



UNIVERSITY OF
OXFORD

**37A St. Giles'
Conservation Plan**

Building No. 299
January 2014

Estates Services
University of Oxford
January 2014

<http://www.admin.ox.ac.uk/estates/conservation/conservationmanagementplans>

Abbreviations:

ESA – Estates Services Archives

OS – Ordnance Survey

OUA – Oxford University Archives

NPPF - *National Planning Policy Framework, 2012*

RCHM – *An Inventory of the Historical Monuments in the City of Oxford* (London, 1939)

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INTRODUCTION

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1 INTRODUCTION

37A St. Giles' was constructed as a private house in about 1808. It served as a private home until 1926 and has since housed office accommodation. The freehold for the site was acquired by Oxford University Press in 1952. A large extension was constructed to the rear of the property in 1998. In 2009 the building was leased to the University of Oxford and since 2012 it has served as The Mica and Ahmet Ertegun House for the Study of the Humanities.

1.1 Purpose of the Conservation Plan

The University of Oxford 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 37A St. Giles'.

The purpose of this Conservation Plan is to update 37A 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 37A 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.

1.2 The Scope of the Conservation Plan

The Conservation Plan will cover the interior and exterior of 37A St. Giles', a Grade-II-listed detached house in north central Oxford. The 1998 annexe at the rear will only be covered in as far as it relates to the main building.

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.



Figure 1. 37A St. Giles' and the surrounding area. The original portion of 37A is highlighted in red, 19th-century additions are highlighted in blue, and the modern extension is highlighted in yellow

1.3 Existing Information

There are limited forms of existing information available regarding 37A St. Giles':

As the building has only recently been leased by the university, Oxford University Archives and Estates Services' archives contain scant information on the building. The archives at Oxford University Press, which has held the freehold of the building since 1952, hold more substantial records and the OUP archivist, Martin Maw, has kindly made these available for the composition of this document.

The original 1954 list description (**Appendix 1**) is characteristically brief for a listing of its age but does give some indication of the features that were thought to make up the particular character for which the building was originally listed.

There are various published books and articles regarding the development of 19th-century architecture in Oxford and the history of the city and university in general; however, these do

not cover the heritage asset directly. That being said, they have been used to provide the context for the historical portion of this study.

Planning and listed building consent applications have been made during the building's recent history and these provide a fragmentary indication of the changes that have occurred in the building over time.

This document 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 37A St. Giles' and attempts to address them with a view towards maintaining and 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

37A St. Giles' and its environs are subject to various constraints imposed by Oxford City Council:

- CP.3: – Limiting the Need to Travel: New development will be limited to accessible locations on previously developed sites.
- CS.1 – 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.
- HE.2 – Archaeology Area: Where archaeological deposits that are potentially significant to the historical 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.
- HE.7 – Conservation Area: 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.
- HE.9 – High Building Area: 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.

- The City of Oxford Smoke Control Order No.4: It is an offence to emit smoke from the chimney of a building.
- TR.3, TR.11, and 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.



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 buildings 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,

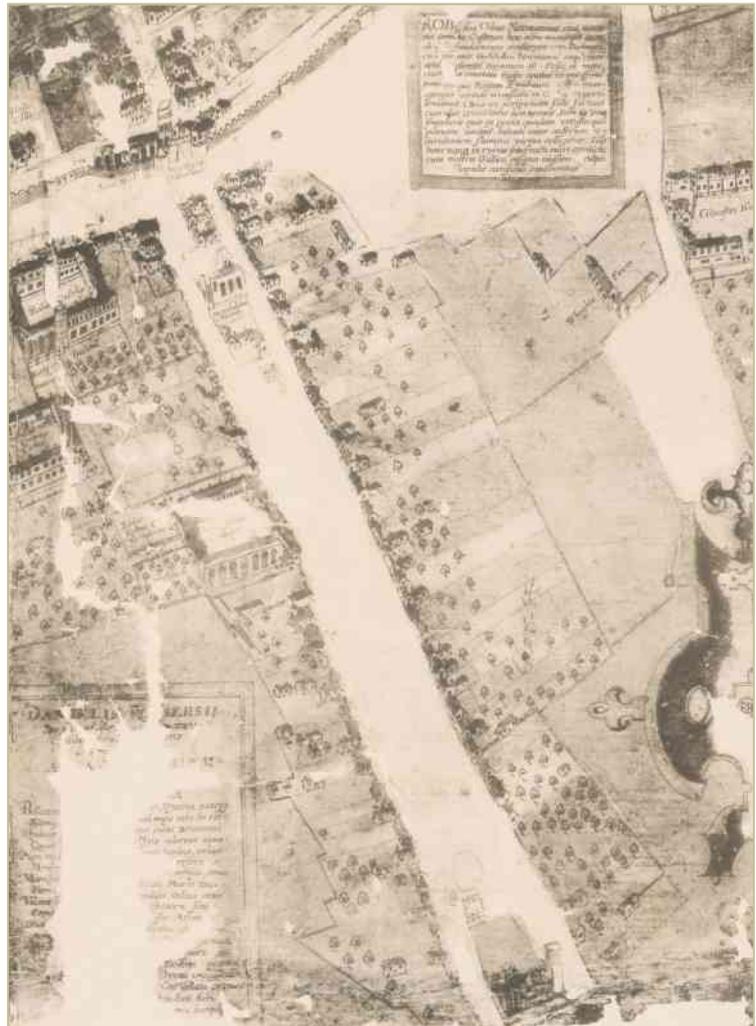


Figure 2. Detail from 1588 engraving of Agas's 1577 map of Oxford. St. Giles' with north at the bottom of the image

¹ A short chronology of 37A 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.

and outside of the main urban core 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

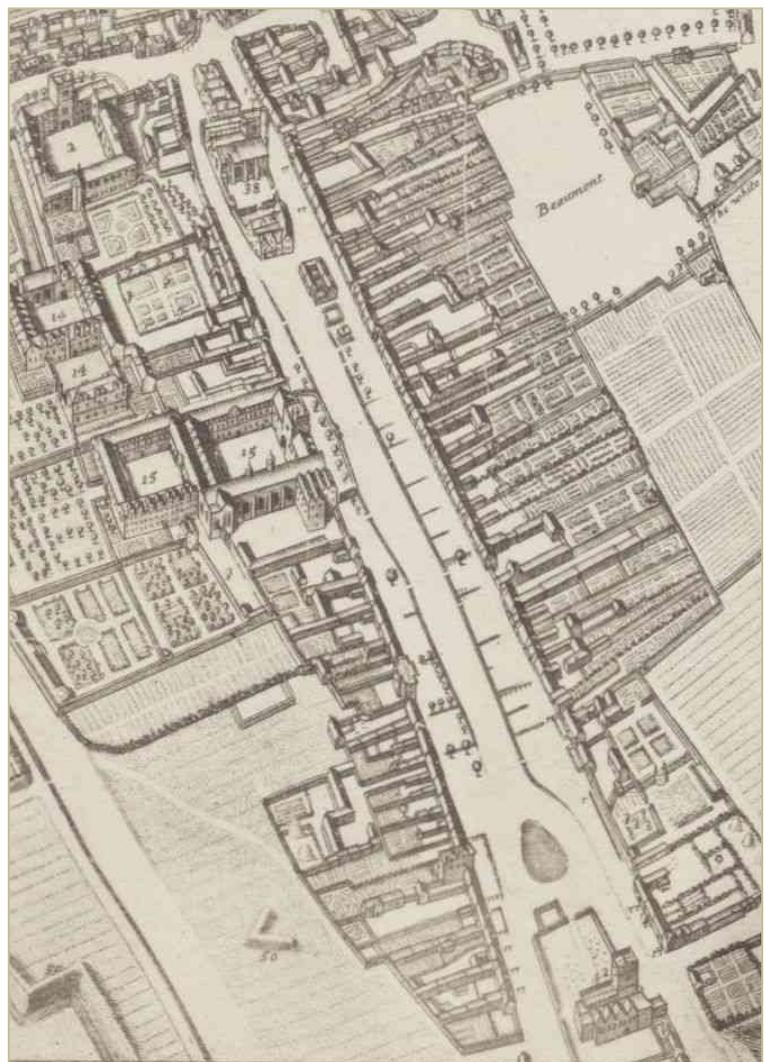


Figure 3. Detail from Logan's 1675 map of Oxford. St. Giles' with north at the bottom of the image

⁵ Lawrence, S., 'Excavations in St. John's College, Oxford, 2003' in *Oxoniensia* 70 (2005) 325-333.

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

⁷ Supra. Note 4.

Beaumont Street, in 1841-45.

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. 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 (now the Ioannou Centre for Classical and Byzantine Studies) 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

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.

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 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, Kellogg, 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 numbers 65- 67, 41, or, indeed, 37A 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.

2.2 History of 37A St. Giles'

The site of 37A St. Giles' housed a mediaeval burgage, certainly by the 13th century. The rear of the site served as a garden or field by the post-mediaeval period.¹⁴ The 1772 survey of Oxford shows that the sites of both 37A and 37 St. Giles' were occupied by Vincent Shortland's timber yard at this time.¹⁵ St. Benet's Hall (38 St. Giles, formerly 38 and 39 St. Giles') had not yet been constructed and the site of 37A and 37 St. Giles' was part of the land attached to 40 St. Giles', where Shortland lived. 37 St. Giles' was constructed in the northern part of the lumber yard in c.1789.¹⁶ Shortland's son, Vincent John Shortland inherited the property in 1801 and it was acquired through lease by Daniel Turner in 1808. 37A was constructed at around this time (a firmer date is not available but the deeds suggest that this was an empty plot when Turner acquired it and the building was certainly in place by 1824)

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

¹³ *Ibid* 90.

¹⁴ Results of 1998 Oxford Archaeology evaluation; Newman, C., 'Oxford. 37a St. Giles'' in *South Midlands Archaeology* 29 (1999) 82.

¹⁵ Headington.org.uk: <http://www.oxfordhistory.org.uk/stgiles/tour/west/37.html>, accessed 19th December 2013.

¹⁶ This date is taken from supra.n.15. Shortland retired in 1789 and no.40 was let at this time, so the assumption is that no.37 must have been constructed at this time to serve as his home.

on the southern portion of the former lumber yard, to serve as Turner's home whilst 37 was rented out. 38 and 39 (now St. Benet's Hall, 38 St. Giles) were not constructed until the early 1830s.¹⁷ Turner acquired the freehold to 37A in 1824 and appears to have lived there until his death in 1843, with two of his daughters, Caroline and Emma Turner, listed as the occupants in the 1851 census. They were still resident as late as 1891.

The 1824 deed includes a block plan of the plot. This seems to show the main house but rather than the rear extension on the northern side, there is a much larger (at least as large as the house-proper) rear annexe extending from the south-western corner of the building.¹⁸ By the publication of the 1878 OS map the large rear extension was gone in its entirety and the property consisted of the main portion of the building and part of the extant rear extension to the northwest (**Figure 5**). This rear portion, which is of a different construction to the main body of the house, therefore dates to some point between 1824 and 1878. It is possible that the flat-roofed, unrendered northern part of this extension may represent a separate phase to the rest. In the 1878 OS map the extension has separate access from the street via a passage and it has a small enclosed yard, probably a scullery yard. Attached to this is a glass-roofed structure, presumably a lean-to greenhouse.

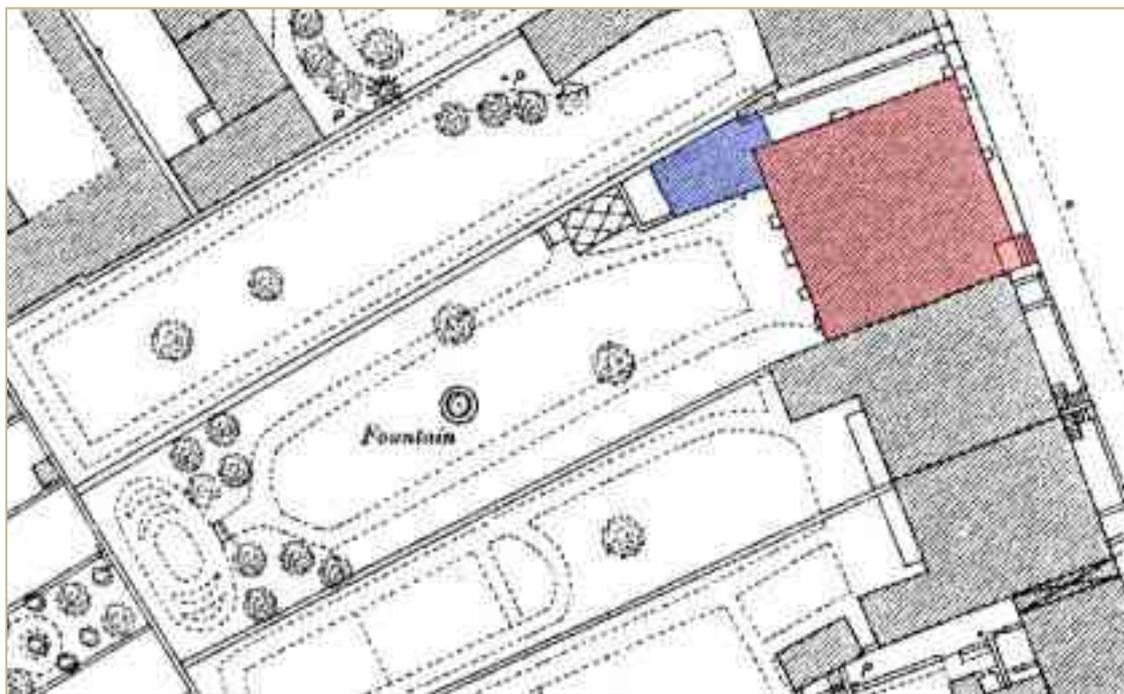


Figure 5. Extract from 1878 OS map for Oxford. The original portion of the house is highlighted in red. What is probably a non-original 19th-century extension is highlighted in blue. © Crown Copyright and Landmark Information Group Limited (2013). All rights reserved. (2013)

Rev. Charles Henry Bickerton Hudson, the Curate of St. Barnabas Church in Jericho, occupied 37A from 1892 when it was conveyed to him and his wife, C.E. Hudson, by Rev.

¹⁷ OUP archives, Box 4/1 213.

¹⁸ OUP archives, Box 4/1 213.

I.S. Gale.¹⁹ Hudson was listed as resident in an 1894 street directory. Street directories suggest that Hudson was resident until at least 1919 and in 1924 the building was conveyed to H.W. Hudson (possibly a relative) and W.H. Bagnall.²⁰ H.W. Hudson and another (possibly Bagnall) had provided mortgages against the property in 1908 and 1923. During C.H.B. Hudson's occupation the house became known as Holyrood House, presumably due to its use as a parsonage, and this name was still in use at the time of the 1952 sale.

The external northern passageway was partially built over at its western end between 1878 and 1901 (**Figure 6**). The building ceased to serve as a private residence for the first time in 1926, when it was occupied by the University of Oxford's Institute of Agricultural Engineering. This was set up in 1924 to test farming machinery and undertake agricultural research.²¹ The institute moved to 10 Parks Road in 1934 and eventually, after several changes of home, to Bedfordshire. A lease for the building was assigned to the Western Electricity Supply Company Ltd. in 1935. Various iterations of this electricity company (eventually the Southern Electricity Board) occupied the building until 1952. A new outbuilding had been constructed to the rear of the property by 1939.

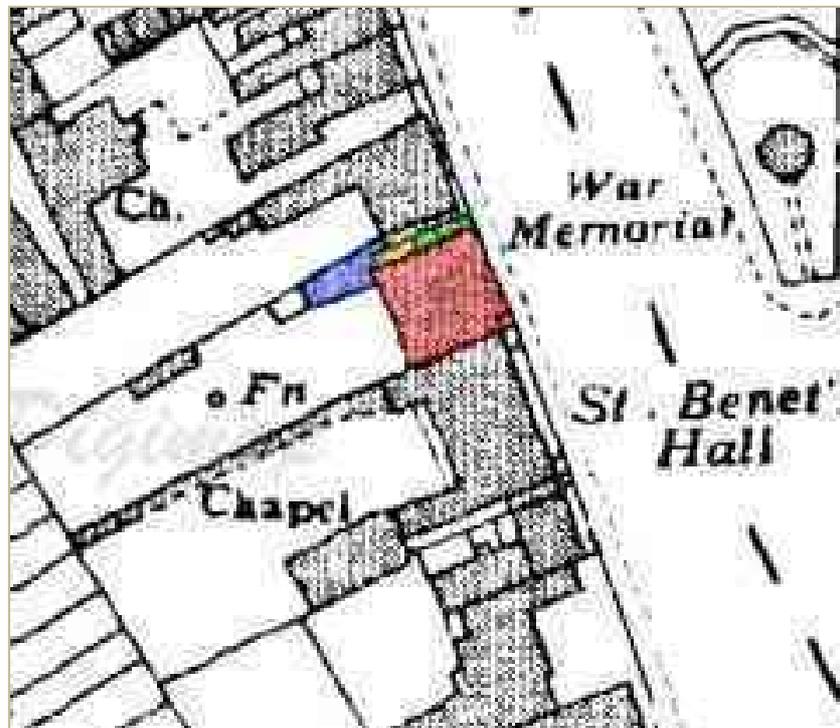


Figure 6. Extract from the 1939 OS for Oxford. The original portion of the building is highlighted in red and the 19th-century extension is highlighted in blue. The portion of the northern passage covered over between 1878 and 1901 is highlighted in yellow and the portion glazed in 1953 is highlighted in green. © Crown Copyright and Landmark Information Group Limited (2013). All rights reserved. (2013)

¹⁹ Ibid, schedule of deeds.

²⁰ Ibid and supra.n.15.

²¹ Silsoe Research Institute website: <http://www.silsoeresearch.org.uk/sri-history/sri-history.html>, accessed 6th January 2014.

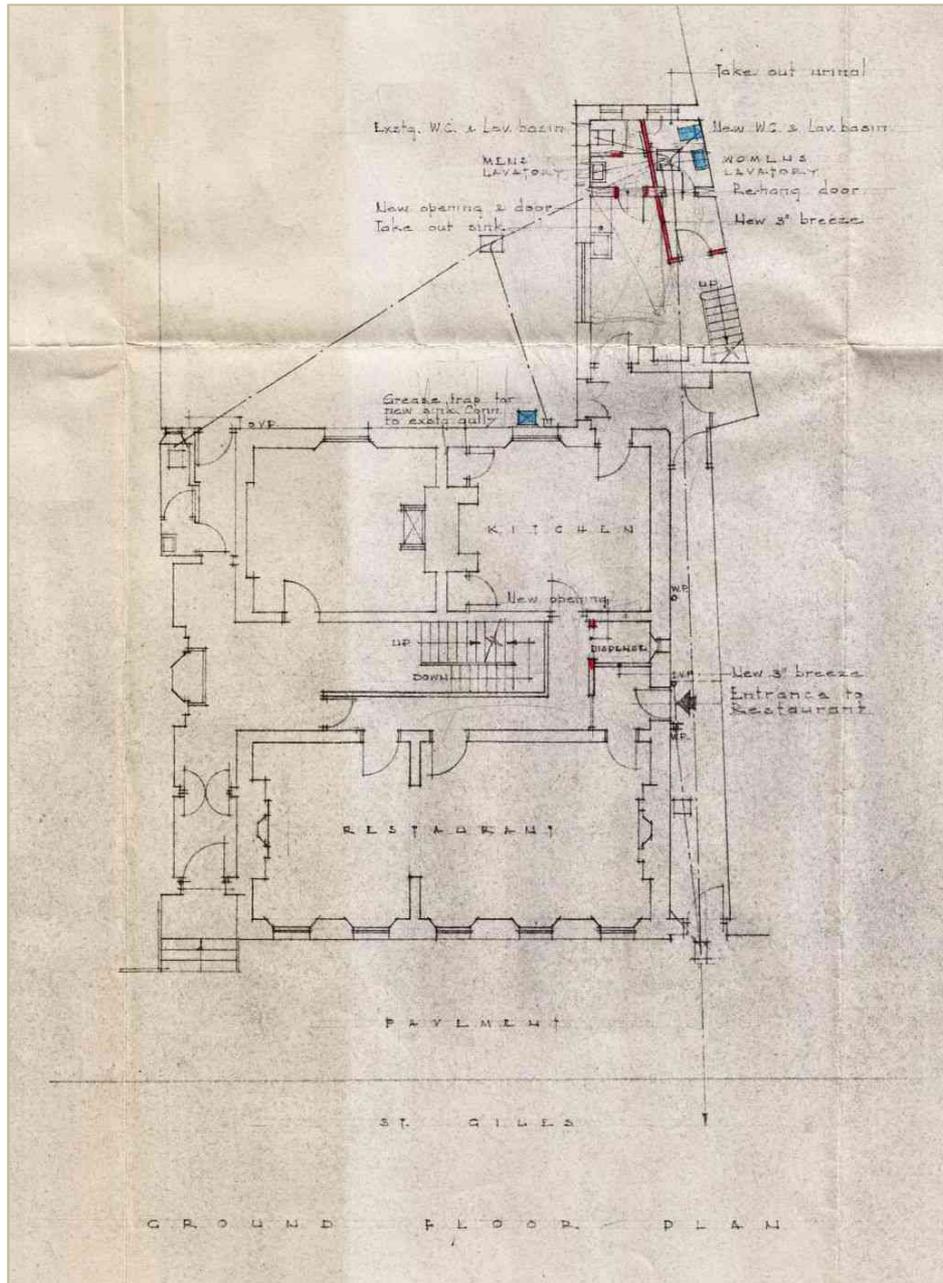


Figure 7. Plan from the 1952 planning application for the conversion of the majority of the ground floor of 37A St. Giles' into the Regency Restaurant, orientated with north at the right-hand side of the image

Following a costly bidding war with a London-based assurance company, Oxford University Press acquired the freehold to the building from H.C. Hudson, a relative of C.H.B. Hudson, in July 1952. The electricity company had used the building as offices and OUP did not initially anticipate a change in this usage, with an August 1952 planning application requesting unspecified alterations and improvements to the drainage in the basement but no change in usage.²² The University Chest considered leasing the building for office usage in September 1952 but eventually leased the majority of the ground floor of the building and the hut at the

²² Planning application 52/02523/A_H.

rear to Major George Silver for conversion into a restaurant. The rest of the building was retained as offices for OUP's cartographic department, with the basement being utilised as a photographic studio. The basement stairs were altered and parts of the basement probably floored with cement.²³

The Regency Restaurant was based on the ground floor of 37A St. Giles' and some alterations were made to the building in order to accommodate this use. Entrance to the restaurant was via the passage to the north, with the main southern entrance being retained for access to the basement and upper floors (the alignment of the stairs necessitating this distribution of entrances). For this, the passage to the north was glazed over (much as it is now) at Major Silver's expense and a new northern entrance was cut into the northern wall of the main building.²⁴ A new partition and doorway beside the stairs separated the restaurant from the rest of the building, with the south-western ground-floor room (now the Director's Office) remaining separate from the restaurant. This served as a mess hall for OUP's operations upstairs, with Major Silver putting on food at cost for the staff. A small handlift was fitted in front of the fireplace in this room, running through all floors of the building. The dining room of the restaurant consisted of the front (eastern) two ground-floor rooms of the house with an open arch connecting them, whilst the kitchen occupied the north-western ground-floor room. A partition was constructed at the northern end of the hall in order to create an entrance lobby, a dispensary, and a private corridor between the kitchen and the dining room. The 19th-century extension at the rear of the building was fitted with a new partition and converted into men's' and women's' lavatories (**Figure 7**). Some unspecified improvement was also carried out to the front door of the building.

As well as the restaurant on the ground floor, the cartographic department of OUP occupied the upper portions of the building. In 1958 temporary planning permission was granted to substantially extend the single-storey rear hut for their use. This was again extended in 1959, with temporary permission being granted until 1973 (this was later extended several times, not without contention, until 1995). The hut at the rear of the site was built before 1939 and had been in place, though in a poor state of repair, when OUP acquired the building in 1952. It was probably constructed for the use of the Southern Electricity Board during their tenure.

In 1959, planning permission was granted for alterations designed to extend the cartographic department's office space within the building (**Figure 8**). This work involved extending the original rear extension backwards into the garden, with an externally-accessed men's WC in this new space. The new extension involved the demolition of the relevant section of garden wall, which was rebuilt on new foundations as the northern wall of this extension, reutilising a substantial portion of the original stone. The stairs in the original rear extension were demolished with new partitions converting this space into a corridor on the ground floor, leading to women's lavatories separated by partitions from a new vegetable store for the restaurant. On the first floor, the removal of the staircase in the original extension allowed the expansion of the cartographic department into this space. Partitions, the first-floor lavatory,

²³ OUP archives, file FF/GF/18, file ref.GFEF00021, Box 13.

²⁴ Ibid. This was in the position of the extant ground-floor windows onto the northern passageway.

and the chimney breast (and stack above) were removed from this upper part of the original extension, as was the original rear wall, with the new office space extending into the upper part of the new extension. Elsewhere in the building, the attic stairs were removed from the second floor and the removal of partitions in the northern part of this floor created a drawing office for the use of the cartographic department.²⁵ The western half of the basement was excavated and fitted with a 6 inch concrete floor, topped with 1 ½ inch screed.

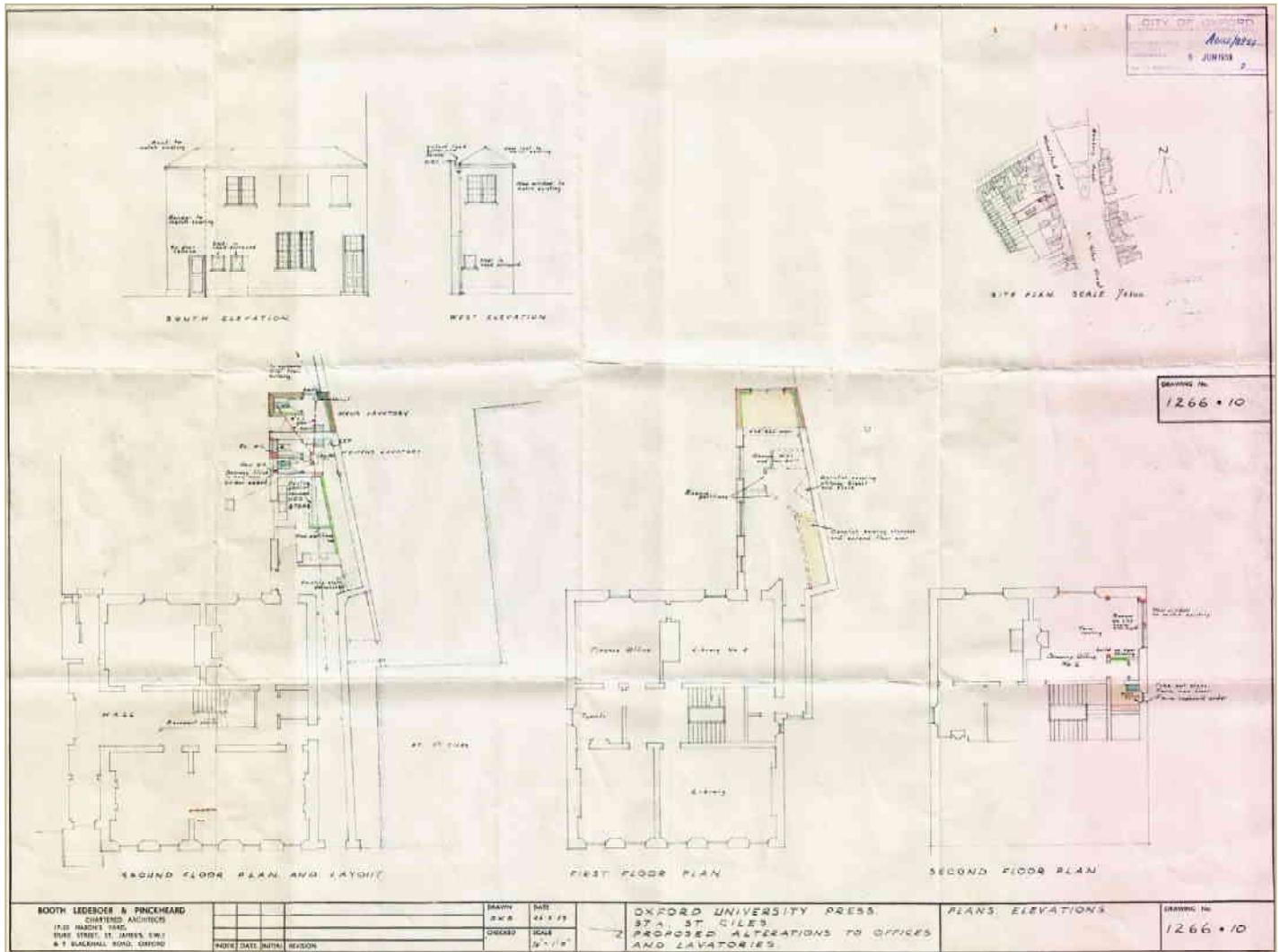


Figure 8. 1959 plan for the rear extension and internal alterations for the expansion of OUP's cartographic department

Temporary planning permission was granted for the erection of a new lavatory block in 1961 and this probably relates to an extension of the rear hut. In the same year, the roof of the main building was found to be defective and this was stripped, retiled (reutilising original slates where possible), and laid with roof felt for the first time.²⁶ Major Silver gave up his lease on the ground floor in August 1963 and the Regency Restaurant closed at that time. Planning permission was granted for the change of use of the relevant parts of the building from a

²⁵ Planning applications 59/08152/A_H and 59/08153/A_H.

²⁶ Ibid.

restaurant to offices, with OUP's cartographic department expanding into the relinquished spaces.²⁷ The following year, planning permission was granted for unspecified 'alterations and extensions to existing buildings.'²⁸ These no doubt included the removal of the glazed cover over the northern passage (not present by the publication of the 1969 OS map) as, with a single occupant, the separate northern entrance was no longer required (the northern entrance itself, now blocked up, was left in place and was certainly extant as late as 1998). Air conditioning was also fitted in the building in 1965, involving cutting large holes in the western elevations, the formation of brick piers and a concrete plinth, as well as the temporary dismantling of doorways for plant access.²⁹ General redecoration was carried out, with rewiring and new lighting and night storage heaters fitted, as well as some work being carried out on ceiling joists in the basement.³⁰ Metal kicking plates were fitted to internal doors and the staircase was stripped and repainted in gloss. An electrical substation was also sited on the grounds of the building in 1965. Fire precautions, including a fire escape and an 'additional metal platform and rail over [the] rooflight' were fitted in 1966.³¹

The cartographic department vacated the building in 1976/7 and it was then occupied by the Oxford English Dictionary Supplement, whose move from its long-term home on Walton Crescent attracted note in both local and national newspapers.³² A new boiler and new male lavatories were installed in the basement shortly after the OED moved in. New demountable partitions were fitted throughout the building, subdividing many of the original large spaces. On each floor the south-eastern rooms were subdivided between the windows into two offices and a small lobby, whilst the larger north-eastern rooms were subdivided into three offices and a small lobby. Fire escape stairs were fitted at the rear of the basement leading to the garden.³³

By 1982, parts of the western side basement were in use as a computer data bank area but this was not a particularly pleasant working space and requests were made to fit an additional west-facing window, which does not seem to have been done. The boiler room, in the north-eastern part of the basement was substantially improved in the same year. The brick floor was removed and the soil below excavated 3 inches, before fitting a polythene membrane and a 4-inch concrete floor, with a sand-screeded finish covered with vinyl. This brought the space more in line with the western half of the basement, which had been fitted with a concrete floor in 1959. The walls in this area were also injected with a damp-proof course at floor level.³⁴ The secondary glazing in the building was found to be unsafe in 1984 and this was replaced. The replacement glazing was also found to be unsafe and this was again replaced in 1985. Substantial repairs were also carried out to the roof in 1984. In 1988 it was reported

²⁷ Planning application 63/14120/A_H.

²⁸ Planning application 64/14496/A_H.

²⁹ OUP archives, ref.GFEF000075, box GF14.

³⁰ Ibid.

³¹ OUP archives, ref.FF/GF/18, ref.GFEF000076, box GF14.

³² e.g. *Oxford Times* Friday 19th August 1977 and *The Sunday Telegraph* 14th August 1977.

³³ Supra. n.30.

³⁴ OUP archives, ref.GFEF000086, box GE18.

that the stairs were coming away from the wall at first-floor level, and this was presumably rectified.³⁵

Into the early 1990s it was anticipated that the entirety of OUP's Oxford-based activities would be based on the Walton Street site by the end of 1992. Staffing projections for the Walton Street site were only made until 1995, so Oxford University Press decided to retain 37A St. Giles' but to make the building available to the university on a short-term basis until they might require its use; however by early 1993, it was decided to move the New Dictionary of National Biography, an OUP project, into the main building on the basement, ground, and first floors. This left only the second floor and outbuildings for university use. The top floor was allocated to the university's school of management studies as was part of the hut at the rear of the property. Management Studies only occupied these spaces until 1994, when they moved to the Radcliffe Infirmary, and the top floor reverted to the New Dictionary of National Biography at this point. The hut to the rear remained in university use and was briefly allocated to the Environmental Change Unit and then the SOROS/FCO Scholars from Eastern and Central Europe Scheme; however, its temporary planning permission expired in 1995 and despite various applications by the university (including an application in 1996 which involved cladding the exterior of the hut to make it more visually amenable) the local authority would not extend this beyond 1996.³⁶

Even if planning permission had been obtained for the retention of the rear hut, the university would have needed to have vacated this, as the New Dictionary of National Biography was planning to expand into this space. The unexpected difficulty in obtaining planning permission for the retention of the hut left the project with a lack of necessary expansion space. The result of this was a successful planning and listed building application in 1998 for the 'erection of [a] sunken two-storey building with [a] sunken courtyard in [the] garden, with [a] single-storey glazed link and covered walkway connected to 37A.'³⁷ This resulted in the construction of the extant modern extension at the rear of the building and also necessitated extensive interior alteration in the 19th-century rear extension. This space had been intensively altered in the 1950s and much of the partitioning from this period was removed. The major rear annexe replaced the previous hut with a permanent structure connected with a single-storey glazed link to the 1959 portion of the rendered rear extension. The western elevation of the 1959 extension was pierced with a new doorway into the link. A disabled access ramp was fitted to the northern entrance passage to the main building, replacing a shallow set of steps (**Figure 9.2**). At this point, the through door beside the stairs in the ground-floor corridor (installed in 1952) was still in place and the area immediately inside the northern entrance (roughly the area occupied by the lobby and dispensary in 1952, **Figure 7**), which had not yet been closed up, was being utilised as a kitchenette. The extant single-storey corridor running along the northern elevation (between the eastern extent of the 19th-century extension and the western extent of the glazed area) was in place before 1997

³⁵ Ibid.

³⁶ ESA and planning applications 92/00623/NTH, 95/01151/NTH, 96/00650/NTH, and 96/01909/NTH.

³⁷ Planning application 97/01157/NFH and listed building consent application 97/01156/L.

and was not altered as part of the 1998 work. The rear garden was also heavily landscaped as part of the 1998 work, including complete repaving and new plantings.

Planning and listed building consent was granted in 2001 for railings and a stone plinth at the front of the property. This possibly refers to a set of railings running along the property boundary on St. Giles' parallel with the main eastern elevation; however, this does not seem to have gone ahead.

In 2009 the entire building, including the rear extensions, was leased by the University of Oxford on a 15-year full-repairing lease. The property was assigned to the Humanities Division and minor alterations were carried out to facilitate their occupation, including the insertion of a kitchen in the north-western room on the ground floor (many years previously the kitchen of the Regency Restaurant) and a kitchenette in the north-western room (now the sitting room) on the first floor. In the following year, the boiler was replaced involving some alteration in the basement. The new flue did not follow the run of the previous flue, running into the north-eastern ground-floor room, where it was masked by a new plasterboard partition. The main external front steps were heavily repaired, with complete new treads, in 2010. This involved the removal of an additional small stone ramp, presumably intended for bringing cycles into the building, beside the extant one on the south side of the steps.

In 2011, listed building and planning consent was granted for further alterations. The northern entrance from St. Giles' was fitted with a new door more in keeping with the quality of that of the main southern entrance (initial plans to fit a near-replica of the southern door, which would have involved removing the stone architrave over the northern door in order to fit an arched fanlight, were not pursued), providing a level disabled entrance at the end. The area immediately behind the street entrance was fitted with a glazed canopy and an entrance ramp in order to provide a covered approach to the disabled entrance at the eastern end of the 19th-century extension. It was probably at this time that the 1952 northern entrance was converted into its extant configuration as a pair of windows looking onto the northern passage. The original layout of the rooms in the main part of the building (one large room in each corner, all accessed directly from the stair lobby) was reinstated (the partition between the western ground-floor rooms, which had been removed to create the dining room of the Regency Restaurant in 1952, had been reinstated at some point during OUP's occupation), involving the removal of some partitioning and the infilling of non-original doorways. The original stairs were retained but the basement stairs were reconfigured in order to provide a straight flight. As a result, the original doorway to the north-western ground-floor room (the kitchen) was infilled and a replacement doorway was constructed to the north. Architraves, dados, and picture rails were retained throughout and reinstated where missing. All the rainwater goods were replaced. In the original rear extension, the ground floor was converted into an art gallery and fitted with a platform lift extending into the first-floor, which was converted into a student room (with kitchenette) and a separate lift lobby. There were plans to fit a large copper oxide canopy over the amphitheatre at the rear of the 1998 annexe, though this does not seem to have gone ahead. A glass verandah was fitted to the rear elevation of the main building, sheltering the basement access (**Figure 9.1**).

The 2011 alterations were conducted in anticipation of the building being assigned to the Ertegun Scholarship programme in 2012, at which point it reopened as The Mica and Ahmet Ertegun House for the Study of the Humanities. This was funded through a benefaction of unprecedented value from Mica Ertegun. Since October 2012, 37A St. Giles' has operated as office, library, and common room accommodation for the Ertegun Scholars, providing a working and social space for the recipients of the Ertegun Scholarships.



Figure 9. 9.1, left, the glass verandah at the rear of the building, installed in 2011. 9.2, right, the northern corridor looking eastwards

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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 37A St. Giles’ has been publically recognised by its designation as a Grade-II-listed building in 1954 (see **Appendix 1**) and its inclusion in Oxford City Council’s designation of its Central (City and University) Conservation Area in 1971, and in its subsequent revisions in 1974, 1981, 1985, and 1998 (see **Appendix 2**).

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

37A St. Giles’ is an important contributory factor in the character of the northern 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-century monumental construction (**Figure 10**; though almost all the buildings now have an institutional or commercial function).

Visually 37A forms a pair with 37 St. Giles’ as part of a series of disparate but complementary groups of residential buildings along this part of the street. 34-36 (built 1828-9) form a distinct group of Italianate character, complete with rusticated ground floor, *piano nobile*, and hipped roof. St. Benet’s Hall consists of two buildings, originally 38 and 39 St. Giles’, which were built in about 1830 and also form a distinct group. The façades of 37 (built c.1789) and 37A follow the same basic scheme, though their detailing is different, with 37A being in general less elaborate than 37, in particular with the inclusion of a central pedimented entrance at 37 compared to the side porch at 37A. The character of the northern part of St. Giles’ is defined by a mix of domestic architecture of disparate ages and styles constructed adjacent to one another in such a way as



Figure 10. 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

to create a unique group of buildings and terraces. The symmetrical, Georgian façades of 37 and 37A St. Giles' are an important constituent factor in this character.

The setting of 37A changed substantially during its earliest years, with the construction of 38 and 39 (now 38) St. Giles' to the south in c.1830; however, the street setting has not changed substantially in the intervening period but for the introduction of modern paving and motor traffic. There may have once been iron railings at the front of the building but, if so, these have since been removed. The rear of the building has seen various changes in extensions and outbuildings but the current configuration is of a high standard, with the rear annexe far superior in quality to the temporary hut that had stood there for the preceding fifty or more years.

3.2 Architectural Significance

3.2.1 Exterior Elevations

The simple Georgian symmetry of 37A St. Giles's primary façade is of substantial aesthetic value (**Figure 11**). One might expect an entrance in place of the central ground-floor window, as can be seen at 37 St. Giles', but the simpler porch at the southern side provides a suitable approach. The line of the plinth is much higher than that at 37 but the ground-floor windows lack the elaborate settings or architraves. The first-floor windows are topped by simple pediments on the odd numbers and segmental pediments on the even numbers. The architraves rise from a plain banded string course. This banding continues around onto the single-storey entrance corridor or porch. The second-floor windows also have a simple stone surround, this time rising from a bracketed cill, with no banding separating the first and second floors. The cornice is supported by a series of dentils and topped with a low parapet. The building lacks the pronounced quoins visible at no.37 and the overall effect is simpler.



Figure 11. The primary, eastern elevation of 37A St. Giles'

No.37 predates 37A by about twenty years and the builder of the latter, Daniel Turner, held the lease on the former, so it is probable that it was constructed with the express

consideration of harmonising with existing façade, whilst the later groups of buildings to either side suggest an evolution rather than a departure from this influence.

The side elevations are of less significance than main façade. Unlike no.37, where the dressed stone continues for a short stretch of the side elevations, before giving way to squared rubble, the side elevations of 37A are rendered in their entirety. The render is scored to suggest ashlar, so this is clearly a result of cost considerations. The render on the southern side is particularly patchy. A glass canopy was fitted to the western elevation of the main building in c.2011 but this does not detract greatly from its character.

The 19th-century rear extension is of some illustrative value, though it is of lower significance and less sensitive to change than the main body of the house. The westernmost portion of this is an additional extension dating from 1959. The extension is rendered but for the flat-roofed extrusion on the northern side, which is fair-faced brick. The rear elevation of the main building is of less significance than the main façade and, whilst rendered, lacks the rustication of the render on the side elevations. There is a simple arch at first-floor level on the southern side of the house which was previously served by a fire escape staircase from the garden floor level.

The garden wall is original in most places, though parts of the northern stretch have been rebuilt due to the extensions in this area.

The roof was replaced in 1961, reutilising some original material, and has been repaired several times since.

3.2.2 Internal Spaces

The internal spaces of the building, excluding the basement spaces, were refurbished to a high standard in 2012. Original features were retained and cornices, dados etc. reinstated where missing. Unfortunately, most of the fireplaces in the building were removed at some point. This was probably in 1952, as only one has been retained in what would have been an office area at this point, with the other two being in the entrance hall and at what would have been the southern end of the dining room of the Regency Restaurant. The staircase in particular is of high aesthetic value. The internal spaces in the main building are for the most part attractive spaces, with modern floor coverings and a clean, institutional palette.

The interior of the building is of some aesthetic value. The modern rear extension is of functional value but has no heritage significance. The 19th-century extension reads as an attractive modern space but retains little material of heritage significance, though its sash windows do contribute positively to its character.

3.2.2.1 Entrance Hall

The entrance hall on the ground floor is one of the most significant internal spaces in the building. This space is defined by three major features: the tiled fireplace at the southern end of the space; the monochrome tiled pavement running east-west along the southern side of the space; and the staircase (**Section 3.2.2.2**) at the northern end of the area. The fireplace

(**Figure 12.1**) is one of only three retained in the building and is the largest of these. The Delft tiling on the fireplace depicts several presumably-Dutch scenes relating to semi-rural waterway settings. The fleur-de-lis ironwork matches the surviving fireplaces elsewhere and is possibly of a similar date. It is an attractive piece which provides a suitably grand entrance experience to the building.

There is no dating evidence for the monochrome tiling and no historic record or image of this has been found. Equally there are no signs of repair and it is likely that this was fitted as part of the 2011 renovations; however, there has always been a doorway at both ends of the area covered, so there may always have been some kind of paving in this area. The modern paving suits the space well.

Away from the fireplace and paving, the northern part of the room is dominated by the rise of the main staircase (**Figure 12.2**). The northern part of the hall is situated beneath the first half-landing of the staircase and this creates a low-ceilinged, slightly cramped area, at odds with the generous proportions of the rest of the space.



Figure 12. Figure 12.1, left, the fireplace and tiling in the entrance hall, looking south-eastwards. Figure 12.2, right, the entrance hall looking northwards

3.2.2.2 Stairs and Landings

The basement stair has been reconfigured on at least two occasions and is of lower significance than the main staircase. The main staircase is an attractive, original piece. It was reported to be coming away from the wall at the first-floor landing level in 1988 and has

clearly been repaired since. The carving on the stringer is styled after a modillion, supporting the tread with a narrow cornice, and is of aesthetic value (**Figure 13.1**). Moulded skirting and dado runs up the length of the staircase.

The landings at first- and second-floor level are well-proportioned spaces with moulded dentils and cornices on both floors (e.g. **Figure 13.2**). On the second floor this leads to a rectangular lantern, which lights the stairs (**Figure 13.3**). A modern chandelier hangs from the central ceiling medallion.

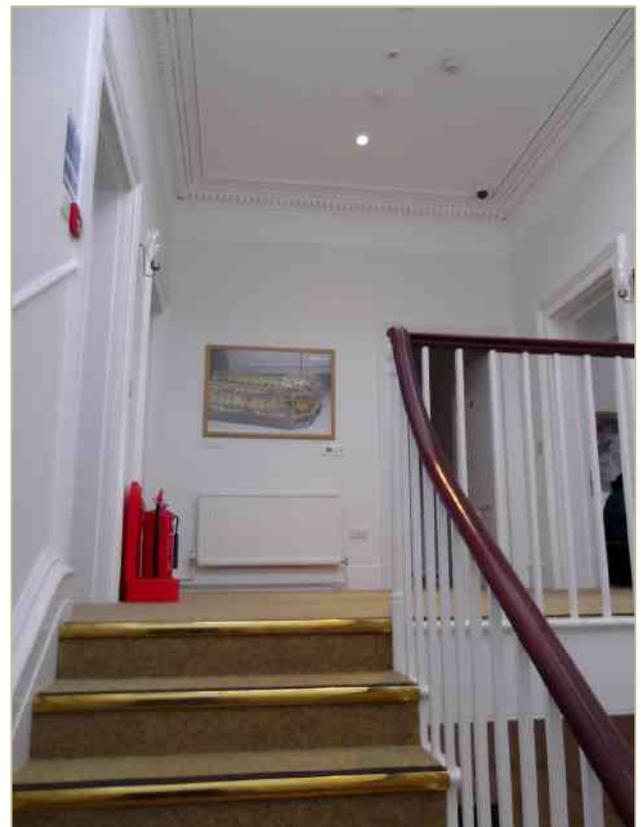


Figure 13. Figure 13.1, top left, carved stringer on staircase. Figure 13.2, right, second-floor landing looking southwards. Figure 13.3, bottom left, lantern and cornice moulding above staircase

3.2.2.3 Office and study spaces

The majority of the other spaces in the building have been converted into offices, meeting rooms, or study spaces. The north-western ground-floor room, once the kitchen of the Regency Restaurant, is a kitchen, and the north-western first-floor room (connecting to the 19th-century extension) is a sitting room. All the other major first- and second-floor rooms are study spaces for Ertegun Scholars. The southern two ground-floor rooms are offices and the

north-eastern ground-floor room is a seminar space. The original fireplaces have been removed from all of these spaces except the south-eastern ground-floor room (the Administrator's Office) and the south-eastern first-floor study room. All the rooms are attractive and well-proportioned and either retain their moulded plaster cornices or have had these restored. Equally, the dados and skirting are extant or have been restored. All these features had been damaged in most spaces by 20th-century partitioning. There are some modern partitioned service enclosures, for instance immediately to the east of the chimney breast in the north-eastern first-floor room, which have been integrated into the walls, affecting the runs of moulded detailing. The naturalistic moulding in the north-eastern first-floor room is particularly attractive (**Figure 14.1**). The sash windows in the study rooms have simple panelled settings of some aesthetic value (**Figure 14.2**).

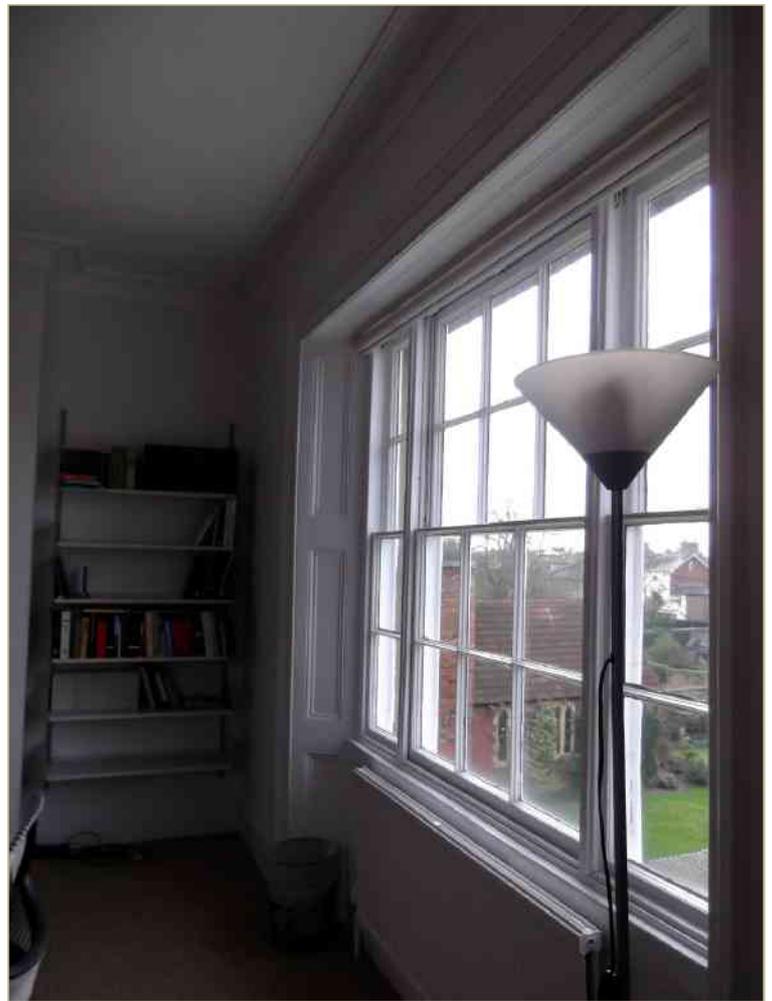


Figure 14.14.1, top left, naturalistic plaster moulding in north-eastern first-floor room. Note the modern partitioned service enclosure truncating the moulding on the right-hand side of the image. 14.2, right, sash windows and panelled setting in south-western second-floor office. 14.3, bottom left, South-western second-floor office looking southwards

3.2.2.4 Other Spaces



Figure 15. First-floor of rear extension looking westwards

The 19th-century rear extension was subject to extensive alteration throughout the 20th century, with the removal of its staircase, various changes in partitioning, and its own westwards extension in 1959 (traceable by a beam on the first floor). This space has benefitted from the 2010-12 refurbishments on both levels. The ground floor serves as a modest art gallery, which acts as a corridor between the main building and the 1998 rear extension, whilst the first floor serves as a kitchen and common area for the use of the Ertegun Scholars. There is little historic material in either area, though the sash windows are attractive, keeping in character with the rest of the building. The ground-floor space also acts as the disabled entrance to the building, with a lift running upwards through the extension, roughly in the location of the original staircase, removed in 1959. The northern passage has now been covered

and integrated into the house, acting as a disabled entrance from the street, sloping up to the 19th-century extension. The northern entrance to the main house, fitted in 1952, has been filled and replaced with a pair of narrow windows.

The basement spaces are of lower significance than the rest of the main building and have been extensively altered throughout the 20th century. The basement stairs have been heavily reconfigured on at least two occasions and these spaces are not sensitive to change.

The 1998 extension to the rear of the building is a relatively sympathetic construction of great practical benefit. It does not detract from the character of the rest of the building.

3.3 Archaeological Significance

The site of 37A St. Giles' was occupied in the mediaeval period. A 1998 Oxford Archaeology assessment found several mediaeval pits, with ceramic evidence dating the earliest of them from the 11th century, but the majority from the 13th century. There was also a probable gravel extraction pit in the garden, as there was later at the nearby North Quadrangle of St. John's College in the 16th and 17th centuries.³⁸ For obvious reasons, there

³⁸ Lawrence, S., op. cit., 325-333 and Newman, C., op. cit., 82.

has been no archaeological investigation of the portion of the site occupied by the main building but if this does represent a mediaeval burgh plot as the 1998 excavators suggest, then there may be some evidence for a mediaeval structure in this portion of the site; however, this is likely to have been destroyed by the excavation of the cellar. If there was a Saxon burh in the area, which has yet to be definitively shown, then there may be material related to this on the site.³⁹

A series of Bronze Age ring ditches runs at least from the University Parks in the northeast to the Radcliffe Observatory Quarter in the northwest, with a henge being located in the northern part of St. John's College.⁴⁰ This places 37A Giles' immediately to the south of a Bronze Age ritual landscape, the entire extent of which is unclear, and there is some possibility that associated features could be distributed as far south as this site.

The site is located within Oxford City Council's City Centre Archaeology Area and there is some likelihood of archaeological material, with potential evidential value, being preserved on the site, especially beneath the garden.

3.4 Historical Significance

37A St. Giles' has some association value with Oxford University Press as it was for some years home to the Oxford English Dictionary Supplement, the most famous dictionary in the English-speaking world, as well as the Oxford New Dictionary of National Biography. These are some of the press's best-known and loved projects.

It also has some association value as the first permanent home of the Institute of Agricultural Engineering. This organisation left Oxford in 1942 and survived through several institutional changes until its final iteration, the Silsoe Research Institute, closed in 2006. The defunct institution maintains a lively alumni network, with two projects into the institute's history currently underway.⁴¹

3.5 Functional Significance

The building is now the home of the Ertegun Scholars and provides meeting and study spaces for their use, as well as common and eating areas. The purpose of the house is to provide a convenient facilitate for the élite Ertegun Scholars to undertake their studies without disturbance and to foster interdisciplinary discussion and collaboration. The building's location on St. Giles' and its imposing Georgian façade provides it with a suitable level of grandeur for the flagship humanities scholarship programme of one of the world's leading universities.

The building has served an office function since 1926 but, since most of the later internal sub-partitioning has been removed, the only major alterations have related to the rear

³⁹ Beckley, R., and Radford, D., *Norman Oxford archaeological resource assessment* (2011) 15. Available online: <http://consultation.oxford.gov.uk/gf2.ti/f/274338/6150885.1/PDF/-/6%20Norman%20Assessment%20%20Draft.pdf>, accessed 14th August 2012.

⁴⁰ MOLA, *Excavations at the Old Radcliffe Infirmary, Oxford: Prehistory to the Saxons* (pamphlet, 2013).

⁴¹ <http://www.silsoeresearch.org.uk/index.html>, accessed 16th January 2014.

extensions. The main house could conceivably be returned to a residential function without significant alteration, equally it could serve smaller office purposes with little to no alteration.

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VULNERABILITIES

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4 VULNERABILITIES

The ability of 37A St. Giles' to fulfil a contemporary function

37A St. Giles' was designed as a residential building but has served as office accommodation for nearly 90 years. The majority of the additional internal partitioning, fitted in 1976/7, was removed in 2011. The greatest alterations affecting the building have been related to the rear extensions, with the spaces in the main building for the most part retaining their original layouts. The generously-proportioned Georgian rooms are suitable for larger offices and for meeting and study spaces.

The building was in a poor state of repair when acquired by Oxford University Press in 1952 and it went through various stages of internal alteration in the following decades. The 2011 alterations returned a high standard of finish to the internal spaces and this has been to the overall benefit of the character of the building. The building is in a good state of repair and its character has benefitted from recent changes, which have undone the work of several low-quality 20th-century alterations. Throughout the 20th century the building has been prized for its location and functional use rather than its aesthetic or historic value; however, its aesthetic impact and historical character is important to its current usage, the high profile of which has some relation to the projected grandeur of the setting.

The building forms part of an aesthetically- and historically-significant group, but is by no means a static monument. By remaining in use, the upkeep and conservation of the heritage asset is funded and its continued existence and significance ensured. Under the current usage, the significant areas are not threatened, and its listed status ensures that any further alterations operate within the constraints of an accepted understanding of the building's significance as a heritage asset.

4.1 Accessibility

The ability of 37A 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 heritage asset is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by



Figure 16. The main entrance from St. Giles'

inadequate access provision. 37A's original design hampers its access provision; but this has been substantially improved in recent years. The main entrance is accessed via five steps up from the street, with no separate hand rail and could not easily be altered without adversely affecting the character of the building; however, the construction of the northern entrance in 1952 provided more possibilities than the main, stepped entrance from St. Giles'. A ramp was constructed in the northern passage in 1998 and the northern doorway from the street was reconfigured in 2011 to provide fully level access running into a new entrance beside the platform lift in the art gallery of the 19th-century extension. Within the building movement between floors is handled primarily by stairs but a platform lift in the 19th-century extension provides level access to the ground and first floors, though there is no level access to the basement or second floor. There is an accessible lavatory in the annexe at the rear of the ground floor and non-accessible lavatories on every other floor.

It is a pity that all users cannot enter the building through the same point and move freely throughout every floor; however, the original design of the building makes this impossible without substantial alterations which would severely affect the character and functionality of the building. The current arrangement allows level access to most areas of the building without compromising its historical or aesthetic character. The inaccessible rooms all duplicate the functions of rooms (e.g. study and meeting rooms) in the accessible portions of the building but for the archive stores and plant rooms in the basement.

4.2 Maintenance

4.2.1 Exterior Elevations and Setting

The exterior elevations of 37A St. Giles', most notably its St. Giles' façade, are amongst its most significant features, possessing substantial aesthetic value. The St. Giles' façade is part of a group of buildings which define the character of this part of St. Giles'. The façade is in a good state of repair: It has clearly been cleaned relatively recently (though the cornice and dentils do look particularly black) and it has probably been refaced at some point since the 1950s, though no documentary evidence for this has been found. The rendered side elevations show clear patching and in places have been altered, notably the northern elevation with its extensions on the western side and glazed cover on the east, and the western elevation with its 19th-century extension. The render on the western elevation is in a generally good state of repair but several old cracks have been repaired, leaving some opportunity for water ingress: Flooding has been a problem along this elevation in the past. Damp has also been a particular problem on the elevations of the 19th-century extension.

The roof has been replaced at least once and has been repaired on several occasions, most recently in 2011 due to splits in the lead causing leaks over the main staircase.

In general the exterior faces of the building have aged very well but they remain open to weathering and erosion, potential vandalism, and pollution; damage which could detract from the significance of the heritage asset.

The landscape setting of the building is pleasant and appropriate, with the frontage to St. Giles' having changed little since the construction of the building but for the introduction of motor traffic. The rear yard has benefited from landscaping in 1998 and 2011 and is a of high quality.



Figure 17. 17.1, left, staining at the parapet level of the eastern elevation. 17.2, right, the rear and side elevations from the northwest, with the 19th-century extension in the foreground. The red ivy visible in this image has since been removed and a glass verandah fitted on the southern elevation of the main building between ground- and first-floor levels

4.2.2 Internal Spaces

37A St. Giles' contains various internal spaces of aesthetic and illustrative significance (**Section 3.2.2**). The main staircase and the three remaining fireplaces are of particular value. Sash windows and cornice moulding are retained (or in some cases have been recently reinstated) throughout. The interior has been redecorated to a high standard (though this does not extend to the basement) and this benefits the character of the building; modern fittings, such as the bracketed wall lights on the landings, are for the most part in keeping with the character of the internal spaces.

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.

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CONSERVATION
POLICY

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5 CONSERVATION POLICY

Having established the significance of 37A St. Giles' as a heritage asset, and having identified ways in which the significance of 37A 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 37A St. Giles'. It needs to be reviewed regularly, and revised as appropriate to take account of additional knowledge and changing priorities.

5.1 **37A 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 37A 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 37A 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 37A 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 by those with a legitimate reason for doing so is central to its significance. As noted in **Section 4.1**, the accessibility of the building is hampered by its original design but has been improved in recent years through the introduction of a ramp to the northern entrance (itself not original) and the construction of the platform lift in the rear extension. There remains no level access to the second floor or the basement.

Access 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 37 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 37A St. Giles' location adjacent to listed buildings and as part of the listed 31-46 St. Giles' group

37A St. Giles' position within the houses of St. Giles' is vital to its significance. Its pairing with 37 St. Giles' is of extensive significance, as is its relationship with the two adjacent groups, 34-36 St. Giles' and 38 (originally 38 and 39) St. Giles'. Any plans for alterations should take into account the relationship between the listed buildings within this significant group.

5.6 Conservation of specific factors contributing to overall significance

37A St. Giles' possesses various external and internal features of some significance (**Sections 3.1 and 3.2**). 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 The primary, eastern façade will remain substantially unaltered. Any minor alterations that are planned will only be undertaken with a full understanding of and respect for its significance and the contribution it makes to its setting

The eastern elevation facing onto St. Giles' is the most significant element of the building. The materials, symmetry, and overall character of the façade will be maintained. The only manner in which alterations might be justifiable would be in relation to essential maintenance issues, the improvement of disabled accessibility, or the reinstatement of railings.

If alterations are considered in the future 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 which might affect the side or rear façades will only be undertaken with a full understanding of and respect for their significance and the contribution they make to their setting

The side and rear elevations are of lesser significance than the primary façade but are still of importance to the character of the building, the rear elevation in particular is a definitive feature in the pleasant character of the rear garden. The rear elevation and northern elevations have been subject to extensive alteration through extension and glazed additions. Any further change, especially to the rear elevation, should only be taken with a full understanding of the significance of these elevations in line with **Sections 5.1** and **5.1.1**.

5.6.3 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 internal spaces of the building contain various items which contribute positively to the character of the building as a whole, most notably retained fireplaces, skirting, dados, and cornice moulding, and historic joinery, such as stairs, windows, window settings, and doors.

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**.

5.6.3.1 Any alterations to be made to the entrance hall will respect the significance of both the individual elements and the building as a whole

This is one of the most significant spaces in the building. No major alterations should be anticipated in the entrance hall and the fireplace and stairs should certainly remain unaltered as far as their repair and maintenance will allow.

Any alterations planned in the future should only be undertaken with a full understanding and respect for the character of this space in line with **Section 5.1** and **5.1.1**.

5.6.3.2 Any alterations to be made to the stairs or landings will respect the significance of both the individual elements and the building as a whole

The main staircase, with its attractive carved stringer, is one of the most significant features in the building whilst the landings are large, well-appointed spaces. The lantern over the second-floor landing is of particular importance to the character of these internal spaces.

Any alterations planned in the future should only be undertaken with a full understanding and respect for the character of this space in line with **Section 5.1** and **5.1.1**.

5.6.3.3 Any alterations to be made to the offices or study rooms will respect the significance of both the individual elements and the building as a whole

The spaces represent the main rooms of the original house and have in recent years been returned to their original proportions following extensive 20th-century subdivision. Coving, cornice moulding, and other decorative elements have been reinstated where missing and the rooms are useful spaces of high aesthetic value. The south-eastern room on the ground and first floors retain their original fireplaces.

Any alterations planned in the future should only be undertaken with a full understanding and respect for the character of this space 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 37A 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 37A St. Giles', 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

It is possible that there is significant archaeological material preserved beneath 37A St. Giles' and especially its garden (see **Section 3.3**). 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 37A 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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- Historical plans, documents, and correspondence courtesy of Martin Maw, Oxford University Press archivist, refs. Box 4/1 213; file FF/GF/18, file ref.GFEF00021, Box 13; ref.GFEF000075, box GF14; ref. FF/GF/18, ref.GFEF000076, box GF14; and ref.GFEF000086, box GE18.
- Historical documents courtesy of Oxford University Archives, refs. DC 6/4/1-2.
- Historical documents courtesy of Estates Services Archives, ref. 299.

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6.7 Image Credits

- Cover and chapter covers: By author for Estates Services.
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- Figure 8: Plan from 1959 planning application, ref. 59/08153/A_H.
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APPENDICES

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Appendix 1 Listed Building Description

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: 1068569

Location

37A, ST GILES STREET

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-Jan-1954

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: 245834

Asset Groupings

37A St. Giles', Oxford
Conservation Plan, January 2014

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' STREET

1.

1485

(West Side)

No 37A

SP 5106 NW 5/509 12.1.54.

II GV

2.

House and offices. 3-storeyed, C18-C19 ashlar front with cellars, band at 1st floor, modillioned cornice, Welsh slate roof and stone stacks, the sides and back are stuccoed. In each floor are 5 sash windows; those in the ground floor have plain reveals, those in the 1st floor have moulded stone frames with alternate triangular and segmental pediments, while those in the 2nd floor have moulded stone frames and bracketed cills.

Nos 31 to 46 (consec) and Nos 49 to 56 (consec) form a group.

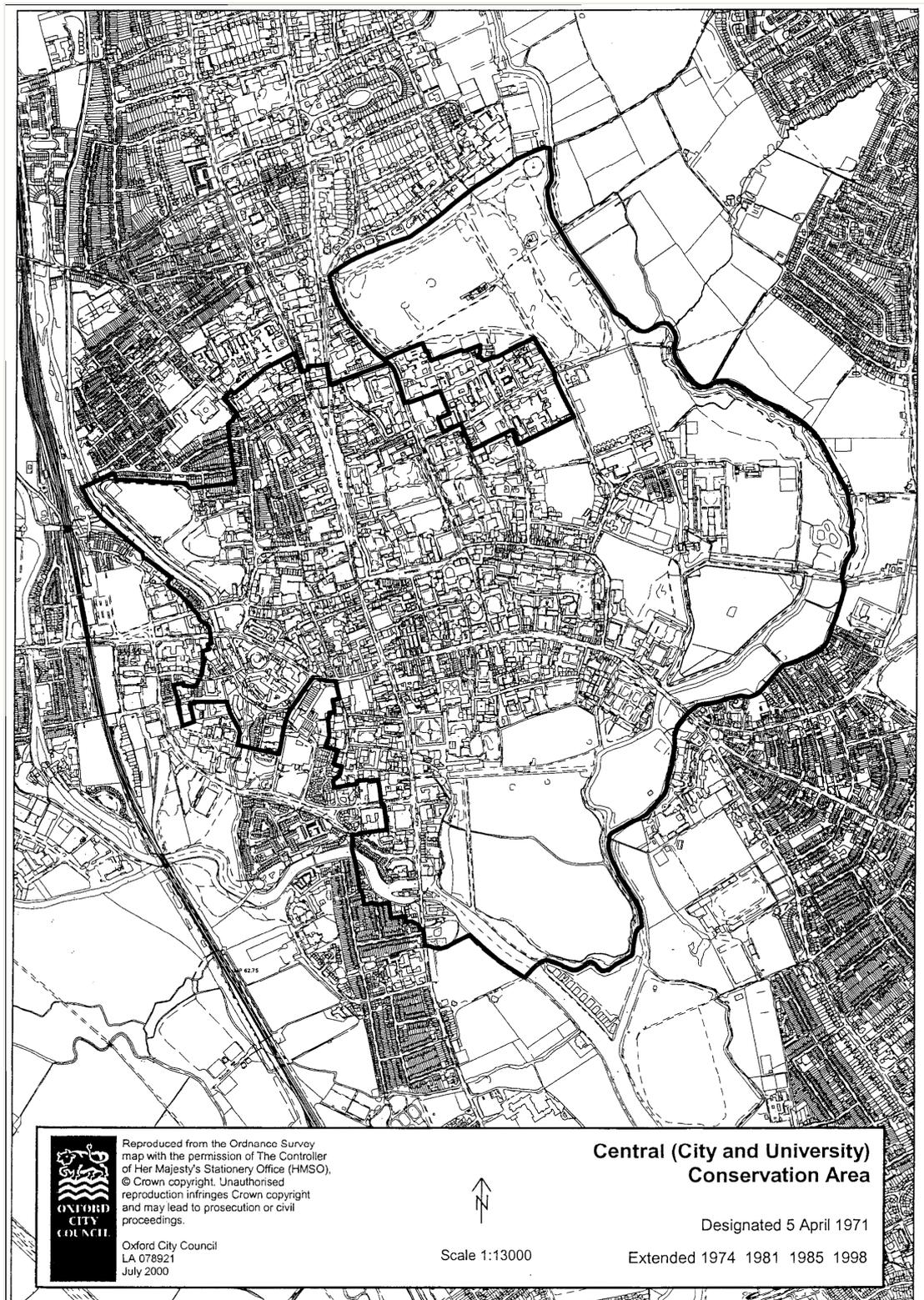
Listing NGR: SP5111806856

Selected Sources

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

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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 37A St. Giles'

Date	Event	Reference
1772	A survey of Oxford shows that the sites of both 37A and 37 St. Giles' were occupied by Vincent Shortland's timber yard at this time	Headington.org.uk
c.1789	37 St. Giles' is constructed in the northern part of Shortland's timber yard	Headington.org.uk
1801	Vincent John Shortland inherits the site of both buildings from his father	OUP archives, box 4/1-213
1808	Daniel Turner acquires the lease for both sites and constructs 37A St. Giles' shortly after, living in this and renting out no.37	OUP archives, box 4/1-213
1824	Daniel Turner acquires the freehold for 37A St. Giles	OUP archives, box 4/1-213
1824	The 1824 deeds show that the building at this point consists of the main block and a very large rear extension to the southwest, which is gone by 1878	OUP archives, box 4/1-213
1830s	38 and 39 St. Giles' (now 38 St. Giles', St. Benet's Hall) are constructed	Headington.org.uk
1843	Daniel Turner dies, leaving 37A to his daughters	OUP archives, box 4/1-213
1878	The extant rear extension, protruding from the northwest corner, is in place by this point	1878 OS map
1878-1901	At some point in this period, the western end of the northern passageway was built over	1901 OS map
1891	Turner's daughters are still resident at 37A	OUP archives, box 4/1-213
1892	Rev. Charles Henry Bickerton Hudson occupies 37A and it begins to be known as Holyrood House	OUP archives, box 4/1-213
1924	H.W. Hudson and W.H. Bagnall acquire the property	OUP archives, box 4/1-213
1926	The University of Oxford's Institute of Agricultural Engineering occupies by the building	OUA, ref. DC 6/4/1-2
1935	The Western Electricity Company Ltd. acquire the lease to the building	OUP archives, box 4/1-213
1939	The temporary hut at the rear (since demolished) is in place by this point, presumably having been constructed for the use of the electricity company	1939 OS map
1952	Oxford University Press acquires the freehold of the building from H.C. Hudson following a furious bidding war. The majority of the ground-floor is let out as a restaurant, whilst the Cartographic Department of OUP moved into the rest of the building	OUP archives, ref.FF/GF/18, file ref.GFEF000021, box 13
1952	Alterations are made to the building to accommodate its new usage, including the construction of the building's northern entrance in order to provide a separate entrance to the restaurant. New partitions were fitted in the ground-floor corridor and a small, hand lift was fitted in the south-western room of the building, running through all floors. The basement stairs are reconfigured. The 19 th -century extension is repartitioned and fitted with	OUP archives, ref.FF/GF/18, file ref.GFEF000021, box 13

	lavatories	
1958	The temporary hut in the garden is extended	
1959	The 19 th -century rear extension is extended westwards to its extant extent. The internal staircase in this area is removed and the partitions removed in the upper floor, creating a single open space for the use of the Cartographic Department. The chimney breast and stack are removed from the extension. The attic staircase is removed from the main building and the western half of the basement was fitted with a concrete floor	Planning applications 59/08152/A_H and 59/08153/A_H
1961	Temporary planning permission is granted for the erection of a new lavatory block, presumably relating to the rear hut	Planning application 61/10786/A_H
1961	The roof of the main building is retiled (reutilising existing tiles where possible) and roof felt is laid for the first time	OUP archives ref. FF/GF/18, file ref. GFEF000021, Box 13
1963	The Regency Restaurant closes and OUP occupy the entirety of 37A St. Giles', with planning permission granted for the relevant changes of use. The glazed cover over the eastern part of the northern passage is probably removed at this point	Planning application 63/14120/A_H
1965	Air conditioning is fitted, involving cutting large holes into the western elevation	OUP archives ref.000075, box GF14
1966	Fire precautions including a fire escape and an 'additional metal platform and rail over [the] rooflight' were fitted	OUP archives, ref. FF/GF/18, ref.GFEF000076, box GF14
1976/7	The Cartographic Department vacates the building and it is occupied by the offices of the Oxford English Dictionary Supplement	<i>The Sunday Telegraph</i> 14 th August 1977 and <i>Oxford Times</i> Friday 19 th August 1977
1976/77	Alterations are made for the occupation of the building by the OED. A new boiler and male lavatories are fitted in the basement. Demountable partitions subdivide many of the original spaces into smaller offices. A fire escape is fitted at the rear of the building	OUP archives, ref. FF/GF/18, ref.GFEF000076, box GF14
1982	A new concrete floor is fitted in the basement boiler room	OUP archives, ref.GFEF000086, box GE18
1984	Substantial roof repairs are carried out	OUP archives, ref.GFEF000086, box GE18
1984 and 1985	The secondary glazing in the building is deemed unsafe and is replaced. The replacement is itself deemed unsafe the following year and this is again replaced	OUP archives, ref.GFEF000086, box GE18
1988	The stairs in the main part of the building are found to be coming away from the wall at the level of the first-floor landing	OUP archives, ref.GFEF000086, box GE18

1993	The OED moves into OUP's main Walton Street site and the majority of 37A St. Giles' is assigned to Oxford New Dictionary of National Biography. The second floor and the rear hut are leased on a short-term basis to the University of Oxford and assigned to the School of Management Studies	ESA
1994	The School of Management Studies vacate the building and it reverts to the Oxford New Dictionary of National Biography. The rear hut is assigned to the university's Environmental Change Unit and the SOROS/FCO Scholars from Eastern and Central Europe Scheme	ESA
1995-6	The temporary planning permission for the hut at the rear of the property expires and attempts to have it extended are unsuccessful	ESA; planning applications 92/00623/NTH, 95/01151/NTH, 96/00650/NTH, and 96/01909/NTH
1997	The single-storey corridor over the western part of the northern corridor is in place prior to this point	OUP archives, ref.GFEF000305, box GE62
1998	The loss of the rear hut and the continuing growth of the New Dictionary of National Biography necessitate the construction of a new rear extension. Planning and listed building consent is granted for the extant rear extension including landscaping of the rear yard. The new extension includes a glazed connecting corridor, with a doorway cut into the western elevation of the 1959 extension	Planning applications 97/01157/NFH and 97/01156/L
2001	Planning permission and listed building consent is granted for railings and a stone plinth at the front of the property, though this does not seem to have gone ahead	Planning applications 00/00647/L and 00/00648/NFH
2009	OUP leases the building on a 15-year full-repairing lease to the University of Oxford and it is assigned to the Humanities Division. Minor alterations are carried out including the insertion of a kitchen in the NW ground-floor room and of a kitchenette in the NW first-floor room	ESA
2010	The boiler in the basement is replaced. This includes running a flue through the NE ground-floor room, which is encased in a stud partition	ESA and planning application 10/00551/LBC
2010	The front steps are repaired and new stone treads fitted	ESA
2011	Various alterations are carried out including fitting a new door to the northern entrance, providing a level disabled entrance at this end of the building. A glazed canopy is fitted over the eastern portion of the northern passage, much as had been done in 1952. Internal partitioning is removed, returning much of the interior to its original layout. One original and several non-original internal doorways are infilled. The basement stairs are reconfigured. Architraves, picture rails etc. are reinstated throughout the building where missing. The 19 th -century rear extension is converted into a gallery and fitted with a platform lift.	ESA and planning applications 11/02914/FUL and 11/02915/LBC
2012	A generous donation of Mica Ertegun allows 37A St. Giles' to be	ESA

	assigned to the Ertegun Scholars and reopened as The Mica and Ahmet Ertegun House for the Study of the Humanities	
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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 37A 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.

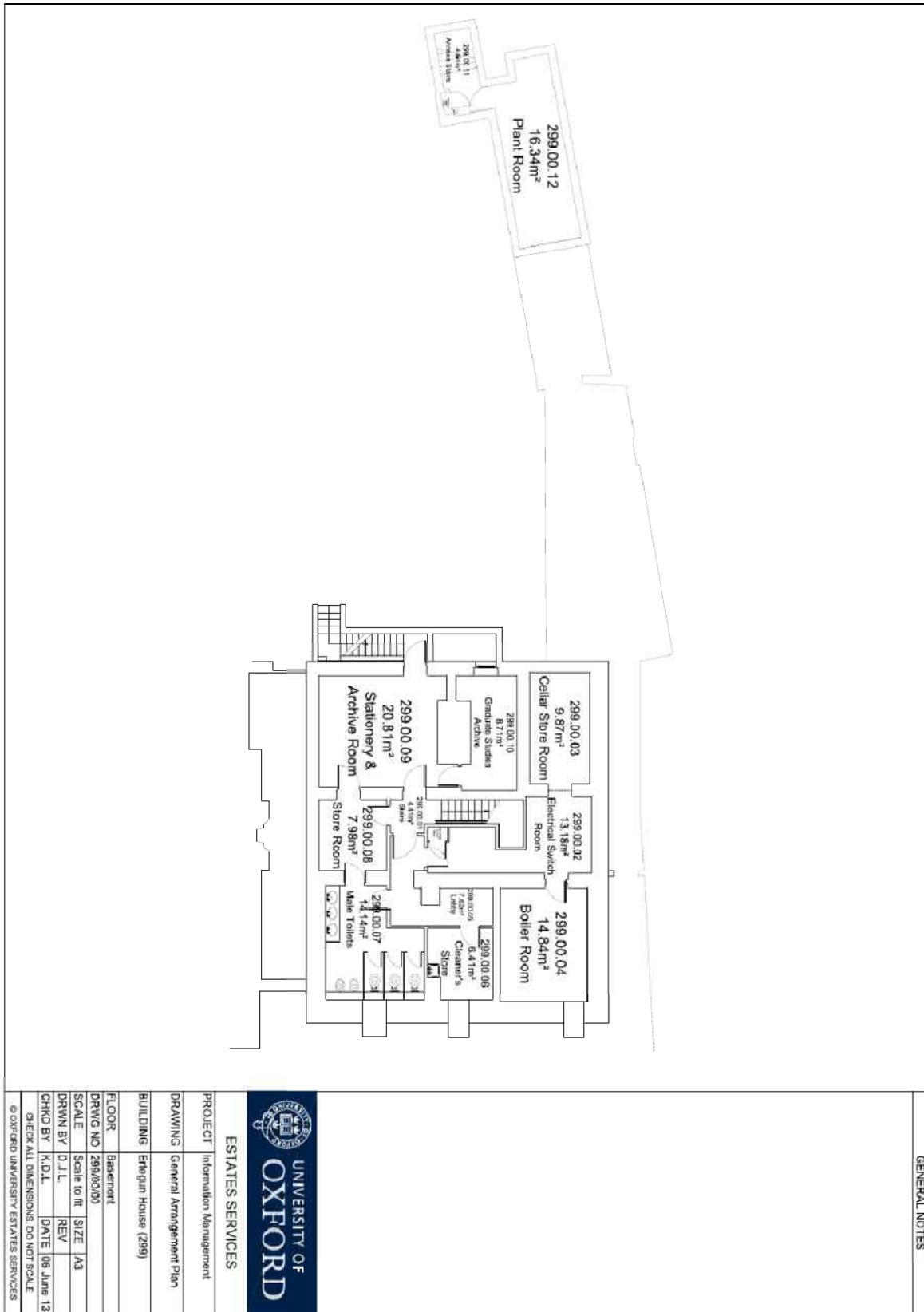
37A St. Giles', Building # 299		
SIGNIFICANT FEATURE	✓	Further Information
General:		
External elevations, chimneys, and roof		p.30-1, 42, and 48-9
Windows in historic portions of building		p.30-5, 43, 48-50
Joinery throughout		p.31-5, 43, and 49-50
Main staircase		p.22, 31-3, 42-3, and 50
Tiles and fireplaces throughout		p.31-5, 43, and 49-50
Specific Features:		
External Elevations		
Eastern elevation		
-Plinth		p.30-1, 42, and 48-9
-Ashlar façade throughout		p.30-1, 42, and 48-9
-Banding at first-floor level		p.30-1, 42, and 48-9
-First-floor window settings including pediments and segmental pediments		p.30-1, 42, and 48-9
-Second-floor window settings including bracketed cills		p.30-1, 42, and 48-9
-Dentils and cornice		p.30-1, 42, and 48-9
-Parapet		p.30-1, 42, and 48-9
-Main entrance steps and railings		p.30-1, 42, and 48-9
-Main entrance arch, fanlight, and door		p.30-1, 42, and 48-9
Other elevations		
-Scored render on side and rear elevations		p.30-1, 42, and 48-9
-Render and brickwork on extension		p.30-1, 42, and 48-9

-Roofs and rooflights throughout	p.30-1, 42, and 48-9
-Chimneys throughout	p.30-1, 42, and 48-9
Internal Spaces	
-Fireplace in hall	p.22, 31-3, 42-3, and 50
-Paving in hall	p.22, 31-3, 42-3, and 50
-Main staircase	p.22, 31-3, 42-3, and 50
-Lantern over main staircase	p.22, 31-3, 42-3, and 50
-Coving and cornice moulding throughout	p.22, 31-3, 42-3, and 50
-Fireplace in Administrator's Office	p.22, 31-3, 42-3, and 50
-Fireplace in first-floor south-eastern study room	p.22, 31-3, 42-3, and 50
-Sash windows throughout	p.22, 31-3, 42-3, and 50
-Panelled window settings throughout	p.22, 31-3, 42-3, and 50

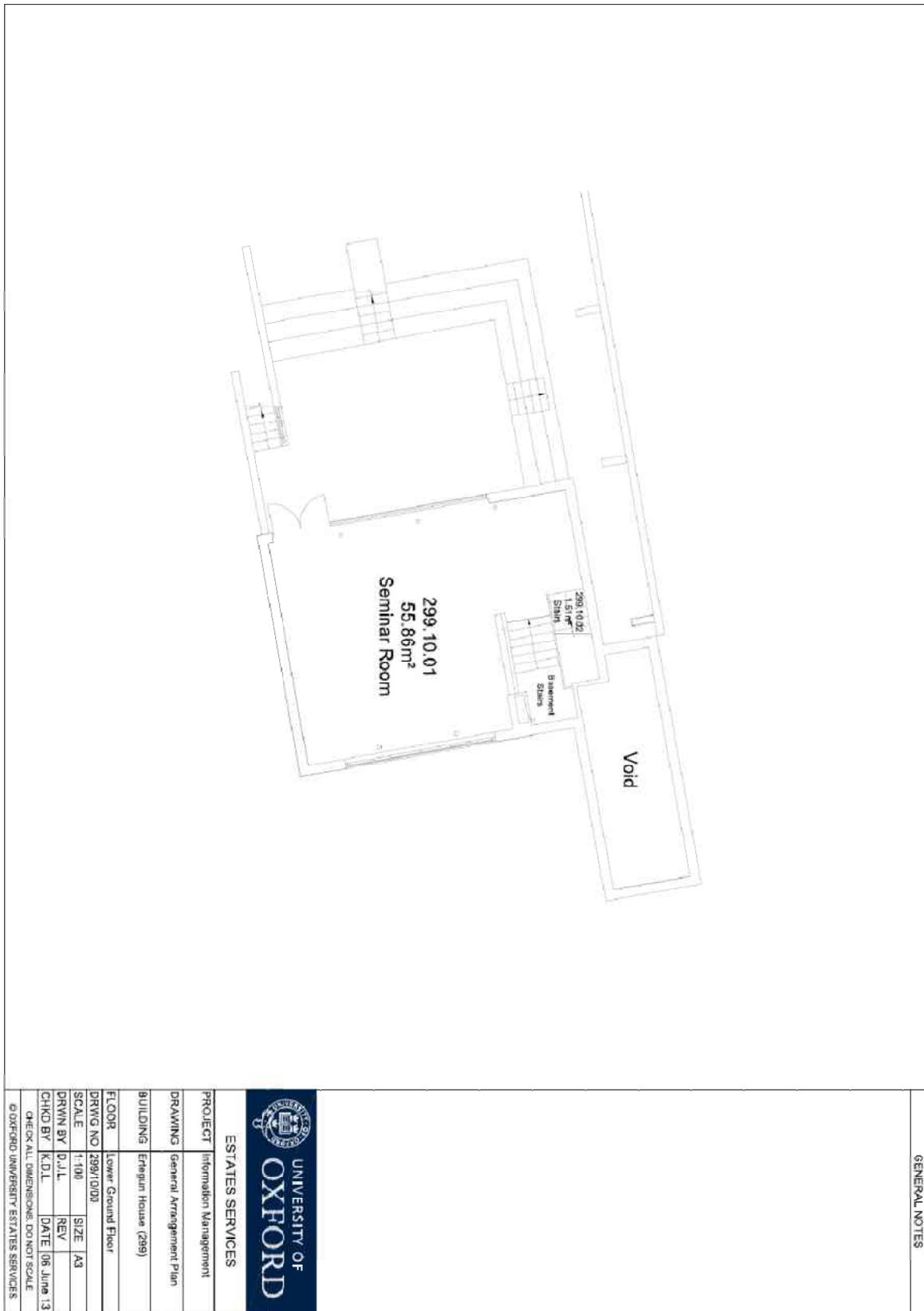
PRIOR TO UNDERTAKING ANY REPAIRS OR ALTERATIONS ON THE ABOVE-LISTED ARCHITECTURAL FEATURES, CONTACT THE CONSERVATION TEAM AT ESTATES SERVICES ON (01865) (2)78750

Appendix 5 Floor plans

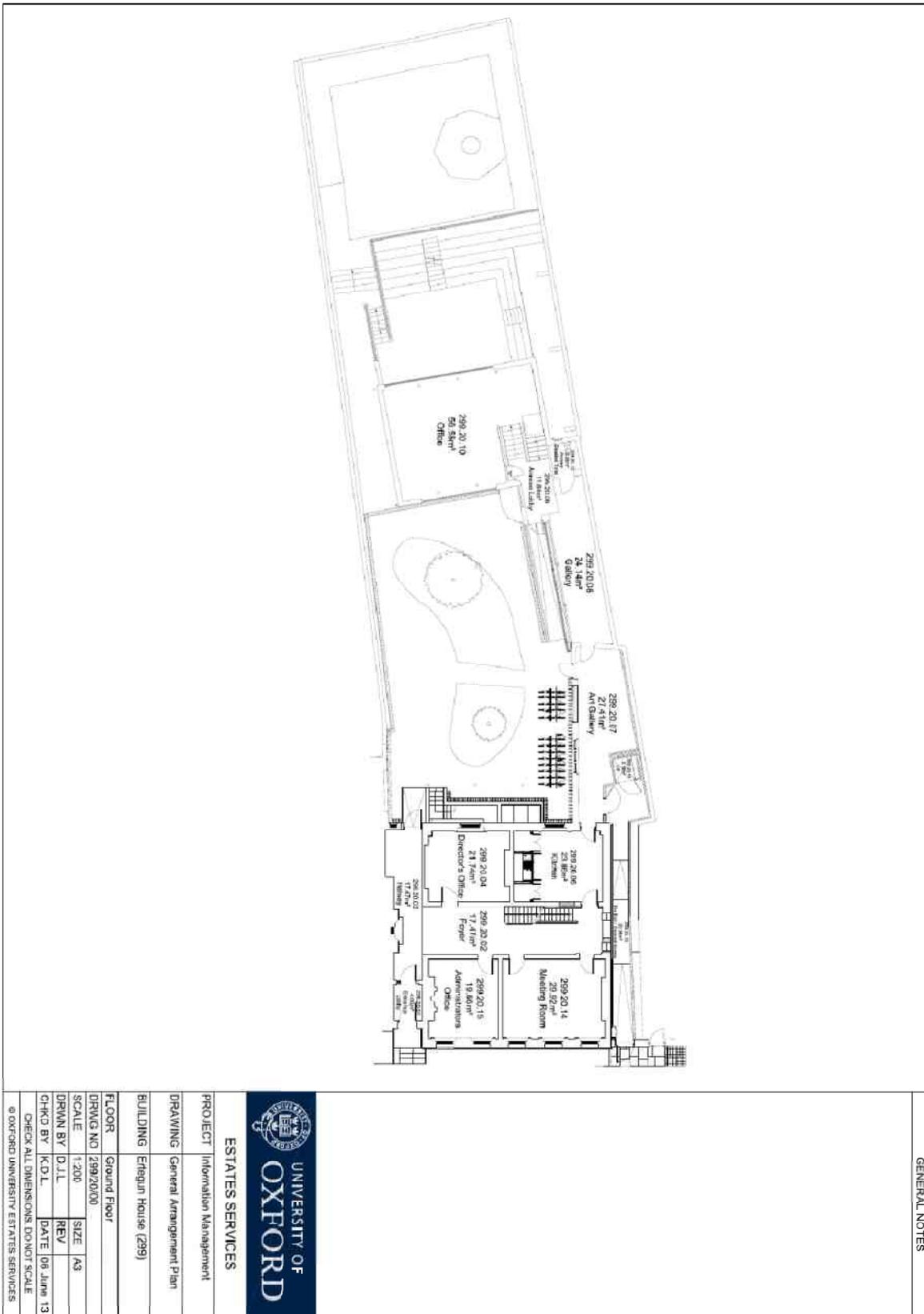
7.5.1 Basement Plan



7.5.2 Lower-Ground-Floor Plan



7.5.3 Ground-Floor Plan

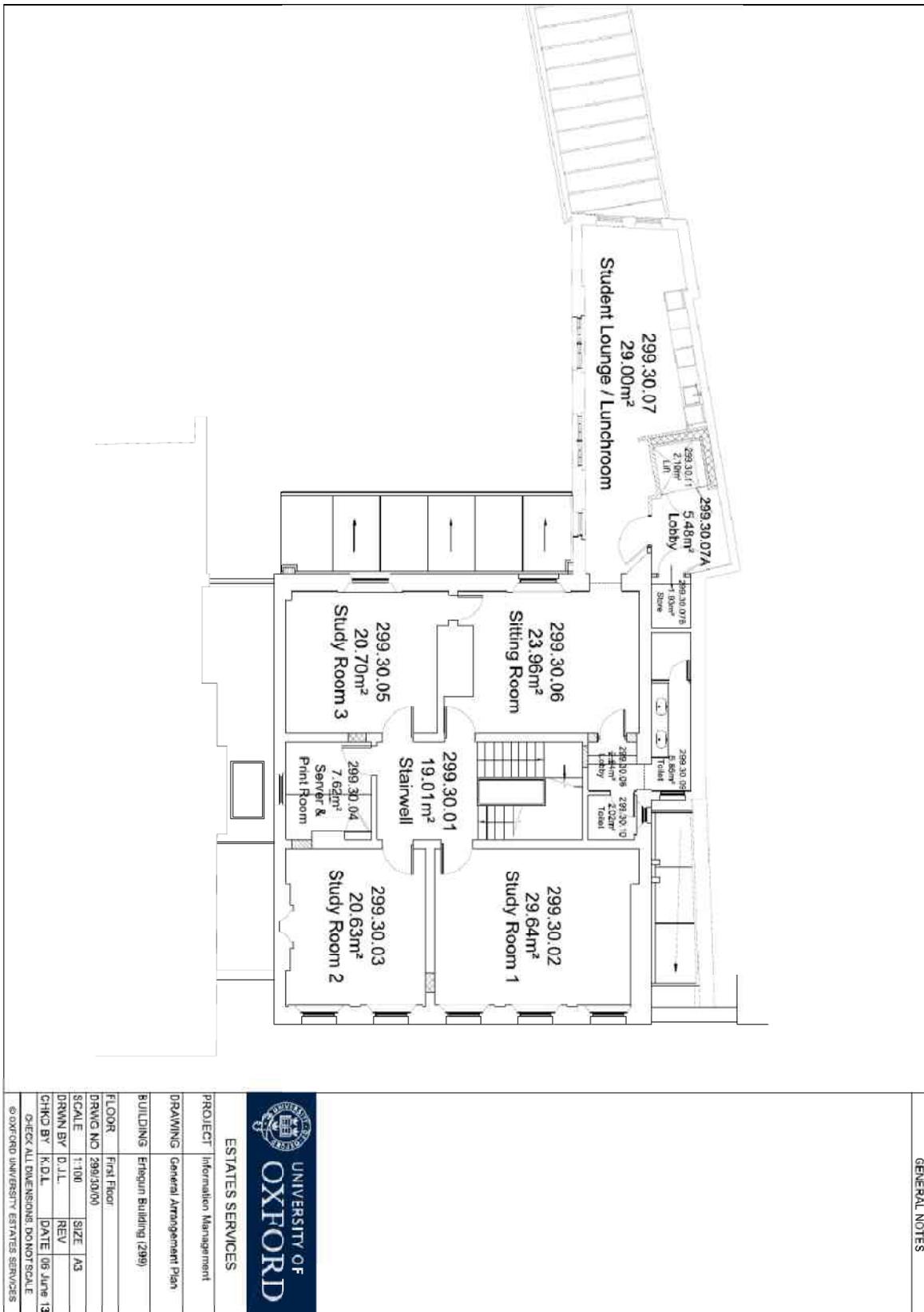


GENERAL NOTES

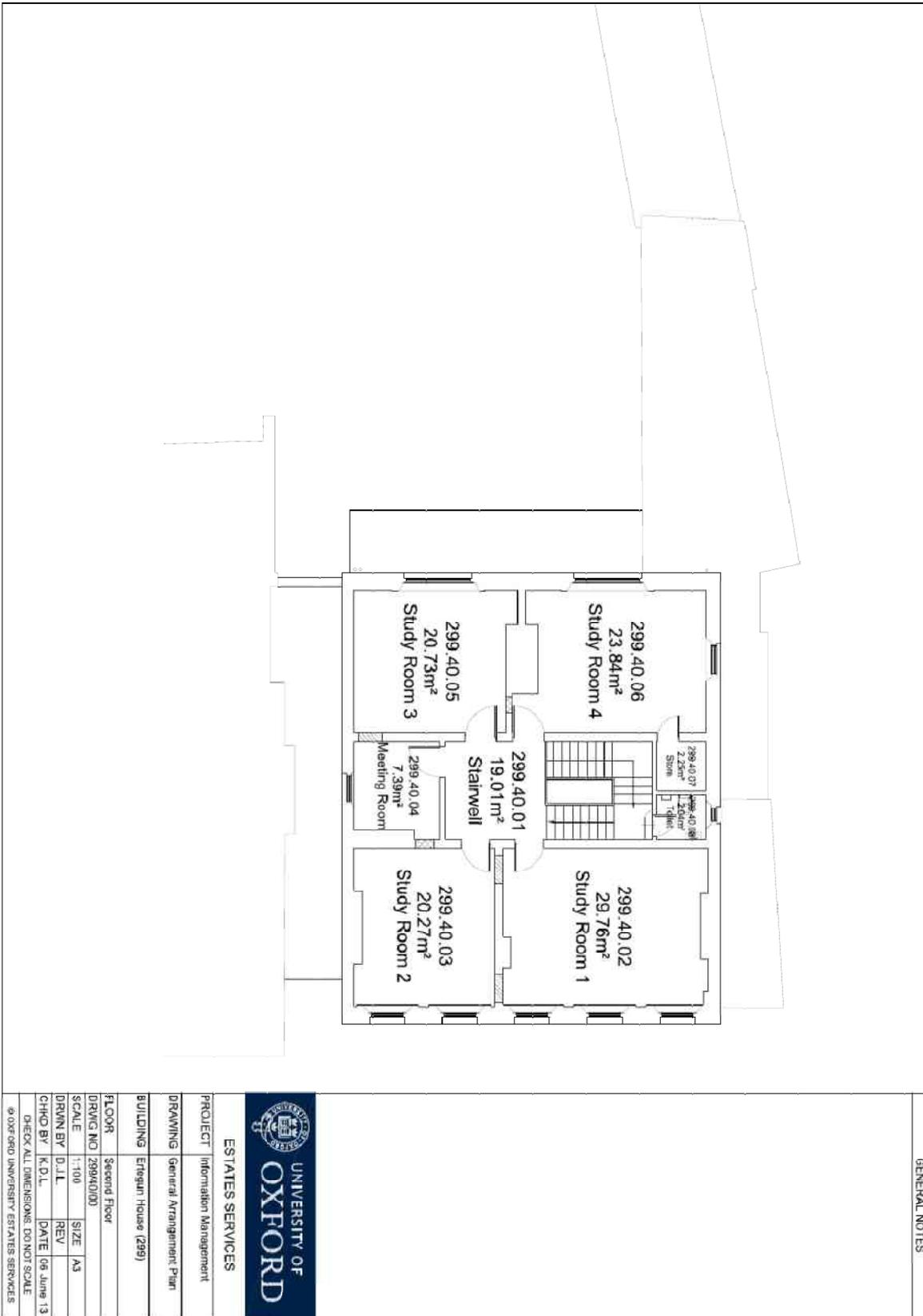


ESTATES SERVICES	
PROJECT	Information Management
DRAWING	General Arrangement Plan
BUILDING	Eriqun House (299)
FLOOR	Ground Floor
DRAWG NO	299/20/00
SCALE	1:200
SIZE	A3
DRAWN BY	D.J.L.
REV	
CHKD BY	K.D.L.
DATE	06 June 13
CHECK ALL DIMENSIONS, DON'T SCALE	
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7.5.4 First-Floor Plan



7.5.3 Second-Floor Plan



GENERAL NOTES



ESTATES SERVICES

PROJECT	Information Management		
DRAWING	General Arrangement Plan		
BUILDING	Ersgarth House (299)		
FLOOR	Second Floor		
DRAWING NO	299A0/00	SIZE	A3
SCALE	1:100	REV	
DRAWN BY	D.J.L.	DATE	06 June 13
CHECKED BY	K.D.L.	CHECK ALL DIMENSIONS, DO NOT SCALE	

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