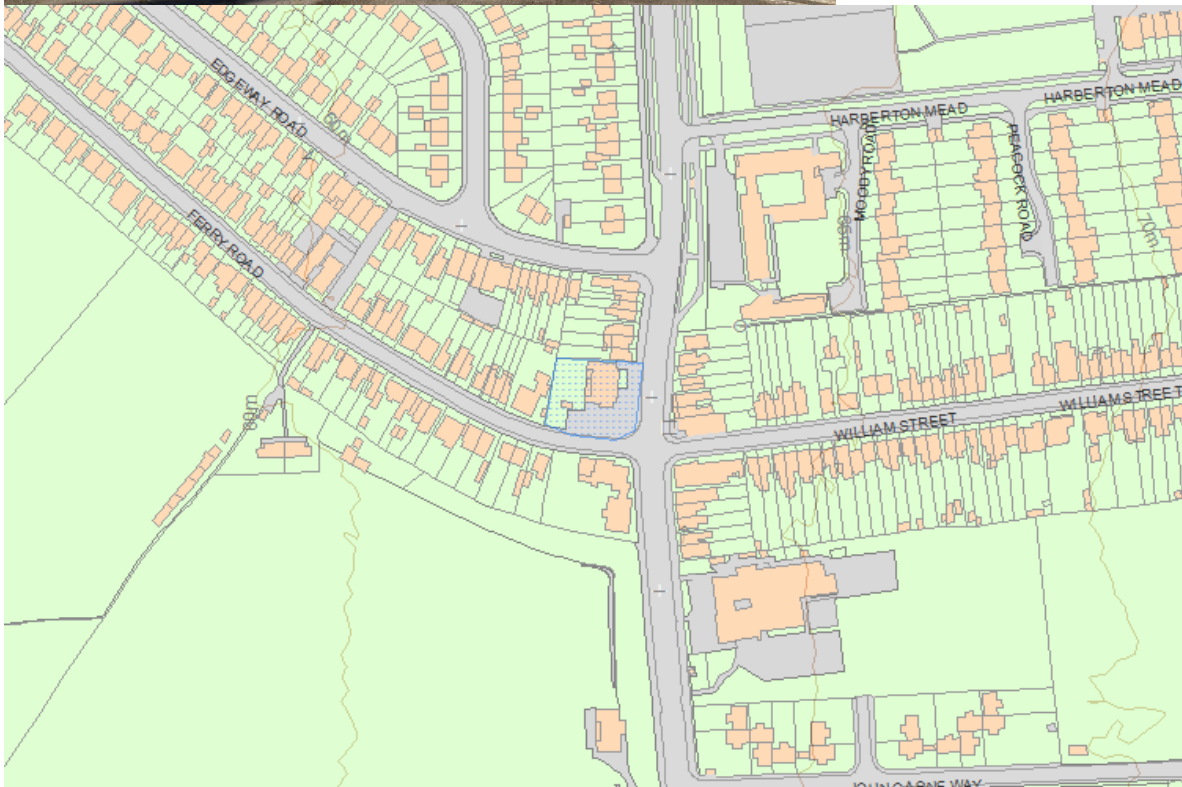


Nominate a Heritage Asset

Name and location of your candidate heritage asset (please provide a photograph and a map showing its location):

Somerset House, 241 Marston Road, Marston, Oxford, OX3 0EN



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	<input type="checkbox"/>
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)	
a landscape (an area defined by visual features or character, e.g. a city)	

Nominate a Heritage Asset

centre, village, suburb or field system)	
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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	<input type="checkbox"/>
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	<input type="checkbox"/>
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 and architectural interest:

The Somerset House is a public house in New Marston, a suburb to the north east of Oxford city centre, which is currently closed and may be under threat of demolition or significant amendment. There has been a public house on this site since 1880. The original pub was demolished in the 1930s and the present building erected on the site. The Somerset was built as part of a large inter-war development of Oxford city, to serve the residents of New Marston alongside several other public houses. The Somerset is of interest historically, as it reflects the development of northeast central Oxford in the last century. The land upon which it stands, between St. Clement's church and the village of Old Marston, was developed extensively in the 1930s to make way for new housing in the city. In particular, between 1934 and 1938 the Municipal Housing Scheme enabled the development of the new houses of Hugh Allen Crescent, Purcell Road, north side of Edgeway Road and the adjacent land to the west of Marston Road. A pair of before and after photographs show the former pub and the current one at this section of Marston Road in the 1930s. (Carole Newbigging and Angela Wood, *The Changing Faces of Marston: Book One* (Witney: Robert Boyd Publications, 1996), p. 76. There are other photos of the pub on p. 77 and p. 94). Many residents of New Marston at the time were employees of Oxford colleges.

Kelly's Directory of Oxford and Neighbourhood for 1939 confirms that Mrs Elizabeth Jane Evans was the landlady. Kelly's confirms that the Pub was still being run by the Evans family in 1945. The entry on the Somerset from the Encyclopaedia of Oxford Pubs, Inns and Taverns notes the following: 'A typical Ind Coope design, very similar to The Friar further up the road. [...] There

is a legend that during the siege of Oxford, General Fairfax lodged near Headington Hill in a house called Somerset, and this is where the pub got its name. Certainly in this area prisoners were exchanged during the Civil War.' (Derek Honey, *An Encyclopaedia of Oxford Pubs, Inns and Taverns* (Witney, Oxon: The Oakwood Press, 1998, p. 110).

New Marston is a suburban area that is located very close geographically to the centre of Oxford city; yet, it has a completely separate identity to both the city and the village of Old Marston with which it shares a council ward. It is significant that the main axis road from the city, the Marston Road, is central to this development and that the road was originally marked at its beginning, middle and end by three large, Ind Coope-style, 1930s public

Nominate a Heritage Asset

houses: The Friar, The Plasterers Arms, and The Somerset. The Plasterers Arms, a pub owned by Oxford's Morrell's brewery, closed in c. 2005 and was demolished. The Friar closed in c. 2010 and was also demolished a few years later. Both sites were developed into high-density blocks of flats. In addition, two twentieth-century classic 'estate' pubs in New Marston, The Jack Russell and The Cavalier, have closed and been sold off to developers in recent years, and there are now no public houses in New Marston. As well as losing our last 1930s pub of this style, New Marston is in danger of losing its historic pub culture altogether. So we are making the case for listing this pub as a site of social historical interest, and also as a building that is a marker of its time, the demography of the suburb, and to protect the permanent loss of this aspect of the city's culture. The Somerset has historic significance and is an irreplaceable part of New Marston's social history and cultural heritage: there is a photograph of the Coronation Street party held in 1953 at the Somerset (also in the *Changing Faces of Marston* book). Many local residents remember traditional pub games and activities, such as Aunt Sally (a game played mainly in Oxfordshire), took place in the pub until recently. There is a photograph (possibly from the 1950s) picturing the Somerset darts or Aunt Sally team gathered outside the pub.

The Somerset is located in a prominent position on the Marston Road, near to a school, other local shops, and St Michael and All Angels Church. The bus stop is named after the pub, and it is an important local landmark. Despite needing renovation, it is structurally in sound condition and although the internal decoration has been changed over the years recent photographs show that it retains many of its original internal architectural features. The pub is the last remaining example in Marston of a 1930s interwar pub, and according to Historic England this type of suburban pub is most under threat.

Originally built with two rooms and an off-sales area (from the front door, now blocked up but visible from the outside of the building and in the above photograph). There are local residents who remember this off-sales area in use up to the 60s and 70s. The layout of the pub remains original. Unfortunately we do not have access to the pub so we only have photos from 2013-14 to go by, and we do not know how many of the observable features are original. However, the following can be seen in the photos of the interior of the pub we have available to us:

1. Bar and bar-back; matchboard/dado panelled counter in public bar; wooden moulding above bar; off-sales area.
2. Half-height dark matchboard/dado panelling throughout the pub.
3. Possibly original oak floor in the saloon bar; this probably still remains in the front of the pub as well but it has been covered over with laminate flooring.
4. Picture rails; doors; tall multiple square-pane top opening windows.
5. Pair of wood and etched/frosted glass partitions.
6. The original layout of the pub in two bars: the rear room was a 'library room' until recently (2000s). This is a typical feature of inter-war suburban pubs. Possibly a public and saloon bar.
7. Ceiling mouldings and internal ceiling coving; moulded plaster ceiling rose.
8. internal fireplace on stand alone column; wooden fireplace surround; moulded metal (cast iron?) fireplace surround.
9. Pub sign (original sign removed).

The main amendment to the pub has been the erection of a timber structure to the rear of the pub to create a seating area in the garden. In terms of internal decoration, the pub

Nominate a Heritage Asset

used to be decorated with Sanderson wallpaper but this has been removed. It has been painted purple and white, but it is possible that many key features of the original pub remain. Externally, the pub is a typical 1930s, exposed red brick building with tiled roof.

These photographs are available to view on request, but are too numerous to attach to this application.

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	<input type="checkbox"/>
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	<input type="checkbox"/>
Evidence: It is an important resource for understanding and learning about the area's history	<input type="checkbox"/>
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	<input type="checkbox"/>
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	<input type="checkbox"/>
<p>How is the asset locally valued as heritage?</p> <p>Association: The Somerset is locally valued for the reasons outlined above: it connects residents, both old and young, to the history of Marston and many people have treasured memories of the pub in better times. It is a marker of the 1930s, an era which defined Marston and during which the suburb was developed.</p> <p>Evidence/illustration: It is evidence of 1930s social architecture/artistic culture, and as the last of its kind it is illustrative of the social and architectural history of the area.</p> <p>Aesthetics: It stands in a prominent position on the corner of Marston Road and Ferry Road. Aesthetically, it is a remaining example of a fine 1930s building in an area in which others have been lost. It is a physical and social hub, and a central place that draws people and passing traffic/trade to it.</p> <p>Communal: The pub has already been successfully designated as an Asset of Community value, but for many local people this designation simply does not go far enough and does not reflect the true significance of the pub. There is an acute need for social meeting places in Marston to be preserved. As outlined in our ACV application, the Somerset has in the recent past been an important social and communal hub for events from music and carol singing nights, to quiz nights, games, fancy dress events, street parties, Jubilee celebrations, weddings, etc.</p>	

Nominate a Heritage Asset

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?	<input type="checkbox"/>
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	<input type="checkbox"/>
Integrity ... Is it largely complete or in a near to original condition?	<input type="checkbox"/>
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	
Oxford's identity ... Is it important to the identity or character of the city or a particular part of it?	<input type="checkbox"/>
Other ... Is there another way you think it has special local value?	
<p>How does this contribute to its value?</p> <p>The pub was constructed in the 1930s, alongside the construction of the new areas of Edgeway Road, Hugh Allen Crescent, and most of New Marston is a development from this period making the pub an important marker of its time. It is indeed a rarity, being (as explained above) the last surviving example of a 1930s interwar pub in the area, of classic Ind Coope style, and the other two from the Marston Road (The Plasterers Arms and The Friar) have both been lost to developers. We have gained housing in the form of new blocks of flats, but the loss of pubs locally has been a historic and cultural loss for the area. The pub is, as detailed in the above section covering its architectural interest, in near to original condition, especially externally. This is evident from the photographs of the pub from when it was built. It is, as outlined above, an important marker for New Marston's identity as a new suburb of Oxford, and it fits with the unique character of New Marston as distinct from the village of Old Marston. Conversations with local residents reveal that many people have a great fondness for the pub and have many memories of community gatherings, from Jubilee celebrations to weddings and musical events, and they remember the pub as a site of social cohesion. There is strong local support for a new venture in this location (a community and social meeting space).</p> <p>The value of the Somerset the local community is very high. Suburban areas have strong community bonds and are often overlooked for aesthetic and architectural protection because they are not considered to be as significant as other parts of cities, particularly in a place of historic significance such as Oxford.</p> <p>The Somerset House has a long and significant local history; it has been until recent years a hub of social activity and a focus for the community; it is loved by local people and it is of architectural significance. The pub is irreplaceable, and we are asking for it to be given greater protection in order for the premises to be preserved for its original purpose as a public house for the benefit of the whole community.</p>	

Nominate a Heritage Asset

Welcome to the nominations form for the Oxford Heritage Assets Register

What the form is for

The nomination form asks you to demonstrate how your candidate asset meets the criteria for inclusion on the Oxford Heritage Assets Register (the criteria are set out on the next page). The criteria ensure registration as a heritage asset is the most appropriate means to manage your valued feature of the environment.

Registration does not mean an asset will be preserved in its current state in perpetuity. Planning policy allows change to heritage assets that conserves or better reveals their significance or, where change requires their loss, replaces the benefit to the public that they provide. The information provided in support of your nomination will help determine what forms of change might be acceptable. Saying "it's important and must never change" won't tell us what we need to know to manage your heritage asset in the future.

Tick or rank?

In answers to Questions 2 – 4 you can rank the interests, values and significance your candidate asset provides to show which you consider the most and least important to its significance; i.e. 1st (most important) – 4th (least important).

Alternatives

If your candidate asset does not have significance that merits inclusion on the register but does contribute to the valued character of the local environment, consider preparing a character statement for the area using the Oxford Character Assessment Toolkit. This identifies features that contribute positively to local character and opportunities for enhancement. It may help to identify other ways that change can contribute to the quality of the local environment and its sense of place.

Where the use of land, buildings or places now or in the recent past, furthers the social wellbeing or social interests of the local community (and this is not an ancillary use), it may be considered to be an asset of community value (community asset), for which the government has made provision in the Localism Act 2011. Regulations give communities the opportunity to identify assets of community value and have them listed and, when they are put up for sale, more time to raise finance and prepare to bid for them. The Council is maintaining a list of community assets. Nevertheless, there may be examples where land is considered to both qualify as a community asset and heritage asset, in which case it will be necessary to distinguish which features of their value and significance are relevant to each designation.

Sites and buildings in conservation areas

Nominate a Heritage Asset

Conservation Areas are 'designated heritage assets' as defined by the government's planning policy and receive a higher level of protection than locally registered heritage assets, including legal restrictions on demolition and some permitted development rights. Nevertheless, they are designated locally and reflect the local value of these areas as heritage assets. Features of the historic landscape within conservation areas that would be considered to have a significance meriting consideration in planning decisions would be considered to contribute to the significance of a conservation area and therefore are considered to be part of a designated heritage asset. As such, we will not consider them for inclusion on the Oxford Heritage Assets Register.

What happens next?

We will prepare a list of candidate heritage assets, which will be presented to the public (including the owners of candidate heritage assets) for consultation. Any responses received from the public will be placed with the nomination form and will be included in the report made to the review panel.

A panel of councillors, council officers and local experts will review the candidate assets nominated to ensure they meet the criteria. The information you provide in answering the questions will be essential for the panel's consideration of your candidate's significance. If they are uncertain, you may be asked to provide further information. Where the panel consider that a candidate has met the criteria they will recommend that the Council include them on the Oxford Heritage Asset Register.

In some instances the review panel may decide that the candidate does not meet the criteria to be included as a heritage asset but might be appropriate for consideration as a community asset. If this is the case, you will be asked to consider making an application for the inclusion of your asset on the Council's list of community assets, which may require additional or different information.

Nominate a Heritage Asset

The Criteria:

Registered Heritage Assets must meet all of the four following criteria:

Criterion 1. They must be capable of meeting the government's definition of a heritage asset.

Demonstrate that your candidate is able to fall within the government's definition of a heritage asset; i.e. a building, monument, site, place, area or landscape.

Criterion 2. They must possess heritage interest that can be conserved and enjoyed.

Identify the properties of your candidate asset that need to be cared for as heritage – this is its *heritage interest*. This might include physical things like its appearance and materials, as well as associations with past people or events. Consider whether the physical features of the candidate asset help to illustrate its associations. The four types of heritage interest listed are recognised in national planning policy.

Criterion 3. They must have a value as heritage for the character and identity of the city, neighbourhood or community because of their heritage interest beyond personal or family connections, or the interest of individual property owners.

Tell us why or how the heritage interest you identified in your answer to Question 2 is of local value - this is its *heritage value*. The types of heritage value suggested on the nomination form are based on national guidance by English Heritage.

Criterion 4. They must have a level of significance that is greater than the general positive identified character of the local area.

Tell us what raises your candidate's heritage value to a level that merits its consideration in planning. Many features of the historic environment are a valued part of local character that should be managed through policies relating to townscape character in the local plan. Registered heritage assets should stand out as of greater significance than these features for their heritage value. The suggested options listed on the nominations form are based on national best practice. If you think your candidate asset has special local significance for another reason please state what it is.

Criteria adopted By Oxford City Council 17.12.12