installation of essential services, notably surface-mounted trunking and suspended cable trays, has particularly affected the character of the interior spaces.

The primary ground-floor corridor is a significant space notable for its original tiled flooring (**Figure 8**). This space does suffer from intrusive surface-mounted trunking and hazard tape on the floor, but, in this area at least, this actually feels relatively limited for a building of this usage.

The staircase is another attractive feature. The simple screen of piers and arches separating it from the corridors is a common device of Jackson's, with parallels at 74 High Street (the Ruskin School of Drawing and Fine Art) and the Electrical Laboratory (the Clarendon-Townsend Building). The joinery on the staircase is nice and suits the space well; however, the linoleum floor covering is not original and does not do the character of the building justice.



Figure 8. The main ground-floor corridor

Some nice individual features are extant, for instance the original caretaker's tap and basin on the first-floor landing of the rear staircase (**Figure 9**).

Many of the previous classrooms etc. have experienced modern subdivision pertinent to their changing uses. The most unfortunate, though practical, of these changes is the 1961 horizontal subdivision of the original, double-height gymnasium on the first floor. This would have been the culmination of Jackson's original building and the heart of the school. This space was much lauded by the original inhabitants of the building:

'Mr. Jackson had shewn that a man of genius could also understand what the practical requirements of a building like this were. He [the University's Public Orator] believed he was only expressing the feelings both of the mistresses and the girls when he said that the building was ample, adequate, sufficient, and more than sufficient for the purpose for which it was designed: and certainly in that room [the gymnasium] it was satisfactory to see that Mr. Jackson thoroughly understood that an architect's first duty was not only to provide space, but light and height. They would at once see that he was not blind to any of these three most

*important sine qua nons of domestic architecture, and it was exceedingly satisfactory to know that the recreation of the girls was not forgotten.*²⁶

This room was subdivided in 1961 creating two floors and disappointingly cutting across the windows. The upper portion of the space retains the exposed timber roof structure, which is an attractive feature of some aesthetic significance.

3.3 Archaeological Significance

North Oxford has a rich and relatively-continuous history of occupation since the early Bronze Age. Two Palaeolithic hand axes were found on the site in 1880. The foundations of 21 Banbury Road, and notably the extension at the rear, will have destroyed any later archaeological material, but fortunately post-mediaeval occupation of the site seems to have been primarily agricultural and of limited significance and, despite the relatively shallow nature of the soil in the area, the long history of occupation makes it likely that some significant archaeological material may be preserved at the lower stratigraphic layers.



Figure 9. The caretaker's tap and basin on the first-floor landing of the rear staircase

3.4 Historical Significance

The Oxford High School for Girl's was an important element in the expansion and liberalisation of education in 19th-century Oxford. This was a movement of which Thomas Graham Jackson was both an advocate and a beneficiary. 21 Banbury Road possesses both illustrative and associative value due to its rôle in the development of this cause. The Oxford High School for Girls had already existed for 4 years, but the construction of 21 Banbury Road in 1879-80 was a permanent and very public expression of the successes of the promotion of the education of women and girls by the likes of T.H. Ward and Benjamin Jowett. It should be seen in the same context as the foundation and construction of Lady Margaret Hall and Somerville College shortly before (1878 and 1879 respectively).

²⁶ *Jackson's Oxford Journal* 18th December 1880 describing the University of Oxford's Public Orator's speech as he addresses the assembled mistresses and girls of the Oxford High School for Girls upon the official opening of 21 Banbury Road.

21 Banbury Road also possesses some association value more specifically as the home for nearly 80 years of the Oxford High School for Girls, an extant institution which continues to flourish. Many members of the later cohorts of girls who were educated in the building are still alive and retain fond memories of 21 Banbury Road as a functioning school house.

3.5 Significance as a part of a functioning university department

21 Banbury Road is an important annexe of the Materials Department of Oxford University. Its location close to the University's science buildings on the Keble Road triangle, rather than any particulars of its architectural design or layout, makes it suitable for this use.



VULNERABILITIES

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4 VULNERABILITIES

The ability of 21 Banbury Road to fulfil a contemporary function

21 Banbury Road was designed to house a school and is well suited to a public, educational function. It has a combination of large and small spaces which are amenable to use as teaching spaces and offices. It is less well suited to the specific needs of a science department which are dynamic and dependant on changing technological requirements: often such functional requirements ideally necessitate a level of alteration that is at odds with the conservation needs of a significant historic building, inevitably resulting in compromises on both fronts. That being said, there is no question that the building should remain in use with a contemporary function, as the significant exterior character and several significant interior elements of the building have survived to this point and this has only been possible because the building has remained in use and has been maintained and cared for.

The building is aesthetically and historically significant; however, it is by no means a static monument. By retaining a modern and relevant use, the upkeep and conservation of the heritage asset is funded and its continued existence and significance ensured. Under the current usage, the significant elements are not threatened, and its listed status ensures that any further alterations operate within the constraints of an accepted understanding of the building's significance as a heritage asset.

4.1 Accessibility

The ability of 21 Banbury Road to be accessed and enjoyed by anyone who has a legitimate right to use the building is central to its significance. The significance of the building is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by inadequate access provision. As might be expected of a building of its age, the original design of this building poses serious limits on its accessibility. The main entrance is via four steps (**Figure 10**) and movement throughout the building is via stairs with no lift.

The situation has been improved somewhat, with the introduction in 2011 of a platform lift and automatic door to the rear entrance of the 1902 extension. This provides access to the main ground-floor corridor, which is flat and wide, and



Figure 10. The main entrance from Banbury Road

the lecture theatre. A disabled lavatory was also installed off this main corridor.

Ideally all users should be able to access the building through the same point and move throughout the building without disadvantage. It is unlikely that a ramp or other provision could be provided at the main entrance to 21 Banbury Road without detracting from the composition of the building's most significant element, its primary façade. The lack of a passenger lift within the building is disappointing as it means there is no disabled access to any of the facilities away from the ground floor.

4.2 Maintenance

4.2.1 Exterior Elevations and Setting



Figure 11. The primary façade of 21 Banbury Road

The primary, western, elevation of 21 Banbury Road is its most significant feature (**Figure 11**). This elevation is of extensive aesthetic value, consisting of five bays each arranged over two storeys. The wall panels are in a beige render with red-brick and terracotta detailing. The bays are separated by brick piers on the ground floor and terracotta Corinthian pilasters on the first floor. The central bay has a projecting pedimented porch over the main entrance. There is a wreathed terracotta frieze and dentils at roof level and a moulded string course between the floors. There are brick quoins and window surrounds with segmental key-stoned architraves. There are five nine over nine sash windows on the first floor and four six over six sash windows on the ground floor. There is a red-tiled, hipped roof topped by the small projecting

bell tower. The elevation is in a fine condition and the bell tower has recently been repaired and redecorated.

The building's other elevations are of less significance, consisting of brick quoins and window surrounds and beige render, but lacking the terracotta detailing. They are also in a good condition, though almost entirely obscured by later construction on the northern elevation. The roof elsewhere on the building is of Welsh slate. The 1902 rear extension is in keeping with the character of the rear and side elevations.

Excluding the extensions on the north and the west, the exterior of the building has changed little since its original construction. The elevations have aged well due to regular maintenance and timely repairs throughout their lifetimes. Whilst the exterior has aged well, its elevations remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the building.

The landscape setting of the building, especially of the rear elevations, has changed substantially since its initial construction. At the rear, the garden and playground has become a somewhat crowded yard and carpark. The extensive tree cover and foliage that can be seen in the front garden in the historic photographs, has been replaced by a tarmacked car park. The wall and railings are modern but for the most part match the originals. The setting leaves the majority of the principal elevation clear and visible from the street and there should certainly be no development envisaged in the front area.

4.2.2 Interior Spaces

The interior spaces of the building are of some aesthetic and illustrative value. Some pieces of original tiling and joinery are extant. The exposed roof structure in the upper portion of the original gymnasium space is especially attractive (**Figure 12.1**) and the window settings at the front of the building are also of some aesthetic value. Most of the smaller spaces in the building have suffered from the installation of essential services and necessary scientific equipment, for instance, the installation of a clean room in the former ground-floor storeroom at 110.00.38 effectively obscures the original character of the space. Throughout the building, surface-mounted trunking detracts from the aesthetic appeal of the individual spaces, though it should be noted that such installations do feel more restrained than in many buildings of a similar age and use.

The double-height gymnasium has been lost to horizontal sub-division, cutting across the windows. Though, as mentioned above, in the upper portion, the scale of the room can still be traced and the exposed beams remain an impressive feature. In the lower portion, vertical subdivision has removed any sense of the original space.

The staircase remains attractive, though the modern linoleum surfacing does detract from its character (**Figure 12.4**). The arched screens are classic Jackson and suit the building well (**Figure 12.3**).

The main ground-floor corridor retains its original tiled floor, which is an attractive feature (**Figure 12.2**). The modern switchboard cupboard is designed to match the original panelling in the building; however, due to its size it projects outwards into the corridor and does feel rather inelegant in this space.

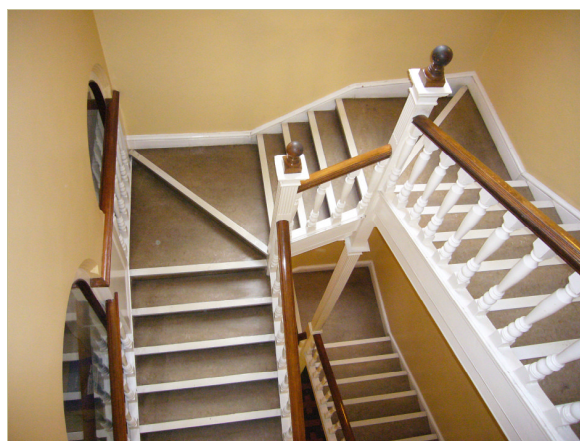


Figure 12. 12.1. Top left, the exposed timbers in the upper portion of the original gymnasium. 12.2. Top right, the main ground-floor corridor looking west. 12.3. Bottom left, the screen to the stairwell on the second floor. 12.4, Bottom right, looking down the stairwell

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

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

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CONSERVATION
POLICY

5

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5 CONSERVATION POLICY

Having established the significance of 21 Banbury Road as a heritage asset, and having identified ways in which the significance of 21 Banbury 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 parameters for managing the fabric of the site.

The Conservation Plan is intended to be an active tool for the regular maintenance and long-term management of 21 Banbury Road. It needs to be reviewed regularly, and revised as appropriate to take into account additional knowledge and changing priorities.

5.1 **21 Banbury Road's continued use in a contemporary function is important to 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 continued use of 21 Banbury Road in a contemporary function is important to its continued significance. Limited alterations will inevitably be required to allow it to retain this significance in line with modern usage standards and requirements. If alteration is required in the future it should be permitted with the following provisos:

- Any alterations must be sympathetic to 21 Banbury 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 'wholly exceptional.'
- Any changes should: '...preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset' (NPPF paragraph 137).

5.1.1 **In order to ensure that 21 Banbury 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**, whilst the accessibility of the building has been improved in recent years, access to the building is still hampered by its historic design. Access will remain a concern in any plans developed for the site; a vigorous effort should be made to improve access to the site in any future plans, with the University seeking to exceed its statutory obligations and always viewing this as part of an ongoing process.

5.2 Note that 21 Banbury Road is a Grade-II-listed building and ensure that appropriate consents are obtained for works to the interior and 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 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 queries on to Oxford City Council.

5.3 Ensure proper consultation in advance of any work to the building with the Local Authority conservation officer (through Estates Services) 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 alteration or redevelopment must respect the character of Banbury Road and the surrounding area

21 Banbury Road's position adjacent to the Park Villa group and as part of the southern extent of Banbury Road is central to its significance. Any plans for alterations should take into account the relationship between the buildings, both listed and non-listed, in this area.

5.6 Conservation of specific factors contributing to overall significance

21 Banbury Road possesses various external and internal features of some significance (**Sections 3.1** and **3.2**). An effort should be made to identify and conserve original or significant 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 lifespan and some degree of change must be permitted to keep the building safe, usable, and generally fit for function. Some material will have a very long life expectancy if given routine maintenance; others are impermanent and may need periodic replacement. Within the framework of understanding and valuing what is present in the building a degree of ongoing change is inevitable.

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

The exterior elevations of 21 Banbury Road, primarily the Banbury Road façade, are its most significant features. The visual character of the external elevations is little changed since the

building's construction and should be maintained. If alterations are considered these should be undertaken only in the context of this significance and in line with **Section 5.1** and **5.1.1**.

5.6.2 Any alterations to be made to the interior spaces will respect the significance of both the individual elements and the building as a whole

The interior spaces of the building contain various significant elements, such as historic joinery and tiling. Original items such as the window settings, tiling, stair screens, and panelling contribute to the character of the building and should be retained. Some effort could be made to rationalise the installation of essential services, which detract from the visual character of the interior spaces.

Any internal alterations planned in the future should only be undertaken with a full understanding and respect for the character of the internal spaces in line with **Section 5.1** and **5.1.1**.

5.7 In conformity with NPPF paragraph 110, efforts should be made to ensure that 21 Banbury 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 If during any subsequent renovations or alterations any excavation work is carried out beneath 21 Banbury Road, an archaeological assessment will be made of the potential for significant finds, and if appropriate an archaeologist will be given a watching brief as excavation takes place

It is possible that there is significant archaeological material beneath 21 Banbury Road (see **Section 3.3**). Should any excavation work be carried out in this area, 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 excavation.

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

5.9.1 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 routinely be maintained if they are to stay in good condition. This requires a detailed maintenance programme and, critically, someone who is responsible for

ensuring that routine operations are carried out. A proper record of the repair and maintenance work in a maintenance log is a useful management tool. Such information will be recorded in the estates management software package *Planon*.

5.9.2 The Conservation Plan will be circulated to all senior staff who work in 21 Banbury Road and to all other members of the University who have responsibility for the building

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

5.9.3 The Conservation Plan will be made available to Oxford City Council, English Heritage, and any other party with 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.

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

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



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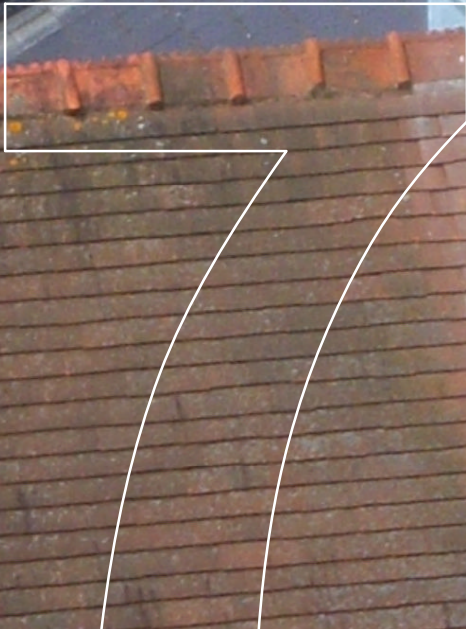
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6.7 Image Credits

- Cover and Chapter Covers: Photographs by author for Estates Services.
- Figure 1: Adapted from Google Maps (see **Section 6.6**).
- Figure 2: Adapted from 1890s OS Map (see **Section 6.6**).
- Figure 3: Adapted from 1921 OS Map (see **Section 6.6**).
- Figure 4: Adapted from Estates Services floorplan by author for Estates Services.
- Figure 5: Adapted from Bing Maps (see **Section 6.6**).



APPENDICES

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Appendix 1 Listed Building Description

List Entry Summary

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

Name: No name for this Entry

List Entry Number: 1369320

Location

21, BANBURY ROAD

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

County: Oxfordshire

District: Oxford

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Jun-1972

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

Legacy System Information

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

Legacy System: LBS

UID: 245294

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

BANBURY ROAD

1.

1485

(West Side)

No 21

SP 5107 SW 3/107

II GV

2.

Dated 1879. To design of Sir T G Jackson. 2-storeyed red brick rendered with red terra-cotta mouldings. 5 1st-floor sash windows with segmental keystone architraves. Moulded strings, ornamental frieze and 6 Corinthian pilasters. Red tiled hipped roof with a lantern and moulded brick end-chimney stacks. Former Girls' High School, now part of the Nuclear Science Laboratories.

Nos 7 to 21 (odd) form a group.

Listing NGR: SP5111907120

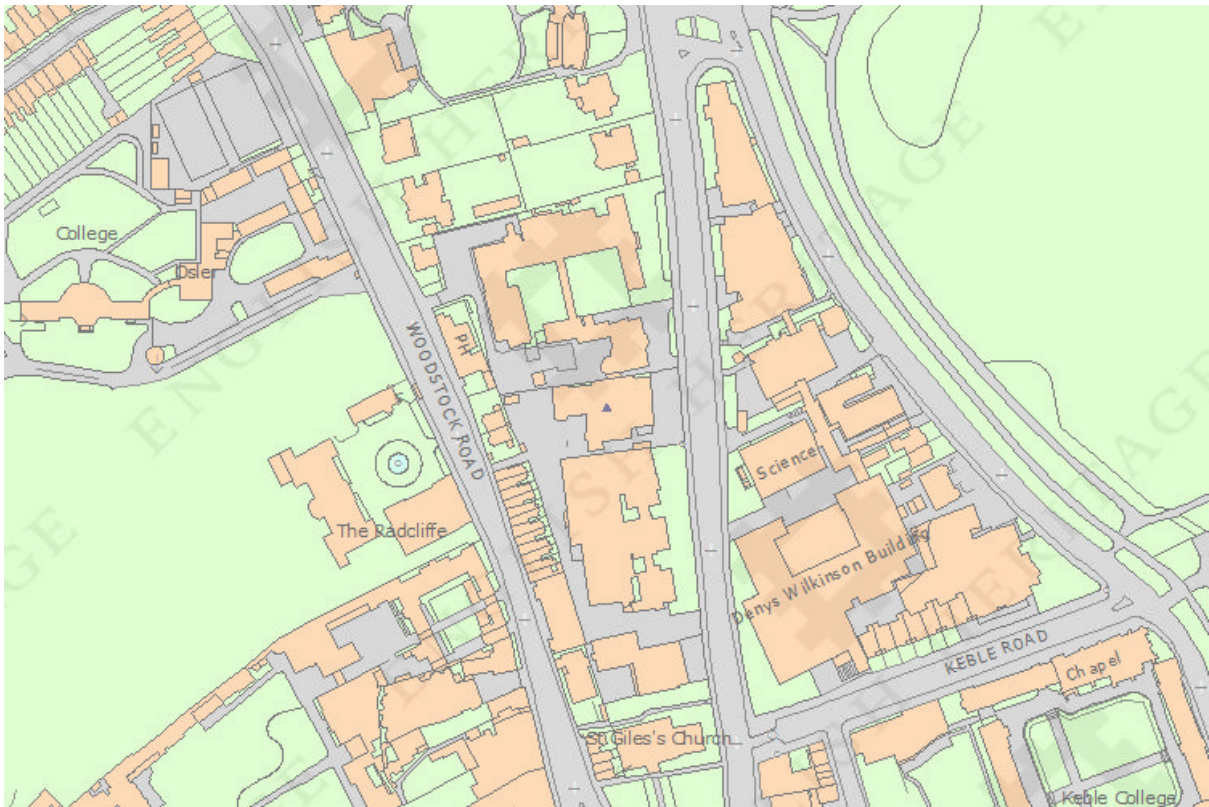
Selected Sources

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

Map

National Grid Reference: SP 51119 07120

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1369320.pdf](#)



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Appendix 2 Conservation Area Description



The North Oxford Victorian Suburb

Conservation Area, No.1

The extension and enlargement of the North Oxford conservation area, with the inclusion of the Rawlinson Road conservation area on 16th July 1976, resulted in the creation of the consolidated North Oxford Victorian Suburb conservation area. It stretches from St Giles' in the south, to Frenchay, Staverton and Belbroughton Roads in the north; from the banks of the Oxford canal in the west, to those of the River Cherwell in the east, encompassing the "essential North Oxford".

Much of the area on which North Oxford now stands, formerly Walton Field and St Giles' Field, was acquired by St John's College in the 16th century. It was developed between Walton Manor and Summertown as a residential suburb of large detached and semi-detached houses beginning in the 1850s with the laying out of Park Town (1853-5).

Park Town is a late example of the use of the Classical discipline of design, tempered by early Victorian picturesque as shown by the mixture of terraced crescents and detached villas. It was with the development of Norham Manor, owned by St John's College, that the distinctive pattern of Victorian North Oxford was established. After 1860, the College employed the Oxford architect, William Wilkinson (1819-1901), to lay out and superintend work on its property. The houses built in the 1860s in Norham Manor by Wilkinson, H W Moore, Frederick Codd and others were far from Classical in inspiration. The use of plain and multicoloured bricks, stone window dressings and high tiled roofs, was combined with the very up-to-date use of early French Gothic detailing, in what has become known as the High Victorian manner.

The success of these early St John's developments lead to a continuous programme of building in North Oxford for the College between, and to each side, of the Banbury and Woodstock Roads for the next forty years. In the progress of these works, Wilkinson evolved a distinctive and much more locally inspired regional architectural style, using Tudor examples in the county west of Oxford. The assertive French Gothic massing and detailing were gradually set aside and replaced by buildings in simpler masses, with the use of plain Bath stone dressings and a sparing use of free late Gothic decoration, often above the lintels, and introduction of barge boards to the gables.

At a very different scale on the eastern side of Kingston Road, terraced groups of artisan dwellings of a picturesque gothic influenced style were designed by Clapton Rolfe in 18703.

Stimulus for development in the 1890s resulted from important reforms in University and College life, introduced by the University of Oxford Commission from 1877. Earlier developments were built to house the clergy, prosperous town traders, heads of colleges and professors. St Maragaret's Road marks the change which created the North Oxford of the married dons. The abolition of the rule of celibacy for the majority of College members began with the reforms of colleges' statutes in the late 1870s. This domestic factor provided occupants for the new leasehold housing being constructed by builders and developers, under the tight guidance of the St John's College estate and its supervising architects.

The grounds of the developed area were parcelled out into individual plots let on a 99 year building lease, and building was implemented between the years

1860 and 1900.

Punctuating the residential character of North Oxford, are several colleges, such as St Anne's, St Hugh's, Lady Margaret Hall, with modern Wolfson College to the north-east by the Cherwell Meadows.

Also of great architectural importance and visual impact are the churches, including a fine example of the work of George Edmund Street, St Philip and St James (1862), declared redundant and now the Oxford Centre for Mission Studies.

Wilkinson's layout resulted in an environment of very high architectural and amenity standard. The plots are very large, with spacious gardens, and the roads are wide (fifteen metres between fence lines). Banbury and Woodstock Roads were developed from their original tracks across open countryside to become major traffic routes.

The houses, often semi-detached, or detached, have deep front gardens, planted with trees and shrubs, many of the former having reached their prime, but all contributing a character which anticipated the Garden City ideal. Victorian love of the exotic or innovative led to the introduction of new plant species and a new building type, the conservatory, examples of which survive.

While the architecture of the individual houses is not always of an exceptionally high standard, there is an overall harmony of great interest and since the houses have all been built by a handful of local architects and builders, they achieve coherence despite variety in design and materials. They are also bound together visually by their planting and boundary walls.

Need for Conservation

The needs for conservation of this area are as valid today as they were for the first designations of 1968 and 1972. Most of the original 99 year leases have run out and St John's has ceased to be the overall landowner as a result of the Leasehold Reform Act. Although residential remains as a dominant use, institutional uses have expanded, together with continuing conversion of houses to flats or outstations of colleges to secure their viability and upkeep. Some of these changes of use have occasionally resulted in the deterioration of the environment by the use of front gardens for parking, by accretions and changes in elevations not always carried out well, and by the removal of front boundary walls and piers. Trees have been lost through old age, disease and weather conditions. By designating a conservation area, the council has successfully stemmed the threat of demolition of significant buildings on corner plots for blocks of flats that occurred in the 1970s. It has promoted replacement planting for gardens and maintained the Victorian idea of building co-existing with landscape through co-operation with owners. North Oxford has weathered the demise of the derisive comments on its appearance by its 19th and 20th century critics of red brick architecture, to come into its own in the late 20th century as an attractive place of character which is as much special to Oxford as are the Colleges, University buildings and City Centre.

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Appendix 3 Chronology of 21 Banbury Road

1875	The Oxford High School for Girls is founded as part of the Girls' Public Day School Company based in rented accommodation at 16 St. Giles'
1876	T.G. Jackson wins the competition to design the Examination Schools, ushering in the period of his dominance of Oxford's architectural scene
1878	The Oxford High School for Girls moves into 38 St. Giles'
1879	Jackson begins work on the High School for Girls' building at 21 Banbury Road
1880	Jackson completes the High School for Girls' building at 21 Banbury Road
1880	Two Palaeolithic stone axes are found on the site
1891	A single-storey cloak-room extension is constructed along the northern elevation
1902	A two-storey extension is constructed to the rear of the building incorporating a kindergarten, two classrooms, and a studio
1957-58	The Oxford High School for Girls vacates the building and it is purchased by the University of Oxford. Alterations, primarily internal partitioning, are undertaken as it occupied by the Radcliffe Infirmary on a 3-year lease. The University's Nuclear Science Laboratories also takes on a portion of the building
1960	Planning permission is granted for a car park and drive way
1961	Planning permission is granted for internal alterations, notably the horizontal and vertical subdivision of the double-height gymnasium space
1963	Planning permission is granted a small red-brick extension to the rear of the building for a solvent store
1963	Planning permission is granted for erection of a steel gallery in the yard at the rear of the premises
1970-71	Planning permission is granted for erection of metal fire escape staircase
1972-73	Planning permission is granted for erection of single garage
1970s	Further alterations are made to the building for its occupation by the Department of Metallurgy and Science of Materials
1988	Listed building consent granted for demolition of original boundary wall, piers, and railings. New boundary wall with railings over fitted
1992	Planning permission and listed building consent granted for alterations at roof level on the west elevation including a patent-glazed rooflight. Listed building consent granted for removal of partitions and inserted floor
1994	Listed building consent granted for fire precautions work and external fire escape with new door on rear elevation
1999	Planning permission and listed building consent granted for provision of 2 sash windows to replace ventilation at 1 st floor, north elevation and for a 1 st -floor link within the lightwell to provide emergency escape
2002	Listed building consent is granted for installation of two external air condensers in the internal lightwell and internal alterations at ground-floor level, including the installation of four cooling units, associated pipework, the installation of a new partition wall and opening, and the upgrading of fire doors
2003	Listed building consent granted for internal alterations including the upgrading of electrical installations, including new switchboards concealed in purpose-built cupboards on ground, first, and second floors, and rewiring

	on the ground floor including a new suspended ceilings
2010	Listed building consent is granted for internal and external alterations to install new chiller pipe routes on the ground floor. This involves replacing redundant equipment in the external plant compound and fitting a new chiller unit adjacent to the external compound
2011	Listed building consent granted to form new steps and platform lift at the rear and convert a kitchenette into an accessible WC

Appendix 4 Checklist of Significant Features

This checklist is intended for the use of those working or planning work on the site or buildings. It highlights features of architectural significance within 21 Banbury 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.**

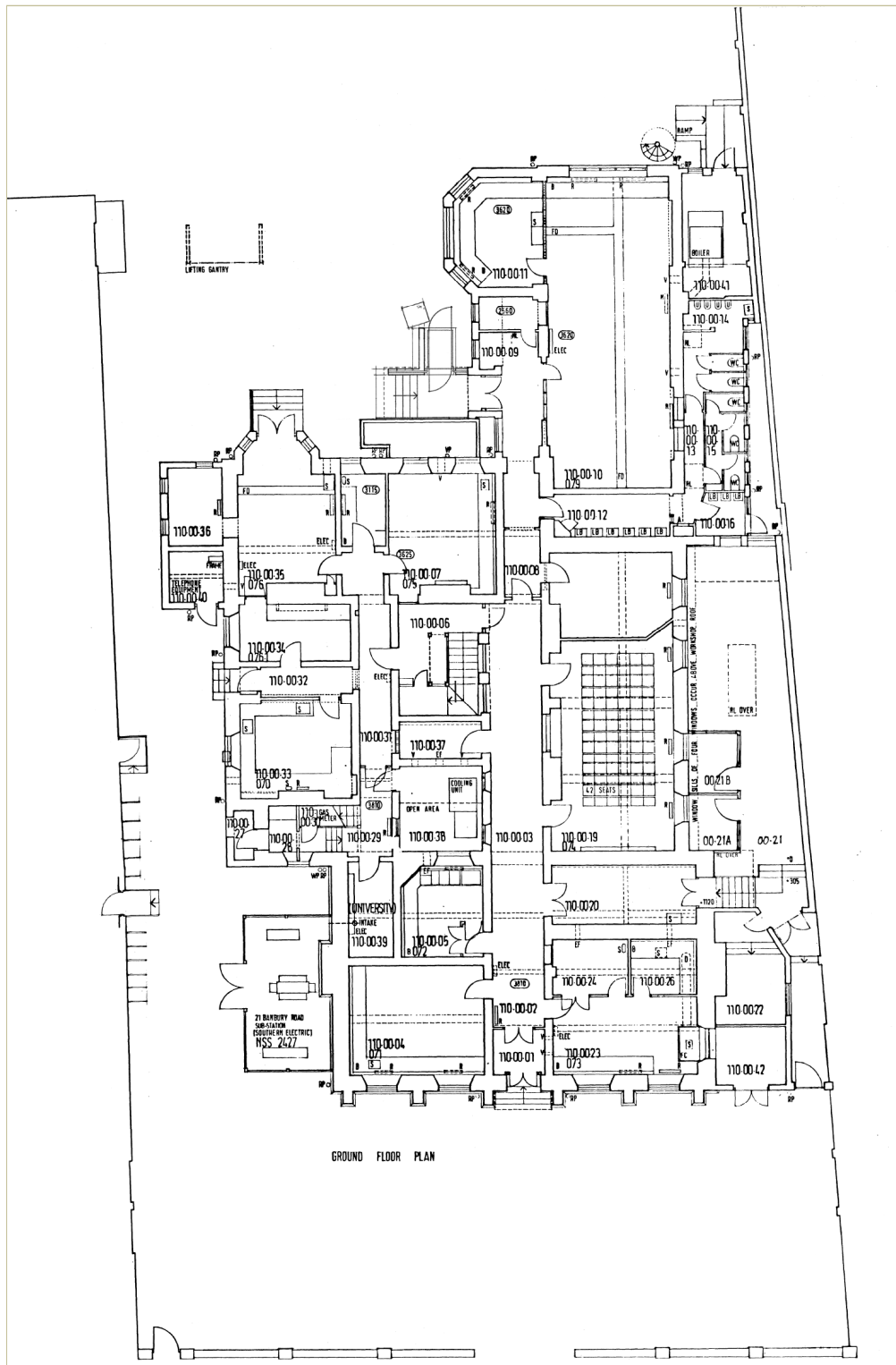
The checklist lists both general significant features that affect the building as a whole and which should be held in mind if working in any space, and specific features of particular significance that should receive special regard if working in these particular spaces. The Further Information column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

21 Banbury Road, Building #110		
SIGNIFICANT FEATURE	✓	Further Information
General:		
External elevations, chimneys, lantern, and roof		p.26-27, 33-35, 42-43
External wall railings (replica)		p.26-27, 33-35, 42-43
Windows throughout		p.26-27, 33-35, 42-43
Joinery and tiling throughout		p.27-29, 35-37, 43
Staircase		p.27-29, 35-37, 43
Specific Features:		
External Elevations		
-Brick piers		p.26-27, 33-35, 42-43
-Door and light above		p.26-27, 33-35, 42-43
-Pedimented porch		p.26-27, 33-35, 42-43
-Brick quoins and window surrounds		p.26-27, 33-35, 42-43
-Terracotta pilasters		p.26-27, 33-35, 42-43
-Ornamental string course		p.26-27, 33-35, 42-43
-Moulded frieze and cornice		p.26-27, 33-35, 42-43
-Red-tiled roof and Welsh-slate roofs		p.26-27, 33-35, 42-43
-Chimneys		p.26-27, 33-35, 42-43
-Rendered panels		p.26-27, 33-35, 42-43
-Sash windows		p.26-27, 33-35, 42-43
Internal Spaces		
-Window surrounds and doorcases		p.27-29, 35-37, 43
-Tiles in main ground-floor corridor		p.27-29, 35-37, 43

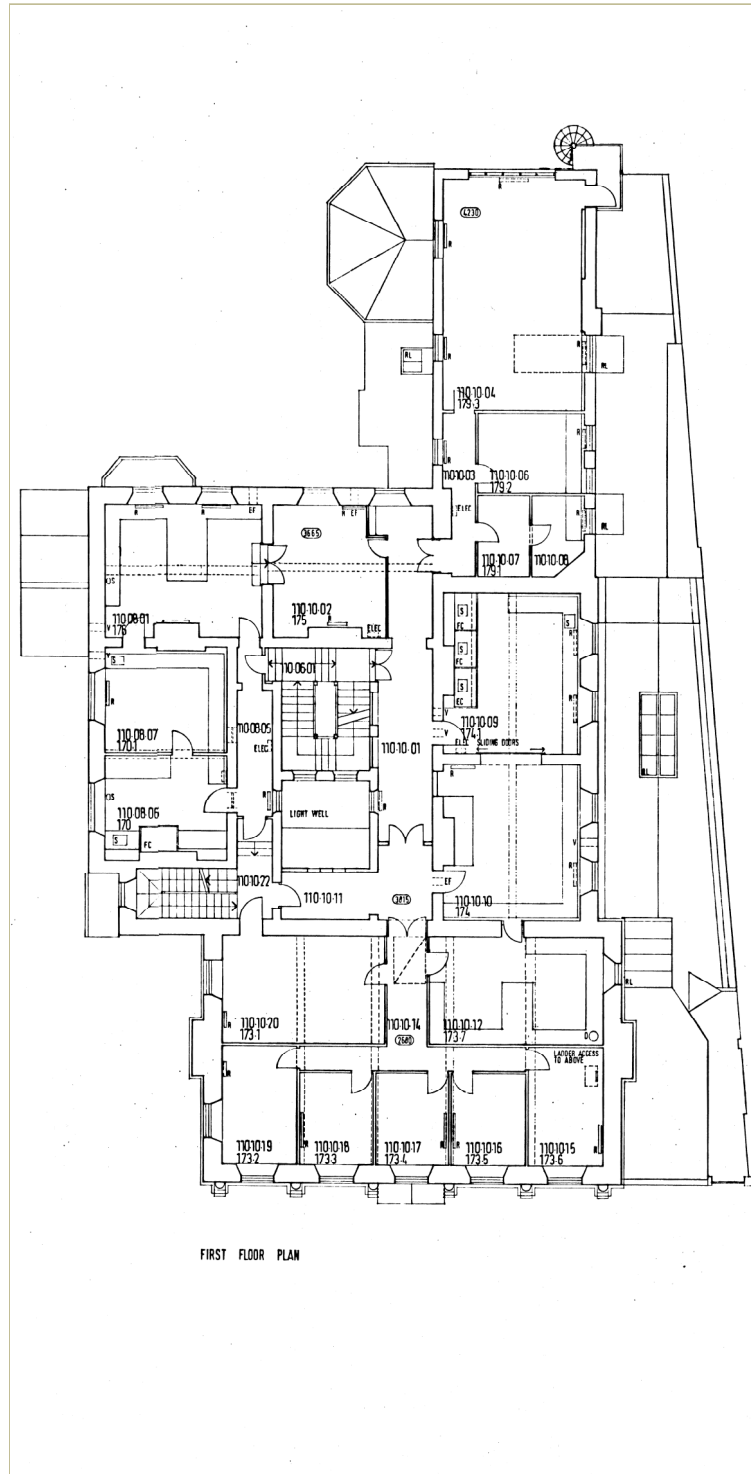
-Main staircase and associated arches and panelling		p.27-29, 35-37, 43
-Tap, basin, and associated joinery on side staircase		p.27-29, 35-37, 43
-Roof timbers in second-floor computer room		p.27-29, 35-37, 43

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

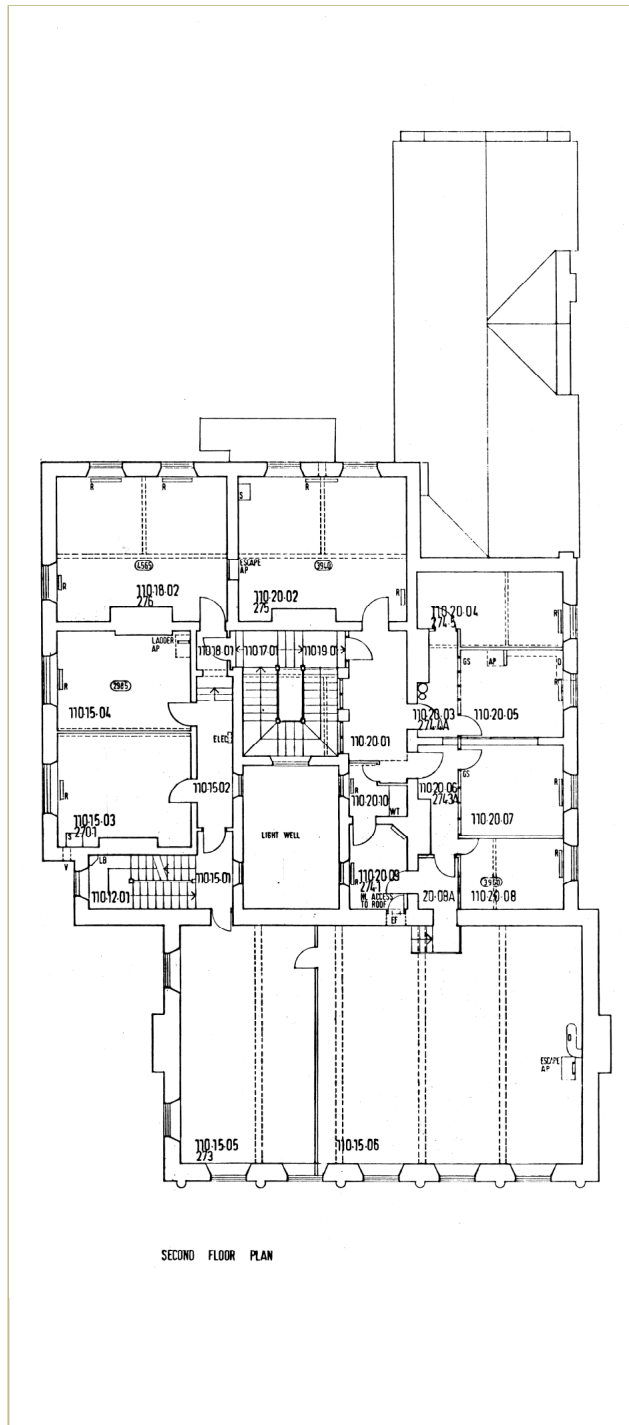
Appendix 5 Floor plans



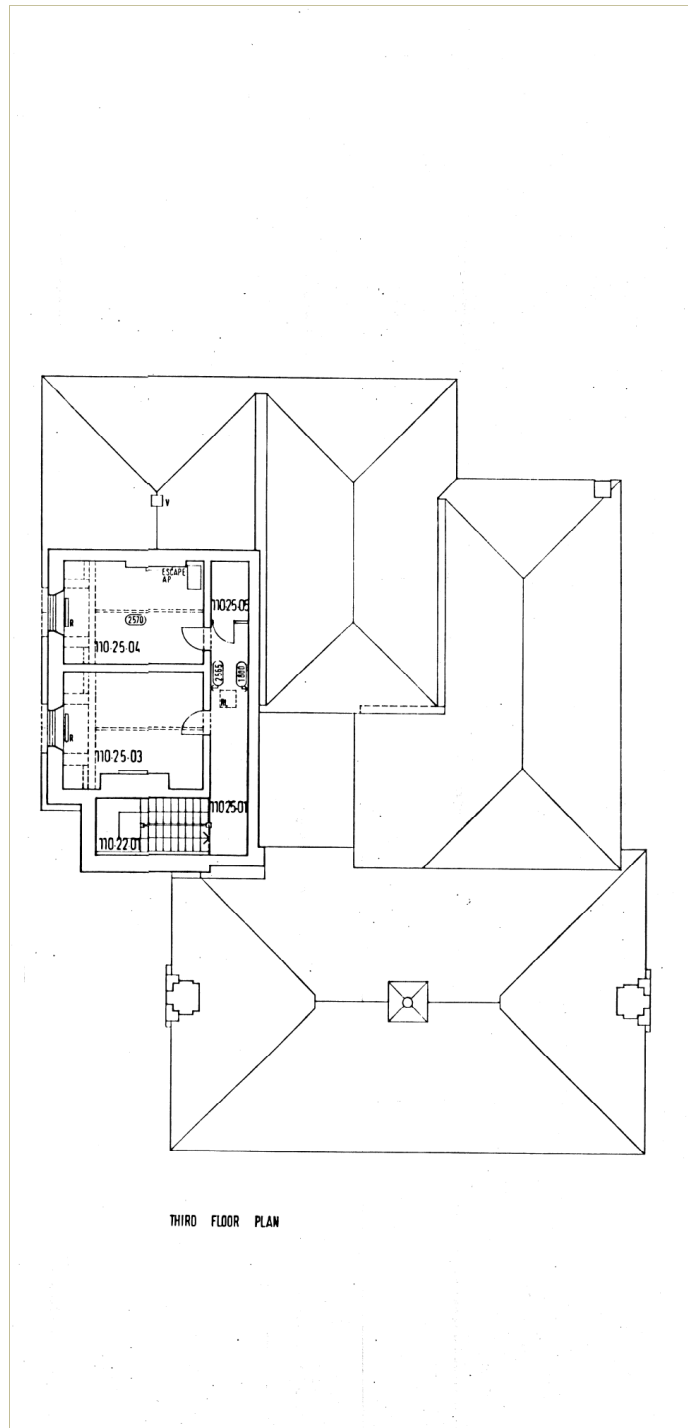
Ground-floor plan, orientated with north at the right-hand side of the image



First-floor plan, orientated with north at the right-hand side of the image



Second-floor plan, orientated with north at the right-hand side of the image



Third-floor plan, orientated with north at the right-hand side of the image

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