

## Nominate a Heritage Asset

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

**The Old Vicarage, 41 Lake Street, New Hinksey, Oxford OX1 4RP**



For an early 20<sup>th</sup>-century drawing of the house see the [Victoria County History for Berkshire, Vol 4](#) and for an early photograph see [Historic England](#).



## Nominate a Heritage Asset

1. <b>WHAT IS IT?</b> Is it one of the following?	Tick
a <b>building or group of buildings</b>	✓
a <b>monument or site (an area of archaeological remains or a structure other than a building)</b>	
a <b>place (e.g. a street, park, garden or natural space)</b>	
a <b>landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)</b>	

2. <b>WHY IS IT INTERESTING?</b> Is it interesting in any of the following ways?	Tick / Rank
<b>Historic interest</b> – a well documented association with a person, event, episode of history, or local industry	✓
<b>Archaeological interest</b> – firm evidence of potential to reveal more about the human past through further study	
<b>Architectural interest</b> – an example of an architectural style, a building of particular use, a technique of building, or use of materials	✓
<b>Artistic interest</b> – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	✓

What is it about the asset that provides this interest?

41 Lake Street was probably built in the mid to late 1850s. It is in New Hinksey, one of Oxford's earliest Victorian suburbs. It served as a vicarage in the 1870s, before the new vicarage was built in the late 1880s (at the end of what is now Vicarage Road). From 1871 to 1879 the house was lived in by the vicar of South Hinksey and New Hinksey, the Revd William Cogswell, with his wife Alicia and young family.

When New Hinksey was established in the early 1850s it was part of the parish of the nearby village of South Hinksey, and New Hinksey residents attended St Laurence's church in South Hinksey by crossing Hinksey Lake and the railway tracks on the path still known as the Devil's Backbone. As the population of New Hinksey expanded, it was decided to build a chapel of ease in the suburb itself, so that residents could attend church more easily. This was opened, on what is now Vicarage Road, in 1870. The building doubled as a school for the first two years, until new school buildings were erected nearby (now forming part of New Hinksey primary school). Revd Cogswell was appointed as vicar in 1871, and chose to live in New Hinksey, at 41 Lake Street. This allowed him to be amongst his growing urban flock. Moreover, the location of the house, near the eastern end of the Devil's Backbone, was convenient for going to and from the rural part of his parish at South Hinksey.

Revd Cogswell was Canadian, and had studied at Wadham College. He was evidently a man of energy and highly committed to the improvement of his parishioners' lives. He sat on the School Board, directed the choir, was active in the temperance movement, and organised city-wide fundraising schemes to assist New Hinksey residents affected by flooding. When he and his family left in 1879, they were showered with gifts from grateful parishioners.

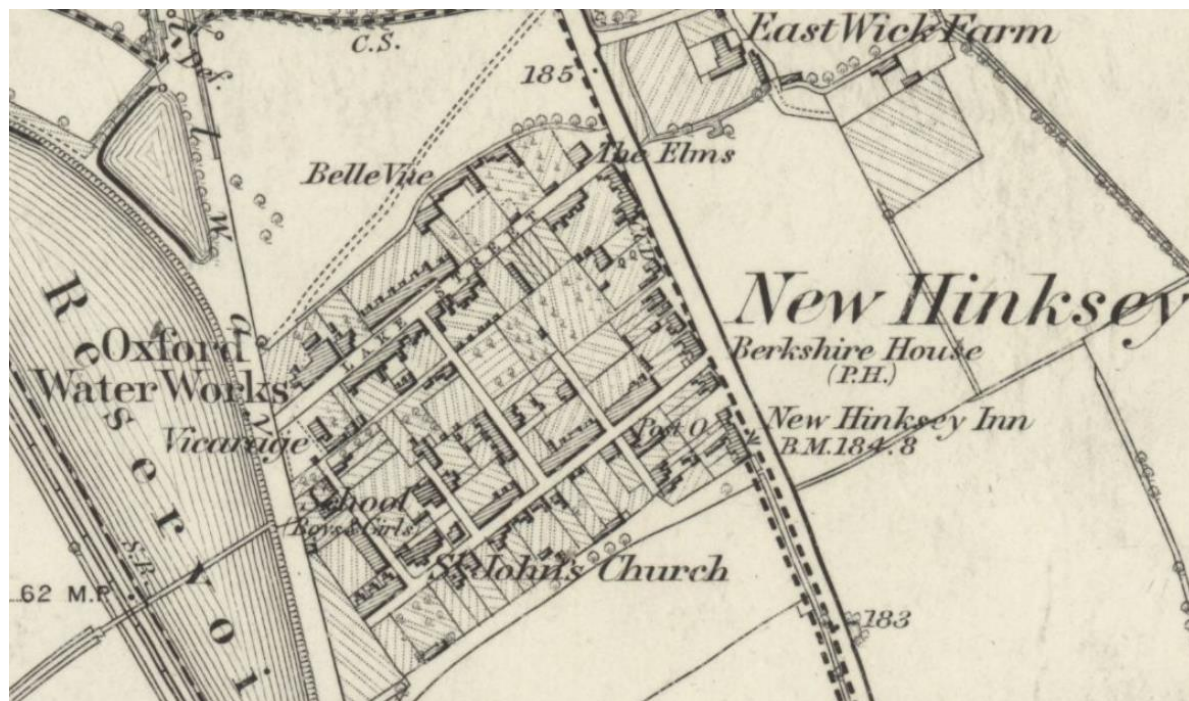
41 Lake Street is a large and grand detached house, of noticeably different design to the other houses in New Hinksey, which are much smaller terraces of urban character. It was therefore the appropriate house for the vicar and his family to occupy (as well as being in a convenient location, as mentioned above).

It is at the north-western corner of the New Hinksey suburb, facing Hinksey Lake, giving it sweeping views across the water and towards South Hinksey and Boar's Hill. It is of hand-made bricks, with a 'polite' rendered front façade with horizontal bands on the ground floor, and a handsome portico. Along its front parapet are a series of carved lions' heads, originally interspersed with carved vases, features which are reminiscent of those on Caudwell's Castle on nearby Folly Bridge (a house of similar age). These, together with the inbuilt wooden canopies which once graced the upper-storey windows, can be seen in [this early photograph in Historic England's collection](#).



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41 Lake Street is on a large plot, with an entranceway on to Lake Street, wide enough for a carriage and flanked by grand gate piers. Its grounds show evidence of a formal garden. A building at the south-eastern corner of the plot (now 3 Stewart Street) was probably originally its stables, and is shown as being within the curtilage of the main house (marked 'Vicarage' on the 1876 Ordnance Survey map, as shown below).



3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
<b>Association:</b> It connects us to people and events that shaped the identity or character of the area	✓
<b>Illustration:</b> It illustrates an aspect of the area's past that makes an important contribution to its identity or character	✓
<b>Evidence:</b> It is an important resource for understanding and learning about the area's history	✓
<b>Aesthetics:</b> It makes an important contribution to the positive look of the area either by design or fortuitously	✓
<b>Communal:</b> 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>41 Lake Street is a highly distinctive house in New Hinksey, a suburb which developed in the early 1850s as a result of the coming of the railway to Oxford in 1844. The railway station was just south-west of Folly Bridge (on the corner of what are now Marlborough and Western Roads). A man called Henry Greenaway, who owned two fields west of the Abingdon Road, rightly anticipated a demand for housing near the station, and sold his land for housing development in the late 1840s. By 1851 the new suburb housed over a hundred people and about a third of adult men worked on the railway. New Hinksey featured narrow roads and mostly flat-fronted two-bedroomed terraced cottages, similar in character to other early Oxford suburbs like Osney and Jericho. It remained an 'island' of housing surrounded by open fields for more than thirty years, until the development of the Grandpont estate further north, and later Norreys Avenue, Sunningwell Road and Wytham Street to the south.</p>	
<p>In the mid-19<sup>th</sup> century there was rapid growth of new urban communities like New Hinksey and, as elsewhere, the Church of England was very concerned about providing those communities with</p>	

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Anglican places of worship and with Anglican schools. The fact that when the new Anglican church-school was opened in New Hinksey in 1870, the vicar chose to live nearby at 41 Lake Street (rather than to remain in the village of South Hinksey), is evidence of this concern.

<b>4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL?</b> Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
<b>Age</b> ... Is it particularly old, or of a date that is significant to the local area?	✓
<b>Rarity</b> ... Is it unusual in the area or a rare survival of something that was once common?	✓
<b>Integrity</b> ... Is it largely complete or in a near to original condition?	✓
<b>Group value</b> ... Is it part of a group that have a close historic, aesthetic or communal association?	
<b>Oxford's identity</b> ... Is it important to the identity or character of the city or a particular part of it?	✓
<b>Other</b> ... Is there another way you think it has special local value?	
<p>How does this contribute to its value?</p> <p>41 Lake Street was probably built as an early speculative development, on an unusually large plot at the north-western corner of the suburb. Its size and handsome design suggest that despite concerns over flooding, and the reportedly poor conditions in which many New Hinksey residents lived, there was an expectation that the suburb's location – only half a mile from the city centre, yet with easy access to the surrounding countryside – would attract well-to-do tenants.</p> <p>The house is of unusual design for the area, making it stand out as a building of distinction. It is very different architecturally to the more functional workers' housing that surrounds it. It appears to be largely unchanged and although it has been allowed to deteriorate in recent years, its architecture and many original features (mentioned above) contribute greatly to the distinctive character of New Hinksey.</p> <p>The building is much admired, and cherished by local residents as a special asset to the area.</p> <p>Sources:</p> <ul style="list-style-type: none"> <li>• <a href="#">1876 Ordnance Survey map of New Hinksey</a></li> <li>• Census returns, registers of births, baptisms, marriages, deaths, burials and probate (via <a href="http://www.ancestry.co.uk">www.ancestry.co.uk</a>)</li> <li>• <i>Jackson's Oxford Journal</i>, 1850-1890 (via <a href="http://www.britishnewspaperarchive.co.uk">www.britishnewspaperarchive.co.uk</a>)</li> <li>• <i>A History of the County of Berkshire: Volume 4</i> (1924), <a href="#">Parishes: South Hinksey</a></li> <li>• Malcolm Graham, <i>The Suburbs of Victorian Oxford: Growth in a Pre-Industrial City</i> (DPhil dissertation, University of Leicester, 1985).</li> <li>• Malcolm Graham, <i>On Foot in Oxford: 4. Folly Bridge and South Oxford</i> (Oxford City Libraries Local History Collection, 1974-1988)</li> <li>• <a href="#">South Oxford History website</a></li> <li>• <a href="#">Historic England image collection</a></li> </ul>	
Liz Woolley ( <a href="http://www.lizwoolley.co.uk">www.lizwoolley.co.uk</a> ), July 2021	

## **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. 1<sup>st</sup> (most important) – 4<sup>th</sup> (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

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considered to have a significance meriting consideration in planning decisions would be 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.

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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