



UNIVERSITY OF
OXFORD

**34-36 Beaumont Street
Conservation Plan**

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Oxford University

Estates Services

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34-36 BEAUMONT STREET, OXFORD
CONSERVATION PLAN



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INTRODUCTION

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1 INTRODUCTION

34-36 Beaumont Street was constructed by Thomas Wyatt in 1828 as part of the 1828-37 development of Beaumont Street and St. John Street on land owned by St. John's College. This was one of the first middle-class suburban developments in Oxford, being outside the traditional boundaries of the city, though not far from the rapidly-expanding urban core. The exercise was not repeated again until Seckham's Park Town in 1853-4, leaving it as Oxford's only planned Georgian street. 36 Beaumont Street has been occupied by Oxford University archaeologists since 1958 and 34-36 as a group has been occupied by the Institute of Archaeology since its foundation in 1961, a function retained to this day. The Georgian houses of Beaumont Street were designated Grade II* buildings in 1954.

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 34-36 Beaumont Street.

The purpose of this Conservation Plan is to update 34-36 Beaumont Street'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 34-36 Beaumont Street'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 34-36 Beaumont Street (red). The other buildings of 24-37 Beaumont Street, covered by the same listing, are highlighted in blue. The buildings of 5-23 Beaumont Street, covered by a separate listing, are highlighted in green. Orientated with North at the top of the image

1.2 Scope of the Conservation Plan

This Conservation Plan will cover the interior and the exterior of 34-36 Beaumont Street; three Georgian townhouses that have since been converted to a single use.

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 34-36 Beaumont Street; however, there are various forms of existing information available:

The listed building description (**Appendix 1**) is characteristically brief for one of its age (1954) and covers the entire group, 24-37 Beaumont Street, providing little guidance for 34-36 Beaumont Street itself; however, it does give a good indication of why the building was initially designated as historically significant, that being as a constituent element of the Beaumont Street group.

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

There are several published books and articles that discuss the development of middle-class housing in 19th-century Oxford, as well as the development of 19th-century architecture in Oxford in general. These provide a valuable resource for studying 34-36 Beaumont Street.

The Oxford University Archives and the Estates Services archives contain various useful documents for studying the history of 34-36 Beaumont Street and these have kindly been made available for the production of this document.

This 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 34-36 Beaumont Street 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.

1.5 Constraints

34-36 Beaumont Street and its environs are subject to various constraints imposed by Oxford City Council:

- HE.2 – Archaeology Area: Any planning application must incorporate sufficient information to define the character and extent of potential archaeological deposits, including the results of fieldwork evaluations.
- CP.3 – Limiting the Need to Travel: New development will be limited to accessible locations on previously developed sites.
- 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 Central (City and University) 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. All trees in

Conservation Areas with stem diameters greater than 75mm at 1.5m off the ground are protected.

- The City of Oxford Smoke Control Order No.1: It is an offence to emit smoke from the chimney of a building, from a furnace, or from any fixed boiler if located in a designated smoke control area.



2

UNDERSTANDING THE SITE

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2 UNDERSTANDING THE SITE

2.1 History of the Site and University¹

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 34-36 Beaumont Street is just outside the mediaeval city of Oxford; however, despite its extramural location, the area was still a focus for important construction in the Middle Ages. The Church of St. Mary Magdalen, just to the east of Beaumont Street, predates the Norman Conquest; however, it was burnt down in 1074, and was rebuilt in 1194, before being rebuilt by George Gilbert Scott in 1841-2.

Beaumont Street was the site of the 12th-century Beaumont Palace, royal hunting lodge of Henry II (1068/9-1135), and birthplace of Richard I (1157-99) and King John (1167-1216). Edward I (1239-1307) granted the palace as a private home to an Italian lawyer, Francesco Accorsi, in 1275. It was granted to the Carmelite Order for use as a monastery by Edward II (1284-1327) in 1318. The monastery (Whitefriars Priory) was dissolved and demolished during the Dissolution of the Monasteries (1536-41), and much of its material was reused as *spolia* in the construction of Christ Church (1546) and St. John's College (1555). The late mediaeval period saw a series of tenements extending westwards from St. Giles along what would later become Beaumont Street.

The surrounding area continued to attract high-profile buildings in the post-mediaeval period. St. John's College was founded in 1555 and occupied the former site of the Cistercian St. Bernard's College (founded in 1437 and dissolved at some point shortly after 1542, remaining a private hall until it was granted to Christ Church by Henry VIII in 1546) on the eastern side of St. Giles, immediately to the east of Beaumont Street.² Worcester College was founded at the western end of Beaumont Street in 1714. Worcester's construction began in 1720 and continued until about 1790, receiving no further major additions until the 1930s.³

This area immediately north of the city underwent development in the first half of the 19th Century. Beaumont Street was the first major suburban housing development in Oxford. It was constructed on a strip of land owned by St. John's College, and located between the college and Worcester College. The land was first advertised for lease in 1823, and the

¹ A short chronology of 34-36 Beaumont Street can be found in **Appendix 3**.

² Page, W., 'Houses of Cistercian Monks: The College of St. Bernard, Oxford' in Page, W. (ed.), *A History of the County of Oxford, Vol. 2* (1907) 86.

³ Pevsner, N., and Sherwood, J., *Buildings of England: Oxfordshire* (Harmondsworth, 1974) 218.

construction conducted between 1828 and 1833 as leases were taken up.⁴ St. John Street, running north from Beaumont Street, was similarly developed in the 1830s and 1840s. Magdalen Street to the south was also developed during this period, and the department store Elliston and Cavell (now Debenhams) was opened there in 1835.

The increasing importance of this then-extramural district was emphasised in 1839 by the decision to site the University Galleries (the Ashmolean Museum since 1908) and the Taylor Institution at the eastern end of Beaumont Street. A young George Gilbert Scott won the competition to construct the Martyr's Memorial in the same year, and this was raised in 1841-43 at the junction of St. Giles and Magdalen Street, just southeast of the Taylor Institution. In 1845 the University Galleries were opened, but despite their large size, they had exceeded their capacity within a generation; between 1886 and 1894 large extensions were constructed to the north of the original galleries to house the Archaeological and Tradescant Collections. From its construction, the Ashmolean Museum came to dominate the history and development of Beaumont Street but for two instances: the construction of Wilkinson's grand, gothic Randolph Hotel opposite the Ashmolean Museum in 1864; and the construction of the Playhouse, on the site of 8-10 Beaumont Street, in 1938.

Throughout the 20th century, the Ashmolean expanded to the extent that it and related departments now dominate a large block between Beaumont Street and Blackfriars. This included the extension westwards onto Beaumont Street in 1939, where the outbreak of War halted construction and only four out of eleven planned bays were constructed, presumably sparing 37 Beaumont Street from demolition.

St. Giles and Beaumont Street are now some of Oxford's busiest roads. The Ashmolean Museum and Taylor Institution are the most dominant features on Beaumont Street; however, despite their monumental impact the street retains a more complicated character, as the 19th-century townhouses (now mostly housing dentists, law firms, and University buildings) retain their Georgian-residential character, whilst the Oxford Playhouse and the Randolph Hotel reinforce the now urban character of the area.⁵ The entrance to the street is provided some impact by the contrast supplied by the clash between the classical triumphalism of the Taylor Institution and the gothic character of Wilkinson's Randolph Hotel.

In April 1971 Oxford City Council designated the majority of the city centre as part of the Central (City and University) Conservation area, this includes Beaumont Street and St. Giles' (see **Appendix 2**).

⁴ Osmond, A., 'Building on the Beaumonts: An Example of Early 19th-century Housing Development' in *Oxoniensia* XLIX (1984) 309. Tyack suggests the land was first advertised in 1820, whilst Hinchcliffe purports that the land was first advertised in 1823, having been surveyed and planned in 1822; Hinchcliffe, T., *North Oxford* (London, 1992) 19. Tyack, G., *Oxford: An Architectural Guide* (New York, 1998) 204.

⁵ The construction of the Playhouse involved the demolition of 8-10 Beaumont Street, but it was constructed in Clipsham ashlar to harmonise with the rest of the street: '...the architect did the only possible things and did it well, neither hiding the function of the buildings nor rubbing it in. The RANDOLPH HOTEL on the other hand does rub it in – namely that Georgian is abysmally dull and Second Pointed the one and only salvation.' Pevsner, N., and Sherwood, J., *op. cit.*, 325.

2.2 History of 34-36 Beaumont Street

Whilst a small number of middle-class houses went up at Headington Hill in the early 1820s, the houses of Beaumont Street and St. John Street formed the first planned middle-class housing development in Oxford;⁶ an exercise not repeated for another 30 years. Worcester College had been somewhat isolated on the western edge of the city since its foundation in 1714, and St. John's College made it clear in 1804 that they were willing to allow a portion of their land between St. Giles's and Worcester College to be made available for conversion into a link road for a nominal sum.⁷ With this in mind, St. John's College ceased renewing the existing agricultural leases in this area, anticipating leasing the land along the new street for housing once the road was constructed. The college employed Henry Dixon to survey the road and the land either side in 1822 and a Winchester-based architect, William Garbett, was employed to produce plans for the houses to be built on the street.⁸

St. John's College advertised the building land in *Jackson's Oxford Journal* in April 1823 (Figure 2). 'The lease fines for the first plots taken by Mr Pinfold and Mr Chaundy were fixed at £128 and £117 respectively, with an annual ground rent of £5 each. This compares with 26 guineas [£27.6s], the fine previously paid for the whole of the Beaumonts. The development was obviously going to increase the income of the College considerably.'⁹ As further leases lapsed, St. John's College was able to make more land available for building and in 1824 they asked Dixon to survey the remaining land on Beaumont Street that had not yet been sold.

The houses were constructed along Beaumont Street between 1828 and 1837. As Hinchcliffe shows, the 1841 census reveals that the street was a middle-class enclave.¹⁰

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 1901.¹¹ Traditionally the University had made little direct impact on private housing in Oxford, as a regulation of 1561, compounded

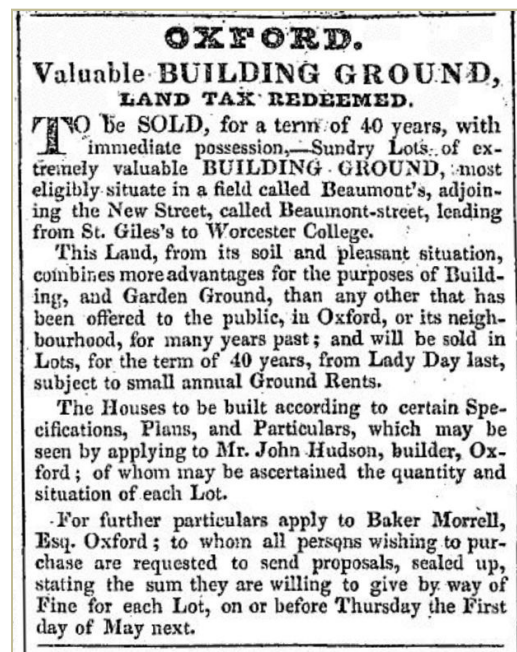


Figure 2. Advertisement from *Jackson's Oxford Journal*, 26th April 1823

⁶ Tyack, G., *op. cit.*, 204.

⁷ Hinchcliffe, T., *op. cit.*, 18-19.

⁸ *Ibid*, 19.

⁹ *Ibid*, 19-20.

¹⁰ *Ibid*, 22; 'In Beaumont and St. John Streets the range of occupations among the heads of household suggests a promiscuous mixing of people whose incomes were derived from trade, the professions, and investment. As the century progressed, Beaumont Street filled a need by becoming the professional district of Oxford where doctors, solicitors, and architects took up residence.'

¹¹ Tyack, G., *op. cit.*, 214.

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.¹² Developments at Park Town in 1853-55 and Norham Manor in the 1860s were the first instances of planned middle-class development in the city after Beaumont Street.

34-36 Beaumont Street was constructed in 1828 by the builder and later mayor of Oxford (for 1830/31), Thomas Wyatt.¹³ The lease to 34-35 was acquired by Frederick Symonds from 1867, and then by his widow, Anne Symonds, in 1880. Anne acquired the lease for 36 from William Biddle (who had held it from 1866) in the same year. The leases to 34-35 and to 36 Beaumont Street were both acquired by Horatio P. Symonds, a surgeon at the Radcliffe Infirmary, in 1894.¹⁴ Symonds presumably subleased 36 (and perhaps 34) as his address is listed as 35 Beaumont Street and later 35 Banbury Road. He transferred the lease to 36 to Sir Thomas Penson KBE of Worcester College in 1920. Penson in turn transferred the lease to the famous mediaeval historian Professor Sir Paul Vinogradoff DCL in 1922. Vinogradoff died in 1925 and the lease was left in his will to Miss H. Darbishire.¹⁵ Darbishire assigned the remainder of the lease for 36 Beaumont Street to Oxford University in March 1931. In 1946 the University sub-leased the property to Rhodes House on a 20-year lease. Rhodes House relinquished the lease early, in 1961, for the foundation of the Institute of Archaeology.¹⁶

The Delegacy of Social Training was founded in 1946 and was based in 34-35 Beaumont Street. It is unclear when these buildings were linked, though they shared a lease from as early as 1866.¹⁷ A room in 35 was converted for use as a WC for the Delegacy in 1948. The entire Beaumont Street development was designated a grade-II*-listed group of buildings in 1954. By 1955 34-35 Beaumont Street was shared between: the Ashmolean Museum, which occupied part of the basement of 34, the ground floor of 35, and the second floor and attic of 34-35; the Chinese Library, which occupied the ground floor of 34 and the first floor of 34-35; the Delegacy of Social Studies which occupied the old squash courts in the garden of 34; and a caretaker who had a flat in the basement of 34-35.

¹² *Ibid* 215.

¹³ Osmond, A., *op. cit.*, 303, 317; Wyatt took up the lease in May 1828 and St. John's College required that at least a shell of a building be constructed before any leases were confirmed and that the building should be fully fitted out within at least 9 months.

¹⁴ Several earlier leases

¹⁵ Perhaps Vinogradoff's daughter, Helen.

¹⁶ Oxford University Archives, refs. UD 18/4/1-10 and US 94/3.

¹⁷ St. John's College Archives. This acquisition is presumably upon the death of Anne and H.P. Symonds is presumably her son. The St. John's College Archives do not hold the leases going further back, making it hard to date exactly the original construction of the buildings.

The Beaumont Street buildings were acquired by the University from St. John's College in 1957-58. In 1961 planning permission was granted for the conversion of the squash courts at the rear of 34 for use as a storage space by the Playhouse opposite.

Oxford University had appointed Christopher Hawkes as its first Chair of European Prehistory in 1946. This was followed by the appointment of Ian Richmond as the first Chair of the Archaeology of the Roman Empire in 1956. Both professors were based on the second floor of 34-35 Beaumont Street. The Institute of Archaeology was formally formed in October 1961 and housed in 34-36 Beaumont Street.¹⁸ Internal alterations, notably perforation of the party walls between 35 and 36, necessarily followed. A dedicated photographic studio was constructed in the yard area.

In the early 1970s a conservation laboratory and a drawing office were installed in 34-36 Beaumont Street and in 1971 planning permission was granted for the conversion of a bicycle shelter to form a storeroom. In 1986 planning permission was granted for the conversion of the caretaker's basement flat into offices and storage space.

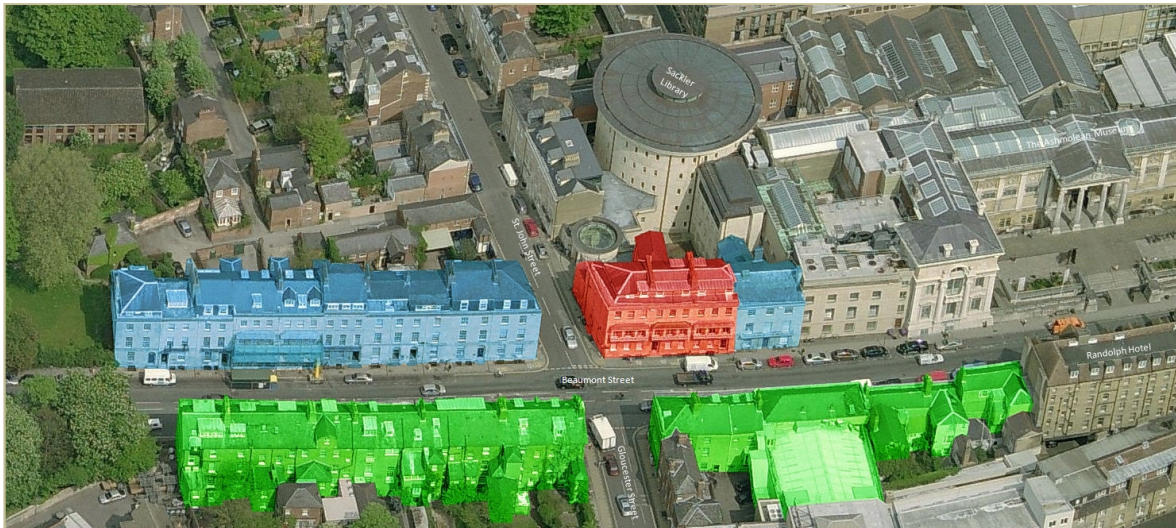


Figure 3. 34-36 Beaumont Street (red) orientated with north at the top of the image. The other buildings of 24-37 Beaumont Street, covered by the same listing, are highlighted in blue. The buildings of 5-23 Beaumont Street, covered by a separate listing, are highlighted in green.

In 1992, Oxford University inaugurated the degree in Archaeology and Anthropology, its first undergraduate archaeology degree.¹⁹ The Institute of Archaeology became the main focus for undergraduate teaching in archaeology.²⁰ Planning permission was granted in 1994 for

¹⁸ John Boardman had argued for the institute to be called the 'Institute of Classical and European Archaeology' in order to clarify its remit and differentiate it from archaeological work carried out in the Oriental Institute and elsewhere, but Convocation deemed this unnecessary. The 1961 Committee on the Institute of Archaeology and Allied Questions elected to allocate 36 Beaumont Street and seven rooms in 34-35 Beaumont Street to the Institute of Archaeology, with the remainder of 34-35 being occupied by the Professor of the History of Art and the caretaker.

¹⁹ This was followed in 2002 by the undergraduate degree in Classical Archaeology and Ancient History.

²⁰ <http://www.arch.ox.ac.uk/history-of-the-institute.html>, accessed 10th May 2012.

internal alterations related to fire safety, notably upgrading doors and installing escape corridors.

In 1999-2001, the Sackler Library was constructed to the rear of the Institute of Archaeology, its courtyard opening onto the rear garden of 34-36. This consolidated the teaching and research of archaeology in this area.

In 2000, listed building consent was granted for the installation of a new handrail to the main entrance of the Institute of Archaeology at 36 Beaumont Street. The History of Art Library vacated the first and second story of 34 Beaumont Street in 2001, and listed building consent was granted for internal alterations for office accommodation in these spaces. In 2006, listed building consent was granted for internal alterations involving the insertion of a new partition and door on the third floor.

In 2008, repair work was conducted to the external facing and chimneys of 34-36 Beaumont Street. In 2010, there was a general refurbishment of the teaching spaces including the upgrading of the heating and air-cooling systems in the first-floor lecture room. Listed building consent was granted in 2011 for internal alterations related to rewiring for electrical services, lighting, and fire protection systems.

In 2012 new floor coverings were fitted throughout no.36, on the stairs and stair lobbies of no.35, and throughout the second floor of the entire building.

The Institute of Archaeology continues to occupy 34-36 Beaumont Street where it forms the primary teaching space for its undergraduate degrees, as well as providing office space for researchers and a common room/library.



3

SIGNIFICANCE

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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 34-36 Beaumont Street has been publically recognised by its designation as a Grade-II*-listed building in 1954 (see **Appendix 1**); and its inclusion in Oxford City Council’s designation of its Central (City and University) Conservation Area in 1971, and in its subsequent revisions in 1974, 1981, 1985, and 1998 (see **Appendix 2**).

3.1 Significance as part of Beaumont Street and the Central (City and University) Conservation Area

Beaumont Street/St. John Street is unique as the only Georgian streetscape in Oxford. Individual buildings of the period are preserved elsewhere, but this area contains the only complete development. Beaumont Street is one of Oxford’s most interesting, encapsulating the dichotomy between the classic and the gothic at its eastern end with the conjunction of Cockerell’s Ashmolean Museum (1845) and Wilkinson’s Randolph Hotel (1864). This gives way to the Bath stone, Georgian uniformity of the Beaumont Street development, broken only by the intrusion of the Playhouse. This long, uniform street front in turn forms something of an enclosed approach to the Grade-I-listed façade of Worcester College at its western end where it intersects with Walton Street. Pevsner describes Beaumont Street as ‘...the finest street ensemble of Oxford.’²¹

The character of Beaumont Street is complicated, combining educational institutions with urban amenities and buildings of strictly residential character, and this in itself is representative of the development of Oxford in the 19th century with its urban coexistence of the domestic, commercial, and academic. The uniform, Georgian street front has both illustrative and substantial aesthetic value. 34-36 Beaumont Street forms an important element of this significant group, with the iron verandah balconies being the finest examples on the street. 24-37 (and separately, 11-23) Beaumont Street are listed as a group and this emphasises the importance of the Bath stone façades and their contribution to this significant street scene.



Figure 4. 34 and 35 Beaumont Street at the corner with St. John Street

²¹ Pevsner, N., and Sherwood, J., *op. cit.*, 324.

The western corner of 34 forms the southern boundary of St. John Street (**Figure 4**). The conjunction of St. John and Beaumont Street is of some significance, as the two streets have a complementary relationship, together forming a single development unified by their shared style and Bath-stone palette.

3.2 Architectural Significance

3.2.1 Exterior Elevations

As mentioned above, the Bath-stone-faced southern elevations are the most important aspects of the building, contributing substantially to the significant character of Beaumont Street. Their aesthetic appeal is substantial, but the majority of the elevations' architectural significance comes from their inclusion in the Beaumont Street group, of which they are an integral element.

3.2.2 Interior Spaces

The interior of the 34-36 Beaumont Street is pleasant and retains various original features with some illustrative and aesthetic value. The building has been heavily altered since its initial construction, with three houses being converted into a single building. The conversion means that there are three main staircases, each climbing from the ground to second floors. The staircases retain their original banisters and handrails, the helical banisters on the staircase of 35 being particularly pleasant. The large rooms of the original floorplans have been, in many cases, heavily partitioned and fitted with modern decorative schemes. Original fireplaces remain in many cases, notably the reception and the first-floor lecture theatre, and most spaces have original cornice moulding and door cases. The original sash windows are in place in most areas, often with original locks.

The most attractive individual space is the first-floor lecture theatre in 36. It retains its original plaster ceiling with gilded rosettes, which are referenced in the fireplace decoration. There is modern, William Morris-inspired wallpaper which is designed to be in keeping with the original decoration of the room and suits the space well. The modern pendant lights feel somewhat clumsy in the space. The room retains its original dimensions.

The graduate common room is less significant than the first-floor lecture theatre, yet still a pleasant space. It retains its original fireplace (boarded) and ceiling plaster with rosettes, though the decorative elements are all painted white. It has been opened up (c.1955) to include the rear reception room, which is currently used as a small library.



Figure 5. The first-floor lecture theatre

The main staircase to 34 Beaumont Street (**Figure 6**) is potentially a particularly grand space, but has been relegated to a back-of-house function (with an associated cluttered appearance) by the arrangement of the building.

3.3 Archaeological Significance

Oxford has a rich archaeological heritage and this is particularly true of Beaumont Street, with its history as the setting for both a mediaeval royal palace and a Carmelite priory. Excavations at the rear of 34-36 Beaumont Street in 1999, prior to the construction of the Sackler Library, found Bronze Age ring ditches as well the 14th-century remains of the priory. It is understood that standing remains of the priory (itself incorporating elements of Henry I's Beaumont Palace) were demolished for the construction of the Beaumont Street development in the 1820s.

34-36 Beaumont Street is within Oxford City Council's Archaeology Area and it is highly probable that there is significant archaeological material with potential evidential value preserved beneath the site.



Figure 6. The staircase to 34 Beaumont Street

3.4 Significance as an office, teaching, and research space

34-36 Beaumont Street, in its rôle as Oxford University's Institute of Archaeology, provides the primary undergraduate teaching space for archaeology at Oxford. It also provides study space for graduate students and office space for academic and administrative staff. It forms the south-western corner of a block (bounded by the Ashmolean Museum in the southeast, the Classics Centre in the northeast, and the Oriental Institute in the northwest) of buildings centred on the Ashmolean Museum and dedicated to the study of material culture and ancient history. The Institute's location in buildings adjacent to the Ashmolean (and since 2001 the Sackler Library) is neither accidental nor incidental.

Whilst the building does have some deficiencies in fulfilling its function, for instance there is insufficient space to provide individual dedicated desks for research students as is the standard elsewhere, its location beside the Ashmolean and next to the University's main

archaeology and ancient history library, makes it a perfect setting for the centre of archaeological teaching and research. The conjunction of these buildings creates a setting which engenders discussion and familiarity amongst academics and students with shared interests, facilitating the creation of a strong academic community.

The building has recently (2011) celebrated its 50th anniversary as the Institute of Archaeology. It remains the leading teaching and one of the leading research departments in the world.



4

VULNERABILITIES

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4 VULNERABILITIES

The ability of 34-36 Beaumont Street to fulfil a contemporary function

34-36 Beaumont Street is not necessarily well suited to provide office accommodation, being designed as a domestic structure, but extensions and periodic alterations have adapted the building to a point where it is more suitable for its needs. The larger reception rooms of the original house have allowed for lecture/seminar spaces, whilst the smaller domestic spaces (and larger subdivided spaces) on the upper storeys have found appropriate use as smaller offices. Subdivision and alteration have changed the character of some spaces; however, the areas that have retained their character and significance, notably external façade and the first-floor lecture theatre, have done so because the building has remained in use, and has been maintained and cared for.

As the department expands and the expectations and requirements of students change, it may not be practical for the Institute of Archaeology to remain in this converted space in perpetuity; however, the location of the space adjacent to the Ashmolean and the Sackler Library, in a precinct focused on the study of antiquity and archaeology, would suggest that the building should retain a related function. The 1961 Committee on the Institute of Archaeology and Allied Questions concluded that: ‘...in principle and in the long term the whole of the accommodation in 34-37 Beaumont Street ought to be allocated to the Ashmolean Museum or to bodies closely associated with it...indeed this had always been envisaged.’²² This policy has been maintained throughout the subsequent decades.

The building forms part of an aesthetically- and historically-significant group, but is by no means a static monument. By remaining in use, the upkeep and conservation of the heritage asset is funded and its continued existence and significance ensured. Under the current usage, the significant areas 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 34-36 Beaumont Street to be used 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. The accessibility of the building is unfortunately limited by the designs of the original constituent buildings. The main entrance to the building on Beaumont Street is via three steps (with handrail), whilst movement throughout the building relies on original staircases, some of which are particularly narrow (e.g. basement access or access to the top-storey GIS room). There is no accessible entrance to the building and the main lecture theatre is on the first floor. There is a disabled lavatory at the rear of the ground floor.

²² Oxford University Archives, ref. UR/AM/29.

The limitations of access are unfortunate, as ideally all users should be able access the building unhindered through the same point and move freely around the building without disadvantage. These limitations are dictated by the original 1820s design of the constituent buildings and it is unlikely that reasonable adjustment could bring the listed building in line with modern accessibility standards.

4.2 Maintenance

4.2.1 Exterior Elevations and Setting

The exterior elevations and balconies of 34-36 Beaumont Street are its most significant elements. They are of high aesthetic and historical value and contribute extensively to Oxford's only planned Georgian streetscape. The rear elevations, fair-faced red brick, lacking the ashlar facing of the southern façade, are of less significance and only visible from the courtyard of the Sackler Library. There have been various small-scale extensions to the rear elevations during the history of the building.

The ashlar Bath stone facing is a soft variety perhaps four inches thick but, whilst damaged in places, has aged well due to regular maintenance, repair, and refurbishment.²³ The Bath-stone buildings of a similar age in Oxford have, as a general rule, suffered during their two centuries of existence: 'Almost every building of 1820-50 has suffered fearful damage from the rusting and swelling of the [iron] cramps, which have burst the stones. At the [Oxford University] Press [on Walton Street] all the cramps had to be cut out (1935) and the face work patched with new stones and cement.'²⁴ The side (western) elevation appears to be in worse condition than the main (southern) elevations. Whilst the exterior elevations are in a good condition, they remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the heritage asset.



Figure 7. Damage to the façade and banding on the side (western) elevation

The side (western) elevation appears to be in worse condition than the main (southern) elevations. Whilst the exterior elevations are in a good condition, they remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the heritage asset.

The major changes to the heritage asset's setting since its construction are: the construction of the Ashmolean Museum (1845) and the construction of the Randolph Hotel (1864) at the eastern end of the road; the construction of the Playhouse opposite in Clipsham ashlar (1938); and the construction of the Sackler Library on St. John Street (2001). Society's increasing propensity towards the use motorised traffic has also had a notable impact on the space. Despite these changes, the heritage asset's setting has retained much of its charm, primarily

²³ Arkell, W.J., *Oxford Stone* (London, 1947) 95.

²⁴ *Ibid*, 96.

because the 1828-37 development has remained largely intact and it is this that dictates the setting of the western end of Beaumont Street more than any other factor.

4.2.2 Interior Spaces

The interior spaces of the building are of lesser significance than the exterior elevations. There are some interior elements of aesthetic and illustrative value, notably: the ceiling plaster in the first-floor lecture theatre; the cornice moulding in many spaces; the original fireplaces, notably in the reception area and first-floor lecture theatre; and some fine joinery, including staircases and door cases. As a whole, the spaces tend to feel utilitarian, with a bland, institutional colour palette and decorative elements appearing vestigial. The first-floor lecture theatre and the Graduate Common Room are the only areas where the aesthetic features feel unified and less disjointed.

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 vandalism, accidents, 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.

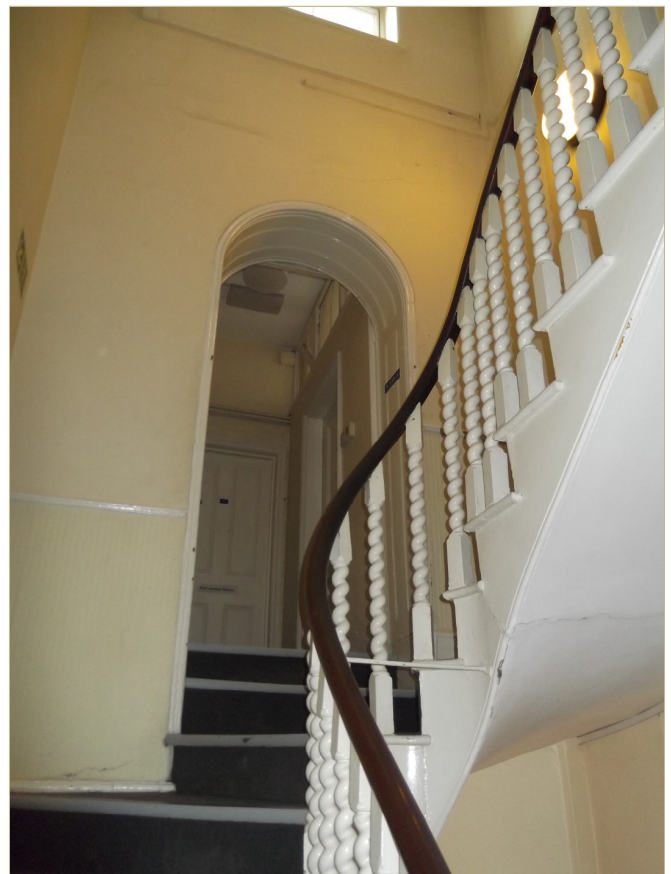


Figure 8. Left, the Graduate Common Room. Right, the staircase of 35 Beaumont Street

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5

CONSERVATION
POLICY

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5 CONSERVATION POLICY

Having established the significance of 34-36 Beaumont Street as a heritage asset, and having identified ways in which the significance of 34-36 Beaumont Street 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 and its setting.

The Conservation Plan is intended as an active tool for the regular maintenance and long-term management of 34-36 Beaumont Street. It needs to be reviewed regularly, and revised as appropriate to take account of additional knowledge and changing priorities. Through a process of regular review it should continue to act as a useful resource.

5.1 **34-36 Beaumont Street's continued use in a contemporary function linked to the study of archaeology and antiquity 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 34-36 Beaumont Street in a contemporary function linked to the study of archaeology and antiquity is important to its continued significance. Limited alterations will inevitably be required to allow it to retain this significance in line with modern standards and requirements. If alteration is required in the future it should be permitted with the following provisos:

- Any alterations must be sympathetic to 34-36 Beaumont Street'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 34-36 Beaumont Street 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**, access to the building is hampered by the original design. Access will remain a major 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 34-36 Beaumont Street 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 34-36 Beaumont Street and the surrounding area. Notably it must respect its position within the Beaumont Street group and its location adjacent to listed buildings (e.g. Worcester College, the Ashmolean Museum, and the Randolph Hotel)

34-36 Beaumont Street's position within the Beaumont Street group (i.e. 24-37 Beaumont Street and 5-23 Beaumont Street) is vital to its significance. Any plans for alterations should take into account the relationship between the listed buildings in this significant group.

5.6 Conservation of specific factors contributing to overall significance

34-36 Beaumont Street possesses various internal and external features of some significance (**Sections 3.1 and 3.3**). 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 lifespan and some degree of change must be permitted to keep the building safe, usable, and generally fit for function. Some materials 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 The primary (southern and western) elevations will remain substantially unchanged

The exterior elevations facing onto Beaumont Street and St. John Street are the most significant aspects of the building. Their contribution to the Beaumont Street group and the setting defines the significance of the building. Their visual character, with the ashlar Bathstone facing and iron verandah balconies, 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 of the building will respect the significance of individual architectural elements and of the space as a whole

The first-floor lecture theatre is the internal space with the most significant character, but there are significant elements, such as fireplaces and joinery, throughout the building. 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 the vein of NPPF paragraph 110, efforts should be made to ensure that 34-36 Beaumont Street'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 a unique building containing collections of particular value and academic significance. It is imperative for the safety of the building and its collections that a clear and up-to-date disaster recovery plan exists.

5.9 If during any subsequent renovations or alterations any excavation work is carried out beneath 34-36 Beaumont Street, 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 probable that there is significant archaeological material preserved beneath 34-36 Beaumont Street (**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.

5.10 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 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 The Conservation Plan will be circulated to all senior staff who work in 34-36 Beaumont Street and to all other members of the University who have responsibility for the building or its contents

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.

5.10.3 The Conservation Plan will be made available to Oxford City Council, English Heritage, and any other party with 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 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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6.6 Image Credits

- Cover and chapter covers: Estates Services photographs.
- Figure 1: Adapted from Google Maps (see **Section 6.5**).
- Figure 2: From *Jackson's Oxford Journal*, 26th April 1823.
- Figure 3: Adapted from Bing Mps (see **Section 6.5**).
- Figures 4-8: Estates Services photographs.



7

APPENDICES

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7 APPENDICES

Appendix 1 Listed Building Descriptions

Appendix 1.1 List description for 24-37 Beaumont Street

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: 1047375

Location

24-37, BEAUMONT STREET

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: 12-Jan-1954

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: 245326

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

BEAUMONT STREET

1.

1485

(North Side)

Nos 24 to 37 (consec)

SP 5106 NW 5/134 12.1.54.

II* GV

2.

Laid out, with St John Street, as a unified terrace-type scheme in 1828-37 on the site of the ancient palace of Beaumont. 3 storeyed Bath stone fronts in brick, with cellars, a moulded cornice and a small parapet. Some have a mansard roof to an attic floor. There are 2 or 3 sash windows with glazing bars in each floor, and most have iron balconies at the 1st floor, while some have good verandah balconies. The doorways have semi-circular heads and some have stone door frames with engaged columns and split pediments (See also Nos 5 to 23 (consec)).

All the listed buildings in Beaumont Street form a group.

Listing NGR: SP5106406525

Selected Sources

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

Map

National Grid Reference: SP 51064 06525

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 - [1047375.pdf](#)



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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: THE PLAYHOUSE

List Entry Number: 1185150

Location

11-23, BEAUMONT STREET
5-7, BEAUMONT STREET
THE PLAYHOUSE, BEAUMONT STREET

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: 12-Jan-1954

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: 245325

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

BEAUMONT STREET

1.

1485

(South Side)

Nos 5 to 7 (consec).

The Playhouse.

Nos 11 to 23 (consec).

SP 5106 NW 5/134 12.1.54.

SP 5106 SW 8/134

II* GV

2.

Laid out, with St John Street, as a unified terrace-type scheme in 1828-37 on the site of the ancient palace of Beaumont. 5-storeyed Bath stone fronts on brick, with cellars, a moulded cornice and a small parapet. Some have a mansard roof to an attic floor. There are 2 to 3 sash windows with glazing bars in each floor and most have iron balconies at the 1st floor while some (eg Nos 34 and 35) have good verandah balconies. The doorways, have semi-circular heads and some, mostly on the South side have stone door frames with engaged columns and split pediments. The Playhouse (on site of Nos 8, 9 and 10) was built in 1938 in harmony with the rest in Clipsham ashlar. The interiors show that the fireplaces are placed at the sidewalls, the central chimney-stack having disappeared. For plan of No 15 (a typical house), see *Antiq Jnl* XXVII (1947), p 132 and Fig 8 G. Playhouse altered 1964.

All the listed buildings in Beaumont Street form a group.

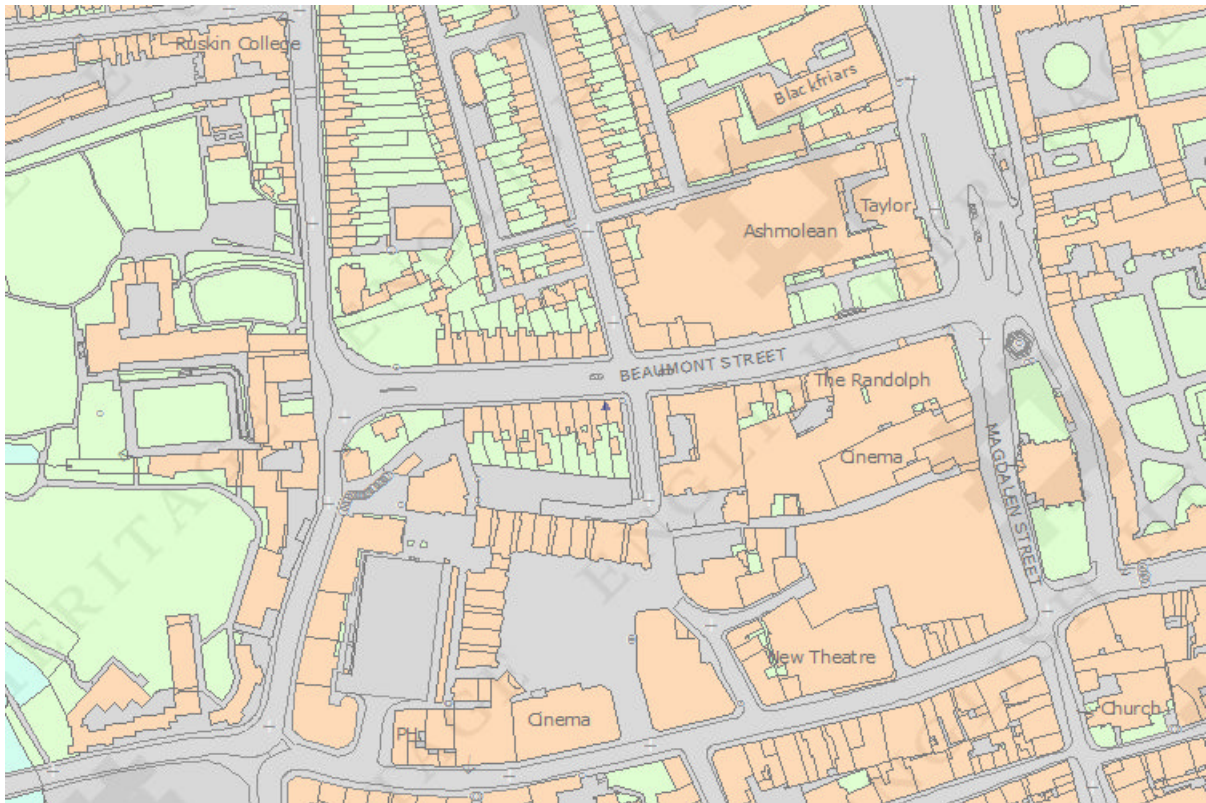
Selected Sources

1. **Article Reference** - *Date:* 1947 - *Journal Title:* Journal of the Society of Antiquaries of London - *Volume:* 27 - *Page References:* 132
-

Map

National Grid Reference: SP 51074 06499

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 - [1185150.pdf](#)



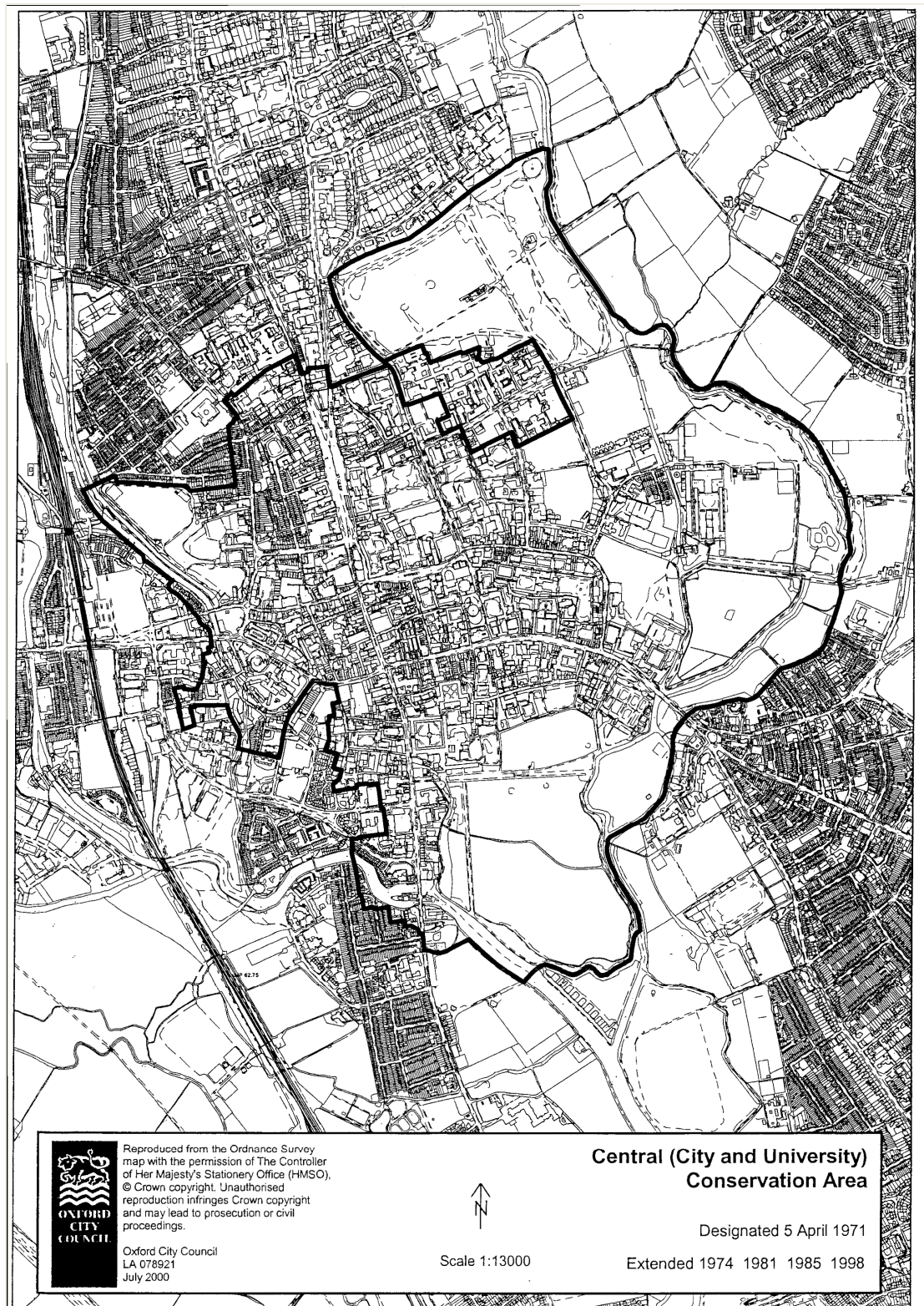
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Appendix 2 Conservation Area Description



Central Conservation Area, No. 5

The historic centre of Oxford forms one of the masterpieces of European architectural heritage. It is also a major regional commercial centre. Many of its historic buildings still function for the purpose for which they were built, and provide accommodation for the University of Oxford and its colleges.

From small beginnings as a settlement in the Saxon period, Oxford grew by the 11th century into one of the largest towns in England and a major trade centre. The Norman conquest brought the construction of the Castle and the establishment of major religious houses. The infant University arose in the 12th century and gradually grew into a major force in the city's life. The Saxons' rigid street layout and the fixed line of the 13th century defensive walls, together with the floodable river valleys, largely determined the plan of the historic centre as it is today. The gentle curve of the High Street, the great market place of St Giles and the older churches, together with the post-medieval timber-framed houses, belong to the town rather than the gown.

The University as it expanded, colonised the eastern half of the town with colleges and halls, building quadrangles of medieval and post-medieval gothic buildings, both within and without the walled town. The growth of the University's central institutions is well shown by the magnificent group of buildings situated between Broad Street and St Mary's Church. This group began in the 15th century with the building of the Divinity School and the Duke Humfrey's Library, a nucleus which expanded in the 17th century with the addition of the Schools' Quadrangle, Convocation House and Sheldonian Theatre. The group was further extended in the 18th century by the addition of the Old Clarendon Building and Radcliffe Camera to form a sequence of buildings and spaces of the highest architectural and historic interest, that today form the visual heart of the conservation area. Aspects of Oxford's 19th and 20th century change and growth may be illustrated by the considerable additions made to University and College buildings in Victorian and recent times, by the vigorous commercial and shopping centre, and by the welcome fact that the presence of the University ensures that many upper floors of buildings in the conservation area are in use for residential purposes, rather than unoccupied as in some historic towns.

Thomas Sharp, in his report to the City Council, published in 1948 as *Oxford Replanned*, set out and defined Oxford's special physical and architectural character and stressed its virtues and problems in a 20th century context. The Council, in its Review of the Development Plan, approved in 1967, approved much of the central area as an area of great historic value, and since 1962 the Council has protected the prospect of the city's unique skyline with its high buildings policy. The complementary views out of the city to its open country background have been similarly protected by the Green Belt and other policies.

The Council designated a large part of the central area as a conservation area in 1971. An extension taking in the Folly Bridge riverside was designated on 28th May 1974, a second extension covering part of Walton Street, Fisher Row and lower St

Aldate's was designated on 23rd February 1981, while a third covering Cornmarket and Queen Street was designated on 29th April 1985. On 9th December 1998, a fourth extension was made to the conservation area taking in part of the St Thomas' area, the University Observatory adjacent to University Parks and Magdalen College School playing field.

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Appendix 3 Chronology of 34-36 Beaumont Street

1822	St. John's College asks Henry Dixon to survey a road from Worcester College to St. Giles's and the land either side for building leases. William Garbett is employed to produce plans for the street
1823	Advertisements for the building land appear in <i>Jackson's Oxford Journal</i>
1824	Dixon is asked to survey the land not yet let
1828-37	The Beaumont Street terraces are constructed
1894	H.D. Symonds acquires the lease to 36 Beaumont Street. He already occupies 35 Beaumont Street
1920	Sir Thomas Penson KBE of Worcester College acquires the lease to 36 Beaumont Street
1922	Professor Sir Paul Vinogradoff acquires the lease to 36 Beaumont Street
1925	Vinogradoff dies and leaves the remaining lease to 36 to Miss H. Darbishire
1931	Darbishire assigns the remaining lease to Oxford University
1931	The University purchases the adjacent 37 Beaumont Street from St. John's College. It is allocated to the Ashmolean in 1954
1938	The Playhouse is constructed on the site of 8-10 Beaumont Street, opposite 34-36
1946	The Delegacy of Social Training is founded and based in 34-35 Beaumont Street
1946	The University subleases 36 Beaumont Street to Rhodes House
1946	Oxford University appoints its first Professor of European Prehistory, Christopher Hawkes
1948	Planning permission is granted for the conversion of a room in 35 to a WC on behalf of the Delegacy of Social Training (founded 1946) based there
1954	24-37 Beaumont Street is designated a Grade-II*-listed group of buildings
1957-8	The University acquires the Beaumont Street buildings
1961	Planning permission is granted for the squash courts at 34-35 to be converted to a storage area for the use of the Playhouse
October 1961	The Institute of Archaeology formally comes into being
1971	Planning permission is granted for internal alterations and conversion of existing cycle shelter to form a storeroom
Early 1970s	A conservation laboratory is created and a drawing office established
1983	Planning permission is granted for the construction of a new pitched roof and a new timber roof for the old squash courts
1986	Planning permission is granted for the conversion of the caretaker's basement flat into office and storage accommodation
1992	The undergraduate degree in Archaeology and Anthropology, the University's first undergraduate degree in archaeology (followed by Classical Archaeology and Ancient History in 2002), is founded
1993	Street lighting is fitted to the façades of many of the Beaumont Street buildings, including 34-36 Beaumont Street
1994	Planning permission is granted for internal fire precautions, including the upgrading of doors and the installation of escape corridors
1999-2001	The Sackler Library is constructed to the rear of the Institute of Archaeology
2000	Listed building consent is granted for the installation of new handrails to the main entrance

2001	Listed building consent is granted for internal alterations at ground-floor and second-floor levels in 34 to facilitate the occupation by the Institute of Archaeology of space previously occupied by History of Art Library
2006	Listed building consent is granted for internal alterations involving the insertion of a new partition and door on the third floor
2008	Repair work conducted to external facing and to chimneys
2010	There is a general refurbishment of teaching spaces and listed building consent is granted for alterations to upgrade and refurbish heating and air-cooling system in first-floor lecture room
2011	Listed building consent is granted for internal alterations related to rewiring for electrical services, lighting, and fire protection systems
2012	New floor coverings are fitted throughout no.36, on the stairs and stair lobbies of no.35, and throughout the second floor of the entire building

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 34-36 Beaumont Street; 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.

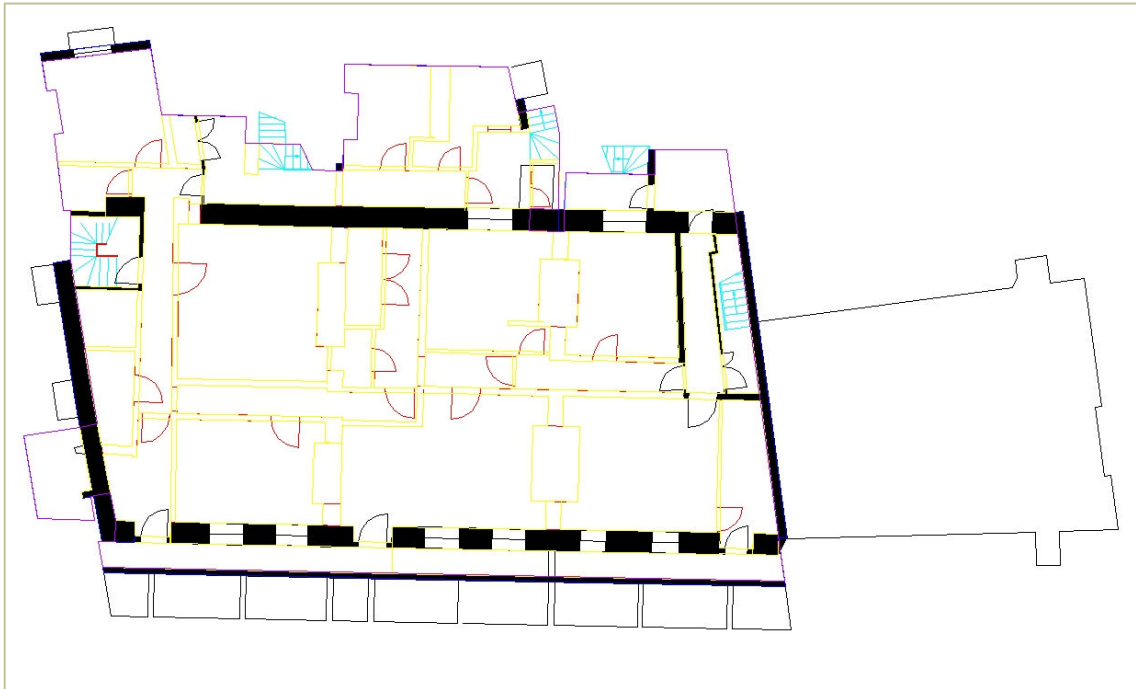
34-36 Beaumont Street, Building # 122		
SIGNIFICANT FEATURE	<input checked="" type="checkbox"/>	Further Information
General:		
External elevations, balconies, and chimneys		p.18, 21-22, 28-29, 35
Sash windows throughout		p.22
Original fireplaces		p.22, 29, 35
Historic joinery including staircases and door cases		p.22, 29, 35
Historic plasterwork including ceiling rosettes and cornice		p.22, 29, 35
Specific Features:		
External Elevations		
-Bath stone facing on southern and western elevations		p.18, 21-22, 28-29, 35
-Iron balconies and verandahs		p.18, 21-22, 28-29, 35
-Banding (where intact) and cornice		p.18, 21-22, 28-29, 35
-Chimneys		p.18, 21-22, 28-29, 35
- Stairs, doors, and surrounds on all three entrances		p.18, 21-22, 28-29, 35
-Windows throughout		p.18, 21-22, 28-29, 35
Internal Spaces		
-Original fireplaces		p.22, 29, 35
-Ceiling plaster where decorative elements are retained, including rosettes and cornice		p.22, 29, 35
-Skirting boards and picture rails where retained		p.22, 29, 35

-Windows, window cases, and original locks, e.g. extending bars locks in first-floor lecture theatre		p.22, 29, 35
-Joinery including door cases and staircases		p.22, 29, 35
-Internal entrance with leaded-glass door to 35		p.22, 29, 35

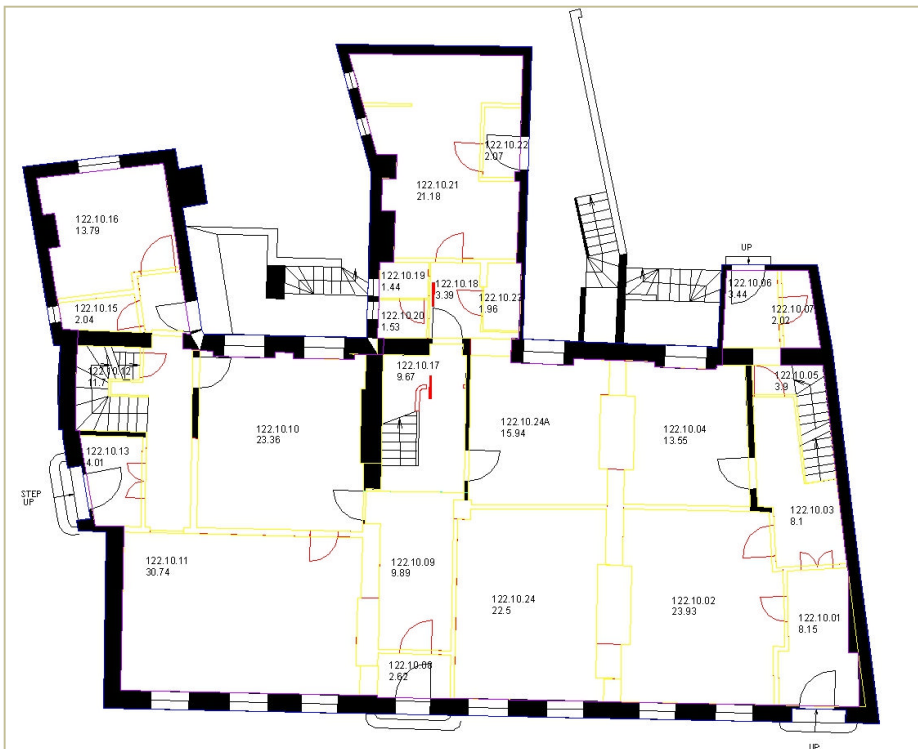
PRIOR TO UNDERTAKING ANY REPAIRS OR ALTERATIONS ON THE ABOVE-LISTED ARCHITECTURAL FEATURES, CONTACT THE CONSERVATION TEAM AT ESTATES SERVICES ON (01865) (2)78750

Appendix 5 Floor plans

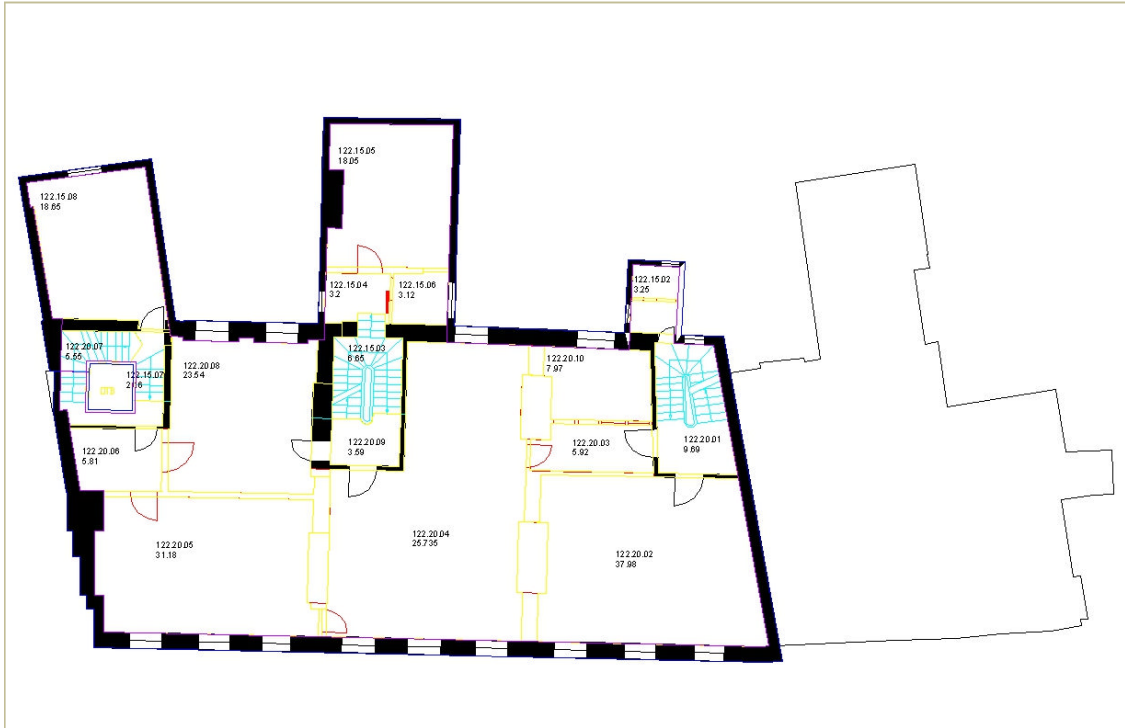
Appendix 5.1 Basement plan



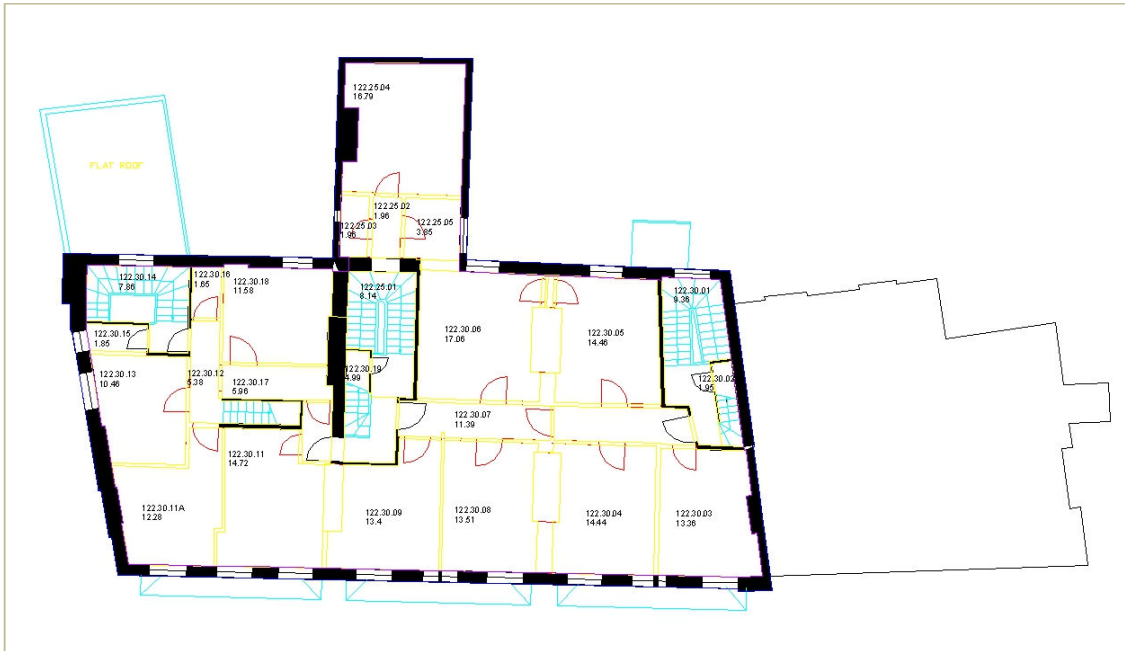
Appendix 5.2 Ground-floor plan



Appendix 5.3 First-floor plan



Appendix 5.4 Second-floor plan



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