

Jericho

Conservation Area Designation Study

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Oxford City Council – City Development

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Reason for the Study

Local planning authorities are under a statutory duty to designate “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” as conservation areas (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Section 71 of the Act further requires local authorities to formulate and publish proposals for the preservation and enhancement of all designated conservation areas.

Jericho has been identified as an area that may be worthy of designation as a conservation area. This study has therefore been produced in compliance with this requirement.

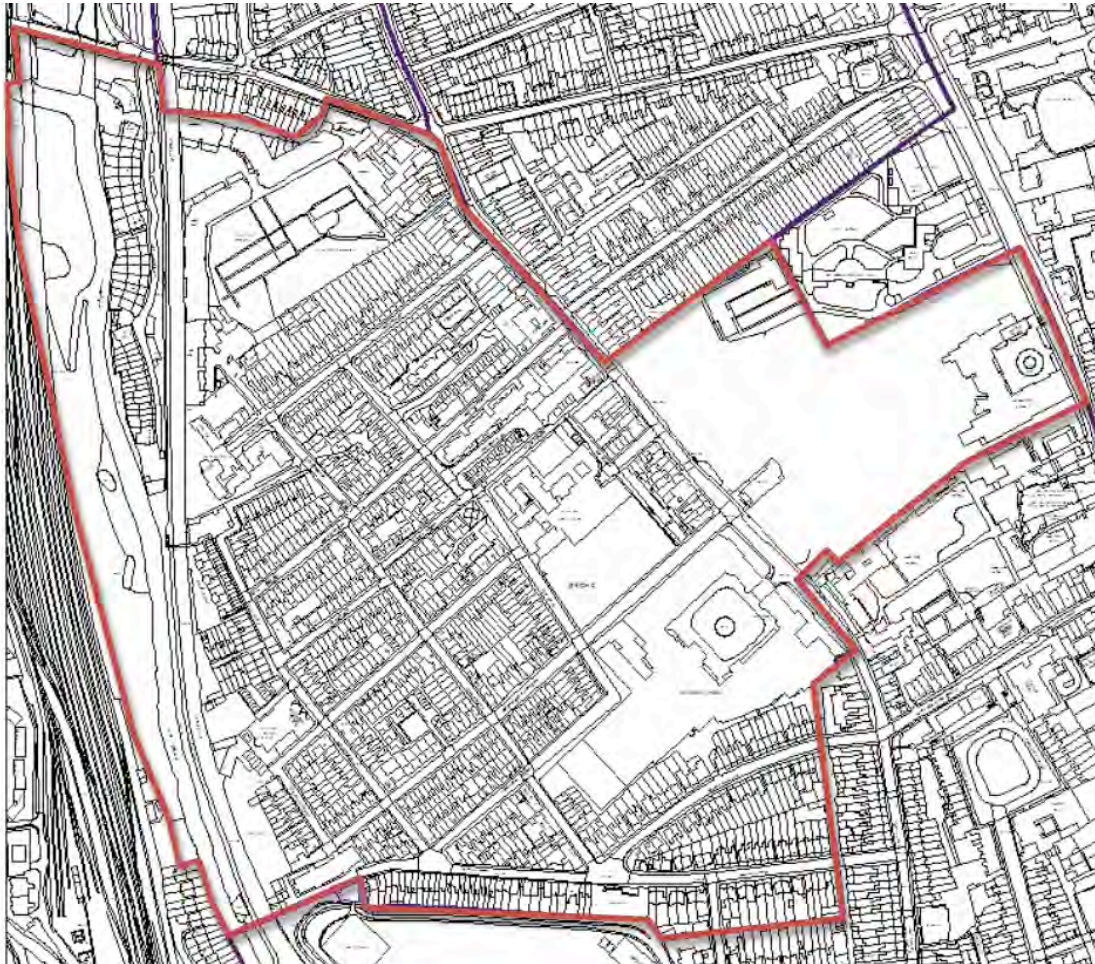
The study seeks to define and record the special architectural and historic interest of the area to inform the process of designation. The special interest of a place is rarely tightly confined. As a result the study has been broadly drawn, largely being defined by the presence of areas that have already been designated conservation areas.

The study has been prepared in collaboration with local communities, using the City Council’s ‘Conservation Toolkit’ and key stakeholders and seeks to identify how the local community values the place, what elements it considers detracts from the quality of the place and what opportunities there are for enhancement. It has also followed English Heritage’s advice on conservation area appraisals and the management of conservation areas and the Government’s advice set out within Planning Policy Statement 5: Planning for the Historic Environment.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) specifies that in determining any application for development within the conservation area, due regard shall be had to the desirability of preserving and enhancing the character and appearance of the conservation area. Should a conservation area be designated evidence from this study will be utilised to form a Conservation Area Appraisal. An appraisal is not planning policy but it would be a material consideration when determining any application for planning permission, listed building consent and conservation area consent within and adjacent to the conservation area.

Study Area

The study area has been defined by the presence of surrounding conservation areas to the north, south and east and by the railway to the west.



Summary of Significance

1. Oxford's first industrial suburb with development influenced by the proximity to the canal and railway as well as property ownership patterns.
2. Distinctive townscape character featuring late Georgian and Victorian working class cottages and artisan housing interspersed with landmark buildings of significant architectural importance.
3. The historical importance of three major local employers (the Oxford University Press, the Eagle Ironworks and the Radcliffe Infirmary) and their influence on the community and built environment in and around Jericho.
4. The influence of medieval land ownership patterns and the differing development strategies by the two main landowners in the 19th Century remain a significant influence present in the street, plot structures and character within the area.
5. The importance of Thomas Combe and his philanthropy in the financing and development of: the Radcliffe Infirmary, St Luke's Chapel and St Barnabas Church along with the commercial success of the Oxford University Press as well as his links to St Paul's Church.
6. The Radcliffe Infirmary is an early example of public medical provision and was influential in the progress of medical learning.
7. The area has retained a mixture of residential and commercial properties that hark back to its development as an industrial suburb.
8. Residential architecture is simple but embellished with architectural detailing often unique to an individual property or property group.
9. Streetscapes typified by a uniformity of building line, roofscape, fenestration and materials. All of which give a consistency of character.
10. There is a common aesthetic of building characteristics within each character area. Including building line, plot sizes, scale, position, roofscape, brickwork and other materials.
11. Architectural details play a key part in the formation of the character of the area. These include, original sash windows, doors, chimneys and garden walls
12. High townscape qualities resulting from the retention of the 'grid iron' street pattern lined with terraces.

13. The street pattern lends itself to greater permeability. This, in conjunction with a high building density, has created a unique and sustainable neighbourhood.
14. Imposing nature of St Barnabas Church as well as its interrelationship with the Radcliffe Observatory.
15. The importance of framed views within streets and the vista on to St Barnabas Church from the canal and beyond.
16. The important historic relationship between the suburb and the canal.
17. St Sepulchre's Cemetery is an important link with the past but also a key asset for the future.
18. The canal is an 'ecological highway' linking the countryside to the city centre, with native tree species with a natural/informal character.
19. Urban fabric nestled within an amphitheatre of greenery
20. Importance of private greenery from return frontages in residential streets.
21. Overall there is a vibrant urban character defined by its built form, mix of uses, mixed tenure and independent businesses.
22. Much of the 20th Century development relates to the post war drive to create better living standards for residents. The survival of much of the Victorian housing is a testament to the longstanding value attached character of the area and is an early example of the 'heritage dividend' – the ability of historic areas and buildings to act as a catalyst for regeneration and create social and economic value.

Vulnerability

1. The character is vulnerable to the cumulative impact of alterations to; windows, doors, roofs, painting of brickwork and loss of chimneys.
2. Deterioration of the condition of original the original fabric, materials and detailing.
3. Demolition of domestic front boundary walls interrupts the consistent property line, which is an important characteristic in a number of streets.
4. Inappropriate alterations to elevations and extensions to existing buildings, including street facing dormer windows.
5. Inappropriate proportions of fenestration and architectural details to new development.
6. The loss of return frontages to new development.
7. Insensitive street furniture and lighting.
8. Truncation of views and access to the canal from the central area.
9. Threat of demolition of remnant industrial buildings and the loss of character that represents.
10. Maintenance and alterations to the canal and riverbank may have an impact on wildlife and vegetation.
11. Suburbanisation of canal banks, resulting in the reduction of habitat and the wild rural nature of the canal in this area.
12. Damage to the historic fabric and habitat within St Sepulchre's Cemetery.
13. Poor maintenance and management of St Sepulchre's Cemetery threaten its value as a recreation and amenity space.
14. Maintain the definition between different building blocks. Any side extensions should respect the scale and form of their surroundings.
15. Development and poor management represent a threat to trees, both individual specimen trees within gardens and to some groups including those along the canal and in St Sepulchre's Cemetery.

16. The Integration of the Radcliffe Observatory Quarter (ROQ) development into the area, and the new linkages to the east it will provide, will potentially exert a new influence on the character of Walton Street and Jericho as a whole that must be positively managed.
17. Future development at Rochester House, the Jericho Health Centre and on the canal side will have a significant impact on the character of the area. Any development needs to take into account the scale and form of its surroundings.
18. Development of an inappropriate scale.
19. Infill development and back-land development threatens to undermine the established character of the 'grid iron' street pattern.
20. The loss of historical shop frontages
21. The further deterioration to the condition of St Paul's Church.
22. Inappropriate car parking provision within new development threatens to alter the fabric of the area, particularly the creation of rear parking 'courts'.

Opportunity for Enhancement

1. The introduction of a management plan, including an Article 4 designation, in order to protect historic features and architectural detailing of buildings in the area.
2. Enhance existing and provide new routes between Jericho and the canal corridor.
3. There is potential to create a 'community trust' to help encourage the repair and reinstatement of original architectural details
4. Maintenance, repair and renovation of St Sepulchre's Cemetery, which is a registered park.
5. A management plan for the canal and river corridor detailing maintenance, future planting opportunities and recreation and amenity possibilities.
6. Opportunity to add greenery to front gardens of residential streets and plant trees elsewhere and reinstate railings.
7. Enhance existing and seek new routes between Woodstock road and Walton Street
8. Integration of the Radcliffe Observatory Quarter with Jericho and the rest of the city.
9. There is potential to de-clutter streets, introduce more appropriate street lighting, street furniture.
10. New development to respect scale, form & street structure.
11. Refurbishment & re-use of remaining industrial buildings in order to maintain architectural and historic diversity.
12. Repair and reinstatement of historic shop fronts

Topography

Jericho is situated on cusp of the western edge of the Summertown-Radley gravel terrace of the Thames river valley. The gravel was laid down in the Pleistocene period (2.588million years to 12,000 years before present) as a result of glacial outwash. This is where glaciers deposit large amounts of sand and gravel which are later eroded by rivers creating a terrace.

The river terrace is gently domed and runs between the Thames and Cherwell floodplains. Castle Mill Stream, to the west of the canal, represents the eastern most arm of The Thames, which is split into multiple channels as it passes to the west and south of Oxford.

Archaeological Interest

Excavations at the Radcliffe Infirmary site have suggested that the local sand and gravel deposits may result from a series of depositional 'episodes' in the Ipswichian and early Devensian periods (roughly 135,000 – 70,000 Before Present). Most of the gravel in this part of the terrace is thought to date from colder periods when early humans were not present in the landscape. However, elsewhere the Summertown Radley gravels have preserved the remains of animals including mammoths and the woolly rhinoceros. The local Oxford gravels have also produced a significant number of hand axes of the middle Acheulean type. These are thought to be 'rolled' artefacts, meaning that they have been picked up by later glacial activity and re-deposited away from where they were originally in use.

After the last glaciation, which ended around 12,000 years ago, the terrace would have been re-colonised by hunter gather groups, although there is currently little evidence from this 'Mesolithic' period in the locality. With the advent of semi nomadic and more settled farming communities in the 'Neolithic' period the Thames River became the focus for earthwork monuments.

In the late Neolithic and early Bronze Age large complexes of earthwork monuments were constructed along the gravel terraces adjacent to the Thames and its tributaries. Such monuments are located across Oxford and similar complexes are present to the northwest at Stanton Harcourt and to the south at Barrow Hills, Abingdon. A number of Neolithic and Bronze Age monuments have been identified in and around Oxford. For example in University Parks a sequence of ring ditches are occasionally visible as parch marks, having first been recorded in the 17th century by Robert Plot the first keeper of the Ashmolean Museum. Subsequently archaeologists have examined these marks and suggested that they may include evidence for a linear barrow cemetery heading towards Jericho area. This hypothesis is backed up by a 12th century title deed that records a 'croft of the three barrows' located to the north of Little Clarendon Street. In 2009 an excavation at the Radcliffe Infirmary site confirmed the presence of at least three barrows in this area, along with associated enclosures and cremation burials. Another

significant nearby discovery was made in 2008 when a large late Neolithic-Early Bronze Age henge monument was discovered at Queen Elizabeth House development on St Giles (a henge is a monument consisting of a large circular ditch with bank on the outside and with entrance causeways).

Once the Radcliffe Infirmary barrows ceased to become meaningful to local communities the area around appears to have been more intensively farmed in the Iron Age and Roman periods. However the barrows would have remained visible in the landscape and in the 6th century Saxon settlers or people culturally influenced by them, decided to establish a small settlement next to the barrows, on the East side of Walton Street. We know this from the remains of a sunken-featured building; probably a craft hut for activities such as weaving that was excavated close to St Paul's Church on Walton Street in 2009. The excavation also recorded other associated features from this apparently short lived settlement including a well and a pits containing unfired bun shaped loom weights,

The settlement of Walton is first mentioned in the Domesday survey of 1086. Archaeologically little is known about the settlement, which was probably located around the junction of Walton Street and Walton Well Road. In 1975 some late Saxon pottery and a food waste or midden deposit, was recorded near to this junction. This area has been suggested as the location of a substantial dwelling, perhaps the site of the medieval manor of Walton and the later Walton Farm. The form and character of the Late Saxon/medieval settlement at Walton and its relationship with Oxford is poorly understood and of considerable interest.

Excavations at Radcliffe Infirmary produced evidence of 12-15th century pottery and associated animal bones in a single ditch near the back of the Infirmary, which fronts on to the Woodstock Road. The excavation also a long linear boundary running north-south between the earlier barrows, possibly a medieval property boundary between Walton Street and Woodstock Road. The medieval pottery and boundary may relate to the documented settlement of 'Buricroft' recorded by a 13th century document as consisting of 5 cottages, and which from its name must have been located close to the barrows.

The development of the Jericho suburb in the 18th-19th century saw amongst other developments, the construction of the canal, Oxford University Press, the Radcliffe Infirmary, St Paul's Church and the Eagle Iron Works. Archaeological excavations in 2006-2007 investigated parts of the Eagle Iron Works site revealing evidence for 17th to 19th century pits, gravel quarrying, and a watercourse and foundry machine base. The 18th-19th century Radcliffe Infirmary burial ground has also been the subject of an archaeological evaluation.

Designated Heritage Assets and Buildings of Local Architectural and Historic Interest

Grade I

- St Barnabas Church, Cardigan Street,

Grade II*

- The University Printing House (Clarendon Press), Walton Street
- Radcliffe Infirmary

Grade II

- Screen of the University Printing House – plinth & railings.
- Holyfield House, 1 Walton Well Road
- St Barnabas School (former), Great Clarendon Street
- St Pauls Church, Walton Street
- Piers and railings to St Paul's Church, Walton Street
- Radcliffe Infirmary Outpatients Building
- St Luke's Chapel
- Fountain of Triton
- Gates and walls to Woodstock Road

Buildings of Local Architectural and Historic Interest

- 44, 45 & 46 Walton Street
- 73 Walton Street
- 79 Walton Street

Register of Parks and Gardens of Historic Interest

Grade II

- St Sepulchre's Cemetery

Designated Heritage Assets in the surrounding area that influence the character of the study area:

Grade I

- Radcliffe Observatory

Grade II

- 4-15 (consecutive) Walton Street
- 96-101 (consecutive) Walton Street
- 119A Walton Street (former St Paul's boy's school)

- Park Building, Somerville College
- Wolfson Building, Somerville College
- Walton Well Drinking Fountain, Walton Well Road
- 11-25 Walton Well Road.
- Canal Bridge, Walton Well Road
- The Royal Oak, Woodstock Road

Register of Parks and Gardens of Historic Interest

Grade II*

- Worcester College Gardens

Historic Development

The historic development of Jericho must be seen in the wider context of Oxford itself. Situated on low river terraces at the confluence of the river Cherwell and the various braided streams of the Thames the City has taken on a very particular form with ribbons of development emanating from the centre. Jericho, located to the northwest of the City on the eastern most fringe of the Thames flood plain would have been seen as remote. While an ancient route from Oxford forded the river linking it to Port Meadow, Binsey, Godstow and the west (the foundation of modern day Walton Street and Walton Well Road) it was not one of the major trading routes that created obvious avenues for development; such as the roads to Woodstock and Banbury in the North, Abingdon in the South and London and Henley to the South-East. The construction of the Castle, in the west of the medieval town adjacent to the Thames, and the walling of the town made access to the west and north-west even more difficult, with travellers going through the Castle, or along the narrow George's Lane (now George Street).

This remote nature is believed to be where the names Walton and Jericho are believed to have their foundation. Walton is likely to be derived from the word 'wall' dating the settlement to the 10th or 11th centuries when the town wall was constructed around Oxford. Similarly, the name Jericho is thought to be derived from a 17th century tavern called Jericho Tavern. It was a popular waypoint for travellers coming across Walton ford to Oxford who arrived after nightfall and had to stay 'beyond the walls' as the gates were locked at dusk.

Medieval 1086 – 1453

In the medieval landscape of Oxford, Jericho sits within the two Manors of Walton and the Parishes of St Giles and St Thomas. On the western most fringe of the Thames it was comprised of low lying water meadow that would have been flooded for a significant part of the year, mirroring the Cripsey and Port meadows it overlooked. An ancient route linked Walton to Oxford in the south and Binsey and Godstow in the west via a ford across the river.

The first records of Walton Manor appear in the Domesday Book in 1086 and indicate three small settlements existed in the area; Walton, located along Walton Well Road and the northern end of Walton Street; Twentyacre, located approximately opposite Little Clarendon Street; and Buricroft in the Radcliffe Observatory Quarter.

The Walton Manor estate, located within the Northgate Hundred, was held by Roger d'Ivry and was assessed as being 4 hides in size. A hide was a notional measure of land area that was sufficient for maintenance of 1 free household and its dependants. The exact size of a hide was variable and depended on the productivity of land, which in Oxfordshire tended to be around 80 acres. As with all manorial estates in this era it was formed to provide an income to its owner via the granting of tenancies.

In 1127 the Roger d'Ivry, who alongside Robert d'Oilly founded the Church of St George in Oxford Castle, gave the Manor to the Church of St George to provide an income for its maintenance. It appears that this transfer took part in two tranches. The first was for three

hides and represented the settlement of Walton. The fourth hide may be represented by the settlement of Twentyacre, which also appears to have been granted to St George's in the reign of Henry I. In 1149 St George's Church and its endowments were in turn given to Osney Abbey.

The second Manor in Walton relates to an estate built up by Godstow Abbey. At its foundation Henry I granted 100 shillings of his demesne (land held by the Crown) in Walton to the Abbey and in 1154 Henry of Oxford also bequeathed a hide. Both of these parcels seem to have been part of Headington Manor. In the 1250's Godstow Abbey exchanged other land in north Oxford with land in Walton held by St Frideswide's Priory. Later it also acquired, by exchange, most of the remaining land in Walton held by St Frideswide's in 1358. Gloucester College, now Worcester College, was founded in 1288. Evidence, from the endowments of St John's College in the 16th Century indicates that this was on land that would become part of the Osney estate.

The land controlled by St Frideswide's Priory in Walton came from two sources. A hide was confirmed to it in 1122 by Henry I, which it is believed was part of four hides held by the priory in 1086 that paid no geld or were part of no Hundred. In 1241 the Priory received further land in Walton from Simon Balehorn.

By the end of the fourteenth century Osney's and Godstow's Manors covered almost the whole of the Parish of St Giles.

Records from 1279 show Walton, comprising 46 dwellings; Buricroft with 5 cottages. While Twentyacre comprised 39 cottages. There were also 39 cottages running along the west side of the southern end of Walton Street, known at that time as Stockwell Street.

In 1306 a Grange for the Abbot of Godstow was located on the west of Walton Street, which was known as Walton Hamel, possibly where St Sepulchre's Cemetery is located today. Tenant's cottages ran south from here along Walton Street. In 1381 forty-nine residents in Walton paid the poll tax.

Early Modern 1453-1789

The two manors were held by Osney and Godstow until the Second Act of Dissolution in 1539, at which point their land holdings were passed to Henry VIII. Records made during this period indicate the demise of the three settlements. In 1541 only 8 residents were recorded in former manor belonging to Godstow and none in Osney's. The decline is likely to be related to the construction of the Botley Causeway in 1537, by John Claymond President of Corpus Christi, which confirmed that route as the main western approach to Oxford.

Over the next 25 years a series of transactions took place that would be critical in defining the development and character of Jericho that we see today.

In 1542 Henry VIII granted Godstow Abbey as a residence to his physician, George Owen. Alongside which he also granted Owen the Manor of Walton as tenant in chief. Upon his death, in 1558, the property passed to his son Richard. Records infer that the precursor of Worcester College, (Gloucester Hall), was formed on land within Osney's Walton Manor. This land, including Gloucester Hall, was granted to Christ Church in 1542 with much of Osney's land holdings.

Gloucester Hall was conveyed to St John's College in 1560. The transaction was paid for by St John's founder Sir Thomas White, who purchased it from Christ Church. The Hall was promptly leased out as an academic institution to provide an income for the College. A map, by Tagg & Holly, dating from 1770 indicates that this transaction not only included the land currently occupied by Worcester College, but also the land now laid out as Worcester Place, Richmond Road and Walton Crescent. St John's sold the freehold of Gloucester Hall in 1713 but retained the farmland of Smith's Close and Walton Close. In 1714 Gloucester Hall was re-founded as Worcester College.

In 1571 Richard Owen applied for a licence from Elizabeth I to 'alienate' (grant him the freehold tenancy) to the land so that he could sell it. In 1572 he sold "one Toft xxv acres of meadow and xx acres of pasture" to Thomas Furse. In 1573 Owen sold the Manor of Walton, comprising approximately 500 acres, to St John's College for £1563.

Furse, from Crockernwell Devon, was admitted to Christ Church to the degree of B.A. in 1536/7 and later became an innkeeper and prominent citizen of Oxford. It is believed that he purchased the meadow and pasture to provide hay for his Inn, located in the High Street. The Inn initially known as Tabard Inn later came to be called the Bear Inn. The land in Jericho became known as Little Bear Meadow and Great Bear Meadow. This is indicated by documentation relating to the sale of land by his descendant, Rev. Peter Wellington Furse, to the Oxford Canal Company 1790.

By the 1660 the settlement of Walton had ceased to exist and the only recorded building in Walton was a farm. Though records infer that a tavern known as Jericho House was located there by 1688.

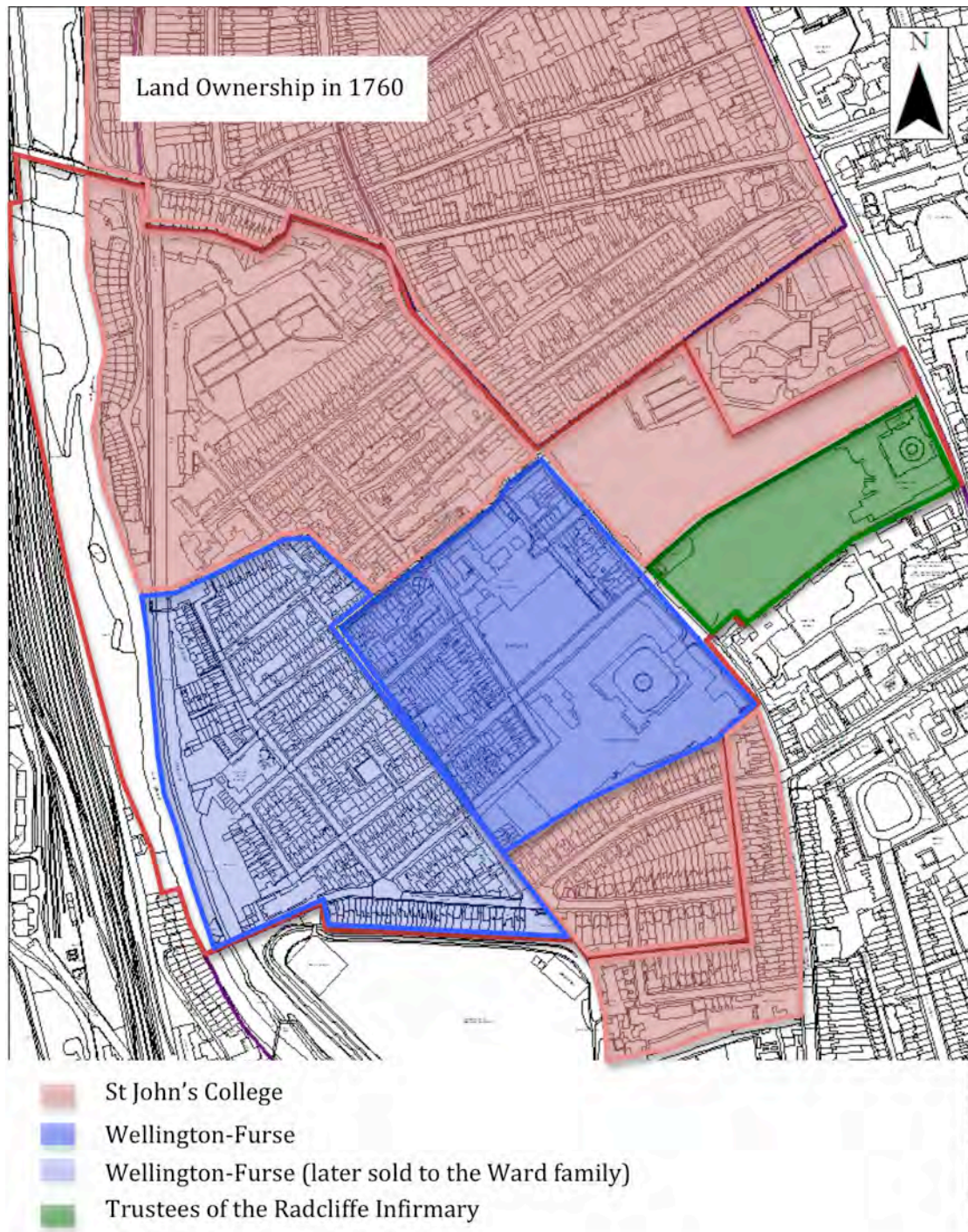
By 1733 some development had started to take place. A map by William Williams indicates buildings at the northern end of Walton Street, around the Manor House and farm.

Development on the southern end of Walton Street (formerly Walton Close) was limited to Worcester College and some buildings opposite.

The Radcliffe Infirmary & Observatory

The first development of significance in the area would be at the bequest of the estate of Dr John Radcliffe. On his death he left £140,000 for the establishment of a trust to be used for the enlargement of University College, travelling medical scholarships and a library, with any remaining funds left over going to charitable good works. The Radcliffe Trustees decided to construct an Infirmary on the outskirts of the City on land given by the Oxford MP, Thomas Rowney who possibly purchased it from St John's. It was one of the first larger institutions built outside of the city and early depictions of the Infirmary show its rural setting with formal gardens fronting Woodstock Road. Construction of the Radcliffe Infirmary commenced in 1759. Stiff Leadbetter, with John Sanderson taking on the task upon his death in 1766, designed the building. The hospital, which cost £4,000, opened on St Luke's day (18th of October) 1770. It initially had two wards, male and female, but within a year a four further wards were opened. The site, which was in five acres, incorporated three-acre garden that stretched down to the Walton Street where the hospital burial grounds were consecrated. From its completion much of the land to the rear of the infirmary was rented out as market garden and would have been contiguous with the Jericho Gardens in the west. The grounds were eventually walled, but evidence suggests that this may not have taken place until the 1830's and may well have been in response to the pilfering of crops from the gardens (as was the case at Smith's Close). The land was taken back in hand in 1865 when the lease fell in, allowing the further expansion of the hospital into the grounds. The honorary physicians and surgeons gave their services free, maintaining themselves by private practice, although there were junior doctors on the paid staff. The hospital depended on voluntary giving, and larger donations conferred the status of Governor, with the right to elect officers and recommend patients. A patient could only be admitted on a Governor's 'turn', a system that was ended officially in 1884.

The University petitioned the Radcliffe Trustees for an Observatory and the instruments for astronomical research. In 1772 construction began on land to the north of the Infirmary, which was purchased from St John's and was contiguous with its holdings in Walton Manor. The Radcliffe Observatory was modelled by Henry Keene, and later James Wyatt, on the ancient Tower of the Winds in Athens and was completed at a cost of £30,000 in 1795. The iconic tower had clear sightlines across the predominantly agricultural land. Its reference point was Worcester College on the meridian to the south and a clause was inserted by St John's into its building leases to ensure that the construction of new buildings did not block this sight line.



1790-1899

At the dawn of the industrial revolution the land ownership of Jericho remained in the hands of St John's College and the descendants of Thomas Furse. As remote flood meadow and with the ford on Walton Well Road becoming impassable for much of the year there had been little impetus for development. However, the forces of industrialisation and the corresponding rise in urban population would provide a powerful driver for development, not only in Jericho but also across the City.

In 1790 the Oxford Canal Company purchased a strip of land adjacent to the Thames to complete the construction of the canal that at the time terminated at Hayfield Hut (near Hayfield Road). Land was purchased from St John's College, Rev. Peter Wellington Furse and Worcester College and construction was completed in the same year. This allowed the canal to access the Thames completing the first inland waterway linking the Midlands and its growing manufacturing base to the thriving ports of London. The arrival of the canal led to a sharp fall in the cost of coal in Oxford and allowed easier and faster shipments of raw materials and goods. Construction of the canal had begun near Coventry in 1769, but had been hampered by a series of financial problems. The stretch between Banbury and Oxford did not commence until 1786 and was built as cheaply as possible, with swing bridges and single lock gates a feature. The canal would be the main cargo link between London and the Midlands until 1805 when the Grand Junction Canal was completed. The Grand Junction was shorter and easier to use, as flash locks on the Thames made the upper reaches of the river difficult to navigate. As a consequence the canal section between Oxford and Napton, in Warwickshire, would become a relative backwater predominantly used for local traffic. Despite this the canal remained profitable until nationalisation in 1948.

The canal would be a major influence on the character of the Jericho that we see today but due to poor road access to the rest of the City it would be a number of years before it would influence the development of Jericho.

The issue of access was one that exercised Worcester College. The construction of New Road in 1770 and the improved approach from Botley had done little to improve the accessibility of Worcester College or Jericho. Worcester thus sought the assistance of St John's, who owned the land to the east, to lay out a road to St Giles. In 1804 St John's agreed to release the required land and also put its mind into developing its land in the Beaumont and Walton Closes. While beneficial leases were not renewed in 1809 and 1811 it was not until 1822 that the leases expired and the College surveyor, Henry Dixon, could lay out Beaumont Street.

Jericho would become Oxford's first industrial suburb, but it was not until 1821 that the nascent development of industry began along the canal in Jericho with the arrival of Henry Ward's boat builder's yard. Ward leased the land from St John's and maps indicate that housing would start to develop soon after. Further development would be driven by businesses that relied on the transport of large quantities of raw materials. In 1825 William Carter moved his ironworks from Summertown creating the Jericho Iron & Brass Foundry. It would become known as the Eagle Ironworks in 1838. The company, known as W Lucy & Co by the end of the 19th Century, would expand onto adjacent sites becoming a major employer and make a significant contribution to the character of the area. In 1829 Henry Ward established a coal wharf on the canal, other merchants would follow dealing in stone and timber.

The most influential business to locate in Jericho was the University Press when, in 1825, the University decided to relocate it from the Clarendon Building in Broad Street to Walton Street. It is assumed that the University chose this location, which at the time was considered well outside the city, because of the availability of coal from the canal as it was intended to use steam to power the presses. Construction commenced on the front and south range, by Daniel Roberts in, in 1826 with the north range by Edward Blore between 1829-1830. The south range would house the Bible press while the north range would house the learned press. The University Press was phenomenally successful, underpinned by its licence to print the King James authorised Bible which generated immense wealth not only for its press but also for its Partners.

The University Press would rapidly become a significant local employer with the 1841 Census indicating that 10% of the local working population were printers or bookbinders. This would undoubtedly fuel the demand for housing in the locality. However, as with the rest of the City, the University was the dominant economic force and many artisan and service trades, such as servants, tailors and laundresses featured. Iron and metal workers, labourers and stone workers, trades likely to be employed at the Eagle Works or on the canal wharves, were also a significant proportion of employment. Many trades would operate from their homes and physically this enterprise ethic manifested itself in the creation of shop fronts and small business premises within houses and the residential area. Traces of this local enterprise are still visible today with relic shop fronts and business premises a feature across the area. Demand for housing in the area would be met by private development as neither the University nor other local employers constructed housing for their own workers.

Benefactors

The University Press and one of its partners, Thomas Combe, would become influential forces within both Jericho and Oxford, not only because it was the press was a major employer but also because of extreme wealth it generated from its licence

When the Press opened in Jericho, the area was served by the Church of St Giles and the Church of St Thomas whose parishes it straddled. With the rapid increase in population representations were made to the University Press for a new church to be constructed in the locality. In 1836 the Church of St Paul was constructed on Walton Street and its parish was carved from St Giles and St Thomas. St Paul's was designed by H.J Underwood, in the Greek Revival Style with an Ionian portico, mirroring the classical nature of the press buildings, which sit opposite. The press also financed many sporting and social clubs for employees.

Thomas Combe and his wife Martha were devout Christians and closely associated with the Oxford Movement. They would use their wealth to fund a number of major works for the benefit of both Jericho and the City. He was a significant benefactor to the Radcliffe Infirmary and sat as a Governor on the Committee of Management to the Infirmary. Patronage of the hospital allowed a Governor to refer patients to the hospital and as such it can be inferred that many of the employees of the press and residents of Jericho benefited. In 1863 he financed the construction of St Luke's Chapel at the Radcliffe Infirmary. The Combe's would also finance the construction of two children's wards at the Radcliffe Infirmary, also by Bloomfield, in 1876.

Combe, who was Church Warden at St Paul's Church, would also use Bloomfield to design St Barnabas Church in 1869. The site in Cardigan Street was donated by William Ward, whose canal wharves it adjoined. Blomfield was instructed to build a church of 'strength, solidity and

thoroughly sound construction'; further to this Combe insisted that 'not a penny was to be thrown away on external appearance and decoration'. Bloomfield intended to build the structure in concrete but found that rubble walls with cement render would be less expensive. Blomfield took umbrage at St Barnabas being described as a 'cheap church', and stated that 'no expense was spared to secure strength and solidity of construction; the work was put without any competition into the hands of a thoroughly good contractor, and not one single item from first to last was altered or cut down in the slightest degree to reduce cost' (taken from: S Barnabas Oxford: A Record of Fifty Years by Arthur Bassett 1919)

It was built in an Italian Romanesque style inspired by the cathedral at Torcello near Venice. The distinctive campanile was added in 1872 at a cost of £789 bringing the total cost including internal decorations to £6,492. Initially the campanile was a separate structure but was joined to the church in 1887. A clock was later installed on the tower to ensure that employees at the press would not be late for work. St Barnabas is unique and has become a landmark structure in Jericho, its innovative construction, unique design and decoration and its associations with the Oxford Movement have led it to be designated a Grade I Listed Building.

Their philanthropic support of the local community would also extend to the arts and they would become patrons to the emerging Pre-Raphaelites. A number of Pre-Raphaelite artists would live with them in Jericho and the Combe's would become significant collectors of the genre including, perhaps most importantly, Holman Hunt's 'Light of the World', which was donated from their collection to Keble College by Martha Combe along with funds to build a side chapel to house it. The Combe's are buried in St Sepulchres Cemetery.

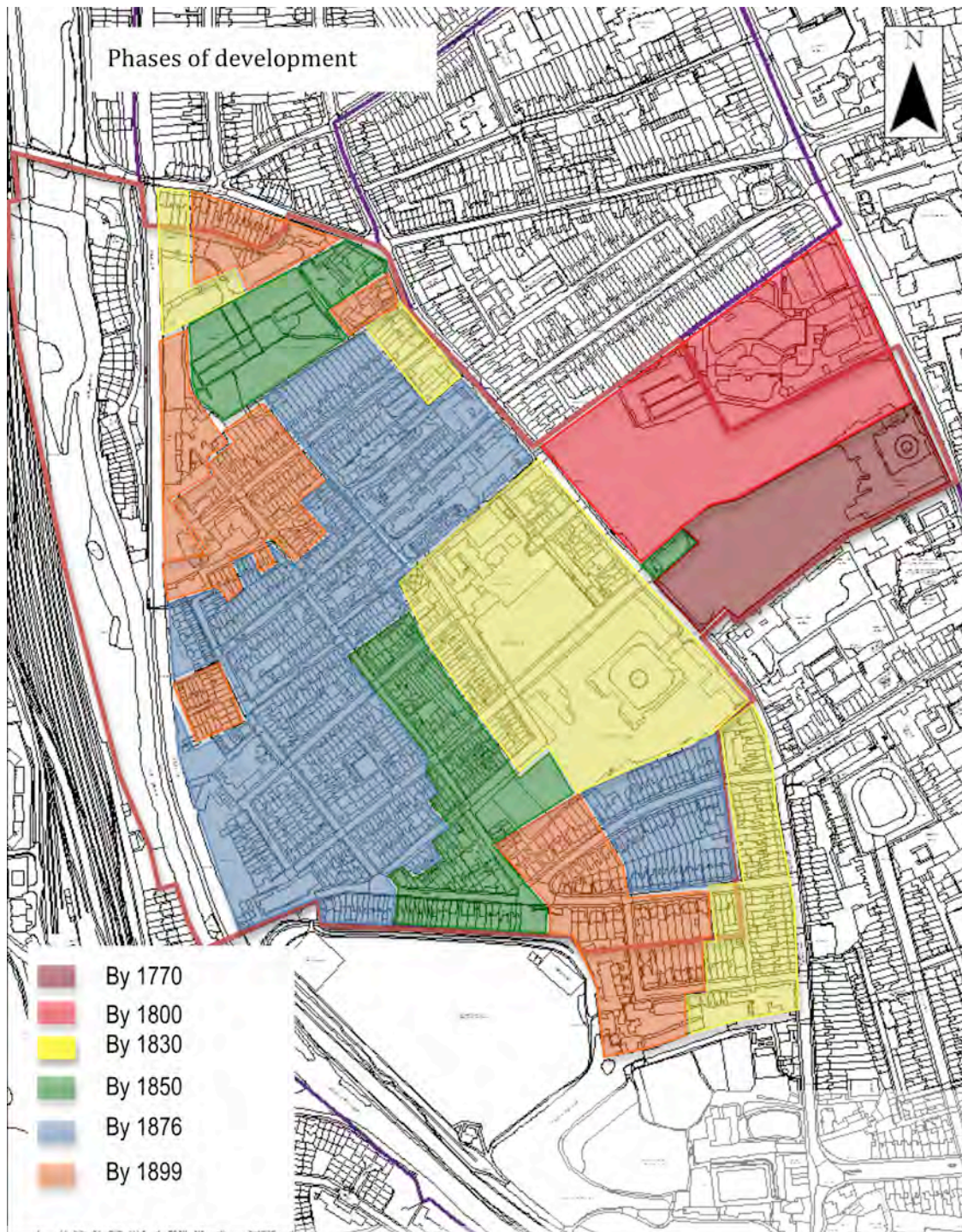
Henry Ward and his brother William would also be significant benefactors to the community. Henry constructed a floating chapel, which was moored just north of Hythe Bridge in 1839. William donated the land on which St Barnabas is built and financed the construction of Walton Well Fountain in 1885, close to Henry's original bout yard, as a sober alternative to the rapidly growing number of pubs in the area.

Housing

The improved transport links were not the only factors priming Jericho for development. While Oxford was not seeing the level of industrial development seen in other towns and cities across the country it was still party to the changing demographics of Britain, namely increasing population and the migration of people from the countryside to urban areas. In the context of Oxford there was also "internal migration within the city itself as the colleges and other owners in the crowded central parishes cleared housing to extend and improve. Those of low economic and social status were thus forced out into.... a ring of suburbs around an upper class centre" (Morris in Graham).

The 1820's saw a surge in house building to meet this demand with a rash of speculative development in St Thomas, St Ebbe's and St Aldates to the south of Jericho. Given population pressures and the level of housing speculation it is likely that Jericho would have developed without the presence of the Canal or the University Press. However, their presence would combine to produce a very distinctive character that is unique in respect of Oxford's Victorian suburbs.

The financial opportunities afforded by this growth were now coming to the forefront of the landowner's minds. For example, prior to St John's laying out Beaumont Close into Beaumont Street, St John's Street and Beaumont Buildings the Close had been let at 26 Guineas per annum (£27, 3s). The first two plots, on 40 year leases, were let on payments of fines of £128 and £117 respectively and each with a fixed ground rent of £5 per annum. The rise in income was very significant given that there were approximately 100 plots on the Beaumont Estate. To make a success of the rest of its development plans St John's would need an act of Parliament to enable it to make 99 year leases on its plots.



The strategies adopted by the two landowners to benefit by this boom in development were distinctly different and would directly influence the character of the area that remains to this day. St John's was looking to improve the income from their land holdings whilst retaining ownership and also had very specific ideals on the social make up of any development in the environs of the college. Consequently they opted for a more controlled leasehold system. This allowed them to auction off plots for a fine (fee), receive ground rent and take the property back at the end of the lease as well as making a charge for any dilapidations. Conversely, Rev. Wellington-Furse looked to maximise capital value and liquidate his holding entirely by selling the freehold. Despite this difference in approach, they both shared one element in common, the need of private capital for building. In that era it was rare for any developer to have the capital or credit available to build out an entire estate. This capital shortage meant that land had to be broken down and sold in more affordable units. Auctions for either leasehold or freehold plots would then take place to draw on the savings of individuals who could afford to bid speculatively.

Having already sold land to the canal company in 1790, Reverend Wellington-Furse started to liquidate his estate in 1825. In that year he sold three and a half acres to the University for the construction of the Press for £3,700, he also held the first of a series of auctions for lots for residential development. The lots were laid out in a basic grid pattern that would eventually see Jericho Street, Cardigan Street, Great Clarendon Street and Wellington Street developed down to the approximate location of Albert Street. Hart Street, then known as Union Street, was constructed across linking these streets and opening up the land behind the Press site. The remaining land down to the canal was unable to be developed because poor drainage. While anecdotal evidence suggests that Furse sold this land of land to Henry Ward during this period, who would develop a wharf on the site for his coal business and would later sell plots for the further development of houses in the area once the issues with drainage had been resolved.

In relation to Jericho, particularly the Furse land, purchasers tended to be small-scale developers and investors, ultimately the majority of properties were for rental rather than owner occupation. Even though freehold plots were on a small scale, typically two houses were constructed on each plot, consequently the houses were of a basic construction so as to maximise the return on the investment. A burgeoning class of small developers and landlords hastily constructed rows of urban cottages. What records do exist show that developers purchased multiple plots. John Pike purchased several plots and went on to build the Clarendon Buildings at what is now 35-41 Hart Street. One developer purchased a larger plot between Jericho Street and Cardigan Street where he built the infamous Jericho Gardens, a tightly packed alley of 24 two-room cottages. The name, which was somewhat disingenuous, was taken from the market gardens situated on the other side of Jericho Street.

St John's first development in Jericho was within Walton Close. In 1826 Mallams auctioned 61 plots on Walton Place (the southern end of Walton Street) and the eastern end of Worcester Place, Richmond Road and Walton Crescent. Development of its other land holdings in Jericho would come much more slowly. This was partly because current leases on the land had to lapse but also because St John's adopted a wait and see policy on the type of houses, and therefore type of inhabitants, that it would allow to be constructed. Under the leasehold system St John's could exercise control on the type of building, facilities, drainage, etc. But with the freehold sales there were no such requirements. So individually developers would not be inclined to spend the money on items such as drainage or quality construction. As a consequence, poor quality construction and unsanitary conditions often prevailed.

By 1840 there was little room for further development in Jericho. Henry Ward laid out part of Nelson Street but was constrained by the water meadow. The improvement in drainage in 1849 opened up this area to fresh development. By 1850 development had spread down to the lower end of Albert Street. Development in this area was completed before the publication of the first edition Ordnance Survey in 1876.

Oxford rapidly became noted for its unusually large number of speculative developers operating across its rapidly growing suburbs. One of the driving forces behind this was the Oxford Building and Investment Company founded by a number of prominent citizens in 1866. It was Oxford's most important building society concentrating on buildings for the 'trading and industrial classes'. The Company Secretary, William Galpin, a local businessman and developer would become the centre of controversy when the building society collapsed in 1883. Galpin would become a principal developer utilising his contacts at St John's College, in the building industry and his role at the building society to bring speculative builders and lessees together. As part of this process he would 'invite' developers who wanted loans to purchase bricks and timber companies he had an interest in. This action led to a unique manifestation in the townscape as his company Oxford and Berks Brick Company was a producer of yellow bricks. Yellow brick houses are a distinct feature of areas of the St John's estate that were built between 1866 and 1883, particularly Norham Manor but also Walton Close and Juxon Street – many of which were developed by Galpin himself. By the time of its collapse, lending by the society on speculative development had risen to two thirds of its loan book. Walter Gray, its liquidator, claimed that it 'would be difficult to find one house built in connexion with the company in the last ten years that was built of red brick.

In 1864 plots in Walton Street, Jericho Street, Cranham Street, Cranham Terrace and parts of Walton Crescent, Richmond Road and Worcester Place were laid out. Of these 42 plots were developed by 1870 with a further 25 by 1876. In a relaxation of its usual lease terms, St John's was prepared to allow shops on the ground floor of the later tranche of properties in Walton Street. In 1873 the top half of Juxon Street was constructed by a William Galpin. The first edition Ordnance Survey (1876) shows the lower end of the street as flood meadow; this was laid out and developed in the late 1870's. Maps showing the development of Jericho through the 19th Century are located in appendix 1.

Infrastructure

The poor drainage was not only a constraint on development, rendering Henry Ward's land unsuitable for house building, but also a significant public health issue. Open sewers drained down to the canal, and houses without access relied on cesspools dug in their gardens. But with the meadows by the canal flooding between 5 and 8 months of the year it was not possible for sewage to be carried away from the area. This in turn led to the contamination of both the river and groundwater that supplied the community. Whilst this was a common occurrence in the Georgian and Victorian era the cramped and chaotic nature of development exacerbated the problems. The 1832 cholera outbreak that struck across the City was at its most severe in Jericho with 14.86 cases per thousand of population. The tenements in Jericho Gardens by themselves accounted for 22 cases of cholera. In 1849 the Paving Commission undertook work that lowered the water table and greatly reduced the incidence of flooding. Open sewers were also covered. While the work was desperately needed many parts of Oxford, such as St Aldates, St Ebbe's and St Thomas, it was possibly not by coincidence that the Provost of

Worcester College was the Chair of the drainage committee. The incidence of Cholera fell to 1.9 cases per thousand in both the 1849 and 1854 epidemics (Morris).

The rapid increase in population had put a significant strain on the city's infrastructure. The cholera epidemic of 1832 highlighted one such strain, the shortage of space in the city's graveyards. In medieval times bodies were buried in a shroud, which, over time, allowed graves to be reused. But following the reformation in the 16th Century it became increasingly common for bodies to be buried in dedicated graves marked with gravestones, which occupied the space in perpetuity. The result of these trends was that by 1845 graveyards in Oxford were overfull and represented a significant risk to public health. As a result, in 1850, three new graveyards were opened; Holy Cross in Holywell, Osney Cemetery in Osney and St Sepulchre's in Jericho. Half an acre of land for the cemetery was purchased from St John's College for £135 and is on the site of Walton Manor Farm. The Farm's 18th Century gateposts are still present on Walton Street. It is likely that the cemetery is named after the church of St Sepulchre-without-Newgate in Holborn, the City of London, an advowson that was acquired by William Laud for St John's College in 1632. The Church is in turn named after the Holy Sepulchre in Jerusalem. A gothic lodge by E.G. Bruton (1865) is located at the entrance to the cemetery. The Norman style chapel by H.J Underwood constructed as the cemetery was laid out was demolished in the 1970's. The graveyard was closed in 1945 but remains a well-loved oasis in Jericho.

The impact of the Railways

In 1845 the Oxford and Rugby Railway commenced development of a line linking the Oxford – London line at New Hinksey to Rugby. The first track on the line opened in September 1850 serving the city's first station in Grandpoint. A new station was opened in Park End Street in 1852. The Oxford to Bletchley Line opened in 1851, terminating at the adjacent Rewley Road Station. While the railway was located on the far side of the canal from Jericho it did have a number of impacts on the area. The arrival of the railways stoked the speculative demand for house building, to accommodate new workers, and was a decisive factor in St John's allocating land on the west of its estate for the construction of smaller, lower class artisans housing. Further to this in the early 1860's there was a move by the Great Western Railway to construct a rail works on the Cripsey Meadow, due west of Jericho. While this was never realised the plans did have an impact on the development seen on the western side of the St John's estate. The potential flood of rail workers caused a wave of housing speculation and while the University was set against the potential influx of industry and working class population St John's duly put in place plans to lay out plots for artisan type housing on its remaining land in Jericho and the area that became Kingston Road. While the proposed rail works never materialised, census data from 1861 shows that it was a significant local employer.

Physically the construction of an embankment the railway blocked off views across the canal to Port Meadow. Early images also indicate that that there was a strong visual link between the Jericho and the railway that is less obvious today. Much of the gravel for the rail embankment came from the gravel ridge that existed to the north-eastern side of Jericho. This impact of this excavation is still evident in the undulating nature of a number of roads around Polstead Road.

Growth of the Infirmary

After the Infirmary bought its gardens back in hand in 1865 it underwent a significant phase of expansion, in part financed by the Combe's. Its expansion during the latter half of the 19th Century would leave much of its original site built out. In the early part of the 20th Century there would be a hiatus in the expansion of the hospital as it somewhat enviously surveyed the larger site occupied by the Observatory to the north. The continual pressure on the Infirmary to expand left a somewhat complex pattern to its growth, which is detailed in appendix 2.

The Twentieth Century

At the beginning of the 20th Century Jericho was thriving. A triumvirate of local employers had emerged and a close-knit, industrious community had developed. The University Press employed around 750 people and had grown to include an ink works on the canal just north of Juxon Street as well as a paper mill at Wolvercote producing its own India paper. W. Lucy & Co had grown to occupy a three-acre site adjacent to the canal, wrapping itself round the north and western boundary of St Sepulchre's Cemetery. The Radcliffe Infirmary would also expand under the patronage of William Morris.

Further development at the Infirmary

The confined nature of the Infirmary site and its limitations on expansion was recognised early in the 20th Century. In 1917 the trustees purchased the Manor House estate in Headington that would, in the 1970's, become the John Radcliffe Hospital. Plans were drawn up for a major re-configuring of the site with a spine leading down from the Infirmary to Walton Street. This plan was followed in the early 20th century but further extensions and additions overshadowed this layout of buildings.

In 1924 William Morris, later Lord Nuffield, would become the Vice President of the Infirmary following a gift of £9,000 that would pay down the Infirmary's debts. Morris's patronage would be a key element in its expansion over the next 15 years as he negotiated and financed the purchase of the Observatory in 1930 and the expansion into the site, most notably with the construction of the Maternity Home facing onto Walton Street in 1931. Importantly, Morris donated the Observatory buildings to a trust, later known as the Nuffield Trust, to benefit medical education at the University, undoubtedly saving the buildings from demolition.

The Infirmary, which was absorbed into the NHS in 1948, would undergo a further period of post war expansion. The functions of the Infirmary moved to the John Radcliffe in Headington in 2007. The majority of hospital buildings were demolished in 2009/2010, with the exception of the Gibson Building in the north-west corner and the historic group of Infirmary buildings on Woodstock Road.

W Lucy & Co

The success of W Lucy & Co was founded on the innovative application of its iron casting skills. Products included innovative shelving systems used in libraries, later but most important was its decision to become an early supplier of electrical iron works, including lampposts and electrical distribution cabinets. The site was fully utilised by 1948, but it was not until the 1950's that it could purchase further land on which to expand. In 1954 it negotiated the purchase of its main site from St John's for £40,000. Over the next thirteen years it would buy neighbouring land and houses from St John's, Oxford University Press and Stevco (a haulier and coal merchant) to facilitate the growth of the factory. Its land ownership increased from three to nineteen acres allowing it to expand the margins of the site as well as provide a sports and social club and housing for its employees. After two public enquiries, in 1959 and 1965, before it could expand onto land over the canal at Walton Meadow and the Island opposite the main

works. In 1967 it was employing 730 people. As a major property owner, and later developer, the company would have a major influence on the character of Jericho we see today.

Public Intervention and Gradual Improvement

By the First World War the conditions of houses, particularly in the central freehold area of Jericho, were deteriorating. The basic nature of the construction, some houses had external walls of only four and a half inches thick, was exacerbated by the non-existent maintenance by landlords, who held most of the property. Services were poor even by standards of the day; records of property purchased on Nelson Street by Worcester College in the 1930's indicate that the houses had an external WC, a sink with a waste to a public sewer and a water supply from public mains. However, other records indicate that this was of a good standard in comparison to other houses in the area. The 1951 Census indicates that, 25% of dwellings shared piped water, 18% shared a WC, 12 % a kitchen sink, 11% a stove and 9% a bath. Cooking and heating in most properties was by a coal stove and 70% of properties did not have a fixed bath.

The houses would gradually come under increasing scrutiny primarily on public health grounds. By the 1930's redevelopment was firmly on the agenda for Jericho and a number of small clearance schemes had taken place on Jericho Street, including the demolition of the infamous Jericho Gardens – the site of which became a children's playground. A more widespread clearance scheme was adopted by the local authority in 1938 but was never implemented.

The interventionist approach continued after World War II with the Public Health Department of the City of Oxford ordering repairs to a number of properties. Worcester College records indicate that it was instructed to repair numbers 23 and 28 Nelson Street by the City. Repairs were required to the roof and gutters and in the case of number 23 to the bulging exterior wall to the rear of the house. An estimate by Symm & Co indicate that the repairs required from this order on number 23 would be in the order of £48 or approximately 25% of the property's value at that time. This would not have included any further repairs or upgrading nor for the supply of electricity to the property.

Despite the poor condition of the houses there was a keen demand for houses owned by Worcester College. Correspondence highlights that the awareness of available property was by word of mouth from within the local community and that many applicants wished to live near relatives who were also residents in the area. However, post World War II the properties on Nelson Street were used to accommodate College staff.

By the late 1950's it was becoming increasingly clear that action would be needed in Jericho as the housing continued to degenerate. Action took place on many levels with public baths, later replaced by an NHS clinic, constructed in Albert Street in the 1950's in an effort to improve public health. Later Jericho was zoned for comprehensive clearance and redevelopment. However, as a result of the experience of the slum clearances that took place between 1953 and 1963 in St Ebbe's, the council had lost its enthusiasm for such extensive redevelopment. The policy had seen 4,500 re-housed on the periphery of the City, breaking up the established community. Protracted disputes over an inner relief road meant that substantial redevelopment did not take place until 1979.

Jericho presented a unique challenge at this time. Its small compact nature, a single class structure, close family ties and the influence and dependence on two major local employers had created a strong sense of community. Many residents had lived there all their lives and there was a significant ageing population. The council recognised the need for better quality housing in Jericho it was also recognised that this could not be delivered at the expense of total demolition. In 1965 the council decided that a process of gradual renewal should be adopted. An innovative and wide-ranging survey was carried out focussing not only on housing quality but also family and household circumstances, community feelings and interests; attitudes to Jericho and policy options; workplace and employment; and traffic and roads.

Housing quality was inevitably poor, of the first 254 houses surveyed; 93.5% of properties required significant repairs, 81% were below the standard of full fitness and 28% were considered potentially unfit for habitation. Despite this 93% of residents wished to stay in Jericho and 53% stated they wished to stay in the same accommodation. Most properties in the area were let out by private landlords including St John's and Worcester, with the largest landlords being the University Press and Lucy's Ironworks. The 1951 census indicates that less than 10% of the properties in Jericho were owner occupied.

One theme that came out of the survey was that the council would have to have a greater role, either in an active or supervisory role, than anticipated. Private landlords had little impetus to make the significant expenditure required to bring their housing stock up to the council's desired standards.

It was initially decided that Jericho would be broken down into blocks and then each of these assessed and given the appropriate rehabilitation and replacement. It was anticipated that this would create the least disruption to the population. However, in the first phase of the programme 40% of the property was deemed un-improvable and required demolition. This was on a greater scale than anticipated by both the council and the local community. This level of intervention had financial and time implications for the council and increased uncertainty in the local community about the future shape of their community.

The 1969 Housing Act introduced General Improvement Areas that allowed the use of grants and made the compulsory purchase of properties more equitable. But, given the poor quality of property in Jericho, it was not until 1974 that the area was of sufficient quality for GIA declarations to be introduced.

Separately, St John's was undertaking a review of its landholdings in North Oxford, following a change in leasehold regulations. This resulted in the sale of a block of properties on the Cranham Street and Jericho Street to a private developer, which comprised the poorest quality dwellings it held in Jericho. These were subsequently demolished, but the council had to take over the site when the developer was unable to proceed with the project. This is now the site of Grantham House, Venables Close and the Health Centre.

W. Lucy and Co had become a significant landlord in the area purchasing much of the housing surrounding its site, including most of Juxon Street, from St John's. With Jericho in the throws of a period of renewal the company decided to demolish houses at the end of Juxon Street in 1969 and build flats at Castle Mill House. This would be a strategic departure for the business as it would be the first time it rented property on the market, rather than to employees or

protected tenants. The purchase of Juxon Street Wharf would allow a second block to be built in the mid 1970's with a third following in 1985.

Changes in the Jericho landscape were far reaching with the level of redevelopment, by both the council and the private sector, being greater than expected whilst the level of refurbishment being less than anticipated, particularly by the private sector. Of the 699 houses in the area in 1964, 230 were demolished (including the St John's holding in Cranham Street) of these 118 were for council houses; 55 for the new St Barnabas School; 35 private renewals; and 14 for the OUP extension. Of the 795 properties present in 1981, 270 were new houses (194 council houses and 76 private) while the balance had virtually all seen some level of refurbishment. Approximately 90 Victorian properties were purchased and re-furbished by the council.

Looking beyond new build housing there were a number of other consequences of the programme. The new school site truncated Cardigan Street and King Street, but provided an area of open space that had not been present in the area. The influence of increased car ownership was evident in the redevelopment with the creation of Venables Close and other areas to provide garaging; there was also a move in some development to provide integral parking at the expense of ground floor accommodation.

The project can be seen as largely successful, housing quality was greatly improved and the community was preserved, but there were also a number of unintended social consequences. The council, in an effort to maintain the community in Jericho, ended up becoming a major local landlord. Council owned and maintained housing increased from nothing to make up approximately 30% of the total. At the same time, owner occupation did increase, but Jericho's location close to the city, university and the more affluent northern suburbs meant that there was a growing element of gentrification as wealthier outsiders purchased property as it became available

Decline of the Canal

Despite competition from the railways, Oxford Canal had remained prosperous until its nationalisation in 1948. However, during the 1950's and early 1960's a series of technological changes would take place that would cause the rapid decline of the canal system. Firstly, as there was greater competition from road haulage using improved roads and vehicles. Most importantly was the change fuel usage in the UK. The Clean Air Act of 1956 moved many businesses and homes away from using coal. In addition the transition from coal gas to natural gas saw a major decline in demand for coal and therefore barges to transport it.

Within Oxford itself the canal saw great pressure. In 1937 Baron Nuffield purchased the canal basin at New Road. In 1951 this was filled in to allow for the construction of Nuffield College, which saw the movement of the Coal Wharves to Juxon Street.

In the 1960's the canal was threatened with closure. The proposal was rejected by the Transport Minister, Barbara Castle, opening the opportunity for the canal to be rejuvenated by leisure traffic. Despite the decline of the canal the wharves continued to be used as business premises.

Re-uniting Parishes

In 1963 the Parishes of St Paul and St Barnabas were united and in 1969 St Paul's Church was closed. It stood empty until 1975 when it was taken over by the Oxford Area Arts Council to be used as an exhibition venue. The venture proved troublesome and only opened briefly in 1985. In 1988 it was re-opened as Freud's Arts Café.

Structural Change of Employment

In the 1980's industry in the UK was coming under increasing competition. Both W. Lucy & Co and the University Press were finding it increasingly difficult to maintain operations from their confined sites in Jericho.

In the late 1980's the University Press site on Walton Street would undergo a radical period of change. Printing ceased on the site in 1989 and it was redeveloped as the OUP's global headquarters. The shift from industry based to a knowledge-based employment was symptomatic of the changes undergoing the wider UK economy of the time. This shift away from blue collar to white collar work will undoubtedly influenced the gentrification of the area. However, the retention of a major employer has also enabled the area to maintain a level of vibrancy and variety of local businesses that are not seen in other suburbs of the City.

W. Lucy & Co sold the Walton Meadow site (now Rutherway) for development in 1994. Smelting ceased on the site in 1997 and manufacturing stopped on site in 2005. The first development on the southern end of the main site was completed in 2000 with the main Eagle Works development finished in 2008. While the manufacturing business moved to other locations, W Lucy and Co remained as the major landlord in the area. Employment opportunities remained on the site, but again the move is towards knowledge-based employment. Offices built on the Eagle Works now house staff from Oxford University. While development of the Eagle Works has altered the character of Jericho the company's stewardship of Juxon Street and Walton Well Road have preserved much of the original Victorian Character of those streets.

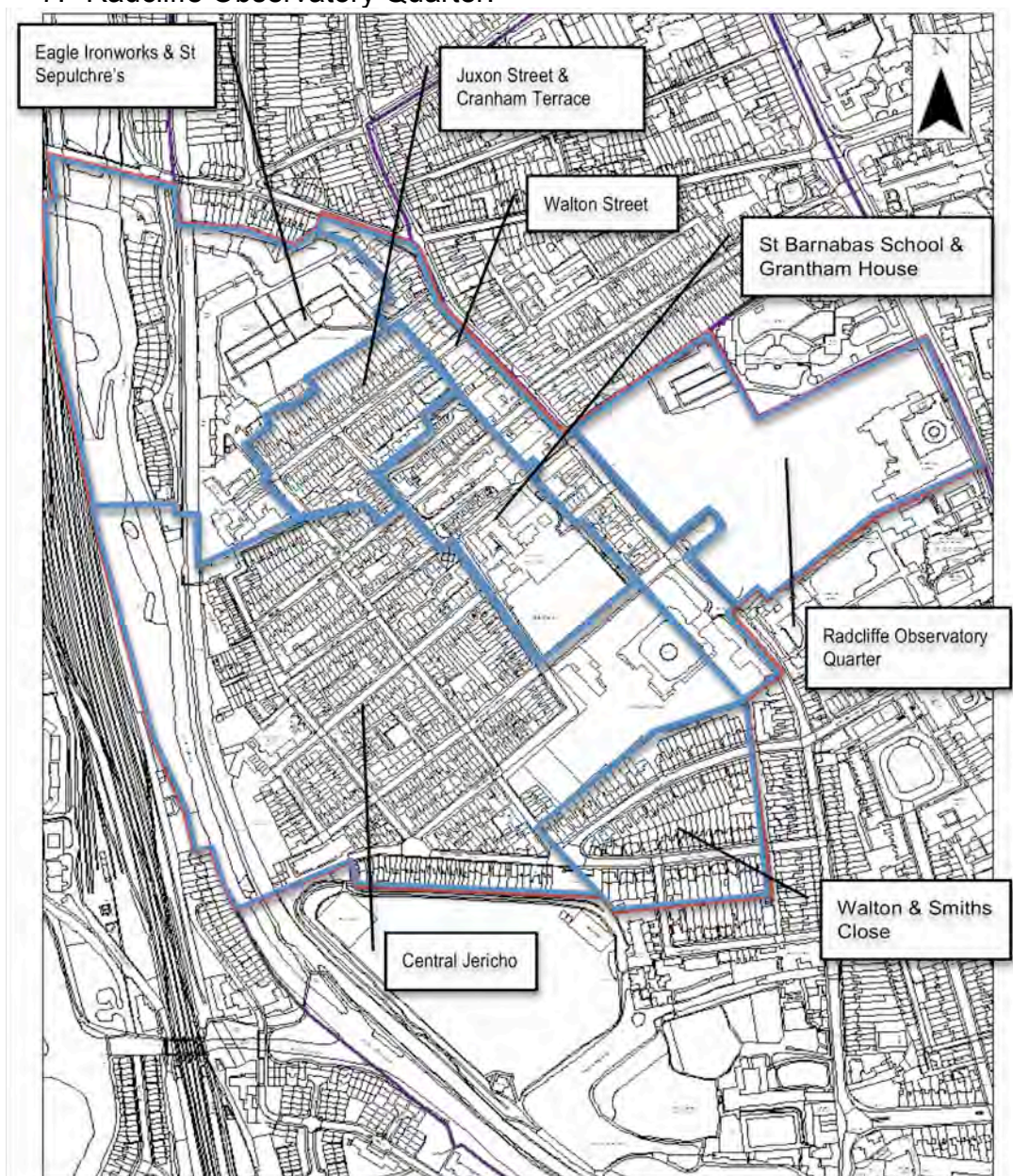
In 2007 the need for modernisation would cause further change to a major employer in the area when the Radcliffe Infirmary closed and relocated at the John Radcliffe Hospital in Headington. The site was purchased by Oxford University will eventually house the University Administration and a number of other University departments and functions.

Character Assessment

Character Areas

The study area has been broken down into character areas based on historic development and built form.

1. Walton & Smiths Close
2. Central Jericho
3. Walton Street
4. St Barnabas School & Grantham House
5. Juxon Street & Cranham Terrace
6. Eagle Ironworks & St Sepulchre's
7. Radcliffe Observatory Quarter.



1: Walton & Smiths Close

Important features:

- High proportion of original architectural details
- Imposing terraced and semi-detached blocks
- Gaps between buildings
- Front boundary walls and railings
- Greenery in front and back gardens
- Varied roofscape

Richmond Road and Walton Crescent form a distinct character area within Jericho. This is a direct result of the ideology of St John's College and the fact that its development took place over an extended period of time. As part of the St John's estate the area shares some distinct characteristics with the wider North Oxford development, namely generous streets, ample plots with houses set back behind dwarf walls with a front garden. This structure amplifies the feeling of a wide airy space in comparison with the more intimate streets seen in the central area of Jericho. Gothic influences are also to be seen which is representative of the wider architecture of north and central Oxford in the Victorian era.

However, there are common traits with the rest of Jericho. Streets, while peaceful, hint at activity and feel welcome. Plots are fully utilised, architectural detail is simple with interest added by the intelligent use of natural materials, such as the use of polychromatic brickwork.

The area is predominantly residential, with a Synagogue and restaurant at the junction of Walton Crescent and Nelson Street. On Walton Crescent the influence of the University Press is felt with a service entrance and an adjacent property converted to office use. Between Walton Lane and 1 Walton Crescent a simple Victorian warehouse has been constructed, incorporating a rubblestone wall, which is likely to be a remnant of the former agricultural use of Walton Close. In contrast to central Jericho there has been relatively little new development. Walton Lane has seen a number of additions with the construction of both residential and garage buildings along its length that have replaced stables serving the properties on Walton Street. The Synagogue necessitated the demolition of 21 Richmond Road and a number of properties on Nelson Street. Its interesting form and materials make it a landmark building and one of significant local interest. Many houses remain as single family dwellings, but a number have been visibly converted into flats/studios or houses of multiple occupation. Many properties have been extended. An important feature to the area is that front elevations remain largely unaltered, including the roofscape and boundary walls.

With the exception of numbers 1-5 Richmond Road, which represent the limit of the 1825 development of Walton Close, houses are set back behind dwarf brick walls on a consistent building line. This, despite differing architecture, gives a feeling of conformity to the street. Boundary walls give clear definition between the public and private realm. Their low level allows the buildings to

interact with the street and provides a level of surveillance, making the street feel safe and comfortable. It also makes private greenery more visible, allowing gardens to make a more positive contribution to the street in the absence of street trees. Original cast iron railings and gates are present at numbers 41, 42 and 44 Richmond Road with a number of relic gates and stays on Walton Crescent. Railings give a stronger definition to the streetscene by providing a sense of enclosure and reinforce the importance of private gardens in the public realm. Railings were an integral part of the design of houses on the St John's estate but most were removed to provide raw materials in World War II. Garden plants are predominantly ornamental in scale, with a few taller trees present.

Plots are ample in both streets; the longer plots are 18 feet wide rising to 27 feet at the western end for the shallowest plots.

St John's sold plots in blocks usually to speculative builders and developers, a number of which bought multiple blocks across the area, such as Pike, Curtis, Galpin and Walters. As a consequence there is a consistency of design to the blocks both in and between streets. Construction is predominantly in brick, often Oxford Yellow, and a number of gothic details are shared between building types. The yellow brick houses mark a particular controversy in the development of Victorian Oxford, particularly on the St John's estate, representing houses funded by the Oxford Building and Investment Company. The Company Secretary, William Galpin, 'invited' borrowers to use the bricks, which were yellow, and timber produced by his own companies.

Ashlar sills, lintels and window surrounds are a feature of many properties in the street. Other features include; wooden sash windows, wooden panel doors and external stone steps. Where replacements of these features have been carried out in differing materials they have detracted from the character of the area. Alterations to the front of the property, such as painting of brick or stone work or the addition/alteration of porches also detract.

Some satellite dishes and TV aerials are fitted to the front elevations of a limited number of houses, which detract from the simplicity and composition of the elevations.

The street and pavement have a tarmac finish with a mixture of stone and concrete kerbs, which are generally, are of a good condition. There is room on the street to park cars on either side and maintain a single lane of traffic. The loss of front garden boundary walls (to allow for off street parking) erodes the definition between garden and street and the sense of enclosure and harms the visual and historic integrity of the street. Street furniture is limited to some signage and street lighting. A more sensitive design of street lamp would be appropriate as and when any necessary replacement takes place. Some front walls and gardens are in need of attention. The provision of rubbish or cycle storage is an issue with some properties. Where this occurs it is to the detriment of the street as a whole.

Richmond Road

As you enter from Walton Street there is a hint of a curve and the view opens out towards the Synagogue and Nelson Street, with the mature forest scale trees in Worcester College rising above.

The street is made up of a series of terraces and semi-detached houses, with a single detached house at number 6. Number 45 is a converted stable block set behind numbers 41-44. The buildings offer a variety of scale, though are aligned in a way that allows a natural progression of size down the street, rather than a disjointed undulation of the roofline. The terraces are two storey, though 41-44 has an attic storey with gable dormers on the front elevation. The semi-detached properties are predominantly 4 storeys, because the water table is relatively near the surface there are steps leading to an upper ground floor allowing a shallow lower ground floor.

The two storey terraces tend to be more decorative than the more gaunt four storey terraces and semi-detached houses. Numbers 38-40 have an ashlar front. The terraces are flat fronted and make greater use of decorative touches such as polychromatic brickwork. The terrace at 1-5 facing directly onto the street is the oldest grouping of houses, is contemporary of the western side of Walton Street dating from around 1825, and their front are entirely polychromatic. Other properties have utilised the technique in a subtler manner in door and window details, string courses and so on.

The semi-detached properties all have bay windows to the upper and lower ground floors, with some to the first floor also. They are of simple gothic design relying on their verticality to define their presence rather than over elaborate decoration. These properties are constructed with Oxford yellow bricks.

Gaps between buildings are an important feature of the street, providing definition to each distinct unit and giving glimpses of the greenery behind. A number of the semi-detached properties have been extended to the side. The pressure of future development of this nature will have to take into account the importance of these gaps to the character of the street. Any extensions should make a positive contribution, being of appropriate scale or design. Consideration should also be given to development that can be seen between the buildings, such as at Worcester College, and the impact on the character of the street. There are a number of overly prominent side gates that detract from the visual break these gaps would otherwise provide.

The street offers an impressive roofscape that has relatively few alterations. All the roofs are of slate construction with chimneys of brick construction. Numbers 41 to 44 each have a single gable dormer, with casement windows, to the front elevation as part of their original design. The addition of Rooflights to the front elevations does detract, and the addition of a dormer to the front elevation at number 35 does not reflect the character of the street. The semi-detached properties by contrast have gables facing the street and imposing

chimneys, giving a more complex and impressive view. Chimneys are an important characteristic adding interest to elevations and the roofscape.

Most buildings on the street are well maintained, a factor that contributes greatly to the character of an area.

The Synagogue, which is the only recent addition to the street, adds architectural interest with its wave form copper roof. It along with a restaurant opposite adds an extra layer of interest, character and vibrancy to the area.

Walton Crescent.

Walton Crescent is differentiated by the curvature of the road, the higher proportion of terraced blocks and its roofscape. The combination of a shallow crescent shape and terraces, mostly of three or four storeys, gives the street a strong feeling of enclosure.

The curvature of the street creates an unfolding view putting a greater focus on the buildings within the street. Many of the buildings offer good examples of Victorian gothic architecture and detailing. However, buildings are less well maintained than in Richmond Road and show a greater number of inappropriate alterations to their historical fabric. Anecdotal evidence would suggest that is the result of their being a significant proportion of HMO's, flats and rented properties in the street. Windows, particularly on gable dormers, have been replaced with ones of inappropriate materials and design. Numbers 2 and 3 have also been re-fronted in render, contrary to their original finish and removing many original and interesting features. Stone sills and lintels have also been painted on many houses.

Given the preponderance of terraces there are fewer gaps between blocks. The terraced blocks have also utilised the full width of their plots meaning that gaps between them are narrower. The gaps adjacent to the semi-detached houses to the west are wider And both provide important definition and visual breaks. Between the southern and northern ranges there is a stark difference in the glimpsed views through the gaps. Greenery is visible to the south while the OUP is a dominant feature behind the northern range. There is less vegetation in these gardens making the press more dominant than would otherwise be the case.

The roofscape is busier in comparison to Richmond Road. Gable dormers are a consistent feature along the street and are part of the original design with similarity in design. Windows to the gable dormers are casements rather than the sash windows below.

Worcester Lane

Worcester Lane is located within the Central (City & University) Conservation Area. While this Lane will not form part of this appraisal or character area it is important to acknowledge the influence that this lane has on the area. The

mews style nature of the lane, incorporating business use, residential and garaging for properties in Walton Street, adds some eclecticism to the area that is symptomatic of the wider character of Jericho. The lane is cobbled and the range to between Richmond Road and Walton Crescent has a rubble-stone wall to the western boundary, both of which add interest.

Wall is a remnant of its agricultural past and has been incorporated into the construction of the warehouse facing Walton Crescent. New development on Walton Lane has broken through this wall removing an important historical link.

Worcester Place

Worcester Place, which is also located within the Central (City & University) Conservation Area, marks the transition point between the character of Jericho and the city centre. A number of late Georgian flat fronted cottages survive and are typical of the initial development of the area. They are two storey, flat fronted, abutting directly onto the street and are constructed of red brick and black polychromatic brick work in a flemish bond. Number 10 is a rare example of a wider detached property of that era. Three semi-detached blocks of yellow brick construction remain on the northern side. These are typical of the later St John's properties being set back behind low brick walls, and their bay windows and gable dormers have been mimicked by more recent development in the street. As the road kinks there is a former commercial building that adds interest to the space. The road has been much altered by construction of academic and student accommodation. Cues have been taken from the original buildings, some with greater success than others. Externally the older buildings remain largely intact, though there have been some alterations to some integral porches and to boundary walls.

2: Central Jericho

Important features:

- Compact streets in a 'grid iron' structure
- Two storey terraced cottages
- Uniformity of character
- Commonality of materials
- Importance of original architectural details
- Remnant Victorian commercial buildings

Central Jericho is a blend of terraced cottages tightly packed along narrow streets. The overarching character is one of regularity, created from the building line, roof line, form, scale and materials of the buildings. It is enclosed and intimate with its core character supplemented by individual expressions of architectural details that reflect the styles and personality of the army of small scale developers that built out the area.

The long Victorian terraces are predominantly of two storeys, flat fronted and set directly onto the pavement, often with a step up to the front door. Some three storey housing exists, but this is a rarity and is usually confined to no more than two adjoining houses, occasionally there are taller buildings on corner plots, such as the Community Centre at the junction of Cardigan Street and Canal Street or 39 Canal Street (junction of Great Clarendon Street) these are likely to be remnant commercial buildings associated with industry on the canal and whilst they do add to the character of the area they should not be seen as representative of corner plots. Corner plots tend to be more conventional return frontages or former shop premises, while a number of pubs are also located on corner plots. The terraced plots are narrow with small rear gardens.

The commonality of building materials are a key element in the character of the area. Brick and slate are the main construction materials. Polychromatic brick work is a feature within the area. Some of the oldest houses have alternating red and blue brick in a Flemish bond. While on later houses it may be seen as soldier or string courses and some other detailing, particularly around the doors and windows. There are also a number of rendered buildings. However, much of the rendering is likely to have occurred after construction. A number of brick buildings have also had the frontages painted, and it detracts from the character and visual integrity of the area.

Despite the ad-hoc nature of their initial construction the roofline of the terraces is relatively consistent and is an important element in the uniform character of the area. Chimneys are brick with clay pots and tend to be located on the ridge, though there are some examples of smaller chimneys that rise up from the roof slope. Where chimneys have been removed, or in the case of some newer development not constructed at all, there is a distinct gap in the landscape of the roofs. The removal of chimneys should be resisted and new developments should seek to include chimneys in their

design. Dormers, to the front elevation, are not characteristic of the terrace housing and where they do occur they detract.

Other features that contribute to the consistency of the character of Jericho are wooden sash windows, panelled doors. Keystoned pediments are a feature above many doors and windows. There are a number of local variations of sash windows with 2 over 2 panes, 6 over six and eight over eight all present in certain streets. Alterations to these details have caused harm to the appearance of a number of buildings and the cumulative impact of such actions will lead to the deterioration of the character of the area as a whole.

The process of gradual renewal in the 1960's and 1970's has had an impact on the original character of the area. The houses developed in this era that mirror the scale of their earlier neighbours are much more successful at integrating with the streetscene than some of the blocks of flats that are interspersed over the area. Whilst development of this era is spread across the area, some streets have been redeveloped more extensively. More recent developments have in general been more successful in maintaining the local character.

A common feature, reflecting Jericho's industrious past, are small commercial/industrial units as well as remnant shop and pub frontages. The small industrial units are a unique feature of the area and represent a link to the close knit working class roots of the area. There is considerable pressure to develop such sites, as is evident from development proposals for the auto works on Wellington Street or the former Harris Manchester College laboratory on Cranham Street.

Remnant shop and pub frontages often feature changes in fenestration and are consequently only noticeable by difference in brickwork colours or window forms vis-à-vis the rest of the property. The former use is most visible on corner plots, where a corner shop doorways have been bricked up

The streets are a basic 'grid iron' pattern and have been laid out in a manner that maximises the number of plots available for development. This accentuates the feeling of uniformity and enclosure with channelled views up and down the street. There is little in the way of historical paving materials, with both roads and pavements being tarmac and kerbs being concrete. Street lights are of a modern and insensitive design. When replacement of the street lighting is carried out consideration to more sensitive and historically accurate designs should be considered. A remnant lighting lantern that hangs on from 24 Great Clarendon Street, at the corner of Hart Street, gives an indication of the style of street lighting that was previously in use, historic images also show the use of Lucy/Dean cast iron street lamps that are still a feature in many parts of Oxford today. Some cast iron gullies remain in the pavement.

There is little traffic on the streets, but there is an obvious pressure on parking. Attempts have been made in some developments to provide off

street parking. Where this has happened access often interrupts the regularity of the streetscene and the parking areas themselves are featureless and create awkward threatening spaces. The use of internal garages also interrupts the uniformity of the street and the proportions of the building.

The street structure allows the formation of a number of long views. Whether by design or not St Paul's Church, St Barnabas Church and the Radcliffe Observatory are framed in a number of key views. The interaction of St Barnabas and the Radcliffe Observatory along Cardigan Street is of great interest and is revealed when the leaves fall in the autumn. St Barnabas is not only an important landmark in the area but also a nationally significant building. Its Grade I listing acknowledges its innovative construction, unique design and decoration, as well as being the work of a leading church architect as well as being an important monument to the Oxford Movement. The campanile is clearly visible from many streets, either towering over buildings or in full view.

Public space in the central area of Jericho is limited to Mount Place. While there are a number of important individual trees, street trees are not part of the character of the area. However, greenery is important. As you descend into the area from Walton Street the mature trees of Worcester College, the canal banks and St Sepulchre's loom up in the background framing Jericho in an amphitheatre of greenery. Glimpsed views of greenery in private gardens, visible on return frontages are also important. The canal offers a public amenity for both Jericho and the City. However, access is limited from Jericho to Mount Place, restricting the interaction of local residents with the canal. The cessation of activity at the canal and the subsequent boarding up of access points to the wharves has truncated the visual and physical link between the canal and Jericho.

Historically the canal side in this area has been used for materials handling and transshipment or for boat yard activities. Consequently development has been sparse and ad-hoc with a small number of rudimentary buildings on site of a single storey unlike the Eagle Works to the north. As a result the canal south of the Mount Place foot bridge shares a character with the surrounding terraced streets.

Albert Street

The character of Albert Street is less regular than the other streets in central Jericho. There are occasional small runs of terraces, but much of the road represents return frontages of the bisecting streets. One consequence of this feature is that the street is one of the greenest in the area, with significant contributions from private gardens as well as some street trees adjacent to the 1970's development between Jericho Street and Cardigan Street.

A number of buildings add to the diverse character of the street. These include number 35, a former commercial building that has been converted to residential use, the Oxford Baptist Chapel at number 24 and number 23 that includes a cart-way. Return frontages have been subject to pressure for

development either for garaging or residential use. These uses detract from the character and appearance.

Towards the southern end, there is an occluded view to the Synagogue on the junction of Richmond Road. The National Health Service building, the site of the former public baths, represents an opportunity for development. Adjacent to it are two Victorian 3 storey buildings but they are not representative of the scale of buildings in the street. The block of flats on the next plot, at 1-6 Albert Street, has replicated this scale and as a consequence is quite incongruous within the streetscape and roofscape.

Allam Street

The neo-gothic house (number 7) standing on the corner of Mount Street stands out in this short street that is otherwise characterised with simple yellow bricked properties with red brick string courses. The house is double fronted, of stone construction and has bay windows to the ground floor. While facing onto the Allam Street it forms the end of the terrace on Mount Street. It has gardens to the front and the side, which contributes a great deal of greenery to the space. Additional greenery is added by the street trees adjacent to Castle Mill House.

Cardigan Street

The street has the most compelling views in the area with the campanile of St Barnabas to the west and the Radcliffe Observatory to the east. The street has undergone much alteration both in terms of development, from the 1930's and 1970's, and alterations to the houses and their architectural features. The 1970's development lacks the boundary definition of garden walls offered by the 1930's development. However, these walls have been much altered to allow for parking, which detracts from the definition between the street and private gardens. The street has also been truncated by the development of St Barnabas School. New development, whilst on a complimentary scale, has introduced new features such as projecting porches, bin stores and bay windows at first floor level. Many of the Victorian houses have undergone significant alteration, with windows replaced, facades painted and roof lights added.

Canal Street

Canal Street kinks slightly so the view along the street reveals itself as you walk along it. St Barnabas and its campanile are the pivot feature of this opening vista. Tall trees located on the canal, Worcester College and Mount Place also feature in the views down the street. The street has a wide variety of building styles but is still overwhelmingly Victorian in character and of two storey. There are some three storey buildings such as the Community Centre at the junction of Cardigan Street and Canal Street or 39 Canal Street (junction of Great Clarendon Street) located on corner plots. These are likely

to be remnant commercial buildings and are a link to Jericho's industrial past. Later three storey developments such as numbers 10-13 or Whitworth Place detract from the space in terms of both form and scale and should not be seen as a precedent for three storey construction. Neither should the additional storey added to number 34. There are also some single storey commercial buildings that add to the varying street scene that is a characteristic of Canal Street.

Combe Road provides an important glimpsed view of the canal and underlines the importance of opening up views to the canal from Dawson Place, Cardigan Street and Great Clarendon Street. The activity generated by the chandlers and boat traffic helps maintain a sense of activity and vibrancy in the area.

While many of the Victorian buildings have been altered there are still numerous architectural details. Many of the houses at the southern end have gothic detailing in contrast to the plainer houses to the north. Number 24, on the corner of Cranham Street, has a wealth of gothic details and is an important part of the street scene for both Canal Street and Cranham Street.

Canal & Boatyard

The canal and the wharves represent a physical reminder of the earlier transport links into the city. Its primary function now is recreational with some residential moorings and chandlers adding a level of activity. The buildings that remain on the site of the closed boatyard are a hap-hazard collection of single storey buildings reflecting the history of use.

St Barnabas Church towers over the canal. Early images of the church show two entrances looking over a mid-height stone wall onto the canal. This visual relationship has been negated to a degree by development against the canal side of the boundary wall

The hoardings around the boatyard detract from the character of the area, The towpath side of the canal, along with the banks of castle mill stream, is characterised by a 'wild' and dynamic treescape. The trees, which are of indigenous riparian species, provide a green back drop to Jericho as well as a screen between the differing townscapes of Jericho and Rewley as well as the railway. Few of the trees are of individual merit but they have group value to the canal and conservation area as a whole.

This canal is an ecological and amenity asset for Jericho and the City. It also forms an important part of the wider character of Oxford, in that it is one of the numerous ribbons of waterway and greenery that bring the countryside into the City.

The residential moorings to the south of the area have allowed a waterborne community to build up. The permanent moorings to the south though have begun to undermine the rural qualities of the canal corridor.

It is well used route for cyclists and pedestrians into the City and train station. Access to the towpath from Jericho is limited and only possible at Mount Place or Walton Well Road.

Cranham Street (west of Cranham Terrace)

This section of Cranham Street has a great deal of intrinsic interest. There are a number of inappropriate dormers and some insensitive development. But the character of the street is robust and has been maintained by the mix of historic detail. Former industrial uses are visible at number 20 and the former Harris Manchester physics laboratory at number 29. The former physics laboratory should be seen as a building of local interest and adds greatly to the character of street by injecting a different form and use into the streetscape. Numbers 62, 63 and 64 have front gardens, boundary walls and inset porches. Numbers 32-36 and 44-55 (consecutive) were all built as a common series; of yellow brick with red polychrome detailing, gothic arches, fan-lights above the doors and pairs of one over one sash windows to each opening with a column in between. The chimneys on these buildings feature either square or cylindrical yellow clay pots. This architecture is mirrored at on the corner at 24 Canal Street with stone window detailing. Several of the newer developments have arched access to parking at the rear of the properties.

Great Clarendon Street

The street is defined by its view up to St Paul's Church. The church is on higher grounds and as you walk down the street the return view looks takes in the roofscape eventually terminating with the trees adjacent to the canal. The long rubblestone wall of the Oxford University Press site adds character to the street and hides much of the bulk of the main building. The main entrance is set back from the street, reducing the impact of the more recent extension and the steel railings continue the building line of the wall. The Yew on the corner of the Hart Street makes a significant contribution, as does the line of London Plane trees bounding St Barnabas School. The contribution of the school site is considered in later this report.

Much of the Victorian character of the street remains intact. The buildings are predominantly brick though some rendering has taken place. Modern development should take this into account, particularly in relation to the proportions of window and door openings and the use of materials. Garages openings should be avoided. There are numerous small details on individual groups of properties such as stone quoins and polychrome brick work.

The Old Iron Works, small offices set back behind high railings of an industrial design, adds character by injecting a different use into the residential street and harks back to the days when commercial uses were located within the residential area.

The southern return frontage from Hart Street reveals a pine that makes an important contribution. As does the London Plane in School Court visible

through the gap adjacent to the Grade II listed St Barnabas School (former). The building is simple yet imposes itself delicately on the street. It is of rubblestone construction, in contrast to the surrounding brick houses, and has grand traceried windows set into gable dormers. The building adds character to the street and is an important link to the historical development of the central area of Jericho. The building has been converted into residential use with car parking and further houses to the rear.

Access to the canal at the western end of the street is blocked off, which detracts from the character of the street and reduces activity. Student accommodation to the southern side has taken cues from the surrounding buildings in terms of scale and materials but turns its back on the street.

Hart Street

Hart Street comprises some of the oldest properties in the area. The small terrace, to the south of Great Clarendon Street, is distinct, it has a rectangular plan hipped roof, smaller window and door apertures, front gardens with picket fences and they are rendered. They also benefit from leaded door hoods, a feature shared with other houses down the street, though many of the other houses feature moulded scrolled architraves. Many of the other Victorian Houses, which front directly onto the street, have been rendered and painted though the red and blue polychromatic brickwork in Flemish bond would have been typical. The street is light and airy, benefiting from the greenery and open space at St Barnabas School. The OUP extension dominates the southern end of the street. 1930's and 1970's development features at the northern end.

Jericho Street (west of Hart Street)

The street is characterised by much interwar and 1970's development. The Victorian houses that remain (numbers 13 to 20 consecutively) have undergone some alterations to doors and windows but are generally in good condition.

Mount Street & Mount Place

Mount Place is not only one of the few points at which the public can gain access to the canal, but also one of the few areas of open space. It is a hard uncompromising space, which offers scope for improvement, but the greenery afforded by the public trees blends the urban area into the greener environs of the canal.

Terraces occupy the southern range of Mount Street, numbers 2 and 3 are fronted in random ashlar stonework, with some gothic detailing, with 3 to 12 being red brick. The houses overlook the boundary wall and the side elevations of the Castle Mill House development. In the south-east corner of Mount Place, to the rear of 21 Canal Street, is an interesting relic outbuilding or commercial premises, with a wide arched access.

Nelson Street

As you approach Nelson Street the trees of Worcester College tower above the southern range of houses. The street has undergone much alteration but has managed to retain its sense of character. The two main junctions on the street present views through the neighbourhood and are important spaces within the area. As a consequence, buildings on these junctions are prominent features and any alterations need to be considered carefully. The houses are some of the narrowest in the area. On the northern range (between the Albert Street and Canal Street junctions) houses are in pairs at an oblique angle and have front gardens, though a number have been lost to off road parking. A row of 1970's houses have been inserted into the terrace on the southern range. Numbers 9-20 (consecutive) are of a sympathetic scale but a number of features, such as fenestration proportions, lack of chimneys, inset porches and some integral garages mean the terrace does not gel as well as it could have. Number 42, on the Canal Street and Wellington Road junction, is of a unique style and scale in the area and adds character to the streetscape at this point.

St Barnabas Street

The eastern range is made up of simple narrow rendered terraced houses. The western side is of brick, either red or yellow, with the exception of number 13. This terrace is made up of more substantial later Victorian houses. St Barnabas Vicarage is a key house on the street and should be seen as a building of local interest. It is double fronted, of yellow brick with polychromatic detailing. It also has stone cills and gothic arched windows and door. The roof, unusually, has two gables to the front elevation. The garage doors to the ground floor of number 11 indicate a former commercial use and add interest to the street.

Victor Street

The street is predominantly Victorian and typical of the wider area. The later development is in keeping to the scale of its surroundings, though the fenestration is somewhat at odds with it. Many of the houses have been painted or rendered detracting from the uniformity of the street. There is an important view to the Radcliffe Observatory to the east.

Wellington Street

To the western end the OUP and its service entrances dominate while the view to the south features the trees of Worcester College. Street trees have been planted in an effort to blend in the OUP extension but these are some way from maturity, trees in the garden adjacent to number 55, which are subject to Tree Preservation Orders, contribute greatly to the street.

The street has been subject to much alteration. Newer development, especially at the junction of Albert Street, it is however of a suitable scale.

Alterations to architectural features pose the greatest threat to the character of this street. The most prominent building on the street is the old Auto-Works on the corner of Canal Street and it should be seen as a building of local interest. Whilst not Victorian the auto-works does represent a link back to the industrial past of the area and its location on a corner plot makes increases the significance of the role it plays in the architectural character of the area.

3: Walton Street

Important features:

- Vibrant individual character
- Mixed business and residential space
- Street made up of building 'blocks'.
- Two and three storey terraces.
- Importance of architectural details and boundary treatments.

Three of Oxford's conservation areas converge on Walton Street: Central (City & University), Walton Manor and the North Oxford Victorian Suburb. In terms of the character of the study area it is necessary to consider elements that lie within those conservation areas.

Walton Street's overriding character trait is that of unassuming vibrancy and individuality. There is a wide mixture of uses, including restaurants, bars, shops and offices, with many of the businesses being unique to the area rather than part of large chains. Among these businesses are a mixture of residential flats and houses. This combination creates an active and diverse locality that is unique within Oxford. Its Georgian and Victorian buildings, constructed largely in brick, are a complimentary foil for these traits. The architecture is restrained with simple expressions of detail. There are a number of group compositions, largely on the former St John's land that feature either late Georgian or Victorian gothic influences. The street features two landmark stone buildings in the Clarendon Press and St Paul's Church. The long stone wall that demarks the former Infirmary and Observatory grounds also plays a part in the street scene.

There is a consistent flow of vehicles on the street, cars and delivery vehicles rather than goods traffic, but the street does not feel overly busy. Pedestrian and cycle traffic is a significant component to the activity in the street. There is some controlled parking for both residents and shoppers.

As you travel north from Beaumont Street the transition from City to suburb commences at Worcester Place. On the western side the Grade II listed terrace of 4-15 begins the story of the initial development of Jericho and hint at the built environment that lies beyond. The next terrace, 16-28, is of significant local architectural interest continues to the junction of Walton Crescent and Little Clarendon Street where the gaunt stock brick terraces of the eastern aspect gives way to Jericho proper. The length of these terraces gives a consistency of enclosure to the street. This sense of enclosure recedes at the junction of Little Clarendon Street. From this point terraces are in smaller blocks, typically between junctions, with a number of individual and landmark buildings interspersed.

The section between Little Clarendon Street and the University Press/Radcliffe Observatory Quarter is visibly contiguous with the character of Jericho. Indeed the corner building of 127 Walton Street, with its distinctive

painted Geo Lumley tea advertisement, can be seen as a welcoming entrance to Jericho and is an important building to the locality and streetscape. Other important buildings in this range include numbers 123-125, a short three storey terraces of late Victorian shops with residential above, which is similar in design to 112-118 Walton Street to the north. Planning permission has been granted for development at 123-127 Walton Street, which will see the retention of a number of the frontages that make a positive contribution to the character of the area. The rendered and painted terrace opposite also enforces a distinct change in streetscape. At this point the street starts to bears gently to the northwest terminating the straight view down to the junction of Beaumont Street.

Historical ownership structures excerpt an influence on the building blocks that make up the street. The former St John's land, to the north of Jericho Street and the Radcliffe Observatory Quarter features a series of contiguous blocks. Within the Furse land the University Press is a 'block' in itself while the properties between Great Clarendon Street and Jericho Street, are made up of terraces where many of the buildings have a more individual character.

As you reach the University Press the view unfolds up Walton Street. The view is terminated by the western range of the street curving towards Walton Well Road after the entrance to St Sepulchre's Cemetery. The return view is terminated by the tree canopy to the front of the University Press. The stone wall of the Radcliffe Observatory Quarter, with the tree canopies, behind frame the view and provide a reminder of the enclosed nature of the infirmary site. The wall is punctuated by a number of existing gateways.

The University Press, to the western side of the road represents a grand architectural statement of its time and is a striking classical design of Roman inspiration. It is constructed of ashlar and set back behind cast iron railings. The building is set back some distance from the boundary line giving it a less dominant position in the streetscape. Glimpses through to the inner quad come through triumphal arch with tall cast iron gates. The arch is part of a single storey range flanked by three storey wings to the north and south. The design, materials and attention to detail are indicative of the success of the organisation and its importance to the University. The building has been subject to a number of extensions but has retained its integrity and grandeur. The University Press is Grade II* Listed and its railings are Grade II Listed.

On the opposite side of the road St Paul's Church, which was financed by the University Press, is complimentary in appearance being of Greek Revival style. Its stone is distinctly weatherworn but its use as a café has reintegrated its position in the activity of the street. Set behind railings and raised on a plinth, the church forms a focal point for a key view east up Great Clarendon Street. St Paul's and its railings are Grade II listed.

Buildings to the north of the press tend to be three storey. The building line is consistent within their blocks. Roofs are slate with a gentle pitch; dormers or roof extensions are not a feature. Wooden sash windows and wood panel doors are a feature, though a number of buildings have had been subject to

inappropriate replacements. Houses tend to be set behind boundary walls or railings with retail premises fronting directly onto the pavement. Many original boundary treatments have been lost over time; though replacement has often taken place some work has been more successful than others. Most of the buildings are Victorian, many with gothic influences to their design. These factors, combined with the Infirmary wall, give the street firm definition whilst not becoming the overriding feature of the street.

The western range of buildings between Great Clarendon Street and Jericho Street comprise some of the older properties in the street. Numbers 44 and 45 are Buildings of Local Architectural and Historic Interest and are constructed of polychromatic brick. Number 46, which is stone fronted, is also locally listed and forms part of an imposing corner grouping. The corner unit play an important role in the streetscape and present an enhancement opportunity as they have been subject to a number of alterations and are in poor condition externally. The brick and render townhouses in the northern end of Cardigan Street are also in poor condition and detract from the character of the area.

The Jericho Tavern, built around 1818 it is thought to be on the site of the medieval Inn that gave Jericho its name. It occupies a prominent corner position and is one of the few detached properties in the street. Adjacent is the Phoenix Cinema, built in 1913. Both are locally important buildings.

To the north of Cranham Street on the west and the Infirmary site on the east many of buildings are constructed in a series of blocks. The buildings are Victorian with the exception of the Health Centre and Kingston Court that were added in the second half of the 20th Century. The proposed move of health service provision to the Radcliffe Observatory Quarter does open the possibility of redevelopment of this site. Any development here needs careful consideration given its prominent corner position. The mixed use blocks are three storey including the attics. Attics tend to feature a series of dormers or gable dormers. The roofscape is consequently busy, but there is a consistent design intent rather than ad-hoc accretion. Some blocks feature three storey cross-wings with two storey ranges in between, both with or without dormers. There have been a number of alterations to windows and other features above the ground floor that have had an impact on the character of the buildings. There are a number of original and sympathetic examples of shop fronts and signage. The design of shop fronts and signage should be seen as an important feature of the character of the street and enhancement opportunities should be encouraged as part of the planning process.

Number 73 Walton Street is a rare example of an individually conceived building within the street. Its painted render finish reinforces its presence on the corner of Juxon Street. The building is of Local Architectural and Historic Interest and is believed to be the possible location of the medieval Walton Farmhouse.

The prevalence of business uses has put pressure on the spaces between buildings, which are relatively few. Many of these gaps have become shabby deliver bays and waste bin stores. The entrance to St Sepulchre's Cemetery

has succumbed to similar uses. The result is a less than inviting entrance to the cemetery and the streetscape as a whole.

Numbers 96-101 Walton Street are Grade II Listed. They are polychromatic, two storey cottages set back behind dwarf brick walls. With numbers 91-94 Walton Street marking the transition from Jericho to Walton Manor.

The roundabout at the northern end of Walton Street marks an awkward end to the street. The confluence of four roads makes it difficult for individual buildings to sit comfortably in the streetscape. The Victoria Public House, prominently located on the junction of St Bernard's Road, manages this, as does Holyfield House on the opposite side of the road. The Victoria Public House is a locally important building and should be considered for Local Listing. Holyfield House marks an impressive entrance into Jericho from the north. Double fronted with bays and built in yellow brick with carved ashlar dressing the building is unique in style to the area. It is Grade II listed and complimented by the adjacent number 3 and 5 Walton Well Road. The more recent building at 85 Walton Street has somewhat less successfully integrated into the street despite taking some design cues from its more historic neighbours.

The condition of buildings along Walton Street varies greatly. The buildings and the street as a whole have proved resilient to many changes. Further changes; particularly to fenestration including the insertion of UPVC windows, shop frontages or the painting of brickwork risk permanent damage to the character of the area. As with other character areas in Jericho, Walton Street is typified by Victorian architecture. Building features, such as sash windows, are a vitally important part of the character of both the buildings and the street. While reversible, alterations to a number of historical buildings have caused significant damage to their appearance and their role in the streetscape.

Greenery is not an overt feature of Walton Street and there are no street trees present. However private greenery, be it from private gardens or the main institutional sites do contribute greatly to the character of the street.

4: St Barnabas School & Grantham House

Important features:

- Important group of London Plane trees
- Open space and playground

This area transects the historic St John's and Furse estates. The Furse land, now occupied by St Barnabas School, was the first to be developed in the 1820's and included the infamous Jericho Gardens, a development of 24 two room cottages that ran between Jericho Street and Cardigan Street. The poorest housing, including Jericho Gardens, was demolished in the 1930's and was maintained as a children's playground until the wider redevelopment commenced. The area is characterised by 1970's buff coloured brick buildings and represents the single largest change to the Victorian character of Jericho. The clearance of blocks from Cranham Street to Great Clarendon Street has not only seen structural alterations to plots, roads, function and the creation of green open space.

As a space it can be seen as two distinct but related zones. Firstly the residential blocks at the eastern ends Cranham and Jericho Streets, secondly the site of St Barnabas School between Jericho Street and Great Clarendon Street.

The eastern section of Cranham Street and Jericho Street remain consistent with the original street plan the blank canvas offered by demolition has resulted in the creation of an area with a distinctly different character. On Cranham Street there are a mixture of houses, flats and sheltered accommodation. Buildings are set back from the road and are staggered meaning that there is not a consistent building line. The boundary to these plots is demarked by low metal bars. While the greenery benefits the space, allowing the planting of trees, low boundaries do not reinforce the space as being private. A result of this is a lack of surveillance as residents close their curtains in an effort to retain privacy rather than benefiting from the social screening granted by defined private front gardens. The wide garden space to the front of the flats is not used to the benefit of residents, as its open nature means is not a useful amenity space. Consequently it has become a commoditised landscape feature rather than a personalised garden contributing to the character of the street. Grantham house, to the south, is currently unused and shuttered which detracts from the space and adds an element of uncertainty to the character of the area. The block struggles to integrate its role as sheltered housing into an active streetscape. With no units having doors onto the street and no private garden space the residences essentially turn their back on the street creating a sense of isolation from the surrounding area.

The development of Cranham Street has utilised the natural gradient of the slope to the canal. Buildings are 2 storey towards Walton Street and 3 storey at Cranham Terrace. This creates a roofscape that alters relatively little. It ties

in with the roof line of 8 and 9 Cranham Terrace and is of a sympathetic height to the surrounding area.

The flats on Jericho Street follow a similar architectural theme and are 3 storeys, but are an island feature. The flats do not benefit from any garden space and front directly onto the road. This combined with inconsequential and utilitarian communal entrances means that the block turns it back on the street. As a result this part of the street is fairly inhospitable. The buildings are plain and constructed of buff brick. Windows are predominantly top hung and made of UPVC. French doors have been added on all storeys with balconnettes. Doors are of varying designs, however entrances to the flats and sheltered accommodation are inconsequential and utilitarian. The shallow roofs are tiled.

Whilst there is considerable parking pressure in Jericho, Venables Close and Bloomfield Place are provided at the expense of garden or amenity space for the residents. Surveillance and activity is also lacking as garages are to the rear of houses or integral to the blocks of flats. This creates an inhospitable environment.

Cardigan Street has been truncated to allow the construction of St Barnabas School. The school site is large and spacious and contributes an open park like feeling in an area that lacks open space. It has also allowed the planting of a significant number of forest scale trees. The school buildings are predominantly single storey and located to the north of the site. It has also allowed the provision of a well used play area in the southern most corner. However, the encroachment of the schools building line into the historic footprint of Cardigan Street as well as some tree planting has resulted in the incidental view between the campanile of St Barnabas Church and the Radcliffe Observatory being obscured.

The main landscape feature within this area is the ring of London Plane trees that surround the school along with the open space afforded by its playing field. The space is semi public, often being open for children to play in, and there is a public playground in the southern corner. The space is well used and provides a valuable space for families in the local community. The Plane trees are a distinct feature and their scale and the uniform nature of planting provide a sense of enclosure to the streets that mirrors the nature of housing in the central area of Jericho.

On Cranham Street, a London Plane and Norway Maple, tower over the housing integrating the 1970's development with the Victorian houses to the west. There are few specimen trees of this scale in Jericho and contribute greatly, not only to the street, but also to the area as a whole.

5: Juxon Street & Cranham Terrace

Important features:

- Most original architectural features remain
- Importance of boundary treatments and front gardens
- Uniformity of architecture
- Well maintained properties

Juxon Street and Cranham Terrace represent the final phase of St John's development in Jericho. The houses, many of which were built by Galpin, are indicative of a common design ethos, which creates a more regimented character that is not present elsewhere in Jericho. Both streets are comprised of small scale terraces of good quality construction.

An important feature to the area is that front elevations, including roofscapes, remain largely unaltered. Boundary walls, whilst not original, remain and are an important part in defining private and public space and helps give the regimented character of the street greater definition.

Juxon Street

As you enter from Walton Street you are confronted by surprisingly bright open space. This is the result of the building line of the lower scale two storey housing being set behind dwarf brick walls and front gardens. This lets light flood in and creates a feeling of space despite the street only being enough for a single lane of traffic, with cars parked on a single side.

As you look down the street the houses gradually step down the slope towards the canal. The view terminates at Castle Mill House, a series of flat developments, which is screened in part by mature trees. The vibrancy of Walton Street is reflected in the terraces, both to the north and the south between Walton Street and Cranham Terrace, which are painted in a variety of up-beat colours. While painting the brickwork on these houses has hidden a number of architectural details, its application in such a comprehensive manner has given the street a distinct character and quality.

Boundary walls give clear definition between the public and private realm. Their low level allows the buildings to interact with the street and provides a level of surveillance making the street feel safe and comfortable. It also makes private greenery more visible, allowing gardens to make a more positive contribution to the street in the absence of street trees. Cast iron railings are present on a number of properties, however none are original. Likewise many of the brick walls have been rebuilt. Railings do give a stronger definition to the streetscape and reinforce the importance of private gardens in the public realm. However the character of Juxon Street is in its uniformity. Garden plants are predominantly ornamental in scale, with a few taller trees present.

Shirley Place is a 1920's/30's development of flats that replaced St Paul's School. It is arranged as two blocks, one to the front and the second to the rear of the site. In size and scale it fits well within the street. The architecture is typical of its era with art deco influences, particularly in the horizontal nature of its design. It is two storey with a hipped roof and access to the flats is by a walkways to the front elevation. It has casement Crittal windows.

There are a number of blocks of terraced houses arranged along the street. With the exception of the terrace on the southern range between Cranham Terrace and Allam Street, all are of a similar form. They are of brick construction with slate roofs and a bay window to the ground floor, numbers 1-12 and 41-66 have a square bay while with a slate pitch while 36-40 have a canted bay windows with a lead pitch. 1-12 and 47-66 have painted fronts, however the outline of architectural details indicate that their appearance would have been similar to 41-46, being of built with yellow bricks with red brick string and soldier course details. Doors, which are panelled, are recessed to provide porches. Lintel and cill details are in stone while the windows are timber sashes with a two over two design with narrow glazing bars.

The terrace between Cranham Terrace and Allam Street, numbers 13-24, are 2 storey and flat fronted with a 'book end' wings at either end with the gable facing the front elevation and a third storey on the attic floor. There is also a central gable dormer. They are more gothic in appearance with arched window details above the front doors, while the remainder have stone detailing. Doors are panelled with a glass fan-light above, whilst also recessed the porches are shallower than elsewhere on the street.

There are narrow gaps between the terrace blocks, giving glimpsed views of the gardens behind. Development has taken place in the back-land between Juxon Street and Venables Close, and also behind 44-49 Juxon Street and St Sepulchre's Cemetery. These developments have separate vehicle access.

The roofscape, which steps gradually town the slope, is punctuated regularly by brick chimneys with clay pots and is free from alterations such as roof-lights. The rise in roofline to the south at numbers 13-24 masks the bulk of the first Castle Mill House block.

The large number of mature trees in the gardens of houses backing onto St Sepulchre's Cemetery play an important role in setting the green character of the cemetery.

Cranham Terrace

Cranham Terrace still remains largely as it was conceived, as a sequence of terraces on the western side of the street. When it was constructed the houses would have faced the gardens of the return frontages opposite. Today they are opposite a series of more recent developments.

The street is made up of three blocks of terraces. As a range of houses they share an aesthetic with 13-24 Juxon Street, whose gabled end faces onto Cranham Terrace. As a range of properties they have retained a high level of integrity despite being subject to renovation and adjacent to significant areas of re-development.

The properties along the road were extensively refurbished by a private developer in 1976. Redevelopment also took place behind number 16 and opposite in the form of Venables Close and Grantham House.

The two main terraces, 1-8 and 9-16 face directly onto the street, this combined with their height makes the terraces the dominant feature on the street. They are of yellow brick construction with wooden sash windows and panelled doors. However, there are a number of subtle details that differentiate them. These terraces have wings onto Cranham Street, both of which show evidence that would suggest that they were once shop or business premises.

Numbers 1-8 have red brick detailing and narrow slit windows on the first floor above the front door. The refurbishment of the properties is visible in the replacement chimneys and the tiled roofs rather than slate. Numbers 9-16 have red and blue brick detailing, there are false window details on the first floor above the front door. Windows are wooden sash (6 over 6) and have a gabled attic story with 6-light casement windows, a number of which have been replaced with UPVC units. This range was also refurbished and it is likely that the gabled dormers were also added at this time.

Numbers 16-19 are more substantial properties with an asymmetrical design. They have a small front garden, a low boundary wall and a bay window to the ground floor of each house, the central house has a 1st floor bay in addition.

The extensive redevelopment that took place in the 1970's has had a deleterious impact on the character of the area, particularly the views into Venables Close and Broomfield Place. Access to the more recent development to the rear of Juxon Street is somewhat awkward but the development has been carried out sensitively in regard to the scale of the surrounding properties. The painting of the exterior of the Radcliffe Arms also detracts from the character of the area.

The London Plane in the grounds of Grantham House, at the junction of Cranham Street, contributes greatly and provides valuable screening.

6: Eagle Ironworks & St Sepulchre's

Important features:

- Retains the industrial character of the canal
- St Sepulchre's Cemetery is an important green 'island'

This area comprises the redeveloped Eagle Foundry, including the island site, the canal north of the Mount Street pedestrian bridge and St Sepulchre's Cemetery.

The green space and tree cover provided by the canal and river corridor and St Sepulchre's and the industrial based architecture of the foundry developments define the character of this area.

While none of the original foundry remains the architecture pays homage to the industrial heritage of the canal. William Lucy Way, on the opposite bank of the canal, was, until 1965 part of Walton Meadow. The success of W Lucy and Co and the company's desire to remain in Jericho, where many of its employees lived, saw the meadow developed into a store and yard to serve the Eagle Works. It is now a series of curved terraced properties of four storeys. The houses, which are raised up to the same level as the main site, must be seen as part of the entire scheme that allows the canal to retain its sense of industrial heritage and gives it a confined channelled feeling. The relationship between the main Eagle Works development and the houses on William Lucy Way is also an important factor in defining the character of the.

The Eagle Works development retains the same towering presence over St Sepulchre's Cemetery that the foundry did. This presence occurred as a result of W. Lucy & Co growing to become one of Oxford's most important industrial employers. The new blocks and the Cemetery have a symbiotic relationship. The Cemetery provides welcome green space and forest scale trees to soften the development while the flats and offices not only provide a welcome level of surveillance but also a sense of encapsulation in the serene and tranquil space that is St Sepulchre's. The cemetery is an important green space for the area and offers a great deal of heritage, amenity and ecological value. St Sepulchre's is a Grade II Listed Park and Garden and is discussed later in this document.

Access to St Sepulchre's is from Walton Street via a narrow avenue of pollarded lime trees. You enter through an archway in the gothic gatehouse, which is locally listed (79 Walton Street). There is an opportunity to enhance the entrance to the cemetery with more regular tree maintenance and improved management of waste and recycling bins for adjacent shops.

The developments of Wharf House and Castle Mill House provide older examples of canal based development.

7: Radcliffe Observatory Quarter

Important Features

- The historic group of Radcliffe Infirmary buildings fronting Woodstock Road, consisting of the Infirmary, St. Luke's Chapel, the Outpatients' Building, the Fountain of Triton and the listed gates and boundary wall.

The Radcliffe Observatory Quarter is a ten-acre site stretching from Woodstock Road to Walton Street. The site is bounded to the east and west by a 19th Century stone walls that form part of the streetscape of both Walton Street and Woodstock Road. The eastern range is Grade II listed.

With the exception of the listed buildings on the site and one other all of the hospital buildings have been demolished to allow for the Oxford University's redevelopment proposals. The listed buildings form an important group and are located in the southeast corner of the site with the principal entrance off Woodstock Road. The three buildings are arranged to form a courtyard where the Fountain of Triton is located. In conjunction with the Grade II listed gates and boundary wall they form an important part of the streetscape marking a transition zone between the urban and suburban. They are also an important part of the history of the historic growth of the city. The Gibson building to the north, whilst currently in use, is due to be demolished and redeveloped in the future.

Proposals for the site have evolved over a period of time with the preparation of a Masterplan by the University. Consent has been granted for the refurbishment of the Infirmary, Outpatients and St Luke's Chapel, including a pedestrian link between Woodstock Road and Walton Street, along with new buildings for Mathematics on the Woodstock Road, Humanities in the centre of the site as well as accommodation for Somerville College on the southern boundary. Further new buildings are proposed to provide for the future needs of the University

The visual and functional relationship of the site with Walton Street has changed with the closure of the hospital and the demolition of the hospital buildings. The existing boundary wall is feature in the street and frames views up and down. Existing openings provide glimpse views into the site and as development comes forward new routes are to be provided which will add to the sense of permeability

Trees, Landscape & Biodiversity

Trees, or lack of, play an important part in the formation of the character of Jericho. The grounds of Worcester College, the Canal corridor and St Sepulchre's Cemetery provide an amphitheatre of forest scale trees providing a sense of enclosure in which the unashamedly urban Jericho can nestle.

A number of trees in the area have been assigned Tree Protection Orders to insure that their importance to the area is fully considered in any future proposals for change.

To the rear of Nelson Street, the boundary of Worcester College is populated by a series of mature trees. Varieties include Horse Chestnut, Sycamore, Poplar and the evergreen Holm Oak.

The canal corridor is of ecological significance, not only to Jericho but also to Oxford as a whole. It represents one of the green corridors that brings the countryside into the urban area and contributes to Oxford's unique spatial form and character. It also provides significant amenity and recreational value as well as a visual barrier dividing two distinctly different residential neighbourhoods, that of Jericho and Rewley.

It is a riparian habitat characterised by an indigenous tree stock. Species include Field Maple, Wild Cherry, Bird Cherry, Alder, Crack Willow, Hawthorn, Ash, Elder and Hazel. The trees have an important group value. This combined with a non-interventionist approach to management gives the canal corridor a wild rural feel. This is a contrast to the section of canal to the south where the residential moorings have led to a suburbanisation of the banks with ornamental planting and grassed areas. That said there is a natural dynamic between the community that live on the canal and the habitat, wood that is felled during management is used by the community to fuel wood burning stoves. This gives an evocative smell to the area particularly in winter. Any changes to the management of the habitat should be considered carefully as this will have a distinct impact on the character of the area. Further to this any maintenance to the canal or development along its edge should carefully consider its habitat and appearance. The proposed bridge over the canal at Nelson Street will need to be carefully integrated into this environment.

With regard to wider biodiversity it provides an important habitat for birds, bats and water voles. Any works to the bank of the canal or Castle Mill Stream should take this into account.

Looking from the Canal there is a visually important range of trees to the rear of Dawson Place that provides some screening from the urban area behind.

At Mount Place we see a range of non-native species that were part of a municipal scheme dating from era of regeneration in the 1960's and 1970's. Species include Robinia, Birch, Mountain Ash and Willow. Mount Place is a

rare piece of communal space in Jericho and the trees help blend the junction between the canal Jericho's built environment. The adjacent grounds of Castle Mill House provide further space for tree planting and include Weeping Willows and ornamental Cherry trees.

To the north of Mount Place the river and canal diverge. The river maintains its rustic character behind the new development on William Lucy Way while the canal becomes a more channelized environment. There is a monoculture of Italian Alders along the length of William Lucy Way. At present they are of a young age, but when mature they will add significantly to the character of the area. When mature they will grow to a similar scale to the 4 storey houses on the street. Within the square opposite on the Eagle Works site ornamental pears, *Pyrus Chanticleer*, are planted in a uniform manner.

St Sepulchre's Cemetery, a Grade II Listed Park and Garden, is an important green space and is the location of some important specimen trees that contribute greatly to the character of Jericho as a whole. As you come into the lane that leads to the cemetery you are greeted by a processional avenue of pollarded limes, these lead on to an avenue of Yews and then Copper Beech trees within. The cemetery also provides a number of other important mature trees including: Horse Chestnut, Lime, Sycamore and Irish Yew.

The cemetery is a green space that provides opportunity for both wildlife conservation and quiet contemplation. Large areas of the cemetery are overgrown and inaccessible. There is also an imbalance between informality and nature. This detracts from the amenity of the space yet does not provide any conservation value. As a consequence the space is not as inviting as it could be and there is the risk that in the future the space could become less hospitable and that ultimately there could be damage or degradation to the head stones. Elsewhere management is restricted to grass cutting and the central raised gardens or pollarded limes at the entrance have not been maintained in a suitable manner.

There is however an opportunity for further planting to ensure that there is a stock of trees ready to take over from the mature forest scale trees that are at present entering the final stages of their maturity.

Along Walton Street there is a curtain of greenery rising above the walls to the ROQ site that help frame the street and views. Within the frontage of the Oxford University Press are number of individual trees that contribute.

The structure of both road layouts and plots means that Jericho has a distinct urban character. Street trees are not a common characteristic and there is little open green space. As a consequence greenery within private gardens, particularly those visible on return frontages and between buildings, is very valuable. Those properties that have front gardens provide an opportunity to plant trees and shrubs that can interact with the wider streetscene.

The group of London Plane trees surrounding St Barnabas Primary School provide a distinct and valuable feature to the area. The open space created by

the construction of the school is not typical of the character of the area and the maturing Plane trees help maintain the space of enclosure provided elsewhere by terraced housing.

Future Management

Jericho has a wealth of character as well as significant architectural and historic interest. Designation as a conservation area will afford some protection to the historic environment and, alongside this appraisal, will ensure that future change pays respect to the character of the area. Unfortunately conservation area status cannot protect the historic architectural features that underpin the special interest of Jericho. These features include but are not limited to windows, doors, painting of brickwork, loss of chimneys, alterations street elevations and roofs and loss of boundary walls. The gradual loss of these features, which is indicated in appendix 4, incrementally erodes the character of the area and further loss would threaten the special interest that makes Jericho unique.

Protection of these features and effective management of future change is needed if the character of Jericho and its special architectural and historic interest is to be maintained. The introduction of an Article 4 Direction will protect the character of an area by preventing the further loss of important architectural features. It will allow Oxford City Council to give advice and due consideration to proposals for alterations that would otherwise be permitted development. Over time this will lead to the restoration of architectural features in the area, which will enhance the character of the locality.

Designation as a conservation area will bring some permitted development under planning control such as extensions, roof dormers, works of demolition, satellite dishes and the application of cladding materials to external elevations.

An Article 4 direction further amends the permitted development rights of dwelling houses. The direction will specify what aspects of permitted development are being brought back under planning control. Planning permission will then be required before alterations to these features can take place. There is currently no charge for planning applications made as a direct result of an Article 4 Direction. Flats, large houses of multiple occupation and commercial property do not have permitted development rights.

Any formal submission of proposals will need to demonstrate that the special character and appearance of your property, its street setting and the conservation area as a whole has been considered and respected. Understanding and consideration of local building materials, building techniques and forms are essential and the new development needs to respond to existing style and scale of development.

Conclusion

Jericho represents the Georgian and Victorian industrial and residential expansion of the City of Oxford into the surrounding countryside. It is an area of working class and artisan housing that has developed a unique character by virtue of its historical land ownership, relationship with the canal, the railway, three major employers and its unique position as a working class suburb in the midst of the middle and upper class estate that was developed by St John the Baptist College. The area has a distinct architectural aesthetic and is interspersed with a number outstanding examples of 18th and 19th century architecture. The contribution of Thomas Combe, the University Press and Lucy Ironworks to the creation of the character of the locality should not be underestimated. The re-development that took place, as part of the Gradual Improvement Area status in the 1960's and 1970's, should be seen as part of the wider storey in Oxford of the conflict between the preservation of historic communities and the drive for modernisation following World War II. Taken as a whole the special historic and architectural interest of the area is worthy of designation as a conservation area

However the character of the area is under threat from inappropriate alterations to the fabric of its buildings. If this continues it will degrade the special interest of the area to the point where conservation area status is no longer warranted. If the local community wish to maintain and enhance the character of Jericho it will be necessary for Oxford City Council to adopt a wider remit to manage the process of change within Jericho.

Consultation on this study document will take place until the 6th of December 2010. The input gained from the community and other stakeholders will then be utilised to define the final proposal, including the area covered by the designation status as well as management options. A final report will then be submitted to the relevant Council area committees (Central, South & West and North) for comment with the final decision being taken at the Strategic Development Control Committee.