

Nominate a Heritage Asset

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

34 Davenant Road, Oxford, OX2 8BT



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	x
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank

Nominate a Heritage Asset

Historic interest – a well documented association with a person, event, episode of history, or local industry	2
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	1
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
<p>What is it about the asset that provides this interest?</p> <p>34 Davenant Road is a work of 1923 by the important architect Clough Williams-Ellis (1883-1978). Williams-Ellis best known creation is the village of Port Merion (1925-73) in North Wales but he was also a prolific author and campaigner for the environment through books such as 'England and the Octopus' (1928) and as a founder member of the Campaign for the Preservation of Rural England in 1926.</p> <p>It was commissioned by the early C20th feminist Lily Dougall and her same-sex partner Sophia Earp. Lily Dougall (1858-1923) was a Canadian author and feminist. She was educated in New York City and at both the University of Edinburgh and St. Andrew's University in Scotland. She lived in Montreal from 1897 to 1903 until she finally settled down in Cumnor, near Oxford in 1911. While there, she lived with her partner, Sophie Earp and became the center of a group that was dedicated to thought and conversation.</p> <p>The house was subsequently owned for a long time by Anthony Kirk-Greene, a famous Africanist, and his wife Helen. A.H.M Kirk-Greene was one of the leading Africanists at Oxford for about four decades and a fellow at St Antony's College from 1972 until his retirement in 1992. He was previously Senior District Commissioner and Secretary of State for the Colonies from 1950-1960, and a Senior Lecturer at Ahmadu Bello University, in Nigeria, from 1961 to 1965. He was known for his works on 20th century British colonial history. He was president of the African Studies Association of the UK from 1988 to 1990, and vice-president of the Royal African Society.</p>	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	2
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	1
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	
<p>How is the asset locally valued as heritage?</p> <p>34 Davenant Road is described in the Royal Institute of British Architect's catalogue as a 'design for a cottage'. The use of the term 'cottage' was widespread in the 1900's and inter-war period to denote modest houses generally designed in an Arts and Crafts or neo-Georgian style. The types of building to which the term was applied to ranged from tiny labourers' dwellings to quite large houses, either built as country retreats or for the more bohemian middle classes. 34 Davenant Road is clearly of the latter type being of a detached building on a reasonable sized-plot. The house appears to be of 2 storeys from the front with a large steeply pitched roof which the side elevation reveals to contain an attic story, a common device at the time. It has white rendered</p>	

Nominate a Heritage Asset

walls, wooden casement windows and a projecting front porch with tiled roof. All of these features combined with the unadorned simplicity of the design marks it out as being in the 'cottage' genre. This contrasts with some of the original larger houses in the road which are clearly of the grander 'mansion' type. Undecorated architecture which eliminated the tile-hanging, barge boards and other vernacular features of earlier Arts and Crafts-influenced houses were praised as being modern at the time and a significant shift towards a new style of building. Williams-Ellis was famous for designing in almost every style available and 34 Davenant Road is a good example of the plain, modern bohemian cottage; a fitting home for its unconventional owners.

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	3
Integrity ... Is it largely complete or in a near to original condition?	1
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	
Oxford's identity ... Is it important to the identity or character of the city or a particular part of it?	2
Other ... Is there another way you think it has special local value?	
<p>How does this contribute to its value?</p> <p>34 Davenant Road is externally an almost completely original design and a view of the interior suggests that much of the original panelling and features are still intact. Such unaltered 1920s houses predominated in the roads running between the Woodstock and Banbury Roads above Summertown as recently as 15 years ago. Another fine example is the house the local architect Lawrence Dale built for himself at 358 Woodstock Road, on the corner with Davenant Road, and included in Pevsner's 'Buildings of England'. However, over the past 10 years many of these houses have either been remodelled or demolished and replaced with indistinguishable neo-Victorian or Edwardian buildings. The northern edges of the city were previously notably for the wide variety of styles and approaches taken in the 1910-30s to housing, a richness and diversity which is now being overwhelmed by the homogeneity of new speculative developments. 34 Davenant Road is a now increasingly rare survivor of the once-common unshowy but individually architect-designed medium-sized houses which lined the streets of outer North Oxford.</p>	

Nominate a Heritage Asset

Welcome to the nominations form for the Oxford Heritage Assets Register

What the form is for

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

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

Tick or rank?

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

Alternatives

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

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

Sites and buildings in conservation areas

Conservation Areas are ‘designated heritage assets’ as defined by the government’s planning policy and receive a higher level of protection than locally registered heritage assets, including legal restrictions on demolition and some permitted development rights. Nevertheless, they are designated locally and reflect the local value of these areas as heritage assets. Features of the historic landscape within conservation areas that would be considered to have a significance meriting consideration in planning decisions would be

Nominate a Heritage Asset

considered to contribute to the significance of a conservation area and therefore are considered to be part of a designated heritage asset. As such, we will not consider them for inclusion on the Oxford Heritage Assets Register.

What happens next?

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

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

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

Nominate a Heritage Asset

The Criteria:

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

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

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

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

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

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

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

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

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

Criteria adopted By Oxford City Council 17.12.12