Chadwick Town Planning

Oxford Local Plan 2045
Examination

Hearing Statement
Stage Two Hearings

Matter 5 – Site Allocations

Issue 3 – Marston Road and Old Road Area of Focus

Policy SPE7 – Lincoln College Sports Ground

Prepared by Chadwick Town Planning Ltd for Lincoln College
(Respondent ID No. 102)

Lincoln College
UNIVERSITY OF OXFORD

Final Version – 10th November 2026

1.0 INTRODUCTION

1.1 This Hearing Statement has been prepared by Duncan Chadwick, Managing Director of Chadwick Town Planning Limited ('CTPL'), on behalf of The Warden or Rector and Scholars of the College of the Blessed Mary and All Saints Lincoln in the University of Oxford ('Lincoln College' or 'the College'), who own the Sports Ground and land at Bartlemas Close, Oxford which is proposed to be allocated for residential development (including graduate accommodation) via Policy SPE7 of the *Oxford Local Plan 2045 ('the Plan').*

1.2 Founded in 1427, Lincoln College is an academic college of the University of Oxford and celebrates its 600th anniversary on 13th October 2027. During this time, the College has educated thousands of students, refurbished and developed its historic buildings and its property portfolio and established itself as a place of cutting-edge research.

1.3 The College provides accommodation for undergraduates in the centre of Oxford for the duration of their course. The accommodation is just a short walk from the main College site at Turl Street, Oxford. This helps students attend tutorials, dine in College, study in the Library, or spend time in the Junior Common Room. It is also close to all the shops, cafés, restaurants and amenities in the centre of Oxford.

1.4 The College's *Strategic Plan 2022-2027* sets out that one of Lincoln's strengths is its collegiate character and the positive contributions made by all parts of the College community: Fellows, students, staff, and alumni. In the period to 2027, its 600th anniversary, the College seeks to achieve many objectives not least to ensure that Fellows and students have adequate buildings and facilities by providing more teaching rooms for Fellows and more accommodation, especially for its postgraduates and married students.

1.5 This will not only meet the College's aspirations for its Fellows, students, staff, and alumni but also help towards meeting housing need and the City's housing requirement, both generally and for more University-provided accommodation in Oxford. This will help release housing accommodation into the market and assist housing supply generally in the City, which has an urgent and pressing need for more homes which it is unable to accommodate within the City's boundary.

1.6 As landowner of a proposed site allocation within the Plan and of an existing allocation via Policy SP43 in the adopted *Oxford Local Plan 2036*, the College has worked closely with Oxford City Council ('the Council') throughout the Plan-making process. This positive, collaborative approach is documented in the *Statement of*

Common Ground between Oxford City Council and Lincoln College ('SOCG') dated June 2026 (COM.014), submitted to the Inspectors as part of the Examination documents of the Plan. This SOCG and the accompanying appendices set out the changes that the two parties have agreed to overcome most issues the College had initially identified with the *Submission Version* of the Plan. A list of the agreed changes ("Proposed Modifications") is included in the Table at Appendix A of the SOCG as well as being listed in the *Schedule of Minor Modifications* (CSD.008) and *Schedule of Main Modifications* (TBC) submitted separately by the Council with the full Local Plan submission. Common ground has, however, not been reached between the Council and the College in relation to proposed amendments to Policy H3 of the Plan regarding affordable housing contributions. This is the subject of a separate Hearing Statement to address *Matter 7 – Type and Mix of Housing, Issue 1 – Affordable Housing from Other Development Types* as part of the Stage Two Hearings of the Examination of the Plan.

1.7 Lincoln College's overarching position on the Local Plan is one of support. With the exception of the College's position on Policy H3 and subject to the "Proposed Modifications" (Minor and Main) set out in the agreed SOCG being accepted and included within the Plan in respect of Policy SPE7, Lincoln College considers the Plan is soundly based[1] as it has been positively prepared, is justified, effective and consistent with national policy on sustainable development, the provision of specialist housing, provision of residential development (including graduate accommodation) at Lincoln College Sports Ground, making the most effective use of land and related matters.

1.8 This Statement responds only to the Inspectors' Matters, Issues and Questions regarding Matter 5 – Site Allocations, Issue 3 – Marston Road and Old Road Area of Focus in relation to Policy SPE7 – Lincoln College Sports Ground.

1.9 This Statement should be read and considered in conjunction with previous representations made on the Plan on behalf of Lincoln College and the agreed Statement of Common Ground with the Council.

[1] In relation to Paragraph 36 of the National Planning Policy Framework, 2024 ('NPPF'), which is the relevant version under the legacy plan-making system.

2.0 MATTERS, ISSUES AND QUESTIONS

Question 1 - What are the site boundaries of both allocations based on, and how do they relate to remaining areas of land used for sports and recreation? Is it the intention that the Jesus College and Lincoln College sites will come forward separately, or as part of a single, larger redevelopment of the area?

2.1 Q1 covers both allocations (SPE4 and SPE7). As indicated, this Statement answers for Policy SPE7 only. The answer to the last part of Q1 (separately, not as a single redevelopment) is set out in Paragraph 2.17.

2.2 The site boundary for Policy SPE7 has been the subject of a considerable amount of discussion between the Council and Lincoln College throughout much of the preparation of the Plan. The background is as follows.

i) Background

2.3 The whole of the College's Sports Ground at Bartlemas Close is owned by the College (Land Registry Title No. ON313206). The whole of the Sports Ground is an existing allocation via Policy SP43 in the adopted *Oxford Local Plan 2036*. See Figure 1.

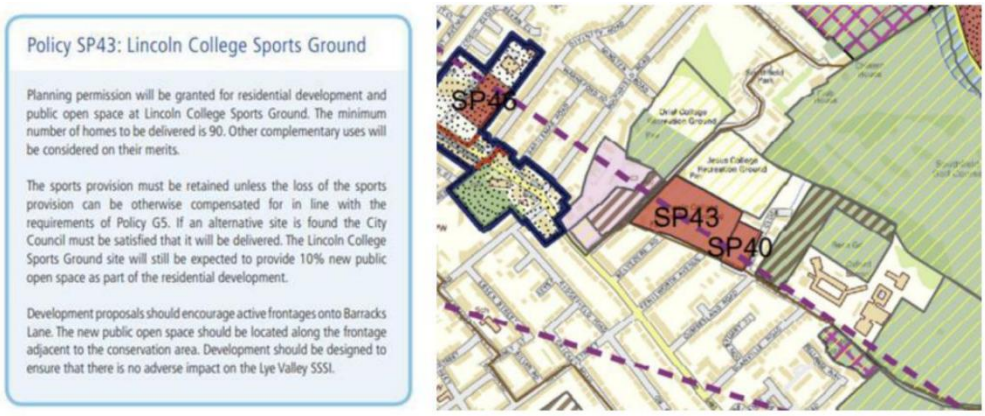


Figure 1 – Policy SP43 in the adopted Oxford Local Plan 2036.

2.4 The whole of the Sports Ground was proposed to be allocated for residential development (including graduate accommodation) in the *Oxford Local Plan 2040* before it was withdrawn. The 2040 Plan drew upon the Council's *Housing and Economic Land Availability Assessment, September 2022* ('HELAA') where the site was identified as Site No. 032 and assessed as being suitable, available, viable and deliverable within the Local Plan period.

2.5 The Council's *Site capacity assessment – Local Plan 2042* (*SHLAA Ref. 032) - Lincoln College Sports Pitch* for the Plan published in October 2025 and then the *Submission Draft (Regulation 19) Version* of the Plan and its accompanying Policies Map published in January 2026 showed the proposed allocation via Policy SPE7 relating only to the eastern portion of the College's overall land ownership and not the whole site.

2.6 The Council's Planning Policy Team Leader indicated in an email to CTPL on 20th November 2025 that this was on the basis that the western edge of the site is the most sensitive from a heritage perspective and that development along this edge would have the potential to impact the setting of the Bartlemas Conservation Area and heritage assets and affect protected trees along the western boundary. The Council confirmed that residential development should be achievable within the allocated area whilst retaining sports provision on the remainder of the site.

ii) Basis of Site Allocation Boundary

2.7 As part of a submission to the Council in October 2025 for pre-application advice (25/02678/PAC) and in response to the Council's initial comments on the extent of the proposed allocation in the Plan, the College commissioned specialist architects and heritage consultants – FJC Studio, Oxford – to prepare a comprehensive integrated study and assessment to test potential development areas across the site as a whole rather than treating individual parcels in isolation. This high-level appraisal of development extent and massing examined how different scenarios could be accommodated in principle and, critically, how they related to the surrounding townscape, trees, heritage assets, the Bartlemas Conservation Area and key local views. Particular emphasis was placed on understanding the scale, height and siting of potential built form in its wider heritage context.

2.8 This integrated study and assessment informed dialogue with the Council on the formulation of the Plan by providing a clear, evidence-based understanding of the potential visual and spatial implications of development. It included preliminary heritage research and assessment to provide an appropriate context for the visual appraisal. This included a review of the heritage significance of the adjacent Bartlemas Conservation Area, relevant listed and non-listed heritage assets, and their settings, together with an understanding of how the site currently relates to these assets and other features, such as trees and view cones. This informed the identification of relevant viewpoints and the testing of massing and siting options, ensuring that the visual appraisal was grounded in an appreciation of heritage context.

2.9 The study located development on land running along Barracks Lane edge to the corner with Barracks Lane, replacing the existing cricket pavilion. The proposed built form was arranged to align with the established street pattern and building line of adjacent residential development, reinforcing the existing urban edge. This represented a strong site strategy, enabling retention of the open sports pitches whilst creating a new, well-defined edge to the existing residential housing on the south side of Barracks Lane. A replacement single-storey sports pavilion would be required at the north-west corner of the site, adjacent to the existing Jesus College pavilion, consolidating sports-related facilities in this location. The most suitable of these massing options is included as Figure 2.



Figure 2 – FJC Studio – Site Development Option

2.10 From the corner of Barracks Lane, the proposed massing would be set back and recessed to the south, following the line of existing boundary vegetation. This positioning would reduce its prominence in views from this location and ensure the development sits outside the primary view towards the Bartlemas Conservation Area. As a result, the presence of development would have a minimal impact upon this view. The massing would be visible from Bartlemas Close at the corner of Barracks Lane, where its scale and overall presence would be in keeping with the surrounding residential context. Views from Barracks Lane itself would be largely filtered by existing mature trees along the site boundary. Existing access to the Lincoln College Sports Ground from Bartlemas Close would be retained, ensuring continuity of movement and operational arrangements and limiting engineering operations on the Sports Ground, thereby minimising any impact upon existing trees.

2.11 After dialogue with the Council – documented in the SOCG dated June 2026 – it was agreed with the Council that the site allocation boundary for Policy SPE7 would be extended – via "Proposed Modifications" to the Plan – to include the land running along the Barracks Lane edge to the corner with Bartlemas Close on the basis of the additional information provided by the College, which demonstrated how suitable access to the site could be provided. See Figure 3.

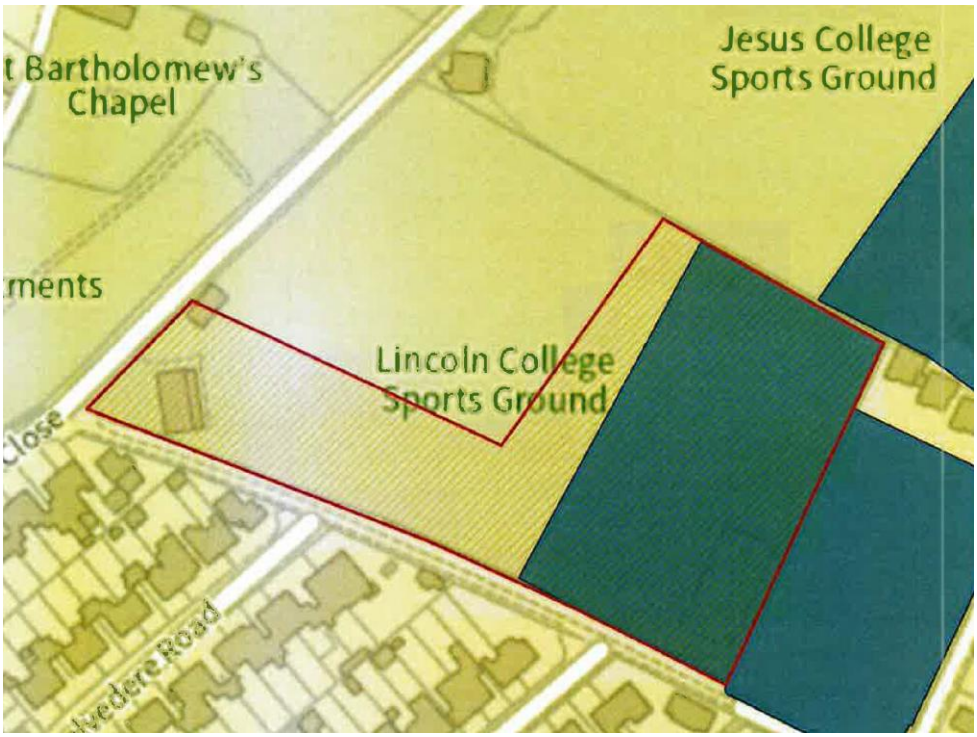


Figure 3 - Appendix B to SOCG - Proposed Amended Site Allocation Map

2.12 Having considered a number of options for vehicular access to the site, which avoided use of the neighbouring Jesus College Sports Area, access from Bartlemas Close was assessed and agreed with the Council as the most suitable, which pointed to any graduate residential development being located towards the western side of the site, near to Bartlemas Close, with vehicle, pedestrian and cycle access mainly from Bartlemas Close.

2.13 The amended site boundary (see Figure 3) would also provide greater flexibility to fully and properly explore all possible options before alighting upon the most sensitive and acceptable option for the development of the site, which would need to positively respond to the open landscape and setting of the Bartlemas Conservation Area, as well as the existing street scene along Bartlemas Close. In summary, the amended site boundary encompasses the area within which development could reasonably be accommodated whilst allowing the final siting and details to respond to these considerations.

iii) Relationship to remaining areas of land used for sports and recreation

2.14 The proposed site allocation via "Proposed Modifications" to the Plan will enable the College to retain and re-provide the three sports pitches as per existing provision. See pitch outlines at Figure 2. Various configurations of the sports pitches were explored within the constraints of the existing topography and vegetation. The key considerations were: for the Cricket Oval – retain sightline from the Cricket Pavilion to cricket "square" and examine potential for locating Pavilion closer to the "square"; Rugby Pitch – to achieve a main pitch with dimensions of 98m x 65m, including an end/try zone and touch (on either side of pitch) measuring 110m x 71m in total; and a Football Pitch to meet FIFA requirements of 90m x 64m plus 3m safety areas (i.e. 90m x 70m in total). Access to the Sports Ground will remain from Bartlemas Close via the existing access in the south-west corner of the site.

2.15 This does not have any impact upon existing sports pitch provision. Beyond this, as with Policy SP43 in the adopted *Oxford Local Plan 2036*, the potential for any further residential development on the larger part of the site would depend upon the potential to compensate or re-provide any lost sports facilities through pitch-sharing or provision elsewhere in the local area.

iv) Jesus and Lincoln College Sports Ground Development

2.16 The land and the proposed development sites owned by Lincoln and Jesus Colleges are separate. The Colleges are two separate entities with different priorities and ability to finance any investment in development.

2.17 It is vital therefore that each College is able to deliver each site individually and separately. This would ensure flexibility and widen the possibilities of the whole of the land, or some of it, coming forward for suitable residential development, which is important in terms of the delivery of much-needed residential development and student accommodation within the City's boundaries and the soundness of the Plan. The implementation and delivery of the proposed allocation at Policy SPE7 does not depend upon Jesus College land for access, drainage or pitches.

Question 2 - Are the allocations justified and consistent with national planning policy, having particular regard to paragraph 104 of the Framework and the use of open space, sports and recreational buildings and land, including playing fields?

2.18 Yes, in respect of Policy SPE7. The proposed future residential development would utilise surplus, under-used land on the Sports Ground for much-needed graduate

accommodation for the College and – as set out in Paragraphs 2.13 and 2.14 of this Statement – retain existing playing fields and provide a new Pavilion Building to replace the existing Pavilion. Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location (e.g. the Pavilion in a better position relative to the Cricket "square").

2.19 Notwithstanding Paragraphs 2.16 and 2.17 of this Statement, Policy SPE7 indicates that there is potential to consolidate and share sports provision with the neighbouring Jesus College Sports Area (Policy SPE4) and adds that if sports provision could be shared and still provide the same capacity to meet playing pitch needs, then a larger area of the site(s) could be developed. It also indicates that contributions could be made to improving a local facility such that its capacity increase replaces what may be lost on the site(s). For the avoidance of doubt, the delivery of the proposed residential development (including graduate accommodation) at the Lincoln College Sports Ground via Policy SPE7 does not rely on pitch-sharing.

Question 3 - How will development proposals meet the requirements of Policy G1(B)? What evidence is there to indicate that the sites are developable within the plan period for the uses proposed?

2.20 The development of the site would include enhancement of the remaining green infrastructure to mitigate any loss, most likely through qualitative improvements on-site to retain the current Urban Greening Factor score.

2.21 The College has undertaken an extensive range of initial site investigations across the whole of the site, which demonstrate that the site is not subject to any environmental or other designations. There are, however, Tree Preservation Orders affecting trees along the Bartlemas Close boundary of the Sports Ground.

2.22 Across the site all records show a low risk of flooding. The site is within Flood Zone 1, which means that the site has a low probability of flooding from rivers and the sea, and that in any year the land has a less than 0.1% chance of flooding from rivers or the sea. The site is outside of any zone which has a surface water flooding hazard rating.

2.23 There are no site characteristics or features that would preclude the residential development (including graduate accommodation) of the site. This includes a Preliminary Ecological Appraisal, the summary of which is shown on Figure 4.



Figure 4 – Habitat Map – Preliminary Ecological Appraisal

2.24 The majority of the site is modified grassland which does not provide much valuable habitat for protected species. However, the hedgerows, woodland, scattered trees, neutral grassland and log pile in the south-eastern section of the site provide suitable habitat for invertebrates, amphibians, reptiles, nesting birds, and roosting and foraging bats. There is a good opportunity to increase biodiversity within the site, by considering the following:

- Retention of scattered trees on the western boundary and enhancement of the hedgerow habitat with infilling of native species;
- Planting of trees and hedgerows to offset any habitat loss;
- Encouraging species diversity in planting;
- Designing integrated features including bat and bird boxes upon retained trees; and
- Installation of insect houses and bee banks in retained areas of grassland vegetation. signing integrated features including bat and bird boxes upon retained trees.

Developable within the Plan Period

2.25 Appendix C of the agreed SOCG (COM.014) sets out likely future delivery timescales.

2.26 As indicated in Paragraph 2.21, the College has commissioned and undertaken an extensive range of preliminary surveys and investigative work on the site relating to

the site's history, topography, geology, flood risk potential, access options, landscape, heritage, trees and biodiversity.

2.27 The College has also sought and received the Council's pre-application planning advice (25/02678/PAC) in June 2026 for a proposal involving the erection of graduate accommodation with associated development at the College's Sports Ground. This submission ran in parallel with the discussions regarding the Local Plan allocation which led to the Council's decision to modify Policy SPE7 to include land along the southern boundary of the site as a potential location to develop accommodation as a result of pre-application discussions and meetings. This is confirmed in the agreed SOCG.

2.28 The College has engaged with the Plan-making process throughout and this is one of a number of projects proposed by the College as part of its Strategic Plan 2022-2027, aimed at ensuring the College has adequate accommodation for postgraduates and married students, which would be the priority at the Bartlemas Close site. The provision of graduate accommodation on the site is subject to the Plan being found sound and then adopted by the Council, which is confirmed in the Council's pre-application advice (25/02678/PAC).

Question 4 - Is the allocation justified and consistent with national planning policy insofar as heritage matters are concerned? What information is available to demonstrate that the sites can be developed in a way that respects the setting of the Bartlemas Conservation Area and neighbouring listed buildings?

2.29 Yes. No soundness issues have been raised by Historic England regarding Policy SPE7 - see *Statement of Common Ground between Oxford City Council and Historic England Submission Draft (Regulation 19) Oxford Local Plan 2045 June 2026* (COM.015).

2.30 In addition, a *Preliminary Heritage Research and Assessment* has been undertaken by FJC Studio on behalf of the College to inform and support a high-level appraisal of development extent and massing, examining how different scenarios may be accommodated in principle and, critically, how they relate to the surrounding townscape, the Conservation Area, listed buildings and key local views. The research provided an appropriate context for the visual appraisal. This included a review of the heritage significance of the adjacent Conservation Area, relevant listed and non-listed heritage assets, and their settings, together with an understanding of how the site currently relates to these assets. The findings have informed the identification of relevant viewpoints and the testing of massing and siting options, ensuring that the visual appraisal is grounded in an appreciation of heritage context while

remaining proportionate to the pre-application stage the work had reached and also its role in supporting the proposed allocation in the Plan. A reduced-size copy of FJC Studio's *Preliminary Heritage Research and Assessment* is attached to this Statement as Appendix 1.

2.31 The agreed SOCG, Appendix 1 to the SOCG and the Council's "Proposed Modifications" to the Plan indicate that development proposals located on land running along the Barracks Lane edge to the corner with Bartlemas Close should be designed in a way that integrates sensitively with the existing street scene, landscape character and neighbouring residential context, whilst respecting the character, appearance and significance of the Conservation Area. The Council adds that gaps between buildings should be sufficient to retain the sense of openness and views of the green backdrop which enhance the setting of the Conservation Area (Policy HD3 of the Local Plan).

2.32 The College agrees and has committed to undertake further pre-application discussions with the Council with regard to the scale and design of the accommodation in this location, which has emerged as the preferred option to develop.

2.33 Based upon the above and with no issues raised by Historic England (see COM.015), the College concludes that the SPE7 allocation in the Plan is justified and consistent with Chapter 16 "Conserving and enhancing the historic environment" in the NPPF and the duties in the *Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended)* insofar as heritage matters are concerned. This is supported by FJC Studio's *Preliminary Heritage Research and Assessment* and related study and assessment of potential development areas across the site as a whole, which has been shared with the Council. The Council has accepted in the agreed SOCG and "Proposed Modifications" to the Plan that the proposed allocation at the Lincoln College Sports Ground can be developed in a way that respects the setting of the Bartlemas Conservation Area and neighbouring listed buildings (see Appendix 1 to COM.014).

3.0 CONCLUSION

3.1 Lincoln College's overarching position on the *Oxford Local Plan 2045* is one of support. With the exception of the College's position on Policy H3 – see the College's separate Hearing Statement in respect of Matter 7, Issue 1, Question 2 - and subject to the "Proposed Modifications" in the agreed SOCG being accepted and included within the Plan in respect of Policy SPE7, Lincoln College considers the Plan is soundly based as it has been positively prepared, is justified, effective and consistent with national policy on sustainable development, the provision of specialist housing, provision of residential development (including graduate accommodation) at Lincoln College Sports Ground, making the most effective use of land and other related matters.

3.2 The whole of the Lincoln College Sports Ground is an existing allocation via Policy SP43 in the adopted *Oxford Local Plan 2036* and it is supported by the Council's *HELAA, 2022.* It was also proposed to be allocated for such development in the *Oxford Local Plan 2040* before it was withdrawn. The proposed allocation can be brought forward and delivered separately by Lincoln College, independently of land owned by Jesus College.

3.3 A considerable amount of work has already been undertaken for and on behalf of the College to demonstrate how the site can be satisfactorily and sensitively developed without harm to the street scene, landscape character, open space, playing pitches and the residential area context, whilst respecting the character, appearance and significance of the Bartlemas Conservation Area and neighbouring listed buildings. This work shows how development can be accommodated on the site through careful siting, scale and landscape integration, without undermining these characteristics or the setting of the Conservation Area.

3.4 The residential development of the site (Policy SPE7) for graduate accommodation by Lincoln College seeks to address an urgent institutional need whilst contributing positively towards meeting Oxford's housing needs. The development represents a carefully considered balance of educational, residential, and recreational use, ensuring the College community is supported whilst enhancing provision in line with the City's long-term policy ambitions. This is a very positive approach by the College, approaching its 600th anniversary, and would assist many others in housing need in the City.

APPENDIX 1 - FJC Studio's Preliminary Heritage Research and Assessment

Preliminary Heritage Research and Assessment



fjcstudio
formerly fjmtstudio

Lincoln College Oxford, Sports Ground, Bartlemas Close: **Heritage Report**

Jan 2026

Project Name		Lincoln College Bartlemas Close	
Project Code		LCBC	
Document Name		Heritage Impact Assessment	
Revision	**Date**	**Comment**	**Issued**
-	1.01.26	Preliminary	Iona Foster

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1.0 Introduction

Purpose of the Report

This preliminary heritage assessment has been carried out on behalf of Lincoln College to support proposals for residential development, including graduate accommodation at Lincoln College's Sports Ground and associated land at Bartlemas Close, Cowley, Oxford.

The development site has which has been identified within the Oxford Local Plan 2045.

Scope of the study

The scope for the report primarily focuses on the Bartlemas Conservation Area and the significance of its proximity to the proposed development of the Lincoln College Sports Ground.
The Lincoln College site is bounded by Barracks Lane on the south side and Jesus College sports ground to the east and north. Whilst not within the boundary of the Conservation Area the Lincoln College site is immediately adjacent on the east side of the Bartlemas site, separated by Bartlemas Close, and therefore makes an important contribution to the wider green setting of the Conservation Area.

References

The report refers to the description of the Bartlemas Conservation Area in Oxford City Council's Conservation Areas Appraisal.
Other references which have been considered as part of this report's desktop research include:

- East Oxford Archaeology study, report by Archeox in 2012 and 2014, https://archeox.conted.ox.ac.uk/www.archeox.net/sites/bartlemas.html
- The Archeology of East Oxford Edited by David Griffiths and Jane Harrison 2011
- The symbolic significance of the Bartlemas site as a destination and place of workship is evident, ref British Pilgrimage Trust, https://www.britishpilgrimage.org/places/st-bartholomews-chapel-bartlemas-chapel



The Conservation area is defined by the red boundary
?? Outline Lincoln College owned site

2.0 Conservation Area Appraisal

Brief Description of Bartlemas Conservation Area

As defined in national legislation, Bartlemas Conservation Area, Oxford, is identified as an area of special architectural or historic interest, the unique and distinctive character of which makes it desirable to preserve or enhance through planning and other environmental measures. Bartlemas is the smallest of 18 Conservation Areas in Oxford. The conservation areas have a diverse range of qualities whilst containing features that contribute the historic past of Oxford.

Bartlemas Conservation Area forms part of the Parish of Cowley and St John and Ward of St Clement's. The conservation area is located approximately 1.5 miles east of Oxford. Bartlemas comprises a small Oxfordshire hamlet of a farmhouse and cottage, with a former medieval leper hospital and chapel. The site provides an illusion of a green country setting nestled within the multicultural, diverse and vibrant Cowley Road area outside Oxford City Centre. The Cowley Road runs south-east from Oxford City Centre from the Plain near Magdalen Bridge, through to East Oxford.

Bartlemas was designated as a conservation area in recognition of the historical value of the stone built hamlet with its listed buildings, rural character, its sense of isolation and its value to the community.

Bartlemas Conservation Area is located to the north side of Cowley Road between Bartlemas Close and Southfield Road. The site is contained by trees, College Sports Grounds (Oriel College to the north, Jesus College to the north-east, and Lincoln College to the east), allotments, school and modern vicarage.

Oxford City Council designated Bartlemas Conservation Area on 16th July 1976, which incorporates three listed buildings (see list description below):

- Chapel of St Bartholomew (Grade I list entry no. 1299349)
- Bartlemas Farmhouse (Grade II* list entry no. 1299369)
- Bartlemas House (Grade II* list entry no. 1047331)



Bartlemas Close Conservation Area (Google Earth)

1. Chapel of St Bartholomew
2. Bartlemas House
3. Bartlemas Farmhouse



Chapel of St Bartholomew



Bartlemas Farmhouse



Bartlemas House

Pevsner Architectural Guide

The Buildings of England: Oxfordshire: Oxford and the South-East, Simon Bradley, Nikolaus Pevsner and Jennifer Sherwood, Yale University Press New Haven and London

BARTLEMAS (ST BARTHOLOMEW'S HOSPITAL),
Cowley Road

Founded as a leper hospital by Henry I in 1126-8. In 1329 it was granted to Oriel College. The city used the hospital as almshouses from 1536. Three buildings, deep in a green enclave up a lane between Southfield Road and Bartlemas Close. The CHAPEL must date from c.1330. In 1913 Comper restored the windows to their original length. The very odd and unusual Dec details are original. Also conventional Perp windows, e.g. the S window to the W. Perp W doorway. Steep roof, renewed in the C17. Below is a ceiling of lower pitch, re-created by Comper in 1924. It incorporates timbers from the ceiling made by Robert Carow in 1522. - SCREEN, given by Oriel. Dated 1651. Triple arches on each side of the entry, divided by two columns and two pendants. - LIGHT PENDANTS by Comper, 1936.

BARTLESMAS HOUSE, N of the chapel, is the hospital's former main range, rebuilt by Oriel in 1649 after Civil War ruination. Two storeys, twin doorways. Plain chamfered window surrounds, one to three lights. Restored by H.S. Rogers, 1922. (Some original doorways and fireplaces.) Also ST BARTHOLOMEW'S FARM HOUSE, SW. No datable masonry features, but tree rings from main roof timbers match records of work at Bartlemas by Carow in 1510. (pp. 492-493)

The National Heritage List for England

St Bartlemas Hospital surviving elements

Chapel of St Bartholomew (Grade I list entry no. 1299349):
12-JAN-54 I Chapel of the hospital for leprosy founded by Henry I it was rebuilt early in C14 by Oriel College who received it from their founder Adam de Brome. The west doorway is of late C14 date. The low pitched roof-timbers, 1524-5, by Robert Carow, carpenter. Restored in C17 (circa 1651) when screen was erected. For its state in 1820, see two drawings by J C Buckler in Bodl. MS. Don. A 3 II 122.

St Bartholomews Farmhouse (Grade II* list entry no. 1299369):
COWLEY ROAD 1. 1485 (North-East Side) St Bartholomew's Farmhouse SP 5305 20/81 12.1.54. II 2. RCHM 251. The C16 main block is 2-storeyed roughcast rubble of 3 varying heights with a stone slate roof in which is an attic dormer.There are cellars and a stone-based saved stack with a modern brick stacks. Casement windows. There is an early C19 trellis porch, above which and on the south side is a C17 3-light wood mullioned window. The back has 2 modern dormers and a modern porch. History. The building, with the house to the north of St Bartholomew's Chapel, probably formed part of St Bartholomew's Hospital, originally founded by Henry I.*

Bartlemas House (Grade II* list entry no. 1047331):
1. COWLEY ROAD 1485 (North-East Side) Bartlemas House SP 5305 20/84 12.1.54. II 2. To the north of St Bartholomew's Chapel. RCHM 252. Part of St Bartholomew's Hospital, rebuilt by Oriel College in 1649. 2-storeyed rubble in a long rectangular plan originally giving 4 tenements, now one house, facing south. Stone slate roof and 2 moulded stone end stacks with moulded stone shafts. At the back are two projecting stone stacks with moulded stone shafts. The south elevation has two plain stone doorways with 4-centred heads and 4-light partly renewed stone mullion windows. The elevation has two similar doorways and single light windows. In the east elevation are some stone mullioned windows. Interior. RCHM page 184b. Includes some stone fireplaces and some original and some modern (1922) wood doorframes having initials and dates in the spandrels, for the College Provosts and Fellows, two being "'I. S. P." for John Saunders, Provost, 1644-53. The roof timbers appear to be mostly renewed.*

2.0 Conservation Area Appraisal

Oxford City Council Planning Services, Planning Control and Services, have prepared a comprehensive Conservation Area Appraisal of Bartlemas dated October 2008, which seeks to define the characteristics of the intrinsically special features of this conservation area. This report summarises the appraisal document in order to understand the significance of the designation and resulting impact on Lincoln College Sports Ground, directly to the east, that this report is primarily concerned with.

It is important for any future management of Bartlemas Conservation Area to maintain the historical links to the past and rare sense of rural retreat within Cowley Road, a vibrant residential suburb of Oxford. Future proposals will need to positively respond to the character and constraints of the site and its context. Design, scale and choice of materials should be carefully considered for any planning developments within and adjacent to conservation areas.

Public consultation of OCC's draft appraisal document indicated several features of the conservation area, relating to the adjoining land of Lincoln College Sports Ground, that should be protected, including:

— Retaining the historic sense of seclusion and setting of the historic buildings.
The stone wall bordering the lane to the hamlet is an important feature of the area, strengthening the rural nature of the conservation area and marking boundaries between the public and private realms.

— Maintaining the open character within the conservation area as well as the remaining open space around it.
The allotment, directly opposite Lincoln College Sports Ground, provides an important community amenity and are reminiscent of the area's historic past. The open character of the allotments ensures they are an integral element of the conservation area. The surrounding Sports Grounds create a positive and open setting to the conservation area. Oriel College's Sinnet Court, to the north, has been built partly within the boundaries of the conservation area and partly on the sports field encroaching upon the open nature of the wider setting, gradually bringing the surrounding urbanisation closer to the boundaries of the historic settlement and considered a negative impact on the conservation area.

— Through the implementation of an appropriate landscape management plan, it may be possible to increase the views of the chapel from the public realm whilst ensuring that the conservation area's overall sense of isolation is retained.
Views into and out of the conservation area are limited. Development in the 19th century eroded the rural nature of the area. Whilst it is important to have views into the conservation area, these have to be balanced with retaining the area's retained sense of seclusion.

— Balancing the desirability of preservation and enhancement between public and private interests.
During the late 20th century, hedges were planted around the hamlet resulting in containing the site and limiting views into the conservation area, creating its 'secrecy' as well as reinforcing the sense of isolation between public and private realms.

— Retaining the essential rural nature of the conservation area.
The trees throughout the site are recognised as adding to the rural character of the area that make a positive contribution to the verdant and rural character and appearance of the area. The green verges along the access lane also reinforce the rural nature of both the lane and conservation area and softens the unsympathetic tarmac surface.

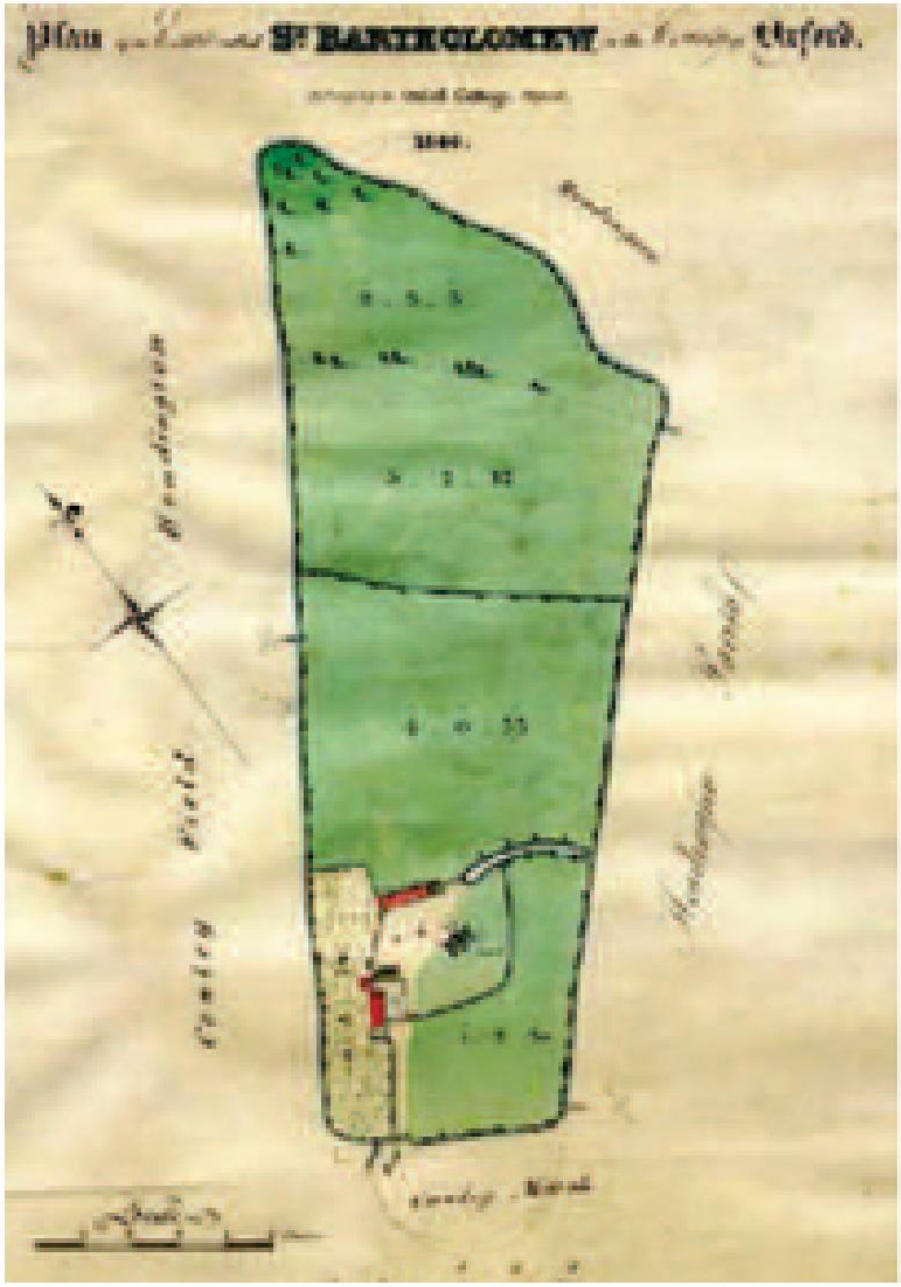
3.0 Site history and development

Evolution of the site

The Bartlemas hamlet dates from 1126 when it was founded by Henry I, as a medieval leper hospital, housing twelve lepers and a chaplain outside the city walls for charity and healing. Over centuries, it transitioned from a leper colony to an almshouse, suffered damage during the English Civil War (used as a stable by Parliamentarians), and was rebuilt by Oriel College, which took control of the site and buildings in 1329. Today, it's a unique enclave with historic buildings, including the Chapel, Former almshouses (now Bartlemas Farm House), known as a special conservation area.

Early History (12th-14th Centuries)

- **Foundation**: Established around 1126 by King Henry I as a leper hospital (leprosarium) for twelve sick individuals and a chaplain, dedicated to St Bartholomew for his healing powers.
- **Location**: Situated in the outskirts of Oxford, in Cowley Marsh, providing fresh air, land for gardens, and access to water.
- **Pilgrimage destination:** Chapel shrine of St Bartholomew and the nearby well was a place of healing through ritual bathing. *https://www.britishpilgrimage.org/places/st-bartholomews-chapel-bartlemas-chapel*
- **Oriel College Connection**: In 1329, the estate was granted to Oriel College, which rebuilt the original timber chapel into the stone structure still partly visible today.



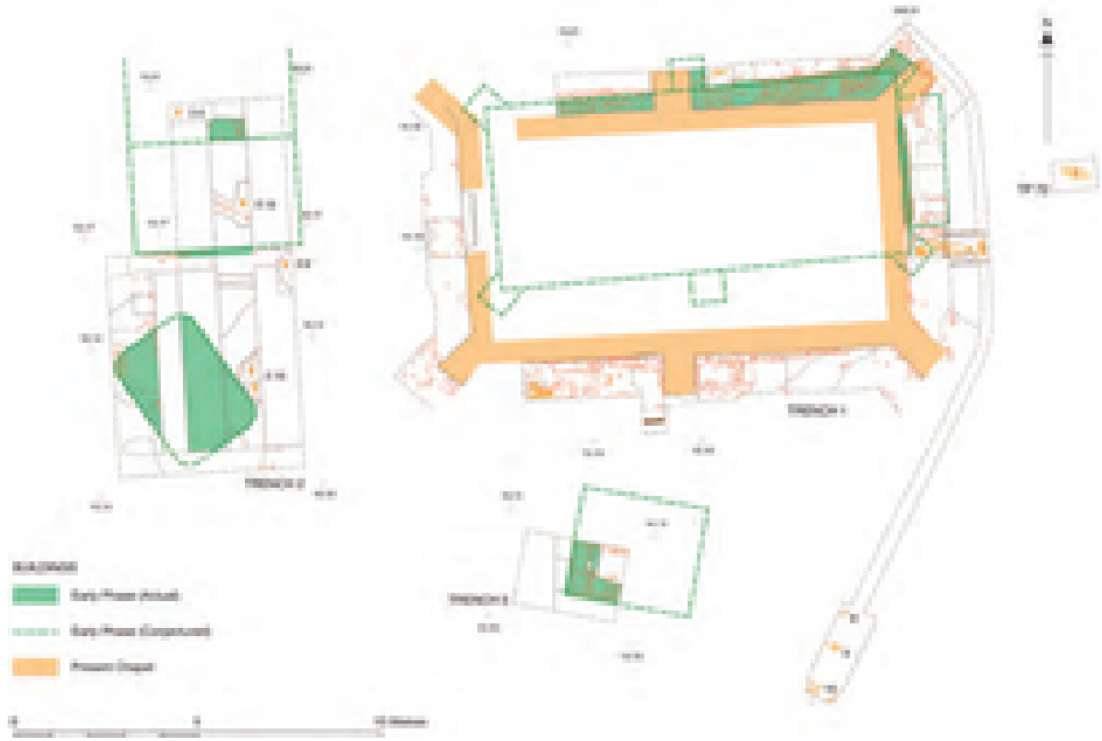
Badock plan of Bartlemas buildings with their farm land setting 1840

Evolution and Conflict (16th-17th Centuries)

- **Decline of Leprosy**: As leprosy declined, the site became an almshouse and plague refuge.
- **Civil War Damage**: During the siege of Oxford (1642-1646), Parliamentary forces used the chapel as a stable, stripping its lead roof for shot.
- **Reconstruction**: Oriel College repaired the chapel and rebuilt the almshouse in 1649.

The chequered and even violent history associated with the Bartlemas community is documented in Archeox archaeological findings, (ref The Archeology of East Oxford Edited by David Griffiths and Jane Harrison 2011)

'The excavations demonstrated how much destruction, rebuilding and change had happened over the centuries at Bartlemas: in all three trenches, but especially in Trench 1 around the chapel walls, the soils were packed with Medieval and later floor and roof tile fragments and building stone rubble'



Late 19th and 20th century

- **Victorian Period**: The chapel eventually fell into secular use, becoming a cowshed by 1870.
- **Conservation**: The area is now a protected conservation area, preserving its medieval layout, gardens, and playing fields, making it a rare surviving example of a medieval urban hospital complex.



Ordnance survey 1899 shows the speed of the encroaching suburbanisation of East Oxford and the de-ruralisation of



Ordnance survey 1830 shows the Bartlemas hamlet (St Bartholomew) set in rural isolation outside the city of Oxford and St Clements Ward.

4.0 Conservation Principles

Evidential value is the potential of a place to yield evidence about past human activity and illustrate aspects of continued inhabitation.

The physical presence of the Bartlemas hamlet makes a significant contribution to the understanding of the collective past, within the community of East Oxford and the broader context of historic Oxford.
The hamlet was defined around the spiritual and bodily needs of its community and included the Chapel as a shrine and spiritual destination for pilgrims. The configuration of the remaining buildings describes a working and self sufficient community whose farm buildings and landscape are a testimony to a lifestyle dependant on cultivation and livestock. The relationship with the surrounding landscape is one of subsistence and dependance for provision of food to survive, particularly during periods of isolation as a leper colon.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Bartlemas provides us with snapshots of its varied history through its connection with significant individuals and events, including Oriel College. The role of the site in the Civil War provides a unique illustration of an historic event. The abandonment of the hamlet as a leper colony and its transfer to Oriel College in 1329 provide an important commentary on social aspects of historical events



The hamlet was a self sufficient community dependant on the local fields for subsistence



Bartlemas House was built in 17th century as 4 tenement houses. The building was built on the site of the hospital which housed 12 patients until it was destroyed in the Civil War.

Aesthetic value is founded on ways in which people draw sensory and intellectual stimulation from a place.

The finely proportioned Bartlemas stone building structures are distinct from the language of the surrounding development of the 19th and 20th century development typical of East Oxford. The hamlet provides a place of tranquility and recluse from its busy urban context.

Communal value is derived from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

As a spiritual centre and place of worship The chapel continues to have significant symbolic value to the religious community and commemorative powers in representing the deceased. It has significant potential in evoking the collective memory.





The hamlet is visible as a place of tranquillity and recluse



The Chapel has significant symbolic value as a continued place of worship for the local community

3.0 Vulnerabilities and Opportunities

3.1 Views and visibility

Despite its inner-city location, the Bartlemas hamlet continues to appear as a remote secluded retreat set within an area of green open space and partially secluded by trees and shrubs.

Public views in and out of the conservation area are limited and would have been much more open up until the development in the 19th century of East Oxford. There is an opportunity to improve the legibility of this historic area through selected views into the conservation area and through better management of the physical connections.

The Conservation Area Appraisal ref section 13, notes the importance of retaining the views whilst balancing the area's sense of seclusion. The limited views and dense tree cover both enhance the setting and contribute to its confinement.

'Views into and out of the conservation area are limited. Prior to the 19th century development of east Oxford, the leper hospital and associated buildings sat in open countryside with far reaching view. Development has curtailed these and eroded the rural nature of the area over time, resulting in the setting to the hamlet being altered beyond recognition. Whilst it is important to have views into the conservation area, these have to be balanced with retaining the area's sense of seclusion.'

The photos of Henry Taunt 1904-08 show the hamlet setting with far reaching views from the south from where the collection of buildings were clearly visible and legible.
Because of the enclosure of the area of allotments to the South these views are no longer generally available to the public. With the formation of Bartlemas Lane in the mid 19th century linking Southfield Farm to the north east with Cowley Road, there was the start of the fragmentation of the landscape in which the Hamlet became disconnected with the open green spaces and the sports pitches to the east (now owned by Jesus and Lincoln Colleges) There remain some distant glimpses from Bartlemas Lane and from more distant Barracks Lane at the corner of Herbert Close.



Far reaching views from the south show the collection of buildings to be clearly visible and legible, Henry Taunt 1904-08

Different options for the site development and location of new buildings have been assessed for their impact on views towards and near the Conservation Area. Whilst the public views of the Bartlemas buildings from the Lincoln College site are limited the options are also assessed for their impact on the surrounding open green space, with the following considerations

- Mimimise impact on direct views of the Bartlemas buildings
- Enhance existing views
- Locate new buildings to minimise impact on open green space
- Locate new buildings close to existing buildings, planted areas and infrastructure
- Rationalise access routes and mimes impact of vehicle access

3.2 Public benefits and balance of uses

Historically the Conservation Area has evolved in response to a balance of changing uses: residential, religious, gardening, agricultural, recreational. It is a delicate balance to meet the needs of these different users. Current stakeholders connected with the Lincoln College site include university students and schools (sports events), local residents, business community, historic interest groups, archaeologists.

The introduction of additional college residential facilities on the Lincoln College site is an opportunity to

- Delivery of graduate accommodation which will optimise the use of the land, add to housing supply in the City and free up homes for other people in the City's housing market, thereby helping to address supply and affordability issues.
- Increase the presence of Lincoln College consistent with the historic collegiate presence (including Oriel and Jesus Colleges)
- Maintain a broad community of end users and increase educational sports community presence.
- Manage the landscape and building environment in the interests of all users and stakeholders.
- retain the green amenity value of the sports pitches whilst integrating more positively within the college community
- improves neighbourhood safety and security with the increased presence of college staff

3.3 Green open spaces

The green open areas and trees throughout the Conservation Area are recognized as making an important contribution to the Conservation Area's rural secluded character:
Whilst not within the boundary of the Conservation Area, the Lincoln College site is part of the green landscape setting of the Bartlemas Conservation Area defined by the open sports pitches and bounded by the Barracks Lane - part of the ancient approach route to the city of Oxford Oxford from Cowley Marsh.

Proposals have been developed in consideration of:

- Minimse the impact of new buildings on open green space
- Maintain and enhance sports ground as open green area
- Respect and enhance Barracks Lane pedestrian route and cycleway
- Maintain and enhance trees and green edges and hedging



Sports grounds to the south provide important valuable open space



View towards Bartlemas along Barracks Lane, the historic pilgrimage route



Far reaching views towards Bartlemas from Lincoln College Sports ground are important for visibility and green setting to the heritage buildings.

Site photos







Views from Jesus College looking west towards the Bartlemas Chapel and Bartlemas House







Approach along Bartlemas Close looking South



Lincoln College Sports Pavilion viewed form Bartlemas Close

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