

Nominate a Heritage Asset

Upper Morrell Avenue (Nos. 177 –219 (odds) and Nos. 120 – 146 (evens) Morrell Avenue with Nos. 1 and 2 Stone Street)



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	y
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well documented association with a person, event, episode of history, or local industry	y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	

What is it about the asset that provides this interest?

Historic interest: Morrell Avenue was laid out on land taken from the Morrell family's parkland covering the former Cheney Farm. It was established in 1929 by the City Council as part of a programme to build high quality council housing, part funded by the Labour and Liberal coalition government of Ramsay MacDonald and David Lloyd-George government of Stanley Baldwin. The quality of the housing at the east end of the street is seen to differ significantly from the terraced housing at the west end which lack the fine detailing of the former. This may have been a result in the loss of the initial funding as a result of the Great Depression in 1931.

Architectural interest: The houses were built between 1929 and 1931 to designs by Kellett Ablett (of the City Engineers Dept.). Nos. 177 –219 (odds) and Nos. 120 – 146 (evens) Morrell Avenue with Nos. 1 and 2 Stone Street have more impressive stone doorcases and lintels with raised keystones that are very distinguished and provide a stylistic link with houses in the Gypsy Lane Estate to the north. A number still retain the three light sash windows, which would have been a conservative detail when built, reflecting the Neo-Georgian style of the stonework used. They are built in a single colour brick, increasing their unified character although there is some variation in the use of single-storey bay windows that avoids the creation of a monotonous frontage. Given the steep slope of the hill at this point, front and side roofslopes are prominent in views and currently maintain a high level of uniformity.

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally	Tick / Rank
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for any of the following reasons?	
Association: It connects us to people and events that shaped the identity or character of the area	y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	y
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	
<p>How is the asset locally valued as heritage?</p> <p>Association and Illustration: The avenue of houses built as social housing of a very high standard illustrate the movement instigated by national government in the years after the First World War to build 'homes for heroes'. The quality of houses built reflects the high status among working people that attaining the tenancy of a council house represented in the early 20th century (something that was perhaps lost in the later 20th century).</p> <p>Aesthetics: The buildings are well designed and attractive, whilst the setting of green gardens, with generous set backs and the tree lined road, with its curving line climbing the hill, provides a highly attractive environment that is now a desirable residential area. The combination of the houses and the design of the road, planting and green space is a successful designed aesthetic impact.</p>	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	y
Oxford's identity ... Is it important to the identity or character of the city or a particular part of it?	
Other ... Is there another way you think it has special local value?	
<p>How does this contribute to its value?</p> <p>Age: The development represents a significant period in the development of the city, as the council played a more significant role to provide public housing in response to the overcrowded conditions of the city's older suburbs, as well as responding to the national 'homes for heroes'</p> <p>Integrity and Group value: The houses are well preserved, whilst the planting and landscaping of the road and gardens has matured positively to create an attractive townscape.</p>	