



UNIVERSITY OF
OXFORD



**66 St. Giles'
Conservation Plan**

Building No. 233
June 2013

Estates Services
University of Oxford
June 2013 (updated December 2013)

Abbreviations:

ESA – Estates Services Archives

OS – Ordnance Survey

OUA – Oxford University Archives

NPPF - *National Planning Policy Framework, 2012*

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1

INTRODUCTION

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1 INTRODUCTION

66 St. Giles' now serves as the Ioannou Centre for Classical and Byzantine Studies. At the front it consists of the historic fabric of the 18th- and 19th-century townhouses of 65-67 St. Giles'. These are now integrated as a single unit incorporating a modern rear extension of 2005-7.

1.1 Purpose of the Conservation Plan

The University has an unrivalled portfolio of historic buildings, of which it is rightly proud. It has traditionally taken a thorough, holistic approach to building conservation, seeking to understand all the varied factors that make historic buildings significant to their diverse stakeholders, and using this to inform necessary change. It has become clear that this approach is vital to the conservation culture of an institution where so many of its historic buildings that are valued for their function also have extensive historical or architectural significance. This Conservation Plan represents the continuation of this tradition of seeking to understand what makes the University's buildings cherished assets, and of seeking ways to conserve these most important features for the enjoyment of future generations.

The success of this approach is such that it has now become codified in government policy: First in March 2010's *Planning Policy Statement 5: Planning for the Historical Environment* then in its replacement, March 2012's *National Planning Policy Framework* (hereafter: NPPF). NPPF provides useful guidance on approaching the conservation of heritage assets, and postdates the University's existing literature. NPPF defines a heritage asset as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

This designation clearly applies to 66 St. Giles'.

The purpose of this Conservation Plan is to update 66 St. Giles' conservation policy to take into account the new guidance provided by NPPF. It will be of use both for informing responsible regular maintenance and in the preparation of future planning applications, as specified in NPPF paragraph 128.

The Conservation Plan should form the basis for 66 St. Giles' Conservation Policy and exists as part of an ongoing process. It will be renewed and updated at least every five years or following any major alterations or legislative changes.



Figure 1. Satellite image showing 66 St. Giles'. The portion of the building corresponding to the historic 65 St. Giles' is highlighted in blue. The portion of the building corresponding to the historic 66 and 67 St. Giles' is highlighted in red. The modern extension is highlighted in green

1.2 Scope of the Conservation Plan

The Conservation Plan will cover the exterior and the interior of the elements of 66 St. Giles' that were in place prior to the 2005-7 redevelopment. This effectively covers the extant fabric of what was previously 65, 66, and 67 St. Giles'.

The plan is not a catalogue and to facilitate its practical use will concentrate only on the most vulnerable aspects of the building's significance, suggesting how they should be approached and conserved in the future. A brief list of the most significant architectural features can be found in **Appendix 4** and should be referred to when planning any repair or alteration work.

The house numbering at this site has changed in recent years. This document will still use **65**, **66**, and **67** to refer to the individual component houses, but will also use **66 St. Giles'** to refer to the combined buildings in a modern context. **65-67 St. Giles'** will also be used to refer to the combined buildings in some contexts to save confusion between the combined buildings and the constituent elements.

1.3 Existing Information

A Conservation Management Plan has not previously been produced for 66 St. Giles'; however, there are various forms of existing material available:

The original listed building descriptions (**Appendix 1**) are the logical starting point for this plan. Both descriptions (66 and 67 are covered under a single listing made in 1984 and 65 is

covered by a separate listing of 2001) give some indication of the features that were thought to make up the particular character for which the buildings were originally listed.

Various planning applications have been made during the building's recent history, giving an indication of some of the changes that have occurred in the last half century. Due to the separate histories of the constituent elements of the site, until recently such applications were made for the individual constituent buildings (65, 66, and 67).

There are several published books and articles which discuss the development of Oxford and some which discuss the development of St. Giles' in particular.

The Oxford University Archives and Estates Services' archives contain useful plans and documents and these have kindly been made available for the composition of this document.

The plan draws on statutory guidance from NPPF prepared by HM's Department for Communities and Local Government in March 2012.

1.4 Methodology

The Conservation Plan is a document that assesses the current and predicted conservation needs of 66 St. Giles' and attempts to address them with a view towards maintaining or enhancing the significance of the heritage asset. Its formulation to supersede any existing literature is a response to the requirements of NPPF, and it is prepared in accordance with the policies contained therein.

1.5 Constraints

66 St. Giles' and its environs are subject to various constraints imposed by Oxford City Council:

- HE.2 – Archaeology Area: Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist anywhere in Oxford but in particular the City Centre Archaeological Area, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable.
- CP.3 – Limiting the Need to Travel: New development will be limited to accessible locations on previously developed sites.
- HE.9 – High Building Areas: Planning permission will not be granted for any development within a 1,200 metre radius of Carfax which exceeds 18.2m in height, except for minor elements of no bulk.
- TR.3, TR.11, TR.12 – Car Parking Standards: The City Council will not allow any significant increase in the overall number of car-parking spaces in the Transport Central Area or development that provides an inappropriate level of car-parking spaces. It will attempt to reduce the level of non-residential car parking.

- HE.7 – Conservation Areas: The Central (City and University) Conservation Area: Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.
- The City of Oxford Smoke Control Order No. 4: It is an offence to emit smoke from the chimney of a building, from a furnace, or from any fixed boiler if located in a designated smoke control area.
- CS1 – Hierarchy of Centres: City Centre Commercial Area: The city centre will be the main location for developments attracting a large number of people. In particular, planning permission will be granted for development that supports its role as a Centre for Significant Change, such as major retail, leisure, cultural and office development. Most major development will be focused in the West End of the city centre.



2

UNDERSTANDING THE SITE

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2 UNDERSTANDING THE SITE

2.1 History of the Site¹

The site of Oxford has had sporadic settlement since the Neolithic period. Bronze Age barrows have been found in the University Parks (linear barrow cemetery) and in the Science Area (double-ditched barrow). Oxford has had a continuous history of occupation since at least the 8th Century AD. The University of Oxford itself has a long-standing tradition of exceptional education: Able to trace its roots to the 11th Century, it is the oldest university in the English-speaking world.

The north of the city was the main focus for mediaeval suburban expansion, notably Canditch (which would eventually become Broad Street) and St. Giles'. St. Giles' was at least partly occupied by the 12th century, and Beaumont Palace was established close to its southern end shortly before 1133.² There were tenements on the site of 61 St. Giles' by the mid-13th century and the whole street was built up thinly by the late 13th century, with those at the northern end retaining a rural character.³

The convergence of the two roads to the north (now the Woodstock and Banbury Roads) created a wide space down St. Giles', which was utilised as a green with a pond in the 15th century; it was probably not paved until the late 17th century.⁴ Oxford was in a state of decline followed by stagnation in the late mediaeval period, well into the 16th century, and outside of the main urban core



Figure 2. Detail from 1588 engraving of Agas's 1577 map of Oxford. St. Giles' with North at the bottom of the image

¹ A short chronology of 66 St. Giles' can be found in **Appendix 3**.

² Jope, E.M., 'Saxon Oxford and its region' in Harden, D.B., *Dark Age Britain* (London, 1956) 237, Fig. 53.

³ Crossley, A., and Elrington, C.R., (eds.), 'Medieval Oxford' in *A History of the County of Oxford: Volume 4: The City of Oxford* (1979) 3-73.

⁴ *Ibid.* St. Giles' was paved in three stages going northwards in 1672, 1674, and 1675; Clark, A., (ed.), *The Life and Times of Anthony Wood, antiquary, of Oxford, 1632-1695, described by himself, Volume 2* (Oxford Historical Society, 1892) 278.

housing was spaced out with abundant vacant plots (**Figure 2**). Collegiate buildings were constructed along St. Giles' in the 16th century. The Cistercian St. Bernard's College had been founded on the eastern side of the street in 1437 but it was dissolved c.1542. St. John's College took over the site in 1555 and soon expanded. There was a large gravel quarry pit in what would become St. John's College's North Quadrangle in the 16th-17th century.⁵

Oxford's fortunes changed from the mid-16th century, with its population rising from c.3,000 to c.10,000 by the 1660s.⁶ Rather than the developed area dramatically growing, this rapid expansion was absorbed by building backwards along the length of narrow plots into what had previously been large garden spaces, as well as building upwards and filling vacant plots (**Figure 3**; compare with the well-spaced plots in **Figure 2**).⁷ Oxford's early modern development peaked in the late 17th century, with a moderate decline in population occurring during the 18th century. The quality of housing in Oxford declined in this period and the houses of St. Giles' represent the largest extant concentration of high-status domestic construction from this time.

There were some notable institutional developments on St. Giles' in the 19th century: The northwards expansion of St. John's College had a substantial impact on the eastern side of the road; the Martyrs' Memorial was constructed at the southern point of the road in 1843 to a design by George Gilbert Scott; and the University Galleries (now the Ashmolean Museum) and the Taylor Institution were constructed at the southern end of St. Giles', facing the Martyrs' Memorial and running onto Beaumont Street, in 1841-45.

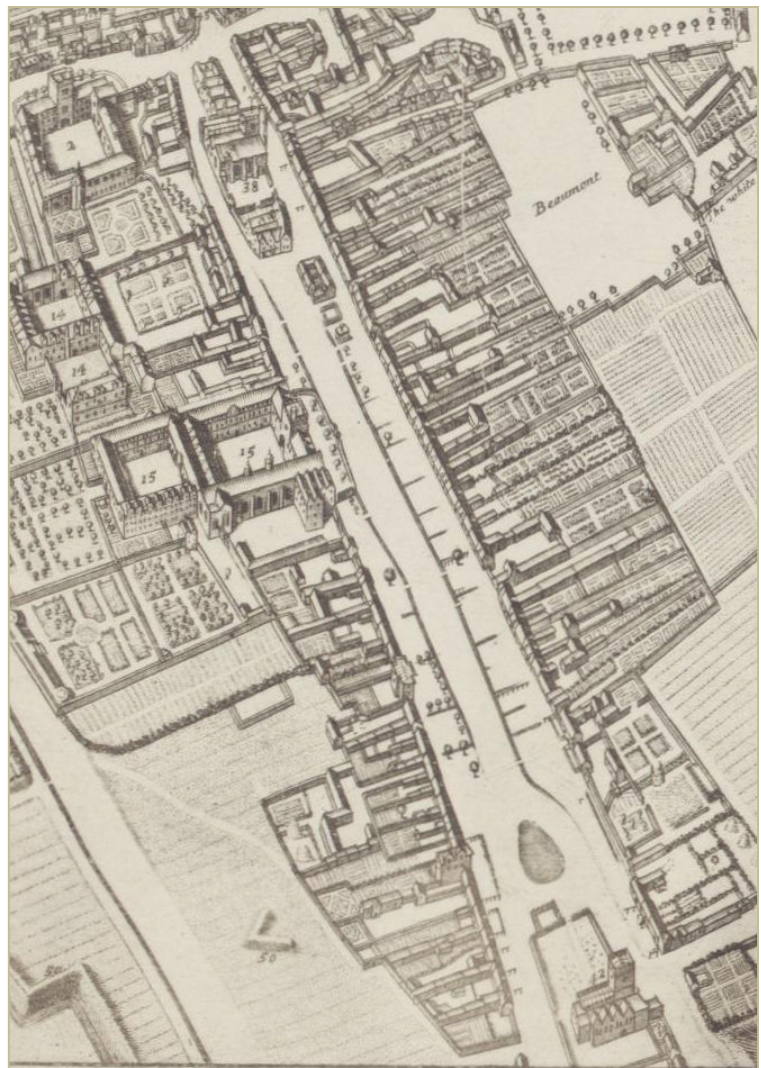


Figure 3. Detail from Logan's 1675 map of Oxford. St. Giles' with North at the bottom of the image

⁵ Lawrence, S., 'Excavations in St. John's College, Oxford, 2003' in *Oxoniensia* LXX (2005) 325-333.

⁶ Tyack, G., *Oxford: an Architectural Guide* (Oxford, 1998) 116-17.

⁷ Supra. Note 4.

Oxford's population expanded five-fold between 1801 and 1901 and this precipitated extensive development around the city.⁸ The majority of the suburban expansion to the north of the city took place to the north of St. Giles' in St. Giles' Field, a 500-acre stretch of land acquired by St. John's College in 1577.⁹ Perhaps because of the quality of the housing already present, St. Giles' was saved from a great deal of new residential construction in the 19th century, though some did occur, notably the group of 34-38 St. Giles' at the northern end of the street: stone houses of an Italianate character constructed in the late 1820s/early 1830s. The Beaumont Street/St. John Street development was constructed at the southern end of St. Giles' in c.1828-37 (Figure 4). This included the construction of Alfred Street (now Pusey Lane) connecting the western side of St. Giles' with St. John Street. Alfred Street housed coaching stables (presumably related to the Birmingham and other coaches running north from St. Giles').¹⁰ 66-67 were constructed abutting the early-18th-century 65 St. Giles' for George Wyatt, an ironmonger, in 1869.¹¹ Domestic construction on the street in this period can be characterised as stone construction of a high standard. In some cases this was new stone frontages to older timber-framed buildings.

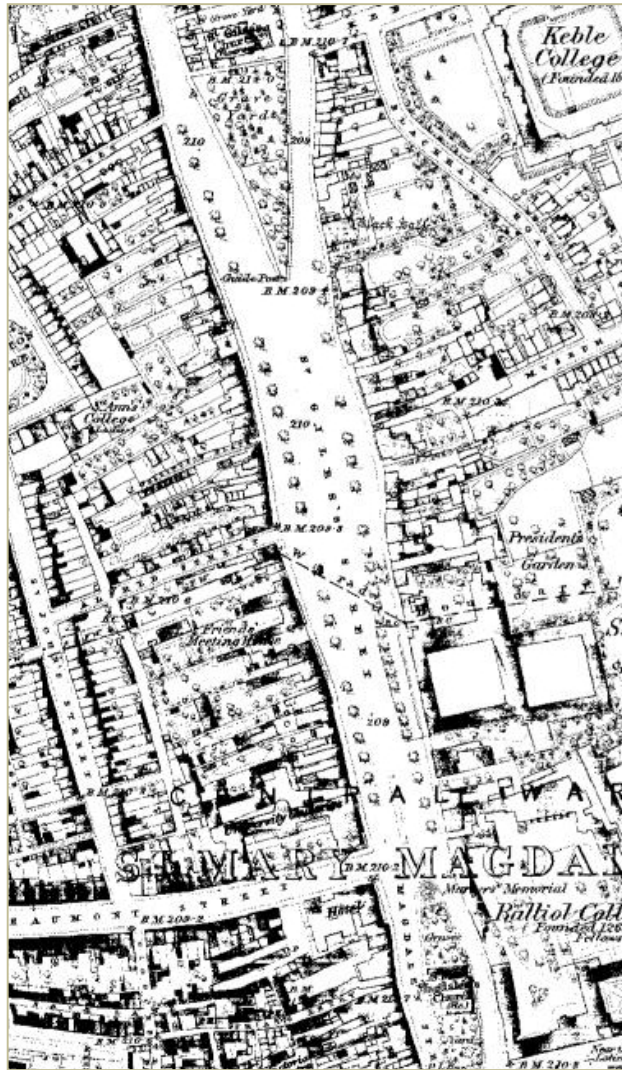


Figure 4. Detail from 1878 Ordnance Survey map of Oxford. St. Giles' with North at the top of the image.
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Alfred Street housed coaching stables (presumably related to the Birmingham and other coaches running north from St. Giles').¹⁰ 66-67 were constructed abutting the early-18th-century 65 St. Giles' for George Wyatt, an ironmonger, in 1869.¹¹ Domestic construction on the street in this period can be characterised as stone construction of a high standard. In some cases this was new stone frontages to older timber-framed buildings.

St. Giles' became increasingly busy with traffic in the 20th century providing access to the city from the north. The wide street also provided the only ample car-parking space close to

⁸ Tyack, G., *op. cit.*, 214.

⁹ Hinchcliffe, T., 'Landownership in the city: St. John's College, 1800-1968', in Whiting, R.C., (ed.), *Oxford: Studies in the history of a university town* (Manchester, 1993) 85.

¹⁰ Osmond, A., 'Building on the Beaumonts: An Example of Early 19th-Century Housing Development' in *Oxoniensia* 49 (1984) 314.

¹¹ Crossley, A., and Elrington, C.R., (eds.), 'Modern Oxford' in *A History of the County of Oxford: Volume 4: The City of Oxford* (1979) 181-259.

the increasingly-developed University Science Area to the east. In 1923 St. John's College asked the local authority to impose a 10mph speed limit on the road due to traffic and parking related to the Science Area, and in 1925 a formal car park was established with a paid attendant.¹² The southern portion of St. Giles' saw development throughout the 20th century with the periodic expansion of the Ashmolean Museum and the northward extension of the Taylor Institution in 1938. Pusey House was constructed on the corner of Alfred Street and St. Giles' in 1911 to 1926. This was initially to a design by Temple Moore but his son-in-law, Leslie Moore, took over as architect upon Temple's death in 1920. Part of the site now houses St. Cross College.

Since the second half of the 19th century, St. Giles' has formed the boundary between the city, including the majority of the collegiate university, and the North Oxford suburb: Its 18th-century houses contrast with the eclectic mix of mediaeval and Victorian construction in the city centre and the Victorian Gothic enclave of the northern suburb.¹³ The northern spread of the University in the late 19th and 20th century has meant that St. Giles' has become an important link between the city and the northern colleges (e.g. Somerville, St. Anne's, St. Hughes's, St. Anthony's, and Lady Margaret Hall), as well as the University offices at Wellington Square, and the science departments of the Keble Road triangle. The University has extended along St. Giles' itself, with many of the historically-domestic buildings now housing University departments and annexes, as with 66 St. Giles'. The ongoing development of the Radcliffe Observatory Quarter immediately to the north will shift the balance of the University somewhat northwards, further heightening the importance of the relationship between St. Giles' and the University estate.

¹² Hinchcliffe, T., *North Oxford* (London, 1992) 190-191.

¹³ *Ibid* 90.

2.2 Construction and Subsequent History of 66 St. Giles'

As mentioned above, the site now described as 66 St. Giles' actually consists of a modern extension and three historic properties: 65, 66, and 67 St. Giles'. These have since been integrated into a single complex.

The northernmost of the three original properties, 65 St. Giles', dates to at least the early 18th century, with leases for properties on this site being traceable back to the late 13th century. The site was acquired by Balliol College in 1454. The St. Giles' frontage had reached something approaching its current form (the shop-front being a later addition which itself has been subject to extensive alteration and the first-floor bay window having been altered slightly in form) by April 1793, when a drawing of it by Rev. Thomas Bentham appeared on a Balliol College lease. This drawing also shows the layout of the lowest part of the principal stair which may represent the original form of the extant Chinoiserie staircase. This staircase is often ascribed to the 1769-77 tenancy of the architect Henry Keene.¹⁴



Figure 5. Photograph of the buildings prior to Wyatt's 1869 reconstruction of 66 and 67 looking north-westwards

65 was sold to Worcester College in 1804 and by 1861 census records indicate that a family was in residence. It became a chemist in 1869, when Charles Cripps moved into 65 from his previous shop at 67, which had recently been demolished for redevelopment by George Wyatt (see below). Cripps had a gothic shop-front fitted to the ground floor of the building, presumably in place of the three sash windows visible in Bentham's 1793 drawing.¹⁵

¹⁴ Oxford Archaeology, *Historic Building Assessment at the Oxford University Classics Centre: St. Giles': Oxford* (Report, 2005) 4-5.

¹⁵ *Jackson's Oxford Journal*, 16th October 1869, 6.

The site of 66 and 67 was owned by the parish of St. Mary Magdalen from the early 15th century. Originally there was a single property on this site but by 1772 this had been divided into three narrow tenements. The frontage of the extant 66 roughly represents one of these tenements, with 67 occupying the site of the other two. The tenement on the site of 66 served as a public house called the Hare and Hounds from at least 1697 until 1851, when it was taken over by the Levi family of watch makers and silversmiths.¹⁶

67 St. Giles' was occupied by an ironmonger named George Wyatt from 1841 to 1846. In 1862 he returned to the property, purchasing 67 that year and the adjacent 66 St. Giles' in 1866.¹⁷ In 1869, or shortly before, Wyatt demolished the tenements on the sites of 66 and 67 and rebuilt them. The new buildings were completed by 16th October 1869, when a description of them appeared in *Jackson's Oxford Journal*:

In St. Giles's a neat house has been built in place of the quaint old tenement occupied by Mrs. Whitbread. Of this Mr. J. Curtis, Pembroke-street, was the builder, the plans being furnished by Mr. Tanner, a gentleman in the Oxford office of Mr. Buckeridge. But the chief improvement in St. Giles's is the erection of two very fine houses in place of the two old ones occupied by Mr. Cripps, chemist, and Mr. Levi, jeweller; and Mr. G. Wyatt, to whom the ground belongs, has certainly made the most of it. The two houses which he has erected will bear comparison with any in Oxford for solidity of material and originality and excellence of design. These two houses are splendidly built in stone, and throughout are constructed in a style of durability and completeness which is seldom seen in these days of rapid building and "railway contracts." The staircases are of stone. The frontage is full of original design, being handsomely built and adorned with carvings of animals, birds, heads of human beings, &c., which reflect great credit on the skilled workmen Mr. Wyatt employs, one of whom drew up the plans, while another carved the stone. The whole work is a durable monument of local talent, wrought out by "cunning hands," with something of the olden spirit of enthusiasm, when "clerks of works" were Secretaries of State, and when builders dwelt for years on the scene of their beloved labour. Mr. Cripps has removed next door to these new houses, and has had a new shop front put in, the windows set in handsome arches of stone, divided by elegant pillars of marble.

Figure 6. Extract from *Jackson's Oxford Journal* for 16th October 1869 (Greying out by author)

¹⁶ Oxford Archaeology, *op. cit.*, 6.

¹⁷ OUA ref. US 101/2.

The previous buildings on the site had already presented a sequence of three shop-fronts to St. Giles' (Figure 5) but this redevelopment created the extant frontages. George Wyatt retained the ground floor of 67 St. Giles' as his ironmongers shop and kept the upper floors as his home. This living accommodation of 67 spread into the second and third floors of 66 St. Giles'. The ground and first floor of 66 were leased out separately as a shop and flat and this is why the (since removed) iron spiral staircase only reached from the ground to the first floor.

A series of extensions were constructed behind the buildings during the second half of the 19th century and into the early 20th century (Figure 7), for instance a 2½-storey workshop was constructed behind 67 in 1889.¹⁸ The Cottage, a flat at the rear of 65, was in place by 1900, though it may have had earlier origins.¹⁹ All three buildings continued to operate as shops, with 65 briefly serving as the East Indian Hotel and Restaurant in 1904-5.²⁰ In December 1905 Messrs. Rose, Kingerlee, and Beaumont, the owners of 65, leased the building to W.H. Smith and it served as a booksellers until 1913.²¹



Figure 7. 7.1, left, extract from 1876 OS map showing 65-67 St. Giles' and the surrounding area. 7.2, right, an extract from the 1939 OS map for the same area. Note the replacement of the residential plots to the north and south with institutional buildings and the extensions to the rear of the houses. © Crown Copyright

65 St. Giles' was sold, along with 63 and 64, at auction in November 1910 (Figure 8). The University was seeking to acquire land in this area with a view towards the expansion of the Ashmolean and the Taylor Institution but lacked the requisite funds to purchase the building at this time. Not wishing to miss this opportunity, D.G. Hogarth, the Keeper of the Ashmolean, and some associates including Sir Arthur Evans, purchased 65 St. Giles' on the understanding that the University would retain an option to purchase it from them when the

¹⁸ Oxford Archaeology, *op. cit.*, 7.

¹⁹ The Cottage has since been demolished. It contained a date stone reading 1851, but the construction was certainly of a later date; *ibid* 8.

²⁰ Based on census and directory data referenced in http://www.oxfordhistory.org.uk/stgiles/tour/west/65_67.html, accessed 6th June 2013.

²¹ OUA ref. LA 3/OCP 202 A/2.

necessary funds became available. Over the following year, Hogarth also purchased several small plots of land around the building on this same understanding. The University was not able to find the funds to purchase the building from Hogarth and his associates until 1915.²²

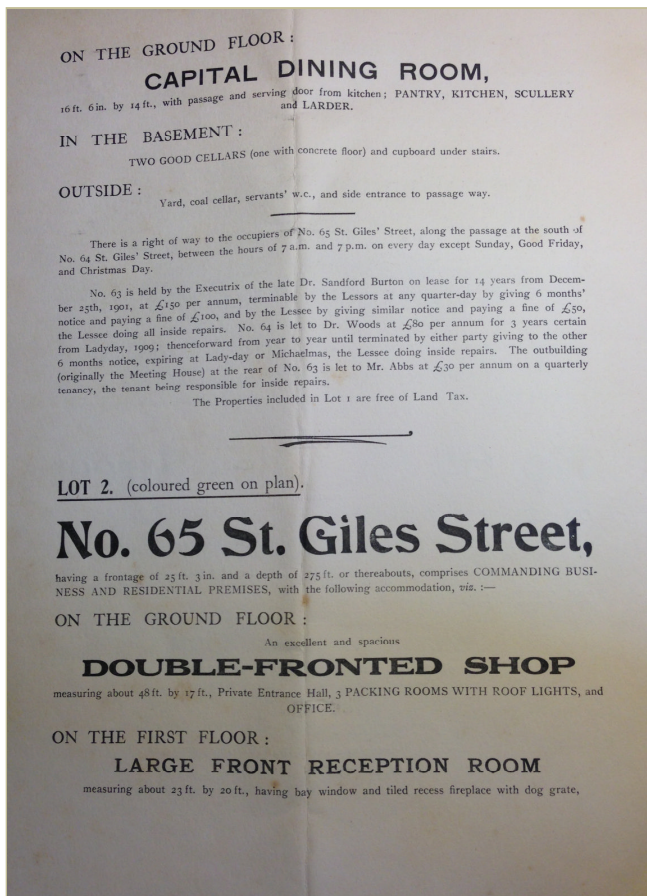


Figure 8. The 1910 auction brochure for the sale of 65 St. Giles'

W.H. Smith vacated 65 in 1913 and it remained empty for some years, even after its acquisition by the University. In March 1918 it was taken over by the Navy and Army Canteen Board as a general store.²³ The canteen board moved out in 1919 and there followed an unsuccessful scheme to move the University Extension Delegacy (the precursor to the Department of Continuing Education) into the upper floors of the building. Eventually the University leased 65 St. Giles' to John Hart, who split the building up and subleased it to various organisations (a state of affairs which continued into the 1950s). This included a motor car sales room on the ground floor from 1922 which involved some alteration of the shop front. It was presumably at this point that the 1869 gothic shop front was removed and replaced for the first time with a plate-glass affair, some variant of which was in place until 2005.²⁴

The upper floors of 67 St. Giles' had, since the construction of the building in 1869, been accessed separately from the ground floor, via an alley staircase leading from the doorway on

²² OUA ref. LA 3/OCP 202 A/1.

²³ OUA ref. LA 3/OCP 202 A/3.

²⁴ OUA ref. LA 3/OCP 202 A/2.

St. Giles' directly to the south of the shop windows. This separated the ground-floor shop from the residential upper floors. In 1921, the upper floors were for the first time differentiated as 67a St. Giles'. This seems to relate to the upper floors being let out separately as a flat, though George Wyatt's ironmongering business remained on the ground floor of 67 until 1926.²⁵ As when the space had been occupied by Wyatt, 67a continued to stretch into the second and third floors of 66.

65 St. Giles' suffered from severe roof leaks in 1928-29 and, following several unsuccessful repair attempts, it was partially reroofed. In 1932, the chimney at 65, which was hanging at a dangerous angle, was replaced.²⁶ This was again rebuilt in 1956.

The Taylorian Gate, immediately to the south of 67 St. Giles', was constructed as part of T. Harold Hughes' extension to the Taylor Institution in 1938. 68 St. Giles' was demolished as part of this extension. The southern elevation of 67 was previously a party wall with 68 and it was reclad in yellow brick following this demolition. As a result, a rough "silhouette" of 68 can be clearly traced in this elevation. As can be seen in **Figure 7**, following the demolition of 68, 65-67 St. Giles' remained as the only examples of the previous residential and commercial character of this stretch of St. Giles', which had otherwise been lost to institutional construction.

In 1939, 66, 67, and 67a were let out by their owner, W.G. Margetts, to C.B.C. Loxley. Shortly afterwards, 67a became a hotel, known as the Oxoniensis from 1941, the Ashmole from 1945, and lastly the Pickwick House from 1952.²⁷ On 22nd September 1944, the University purchased 66, 67, and 67a St. Giles' from W.G. Margetts for £35,000, retaining C.B.C. Loxley as lessee.²⁸ The University now owned the entirety of 65-67 St. Giles', but they continued for some time to operate as distinct buildings, with various commercial lessees.

In 1946-7 repairs were carried out to the primary façade of 65 St. Giles'. This involved removing defective stonework and rendering the affected area in cement and sand with a stucco finish. 65 had been partially reroofed in 1929 but was suffering from severe leaks by 1946 and so was repaired alongside the refacing of the façade.²⁹ In 1949, planning permission was granted to fit a partition, bath, and separate WC (since removed) in the extant room at the rear of the first floor of 65 St. Giles' (**Figure 9**).³⁰ A further planning application was approved in 1953 for converting the Pickwick House Hotel at 67a St. Giles' into university offices in principle. This repurposing did not, however, go ahead immediately and in 1954 the University leased 66, 67, and 67a St. Giles' to John Blundell Ltd., who in turn split up

²⁵ Supra. n.20.

²⁶ Supra. n.23.

²⁷ Supra. n.20.

²⁸ OUA ref. US 102/2.

²⁹ OUA ref. LA 3/OCP 63/1.

³⁰ Planning application 50/00933/A_H.

and subleased the properties. It should be expected that various changes in partitioning occurred in this period.³¹

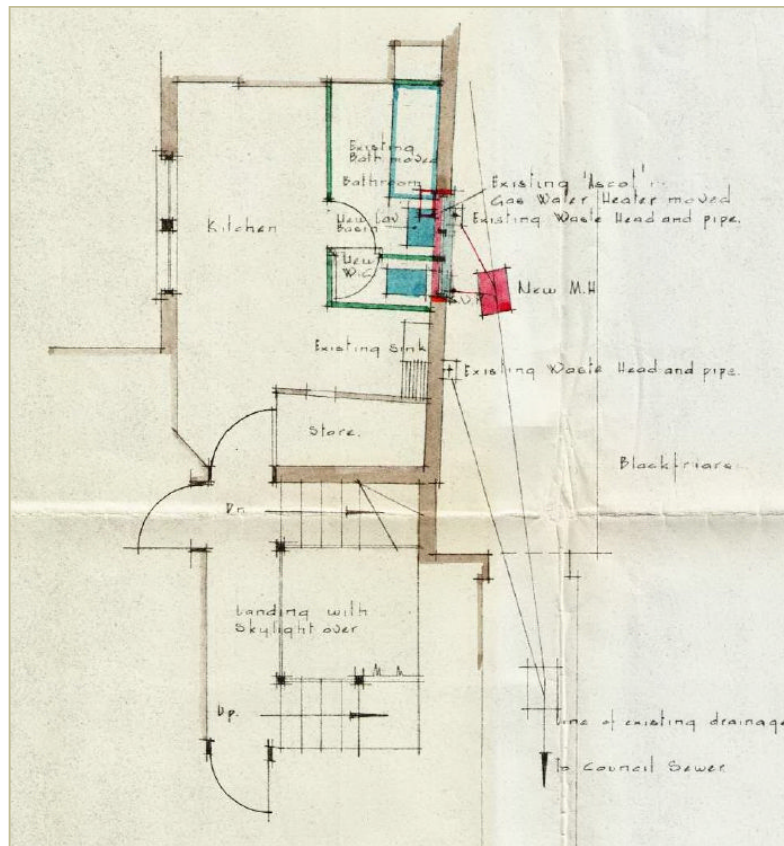


Figure 9. Partial first-floor plan of 65 St. Giles' in 1949, orientated with north at the right-hand side of the image. This shows the proposed bathroom insertion in green

From the early 1920s, 65 St. Giles' had been subdivided and let out to various organisations. In 1956 it was decided to move Barnett House Library (part of what is now the Department of Social Policy and Intervention) from 34-35 Beaumont Street to the upper floors of 65 St. Giles' (the ground floor was to continue to be privately let as the Alley Workshops, a motor garage). It was only at quite a late stage in the planning that a structural survey was conducted and showed that the upper floors of 65 were in no way suitable to hold a library: The 18th-century walls were found to consist almost entirely of timber studding covered with lath and plaster.³² Strengthening the floors to enable them to be used for storage would have necessitated extensive reconstruction of the walls and this was not deemed economically feasible.

The Alley Workshops on the ground floor of 65 gave up their lease in March 1959 and the University took over the entirety of the building. The Taylor Institution had been assigned the upper floors of the building since the failure to relocate the Barnett House Library here in 1956; however, only one room was occupied, with the rest being used for light storage or being empty. The Cottage at the rear was occupied by the Taylor Institution's porter.

³¹ ESA, lease of 20th February 1954, and planning application 53/00198/D_H.

³² ESA, letter of Jack Lankester of 28th February 1956, and planning application 55/04630/A_H.

Following the closure of the Alley Workshops, the ground floor of 65 was briefly a vacant space. It was occupied by the Music Faculty Library in May to October 1959 whilst renovations were carried out at the Holywell Music Room.³³ Following this, a planning application was made to permanently convert the ground floor for use as a Spanish library by the Taylor Institution.³⁴ This required the reconfiguration of internal partitions and of the shop front. This involved replacing the 1922 shop front with a double-glazed screen.

In 1962, the ceiling over the stairwell at 65 was replaced and by this point the building was being referred to as the Taylor Institution Annexe.³⁵ John Blundell Ltd.'s lease on 66 and 67 St. Giles' expired in September 1965 and the University decided not to renew it, opting instead to assign the entirety of both buildings to the Taylor Institution. Consequently, in 1966 a planning application was approved to convert 66 and 67 from shops to library and

tutorial spaces.³⁶ The Taylor Institution had been assigned 65 in 1956 and 66-67 in 1965 and this was the first point at which all three component buildings shared a single occupant and usage. It was probably at this point that openings were made between the individual houses in order to allow them to operate as a single building.



Figure 10. Photograph of 67 and 66 St. Giles' looking westwards. This probably dates from around the 1951 Festival of Britain or the 1952 Coronation

The exterior elevations of 65-67 were all cleaned and restored (including extensive restoration of the chimney stacks) in 1976 by Messrs. Szerelmey Ltd. The shop-front to 67 was reconfigured in September of the same year. Prior to this point, the central panel of the window was in fact a recessed doorway, which would have provided the main entrance to the shop (**Figure 10**). The doorway was removed and the opening closed up with a stone cill and glazing in alignment with the windows to either side. This was designed to increase the interior floor space available to the Slavonic and Modern Greek library within. The buildings reportedly experienced increased attention from the public as a

³³ ESA, file note of 26th May 1959.

³⁴ ESA, note of 9th June 1960, and planning application 60/09517/A_H.

³⁵ ESA, work order of 7th February 1965.

³⁶ ESA, report of the Building and Development Committee of 20th March 1965, and planning application 66/17276/A_H.

result of their cleaning and the University Surveyor was originally concerned that, as a result, the decision to alter the shop-front would not be tolerated; however, in May 1976 the Surveyor concluded that ‘...old photographs...show fairly clearly that this doorway was not always there and for this reason I think we can now go ahead with the plan.’³⁷ It is unfortunately unclear what photographs the University Surveyor was referring to or when they date from, as it seems likely that there had been a doorway here since at least 1869, with the ground-floor shop always being accessed separately from the rest of 67.

Also, in 1976, the balustrading at the top part of the staircase to 65 was fitted with ½-inch plywood cladding on both sides, presumably designed to cover the open, Chinoiserie ironwork.³⁸

The roofs at 65-67 were in a poor state by 1979 and it was planned to completely reroof the buildings at this point; however, plans were halted when the University received a substantial gift from the University Press and it was decided to use a portion of these proceeds to refurbish the buildings more thoroughly. A structural survey was undertaken to consider the viability of refurbishing the buildings but this came to a similar conclusion as the 1956 survey: that the building was unsound. ‘The [Buildings] committee decided because it would not be sensible to spend a large sum of money (estimated at £420,000) on alterations to property that is structurally unsound and which would never be wholly satisfactory, to withdraw the project from consideration...but to recommend that a new building on the site should have the first priority in the building programme...’³⁹ The 1979 structural survey had reported that ‘...because of settlement, some floors are tipping; parts of the roof are very bad; and externally walls and drains need repair...[it goes on to elaborate about the poor state of the internal decorations, including live plaster, and fittings]...Fire precautions are virtually non-existent.’⁴⁰ With the buildings now set for demolition in the near future, the reroofing plans were halted and replaced with smaller-scale repairs. With the long-term future of the buildings in doubt, all necessary repairs were kept to a minimum and the building, already in a poor state, fell further into disrepair.

65 St. Giles’ was empty by 1979 and the Slavonic and Modern Greek sections of the Modern Languages Faculty Library vacated the ground floor and basement of 66-67 in the same year; however, the Taylor Institution did continue to maintain a small presence in 66-67 St. Giles’ and all three buildings remained allocated to them.⁴¹ This was considered to be on a short-term basis due to plans to remodel the site. During 1980-1, the University considered the options for rebuilding on the site, noting that the buildings were not listed but were in a conservation area. The preferred option was to demolish the buildings and replace them completely, though the University Surveyor did consider the option of retaining the façades

³⁷ ESA, memo of Jack Lankester of 3rd May 1976.

³⁸ ESA, work order of 29th July 1976.

³⁹ ESA, agenda of Buildings Committee for 9th October 1980.

⁴⁰ Ibid.

⁴¹ ESA, report of Buildings Committee of 25th February 1982.

of 66 and 67 with new construction behind, if the local authority was not in favour of their total demolition. There were no plans to retain any part of 65.⁴²

Planning applications were submitted in 1983 to demolish 65-67 St. Giles' and replace the buildings with a mixed commercial/university development.⁴³ Objections were received from various local amenities groups and in May 1984, 66 and 67 St. Giles' were designated as Grade-II listed as a consequence of their successful campaigning. This made the University's plans to demolish the buildings a remote possibility and '...[a]n additional consequence of the listing was to compel the University to keep the buildings in repair with stiff penalties if it failed in this duty.'⁴⁴ As part of their demolition plans, the University had recently undertaken a survey of the buildings which indicated that they could be put to no further economic use and confirmed that they should be demolished.⁴⁵ As a result, the University decided to press ahead with their demolition plans despite the listing. They withdrew the relevant planning applications with the intention of submitting new applications.

In 1986 it was decided by Buildings Committee, in light of the listing of 66 and 67, to investigate the previously-discounted scheme of demolishing the buildings but retaining the façades of 66 and 67.⁴⁶ It was not envisaged that this could occur in the short term and plans were made for the use of the site in the interim. The buildings were largely unoccupied by this point, with the impending demolition meaning that the Taylorian departments had mostly moved out, retaining only a library work room (on the first floor of 67) and a common room (in the front ground-floor room of 65). A survey conducted in 1987 concluded that 65-67 St. Giles' could be made suitable for 5-10 years of habitation at a cost of £150,000.⁴⁷ These renovations do not seem to have gone ahead, with the building being reported as being mostly in 'cold storage' into 1988.⁴⁸ In that year, the Modern Language Faculty Library moved out of the first-floor work room and the Bodleian's Library Automation Team moved into the building. They were given empty space on the ground floor at the front of 67, as the University Surveyor wished to discourage the occupation of the rapidly-deteriorating upper storeys.⁴⁹ In the following year, the Department of Biochemistry used parts of the basement for the storage of scientific equipment, necessitating minor alterations in order to bring the areas in line with fire regulations.

The general picture of 65-67 St. Giles' at this point is of an underutilised and dilapidated building. The upper floors were entirely empty and considered irredeemable and only the very front ground-floor rooms of 65 and 67 and parts of the basement were occupied.

In 1991, emergency repairs were required to the external façade of 65. Rendering on the north-eastern corner at second-floor level had cracked and come loose. Loose rendering was

⁴² ESA, file note of Jack Lankester of 10th October 1980

⁴³ Planning applications 83/00601/L and 83/00602/NOH.

⁴⁴ ESA, letter of the Department of the Environment of 1st May 1984 and minutes of the Buildings Committee of 17th May 1984.

⁴⁵ ESA, minutes of the Buildings Committee for 17th May 1984.

⁴⁶ ESA, report of the Buildings Committee for 23rd May 1986.

⁴⁷ ESA, report of B.S. Kershaw of 3rd April 1987.

⁴⁸ ESA, letter of Laurence Reynolds (University Offices) of 29th April 1988.

⁴⁹ ESA, minutes of Buildings Committee of 6th June 1988.

removed and it was revealed that the damage was caused by an unstable stone pier between two of the second-floor windows (this must have been between the middle and northernmost second-floor window), which had become detached from the main body of the wall. The stone pier was removed to cill level, replaced with brick, and rerendered.⁵⁰

The future of 65-67 St. Giles' was still in question into the early 1990s but the building was reroofed in early 1994 and the interior partly refurbished, so that the front spaces could be utilised. Redundant gas pipes were also removed and fire precaution works undertaken at this point. The renovation of the front rooms increased the useable space; the Library Automation Service expanded into the front of 66 St. Giles' and the Centre for the Study of Ancient Documents and the Department for Continuing Education both took over space in 67 St. Giles'. Space was allocated on a temporary basis, as it was still ultimately planned to redevelop this area with a new Modern Language centre to the rear and incorporating 65-67 St. Giles'.⁵¹

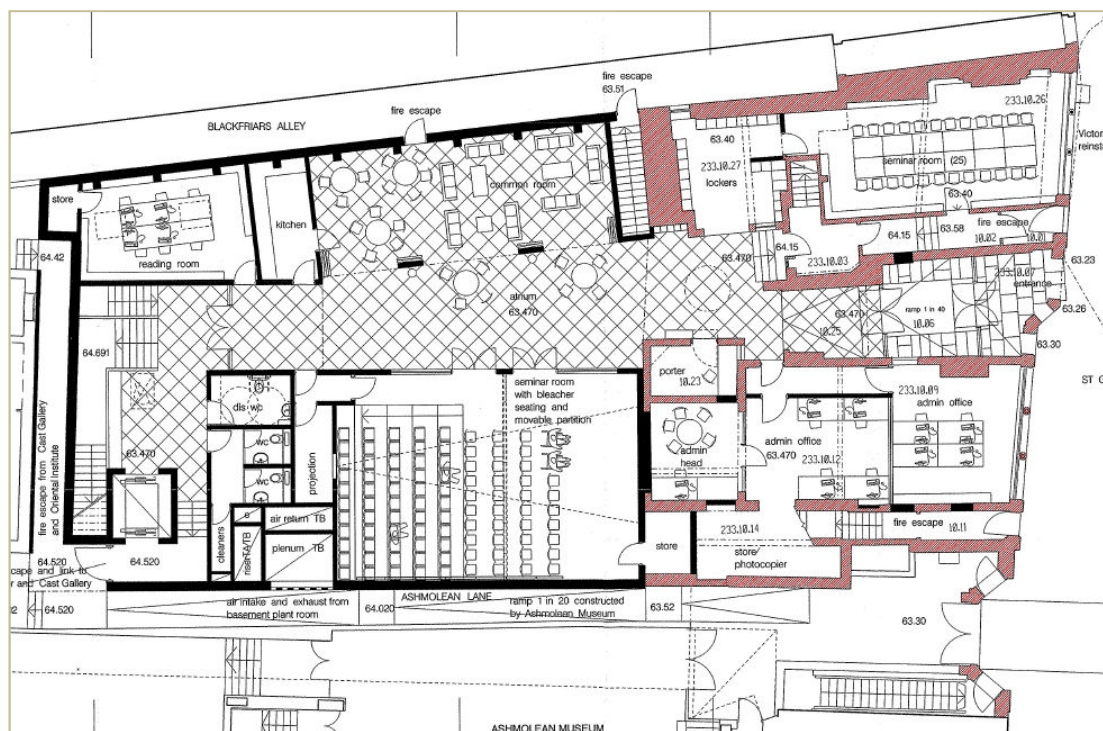


Figure 11. Ground-floor plan of the 2005 proposals for 65-67 St. Giles' orientated with north at the top of the image. The areas in red represent historic material retained in 2005-7. The thick black lines represent new construction (note, some of the partitioning is not as ultimately constructed)

By 2000, these plans for a Modern Languages centre at the rear of the building had been dismissed, as a planning application was made for the demolition of the rear portions of 65-67 St. Giles' and of the Cast Gallery. This would have involved the expansion of the Ashmolean into the area occupied by the Cast Gallery and the construction of a new Classics

⁵⁰ ESA, letter of B.S. Kershaw of 15th August 1991.

⁵¹ ESA, letter of P.M.R. Hill of 25th October 1994.

Centre at the rear of 65-67 St. Giles', but these plans were ultimately withdrawn in 2001.⁵² The listing of 65 in this year may be seen as a response to these plans.



Figure 12. 65-67 St. Giles' looking westwards from the rear in 2004-5, following the demolition of the accumulated rear extensions

The greatest alteration to 65-67 St. Giles' since the reconstruction of 66 and 67 in 1869 occurred in 2005-7. In a scheme not dissimilar in scale to the plan withdrawn in 2001, the accumulated rear extensions were demolished and replaced with a new extension and atrium to designs by van Heyningen and Haward Architects. Except for the very rear portion of 67, which was demolished, the parts of the building that were in place by 1869 were generally retained (**Figure 12**), with the main alterations being to the ground floor of 66, which was cleared to operate as an entrance passage (**Figure 11**). The central window of the shop-front of 66 was reconfigured as the main doorway to the complex. The 19th-century iron spiral staircase which connected the ground and first floors of 66 was also removed. Otherwise, the original portions of the buildings were generally refurbished and brought up to a modern standard.

The once-distinct houses now operate as a single building and serve as the Ioannou Centre for Classical and Byzantine Studies, the main building of the Classics Faculty of the University of Oxford. 65, 66, and 67 St. Giles' can still largely be traced, together forming the front

⁵² Planning applications 00/01612/LH, 00/01613/L, and 00/01614/NFH.

portion of the building, with their rendered and fair-faced brick rear elevations remaining visible from the rear atrium.



3

SIGNIFICANCE

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3 SIGNIFICANCE

NPPF paragraph 128 specifies that in assessing planning applications:

‘Local planning authorities should require an applicant to provide a description of the significance of any heritage assets affected including any contribution made by their setting.’

The significance of 66 St. Giles’ was publically recognised by the designation of 66-67 as a Grade-II-listed building in 1984 and similarly of 65 in 2001 (see **Appendix 1**).

3.1 Significance as part of St. Giles’ and the Central (City and University) Conservation Area

66 St. Giles’ is an important contributory factor in the character of the southern end of St. Giles’. St. Giles’ is a wide, busy road, providing access to Oxford’s main north-south arterial roads: Woodstock Road and Banbury Road. It is made up of a combination of 18th- and 19th-century houses, institutional buildings, and 19th- and 20th-century monumental construction (**Figure 13**; though almost all the buildings now have an institutional or commercial function).

66 St. Giles’ is the last remaining element of the previously residential/commercial character of the southern part of this significant street. The northern part of the street retains much of this character (**Figure 13**) but the southern portion has been a focus of institutional development since the start of the 20th century: the Taylor Institution extension replaced 68-73 St. Giles’ in 1931-8; Blackfriars replaced 62-64 St. Giles’ in 1921-9; the first part of Pusey House, the chapel was constructed in the place of 57-59 St. Giles’ in 1912-4; and the rest of the St. Giles’ portions of Pusey House were constructed in place of 60-61 St. Giles’ in 1918-26 (**Figure 14**). The ground-floor shop fronts of 65-67 St. Giles’ are the only such examples in this part of the street and, as well as being of aesthetic value, clearly distinguish the historic function of the buildings. This is particularly significant, as these are amongst the last surviving Victorian shop-fronts in Oxford.



Figure 13. St. Giles’ orientated with north at the top of the image. Construction of a residential or commercial character is highlighted in red. Institutional and monumental construction is highlighted in yellow

The impact of the St. Giles' façade of 66 St. Giles' is significant. As mentioned above, its vestigial nature is of illustrative value but it also makes an important contribution to the aesthetic make-up of this significant streetscape. The character of this area is largely defined by institutional construction and 65-67 St. Giles' is somewhat distinctive as high-quality construction of a non-institutional character. The height of the buildings, rising above the Taylorian Gate to the south and Blackfriars to the north, also causes them to stand out against the framing of the street. Despite the institutional character of the buildings to the north (Blackfriars and Pusey house/St. Cross College), 66 St. Giles' fits in better with these, generally constructed in an 18th-century style, than with the severe classicism of the Taylor Institution or the somewhat angular, classicising design of T. Harold Hughes' Taylorian extension to the south. The domestic character of 65-67 St. Giles' does not clash with the faux domesticity offered by Blackfriars. The bay windows of 66 and 67, extending over the street, are of some aesthetic significance and distinguish the building from a distance, as does the turret of 66. The shallow first-floor bay window of 65 also has some impact. This adds to the distinctiveness of 65, also ensured by its external rendering in contrast with the fair-faced ashlar of the buildings to either side.

3.2 Architectural Significance

3.2.1 External Elevations

The external elevations represent two distinct phases of construction: the 18th-century façade of 65; and the 1869 façade of 66 and 67. All three portions of the combined façade have been heavily altered at the ground-floor level: 65 in 1869 and all three parts throughout the 20th century and in 2005-7. That being said, their aesthetic value is still considerable, as is their illustrative value, with the effect of the 19th-century shop-fronts being largely maintained.

The exterior façade of 66 is significant (despite reconfiguration of the door and shop-front to create the modern entrance) since it shares Wyatt's conscious design and rebuild of 1869, and indeed does not have a separate architectural identity. The front façade of 67 is a fine example of the Victorian gothic revival and is of considerable significance as an example of the use of Gothic in a commercial building. The whole façade represents a single phase of construction by George Wyatt with some intricate detailing and, apart from modern alterations to the ground-floor windows and doors, it is substantially intact. It is one of the

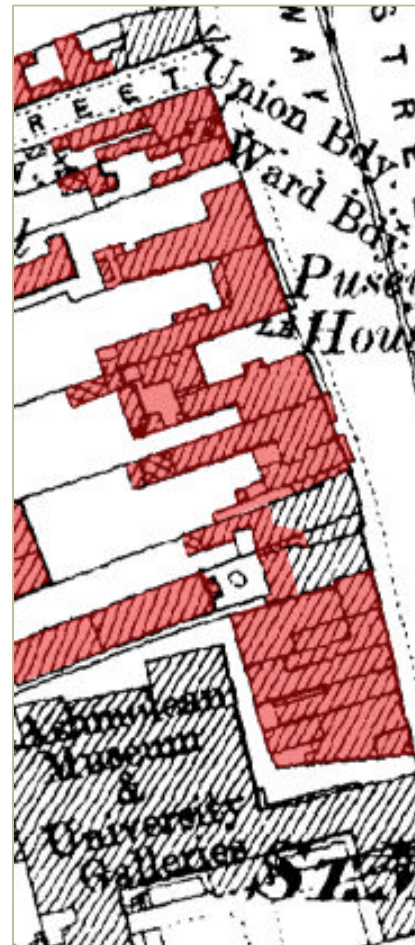


Figure 14. Extract from 1900 OS map of Oxford. Domestic or commercial construction which has since been demolished is highlighted in red. Elements © Crown Copyright

last such fronts surviving in Oxford. The elaborate carving represents figures of humans and animals and, as with the majority of the gothic detail, was no doubt influenced by the construction of the University Museum, with the naturalistic carvings of the O'Shea brothers, shortly before in 1855-60.

The exterior of 65 as seen from St. Giles' has been altered substantially on the ground floor: the 19th-century façade was replaced by a plate-glass window in the 20th century and this was subsequently altered on several occasions. The 1869 gothic doorway at the southern part of this façade is extant and a fair reproduction of the 19th-century façade was fitted as part of the 2005-7 refurbishment. Although not immediately impressive, the frontage is a useful foil to the more elaborate buildings around it, and is significant as an example of later timber framing in Oxford, and for its probable association with the architect Keene.⁵³

The rear elevations consist of the 2005-7 extension and are only really visible from the Blackfriars ally and Ashmolean Lane to the north and south of 66 St. Giles'. They are of modern red brick and not of particular significance. The southern side elevation of 67 St. Giles' is of some interest, preserving the rough "silhouette" of the demolished 68 St. Giles' in 1930s yellow brick. The 19th-century red-brick southern elevation of 67 is also extant, preserving the historic alley entrance to 67a.

3.2.2 Internal spaces

The interior is made up of two distinct portions: the historic buildings at the front and the 21st-century extension to the rear. The extension is of some aesthetic value, visually interacting well with the older elements of the building, and has extensive utility value. It received a 2008 Oxford Preservation Trust Award. The ground-floor portions of the historic buildings have been subject to a great deal of alteration, even prior to the recent renovations. The front rooms of the ground floor of 67 and 65 (for many years the only rooms in use in the building, and as such, the rooms most subject to repair, but also alteration) retain little historic fabric away from their external walls and windows. The ground floor portions of 66 have been mostly removed as part of the 2005-7 redevelopment. Most interestingly, the rear elevations of 65-67 have been retained as internal walls facing into the atrium, where they previously would have faced onto the yard of 66. These are for the most part red-brick elevations dating to 1869, with areas of modern rendering. Adjacent to the atrium door to 65



Figure 15. The Chinoiserie stair in 65 from its half landing

⁵³ Oxford Archaeology, *op. cit.*, 11, 13-14, 17.

St. Giles' is an original buttress and a wedge of rendered material to its north represents the line of a now-demolished portion of 65 (still visible in **Figure 12**).

Less alteration has occurred in the upstairs spaces, which retain several elements of both aesthetic and illustrative value. Staircases in both 65 and 67 are of great value. The Chinoiserie stair (**Figure 15**), running from the first to the second floor of 65, is an attractive piece, restored in several places in 2005-7, and is generally associated with the tenancy of the architect Henry Keene in 1769-77. The main staircase in 67, which also runs up from the first floor, representing the separate history of the ground floor as a shop, is of substantial significance. This open stone cantilevered staircase with twisted iron balusters leads from the first to the third floor (now home to the Beazley Archive). It is a grand affair and central to the character of this part of the building (**Figure 16**). It too has benefitted from the 2005-7 renovations. The doorway at the base of the staircase originally served as the main entrance to 67 from the street, and this area would have served as an entrance hall.



Figure 16. The main stair in 67 looking down from the third-floor landing



Figure 17. The large fireplace and sash windows in the principal first-floor room of 65.

Photograph © James Brittain

Otherwise, the interior of 65 retains the majority of its historic timber-framed construction. It also contains several details of a relatively high quality within the principal rooms on the first and second floors, for instance the large fireplace with engaged Ionic columns and the windows in the principal front first-floor room (**Figure 17**). The upper floors of 67 also contains various historic elements of some significance, for instance iron fireplaces and surrounds, sash windows, doors, and doorcases. The third-floor rooms of 67, now part of the Beazley Archive, retain lower-status features, such as plainer doors and fireplaces. The rear-most such room was gutted for conversion into a boiler room in 1994. The upper portions of 66 follow a similar pattern, with various fireplaces and other minor but attractive features, such as ceiling cornices, retained. The

spiral staircase from the second to the third floors is a modern addition, fitted to reference the 19th-century spiral staircase from the ground to the first floor, which was removed to make way for the new main entrance in 2005-7 and has since been relocated to the Story Museum on Pembroke Street. Decorations and furnishings throughout are modern and institutional, but, whilst bland, are generally of a high quality. Classical busts and statues highlight the function of the building.

3.3 Historical Significance

As mentioned above, the component buildings have substantial illustrative value as parts of one of the last surviving examples of Victorian shop-fronts in Oxford. This value is compounded by their significance as the last vestiges of the previous commercial/residential character of this part of St. Giles’.

The buildings also have some association value. This is most significant at 65, which was the one-time home of Henry Keene and may have been remodelled by him during his 1769-77 tenure. Keene was an architect of some renown. A figure of national importance, having been made the Surveyor to the Dean and Chapter of Westminster Abbey aged just 20, Keene was a dominant figure in Oxford architecture in the 1760s and 1770s, thanks to the patronage of Sir Roger Newdigate. He produced the first design for the Radcliffe Observatory and later oversaw the first part of its construction to another design by James Wyatt. The remainder of the construction was overseen by Keene’s son, Theodosius, following Henry’s death in 1776.⁵⁴

3.4 Archaeological Significance

66 St. Giles’ is located in Oxford City Council’s Archaeology Area. Excavations undertaken in 2005, following demolition of the extensions but prior to the construction of the current extension, recorded mediaeval and later tenements on the site facing onto St. Giles’, as might be expected from the lease and map evidence.⁵⁵ The basements of the property were enlarged substantially during this development (from c.110m² to c.370m²) and this will likely have destroyed further material, although it is possible that deep-cut features such as pits, ditches, wells and the footings of more substantial buildings may survive. There is some potential for the site to contain prehistoric archaeology, as it lies immediately to the east of two known Bronze Age ring ditches.⁵⁶

⁵⁴ Musson, J.G.D., ‘Keene, Henry (1726-1776)’, *Oxford Dictionary of National Biography* (Oxford, 2004), available online: <http://www.oxforddnb.com/view/article/15248>, accessed 4th June 2013.

⁵⁵ NMR excavation index: http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=304, accessed 1st July 2013.

⁵⁶ Oxford Archaeology, *Proposed Classics Centre: 65-67 St. Giles’: Oxford: Desk-top Assessment* (Report; Oxford, 2004) iii.

3.5 Significance as a functioning Classics Centre

The Classics Faculty at the University of Oxford is the largest in the world and by far the largest in the country.⁵⁷ It is also one of the most successful and in the last (2008) Research Assessment Exercise, 70% of Classics research activity achieved the top two ratings of 4* and 3* and 95% of all research activity achieved ratings of 4*, 3* and 2*.

The Ioannou Centre for Classical and Byzantine Studies functions as the main faculty offices and teaching space for the Classics Faculty of the University of Oxford. The 2005-7 redevelopment was designed specifically with this function in mind and the building is now very well suited for this. It also provides: seminar and lecture spaces; a common room; and postgraduate desk spaces. The configuration of common room, atrium, and lecture room creates an admirable entertaining space, which is well suited to conferences and departmental seminars.

The building is the heart of the faculty and houses: the Classical Arts Research Archive and the Beazley Archive; the Archive of Performances of Greek and Roman Drama; the Centre for the study of Ancient Documents; and the Oxford Centre for Byzantine Research. The Beazley Archive is based on the third floor of 66 St. Giles' and contains the world's largest collection of photographs of ancient figure-decorated pottery, as well as many thousands of other photographs, historic notes, drawings, and gem-impressions. Through the Classical Arts Research Centre's website, the Beazley Archive also runs several online databases. The Beazley Archive Pottery Database is used by tens of thousands of researchers internationally and is the most important online resource for studying Attic pottery.

⁵⁷ The department submitted 71.26 staff in the latest (2008) Research Assessment Exercise, compared to 40 staff for the next-largest department. Research Assessment Exercise 2008: <http://www.rae.ac.uk/Results/qualityProfile.aspx?id=59&type=uoa>, accessed 2nd July 2013.



VULNERABILITIES

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4 VULNERABILITIES

The ability of 66 St. Giles' to fulfil its current function

66 St. Giles' was constructed as three separate buildings in two distinct phases, with a modern extension attached to the rear. The original functions of the houses at the front, as shops on the ground floors with residential units above, have not been maintained, but the recent redevelopment has made them well suited to their current function. Some of these changes are irreversible, for instance the alterations to the ground floor of the original No.66, forming an entrance corridor. The removal of partitions and the rationalisation of circulation, making use of the rear extension to manage entry to the historic portions of the building, mean that the component houses could not feasibly be again separated and cease to function as a single unit.

The heritage asset's function as a teaching and research space is a sustainable usage. The smaller spaces in the previously-residential portions of the building provide ideal office spaces, whilst the large former shop floors (and later libraries) on the ground floor provide open-plan administration space, an entrance hall, and Outreach room. Conceivably, the rear extension could be replaced without affecting the fabric of the significant historic buildings at the front of the property, but this is not a development that might realistically be expected in the foreseeable future. With this in mind, the current function is the optimal viable use of the heritage asset.

The current function funds the upkeep and conservation of the heritage asset and ensures its continued existence and significance. The usage does not threaten the significant features and the heritage asset's two Grade-II listings ensure that any future alterations operate within the constraints of an accepted understanding of the building's significance as a heritage asset. Whilst some limited change into the future may be inevitable in order to maintain the active use of the heritage asset, the unique characters of the original three houses should be respected in any future plans.

4.1 Accessibility

The ability of 66 St. Giles' to be accessed and enjoyed by anyone who has a legitimate right to use the building is central to its significance. The significance of the building is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by inadequate access provision. The accessibility of the historic portions of the building is hampered by their original design, but this has been greatly improved by the 2005-7 redevelopment.

The main entrance is wheelchair accessible and provides level access from street level to the Atrium, Lecture Theatre, Outreach Room and Common Room. A lift provides access to all other floors. Disabled toilets are located on the ground and first floors. There are hearing loops in the Lecture Theatre and First Floor Seminar Room. Natural lighting in the new portions of the building is abundant. Circulation spaces in the front portions of the building can be somewhat narrow, but circulation routes are legible.

Access provision within the building is now of a high standard and admirable for a building of this age. It should remain a priority in any future plans for the heritage asset.

4.2 Maintenance

4.2.1 Exterior Elevations

The elevations of 66 St. Giles' are amongst its most significant features, possessing extensive illustrative value and being a defining feature in the character of this part of St. Giles'. The St. Giles' façades of 66 and 67 have been periodically repaired but have not been heavily refaced. The upper floors of 65 have been re-rendered in 1946 and partly in 1991. The bay window has been altered since Rev. Bentham's 1793 drawing, which showed a more angular design. The area above the bay window, which has been found to rely on a strange combination of a notched wooden architrave supporting a stone arch, has recently (July-August 2013) been repaired and re-rendered (re-rendering visible as a lighter area above the bay window in **Figure 18.1**). As various historic surveyors' reports have shown (see **Section 2.2**, above), the front portions of the buildings, especially of 65, are not particularly sound structurally, and this will remain a concern for the future management of the heritage asset.

Figure 10 suggests that, by the early 1950s, the top floor of 66 and 67 had been cleaned or refaced separately from the lower storeys. They have certainly been cleaned since.



Figure 18. 18.1, left, the bay window of 65 following recent renovations. 18.2, right, the window of 66 converted into the main entrance of the Classics Centre

The lower portions of the St. Giles' façades have all been heavily altered throughout the histories of the component buildings. The ground-floor frontage of 65, originally consisting of 3 sash windows, was replaced with a gothic shop front c.1869. This was replaced with a

plate-glass affair in 1922, some variation of which survived until 2005, when a fair semblance of the 1869 shop front was reinstated and remains. The frontage of 66 is an integral element of the 1869 reconstruction and remained mostly unaltered until 2005, when it was repurposed as the main entrance to the integrated Classics Centre (**Figure 18.2**). The central panel of the shop-front of 67 was a recessed doorway until 1976, when the extant cill and window was fitted. Despite these alterations, the ground-floor shop-fronts still provide a good illustration of their 19th-century forms and are of substantial aesthetic value.

Visually the external elevations are currently in a clean and attractive state, and this has been achieved through repair, some refacing, and cleaning; however, they remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the heritage asset. Equally, their structural integrity, especially for 65, will remain an issue in their management.

4.2.2 Internal Spaces

The interior spaces of the building are of illustrative and aesthetic significance. Significant elements of historic joinery, for instance doors and doorcases, are intact. The staircases in 65 and 67 are elements of special significance. Fireplaces are preserved in many rooms and vary in form according to their original status (e.g. **Figure 19.3** or **Figure 17**). The interior decoration is, as expected of an institutional building, bland, but inoffensively so. Cable trays, trunking, and exposed services are intrusive elements throughout. In some areas this is quite extensive, for instance, the ground-floor corridor of 65 (**Figure 19.1**).



Figure 19. 19.1, left, exposed services in the ground-floor corridor of 65. 19.2, centre, exposed services and institutional colour palette on first-floor landing of 65. 19.3, right, retained fireplace in first-floor kitchen

As the interior features are in regular use and of less permanent construction than the external structure of the building, they are vulnerable to vandalism, accidents, and general

wear and tear. Some of these issues should be mitigated assuming adequate security and maintenance regimes are in place, but ultimately these significant elements will have limited lifespans. These lives can be lengthened as much as possible through regular, adequate monitoring and maintenance.

As a Grade-II-listed building, any alterations, or repairs made with non-original materials, will require listed building consent.



CONSERVATION
POLICY

Faculty of Education

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5 CONSERVATION POLICY

Having established the significance of 66 St. Giles' as a heritage asset, and having identified ways in which the significance of 66 St. Giles' is vulnerable to harm, it is necessary to recommend policies to reduce the probability of such harm occurring, and thereby to conserve the significance of the site. In essence, these policies set parameters for managing the fabric of the site.

The Conservation Plan is intended to be an active tool for the regular maintenance and long-term management of 66 St. Giles'. It needs to be reviewed regularly, and revised as appropriate to take account of additional knowledge and changing priorities.

5.1 **66 St. Giles' continued use in a contemporary function is important to its continued significance. Permit, in line with NPPF paragraphs 131, 132, 133, and 134, alterations intended to facilitate its continued use in this way**

The continued use of 66 St. Giles' in a contemporary function is important to its continued significance. Limited alterations will inevitably be required to allow it to retain this significance in line with modern standards and requirements. If alteration is required in the future it should be permitted with the following provisos:

- Any alterations must be sympathetic to 66 St. Giles' significance as a heritage asset and, in line with NPPF paragraph 134, any proposals that involve 'less than substantial harm to the significance' should deliver 'substantial public benefits.' In line with NPPF paragraph 132, any proposals that involve 'substantial harm or loss' should be 'wholly exceptional.'
- Any changes should: '...preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset' (NPPF paragraph 137).

5.1.1 **In order to ensure that 66 St. Giles' can operate to modern standards, and that its significance can be maintained by making access as wide as possible, special concern should be applied to ensuring that disabled access is adequate**

Ensuring that the heritage asset can be enjoyed as widely as possible will have a major positive impact on its significance. As noted in **Section 4.1**, access is good for a building of its age but it will remain a concern in any plans developed for the site; a vigorous effort should be made to improve access to the site in any future plans, with the University seeking to exceed its statutory obligations and always viewing this as part of an ongoing process.

5.2 **Note that 66 St. Giles' is a Grade-II-listed building and ensure that appropriate consents are obtained for works to the interior and exterior of the building**

In order to ensure the heritage asset's significance, alterations may be required in the future, and due to the listed status of the building, even minor routine repairs may need consent. Caution should be applied in order to ensure that any statutory duties are fulfilled. In cases of

doubt **Estates Services should be contacted in the first instance**, and if necessary they will refer queries on to Oxford City Council.

5.3 Ensure proper consultation in advance of any work to the building with the Local Authority conservation officer (through Estates Services) and any other interested parties

It is important to guarantee that the best advice is obtained at an early stage of any proposal to alter any part of the building in order to ensure that the significance of the building is respected.

5.4 Refer to this Conservation Plan when considering repairs or alterations in any space

The Conservation Plan gives an overview of which aspects of the building are significant or vulnerable. Where original or significant material is extant, repairs should be carried out using the same materials and techniques and should not affect the significance of the asset without providing substantial public benefits in line with NPPF paragraph 134.

5.5 Any alteration or redevelopment must respect the character of St. Giles' and the surrounding area. Notably it must respect 66 St. Giles' location adjacent to listed buildings

66 St. Giles' is an integral element of the character of the southern part of St. Giles'. The ground-floor shop-fronts represent a rare survival of Victorian shop-fronts in Oxford. The eastern elevation is of particular significance, but the southern elevation of 67 also has some impact on St. Giles' looking northwards. The building is situated adjacent to the Grade-II-listed Blackfriars and the Grade-II-listed Taylor Institution extension. Any plans for alterations should take into account the relationship between the listed buildings within this area.

5.6 Conservation of specific factors contributing to overall significance

66 St. Giles' possesses various internal and external features of some significance (**Sections 3.1, 3.2, and 4.2**). An effort should be made to identify and conserve original or significant architectural features and keep these in use where possible in line with **Section 5.1**; however, it is accepted that all materials have a natural lifespan and some degree of change must be permitted to keep the building safe, usable, and generally fit for function. Some material will have a very long life expectancy if given routine maintenance; others are impermanent and may need periodic replacement. Within the framework of understanding and valuing what is present in the building a degree of ongoing change is inevitable.

5.6.1 Any alterations to be made to the external elevations will respect their significance and the contribution they make to the setting of St. Giles'

The exterior elevations of 66 St. Giles' are its most significant features. The visual character of the eastern elevations and former shop-fronts in particular should be maintained. The southern elevation is of lower significance, but is still an interesting feature and has some

impact on the streetscape. The northern elevation is less significant and the rear elevations are now internal wall incorporated into the rear extension. If alterations are considered these should be undertaken only in the context of this significance and in line with **Section 5.1** and **5.1.1**.

5.6.2 Any alterations to be made to the interior spaces will respect the significance of both the individual elements and the building as a whole

The interior spaces of the building contain various significant elements, such as historic joinery and chimneys. The relationship between the historic, listed buildings and the modern extension at the rear, which preserves the previous external elevations of the older portions, is successful and of some significance. Any internal alterations planned in the future should only be undertaken with a full understanding and respect for the character of the internal spaces in line with **Section 5.1** and **5.1.1**.

5.7 In conformity with NPPF paragraph 110, efforts should be made to ensure that 66 St. Giles' contribution to climate change is as minimal as is feasible for a building of its age, size, materials, and use. Any proposals for alterations should assess the feasibility of incorporating low and zero carbon technologies

Ensuring that the building is sustainable will be crucial to its long-term survival and significance. As stated in NPPF paragraph 110, development should seek to 'minimise pollution and other adverse effects on the local and natural environment.'

5.8 If during any subsequent renovations or alterations any excavation work is carried out beneath 66 St. Giles' or the surrounding area, an archaeological assessment will be made of the potential for significant finds, and if appropriate an archaeologist will be given a watching brief as excavation takes place

An archaeological evaluation was carried out as part of the redevelopment in 2005, but it is possible that archaeological material may be preserved at the lower levels beneath the building (see **Section 3.4**). There is also the potential for prehistoric archaeological features in this area. Should any excavation work be carried out in this area, an assessment of the archaeological potential should be made. This should include at least a desk-based assessment, but possibly geophysics and trial trenching. A watching brief will almost certainly be required for any excavation.

5.9 A good practice of routine recording, investigation, and maintenance will be enacted and sustained. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of maintaining an asset

5.9.1 Estates Services (or its agents) will ensure that a senior member of staff has responsibility for the administration and recording of a routine maintenance programme for the building

All buildings need to routinely be maintained if they are to stay in good condition. This requires a detailed maintenance programme and, critically, someone who is responsible for ensuring that routine operations are carried out. A proper record of the repair and maintenance work in a maintenance log is a useful management tool. Such information will be recorded in the estates management software package *Planon*.

5.9.2 The Conservation Plan will be circulated to all senior staff who work in 66 St. Giles' and to all other members of the University who have responsibility for the building

The value of the heritage asset needs to be appreciated by all senior staff managing or working in the building. Only in this way will the heritage asset be properly treated, repaired, and maintained.

5.9.3 The Conservation Plan will be made available to Oxford City Council, English Heritage, and any other party with legitimate interest in the building

The Conservation Plan is intended to be a useful document to inform all parties with a legitimate interest in the building.

5.10 The Conservation Plan will be reviewed and updated from time to time as work is carried out on the building or as circumstances change. The recommendations should be reviewed at least at five-yearly intervals

Policy changes, building alterations, or other changes of circumstance, will affect the conservation duties and requirements of the building. The policy recommendations in the Conservation Plan will inform the future of the building and should be a useful tool for people carrying out maintenance work or where more significant alterations are being considered. The recommendations need to be kept up to date if they are to remain relevant.



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6.5 Other Documents

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- Historical plans, documents, photographs, and correspondences courtesy of Oxford University Archives (Refs: US 101/2, US 102/2, LA 3/OCP 63/1, and LA 3/OCP 202 A/1-3.)
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6.7 Image Credits

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- Figure 6: Extract from *Jackson's Oxford Journal* for 16th October 1869.
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- Figure 8. Extract from 1910 auction brochure, OUA ref. LA 3/OCP 202 A/2.
- Figure 9: Extract from planning application 50/00933/A_H.
- Figure 10: Photograph of 66 and 67 St. Giles' c.1951/2. OUA ref. ET 1/ 9A/1-211.
- Figure 11: Adapted from plan of van Heyningen and Haward Architects, drawing no. 310/L/22.
- Figure 12: Estates Services photograph.
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APPENDICES

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7 APPENDICES

7.1 Listed Building Descriptions

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1246866

Location

65, ST GILES

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Mar-2001

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 486995

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SP5106NW ST GILES
612/5/10072 65
12-MAR-01

GV II

House, now offices. Circa early C18; remodelled late C18 by Henry Keene; altered and extended circa 1860; altered later C20. Rendered stone and brick. Slate hipped roof behind parapet and gable-ended roof to rear wing. Stone rubble stack at side.

PLAN: Entrance to left of C20 shop, leading to staircase at back, rising to principal room on first floor at front and chambers above; later C19 wing at rear.

EXTERIOR: 3 storeys. 3-window front. Ground floor stone pointed arch doorway on left with hoodmould and large C20 shop window on right. First floor large 3-light canted bay window set back a little on right, with large 12-pane sashes in moulded cases and with moulded cornice above. Second floor four 9-pane sashes, with moulded cornice to parapet above. Rear: doorway with large overlight and one and two-light sashes with glazing bars.

INTERIOR: Late C18 open-well staircase from first to second floor with Chinoiserie balustrade with moulded mahogany hand rail ramped up to slender turned newels. Principal first floor front room has moulded ceiling cornice, large chimneypiece with engaged Ionic columns and entablature and fielded 6-panel door with moulded architrave and overdoor. Various late C18 and C19 chimneypieces with grates. First floor front room has early C18 chimneypiece with C19 grate.

NOTE: In late C18 No.65 St Giles was probably remodelled by Henry Keene, who bought a lease on the property in 1768.

SOURCE: Colvin,H. Biographical Dictionary of British Architects 1600-1840, p.572.

Listing NGR: SP5118706630

Selected Sources

1. **Book Reference** - *Author:* Howard M Colvin - *Title:* A Biographical Dictionary of English Architects 1600-1840 - *Date:* 1954 - *Page References:* 572
-

Map

National Grid Reference: SP 51187 06630

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1246866.pdf](#)



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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1047078

Location

66 AND 67, ST GILES

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Apr-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 245975

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST GILES

1.

5353

Nos 66 and 67

SP5106 NW 5/522

II G.V.

2.

Pair of shops. 1869 by G Wyatt in the style of the Gothic Oxford University Museum designed by Benjamin Woodward in 1860. 3 storeys and attic. Irregular 3 bay front. Coursed, squared limestone rubble with ashlar dressings. Plain tile roof with coped gables and moulded ridge and gable stacks. Cornice with cable moulding and strings at 1st and 2nd floor level with coloured bends above. 2 bays with splayed oriel windows with pyramidal roofs. 2 gabled, dormers with paired arched windows. Segmental arched, recessed sash windows with moulded reveals and hood moulds with masks. Cast iron window guards. Good Victorian shop front with pilasters and columnettes with crochet capitals and Caernarvon arches.

Doors with feathered wooden panels and fanlights. The last surviving Victorian Gothic shop front in Oxford.

Listing NGR: SP5117706613

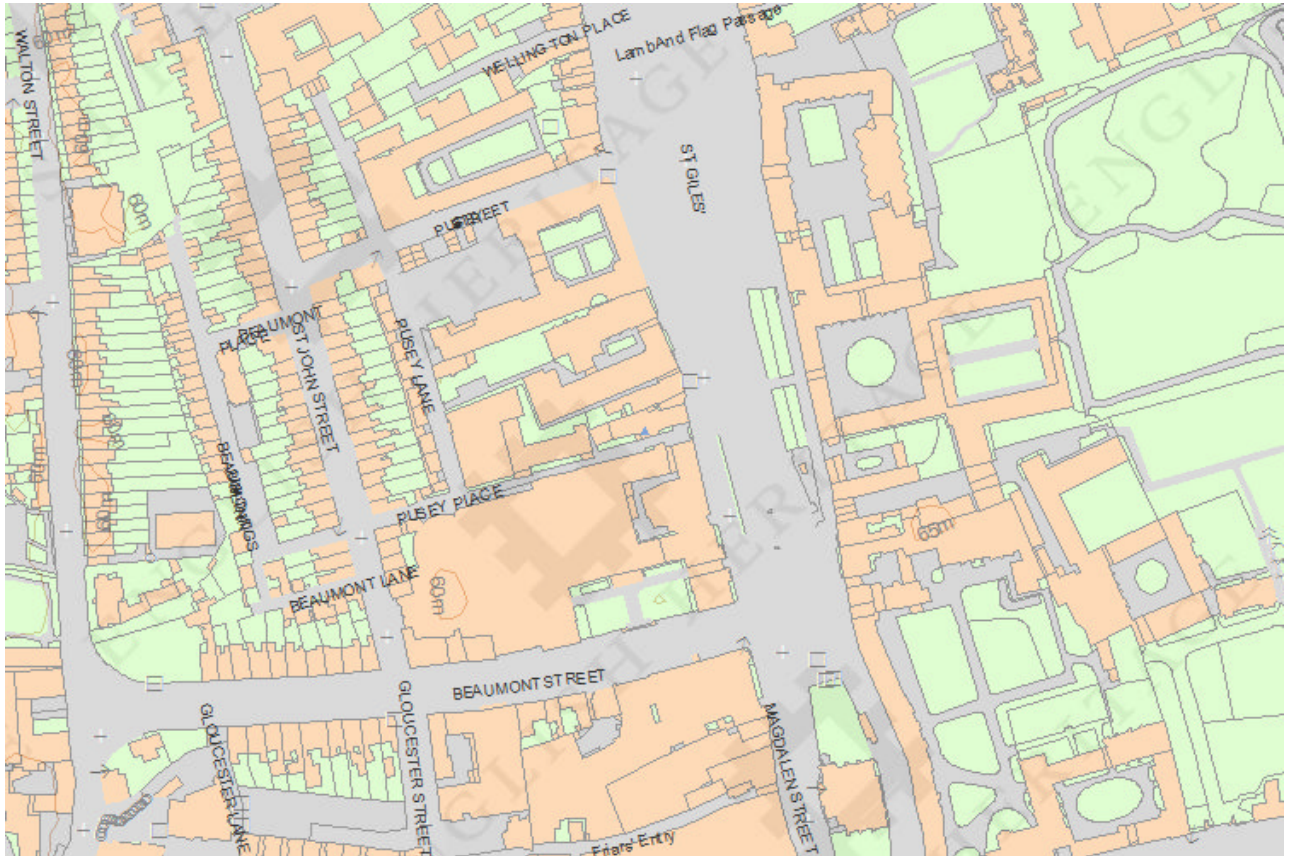
Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SP 51177 06613

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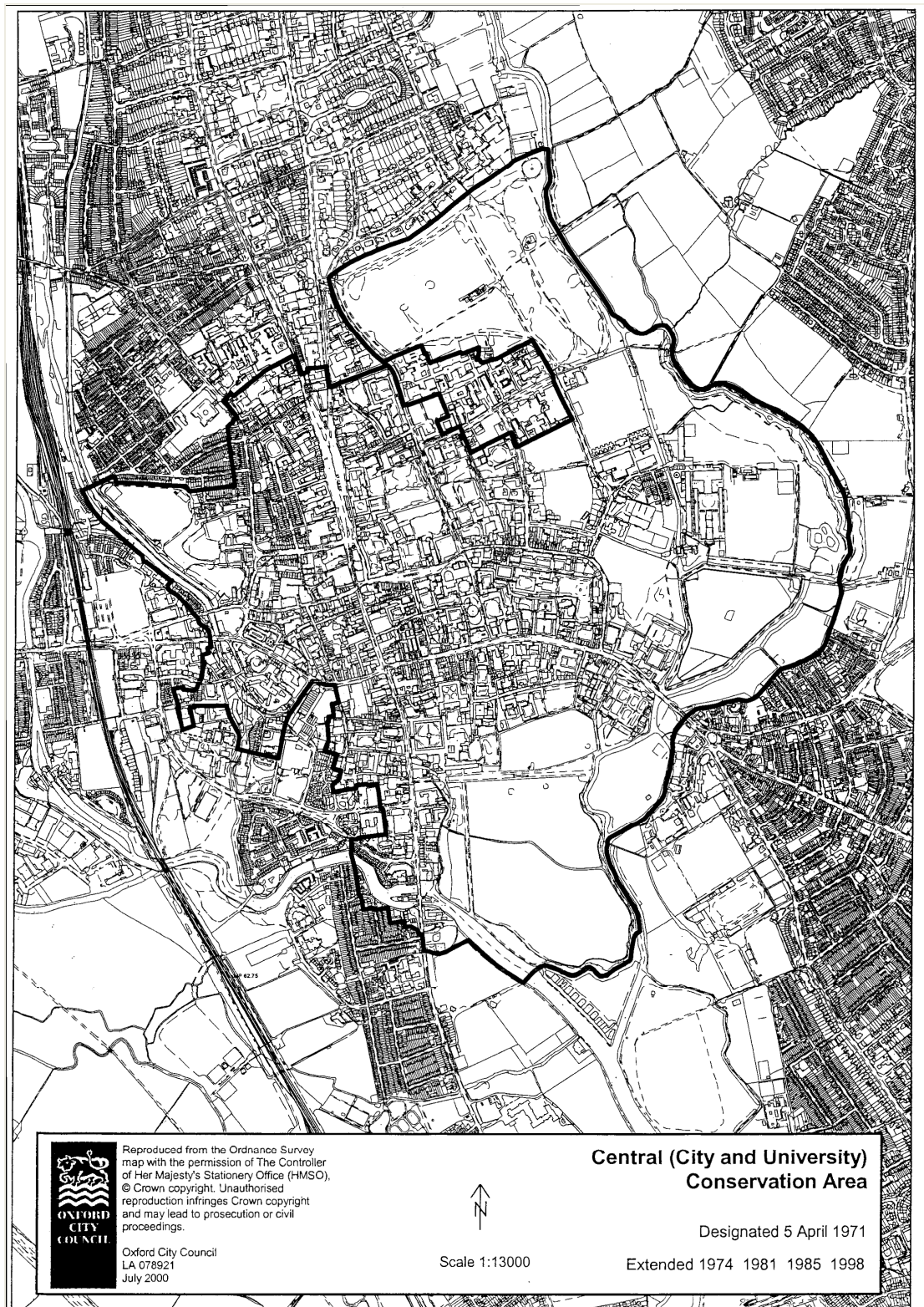


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Appendix 2 Conservation Area Description



Central Conservation Area, No. 5

The historic centre of Oxford forms one of the masterpieces of European architectural heritage. It is also a major regional commercial centre. Many of its historic buildings still function for the purpose for which they were built, and provide accommodation for the University of Oxford and its colleges.

From small beginnings as a settlement in the Saxon period, Oxford grew by the 11th century into one of the largest towns in England and a major trade centre. The Norman conquest brought the construction of the Castle and the establishment of major religious houses. The infant University arose in the 12th century and gradually grew into a major force in the city's life. The Saxons' rigid street layout and the fixed line of the 13th century defensive walls, together with the floodable river valleys, largely determined the plan of the historic centre as it is today. The gentle curve of the High Street, the great market place of St Giles and the older churches, together with the post-medieval timber-framed houses, belong to the town rather than the gown.

The University as it expanded, colonised the eastern half of the town with colleges and halls, building quadrangles of medieval and post-medieval gothic buildings, both within and without the walled town. The growth of the University's central institutions is well shown by the magnificent group of buildings situated between Broad Street and St Mary's Church. This group began in the 15th century with the building of the Divinity School and the Duke Humfrey's Library, a nucleus which expanded in the 17th century with the addition of the Schools' Quadrangle, Convocation House and Sheldonian Theatre. The group was further extended in the 18th century by the addition of the Old Clarendon Building and Radcliffe Camera to form a sequence of buildings and spaces of the highest architectural and historic interest, that today form the visual heart of the conservation area. Aspects of Oxford's 19th and 20th century change and growth may be illustrated by the considerable additions made to University and College buildings in Victorian and recent times, by the vigorous commercial and shopping centre, and by the welcome fact that the presence of the University ensures that many upper floors of buildings in the conservation area are in use for residential purposes, rather than unoccupied as in some historic towns.

Thomas Sharp, in his report to the City Council, published in 1948 as *Oxford Replanned*, set out and defined Oxford's special physical and architectural character and stressed its virtues and problems in a 20th century context. The Council, in its Review of the Development Plan, approved in 1967, approved much of the central area as an area of great historic value, and since 1962 the Council has protected the prospect of the city's unique skyline with its high buildings policy. The complementary views out of the city to its open country background have been similarly protected by the Green Belt and other policies.

The Council designated a large part of the central area as a conservation area in 1971. An extension taking in the Folly Bridge riverside was designated on 28th May 1974, a second extension covering part of Walton Street, Fisher Row and lower St

Aldate's was designated on 23rd February 1981, while a third covering Cornmarket and Queen Street was designated on 29th April 1985. On 9th December 1998, a fourth extension was made to the conservation area taking in part of the St Thomas' area, the University Observatory adjacent to University Parks and Magdalen College School playing field.

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Appendix 3 Chronology of 66 St. Giles'

Date	Event	Reference
Early 18 th century	The extant 65 St. Giles' is constructed	Headington.org.uk
Late 18 th century	65 St. Giles' is probably remodelled by Henry Keene, who bought a lease on the building in 1768	OA (report, 2005)
1804	65 St. Giles' is purchased by Worcester College from Balliol College	OA (report, 2005)
c.1860	65 St. Giles' is extended	Headington.org.uk
1862	George Wyatt purchases the site of 67 St. Giles' from the trustees of the will of James Adey Ogle	US 101/2
1866	The site of 66 St. Giles' is purchased from Mary Magdalen Parish by George Wyatt	US 101/2
1868	The previous houses on the site of 66 and 67 St. Giles' are demolished by their owner, George Wyatt, in preparation for the construction of the extant buildings	
1869	The extant buildings at 66 and 67 St. Giles' constructed for George Wyatt. Wyatt moved in 67 himself and the Wyatt ironmongers business remained there until 1926	<i>Jackson's Oxford Journal</i> 16 th October 1869 p.6
1869	A gothic shop front is fitted to 65 St. Giles'	<i>Jackson's Oxford Journal</i> 16 th October 1869 p.6
1889	Local authority approval is sought for a rear extension to 67. This was a 2 ½-storey workshop	OA 2005
24 th December 1905	65 St. Giles' is leased by Messrs. Rose, Kingerlee, and Beaumont to W.H. Smith as a shop	LA 3/OCP 202 A/2
25 th November 1910	63, 64, and 65 St. Giles' are sold in auction. 65 is purchased by D.G. Hogarth, Keeper of the Ashmolean, and some associates, on behalf of the University, which lacked the requisite funds at that point	LA 3/OCP 202 A/1
1910-11	Hogarth purchases some other small plots of land around 65 St. Giles' following his purchase of the main building	LA 3/OCP 202 A/1
1915	The University is finally able to purchase 65 St. Giles' and the surrounding plots from Hogarth and his associates	LA 3/OCP 202 A/1
March 1918	65 St. Giles' is leased to the Navy and Army Canteen Board for use as a	LA

	general store	3/OCP 202 A/1
1919	The Navy and Army Canteen Board, who were occupying 65 St. Giles' during the Great War, relinquish their lease on the building	LA 3/OCP 202 A/3
1919-22	Following an unsuccessful scheme to move the University Extension Delegacy into the upper floors, the University leases 65 St. Giles' to John Hart and the building is split up and underleased to various organisations, including a motor car sales room on the ground floor from 1922, requiring the alteration of the shop front	LA 3/OCP 202 A/2
1921	From this point the upstairs of 67 was known as 67a.	Heading ton.org. uk
1926	The local Territorial Army Association sublease part of 65 from the University's tenant and have new lavatory accommodation fitted in the area occupied by them	LA 3/OCP 202 A/3
1928-29	Several unsuccessful attempts are made to repair the roof at 65 and eventually it is reroofed	LA 3/OCP 202 A/3
1932	The chimney at 65 is replaced, having reached a state where it was hanging at a dangerous angle	LA 3/OCP 202 A/3
1937-38	68 St. Giles', abutting 67, is demolished for the construction of the Taylorian Gate and T. Harold Hughes' Taylor Institution extension	
1939	W.G. Margetts leases 66, 67, and 67a to C.B.C. Loxley	US 102/2
1940-54	67a served as a hotel. This was originally called the Oxoniensis, then the Ashmole. From 1952 it was called the Pickwick	Heading ton.org. uk
22 nd September 1944	The University purchases 66, 67, and 67a from W.G. Margetts for £35,000.	US 102/2
1946-47	Repairs are carried out to the St. Giles' façade of 65. These include removing defective stonework and rendering the area in cement and sand with a stucco finish. The slated roof is also repaired. The work is planned in the summer of 1946, but difficulty in obtaining a building license puts work off until late spring 1947	LA 3/OCP 63/1
1947	The tenant at 65 is given permission to remove a partition between the bathroom and the passage on the ground floor	LA 3/OCP 63/1
1949	Planning permission is granted for alterations designed to insert a bathroom and separate WC into the NW part of a kitchen in a first-floor flat at 65	50/0093 3/A_H
1953	A planning application is approved for converting 67A from the Pickwick Hotel to University offices in principle	53/0019 8/D_H
1954	The University leases 66, 67, and 67a to John Blundell Ltd. They underlease various elements	ESA
1956	It is planned to move Barnett House Library into 65 St. Giles' but a structural survey reveals that the building could not withstand the necessary loads. The walls are found to be mostly timber studding covered with lath	ESA, 55/0463 0/A_H

	and plaster	
1956	Following the failure to move the Barnett House Library into 65, space within the building is assigned to the Taylor Institution	
1956	A chimney at 65 is demolished and reconstructed	ESA
1959	M.A. Pearce surrenders her tenancy to the Alley Workshops at 65 St. Giles'. By May the ground floor of 65 is occupied by the Faculty of Music and the first floor is being used by the Taylorian as a professorial room and for storage. The second floor is held by the Taylorian but is unused	ESA
1960	A planning application is made for changing 65 St. Giles' from shops and offices to a library for the Taylor Institution	ESA, 60/0951 7/A_H
1962	The ceiling over the stairwell in 65 is replaced	ESA
1965	The University Surveyor investigates the situation of the leases at 66-67 St. Giles'. They seem to have been mostly leased to a firm named Blundells (the Taylor Institute already holds the front parts of the building above the ground floor), who have subleased them extensively. The University plans not to renew Blundells lease when it expires in September 1965 and to assign the properties to the Taylor Institution, which already occupies 65. In the following year a planning application is approved to convert 66 and 67 from shops to library and tutorial spaces	ESA, 66/1727 6/A_H
1971	A work order is issued to demolish the glass house at the rear of 67a St. Giles'. This was probably on the roof of the since-demolished early 20 th -century extension connecting the main building and the rear store	ESA, OA (report, 2005) 15
1975-6	At 66-67, the glazed recess in the centre of the shop front, which was used as a doorway to the shops, is removed and the opening closed up with a stone cill and glazing in alignment with the windows to either side. The glazed door and recess that are removed are not original according the University Surveyor at the time. This increases the internal floor area available to the library within. The front to 65 is not changed	ESA
1976	Chimney pots and associated brickwork are removed from 66 and 67 St. Giles'	ESA
1976	Szerelmey Ltd. carries out external stone cleaning and restoration to 65-67 St. Giles. This includes cleaning and restoration on the stone chimney stacks, gables, and façades	ESA
1976	The balustrading to the staircase to the top floor of 65 is clad in ½-inch plywood	ESA
1979	Several improvements are planned for 65-67 St. Giles' but these are abandoned when a structural survey reveals the extent of the structural alterations required. Plans are drawn up to replace these houses with a new building in the next 5 years. Abandoned plans include reroofing, which is substituted for short-term repairs. The buildings remain in a poor state including tipping floors and leaking roofs	ESA
1980	The Slavonic and Modern Greek Libraries move from the ground floor and basement to Wellington Square in the Long Vacation. 65 is left empty for the time being but all three buildings remain allocated to Modern Languages. This is in anticipation of the planned demolition and redevelopment of the site in the near future	ESA

1983	Plans are made for redeveloping the site and they involve demolishing the houses, which were deteriorating rapidly and not being sufficiently maintained as a result of their unclear futures. The planning applications are eventually withdrawn in 1985	ESA, 83/0060 1/L, 83/0060 2/NOH
1984	Local interest groups successfully petition for the listing of 66 and 67 St. Giles' in an attempt to save them from demolition. 'An additional consequence of the listing was to compel the University to keep the buildings in repair with stiff penalties if it failed in this duty.'	ESA
1986	A new scheme is suggested to the Buildings Committee, which involves retaining the façades of 66 and 67 but demolishing everything behind plus 65. These do not go ahead	ESA
1987	A structural survey is conducted that concludes that the front elevations, front parts of the buildings, and roofs are sound but that the rear extensions are unsound and should not be repaired until further evaluations can be made	ESA
1988	Many parts of the buildings have been left empty for some time, with Modern Languages maintaining only a common room (the large room at the front of 65) and work room, which they plan to shortly give up. It is decided that the Library Automation Team will take over some ground-floor space	ESA
1989	Some minor alterations are made in the basement in order to bring them in line with fire regulations for the storage of some items for the Department of Biochemistry	ESA
1991	Emergency repairs are carried out to the external façade at 65. Rendering at second-floor level has come loose and this is caused by an unstable stone pier behind the rendering and between two windows. The pier is replaced in brick and rerendered	ESA
1994	The building is reroofed and redundant gas pipes are removed	ESA
1994	Listed building consent is granted for 'internal fire precaution works, including removal of secondary staircase, and provision of boiler room at 3 rd [-]floor level' at 66 St. Giles'	94/0038 8/L
1999	A K6 telephone kiosk is sited immediately outside 65	96/0165 3/BH, 99/0165 1/B
2000	Planning and listed building consent applications are made and subsequently withdrawn for the demolition of the rears of the properties and the Cast Gallery. This project would have extended the Ashmolean into the area occupied by the Cast Gallery and would have provided a new Classics Centre at the rear of 65-67 St. Giles'	00/0161 2/LH, 00/0161 3/L, and 00/0161 4/NFH
2001	Listed building consent is granted for 'internal alterations to provide 2 doorways within hall' at 66 St. Giles'	01/0153 6/L
2005-7	65-67 St. Giles' is redeveloped as the Classics Centre. This involves demolishing the accumulated rear extensions and creating a new extension and atrium to the rear. The interior of the original buildings are altered with the removal of a spiral staircase and several partitions and are generally upgraded. The three buildings and the integrated rear extension now operate as a single building	05/0010 9/LBD and 05/0011 0/FUL
2011	An electrical equipment cabined is sited outside 65, beside the K6 telephone kiosk	

Appendix 4 Checklist of Significant Features

This checklist is intended for the use of those working or planning work on the site or buildings. It highlights features of architectural significance within 66 St. Giles'; these may be original features or new additions that nevertheless contribute positively to the character of the building. As this is a Grade-II-listed building any repair or alteration work to factors that contribute to the significance of the building will require listed building consent in order to avoid prosecution under the Planning (Listed Building and Conservation Areas) Act, 1990. **If planned work will likely affect any of the aspects featured in the list below advice should immediately be sought from the Building Conservation Team at Estates Services.**

The checklist lists both general significant features that affect the building as a whole and which should be held in mind if working in any space, and specific features of particular significance that should receive special regard if working in these particular spaces. The Further Information column refers to the relevant page reference in the Conservation Plan proper.

66 St. Giles', Building # 233		
SIGNIFICANT FEATURE	✓	Further Information
General:		
External elevations (including render and stonework), shop fronts, carvings, chimneys, and roof		p.17, 21, 23-7, 32-3, 40-1, and 46-7
Windows throughout historic portions		p.17, 23, 25-7, 32-4, 40-1, and 46-7
Carved elements throughout historic portions		p.33-5, 41-2, and 47
Internal joinery throughout historic portions		p.33-5, 41-2, and 47
Metalwork and fireplaces throughout historic portions		p.33-5, 41-2, and 47
Staircases in historic portions		p.17, 24, 33-5, 41-2, and 47
Specific Features:		
External Elevations		
Roofs and chimneys		p.24 and 26
Shop-fronts to all three portions, including windows and any carving		p.17, 23-7, 32-4, 40-1, and 46-7
Rendered upper storeys of 65, including bay window and windows above		p.17, 21, 23-7, 32-3, 40-1, and 46-7
Squared rubble elevations and ashlar dressings of 66 and 67		p.17, 21, 23-7, 32-3, 40-1, and 46-7
Windows, surroundings, and carvings throughout 66 and 67		p.17, 21, 23-7, 32-3, 40-1, and 46-7

Brick side and rear elevations		p.17, 21, 23-7, 32-3, 40-1, and 46-7
Internal Spaces		
Chinoiserie staircase in 65		p.17, 33-5, 41-2, and 47
Cantilevered staircase in 67		p.33-5, 41-2, and 47
Fireplaces throughout, especially in principal room of 65		p.33-5, 41-2, and 47
Joinery throughout houses, including doorcases and doors		p.33-5, 41-2, and 47
Windows throughout houses		p.17, 23-7, 32-4, 40-1, and 46-7

PRIOR TO UNDERTAKING ANY REPAIRS OR ALTERATIONS ON THE ABOVE-LISTED ARCHITECTURAL FEATURES, CONTACT THE CONSERVATION TEAM AT ESTATES SERVICES ON (01865) (2)78750

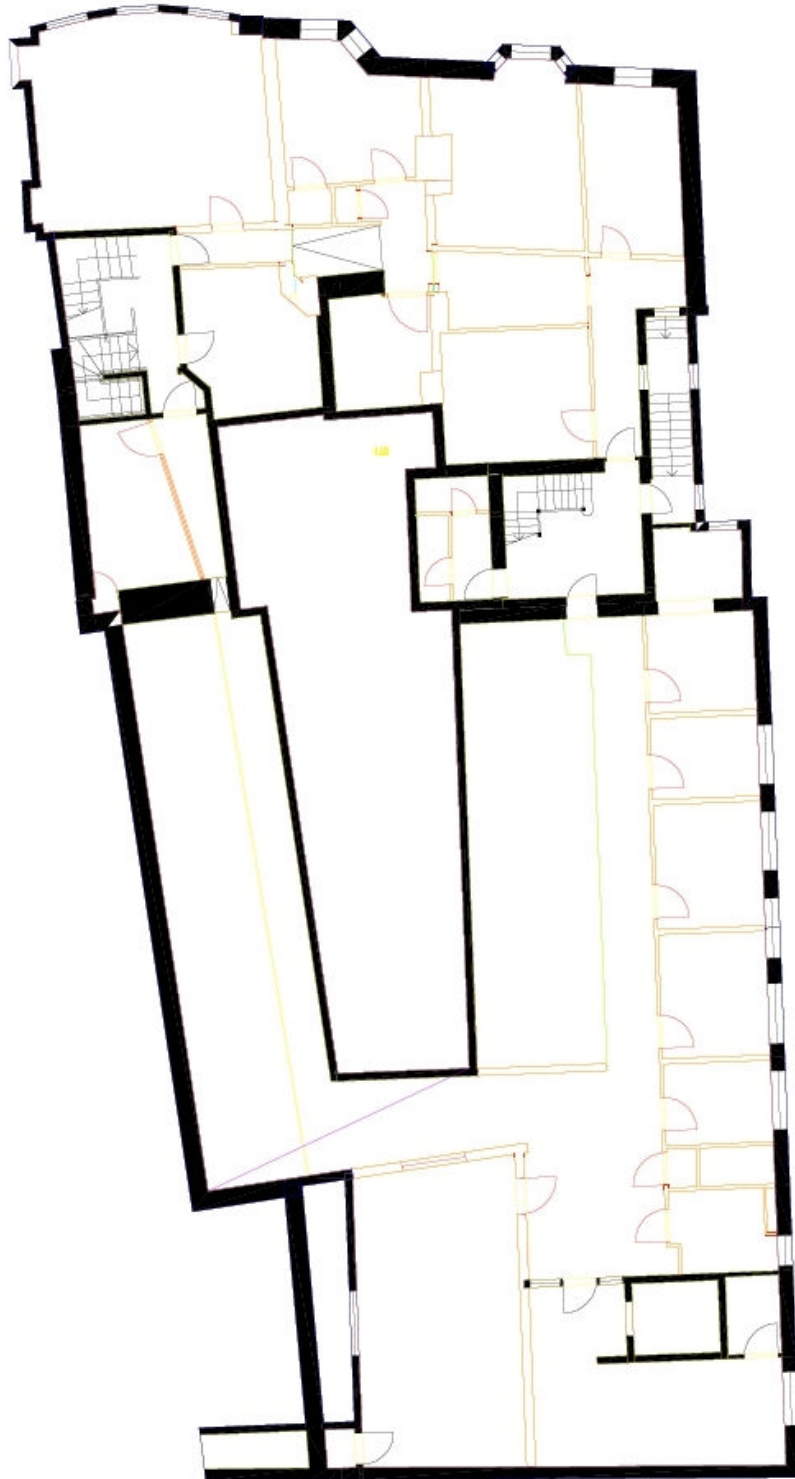
Appendix 5 Floor plans



5.1. Basement plan



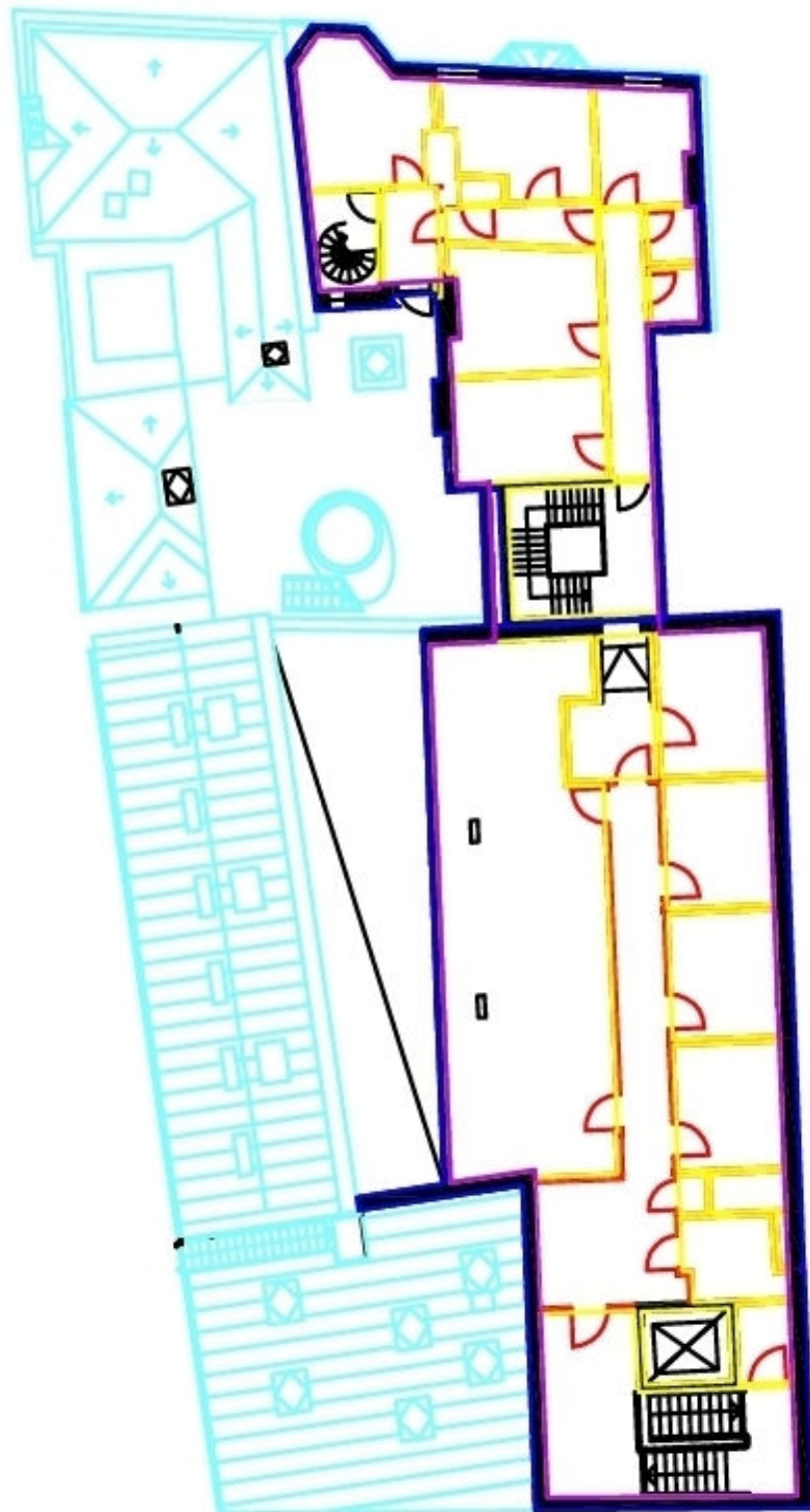
5.1. Ground-floor plan



5.1. First-floor plan



5.1. Second-floor plan



5.1. Third-floor plan