



Jericho Echo



No. 38, May, 1997

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More houses on the horizon

New developments will add to Jericho accommodation in the near future, but this will do little to satisfy the demand.

Walkers along the canal will soon be faced with another striking new building. Lucy's will probably be given planning permission for a new block of flats. This five-storey building will be on what is now the southernmost part of their factory site and will have access through the wrought-iron gate to Lucy's at the bottom of Juxon Street. This development is part of a steady evacuation of Lucy's from Jericho, as they move more engineering activities to their new premises in Thame.

Local residents on the whole seem to be in favour of the new building. Some are concerned about traffic but others feel that it will at least be an improvement on the rumbling of heavy lorries down Juxon Street. Others think that the building should not have so many storeys. One of the conditions that the Council placed is that the development should include a new play area for children.

The other main development site in Jericho is also along the canal – where the Orchard Cruisers boatyard used to be. This site is owned by British Waterways and already has planning permission for 10 terraced 'town houses', a café, offices, and 'chandlery' (a shop for boating supplies). In addition, there will be a piazza in front of the church with a bridge across the canal – along with a new 'winding hole' (a turning circle for boats). But nothing has happened so far because the developer dropped out. British Waterways now have a new developer but want to change the plan slightly. Instead of the chandlery they propose a larger café.

Meanwhile the 'Rosamund the Fair' floating restaurant has taken up the remaining old building on the site to es-



This illustration of Juxon Street comes from 'Jericho Sketchbook' – a fascinating history of Jericho, written by Christine Cowham of Guy Court with illustrations by Norman Pollock of Richmond Road. For details on how to get your copy see Notice Board on page 4.

tablish an office and a mooring for the boat during the summer. British Waterways propose that the same company should also run the enlarged café when the new development takes place – much to the disquiet of the Vicarage which does not relish the prospect of additional traffic.

Both developments will add to the supply of housing in Jericho but seem unlikely to do much to meet the demand now that the housing market is looking up again. Estate agents say that properties in Jericho are being snapped up soon after they come on the market. One two-up two-down terrace, for example, has been rather ambitiously priced at £130,000, though will probably go for rather less.

According to the 1991 Census, almost half the residents were tenants of private landlords, but it seems likely that tenancies will be reduced. According to Hannah Richardson of Allen and Harris, most purchasers now are buying for their own use. The small houses in particular that will only fit two people are now getting too expensive to allow a sufficient return on investment. Would-be landlords are more likely to look in the direction of East Oxford.

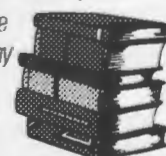
The evolution of Jericho was the subject of a fascinating talk in April at a packed meeting of the Civic Society at St Barnabas School. Christine Cowham ex-

plained the evolution of the area. Jericho's intriguing mix of housing owes a lot, she said, to the Residents' Association in the 1960s and 1970s which together with the then Vicar and some local councillors resisted plans to bulldoze the whole area and turn it over to offices and light industrial use. Some of the property was too far gone and had to be demolished, but much has survived. While there is little risk of establishing new industrial sites, Christine Cowham warned of the danger of landlords, particularly the colleges, letting their properties run down to such an extent that they can argue for their demolition and replacement by, for example, higher density housing.

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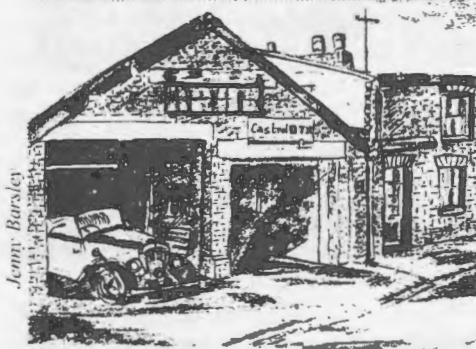
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What was that?

AN OCCASIONAL GUIDE TO
JERICO'S DISTINCTIVE BUILDINGS



This building at 29 Wellington Street, which currently houses Autowork, was originally a coal depot. It was built by a merchant who collected the coal which was delivered from the Midlands by barge on the nearby canal. The merchant owned two horse-drawn carts and the horses were stabled at the back of the building – they grazed with other animals on land where the houses of Great Clarendon Street now stand.

Sometime during the early 1920s the height of the entrance was raised to accommodate motorized vehicles – scrape marks can be seen on the brickwork of the building where the lorries only just managed to squeeze in. Note also the clover-leaf design at the apex of the roof. In 1929 a Mr Walford bought the business.

In 1969 John Aldworth and his son Martin took over the premises and converted them to a car repair workshop. The car in the picture is a vintage Alvis which Martin owns and which he is now restoring to its former glory.
Jenny Barsley, Grantham House.

Community Centre AGM

Community Centre AGM – Please support the Centre by coming to the AGM on Monday 2 June at 7.30 p.m. Everyone who lives in Jericho is automatically a member, and is welcome to come along.

You are invited to our
Parent and Toddler Group

Family Lunch

Thursdays, 12 pm – 3 pm
at the Community Centre

BABIES WELCOME!
FREE SUPERVISED PLAYROOM
LOTS OF ACTIVITIES
SAND, SINGING, PLAYDOUGH

Hot lunch available – cost price

Petit Blanc saga continues

Le Petit Blanc has been threatened with prosecution by the City Council for dragging its feet in meeting residents' concerns.

A wall has finally appeared, to protect Juxon Street from flows of garbage. And a new quieter extractor should be installed soon. But the main problem remains the use of the back garden. Lucinda Leech of Walton Street presented the residents' case at a planning committee meeting. She offered video evidence of staff crossing the garden 40 times an hour as they made their way from the basement (where cold food is prepared) to the kitchen. Every time the basement door opens there is a rapid burst of noise.

The basic problem is the scale of operations. M. Blanc took over planning permission from a more modest pizza restaurant site but found himself short of space, so he extended food preparation to the basement that previously had been intended only for storage. Councillors said that if M. Blanc had been the original applicant the application would have

been addressed much more critically.

Residents have shown themselves willing to co-operate with the restaurant – they have not objected to the restaurant's opening hours being extended so that diners can leave up to 12.15 a.m. Councillors commended residents for their positive approach and the way in which they presented their case.

One solution to the back garden problem would be to reduce the number of diners so all food preparation could be done in the kitchen. The restaurant objects to this. Another option would be to increase the size of the restaurant building. The residents would object to this. Alternatives include building an 'acoustic lobby' around the basement door or a covered passageway across the garden.

What this saga has demonstrated is the limited powers of the local authority to keep businesses within planning regulations. Developers only have to appeal against decisions, or procrastinate, to proceed for a long time with impunity. Even councillors seem surprised at their limited scope for action, and the time involved. At present the residents are negotiating directly to try to reach a compromise.

Not a fan of new OUP fans

Since OUP put up the new buildings, there have been noise problems with the fans and engines of the air-conditioning system.

Diarmaid MacCulloch of Nelson Street says: "They create a set of low-frequency resonances that continue through the working week. They sound like the drone of a distant aircraft, with the difference that they do not go away. The problem is not the sound, which is fairly low, but a slow, wave-like pulse within it. The noise lasts from just after 7 a.m. to 6 p.m. on weekdays, and just after 7 a.m. until 11 a.m. on Sundays".

Caroline Paling for OUP says: "We do take this problem very seriously – and have spent thousands of pounds trying to sort it out. It took some time to track down what the cause was. We have made some progress and are still working on it." Dr MacCulloch agrees that OUP have been working hard on this. "They have solved most of the problems for their own site, but they have not cured the drone as it affects surrounding streets, particularly Walton Crescent, Wellington Street and Nelson Street. The noise will be worse on hot summer days when the fans are running on maximum."

If you are affected by noise pollution, please contact Diarmaid MacCulloch, 55 Nelson Street. Tel: 514542.

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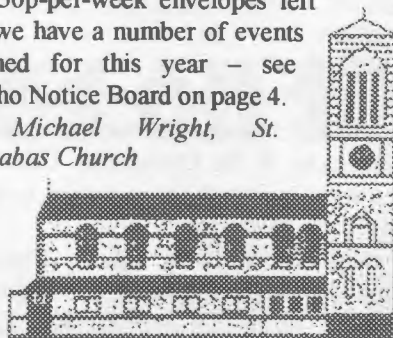
85 Walton Street, Oxford OX2 6EA. Tel: 311550. Fax: 310130

Restoration fund well on the way

A total of £196,000 has now been raised to pay for the first stage of the restoration of the Church. We can be very satisfied that this large sum was raised in little more than a year – and are grateful to everyone who has helped.

Of this sum, £55,000 came from personal donations (almost 200 of them) and from a large number of events held during the year to support the appeal – including over £1,500 from the 50p per week envelope scheme and the jars for collecting silver and copper. The rest of the funds have come from: English Heritage (£53,000), Reserves of the Church and Friends of St. Barnabas (£20,000), and interest free loans repayable over four years (£18,000).

The results of the work so far can be seen in the restored tower. Now we must devote all our efforts to raising the remaining amount of £50,000 to cover essential work to the internal fabric and floor of the Church. We would ask you to assist as generously as you can. There are still a few 50p-per-week envelopes left and we have a number of events planned for this year – see Jericho Notice Board on page 4.
Fr. Michael Wright, St. Barnabas Church



History notes

Some have suggested that the name 'Jericho' has something to do with the jerry builders who constructed many of the houses. In fact the name, which is often used to signify remoteness, was probably derived from the Jericho House, a public house on or near the site of the current Philanderer and Firkin. The area behind the inns was called Jericho Gardens.

The area became commercially much more significant with the completion of the Oxford Canal in 1790 – which also stimulated the building of more houses. Among other things, this blocked the drainage of streams and sewers and Jericho suffered major cholera epidemics in 1832, 1849, and 1854, after which many residents left to live in Wolvercote.

In the 19th Century, Jericho was a citadel of the religious Oxford Movement – centred on Thomas Combe, superintendent of the Clarendon Press from 1838-77. He was a great benefactor of Jericho and provided funds for building St. Barnabas Church and helped with the old school on Great Clarendon Street.

Some street names:

Hart Street – Named after the Printer to the University 1883-1915.

Juxon Street – Named after William Juxon, President of St John's College from 1621-33.

Cranham Street – Commemorates a St. John's living purchased in 1927 for £4,500
Nelson Street – Takes its name from the Lord Nelson pub (since renamed the Carpenters' Arms).

Lynne Fredlund, Cranham Street

Briefly ...

Parking drama subsides

So far, so good, seems to be the general consensus on the new parking regime. But it is important that we keep a close watch on the situation. Jericho's share of the available enforcement will depend on feedback from local residents. If you want to report a particular problem you should call the company concerned, Control Plus, on 247090.

Crime initiative bears fruit

Good news on crime too. Following the petition protesting at an outbreak of petty crime, levels have now been considerably reduced. Residents of Juxon Street, for example, say the situation is now much improved – a testament to community action, and to an effective response from Lucy's who evicted a problem family.

New Centre administrator

The Community Centre welcomes a new administrator, Carolyn Dutton, working weekdays from 9.30 a.m. to 11.30 a.m.

Chess player wanted

The school needs someone to help to run the chess club. The person who used to run the club has now left – and the children are really missing their games. This would involve only half an hour one lunchtime each week. Please contact, Hilary Hiorns. Tel: 557178.



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

'Oxford'

Oxford, where Cambridge people come to live,
where stuffy 'gown' looks down
on rural accent 'town'.
That rural accent where 'T' sometimes ends in
silence
And even the 'Archers' cannot get it right

Oxford, your misty spires bathed in
comfortable Duvet Hills
that keep it warm in Winter,
hot and sweaty in Summer.
Choking on her buses
students rattle by,
running down pedestrians on their way
to their college cleaning job.

Oxford, where the Status Quo
is far from being rock 'n' roll,
where the only rock is 'not the boat'
as swooning down Cherwell's
leafy gliding stream we go.

Sometimes we get stuck on punt poles,
left behind
or so blind drunk
at Summer balls
we leave the halls of Teddy
and Maggie
wondering, Oxford
will we ever see thee
again?

W.H. Ordinary (W.H.O.)?, Albert Street

Goodbye Jim

Jericho residents were saddened to hear earlier this year of the death of Jim Needle – a long-time resident of Canal Street. Jim was a gifted graphic artist and cartoonist who for many years worked at the Oxford Mail – and in recent years for many other local publications including *New Internationalist*.

When in 1995 we decided to relaunch the *Jericho Echo* Jim offered to do the panorama of Jericho streets that appears as our masthead. Reproduction at this size unfortunately gives only an impression of the detailed quality of the original – another testimony to Jim's great skill and versatility. The self-portrait here is one which his wife Jan says he probably did while trying out a new pen. His many friends attended a packed memorial service at St. Barnabas. Jim was a big man, in every way, and will be greatly missed.

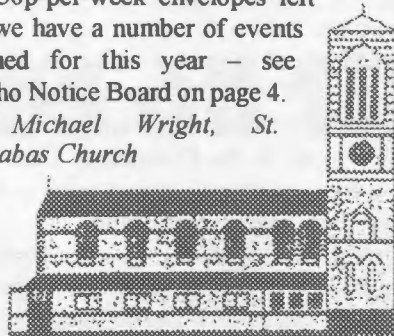


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