

Walton Manor Conservation Area Appraisal

Consultation Draft - July 2026

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Figure 1: View of junction at Leckford Place and Plantation Road

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Executive Summary

Key Positive Features

Architectural Diversity

A mix of Regency, Victorian, Edwardian, and early 20th-century buildings, including terraces, semis, and mansion and apartment blocks.

Historic Development Pattern

Organic street layout developed mostly prior to 1850 which follows the lines of previous informal garden pathways, contrasting with the planned North Oxford Victorian Suburb.

Dense Urban Grain

Narrow streets, small plots, and consistent building lines contributing to a strong sense of enclosure.

Listed and Locally Significant Buildings

Numerous listed properties and non-listed buildings of local significance, including historic pubs and colourful terraces.

Distinctive Materials and Detailing

Use of diaper brickwork, traditional sash windows, and historic architectural features.

Mixed Historic Uses

Evidence of former commercial activity within a predominantly residential setting.

Natural Features and Greenery

Instances of mature trees, ornamental greenery in front gardens and glimpses of trees in rear gardens softening the townscape.

Historic Street Furniture

Surviving carriage stones, swan-neck lampposts and other period features.

Boundary Treatments

Low front walls, feather edged boarding and instances of retained and restored historic railings.

Key Views

Framed views of St Philip and St James Church, colourful Observatory Street terraces and glimpsed views of Oxford University Press and the Radcliffe Observatory.

Strong Sense of Place

The combination of architectural, historical, and landscape elements creates a cohesive and distinctive character, separate from neighbouring Conservation Areas.

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Figure 2: View of Observatory Street



Figure 3: Shopfronts on Walton Street

Introduction

Statement of Special Interest and Boundaries

Walton Manor Conservation Area was designated on 15th April 1975 in recognition of its special qualities which are distinct from its neighbours, the North Oxford (Victorian Suburb) Conservation Area (designated: 1968), and Jericho Conservation Area (designated: 2011).

It is bound by Leckford Road to the north, the Radcliffe Observatory to the south, Walton Street to the west and Woodstock Road to the east.

The Walton Manor Conservation Area is an area of special architectural and historic interest, recognised for its distinctive character and early suburban development, reflecting and anticipating wider growth in Oxford in the 19th Century.

Whilst the North Oxford Conservation Area is celebrated for its Victorian Gothic character and formally planned layout, Walton Manor Conservation Area developed organically before 1850, leading to a more varied character. Developed to accommodate Oxford's growing population of tradespeople, artisans, and workers employed in institutions and new industries within the city including the University, University Press, Radcliffe Infirmary, the Oxford Canal, the Railways, and the Eagle Ironworks, the area is characterised by its intimate scale, narrow streets, and relatively small plots.

Historically, the area supported a mix of residential and commercial uses, including bakeries and a butchers/abattoir, although these have largely been replaced by housing. The predominant building use within the area is now residential, with commercial and retail use found only on Walton Street and at Belsyre Court facing Woodstock Road.

The built environment is predominantly composed of terraces and semi-detached houses and exhibits a broad range of architectural styles from late Georgian vernacular, Regency terraces, early Victorian housing, Edwardian semis, to more modern development. Its modest domestic architecture and human scale reflect the social diversity of Oxford's 19th Century expansion, contrasting with the wealthier villa suburbs to the north and east. However, the character of the streetscape has been compromised in places where traditional terraced and semi-detached dwellings have been lost to mid-late C20 apartment complexes which are often significantly taller than neighbouring properties and on much larger plots, disrupting the fine grain of the area, and replacement terraces with unsympathetic finishes and detailing.

Reason for Appraisal

The City Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to identify those parts of their area that are considered to have ‘special historic or architectural interest the character and appearance of which it is desirable to preserve or enhance’ and to designate these as conservation areas. Within these areas the 1990 act requires the Council to have special regard to the desirability of preserving or enhancing the character and appearance of the area when exercising its function as a local planning authority.

This Conservation Area Appraisal defines the special historic and architectural interest of the area, including those features of its character and appearance that should be preserved. It also identifies negative features that detract from its character and appearance and issues that may affect it in future.

The government’s policy for managing conservation areas is set out in the National Planning Policy Framework (NPPF) (adopted in 2012). Chapter 16 paragraph 202 states that Heritage assets should be “conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

The NPPF states that local planning authorities should recognise that heritage assets are an irreplaceable resource and to conserve them in a manner appropriate to their significance. In determining planning applications, it directs local planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

In compliance with the planning policy framework, this appraisal provides a public record of the conservation area as a designated heritage asset including an assessment of the features that contribute to its significance. The appraisal conforms to Historic England guidance as set out in *Conservation Area Appraisal, Designation and Management* (February 2019).

This appraisal will be used by the Council to ensure that the qualities and local distinctiveness of the historic environment are considered and contribute towards the spatial vision of local plan documents. It should ensure that investment and enhancement in the Walton Manor Conservation Area is informed by a detailed understanding of the area’s special interest. It will be used when determining planning applications affecting the area and should inform the preparation of proposals for new development. Planning applications should be informed by and refer to the appraisal when explaining the design concept.

The appraisal cannot mention every building or feature within the conservation area. Any omission should not be taken to imply that it is not of any interest or value to the character of the area.

Local Community Involvement

The Walton Manor Residents' Association (WMRA) were instrumental in the preparation of the Conservation Area Appraisal, providing information, outlining key special features of the area and residents' concerns. Fieldwork was undertaken in March 2025 using the City Council's 'Character assessment Toolkit', a standardised questionnaire used to collect information on the positive and negative contribution of different features of the environment to the character and appearance of the conservation area. Following compilation of desktop research and fieldwork, a first draft was produced in March 2026.

Following the preparation of the first draft, a formal consultation was undertaken between May and June 2026. The draft appraisal was available to view online on the Council website. The appraisal consultation was advertised on the Council website and social media and via local news outlets. An in-person engagement event was also undertaken during this time by officers. Comments from the consultation were summarised, which were used to inform the final draft of the Appraisal which was presented to **TBD** who endorsed it on **TBD**.

Context

Location

Walton Manor is situated approximately 1.2 kilometres to the northeast of the city centre. It is bounded by Woodstock Road to the east, Walton Street to the west, Observatory Street to the south and Leckford Road to the north. North Oxford (Victorian Suburb) Conservation Area, to the north and east, and Jericho Conservation Area to the west (Fig. 4).

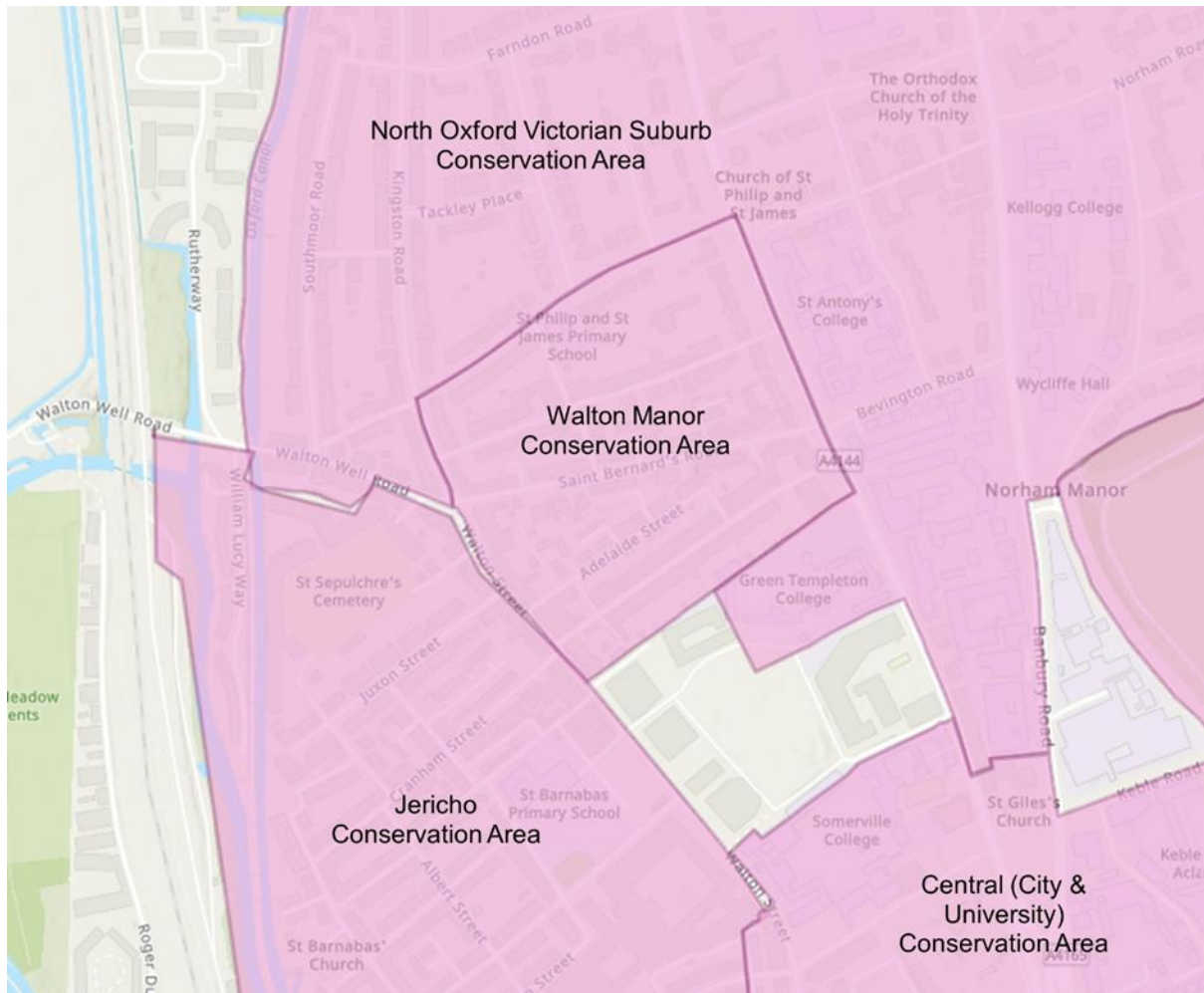


Figure 4: Walton Manor Conservation Area Location

Geology, Topography and Archaeological Interest

Walton Manor is situated on a gravel terrace of the Thames River valley, known as the Summertown-Radley gravel terrace. The gravel was laid down between 2.588 million and 11.8 thousand years ago during the Quaternary period as a result of melting glaciers depositing large amounts of sand and gravel which was later eroded by the Thames and Cherwell rivers. The river terrace is gently domed and runs between the Thames and Cherwell floodplains.

The area is situated just to the north of an extensive ritual and funerary landscape of Middle Neolithic to Early Bronze Age monuments. No prehistoric monuments are recorded within the Walton Manor area but the possibility that further barrows or other related features could extend into this area cannot be discounted. In the Iron Age and Roman periods, the terrace became a focus of rural settlement, field systems and drove ways. The recovery of likely Roman burials from Leckford Road and Romano-British finds and features from the Woodstock Road frontage suggest that further burials and activity areas from this period can be expected within the Conservation Area.

In the Early Saxon period the then still-extant prehistoric barrows located at the former Radcliffe Hospital site, just to the south of the Conservation Area, attracted domestic settlement. Scatters of early Saxon features, such as a well and sunken craft hut, have been recorded at the Radcliffe Hospital site and this settlement landscape may have extended further north into Walton Manor. It is also a possibility that this activity is focused on a trackway that later becomes Walton Street.

The settlement of Walton is mentioned in the Domesday Survey and a minor excavation on the south-western side of Walton Street, adjacent to the Conservation Area, has provided limited evidence for Late Saxon and medieval activity. The north-east frontage of Walton Street therefore has potential for further remains relating to this poorly understood settlement.

On the frontage of Woodstock Road there is limited evidence for 11th-12th century activity, perhaps related to a farmhouse or smallholding on the Woodstock Road that may have been a precursor to the 17th century Horse and Jockey pub.

Historical Development

The name “Waltone” was first recorded in the Domesday Survey of 1086. The first element in the name is presumed to be ‘wall’ which alludes to the settlement originally dating from the 10th or early 11th century- after AD 911 when the Saxons first built walls around Oxford.

By the late 12th century, the name “Walton Field” was in use for the area, and within 200 years, the whole of north Oxford from the Northgate to the southern boundary of Wolvercote became to be known by this name. This land mainly served agricultural purposes.

It is known that in 1086 an 11th century nobleman named Roger d'Ivri held a manor in Walton which was granted to the church of St George in the castle in c. 1127 and was later passed to Oseney abbey in 1149. Between c. 1210 and 1228, the priory of St Frideswides (in Botley Road), which held possessions in Walton, granted land to William, the son of Niel the dean. Whilst much of the land was returned to pay debts, a lease for life was given for ‘the principal house at Walton with its garden and meadow’, which is the first indication of a building in medieval Walton distinct from cottages.

In 1279, c.46 dwellings were recorded in Walton Village, and in 1306 there is mention of a grange belonging to the abbot of Osney, which is presumed to be the site of the later manor house. Two possible locations exist for the site of the manor house. Originally thought to have stood roughly where St Sepulchre's Cemetery is now, more recent small-scale excavations to 75 Walton Street have revealed a glazed ridge tile, and piece of glazed floor tile which suggested that the manor house may have been located on the site of the current 73 Walton Street.

Following the Second Act of Dissolution when the land holdings were passed on to Henry VIII, in 1541 the manor and 4 closes in Walton were granted by the Crown to George Owen of Godstow, the King's physician, and in 1573 George's son Richard sold them on to St. John's College for £1563. This land was subsequently developed into Jericho, Walton Manor, and North Oxford.

From 1573 onwards, much of the area remained agricultural land although by the time of the earliest known map of North Oxford, dated 1769, this area is identified as a "shooting glebe", bounded on the south side by land let to the Duke of Marlborough with the "hospital ground" beyond, on the eastern side by the road to Woodstock and on the western side by an unnamed road which is now Walton Street.

In the late 18th Century, development began to arrive in North Oxford with the opening of the Radcliffe Infirmary in 1770 and Radcliffe Observatory in 1773, both principally funded under the provisions of the will of Dr John Radcliffe (1650-1714). Whilst these were originally built on land leased from St John's College, this was sold to the Radcliffe Trustees in 120 for £1840. The arrival of these institutions, alongside other notable employers such as the Oxford Canal in the 1780s and, later, the Oxford University Press in 1830 and the iron foundry in 1826 which became Lucy's began to change the character of the area from its agricultural origins.

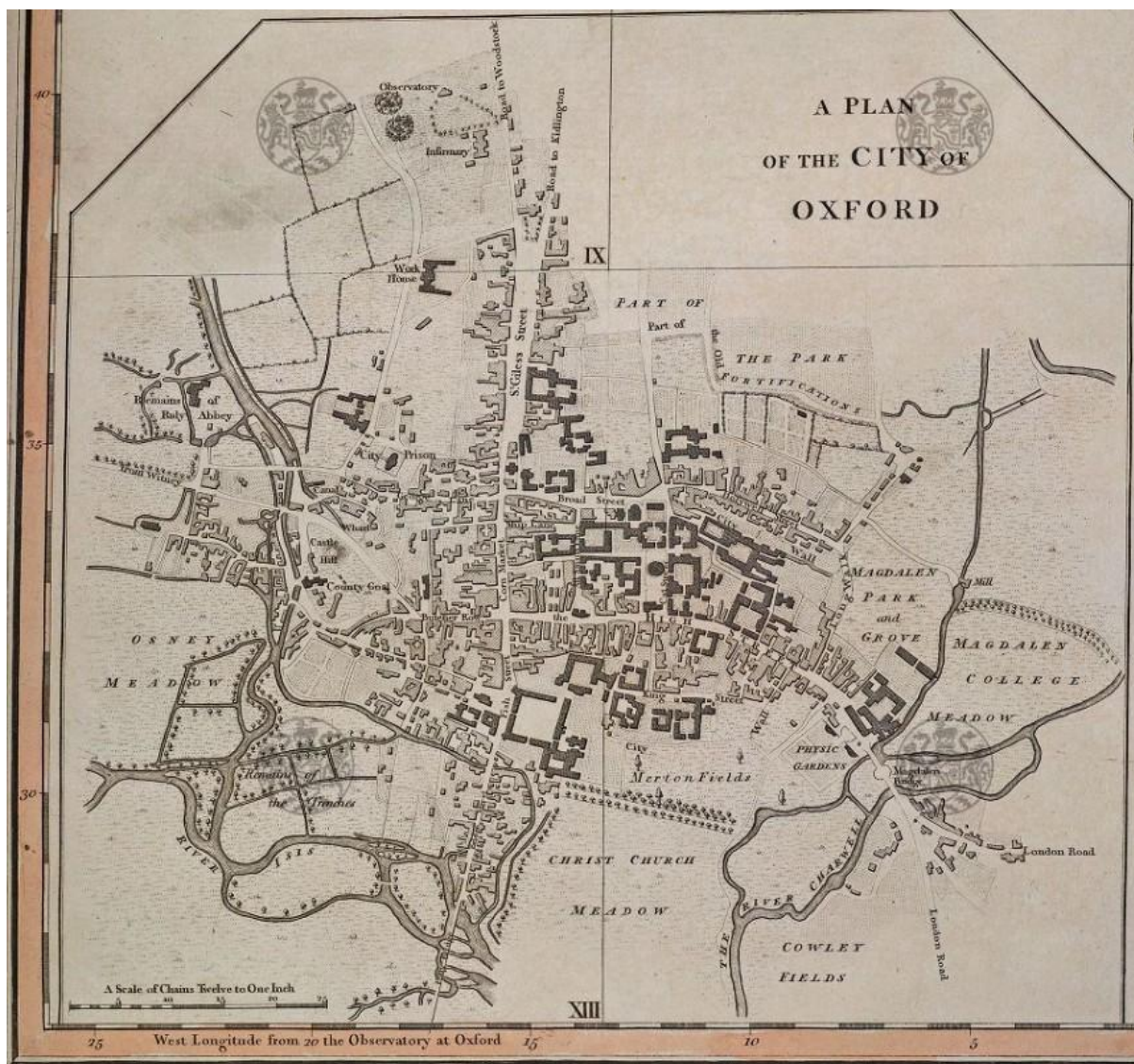


Figure 5: A map of the county of Oxford, reduced from an actual survey in 16 sheets, made in the years 1793 and 1794 by Richard Davis of Lewknor, Topographer to His Majesty. 1793-1794

At the time of the publication of Davis' Map of Oxfordshire in 1797, land in North Oxford was undeveloped apart from the Radcliffe Infirmary and Observatory. Much of the Walton Manor area was leased by St John's to individuals for smallholdings. It is thought that this land was used to produce vegetables and fruit for sale in the Market and for the Colleges, along with animal produce such as eggs and meat. Walton Manor Farm continued to exist until around 1820.

A notable leaseholder was Mr Tagg, who in 1824 leased the area south of the road leading from the Woodstock Turnpike road to Walton Well (then called Horse and Jockey Lane after the coaching inn at its eastern end, later St John's Road and now St Bernard's Road). This area became known as "Tagg's Garden". The Tagg family held various pieces of land around Oxford which were used for their nursery garden business, with the area of Tagg's Garden divided up in turn by the Tagg family and let to smaller tenants. Most of the land now within the Conservation Area to the north of St Bernard's Road was also let to a Mr Carter, a bargemaster. By this time, tenants

and other occupiers were beginning to build cottages and other structures, somewhat outside the formal control of St John's College.

St John's College allowed a terrace of 6 houses to be built facing the Woodstock Road in around 1820, now 45-55 Woodstock Road. The College then began the process of enclosing its lands in North Oxford by obtaining the St Giles Enclosure Act in 1829, followed by a formal survey and Enclosure Award in 1832. It could then regularise the occupation of its land in North Oxford by excluding previous common rights and unauthorised occupiers and recognising legitimate occupiers with leases. At this stage the leases were only 20 years but in 1855 St John's obtained the power to grant leases of up to 99 years, making development more commercially attractive to builders and investors.

Surviving houses within Walton Manor which pre-date the 1832 Award are often representative of early development, such as the row of listed cottages at 28-31 St Bernard's Road which are dated 1824. Following development of St Bernard's Road (which was already partially developed before the formal enclosure), the streets within Walton Manor began to be formally laid out. Observatory Street and Adelaide Streets were laid out around 1834, and Plantation Road was thought to have been laid out shortly thereafter, linking two previous informal tracks. This is evidenced by the narrowing of the road beyond no. 30, and the kink in the road in front of the Gardener's Arms.



Figure 6: Extract from Robert Hoggar's Map of Oxford, 1850 showing the development of Walton Manor

As Oxford continued to develop into a commercial hub with the arrival of the railways in the 1840s and 1850s, demand for housing increased and the development of North Oxford accelerated. St John's College established a system of letting land in plots for builders/developers who would build the houses to a minimum budget set by St John's, then sell on the leases to investors who then let to occupying

tenants. Housing was typically built for college servants, artisans, craftsmen, and lower-middle-class tradespeople drawn to the area by Oxford's industrial growth.

The development of the area can be seen in Robert Hoggar's 1850 map of Oxford, the first map to show the expanded Oxford in such detail, which depicts the extent of the development north of the Observatory in Observatory Street and St John's Road (St Bernard's Road) up to that date.

Following the expiry of the Duke of Marlborough's lease of the land north of Plantation Road in 1853 the streets within the North Oxford Victorian Suburb could be laid out and houses built, although most of this development took place from the 1870s onward, including the creation of Kingston Road as a link road for the northward expansion.

By the 1870s/1880s when the houses in Leckford Road were developed, development underwent a deliberate shift from short artisan leases to more middle-class development, with a combination of terraces and villas constructed in the classic Victorian brick style. These were aimed at clerks, schoolmasters and university employees looking to live close to, but not within, the university precinct.

The construction of St Philip and St James Church on Woodstock Road in 1862 also contributes to the character of the area despite being located outside of the current Conservation Area boundaries. The church built an infants and a boys schools in Leckford Road in 1872 and 1879 respectively, although these schools were later moved to Navigation Way in 2003. The site is now occupied by d'Overbroeck's Leckford Place School.



By the creation of the 1900 OS map, the pattern of Walton Manor was well established. Over the years since, many significant new buildings or developments have taken place, primarily residential or student housing, with many of these developments requiring the demolition of early Victorian housing. The most obvious is Belsyre Court, the first mansion block in Oxford. Other examples include Walton Manor Court in Adelaide Street, Arthur Garrard Close, 40-49 St Bernard's Road, Wyndham House in Plantation Road and Hart-Synnot house in Leckford Road, as well as individual infills or replacements.

Land ownership in the area has also changed. By the Leasehold Reform Act 1967, leaseholders could "enfranchise" i.e. buy the freehold of the house they occupied. As with many other estates, there has been a substantial shift to owner-occupation. St John's College still owns some property within the area, including Belsyre Court and Hart-Synnot House as well as smaller properties, and other colleges such as Somerville, St Anne's, St Anthony's Hertford and Green Templeton also own and use accommodation for students and post-graduates. Whilst some residential dwellings historically doubled as shops or workshops, these mixed uses no longer exist, although public houses such as the Gardeners Arms in Plantation Road and The Victoria in Walton Street continue operation. Walton Street still acts as a hub of activity for residents to enjoy restaurants, shops and pubs.

In April 1975, the older areas of Walton Manor were recognised for their distinctive character and in order to protect them, Walton Manor was designated as a Conservation Area. Other streets to the north and west of Walton Manor were also added to the neighbouring North Oxford (Victorian Suburb) Conservation Area at the same time. Walton Manor was identified as a separate character area distinguished by its "intricate pattern of narrow streets" and its "human scale".



Figure 8: Narrow street and small building plots on Observatory Street

Spatial Analysis

Street Pattern and Layout

The area is characterised by its narrow and dense street pattern, with small building plots, houses and streets largely laid out prior to 1850. From south to north, the vernacular architectural style progresses from late Georgian terraced housing to Victorian Gothic Revival, reflecting the area's historic development. Streets are arranged in straight lines, connecting Woodstock Road to Walton Street. Roads are typically laid out on the sites of informal lanes used to provide access to garden plots, or as part of planned development by St John's College.

The Conservation Area is generally fairly level, although St Bernard's Road is slightly below the level of Plantation Road and a few metres below the level of Adelaide Street, probably due to historic gravel extraction.



Figure 10: Cars Parked on road along Leckford Road

Views and Vistas

There are limited notable views within Walton Manor. However, the straight roads often offer uninterrupted views of the uniform terraced houses themselves, and frame key buildings of architectural merit.

Observatory Street

The uninterrupted view of Observatory Street's row of brightly coloured stucco-fronted terraces is a key view in Walton Manor. There are no trees or greenery within

this area to soften the built landscape, and the colourful frontages and repetitive form provides interest to the streetscape.

Plantation Road

East of the Gardeners Arms, an increase in foliage and planting creates a softer streetscape along Plantation Road. The street is crooked, unfolding a series of new perspectives which differs from the rest of the Conservation Area.

St Philip and St James Church (Grade I Listed)

St Philip and St James Church on Woodstock Road acts as a “bookend” to Leckford Road. The road is wider and houses are set back from the eastern end of the street behind front gardens with an abundance of mature trees which frame the spire of the Grade I listed Victorian Gothic Revival church, often considered one of G.E. Street’s principal works.

Belsyre Court (Grade II Listed)

The approach to Walton Manor from Woodstock Road is marked by Belsyre Court, a Grade II Listed apartment block constructed in 1936. Its attractive Jacobethan-style architecture and grand scale serve as an introduction to Walton Manor, contrasting with the nearby residential streets.



Figure 11: Framed view of St Philip and St James Church from Leckford Road



Figure 12: View of Belsyre Court on corner of Observatory Street, on approach from Woodstock Road

Trees and Green Landscape

There are no parks, public open spaces or recreation grounds within Walton Manor Conservation Area, and limited tree cover. This is reflected in the Conservation Area's overall canopy cover percentage, which sits at 17.16%- the lowest of all Conservation Areas in Oxford except Oxford Stadium, Sandy Lane (Fig. 13).

Green space and trees are particularly limited in the south where buildings front directly onto pavements. The only greenery within the south is small glimpses through gaps in buildings or over rear walls which allow views into rear gardens of properties.

Further north, where more properties are set back from roads and the intricate narrow street pattern of the Conservation Area allows for planting, the house frontages often present ornamental or cottage garden styles with small trees, hedges and shrubs. Rear terrace gardens are modest in scale and generally feature shrubberies and small to medium trees. There are few street trees, except for the Callery pears planted as part of traffic calming measures on St Bernards Road. Larger trees are scattered ad hoc where space permits and are also occasionally publicly visible in glimpsed views along terrace backs.

The largest trees tend to adorn the frontages of the wider streets of Woodstock Road and Leckford Road. The generous setback of the built line on Woodstock Road

(between St Bernard's Rd and Leckford Rd) allowed for large front gardens, which feature many exotic trees and ornamental cultivars typical of the 19th Century Gardenesque style. Whilst the presence of mature trees is a notable feature in these gardens, the pattern is disrupted at certain points by frontages which have been degraded by alterations to introduce car-focused spaces. There is an opportunity for these locations to accommodate new trees of significant potential stature to enhance the appearance of street's gardenesque style, which is reflected in the landscape character of the North Oxford (Garden Suburb) which they face.

Cumulatively, instances of trees and greenery across the conservation area enhance the streetscape and reflect the gradual change in character from the dense, unplanned working-class streetscape in the south of the Conservation Area to the more spacious, planned Leckford Road in the north.

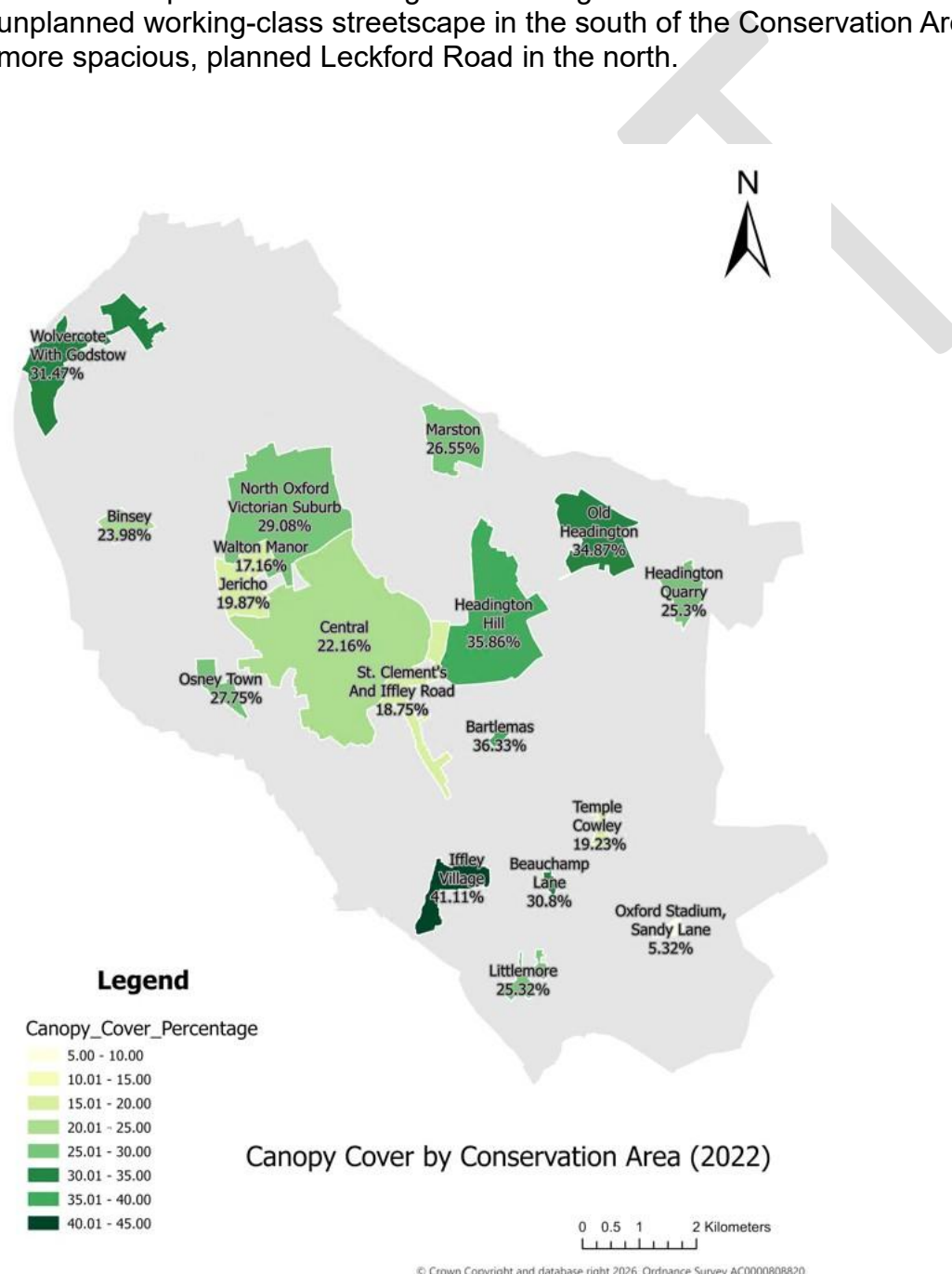


Figure 13: Canopy Cover by Conservation Area (2022)



*Figure 14: Ornamental Greenery and individual instances of trees within the public realm soften the streetscape.
Pictured: St Bernard's Road*



Figure 15: Trees become more abundant in the public realm in Leckford and Woodstock Roads

Public Realm

As there are no formally designed public open spaces within Walton Manor, much of the character of the area relies on the appearance and maintenance of streets, front gardens, and buildings.

The character of the area is overwhelmingly residential, with quiet streets often populated by pedestrians. The conservation area is generally well-kept, and the survival of historic features such as carriage stones in Plantation Road and “s” shaped pattress plates on buildings contribute to the historic character and positive appearance of the area.

Swan-neck streetlamps are common in Walton Manor. Early examples were made locally by Lucy and Co. in the Eagle Works in Walton Well Road and also contribute to the historic character and appearance of the area. On more major arterial roads such as Woodstock Road and Walton Street, the historic streetlamps have been replaced with more modern units.

As the area is overwhelmingly residential with buildings fronting directly onto pavements, on-street car parking is frequent, and results in visual “clutter”. This also is an issue for residents, particularly as the roads are often used as a thoroughfare

between Woodstock Road and Walton Street, and spaces can often be taken up by non-residents. (See: *Negative Features: Traffic and Parking Pressures*, p. 79)

To combat the use of roads as “rat-runs”, signage at the entrances of residential roads has increased in recent years, alongside traffic calming measures such as weight restrictions, 20mph speed limits, speed bumps, road markings, setted buildouts and bollards. Aesthetically these features detract from the appearance of the area.

Distinctive cast-iron drainage channels and historic stone kerb setts and gullies are another notable historic feature of the area, although there has been a gradual deterioration of setts which are often replaced with concrete kerbs and tarmac during repair works. More generally, unsympathetic repairs to road surfaces also result in a “patchwork” appearance along streets. (See: *Negative Features: Pavement and Road Surfaces* p. 77).

On residential streets, council refuse bins clutter pavements which compromise pedestrian safety. This is exacerbated by the number of bicycles parked on pavements. (See: *Negative Features: Public Realm Visual Clutter* p. 76).



Figure 16: Carriage Stones along Plantation Road



Figure 17: "S" shaped pattress plates at corner of Observatory Street and Adelaide Street



Figure 18: Unsympathetic and patchwork repairs to road surfaces



Figure 19: Swan-neck lamppost on St Bernard's Road displaying signage associated with traffic calming



Figure 20: Refuse bins clutter streetscape and inadequate cycle parking often results in bikes being locked to street furniture and signage.

Boundary Treatments

Residential dwellings with front gardens are frequently bounded by historic boundary treatments, a range of which are visible across the area.

Dwarf Walls

Low brick walls of usually no more than two courses topped by half round coping bricks which define small front gardens are a key feature of the Conservation Area. These are often topped with various boundary treatments such as hedges to the properties on the south side of St Bernard's Road, the western half of Plantation Road, sporadically along Leckford and Kingston Roads and on Woodstock Road, palisade fencing along the west side of Leckford Road, and railings of varying designs along St Bernard's Road, the eastern half of Plantation Road, and along Leckford Road.

Palisade Fencing

A number of properties across Walton Manor Conservation Area are also bounded by palisade fencing and railings which are not mounted atop dwarf walls, such as properties on the north side of St Bernard's Road and eastern Plantation Road.

Brick and Stone Walls

Tall brick walls on Adelaide Street and Leckford Place define non-active frontages, particularly Adelaide Street whose south side consists mostly of rear boundary walls with doors for garages serving the properties on Observatory Street.

The boundary treatments that form the front boundaries to many of the properties in the area make an important contribution to the streetscape and add visual interest, however these features are vulnerable to demolition or adaptation to facilitate off-street parking which is harmful to the character of the area. (See: *Negative Features: Loss of Boundary Walls*, p. 75)



Figure 21: Low Brick Walls topped with palisade timber fencing are common within the conservation area



Figure 22: Traditional iron railings are also found on grander properties within the area.



Figure 23: Traditional Iron Lucy and Co. Railings at 4-8 St Bernard's Road.



Figure 24: Individual instances of stone walls are found within WMCA. Pictured: Rear boundary stone wall on Adelaide Street

Buildings

Building Types and Uses

Walton Manor Conservation Area consists primarily of residential properties, with a small number of commercial properties on Walton Street, as well as two public houses and a school. Whilst the area is typically characterised by its large number of terraced rows, semi-detached properties proliferate in the northeast of the Conservation Area and Woodstock Road, and modern developments have increased the number of apartment blocks found sporadically across the area.

Terraced housing

Most of the conservation area is characterised by terraced housing ranging from the long run of colourful stuccoed terraces on the south side of Observatory Street, to the more typical runs of four, six or eight dwellings found elsewhere. The style of the properties changes further north, reflecting the transition from workers' cottages to artisan housing and later, middle-class development.

More modern terraced properties mirror the scale, design and material palette of older terraced runs, such as at 40 to 49 St Bernard's Road (mid-1970s) and Arthur Garrard Close (replacing 22 to 27 St Bernard's Road) (early 1970s) to conform with the older properties found on the street.

Most of these dwellings are two storeys in height and often have basements below ground. A growing number of terraced properties have converted their basements and loft spaces and added rear extensions and garden buildings in order to increase the size of their properties. These modifications largely affect the rear of the properties, but additions such as dormer windows and skylights can often be glimpsed from the public realm. The proliferation of garden buildings which, subject to conditions, can be constructed under 'Permitted Development' planning legislation (e.g. without requiring permission from the local authority), reduces the limited green space and biodiversity to the rear of the narrow plots, and more widely across Walton Manor.



Figure 25: Terraced Housing located along Walton Street



Figure 26: More modern terraced blocks imitate scale, material and uniform pattern of fenestration. Pictured: Terrace dwellings at Arthur Garrard Close, St Bernard's Road

Terraced housing and shopfronts

Several properties along Walton Street also serve the dual purpose of commercial/retail space on ground floor with residential accommodation above, many of which are Houses in Multiple Occupation. These properties are grouped in three runs: 102-105 Walton Street, 106-111 Walton Street, and 112-118 Walton Street. Constructed with the purpose of being used as shops at ground floor level, the shopfronts are fairly uniform with vertical brick piers with detailed pilasters and regular fenestration which has remained mostly in-tact since their construction in late C19/early C20. The retention of architectural detailing is less successful at 112-118 Walton Street where alterations to the fenestration pattern, entry point and fascia height has resulted in a more irregular appearance.



Figure 27: Terraced housing with shopfronts at ground floor level on Walton Street

Detached and semi-detached houses

Detached and semi-detached houses are found sporadically along Plantation Road and St Bernard's Road, and become more prevalent on the eastern end of Leckford Road and along Woodstock Road where large semi-detached houses reaching three or even four storeys in height including basements are located. These are now mainly private residential dwellings or used as college accommodation.

The first housing within the area spread north along Woodstock Road rather than west towards the canal, and as such, these buildings represent some of the earliest in the area. Notable examples include:

- 45-55 Woodstock Road, probably the earliest buildings authorised by St John's College in around 1820 and now listed Grade II.
- The former Horse and Jockey Public House (no.69 Woodstock Road) which was probably the earliest building on this stretch of Woodstock Road, the meeting point for horse racing on Port Meadow, but was completely rebuilt in the 1880s: the replacement has now been converted to apartment blocks,
- 81/81A Woodstock Road, a standalone building tucked behind no.79A which was constructed prior to Hoggar's 1850 Map,
- No.91 Woodstock Road which is another standalone house which is Listed Grade II,
- Nos. 99-111, built between 1865-66 in tall/brick style, typical of the North Oxford Victorian Suburb.



Figure 28: Grander Semi-detached dwellings with basement space at 73-74 St Bernard's Road



Figure 29: Grand Villa at 27-28 Leckford Road now in Institutional Use

Apartment blocks

Several 20th century apartment blocks have been developed within Walton Manor, resulting in the loss of traditional runs of terraces. Some of these are of a high quality and contribute positively to the area, such as at Belsyre Court on the southeastern edge of the conservation area. Designed by Ernest R. Barrow in a “Jacobethan” style, and built in 1936, it was the first mansion block in Oxford. It is listed Grade II and consists of 44 apartments arranged around a south-facing courtyard, with a joined office building and shops below under a classical Tuscan colonnade facing Woodstock Road. The offices have recently been refurbished and the apartments are being updated to modern standards as they become vacant. Other notable blocks of apartments include Walton Manor Court on Adelaide Street (1960s), Wyndham House on the corner of Leckford Place and Plantation Road, Hart-Synnot House on Leckford Road, and Kingston Court on Kingston Road (all 1970s). Whilst stylistically, many of these later apartment blocks are clearly 1960s/70s in design, they maintain a similar scale to the rest of the conservation area, not exceeding three storeys in height except for Belsyre Court.



Figure 30: Wyndham House 1970s Apartment Block on corner of Plantation Road and Leckford Place

Educational buildings

Leckford Place School on the south side of Leckford Road is the only school located within the Conservation Area. The site used to be St Philip & St James Primary School for Boys, built in 1879 and designed by Harry George Walter Drinkwater, who practised in Oxford and designed several notable churches and public houses, including The Anchor on Hayfield Road. The original 1872 red brick hall with a Broseley tiled roof has been altered and extended over the years, with a 1912 addition, later 1970s additions and most recently an extension in the mid-2000s in association with D'Overbroeck's purchase of the site. This most recent extension includes a distinctive green patina copper roof which intersects the T-shaped plan of the original building and introduces a splash of colour into the streetscene which is otherwise dominated by red and grey. A separate hall constructed in c.1935 is also on the site.



Figure 31: Leckford Place School on corner of Leckford Place and Leckford Road

Other building types

There are two public houses situated within Walton Manor Conservation Area: The Gardeners Arms at 39 Plantation Rd (1830s) and The Victoria at 90 Walton Street (1839). Both are traditional red-brick public houses which have been altered over time in accordance with changing tastes and expectations, although the front elevations have remained relatively unaltered. These have remained important social spaces for residents of Walton Manor since their establishment in an area which otherwise lacks formal community spaces. Over time, other public houses within the conservation area have been demolished (the Plume of Feathers in Observatory Street), rebuilt (Horse and Jockey) or converted to student accommodation (Horse and Jockey, and the Lord Napier in Observatory Street).



Figure 32: The Gardeners Arms Pub on corner of Plantation Road and Leckford Place

Listed Buildings and Positive Contributors

There are a number of listed buildings found within Walton Manor Conservation Area. Many of the listed properties are residential and have been carefully chosen as good, unaltered representations of the attractive C19 and C20 building stock in Walton Manor. Further details of all listed buildings in the area can be found in Appendix A.



Figure 33: Listed Buildings in Walton Manor Conservation Area. Blue indicates listed buildings, purple indicates curtilage-listed structures

Alongside the listed buildings found within Walton Manor, there are also a number of properties which contribute positively to the character of the conservation area.

These buildings and structures, whilst not listed by the Secretary of State for their national importance, are felt by the Council to be of local importance due to their architectural, historical or environmental significance within the area.

Care should be taken to ensure that these buildings and structures are maintained and conserved in a sympathetic manner to prevent any harm to the significance of the area. These are identified below.



Figure 34: Map of Positive Contributors

- 1-32 Observatory Street
- 69 Woodstock Road (Former Horse and Jockey Public House)
- 90 Walton Street (The Victoria Public House)
- 19 Leckford Road (Leckford Place School)
- 39 Plantation Road (The Gardeners Arms Public House)
- 175-178 Kingston Road
- 30 Plantation Road
- 1-2 Leckford Place
- Stone wall alongside 30 Plantation Road/1 Leckford Place
- 50 Plantation Road (Howard Colvin's House)

Building Styles, Materials and Colours

Styles

There is a clear progression from late Georgian terraced housing in the south of the conservation area, to Victorian properties further north.

Observatory Street is arguably the most historically intact street within Walton Manor. First laid out in 1834, these terraces are very late Georgian in style, displaying traditional elements such as repetitive fenestration across the properties, uncluttered façades, panelled and painted front doors with small fanlights above and traditional 'six over six' sash windows with slim glazing bars.

On the north side of Observatory Street and across Adelaide Street and St Bernard's Road, the creeping influence of Victorian Gothic can be seen by the increasingly detailed elevations, such as decorative diaper brickwork on the exposed brick façades and gauged brickwork and stone lintels above windows and doors.



Figure 35: Observatory Street: Georgian Terraces: repetitive fenestration, painted panelled front doors with fanlights and traditional sash windows



Figure 36: Terraced workers cottage on Observatory Street: diaper brickwork, decorated stone lintels above windows and doors, traditional 6-over-6 sash windows

On St Bernard's Road, Plantation Road and Leckford Road, the Victorian style becomes more evident. The terraces are more spacious, with small front gardens allowing for the introduction of bay windows. A combination of buff brick, red brick and stone is used, and some properties exhibit decorative brick string courses and gauged brickwork using burnt (blue) bricks. Box sash windows with wider panes of glass (2 over 2) are more prevalent, reflecting advancements in glass manufacturing during the Industrial Revolution. The scale of properties also increases, with more dwellings reaching 3 storeys in height, and an increasing number with front lightwells and basement space.



Figure 37: Bay windows become more prevalent further north in the Conservation Area. Decorative brickwork is evident and 2-over-2 windows are more common. Pictured: 38 St Bernard's Road

The large semi-detached villas located at the junction of Leckford and Woodstock Roads reflect a much different clientele to the working-class dwellings to the south. Further north in the North Oxford (Victorian Suburb) Conservation Area, the villas reflect the “dilemma of stylistic choice in the 19th century between the Classical and the Gothic”¹, with a combination of architectural features such as Gothic windows, quatrefoil detailing and steeply pitched gables contrasting classical elements such as symmetrical frontages and pediments.

¹ NOVSCAA, Page 20



Figure 38: Villa-style dwellings reflect changing ambitions for North Oxford. Pictured: 25 and 26 Leckford Road

As the Domestic Revival style (Queen Anne style) grew in popularity in the 1870s and 80's, this is also reflected in the development of Walton Manor Conservation Area, most notably at 2-14 Plantation Road whose picturesque appearance and ornate detailing warranted designation at Grade II.

Whilst these styles comprise the majority of housing found within Walton Manor, there are areas where earlier dwellings were demolished and replaced with more modern styles. Interwar housing, particularly the popular "cottage" style with gabled roofs, red brick walls combined with white render and vertically hung tiles is interspersed throughout the conservation area.



Figure 39: Interwar "Cottage"-style housing on Observatory Street is dwarfed by neighbouring Belsyre Court (Grade II)

Materials

Red brick is the dominant material in the area, with yellow (buff) brick also used frequently. Burnt (blue) bricks are also used for decoration. Many older properties use Flemish or English bond, whereas newer developments use a running bond. Stucco is also common along Observatory Street where it is brightly painted and Woodstock Road where it is typically white, and roughcast render is also sporadically used elsewhere in the Conservation Area.

There are few instances of stone as the primary building material, found mainly on the eastern side of Plantation Road where coursed rubble is used on the side and rear elevations of 1 Leckford Place and 30 Plantation Road, and the boundary wall which runs between the two. Stone detailing is more common on door and window surrounds of the semi-detached dwellings and terraces in the northern half of the conservation area and along Woodstock and Kingston Roads.

The predominant roofing material is grey Welsh slate; however, a substantial number of properties also use clay tiles, including the long run of terraces along the south side of Observatory Street.

Character Areas

Observatory Street and Adelaide Street



Figure 40: Observatory Street and Adelaide Street Character Area

Observatory Street and Adelaide Street form a distinctive early phase of development within Walton Manor, and are characterised by tightly packed, flat-fronted terraced houses that front directly onto the pavement, creating a strong sense of enclosure and long, funnelled views. Despite the proximity to busier thoroughfares such as Woodstock Road and Walton Street, the area retains a quiet residential character.



Figure 41: Observatory Street

Access to Observatory Street is managed through a one-way traffic system that allows vehicles to travel east to west, from Woodstock Road to Walton Street. Adelaide Street acts as an ancillary route to Observatory Street, with significantly lower activity levels. Its southern frontage is largely inactive, mostly consisting of garages and garden boundary walls for Observatory Street properties.

The public realm is defined by narrow pavements and a compact carriageway. Dedicated “Sheffield stands” have been recently introduced for bicycle parking, as bicycles are often locked to lampposts, signage or downpipes which impact the street’s appearance, block pavements, and cause damage to buildings.



Figure 42: Adelaide Street. The southern side of the street serves as garages.

The predominant building type in the area is the two-storey terraced house, with a high degree of consistency in height, plot width, and roofline. The most architecturally significant group is found on the southern side of Observatory Street, where a continuous row of Late Georgian terraces survives intact. These buildings are notable for their colourful painted stucco façades, timber sash windows in a traditional 'six-over-six' configuration, and detailed fanlights above original doors. The doors themselves are typically four or six-panelled timber with a range of ironmongery, adding variety and interest to the dwellings.

The northern sides of Observatory Street and Adelaide Street contain similar historic properties, though these are interspersed with more modern infill developments. While they lack the visual impact of the uninterrupted southern terrace, they still contribute positively to the area's historic character. Their brick façades allow for greater appreciation of detailing such as diaper-patterned brickwork, decorative string courses, and stone detailing to the lintels above windows and doors.



Figure 43: Some windows have been unsympathetically replaced with PVCu, and original 6-over-6 sash design has been lost

Notable exceptions to the typical building typology are Walton Manor Court on Adelaide Street, and Belsyre Court at the eastern side of Observatory Street.

Greenery and open space are restricted to the grounds of Walton Manor Court and Belsyre Court which, while not publicly accessible, provide a contrast to the tightly packed terraces. There are very few trees within this character area (See: *Spatial Analysis: Trees and Green Landscape*, p. 20)

In the few instances where small front gardens exist on the eastern end of Observatory Street, they are typically enclosed by low brick walls or timber fencing. A small number of stone walls are also found in the area, adding texture and variety.



Figure 44: Greenery to rear gardens which is visible from Adelaide Street softens the otherwise hard streetscape. Instances of stone boundary walls also add texture to character area

Central Walton Manor (St Bernard's Road, Plantation Road and Leckford Place)



Figure 45: Central Walton Manor Character Area

Central Walton Manor encompasses St Bernard's Road, Plantation Road, and Leckford Place. Fewer original dwellings survive here compared to Observatory Street, and shorter runs of terraces with more semi-detached and detached properties reflect the area's historical transition from the late Georgian to Victorian periods and the increasing influence of St John's College in guiding development.

Development of the Central Walton Manor area followed the 1829 enclosure of St John's College land. St Bernard's Road- then known as Horse and Jockey Lane- was already partially developed prior to the enclosure act. Plantation Road followed, evolving from the joining of two narrow lanes extending west from Woodstock Road and east from Kingston Road, resulting in a marked difference in character between the eastern and western halves of the street. This distinction remains evident today.



Figure 46: St Bernard's Road

Plots were let to various developers working within design and budget parameters set by St John's College, leading to a mix of building styles and forms. While the area's urban structure was largely established by 1850, significant post-war and late-20th-century developments- including student accommodation, social and sheltered housing, and apartment blocks- have introduced a wider range of building typologies which has eroded the area's pattern of historic buildings. Walton Manor was designated as a Conservation Area in 1975 to combat this erosion.



Figure 47: Plantation Road

Traffic-calming measures on St Bernard's Road help to maintain the area's quiet residential character. Pavement provision is modest throughout, with sections of Plantation Road and Leckford Place featuring narrow pavements on only one side.

The Central Walton Manor area exhibits the greatest architectural variety within the Conservation Area. Residential use remains predominant, with the typical building form comprising short runs of uniform two-storey terraces. Notable examples include the Grade II listed terraces at 2-14 and 16-18 Plantation Road and 28-31 St Bernard's Road. Later 20th-century developments, such as 40-49 St Bernard's Road, replicate this to maintain visual continuity although they are set back behind the original building line.

To the eastern end of St Bernard's Road, larger three-storey terraces and semi-detached villas with basement space introduce a gradual transition in scale toward Woodstock Road. By contrast, the eastern section of Plantation Road narrows considerably and features range of materials and building styles, including the timber-clad detached house at No. 48 and the contemporary stone extension at No.

30. No. 8 Leckford Place also diverges from the established street pattern and vernacular, with an eccentric and prominent roofline.



Figure 48: 40-49 St Bernard's Road: later development which replicates historic pattern



Figure 49: 8 Leckford Place breaks traditional street pattern and character of area due to its orientation, materials and roof form

Elsewhere, traditional Victorian properties have been replaced by modern developments such as Arthur Garrard Close and Wyndham House, which fail to respect traditional building lines or the active frontages typical of the area. Common historical architectural features which have not been accommodated in these newer developments include bay windows, timber sash and casement windows, and diaper-patterned brickwork.

The Gardeners Arms public house at No. 39 Plantation Road is a notable building within the character area. Located within a two-storey residence and constructed in the 1830s, it has served an important social function within the local community for nearly two centuries.

Dwellings in Central Walton Manor are generally set back from the street behind private front gardens, contributing to the green character of the area. Rear gardens, especially those visible over boundary walls along the northern section of Leckford Place, also add to the green landscape. The eastern stretch of Plantation Road is particularly noted for its greenery, with ornamental trees and wall-climbing plants in small front gardens.



Figure 50: Ornamental Planting and Wall-Climbing plants contribute to "village-like" character of Plantation Road (East)

A wide variety of boundary treatments can be observed within Central Walton Manor, contributing to the area's visual interest. including cast iron railings mounted on low red-brick walls, timber palisade fences and hedgerows. In some areas, boundary

treatments have been removed to provide off-street parking. (See: *Negative Features: Loss of Boundary Walls*, p. 75)



Figure 51: Low brick boundary walls are common throughout the area

The general straightness of streets in Central Walton Manor affords long, uninterrupted views along their lengths, reinforcing the area's formal layout. However, the eastern end of Plantation Road curves subtly, and the presence of a mature tree near the junction with Woodstock Road interrupts sightlines, enhancing the impression of a secluded, leafy lane. (See: *Spatial Analysis: Views and Vistas*, p. 17)

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The map shows the proposed Leek Community Centre site, which is outlined in blue and filled with a blue hatched pattern. The site is located in the Walton Manor area of Leek, Staffordshire. The site is bounded by Leekford Road to the north, Leekford Place to the west, and Woodcote Road to the east. The map also shows other streets in the area, including Leekford Road, Leekford Place, Woodcote Road, and Leekford Road. The map includes a scale bar and a north arrow.

The western side of Woodstock Road, together with the eastern end of Leckford Road, forms a distinct character area, defined by grander semi-detached properties that more closely resemble development in the North Oxford (Victorian Suburb) Conservation Area. Buildings are primarily residential, though a growing number of the large semi-detached dwellings have been adapted for institutional use, particularly as accommodation for colleges. Leckford Road is also home to Leckford Place School.



Figure 53: Leckford Road (East)

Woodstock Road is an ancient northward route from Oxford, historically providing a dry access route in and out of the medieval city. Housing development north of the Radcliffe Observatory began in the 1820s and proceeded gradually through the mid to late 19th century. Leckford Road was developed in the 1870s and 1880s with a combination of terraces (west) and villas (east) which are larger in scale and exhibit more formal frontages than the smaller working-class housing found elsewhere in Walton Manor.

Woodstock Road remains a major arterial route into Oxford City Centre and is considerably busier than the quieter residential streets of Walton Manor. The eastern side of Leckford Road, though primarily residential, is also wider than most Walton Manor streets, although the road narrows past Leckford Place School. Pedestrian pavements on Leckford Road are also wider than elsewhere in the Conservation Area, balancing the increased vehicle use.



Figure 54: Woodstock Road

As is common within the rest of the conservation area, historic lampposts along Leckford Road add to the cohesion and aesthetic of the public realm. In contrast, lampposts on Woodstock Road are more utilitarian, emphasizing its function as a busy main route into the city centre.

Housing along Woodstock Road consists of early Victorian terraces, detached villas, and architect-designed residences, reflecting St John's College's influence on development towards North Oxford Victorian Suburb. These larger dwellings reflect a more affluent clientele, and often display a blend of Gothic and Classical stylistic elements. Many have been repurposed to serve as college accommodation. (See: *Buildings: Building Types and Uses: Detached and Semi-detached houses*, p. 32)

Along Woodstock Road, many properties are screened from view by large mature trees and tall boundary hedges. Some boundaries have been lost where gardens have been converted to hardstanding for car parking, allowing views of the properties behind. On Leckford Road, boundary treatments similarly combine red brick walls with tall hedges or iron railings- a feature that closely mirrors boundary treatments found in North Oxford. A comprehensive study of the traditional iron railings of North Oxford was carried out by Oxford Preservation Trust and Oxford City Council which includes Walton Manor. (See: *Sources: Bibliography: Guidance Documents* p. 104)



Figure 55: Former Horse and Jockey Public House at 69 Woodstock Road



Figure 56: Villas along Woodstock Road bounded by tall trees and hedging. Front garden has been lost to hardstanding for cars

There are no formal public open spaces within this character area. However, the large front gardens set well back from the pavement, combined with wide streets, create a spacious and softened streetscape.



Figure 57: Boundary Walls topped with iron railings front villas on Leckford Road. Abundance of large trees and greenery within front garden contribute to streetscape

Leckford Road (West) and Kingston Road



Figure 58: Leckford Road (West) and Kingston Road Character Area

The western end of Leckford Road and Kingston Road form a distinct character area reflecting the transition in character from the spacious, villa-lined streets to the east, to a more compact, terraced residential form to the west which is more consistent with the grain of the rest of the Conservation Area. The architectural scale reduces, and the building rhythm becomes more uniform. Whilst located on the same street, the eastern and western sides of Leckford Road appear markedly different in character, partly due to their differing street widths and built form.



Figure 59: Leckford Road (West)

Kingston Road originated as a rural track running north from Walton Street. It remained undeveloped until the 1860s and 1870s when St John's College resumed control over its landholdings in North Oxford, enabling new housing development. Other streets in Walton Manor, such as Observatory Street, Plantation Road, and Adelaide Street, had been developed by the 1850s. Kingston Road and Leckford Road reflect a later phase of Victorian expansion. Housing along Kingston Road was built progressively from south to north between 1865 and 1883, designed for artisans and lower middle-class residents, differentiating it from both the affluent villas to the northeast and the working-class housing in Jericho to the south. A possible exception is nos. 175-178 which are thought to date to the 1820s and are visible on the 1832 Enclosure Award, although it is unclear whether the current houses on-site are original or later replacements.

Again, like elsewhere in Walton Manor Conservation Area, there are no public open spaces and the public realm is defined by the buildings, front gardens, and streets themselves. The general lack of clutter in the streetscape contributes to a peaceful atmosphere, only disturbed by the through traffic that uses Kingston Road, Walton Street and Leckford Road as a way of avoiding St Giles.

Properties along Kingston Road and the western end of Leckford Road predominantly comprise two-storey Victorian terraces, often arranged in groups of six to eight dwellings. These houses are mainly constructed in buff brick with red brick string courses and detailing. Features such as ground-floor bay windows, 2-over-2 timber sash windows, and decorative stone or brick lintels above doors and windows are common. Lightwells and basements are also more common. The architectural detailing, proportions, and materials reflect their intended function

as artisan housing, while maintaining the high-quality craftsmanship typical of Victorian speculative development.



Figure 60: Typical 2-storey terrace dwellings on Kingston Road

This section of the Conservation Area does not contain individual landmark buildings of the scale or significance found elsewhere, but it features consistent and well-preserved terraces that contribute collectively to the area's historic and architectural character. Gardens are set back from the pavement and enclosed by low red brick walls, frequently topped with timber palisade fences, hedging, or occasionally wrought iron railings. These modest but consistent boundary treatments help to define the edge of the public realm and reinforce the uniform appearance of the terraces.

The slight bend in Leckford Road restricts long views and creates a sense of separation between the eastern and western sides of the street. This subtle visual interruption enhances the perception that the two sides possess distinct identities. Along Kingston Road, views are largely linear and framed by the rows of terraces.



Figure 61: Low brick walls topped with timber palisade fencing on Leckford Road. Ornamental Greenery in gardens softens landscape.

Walton Street



Figure 62: Walton Street Character Area

Due to its mixed-use nature, Walton Street forms a distinct character area within Walton Manor. Unlike the predominantly residential streets elsewhere, Walton Street accommodates a concentration of shops, restaurants, and public houses, often at ground floor level with residential accommodation above. The street retains a vibrant, active atmosphere with a higher level of footfall and vehicular traffic, contributing to a more urban character. Its role as a primary north-south route linking Jericho and the city centre with North Oxford and Port Meadow reinforces its significance as both a thoroughfare and a local destination.



Figure 63: Walton Street

Originally known as “Jericho Street” or “Jericho Road,” the name “Walton Street” was first used in 1772. Originally a small track, the formalisation of the road was likely influenced by the establishment and development of the Radcliffe Infirmary, Radcliffe Observatory and Oxford Canal.

The Enclosure Act of 1829 unlocked further development north of the Radcliffe Observatory, and by 1850, the eastern side of Walton Street featured small residential terraces, timber yards, and groups of cottages interspersed with open plots. In 1884, the Oxford Local Board approved the construction of six shops between Observatory and Adelaide Streets, prompting the shift to commercial uses, and the street became increasingly important as a north–south axis, further reinforced by a horse-drawn passenger tramway that operated between 1881 and 1914. By 1921, the street's built form closely resembled today's layout, with the exception of a Methodist Chapel which was replaced by Kingston Court in the 1960s.

Walton Street provides a key vehicular and pedestrian route from Oxford city centre northwards to Walton Manor, North Oxford, and Port Meadow. North of the junction with St Bernard's Road, the street continues as Kingston Road. Walton Street experiences a higher volume of traffic than elsewhere in the Conservation Area, and traffic-calming infrastructure has been implemented on the wider street to improve pedestrian safety and encourage walking and cycling.

Its mixed-use character is also reflected in its public realm, with features including cycle racks and public litter bins, and limited but notable outdoor dining, both directly on the pavement, and behind boundary treatments at The Victoria pub. There is also a greater prevalence of signage associated with traffic control and commercial activity. This gives Walton Street a busier character than surrounding residential streets.

Buildings along Walton Street typically follow a terraced format, generally two or three storeys in height. These often accommodate commercial uses at ground floor level, with residential uses above. Buff-yellow brick is the predominant material along the commercial sections of the street, whereas further north, where properties revert to purely residential use, red brick becomes more common, consistent with building materials across the wider Conservation Area.



Figure 64: Terraced housing with commercial units at ground floor level.

Architectural detailing includes stone window surrounds, timber sash windows, and in some cases, decorative eaves detailing and stone corbelling. While most windows are traditional in appearance, there are instances of unsympathetic modern

replacements. Most buildings front directly onto the pavement, although some are set behind low boundary walls or railings.

Shopfronts, largely dating from the late 19th or early 20th century, remain mostly intact. They typically feature vertical brick piers with detailed pilasters and corbels, regular fenestration patterns, and stall risers. However, alterations to the ground floor façades at nos. 112–118 Walton Street have disrupted the historic uniformity, with inconsistent fenestration patterns, oversized fascias, and a range of signage styles creating visual disharmony. While individual proposals to reinstate the more traditional shopfront design- such as a current application at No. 117- represent a positive step towards restoring cohesion, the adoption of a coordinated shopfront design strategy for this section would further enhance the overall character and appearance of the street.

Kingston Court, a 1960s block of flats with a paved parking area to the front, stands out due to its scale, form, and setback, which interrupt the otherwise consistent rhythm and grain of the street.



Figure 65: Shopfronts at 112-118 Walton Street have been replaced unsympathetically, losing their uniformity and cohesion and ultimately detracting from their appearance.



Figure 66: Kingston Court, a 1970s block of flats is set back from pavement, disrupting street pattern.

The only statutory listed buildings on Walton Street are nos. 96–101, a terrace of simple but well-preserved dwellings distinguished by distinctive diaper-patterned brickwork and minimal alteration since construction. These buildings are of architectural and historic interest, illustrating the modest yet attractive character of early 19th-century residential design. The Victoria public house, located at the corner of Walton Street and St Bernard's Road is another notable building within this area. Built in 1839, it is historically associated with the Eagle Ironworks and Oxford University Press. Although modest in appearance, this building has played a vital social role in the area since the 19th century and contributes positively to the historic character of the street.



Figure 67: Listed terraces at 96-101 Walton Street. Set back slightly from pavement behind red brick boundary walls.

Walton Street has minimal greenery and no open public space, although north of No. 96 a modest increase in greenery is observed in small front gardens. While this planting provides a degree of softening, the overall character remains commercial, as shopfronts continue up the western side of Walton Street, outside the boundary of the conservation area.



Figure 68: The Victoria Pub at junction of Walton Street and St Bernard's Road.

Negative Features, Vulnerabilities and Opportunities for Enhancement

Negative Features and Vulnerabilities

Several features have been identified as having a negative impact on the character and appearance of the conservation area. A summary of concerns was also provided by Walton Manor Residents Association for inclusion within the Conservation Area Appraisal. These negative features and other issues affecting the character and appearance of the area are set out below.

Loss of Traditional Features

A large number of buildings within the conservation area were constructed in small groups of terraces, with a broad range of detailing across individual groups contributing to the architectural interest of the area, and the uniformity of the individual rows of terraces. Where these features have been lost or replaced with cheaper, simpler alternatives, these erode the historic character of the area and undermine the architectural integrity of the building. Features which are particularly vulnerable include downpipes and gutters, and traditional timber sash windows and doors. (See: *Climate Change and Sustainability Guidance: Windows and Doors*, p. 90)



Figure 69: Original timber sash windows replaced with modern PVCu with thicker frames and trickle vents detracts from building's significance. Introduction of equipment on front roofslopes also erodes uniform roofscape.

Uncontrolled Alterations

Larger-scale uncontrolled and unsympathetic alterations to individual buildings, can further erode the historic character of the area. Whilst the designation of Walton Manor as a Conservation Area has offered some control over alterations, additional guidance for homeowners over the design and implementation of building works would be beneficial. Features of particular concern include upgrading the thermal performance of windows, installation of roof lights or dormer windows in association with loft conversions, alterations to boundary walls, and the installation of bin or bike stores in front gardens which may “clutter” the small front gardens and reduce greenery.

Development Pressure

Most houses in the Walton Manor Conservation Area are small, and there is limited scope to enlarge these spaces. Enlargement is most frequently achieved through building extensions to the side and rear, converting lofts and basements into additional living space or constructing outbuildings in rear gardens. Side extensions can negatively affect the character of the public realm by closing important ‘gap’ views between buildings. Developments of inappropriate scale, materials and design also threaten the cohesive townscape. The architectural quality of dormers is variable and can degrade the character of views of the inside of the urban blocks, and the proliferation of garden buildings results in a reduction in already-limited garden space and biodiversity across the Conservation Area.



Figure 70: Overly large dormers to rear roofscapes with unsympathetic flat roofs can appear as a third storey instead of a "room in the roof".

Loss of Boundary Walls

Front gardens are often small and do not have individually significant greenery and foliage, however collectively the streetscape is enhanced by small pockets of green space. Often enclosed by dwarf brick walls and palisade fencing, these can be demolished without requiring planning permission to facilitate off-street parking.



Figure 71: Loss of front gardens to hardstanding to accommodate off-street parking erodes historic character of streetscape and detracts from appearance of building.

Public Realm Visual Clutter

The enclosed streetscape of Walton Manor often leaves it more vulnerable to visual clutter from refuse bins, inappropriately parked bicycles and unsympathetic signage. In addition to contributing to the degradation of the quality of the streetscape, these often also compromise pedestrian safety.



Figure 72: Bins and Waste left on streets detracts from appearance of area



Figure 73: Lack of public cycle parking leads to inappropriate parking of bicycles, compromising pedestrian safety.

Pavement and Road Surfaces

Repairs to the road and pavement surfaces in the area generally appear “patchwork” and where historic features such as stone kerb setts require repair or replacement, this is often carried out using modern concrete kerbs which are not in-keeping with the character of the area and erode its historic value.



Figure 74: Road and Pavement surfaces in poor condition and inappropriate replacement of traditional stone kerbs with modern concrete which are liable to cracking and deterioration.

Neglect of Historic Features

In addition to the loss of traditional features on individual buildings, or as part of roadworks, historic features across Walton Manor- both within private and public realms- may often suffer from a lack of maintenance and repair, contributing to their general deterioration which leaves them at risk of removal. These include elements such as carriage stones, historic signage, “s” shaped pattress plates found on sides of buildings or traditional shopfronts.

Loss of Trees and Green Landscape

Many of the trees within the Walton Manor Conservation Area were planted during the latter half of the nineteenth century and are now reaching the end of their lifespan. Whilst trees are afforded protection within the Conservation Area boundary and the felling of a tree in the Conservation Area typically carries with it a duty to replant, the replacement of older dying trees may become a frequent occurrence in the future. Furthermore, Conservation Area protections do not extend to modest ornamental planting in gardens which can be lost to hardstanding, which poses a risk to the long-term character and ecological value of the area.



Figure 75: Mature Trees on Leckford Road

Erosion of Mixed-Use Character

Historically an area of mixed-use character with commercial shops, retail and social spaces alongside residential properties, beyond Woodstock Road and Walton Street these have largely disappeared. Walton Manor Conservation Area does not contain any churches, institutional buildings or public community spaces comparable to neighbouring areas. Whilst two pubs remain, further dereliction and demolition of previously mixed-use buildings, such as 179 Kingston Road, threatens

to further erode the historic character and uses within the area. Remaining areas of retail or quasi-retail use- such as along Walton Street and at Belsyre Court, should be protected. (See: *Negative Features and Vulnerabilities: Densification*, p. 80)



Figure 76: Dereliction of 179 Kingston Road- formerly a mixed-use property

Retail Signage

Current signage for retail and quasi-retail premises along the Walton Street frontage is inconsistent. There is scope for improvement and the Council's Technical Advice Note 10: *Shopfronts and Signage*, which provides guidance on the size, positioning, lettering, colour and materials used for traditional shopfronts should be applied.

(See: *Sources: Bibliography: Guidance Documents p. 104*)

Traffic and Parking Pressures

Walton Manor is susceptible to non-local traffic using the streets as thoroughfares between Woodstock Road and Walton Street. Congestion is exacerbated by the high levels of on-street parking, particularly at rush-hour or during construction projects. The introduction of traffic calming measures such as weight restrictions, twenty mile an hour speed limits, speed bumps and one-way systems has improved the situation, however issues persist which harm the quiet, residential and pedestrian-friendly environment.

Energy Efficiency and Climate Change

Growing incentives to make homes more energy efficient, reduce reliance on fossil fuels, and protect occupants against increasingly extreme weather conditions associated with Climate Change can lead to the implementation of inappropriate and unsympathetic materials and systems. These can harm the historic character of the area and can conversely damage historic buildings and internal quality for occupants instead of protecting them. (See: *Climate Change and Sustainability Guidance* on p. 88)

Densification

The street pattern and existing housing stock leave few opportunities for new building within the Conservation Area, although there are a few opportunities for recycling previously developed land for new schemes. There is little evidence of sub-division or shared occupation within the Conservation Area apart from the College-controlled student and postgraduate properties and some HMOs, mostly in Walton Street and Kingston Road.

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Opportunities for Enhancement:

The following section identifies opportunities for enhancement of the Walton Manor Conservation Area. These identify ways to protect and enhance the character and appearance of the area, in addition to the statutory protections provided by its designation as a Conservation Area. Some measures may require collaboration between residents and the relevant local authorities, while others may be undertaken by individual homeowners or through community-led initiatives. Relevant agencies responsible for each enhancement opportunity are identified in each section.

Helpful design guidance documents can be found in the Bibliography section (See: *Sources: Bibliography: Guidance Documents p. 104*)

Restoration of Traditional Features

Original elements such as timber sash windows, decorative brickwork, stone lintels, and traditional doors contribute to the distinctive character of the built environment and should be retained or reinstated wherever possible. Restoration works should be informed by historical evidence and executed using appropriate materials and techniques that reflect the original construction. This approach not only enhances the visual coherence of the streetscape but also supports the long-term sustainability of heritage assets. Clear guidance and support for property owners undertaking restoration or- where necessary- replacement works will be beneficial in ensuring consistency and high standards across the conservation area.

Responsibility: Walton Manor Residents/Homeowners



Figure 77: Traditional doors and windows contribute to the historic integrity of dwellings and wider conservation area.

Sensitive Infill and Development

Infill, extensions, and new development within the Walton Manor Conservation Area must respect and reinforce the established character of the area. Design interventions should respond positively to the prevailing scale, form, materials, and detailing of surrounding buildings and new additions should be subordinate and complementary rather than visually intrusive. Infill development should be carefully designed to preserve the rhythm and grain of the streetscape, avoiding overdevelopment or disruption to historic plot patterns and the erosion of “gaps”. The use of high-quality, contextually appropriate materials (including brick colours and fenestration) and craftsmanship is essential.

Responsibility: Local Authority Planning Division, Developers, Walton Manor Residents/Homeowners

Front Gardens, Trees and Landscape Management

The removal of excessive hardstanding and the reintroduction of soft landscaping- including lawns, planting beds, ornamental trees and permeable surfaces- can improve the visual and ecological value of these spaces as well as reinforcing the area's historic character. Overcoming tensions between native planting for

biodiversity, the vernacular character (e.g. Gardenesque), and novel species introductions for future proofing for climate change adaptation poses a challenge. Design guidance addressing issues such as planting selection in gardens, as well as other features such as the provision of sympathetic private bike and bin storage would help support the conservation area's aesthetic coherence and promote a more resilient urban environment. *Responsibility: Walton Manor Residents/Homeowners Local Authority Planning Division, Developers*



Figure 787: Front gardens are retained and are not lost to hardstanding for car parking. Pictured: 83 and 84 Woodstock Road

Conservation of Historic Street Furniture

Features such as carriage stones, stone kerb setts and historic signage contribute significantly to the area's visual identity and heritage. These elements should be retained, repaired, and, where necessary, sensitively restored using appropriate materials and techniques. Any replacement or new installations should be carefully designed to harmonise with the historic context and avoid visual intrusion. Swan-neck lampposts should be reinstated- where appropriate- when current models reach the end of their life and consistency in lighting levels and colours across the Conservation Area should be improved. A coordinated approach to the management of street furniture supported by clear conservation guidance will ensure that these features continue to enrich the public realm and reinforce the area's historic significance.

Responsibility: Local Authority Highways Division, Landowners



Figure 79: Swan Neck lampposts on St Bernard's Road

Public Realm Enhancements

In conjunction with the restoration and sensitive replacement of historic street furniture, further enhancements to the public realm will reinforce its historic character and improve its appearance. This includes physical interventions- such as the rationalisation of signage, introduction of sensitively designed and strategically located cycle parking, as well as strategic measures such as co-ordination between local authorities and relevant companies regarding road repairs using appropriate materials which are respectful of the context, utilities, and co-ordination of bin storage. Additionally, improvements should be carried out in association with meaningful local consultation and with future maintenance plans in place to prevent unintended issues or uncertainty over ownership. A holistic and design-led approach to public realm enhancements will ensure that interventions contribute positively to the conservation area's character and functionality.

Responsibility: Local Authority Highways Division



Figure 80: Historic Stone setts on Leckford Place



Figure 81: New cycle parking on Observatory Street

Traffic and Parking Management

Further traffic and parking management strategies present a significant enhancement opportunity within the area. The current streetscape suffers from congestion caused by high volumes of non-local traffic using the streets as rat runs, particularly during peak hours, and during building work projects. Stricter traffic controls and additional monitoring of recently implemented traffic management strategies- could help preserve the area's heritage while improving liveability and safety of residents.

Responsibility: Local Authority Highways Division



Figure 82: Traffic calming measures and one-way streets at junction of St Bernard's Road and Woodstock Road

Energy Efficiency

Walton Manor's predominantly early Victorian housing stock would benefit from carefully managed upgrades that improve thermal performance and protect historic buildings without compromising architectural integrity. Alterations such as the installation of Air Source Heat Pumps in unsuitable locations, installation of inappropriate external wall insulation, or the rollout of EV charging infrastructure risks further erosion of the streetscape if not sensitively designed. Tailored guidance from the City Council, including conservation-friendly solutions and best practice advice, would empower residents to make informed, sustainable choices that support both

climate goals and the preservation of Walton Manor's unique heritage. (See: *Climate Change and Sustainability Guidance* on p. 88)
Responsibility: Walton Manor Residents/Homeowners, Local Authority Planning Division, Developers



Figure 83: PV Panels to rear roofslope of 60 St Bernard's Road- only visible from resident's garage at Walton Manor Court

Heritage Awareness and Engagement

As a neighbourhood with a rich architectural and social history, Walton Manor's preservation depends not only on planning controls but also on community stewardship. In addition to this conservation area appraisal, collaboration with residents and local groups like the Walton Manor Residents Association and the creation of helpful design and best-practice guidance can help further empower residents to make informed decisions and actively participate in preserving Walton Manor's heritage for future generations.

Responsibility: Local Authority Planning Division, Walton Manor Residents/Homeowners

Climate Change and Sustainability Guidance

“The most sustainable building is one that already exists”. These words are taken from Historic England’s Advice Note 18: *Adapting Historic Buildings for Energy and Carbon Efficiency*. Not only does the continued repair, maintenance, use and re-use of historic buildings avoid unnecessary release of embodied carbon associated with processes required for demolition and new builds, but the historic environment is an invaluable resource which has far-reaching social, cultural, economic and environmental benefits. Once lost, it is lost forever.

As such, it is essential that we adapt our existing historic building stock to withstand the impacts of climate change and reduce the buildings’ carbon footprint. In doing so, this will improve their energy-efficiency and thermal comfort for occupants, reduce their contribution to harmful fossil fuel emissions, and ensure they remain safe and desirable dwellings for future generations to enjoy.

Walton Manor is an area of special architectural and historic interest, recognised for its distinctive character and early suburban development, reflecting wider growth in Oxford in the 19th Century. The purpose of this guidance is to provide residents of Walton Manor with tailored advice on retrofitting their homes to improve energy efficiency and thermal comfort in a manner which is sympathetic to the conservation area’s historic and architectural significance. This guidance will only address aspects of retrofitting in Conservation Areas which involve planning. Internal measures such as internal wall, loft or underfloor insulation, installation of draught-proofing measures or installation of secondary glazing to windows will not be covered in detail, as these do not require planning permission (unless your building is listed).

Permitted Development

Some energy efficiency improvements may fall within the scope of Permitted Development rights (whereby planning permission is not required for the works), whereas others will require planning permission. Clarification is provided in each section. However, **this is not a comprehensive guide, and reference should be made to *Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015*** to determine whether works require the submission of a planning application.

Further useful guidance on energy efficiency and retrofitting is provided in the Bibliography section. Where there remains uncertainty as to whether proposed works require planning permission, applicants are advised to check the online *Planning Portal*, or to seek pre-application advice via the Council’s website. (See: *Sources: Bibliography: Guidance Documents p. 104*)

Please note: This guidance is accurate as of April 2026. Applicants should refer to the most current version of the relevant legislation and guidance when preparing future applications.

Whole Building Approach

Whilst internal measures will not be covered within this guidance, any interventions to historic properties to improve their thermal and energy efficiency- both internal and external- should be considered as part of a “whole building approach”. Older buildings were designed with different principles to modern ones, and interventions which may be appropriate to newer properties may lead to unintended consequences such as damp, condensation, or poor air quality in older buildings.

A “whole building approach” does not mean doing everything at once but rather taking a holistic approach to the retrofitting of historic buildings. Understanding your building, how it performs, and its heritage significance, can guide the retrofitting strategy, to ensure interventions that are effective and sustainable can be prioritised, and each stage in the process is considered as part of an overall plan for the building. Further information on devising a Whole Building Approach can be found within Historic England’s Technical Advice Note 18: *Adapting Historic Buildings for Energy and Carbon Efficiency*. (See: *Sources: Bibliography: Guidance Documents p. 104*)

Part of Walton Manor’s significance is its range of architectural styles which contribute to the diversity of the townscape. This guidance should not be interpreted as a blanket “one-size-fits-all” approach, **and each building should be considered on a case-by-case basis**. The unique features and characteristics of the building should guide the principles for its retrofit strategy.

Windows and Doors

Upgrading windows is often seen as a straightforward way to improve thermal efficiency and reduce heat demand. However, traditional windows make an important contribution to the significance of historic buildings and areas. They often demonstrate high levels of craftsmanship, use durable materials rarely available today, and once lost, are irreplaceable.

Historic windows have become particularly vulnerable to unsympathetic replacement or alteration. Such changes can lead to the loss of historic fabric, including hand-made glass, detract from the appearance of the building and may cause unintended consequences such as condensation and damp due to reduced ventilation. In Walton Manor, where many buildings front directly onto the pavement and form terraces with repeating details such as windows and doors, unsympathetic replacements can appear especially jarring, and cumulative alterations across a terrace can erode the character of the entire group.

Homeowners should look to repair existing windows before considering replacement. Traditional windows can often be repaired simply and economically and, with appropriate maintenance, can last for many years. By contrast, many modern replacements are made from lower-quality materials with a shorter lifespan, and the whole-life environmental costs of replacement are significantly greater than repair and refurbishment.

Combining window repair with secondary glazing, draught-proofing, or internal measures such as blinds, curtains or shutters can significantly improve heat retention without requiring planning permission (unless the building is listed).

Do I need Planning Permission?

Windows can be replaced under “Permitted Development” rights (i.e. without requiring planning permission), on the basis that the windows are “**of a similar appearance**” to existing.² This includes their material, style, colour and detailing (such as the width of the glazing bars, sash ‘horns’, window depths, trickle vents etc.).

Modern materials such as PVCu pose a particular threat to the heritage value of historic areas and would not be considered “of a similar appearance”. They may seem to be a sensible replacement option due to their low cost and rapid installation time, however, PVCu units are easily identifiable and unable to replicate the fine detailing of original timber windows. Their long-term performance and compatibility with historic buildings also cannot be guaranteed. PVCu windows typically last 20-30 years, in contrast to the original hardwood windows that can last over 150 years with regular maintenance.

Thick double glazing can also harm the appearance of historic properties by losing the original float glass panes and by altering window proportions, glazing bars and

² The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, A.3

thickness, which can be particularly jarring when windows front directly onto pavements. However, advancements in technology now allow for double glazing which replicates the properties of historic glass, and for sashes to be altered to accommodate vacuum or modern slimline double glazing which is much thinner.

For cases where the retention of sashes is not feasible (e.g. due to decay), these can be replaced with slimline double-glazed sashes whilst retaining the window frame.

Doors are similarly vulnerable to replacement to improve energy efficiency which can often result in the loss of original doors and traditional craftsmanship. In many cases, existing doors can be upgraded through repair and draught-proofing measures introduced. Again, repair should always be considered before replacement. Where replacement is necessary, these should match/reinstate the materials, colours and detailing of traditional doors in the area (for example, panelled timber doors, traditional ironmongery, and fanlights where relevant). PVCu doors on front elevations are not appropriate.



Figure 84: Original timber vs. Modern sympathetic replacement



Figure 85: Original timber vs. Modern sympathetic replacement. Slimline double glazing in a traditional timber sash, proportional glazing bars with appropriate colour & detailing can improve the architectural character and appearance of a dwelling

Guidance:

Repair and refurbishment of existing windows and doors should be considered before replacement. When combined with secondary glazing, draught-proofing, shutters or curtains, this can significantly improve thermal efficiency without requiring planning permission or altering historic fabric.

Planning permission is not required for the replacement of windows and doors which are “of a similar appearance” to existing windows. This includes material, style, and details (such as the width of the glazing bars, sash ‘horns’, window depths etc.).

When introducing double glazing, consider using slimline or vacuum glazing, and whether existing frames/sashes can be altered to accommodate double glazing.

If you are unclear about whether your replacement window is considered “of a similar appearance”, you can apply for a Certificate of Lawful Development from the local planning authority or apply for pre-application advice.

PVCu is not considered an appropriate replacement material for windows or doors on historic properties.

For windows or doors which have been unsympathetically replaced in the past, there is an opportunity for replacement with a more sympathetic unit, re-establishing historic form, materials and appearance.

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External Wall Insulation

External Wall Insulation (EWI) involves adding an insulating render system or rigid insulation boards, typically finished with render or cladding, to the exterior of a building. It is primarily used to improve thermal performance, particularly in buildings with solid walls where cavity wall insulation is not possible.

Unlike internal wall insulation, which can disrupt occupants, reduce floor space, and require the removal or alteration of internal architectural features, EWI is generally simpler to install. It also reduces the risk of thermal bridging at wall and floor junctions and helps protect the building fabric from temperature fluctuations and external moisture.

Do I need Planning Permission?

Planning permission is required for the installation of EWI to any part of the exterior of a dwelling within a conservation area.³

While EWI can deliver thermal benefits, it often results in significant changes to a building's character and appearance. Decorative features such as cornices, string courses and window surrounds may be lost or obscured, while deepened window and door reveals and alterations to eaves lines can further affect appearance. In Walton Manor, where exposed red brick is the predominant material and details such as diaper brickwork contribute to the area's special character, EWI would be particularly harmful. This is especially the case for terraces and semi-detached buildings, where consistency of detailing is key.

Accordingly, the installation of External Wall Insulation on principal front façades within the Walton Manor Conservation Area would not be supported. EWI may be acceptable on secondary elevations that are not visible from the public realm and/or on modern extensions.

Guidance:

External Wall Insulation on front façades of historic properties within the Walton Manor Conservation Area will not be supported.

Alternative insulation measures, such as internal wall insulation, should be considered for historic dwellings, provided they form part of a wider whole-building approach, and would not require planning permission. The building's construction and performance should be fully understood to ensure that additional insulation is appropriately ventilated and does not result in unintended consequences such as damp or condensation.

External Wall Insulation may be acceptable on secondary elevations where these have been previously rendered and are not visible from the public realm, however

³ The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, A.2(a)

this will require planning permission. Further guidance on the suitability of EWI to rear elevations can be sought through pre-application advice.



Figure 86: Introduction of render to traditionally exposed brick facades detracts from its character and appearance and can result in loss of architectural detail

Roof Alterations

Roof-level alterations to improve thermal performance are often one of the simplest and most cost-effective ways to increase a building's energy efficiency and often don't require planning permission. Care should be taken to ensure insulation materials are compatible with the existing construction and that the building's performance is properly understood so adequate ventilation is maintained.

However, insulation works must not compromise a building's significance through external changes to roof form or appearance, such as alterations to ridge or eaves heights, loss of detailing, or the addition of roof ventilators. In Walton Manor, many buildings share a consistent roofscape with repeated features such as chimney stacks, roofing materials and detailing, which reflect the original architectural intent and contribute to the character of the area. Alterations that raise roof heights to accommodate insulation would disrupt this uniformity and be highly visible, particularly within terraces.

Do I need Planning Permission?

Thermal improvement works at roof level (such as installing insulation) can be carried out under Permitted Development rights, as long as the works do not exceed the height of the highest part of the existing roof or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.⁴

Guidance

Insulation of roof space is encouraged as an easy and cheap way of improving thermal efficiency of dwellings, however this must be considered as part of a "whole building approach".

Most works will not require planning permission. However, where permission is required, it is unlikely to gain officer support where works will result in changes to the appearance of the roof, such as its height or material- particularly where the property forms part of a row of terraced dwellings or is semi-detached. Installation of features such as flue or soil and vent pipes should be located on rear roof slopes.

⁴ The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class C, C.1



Figure 87: Roof alterations can disrupt uniformity and erode detailing at eaves and ridge height if not addressed sensitively

Renewables

Renewable technologies such as photovoltaic (PV) panels, air source heat pumps (ASHPs) and ground source heat pumps (GSHPs) can significantly reduce a building's carbon footprint by providing clean energy. Additional benefits may include lower energy bills, increased property value, greater energy independence, and, in some cases, may be eligible for government grants or other incentives.

However, these technologies can involve high upfront costs, particularly where financial support is unavailable, leading to long payback periods. Performance may also be affected by weather conditions, maintenance requirements and space constraints, particularly for GSHPs.

The installation of renewable technologies is therefore best undertaken alongside fabric improvements, such as enhanced insulation or upgraded windows and doors, to reduce overall energy demand and improve payback times. A whole-building approach should be adopted to ensure the building's construction and performance are fully understood, and that interventions do not result in unintended consequences to the internal environment, occupant health or the building fabric.

PV Panels:

Photovoltaic (PV) panels can have a significant impact on the appearance of conservation areas, particularly when installed on roof slopes visible from public highways. In Walton Manor, the character of the area is strongly defined by the uniformity of its terraced houses and largely unaltered roofscapes. PV panels on prominent roof slopes can therefore be visually harmful, especially where they appear in isolation on a single property or are arranged in a haphazard manner. Installation on outbuildings, rear extensions or roof slopes not visible from the public realm is encouraged in the first instance.

However, the narrowness of the streets within Walton Manor means for many properties, front roof slopes are mostly unseen from ground level, and the impact of PV panels on front roof slopes are minimised. PV panels on front south-facing properties may be considered acceptable where these are installed as flush with the roof slope as possible, reducing their visibility from the public realm. However, historic roof tiles or slates should not be removed to facilitate the introduction of PV Panels. Approval will also be subject to detail and should be carried out on a case-by-case basis.

Walton Manor benefits from a high degree of consistency between dwellings, and this should be reflected in the appearance of PV Panels. Where neighbouring properties have already installed solar panels, new installations should, where possible, match their size, layout and overall appearance to maintain visual continuity. Panels should be black, with dark frames and an anti-reflective finish, be uniform in size, and arranged in a regular pattern to minimise visual impact.

Air Source Heat Pumps:

Air source heat pumps (ASHPs) operate by extracting heat from the external air and converting it for use within a building. They require an external condenser unit

incorporating a fan and compressor, which generate noise during operation. As a result, ASHPs have the potential to affect conservation areas through both noise and visual impact.

While the installation of ASHPs is supported in principle, proposals must take account of the quiet residential character of the area. The siting of units and associated noise levels should be carefully considered to avoid disturbance to occupants and neighbours. In addition, condenser units are visually intrusive and would harm the streetscape if visible from the public realm. Units should therefore be located to the rear of properties wherever possible and screened where necessary.

Ground Source Heat Pumps:

GSHPs work by extracting heat from underground, where temperatures are constant year-round. Heat is extracted using a buried pipe known as a ground loop. GSHPs require the digging of trenches or boreholes within gardens of properties.

Within Walton Manor, many properties typically are unable to provide the space required to install functional GSHPs. The process can also be costly, and consideration must be given to other elements such as archaeology, drainage, trees and ecology. There may be more scope for the installation of GSHP systems in the north of the conservation area (East Leckford Road) where plots are larger, however installation of GSHPs in these locations should be accompanied by a thorough assessment of the site, the challenges and benefits of introducing GSHP equipment over other renewable measures.

Do I need Planning Permission?

Solar Panels: Planning permission is required if the solar panels will be “installed on a wall which fronts a highway” (often a front roof slope). Permission is also required if the panels protrude more than 0.2 metres beyond the plane of the wall or the roof slope, or would sit higher than the highest part of the roof (excluding chimneys)⁵

ASHPs: Planning permission is required if the ASHP will be installed on a wall which fronts a highway (often a front elevation), is above the level of the ground floor storey, or is within 1 metre of the dwellinghouse curtilage. Permission is also required if the volume of the ASHP’s outdoor compressor unit would exceed 0.6 cubic metres, or would result in the presence of more than 1 ASHP on the same building/curtilage.⁶

GSHPs: The installation of ground source heat pumps on domestic premises are considered Permitted Development and do not require planning permission.⁷

⁵ The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14, Class A, A.1

⁶ Ibid. Class G, G.1

⁷ Ibid. Class C, C

Guidance

All installation of renewable technologies should be carried out in accordance with the principles of a “whole building approach” and in conjunction with appropriate upgrades to the fabric of the building where possible.

PV Panels should be located on roofs of outbuildings, rear extensions or rear roofslopes where possible.

PV Panels on front elevations require planning permission and may be approved subject to siting and detailing. (See: *Sources: Bibliography: Guidance Documents p. 104*)

PV panels should follow a regular pattern, size, colour, finish and mounting to neighbouring properties to maintain continuity across dwellings and reduce visual impact.

Planning permission is required for the siting of ASHPs within front gardens of properties. ASHPs should be located within rear gardens, and their sizing, appearance and noise must be considered to ensure this does not have a harmful impact on neighbours or the wider residential character of the area.

GSHPs are typically not appropriate for installation across the majority of the conservation area. There may be opportunities for GSHP installations in Leckford and Woodstock Road, where plots and gardens are larger.

EV Charging

As a growing number of electric vehicles are manufactured, there is an increase in demand for EV Charging points across cities, including within Conservation Areas. However, there is currently limited national consensus on how this infrastructure can be delivered in a coordinated manner, and poorly sited or designed installations can be particularly harmful within conservation areas.

EV charging points serving properties with off-street parking may be installed under permitted development rights. Within Walton Manor, these properties are primarily located on Leckford and Woodstock Roads. For these properties, chargers should be sited to minimise visual impact, preferably within garages or outbuildings, or on side or rear elevations where they are not visible from the public realm. Where installation on a front, public-facing elevation is unavoidable, units should be minimal and unobtrusive, with careful consideration given to their size, colour, materials, mounting method, cable management and relationship to the driveway surface. Consideration should also be given to adopting a coordinated or consistent approach with neighbouring properties, to reduce visual clutter and cumulative harm to the character of the area.

Most properties within the Walton Manor Conservation Area do not have off-street parking. In this case, communal charging solutions should be explored as a preferred alternative. These may include lamppost chargers, bollards, or pavement cable channels, which should be prioritised over the creation of new driveways. Trials of such solutions have taken place in Oxford, including the Go Ultra Low Oxford, Gul-E and OXLEVI initiatives, although careful attention must still be paid to their design and visual impact. Installation of these measures will require coordination between the Walton Manor community and Local Authorities.

The introduction of EV charging infrastructure should not incentivise the creation of new driveways or the removal of front boundary walls.

Do I need Planning Permission?

EV charging units can be installed under Permitted Development within an area lawfully used for off-street parking. However, they will require planning permission if the outlet and its casing would exceed 0.2 cubic metres or face onto and be within 2 metres of a highway.⁸

Electrical upstands are also considered Permitted Development and are subject to the same criteria as above. Additionally, they must not exceed 1.6 metres in height or result in more than 1 upstand being provided for each parking space.

Planning permission is required for on-street EV Charging.

⁸ The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2, Class D

Guidance

For properties with off-street parking, chargers should be sited to minimise visual impact (preferably within garages or outbuildings or on side or rear elevations).

Consideration should be given to the size, form, material and colour of the units, as well as establishing a coordinated approach with neighbouring properties to retain uniformity.

For properties with on-street parking, retrofitting of existing infrastructure (such as lampposts and bollards) or installation via pavement channels should be considered where feasible. On-street charging measures will require liaison between Walton Manor Residents and the Local Authority.



Figure 88: EV charging retrofitted into lamppost on corner of Leckford Road and Woodstock Road

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The Government's [Planning Portal](#).

Climate Change & Energy Efficiency Guidance

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Oxford City Council's web guidance on [Heritage Retrofit Guidance- Energy Efficiency and Carbon Reduction](#). (2024)

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R. Davis, Historic Map. Oxfordshire History Centre. Reference: POX0250891.

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Internal reference: CH/XXIV/39. 1850.

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Appendices

Appendix A: Listed Buildings

96-101, Walton Street: Listed Building Grade: II. List Entry Number: 1392942

“This is a pleasing and simple terrace with distinctive diaper decoration to the front... which survives in a little-altered condition. Because of its architectural quality and distinctiveness, and as a survival of the early growth of north Oxford, the terrace is designated at grade II.”

28-31, St Bernard's Road: Listed Building Grade: II. List Entry Number: 1392936

“While 28-31 St. Bernard's Road is a modest and unexceptional row of houses it is little altered and visually pleasing and it is designated at Grade II.”

2-14, Plantation Road: Listed Building Grade: II. List Entry Number: 1392948

“This terrace of 1884 is of special architectural interest for its success in adapting the picturesque detail of the Domestic Revival style to a small-scale urban context. Repeated gabled bays provide an overall simplicity of design but a variety of blue header and brick infill patterning provide intricacy of detail. The whole is held together by deep stone lintels forming a strong first-floor band. Fenestration with small panes and wooden glazing bars, and simple plank doors with distinctively narrow over-lights emphasise the small scale and humble character. The street frontages are little altered, and the whole terrace is designated at grade II.”

16-18, Plantation Road: Listed Building Grade: II. List Entry Number: 1392935

“This pair of houses, although with less detail and interest than the contemporary terraced row to one side which has been recommended for listing, is nevertheless of considerable interest in its own right as well as having group value.”

45-55, Woodstock Road: Listed Building Grade: II. List Entry Number: 1047071

“Terrace of 6 early C19 red brick 3-storeyed houses with a slightly projecting eaves line, Welsh slate roofs and red brick stacks. In the ground floor of each is a doorway with a semi-circular stone arch and a sash window under a semi-circular brick arch. A stone band connects the ground floor windows. In the 1st floor are 2 sash windows in each house with early C19 iron balconies. The 2nd floor sash windows have painted skew-back architraves. The windows have glazing bars. There are 6-panel doors with fanlights over. The terrace lies back from the road in the gardens in front and is untouched and unique in Oxford.”

Belsyre Court, Woodstock Road: Listed Building Grade: II. List Entry Number: 1392939

“Belsyre Court, is a prominent block of apartments of 1936 in Jacobethan style incorporating a shopping parade with classical Tuscan colonnade fronting the Woodstock Road. It is of special interest, especially locally, as a large block, adopting the Jacobethan style and a courtyard plan, and achieving accurate period detail with high quality artificial stone and metal casements. The building also provides a parade of small shops. These have a grand Tuscan colonnade, on a shallow crescent plan, which serves as a major focal point on Woodstock Road. Designated at Grade II.”

71-79, Woodstock Road: Listed Building Grade: II. List Entry Number: 1372273

“Row of 5 early C19 2-storeyed stucco villa-type houses with a moulded cornice, small parapet, and a Welsh slate roof. There is a continuous band at the 1st floor and a central coachway leading to a yard at the back. Sash windows with glazing bars, some with shutters. No 71 has a pedimented doorway and Nos 73, 77 and 79 have plain doorways with gothic-traceried fanlights. The sides and backs are built in brick and the back is partly stuccoed.”

91, Woodstock Road: Listed Building Grade: II. List Entry Number: List Entry Number: 1369465

“Early C19. Rendered with band at 1st floor level. 2 storeys, 3 windows, sashes with glazing bars, external shutters on the ground floor. Pedimented doorway. Hipped slate roof.”

93-97, Woodstock Road: Listed Building Grade: II. List Entry Number: 1047072

“Early C19. Stucco, rusticated on the ground floor; band at 1st floor level. 2 storeys and attic. Ground floor has 1 window in an arched frame, 4 above to group, all sashes with glazing bars. 6-panel doors, No 93 has a fanlight, No 95 a plain light, No 97 a blocked light. Broken modillion eaves cornice. Parapet, slate roof with modern dormers.”