



UNIVERSITY OF
OXFORD



56 Banbury Road
Conservation Plan

April 2012
Building No. 116

Oxford University

Estates Services

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INTRODUCTION

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1 INTRODUCTION

56 Banbury Road was designed by John Gibbs in 1866 and constructed by Young of St. Aldate's. It was designed as part of a set of villas, including 54 and 58 Banbury Road, which formed a showpiece at the entrance to the North Oxford suburb. It originally served as a private house and is now home to the Oxford University Careers Service.

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 56 Banbury Road.

The purpose of this Conservation Plan is to update 56 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 56 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. Satellite photograph of 56 Banbury Road (outlined in red) and the surrounding area, 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 56 Banbury Road, a detached middle-Victorian villa with four extensions (1884, 1894, 1900, and 1993-4).

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 4** 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 56 Banbury Road; however, there are various forms of existing material available:

The 2008 listed building description (**Appendix 1**) is the logical starting point for the plan as it lists the heritage asset's main features and briefly assesses its architectural significance.

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

There are several published books and articles that examine the development of Victorian architecture in Oxford and the development of the North Oxford suburb. These publications form an important resource for studying works of this period in Oxford.

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

1.4 Methodology

The Conservation Plan is a document that assesses the current and predicted conservation needs of 56 Banbury Road and attempts to address them with a view towards maintaining or increasing the significance of the heritage asset. Its formulation to supersede any existing literature is a response to the requirements of NPPF, and it is prepared in accordance with the policies contained therein.

1.5 Constraints

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

- DS.9 – Bevington, Banbury, Parks, and Keble Road – University Use: Planning permission will be granted on the Bevington Road, Banbury Road, Parks Road, and Keble Road site for the development of University of Oxford teaching, research, and purpose-built student accommodation. Planning permission will not be granted for any other uses on this site.
- TR.3, TR.11, 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 No.1: 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 1.5 m off the ground are protected.
- The City of Oxford Smoke Control Order No. 20 – It is an offence to emit smoke from a chimney of a building, from a furnace, or from any fixed boiler if located in a designated smoke control area.

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UNDERSTANDING THE SITE

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2 UNDERSTANDING THE SITE

2.1 History of the Site and University

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

The site of 56 Banbury Road was located outside the mediaeval and post-mediaeval 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 some income to the college in the form of agricultural rents.² University College also held several strips of land to the south of the area. There was some early development to the south of the extramural area; for instance, St. Giles' Church (extant) was constructed in the general vicinity in 1120 and the Old Parsonage was in place by the mid-17th Century (with an inscribed doorway providing a *terminus ante quem* of 1659).³ Despite this, 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 1901.⁴ 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.⁵

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*.⁶ Samuel Lipscomb Seckham was employed by St. John's College in 1853-1855 to develop part of their North

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 Pevsner, N., and Sherwood, J., *Buildings of England: Oxfordshire* (Harmondsworth, 1974) 317.

⁴ Tyack, G., *Oxford: An Architectural Guide* (Oxford, 1998) 214.

⁵ *Ibid* 215.

⁶ 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.’⁷

John Gibbs built 56 Banbury Road in 1866 as a continuation of this trend, as a bespoke, high-quality, middle-class family house immediately outside of the city centre. 54 and 58 Banbury Road were built at the same time for individual clients and formed part of the same development. These handsome houses along the eastern edge of Banbury Road provided a perimeter to the middle-class suburb developing to the east, especially as William Wilkinson’s Norham Manor was developed throughout the 1860s.

The area continued to be a focus for middle-class housing throughout the later 19th and early 20th Centuries; however, the expansion of the University from the latter half of the 19th 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 54-58 Banbury Road is distinctive in the immediate vicinity, as they form something of a perimeter to Victorian middle-class estates to the east.

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, and again in 1975 and 1976 (see **Appendix 2**).

2.2 Construction and Subsequent History of 56 Banbury Road

John Gibbs’ projects at 54-58 Banbury Road were not speculative designs, built in a generic manner to maximise the chances of sale, but were rather bespoke homes built to order for specific clients; however, 56 Banbury Road, whilst not built as a speculation project on Gibbs’ part, was built to the order of a speculator, Henry Hatch. Hatch owned a drapery and clothing store on Magdalen Street, a funeral outfitting business on St. Giles, and a boot and shoe shop on High Street. He was also proprietor of the Victoria Theatre.⁸ 56 Banbury Road was built in a conspicuously Gothic style, considered worthy of mention in *Jackson’s Oxford Journal*:

⁷ Tyack, G., *Op. Cit.* 216.

⁸ Dodgson, E.O., ‘Notes on Nos. 56, 58, 60, 62, and 64 Banbury Road’ in *Oxoniensia* XXXII (1967) 58. Hinchcliffe, T., *North Oxford* (London, 1992) 49, suggests that Hatch may have intended to live there initially, but this is explicitly denied by Dodgson.

‘In this conspicuous illustration, Mr Gibbs has forcibly endeavoured to show that when Gothic architecture is fully carried out, it is the style best adapted for buildings of a similar description. The gothic here exemplified is early, and somewhat Continental; and we are informed that the elaborate style adopted can be treated as economically as its rival, the classic...Indeed ‘Wykeham House’ may be regarded as a very satisfactory piece of architectural design, in which is embodied a new and useful development of the Gothic, not unworthy of repetition.’⁹

The house was initially let to a Mrs. Harrington, but in November 1872 was rented to Prince Leopold (1853-84), the Duke of Albany and youngest son of Queen Victoria. He lived there throughout his 4-year undergraduate career at Christchurch. In 1880, Hatch’s lease was assigned to George Palmer (1818-87), biscuit manufacturer, mayor and later Liberal MP for Reading. In 1881 Edward Bagnall Poulton (1856-1943), the Hope Professor of Zoology from 1893, married Emily, the daughter of George Palmer, and they moved into 56 Banbury Road, where they resided for the rest of their lives. Poulton was the keen son of an architect and undertook various alterations to the house.¹⁰ In 1884 a large extension was constructed on the south side of the house. Further extensions were made to the northwest of the house, notably a three-story tower, in 1894. The porch was extended to an elaborate degree at the same time and Gibbs’ original design is now obscured (**Figure 2**). A conservatory was added to the front of the southern (1884) extension in 1900 to a design by H.W. Moore.

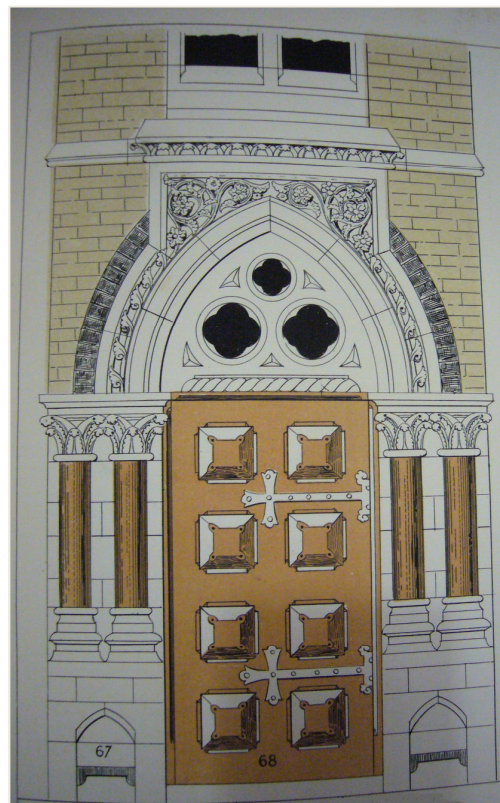


Figure 2. Gibbs’ design for the porch to 56 Banbury Road, reproduced in his *Domestic Architecture and Ornament in Detail* (Oxford, 1868)

Poulton died in 1943 and by January 1949 56 Banbury was being utilised as a nurses’ hostel by United Oxford Hospitals (based at the Radcliffe Infirmary) and planning permission was granted to provide additional accommodation on the site.

This involved subdividing an area in the north-eastern portion of the second floor, identified in the planning application as a squash court. In 1967, St. John’s College relinquished the deeds and lease for 56-67 Banbury Road to the University and the Appointments Committee (later Oxford University Careers Service) moved into the building in 1971, when planning

⁹ *Jackson’s Oxford Journal*, 13th October 1866, reproduced in: Hinchcliffe, T., *North Oxford* (London, 1992) 105.

¹⁰ Dodgson, E.O., ‘Notes on Nos. 56, 58, 60, 62, and 64 Banbury Road’ in *Oxoniensia* XXXII (1967) 58.

permission was granted to convert the space from hostel use to university office use. The Careers Service has occupied 56 Banbury Road continuously since.

Throughout the 1970s there was some controversy over plans to create a new Pitt Rivers museum on the wedge of land between Banbury Road and Norham Gardens, which would have necessitated the demolition or conversion of 56-64 Banbury Road and 1-11 Bradmore Road (56 Banbury Road was to be demolished).¹¹ Planning permission was granted for the project; the planned 35-foot-high concrete rotunda (with a 90-foot apex) would have impacted greatly upon the character of the surrounding area, and there were substantial and vocal criticisms. A lack of necessary funds meant that the planned development never went ahead despite the planning approval and clear intentions. In 1977 temporary permission was granted to postpone the Pitt Rivers project and to retain 56 Banbury Road's use as a university office; this permission was extended in 1986 and made permanent in July 1991. The building was refurbished in 1986, and permission was granted for the construction of a two-story rear extension in July 1992, which was completed in 1993.



Figure 3. Aerial image of 56, Banbury Road in 2011, orientated with East at the top of the image

¹¹ Hinchcliffe, T., *North Oxford* (London, 1992) 206.



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 56 Banbury Road has been publically recognised by its designation as a Grade II listed building in November 2008 (see **Appendix 1**); and it was included in Oxford City Council’s designation of the North Oxford Victorian Suburb Conservation Area in 1968 and its revision in 1972 (see **Appendix 2**).

3.1 Significance as part of Banbury Road, North Ward, and the North Oxford Victorian Suburb Conservation Area

56 Banbury Road is part of the row of grand show houses which line the entrance to Norham Manor, the heart of the North Oxford Victorian Suburb. 54-58 Banbury Road were designed by Gibbs and, whilst they differ somewhat in design (56 is without doubt the most elaborately ornamented of the designs), as should be expected of bespoke projects, they are certainly of a type and comprise an attractive group. The group functions to frame the entrance and define the boundary to William Wilkinson’s roughly-contemporary Norham Manor estate to the east. 54 has been Grade II listed as part of Wycliffe Hall (including 52 Banbury Road and extensions) since 2008.

The character of this part of Banbury Road, leading into North Oxford proper, is of Victorian domesticity on a palatial scale; the grand detached villas being a far cry from the more-restrained Victorian terraces closer to the urban core, and even the semi-detached middle-class houses of the roughly-contemporary “Park Villas” group (7-21 Banbury Road). Gibbs’ houses were built on a grand scale (54 Banbury Road was built for Thomas Arnold with fourteen bedrooms and the intention that it could house the occupant’s resident students) and serve to introduce the character of the Victorian suburb north of the junction of Norham Gardens and Banbury Road. This group are the first truly lavish houses one encounters moving from the city into North Oxford; 56 Banbury Road contributes aesthetic value to the area as an important constituent element of this significant group which acts to exemplify the character of the area.

On the western side of the road, the domestic architecture of North Oxford descends as far south as 7 Banbury Road. On the eastern side of the road, at the Banbury Road/ Parks Road/ Norham Gardens junction, the institutionalised centre of Oxford, with its purpose-built University department buildings, begins to give way to the more domestic-scale properties that form the leafy suburb of North Oxford. This dichotomy is highlighted at this junction, where two mirroring triangles of land confront one another; the Jenkin building (a purpose-built engineering laboratory dating from 1916) to the south stands in contrast to the gardens of Wycliffe Hall (52-54 Banbury Road) to the north. What remains striking about the villas on this eastern stretch of Banbury Road is that they all remain within substantial grounds, which reinforces the suburban nature of the area. The gaps between the buildings are

important to the character of the area, emphasising that they are separate structures, more in keeping with their original domestic character, rather than the constituent parts of a single institution that they are now. This is enhanced by the presence of planted trees and shrubs.¹²

The character of the area remains leafy and suburban despite its close proximity to the city centre. The character is somewhat complicated by the fact that a great deal of the previously-domestic properties now have some institutional status related to Oxford University; however, ultimately the overwhelming impact of the grand Victorian domestic villa wins out, remaining the defining aspect of the character of the area. This impact is ensured by the combination of: the houses (which, despite extensions, for the most part retain their domestic character, though on an expectedly grand scale); the gardens and voids between them; and the heavy foliage cover, which effectively obscures most of the buildings from the road in the summer months.

56 Banbury Road is a constituent element in the creation of this leafy perimeter, this grand barrier which delineates the edge of the domestic grandiosity of North Oxford; a boundary which acts to introduce to the observer to the values of Victorian middle-class luxury.

3.2 Architectural Significance

The listed building description gives an excellent summary of the western elevation of 56 Banbury Road:

‘High Victorian Gothic. 2 storeys, attic, and basement. Front façade: 1866 build to centre has gable to right, oriental castellated porch to centre, and wide left bay with single lights flanking front chimney. Chimney has arched stone tablet to base, carved with bishop’s mitre and ‘Wykeham House’, Gothic inscription ‘Manners mayketh Man’, and canopied stone statue of William of Wykeham carved by W. Forsyth of Worcester. Top part of chimney rebuilt late C20. Flanking single-light windows with cusped stone arches, columns, and carved caps. One dormer. Right gable has similar 2-light windows in arched stone tympana with carved roundels, one inscribed ‘E III’, set in an advanced gable with carved stone dragons. Paired attic lights above with carved corbel to roof vent. Porch extended 1894 as dated on stone parapet, with marble columns to front and curved service stair to basement on right side. Leaded lights. 3-storey tower added to left corner of house also dated 1894, with matching windows, triple top lights and pyramidal roof. Matching gable extension set back to right of house has window dated 1884 now concealed within 1900 conservatory. Irregular rear façade with extended attics (part on corbels), projecting WC tower and 1992 extension.’

The statue of William of Wykeham was apparently a response to the naming of the house, rather than the other way around. Though it is unclear why the house was so named.¹³

¹² Oxford City Council, *The Gardens of the North Oxford Victorian Suburb* (September 1978).

¹³ Dodgson, E.O., ‘Notes on Nos. 56, 58, 60, 62, and 64 Banbury Road’ in *Oxoniensia* XXXII (1967) 57.



Figure 4. Wood print of an unextended 56 Banbury Road, c.1880

The extensions have changed the massing of the house, giving it a far broader and more sprawling character than it originally possessed. The original free-standing structure allowed for more space between the neighbouring buildings, though not quite the parkland setting suggested by **Figure 4**, as the boundary walls followed the same line they do today. The extensions to the front of the building match the brickwork, and for the most part style, of the original building. The statue of William of Wykeham has weathered badly and lost its hands at some point. Despite this the main façade of the building retains substantial aesthetic value, the visible extensions harmonising with the original design (though the original doorway was certainly more elegant than Poulton's substantial porch).

Poulton's tower to the north is a fine addition, adding aesthetic value to the exterior, yet from the interior not feeling like a separate extension. The porch is a less accomplished extension, feeling slightly incongruous to the rest of the elevation and with rather obvious joins to the original fabric. It causes the central window to feel forced into a too-cramped position, whereas it was a logical, linear continuation of the doorway in the original design (**Figure 2**).

On the primary elevation, the interior of the house is subservient to the aesthetics of the exterior, for instance the arched lights, rather elegant from the outside, look awkward from within, blocking the sash windows and reducing light access. This is less the case on the other

elevations. The northern elevation is somewhat confined by the original boundary line of the property, and contains a tradesmen entrance. There is a single-storied extension of utilitarian design to the rear, which may be related to the 1949 nurses' accommodation extension. The eastern elevation of the northern (1894) extension has some unusual narrow windows which feel forced into too-small spaces against the extrusion of the rear elevation of the original structure; these feel cramped and are aesthetically intrusive, presumably being utilitarian in nature, as they act to provide light to small storage spaces, which would not have been worth providing gas lighting to when they were originally constructed.

To the rear there is a modern (1992) extension of little aesthetic value, obscuring the original rear elevation at the lower floors. The upper floors remain, and the rear elevation of the original building is of similar quality to the front, all pointed gothic arches and notably a grand feature window at the rear of the main stairwell, which would have been even more impressive prior to the 1992 extension. The southern extension (1884) has rectangular windows on its rear elevation, with heavy stone lintels and arched brick courses above referencing the pointed arches elsewhere.

There is a summerhouse/shed at the south-eastern corner of the garden that is in a poor state of repair but possesses a certain dilapidated charm, fulfilling the function of a folly as it has little practical application. It is tiled on the garden side, with a corrugated iron roof on the side abutting the boundary wall.

Overall, the structure has substantial aesthetic value achieved through conscious design. The porch and the conservatory are attractive features in themselves (especially the stepped windows in the porch, which are referenced in the alignment of interior cupboards on the main stair of the northern extension), but do detract somewhat from the homogeneity of the original design and the earlier extensions; however, on balance not detracting from the quality of the façade as a whole. It is an attractive property with a striking primary elevation, distinct from the less-elaborate Gibbs houses to either side.

3.3 Archaeological Significance

North Oxford has a rich and relatively-continuous history of occupation from the Bronze Age onwards. The foundations, lightwells, and extensions of 56 Banbury Road will have destroyed later archaeological material, though obviously the garden is likely to have seen less destructive development. Despite the relatively shallow nature of the soil in the area, the long history of occupation makes it likely that some significant material, with potential evidential value, may be extant at lower stratigraphic layers.

3.4 Historical Significance

The heritage asset has some illustrative value as an example of the grand domestic architecture of North Oxford, highlighting the trend towards the development of middle-class suburbs in the mid-late 19th Century, though equally good examples are relatively common in North Oxford.

It has associative value as the undergraduate home of Prince Leopold, youngest son of and secretary to Queen Victoria; a character who, due to his early death and the scrutiny applied to his search for a suitable wife, retains a certain romantic appeal. There is also some association value generated from its occupation by Professor Sir E.B. Poulton, one of Britain's more famous evolutionary biologists and an avid supporter of the theory of natural selection during its wilderness years, who made 56 Banbury Road his home for 62 years.

3.5 Significance as university offices and as Oxford University Careers Service

The Oxford University Careers Service (and previously the Appointments Committee) has occupied 56 Banbury Road since 1971.

The Careers Service provides an important service to Oxford University's students, especially considering the increasingly competitive nature of the graduate job market in recent years. It provides various services designed to both benefit undergraduates looking for working experience and to maximise graduates' chances of finding appropriate employment:

*'Each year, the Careers Service runs 15 recruitment fairs in Oxford and internationally and over 150 employer presentations, CV and interview skills workshops, and mock interviews...Throughout the year, you can book a 20-minute 1:1 discussion with a skilled Careers Advisor who can help you think through your options, whatever stage you are at.'*¹⁴

The Careers Service's work is vital to the function of the University, and 56 Banbury Road provides a setting that is welcoming in its domesticity yet grand enough to meet the expectations of the careers service of one of the world's most prestigious universities (especially the main façade and the entrance hall). The building is popular among staff as both a practical and attractive space, and whilst not ideally suited to offices in its original plan, it has been extended and altered to meet these needs.

¹⁴ Careers Service website: <http://www.careers.ox.ac.uk/about-us/mission-statement/employability-statement>, accessed 27th June 2011.

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VULNERABILITIES

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4 VULNERABILITIES

The ability of 56 Banbury Road to fulfil its current function

56 Banbury Road 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 suitable for its needs. The grand spaces of the original house have allowed for practical meeting/seminar rooms and larger offices, whilst the smaller domestic spaces (and larger subdivided spaces) on the upper storeys have found appropriate use as smaller offices and interview rooms. Subdivision and alteration, notably in the reception area, have changed the character of some spaces; however, the areas that have retained their character and significance, notably the reception hall and external façade, have done so because the building has remained in use, and has been maintained and cared for.

The current usage funds the upkeep and conservation of the heritage asset and ensures its continued existence and significance. 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 Access

The ability of the building to be accessed and used by as wide an audience as possible is central to its significance. The significance of the heritage asset is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by inadequate access. There is a wheelchair lift at the rear of the building (**Figure 5**) allowing access to the building, and the Careers Service makes great efforts to provide services for disabled users; however, the accessibility of the building is hampered by its original design. Whilst the majority of the public areas are located on the ground floor, and are accessible once access is gained to the building, the upper storeys and the basement level are inaccessible. Poulton's grand porch (with 5 steps and no hand rails) makes it impossible to provide an accessible main entrance without compromising its character.



Figure 5. Disabled access at the rear of the building

In order to meet accepted standards of accessibility all users should be able to enter the building through the same points and move freely around the building without disadvantage.

Due to the nature of the original design and early extensions, it is unfeasible that reasonable adjustments could wholly achieve this at 56 Banbury Road.

4.2 Legibility

The building was designed, and initially extended, as an extensive domestic building, with a hierarchy of public, private, and service spaces. Spaces have subsequently been further subdivided or opened up. This has led to some issues of legibility, as movement around the building can be confusing to the unfamiliar user, especially as one moves into what would have originally been back of house spaces. These issues are mitigated somewhat by the fact that the main public spaces are accessed from the entrance lobby and reception, and are easily navigable. The less legible areas of the building, moving into what would have originally been the private areas of the building, especially on the upper storeys, remain private and so are accessed by staff and those accompanied by staff, making legibility less of an issue.

4.3 Maintenance

4.3.1 Exterior Elevations and Setting

The main façade of 56 Banbury Road is one of its most significant architectural features, generating substantial aesthetic value. Whilst the building is clearly the work of the same architect as its neighbours, its gothic detailing sets it apart, making a special contribution to this row of substantial Victorian villas.

The exterior elevations are susceptible to environmental damage and weathering, notably the statue of William of Wykeham is in a sorry state (having lost its hands and much of its detailing), as are the eroded date plaques on the porch. Some parts of the stonework are in a better condition than others, but most have suffered from some discolouration and staining (note especially the blackening of the pillar capitals on the porch, **Figure 6**). This important façade will remain susceptible to weathering and pollution over long periods of time.

The landscape setting of the building has diminished over time. The gaps between the buildings on either side, vital to the domestic character of the buildings, have been reduced by various extensions, and it is vital that these are not lost completely. The front garden has become a car park with little aesthetic value, though obvious practical benefits. The front wall is unoriginal and



Figure 6. Blackening on the pillar capitals of the 1894 porch

it is likely that the original was fitted with the attractive iron railings (probably Phase 1) so characteristic of North Oxford.¹⁵ These could be restored to great aesthetic benefit without affecting the functionality of the space.

4.3.2 Interior Layout, Fixtures, and Fittings

Due to the subdivision or opening up of various spaces and various extensions, the interior layout is somewhat different from the original design, though the original plan is still widely discernable. Some of the original joinery is intact, notably on the main staircase, some of the cupboards, and various areas of fine wood panelling. There is also some particularly fine joinery in the rear second-floor lavatory. All of the interior spaces suffer from a bland, institutional palette and office furnishings, which make them feel utilitarian and mask their character; however, attractive original details are extant, for instance a good portion of cornice moulding and joinery or the metal lift door in the cellar (**Figure 7**).



Figure 7. Left, original lift door in downstairs kitchen. Top Right, cornice moulding in Entrance Lobby. Bottom Right, wood panelling in Assistant Administrator's office in basement

As the interior features are in regular use and of less permanent construction than the external structure of the building, they are vulnerable to vandalism, accidents, and general wear and tear. Some of these issues should be mitigated assuming adequate security and maintenance

¹⁵ <http://www.oxfordpreservation.org.uk/docs/RailingsGuide.pdf>, accessed 28.06.2011.

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 alterations, or repairs made with non-original materials, will require listed building consent.

4.3.2.1 Entrance Lobby

The Entrance Lobby is the most significant internal space in the building. The grand central staircase is an attractive piece, retaining its original joinery. It is slightly offset from the main entrance, with a narrower downwards section leading to the basement (and originally to the garden). To the northern edge of the space is a bay window with three attractive, leaded lights and a fitted window seat, which still forms the useful waiting space it would have in the original house. The area had a stone fireplace (where the water cooler stands in **Figure 8**) which was removed in 1986, along with a stone window sill, when the window seat was fitted. The initial entrance experience remains the most impressive space in the building, and it is not difficult to imagine the impact of this space when it formed the lobby of a private dwelling (**Figure 8**).

The reception rooms to the south of the main entrance have been merged into a single large reception space, having lost much of their original character, though the original external window, now an internal window onto the conservatory, remains a nice feature.

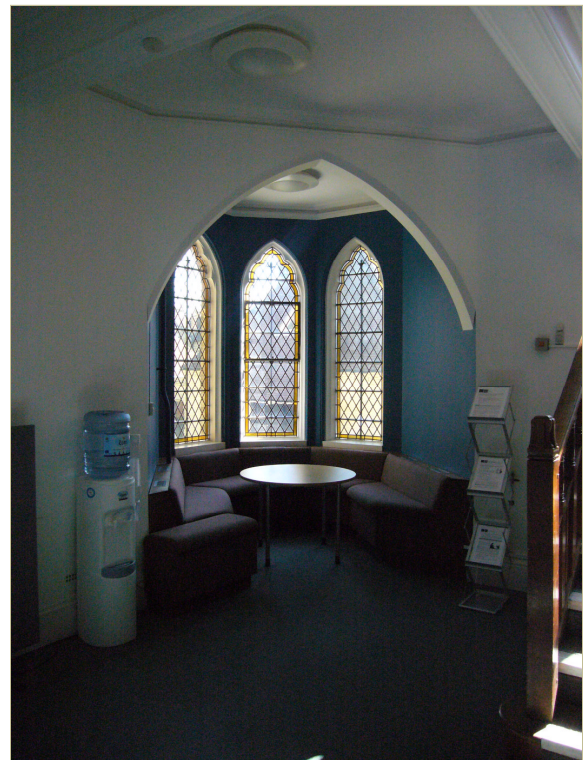


Figure 8. Left, the Main Staircase from the Entrance Lobby. Right, the bay window and waiting area

4.3.2.2 Main Staircase

The Main Staircase rises nearly the full height of the building from the Entrance Lobby. The original joinery is extant and of substantial quality (e.g. **Figure 8**). There is a large sash window which once overlooked the rear garden, but now merely overlooks the 1992 extension. The staircase leads onto a large landing fitted with pointed gothic arches (referencing the external windows). The landing has been partitioned and the arches have been fitted with glass to address noise and security issues (**Figure 9**). Whilst the staircase as a whole is rather a grand affair, it is topped by a rather plain, flat ceiling, painted in the same matte white as the majority of the interior.



Figure 9. Left, the first-floor landing looking west. Right, the rear window looking east

4.3.2.3 The Back Office and Conservatory

The back office, south of the reception on the ground floor, occupies the front reception room of the 1884 extension and the 1900 conservatory. It contains a number of nice original features, including: some cornice moulding and surviving ironmongery; the original external windows, converted into a decorative internal arch; the original external window from the southern elevation of the original house providing a visual link into the reception area; and H.W. Moore's conservatory, the glazing of which has unfortunately been obscured to provide a useful office space (**Figure 10**).



Figure 10. Top Left, cornice moulding and iron pipe brackets. Top Right, external windows converted to an internal archway. Bottom Left, Moore's conservatory, the ceiling obscuring Georgian wired glass. Bottom Right, external window converted into internal window

1866

5

CONSERVATION
POLICY

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5 CONSERVATION POLICY

Having established the significance of 56 Banbury Road as a heritage asset, and having identified ways in which the significance of 56 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 and its setting.

The Conservation Plan is intended as an active tool for the regular maintenance and long-term management of 56 Banbury Road. 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 **56 Banbury Road's current use, as university offices, 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 significance of 56 Banbury Road as university offices means that its current rôle represents an important aspect of its overall 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 56 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 '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 **Note that 56 Banbury Road is a Grade II listed building and ensure that appropriate consents are obtained for any alteration works to the interior or exterior of the building**

The nature of the building's use will inevitably necessitate further changes 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 the Oxford City Council.

5.1.2 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.

5.1.3 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.

5.2 In order to ensure that 56 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**, the original building design does present some difficulties in terms of improving access. 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, with the University seeking to exceed its statutory obligations and always viewing this as part of an ongoing process.

5.3 Any redevelopment needs to respect the character of the surrounding area and 56 Banbury Road's setting within the residential architecture of the North Oxford Victorian Suburb

56 Banbury Road makes a special contribution to the character of Banbury Road, interacting well with the contemporary buildings around it and forming an effective part of the row of houses delineating the boundary of the Norham Manor estate (**Section 3.1**). Any future alteration should be sympathetic to this fact, and not diminish its rôle there, notably retaining the gaps between the houses.

5.4 Conservation of specific factors related to overall significance

56 Banbury Road possesses various internal and external features of special significance (see **Section 4.3**). 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 life span and some degree of change must be permitted to keep the building safe, usable, and generally fit for its primary purpose as a university office and consultation space. Some materials, such as the external brickwork, will

have a very long life expectancy if given routine maintenance; others are impermanent and made need period replacement. Within the framework of understanding and valuing what is present in the building a degree of ongoing change is inevitable.

5.4.1 The exterior elevations, notably the western façade, will remain substantially unchanged

The western elevation is the most significant feature of the building, and the one that adds the most aesthetic value. Consideration could be given to its cleaning, but beyond this, any changes will significantly affect the character of the building. Allowing for any changes in line with **Section 5.1**, it will remain unchanged from its current design.

5.4.2 The landscape setting of the building should be improved

The original front garden serves as an effective car-parking space, but its aesthetic value could be improved without detracting from this use. Notably, its front wall and railings could be restored in line with Oxford City Council's recommendations.

5.4.3 The Entrance Lobby and Main Staircase will remain substantially unchanged

These are attractive and significant areas of the building which retain some of their original features. These areas are important to the overall significance of the heritage asset. The colour palette is no-doubt unoriginal, but loss or alteration of the significant aspects (notably the pointed arches, joinery on the stairs, and the bay window in the lobby area) would negatively affect the character of the heritage asset and they should be conserved.

5.4.4 The Back Office and Conservatory will remain substantially unchanged

These areas are within early extensions and contain significant features, as detailed in **Section 4.3.2.3**, despite having undergone heavy alteration since the building's occupation by the University. These features add to the character and significance of the heritage asset. Loss or alteration of these would negatively affect the character of the heritage asset and they should be conserved.

5.5 In the vein of NPPF paragraph 110, efforts should be made to ensure that 56 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.'

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

This is an architecturally significant building containing important records and information. It is important for the safety of the building that a clear disaster recovery plan exists.

5.7 If during subsequent renovations or alterations any excavation work is carried out beneath 56 Banbury Road or the surrounding area an archaeological assessment will be made of the potential for significant finds, and if appropriate an archaeologist will be given a watching brief as the excavation takes place

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

5.8 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

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

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

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

5.8.3 The Conservation Plan will be circulated to all senior staff who work in 56 Banbury Road and to all other members of the University who have responsibility for the building or the collection

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

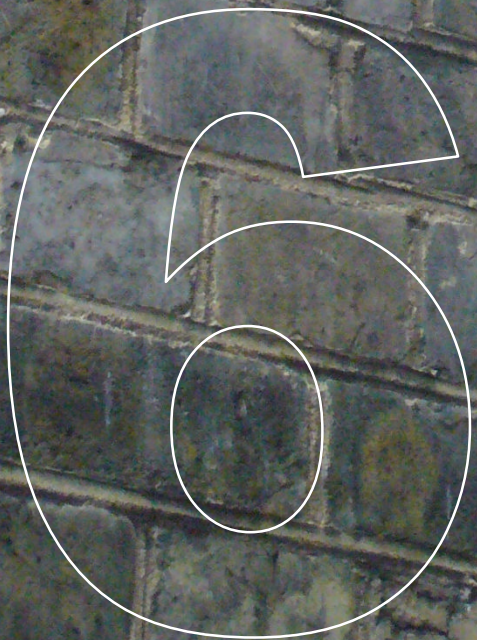
5.8.4 The Conservation Plan will be made available to Oxford City Council, English Heritage, and any other party with a legitimate interest in the building

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

5.9 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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6.2 Books and Articles

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- Oxford City Council, *The Gardens of the North Oxford Victorian Suburb* (September 1978).

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6.5 Image Credits

- Cover: Estates Services photograph.
- Chapter Covers: Estates Services photographs.
- Figure 1: Google Maps (see **Section 6.4**).
- Figure 2: Gibbs, J., *Domestic Architecture and Ornament in Detail* (Oxford, 1868) figure 67.
- Figure 3: Bing Maps (see **Section 6.4**).
- Figure 4: Sanders of Oxford website (see **Section 6.4**).
- Figures 5-10: Estates Services photographs.



APPENDICES

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7 APPENDICES

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: WYKEHAM HOUSE

List Entry Number: 1392911

Location

WYKEHAM HOUSE, 56, 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: 07-Oct-2008

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: 493688

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

A substantial house of 1866 and later with strong and careful gothic details with a Ruskinian flavour. The façade is an unusual composition with a chimney and tower to the left and an asymmetrical gable to the right. It makes a special contribution among the row of show houses prominently set at the entrance to North Oxford's Norham Manor estate. Designated at grade II.

History

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

Details

612/0/10145 BANBURY ROAD
07-OCT-08 56
Wykeham House

GV II
BUILDING: House

DATE: 1866, with extensions of 1884, 1894, 1900, and 1992-3.

ARCHITECT: John Gibbs.

MATERIALS: Yellow brick with red brick window arches and stone dressings; slate roofs.

PLAN: Broadly rectangular, with many projections.

FAÇADE: High Victorian Gothic. 2 storeys, attic and basement.

Front façade: 1866 build to centre has gable to right, original castellated porch to centre, and wide left bay with single lights flanking front chimney. Chimney has arched stone tablet to

base, carved with bishop's mitre and 'Wykeham House', Gothic inscription 'Manners mayketh Man', and canopied stone statue of William of Wykeham carved by W. Forsyth of Worcester. Top part of chimney rebuilt late C20. Flanking single-light windows with cusped stone arches, columns and carved caps. One dormer. Right gable has similar 2-light windows in arched stone tympana with carved roundels, one inscribed 'E III', set in an advanced gable with carved stone dragons. Paired attic lights above with carved corbel to roof vent. Porch extended 1894 as dated on stone parapet, with marble columns to front and curved service stair to basement on right side. Leaded lights. 3-storey tower added to left corner of house also dated 1894, with matching windows, triple top lights and pyramidal roof. Matching gabled extension set back to right of house has window dated 1884 now concealed within 1900 conservatory. Irregular rear façade with extended attics (part on corbels), projecting WC tower and 1992 extension.

INTERIOR: Entrance hall has Gothic arch to porch, polygonal bay to rear corner, and windows with leaded lights and coloured margins. Dog-leg wooden staircase on Gothic arcade, with 2-tier balustrade of slats and turned columns. Service stair with ramped handrail and skirtings, and built-in cupboards. Ground floor retains all moulded ceiling cornices and embossed wallpaper in front left room, but doorways and fireplaces have been removed; first floor less altered, retaining small painted stone fireplaces; basement re-partitioned but retains matchboarding and stone fireplace with Art Nouveau grate in house-keeper's room.

HISTORY: The North Oxford suburb evolved from about 1860 on land owned by St. John's College, with the College gradually making available discreet sets of building plots to lease as it sought to ensure a firm financial future for its endowment. St. John's kept strict control of the development, both in terms of the scale of the houses, and their distribution. All designs were vetted for quality, and to ensure adequate provision of front walls and railings, and rear gardens. 56 Banbury Road is dated 1866 on a window roundel. It was designed by John Gibbs for Henry Hatch, a draper. Extended in matching style 1884 and 1894 for E.B. Poulton, Professor of Zoology, with conservatory added to front right 1900 by H.W. Moore. Rear extension of 1992-3 The building is currently used by Oxford University Careers Service 2001.

SOURCES: T. Hinchcliffe, North Oxford (1992)

SUMMARY OF IMPORTANCE: A substantial house of 1866 and later with strong and careful gothic details with a Ruskinian flavour. The façade is an unusual composition with a chimney and tower to the left and an asymmetrical gable to the right. It makes a special contribution among the row of show houses prominently set at the entrance to North Oxford's Norham Manor estate.

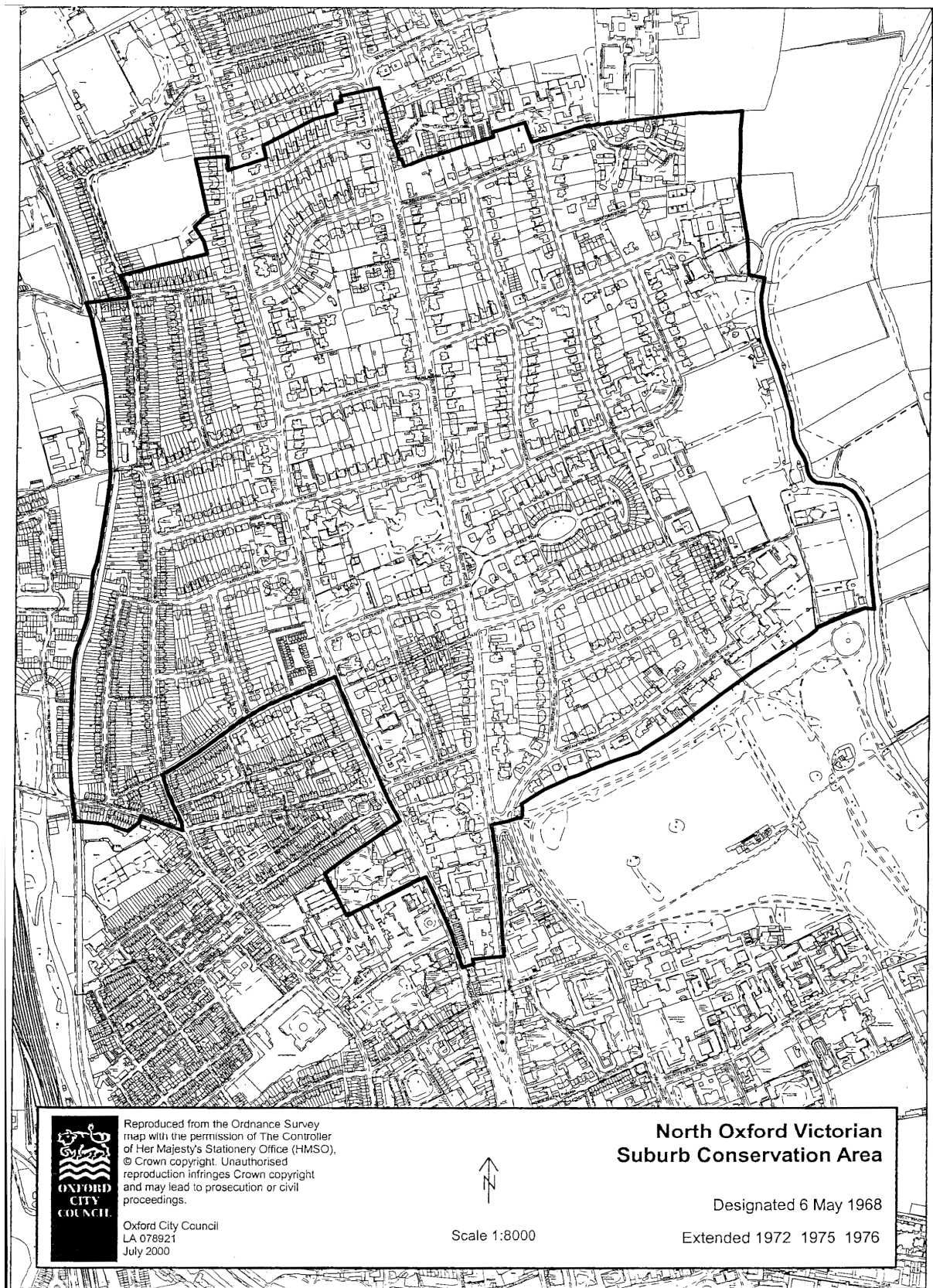
Selected Sources

1. **Book Reference** - *Author:* T Hinchcliffe - *Title:* North Oxford

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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 1 6th 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 semidetached 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 1870-3.

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 Margaret'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. Wilktnson'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 56 Banbury Road

1865-66	56 Banbury Road (Wykeham House) built for Henry Hatch to a design of John Gibbs by Young of St. Aldates.
1868	John Gibbs publishes <i>Domestic Architecture and Ornament in Detail: Designs for the use of Architects, Builders, Sculptors, Carvers, and Masons</i> which includes two details of 56 Banbury Road: the carvings around the front door and a window.
November 1872	Prince Leopold matriculates at Christchurch and moves into 56 Banbury Road for his undergraduate years.
1880	Lease for 56 Banbury Road assigned to George Palmer, MP for Reading.
1881	E.B. Poulton, Hope Professor of Zoology, and his wife, Emily (daughter of George Palmer), move in and reside there for the rest of their lives.
1884	Poulton builds an extension on the south side in 1884 with a conservatory at the front of the house.
1894	Poulton makes further alterations to the northwest of the house and extends the porch to obscure Gibbs' original doorway.
1900	A conservatory is constructed at the southern end of the building to a design by H.W. Moore.
1943	E.B. Poulton dies, having lived at 56 Banbury Road for 62 years.
January 1949	By this point 56 Banbury Road is being used as a nurses' hostel. United Oxford Hospitals (based at the Radcliffe Infirmary) apply for planning permission (granted) via their agent, H.H. Clarke F.R.I.B.A., for alterations to 56 Banbury Road to provide additional accommodation.
1967	The lease and deeds for 56-67 Banbury Road are transferred from St. John's College to the University.
September 1971	The University applies for planning permission (granted) to convert 56 Banbury Road from hostel use to use as University offices. It has been used by the Careers Service (previously the Appointments Committee) ever since.
1970s	There is some controversy regarding the development of the area for the new Pitt Rivers Museum (permission granted June 1973), necessitating the demolition or conversion of 56-64 Banbury Road and 1-11 Bradmore Road. The project ultimately does not go ahead.
1977	Temporary permission granted to postpone the Pitt Rivers project and to return 56 Banbury Road to general University use.
October 1986	Temporary permission of 1977 extended.
1986	Major refurbishment undertaken.
July 1991	Temporary permission of 1986 rendered permanent.
July 1992	Approval granted for a new two-storey extension which is completed in 1993.

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Appendix 4. Checklist of Significant Features

This checklist is intended for the use of those working or planning work on the building. It highlights features of architectural significance within 56 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.

56 Banbury Road, Building # 116		
SIGNIFICANT FEATURE	<input checked="" type="checkbox"/>	Further Information
General:		
External Elevations		p.15, 19-22, 28-29, 37
External and internal pre-1900 stone and brickwork		p.15, 19-22, 28-29, 37
Any pre-1900 fixtures and fittings		p.29-32, 37
Any historic joinery, notably stairs, wood panelling, and doors		p.29-32, 37
Windows in pre-1900 sections		
Any carved details		
Any historic ironmongery		p.29, 31-32, 37
Specific Features:		
External Elevations		
-Porch including pillars and capitals		p.15, 19-22, 28-29, 37
- Windows (included leaded or sash lights) and associated columns		p.15, 19-22, 28-29, 37
-Inscribed panels		p.15, 19-22, 28-29, 37
-William of Wykeham statue		p.15, 19-22, 28-29, 37
-Woodwork and glazing to conservatory		p.15, 19-22, 28-29, 37
-Banding and any carved details		p.15, 19-22, 28-29, 37
- Rainwater goods		p.15, 19-22, 28-29, 37
-Chimney stack		p.15, 19-22, 28-29, 37
-Tradesmen's entrance and letterbox on northern elevation		p.15, 19-22, 28-29, 37
-Brickwork and any detailing		p.15, 19-22, 28-29, 37

Internal Features		
-Main staircase and associated joinery		p.29-32, 37
-Servant's staircases and associated joinery		p.29-32, 37
-Wood panelling in Assistant Administrator's office and elsewhere		p.29-32, 37
-Lift door in small kitchen		p.29-32, 37
-Fireplaces throughout		p.29-32, 37
-Surviving plaster cornice details throughout		p.29-32, 37
-Internal arches and stonework		p.29-32, 37
-Joinery in rear upstairs lavatory		p.29-32, 37
-Surviving ironmongery throughout		p.29-32, 37

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

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