



# Jericho Echo



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## Canalside proposal

### SIAHAF applies for permission to develop derelict site

The property development company, the Strategic Iconic Assets Heritage Acquisition Fund (SIAHAF), has applied for planning permission to develop the canalside site. SIAHAF allocates space on the northern part of the site for a boatyard and a community centre. On the southern part it plans open-market housing, along with some affordable housing and a restaurant. There would also be a new canal bridge.

This is a significant improvement on previous proposals for the site – which has already been the subject of two failed planning applications. Apart from having a better design, this proposal would deliver key community facilities. It is basically a refinement of what was presented in the public consultations in February.

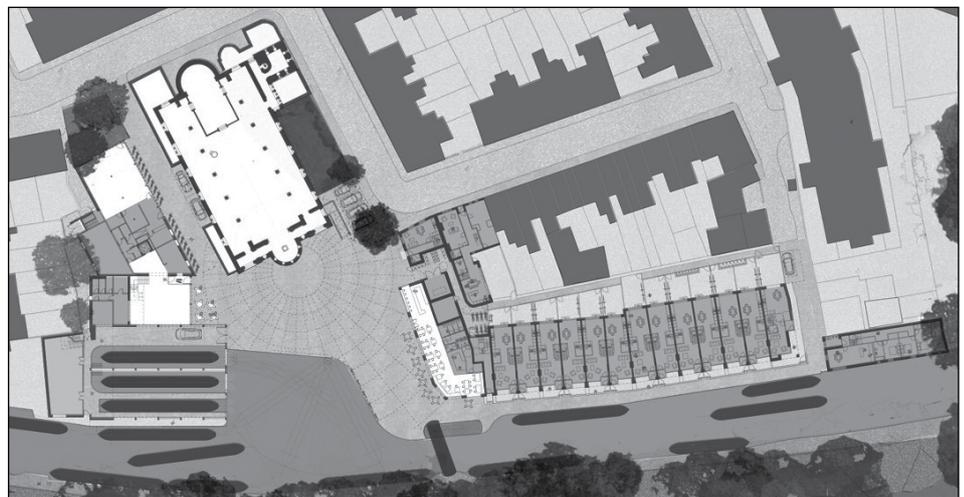
SIAHAF is a private equity fund, which is also currently redeveloping the Grantham House site in Cranham Street. It is managed in the UK by property entrepreneur Johnny Sandelson.

SIAHAF paid £2.6 million for the former boatyard. However, this is only part of the overall site. A section of the northern part in Dawson Place is owned by the City Council which rents out garages there. Another section, which would form part of the proposed square, is owned by St Barnabas Church. Also, part of the northern site has a restrictive covenant which says that by 2016 it has to be used for a community centre or revert to the original owners, now the Canal and River Trust.

The Jericho Wharf Trust (JWT) had hoped to buy the boatyard site for the



*Left, the boatyard docks with community centre hall above. Centre the winding hole for turning boats, the public square and the bridge. Right the restaurant and housing.*



*Images: Haworth-Tompkins*

community and offered £2 million, but this bid was rejected. For details on the JWT see [www.jerichowharf.com](http://www.jerichowharf.com).

Mr Sandelson says he stepped in because he wanted to ‘unlock’ a long-conflicted site. He engaged Haworth-Tompkins, the same architects that the JWT had used to draw up its own plans. Over several months they discussed with the JWT how best to meet the community requirements.

The current plans are SIAHAF’s response. They differ from the JWT’s plan notably in that the community facilities are combined – with the community centre hall built above the boatyard. Although

this is feasible, there are significant cost implications. In the JWT plans the community facilities would have cost £5 million to build. On this plan they will cost at least £6.6 million. Since the JWT’s fundraising plans were based on £5 million this has left a significant gap. JWT is currently in discussions with SIAHAF to see how this might be filled.

Critical for the development is the

news..events..meetings..facts..activities

**Jericho Online**

[www.jerichocentre.org.uk](http://www.jerichocentre.org.uk)

### Community meeting on canalside application

Monday 21 July, 7.30 p.m.  
St Barnabas School

*A chance to ask questions and hear the views of local organizations*



public square which will need to be carefully controlled to make it an attractive and well-used public space. For this purpose it has to be managed, and preferably owned, by the community. This is also currently being discussed with SIAHAF. Alongside the development, the boatyard will need extra moorings – which JWT and SIAHAF have requested from the Canal and River Trust.

A major concern for residents and for the City Council planners will be the provision of affordable housing. The City policy is that in new developments of this size 50% of the housing should be affordable.

Most of what SIAHAF is offering is open-market, and thus expensive, housing. There would be 13 two-bedroom ‘town-houses’ along the canal, plus one four-bedroom house and one two-bedroom house. For the affordable housing, it proposes three one-bedroom flats and four two-bedroom flats above the restaurant. Thus, of the 22 residential units, seven are affordable. This amounts to 32% which falls some way short of the City’s requirement.

SIAHAF says that this is the maximum it can offer if the site is to be financially viable, pointing out that it has to provide some of the land needed for community facilities as well as the bridge and the square. However, all the requirements had already been well established by the planners before SIAHAF bought the site.

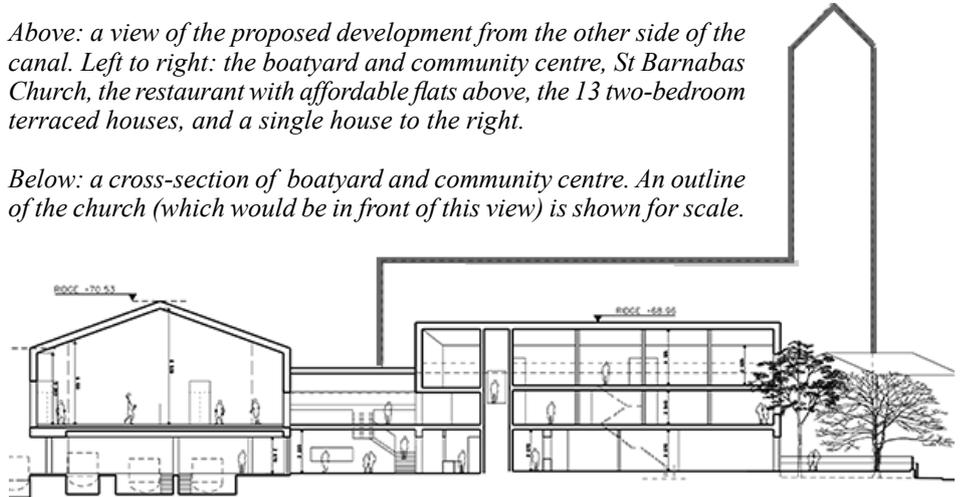
The planning application is now open for public comment. After that, the City Council officers will prepare a report for the West Area Planning Committee. This is a complex application, with multiple landowners, and many legal ramifications. It seems unlikely therefore that it will come before the Planning Committee before September and full resolution could take until the end of the year.

If you would like to see and comment on the plans, go to [www.oxford.gov.uk/planning](http://www.oxford.gov.uk/planning) applications. Then use the reference number 14/01441/FUL. The application is officially open for comments until July 24, though subsequent inputs that make new points will also be accepted until the Planning Committee meeting.

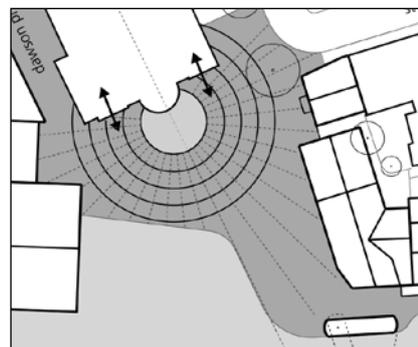
To assist the process of consultation the Jericho Community Association will hold a public meeting on July 21 (see page 1).

*Above: a view of the proposed development from the other side of the canal. Left to right: the boatyard and community centre, St Barnabas Church, the restaurant with affordable flats above, the 13 two-bedroom terraced houses, and a single house to the right.*

*Below: a cross-section of boatyard and community centre. An outline of the church (which would be in front of this view) is shown for scale.*



*Bridge into the square with outdoor seating for the community cafe and the restaurant*



*Left: suggested circular seating for public events. Right: Dawson Place, with the Church on the left and a preschool play space in front of the community centre.*

### Proposals for the required community facilities

**Community Centre** – Café, multipurpose hall, and preschool with external play space. Other rooms would be used for a range of activities or rented to local businesses to generate income. The building will largely be constructed in wood to give an ‘industrial feel’.

**Boatyard** – Two dry docks and one wet dock, two workshops, a chandlery and

office, and accommodation for boaters carrying out DIY repairs. There should also be extra moorings alongside.

**Public square** – With outdoor seating for the café and restaurant and space for markets and outdoor events.

**Bridge** – This would be a low-level swing bridge. It would probably be ‘up’ around six minutes every hour.

**These are extracts from articles available at Jericho Online. If there is someone for whom you would like an obituary, please let us know.**

**Janet Davis** – Janet, who lived in Albert Street, died from liver cancer on September 5, aged 68. She was born in Marston in 1945 to Phyllis and Bill Grimshaw. When Janet was two, they moved to Jericho to live at 35 Nelson Street. At the time, her



great-grandparents ran the Carpenters Arms. Janet went to St Barnabas School and then worked at Oxford University Press, and not long after

met Robin Watkins, the father of her first born, Lisa Marie. She moved to Portsmouth but later returned to Oxford where she married Tony Davis, and the pair went on to have three boys – Andrew, Steven and Jason. They lived in Canal Street, and then moved on to 21 Albert Street, where she spent the next 40 years.

When Jason was born, her job as a child-minder became her life's work. Her family described her as "like the Pied Piper" some days, leading happy children through the streets of Jericho.

Janet was also an excellent chef, cooking up food to sell at numerous stalls, and also went on to run the Jericho lunch club. She was a regular fixture at the local playground. Granny Davis, they said, was born to help others and lived "a proper Jericho life".

**Ted Harris** – Ted died aged 83 on the 4th of March 2014, in the house where he was born in 1930 in what was then called Ferry Road, now called Combe Road. He was baptised in St Barnabas Church and went



to St Barnabas School. Ted did his national service in the RAF and then worked as a warehouseman in Oxford University Press.

He lived with his mother and cared for her for many years, and could often be seen wheeling her round the streets of Jericho. Ted was a regular attender at St Barnabas Church and was a verger there and also at St Luke's where he always attended the Wednesday coffee mornings.

As well as being an Oxford United supporter, Ted was a member of the

University Cricket Club in the parks and once had Dennis Compton come to visit him at home. Another of his enthusiasms was trains – on which he had a huge collection of books, photographs and magazines. His family had links with Whitby and he loved to visit there once or twice a year with his mother.

Ted was also a great source of information on Jericho. It is thanks to Ted, for example, that Cripsey Island has a sign labelling it as Snakes Island which is what the children used to call it because of the grass snakes there during the summer.

In later years Ted slowed down somewhat after a stroke, but was still alert and cheerful ("taking so many pills that I am rattling"). He was a key member of the Alive and Kicking group at the community centre.

His funeral service at St Barnabas on March 25 was well-attended by his many friends who were also able to see several photo albums which included a picture with his mother taken at Whitby Abbey in a striking pair of red trousers.

**Cyril Pead** – Cyril, who lived in Victor Street, died aged 67 from prostate cancer on September 19, 2013. He was born in Oxford and was largely brought up by his grandmother in a crowded house in Headington Quarry – 'six in a bed'. He went to



Margaret Road School in Headington and while still at school worked part-time at Vallis's bakery where he subsequently trained and worked as a

baker. In the mid-1970s he moved to the Straw Hat bakery in Summertown.

At that time, Cyril was living in Radley, but for several years used to stay in Jericho on a Saturday night with Irene and Roger Turner, who lived in Cardigan Street. They would go to the Bakers Arms, which was then on the corner of Cardigan Street and Albert Street.

Here he met Sue Lennon, who was living with her parents in Victor Street. Cyril and Sue were married at St Barnabas Church in April 1988 and later moved to a flat in Victor Street.

In 1989, Cyril got a job at Lucy's Iron Works in Juxon Street. Here he worked as, among other things, a 'pillar builder' – making the metal boxes used for local tel-

ephone switches. Eventually he transferred to their factory in Thame, but his health was poor and after 13 years he had to retire early at 63 because of arthritis.

Despite his own health problems, Cyril gave devoted care to Sue's parents, Joe and Pansy. When Joe died in 1994, they moved into the house in Victor Street to look after Pansy who was diagnosed with Alzheimer's. Cyril also loved to spend time at his allotment.

In 2011, he started working as a cleaner at the Jericho Community Centre. Cyril was a very conscientious cleaner, always cheerful and willing to come out of hours if necessary. Early in 2013, however, he had to stop working due to ill health, and was looked after by Sue until his death.

**Frances Wright** – Frances who lived in School Court, died on August 26, 2013, aged 97. She was born Frances Swadling in 1915 in the Oxfordshire village of Burcot and went to school in Clifton Hampden. Aged 14, she went to work in service for a family in Dalcross Castle in Inverness, taking over from her sister. She had never cooked, but her sister said: "I've left you the cookbook".

When she was living in Scotland Frances met Jim Wright from Oxford who was touring with a friend on his motorbike. They were married in 1938 and moved to Oxford, living first in Derwent Avenue, Marston. In 1939, they moved to 8 Jericho Street, renting the house from Burtons Dairies where Jim was working, and started a family – two boys and three girls.

With Jim not earning very much, Frances worked hard all her life. First it was part time for Burton's milk bar behind the New Theatre, and also for the Town Hall for catering. She also worked as a housekeeper for the Wolverton family, who had a rag-and-bone business. Later she was employed as a cleaner at Lucy's offices, until she retired aged 69.



In 1977, Frances and Jim moved to Grantham House. Jim died in 1983, and when Grantham House closed in 2008 Frances moved

to 10 School Court. In 2013, she became ill and went to Wallingford Hospital where she died.

Frances enjoyed walking and would often take her children to the parks. She also loved knitting clothes for her children and eight grandchildren and, as a legacy of her early years in Scotland, made wonderful cakes that were enjoyed by all the family.

Our thanks again to Oxford University Press for printing this issue of the *Jericho Echo*

# Street Fair – 2014

Thanks to everyone who made this year's Street Fair such a success, but especially our unflappable organizer Charlotte Christie, Fr Mark Stafford who gathered the raffle prizes, and Chris Padmore who lined up excellent music.



*Tight cornering in Canal Street*



*Fr Jonathan Beswick invites a few pot shots*



*'Antique dancing' at the Bookbinders*



*David Feeny of the JWT faces the media*



*Jenny Ashby loves Jericho – don't we all?*

*Local businesses generously donated raffle prizes: Old Bookbinders, Branca, Brasserie Blanc, Daisies, Demijohn Oxford, Fair Trade Oxford, G & D Ice Cream, Illyria Pottery, Natural Bread Company, Oxford Pantry, Phoenix cinema, Posh Frocks, Rickety Press, and Walton Street Cycles.*

## What the 2011 census revealed

Mark Fransham of the City Council has analyzed the 2011 Census for most of Jericho. This is not quite complete since it does not cover the southern part, including Nelson Street and Richmond Road.

In 2011, this reduced area of Jericho had 1,400 residents living in 695 households. Of these, 58% rented from private landlords and 20% from the Council or social landlords. Only 21% were owner occupiers.

A significant proportion of households were occupied by a single adult of work-

ing age – 34% compared with 22% in Oxford as a whole. Around 26% are full-time students.

Poverty rates were higher in Jericho than the city average, for people above 65 (25%) and for children (28%).

Over recent years, Jericho has become more ethnically diverse. In 2001, 26% of residents were from a non-white British ethnic group; by 2011 this proportion had risen to 38%.

The complete survey is available at Jericho Online.

## Jericho Online

Jericho Online is a comprehensive community website which offers immediate notification of local news, events and meetings. It has an extensive history section, along with previous issues of the *Jericho Echo* and obituaries dating back to 1995. A recent article, for example, looks at OUP's links with Jericho 100 years ago. You will also see a list of recommended local services in the Tried and Tested section.

The website is updated regularly and replaces many of the functions of the *Jericho Echo*. In future therefore, the printed *Echo* will appear only occasionally. For Jericho Online, browse to:

[www.jerichocentre.org.uk](http://www.jerichocentre.org.uk)

### Football Coaching + 'Keep Fit for Young Women'

Wednesdays and Thursdays  
5.30-7.30 p.m. – until Oct 19

St Barnabas School Field  
14 years +

Free – Just turn up!  
Info: 07788 244 890

Organized by the Jericho  
Community Association with  
support from Oxford City Council

## Alive & Kicking



*Margaret and Doreen enjoy our outing in June to Waterperry Gardens*

We are a lively and entertaining group of over-50s who meet each Monday from 2 – 3 p.m. at the Community Centre.

*Exercise and computer classes, meals, outings, speakers, craft workshops and much more...*

Contact: Anne Mobbs, 553575  
[am67@hotmail.co.uk](mailto:am67@hotmail.co.uk)

## Jericho's best breakfast



Full English brunch, or coffee  
and home-made cakes.

Jericho Community Centre Café.  
Every Saturday 11.00 a.m. to 1 p.m.

The *Jericho Echo* is published by the Jericho Community Association, Jericho Community Centre, 33a Canal Street, Oxford. Editor: Peter Stalker, tel. 552794 or [peter@pstalker.com](mailto:peter@pstalker.com). This edition has been printed courtesy of Oxford University Press, Great Clarendon Street, from artwork supplied by the editor.