



UNIVERSITY OF  
**OXFORD**



**The Parks Pavilion  
Conservation Plan**

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**Oxford University**

**Estates Services**

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# THE PARKS PAVILION, OXFORD

## CONSERVATION PLAN

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# INTRODUCTION

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# 1 INTRODUCTION

The Oxford University Cricket Club Pavilion (Parks Pavilion) was designed in 1880 by Sir Thomas Graham Jackson. It was built by Albert Estcourt of Gloucester in 1880-81. It was founded as the pavilion for the Oxford University Cricket Club and continues to serve this function to this day.

## 1.1 Purpose of the Conservation Plan

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

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

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

This designation clearly applies to the Parks Pavilion.

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

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



**Figure 1. Map showing the Parks Pavilion (highlighted in red) and the surrounding area, orientated with North at the top of the image**

## **1.2 Scope of the Conservation Plan**

This Conservation Plan will cover the exterior and interior of the Parks Pavilion, a grade-II-listed building in the grade-II-listed University Parks on the north-eastern edge of central Oxford.

The plan is not a catalogue and to facilitate its practical use will concentrate only on the most vulnerable aspects of significance, suggesting how they should be approached and conserved in the future. A brief list of the most significant architectural features can be found in **Appendix 5** and should be referred to when planning any repair or alteration work.

## **1.3 Existing Information**

A Conservation Plan has not previously been produced for the Parks Pavilion and it is not a particularly-well-documented building; however, there has been a resurgence of interest in Jackson's work in recent decades and more-general information on his career and oeuvre is available. Forms of useful material include:

The original 1972 listed building description (**Appendix 1**) is the logical starting point for this plan. Its brevity is typical of a listing of its age but it does list the main features of the building, indicating what was thought to make up the particular character for which the

building was listed. There is also a more detailed Parks and Gardens listing which covers the Parks Pavilion and its setting.

Some planning applications have been made throughout the building's history; however, these have been grouped in with the University Parks and where available are limited in detail.

Historical documents and correspondences regarding the building, including letters from Jackson, are held by the Oxford University Archives, though these are primarily related to financial matters.

Jackson was a prolific writer, perhaps the most important living architectural writer to his contemporary audience, and, after a period of obscurity, there has been a rekindled interest in his work in recent decades. As such, whilst there are no particular publications dealing with the Parks Pavilion, there are various published books and articles on Jackson's work, as well as the development of 19<sup>th</sup>-century architecture in general.

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

#### **1.4 Methodology**

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

#### **1.5 Constraints**

The Oxford University Cricket Club Pavilion and its setting are subject to various constraints imposed by Oxford City Council:

- CS4 – Green Belt: Within the Green Belt, planning permission will not be granted for inappropriate development in accordance with national policy.
- HE.8 – Important Parks and Gardens: Planning permission will not be granted for any development that will adversely affect the visual, historical, or horticultural character of an historic park or garden or its setting.
- SR.2, SR.5 – Protected Open Space: Planning permission will not be granted for development that would result in the loss of open-air sports facilities where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents. Also, planning permission will not be granted for development that would result in the loss of public open space.

- TR.3, TR.11, TR.12 – Car Parking Standards: The City Council will not allow any significant increase in the overall number of car-parking spaces in the transport Central Area or development that provides an inappropriate level of car-parking spaces. It will attempt to reduce the level of non-residential car parking.
- HE.7 – Conservation Areas: The Central (City and University) Conservation Area: Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting. All trees in Conservation Areas with stem diameters greater than 75mm at 1.5m off the ground are protected.
- The City of Oxford Smoke Control Order No. 2: It is an offence to emit smoke from the chimney of a building, from a furnace, or from any fixed boiler if located in a designated smoke control area.



UNDERSTANDING THE SITE

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## 2 UNDERSTANDING THE SITE

### 2.1 History of the Site and University<sup>1</sup>

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

The University Parks is situated on the northeast of the city of Oxford. The surrounding area was developed in the 19<sup>th</sup> Century, with the development of Norham Manor and the suburbs of North Oxford immediately to the North in the 1860s and with the construction of Keble College to the West in 1868-70.

The 91-acre (c.37 hectare) site now occupied by the University Parks, the Science Area, and the University Museum was purchased by the University from Merton College in stages between 1853 and 1864. The first plans for the University Parks were presented to the University in June 1863, but these were rejected, and it was not until 1865 that £500 was allocated for the purchase of trees and shrubberies. Even before this point the space allocated to the Parks was diminished by the allocation in 1853 of 4 acres in its southern portion (followed by another 4 acres in 1854) for the University Museum (1855-60), and this southern expanse underwent near-continuous development throughout the second half of the 19<sup>th</sup> Century.

The development of the Science Area at the southern end of the Parks was relatively rapid following the construction of the University Museum. The original Clarendon Physics Laboratory (now embedded within the Robert Hooke (Old Earth Sciences) Building) was built to the northwest of the University Museum in 1867-69 (extended in 1946-58). The Pitt Rivers Museum was constructed to the east of the University Museum in 1885-86. The Radcliffe Science Library was constructed at southern end of the site in 1898-1900 (and extended in 1933-34). The Department of Zoology (now housing Atmospheric Physics) and Stevenson and Redfern's Morphology Laboratory were constructed to the north of the University Museum in 1898-1901.

Further science buildings were constructed in this precinct from the last quarter of the 19<sup>th</sup> Century. Many of these were originally free standing, but continued development has created an increasingly interconnected science precinct at the southern end of the Parks. The near-continuous history of development in the area has created a crowded space the southern end of the Parks precinct, now known as the University Science Area.

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<sup>1</sup> A short chronology of the Parks Pavilion can be found in **Appendix 4**.

## 2.2 History of the Parks Pavilion

Shortly after the University acquired the site of the University Parks, plans were drawn up by the horticulturalist Jason Bateman which, even at this early stage, included two cricket pitches and an accompanying house or pavilion. These plans were presented to Convocation and rejected in June 1863 and it was almost another 20 years before cricket was played in the Parks.<sup>2</sup> From the first it was intended that the Parks should support cricket, and Convocation's objections were on the grounds of cost and the restrictiveness of Bateman's plans rather than differences of ideology or intention.

Mid-to-late 19<sup>th</sup>-century Oxford was a battleground between two major movements within the University: educational reformers (who favoured inclusivity and undergraduate teaching) and conservative "researchers." The new University Statutes of 1849-50 replaced most oral examinations with written equivalents, whilst the number of undergraduates studying at Oxford doubled between 1820 and 1900; it was the desire of the University's "party of progress" that a dedicated building for undergraduate teaching and examination be built to cater for these growing numbers and changing aims.<sup>3</sup> Jackson's selection in 1876 for the design of the Examination Schools marked a victory for "party of progress" within the University and ushered in an incredibly busy period of his career. Jackson was in a uniquely advantageous position, being a Fellow of Wadham and a Senior Member of the University as well as a professional architect. The success of the Examination Schools was such that, even before it (his first major commission) was complete, he became the first-choice architect of the University.<sup>4</sup> Jackson's memoirs for this period speak of an incredibly busy architect for whom the Parks Pavilion was one of many simultaneous commissions in a career suddenly buoyed by the high profile and success of the Examination Schools.<sup>5</sup>

Benjamin Jowett (1817-93), Master of Balliol College (1871-93) and Vice-Chancellor of the University (1882-86), was a leading figure amongst the University's reformers and one of Jackson's earliest and most consistent advocates. It was a high priority of his that there should be 'Cricket for the University' (number 4 out of 17 on his list of agenda for his Vice-Chancellorship written in the 1882 Long Vacation).<sup>6</sup> It was in the context of this aim, and of the increasing influence of Jowett and the progressive movement, that Convocation passed a decree to allocate a portion of the Parks to the University Cricket Club in 1879 and Jackson was commissioned to finally bring cricket to the Parks in 1880.<sup>7</sup> This trend manifested itself more widely across Oxford over the following three decades as demand for sporting facilities became an increasing priority of the University: '...most of the colleges built pavilions, and

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<sup>2</sup> <http://www.parks.ox.ac.uk/guide/index.htm>, accessed 14<sup>th</sup> December 2011.

<sup>3</sup> Tyack, G., *Oxford: An Architectural Guides* (New York, 1998) 249; Priest, J., (ed.), *The Illustrated History of Oxford University* (Oxford, 1993) 112-3.

<sup>4</sup> Bettley, J., 'Introduction' in Jackson, T.G., *Recollections: The Life and Travels of a Victorian Architect* (Jackson, N., ed.; London, 2003) 5.

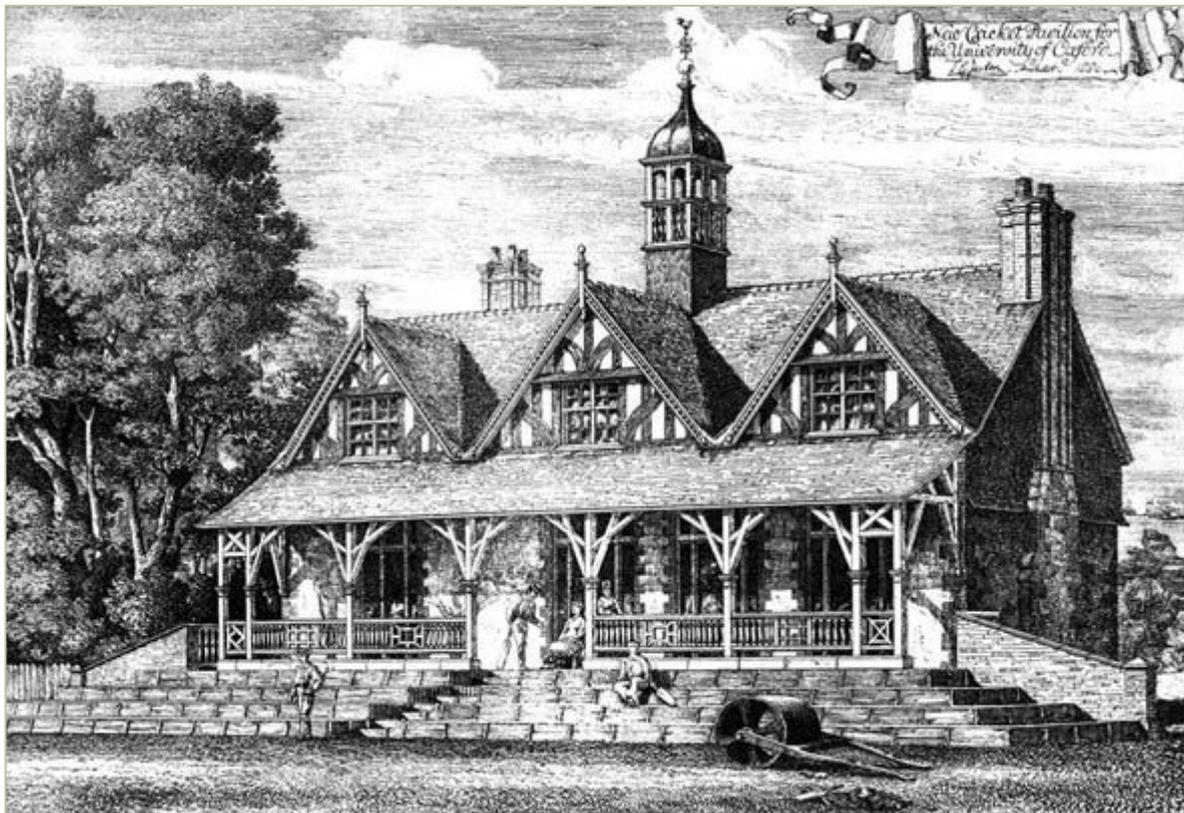
<sup>5</sup> Jackson, T.G., *Recollections: The Life and Travels of a Victorian Architect* (Jackson, N., ed.; London, 2003) 151.

<sup>6</sup> Abbott, E., *The Life and Letters of Benjamin Jowett, Vol. 2* (New York, 1897) 214 [accessed online, 7<sup>th</sup> December 2011: <http://www.archive.org/stream/lifelettersofben02abboiala#page/214/mode/2up>].

<sup>7</sup> *Supra* No. 2; and Whyte, W., *Oxford Jackson: Architecture, education, status, and style 1835-1924* (Oxford, 2006) 103.

sometimes groundsmen's houses, on their playing fields before the First World War. The opportunity to build a small-scale building on an open site often led to exceptionally charming results, such as the Queen's pavilion by the local architect Edward Allfrey (1901) and the University College one by Clough Williams-Ellis (1913).<sup>8</sup>

The provision for sports had been part of the initial plans for the Parks: Football was introduced to the Parks in 1867 and Rugby Football was permitted in 1868. Convocation hired the firm Field and Castle to prepare a plan for sports pitches in the Parks and subsequently passed a decree to allocate some space to the Oxford University Cricket Club in 1879.<sup>9</sup> Jackson was commissioned and designed the Parks Pavilion in 1880. It was constructed in 1880-81 by the company of Albert Estcourt of Gloucester and the clerk of works was Edwin Long. Jackson's memoirs for 1882 list him checking on the progress of the Parks Pavilion, so it is likely that it was not fully completed in 1881 as is generally cited, though presumably the structural elements were in place by this point.<sup>10</sup> Over the period 1878-81 a series of trees were planted to screen the Parks Pavilion (or proposed pavilion) and the Observatory from the other areas of the Parks.



**Figure 2. T.G. Original scheme for the Pavilion from *Building News* XLI (1881)**

In 1886, consideration was given to the enlargement of the Parks Pavilion, which went as far as Jackson submitting plans; however, these plans were never realised. It was not until 1967

<sup>8</sup> Howell, P., 'Oxford Architecture, 1800-1914' in Brock, M.G., and Curthoys, M.C., *The History of the University of Oxford: Volume VII: Nineteenth-Century Oxford, Part 2* (Oxford, 2000) 756.

<sup>9</sup> *Supra*. No. 2.

<sup>10</sup> *Supra*. No. 5.

that the Rhodes Pavilion was constructed immediately to the south of the main pavilion, a single-storey building of utilitarian character and a deliberate foil to the adjacent listed building.

The introduction of the Rhodes Pavilion has had some effect on the setting of the Parks Pavilion, but otherwise the building has not been altered substantially since its initial construction. During the Second World War an air raid shelter was constructed beneath the Parks Pavilion. The building has been well maintained and repainted as required (the exterior was redecorated in 2006), modern carpets, showers, and locks have been fitted (as well as a box for match officials on the eastern side of the terrace at some point), but for the most part it remains as originally built and it continues to fulfil its original purpose as the pavilion and changing rooms for Oxford University Cricket Club.



**Figure 3. The Parks Pavilion in 2010, orientated with East at the top of the image**



SIGNIFICANCE

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### 3 SIGNIFICANCE

NPPF paragraph 128 specifies that in assessing planning applications:

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

The significance of the Parks Pavilion has been recognised by its designation as a Grade II listed building in 1972 (see **Appendix 1**) and its prominent inclusion in the Parks and Gardens list description for the University Parks (Grade II listed in 2002, see **Appendix 2**); it was included in Oxford City Council’s designation of its Central (City and University) Conservation Area in 1971, and in its subsequent revisions in 1974, 1981, 1985, and 1998 (see **Appendix 3**).

#### 3.1 Significance to the character of the University Parks and as an aspect of the Central (City and University) Conservation Area

The Parks Pavilion is an important contributory factor to the character of the University Parks, itself a significant aspect of the Central (City and University) Conservation Area. The character of the University Parks is one of a pleasant, active, and well-maintained recreational space, spanning the 19<sup>th</sup>-century urban splendour of Parks Road in the west to a rural character in the east; the fields and tree cover to the east providing a buffer to the adjacent residential character of New Marston.

John Betjeman, writing in 1939, did not seem stricken with affection for the western portion of the Parks: ‘THE PARKS opposite Keble, are what is, in any other town, called a park.’<sup>11</sup> However he did go on to extol the virtues of the portion bordering the Cherwell to the east. The Parks as an entirety can be better appreciated now as an unusually large and pleasant green space well within the confines of an important city; as important to the significant character of Oxford in its own way as the striking architecture of the centre.

The Parks Pavilion is not immediately obvious when one enters the Parks from the primary entrance (fitted in 2004) at the southwest corner, being masked by a belt of trees which separates the westernmost playing field from the park proper to the east. This belt has a break in it to the north of the Parks Pavilion, but succeeds in completely obscuring the Pavilion from the southwest. The very base of the flag pole at the western edge of the Pavilion can be seen through gaps in the trees. From the northwest entrance the Pavilion is almost completely obscured by the line of trees, with only the outline of the gable ends occasionally visible from this angle.

Moving east from the southwest entrance, as soon as one passes the belt of trees the gable end of the western elevation, the chimneys, and cupola are visible, giving a very pleasant appearance (**Figure 4**). The lower part of the building and the entirety of the Rhodes Pavilion are concealed successfully by an attractive screen of trees. The vista, of the chimney and cupola rising above the trees is attractive and made all the more successful by the frame of

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<sup>11</sup> Betjeman, J., *An Oxford University Chest* (London, 1938) 165.

taller trees rising to the rear: The building seems, when viewed from the west, to rise from above the trees, seeming to lose some of its mass and taking on a picturesque quality.

The black CCTV pole at the western end of the Rhodes Pavilion is actually relatively inconspicuous, as the 4-metre-high pole stands adjacent to a white flagpole of approximately twice the height which is far more prominent and serves to draw the eye.



**Figure 4. The Pavilion viewed from the west**



**Figure 5. The southern elevation of the Pavilion**

From the southern side (**Figure 5**), the effect of the Pavilion is far less impressive. The foliage cover effectively hides the utilitarian buildings, particularly the garage, that now encroach on the listed building from this side. The southern façade is dominated by its pleasant, long sash windows with their attractive red brick surrounds; however, the beige, somewhat plain, render has little impact, the overall effect is not unpleasant and can be seen from across the southern side of the Parks.

Equally, the building has no great impact from the east (**Figure 6**), where it is mostly obscured by later building



**Figure 6. The Pavilion obscured from the east**

(notably the public conveniences) and trees, as well as, at times, cricket sight screens and parked vehicles. The elevations are obscured from the east and the effect of the building on the character of the area from this point is not worthy of note and has no doubt diminished since its construction.

The contribution made to the setting and the impact of the building's northern elevation is significant when viewed from the north (**Figure 7**) or northeast. The northern façade, with its symmetrical, surface-timbered gable ends and terrace, is picturesque and very pleasant and can be fully appreciated across the northern portion of the Parks. The view from the northern side is the only angle from which the Rhodes Pavilion can be fully seen. Whilst not an attractive structure it is low, dark, and set back from the front of the Parks Pavilion and fails to draw the eye at all, so its effect on the character of the listed building is actually quite minimal. The character of the northern elevation is such that it is able to stand for itself, though it is ably served by the surrounding trees that form an effective frame. The utilitarian structures to the south are masked from the north by the Pavilion so do not detract from its character from this point.



**Figure 7. The Pavilion viewed across the cricket pitch from the north. Note the single-storey Rhodes Pavilion on the right-hand side of the image**

### 3.2 Architectural Significance

The heritage asset possesses substantial aesthetic value and contributes significantly to the picturesque character of the University Parks. As mentioned above, the western and northern elevations are the most attractive features and contribute most extensively to their setting and the combination of pavilion and cricket ground is one of the most attractive in the country. The northern façade is particularly attractive and striking, speaking of the elegance of organised sport in late 19<sup>th</sup>-century England. This elevation is the one emphasised in the listed building description:

*‘Red brick with tile hung gable ends. 2 storeys. The ground floor has a 5 bay verandah with French windows. Above the front is gabled in 3 bays; the gables have surface timbering and a 2-light mullion and transom window. Red tile roof with balustraded cupola.’*<sup>12</sup>

The building also possesses some illustrative value as it: ‘[introduced] for the first time in Oxford, the timbered gables and neo-vernacular detailing made popular by Norman Shaw and other architects of his generation.’<sup>13</sup> Moreover, it is illustrative of the building works of the University’s progressive movement following their success in the formation of the new Examination Schools from 1876 and the move away from the gothic that had become the orthodoxy in Oxford’s architecture over the preceding two decades: ‘This was Jackson’s version of the “Queen Anne” Revival - the “Architecture of Enjoyment.”’<sup>14</sup> Within this context, the Pavilion is illustrative of a wider trend towards such construction (and the rising dominance of Jackson as the University’s architect of choice) within Oxford in the last quarter of the 19<sup>th</sup> Century.

The Parks Pavilion is an attractive building by one of Oxford’s most important architects and is of substantial local significance.

### 3.3 Archaeological Significance

The University Parks and the Science Area have a rich and relatively-continuous history of occupation as indicated by: Bronze Age barrows (late third millennium BC), with evidence for Iron Age infilling of the double-ditched barrow in the Science Area; ring ditches suggesting Iron Age settlement; Roman earthworks; a Roman burial and several ditches near the Lindemann Building; mediaeval (post-1066) ridge and furrow, suggesting an intensive agricultural use in this period; Civil War earthworks; and post-mediaeval field boundaries. The Clarendon Laboratory’s foundation trenches occupy some 4 m-deep trenches which formed part of Oxford’s Civil War defences.

Considering the wealth of nearby archaeological material, it is likely that there is some significant material, with potential evidential value, preserved on the site.

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<sup>12</sup> Listed building description (**Appendix 1**).

<sup>13</sup> Tyack, G., *op. cit.* 251-252.

<sup>14</sup> Whyte, W., *op. cit.* 105.

### **3.4 Significance as a cricket pavilion and leisure space**

The Parks Pavilion is actively used by the Oxford University Cricket Club as a meeting space, hospitality area, and for its male changing facilities (ladies' changing facilities are located in the Rhodes Pavilion). Receptions for sporting events are held in the building and its terrace provides seating for spectators as well as a box for match officials. The relationship of the Parks Pavilion with the adjacent Cricket Pitch is an important element of its significance. For instance, the pavilion is the same distance from the wicket as the pavilion at Lord's.<sup>15</sup> It is also the only first-class cricket ground in the UK where spectators can watch free of charge. It recreates the setting of a professional cricket ground within the pleasant, bucolic confines of the University Parks.

The Pavilion is a necessary feature of a busy, successful, and high-profile cricket club and continues to fulfil its original rôle admirably.

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<sup>15</sup> <http://www.cricketinthe parks.org.uk/history-alumni/university-parks.htm>, accessed 13<sup>th</sup> December 2011.

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VULNERABILITIES

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## 4 VULNERABILITIES

### The ability of the Parks Pavilion to fulfil its current function

The Parks Pavilion continues to fulfil much the same function as it was originally designed to, that of a pavilion for the active use of Oxford University Cricket Club. The heritage asset was designed precisely for this function and is perfectly suited to it, notably the incorporated terrace. The continued use of the Parks Pavilion in this form is central to the character of the heritage asset and is important to its ongoing maintenance and conservation. The listed building has retained its significant character because the building has remained in use and has been maintained and cared for.

Current usage funds the upkeep and conservation of the heritage asset and ensures its continued existence and significance. The usage does not threaten the significant features and the heritage asset's Grade II listing ensures that any future alterations operate within the constraints of an accepted understanding of the building's significance as a heritage asset. Whilst some limited change in the future will be inevitable in order to maintain the active use of the heritage asset, the unique character of the building should be respected in any upcoming plans.

#### 4.1 Accessibility

The Parks Pavilion is primarily for the use of the Oxford University Cricket Club and its guests. Important to its significance is that anyone who is entitled to and wishes to use the building is able to do so: The significance of the heritage asset is lessened if any person who wishes to legitimately use and enjoy the building is hampered in doing so by inadequate access. The accessibility of this building is hampered by its original design, with the terrace consisting of 4 large steps and being approached by 8 shallower steps at the centre and either side (**Figure 8**).



**Figure 8. Access from the terraces**

There is ample seating on the terraces, but this does mean that the space along each level is somewhat narrow. From the rear the building is approached via a narrow conservatory and then 9 internal steps (with a handrail) up to the main level (with further steps down to the changing rooms or up to the second storey). There are no accessible lavatories in the building but these are available at the public conveniences immediately to the east of the pavilion.

It is unfortunate that the design of the building hampers accessibility as ideally all users should be able to enter the building through the same point and move freely around it without disadvantage.

## **4.2 Maintenance**

### **4.2.1 External Elevations and Setting**

The exterior elevations, notably the northern elevation, of the building are its most significant features (**Section 3.1**). The northern elevation is of particular aesthetic value and defines the character of the northern sector of the Parks. The officials' box on the eastern side of the northern elevation does not appear to be original, but does not detract substantially from the character of the building, and certainly not from its impact on its setting. The western elevation is also attractive especially from a distance as, despite its charms, up close it feels somewhat crowded by later construction. The southern elevation has some appeal but is objectively less significant than the northern elevation. The eastern elevation (whilst, by design, potentially as pleasant as the western elevation) is obscured from most angles by tree cover and later construction, though it does seem that the tree cover around this elevation was intended in the original design, if not the workshops and lavatories (e.g. **Figure 2**).

The elevations have, with the aid of regular maintenance, aged well. The tile-hung gable ends have lost tiles in the past, as has the roof and the porch over the terrace. Equally the external joinery is regularly repainted. For the most part the elevations have aged admirably, but they are open to weathering, erosion, potential vandalism, and pollution; damage that could detract from the significance of the heritage asset.

For the most part the landscape setting has retained its quality since the heritage asset's initial construction, with the Parks maintaining their essential character and high quality through well-informed management; however, in the immediate vicinity of the Parks Pavilion later construction has diminished the setting. The Rhodes Pavilion, immediately to the west, of the Parks Pavilion is a structure of utilitarian character. It serves an important function, housing the offices for the Oxford University Cricket Club and providing the only female changing facilities on the site; however, from a purely aesthetic point of view, the setting of the Parks Pavilion would certainly be improved without it. That being said, due to its low stature and dark colour it is relatively unassuming and the detraction from the setting is minimal compared to the utility of the building (e.g. **Figure 7**). The tree cover around the entirety of the Parks Pavilion has been carefully managed to obscure the more utilitarian buildings and maximise the impact of the heritage asset. The crucial relationship with cricket pitch is undiminished.

### **4.2.2 Interior**

The most significant interior space is the main hall. This is an attractive, double-height space with stained wooden panelling. The panelling reaches to near-rafter height and is inscribed in gold colouring with records of previous Blues Cricket teams. A serving hatch is incorporated into the panelling at the eastern end of the room. The original fireplace has been retained but

is boarded up. The University Crest is set in relief on the panelling above the fireplace. There is a tie-beam ceiling supported by brackets, and all the joinery excluding the stained panels is painted white.

There are 3 double doors to the terrace on the northern elevation. Two have their original extending bar locks, whilst the easternmost door has modern bolts and a new central mortise lock. Hooks on the settings of the terrace doors suggest that at some point these were fitted with blinds, though there are no such hooks on the southern elevation. On the rear (southern) elevation there are 3 original 2-light sash windows.

The room has a modern carpet and is fitted with overhead infrared heaters and fluorescent strip lighting secured to the underside of the tie beams. The rooms does suffer from some electronic trunking on the surface of the joinery, and in some places there is wear and damage to the joinery; for instance, the easternmost of the southern sash windows has some damage to its sill. For the most part, however, the elements of the room are in very good condition. The main hall is attractive and a useful space for gatherings and entertainment.



**Figure 9. The interior of the Parks Pavilion's main hall**

The eastern stairwell retains its original joinery including stairs, banisters, and newels. The majority of the joinery has been painted white or green. The lower levels of stairs are covered with modern carpet and nosing and are bare from the first landing upwards. There is some clutter in this space, notably electrical trunking that is not necessarily sympathetic to the character of the space.

The changing rooms in the basement of the building are utilitarian but spacious and well appointed, with access both from within the pavilion and directly from outside. There is also a mess space, lavatories, storage spaces, and a catering room within the building, which are of limited significance.



**Figure 10. East stairwell from the first landing**



CONSERVATION  
POLICY

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## 5 CONSERVATION POLICY

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

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

### 5.1 **The Parks Pavilion's continued use as a working cricket pavilion is important to its historical and ongoing significance. Permit, in line with NPPF paragraphs 131, 132, 133, and 134, alterations intended to facilitate its continued use in this way**

The continued use of the Parks Pavilion as a working cricket pavilion represents an important aspect of its overall significance. The building was designed to be used and enjoyed rather than to serve as a static monument or folly. Limited alterations will inevitably be required to allow it to retain this significance in line with modern standards and requirements. If alteration is required in the future it should be permitted with the following provisos:

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

#### 5.1.1 **In order to ensure that the Parks Pavilion can operate to modern standards, and that its significance can be maintained by making legitimate access as wide as possible, special concern should be applied to ensuring that disabled access is adequate**

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

**5.2 Note that the Parks Pavilion is a Grade II listed building and ensure that appropriate consents are obtained for works to the interior and exterior of the building**

In order to ensure the heritage asset's significance, alterations may be required in the future, and due to the listed status of the building, even minor routine repairs to significant areas may need consent. In cases of doubt **Estates Services should be contacted in the first instance**, and if necessary they will refer queries on to Oxford City Council.

**5.3 Ensure proper consultation in advance of any work to the building the Local Authority Conservation Officer (through Estates Services) and any other interested parties**

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

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

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

**5.5 Any development needs to respect the character of the surrounding area, notably the Grade II listed University Parks, and its setting adjacent to listed buildings (e.g. the University Museum, Museum Lodge, the Clarendon-Townsend Building, and Keble College)**

The Parks Pavilion is significant to the character of the University Parks and the north-eastern portion of the Central (City and University) Conservation Area (**Section 3.1**). Any future alteration should be sympathetic to this fact, and should not diminish its rôle in the character of the area.

**5.6 Conservation of specific factors contributing to overall significance**

The Parks Pavilion possesses various internal and external features of special significance (**Section 3.1, 3.2, 4.2.1, and 4.2.2**). An effort should be made to identify and conserve original architectural features and keep these in use where possible in line with **Section 5.1**; however, it is accepted that all materials have a natural lifespan and some degree of change must be permitted to keep the building safe, usable, and generally fit for function. Within the framework of understanding and valuing what is present in the building a degree of ongoing change is inevitable.

**5.6.1 Any alterations made to the exterior elevations, notably the north elevation, will respect their significance and contribution to the character of the surrounding area**

The exterior elevations, most notably the northern elevation, are central to the significance of the Parks Pavilion. The northern elevation is the most recognisable aspect of the building and has the greatest impact on its setting. The western and (especially) eastern elevations have suffered from later construction but remain attractive within their settings. Any alterations

that affect the elevations could significantly affect the character of the building and its impact on the surrounding area. Any alterations that do affect the elevations will only be undertaken with a full understanding of and respect for this significance and character in line with **Section 5.1** and **5.1.1**.

#### **5.6.2 The main hall will remain relatively unchanged**

The main hall is by far the most significant internal space. It is less central to the architectural significance of the building than the external elevations, but is nevertheless a noteworthy contributory factor to the significance of the building as a whole. It is certainly important to the character of the heritage asset. Any alterations that are planned that may affect the fabric or character of this space will only be undertaken with a full understanding of and respect for their significance in line with **Section 5.1** and **5.1.1**.

#### **5.7 In the vein of NPPF paragraph 110, efforts should be made to ensure that the Parks Pavilion's contribution to climate change is as minimal as is feasible for a building of its age, size, materials, and use. Any proposals for alterations should assess the feasibility of incorporating low and zero carbon technologies**

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

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

There is the potential for significant material across the site (**Section 3.3**), and should any excavation work be carried out, an assessment of the archaeological potential should be made. This should include at least a desk-based assessment, but possibly geophysics and trial trenching. A watching brief will almost certainly be required for any excavation.

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

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

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

**5.9.2 A detailed routine maintenance programme will be prepared for the building**

Maintenance is best carried out as a series of planned operations. A well thought-out and properly-administered maintenance programme may appear to be time consuming but will result in a better-functioning building with less need for emergency repairs.

**5.9.3 The Conservation Plan will be circulated to all senior staff who manage the Parks Pavilion and to all other members of the University who have responsibility for the building or its contents**

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

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

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

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

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



# BIBLIOGRAPHY

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## 6 BIBLIOGRAPHY

### 6.1 Government Reports and Guidance

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- Oxford City Council, *The Oxford Local Plan 2001-2016* (November 2005).
- *Planning (Listed Building and Conservation Areas) Act 1990*.
- *Town and Country Planning Act 1990*.

### 6.2 Planning Applications and Supporting Documents

- Planning applications available from <http://public.oxford.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=001OFMMFLI000>, accessed 14<sup>th</sup> December 2011.

### 6.3 Books and Articles

- Abbott, E., *The Life and Letters of Benjamin Jowett, Vol. 2* (New York, 1897) 214 [accessed online, 7<sup>th</sup> December 2011: <http://www.archive.org/stream/lifelettersofben02abboiala#page/214/mode/2up>].
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- Howell, P., 'Oxford Architecture, 1800-1914' in Brock, M.G., and Curthoys, M.C., *The History of the University of Oxford: Volume VII: Nineteenth-Century Oxford, Part 2* (Oxford, 2000) 729-780.
- Jackson, T.G., *Recollections: The Life and Travels of a Victorian Architect* (Jackson, N., ed.; London, 2003).
- Prest, J., (ed.), *The Illustrated History of Oxford University* (Oxford, 1993).
- Tyack, G., *Oxford: An Architectural Guides* (New York, 1998)
- Whyte, W., *Oxford Jackson: Architecture, education, status, and style 1835-1924* (Oxford, 2006).

## 6.4 Other Documents

- Listed building descriptions courtesy of English Heritage (see **Section 6.5**).
- Historical documents courtesy of Oxford University Archives (Refs: UC/FF/381/1-7; Chest file 240; WPβ/20/3-5b; ET 4/16; ET 1/9B/184 and 311).

## 6.5 Websites

- Archive.org:  
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- Heritage Gateway (HER Records):  
<http://www.heritagegateway.org.uk/gateway/CHR/>, accessed 14<sup>th</sup> December 2011.
- Oxford University Cricket Club:  
<http://www.cricketintheparks.org.uk/history-alumni/university-parks.htm>, accessed 13<sup>th</sup> December 2011.
- University Parks:  
<http://www.parks.ox.ac.uk/guide/index.htm>, accessed 14<sup>th</sup> December 2011.

## 6.6 Image Credits

- Cover and chapter covers: Estates Services photographs.
- Figure 1: Adapted from Google Maps (see **Section 6.5**).
- Figure 2: From *Building News* XLI (1881).
- Figure 3: Adapted from Bing Maps (see **Section 6.5**).
- Figures 4-10: Estates Services photographs.



APPENDICES

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Appendix 1 Listed Building Description

## List Entry Summary

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

**Name: OXFORD UNIVERSITY CRICKET CLUB PAVILION**

**List Entry Number: 1047099**

### Location

OXFORD UNIVERSITY CRICKET CLUB PAVILION, UNIVERSITY PARKS

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

**County:** Oxfordshire

**District:** Oxford

**District Type:** District Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 28-Jun-1972

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

---

## Legacy System Information

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

**Legacy System:** LBS

**UID:** 245925

---

# Asset Groupings

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

---

## List Entry Description

### Summary of Building

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

### Reasons for Designation

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

### History

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

### Details

UNIVERSITY PARKS

1.

1485

Oxford University Cricket

Club Pavilion

SP 50 NW 24/855

II

2.

1880. By T G Jackson. Red brick with tile hung gable ends. 2 storeys.

The ground floor has a 5 bay verandah with French windows. Above the front is gabled in 3 bays; the gables have surface timbering and a 2-light mullion and transom window. Red tile roof with balustraded cupola.

Listing NGR: SP5159007243

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## Selected Sources

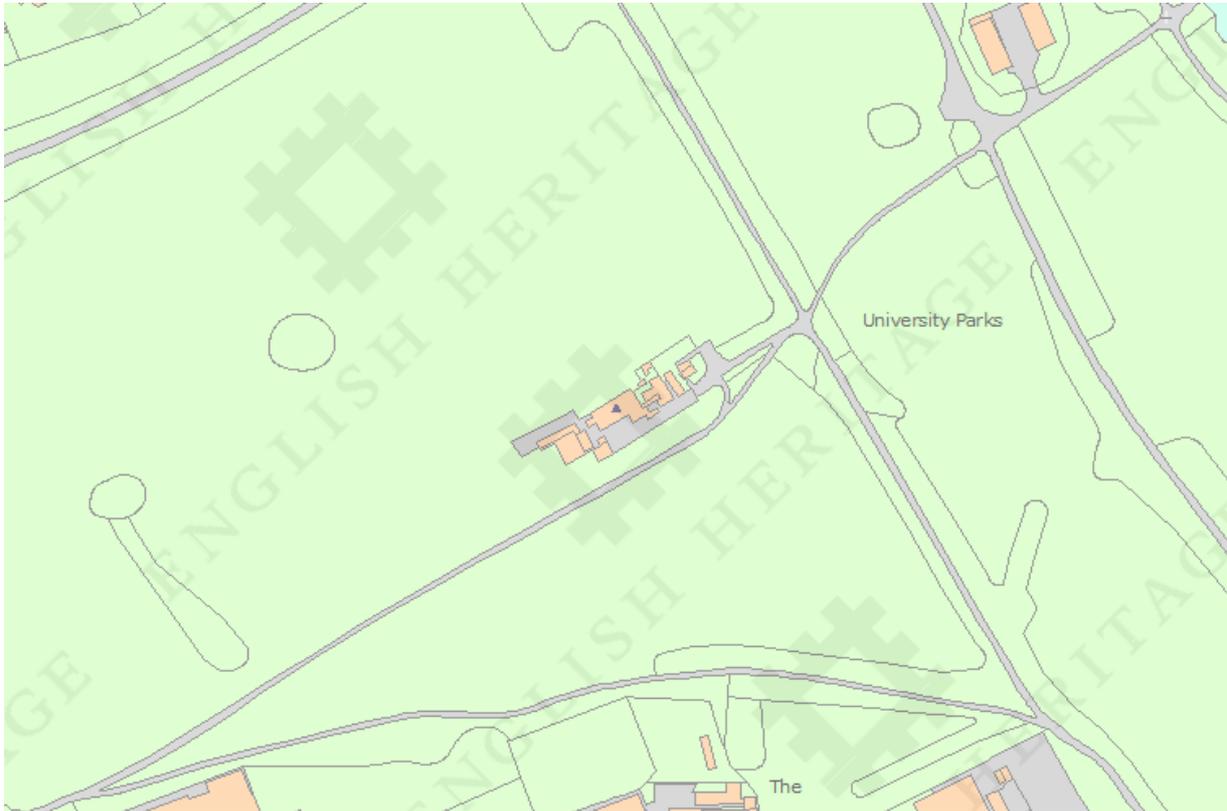
Legacy Record - This information may be included in the List Entry Details.

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# Map

**National Grid Reference: SP 51590 07243**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1047099.pdf](#)



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## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** THE UNIVERSITY PARKS, OXFORD

**List Entry Number:** 1001651

### Location

The garden or other land may lie within the boundary of more than one authority.

**County:** Oxfordshire

**District:** Oxford

**District Type:** District Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first registered:** 11-Nov-2002

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

---

## Legacy System Information

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

**Legacy System:** Parks and Gardens

**UID:** 5168

---

## Asset Groupings

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

---

# List Entry Description

## Summary of Garden

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

## Reasons for Designation

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

## History

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

## Details

Mid 1860s suburban park, with playing fields laid out in the 1870s, and an associated pleasure walk (1865) alongside the River Cherwell. The site was laid out by the University of Oxford for use principally by the staff and students but with access also for the residents of Oxford.

### HISTORIC DEVELOPMENT

In 1853 Oxford University started to negotiate with Merton College for the purchase of a parcel of land lying west of the River Cherwell, this area having formerly been part of the University Walks. Some 8ha was purchased in 1854, 2ha of which was used for the site of the University Museum, built from 1855 to 1860. A further 29ha were bought over the next five years, together with the 1.5ha spur of land leading south alongside the Cherwell towards King's Mill standing at the north end of Magdalen College's land (qv). In 1860 the Committee of Parks Delegates was formed to oversee the development of the University Parks, and it reported that the Parks should be set out as an arboretum and place of recreation for the University. James Bateman, who had laid out his own garden at Biddulph Grange, Staffordshire (qv) in the 1850s, was invited by the Committee to provide a design for the Parks (WPBeta/13/3; GA Oxon a 64). The elements of the plan were described in the First Report of the Parks Delegates (3 June 1863), who referred it to Sir William Hooker of Kew and other eminent authorities for their opinions. The Delegates proposed that Robert Marnock of the Botanical Gardens, Regent's Park should provide professional supervision to oversee the execution of the plan, the cost of which was estimated to be £9475. This plan was rejected by Convocation, and in January 1864 the Delegates resigned en bloc.

The Parks was then laid out from 1864 in a simpler fashion for a new body, the Parks Curators, the work being supervised by William Baxter (1815-90) of the University Botanic Garden (qv). Baxter was subsequently appointed Superintendent in 1866, a position which he occupied until just before his death in 1890.

The area was fenced, paths and belts were laid out, and an arboretum of exotic species was

planted. The Mesopotamia Walk, leading south-east from the Parks to King's Mill, was created in 1865 as part of this work. In February 1867 a report was received from a Mr Field of Merton Street, who had surveyed the open central part of the Parks with a view to siting sports pitches. An undated plan made by him at this time, showing the possible sites for the pitches, also shows the initial path layout and structure of the Parks, which bears little resemblance to that proposed by Bateman. Two lodges were also erected at this time, and the Cricket Pavilion, designed by the architect T G Jackson who also designed the University Examination Building, was erected at the centre of the Parks in 1880.

A section of the southern part of the Parks was lost during the mid to late C20 to the development of the University Science Area. The remainder of the Parks continues (2002) to be owned by the University and open to the public.

## DESCRIPTION

### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

The University Parks lies at the northern edge of the centre of Oxford, c 750m north of Carfax. The c 30ha site is situated on largely level land with a slight fall from west to east. It forms a buffer between that part of the city to the south where many of the medieval and later colleges are situated, including New College, and Wadham College (qqv), and the mid to late C19 largely residential development of North Oxford, including the Norham Manor development immediately to the north-west, and the Park Town development (qv) beyond this. The approximately triangular park is bounded to the north-east by the River Cherwell, and beyond this by water meadows leading to Marston. To the north-west the Parks are bounded partly by the substantial, individually designed houses of Norham Gardens (1860s and later), standing in their own spacious plots, together with, to the north-east of these, Lady Margaret Hall (1880s and later) standing within its own grounds at the north corner of the Parks. To the west it is bounded by Parks Road, leading south-east from the Banbury Road, with the polychrome brick Keble College (William Butterfield 1868-72) standing close to the south-west corner. The western section of the south boundary is formed by the University Science Area buildings, at the south-west corner of which stands the gothic University Museum (B Woodward 1855-60, listed grade I), which formerly stood at the south-west corner of the Parks and was the dominant building. The Science Area is bounded to the south by South Parks Road, lined with mature lime trees, which until the mid C20, when many of the Science Area buildings were constructed, marked this section of the south boundary. The east end of the south boundary is marked by college buildings and playing fields, divided from the Parks by the north-west end of Mesopotamia Walk leading from South Lodge to a bridge over the Cherwell. The Parks' boundary is marked largely by iron railings and gates, except to the east where the river forms the boundary. The setting is suburban and collegiate to north and south respectively, and rural to the east, with views in this direction across the water meadows towards Marston and Headington Hill.

### ENTRANCES AND APPROACHES

The main pedestrian approach from the town centre is at the west corner of the Parks via the north end of Parks Road close to where it joins Banbury Road, c 400m west-north-west of the central Cricket Pavilion. At this point the entrance from Parks Road is marked by a two-storey stone lodge (H W Moore 1866, listed grade II), built in Tudor style with a massive central chimney stack. A further entrance is marked by South Lodge (1890s), a brick and tile-hung house which stands on the south boundary, c 400m south-east of the Pavilion at the main vehicular entrance to the Parks. There are several further pedestrian entrances, including

those from Norham Gardens, c 250m north of the Pavilion, from Parks Road at the south-west corner close to Keble College, 300m south-west of the Pavilion, and from Marston via a track from the east which crosses the Cherwell via the single-arched, concrete High Bridge (1923-4) and enters the park c 250m north-east of the Pavilion. The north-west end of Mesopotamia Walk extends east-north-east from South Lodge alongside the east section of the south boundary, including the south edge of Parson's Pleasure bathing place. The Walk leaves the Parks c 600m south-east of the Pavilion, carried across the Cherwell by a small, concrete single-span bridge (1949, listed grade II). Here the path splits in two, leading east to a track giving access across the water meadows to Marston, and south continuing as the Walk. The bridge is thought to be the first pre-stressed arched bridge of its kind. The Walk to the west of Parson's Pleasure formerly lay within the boundary of the Parks, but in the 1990s was separated by an iron fence although it remains included within the area here registered.

A further C19 lodge, West Lodge (now, 2002, gone), formerly stood c 350m south of the Pavilion, to the east of the Museum and marked another entrance to the Parks. This was removed in the C20 with the construction of the Science Area.

### PLEASURE GROUNDS

The University Parks is of a simple design, laid out with a network of largely gravel paths enclosed by an informal gravel perimeter path, which also encloses open lawns on which lie playing fields.

From the main, west entrance at North Lodge the perimeter path extends to the north-east and south-east. The north-west arm of the path is known as North Walk and the area between it and the north-west boundary is occupied by a belt planted with mature conifers and broadleaved trees, underplanted with evergreen shrubs including laurel and yew. At the north corner North Walk meets a 1920s pond (formerly circular, enlarged late C20) which is partly encircled by rockwork retaining walls. To the north and north-west lie the grounds of Lady Margaret Hall, at the west edge of which stand the college buildings. The perimeter path continues south-east from the pond as Riverside Walk, overlooking the river to the east and beyond this the meadows and Marston. At the south-east corner, known as Cox's Corner (named after Charlie Cox, a former keeper of Parson's Pleasure bathing place) and formerly the site of the Parks' rubbish dump, the path turns west to skirt the Science Area, at the north edge of which stands the Observatory (1874) and associated brick-built building, which when built stood isolated towards the middle of the southern half of the Parks. To the east of the Observatory lie two croquet lawns. To the west of the Observatory lies a further pedestrian entrance which gives onto the Genetic Garden, a mid C20 experimental garden established by Professor Cyril Darlington to demonstrate evolutionary processes. Some 300m south-west of the Pavilion at the south-west corner of the Parks the path turns north to follow the west boundary, here being known as West Walk. It is flanked by an avenue of holly bushes and ornamental borders before arriving at North Lodge.

Three main cross-paths traverse the Parks, two running parallel to the river, south-east to north-west, with the third at right angles to this connecting the entrance at the south-west corner close to Keble College with High Bridge to the north-east. Towards the centre of the park stands the University Cricket Club Pavilion (T G Jackson 1880, listed grade II), a substantial two-storey building in Picturesque style, with a five-bay verandah onto which open french windows, and a balustraded cupola. The Pavilion overlooks the cricket pitch to the north, and is placed at the centre of the ten winter sports pitches which occupy much of the Parks' open space. Apart from the perimeter belts of trees there are many clumps of trees

and single specimens planted in the open areas between the sports pitches. A service area stands within a clump of trees 200m north-east of the Pavilion. A loosely planted group of seven Wellingtonias (*Sequoiadendron giganteum*, planted c 1888) stand at the west corner, close to North Lodge, and there are many other conifers throughout the Parks, including cedars and pines.

Until the mid C20 (OS 1938) the site of the Parks was approximately square, with the south corner being directly overlooked and dominated by the University Museum which stood in its own grounds. This relationship was largely severed when the Science Area was constructed from the mid C20 onwards.

At the south-east corner of the Parks the perimeter path gives access to the east to a bathing place known as Parson's Pleasure. The bathing place consists of a level lawn bounded to the north and east by the Cherwell, to the west by the Holywell Mill Stream, and to the south by Mesopotamia Walk. Parson's Pleasure, probably named after a local businessman (W Sawyer pers comm, March 2000), formerly contained changing rooms and associated buildings (OS 1938), these having been removed in the late C20. From the far side of the concrete bridge at the south-east corner of Parson's Pleasure the Walk continues south-east for 750m, raised on the narrow bank known as Mesopotamia, to the King's Mill (late C18, listed grade II). The path is flanked to the south-west by the Cherwell, and beyond this by various college water meadows, including Music Meadow, Great Meadow, and Long Meadow, and to the north-east by the King's Mill mill stream and beyond this the water meadows leading to Marston. The bank is planted with various deciduous trees including many willows, and several bridges cross the mill stream giving access to paths across the meadows to the north-east. The two-storey, stone former mill stands to the north of Magdalen College Fellows' Garden (qv), 750m south-east of Parson's Pleasure, on the east side of the mill stream, across which it is reached via a bridge. From the mill a track leads east between college sports grounds to Marston Road. The path along Mesopotamia Walk was improved at approximately the same time as the Parks was being laid out in 1865. It was named after the strip of land between the Rivers Tigris and Euphrates in Iraq, the name deriving from the Greek for, 'between the rivers'. Views extend north-east across the meadows and sports grounds towards Marston and Headington Hill, and south-west across the college meadows to further sports grounds and college buildings, with the spires and towers of some of the central Oxford churches and colleges also visible.

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Mr Field, Plan of the University Parks, nd (c February 1867) (WPBeta/13/3), (University Archive, Oxford)

- OS 6" to 1 mile: 1st edition published 1887  
2nd edition published 1900

3rd edition published 1922  
1938 edition  
OS 25" to 1 mile: 1st edition published 1876

#### Archival items

Material covering the laying out and maintenance of the Parks including the Parks Delegates' Minute Book, the Parks Curators' Minute Books and a folder of miscellaneous papers including Field's plan of 1867 (University of Oxford Archive)

#### Additional information

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Description written: March 2000

Amended: November 2002

Register Inspector: SR

Edited: October 2003

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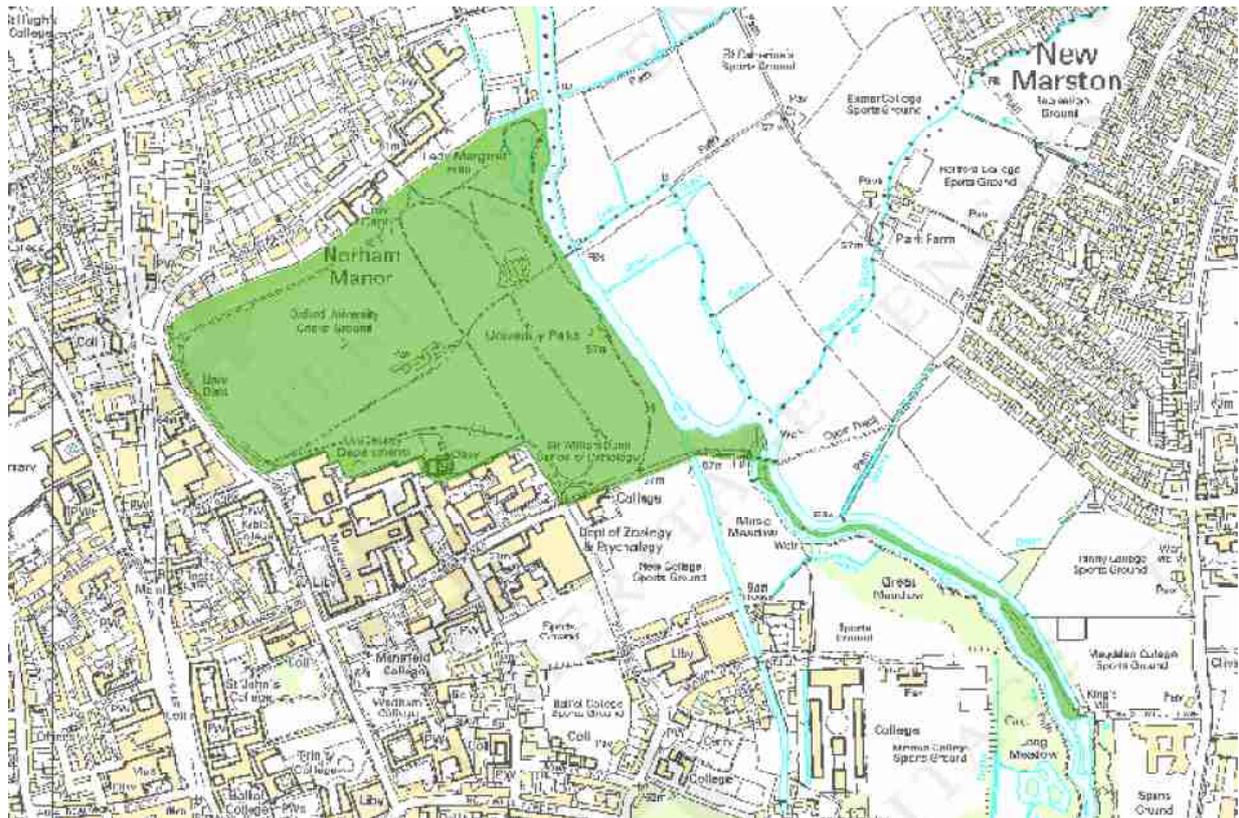
Legacy Record - This information may be included in the List Entry Details.

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## Map

**National Grid Reference: SP 51919 07160**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1001651.pdf](#)

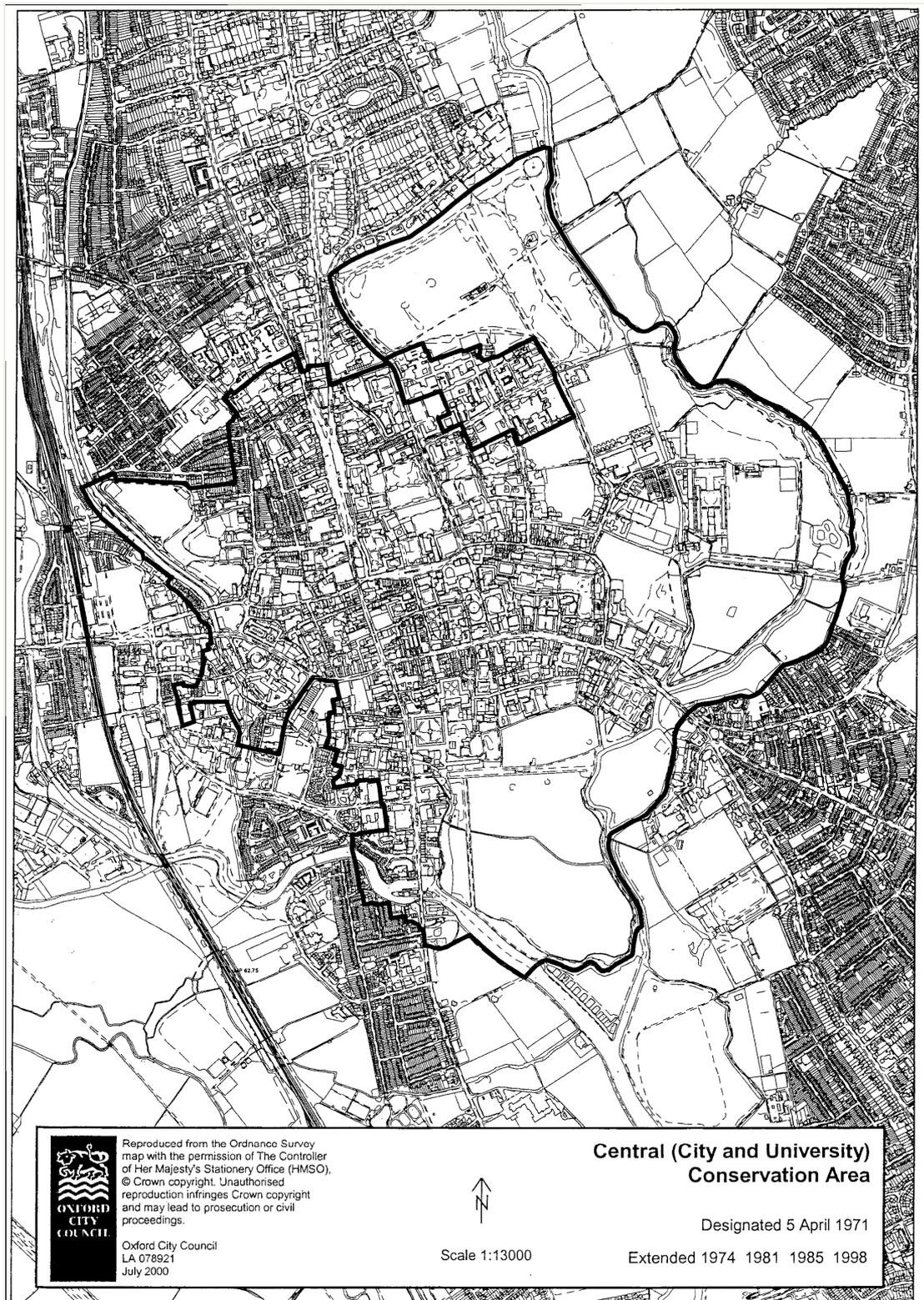


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### Appendix 3 Conservation Area Description



Central Conservation Area, No. 5

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

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

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

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

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

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

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#### Appendix 4 Chronology of the Parks Pavilion

1853	4 hectares of land are purchased by the University for the Parks, including the site of the University Museum
1854	A further 4 hectares of land are purchased
1855-60	A further 29 hectares are purchased for the Parks
1860	The Committee of Parks Delegates is formed
1864	The Parks are laid out and the Parks Curators formed following the mass resignation of the Parks Delegates
1867	Mr Field of Merton Street surveyed the Park with a view towards the siting of sports pitches
1878-81	Trees planted to screen Cricket Pavilion and Observatory
1879	Convocation passes a decree to allocate a portion of the Parks to the University Cricket Club
1880	Thomas Graham Jackson designs the Cricket Pavilion
1880-81	The Cricket Pavilion is built by Albert Estcourt of Gloucester, the Clerk of Works was Edwin Long
1886	Jackson submits designs for an extension to the Pavilion, but this is never built
1939-45	An air raid shelter is constructed beneath the Cricket Pavilion
1967	The one-storey Rhodes Pavilion is constructed beside the Cricket Pavilion to provide changing facilities for ladies
2002	An abortive listed building consent application is made to fit two CCTV cameras to the top of the Pavilion in order to monitor the Parks
2006	External decorations reapplied

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## Appendix 5 Checklist of Significant Features

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

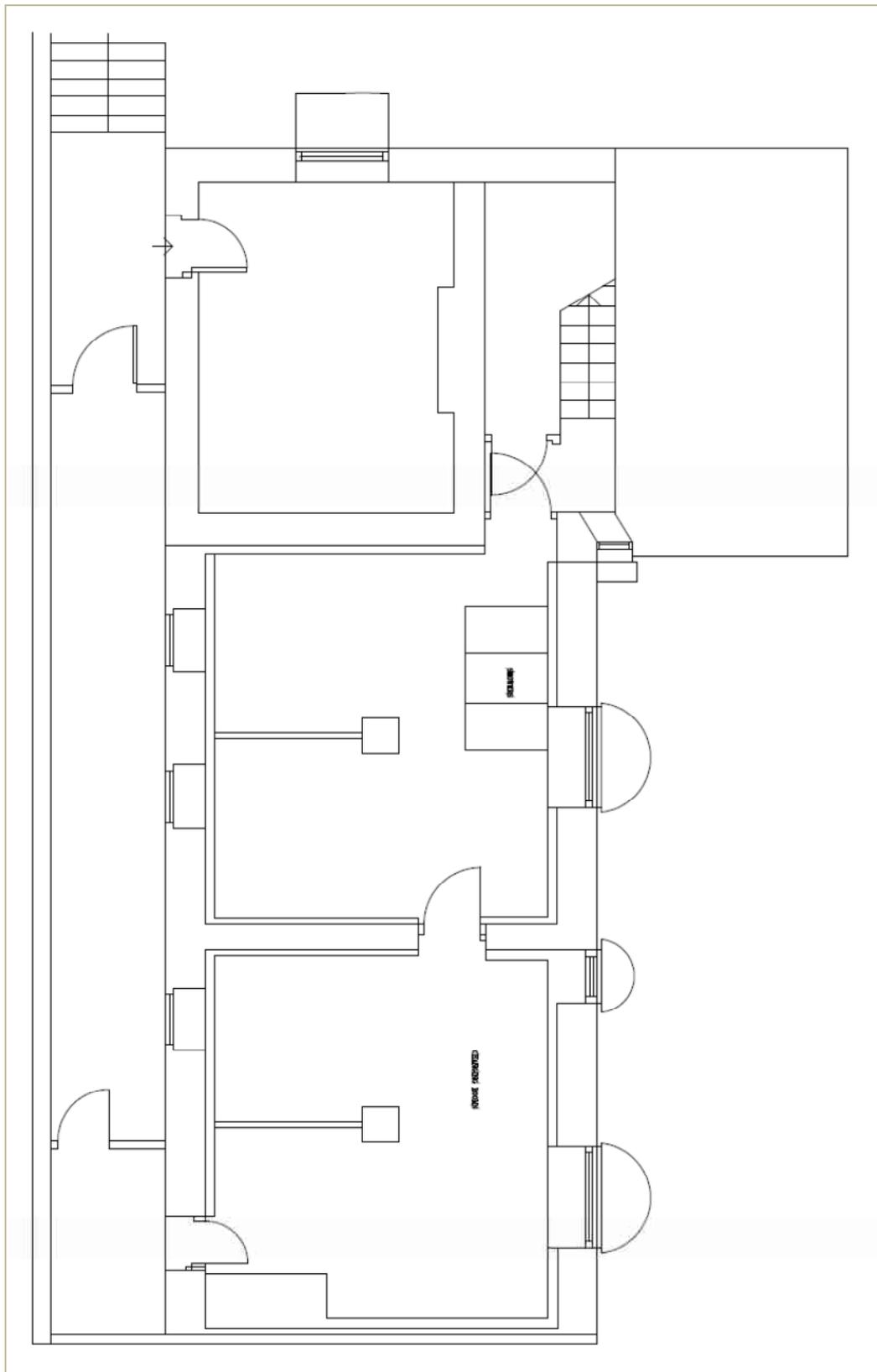
The checklist lists both general significant features that affect the building as a whole and which should be held in mind if working in any space, and specific features of particular significance that should receive special regard if working in these particular spaces. The Further Information column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

<b>The Parks Pavilion, Building # 245</b>		
<b>SIGNIFICANT FEATURES</b>	✓	Further Information
<b>General:</b>		
External elevations		p.19-22, 28, 34-35
Original joinery throughout		p.19-22, 28-30, 34-35
Roofs and tiles		p.19-22, 28, 34-35
Original brickwork		p.19-22, 28, 34-35
Terraces		p.19-22, 28, 34-35
<b>Specific Features:</b>		
<b>External Elevations</b>		
-Balustraded cupola and weathervane		p.19-22, 28, 34-35
-Brickwork, especially chimneys, and render		p.19-22, 28, 34-35
-Joinery including timbering on gables (and ball finials), piers, balustrades, windows, and doors		p.19-22, 28, 34-35
-Tile-hung gable ends		p.19-22, 28, 34-35
-Roof		p.19-22, 28, 34-35
<b>Main Hall</b>		
-Double doors and associated joinery		p.28-30, 35
-Sash windows on rear elevation and associated joinery		p.28-30, 35
-Wall panelling including inscribed names, relief University Crest		p.28-30, 35
-Other joinery including fireplace, serving hatch, rafters and tie-beam ceiling		p.28-30, 35

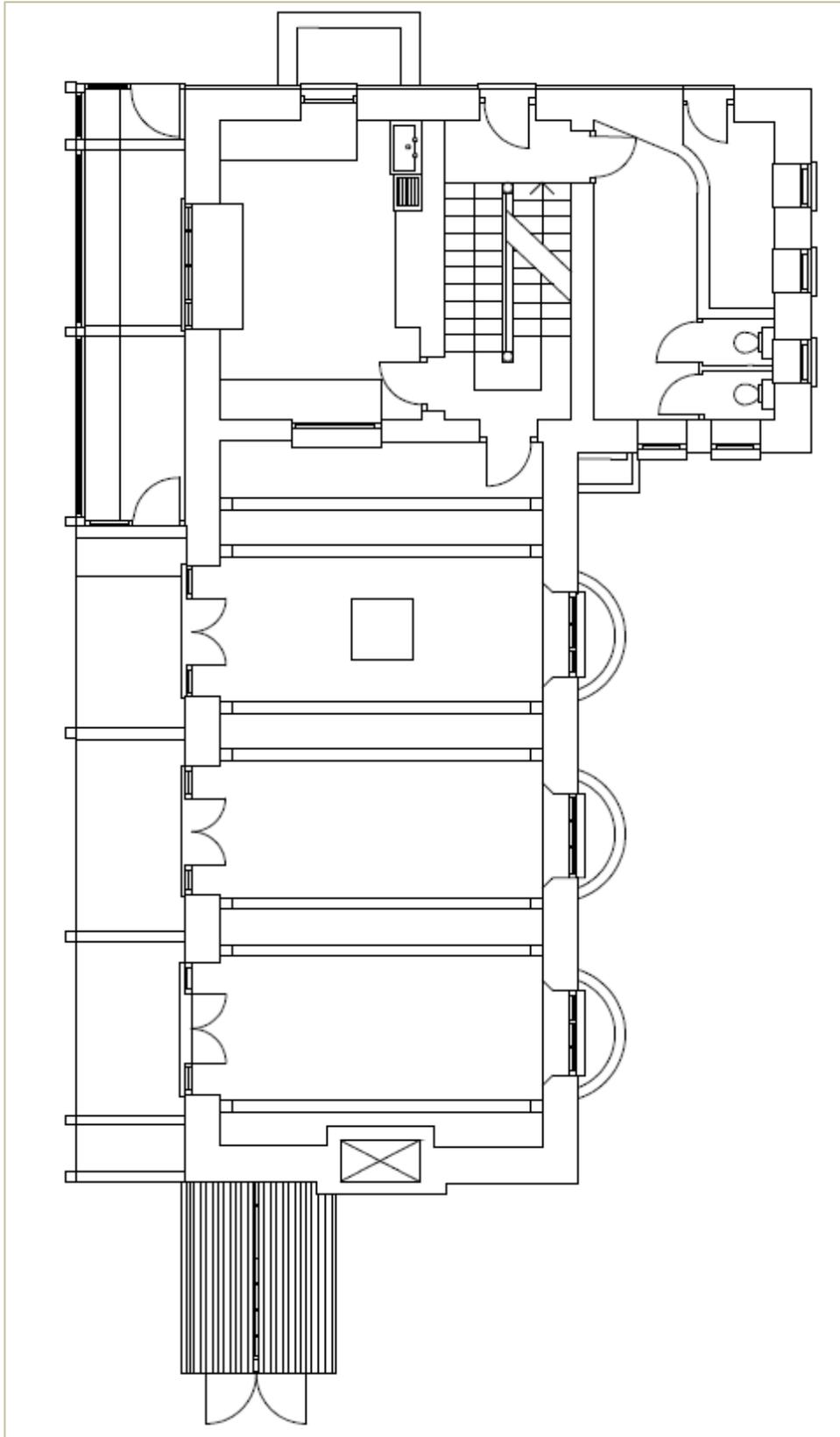
<b>Other Areas</b>		
-Original joinery notably the stairs, banisters, and newels		p.30

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

## Appendix 6 Floor Plans



**Floor plan of lower level**



**Floor plan of main level**

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