



Conservation Area Appraisal
St Clement's & Iffley Road

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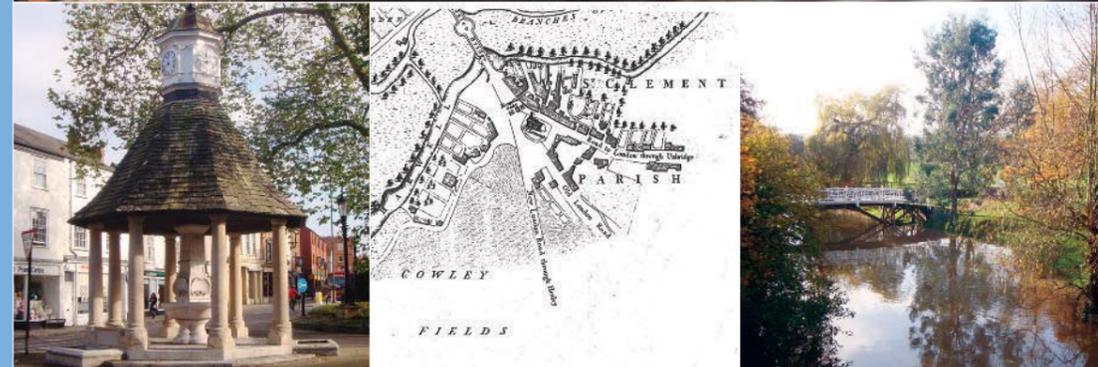
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February 2009

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Introduction

St Clement's and Iffley Road are two distinctively different arterial roads, providing access into the city. Each road has its own character and evolved for different reasons. St Clement's was a small self contained working class suburb just beyond the city limits whilst Iffley Road aimed at being a middle class suburb, of higher class housing, taking advantage of the open views across Christ Church Meadows. Both areas have retained their distinctive characters and combine to create one of the most diverse and vibrant conservation areas in Oxford.

Reason for appraisal

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 (s.69 Planning (Listed Buildings and Conservation Areas) Act 1990). S.71 of the Act further requires local authorities to formulate and publish proposals for the preservation and enhancement of all designated conservation areas. The Appraisal has therefore been produced in compliance with this requirement.

S.72 of the Act 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. The adopted Appraisal will therefore be a material consideration when determining any application for planning permission, listed building consent and conservation area consent within and adjacent to the boundary of the conservation area.

The document should be read in conjunction with the Historic Environment policies as set out within the adopted Oxford Local Plan 2001-2016.

The Appraisal seeks to define and record the special architectural and historic interest within the conservation area. It also seeks to identify any opportunity for enhancement. Additional information regarding conservation areas and their management can be found in English Heritage's publications 'Guidance on Conservation Areas' and 'Guidance on the Management of Conservation Areas' (August 2005). Government guidance on conservation areas and listed buildings is set out

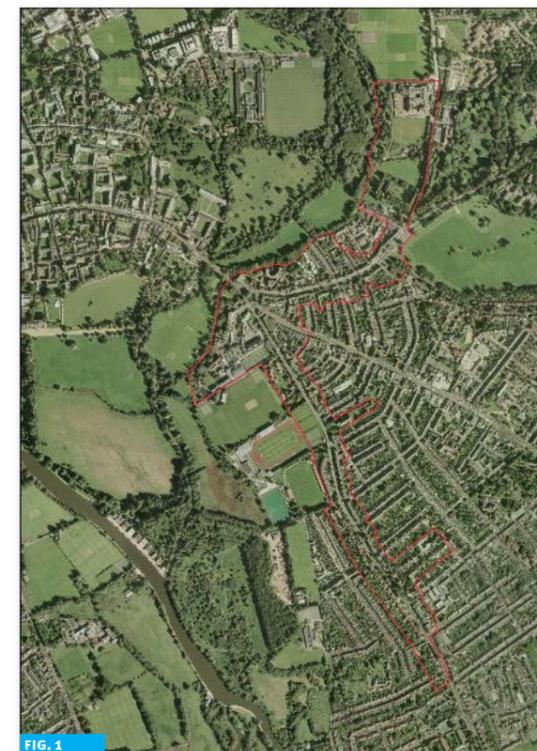


FIG. 1 Aerial view of St Clement's & Iffley Road Conservation Area

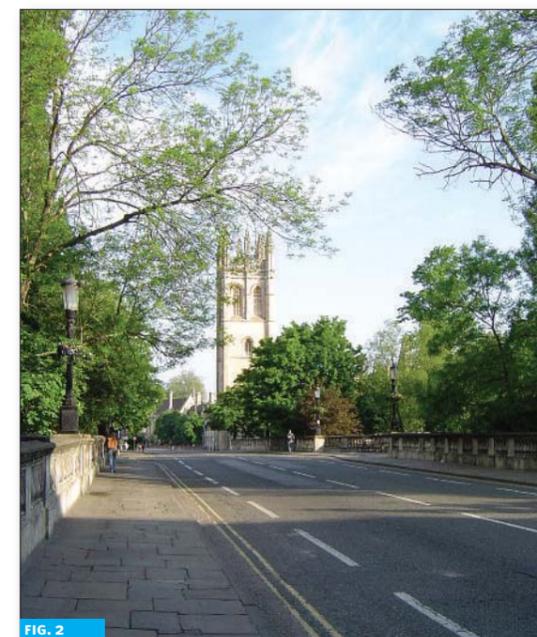


FIG. 2 Magdalen Tower viewed from the Conservation Area

within PPG15 – Planning Policy Guidance: Planning and the Historic Environment.

The Appraisal cannot make mention of every building, feature or space within the conservation area. Any omission should not be taken to imply that it not of any interest.

Local community involvement

A summary of the comments received from public consultation can be found on Oxford City Council's website at: www.oxford.gov.uk/planning/conservation-stclements-iffleyroad.cfm.

Summary of significance

1. Medieval bridge-head settlement with 19th century expansion along London Road and early 20th century development along Iffley Road.
2. Radiating streets east from St Clement's associated with the development of the former open fields of Cowley for mixed artisan and middle class housing.
3. High degree of architectural diversity throughout the conservation area utilising a limited palette of materials.
4. The Black Horse pub dating from the 17th century, the Manorial Court of Headington was often held there.
5. Many 18th century buildings survive in St Clement's including the Stone's Almshouses, Port Mahon public house and the a number of flat fronted plaster houses.
6. Distinctive 'spiders web' street pattern developed between the three main roads of St Clement's, Iffley Road and Cowley Road.
7. Gentle curving layout of Iffley Road and St Clement's Street creating gradually unfolding views.
8. The street and block size of Iffley Road and St Clement's gradually increases to the south and east of the conservation area.
9. River setting for the houses to the north of St Clement's Street.
10. Away from the main roads, tight streets of terraces, some of which have small front gardens, providing a strong sense of enclosure.
11. Between the Plain and Jackdaw Lane, the character is more open along Iffley Road. The houses on the eastern side were built tall to take advantage of the far-reaching views over the screen of trees and across Christ Church Meadow.

FIG. 3 View along St Clement's



FIG. 4 The 17th century Black Horse



FIG. 5 Stone's Almshouses, St Clement's



FIG. 7

Late 20th century development has occurred on the western side of Iffley Road but the stature of these imposing terraced and detached properties close to the Plain has not been compromised.

12. Development along Iffley Road intensifies with distance from the Plain, both sides of the road from Jackdaw Lane southwards being densely developed with the architectural style changing from terraced townhouses to large detached and semi-detached villas.
13. The older buildings along St Clement's are of rubble stone construction, the varying building styles and ages contribute to the diverse character of the road.
14. Important churches including St Clement's church, Marston Road and St John the Evangelist, Iffley Road.
15. Low boundary walls enclosing small front gardens of the later Victorian/early Edwardian properties are a characteristic feature of the conservation area.
16. St Clement's is predominantly a hard urban environment leading to large public green spaces in adjacent conservation areas: Angel & Greyhound Meadows in the Central Conservation Area, South Park and Headington Hill Park both in

the Headington Hill Conservation Area.

17. The Plain provides a green gateway into the conservation area.
18. Street trees and garden trees add an important element of greenery to the character of the roads, softening the urban streetscape, especially along Iffley Road.
19. Busy vibrant suburb along St Clement's with a variety of shops, public houses and restaurants.
20. Important views of the Plain from Magdalen Bridge and along the main streets. Views along the interconnecting side streets are constrained in places due to block pattern and curvilinear street layout.
21. High historic integrity as an intact Victorian suburb along Iffley Road and the medieval origins of St Clement's.

FIG. 7 St John the Evangelist church, Iffley Road

Vulnerability

22. Deterioration of the original materials and detailings and subsequent replacement with new materials and styles that are out of character with the historic buildings.
23. Deterioration of some front gardens harming streetscape quality.
24. Unsympathetic conversion of front gardens to hard standing for parking.
25. Extensions to front elevations resulting in changes to the distinct building line.
26. Loss of street and garden trees along Iffley Road could harm the green and leafy character of the road.
27. Infill development that does not always respect the street and block pattern typical of the area.
28. Loss of buildings of architectural and historic interest.
29. Unoccupied buildings left to fall into a serious state of disrepair.

FIG. 8 River Cherwell from Magdalen Bridge



FIG. 8

materials can reduce the visual harm of such treatments.

Location

St Clement's and Iffley Road lie immediately east of Magdalen Bridge and the River Cherwell. Beyond the conservation area boundary, St Clement's Street turns into Headington Road and London Road, providing the main access route to London via the M40. Iffley Road provides access to the Iffley Village, Rose Hill and the ring road.

Topography

Settled river terrace adjacent to the River Cherwell and River Thames floodplains and the Shire Lake Ditch to the west of Iffley Road.

Archaeological significance

King's Mill Lane forming the northern boundary of the conservation area is an ancient lane bordered by rubble stone walls originally leading to King's Mill. Remains of the Civil War fortifications were discovered during excavations of the former Municipal Restaurant site on St Clement's.

Designation and boundaries

St Clement's and Iffley Road received its original designation as a conservation area on 25 July 1977 in recognition of St Clement's being an historic suburb and Iffley Road being an intact Victorian suburb. The boundary extends from the eastern end of Magdalen Bridge incorporating the Plain and Cowley Place, St Clement's Street to the River Cherwell and Marston Road to its junction with Kings Mill Lane. The boundary along Iffley Road extends as far as Fairacres Road on the western side and Percy Street on the eastern side including the Church of the Seventh Day Adventists on Chester Street and part of St Stephen's House, Marston Street, to the rear of St John the Evangelist Church. The boundary was extended on 24 May 2000 to include Stanley Road on the northern side of Iffley Road. The section of Cowley Road between the Plain, Circus Street and Dawson Street is also within the boundary.

The St Clement's and Iffley Road Conservation Area shares its western boundary with the Central (City and University) Conservation Area and its eastern boundary with the Headington Hill Conservation Area.

St Clement's & Iffley Road Conservation Area map



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- 30. Loss of gaps between buildings to infill development.

Enhancement opportunities

- 31. Encourage renovation or rebuilding of low boundary walls in the locally distinctive style.
- 32. Further implementation of the public realm strategy to replace street furniture and reduce clutter. The streetscape could be further enhanced by consistent street lighting.
- 33. Conserve the Plain as a green gateway into the conservation area, replanting with appropriate trees as necessary.
- 34. The high number of historic buildings along Iffley Road, together with their retained architectural features, creates the strong character of the area. A number of properties would however benefit from works to enhance their appearance eg. painting window frames, reinstatement of sash windows and traditional doors etc.
- 35. Where parking in gardens occurs, retention or reinstatement of part of the boundary walls and planting helps soften the appearance of the functional space. Use of appropriate surfacing

Historical development

The area has variously been known as 'Bruggeset' pertaining to the settlement close to the bridge and 'Bolshipton' after the Bolles family who had farmed the land during the 13th century, ('shipton' or 'shippon' meaning a cattle shed). Both names were in general usage until the 17th century when the area became known as St Clement's.

The majority of the parish of St Clement's including Hacklingcroft meadow and extending into Cowley and Headington had been bestowed upon St Frideswide's Priory by way of Ethelred's charter of 1004. Following the Norman Conquest, St Frideswide's lost part of the grant to other religious houses with Henry II confirming in 1122 that the priory only held two hides beyond the east gate.

St Frideswide's held the estate until the Dissolution of the Monasteries in 1538 where it passed to Cardinal College. John Brome, Lord of Headington Manor, bought the estate from the college in 1547 bringing the manorial rights under Headington. George Brome

gave his daughter the estate during her marriage to Sir Thomas Whorwood, they in turn sold it to London Mercer, Richard Lowe in 1614. Upon Lowe's death it passed to his son, Bolshipton House being destroyed in the Civil War and the estate being broken up in the later 17th century, with the Lowe family retaining the largest share. A Mrs Smith acquired the land from the Lowes around 1760 and went on to build the first Headington Hall on part of the land c.1768. By 1831 the Morrell family had acquired her land holdings and went on to purchase the remaining parcels of the former Bolshipton Estate.

The parish of St Clement's suffered greatly during the Civil War. At a council of war held at Fairfax's headquarters in Headington on 2 May 1645, it was declared that a major fortress would be constructed on Headington Hill together with a line of subsidiary fortresses encircling the King's position at St Clement's. Such a comprehensive system of defences resulted in the majority of St Clement's being destroyed and those properties that were outside the direct line of fire were demolished to prevent the enemy taking cover.



FIG. 13

The end of the war witnessed extensive rebuilding of St Clement's resulting in a larger settlement than previously existed. Successful tradesmen moved to the suburb, supplying the Oxford market with their trades escaping the financial penalties and restrictions imposed on the Oxford tradesmen. In 1683 the City tried to end the competition from St Clement's by bringing it under the administration of Oxford. Their petition failed on grounds of being fraudulent, only succeeding a century later when the suburb was finally brought under the jurisdiction of Oxford city in 1836.



FIG. 14

FIG. 13 Playing fields, Iffley Road, Taunt c. 1905

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FIG. 14 OS Map First Edition 1876

FIG. 9 Bolshipton Estate, St Clement's

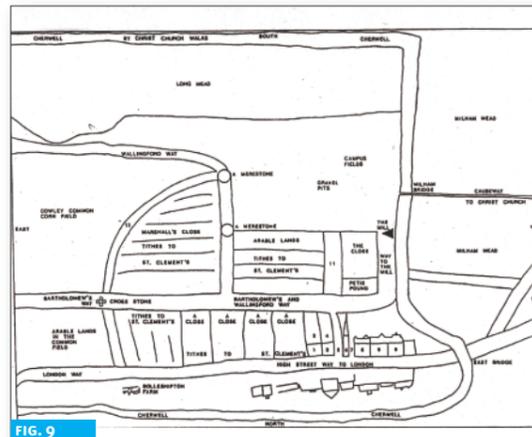


FIG. 9

FIG. 10 St Clement's Toll Gate, The Plain - Taunt 1860

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FIG. 10

FIG. 11 Richard Davis Map 1793-94

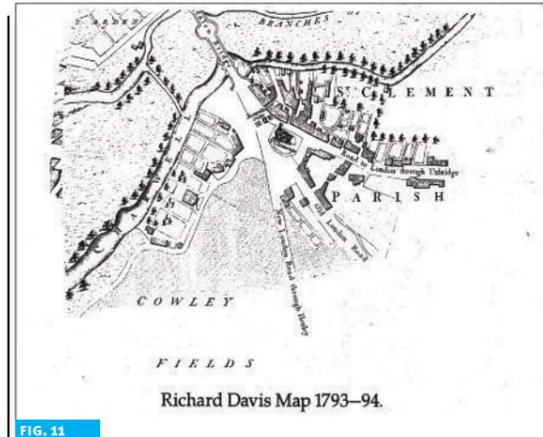


FIG. 11

FIG. 12 Opening of Victoria Fountain, Taunt 1899

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FIG. 12

The 1771 Mileways Act established a new system of road management and introduced the turnpike to Oxford. A turnpike was erected at the end of Magdalen Bridge together with the construction of new roads from the east converging at the tollhouse. Magdalen Bridge was rebuilt as part of the road improvement scheme. A new London road was constructed from St Clement's to Headington and beyond to High Wycombe and London replacing the historic route along Old Road and Shotover. Cowley Road was now accessed directly from the bridge and a new road to London via Henley was constructed, the present Iffley Road.

As the parish of St Clement's expanded, the church at the Plain was no longer large enough to serve the local community. Sir Joseph Lock donated Hacklingcroft Meadow to the parish in 1824, subscriptions were raised by the Reverend John Henry Newman for the new building. The new church designed by Daniel Robertson incorporates the bells from the original church at the Plain and was consecrated August 1828.

The vast area of Cowley Field remained free of enclosure and development and in its rural state until

the 1850s. Christ Church repeatedly forestalled enclosure through fears of their college looking towards the dense residential developments of East Oxford rather than open countryside. In return for agreeing to enclosure in 1853 the college was allotted a key site along the western side of Iffley Road between the Plain and Jackdaw Lane that would enable them to safeguard their views. By the 1860s, building plots had been laid out along the eastern side of the road from the Plain to Howard Street in eager anticipation of development. Despite many houses being built during the late 1860s, some of the building plots lay undeveloped for decades.

James Castle, local architect, was one of the main champions for Iffley Road to be a middle class development. Castle built nos. 237 and 239 Iffley Road, two large detached stuccoed Italianate villas set in substantial gardens as a lure for other developers to come to the area. The scheme failed with no. 239 being occupied by Carlton Lodge Academy soon after construction in the 1860s, before being taken over by St Basil's Home for Aged Women in 1891. The lack of interest did not deter Castle, preparing a plan for the Fairacres Estate further east along Iffley Road, gaining Magdalen College's approval in 1887. Only three plots had been sold a

year later with the remaining 35 being purchased by the Oxford Industrial & Provident Building Society who redesigned the estate, offering 127 plots for development of more modest scale housing.

By 1901 the supplies of development land in St Clement's had been exhausted, the population had surged to over 5000 and living conditions were deteriorating. Slum clearance began in the 1930s, clearing the worst housing with industrial and commercial ventures moving into the vacant plots, especially around Cave Street. Thomas Sharpe made contentious proposals in his book 'Oxford Replanned' (1948) suggesting flattening St Clement's to create a large public garden. The City Council also saw East Oxford as an area where vital city expansion could take place and proposed new civic buildings and university expansion in the Development Plan 1953. Neither proposal was implemented and attitudes towards the suburb began changing, resulting in its designation as a conservation area in 1977.

St Clement's was designated as a 'General Improvement Area' in October 1975 with specific sites being identified as suitable for infilling or redevelopment including the corner of Jeune Street and St Clement's, Bath Street and the site of the Municipal Restaurant, St Clement's. These sites were developed with new houses and blocks of flats in the 1980s and 1990s. Further incremental redevelopment

has taken place along the road since including eg. 102, 104 and 105 St Clement's, Sunset Cottages and 39-40 St Clement's.

Despite increasing development pressures, the southern side of Iffley Road up to Jackdaw Lane has remained relatively free from development. Bannister Close was constructed upon part of the university rugby ground in 1990 providing a terrace of modern town houses. The few buildings that have been constructed at the Plain end all belong to Magdalen College School and the University.

Religion

Religion has played an important role in the development of Iffley Road and St Clement's. The original church at St Clement's close to Magdalen Bridge had been a royal chapel given to St Frideswide's Priory by Henry I at the time of the charter of 1122, moving to Marston Road in the 19th century as the suburb expanded.

The Jesuit Mission moved to the area from Waterperry in 1795 with the construction of St Ignatius' Chapel on the south side of St Clement's, remaining as the only Roman Catholic church in Oxford until 1875.

A Baptist chapel had been founded in George Street (now Cave Street) in the early 19th century. A second



FIG. 18 Mission Hall, St Clement's

FIG. 15 Excerpt from Thomas Sharp's plan for St Clement's, 'Oxford Replanned' 1948

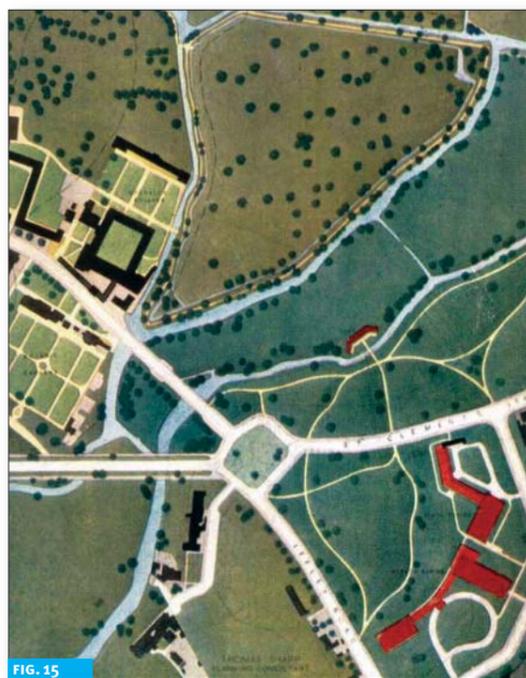


FIG. 16 Demolition 104-106 St Clement's

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FIG. 17 Sunset Cottages

© Oxford City Council's Photographic Archive



FIG. 16



FIG. 17

chapel was recorded at Caroline Street between 1869 and 1887.

The Cowley Fathers, founded by Father Benson, built the St John the Evangelist Church on Iffley Road (1894-96). It now forms the chapel of St Stephen's House, based at the former Mission House on Marston Street and is also a local church within the parish of Cowley St John.

As time has progressed, East Oxford has become a culturally diverse suburb and new houses of worship have been established including the Medina Mosque on Stanley Road and Bath Street Mosque.

Summary of surviving historical features

Existing road layout dating from 1771.

The Victoria Fountain at the Plain dating from 1889.

Magdalen Bridge, 1772-1778 GII listed.

The Black Horse public House, St Clement's Street, mid-17th century, grade II listed.

Stones Almshouses, St Clement's Street, 1700 with inscribed cartouche dedicated to the Reverend William Stone, grade II listed.

Port Mahon public house, St Clement's Street, 18th century, GII listed.

Mission Hall, St Clement's Street by HW Moore 1892, gothic inspired red brick structure grade II listed.

St Clement's Church, Marston Road, 1830s Neo-Norman building designed by Daniel Robertston, grade II listed.

Cluster of 18th century houses along St Clement's Street, timber framed and plastered, 3 storey, many are listed eg. nos. 9-13.

St John the Evangelist Church founded by Father Benson of the Cowley Fathers, Iffley Road – 1896 by GF Bodley, GII listed.

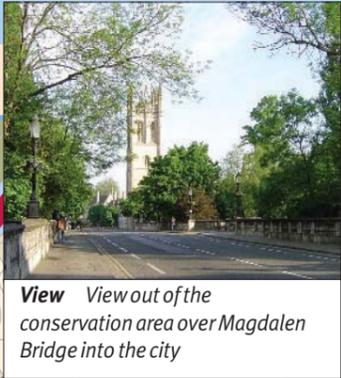
Character Area 1: The Plain

-  Grade II Listed Building
-  Grade II* Listed Building
-  Negative Development
-  Building of Local Interest
-  20th Century Development
-  Important View
-  Conservation Area Boundary

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Wayneflete Building Constructed in the 1960s dominating the northern side of the plain



View View out of the conservation area over Magdalen Bridge into the city



View View into St Clement's from the Plain



The Victoria Fountain Commissioned by the Morrell family in 1899, marking the spot of the former toll house and creating a green gateway into both the conservation area and the city



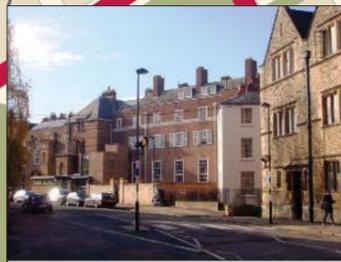
The Plain 'An area of open space surrounded by buildings' forming a focal point, landmark and gateway into and out of the city



Magdalen College School 19th century building designed by AW Blomfield in a 17th century style of rubble stone construction



Cape of Good Hope 1892 by HGW Drinkwater, defining the space between Cowley road and Iffley Road and forming part of the longer view from the plain into the conservation area



Cowley Place An area dominated by educational use in the form of St Hilda's College and Magdalen College School



Iffley Road View into Iffley road from the Plain

Character Area 2: St Clement's

-  Grade II Listed Building
-  Negative Development
-  Building of Local Interest
-  20th Century Development
-  21st Century Development
-  Group Value
-  Important View
-  Conservation Area Boundary

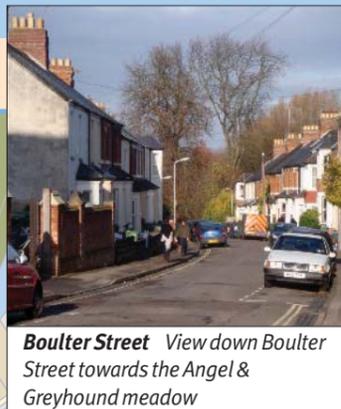
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The Mission Hall Grade II listed red brick building by Harry Wilkinson Moore with feature gabled facade and large traceried windows



Boulter Street View down Boulter Street towards the Angel & Greyhound meadow



Cherwell House A 20th century development that does not sit comfortably in the streetscape, over dominating the smaller, more historic neighbouring buildings



London Place Two groups of terraced town houses overlooking south park built in the early 19th century, first group rendered and painted whilst the second group are of yellow brick construction with gothic inspired features



Florey Building 1960s orange brick and glass building orientated with its back towards the main road and its curved glass facade overlooking the river and meadows



View View looking out towards South Park from London Place

FLOREY BUILDING

ST CLEMENT'S STREET

ALMSHOUSES

GLEBE STREET

COWLEY ROAD

IFLEY ROAD



View View along St Clement's from the junction with the Plain



Stone's Almshouses Grade II listed almshouses set back from the road behind a stone boundary wall and garden, creating a break in the built up frontage of the southern side of the road. Constructed in 1700 for the poor and the sick at the request of Reverend Mr William Stone, designed by Bartholomew Peisley



Port Mahon PH Part of a small group of stone built properties adding to the architectural diversity of the street, early 18th century of rubble stone construction



Glebe Street Row of gothic inspired yellow brick houses with pointed arch windows and steep pitched street facing gables creating a group value along the streetscene

Character Area 3: Marston Road

-  Grade II Listed Building
-  Building of Local Interest
-  21st Century Development
-  Important View
-  Conservation Area Boundary

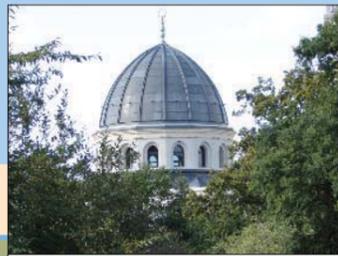
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River Cherwell View out of conservation area from Kings Mill Lane across the River Cherwell and into Long Meadows, forming part of the green and watery setting to the conservation area



Oxford Centre For Islamic Studies View of Islamic Centre from King's Mill Lane across Fellows Gardens



King's Mill Lane Views of a rural lane forming the boundary to the conservation area



Oxford Centre For Islamic Studies Recent addition to the streetscene along Marston Road, adding to the domes and spires of Oxford's famous skyline



Marston Road A gently curving road with a progressively changing character



Fellows Gardens The private Fellows Gardens abutting the river and boundary of the conservation area



Headington Hill Park Forming a formal parkland setting to the conservation area and the road



St Clement's Church 1828, in a Norman style and of stone construction to the designs of Daniel Robertson



Cherwell Street Quiet residential street of small scale housing with views at the end of the road opening out into the adjacent meadows

Character Area 4: Cowley Road

-  Grade II Listed Building
-  Group Value
-  Important View
-  Conservation Area Boundary

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Cowley Road View along the northern side of Cowley Road towards the Plain dominated by commercial premises to the ground floor



Dawson Street View down Dawson Street towards St Clement's from Cowley Road, forming part of the spider's web of streets between St Clement's and Cowley Road



View View along Cowley Road from the Plain



37-39 Cowley Road Grade II listed 17th century stone cottages tucked in amongst the suburban brick developments of Cowley Road



Cowley Road View along southern side of Cowley Road towards the plain, group value terraced houses



Circus Street View along Circus Street

Character Area 5: Iffley Road

-  Grade II Listed Building
-  Grade I Listed Building
-  Negative Development
-  Building of Local Interest
-  20th Century Development
-  21st Century Development
-  Group Value
-  Important View
-  Conservation Area Boundary

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St John the Evangelist Church
 1896 Grade I listed and is regarded as one of GF Bodley's 'finest churches and principal works'



Iffley Road The staggered frontages of the tall town houses along Iffley Road



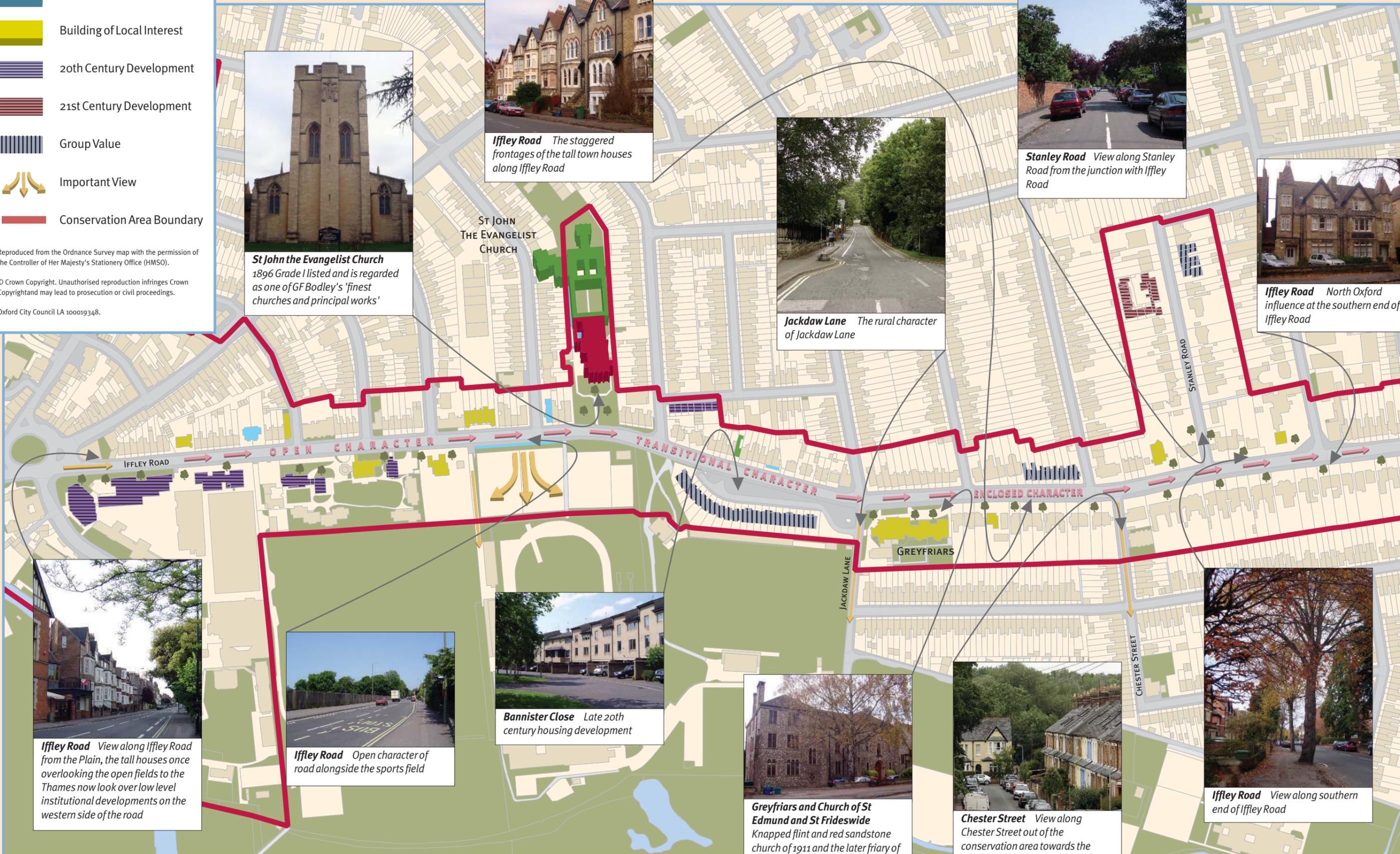
Jackdaw Lane The rural character of Jackdaw Lane



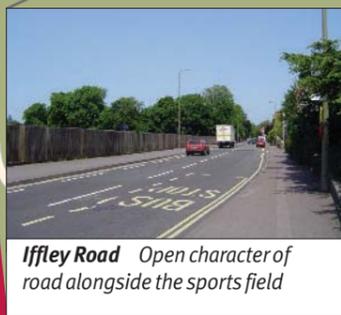
Stanley Road View along Stanley Road from the junction with Iffley Road



Iffley Road North Oxford influence at the southern end of Iffley Road



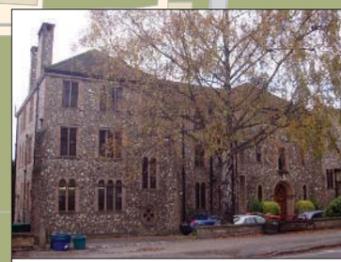
Iffley Road View along Iffley Road from the Plain, the tall houses once overlooking the open fields to the Thames now look over low level institutional developments on the western side of the road



Iffley Road Open character of road alongside the sports field



Bannister Close Late 20th century housing development



Greyfriars and Church of St Edmund and St Frideswide Knapped flint and red sandstone church of 1911 and the later friary of 1931



Chester Street View along Chester Street out of the conservation area towards the higher ground surrounding Oxford



Iffley Road View along southern end of Iffley Road

FIG. 19 View from the Plain

FIG. 20 Victoria Fountain

FIG. 21 The Waynflete Building

Character appraisal

For the purposes of the Appraisal only, the conservation area has been divided into five character areas. The context of the conservation area as a whole must be taken into account when considering proposals for change, the character areas must not be regarded in isolation.¹

- Area 1: The Plain
- Area 2: St Clement's
- Area 3: Marston Road
- Area 4: Cowley Road
- Area 5: Iffley Road

Area 1: The Plain

The Plain 'an area of open space surrounded by buildings' forms a focal point, local landmark and green gateway into both the conservation area and the city.

The views from Magdalen Bridge into the St Clement's and Iffley Road conservation area are dominated by three individual features: the Victoria Fountain, the Waynflete Building and Magdalen College School. Beyond these features longer views are possible towards St Clement's Street and Iffley Road. Looking westwards towards the city, one of the most iconic views in Oxford is possible, that of Magdalen Bridge and Magdalen College Tower. Most of these views are enhanced by the provision of mature trees, softening and complementing the built features.

The Victoria Fountain was commissioned by the Morrell Family in 1899 and marks the site of the former toll house. The fountain stands on its own prominent plot just in front of the larger green roundabout, the site of the original St Clement's Church. The cobbles and traditional lighting columns giving definition to the roundabout, whilst the trees and planting soften the space. The Plain marks the convergence of three major routes and is littered with road signs, bollards, road marking and pedestrian crossing points all of which have a detracting impact upon the appearance and historic nature of the area.

The Waynflete Building, constructed in the 1960s is a dominant feature of the streetscape. The red brick



FIG. 19



FIG. 20



FIG. 21

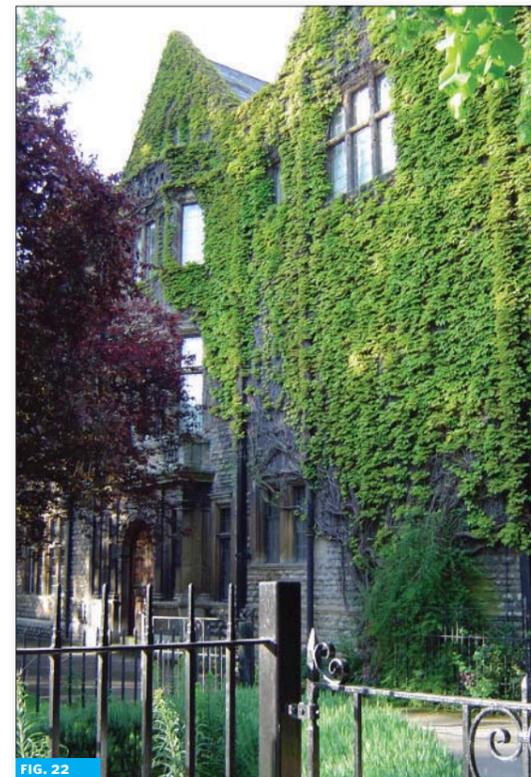


FIG. 22



FIG. 23

FIG. 22 Magdalen College School from Plain

FIG. 23 Cowley Place

and concrete building replaced the 18th century timber framed houses that originally extended from St Clement's Street onto Magdalen Bridge. It is of a scale and design that is out of keeping with the more domestic scale of the traditional buildings that characterise the area. The building has been designed to take account of the curve of the road, its large mass, taller than its neighbours, continues the built frontage of the road. The mixed-use building is a landmark feature but its negative impact on the area is exacerbated by the concrete columns outside the shop, the walkway collecting litter and the blacked-out shop windows.

In contrast, Magdalen College School, dominating the southern site of the Plain, is more in keeping with the architectural tone of the area. Constructed in the late 1890s in a 17th century design, the ivy covered stone building together with its green and river setting creates a softer image. The two buildings work together to create a defined access into the conservation area and add to the overall definition of space and sense of enclosure around the Plain.

Beyond the school Cowley Place continues in educational use with both Magdalen College School and St Hilda's College. The architectural style is

varied ranging from the 18th century Cowley House built for the Sheriden Professor of Botany, Dr Humphrey Sibthorpe and the castellated former Milham Ford School building constructed in 1906 both now part of St Hilda's, to the 20th century 'Big School' building of Magdalen College School constructed from brick with a lead roof and stained glass windows on the eastern side of the road. The road is quiet, leading only to the school or college therefore escaping the heavy traffic dominating the Plain. The variety of architecture, the railings and greenery, together with the strong sense of learning, characterise Cowley Place, contrasting with the more commercial and vibrant nature of the Plain.

Part of the surrounding architecture of the Plain dates from the early 18th century, encompassing timber framed and plaster 3-storey terraced properties, with commercial use to the ground floor. There is variety in design and treatment of the buildings adding to the diversity of the area eg. natural brick, rendered and painted facades, timber sashes, small paned casement windows, tiled and slate roofs etc. The architectural detailing also adds to the individuality of the buildings eg. nos. 5-6 the Plain incorporates ornate detailing to the stone window surrounds. Late 20th century redevelopments have taken place eg. nos. 4 and 5 The Plain are 1980s additions, a successful example of infilling, taking into account the existing scale and design features of the area. The Cape of Good Hope public house was rebuilt in 1892 to designs of HGW Drinkwater, replacing a pub of an earlier date that was demolished to increase the access to Cowley Road. The pub occupies the triangular site between Cowley and Iffley Roads, the

¹ Guidance on Conservation Areas' English Heritage August 2005

FIG. 24 *St Hilda's College, Cowley Place*

red brick and stone detailing together with its distinguished hexagonal façade make a positive contribution to the space.

FIG. 25 *Surrounding architecture of the Plain*

Central green space surrounded by buildings creating a sense of enclosure.

FIG. 26 *Cape of Good Hope*

Busy traffic nodal point, providing access into the city, Headington, Cowley, Iffley and beyond to the M40.

18th – 20th century developments.

Varied building heights creating a stepped roofscape.

Painted facades add colour and diversity to the streetscape.

Architectural diversity adds to character but maintains the continuous built frontage, especially along the north and eastern sides of the Plain.

Mature trees and other planting complements and softens the built form.



FIG. 24



FIG. 25



FIG. 26

Strong 'educational' feel to the southern side of the Plain whilst the north and eastern sides have a strong commercial feel.

Area 2: St Clement's

St Clement's Street extends from the Plain to the foot of South Park and Headington Hill resulting in a diverse and vibrant mixed-use suburb. Following the destruction of the parish during the Civil War, St Clement's developed into a suburb of Oxford dominated by artisan and working class housing. As the working class population were displaced from the city as a result of slum clearances, the northern side of St Clement's was rapidly developed with small, tightly packed terraced housing along short narrow streets. The area evolved without a masterplan or a dominant architect with the majority of building permit applications being for 1-4 houses. Whilst the terraced house was the dominant architectural style, each property had its own identity with the cumulative effect of the diversity blending together to create a distinctive Oxford suburb that has retained a sense of independence from the city.

St Clement's has experienced a loss of many of its 17th and 18th century timber framed and plaster buildings with subsequent 20th century developments taking their place but the artisan and slightly bohemian character of the street has been retained. The simplicity of design of the historic buildings is a key element of the street's character, the facades were unadorned and generally were of plain brick or rendered appearance.



FIG. 27

North side

The building line along the northern side of the street is almost continuous, interrupted only by side roads and alleyways. The alleyway between nos. 38 and 39 St Clement's Street creates a glimpsed view through to the meadows, through an intimate space that originally led to Penson's Gardens, the building height and narrow width of the alley forming the strong sense of enclosure. The predominant building form being narrow, 3-storey terraced houses with commercial spaces to the ground floor. Although the buildings are generally 3-storeys they are of differing heights, reflecting different builders, building techniques, design and age of development but combine to create a streetscape of stepped roofs with varying pitches, enhanced by the occasional dormer, gable and chimney stack.

Interspersed between the more historic properties are a number of 20th century developments eg. Anchor Court and 19-20 St Clement's Street, a 1980s dark brown brick residential development and retail space and the Florey Building. The Florey Building is tucked away from the main frontage of St Clement's Street, behind Anchor Court. Its rear orange brick elevation can be seen through the gap providing access to the St Clement's Street car park but its impact on the main road is limited. The building, designed by James Sterling in the 1960s, does not take into account any of the design features of the traditional architecture of the locality, introducing new materials and its size and massing are out of keeping with the small scale nature of the terraced buildings. The hidden façade of the building is quite different, with a glazed and stepped elevation. This part of the building can only be seen when looking into the conservation area from across the river, the glazing reflecting the trees thus reducing its impact on the river setting.



FIG. 28



FIG. 29



FIG. 30

The Mission Hall, a grade II listed gothic inspired, late 19th century building by Harry Wilkinson Moore adds to the more varied character of the street. The red brick structure incorporates a large gabled façade with stone detailing and heavy traceried windows with lead

FIG. 27 *View along St Clement's*

FIG. 28 *Gap into St Clement's car park*

FIG. 29 *Florey Building*

FIG. 30 *Florey Building from meadow*

lights. The building is no longer in its original use having been successfully converted into residential use without impacting on its historic integrity or its contribution to the character of the street.

Cherwell House, on the corner of St Clement's Street and Cave Street is one of the few negative sites on the road. Constructed in the mid-20th century, it pays little respect to its more traditional neighbours. The building is set back from the pavement but its recessed position does not help the building sit comfortably within the streetscape. The ground floor is entirely glazed with the upper sections of the façade clad with concrete panels incorporating boxed aluminium windows to the first and second floors and flush windows to the mansard roof. The large scale and mass of this building is all the more noticeable due to its position at the start of London Place and the point where the houses become more ornate and of grander stature than the preceding sections of St Clement's.

As a mixed-use suburb, the ground floor commercial spaces contribute greatly to the overall character of the street. The variety of shops has diminished with

the butchers, hardware stores, general grocers and a fish and chip shop being replaced by estate agents, sandwich shops and restaurants. Alterations to shop frontages have been undertaken resulting in a loss of traditional retail features being replaced by large paned metal-framed windows, their openings often being enlarged and now taking up most of the ground floor. Shutters, variety of paint colours, condition of the shop frontages also varies with some in need of enhancement.

Boulter Street is one of the 19th century side roads on the northern side of St Clement's Street. The compact road is characterised by two storey terraced houses, set behind small front gardens and low boundary walls. The road gently curves but views towards the river are possible from the St Clement's Street junction and views to St Clement's Street extend beyond the main road to Jeune Street. The houses have been altered replacing windows, painting and rendering of the facades and changes to the boundary materials. The road benefits from its river setting to its northern end but the patched condition of the road and pavements impact negatively on the streetscene.

Most of the side roads between St Clement's and the River Cherwell have undergone vast redevelopment and their contribution to the historic character of the conservation area is limited. Bath Street is one such road where the majority of development along the eastern side of the road dates from the late 20th century and is excluded from the conservation area but its proximity impacts on the setting of it. The redevelopment consists of red brick terraced style housing built directly onto the pavement. The western

side of the road has also experienced redevelopment but has retained some of the more historic houses: nos. 3-6 are a group of four 19th century 3 storey terraced houses, distinctive not only for their increased height but also because nos. 3-5 are of brick construction whilst no. 6 is of rubble stone construction. Further down the road on the same side is Phelps Place, an early 20th century redevelopment comprising a 3-sided development of flats, set back from the pavement and built around well planted gardens. The more open character of this development adds relief to the compact and enclosed character of the road as a whole.

London Place

London Place and the eastern end of St Clement's was constructed to take advantage of its proximity to the green open spaces of South Park and Headington Hill Park and the more middle class nature of Headington. No. 6 London Place marks a change in architectural style and building line. The house is built directly onto the pavement but is angled to take account of the changing layout of the road.

The removal of Harpsichord Row in 1929 for road widening purposes created a more open and green space to the front of London Place. The London Place houses were partly constructed in the early part of the 19th century to varying designs: nos. 7-9 are 3 storey rendered houses all grade II listed; nos. 11-16 were built as a group incorporating distinctive pilasters, iron balconies, front gardens and railings. Nos. 19-20 are semi-detached rendered 3 storey houses and nos. 21-28 are distinctive yellow brick 3 storey gothic styled houses with lancet windows, gables and steps to the front doors and were constructed during the late 19th century.

South side

The southern side of St Clement's Street is much more varied in character with no predominant building type. This side of the road has also experienced loss of the traditional terraces eg. the 1979 Dawson Street flats replaced 1870s housing and nos. 104 and 105 St Clement's Street are both late 20th century red brick developments. No. 105 St Clement's is a neutral element in the streetscape consisting of a block of 12 flats. The building incorporates a shallow pitched roof, plain brick elevations with small windows that are not in proportion with the façade. No. 104 is also a 2-storey red brick building with the ground floor being



FIG. 34

FIG. 34 London Place



FIG. 35

FIG. 35 Yellow brick gothic inspired houses of London Place

FIG. 31 Cherwell House

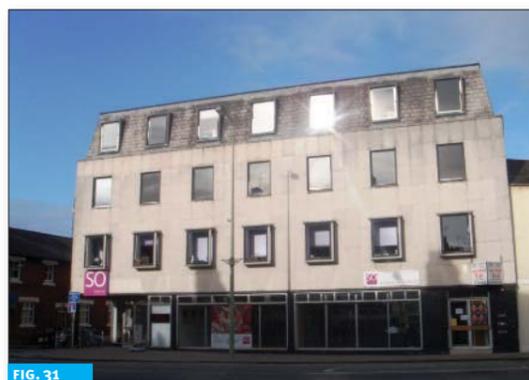


FIG. 31

FIG. 32 Commercial premises on the north side of St Clement's



FIG. 32

FIG. 33 View along the curve of Boulter Street



FIG. 33

in retail use.

The Black Horse Inn contrasts with its 20th century neighbours in terms of its age, design, positioning and materials. The public house is the oldest building surviving in St Clement's dating from the mid-1600s extended 19th/20th centuries but the roughcast rubble construction with red tiled roof has retained its charm. The set back position behind a cobbled forecourt and seating area, the mature trees creating a local landmark and adding an important element of greenery along a predominantly urban road.

Dawson Street on the southern side of St Clement's Street, forms part of the spider's web of streets linking St Clement's with Cowley Road. The road is curved and full length views are not possible. The architectural quality of the road is variable including a

single storey former garage building to the rear of Café Coco at the Cowley Road end, an Islamic styled façade to the extension to the Kazbar restaurant and a large 20th century apartment block. The car park and service yard behind the Black Horse provides views to the rear of the properties along the Plain and Cowley Road, illustrating how the three separate roads combine to create one space and a 'behind the scenes' image. The flats on the corner of Dawson Street/St Clement's Street replaced a pair of 2-storey houses in the late 20th century constructed of dark brown brick with the building dominating the space along both frontages.

The Stones Almshouses, the Port Mahon public house and the former St Ignatius' Chapel, all of which date from the 18th century, form a cluster of stone buildings. The almshouses are set back from the road behind a stone boundary wall and lawned gardens, interrupting the strong sense of enclosure although the boundary wall creates a defined building line. The low range buildings contrast with the tall and narrow terraces of the northern side of the road, creating diversity, the garden contributing to the increased greening of the streetscape towards the eastern end of the street.

The stone built Port Mahon public house adds to the increasingly open character of the eastern section of St Clements Street with its slightly recessed positioning creating a more open space towards the pavement. The former St Ignatius Chapel (1793) and St Aloysius Roman Catholic School (1909) have now been converted to commercial use. The chapel is tucked away to the rear of the site with its simple stone pedimented façade facing the road. The former school building sits parallel to the main road, its only ornamental features being two Venetian windows and decorative gable. The railings provide a more open

setting to the site enhanced by trees and planting.

No. 80, the former rectory, is a large detached Victorian property set back from the roadside behind a high brick wall, sitting in large gardens. There is no other house of this style along St Clement's and is more in keeping with the larger houses of Iffley Road than the smaller scale terraces of St Clement's but contributes to the change in architectural style of this section of the road.

The stretch of St Clement's between Pilcher Court up to no. 77 has lost much of its historic integrity. Pilcher Court itself is a late 20th century redevelopment, the resultant block of flats does not add anything to the street and its lack of street facing entrance has created a blank façade to St Clement's. The recent demolition of Sunset Cottages has also led to the historic streetscape being harmed. The early 20th century houses are being replaced by a larger block of flats that are currently being constructed, their impact upon the streetscape cannot be assessed until completed.

Nos. 77-77c St Clement's are 3-storey red brick houses incorporating gothic details, the steps up to the ground floor entrance give the appearance of



FIG. 37



FIG. 38

increased height. Behind is Glebe Street, another row of gothic inspired terraced houses of yellow brick construction. When originally constructed in the 1870s, these houses would have overlooked South Park but following the construction of the Morrell Avenue houses in the 1830s, their views have been curtailed and the road has become a much more enclosed space.

Key features of St Clement's

Vibrant artisan suburb.

Mixed use buildings characterise St Clement's Street.

Busy thoroughfare providing access to Headington and the M40.

Predominantly three storey buildings of varying heights creating a stepped roofscape.

Cluster of 18th century stone buildings eg. Stones Almshouses, Port Mahon public house, the former St Ignatius' Roman Catholic chapel.

The side streets gently dip towards the banks of the River Cherwell, all have a river setting some having bridge access to the meadow.

The side streets are tightly packed enclosed spaces, predominantly characterised by two storey 19th century terraced housing.

Clearly defined building lines along St Clement's Street.

St Clement's Street is more enclosed towards the Plain, gradually opening out towards South Park to take in the green views of the park and Headington Hill.

High degree of architectural diversity including 18th century terraced timber framed buildings, 19th century suburban terraces, gothic inspired 4 storey town houses, important individual buildings eg Florey Building, Old Mission Hall, red brick Victorian villa, Stones Almshouses and the Black Horse Inn etc.

Hidden areas to the rear of the St Clement's frontage eg St Clement's car park, York Place, the small industrial area on Cave Street etc which can be seen when looking into the conservation area from the Angel & Greyhound Meadow.



FIG. 39



FIG. 40



FIG. 41

FIG. 39 The former St Ignatius Chapel and St Aloysius Roman Catholic School, St Clement's

FIG. 40 New rectory development

FIG. 41 Glebe Street

FIG. 36 104-105 St Clement's

FIG. 37 The Port Mahon public house

FIG. 38 The Stone's Almshouses, St Clement's

Area 3: Marston Road

As St Clement's Street forks to the left and turns into Marston Road a completely different character area replaces the suburban street of St Clement's. The built up nature of the main street gives way to a road lined with trees that almost arch across the road creating a green avenue.

Cherwell Street is one of the 19th century side roads and is accessed immediately left from the junction with Marston Road, London Place and Headington Hill. The semi-enclosed character is formed by the

continuous built frontage along the northern side of the street, whilst the southern side is interrupted to provides access to Little Brewery Street and Harpsichord Place. Both sides of the road have experienced redevelopment during the 20th century, including nos. 2 to 6a on the north side and nos. 13-17 on the south side.

The north side of the road has retained a greater degree of its historic integrity, the 19th century houses are mainly 2 storey terraces with semi-detached houses being built amongst the terraces eg. nos. 28-30, a pair of polychrome brick two storey houses whilst nos. 16-20 are 3 storey houses. The yellow brick nos. 1-11 on the southern side of Cherwell Street incorporate pointed arch windows to the ground floor, timber bay windows to the upper level with pointed arch windows.

The site of the former Plasterers Arms public house

has been recently redeveloped for residential use. The footprint of the new development is larger than the public house and as a result has been brought closer to the pavement, increasing its prominence in the streetscene. The plain buff brick of the development has been slightly enlivened by large windows and by irregular design of the building.

Beyond the new development, the traditional green image of Marston Road prevails enclosed on the eastern side by Headington Hill Park and to the west by the church grounds and college playing fields. It is an enclosed space, gently curving with gradually unfolding views. Headington Hill Park creates a dense green setting to the conservation area, the boundary being clearly defined by a stone wall. Glimpses through into the formal landscaping of the park and beyond to Headington Hill are possible.

A tree lined lane with stone gate piers to Marston Road leads to the church. The church itself it situated towards the rear of the site, a large green expanse, partially used as the grave yard, stretching up to Marston Road. The site is enclosed by way of railings to Marston Road but the density of the planting partially obscures views of the church from the road. The church is set in an open plot but the trees and other planting create a green enclosure, framing views of the building.

Beyond the church the road begins to open up in character. The trees along the western side of the road have been replaced by hedgerows marking the boundary of the college playing fields whilst the trees along the eastern side become denser and views through to the development behind are not possible.

Two stone gate piers mark the start of the high stone wall along the western boundary. The high wall clearly defines the borders between public and private realm, the trees and ivy overhanging and creeping

FIG. 42 Green avenue along Marston Road

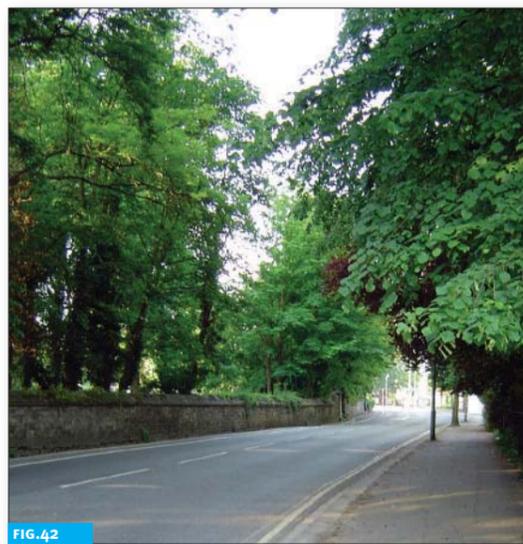


FIG. 43 Cherwell Street



FIG. 44 Little Brewery Street



FIG. 45

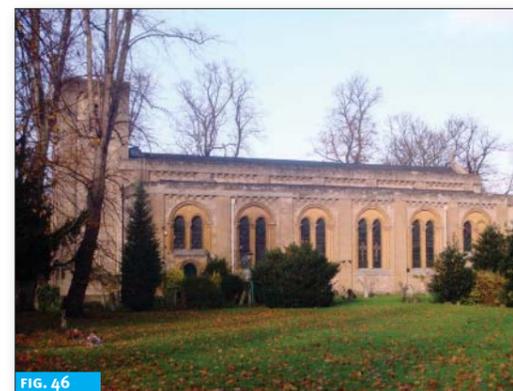


FIG. 46



FIG. 47

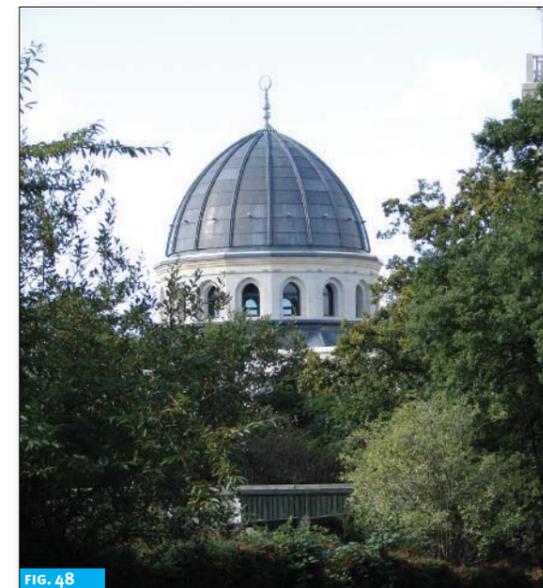


FIG. 48

FIG. 45 Leafy access to St Clement's Church from Marston Road

FIG. 46 St Clement's church

FIG. 47 The Centre for Islamic Studies

FIG. 48 The Centre for Islamic Studies from King's Mill Lane

Fellows Garden running parallel with the River Cherwell.

Key features of Marston Road

Tree lined avenue towards South Park.

Beyond the church the area benefits from an open character.

Characteristic stone boundary wall around Headington Hill Park, clearly defining the boundary of the conservation area.

Glimpses into the formal landscape of the park from Marston Road.

St Clement's church set in a green enclave accessed via a narrow tree lined lane.

into the public realm.

The Centre for Islamic Studies appears to have little impact upon the character of the area from the roadside as the high stone wall limits views of the structure. The dome and tower are Islamic in design but add to the more traditional spires skyline of Oxford. The centre has been built on part of Magdalen College's playing fields and has therefore resulted in a loss of green open space but due to the high nature of the boundary wall, this space did not overly contribute to the character of the conservation area. The rural and historic charm of King's Mill Lane has not been harmed by the construction of the college. It is a narrow planted lane lined with a high stone wall and hedging creating a very enclosed space. The lane provides pedestrian access to the meadows and the

The road adopts a more open character beyond the church.

A number of narrow private lanes along the western side of the road, all benefiting from a rural character.

Historic King's Mill Lane

Area 4: Cowley Road

Only the Plain end of Cowley Road is included within the conservation area boundary, extending to Circus Street on the southern side and the plot boundary between nos. 49 and 51 on the northern side of the road. The buildings included are predominantly red brick terraced houses dating from the late 19th century.

Circus Street was laid out c.1870s and is characterised by plain terraced houses, the majority of which have been rendered and painted. It is an intimate space, with a gentle curve limiting the views. The eastern side of the road is more densely built up than the west and is outside the conservation area. The western side of the road has more open spaces in the form of rear gardens and intimate service lanes.

The southern side of Cowley Road between Circus Street and the Plain is mainly residential in use and is characterised by predominantly 2-storey terraces with the occasional 3-storey house providing variation to the roofscape. The building line is also varied with a number of houses being set back from the pavement behind small front gardens and boundary walls, whilst others are built directly onto the pavement. Nos. 46 and 48 have been extended to incorporate retail space, losing their front garden

spaces. Design features include gables, first floor bays, red brick in natural, painted and rendered treatments, yellow brick, timber sash windows and slate roofs. The houses are simple with plain facades and little ornamentation.

Nos 18-26 comprise a group of yellow brick houses with red brick detailing set behind small garden spaces. No. 16 is a doubled fronted detached house in the same style as nos. 18-26 creating continuity. Nos. 8-14 are built directly onto the pavement, standing proud of the building line of the neighbouring properties, the third storey of these properties creates additional prominence to the block. The small scale 2 storey red brick cottages at nos. 2-6 Cowley Road are very plain in appearance, their small stature and continued building line emphasising the increased height of their neighbours.

The northern side of the road takes on a slightly different character, being more commercial in use. Nos. 37 and 39 are two of the oldest properties along Cowley Road dating from the 17th century, refaced in the 18th century and restored in the late 1990s by the Oxford Citizens Housing Association. The two grade II listed cottages are of 2 storey ashlar construction incorporating 18th century windows. At the time of construction, the former farmhouse would have benefited from an open agricultural setting but they now form part of an urban streetscape and are set at a slight angle to the main road, small gardens with



FIG. 51

low boundary walls and railings defining the space. The now mature garden planting partially obscures the houses from the road contributing to the more rural character of the houses, they do not form part of the hard urban landscape that dominates the majority of Cowley Road.

The majority of the buildings along the northern side of the road are 3-storey terraces, the main exception being no. 23 Cowley Road which is a large double fronted Edwardian 2 storey building on the corner of Dawson Street. All the buildings are of brick construction, either remaining in their natural state or have been rendered and/or painted. Although the majority are 3 storeys, there is variation in the height of the buildings resulting in an interesting roofscape of differing heights and pitches. To add additional interest to the roofline, a number of the buildings are gable fronted which breaks up the frontage as well as adding character to the roofline. With the exception of nos. 37 and 39, all the buildings from the boundary to the Plain are built directly onto the pavement creating a much harder urban streetscene on the northern side of the road, the ground floors are all in commercial use including restaurants, cafes, shops creating a more vibrant streetscene.

Key features of Cowley Road

19th century suburban mixed-use street.

Predominantly 2 and 3 storey terraced buildings.



FIG. 52

FIG. 51 Circus Street

FIG. 52 18-26 Cowley Road cottages

FIG. 53 37-39 Cowley Road



FIG. 53

FIG. 54 View along Cowley Road



FIG. 54

Nos. 37-39 Cowley Road, 17th century rubble stone cottages, grade II listed.

Network of curved side streets provide access to Iffley Road and St Clement's Street.

Important elements of greenery eg trees and small garden spaces soften the strong suburban character.

North side of the road predominantly commercial in character whilst the southern side is more residential.

FIG. 49 Cowley Road from the Plain



FIG. 49

FIG. 50 View down Cowley Road to the Plain north side



FIG. 50

FIG. 55 View from the Plain to Iffley Road

Area 5: Iffley Road

Eastern side

The first houses to be built along Iffley Road were tall, taking advantage of the uninterrupted views across the meadows and floodplains. Nos. 19-25 Iffley Road were constructed in the mid 1860s and were known originally as 'Portland Terrace'. The 3-storey, plus basement, red brick terraces are characterised by grey brick panels, bay windows and stucco to the ground floor.

Within the first block of development between the Plain and Circus Street on the eastern side of Iffley Road there is a great display of architectural diversity: three storey terraces, individually designed detached houses, two storey cottages, five storey terraces and a neo-Georgian/modernist public house all of which sit compatibly alongside each other. The diversity of this block is representative of Iffley Road as a whole and is a key feature of the special interest of this section of the conservation area. Whilst the architectural styles fluctuate between two storey cottages and five storey terraced townhouses incorporating a wide variety of detailing including decorative iron work and barge boarding (17 Iffley Road), rounded arch sash windows (19-25 Iffley Road), door hoods (27 Iffley Road), triple height bay windows (37 Iffley Road) and iron balcony railings (33-35 Iffley Road) etc there is unity to the buildings through the use of a limited palette of materials eg. red and yellow brick, stone detailing and slate roofs.

Progression south along Iffley Road introduces further elements to the character of the street. The eastern side of the road provides a continuous frontage from the Plain to no. 109 Iffley Road. The few side roads leading through to Cowley Road create intimate scenes of two storey, closely packed terraced houses now painted an array of colours and enhanced by gardens. The majority of these side streets curve so full length views are not possible but the short views do create a pleasant contrast to the more stately houses along the main road.

In a street where the vertical emphasis is so pronounced creating a strong sense of enclosure, gaps between the buildings are all the more significant eg either side of 17 Iffley Road and between nos. 93 and 95 Iffley Road. These gaps create opportunities for glimpses through to garden spaces and the rear of adjacent properties, adding a

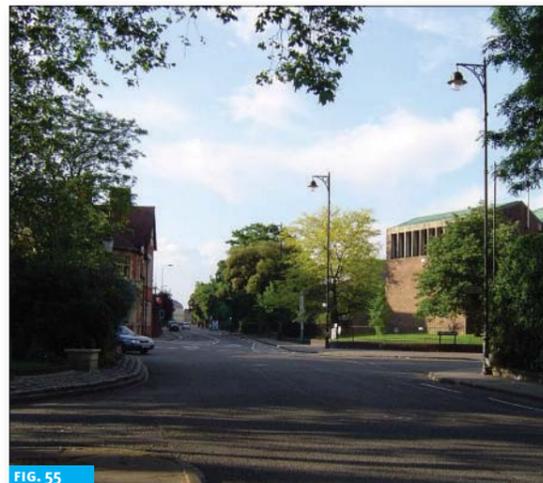


FIG. 55

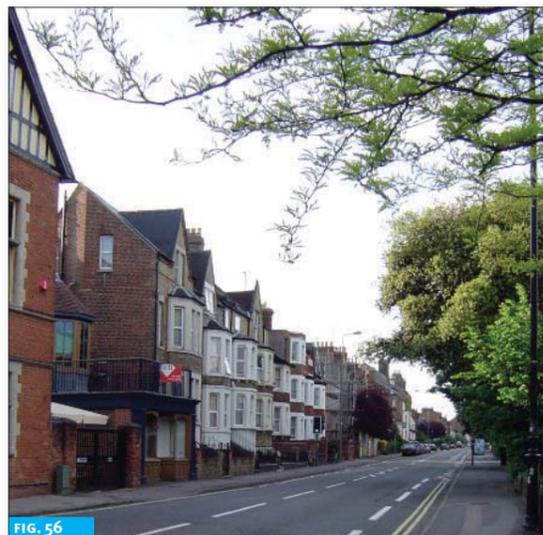


FIG. 56



FIG. 57

sense of depth to both the street's and the conservation area's character.

The change in character and appearance of the eastern side of the street is marked by the Church of St John the Evangelist. The building is set back from the road behind a hedge, the mature trees obscure the full impact of Bodley's church from the roadside but the green interlude and the more open character of the site creates a welcome relief to the suburban character of the majority of the eastern side of the road. The solid tower of the church protrudes high above the trees and a glimpse of the bell tower of St Stephen's House on Marston Street can be seen to the rear of the site.

Next to the church is the former 'Carlton Terrace', a block of five 4-storey plus attics former town houses, now owned by Queen's College providing student accommodation renamed the 'Cardo Buildings'. The former terrace stands on its own in a prominent corner position at the junction of James Street and Iffley Road, its stature more noticeable due to its height and open setting. The lack of greenery around the building makes the block all the more visible.

The junction with James Street on the eastern side of Iffley Road marks the point where development intensifies along the road. The predominant building type is still the terrace, standing three to four storeys tall. The range of coloured facades adding extra interest to the streetscape. No. 129 Iffley Road is a late 20th century development incorporating driveway access through to Monard Terrace which has been constructed at the rear of the Iffley Road frontages. The section of the development fronting onto the main road is three storeys tall, incorporating railing balconies to the first and second floors. The structure lacks detail and does not make much of a contribution to the character of the area but any negative impact it does have on the street has been reduced due to the mature trees obscuring much of the property from the roadside.

The range of cream coloured terraces adjacent to the infill development incorporate attractive ironwork cresting to the bays. The grade II listed mid-19th century no. 137 Iffley Road has a bay to the ground floor with cast iron balconies and trellises to the first and second floor, reflecting the shape of the lower bay. No. 139 dates from the 1880s, with a painted brick façade rather than render, and iron balcony spanning the width of the building. The

stepped heights of the roof adding to the distinctiveness of this group.

Iffley Road is predominantly residential/educational in character with very few commercial uses. The general store and takeaway units at no. 149 Iffley Road have a negative impact on the streetscene courtesy of their shop frontages and the cluttered space to the front. Both frontages could provide future enhancement opportunities. A large gap between the shop and no. 151 Iffley Road creates glimpses through to the rear of the properties on Denmark Street. The space is untidy but the gap is an important element. It also serves to emphasise the stature of the neighbouring detached property at no. 151 Iffley Road. The stature of this late 19th century distinctive double fronted property has been slightly compromised by its current condition: the timber window frames, barge boarding to the small attic gables and the stonework to the windows are in need of attention to enhance the building's appearance and contribution to the street. The steep flight of steps to the front door, the triple height bay windows running up both sides of the façade and the gaps on either side of the house all emphasise the verticality of the building.



FIG. 58

FIG. 58 Tall terraces of Iffley Road



FIG. 59

FIG. 59 Vertically emphasised town houses

FIG. 60 137 Iffley Road



FIG. 61 North Oxford style houses



FIG. 62 Exeter House, 239 Iffley Road



FIG. 63 Staggered frontages of Iffley Road

The pair of semi detached brick houses at nos. 153-155 and 157 are currently vacant, with the windows boarded up and hoarding around the site have a negative impact on the road but despite their current condition, the vertical emphasis of the houses contributes to the sense of enclosure of the street. Again the gaps between the pairs introduce important elements of light into the streetscene.

The vertical emphasis of the east side of the road is strengthened by the groups of houses from nos. 165 to 215 Iffley Road. The four storey narrow town houses benefit from a staggered and angled frontage to the road, taking advantage of the formerly open views over the floodplains. The steep pitched gables, pointed arch windows, steps to the front doors and tall chimney stacks all add to the verticality of the block. The houses all exhibit elements of individuality in terms of treatment ie. painted stone window surrounds, red brick detailings, barge boarding etc but all are enhanced by small garden spaces and boundary walls.

The Magdalen Arms public house on the corner of Magdalen Street and Exeter House at 239 Iffley Road

on the adjacent corner create an element of open space along the road. The high red boundary wall around no. 239, clearly defines the space between public and private realm, the over hanging planting softening the red brick of the wall. Magdalen Road itself is a narrow road, but the angle of the boundary wall together with the space to the front of the pub and the increased width of Iffley Road all combine to create a sense of openness.

The Gladiators Club at no. 263 Iffley Road and the junction with Percy Street marks the boundary of the conservation area on the eastern side of Iffley Road. The club building was constructed in the 1960s of concrete and brick and is not in keeping with the Victorian/Edwardian character of the road. The design of the club is all the more noticeable as it is adjacent to an Edwardian yellow brick villa which is typical of Iffley Road. Across from the club the motor

showroom impresses upon the setting of the conservation area, the cluttered space and commercial use having a negative impact on the area. Whilst the showroom is beyond the conservation area boundary, it impacts on the designated area on both sides of Iffley Road; the houses on the western side of the road, opposite the showroom are within the boundary and therefore their outlook is compromised by this use.

Stanley Road is the one side street to the east of Iffley Road that is included within the conservation area. Development of the road occurred in a piecemeal fashion over a 40-year period with the resulting street character showcasing a range of architectural styles. The polychromatic nos. 1-7 are similar to nos. 85-94 Iffley Road, with a strong vertical emphasis, round bay windows to the ground floor, horizontal glazing bars to the sash windows and decorative tile work to the garden walls. There is a strong North Oxford influence along the road with architects including JW Messenger (nos. 9-15 Stanley Road, semi-detached houses built to give the illusion of being detached due to the central position of the front doors under a wide unifying arch) and JR Wilkins (nos. 4-6 Stanley Road with timbered gables and canopied entrances with timber detailing) having designed houses for both estates. Nos. 20-30 Stanley Road are slightly smaller scale terraces, still three storeys with gabled attic windows. No 2 Stanley Road has been extended and converted into the Medina Mosque together with Islamic styled balcony. The plots are generally defined by low boundary walls and hedging, whilst closer to its junction with Iffley Road, a sense of enclosure is formed by high red brick walls enclosing the rear spaces of the Iffley Road houses. The narrow tree lined road has a strong architectural connection with the main Iffley Road which distinguishes it from the other side roads, it is also a much quieter road in terms of traffic volume.

Western side

The western side of Iffley Road is in two halves: the more open character from the Plain to Jackdaw Lane and the densely developed character from Jackdaw Lane to the boundary just beyond Fairacres Road. Undeveloped for many years, the western side of the road to Jackdaw Lane from the Plain was open land, the boundary to Iffley Road being planted with a screen of trees. Sections of this land has been built upon with predominantly low impact college and school buildings, the green screen has been retained

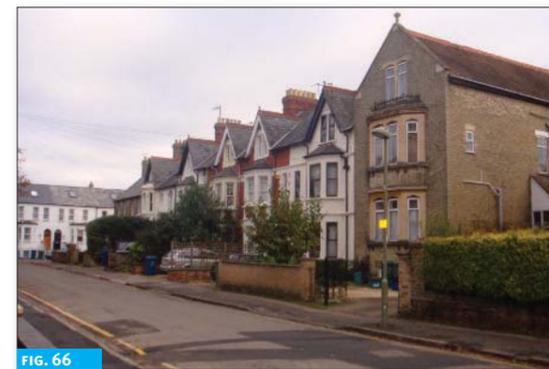
FIG. 64 View down Stanley Road



FIG. 65 Polychrome Stanley Road house



FIG. 66 20-30 Stanley Road



lessening their impact on the road but the uninterrupted views across the meadows that nos. 1-75 Iffley Road benefited from on the eastern side of the road, have now been significantly reduced.

The range of 20th century buildings that have been added to the western side of the road only lie along the frontage of the road, behind the open lands of college and university sports grounds has been retained, the character of which occasionally seeps through into the main road by way of glimpses down access roads and between buildings. The western side of the road did not escape 19th/early 20th century development entirely as the 'Red House' at no 60 was built in 1894 for the Bursar of Queens College, the house having a prominent Dutch gabled entrance via a blue door from Iffley Road leading down a covered walkway to the main house and no. 62, a rendered and gabled house, constructed in 1903. Both houses benefited from large plots with open views to the rear

across to the Thames.

Whilst development has increased the sense of openness of the western side of the road prevails as all development is set back from the road, the majority of which is still shielded by trees. The tennis courts abut Iffley Road but cannot be seen from the road due to a visually impenetrable and unsightly fence that extends from the access road at the side of no. 62 Iffley Road to the pathway to the rugby ground. The high fence is unattractive, the recent repairs are highly visible. From the eastern side of the road, it is possible to see over the fence to the outlying hills of Oxford but this has little impact on the setting of the conservation area. The trees that Christ Church had planted have long since been removed leaving a very open and empty space which contrasts greatly with the views north and south along Iffley Road from this point, both of which are green and/or enclosed by buildings. The sports fields behind the tennis courts do not form part of the conservation area but they contribute to the setting of it and their undeveloped nature, albeit they do contain sporting facilities, does contribute to the spaciousness of this part of Iffley Road. The fence shields the sporting activities from the road and due to the sloping nature of the land from the western side of Iffley Road to the banks of the Thames, the sense of emptiness is further emphasised.

A small expanse of railings separate the entrance to the rugby grounds from Iffley Road but permit views of the landscaped access to the club and views to the surrounding Oxfordshire hills. Bannister Close marks the beginning of the dense development along the western side of the road, culminating in a much more enclosed street character. The development was constructed in the late 20th century on part of the university rugby ground. The 21 buff brick townhouses are set back from the main road at a slightly lower level behind a small grassy bank and railings and have impacted upon the views from the houses on the eastern side of the road. The development is a modern interpretation of the terraced theme and is very plain in design, their contribution to the streetscape being limited.

The church of St Edmund and St Frideswide together with the adjoining Greyfriars friary contrast with the brick and rendered properties that surround it. The flint and sandstone properties dating from the early 20th century have a dark and dour appearance that has not been enlivened by the small areas of grass and trees to the Iffley Road frontage. Due to their unique design features and choice of materials, these buildings do form a local landmark and make a positive contribution to their surroundings.

From this point the western side of Iffley Road is quite North Oxford in character. Harry Wilkinson Moore who was highly influential in the success of North Oxford also contributed to Iffley Road in terms of no. 225 and possibly nos. 198-200. The houses along this part of Iffley Road are generally large, detached or semi-detached, set back from the road behind substantial garden spaces and benefit from large gently sloping rear gardens. The buildings are mainly of brick construction with stone detailing and incorporate a range of architectural features including towers, turrets, castellation, gables, pointed arches, decorative barge boarding, verandahs, timber balconies, carved stonework, decorative ridge tiles, finials and ironwork.

Some of the houses are now within university/college ownership and have been converted for student accommodation or administrative purposes, the change of use often necessitating the loss of the front gardens to hard standing for parking. The choice of surfacing material, the loss of boundary walls and planting all impacting negatively upon the leafy nature of the road, creating a more institutional character. The

FIG. 67 Western side of Iffley Road



FIG. 68 Red House



FIG. 69 View towards the University rugby ground from Iffley Road



FIG. 70 Bannister Close, Iffley Road



FIG. 71 Greyfriars, Iffley Road

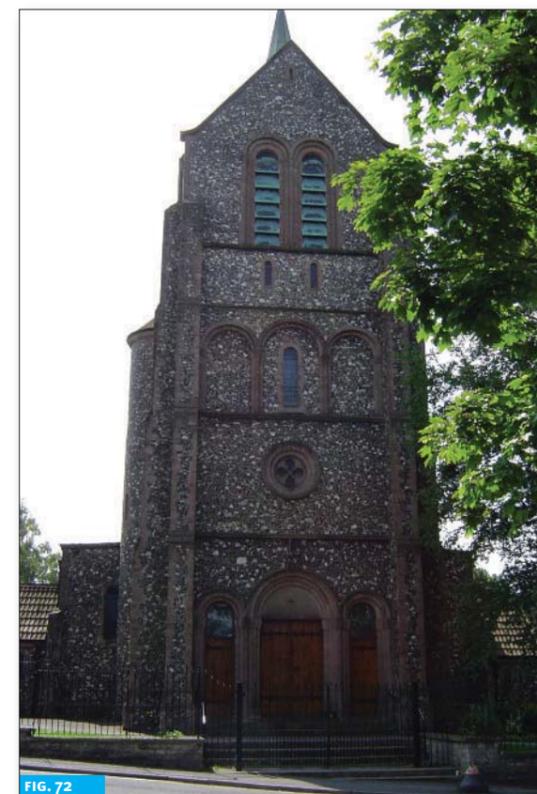


FIG. 72 Greyfriars, Iffley Road

FIG. 73 190 Iffley Road



FIG. 74 Leafy Iffley Road



majority of original architectural features have been retained eg timber sash windows, decorative stonework around door and window openings, ridge tiles, decorative ironwork and finials etc all of which strengthen the historic integrity of the road.

As with the eastern side of the road, the western side is characterised by a range of architectural styles but the differences are not as discernible on this side, tending to favour the use of red brick and the majority are three storeys in height. Tucked away behind trees and boundary wall is a group of smaller two storey houses. No. 190 Iffley Road an Arts & Crafts styled house constructed c.1911, with rendering, half timbering, gable and feature first floor window. Squeezed into the same plot is a later rendered two storey building incorporating a distinctive cruciform arrangement of windows and timber panelling. No. 192 Iffley Road is a further rendered property of similar design dating from the 1920s. This small cluster of buildings are distinctively different to their larger red brick neighbours but rather than impacting negatively on the surroundings they add to the overall diversity of Iffley Road and the conservation area as a whole.

Whilst there is a high degree of architectural diversity there is also a level of unity within the styles by virtue of materials, verticality and green setting to most of the houses. The unity and integrity is further strengthened by the retention of the high number of original buildings on either side of the road. 20th

century infill and redevelopment has occurred at various stages along the road but due to the retention of existing trees or additional planting, these developments have often been shielded from the road, reducing their impact on the historic interest of the suburb.

Key features of Iffley Road

Residential street of predominantly late 19th century housing.

High degree of architectural diversity including 4 and 5 storey terraces, individual detached villas, red brick semi-detached houses, arts and crafts styled early 20th century houses, flint church and friary.

Variety of architectural detailing adding individuality to the buildings eg Dutch gables, turrets and towers, castellation, decorative barge boarding and ridge tiles, finials, decorative iron balconies, decorative tile work and polychromatic brickwork.

University sports fields and rugby ground create a more open southern section of the road towards the Plain.

Tree lined avenue.

The side streets to the south dip towards the River Thames and River Cherwell and provide views out to the surrounding green backdrop eg. Chester Street.

The churchyard of St John the Evangelist introduces a green interlude in the continuous built frontage of the northern side of Iffley Road.

Architectural styles and detailing

Although there is a distinct difference between the buildings on St Clement's and those on Iffley Road, both represent a variation of the terraced theme with those on Iffley Road being of a grander design than the artisan houses of St Clement's. With distance from the Plain, both roads show an increase in house and plot size but there is no longer any similarity in housing style. St Clement's continues the trend of the terraced house with these increasing in size and grandeur towards the Headington Hill, benefiting from open views over South Park. The houses along Iffley Road gradually move towards pairs of semi-detached houses and large detached villas standing in their clearly defined plots, with front garden spaces and boundary walls.

One of the key features of the conservation area is that there is no constant in the architecture eg. a traditional two storey building can be next to a four or five storey building, adding great variety to the roofscape and depth of character to the streetscene. The scale and proportion of these buildings has been retained, whether they are a two storey terraced house or a four storey townhouse; they complement each other and add to the conservation area.

The wide range of buildings along St Clement's include the Stone's Almshouses, a low range ashlar stone building with leaded windows built by Bartholomew Peisley in 1700; the Florey Building – an orange brick, concrete and glass building designed by James Stirling in the 1960s; no. 55 St Clement's Street – a four storey brick fronted building, the ground floor was formerly a public house and has been used for various commercial purposes including photographers and is now a cafe having retained many features of the original facade including the protruding shop frontage with glazed tiles and pilasters; no. 80 St Clement's Street, the former St Clement's rectory constructed in 1861, a large detached yellow brick house with red brick detailing and steep pitched gable roof.

Along Iffley Road, there is a greater degree of architectural diversity with a wide range of building

types including 2-5 storey terraces, large detached red brick villas, Italianate rendered villas, red brick semi-detached gothic inspired houses and smaller detached arts and crafts houses. Some houses were built in small groups eg. 67-73 Iffley Road known originally as 'St John's Terrace', nos. 85-94 'Christ Church Terrace' but in the main, Iffley Road was developed in single units or as pairs.

There are many buildings along Iffley Road that make a unique contribution to the character of the street including no. 17 Iffley Road designed by GT Sessions in 1884, an individual gothic style brick built detached house with pointed arch windows and decorative ironwork to the roof. The Cricketers Arms public house on the corner of Iffley Road and Circus Street is neo-Georgian designed by Gilbert T Gardner in 1938. No. 60 is known as the Red House with a distinctive red Dutch style entrance facing onto Iffley Road. The red brick house built in 1894 incorporates Dutch gables into its design. In contrast to the large red brick detached and semi-detached houses that dominate the eastern end of Iffley Road, a rendered and half timbered early 20th century and a slightly later rendered two storey house next door at 190 and 192 Iffley Road respectively.

Materials

There is a limited palette of materials used within the conservation area, but it is the various ways they have been used that creates the diversity and interest.

The traditional building materials are red and yellow brick, stone was generally only used in the older properties or for detailing in brick buildings. The brick facades were then painted, rendered or left in their natural state. Roofing materials included slate, plain tiles and stone slated. Windows were originally timber framed sash windows or small paned casement windows, and a few examples of leaded windows eg Stone's Almshouses and the Old Mission Hall.

Views and open spaces

Open spaces within the conservation area is limited, there is no formal public green space but due to the proximity of the Angel & Greyhound Meadow, Headington Hill Park, South Park and Christ Church Meadows all of which create a green boundary to the conservation area, the lack of public space is not a negative feature. Space is

provided by way of pub gardens and churchyards.

Key views

From Magdalen Bridge to the Victoria Fountain and the Plain, with longer views to St Clement's Street and Iffley Road.

Views out of St Clement's Street/London Place to Headington Hill and South Park.

Various short views along St Clement's, the gentle curve of the road preventing long views.

Views down the side streets to the north of St Clement's to the River Cherwell and the Angel & Greyhound Meadow and from the meadows and riverbank into the conservation area.

Views from the conservation area over Magdalen Bridge.

Unfolding views along Marston Road.

Views from the junction of Marston Road with St Clement's, over South Park.

Framed views of St Clement's Church from Marston Road.

Glimpsed views of Headington Hill Park from Marston Road.

Views of the Plain from Cowley Road.

Long views along Iffley Road from the Plain.

Views beyond the conservation area to the

FIG. 75 View out towards South Park



FIG. 76 Angel Meadow



FIG. 77 Framed view of St Clement's church from Marston Road



FIG. 78 View from the Plain to Magdalen Tower



FIG. 79

surrounding hills from Iffley Road eg down Chester Street.

FIG. 79 View down Chester Street

View from Iffley Road down Jackdaw Lane and the green setting of the conservation area.

FIG. 80 View down Jackdaw Lane

Views of dense suburban development along the side streets to the north of Iffley Road.

FIG. 81 View down side road off Iffley Road

Negative and neutral features and enhancement opportunities

There are a number of features within the conservation area that would benefit from works being carried out to further enhance the special character of the area.

Road and pavement surfaces – in places the road and pavement surfaces are patched and are in poor condition. There is also no continuity of pavement surface throughout the conservation area or along the individual streets eg. along St Clement's Street, paving materials include red blocks, concrete slabs, tarmac etc. Continuity of material would add to overall appearance of the street scene. Where possible, any historic surface should be retained or reinstated eg stone kerbs.

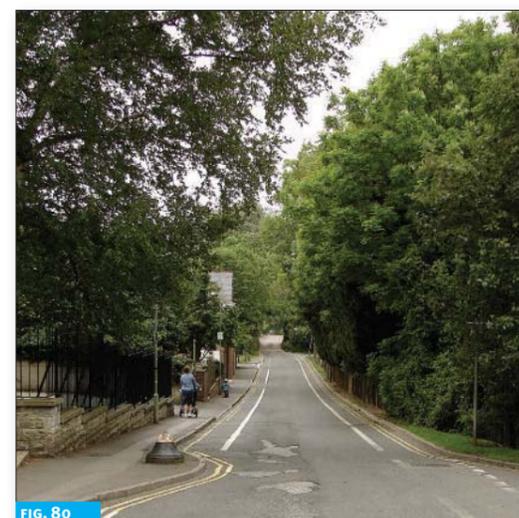


FIG. 80

Loss of original architectural features – eg loss of traditional timber sash windows, original roofing materials, loss of any decorative feature either through wear and tear or general removal. The architectural features add individuality to a building as well as interest to the overall street character. Replacement uPVC windows are not as delicate as their original timber counterparts and therefore impact upon the contribution the fenestration makes to the character and appearance of a building. Their frames and glazing bars are much thicker reducing the amount of actual glazing in each pane.



FIG. 81

As the majority of the buildings within the conservation area were constructed in ones, twos or small groups, there is a great variety of architectural detailing available eg. stone keystone in brick window arches, tiled inserts in walls, the polychromatic use of brick in a wide variety of patterns, carved stone window dressings, tracery windows, iron balconies etc. Some of these features have been lost or replaced with a cheaper, more simple alternative

FIG. 82 Condition of properties



FIG. 83 Shop fronts



FIG. 84 Loss of gardens to parking



FIG. 85 Repair needed to cobbles and tarmac



altering the appearance and character of the building.

Inappropriate infill and redevelopment – there have been instances where infill has taken place between the more historic buildings and whilst scale and proportion have generally been taken into account in the new building, the lack of detailing, window style and general design do not make a positive contribution to the conservation area. Redevelopment has also taken place, some with a higher degree of success than others eg. Cherwell House, St Clement's Street has not taken into account any of the established architectural tone or character and as a result, the concrete building is too large for the road and makes a negative contribution to the streetscene.

Loss of street trees along Iffley Road – trees form an important part of the character along this road and should be retained. Where mature trees have died or are dying, they should be replaced with appropriate species to maintain the leafy character.

Fence to the University sporting fields, Iffley Road. The boundary treatment of the sports ground does not make a positive contribution to the streetscene. It is at a place along the road that is much more open in character and the lack of trees making the fence more visible.

Road markings and street furniture – at various road junctions including the Plain and the St Clement's

Street/Marston Road/Headington Hill intersection, there is an over supply of road markings and street furniture. The cluttering of the furniture detracts from the significance of the area, especially at the Plain where there is an abundance of bollards, road signs, markings, pedestrian islands etc. Public realm improvements are currently being undertaken at the Plain to improve the appearance and reduce clutter but the conservation area needs looking at as a whole, not just in isolated locations.

Condition of properties – a building in poor condition can make a negative contribution to the streetscene and conservation area as a whole. Where painted or rendered, facades needs to be kept in good condition,

especially along St Clement's where the variety of colours is an important feature of its character. Window frames and doors should be painted regularly. Where buildings are empty, new uses should be found to prolong the building's life and for it to make a continued contribution to the vitality of the area.

Inappropriate shop frontages and condition of the frontages. There are various styles of shop frontages along St Clement's Street and the Plain. Some have retained a more traditional frontage eg. timber framed windows painted in white or dark muted colours whilst others have maximised their frontages by installing plate glass windows that are out of keeping with the character and age of the buildings. The choice of paint colours and window frame materials eg. aluminium frames, uPVC also impact on the façade.

Volume of traffic along St Clement's at peak times can be seen as a detracting element but as part of the main Oxford-London road, there is little that can be done to limit the amount of traffic. As a commercial street, delivery vans need access to the shops/restaurants and often park on the pavements whilst unloading making it hazardous for pedestrians.

Loss of gardens to parking along Iffley Road. Parking availability along Iffley Road is limited and as a consequence, front gardens to the larger houses have been lost to hardstanding. The loss of greenery and boundary walls impacts upon the integrity of the street but where it is appropriate for parking in these front spaces, consideration should be given to more compatible surface treatments, retaining the majority of the boundary walls and planting to soften the impact of the parking area.

Conclusion

St Clement's and Iffley Road conservation area was designated to conserve and enhance its special character formed in part by its medieval origins, the retained 17th and 18th century buildings along St Clement's Street and the Victorian and Edwardian character of Iffley Road. St Clement's as it is today evolved with no masterplan and no dominant architect. The majority of the applications for building permits were for developments of 1-4 houses. As a result, there is no prevailing architectural style running through the suburb, more a variation of the terraced theme. The architectural diversity blends together producing a distinctive suburb.

St Clement's is characterised by its artisan housing, shops and restaurants, the closely packed buildings creating a strong sense of enclosure. It is a suburb that exhibits all aspects of life from the 18th and 19th century properties, cottage industries, religious institutions and 20th century redevelopments. It is an area that has embraced change and modern demands without losing its integral artisan character. Whilst the area is progressing, the quality and condition of some of the properties has deteriorated. Windows have been replaced with inappropriate styles and materials, the paintwork has become dirty and is in poor condition on some properties and some of the shop fronts have a negative impact on the individual building and the streetscene as a whole, providing possible opportunities for enhancement.

In the main, the 20th century infill/redevelopments have had a neutral impact on the character of the streets. However, continued loss of the more historic building stock will begin to have a cumulative negative impact and the special character of the area will be eroded.

Iffley Road benefits from its own character. Whilst St Clement's was developed to appeal to the artisans and the working classes, aims for Iffley Road were higher with plans to develop it along the lines of the Victorian North Oxford suburb. Development aims of the Iffley Road were never fully realised, the road is principally a residential area, characterised by the variety of building types, materials, architectural detailing and its leafy setting. Although there is a predominant use, there is not an overall single architectural style to the area as it changes frequently with increased distance from the Plain. However, with this predominant residential use there is also unity in their variety with a fairly limited palette of materials and buildings varying in architectural expression depending upon the period in which they were built.

Iffley Road on the whole has retained its historic integrity mainly as a result of the high number of original buildings still lining either side of the road. The concept of Iffley Road was borne of a desire to create a middle class suburb on the eastern fringes of the city, benefiting from a green setting and proximity to the rivers. There have been pockets of 20th century development and a number of the historic buildings are looking tired but the cumulative contribution they make to the character of the area cannot be under valued.

Listed Buildings

Buildings are listed for their special architectural or historical interest, for close historical interest or for group value. They are classified by grades to show their relative importance:

Grade I (A) Exceptional interest.

Grade II* (B) Particular importance with perhaps outstanding features.

Grade II (C) Buildings of special interest which warrant every effort being made to preserve them.

(Grades A to C refer to ecclesiastical buildings only.)

Appendix 1

Listed Buildings

9-10 St Clement's Street

House and shops. Constructed in early to mid 18th century. Timber framed with Welsh slate roof. Three storeys. Grade II listed.

11 St Clement's Street

House and shop. Early to mid 18th century, timber framed and stucco construction. Three storeys. Welsh slate roof. 18th century sash windows on 1st and 2nd floors. Grade II listed.

12 and 13 St Clement's Street

House and shops. Early 18th century construction but remodelled in the 19th century. 3 storeys. Stuccoed timber frame construction with Welsh slate roof. 19th century sash windows. Grade II listed.

27 St Clement's Street

House and shop. 18th century front on what is thought to be a 17th century house. 3 storey of stuccoed timber frame construction. Ancient half hipper tiled roof. 1st floor incorporates 3 light 18th century sash windows. Modern window on 2nd floor. Rear elevation constructed from rubble stone with 2 light casement window, of 17th century appearance. Grade II listed.

57a St Clement's Street

Constructed in 1887-1991 by HW Moore as the Mission Hall. Red brick with stone dressings. Hall is of two storeys with gable. House is two storeys with attic. Grade II listed.

81 St Clement's Street

Constructed in 1909. Ashlar and coursed rubble construction with rusticated quoins. Formerly St Joseph's Roman Catholic church. 2 storeys with a small

pediment and a circular window. Grade II listed.

82 St Clement's Street

Port Mahon Inn. Early 18th century construction but has been subsequently altered in places. 3 storey of rubble construction with a moulded stone plinth. 2 attic dormers and a Welsh slate roof. Doorway has semi-circular stone head. Ground floor has two plain sash windows in stone frames. First floor contains 2 x 3 light 18th century sash windows with blind semi-circular headed window in between. Stone band above first floor windows. Grade II listed.

Stones Almshouses

8 tenements, 4 on each floor. Rectangular range with long axes on the east and west sides. The main section faces north, set back behind a stone wall. The main elevation is 2 storey of ashlar construction with a stone band at first floor. Stone slate hipped roof with 8 gabled attic dormers. Projecting centrepiece with stone framed doorway with a 2 light stone mullioned and transomed window with pediment containing inscribed cartouche. Grade II listed.

89-94 St Clement's Street

Late 18th century construction of timber frame with plaster. 3 storeys. 19th century shop fronts to nos. 89, 93 and 94. 93 was altered in 1971. Slate roof. Grade II listed.

Black Horse Inn & Cottage

Early 17th century building. The north elevation is of rough cast rubble with a boxed out bar front (added at a later date). The roof is of modern tiles. There are four gables the two on the east side contain modern windows and the west gable contains 18th century windows. Cobbled forecourt. Grade II listed.

6 London Place

Early 19th century painted brick. 3 storeys. Cast iron grille to the windows on the first floor. Slate roof. Grade II listed.

7-9 London Place

Early 19th century houses. Rendered construction and 3 storeys with slate roof. Grade II listed.

10 London Place

Early 19th century house. Rendered construction, three storey with slate roof. Grade II listed.

11-13 London Place

Row of three houses, early 19th century thought to have been built prior to 1837. 3 storey, stuccoed brick construction with 4 panelled pilaster strips with moulded caps. Welsh slate roof. Basements are enclosed by iron railings. The ground floor windows have semi-circular headed sashes. Grade II listed.

14-16 London Place

Early 19th century construction. Rendered with slate roof. Three storeys plus basement. Contains round headed sashes at ground floor level. Grade II listed.

St Clement's Church, Marston Road

Parish church constructed in 1828 in stone in Norman style to the designs of Daniel Robertson to replace the old church to the east of Magdalen Bridge. Restored and resealed in 1871. In 1876 the west gallery was removed and other alterations carried out by EC Bruton. The fittings removed here from the old church include 2 ancient bells, chest and plate. The glass in the north side comes from Carfax Church.

King's Mill, Marston Road

Late 18th century. rubble with dressed quoins. 2 storeys and attic. 3 light wooden

mullioned window casements. 2 light in the attic. Slate roof. Sluices in the old mill race. Grade II listed.

37-39 Cowley Road

Two 17th century cottages which were refaced in the 18th century. two storey ashlar construction with modern brown tiled roof. Contain two ancient gabled attic dormers. The west end incorporates a modern red brick shaft whilst the east end has a modern brick stack. The ground and first floors incorporate 18th century sash windows with stone keystone architraves. The attic window at the west end contains an original mounded 18th century frame.

St Hildas College, Old Hall, Cowley Place

Built as Cowley House by Dr Humphrey Sibthorpe between 1775 and 1783. Sir Benjamin Brodie added a north wing in 1880 incorporating an outer hall and porch. A south wing was added in 1897-8 with a further south wing being added in 1909 designed by WE Mills.

Magdalen College School, Cowley Place

1893-5 by AW Bloomfield. Built in the 17th century architectural style. Coursed rubble with ashlar dressings. 3 storeys with attics. 1 and 3 light mullion and transom windows with semi-circular pedimented heads. Venetian windows and door surround. Projecting staircase turret. Gabled slate roof. Cupola incorporating clock. Grade II listed.

2 and 3 Cowley Place

Early 19th century construction. Plastered and painted. 3 storeys. Square block with 2 windows each side, but the windows divided unevenly between the two houses. Sash windows with glazing bars. Panelled doors with rectangular lights over. Hipped slate roof. Grade II listed.

Church of St John the Evangelist, Iffley Road

1896 by GF Bodley. One of his finest churches and principal works, with Morris style decoration. 4 bay nave with very plain arcades. North and South aisles. Clerestory. Castellated west tower. Screen, 3 bay choir. Decorated timber roof. The whole of ashlar with tiled roof.

Presbytery of the Church of St John the Evangelist, Iffley Road

Late 19th century. Ashlar construction in the 17th century style. 2 storeys, 4 windows, 3 light mullioned and transomed windows below, 2 and 3 light windows above, all leaded lattice casements. Arched doorway, slate roof.

137 Iffley Road

Mid 19th century rendered and painted brick construction. 3 storeys and basement. Canted bay on ground floor with a band over the windows. Above this is a balcony with cast iron trellis supports and French windows with round headed ones on either side. On 2nd floor are 3 round headed windows and another balcony. Bracketed eaves, slate roof. Listed for the ironwork. Grade II listed.