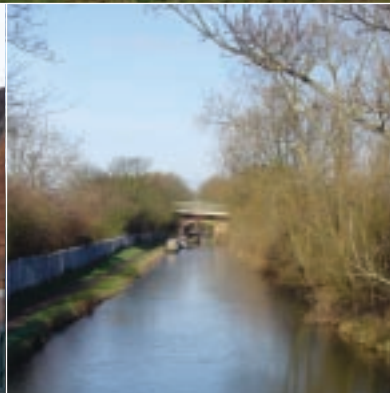


Conservation Area Appraisal Wolvercote with Godstow



Contents

General description	1
Purpose of an appraisal	2
Summary of significance	3
Mapped descriptions	4
Upper Wolvercote	4
Lower Wolvercote	6
Godstow	8
Introduction	10
Historical overview	10
Biodiversity	12
Boundary of the conservation area	12
Character appraisal	13
Important views	20
Floorscape and street furniture	20
Special architectural interest	21
Trees	21
Conclusion	21
Management Plan	22
Opportunities for enhancement and negative elements	22
Development guidance	23
Appendix 1	24
Listed Buildings	24
Scheduled Monuments	25
Unlisted buildings Considered to merit care and protection	25
Tree Preservation Orders	25

General description

Wolvercote with Godstow Conservation Area comprises three distinct areas, all of which have their own character. Not much more than a village today, Wolvercote first appeared in Saxon times and slowly developed into a settlement in the early 12th century following the founding of Godstow Abbey. The mill, part of the Abbey's endowment, was the force behind the development of Lower Wolvercote. Upper Wolvercote evolved on the higher ground around the church of St Peter.

The predominant impression of the conservation area is one of greenery, a rural idyll. Wolvercote itself is home to Wolvercote Green, Wolvercote Common and



FIG. 1

FIG.1 Aerial view of Wolvercote with Godstow Conservation Area



Wolvercote with Godstow Conservation Area map

All Maps in this publication
 © Crown Copyright
 Reproduced from the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office (HMSO).
 © Crown Copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Oxford City Council LA 078921
 June 2002

Goose Green; Godstow is surrounded by meadowland and the Abbey complex and both settlements are abutted by 342 acres of common land known as Port Meadow. The meadowland on the floodplains of the Thames is a haven for wildlife and home to grazing animals. The tranquil setting of the Trout Inn, overlooking Trout Island and the Abbey on the opposite riverbank draws hundreds of visitors every year. Godstow is known for its nunnery and Fair Rosamund, its tranquil setting and the Trout public house. Lower Wolvercote evolved along the route of Godstow Road, expansion being curtailed by the natural boundaries of river and meadowland. Upper Wolvercote is the most developed character area, partially absorbed into the Woodstock Road development of north Oxford.

The conservation area is largely unspoilt and is home to what is regarded as one of the most beautiful views in England – the view across Port Meadow towards Oxford city centre with the hazy spires and towers of the churches and colleges. The tranquil rural atmosphere provides the perfect contrast to the hustle and bustle of city life.

Oxford City Council is required under the Planning (Listed Buildings and Conservation Area) Act 1990 to designate areas of special architectural or historic

interest, the character or appearance which it considers desirable to preserve, as conservation areas. The Act further states that it is to review the conservation areas from time to time to ensure that the original designation was correct and where necessary, to designate further areas. This Appraisal has been undertaken in accordance with s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and should be read in conjunction with the approved policies as set out in the Oxford Local Plan 2001–2016. The Appraisal will be used to inform decisions on planning, listed building and conservation area applications.

Purpose of an appraisal

A character appraisal defines the combination of elements that create a sense of place and thus provides informative guidance regarding future changes. The character of an area of special historic or architectural interest encompasses more than its visual appearance, it is an analysis of all elements eg: architectural features, its historical significance and development, open spaces, how the space is used and by whom, contribution of trees and other greenery and views into and out of the space.

FIG.2 *Port Meadow*



FIG. 2

Executive summary

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising traditional materials so that the buildings will make a positive contribution to the character of the conservation area.

Summary of significance

1. Three character areas, each with its own distinct identity.
2. Vast expanses of open meadowland which has been unharmed by modern-day farming practices.
3. Upper Wolvercote has retained many of its rubble stone boundary walls creating a sense of enclosure and retaining its historic character.
4. Godstow Abbey was the main force behind the development of Wolvercote, the remains of which are now a Scheduled Monument.
5. Port Meadow and Wolvercote Common provide important views to the city.
6. The meadows and commons are important areas of unimproved alluvial grassland, being designated as Sites of Special Scientific Interest (SSSI).
7. The open, undeveloped nature of the settlements has been retained.
8. Historical grazing rights to the meadows have been retained and are still exercised. The historic practice of rounding the animals up and fining unauthorised owners for grazing their horses on the commons is still carried out.
9. The river played an important role in the development of the mill by being an original source of power and transportation.
10. Although Port Meadow is not within the boundary of the conservation area it provides an important physical and historical setting to the village.
11. Many of the properties in Wolvercote date from the 17th, 18th and 19th centuries and have retained many of their original features.

Vulnerability










12. Vast amount of open and unspoilt space provided by the commons and meadows.
13. High level of greenery contributing to the character of the area.
14. Wolvercote Common and the floodplains provide a green edge to the built environment.
15. Traditional village image of low rise, stone built cottages and farm houses being replaced by unsympathetic large scale modern developments.
16. Traditional low boundary stone or brick walls being replaced with high fencing, altering the nature of the street scene resulting in a loss of openness.
17. Proximity to an ever-evolving city places demand on open spaces for development purposes.

Opportunities for enhancement

18. Improve existing street furniture. Uniformity of street lighting styles would enhance the area.
19. Improve the quality and condition of road surfaces and kerbstones. Where appropriate, replacements should be in traditional materials that are in keeping with the character of the area.
20. Damaged areas of boundary walls should be carefully repaired with appropriate materials.
21. Reinstatement of low boundary walls to retain the open character of the area.
22. Signage on buildings should be in keeping with the historic village character.
23. Rationalisation of signposts, removing any unnecessary signage to prevent cluttering of pavements.
24. Trees are an important characteristic of the conservation area. Old or dying trees should be replaced and opportunities for further tree planting should be investigated.

Upper Wolvercote

Key

-  Important view
-  Listed building
-  Buildings of local interest
-  Areas for enhancement
-  Scheduled Monument
-  Tree Preservation Order
-  Development site open space
-  Garden boundary lines
-  Conservation area boundary





8
Upper Wolvencote Church Hall
 Grade II, early 19th century, coursed rubble stone and shuttered windows in grounds of church



7
Wolvencote School Constructed on land donated by Duke of Marlborough with the original school rooms constructed in 1897 with 20th century extensions












5
First Turn Enclosed village lane leading from the busy Woodstock Road to the more peaceful setting of Wolvencote Green



6
Wolvencote Church Grade C. Tower dates from 14th century, the rest of the church was rebuilt in 19th century to designs by Charles Buckenridge

Lower Wolvercote

Key

-  Important view
-  Listed building
-  Buildings of local interest
-  Areas for enhancement
-  Scheduled Monument
-  Tree Preservation Order
-  Development site open space
-  Garden boundary lines
-  Conservation area boundary



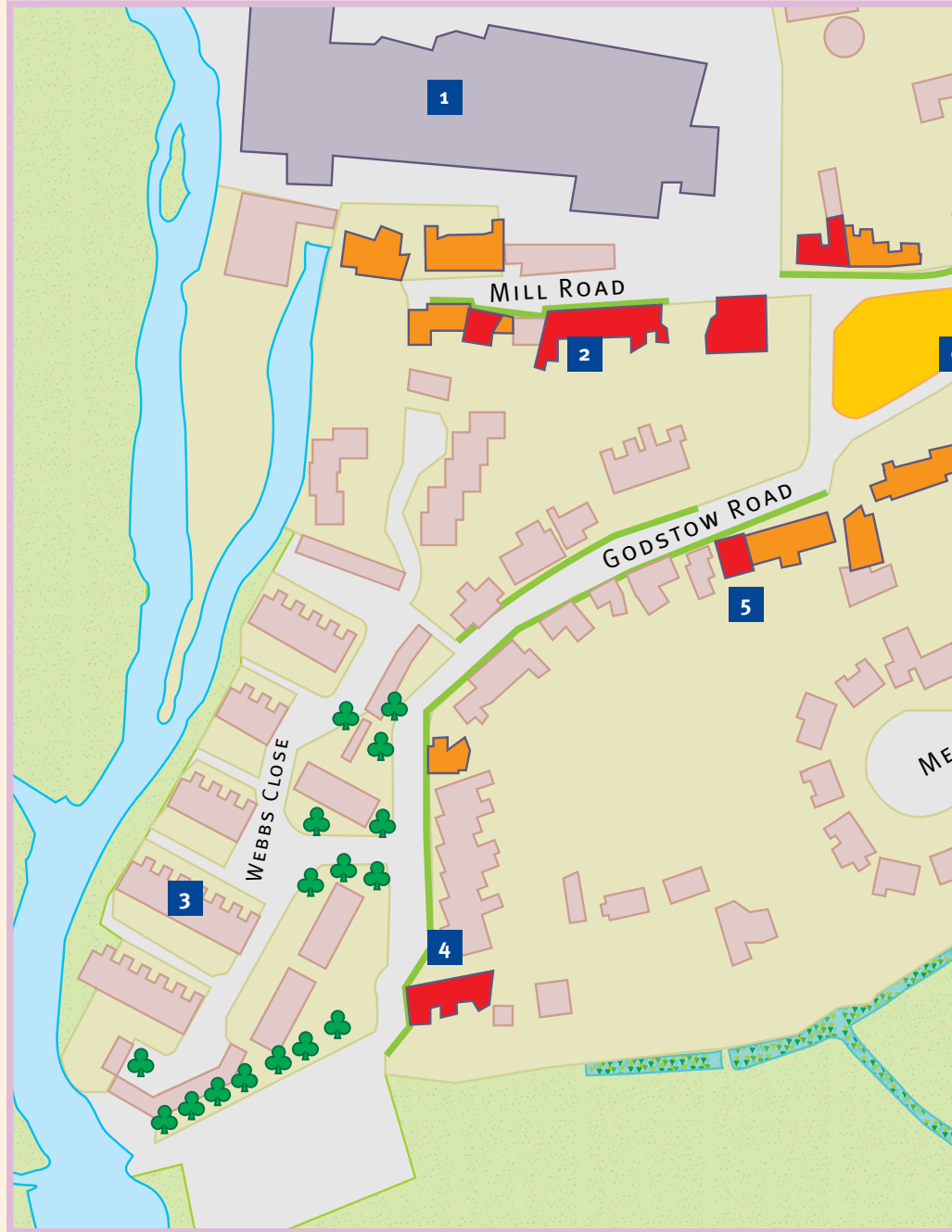
1
Mill Site Development opportunity on land formerly occupied by the paper mill



2
Mill Road Cottages Grade II dating from late 18th century constructed from coursed rubble stone with slate roofs



3
Webbs Close 20th century development of inappropriate scale and material



4
Nunnery Close Grade II, the oldest house in Lower Wolvercote dating from the 17th century. Coursed rubble stone with thatched roof



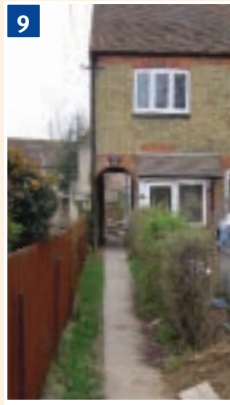
5
139 Godstow Road Grade II, former workshop dating from 18th and 19th century, coursed rubble stone with stone slate roof and timber lintels over openings



11
The Rookery late 19th century brick back to back cottages, the rear four houses having open views across the Common



10
'Back to Front' Houses, Godstow Road these houses are thought to have originally overlooked Wolvercote Common with the Godstow Road frontages being the rear elevations



9
Secret 'Garden Path' Leading up the side of 65 Godstow Road to the Rookery and Wolvercote Common



6
Village Green The central focal point of the village and is an area for enhancement. Kerbs stones need replacing, road surface needs improving












7
Rowland Close 20th century development outside the conservation area having a negative impact on the character of the area

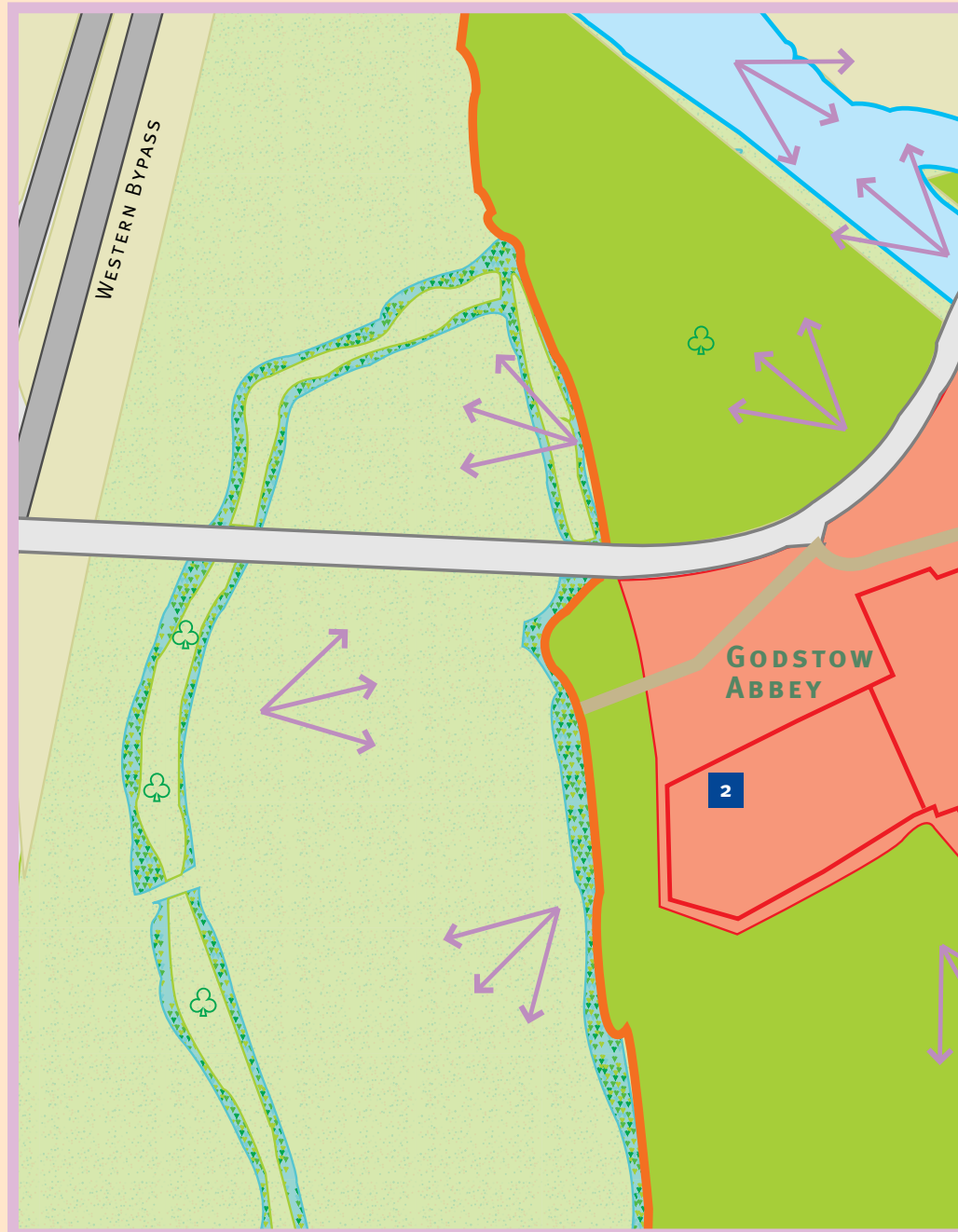


8
Historic allotments Wolvercote Common

Godstow

Key

-  Important view
-  Listed building
-  Buildings of local interest
-  Areas for enhancement
-  Scheduled Monument
-  Tree Preservation Order
-  Development site open space
-  Garden boundary lines
-  Conservation area boundary



1
Godstow Abbey Scheduled Monument
 Remains of the 12th century abbey complex
 founded by Dame Edith of Winchester



2
Godstow Abbey Remains of the enclosure
 walls of the Abbey complex Scheduled
 Monument



5
The Trout Inn Grade II, 18th century coursed rubble stone construction with views of river and the abbey providing private access to the adjacent island



3
Godstow Lock Originally constructed in 1790 following the building of the canal. Present concrete structure was constructed in 1924 and was the last lock on the Thames to be mechanised.



4
Trout Island Private island set out as formal gardens in 20th century, together with wandering peacocks, contributing to the green character of the area

Introduction

The conservation area comprises the three distinct character areas of Upper Wolvercote, Lower Wolvercote and Godstow. Oxford City Council designated Upper Wolvercote and Lower Wolvercote with Godstow as two separate conservation areas on 23 February 1981. Following a review of the boundaries, they were amalgamated with the inclusion of The Lakes and Goose Green on 21 October 1985 and became known as Wolvercote with Godstow Conservation Area.

FIG. 3 Lower Wolvercote

Designation of Wolvercote and Godstow as a conservation area was justified due to their historical past and the well-preserved open, undeveloped rural character of the area. The area is famed for its vast expanses of open meadowland that have not been ploughed or subjected to modern farming practices. These lands not only provide important views of Wolvercote and Godstow, but also of the city and the surrounding ridges. The area is subject to historic grazing rights, a practice still exercised today by the commoners. Both Wolvercote Common and Port Meadow are important areas for nature and wildlife.

Godstow Abbey played a major role in the development of the area. The remains of the Abbey can still be seen and despite much of the material being removed during the ages, the ruins still dominate the landscape. The historic mill has long been demolished but the legacy of it still survives. The paper mill not only created employment for the area but also contributed to the commercial wealth of Oxford and the University. It is the combination of both the historical and physical factors that make this area important and worthy of its designation as a conservation area.

The conservation area is approximately 4 km from Oxford city centre and marks the city's north-west boundary. Upper Wolvercote is situated on gravel terraces overlooking the floodplain, on higher ground rising steeply up to Woodstock Road. Lower Wolvercote and Godstow are both floodplain settlements dominated by meadows and have strong historical links with the river.

Access to the area is via Woodstock Road or the A40 at Wolvercote Roundabout. The Western Bypass (A34) skirts the edge of the conservation area. Godstow Road is the main route through the village running from the A40 in the east to Wytham in the west. The River Thames and Oxford Canal still provide waterway access to the area.



FIG. 3

Historical overview

Wolvercote is an ancient settlement dating back to Saxon times and recorded in the Domesday Book as Wulfgarcote (Ulfgarcote), meaning Wulfgar's cottage(s). It became known as 'Wolvercote' in 1185.

1. Lower Wolvercote

Historically, a road running westwards from Banbury Road through Upper Wolvercote, across Goose Green, taking a route similar to the present day Godstow Road, provided access to Lower Wolvercote. The 18th century route continued to Wytham but only the families of the successive earls of Abingdon were entitled to use the road beyond Godstow Bridge. The general public wishing to continue westwards had to cross the meadows to the Thames at Wytham Mill.

The area referred to as Lower Wolvercote evolved around the riverside mill originally owned by Godstow Nunnery. Throughout the ages, it has played an important role in the growth of the settlement and in providing employment. It is not known exactly when the first mill was built or for what use it was put but during the 16th century it was being used as a fulling mill and a corn mill. During the Civil War, part of the mill was adapted for grinding sword heads for Charles I while his headquarters were in Oxford.

Robert Plot (Keeper of the Ashmolean Museum) passed through the village in 1674 noting, 'they make a coarse paper at a mill here' which is the first mention of the mill being used for the production of paper. Paper production is a use for which the mill became renowned, and provided paper to the Oxford University Press. It is claimed by 1718 that the mill was producing the 'best white paper in England'¹. Thomas Combe's ambition to produce cheap bibles in the 19th century saved the mill from abandonment. Oxford University Press came into ownership of the mill in 1870 and owned it until its closure in 1998. The

¹ 'Wolvercote: A study in paper making at Oxford' Harry Carter 1974

majority of the mill complex was demolished in 2004 and the site will be redeveloped.

Whilst in operation, the mill has always relied on the river. The machinery was originally water driven and following the introduction of the coal fed steam engine in 1811, the river was used as a source of transportation.

2. Upper Wolvercote

Accessed via First Turn (formerly Church Road, renamed First Turn in 1930), which branches westwards from Woodstock Road leading down to Wolvercote Green.

Upper Wolvercote developed on the higher ground close to the church of St Peter. A church on this site was first recorded in the late 13th century but the present church is a mixture of 14th, 15th and 19th century work. Originally a chapel of ease subject to the church of St Peter in the East, Oxford, it had burial and baptismal rights bestowed upon it in the 15th century but did not gain its independence until 1866. In 1976 the church was united with St Michael's in Summertown and in 1982 Wolvercote became part of the ecumenical Parish of Wolvercote with Summertown.

Eighteenth-century Upper Wolvercote was only a small, scattered settlement with most of the houses on or near Church Lane, Wolvercote Green and the substantial Manor Farm complex on Godstow Road. This area was predominantly a farming community with many of the farm houses fronting on to Wolvercote Green. The church at this time stood in a fairly isolated position at the eastern edge of the village.

Although part of the same village, Upper Wolvercote and Lower Wolvercote developed for differing reasons, creating two distinct areas of separate character. The sense of separation has been further reinforced following the construction of the canal in



FIG. 5

1789 and railway in 1846. The core of Upper Wolvercote today is centred around the church, school and post office with the majority of the residential development contained within the four main route ways of Godstow Road, First Turn, Wolvercote Green and Mere Road.

FIG. 4 *Wolvercote Green*

FIG. 5 *Ruins of Godstow Abbey*

3. Godstow

Godstow consisted of the site of the Abbey and its associated land. The name Godstow means 'place of God'. It was founded in 1133 following the donation of land from John of St John to Dame Edith (Ediva) of Winchester. Daughters of prominent families from around the country were sent to the nunnery to continue their education. One such daughter was 'Fair Rosamund', the daughter of Lord Walter Clifford, and eventual lover of Henry II. There is much myth surrounding the death of Rosamund including being poisoned by Henry's queen. It is also believed that Rosamund now haunts the Trout Inn on the opposite banks and knocks wine bottles off tables! Following her death, Rosamund was buried in the Abbey in a tomb that was to be surrounded by lit candles at all times. Her body was removed following outburst and disapproval from Hugh, Bishop of Lincoln, and was placed in the nuns' chapterhouse and subsequently destroyed during the Reformation.

The nunnery was suppressed in 1540 following the failure of Katherine Buckley's (the last abbess) valiant efforts to resist the Dissolution. The buildings were ransacked and passed by Henry VIII to George Owen, his physician, who converted the Abbey to Godstow House. During the Civil War it was burnt down in an attempt to deprive Cromwell's men of the use of the building. In 1924 the Abbey was passed to the



FIG. 4



FIG. 6

FIG. 6 Views across Port Meadow to the city of Oxford

University of Oxford in trust and is now a Scheduled Monument.

4. Port Meadow

Although not part of the conservation area, Port Meadow plays an important role in the character of the area by providing an important physical and historical setting to the area. There is evidence of Bronze Age and Iron Age inhabitation on the meadow and in the Domesday Book it was referred to as the place where ‘al the burgesses (or Freemen) of Oxford have a pasture outside the city wall in common’. Disputes concerning grazing rights on the meadow date back to the 12th century. The animals are still rounded up on an annual basis with the owners of unauthorised grazing animals being fined.

During the Civil War in the 1640s, Royalist troops camped and trained on the meadow. In the 17th and 18th centuries it was used as a racecourse. The meadow also served a purpose during the first and second world wars. In WWI an airfield was constructed at the northern end of the meadow and during WWII it was used as a military camp. The posts and platforms built during WWII to prevent enemy landings can still be seen.

5. Wolvercote Commoners Committee

Wolvercote was incorporated into Oxford City in 1929 but the Council did not take on the responsibility of the common land. Wolvercote Commoners Committee was established to manage Wolvercote Common, Wolvercote Green and Goose Green to ensure their continued protection and to guard the rights of the commoners. These areas were registered as Common Land under the Commons Registration Act 1965.

Biodiversity

Port Meadow and Wolvercote Common are both rare examples of unimproved alluvial grassland which used to be common amongst the floodplains of England. They are now important as a result of their grassland communities and archaeology because they have never been ploughed or drained and the variety of grassland plants and soil flora and fauna have never been affected by chemical fertilisers. They are also a feeding ground for many breeds of migrating bird.

Port Meadow, Wolvercote Common, Wolvercote Green and parts of Pixey Mead to the north of Godstow are designated as Sites of Special Scientific Interest (SSSI) on account of their national importance for nature conservation or earth sciences. Parts of Goose Green and Pixey Mead have been identified as Sites of Local Importance for Nature Conservation (SLINC).

Boundary of the conservation area

The boundary of the current conservation area was drawn to include the three historic settlements and their landscape setting.

The majority of the 20th century developments in Lower Wolvercote have been excluded as they do not contribute to the area’s special character and appearance. Likewise, the site of the paper mill was not included as the historic mill buildings had previously been demolished and replaced by a 20th century mill and associated warehouses that were deemed to be of little or no architectural importance although the site itself makes significant contribution to the historic character.

The boundary for Upper Wolvercote has been drawn to include the historic developments bordering Wolvercote Green and First Turn surrounding the church. It excludes the 20th century development of the open land between Mere Road and Woodstock Road that does not form part of the historical character of the settlement.

While planning policies seek to ensure that the special character of this area is preserved or enhanced, it is noted that development outside the boundary has affected the setting of the conservation area. For example, looking from Wolvercote Common to Lower Wolvercote the view is dominated by the Rowland Close development where the scale, density and materials do not make a positive contribution to the landscape.



FIG. 7



FIG. 8



FIG. 9

FIG. 7 Rowland Close, Lower Wolvercote. A 20th century development that has a negative impact upon the setting of the conservation area due to inappropriate design, scale and materials

FIG. 8 St Peter's Church, Upper Wolvercote

FIG. 9 The Victorian section of Wolvercote School

Character appraisal

Access to the village is via two routes: Godstow Road and First Turn. Godstow Road branches off the A40 at Wolvercote Roundabout and runs southwest from Upper Wolvercote, through the centre of Lower Wolvercote, past Godstow Abbey, under the A34 Western Bypass and on to Wytham. The road meanders along its route, the landscape dominated by green open space and is reminiscent of a rural route way in the heart of the countryside, rather than a road on the edge of a bustling city.

First Turn is accessed via Woodstock Road. The contrast between the two roads is instantly apparent. You leave one of the busiest routes out of Oxford and turn into a quiet residential village street. The heavy traffic noise is left behind and is replaced by the more tranquil village atmosphere. The road is lined with established trees and shrubs, immediately drawing you in to the village life of Upper Wolvercote. The boundary of the conservation area is at the point where the road widens out close to the church, school and village shop. This cluster of buildings forms one of the hubs of the local community as well as highlighting the architectural diversity of the village.

Upper Wolvercote originally developed within close proximity of the church on the higher ground, a safe distance from the flooding river. The present-day church constructed in the 19th century to a 'dull repetitive design'² incorporates the 14th century tower of the original church and a 15th century window and doorway. A low, stone boundary wall, a characteristic feature of the village, encloses the site.

The first school in Wolvercote founded in 1814 was sited behind the church in the Church Hall. The need for a larger school arose as a result of village expansion. The new school was constructed on glebe land to the west of the church in 1855, now occupied

by John (Booksellers) Ltd. The school moved across the road to its present site in the Victorian era with the original building dating from 1897, the extra accommodation being added in the mid- to late-20th century. All the buildings are constructed of red brick, with the new buildings reflecting the style and design of the original building creating a sense of continuity that is often missing when properties are extended.

In contrast, the shop is incorporated into the ground floor of a large, residential property, constructed of brick in the mid-20th century and situated on a prominent corner position of First Turn and St Peter's Road.

These three buildings create an important triangle of social activity creating a focal point in this area. Not only are they three varying building types, they also mark three distinctive uses, their unifying element being that they encourage social activity and form a hub of village life.

The houses on the right hand side going down the hill towards Wolvercote Green contribute to the historical past of the area. The detached properties date from the

² 'The Buildings of England : Oxfordshire' N. Pevsner and J. Sherwood



FIG. 10

FIG. 10 *First Turn Shop, Upper Wolvercote*

FIG. 11 *Church Farm House*

FIG. 12 *First Turn*

FIG. 13 *View of Wolvercote Green from First Turn*



FIG. 11

time the settlement was evolving. Church Farm House, slightly set back from the road, in its own grounds enclosed by a high stone wall, dates from the 16th century incorporating 19th century additions. Old Church House dates from the late 18th century, constructed from coursed rubble stone with dressed quoins and a Welsh slate roof. First Turn narrows into a village lane with mature trees hanging over the walls from the gardens behind. The level of greenery in this area is an important contributor to the rural village character of the settlement.

The left hand side is dominated by 1940s housing constructed from dark red brick, set back from the roadside with inclined front gardens. The cars parked on the road further narrows the lane but add to the sense of enclosure. Although these properties lack architectural merit, they do contribute to the character of the road, their density forming a sense of enclosure enhanced by the high walls and trees on the opposite side of the lane.

The lower section of First Turn provides important and impressive views over Wolvercote Green, Port Meadow out to the distant ridges.

The Plough public house is situated on the left hand corner of First Turn, facing the Green. The present building of rendered and brick construction dates from 1840 and replaced an earlier public house on the same site. Historically, the pub operated as a local mortuary and was also a stop for the narrow boats. The public house today only offers social activity and further strengthens the communal aspect of the village. The social nature of the community continues along Wolvercote Green, terminating at the village hall situated at the junction with Godstow Road.

The Dove House Close development at the corner of First Turn and Wolvercote Green has impacted on the traditional village image that Upper Wolvercote portrays. Constructed on land that was originally the orchard of Church Farm House, this development now dominates the visual landscape. The materials, scale and density of the modern block are not in keeping with the overall character and appearance of the village. Although attempts have been made to landscape the grounds enclosing this development, there is no disguising the sheer size of the buildings which dwarf their smaller, historic neighbours.



FIG. 12



FIG. 13

Without exception, the houses situated on Wolvercote Green all benefit from enviable open views across the Green, comfortable in the knowledge that this land will not be developed.

The Green is bounded on the west by the canal and railway line that not only physically separates the two parts of Wolvercote but also visually divides the two areas due to the trees and other vegetation masking the track.

The east side of the Green is bordered by varying residential properties, many of which were former farm houses. In the main, the houses are of two-storey construction, many with gabled dormers and low garden boundaries of stone, fencing or railings, providing continuity to the street frontage. Although the boundary walls mark the division between public and private realm by enclosing private gardens, the low level of the walls and open nature of the railings provide continuity of openness enabling the countryside character to reach their front doors. Building materials range from exposed and rendered rubble stone to red brick with roofing materials of Welsh and stone slate to clay tiles.

Access to Lower Wolvercote is via Godstow Road over the canal bridge. The bridge provides a glimpse of canal life adding a further dimension to the area's



FIG. 16

FIG. 14 *The Plough*



FIG. 17

FIG. 15 *Dove House Close*

FIG. 16 *Railway line blocking visual access to Lower Wolvercote and Wolvercote Common*

FIG. 17 *Houses looking over Wolvercote Green*



FIG. 14

character. Although the peaceful setting is occasionally interrupted by the sound of passing trains, the tree-lined canal banks masks the visual presence of the track. The stillness of the canal creates an inviting tranquil image.

The canal bridge is a vantage point affording the passer-by a variety of rural views – the open expanses of the commons and greens, the rural nature of Godstow Road, the stillness of life on the canal and the adjacent lakes. All these views make a significant contribution to the overall character of the area.

The far side of the bridge leads to Lower Wolvercote, a totally different style of settlement to its neighbour, Upper Wolvercote. The ground is flat, developed on the floodplains of the Thames, with development constrained by natural boundaries.

Lower Wolvercote spreads out along Godstow Road with short residential streets branching off the main thoroughfare. Development first occurred along Godstow Road close to the mill in the 17th and 18th

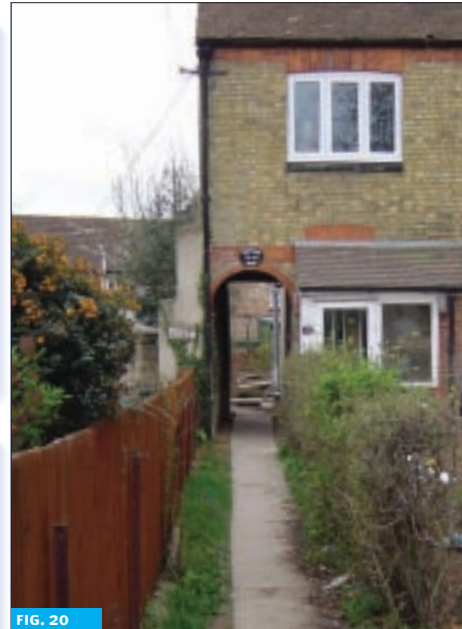


FIG. 15

FIG.18 Canal Life

FIG.19 Godstow Road, Lower Wolvercote

FIG.20 Secret Alleyway, Godstow Road



centuries, with the later side road phases taking place from the 1900s onwards.

The housing along Godstow Road heading towards the centre of the village mainly dates from the early 20th century and largely consists of two-storey terraces and semi-detached properties. The properties are set back from the road with small front gardens and low boundary walls. Although the walls mark the division between the public and private realm, their low nature creates a sense of openness along the road and helps to frame the street. Unfortunately, high walls and fences are slowly beginning to encroach, reducing the traditional open appearance of the road and the continuity of the street frontage.

The houses along the southern side of Godstow Road throw in an unexpected element of secrecy to the area. Masquerading as private garden paths, there are a number of unassuming alleyways weaving in between the houses and gardens. One alleyway leads to a unique grouping of back-to-back terraced cottages.

These cottages, known as the Rookery, are accessed via a narrow path running down the edge of the garden of 65 Godstow Road. The path winds its way to the back of the property, past a few outhouses until the cottages unexpectedly appear before you. The

path continues directly past their front doors, separating their gardens from the house and around the block to the back row of cottages. The four houses at the rear overlook Wolvercote Common, the front row being hidden from the main road. Built in the late 1880s, these houses originally consisted of one room downstairs and two upstairs rooms with the washing facilities and privies in the gardens. They have since been modified but they still retain a unique rural charm, enhanced by the verdant gardens and proximity to the common.

Another path running alongside the surgery on Godstow Road adds a farmyardesque element to the character. From the main Godstow Road, the path takes a weaving course past other properties at the back of the surgery. It continues past old stable blocks, narrowing to a muddy path covered in straw and manure, accompanied by rural aromas and sounds until you reach a small iron gate leading out into the vast expanses of Wolvercote Common. At this point, time stands still. Oxford is in the distance, Upper Wolvercote stands proudly to the left with Wolvercote Common and Port Meadow stretching out in front. The allotments in the middle of Wolvercote Common are still tended to by the local residents. The common has an air of tranquillity, interrupted only by sounds of nature, and the distant hum of the A34. Whilst the spires of Oxford form an important view from the meadows, they are also a reminder as to how close city life is. Despite this proximity, the overwhelming impression is one of village life in the heart of the countryside.

Although Wolvercote Common itself is a place of social activity, the main social hub of Lower Wolvercote is centred around the small triangular village green and playground close to the mill site. This area is dominated by the Red Lion public house that occupies a prominent site between Mill Road and Godstow Road. Much extended, the pub is now a Grade II Listed Building with the original part dating from the 18th century and incorporates materials from the 15th century Godstow House. This triangular site is also home to a second public house, the White Hart, a fish and chip shop, the Baptist church and the church hall. The vibrancy of this social hub would have been further enhanced whilst the mill was still in operation but since its closure in 1998, its commercial vitality has diminished but the village atmosphere has been retained.

The north side of this triangular area is dominated by rendered and red brick terraced housing fronting directly onto the pavement forming a hard wall of enclosure. The southern side is visually softer as the semi-detached houses are set back from the road, behind low boundary fences and wide verges at the roadside. Although these dwellings lack architectural merit, their scale and orientation contribute to the definition of the village green. The mature trees in this area also contribute to the village's rural character.

The lazy village atmosphere is further enhanced due to the fact that cars cannot speed through this area. Godstow Road bends sharply to the left forcing cars to slow down and adopt the slow pace of life that the village encourages.

Mill Road contains a row of Grade II listed terraced cottages which provides a complete contrast to the 1960s offices that are the last remnants of the paper mill on the opposite side of the road. The terrace of houses on the southern side (nos. 1–7) date from the 18th century, constructed from rubble stone incorporating wooden lintels over openings. They have small front doors and shutters on the windows, some of which are hanging at angles giving a higgledy-piggledy and welcoming appearance.

Although the houses along Mill Road are historically important to the area, their visual impact has been weakened in the past due to the scale and dominance of the modern mill across the road. Only the mill offices remain and although they still dominate the streetscape, the cottages have become more prominent. Whilst still not in the setting they deserve, they do demonstrate the vernacular style of the period and their links with the former mill provide an insight into the history of this area during an active period of the mill's existence.



FIG. 21



FIG. 23

FIG. 21 *The Rookery – a block of eight back to back cottages*

FIG. 22 *'Farmyard' element*

FIG. 23 *Village Green, Lower Wolvercote*



FIG. 22



FIG. 24

FIG. 24 *Mill Road Cottages*

FIG. 25 11 Mill Road

FIG. 26 Varying architectural styles of Godstow Road, Lower Wolvercote

FIG. 27 Webbs Close, Lower Wolvercote



FIG. 25



FIG. 26



FIG. 27

No. 11 Mill Road is Grade II listed dating back to c.1700. From 1771 to 1837 the property was converted to a public house, originally known as the Boot and latterly the Crown, and was one of the group of inns in this area frequented by the undergraduates from the nearby university. After the inn's closure, the property was purchased and occupied by Thomas Combe, manager of Oxford University Press, who converted it back to a private dwelling house.

With the number of current and former public houses in this confined area (another one formerly being at Nunnery Close, 187 Godstow Road), drinking appears to be a favourite pastime of the local inhabitants, with the public houses now forming an important contribution to the visual and social character of the area.

As Godstow Road continues its route to the southwest, the architectural styles continue to alter. Stone- and brick-built houses on the south side of the road vary in age, style and scale but they do provide a continuous frontage to the road. The houses on the northern side date from the 19th century and are set back from the road behind gardens.

The low boundary walls and trees along the perimeter of Webbs Close provides some positive distraction from the three storey modern housing blocks that over-dominate this area, detracting from the historical character. The scale, choice of materials and style of this development do not complement the existing developments of Lower Wolvercote and can be seen quite clearly from quite a distance from both Godstow Road and Wolvercote Common.

In stark contrast to the Webbs Close development, located on the opposite side of the road, is what is considered to be the oldest house in the village. Nunnery Close, 187 Godstow Road was constructed in the 17th century and extended in 1700 by Richard Rowland whose initials have been carved on a date stone on the north wall of the house. It is a thatch

roofed, Grade II listed cottage that has led a colourful life through the ages. Originally constructed as a single dwelling house, it was converted to a public house in 1764, known firstly as the Crown and subsequently as the Cow. It was then put back to residential use and divided into two and then three houses. By 1884 it had been converted back to a single dwelling house. It is constructed from coursed rubble stone with shutters to the ground floor windows.

From here, the road winds out of the village towards Godstow. The full impact of Wolvercote Common and Port Meadow can be obtained from the former bathing place just to the south of Godstow Road. The city skyline can be seen at the far reaches of the meadows, the grazing animals, the vast green expanses, the canal, streams and river all combine to create one of the most important views in Oxford and the driving force behind the character of Wolvercote.

The Toll Bridge commemorates the death of two officers of the Royal Flying Corps who were killed in 1912 when their aeroplane crashed nearby. A marble plaque marks the incident creating a place of sombre reflection.

The road continues over the historic Godstow Bridge passing the Trout Inn. The final inn within the conservation area, originally dating from the 17th

century, it is known to have been an inn by 1625 as the Mayor of Oxford dined at the establishment during an official tour. Jeremiah Bishop, the landlord, virtually rebuilt the property in 1737 retaining only one of the original rooms. In the early 1900s, the island opposite the Trout, known as Trout Island, was laid out as an elaborate garden and now adds an interesting element to the varied character of the area. It is claimed that the white lion statue that sits in the garden was the lion from CS Lewis' book, *The Lion, The Witch and the Wardrobe*.

Wolvercote also has other artistic connections. It played a part in Lewis Carroll's *Alice in Wonderland*. On 4 July 1862 Charles Dodgson (Carroll) had taken a boat trip along the river and recited the story to his fellow companions. A request had been made that Carroll tell his friends a story and so began the story of Alice's Adventures in Wonderland. In more recent times, the Trout also featured in the Inspector Morse mysteries as one of the inspector's favoured watering holes.

The remains of Godstow Abbey stand proudly on the opposite banks of the Thames providing a stark contrast to the overgrown character of Trout Island. Following the destruction of the Abbey in the Civil War, much of the stone was removed from the site and used in the buildings of Wolvercote. Consequently,

not much of the Abbey remains today. The small chapel has an air of neglect about it, with ivy growing up the internal walls, rubbish collecting in the confines of the space and cattle use the chapel as a shelter.

Today, Godstow lacks the vibrancy that must have once dominated the surrounding area. The Abbey ruins remain as a monument to its past and can still be viewed by passers-by travelling by foot along the towpath, by car along Godstow Road, by boat along the river or by the many visitors stopping off for a drink at the picturesque Trout Inn. Despite the hum of traffic permeating from the Western Bypass, Godstow remains a peaceful section of unspoilt countryside which is easily accessible from Oxford city and the rural communities to the north.

Important views

Progressing along Godstow Road towards Lower Wolvercote, the canal bridge provides access to important views across Wolvercote Common, Upper Wolvercote and the canal. All three contribute to the character of the conservation area, all having different settings but each highlighting elements that combine to create the sense of place: the built-up nature of Upper Wolvercote, the open expanses of meadowland and the waterscape of the canal.

From Port Meadow, Upper Wolvercote is shrouded by a backdrop of trees which camouflage the intensity of development in the area. While a welcome view of the church nestling into the crown of the hill is visible, a less welcome view of oversized Dove House Close flats dominates from below.

As Godstow and Lower Wolvercote are built on low lying ground, many of the buildings are not visible from the meadow. Unfortunately, some of those that are visible do not necessarily make a positive contribution to the view.



FIG. 28



FIG. 29

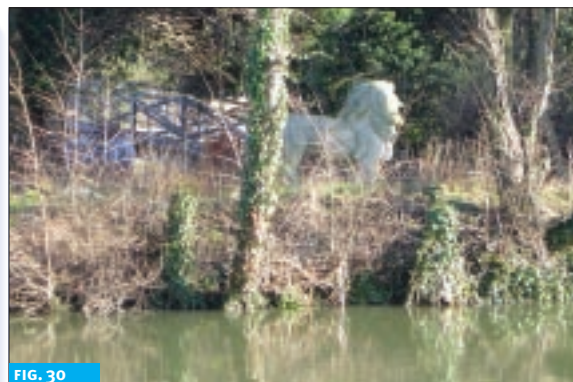


FIG. 30

FIG. 28 Nunnery Close, 187 Godstow Road

FIG. 29 Grazing Horses on Port Meadow

FIG. 30 The Lion, Trout Island



FIG. 31



FIG. 32

FIG. 31 *Wolvercote Common from the Canal Bridge*

FIG. 32 *Upper Wolvercote from Canal Bridge*

FIG. 33 *Oxford Canal from Canal Bridge*



FIG. 33

Adjacent to the stone walls and stables facing the meadow to the south of the conservation area, the three-storey blocks which form Rowland Close stand out due to their uniformity, materials and colour. Their flat-roofed form is accentuated by the bright white weatherboarding, visible for miles across the meadow. A more appropriate development to the east (43–47 Godstow Road) blends into the traditional scene due to the use of natural materials, pitched roofs and variation in the scale and mass.

These views offer proof that scale, materials and colour do have an impact on the conservation area, not only from within, but also from outside the area. It demonstrates how care needs to be taken in the design and materials of future developments or refurbishment outside the conservation area as well as within.

It is not only the immediate views across settlements that are important to the character of an area but wider context views must be considered. One of the

most important views from the village is the distant spires of the churches and colleges of Oxford. There are recognised view cones from both the former bathing place at Port Meadow and from Upper Wolvercote.

Floorscape and street furniture

The texture, colour, scale and laying patterns of materials used for street surfaces make a vital contribution to the appearance of the conservation area. In Lower Wolvercote, the disused track to the south of the play area at the small village green has an uneven surface with damaged kerbstones and eroding, patchy tarmac. Sensitive resurfacing with an appropriate material could improve this area. Elsewhere, replacement kerbstones are in concrete, an unnatural material which has a detrimental effect on the visual appearance of the conservation area because it contrasts in colour and texture with the traditional natural stone kerbs.

Likewise, street furniture such as road signs, traffic signs and street lighting can contribute to the appearance of the conservation area. Unfortunately, the replacement street lamps along Godstow Road appear as an alien feature in the landscape due to their inappropriate design and colour.

Special architectural interest

The conservation area contains 19 Grade II Listed Buildings, one Grade C listed church and two scheduled monuments. These include the church, the Abbey, domestic buildings of various ages and styles, bridges and pubs. In addition, there are many other valuable buildings which are unlisted, but contribute to the special interest of the area because they reflect the history and evolution of the village as the site of

an important religious centre, as an industrial centre creating local employment and as a livestock farming community. Listed buildings and other unlisted buildings of local importance are described in Appendix 1.

There is huge variety in the style of buildings in the conservation area. However, there is unity in the small scale of buildings which are mostly two-storey in height and the way in which they respect the open spaces between them. Buildings range from 17th–18th century vernacular cottages with irregular façades built of stone rubble, with stone slate or thatch roofs and timber casement windows, to more ‘polite’ Georgian and Victorian architectural styles with regular façades built of red or yellow brick, some rendered, and with slate roofs and timber sash windows. There are also a number of 20th century buildings within the conservation area which do not always respect its scale and character.



FIG. 34



FIG. 35

Trees

Trees contribute to the rural character of the landscape in the conservation area. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides protection for all trees within conservation areas. Extra protection for trees that make a significant contribution to their local surrounding is provided by means of Tree Preservation Orders (TPO), of which there are six within Wolvercote and Godstow. (See Appendix 1) The consent of Oxford City Council is required before any work is undertaken to a TPO tree.

Conclusion

Wolvercote with Godstow Conservation Area consists of three distinct character areas each with its own special identity and appearance. The conservation area retains a rural character which is enhanced by the existence of trees and greenery and also by its landscape setting which separates Wolvercote with Godstow from the urban character of central Oxford.

The natural boundary constraints of the Thames and associated floodplain land together with the urban route way boundary of Woodstock Road have prevented Wolvercote from expanding to such an extent that has not merged with the existing Oxford suburbs and retains its identity. Despite its proximity to the A34, Wolvercote provides a rare opportunity to escape from city life and provides a green and tranquil landscape. Village life dominates and although the mill has closed and there are fewer employment opportunities, the village has not turned into a soulless commuter village, deserted during the day. There is an active village life in daylight hours that should be retained.

There are important social hubs within the village and there is plenty of opportunity for furthering community spirit with the generous supply of public houses. The various greens, commons and meadows also contribute to the social dimension of the area as well as providing enviable amounts of protected, green open spaces.

The long established history, and continued practice, of grazing animals on the commons together with the unmistakable farmyard aromas, the slow, sleepy pace of life and the flooded meadows all combine to create the special rural village atmosphere that dominates the area. It is a rural idyll on the edge of a vibrant city providing much needed respite from modern, hectic life.

FIG. 34 *The cleared Mill Site*

FIG. 35 *Area for improvement*

Opportunities for enhancement and negative elements

Designation of a conservation area is a planning tool to help protect and enhance areas of special architectural and historic interest. There are elements within the conservation area that could be enhanced to help preserve the established character.

1. One of the predominant characteristics of the area is the level of greenery. Preservation and enhancement can be achieved by replacement of old and dying trees together with additional planting to maintain the character of the street scene.
2. The appearance of the conservation area could be further enhanced by the replacement of street signs and nameplates with styles more in keeping with the age and character of the area eg black cast iron nameplates.
3. Further enhancement could be achieved by the standardisation of streetlights by replacing the concrete lamppost with the traditional black cast iron lamps as used on Godstow Road.
4. The appearance of properties would be enhanced by the reinstatement of timber-framed windows, replacing the inappropriate metal and uPVC styles.
5. The continuity of streetscape would be enhanced by the reinstatement of front gardens that have been given over to hard standing for parking. If reinstatement is not possible, additional planting would soften and enhance the appearance of these areas.
6. Traditional stone and brick walls should be retained to maintain the continuity of the street frontage. Where these walls have been neglected, they should be repaired with appropriate materials.
7. Sections of the road around the village green in Lower Wolvercote need to be suitably resurfaced. The uneven, overgrown track-like nature of the parking area to the south side of the green detracts from the character of the area.
8. Damaged and inappropriate kerbstones should be replaced with traditional materials to preserve the character of the area.
9. Rationalisation of street signage would enhance the area. Unnecessary signs need to be removed to avoid cluttering of the pavements.
10. Inappropriate signage on buildings should be removed and replaced with styles more in keeping with the age and character of the area.
11. Enhancement of the public areas would preserve the social character of the village. Additional planting, replacement of boundary fencing with more appropriate railings that preserve the open character, removal of any graffiti and maintenance of the children's play area would improve the appearance of these elements.

There are buildings within the boundary that do not enhance the special character and appearance of the area, many of which were built prior to the designation of the conservation area. For example, the three-storey development of Dove House Close on Wolvercote Green is not in keeping with the character of the area due its mass and scale that over-dominate the smaller buildings along the Green. Similarly, the three-storey development at Webbs Close is too high and the massing too great for this area while the dark slate cladding on the buildings to the rear is not in keeping with other buildings in the area.

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising materials so that the buildings will make a positive contribution to the character of the conservation area.

Development guidance

Any new development must take account of the established character of the area by being of appropriate scale and density and utilising materials so that the buildings will make a positive contribution to the character of the conservation area.

The policies relating to conservation areas are contained within the Oxford Local Plan 2001-2016 and will form the basis for determining planning applications. This Appraisal should be considered in conjunction with those policies. The following checkpoints are to be taken into account when submitting development proposals:

1. To be of a high standard of design that respects the established character and appearance of the conservation area.
2. Materials to be of a quality and type appropriate to the development and its surroundings.
3. To retain and protect important archaeological, landscape and ecological features.
4. Preserve or enhance the special character and setting of listed buildings, conservation areas, registered/important parks and gardens and Scheduled Ancient Monuments.
5. The significant views into and out of the city are to be retained and not spoilt through inappropriate development.
6. The re-use of redundant historic buildings is encouraged for uses compatible with their character and setting.
7. Proposals to demolish a building of local interest must be justified in terms of why it cannot be retained, how its replacement will add to the character of an area and benefit the community.
8. Areas of open space, recreation and amenity are to be retained.

Listed Buildings

Buildings are listed for their special architectural or historical interest, for close historical interest or for group value. They are classified by grades to show their relative importance:

Grade I	(A) Exceptional interest.
Grade II*	(B) Particular importance with perhaps outstanding features.
Grade II	(C) Buildings of special interest which warrant every effort being made to preserve them.

(Grades A to C refer to ecclesiastical buildings only.)

St Peter's Church, First Turn is listed as Grade C. Internal evidence, including a Saxon font, suggests that there has been a church in Wolvercote since Saxon times. The medieval church was built during the perpendicular period (1377–1485) and its tower still remains. Also remaining are and some early 14th century grisaille glass and fragments of the 17th century family tomb of the Walter family with Sir John Walter in his Judge's robes with two wives, 3 daughters and 3 sons.

In 1859 the church was demolished and rebuilt in a 14th century style to designs by Charles Buckridge. The nave was built on old foundations, the chancel enlarged and medieval ashlar slabs set into the floor at the east end, there was a new south porch (at the expense of Thomas Combe) and the north chapel was replaced by a wide north aisle with a small mortuary chapel approached by a re-used 13th century stone arch. The east window still boasts Victorian glass. The vestry was added 1935 and the nave and chancel roofs were recovered in 1977 (reconstituted slates replaced Stonesfield slates).

The Church Hall is a Grade II Listed Building built in the early 19th century as a school room. It is a single-storey building built of coursed rubble stone, tripartite casements and external shutters. The doors and windows have drip mouldings.

Church Farm House, First Turn is a Grade II Listed Building dating from the 16th century with 19th century additions. Henry Osborn added a new front in the early 19th century with coursed rubble stone, a stone slate roof, a

gabled porch and a 16th century doorway with 4-centred arch. There is an external chimney in the parlour and an internal chimney in the dining room across the entrance passage built in the 18th century. The panelling, fireplace and overmantel in the parlour date from late 16th–early 17th century. Its orchard was sold in the 1950s and Dove House Close built.

Old Church House, First Turn is a Grade II Listed Building dating from the late 18th–early 19th century. It is a modest house of two storeys constructed out of coursed rubble with dressed quoins, a Welsh slate roof and stone chimney stacks. The two-light casement windows have pointed heads.

41 Wolvercote Green is a Grade II Listed Building dating from the 18th century. It is built of rendered stone rubble with a stone slate roof and has an irregular facade with small casement windows.

Canal Bridge 236 adjacent to Wolvercote Green is a Grade II Listed Building dating from c1790 by the office of James Brindley. This footbridge has a single semi-circular arch constructed out of red brick with blue brick coping.

Manor Farm, 26 Godstow Road is a Grade II Listed Building. It is a much altered 17th century farmhouse. The north gable has a 15th century corbel head of a king. It was built by John Bell of Oxford University (before 1636) on the site of an earlier house and re-fronted and improved during the early 19th century. c1900 it was remodelled with the addition of attic dormers on the west front and a new hall. In 1970, a music room was added to the east.

67 Godstow Road is a Grade II Listed Building. It dates from the 17th and 18th centuries and is constructed out of rendered rubble stone with a stone slate roof. The gabled attic dormers have 3-light casement windows and the gabled porch has a stone slate roof.

139 Godstow Road is a Grade II Listed Building. It is a 17th and 18th century, single-storey cottage (a former 18th century workshop converted into a dwelling c1800). It is built of coursed rubble with a stone slate roof and a gabled dormer at eaves level. The ground floor windows have timber lintels.

187 Godstow Road (Nunnery Close) is a Grade II Listed Building and is noted as being the oldest house in Lower Wolvercote. It is a 17th century cottage which was extended 1700 by Richard Rowland, who's initials are inscribed in a date stone on the east end of the north wall. It was a public house called the Crown,

then the Cow (1764–86), the house was divided into three in the early 19th century and returned to a single house in 1884. In 1939, it was known as two cottages known as 'Birfield' and 'The Thatched House'. It is constructed out of coursed rubble with a thatched roof and has a 3-light casement window just above eaves level.

The White Hart, 126 Godstow Road is a Grade II Listed Building dating from the 17th–18th century with a restored front. Dating from 1645 or earlier, it has also been called the Green Man, the Blue Man and the Blue Boy. It is of two storeys and built of coursed rubble with a tile roof and a cat-slide dormer window.

The Red Lion, 130 Godstow Road is a Grade II Listed Building dating from the 18th century (much restored). It is a single-storeyed house with gabled attic dormers at eaves level and two bay windows at ground level. There are two halves of a late 15th century doorway (reversed) in a ground floor window which was probably salvaged from Godstow House.

1–7 Mill Road is a group of Grade II Listed Buildings facing the old mill site. It consists of a terrace of seven cottages dating from the late 18th–early 19th century. They are constructed out of coursed stone rubble and have slate roofs. There is a continuous timber lintel running over the ground floor windows and doors. Each house is two storeys with a single window on the first floor. The windows are tripartite casements, the ground floor windows have timber shutters.

11 Mill Road is a Grade II Listed Building. It was built by John Beckford in 1700, called the Crown Alehouse between 1772 and 1822, then the Boot and finally The Crown and closed in 1837. In 1881 it was bought by Thomas Combe who occupied it as a private house. It has two storeys, is built out of ashlar stone, with a stone band at first floor. The central chimney stack towers over a slate roof with two attic dormers. The two-light casement windows have transomes and mullions and keystones above. The central window at first floor has been blocked.

Little Godstow Bridge is a Grade II Listed Building. This stone rubble bridge lies adjacent to the Trout Inn and marked the north boundary of the city in 15th century. In 1718 it was called Little Bridge.

Godstow Bridge is to the south of the Trout Inn. It is also a Grade II Listed Building with two spans of stone. It has a medieval origin, but the south arch was probably rebuilt in 1892.

The Toll Bridge (named 'Airmen's Bridge' by the County Council in the 1970s) is a Grade II Listed Building. In 1540 it was renamed Stone Bridge, in the 16th and 17th centuries it was rebuilt with 5 arches and in 1796 the central arch was rebuilt by the Duke of Marlborough. In 1876 it was demolished and rebuilt by the County Council. In 1855 there was a gate to the east of it and tolls were levied on livestock and goods brought into the annual fair (the fair was a privilege given by King Stephen) which acted as a source of income for the nuns at Godstow. There is a granite memorial plaque to Lieutenant C. A. Bettington and Second Lieutenant E. Hotchkiss of the Royal Flying Corps who were killed in a plane crash on the meadow in 1912. Anthony Wood claims that Fair Rosamund's funeral procession halted at the bridge and a cross was erected with a Latin inscription inviting passers-by to pray for her soul.

The Trout Inn is a Grade II Listed Building dating from the 17th–18th centuries. It was an inn by 1625 and licensed by City Magistrates from 1707. There were additions in 1720. In 1737 it was almost entirely rebuilt by Jeremy Bishop leaving one room on the south side from the former building. In the early 20th century the garden was laid out across the river. The present house is two storeyed and built of coursed rubble with a stone slate roof. The timber footbridge to the west was under reconstruction in December 2001, it is also listed Grade II.

Scheduled Monuments

Godstow Abbey is a Grade II Listed Building and a Scheduled Monument (No. 81). The remains of this medieval abbey consist of a rectangular enclosure of rubble walling with blocked doorways and arches. The south and west wall are medieval. There is a two-storey building with pointed arch windows in the south-east corner which could have been a chapel attached to the Abbot's Lodging. To the west of the Abbey, there are remains of the footings and floors of outbuildings belonging to the abbey, plus ditches dating from the 12th and 13th centuries. To the east, sites adjacent to the river have revealed a stone coffin, one with a skeleton of a female adult.

The Bridge west of Godstow Abbey is a Scheduled Monument (No.173). It is a single arched stone bridge possibly of medieval origin.

Unlisted buildings Considered to merit care and protection

Wolvercote School, First Turn There has been a school in Wolvercote since 1815. In 1817, a National School was held in a glebe house (now the Church Hall) and in 1831 a new girl's school room was built which is now used as a book repository. In 1897 land across the road from the church was given by the Duke of Marlborough and a new infants school was built opened by Duchess of Marlborough in 1898. In 1912–13 a second school was erected next to it which was extended in 1938 and 1996–7.

The Plough, Wolvercote Green This pub was rebuilt in 1840. It consists of two buildings, a rendered two-storey building (mid-19th century) and a later, late 19th century, two-storey brick building with a hipped roof and canted bay windows on the ground floor.

5 Wolvercote Green dates from the early 19th century or earlier. Constructed out of rubble stone covered in roughcast, the house has two storeys and an irregular 5-bay facade as well as gabled dormers. There is a rubble stone barn attached to the north.

13 Wolvercote Green dates from the late 18th century (1750–75) by Thomas Howell (d 1764) and altered the early 19th century. It has a brick facade with a stone band at first floor and below the eaves, a valley roof with gabled dormers and a stone and slate roof.

49–63 Godstow Road (The Rookery) consists of 8 small back-to-back brick houses built during the 1880/90s for members of the Carter family employed at the mill. Originally, they each had one room downstairs and two upstairs with a wash house and a privy in the garden.

Wolvercote Baptist Chapel, Godstow Road was built in 1886 (designed by Frank Martin). It is a plain rectangular building in the Gothic style built out of yellow brick with stone dressings and a slate roof.

102 Godstow Road (Bedford House) is a detached two storey, late Victorian Villa built out of rubble stone with a slate roof, decorative barge-boards and stone-mullioned windows.

167 Godstow Road is a two-storey 18th century, coursed rubble house with a red brick chimney. The windows are three light casements.

Mill House, Mill Road was rebuilt in 1902–3. From the mid-19th century, Thomas Combe, Superintendent of the Clarendon Press and partner in the Bible Press (benefactor of Wolvercote and Pre-Raphaelite painters) bought Mill House as his home. It has two-storeys and is built of coursed rubble with a modillioned cornice and three and four light casement windows. There is a valley roof, with stone slates at the front and Welsh slates on the back. Windows with leaded lattice lights.

9 Mill Road dates from the mid 19th century. It has two storeys and is constructed of coursed rubble stone with a slate roof. The ground floor has a gabled porch, external shutters and two light leaded casement windows.

12–15 Mill Road is a terrace of gable-fronted buildings dating from the mid 19th century of coursed rubble stone with rusticated quoins around the arched windows and arched doorways.

Tree Preservation Orders Upper Wolvercote

4 First Turn (1974): Sycamore on Mere Road Frontage (map ref. T1)

Dove House Close (1999): 1 Lime (map ref T1), Scotts Pine (map ref T2), 1 beech (map ref T3), 1 Scotts Pine (map ref T4), 1 Hawthorne (map ref T5), 1 Scotts Pine (map ref T6), 1 Sycamore (map ref T7), 1 Scotts Pine (map ref T8), 1 Sycamore (map ref T9), 1 False Acacia (map ref T10), 1 False Acacia (map ref T11), 1 Horse Chestnut (map ref T12), 1 Scotts Pine (map ref T13) 3 Scotts Pines (map ref G1).

Godstow Road

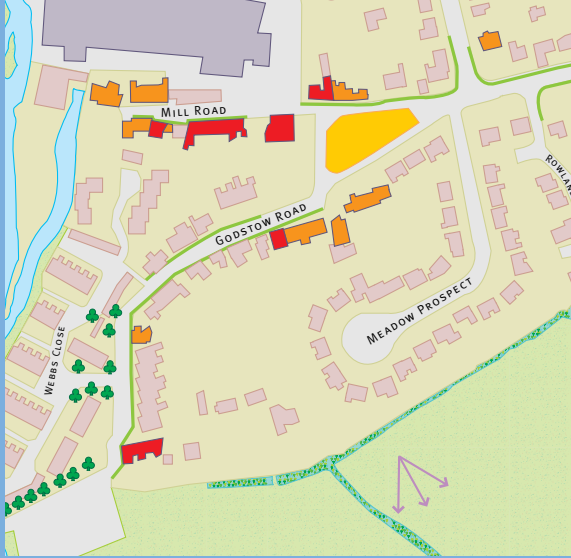
Part of riverside belt in the meadow (1966): 2 Horse chestnut, 1 Alder (map ref. G3)

Part of Webb's Close (1966): 2 sycamore, 2 horse chestnut (map ref. G1)

In meadow (1966): 2 sycamore, 2 horse chestnut, 2 hornbeam, 2 lime (map ref. G2)

Part of riverside belt (1966): 2 Ash (map ref. G4)

Webb's Close (1983): Land to the north including Millstream Court (map ref. A1)



Conservation Area Appraisal Wolvercote with Godstow

Planning Services
Planning Control and Conservation

T: 01865 252104
E: planning@oxford.gov.uk