

# A HISTORY OF 14 CHESTER STREET EAST OXFORD



**Liz Woolley  
January 2020**



*Chester Street and surrounding streets in 2003,  
from Oxford: the Photographic Atlas ([www.getmapping.com](http://www.getmapping.com)).*

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*Front cover: The Buist family outside 14 Chester Street, January 2020;  
left to right: Myron, Tristan, Oonah, James and Kasper.*

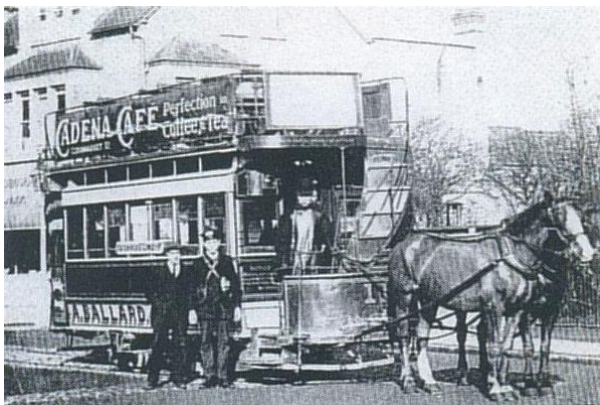
## OXFORD'S EXPANSION AND A NEW DEMAND FOR HOUSING

*"[The suburbs have] grown up around Oxford on every side like a huge swelling which needs to be cured."*

The suburb of East Oxford developed in the latter half of the nineteenth century as a result of a pressing need for housing outside the city's existing boundaries.

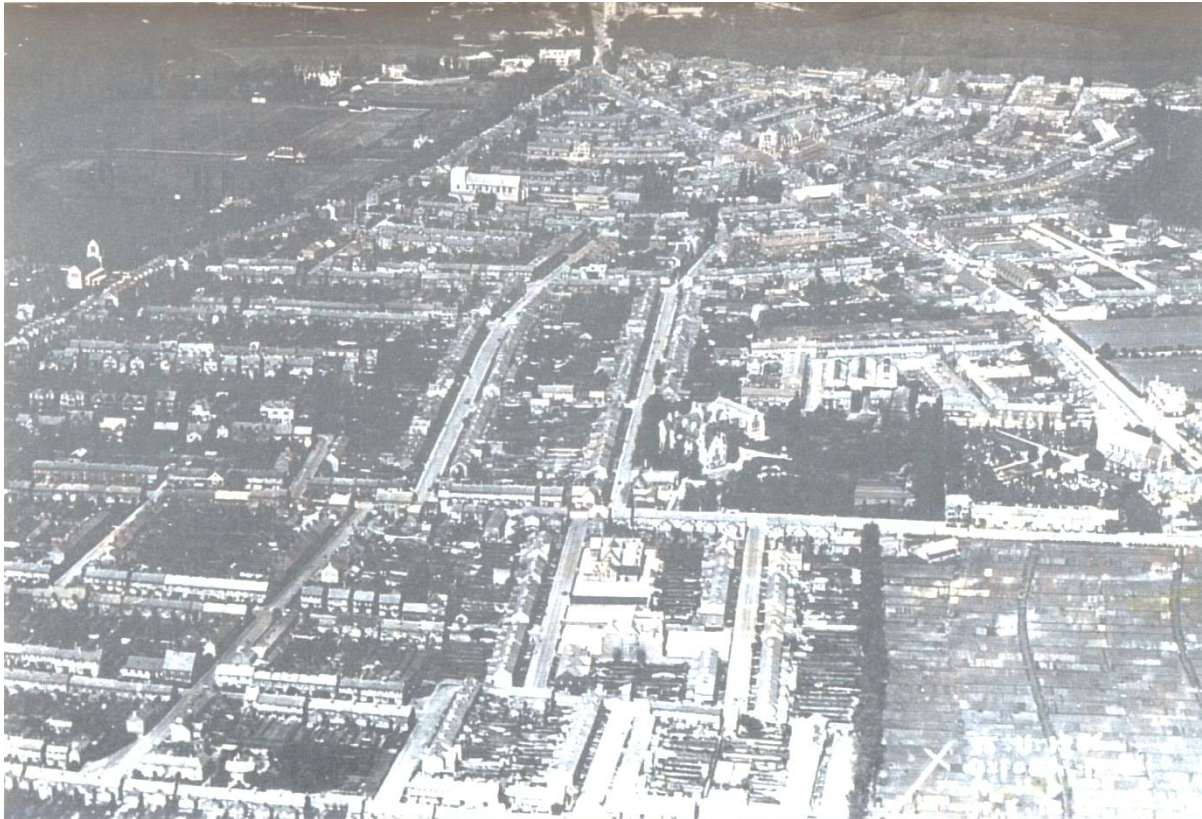
Like almost all towns and cities, Oxford expanded rapidly during the nineteenth century: its population rose from 12,000 in 1801 to 24,000 in 1850 and it more than doubled again to 49,000 by 1901. This was due to a number of factors. As elsewhere, there was a general movement of the population away from the countryside and into urban areas as people – particularly the young – sought higher-paid jobs and better working conditions. Although Oxford had no major manufacturing industry to attract rural migrants, the university supported a substantial service industry. In the 1850s it began a series of reforms which led to a large increase in the number of students, and hence in the number of academic staff. This in turn produced an expansion in demand for goods and services which provided more employment for ordinary working people. In 1877 college dons were allowed to marry for the first time and whilst the majority of them moved out of their college rooms into the newly-developing suburb of North Oxford, the presence of their wives and families stimulated a further increase in demand for goods and services across the city. As time went on, Oxford became increasingly residential all year round as these academic families settled, and from the 1860s onwards the development of the tourist industry brought further trade to the city over the summer months in particular.

As the nature of employment changed there was a growing divergence between people's homes and their workplaces and Oxford's central parishes became less and less residential and more and more commercial. As the colleges expanded they demolished existing dwellings in the city centre to make way for new buildings to accommodate their students. Meanwhile, a desire for civic improvements on the part of the city corporation led to the clearance of inner-city slum areas such as St Aldate's, St Ebbe's and St Thomas's, and the dispersal of their long-established communities. As Father Benson said of East Oxford in 1887: *"...a large proportion of the ignorant and rambling poor have been driven within our borders by the improvements in many parts of Oxford."* Land values and property prices rose as competition for central sites grew, and so ordinary people looked for lower rents in the cheaper suburbs, which could now be reached more conveniently by bicycle (introduced in the 1860s) and by the horse tram (1880).



*A horse tram near the end of Southfield Road, at the terminus of the line which ran from Carfax, along the High Street and up the Cowley Road. Horse trams were introduced to Oxford in 1880 to service the expanding suburbs. By 1913 they had been replaced by motor buses, established by an enterprising young man called William Morris.*

The development of the suburbs all around the city's medieval core was extraordinarily rapid – between 1850 and the eve of the First World War the city's footprint quadrupled and thousands of new red and yellow brick houses, the majority of them terraced, were erected on what had previously been open farmland. As the Reverend Robert Charsley lamented “[*The suburbs have] grown up around Oxford on every side like a huge swelling which needs to be cured*” and Gerard Manley Hopkins in his 1918 poem *Duns Scotus's Oxford* wrote despairingly of this “*graceless growth*” which had given the city a “*base and brickish skirt*”.



*Looking across East Oxford towards Magdalen Bridge (top centre) in 1918. Almost all the buildings in this photograph had been erected in the previous sixty years.*

### **ENCLOSURE OF THE COWLEY FIELDS, 1853**

East Oxford was part of this rapid expansion, prompted by the enclosure, in 1853, of hundreds of acres of meadows and marshland belonging to the ancient parishes of Cowley, Iffley and St Clement's. This land stretched from the banks of the River Cherwell at Magdalen Bridge, south-eastwards to the old Roman Road [now Roman Way, which runs along the side of what is now the Mini car factory] and to the borders with the settlements of Horspath, Littlemore and Iffley. A brook, now known as Boundary Brook, ran east to west across the area. There were a few isolated houses on the roads leading out to Bartlemas (St Bartholomew's) and to the village settlements of Church Cowley, Middle Cowley (or Hockmore Street), Temple Cowley, Rose Hill and Iffley. There was some housing in St Clement's, an area not part of the city of Oxford until 1835. To the south and east of St Clement's, however, Cowley Fields lay unenclosed and undeveloped, preserved in their rural state by inter-mixed land ownership.

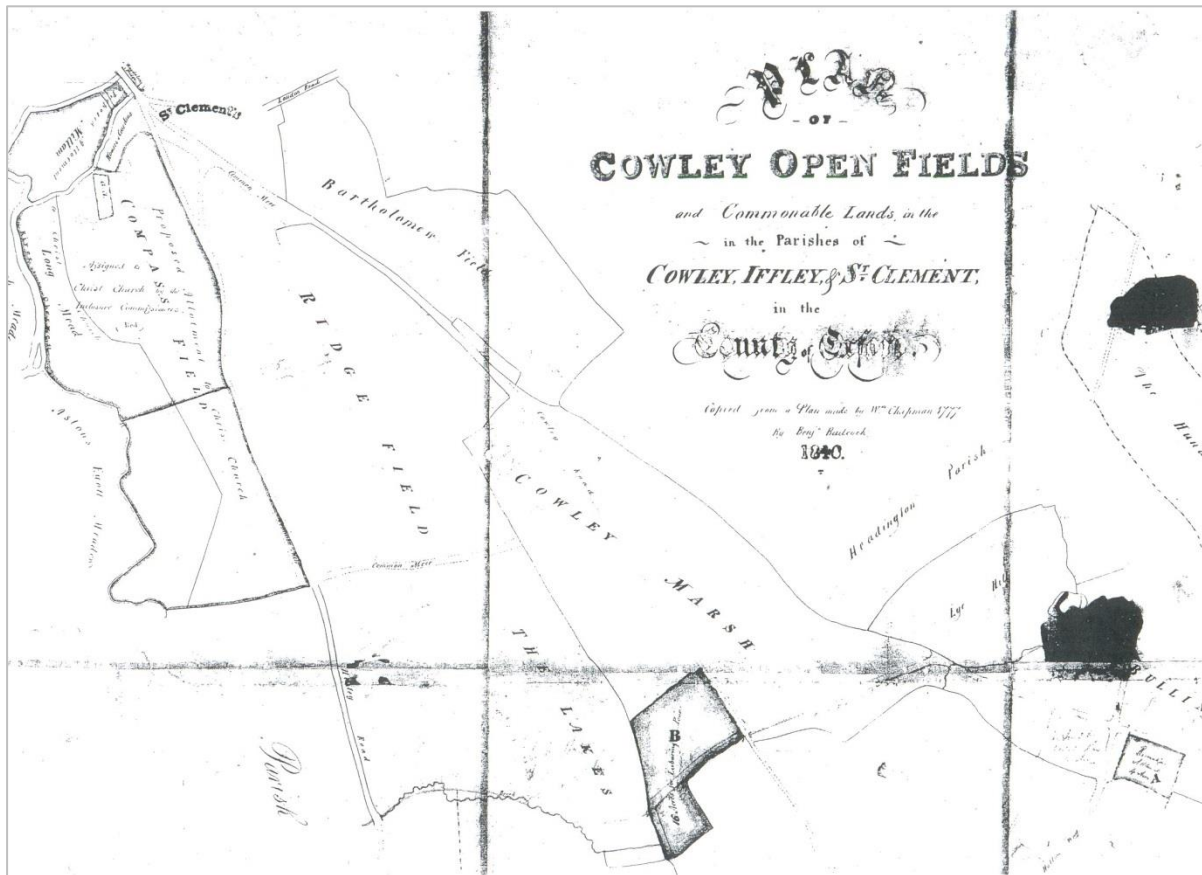


The 1830 Ordnance Survey map above shows a cluster of buildings in St Clement's as far east as the church, which had been relocated from its previous site just to the east of Magdalen Bridge (where the Plain roundabout is now) in 1829. Further up Headington Road was Headington Hill Hall (marked H), the home of the Morrell brewing family, first built in 1824. Across the road, Cheney Lane branched off to the right at The Rise (R), a house later owned by the Morrells. Along Cheney Lane (which led to the farm associated with Headington Workhouse) was the Warneford Asylum, opened in 1826.

Cheney Farm (C) was just north of the asylum. Further east of the asylum was Warren House, more recently called Warren Cottages, which were bought by the Warneford Hospital in 1919 and occupied by hospital staff until the demolition of the buildings in 1986.

South of the asylum was Southfield Farm (now the site of Southfield Park flats) and, further down the hill, the Hospital of St Bartholomew (Bartlemas) with its fourteenth-century chapel marked with a cross. The low-lying land from here towards Cowley and Temple Cowley was Cowley Marsh; skirting the north-eastern side of this marsh was the road which is now Barracks Lane. This led to Bullington Green, a large open space, partly in Cowley parish and partly in Horspath parish, which was used for field sports in the eighteenth and nineteenth centuries. To the south-west of Barracks Lane was the Cowley Road, a raised causeway across the middle of the marsh leading to the ancient village of Temple Cowley. Cowley Marsh was not ploughed but was used for grazing, recreation and, in the eighteenth century, for the cutting of peat for fuel.

The larger meadows and fields north of Boundary Brook included Millam (or Milham), Long Mead (or Long Meadow), Compass Field, Ridge Field, Bartholomew Field, the Lakes, and Lye Hill. To the south were Wood Field, Fur Field, Broad Field, and Church Field.



*Cowley Open Fields in 1846, from a plan by Benjamin Badcock. The sixteen-acre area labelled 'B' was "Assigned to the Labouring Poor"; this eventually became the Elder Stubbs allotments.*

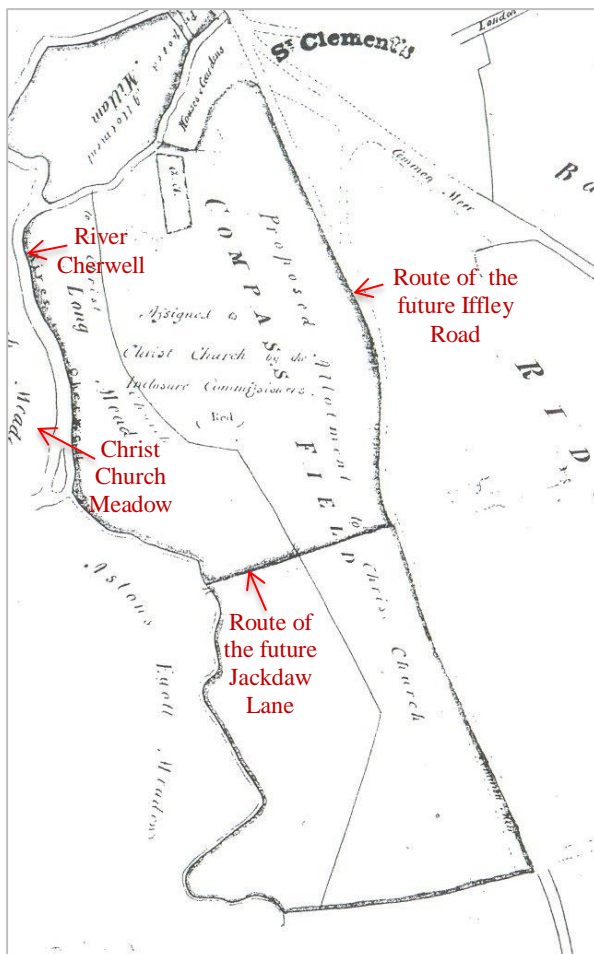
These large fields – each of several hundred acres – were sub-divided into furlongs (‘furrow-longs’), each roughly 220 yards long, the distance that a team of oxen could plough before needing to rest. Furlongs were the unit of crop rotation, and were in turn divided into narrow strips, each approximately 5½ yards (a perch, rood or pole) wide. An owner or tenant might possess many such strips, scattered across the large area, ensuring that no one person benefitted or suffered from having all his land in a particularly good or bad part of the field.

The map overleaf shows a section of these strips in Cowley Open Fields, each assigned to a named tenant. The characteristic ‘reverse S’ shape of the strips is the result of them having been ploughed from the centre outwards since medieval times. The plough had a board on only one side and the team of oxen would veer slightly to the left as they approached the end of the strip before turning through 360° to return down the other side. This was the method of cultivation which produced ‘ridge and furrow’, remnants of which can still be seen in South Park at the foot of Headington Hill.



*Detail of Cowley enclosure map, 1853, showing the long narrow strips, each assigned to a named tenant or owner.*

This system of strip farming in large communal fields had been in place throughout central England since the tenth century, but from the eighteenth century onwards land began to be enclosed and redistributed. Cowley's yeoman farmers, with an eye on profits to be made by selling off their land for housing development, had wanted an Enclosure Act in 1821, and on 13 October of that year they held a meeting in the King's Arms in Oxford to discuss it. However, Pembroke College, the lord of the manor of Temple Cowley, held up the award until 1853, and insisted on a supplementary award (granted in 1856) to protect its manorial rights.



As a major landowner to the south-east of Oxford, Christ Church also resisted the proposed Parliamentary Enclosure of the Cowley Fields in the 1820s and again in the 1840s, worried about what it saw as the inevitable rash of working-class housing which would spring up once enclosure took place.

The college's main concern was "to prevent the building of shabby or unsightly houses within view of our Meadow or path" and it was only once it had secured from the Enclosure Commissioners the whole of Compass Field and Long Mead (right) that the college finally agreed to enclosure in 1853.

*Detail of the 1846 field map showing Compass Field "Assigned to Christ Church by the Inclosure Commissioners".*



Enclosure extinguished forty-seven rights of way across the Cowley Fields and redistributed the land so that each owner, tenant or commoner with rights to graze animals was allocated their holdings all in one place. Hence land was now owned or tenanted in blocks, rather than in widely-scattered narrow strips, and this allowed, for the first time, the sale of plots for housing development. The pattern of distribution of the land at enclosure became the basis for the subsequent layout of the streets in East Oxford, and this explains the somewhat unusual pattern of many short streets intersecting each other as plots of land were sold off and developed bit by bit.

## THE DEVELOPMENT OF THE SUBURB OF EAST OXFORD

*[Home to the] "residuum of the thriftless, careless, lazy, ne'er-do-well sort whose nomadic instincts prevent them from settling down to anything".*

Following enclosure in 1853, owners were quick to sell their blocks of land for housing development. In general, the areas closest to Magdalen Bridge were built up first: Alma Place was named after the Battle of Alma in 1853. However, development was very patchy, and building plots were being sold in far-flung Charles, Percy and Catherine Streets as early as 1859. This area, beyond Magdalen Road, was what the local vicar the Reverend Benson called "*the wild and straggling settlement of Robin Hood*".

Development quickly gathered pace and in October 1864 *Jackson's Oxford Journal* reported:

**It is, however, in the eastern outskirts of the city that the greatest extension is taking place. Iffley and Cowley Roads present a large number of new residences, and the ground between these roads and St. Clement's is being cut up into a legion of new streets. The houses are for the most part of an ornamental appearance, exhibiting a pleasing variety of style, and they appear to find occupants with great readiness. Early in the season a large tract of ground, forming a portion of what used to be known as Cowley Marsh, was brought into the market, and has been divided by the purchasers into allotments, so as to enable persons of limited means to become their own landlords.**

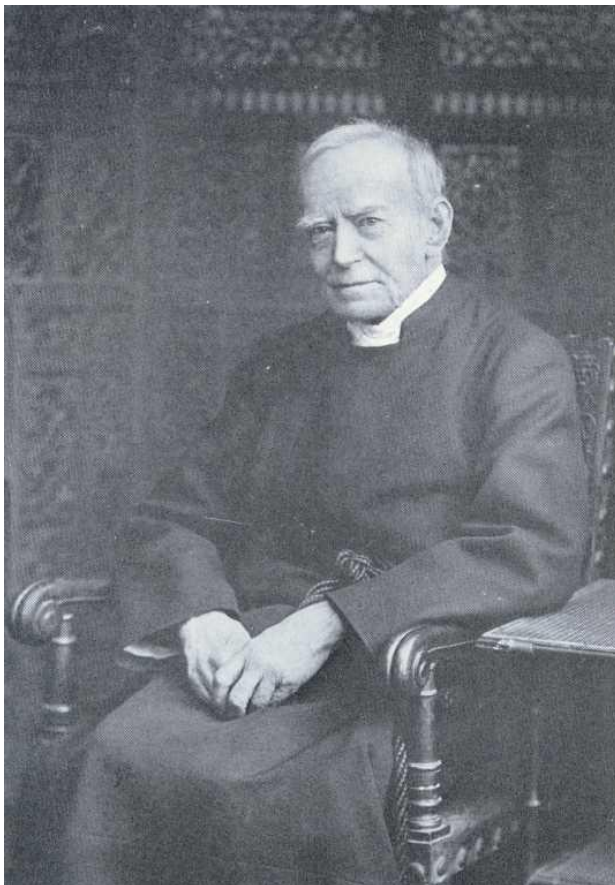
East Oxford was different to the suburbs to the north, south and west of the city in that far more of the land here was in private hands at enclosure, rather than being owned by colleges, the church or aristocrats, as was the case elsewhere. Land in North Oxford, for example, was owned largely by St John's, and in West Oxford by Christ Church. These colleges leased their land rather than sold it, and so had a great say in how development took place there. But in East Oxford there were many more small, private landowners, and so development took place in a far more piece-meal fashion and with much less dominance by a single institution. Even the Hursts – five siblings from a family of Cowley farmers, who between them owned all the land in the area between the Iffley and Cowley Roads and what were to become James Street and Magdalen Road – chose to sell their land to small speculators rather than to lease it, and hence to have no say in its development.

Particulars and Conditions of Sale  
OF  
TWENTY-TWO LOTS  
OF VALUABLE & EXCEEDINGLY DESIRABLE  
**FREEHOLD**  
BUILDING LAND,  
SITUATE  
IN JAMES' STREET, ON THE HENLEY ROAD,  
AND WITHIN  
The Parliamentary Boundary  
OF  
THE CITY OF OXFORD,  
Which will be Sold by Auction,  
BY  
**MR JONAS PAXTON**  
AT THE  
CAPE OF GOOD HOPE INN, ST. CLEMENTS, OXFORD,  
On Tuesday, May 31st, 1864, at 5 o'clock in the Evening.

The Lots may be inspected at any time previous to the Sale, and further Particulars ascertained of Mr. J. C. DUDLEY, Solicitor, Oxford; or of the Auctioneer, Bicester.

E. SMITH AND SON, PRINTERS, BICESTER.

*Notice of auction of part of the Hurst family's estate, 1864. The auctioneer was Jonas Paxton. 'Henley Road' was an earlier name for the Iffley Road.*



*In 1870 the parish of Cowley St James (serving the Cowley villages) was subdivided and a new parish, that of Cowley St John, was formed to serve the rapidly expanding population of the city suburb of East Oxford. Father Richard Meux Benson (1824-1915, left), vicar of the parish of Cowley St James, became the first vicar of the new parish of Cowley St John. He had founded the Society of St John the Evangelist, the Cowley Fathers (or the Cowley Daddies as they were affectionately known) in Marston Street in 1866, the first stable Anglican Community for men in England since the Reformation. The churches of SS Mary & John on the Cowley Road (1875-93, and St John the Evangelist on the Iffley Road (1896), were built on land purchased by him, and he was also instrumental in establishing several schools in the growing suburb of East Oxford.*

The streets between the Iffley and Cowley Roads had been laid out, though by no means densely populated, as far east as Howard Street by 1878. The majority of house-building was carried out by small speculators, often local tradesmen, who then sold their newly-built properties for a profit or kept them and lived on the letting income, perhaps occupying one of the houses themselves. The majority of houses were erected by local builders, in a variety of styles (one of the great charms of East Oxford). Most adhered to the building line (the standard distance that houses were to be set back from the pavement) and to building regulations which were introduced in Oxford in the mid-1860s. These new local by-laws meant that almost all houses built after 1866 had rooms and windows above a minimum size, mains water and mains drainage, and their own privy, albeit in the back garden rather than in the house itself. These by-laws also ensured that the terraced house with a downstairs front room for best, a middle room for the family, and a scullery at the back, plus three bedrooms upstairs (one for the parents, one for the boy children and one for girl children), became the standard format for working-class housing throughout England. Hence so-called ‘by-law housing’ of this type can be found right across the country.

East Oxford was to some extent blighted by its generally low-lying situation, its proximity to the poor neighbourhood of St Clement’s, and by the toll gates at the Plain (below, either side of where the Victoria drinking fountain is now) which formed a barrier until 1874, separating the area from the rest of the city and adding to delivery bills. Hence fashionable development was impossible, and the area instead became a generally respectable workers’ suburb with



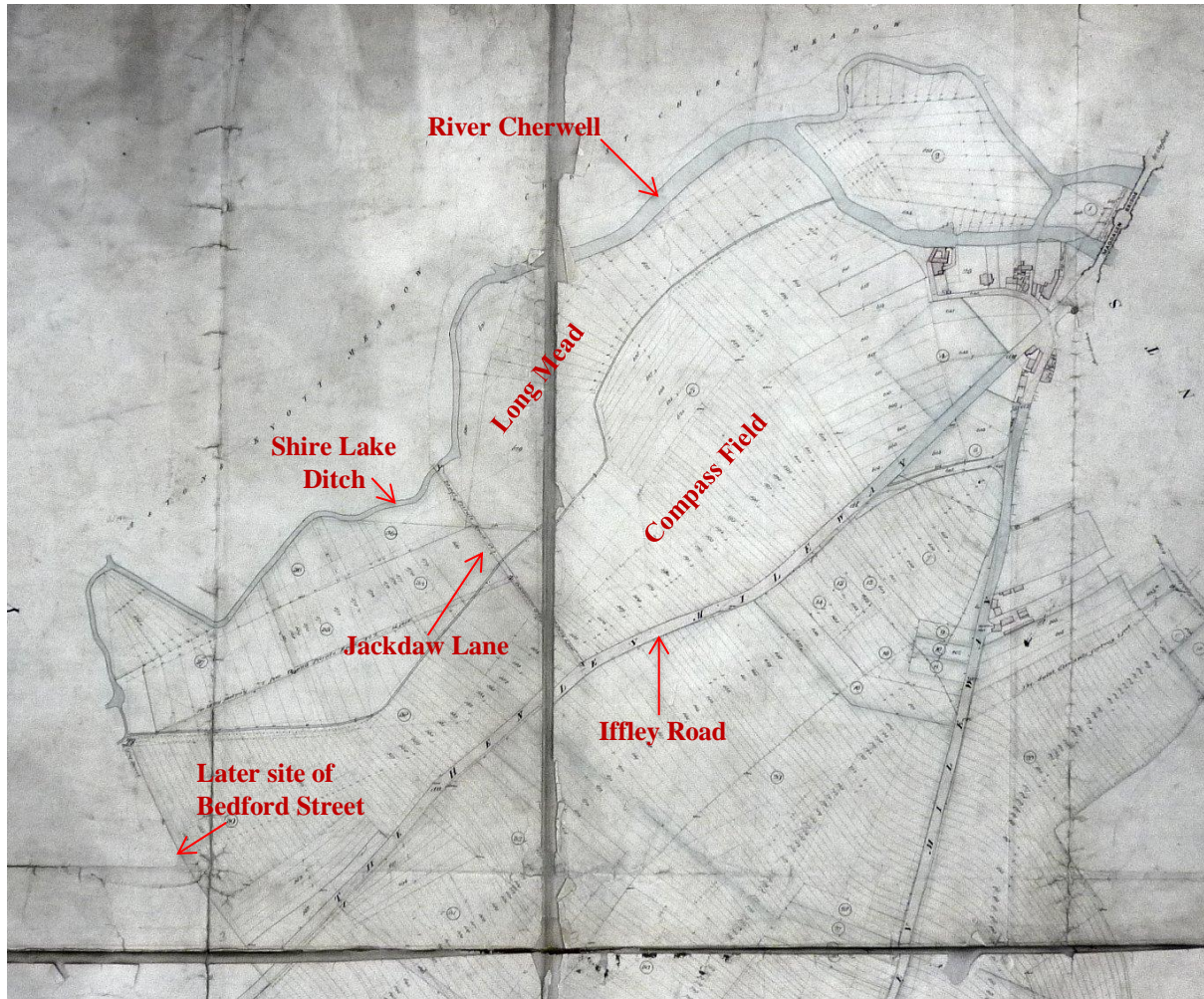
pockets of poverty and enclaves of comparable wealth, the home of college servants, skilled artisans, labourers and those who were described in a letter to *Jackson’s Oxford Journal* as a “*residuum of the thrifless, careless, lazy, ne’er-do-well sort whose nomadic instincts prevent them from settling down to anything*”.

*Looking south-east from Magdalen Bridge towards the toll house at the Plain, with the toll gates either side of it.*

By 1900 virtually all the land between and immediately either side of the Cowley and Iffley Roads had been built upon, though some individual plots lay undeveloped or served as gardens for decades, waiting for their owners to save up enough money to start building. In 1901 there were 2,500 houses in Cowley St John, and the population of the parish now exceeded 11,000, greater than that of any other whole town in Oxfordshire. The parishes of St Clement and Cowley St John together housed almost 14,500 people – over a quarter of Oxford’s population. Hence the ‘centre of gravity’ of the city had shifted quite dramatically to the south-east in the preceding fifty years. This effect became even more pronounced after the First World War thanks to William Morris, one of East Oxford’s most famous sons. The development of his car manufactory led to the building of hundreds of new houses beyond Howard Street in the 1920s and ’30s, eventually joining the city to the villages of Temple Cowley, Hockmore Street and Church Cowley.

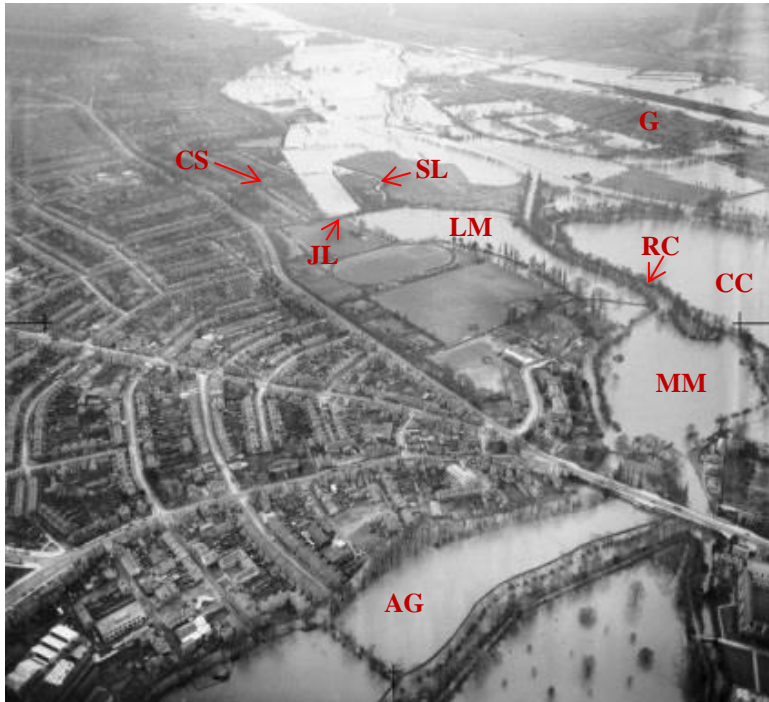
## THE DEVELOPMENT OF THE LAND TO THE WEST OF THE IFFLEY ROAD

Before enclosure in 1853, Compass Field and Long Mead, which were both in Cowley Parish, ran north–south, parallel to the Iffley Road and to the west of it. The River Cherwell forms the north-western boundary of this area, separating it from Christ Church Meadow. The division between Compass Field and Long Mead appears to have followed a rise in the ground between the Cherwell’s alluvial floodplain in the west and the first river terrace in the east, possibly reflecting the different agricultural possibilities of the high- and low-lying land.



*Extract from the Cowley Enclosure Map of 1853 (with west at the top) showing Long Mead and Compass Field to the west of Iffley Road (which is labelled 'Henley Mileway').*

Aston’s Eyot and the Kidneys, both small islands amongst the abraded channels of the River Cherwell, lay to the west, in the pre-1972 county of Berkshire. Aston’s Eyot (originally a detached part of Hormer Hundred, which formed part of the manor of Lewknor, a village on the edge of the Chilterns) belonged to All Souls College from the mid-fifteenth century until 1891, when it was bought by Christ Church.

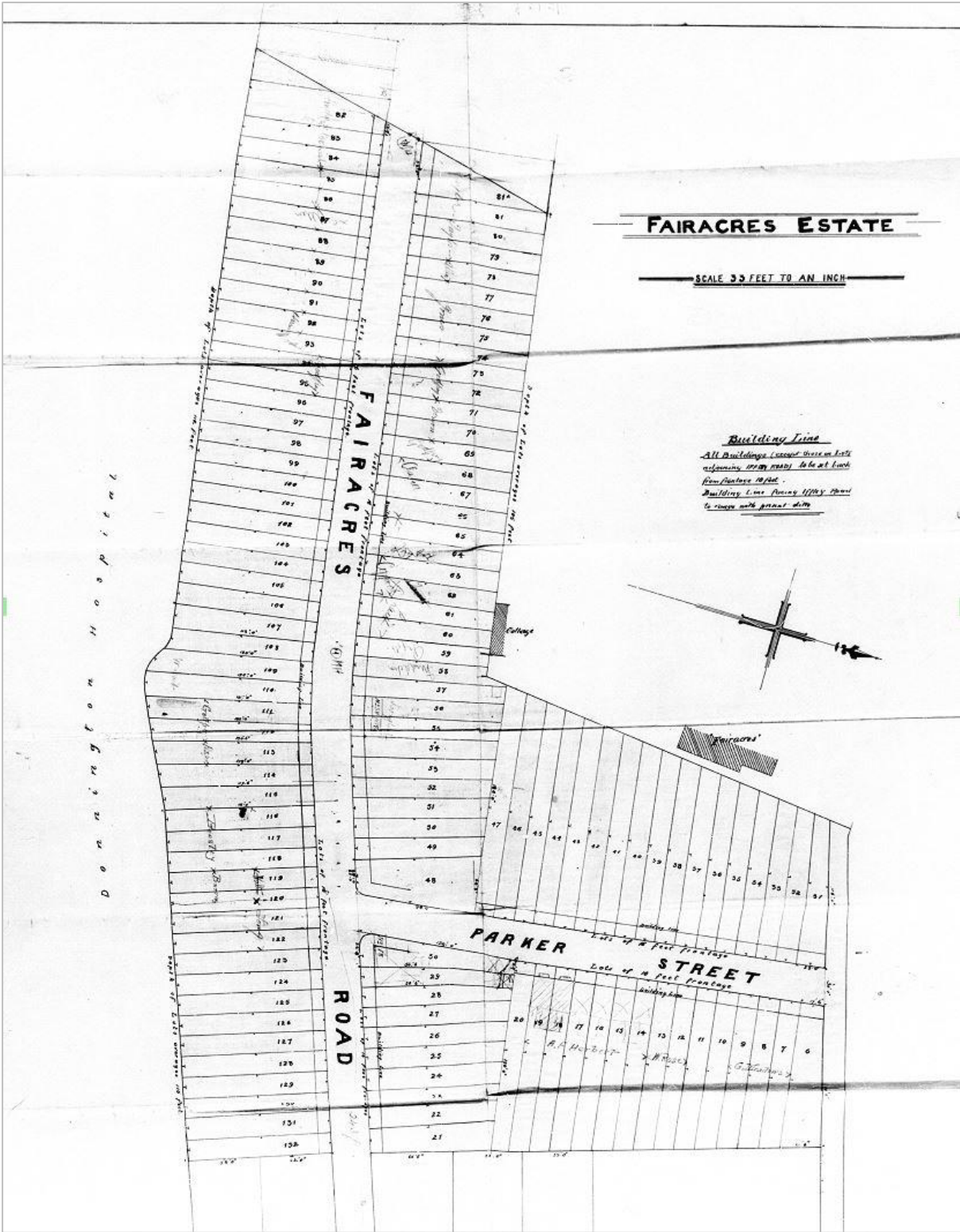


This aerial photograph taken during the severe floods of 1947, and looking south-west, shows some of the ancient meadow boundaries. Angel and Greyhound Meadows (labelled AG, in St Clement's parish) are in the foreground, with Magdalen Bridge and the Plain easily identifiable. The trees along the banks of the Cherwell (RC) make the river's course easy to pick out. The smaller, unbroken patch of water above the bridge is Milham Meadow (MM), and the much larger patch beyond that is Christ Church Meadow (CC). (The Abingdon Road and the built-up area to the west of

it, Grandpont (G), are beyond this, in the distance.) Up from Milham, and to the left of the river, is Long Mead (LM), the hedge along its eastern (nearer) side showing up well. Beyond the oval running track, the straight line of Jackdaw Lane (JL, built in 1853) can be seen. The small water course that shows above Jackdaw Lane and at right angles to it, winding across the dry land, is part of the Shire Lake Ditch (SL). Where it merges with the larger flooded area (to the right of Chester Street, CS) is roughly where Cowley meadows met Iffley meadows. Donnington Bridge and its approach road had not yet been built when this photograph was taken.

### The Fairacres Estate

To the south of Long Mead and Compass Field were Lower Field and Iffley Meadow, which were in the parish of Iffley, and which were enclosed in 1830 and assigned to Magdalen College. A large villa called Fairacres House was built soon afterwards on a thirty-acre plot created by this enclosure. In May 1887 Magdalen approved a plan by the builders Castle, Field & Castle for the development of series of large houses on a ten-acre estate between Fairacres House and the Iffley Road. However, the overall scheme may have been too ambitious, because a year later only three lots on the main road had been sold to private buyers (now nos. 268-272 Iffley Road). Magdalen College therefore agreed that the Oxford Working Men's Benefit Society (later the Oxford Industrial & Provident Land & Building Society) could buy the rest of the estate for £3,500 [about £287,000 in today's money], and develop it on more modest lines. The society had been established in 1860 to finance the building of working men's cottages, to be offered by ballot to any member investing at least £20 [about £1,200 in today's money]. The society's new plan for the estate made no changes to the Iffley Road frontage, but the thirty-eight large plots originally envisaged for new streets called Fairacres Road and Parker Street became 127 much narrower plots, with only sixteen-foot frontages. The existing drive to Fairacres House became Daubeny Road, named after an early occupant of the villa, Charles Daubeny, a noted chemist, botanist and geologist.



The Oxford Industrial & Provident Land & Building Society's plan for the Fairacres Estate, 1889 (west at the top, Iffley Road running along the bottom of the image).

Magdalen College placed minimum values upon the largest houses, those on the Iffley Road, and for this frontage the college's Estates Bursar insisted on seeing plans before building commenced. On other parts of the new estate, no house was to be built "of less cubical content than, or of inferior construction to, the smallest house which previous to the 14th day of July 1888 has been erected and

**"FAIR ACRES" BUILDING ESTATE.**—Important building operations have been commenced on this estate, situate on the Iffley Road. It will be laid out with two roads of 30ft. The main road will be immediately opposite Charles-street; with one cross road leading into the occupation road to "Fair Acres." The whole of the estate has been purchased from Magdalen College for the sum of 35000, by the Oxford Working Men's Building Society, except plots Nos. 1, 2, and 3, which were sold privately by the College. It is proposed by the Building Society to lay the front plots from 60 to 40 feet frontage, with a frontage of 16 feet to all back plots. Houses on the front plots will follow the present class of house already built on the Iffley Road. Those at the back of the estate will be chiefly workmen's cottages. On plot 1 two villas in the Swiss style of architecture are being built.

Jackson's Oxford Journal, 13 October 1888.

completed on the neighbouring Aston [Street] Estate". This may explain why the streets on the Fairacres Estate contain houses generally more substantial and of a higher building quality than those on the streets between Iffley and Cowley Roads.

### The Iffley Road Estate

Land to the north of the Fairacres Estate and south of Compass Field and Long Mead had been assigned to a solicitor, Henry Walsh, at enclosure. The land was in two parcels, the northern part known as 'Greens' and the southern part as 'Mariners Lands'. The enclosure award decreed that Walsh was obliged to contribute towards the upkeep of the newly-laid out Jackdaw Lane, which ran across the northern boundary of his land, and to the newly-laid out Iffley Footway (now Meadow Lane) which ran to the west.

Persons interested	Allotments		Fines	No on Map and Description	Extent		Tenure
	No on Map	Extent a r p			a	r p	
Walsh Henry (aka Walshes known as "Mariners Lands")	39	8 3 14	Against the allotment numbered 33 and the Coffin and Henley Turnpike road	561 562 572 600 602 614 617 619 734 752 717 563 Land and Common rights in respect thereof	7	1 20	Freehold
Same (aka Walshes known as Greens)	33	16 2 25	Against the "Iffley Footway" from the point marked "A" to the point marked "aa" on the said map	15 150 217 229 255 256 292 360 414 476 480 part of 566 part of 632 part of 635 723 753 773 829 839 837 915 925 957 953 935 1021 1035 1062 1101 1103 1172 1202 1221 1229 1247 1249 1253 1294 1301 1342 1350 1364 1370 1372 1375 14145 1473 part of 1503 1505 1519 1535 1572 1535 1601 and 1603. Land and Common rights in respect thereof	21	35	Freehold

Extract from the 1853 Enclosure Award, allotting two parcels of land totalling just over twenty-eight acres to Henry Walsh.

Henry Walsh practised as an attorney and his business premises were on New Inn Hall Street. In 1890 he sold his land beside the Iffley Road, an "entire and unprepared estate", to Walter Gray and James Mace Dormor. Gray was an experienced property developer and Dormor was a wealthy brewer's manager who lived at 'Melcombe', a substantial villa on the Iffley Road, at the corner of Stanley Road. As partners in development, Gray provided the expertise and

Dormor the capital. A year earlier, in 1889, Gray had laid out the Donnington Field Estate, on Donnington Field, an area of eight acres belonging to Donnington Hospital which had remained undeveloped for nearly thirty years while building progressed fitfully around it. The charity had sold the field to Gray for £2,817 [about £231,000 in today's money] and he had laid out lots with sixteen-foot frontages on to Magdalen Road and two new roads called Essex Street and Hertford Street.

Gray and Dormor laid out the Iffley Road Estate land in 275 lots, those on Iffley Road itself with thirty-two-foot frontages whilst the rest had frontages of sixteen feet to new roads called Bedford, Argyle, and Warwick Streets, named after county towns. A fourth street, Chester Street, ran through estate, but the original plan was that it wouldn't have any houses fronting on to it.

A demarcated building line ensured that the houses were set back a standard distance from the pavement. Almost six acres of land between Jackdaw Lane and Chester Street was to be set aside for a recreation ground, on the understanding that if this did not come about, Warwick Street could be extended north to meet Jackdaw Lane (what was later to be called Stratford Street).

Your Committee report that Mr. J. M. Dormer, of Iffley Road, has deposited a plan for the laying out of a building estate between Iffley Road and the Iffley footpath, upon which it is proposed to make four roads, to be named respectively Chester Street, Warwick Street, Argyle Street, and Bedford Street, and has asked upon what terms the Council would make up and take over the proposed roads as public highways.

The plan also included the reservation of strips of land at the north and south ends of the Estate to enable the existing roads there to be of the required width of thirty feet where they are taken over as public roads.

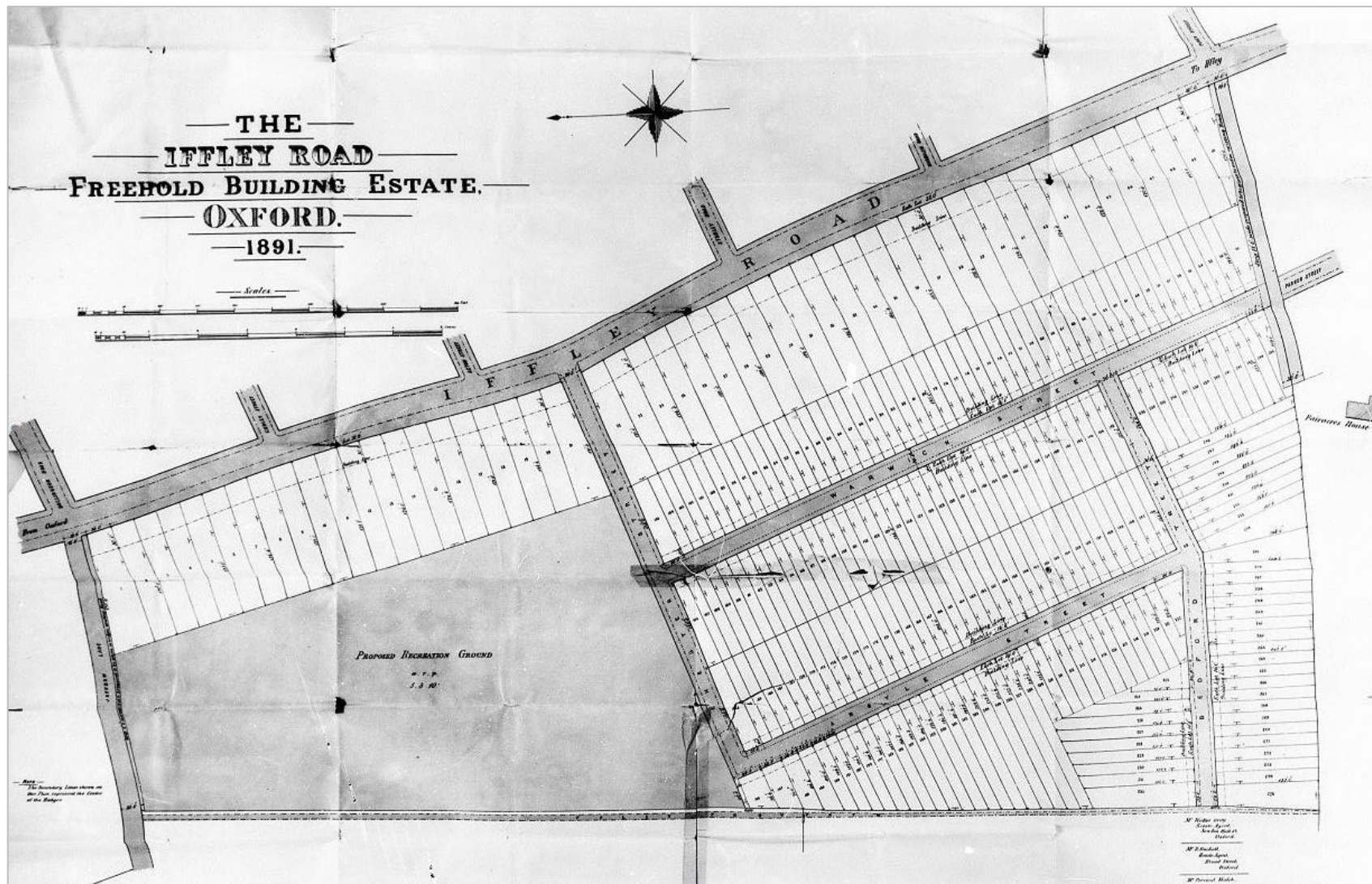
One other feature in the scheme is the appropriation of about five and three-quarter acres of land in the north-west part of the Estate for the purposes of a public recreation ground, but the promoter reserves the right, in the event of this land not being purchased for this purpose, of extending Warwick Street northward to Jackdaw Lane, and of laying out the land on either side of it in building plots.

Your Committee recommend the plan to the Council for approval upon the above-named conditions, and upon the further condition that a five-foot footpath should be made from the west end of Chester Street to the Iffley Footpath, and that this short path and also the west end of Bedford Street should communicate by gate with the said Iffley Footpath, these additional works to be at the cost of the promoter.

As regards the question of the terms upon which the roads should be made and taken over, your Committee recommend that the City Engineer be directed to make an estimate of the cost as early as possible and report thereon.

*Report of the City Council's General Purposes Committee (new building estates), Oxford Chronicle, 7 February 1891.*





The Iffley Road Estate plan of 1891, showing plots on Warwick, Bedford and Argyle Streets (east at the top)  
 Originally there were to be no plots fronting on to Chester Street.

**NOTICES.**

**IFFLEY ROAD, OXFORD.**

VERY ELIGIBLE

**FREEHOLD PLOTS OF LAND**

FOR BUILDING, OR FOR GARDEN ALLOTMENTS.

**TO BE SOLD ON EASY TERMS.**

**T**HE FREEHOLD ESTATE in Iffley Road, overlooking the river Isis and commanding extensive and exceedingly beautiful views of the surrounding country, is about to be laid out as a BUILDING ESTATE.

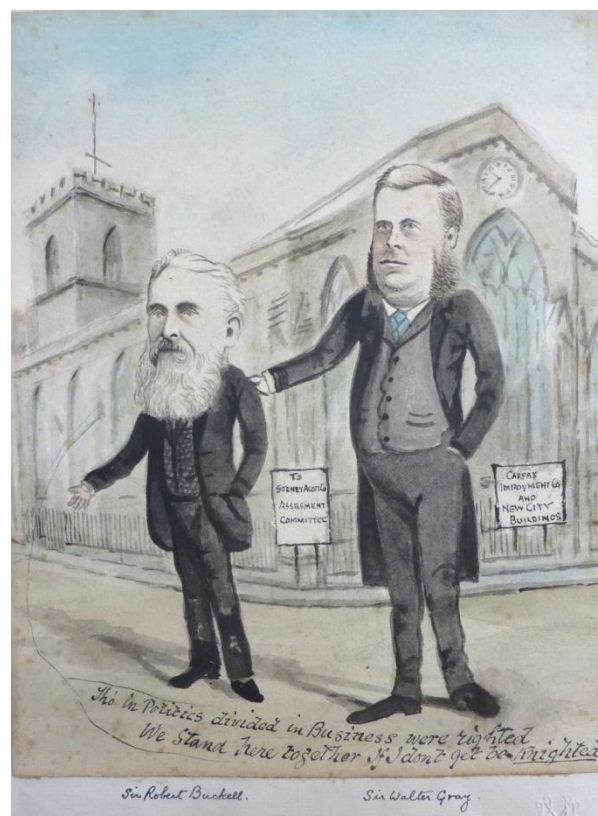
The land facing the Iffley Road will be sold in plots having a frontage of 32 feet, and a depth of about 200 feet each. The plots on the other part of the estate will have a frontage of 16 feet and a depth of from 120 to 200 feet each. The roads will be made, curbed and channelled, the sewer and surface water drains laid, and the footways paved with blue bricks, the whole cost of which will be included in the purchase moneys, and no further charge made to the purchasers. Possession will be given on payment of the deposit money, and the balance may be paid off by monthly instalments. Interest at the rate of 5 per cent. per annum will be charged only upon the exact amount owing from month to month. The balance may be cleared off at any time without notice. No charge whatever will be made for working expenses.

Applications to be made to and further information obtained of Mr. WALTER GRAY, 30, New-Inn-Hall Street, and of Mr. ROBERT BUCKELL, 2, Broad Street, Oxford, where plans of the Estate may be seen.

The Council approved the estate plan in February 1891 and soon after lots were being offered for sale by private contract on easy terms, with possession on deposit and the rest of the purchase price payable by monthly instalments. Gray enlisted the help of his friend and business associate Robert Buckell, an auctioneer, in selling the lots.

*Advertisement for freehold plots of land for sale on Chester Street, Oxford Chronicle, 28 February 1891.*

*Robert Buckell (left), coal merchant, later auctioneer, Liberal Mayor of Oxford six times between 1885 and 1919, with Walter Gray (right), speculative property developer and Conservative Mayor of Oxford four times between 1888 and 1902. Though of different political parties, the two men were friends and business associates, and together dominated Oxford local politics in the late nineteenth century.*



## WALTER GRAY



Walter Gray played a major role in the economic and political life of the city of Oxford for over forty years. He was born in Weston in Hertfordshire in 1848, the son of a hurdle-maker. In his late teens he joined the Great Western Railway where his first job was as a porter at Chalk Farm; he and two other porters shared the same bed in three shifts and Gray later claimed that he had never slept so well.

Gray progressed to ticket-collector and at the age of only twenty-two became stationmaster at Waddington in Lincolnshire. The station was used by one Colonel Shaw-Stewart, who often travelled to Oxford where he was involved in the plan to build Keble College. Shaw-Stewart was impressed with the young stationmaster and decided that he would make an excellent Steward for the new college. Hence in 1870 Gray came to Oxford to work at Keble where he was given a free cottage and a salary of £50 a year [about £3,100 in today's money]. He did well in the job, and in his spare time educated himself in finance by reading newspapers and talking to members of the Conservative Club to which he belonged.

Gray ingratiated himself with the Warden of Keble, Dr Talbot, and his wife, partly by giving investment advice which turned out to be sound. In 1877 it was recommended by a Government Commission that college dons should be allowed to marry, and Gray foresaw the need for new housing in Oxford. He took his chance, borrowed £600 [about £40,000 in today's money], bought a plot of land in north Oxford from St John's College, and drew up plans for three houses. He then took a train to London and visited Mr Gorman, who was preparing to come to Oxford as the new curate of the University Church. By the end of their meeting, Gorman had bought all three houses, despite that fact that only one of them had been built. Walter Gray's career as a speculative property developer was launched.

In 1882 Gray was able to give up his job at Keble and over the next two decades made his fortune as the main developer of North Oxford, and the developer of estates in other parts of the city as well. His political career also took off: in 1881 he had been elected a Conservative councillor for the North Ward and later became an Alderman, Justice of the Peace and Chief Magistrate. He was elected Mayor four times between 1888 and 1901 and was knighted in 1903.

In 1917, when the Oxford MP Lord Valentia retired from the House of Commons, Gray decided to try for Parliament, but the Tory selection committee chose instead the historian JAR Marriott. Gray went off on holiday in Northumberland to get over the disappointment, and died there in 1918. He is buried in Wolvercote Cemetery.

*Gray's head carved in stone in the Council Chamber corridor of the Town Hall, which opened in 1897.*



As the Iffley Road Estate was being laid out, Christ Church, again fearing encroaching suburbia, strengthened its eastern defences by purchasing thirty acres of land at Aston's Eyot from All Souls. It seems that the college intended to lay out a new walk along the eastern bank of the river and to connect this to the existing walk on Christ Church Meadow by a new bridge, but this plan was never realised.

A NEW WALK FOR OXFORD.

We (the *Oxford Magazine*) trust that we are not violating the mysteries of the business of two great Colleges, when we announce that a completed bargain makes it now certain that the "Green Bank" or "Aston's Eyot," as legal documents call it, is to come into the hands of Christ Church at no very distant date. The land consists of thirty acres, filling the space between the New Cut and the Freshman's River, and reaching back to the Shine Ditch, at the foot of the Running Ground. Our readers will be glad to know that the purchasers are not intending to lay it out—*à la Grandpont*—in submarine villa residences. It will probably be joined to Christ Church Walks by a light bridge, and surrounded with a gravel path and shrubberies, much like the ground between the New Cut and the Cherwell. Everyone will rejoice at the extension of the charming walk by the water-side.

*Oxford Chronicle,*  
14 March 1891.

In October 1891 *Jackson's Oxford Journal* reported that Chester, Warwick, Argyle and Stratford Streets were four of almost thirty city streets which were being built or extended:

**CORPORATION WORKS.**

The following are the principal new works and improvements executed during the year by the Corporation staff, under the direction of the City Engineer, Mr. W. H. White, M.Inst. C.E. :—

Four new streets and extensions have been made at the joint cost of the Corporation and the owners, viz., Barnet-street, Holybush-row (continuation southward from High-street, St. Thomas's), and extensions of Percy-street and Osney-lane. An unusually large number of new streets have been laid out and partially made at the cost of the owners of building estates, viz., Bardwell-road, Norreys-avenue; Chester, Warwick, Argle, and Bedford-streets; Divinity, Southfield, Bartlemas, and Warneford-roads; a new road east of Holywell Church, not yet named, and a footpath from Love-lane to Holywell-street.

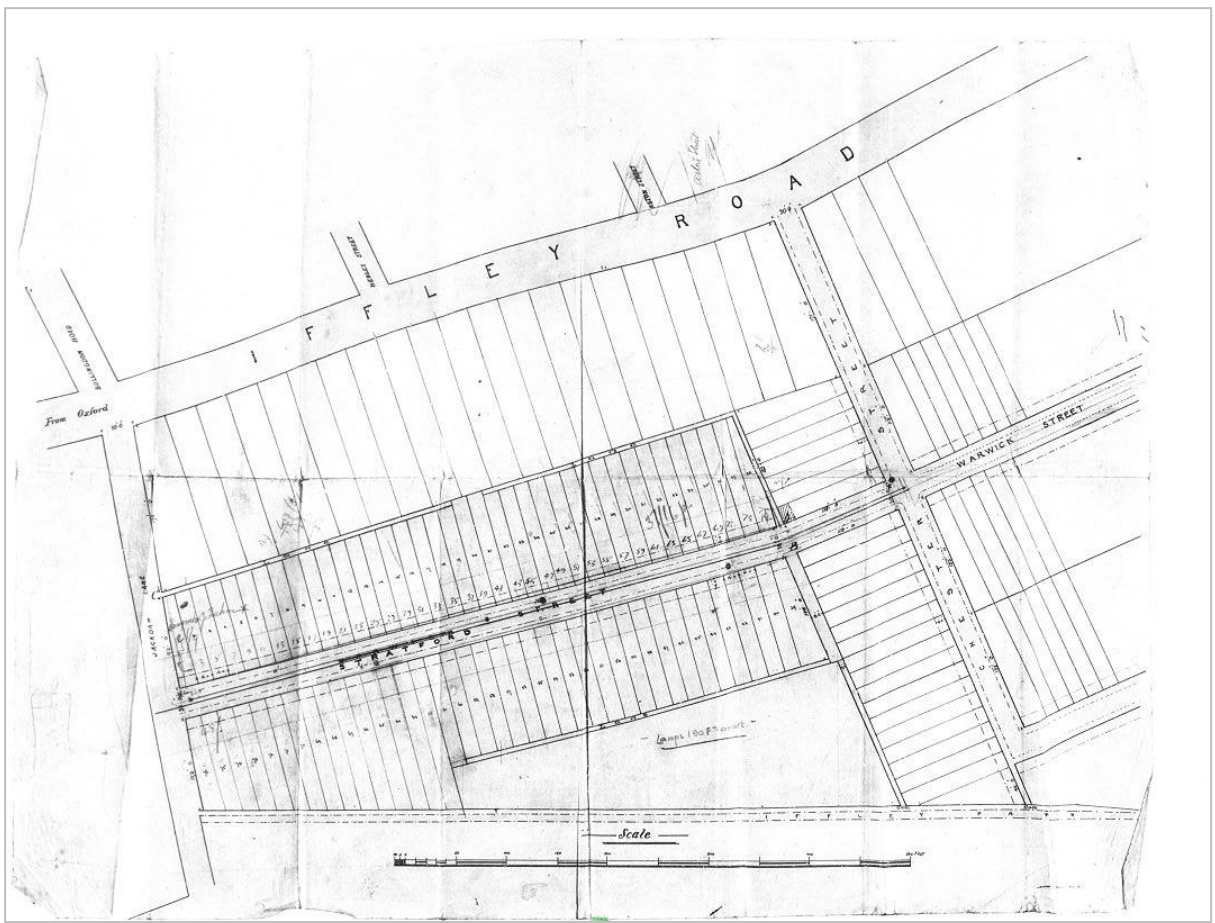
Church-street (St. Thomas's) Divinity-walk, and part of Love-lane, having become unnecessary, have been closed by order of Quarter Sessions.

*Jackson's*  
*Oxford Journal,*  
17 October 1891.

Extensive works were necessary to prepare the land for building and the dumping of house refuse (or “*pestilential stuff*”) on areas close to where houses were being built gave rise to considerable controversy. In August 1892, for example, an Iffley Road resident implied that the practice had caused the recent death of two of his children. His allegations were systematically denied by the city authorities, and the Medical Officer of Health reported that the children had in fact died of whooping cough and convulsions.

The initial development of the streets was sporadic. Much of the work was undertaken by small speculative builders, who each bought several adjacent plots and built groups of terraced or semi-detached houses on them. The character of the dwellings was determined by the local building by-laws and by restrictive covenants in the deeds to each property, requiring that they be of harmonious design with their neighbours.

By 1892 the idea of creating a large new recreation ground to the north of Chester Street had been abandoned and Thomas Henry Kingerlee, one of largest builders in Oxford, had bought that plot of land and laid out lots for twenty-four new houses on the northern side of Chester Street. He also planned a further seventy-six new houses either side of an extension to Warwick Street, later to be called Stratford Street, though these were not built for some time. A small area was left as open ground, behind the gardens of the houses on the south-western side of what was to be Stratford Street, and running down to Meadow Lane.



*Kingerlee's plan for the northern side of Chester Street, and for Stratford Street, 1893 (east at the top).*

Works to lay out the streets on the Iffley Road Estate continued throughout 1892, 1893 and 1894 and in October 1895 *Jackson's Oxford Journal* reported that sewers and drains were being laid:

**NEW STREETS.**—The work of sewerage, draining, and forming the under-mentioned new streets has been commenced and proceeded with:—Hollybush-row extension, Jowett-walk, Hill View-road; Strathfield, Oakthorpe, Beecheroft, Thorncliffe, and Sunningwell roads; Norrey's-avenue, Wytham-street; Newton, Edith, Chilswell, Bardwell, and Chalfont roads; Chalfont-road extension; Frenchay, Staverton, Linton, and Northmoor roads; Divinity, Warneford, Southfield, and Bartlemas roads; Essex, Hertford, Chester, Bedford, Argyle, and Warwick streets, Fairacres-road, and Parker-street.

*Jackson's Oxford Journal*, 12 October 1895.

By this time the north side of Chester Street had been built up, as had a large part of the west side of Argyle Street. There was scattered development on other nearby streets. Queries about the salubrity of the Iffley Road Estate do not seem to have exercised any long-term influence over the development and it, and the adjoining Fairacres Estate, were almost completely filled with houses by 1914.

The foundations of St Edmund's and St Frideswide's Church were laid in 1911 on land at the corner of Jackdaw Lane and Iffley Road, donated by an anonymous benefactor. This church was built to cater for East Oxford's growing Catholic population. An Anglican Convent had been established at Leopold Street by the Sisters of the Love of God in 1906 and shortly afterwards the community moved to its present home in Fairacres House. In 1922 Fairacres Road was extended westwards over an area of gardens and orchard to provide additional street frontage for housing plots running down to Meadow Lane.

Aston's Eyot, in the west, became a rubbish dump for the city in the early twentieth century, resulting in the land rising by two metres by the time this use had finished in the mid-1940s. Later, the island became covered with scrub and was used as a pig run, with one area briefly used as a rugby pitch. Now it is managed as a nature reserve by Friends of Aston's Eyot in partnership with Christ Church. The use of the land just east of the eyot as a scrap yard had become established by 1970 and continues to this day. New school buildings for SS Mary & John's Junior School were erected to the west of Meadow Lane, with access from Bedford Street, during the 1970s. This used a previously undeveloped section of the former meadow land, in addition to public open space. A large part of the meadow was retained as a school playing field at the end of Bedford Street.

The Kidneys was used as an area for landfill of municipal waste until the mid-1970s, after which part of the area next to Meadow Lane was converted to allotment gardens whilst the rest became a public open space owned by the City Council. Land further north, corresponding with the remainder of Long Mead, had become a recreation ground by this

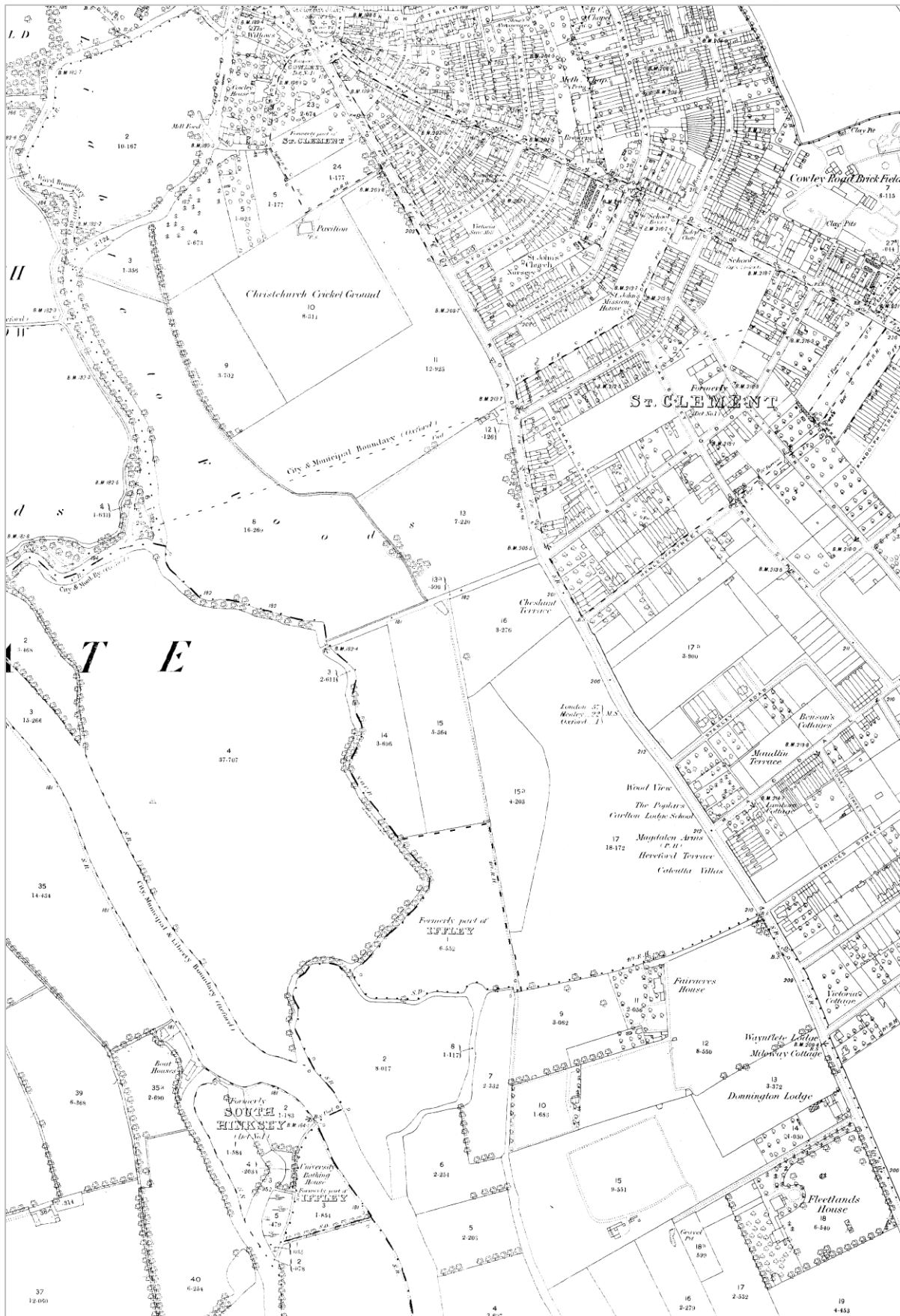
time. A new development of houses, Eyot Place, was built on land between Stratford Street and Meadow Lane in the mid-1990s.

Further north, beyond Jackdaw Lane, the area allotted to Christ church at enclosure became the site of the college's sports ground and the university sports ground, thus providing the desired buffer between the college's main site on St Aldate's and housing in East Oxford.

Extracts from the 1878, 1890, 1921 and 1939 Ordnance Survey maps on the following pages show how the area developed over this sixty year period.

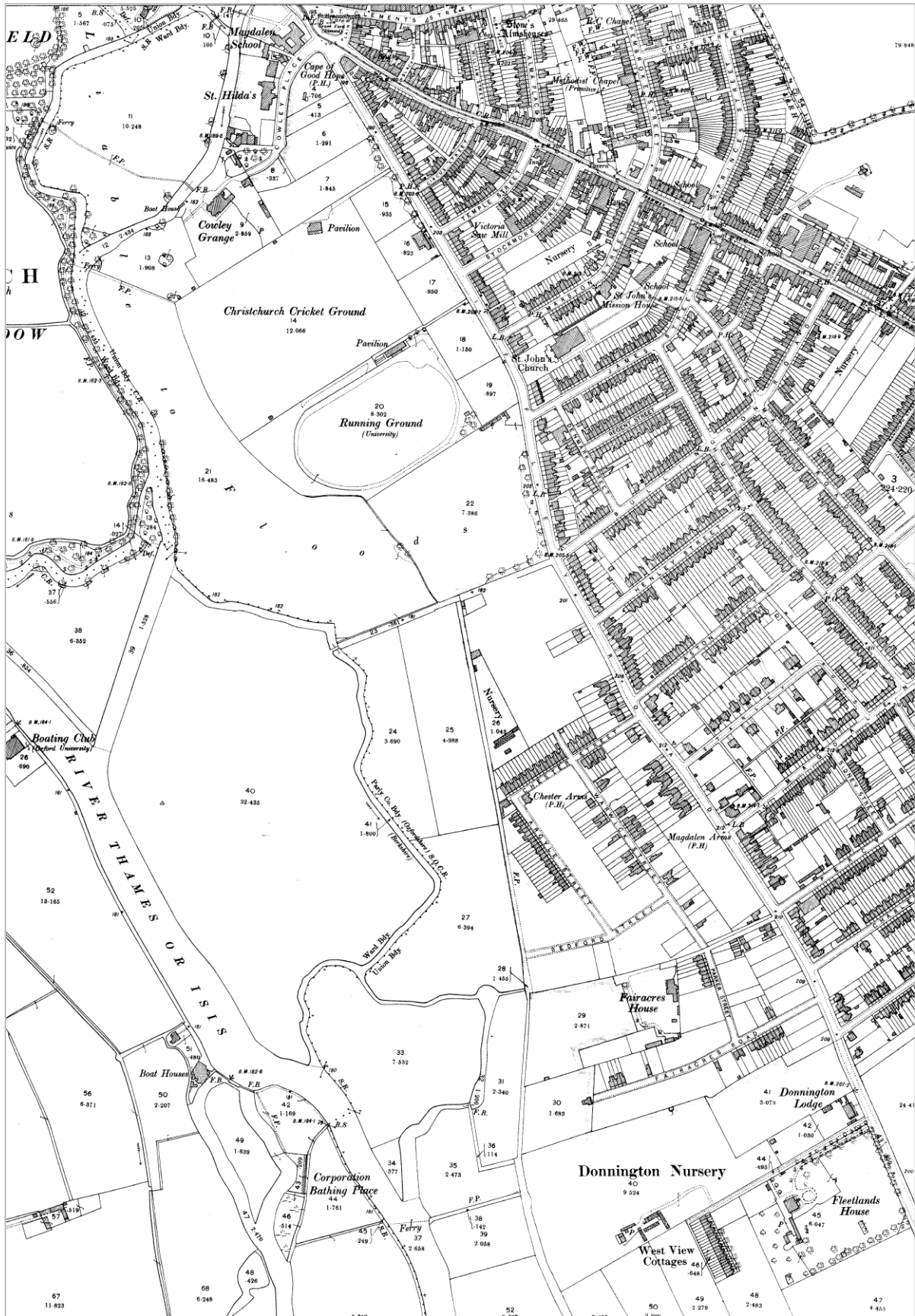


*In the late 1970s over-enthusiastic collectors of old bottles and pot lids dug deep through the ashes and waste that had been dumped on Aston's Eyot over several decades. This resulted in very large and untidy holes, some of which were a danger to walkers and dogs, and Christ Church found themselves obliged to erect this notice as part of a scheme to improve the area.*

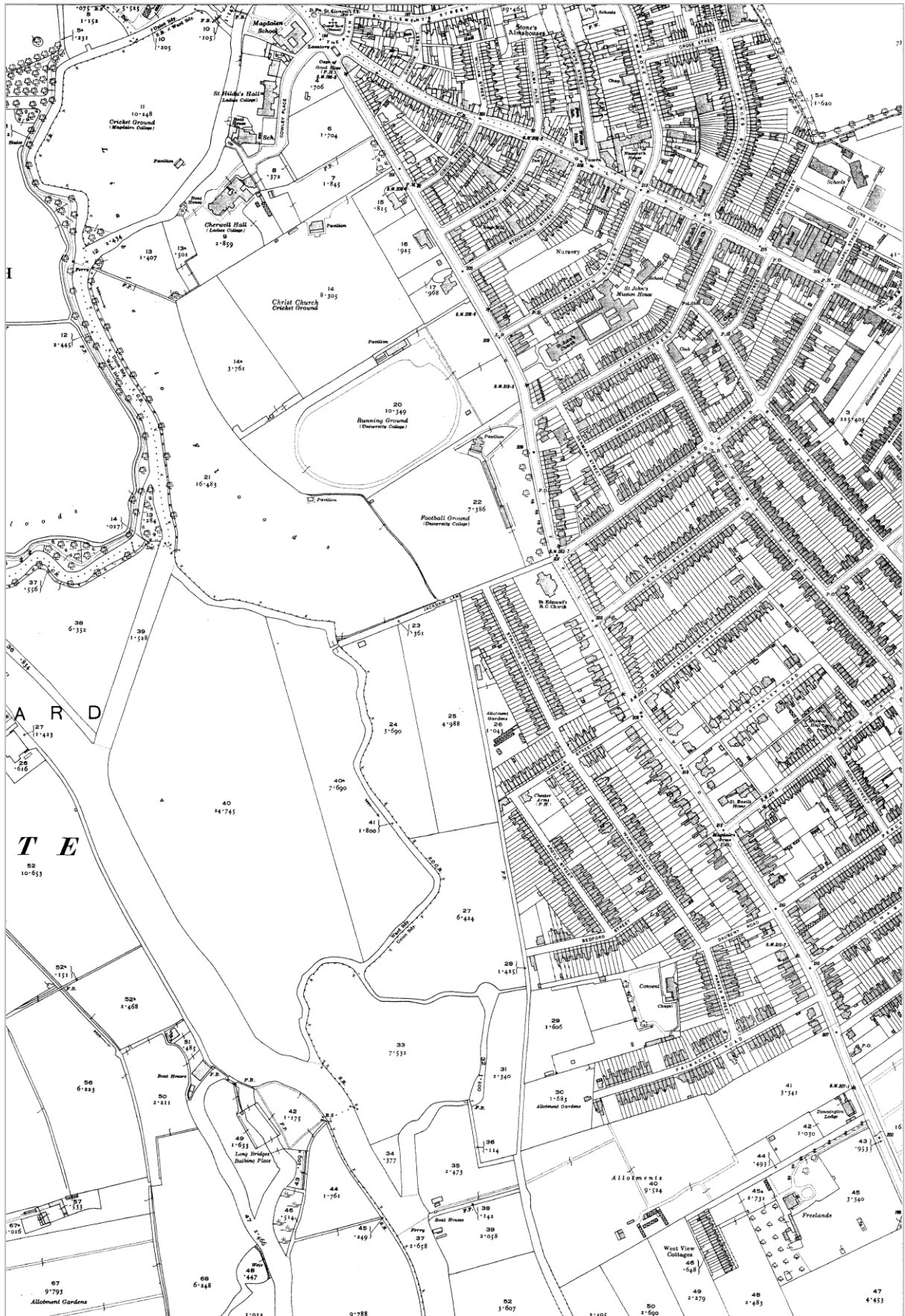


Extract from the 1878 (First Series) Ordnance Survey map showing the area south of Magdalen Bridge and west and east of the Iffley Road.

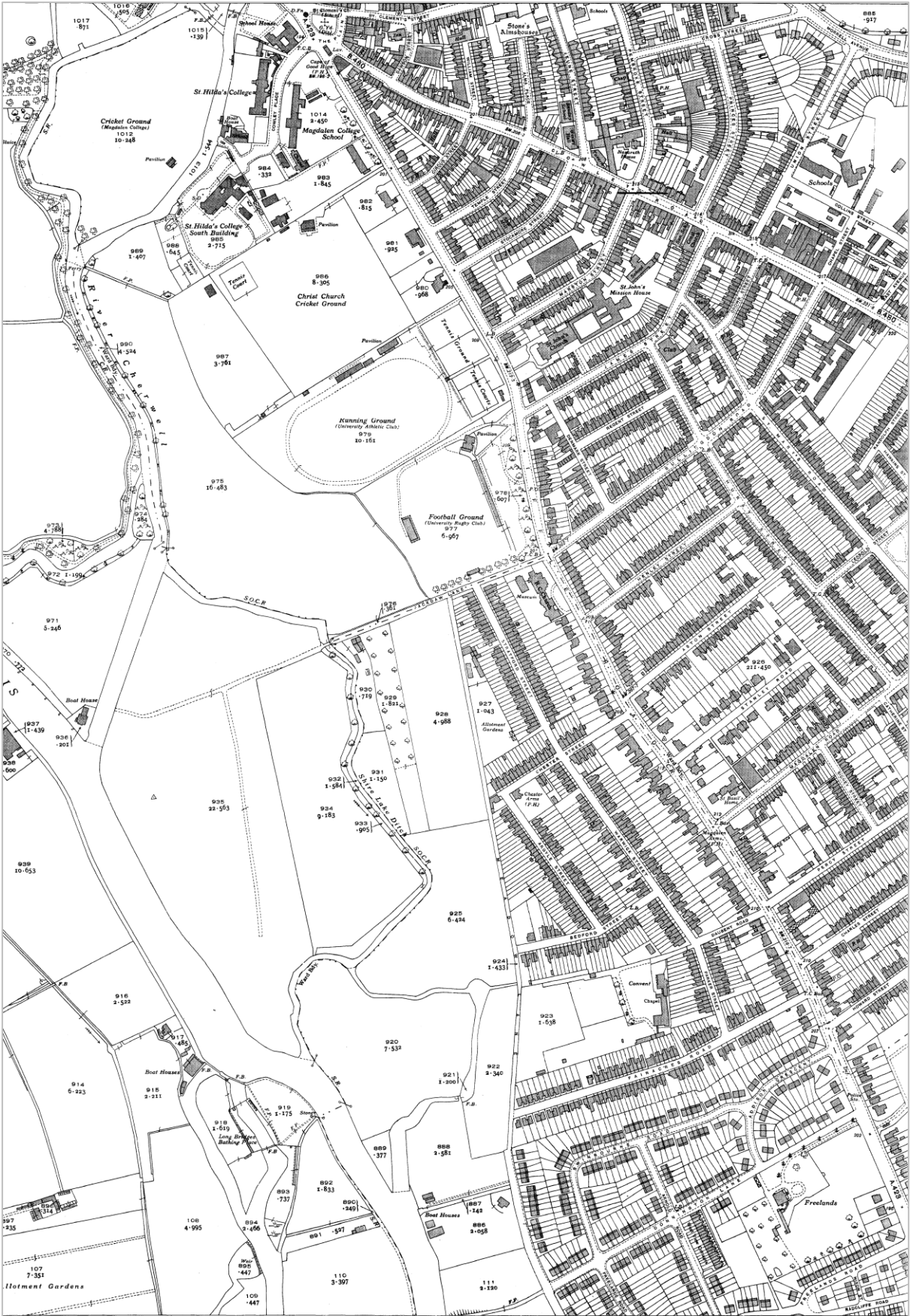




Extract from the 1900 (Second Series) Ordnance Survey map showing the area south of Magdalen Bridge and west and east of the Iffley Road. Notice the horse tram lines running along the Cowley Road.



Extract from the 1921 (Third Series) Ordnance Survey map showing the area south of Magdalen Bridge and west and east of the Iffley Road.



*Extract from the 1939 (Fourth Series) Ordnance Survey map showing the area south of Magdalen Bridge and west and east of the Iffley Road.*

## THE DEVELOPMENT OF CHESTER STREET

As mentioned above (pp. 13-14), Walter Gray and James Dormor's original plan for the Iffley Road Estate was for there to be no houses fronting Chester Street. Instead, the sides of plots on Iffley Road, Warwick Street and Argyle Street would lie along Chester Street's southern side and at the eastern end of its northern side, and a large recreation ground would take up the rest of the space on its northern side. However, by 1893 this idea had been abandoned and Thomas Henry Kinglerlee had bought what would have been the recreation ground from Gray and Dormor, and laid out plots for twenty-four new houses on the northern side of Chester Street.

Meanwhile, Mr T Gable, proprietor of the Balloon Inn at 23 Queen Street, had bought six plots of land at the north-eastern end of Warwick Street and submitted plans to build four cottages on plots at right-angles to these, fronting onto Chester Street, with a passageway down the side of the most easterly house giving access to the backs of all four properties. The plan left room for one similar cottage and a shop on the corner of Chester Street and Warwick Street, to be built later. The four cottages (now nos. 1, 3, 5 and 7 Chester Street) were erected in 1893 by the builder James Ward of Cambridge Terrace in St Ebbe's.



*An amended version of the 1891 Iffley Road Estate plan, showing the houses now proposed to front on to Chester Street.*

Kinglerlee submitted his plans (overleaf) for the twenty-four new terraced 'cottages' on the northern side of Chester Street in November 1892. They were to be in pairs of identical design with, on the ground floor, a sitting room at the front and a kitchen and scullery behind. On the second floor of each house there were to be three bedrooms.

BUILDING NOTICE.

*No 1994*

CITY OF OXFORD.

THIS IS TO GIVE NOTICE,

That it is my intention to commence building in accordance with plans deposited herewith, and with the following description:—

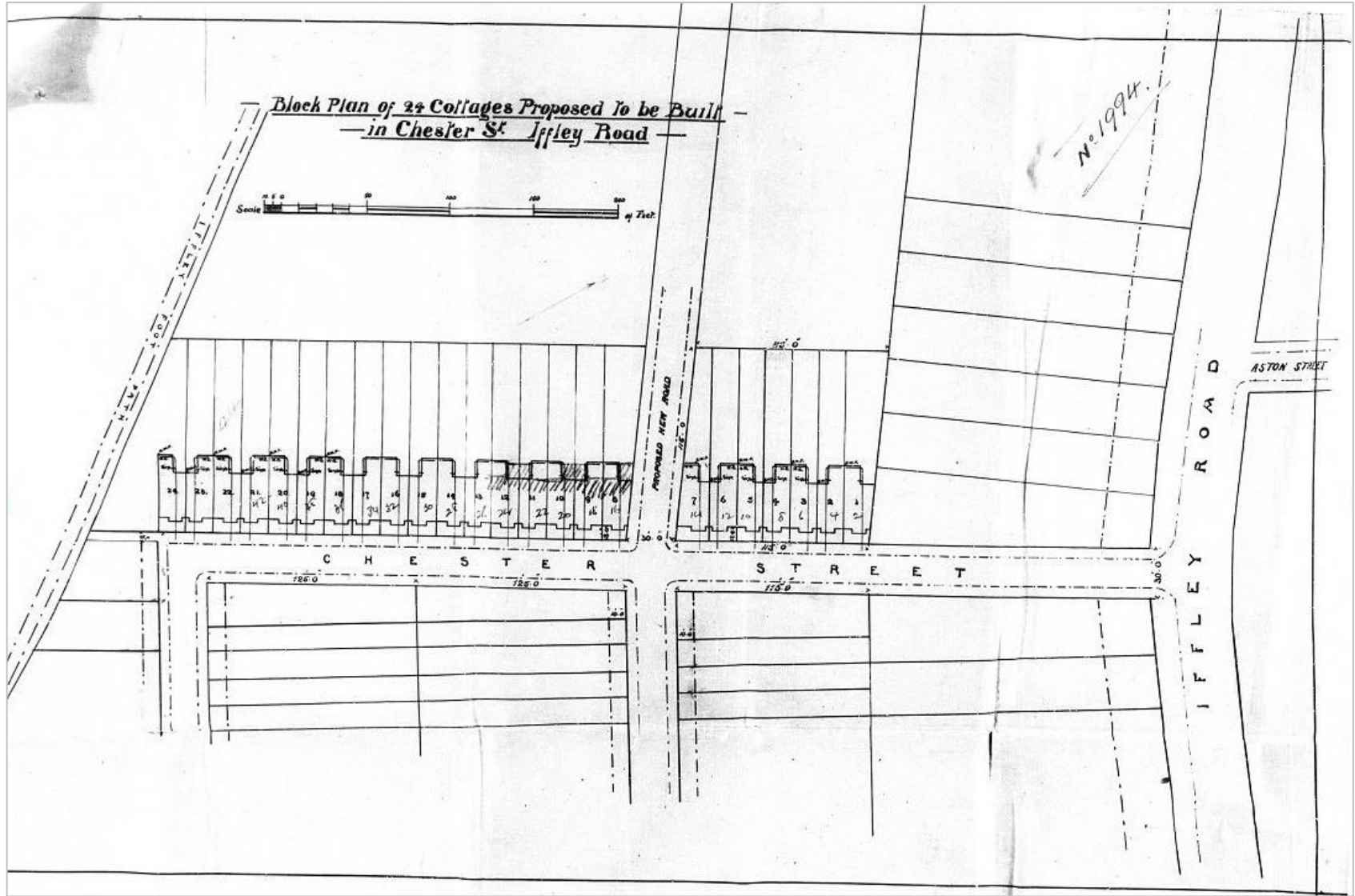
1	Number of Houses, Shops, &c.	24 Houses.
2	Situation of ditto ditto	Chester Street N.W. side.
3	Level or intended level of Cellar, or lowest floor, with reference to surface of Street	One foot below.
4	Width of frontage abutting on Street or Road	About 410 feet
5	Area of land on which the House or Houses are intended to be erected	About 410 ft. by 115 ft.
6	How the Property is to be Sewered	Into main Sewer.
7	What Provision is to be made for the Surface-Water Drainage—Front Back	Into main surface drain.
8	How supplied with Water	From City Works.
9	Number of Waterclosets	One to each house.
10	Name of the Owner	Mr J. H. Kingerlee
11	Address ditto	Queen Street
12	Name of the Builder	as above
13	Address ditto	ditto

N.B.—Where there is a public sewer in the street or road near the site, the closets and sinks are to be in all cases connected with the same, but the water from the roofs and yards is to be drained off separately.

Signature of Applicant *Thomas Henry Kingerlee*

Residence *Queen St.* Date *12 Nov 1892*

Front page of TH Kingerlee's plans for twenty-four terraced houses on the northern side of Chester Street (nos. 2-48), submitted to the City Council's Chief Engineer on 12 November 1892.



Second page of TH Kingerlee's 1892 plans for twenty-four terraced houses on the northern side of Chester Street (nos. 2-48), showing the proposed layout of the dwellings.

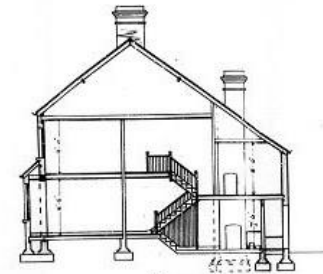
—Proposed Plan of 24 Cottages to be Erected in—  
—Chester St., Lisle Road.—



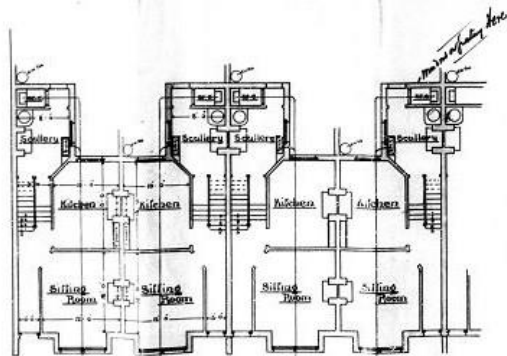
—Front Elevation—



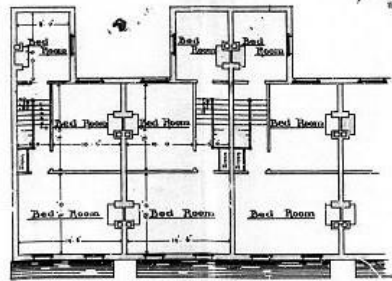
—Back Elevation—



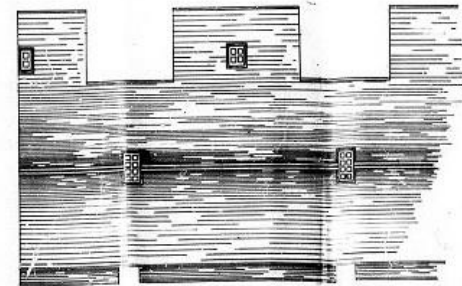
—Section—



—Ground Plan—

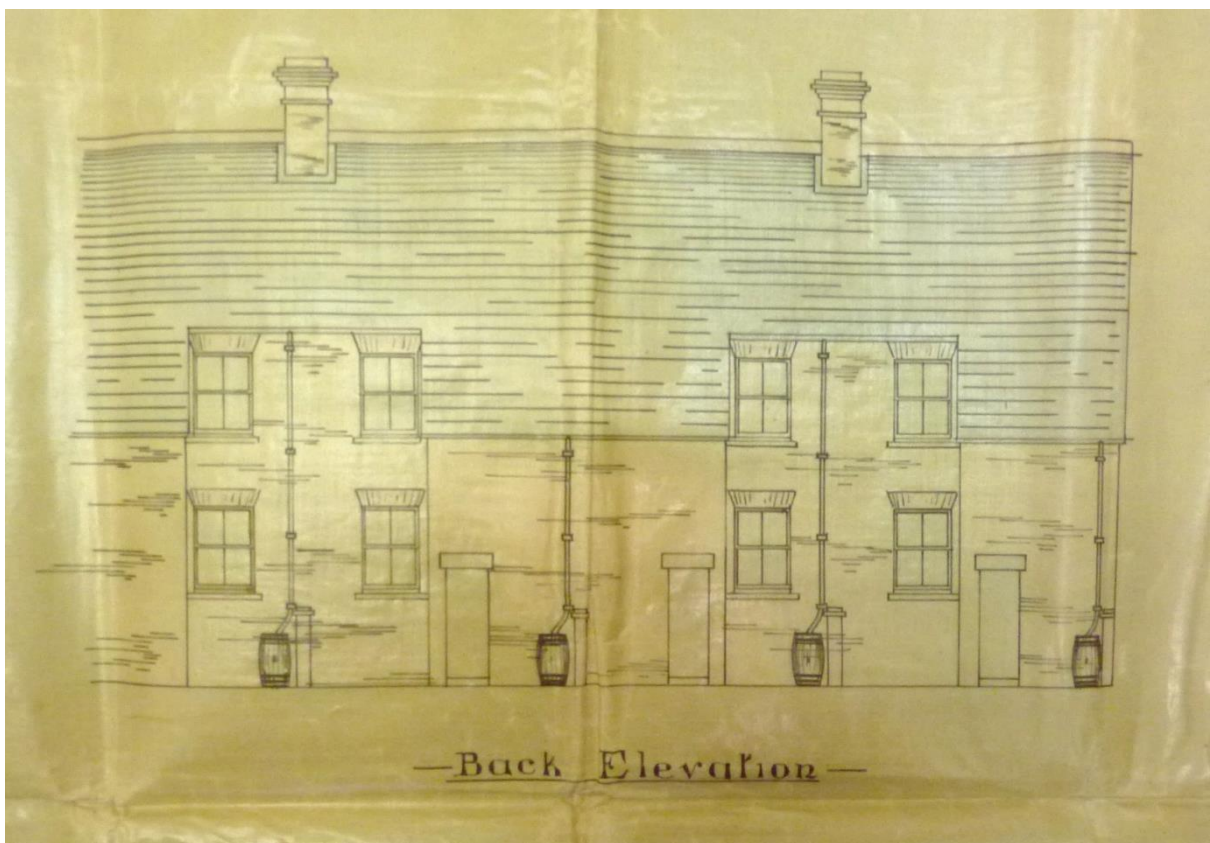


—First Floor—



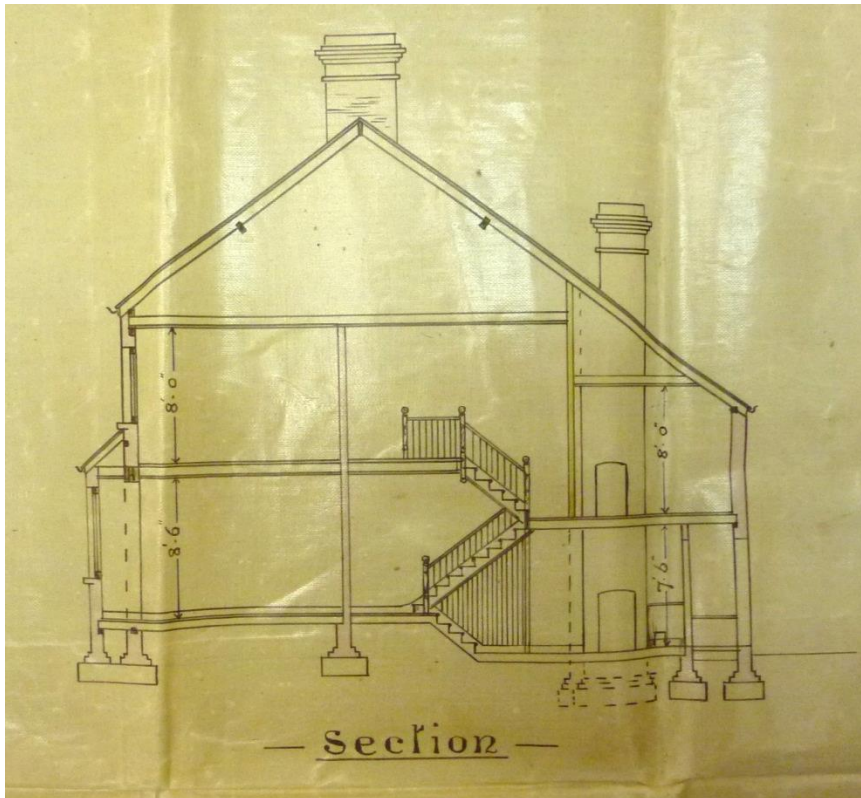
—Roof Plan—

Third page of TH Kingerlee's 1892 plans for twenty-four terraced houses on the northern side of Chester Street (nos. 2-48), showing the design of the dwellings (larger scale versions given below).

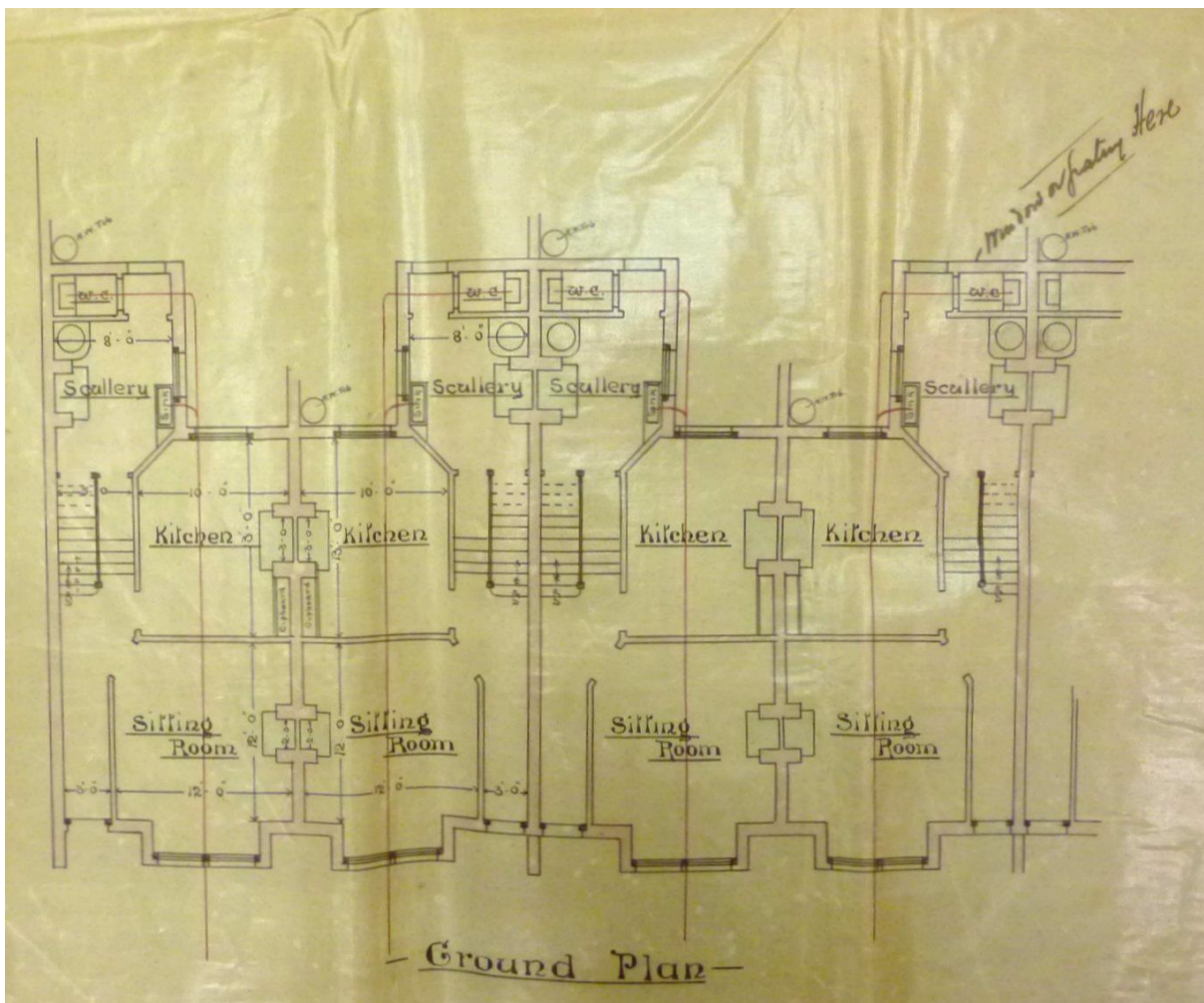


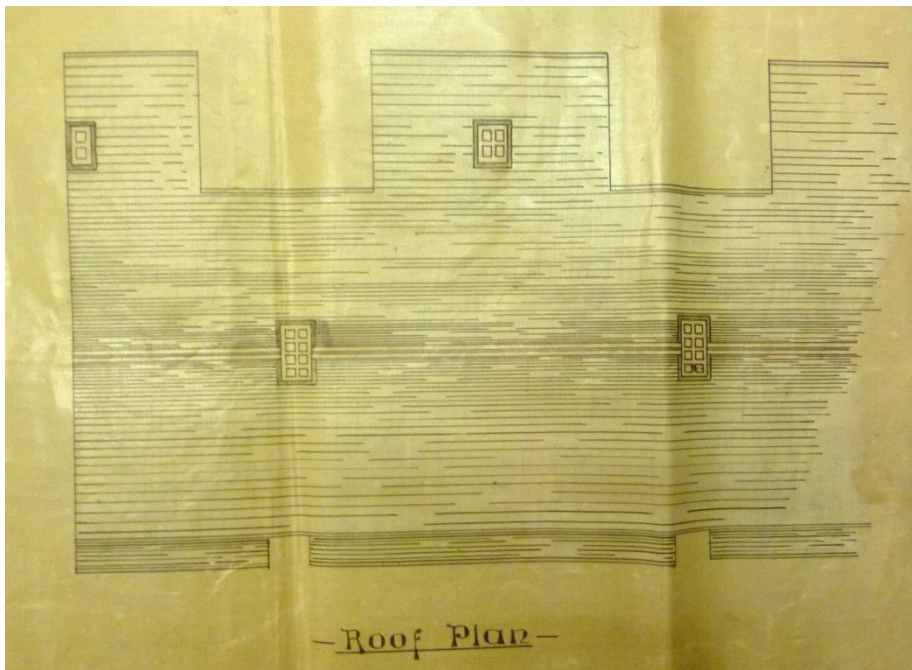
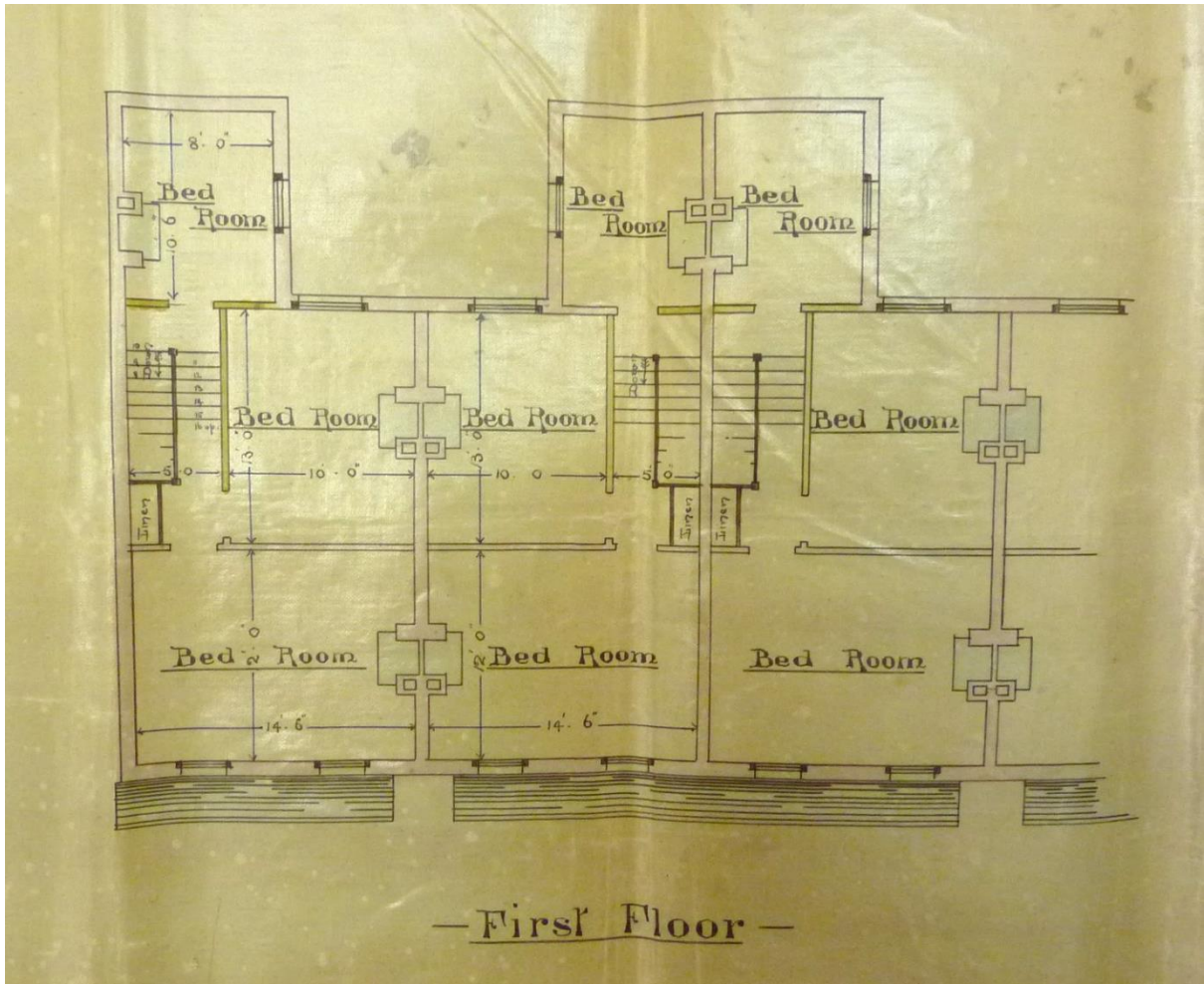
*Close-ups of the third page of Kingerlee's 1892 plans for twenty-four houses on Chester Street (nos. 2-48): front elevation and back elevation (notice the rain barrels).*





*Close-ups of the third page of Kingerlee's 1892 plans for twenty-four houses on Chester Street (nos. 2-48): north-south section and ground plan.*





*Close-ups of the third page of Kingerlee's 1892 plans for twenty-four houses on Chester Street (nos. 2-48): first floor and roof.*

Kingerlee's plans were approved by the City Engineer on 7 December 1892, on condition that the space underneath the houses "be filled up with builder's or other dry and inoffensive rubbish, and that a continuous bed of cement concrete six inches thick be laid upon it at or above the level of the damp courses". Building commenced at the Iffley Road end of the street; almost immediately the fact that the council had allowed large amounts of household rubbish to be dumped on to the previously empty site was raised. The fear was that if the houses were built on top of it, or even near "stuff which for years must be in a state of slow decomposition, the exhalations from the water that would get into it could not but be deleterious to the health of the people living near it." Such concerns had been heightened by an influenza epidemic earlier in the year, which had claimed eighty-nine lives and caused the university to delay the start of Hilary Term by two weeks. Kingerlee (who was himself a

Mr. KINGERLEE said he was prepared to accept the suggestion to remove the refuse to a depth of 115 feet from the road. The Council had created this nuisance themselves, and the plans of the houses having been passed they had shot hundreds and hundreds of loads of house refuse there. To get out of the difficulty he proposed to take the stuff 115 feet farther off the sites of the houses, but to meet Mr. Underhill he would go fifty yards away from the road. He thought it was a most unfair thing of the Council to create a nuisance and then not step forward and help to remove it. He did not know why he should be at the cost of removing thousands of loads. He called attention to the state of Cripsey-road when it was laid out with this stuff, and he should like for any one to point out a house there which was not well drained; he had not heard of a case of diphtheria there or on the Iffley-road, but he had heard of them in St. Clement's, where none of the stuff had been shot. The Council placed large piles of it on Port Meadow, where children played on it, and on Cripsey, where men dug it in, and if it was so dangerous he thought the Council ought to put a stop to it. (Hear, hear.)

member of the council) said that he intended only to spread the household rubbish on what would be the gardens of the houses, and to bury it three feet deep. However, a committee of the council decided that this would "not by any means remove the serious danger of this immense mass of pestilential stuff" and Kingerlee was obliged to agree to remove all the rubbish within 115 feet of Chester Street.

*Jackson's Oxford Journal,*  
10 December 1892.

Chester st. from Iffley rd.  
SOUTH-EAST SIDE.  
1 Hannisett William Hy  
3 Manley John Job  
5 Colyer Hy. Theophilus  
7 Owen George Gunn  
.....here is Warwick st.....  
NORTH-WEST SIDE.  
2 Walker John Richard  
4 Rogers Thomas Howard  
6 Brown John William  
8 Talbot Mrs  
10 Roomes Chas. modeller  
12 Plummer Frank  
14 Clark Horace  
16 Cullimore Wm. Charles

*Extract from Kelly's Directory,*  
1894-5.

In 1894 (left) the four houses built on the southern side of the street by James Ward (nos. 1-7) were occupied, as were the first six (nos. 2-12) built on the northern side by Kingerlee. No. 1 was for a time a general shop; in the late 1920s it was the Azra Knitwear Depot.

By 1895 Kingerlee was advertising houses in Chester Street as 'some of the BEST COTTAGES in Oxford to be let or sold':

**TO be LET or SOLD,—No. 1, Staverton Road,** three reception rooms, six bed rooms, bath room, and usual offices. Rent moderate.—**No. 8, Banbury Road, Summertown,** dining and drawing rooms, four bed rooms, bath room, and usual offices. Rent moderate.—Also some of the **BEST COTTAGES** in Oxford to be Let or Sold, situated in Chester-street.—For particulars of the above apply **T. H. KINGERLEE, 35, Queen-street, Oxford.**

*Jackson's Oxford Journal,* 23 February 1895.

## THOMAS HENRY KINGERLEE



The building firm of Kingierlee was one of the largest employers in Victorian Oxford and its activities transformed the physical fabric of the city. Moreover, the company's founder, Thomas Henry Kingierlee (*left, as Mayor of Oxford in 1898*), had a profound influence over Oxford's political, religious and commercial development.

Thomas was born in Banbury in 1843, and started working for his father as a plumber and glazier at the age of fifteen. Ten years later he took over the business and by 1881 he was describing himself as a 'master builder' employing twenty men. In 1883 he, his wife and three children moved to Oxford, at a time when the city was expanding rapidly and builders were in great demand. His business thrived and within only a few years Kingierlee was employing several hundred men and building scores of houses, as well as religious, commercial and public buildings all over city. Kingierlee kept many of the houses that he built, rather than selling them, and by the turn of the century he was the biggest house builder and landlord in Oxford, and he wielded considerable power on the City Council, serving as a Liberal councillor for the West Ward, Mayor (twice), and Sheriff. He was also a leading member of the Congregational Church and, as a staunch tee-totaller, encouraged his workforce to join the YMCA, Temperance string bands, cricket teams and mutual improvement clubs, all supported by the company.

By the mid 1930s Kingierlee & Sons had built over seven hundred new houses throughout the city's suburbs, making it by far the largest developer in Oxford. About half of these were off the Botley Road, where two new streets, Helen Road and Henry Road, were named after Thomas's two eldest children. The company was also responsible for numerous major buildings including Oxford's first electricity station, at Osney (1892); Frank Cooper's marmalade factory on Park End Street (1903); the Cowley Road Methodist Church (1904); the Oxford Picture Palace on Jeune Street (1911); the New Theatre (1933), and almost all the buildings on the Pressed Steel site at Cowley (late 1920s to early 1970s).

Thomas Kingierlee died in 1928 (leaving an estate worth about £1.2 million in today's money) but by then his two sons were running the company. It is still going strong and recently celebrated its 150<sup>th</sup> anniversary.

*Left to right, four generations of the Kingierlee family in 1927: Henry Stephen (Harry); Thomas Henry; Thomas Henry (Tom); and Stanley John (Jack). The firm is now under the directorship of Tom's son David Kingierlee.*

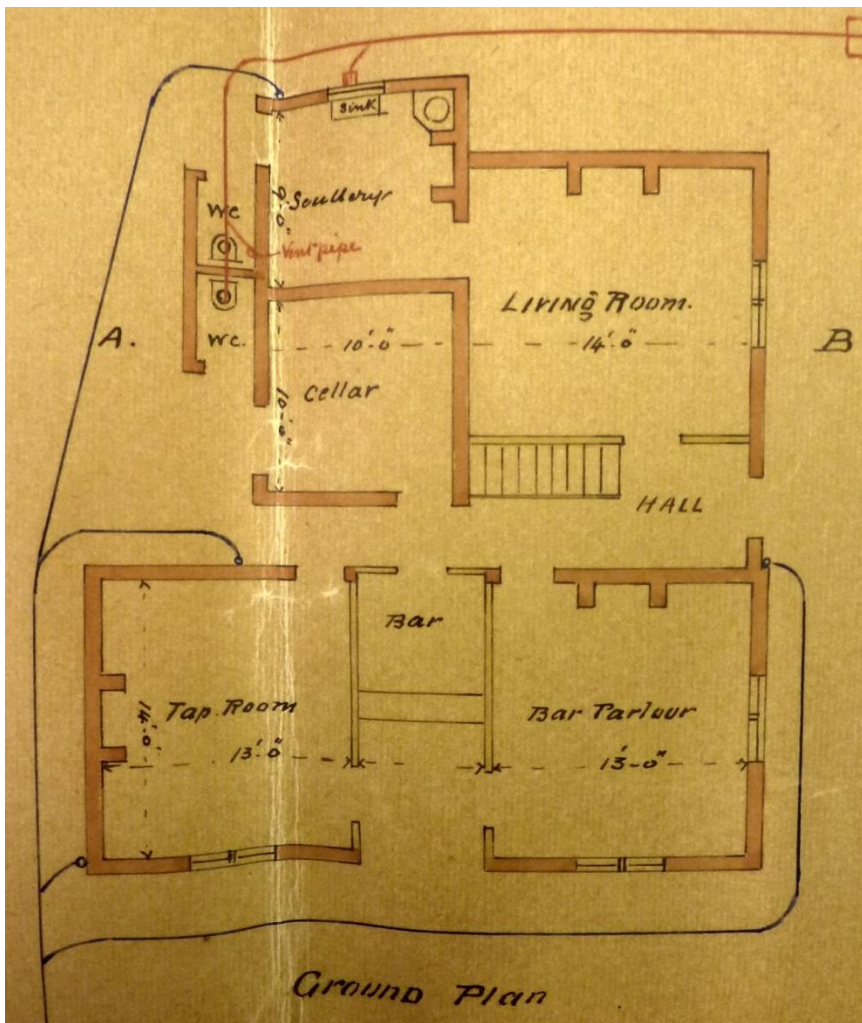


Chester st. from Ifley rd.  
 SOUTH-EAST SIDE.  
 1 Davis Henry William  
 3 Manley John Job  
 5 Moore Thomas Charles  
 7 Owen George Gunn  
 9 Coles Frederick C  
 .....here is Warwick st.....  
 NORTH-WEST SIDE.  
 2 Walker John Richard  
 4 Rogers Thomas Howard  
 6 Brown John William  
 8 Talbot Mrs  
 12 Plummer Frank  
 14 Pitt William P  
 16 Cullimore Wm. Charles  
 18 Howse Henry  
 24 Maycock Joseph  
 26 Brimfield Samuel H  
 28 Holton Albon George  
 30 Jennings John Albert  
 32 Atkin Ernest  
 34 Owen Joseph

In October 1895 it was reported that the laying of drains and sewers was underway and by the end of that year, 9 Chester Street, on the southern side, had been built, probably again by James Ward, as it is in the same style as nos. 1-7. Later the house was occupied by Albert Nicholls, a fly (taxi cab) proprietor.

Kingerlee had by now completed and let out fourteen houses on the northern side. 16 Chester Street, on the corner of what was to become Stratford Street, was a general shop run by William Cullimore.

*Extract from Kelly's Directory, 1895-6.*



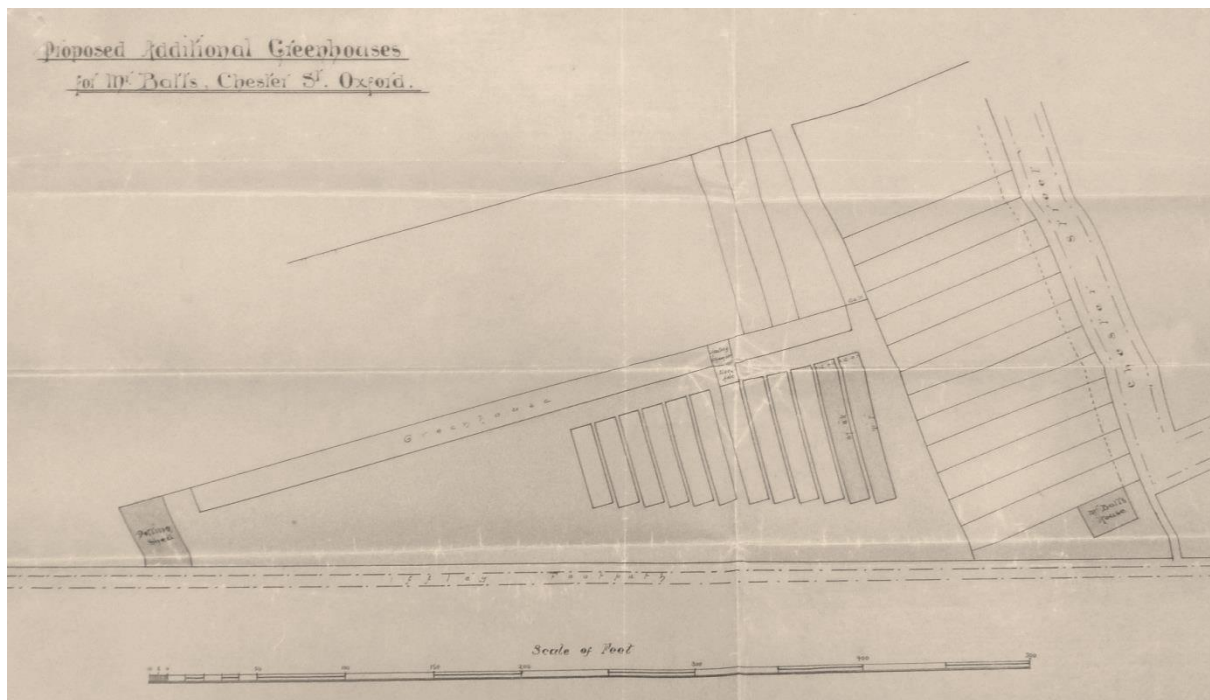
In 1896 the Chester Arms was built on a large plot on the corner of Chester Street and Argyle Street by Walter Wilkins of Hythe Bridge Street. The owners of the pub were Messrs Weaving & Son, proprietors of the Eagle Brewery on Park End Street. On the ground floor were a separate tap room (to the left of the entrance on Chester Street) and a parlour (to the right), with a central bar between them, serving both. Behind were a living room and scullery for the landlord and his family and above, four bedrooms:

*Part of Walter Wilkins's plans for the Chester Arms, 1896.*

By October 1896 there were thirty-two houses on the street, of which Kingerlee had built twenty-five; four of these he had already sold. Originally the house at the western end of the row – no. 48 – sat on a large triangular plot, with Meadow Lane running to the west of it. However, Kingerlee subdivided the plot and built an additional house on the end – no. 50 – with its front door on Chester Street and an additional downstairs bay window on the side,

**BEDDING PLANTS CHEAP.**  
**IN VARIETY.** Window Boxes tiled and Gardens laid out. Cucumbers, Tomatoes, Vegetables, Fresh-Cut Flowers.  
**WREATHS, CROSSES, BOUQUETS, &c.,** made up on the shortest notice.  
 All kinds of Lamin, Peat, Sand and Coarse Fibre always in stock.  
 Inspection of the Nursery invited.  
 Orders by post promptly attended to.  
**A. BATT'S,**  
**THAMES NURSERY, CHESTER STREET, AND AT 61 & 63, WOODSTOCK ROAD, & OXFORD MARKET.**

overlooking Meadow Lane. Kingerlee sold this house to Mr Batts, a greengrocer of Woodstock Road. In 1896 Kingerlee built thirteen very large greenhouses and a potting shed for him on the open piece of land behind 32-44 Chester Street. A passageway at the south-western end of what was to become Stratford Street, leading behind 16 Chester Street, gave access to Mr Batts's 'Thames Nursery'.



*Kingerlee's 1895 plans (with east at the top) for thirteen greenhouses for nurseryman Mr Batts, with a potting shed at the northern (left-hand) end and a heating chamber and store connecting the very long greenhouse running north-south with those to the west.*

**NORTHAMPTON BREWERY COMPANY, Ltd.,**  
 Desire to draw particular attention to the Home-Brewed Character of their  
**ALES AND STOUT.**  
 THEY ARE OF SUPERIOR EXCELLENCE AND PURITY.  
**LIST OF PRICES.**

		PER GALLON.		
<b>Family Pale Ale.</b>	Mild Ales	1/2, 1/2, 1/4, 1/6, 1/8, 2/-		<b>Digestive Stout.</b> Highly recommended for its Non-robbing Quality.
<b>SPECIALITY HOP.</b>	Amber Ales	- - - - - 1/2, 1/2, 1/4		
Forms an agreeable and strengthening Tonic.	India and Pils	- - - - - 1/2, 1/2, 1/4, 1/6		
	Digestive Stout	- - - - - 1/2, 1/4, 1/6		
DELIVERED FREE IN ANY SIZED CASE.				
AGENT— <b>W. SMITH,</b> CHESTER STREET, IFFLEY ROAD, OXFORD.				

Mr Batts did not live in the house at no. 50 but instead rented it out to William Steventon (whose family remained there until at least the late 1970s). The ground floor was used as business premises, initially by a baker and agent for the Northampton Brewery, William Smith, and later by a baker, SJ Avery

When John Albert Jennings, landlord of the Boar's Head in Queen's Lane, applied to transfer his licence to the newly-built Chester Arms, Thomas Henry Kingerlee, who was a staunch Congregationalist and teetotaler, objected to the application. He gave evidence to the council's licensing committee that he had sold four houses on Chester Street with a distinct covenant that they were not to be converted into licensed houses of any description, because he had bought the plots of land on that condition. He contended that if an alcohol licence was granted to the Chester Arms, the remaining twenty-one houses that he had on Chester Street would not sell well, because they were immediately opposite the pub. Several tenants had already told him that if an alcohol licence were granted they would have to look for other houses elsewhere. In fact, John Jennings, the man applying for the licence, was himself one of Kingerlee's tenants, having moved into the newly-built no. 30 in 1895, and then into no. 22 the following year.

Despite Kingerlee's objections, the licence was granted and John Jennings became the first landlord of the Chester Arms. Various additions were made to the building, including a new coal shed and urinal, in the late 1890s. By 1903 the landlord was Alfred Thomas, and in August of that year he was summoned for selling beer after hours. At 11.35pm on 24 July the policeman on duty in Chester Street, PC Furrage, had seen a man "leave no. 11 Chester Street without a hat and go in one of the back doors of the Chester Arms". Fifteen minutes later the man emerged with the landlord's daughter, Ethel Thomas, and when apprehended on Warwick Street she was found to be carrying a gallon of ale in a jar under her skirt. Her father was fined £5 and twelve shillings costs [about £440 in today's money].

In 1914 (by which time Weavings Eagle Brewery had been taken over by Hall's) a large club room was built on to the Chester Arms, fronting Argyle Street. (This was later demolished and a house now occupies the site.) The originally very large garden of the pub was (and still is) used for the Oxfordshire game of Aunt Sally. In 1974 Ken Warmington, a former member of the Royal Green Jackets regiment (previously the Ox & Bucks Light Infantry) took on the tenancy and changed the name to the Royal Green Jacket with two bars called the Peninsular Bar and the Volunteer Bar. He made the pub into an unofficial museum of the regiment, full of regimental pictures, photos and ornaments. In 1990, when he left, the pub changed its name back to the Chester Arms. In 2012 there was a failed attempt to turn the pub into a private house; instead it was taken over by new landlords and given a fresh lease of life.



*The main door of the Chester Arms. Image courtesy of Simon Somerscales.*

The plot on the north-eastern corner of Chester Street and Warwick Street, beside 9 Chester Street, remained empty for several years until F Martin of 22 Divinity Road built a new house and corner shop (now nos. 9a and 11) there in 1898. The shop was initially shared by two businesses, a grocers and a butchers. Later it became a confectioners, a hairdressers and a second-hand goods shop.

**OXFORD.**  
**IMPORTANT SALE OF VALUABLE**  
**FREEHOLD & LEASEHOLD PROPERTIES**

**LEASEHOLD HOUSE,** 74, Kingston-road.  
**FREEHOLD HOUSE,** 45, Ifley-road.  
**TWO FREEHOLD HOUSES,**  
 Nos. 10 and 10a, Circus-street, Ifley-road.  
**FREEHOLD HOUSE,**  
 2, Chester-street, Ifley-road.  
**FREEHOLD RESIDENCE,** 212, Ifley-road.

**Messrs. R. BUCKELL and SON**

**H**AVE been favoured with instructions from the  
 Exors. of the late Henry Carter, deceased, to  
**SELL** the above Valuable Properties by **PUBLIC**  
**AUCTION** at the Golden Cross Hotel, Cornmarket-  
 street, Oxford, on **WEDNESDAY, OCTOBER 3rd,**  
 1900, at Six for Seven o'clock in the Evening, in  
 the following Lots:—

**Lot 5.—Freehold Brick-built and Slated DWELL-  
 ING-HOUSE, No. 2, Chester-street, Ifley-road,**  
 Oxford, containing Entrance Passage, 2 Sitting  
 Rooms, Kitchen, Larder, Coal Cellar and w.c.  
 on the Ground Floor; 3 Bedrooms on the Upper  
 Floor; with Garden Back and Front; now in  
 the occupation of Mr. J. R. Walker, at a rental  
 of 6s. per week, Tenant paying all Rates except  
 Water Rate.

*The Oxford Times, 29 September 1900.*

time. None of the households on Chester Street had a live-in servant in 1901, even though other houses in the area did contain them – usually a young ‘maid of all work’ in her first placement after leaving school.

There were fifty-five adult men living in Chester Street aged fourteen or over [the compulsory school leaving age was twelve in 1901]. Of these, 95% were employed (see over). They had jobs in shops; in the food and drink trades (including butchers and bakers); in building (including carpenters, decorators and a stonemason); and in other services (including gardening, printing and tailoring). It’s likely that some who were domestic servants and gardeners had work at one or other of the nearby large houses - Fairacres House, Donnington Lodge and Freelands House - which had existed prior to enclosure. Chester Street men were also occupied in offices as clerks and book keepers and in public services such as the Post Office and the police force. Some worked as teachers; others were in domestic service, several of them at the colleges. These jobs were typical of the time: before the advent of William Morris’ car factory, Oxford was very much a service town rather than a manufacturing one, and the presence of the university meant a high demand for services such as tailoring and the provision of food and drink. There was also a growing public and business bureaucracy and, of course, a buoyant building trade, supported by the rapidly-expanding suburbs.

By 1900 all Kingerlee’s house on the northern side of Chester Street were occupied, either by tenants, or by people who had bought the properties themselves, often at auctions like the one advertised to the left.

By the time the census was taken on 31 March 1901 there were thirty-one properties on Chester Street housing 147 people, with an average household size of 4.74. Nineteen of the households (61%) contained children under the age of fourteen, with an average of 2.3 children in those households. Hence the family units were not particularly large, with the notable exception of the Crawford family at no. 30 (a household of twelve people, five of them young children); the Thomas family at the Chester Arms (ten people with three young children); and the Ball family at no. 44 (nine people with five young children). The majority of houses contained four or five occupants, as was typical in this part of East Oxford at the



## **Men's occupations in Chester Street in 1901**

### Food and drink trades

Licensed victualler (Chester Arms)  
Butcher (x4)  
Fruit salesman  
Baker's assistant (x2)  
Provisions merchant's assistant  
Grocer's assistant

### Building trades

Builder's foreman  
Stonemason  
Plumber  
Carpenter (x2)  
House painter and decorator (x4)  
Bricklayer's labourer  
General labourer (x2)

### Shop assistants

Stationer's assistant  
Draper's porter  
Jewellery assistant

### Education

Pupil [apprentice] teacher  
Elementary school teacher  
Herbarium assistant and science teacher

### Office and public service workers

Commercial clerk  
Lay clerk  
College buttery clerk  
Book keeper  
Assistant librarian  
Post office worker (stamper)  
Police constable  
Police pensioner  
Auctioneer's office boy

### Domestic service

College servant  
Gardener (x5)  
Butler  
General domestic servant  
House boy

### Other services

Tailor  
Printer  
Lithograph painter  
Laundry man  
Billiard marker  
Stationery engine driver

A few of the younger men in Chester Street – grown-up sons still living at home – had jobs as shop assistants and labourers, but the majority of men were in skilled and semi-skilled occupations. These were good jobs, but none-the-less three households in Chester Street contained one or two boarders to provide an extra income, and 20% of the street's forty-nine adult women also did paid work, suggesting that their earnings were necessary to support the family. Traditionally wages in Oxford were low compared to those in other towns and cities (due mainly to a dense urban and rural population and a lack of manufacturing) and even at the turn of the century a relatively high proportion of working-class women had jobs in order to supplement the household income. In Chester Street four women were laundresses, three were dressmakers (probably working from home), one was a housekeeper, one an elementary school teacher and one an assistant in a grocer's shop, all occupations which were common for women throughout Oxford's working-class parishes. The laundry trade employed large numbers of women at this time in East Oxford (and in Headington and Summertown), and most of the work was done at home, in the outhouse at the back. Laundry was brought by cart from the colleges and from wealthy households in town, distributed to the laundresses, washed by hand in a large copper in the outhouse, and hung to dry in the long narrow gardens typical of these houses. Gardens were sometimes referred to as, for example, 'six-sheeters' or 'eight sheeters', depending on their length.

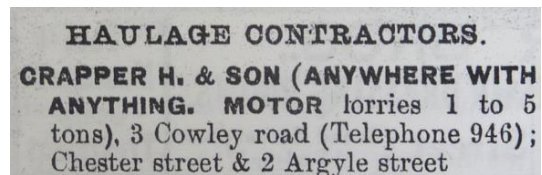
## Women's occupations in Chester Street in 1901

Dressmaker (x3)	Housekeeper
Laundress (x4)	Grocer's shop assistant
Elementary school teacher	Living on own means (i.e. on a pension) (x2)

In 1901 just over half of Chester Street's residents had been born in Oxford. Another 16% came originally from elsewhere in Oxfordshire and 29% had been born outside the county. Again, this was fairly typical of the demographic of East Oxford at the time, with local people moving into newly-built houses in the expanding suburb, either from other streets nearby, or from poorer accommodation in the older inner-city parishes like St Aldate's, St Ebbe's and St Clement's.

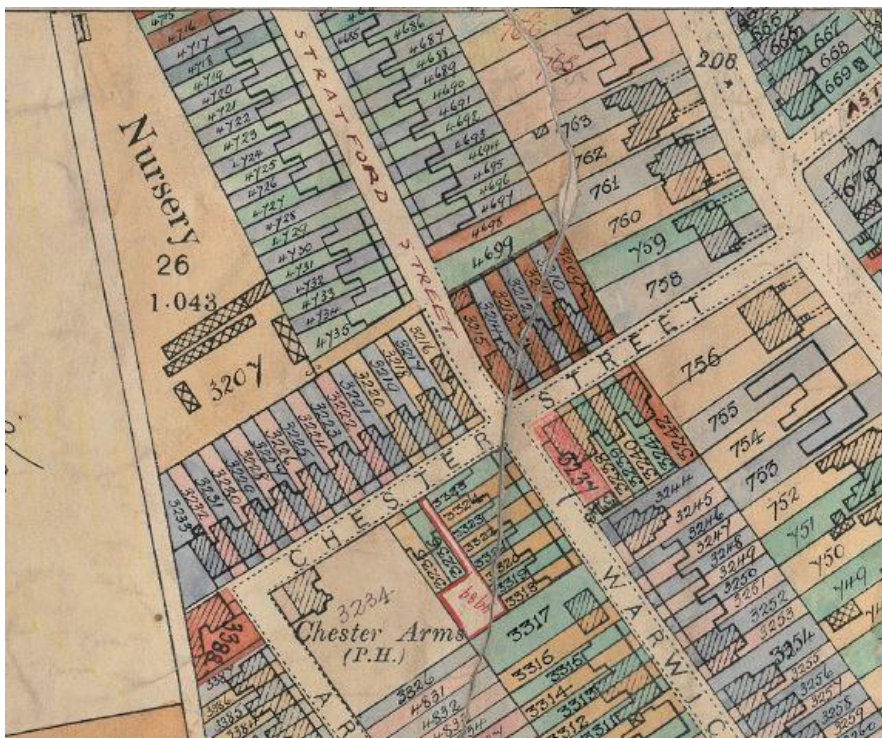
The street was completed in 1903 when two more houses, nos. 15 and 17, were built on the plots on the south-west corner of the junction between Warwick Street and Chester Street.

In 1911 a two-storey workshop for Andrews Furnishers Ltd was built behind no. 17, and in the mid 1920s Harold Crapper had premises there.



*The Oxford Directory, 1925.*

The 1910 District Valuation Survey (below and overleaf; sometimes known as the Lloyd George Domesday Survey) showed that of the thirty-four properties on Chester Street, TH Kingerlee still owned fifteen of them, and was renting them out to tenants at between £15 and £20 a year [about £1,200 to £1,600 a year in today's money, average for East Oxford at the time]. Of the remaining houses, nine were owned by other landlords and rented out, and the rest were owner-occupied. The houses were reckoned to be worth between £200 and £300 [about £16,000 to £23,500 in today's money].



*Extract from the map accompanying the 1910 District Valuation Survey (which was based on the 1899 OS map). The numbers refer to those in the left-hand column of the schedules on the pages below. The colours were simply to make adjacent properties easier to distinguish.*

Parish of COWLEY ST JOHN

Extract from the 1910 District Valuation Survey for 2 to 32 Chester Street.

No. of Assessment	No. of Poor Rate	Christian Names and Surnames of Occupiers	Christian Names and Surnames of Owners, with their Residences	Description of Property— If an Inn, &c. the name or sign by which known	Street, Place, Name, and Precise Situation of Property	Poor Rate						Reference to Map	Extent as determined by Valuer				Original Gross Value	Deductions for		
						Estimated Extent	Gross Annual Value	Rateable Value	Acres	R.	P.		Y.	Buildings and other Structures, including Machinery.	Timber.	Fruit Trees, Fruit Bushes, and other Land.				
																		£	s.	£
41	3205	1950	Cooper G.H.	Range etc	246	8	7	10	393 <sup>K</sup>			29	21	240	25					
4	3206	1	Hingetree	Land	42	5	2		79					30						
4	3207	2	Gamma	Buildings	} <del>Stratford St</del> Stratford St	20	16		} 393 <sup>PQ</sup>	1		11	24	770	75					
4	3208		Wild	ekusony Garden		30	25													
4	3209	3	Walker John R <sup>d</sup>	House etc	2	15	12		393 <sup>R</sup>			6	22	265	212					
4	3210	4	Rogers Tho. Hy	Hingetree Y.H.	4	15	12		393 <sup>R</sup>			6	22	265	209					
4	3211		Brown John W-		6	15	12		393 <sup>R</sup>			6	24	265	209					
4	3212	5	Glanville Edw. W.		8	15	12		393 <sup>R</sup>			6	24	265	209					
4	3213	6	Harris Geo W.		10	15	12		393 <sup>R</sup>			6	24	265	209					
4	3214	7	Woodford John C.		12	15	12		393 <sup>R</sup>			6	24	265	209					
4	3215	8	Pell W. J. P.		14	15	14	10	393 <sup>R</sup>			8	11	280	222					
4	3216	9	Bullimore Wm L.	Self	16	19	15		393 <sup>R</sup>			7	19	300	244					
4	3217	1990	Horsman land T.	Self	18	15	12		404			6	22	270	238					
4	3218	1	Pritchard Tho. J.	Self	20	15	12		393 <sup>R</sup>			6	27	265	209					
4	3219	2	Castle John James	Maycock Jm. pl.	22	15	12		393 <sup>R</sup>			6	27	265	209					
4	3220		Maycock Jacob		24	15	12		393 <sup>R</sup>			6	27	265	209					
4	3221	3	Bales William	Self	26	15	12		393 <sup>R</sup>			6	27	265	209					
4	3222	4	Carbester etc.	Maycock Wm	28	15	12		393 <sup>R</sup>			6	27	265	209					
4	3223	5	Crawford John Hy	Hingetree Y.H.	30	15	12		393 <sup>R</sup>			6	27	265	209					
4	3224		Howell William		32	15	12		393 <sup>R</sup>			6	27	265	209					
Total							207	251												

Parish of COWLEY S. JOHN

No. of Assessment	No. of Poor Rate	Christian Names and Surnames of Occupiers	Christian Names and Surnames of Owners with their Residences	Description of Property— If an Inn, &c. the name or sign by which known	Street, Place, Name, and * Precise Situation of Property	Poor Rate						Reference to Map	Extent as determined by Value				Original Gross Value	Deductions for			
						Estimated Extent		Gross Annual Value		Rateable Value			Acres	R.	P.	Y.		Buildings and other Structures, including Machinery.	Timber.	Amount from other Parishes, on the same rating.	
						£	s.	£	s.	£	s.										£
4	3225	1993	Jacobs Adelaide	Hingulce T.H.	House etc	34	Chester St		15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3226		Galpin Henry J.P.			36			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3227		Tubby John			38			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3228		Thicke Mary S			40			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3229		Melner Arthur			42			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3230	6	Worland John H.	Self		44			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3231	7	Kobbs W. R <sup>d</sup>	Hingulce T.H.		46			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3232		Cooper William			48			15	12	393 <sup>q</sup>			6	27	2	65	209			
4	3233	8	Stevenson William	Self		50			20	16	393 <sup>q</sup>			12	30	4	00	329			
4	3234	9	Lambert Tho B	Kells Oxford Brewery & Pub					48	38	10						2700	1486			
4	3235	2000	Luthmore W. Ch.	Lambert T.H.		17			15	12	393 <sup>q</sup>						260	208			
4	3236		Chapman Frank			15			15	12	do						260	208			
4	3237	1	Howell Evan G.	Howell E.C.		11			30	24				11			1275	367			
4	3238	2	Heasman Cecil L.	Gabell W.		9			16	13											
4	3239	3	Lewendon James	baton		7			12	13	do						300	244			
4	3240	4	Baker Henry	Baker Henry		5			16	13	do						300	244			
4	3241	5	Bearritt Alfred K.	Lovsley Tho		3			16	13	do						310	254			
4	3242	6	Corrall Alfred	Self		1			17	13	10	do					340	270			
4	3243	7	Proffitt Jacob D.	Howell E.C.	Shop	1	Harwood St		8	7	10			3			85	63			
4	3244	8	Money Percy	Self.	House etc	3			18	14	10	393 <sup>q</sup>					350	254			
Total									368	286											

Extract from the 1910 District Valuation Survey for 34 to 1 Chester Street.

Chester Street remained a residential street with a handful of shops and a pub until 1971, when the Seventh Day Adventist Church opened at 1A Chester Street. It was on land previously occupied by the garden of 210 Ifley Road (a house built in 1893, later the Melville Hotel). In 1962 there had been plans to build four open car ports with two-storey maisonettes above them on the site, but these were withdrawn, as were plans two years later for three two-storey houses with garages behind. Instead, a scheme by the Oxford Architects Partnership for a new church were given approval in 1966 and it was completed five years later.

**CHESTER STREET.**  
 From 210 Ifley road to  
 2 Argyle street.  
 Map F 8.  
 South-east side.  
 Seventh-Day Adventist  
 Church  
 1 Walter Eric R  
 3 Knappett Edmund  
 5 Saw Mildred E  
 7 Hollington Kenneth  
 9 Emanuel Mrs. O. M  
 9a Sewing Machine Aids,  
 sewing machine dlr  
 11 Hawken Nicholas J  
 11A, Wakelin T. C. second-  
 hand goods dlr  
 .....here is Warwick st.....  
 15 Wheal Mrs. W. A  
 17 Hemming Allan  
 Royal Green Jacket PH  
 ..... here is Argyle st .....  
 North-west side.  
 2 Beesley W  
 4 Laurance Anthony J  
 6 Richards Peter  
 8 Dalton Howard F

*Kelly's Directory, 1976*

10 May Miss G  
 12 James Mrs. W. N  
 14 Salmon V  
 .....here is Stratford st.....  
 16 Walker R. & J. grocers  
 16 Walker Rt  
 18 Ginever Ellis M  
 20 Morrissey Edwd  
 22 Stone Mrs  
 26 Beaumont Miss W. M  
 28 Flynn V  
 30 Coxhill F. A  
 32 Annely F. I  
 34 Barnett Miss  
 36 Lowth Geo  
 38 Roe V  
 38 Watson Saml  
 40 Price A. M  
 42 Bandrowski M  
 44 Asif Mhd  
 46 Opara Rt  
 48 Shepherd V. E  
 50 Steventon Leonard H

## THE LIVES 12, 14 AND 16 CHESTER STREET

Kingerlee completed 12, 14 and 16 Chester Street during 1893 and the houses were first occupied in 1894. **Horace Clark** moved in to no. 14 but stayed for only a year before **William James and Ellen Mary Prior-Pitt** moved in. William was the son of a carpenter and joiner and had been born in Alma Place in St Clement's. He had started his working life as a pawnbroker's assistant, but by the time he moved to Chester Street, when he was 32, he was working as a second-hand clothier. His wife Ellen (née Miller) was 33, born in St Ebbe's, the daughter of a college servant. The couple had been married at SS Mary & John Church on the Cowley Road in November 1887:

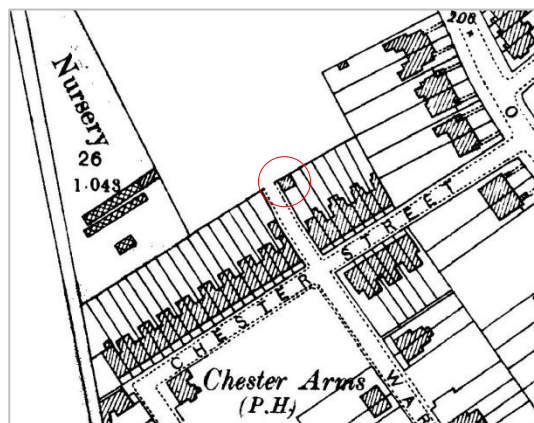
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
118	Nov. 14.	William James Prior Pitt	24	Bachelor	Tradesman	7 Alma Place St. Clements	James Pitt	Joiner
	18 27	Ellen Mary Miller	25	Spinster		50 Cowley Road	Richard Miller	College Servant

Married in the Church of St. Mary & St. John according to the Rites and Ceremonies of the Established Church, by \_\_\_\_\_ or after Banns by me,

This Marriage was solemnized between us, { William James Prior Pitt } in the Presence of us, { Richard Miller }  
 { Ellen Mary Miller } { Assessors: Kate Butler } { Walter Wynn }

- Laundries.**
- Adams, Mrs., New Headington
  - Allen, Mrs., 24 Fisher Row
  - Austin, Miss, 7 Friars Entry
  - Baker, Mrs. A., 88 Cardigan Street
  - Baston, Mrs., 23 Speedwell Street
  - Belcher, Miss, 10 Botley Meadows
  - Brain, Mrs., 19 and 21 Plantation Rd.
  - Clews, Mrs., 34 Kingston Road
  - Cluzeau, C., 44 Islip Road
  - Currill, Mrs., Headington Quarry
  - Dingle, Miss, 15 Essex Street
  - Evans, Miss, Newton Road
  - Garlick, Mrs., 17 Observatory Street
  - Gibbons, Mrs., 11 Magdalen Road
  - Grimshaw, Mrs., 5 King's Terrace
  - Hall, Mrs., 24 Stockmore Street
  - Higgs, Mrs., 41 Pembroke Street, Cowley Road
  - Holder, Mrs. W., 24 Grove Street, Summertown
  - Jones, John, Headington Quarry
  - Jones, Thomas, Headington Quarry
  - Kerry, Richard, Headington Quarry
  - King, Miss, 22 Radcliffe Row
  - Lewis, Mrs., 4 Princes Street, St. Clement's
  - Luckett, Miss, 13 St. Mary's Road
  - Narroway, Wm., Old Headington
  - Newport, John, 31 Fisher Row
  - Owen, Mrs., 80 Friars Street
  - Pitt, Mrs., 14 Chester Street
  - Polley, Mrs., Headington Quarry
  - Reeves, Wm., 10 Grove Street, Summertown
  - Russell, Miss, 41 Cardigan Street
  - Sanitary Laundry Company, Littlemore
  - Simmonds, Mrs., 45 Charles Street, Ifley Road
  - Skidmore, Mrs., 1 Allam St., Jericho
  - Smith, J., 57 Cowley Road
  - Stimpson, Barnard, 17 Gordon St.
  - Taphouse, Mrs., 3 Princes Street
  - Taylor, Mrs., 77 Blackfriars Road
  - Walton, Miss, 7 Penson's Gardens, St. Ebbe's
  - Ward, C., Headington Quarry

Ellen was a laundress and when they moved from 65 Cowley Road to Chester Street, she and William set up a laundry business at no. 14; she was sometimes described as a 'college laundress' in subsequent street directories. TH Kingerlee (who was still the owner of the house, and hence their landlord) built a two-storey laundry at the end of the garden in 1896. It had a wash room (with heated copper) on the ground floor and, above, an ironing room with a large ironing table beneath the window. The building can be seen on the 1900 Ordnance Survey map (below), and on subsequent maps of 1921 and 1939 (pp.22-24). Kingerlee's plans for it are overleaf.



(Left) Extract from Valter's Directory, 1899, showing that Mrs (Prior) Pitts's laundry was one of at least forty in Oxford at the time. Hundreds more women took in laundry on an informal basis.

# BUILDING NOTICE.

## CITY OF OXFORD.

### THIS IS TO GIVE NOTICE,

That it is my intention to commence building in accordance with plans deposited herewith, and with the following description:—

1	Number of Houses, Shops, &c. - - -	A new Laundry
2	Situation of ditto ditto - - -	14 Chester St Sffley Rd
3	Level or intended level of Cellar, or lowest floor, with reference to surface of Street }	Ground Level
4	Width of frontage abutting on Street or Road	
5	Area of land on which the House or Houses are intended to be erected }	About 60ft x 16ft
6	How the Property is to be Sewered - - -	
7	What Provision is to be made for the Surface-Water Drainage—Front - } Back - }	See plan
8	How supplied with Water - - -	From Company's main
9	Number of Waterclosets - - -	none
10	Name of the Owner - - -	J. H. Kinglerlee
11	Address ditto - - -	Queen St Oxford
12	Name of the Builder - - -	J Kinglerlee
13	Address ditto - - -	Oxford

N.B.—Where there is a public sewer in the street or road near the site, the closets and sinks are to be in all cases connected with the same, but the water from the roofs and yards is to be drained off separately.

Signature of Applicant

*J Kinglerlee*

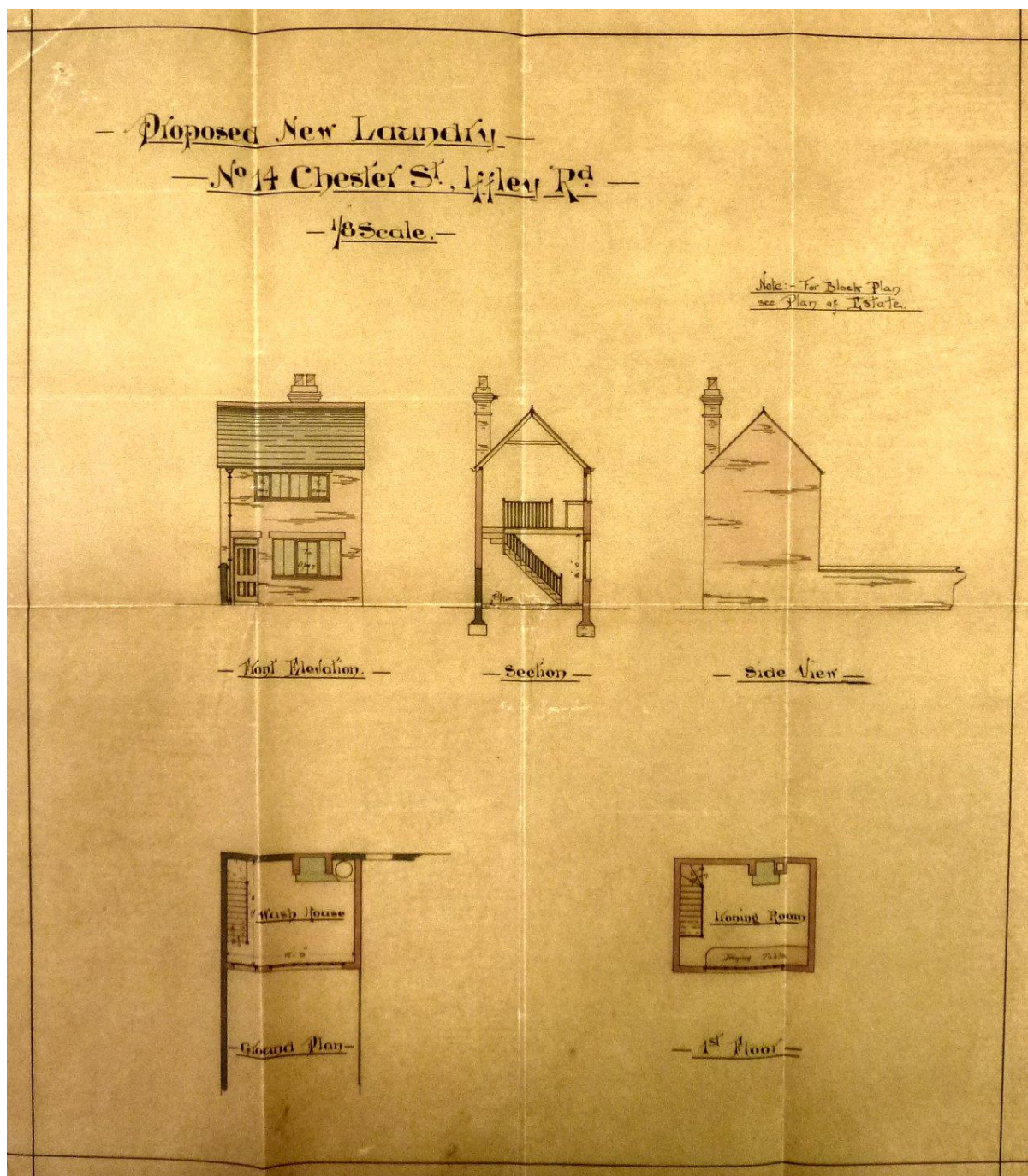
Residence

*Bridge House Osney*

Date

*Jan 7/96*

First page of TH Kinglerlee's plans for a new two-storey laundry building at 14 Chester Street, submitted to the City Engineer on 7 January 1896.



*Second page of TH Kingerlee's plans for a new two-storey laundry building at 14 Chester Street, submitted to the City Engineer on 7 January 1896.*

William and Ellen Prior-Pitt had three young sons, William (born 1889), Stanley (born 1891) and Gilbert (born 1893). In August 1895, soon after moving to Chester Street, they had a fourth son, Percy, but he died in January 1897, aged only seventeen months. He was buried in the churchyard at SS Mary & John, one of eight infants to be buried there that January.

A fifth son, Leslie, was born to the Prior-Pitts in March 1898. Like all his older brothers, he was baptised at SS Mary & John.



No. of Entry.	Name of Person Buried.	Description of Person Buried.	Age.	Place where Death occurred.	Date of Burial.
1636	Beatrice Christian Gosline Sawyer	Infant	9 mos.	134 Howard Street	1897. Jan 19.
1637	Mary Florence Cooper	Infant	15 mos.	173 Howard Street	" 21
1638	Herbert Vincent Howe	Infant	21 days	25 Princes Street	Jan. 22
1639	Arthur Lewellyn Howe	Infant	25 days	"	"
1640	Henrietta Matilda Hartland	Widow	66	21 James Street	Jan: 22
1641.	Elice Maud Blagrove.	Infant.	1 mo	104 Bullingdon Road	Jan: 25.
1642.	Percy Prior Pitt.	Infant.	17 <sup>mos</sup>	14. Chester Street.	Jan: 30.
1643	Ruth Martin Woodhouse	High school mistress	28	5 Southfield Road	Feb: 3
1644	Harold Reginald Belmay	Infant	21 wks	29 S Mary's Road	"
1645	Hubert Arthur Kidland.	Infant	20 mos	19 Temple St.	" 5

Extract from the burial register of SS Mary & John Church, showing some of the many infants buried in the graveyard during the winter of 1896/7. Percy Prior-Pitt was buried in the children's section of the churchyard.

The Prior-Pitts' neighbours at 12 Chester Street, and the first residents of the house, were **Frank Plummer** and his wife. This may have been Frank and Emily Plummer who had previously lived at 11 Regent Street. They and their seven children had all been born in St Ebbe's; Frank was a bookseller and stationer.

The Plummers stayed only a couple of years at 12 Chester Street before being replaced in 1896 by **John Edward** and **Alice Elizabeth Florence Woodford**. John (sometimes known by his second name of Edward) was 43 and had been born in Kidlington, the son of a butcher. John was himself a journeyman butcher (i.e. an employee rather than having his own business). Alice (née Bryan) was 35 and had been born in St Thomas's in Oxford, the daughter of a cab proprietor. She and John had married at St Thomas's church in September 1879, but had lived in John's home village of Kidlington until the early 1890s before moving to Hayfield Road in Jericho. They had six children: Edward (aged 15 when they moved to Chester Street), Archibald (14), Harry (12), Horace (10), Evelyn (7) – all born in Kidlington – and Beatrice (4), born in Oxford.

A few years after moving in to 12 Chester Street, in July 1900, John Woodford was brought before the City Court for his part in an altercation on nearby Warwick Street. One of those presiding was his landlord Thomas Kingerlee. After some deliberation, John was cleared of wrongdoing, and his assailants fined more than two weeks' rent each.

## CITY COURT—TUESDAY.

Present: The Deputy-Mayor (Mr. Kingerlee), Alderman Gray, Mr. Sheard, and Mr. Laing.

**ASSAULT IN WARWICK STREET.**—Frank Stroud and Ernest Walters, Howard-street, were summoned for assaulting John Edward Woodford on the 6th July. There was a cross-summons against Woodford for assaulting Stroud.—Mr. Fuller appeared for Woodford, who said he lived at 12, Chester-street, and was a dealer. On the evening in question he got home about ten minutes past ten. A man named Gurden had been with him. He went into the "Chester Arms" to get some supper beer, and saw Stroud there, but did not speak to him. He went home and had his supper, and then went again to the "Chester Arms" to see Gurden, whom he called out to see to his horse. Gurden led the horse to a field in front of his house, and witness followed. At the gate he saw Stroud and several others. Stroud hit the horse and said, "This old — I could have bought for £2." He asked him not to interfere with the horse, and Stroud struck him on the face and nose. He got away into Warwick-street, where Stroud followed him and made a rush at him and fell. The other defendant then came at him and hit him right and left, breaking one of his teeth and cutting his lip. Witness got away on to the Iffley-road and looked for a policeman. The next morning Stroud came to him and said, "You —, if you are in the same state of mind you shall have it again." He knew both men, but had never quarrelled with them.—**By Stroud:** He did not strike Stroud with a pole in the face.—**Felix Gurden** said he went into the "Chester Arms" at a quarter past ten, and Woodford came to him to see to his pony. Stroud interfered with the animal, and he believed Stroud was hit with a pole, but he did not see it, as his back was turned.—**William Pearce** said he lived close to Woodford and saw him on the night in question. He was covered with blood and was in a semi-dazed condition.—**Stroud** was sworn, and said he went into the "Chester Arms" at a quarter past ten. He left at eleven, and saw Woodford and his pony. He patted the animal and said he would give £2 for it. Woodford then threw a pole at him and ran away. He followed him across the rubbish-heap and struck him, and then into Warwick-street, but did not strike him there.—**Cross-examined:** The pole formed the barrier to the field. He held Stroud in Warwick-street and they both fell.—**By the Bench:** About two years ago he summoned Woodford for his money when he worked for him.—**James Daw**, Hockmore-street, Cowley, said Woodford threw the pole over the pony, and Stroud caught it.—**Woodford**, re-called, denied that he deliberately threw the pole. Stroud was interfering with the pony, and that was the reason he was struck with the pole, which never went out of his hands.—**The summons** against Woodford was dismissed, and Stroud and Walters were bound over to keep the peace, and ordered to pay the costs, 13s. each, or 14 days.

*The Oxford Times, 21 July 1900.*

The first occupants of 16 Chester Street were **William Charles and Charlotte Louisa Cullimore** who bought the house (rather than renting it) from TH Kingerlee. They moved here from 11 Cripsey Road, near the railway stations. William was fifty; as a young man he had worked as a blacksmith's assistant or 'striker', and then later as a boiler smith for the Great Western Railway. Now he was a stationery engine driver in a printing office – someone who operated a steam-driven engine in a factory, perhaps in his case at the Oxford University Press. Charlotte (née Morris) was forty-seven and – like her new neighbour Ellen Prior-Pitt – was a laundress working from home and employing one or more staff. At the time of their marriage in 1877, Charlotte had been unable to sign her name:

Page 150.

1870. Marriage solemnized <i>By Banns</i> in the Parish of <i>Headington</i> in the County of <i>Oxford</i>								
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the Time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
365	<i>June 4<sup>th</sup></i>	<i>William Charles Cullimore</i>	<i>27</i>	<i>Bachelor</i>	<i>Striker</i>	<i>Headington</i>	<i>William Cullimore</i>	<i>Hostler</i>
		<i>Charlotte Louisa Morris</i>	<i>24</i>	<i>Spinster</i>	—	<i>Headington</i>	<i>William Morris</i>	<i>Labourer</i>
Married in the <i>Parish Church</i> according to the Rites and Ceremonies of the <i>Church of England</i> by me, <i>L. S. Jackson, Curate.</i>								
This Marriage was solemnized between us,		<i>William Charles Cullimore</i>		in the Presence of us,		<i>June Banns</i>		

William and Charlotte had three children – Harriet, Maud and William – but by the time they moved to 16 Chester Street only William, aged sixteen, was still living at home. The Cullimores set up a general shop on the ground floor of the house, and there was to be a shop here until the late 1970s.

By the time of the 1901 census (see overleaf) William Cullimore junior, now aged 23, was working as a lithograph painter. In his spare time he rowed for the Oddfellows Friendly Society (whose hall was on Bullingdon Road). Living with him and his parents at 16 Chester Street was his cousin, Lilian May Morris, then aged six. On the night of the census (31 March 1901) they also had a visitor staying, Maria Eaton, aged 25. William and Maria got married in 1903 and they went to live across the road at 17 Chester Street. They were to stay there the rest of their lives; Maria died in 1958 and William in 1962.

By 1901 the Prior-Pitts' four surviving sons were aged between eleven and three, and all except the youngest, Leslie, were at school. Next door at no. 12, the Woodfords' eldest son Edward was now twenty and working as a college servant. His brother Harry was seventeen and a baker's assistant. Horace was fifteen and a billiard marker – someone who worked in a billiard hall, club house or pub, keeping the score of the match and making sure that the players' drinks were refreshed. He may have had this job at the Chester Arms. The two younger sisters, Evelyn and Beatrice, were still at school, and Archibald, now nineteen, had left home and was working as an engine cleaner at the Great Western Railway station in Swindon.

By 1904 the children's father John Woodford was working as an insurance agent. They were still renting the house from the original builder and owner, TH Kingerlee. The family moved away, to Sutton near Stanton Harcourt, in 1910, and John became a 'dealer and livestock expert' whilst Harry (now 27) had work as a chef in a hotel, and Evelyn (now 23) and Beatrice (now nineteen) had become shop assistants.

Administrative County		The undermentioned Houses are situate within the boundaries of the										Page 9		
Civil Parish		Ecclesiastical Parish		County Borough, Municipal Borough, or Urban District		Ward of Municipal Borough or of Urban District		Rural District		Parliamentary Borough or Division		Town or Village or Hamlet		
of <i>Rowley St John</i>		of <i>Rowley St John</i>		of <i>Oxford</i>		of <i>East Ward</i>		of		of <i>Oxford</i>		of <i>Oxford</i>		
Cells	No. of Schedules	ROAD, STREET, &c. and No. or NAME of HOUSE	HOUSES			Name and Surname of each Person	RELATION to Head of Family	Condition as to Marriage	Age last Birthday of	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lunatic (4) Imbecile, feeble-minded
			Inhabited	Uninhabited	Number of Rooms									
38		6 Chester St.	1			John W. Brown	Head	28	Print. Stamp. & Stationery	Worker		Oxon. Oxford		
						Emily Brown	Wife	41				Wills. Cumberland		
						Nelly Brown	Daughter	4				Oxon. Oxford		
						William Brown	Son	2				do		
						William Millward	Boarder	52	Dressmaker	Non-Res.	At Home	Worce. Worcester		
39		8 do	1			Edward W. Flaville	Head	45	Commercial Clerk			Oxon. Oxford		
						Annie C. Flaville	Wife	64				do do		
						Chas. R. Flaville	Son	17	Accident Deposition			do do		
40		10 do	1			George Harris	Head	47	College Buttery Clerk	Worker		do do		
						Eliza Harris	Wife	44				Kentford. Kent		
						Frederick Harris	Son	5				Oxon. Oxford		
						Eliza Harris	Daughter	11				do do		
41		12 do	1			John E. Woodford	Head	40	Journeyman Butcher	Worker		do. Kedlington		
						Aliee E. Woodford	Wife	40	Dr. & Dent	Self		do. Oxford		
						Edward G. Woodford	Son	17	College Servant	do		do. Kedlington		
						Harry A. Woodford	do	17	Market & Assistant	do		do do		
						Horace A. Woodford	do	15	William Clarke	do		do do		
						Edwyn A. Woodford	Daughter	12	School Girl			do do		
						Beatrice H. Woodford	do	9	do			do. Oxford		
42		14 do	1			William J. Prior Pitt	Head	38	Laundryman	Employer	At Home	do do		
						Ellen H. Prior Pitt	Wife	38	Laundress	do		do do		
						William Prior Pitt	Son	1	School Boy			do do		
						Stanley Prior Pitt	do	9	do			do do		
						Gilbert Prior Pitt	do	6	do			do do		
						Leslie Prior Pitt	do	3	do			do do		
43		16 do	1			William C. Cullimore	Head	49	Stationary Engine Driver	Worker		do do		
						Charlotte C. Cullimore	Wife	64	Laundress Wash	Employer	At Home	do do		
						William C. Cullimore	Son	13	Lithograph Printer			do do		
						Anna M. Eaton	Visitor	25				do do		
						William H. Morris	Free	6				do do		
6		Total of Schedules of Houses and of Tenements with less than Five Rooms	6		1	Total of Males and of Females...		17	13					

Notes.—Insert name through each word of the headings as are inapplicable.

Page—Sheet 9.

The 1901 census return for 6 to 16 Chester Street.

49

In December 1906, the Prior-Pitts had a sixth son, Sidney. His father William's occupation was by now described as 'dealer', though his mother Ellen was still running the laundry from their home at 14 Chester Street. Eighteen months later William was summoned before the City Court to answer charges by his wife that throughout their marriage he had been a habitual drunkard and that this had worsened in the last three years. He had got into debt and had not supported the family financially for many years. The court found in Ellen's favour, granting her a separation order and obliging William to pay her 10 shillings a week in maintenance.

**CITY COURT--TUESDAY.**

Before the Mayor (Alderman F. W. Ansell),  
Alderman Sir Walter Gray, Councillor E. A.  
Bevera, Mr. James Sheard and Mr. F. Ryman  
Hall.

**HABITUAL DRUNKARD.**—William James Prior Pitt,  
of Chester-street, Illey-road, was summoned by  
his wife, Ellen Mary Pitt, for being an habitual  
drunkard.—The defendant denied the offence.—  
Mrs. Pitt said throughout their married life the  
defendant had been from time to time drunk.  
This had increased during the last three years.  
He had pawned a portion of the home, and hardly  
a day had passed in which he had not been drunk.  
—The son said his father had not supported the  
home since he could remember. It was true that  
his father had from time to time been drunk.  
—A separation order was granted and the defen-  
dant ordered to pay 10s. a week towards the sup-  
port of his wife, and also to pay the costs.

*The Oxford Times, 27 June 1908.*

As a result, William left the family home and went to live with his parents in Alma Place.

Three years later, Ellen was still renting 14 Chester Street from the original builder and owner, TH Kingerlee. Living with her were her five surviving sons: William junior, now 22, was a cook; Stanley, 19, was a steward on a boat (perhaps a Salter's steamer; he had served as a 'Boy' in the Royal Navy for a year when he was 17); Gilbert, 17, was a college servant; and Leslie, 13 was still at school. Sidney, aged 4, was described as 'feeble-minded'. The children's father William died in the spring of 1912, aged only 49. He was buried in Rose Hill Cemetery, and when his parents Jane and James died in 1913 and 1914 respectively, they were buried with him

By 1911 William and Charlotte Cullimore, at no. 16, had only Charlotte's sixteen-year-old niece, Lilian, living with them. She was working as a 'day girl' or domestic help. Charlotte died two years later, in January 1913, aged 66, and William left 16 Chester Street soon afterwards. He died in 1922, aged seventy-eight; they were both buried in Rose Hill Cemetery.



# CENSUS OF ENGLAND AND WALES, 1911.

Number of Schedule 71  
(To be filled up by the Enumerator after collection.)

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE (last Birthday) and SEX.		PARTICULARS as to MARRIAGE.				PROFESSION or OCCUPATION of Persons aged ten years and upwards.				BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	INFIRMITY.		
		For Infants under one year state the age in months as "under one month," "one month," etc.	Ages of Males.	Ages of Females.	Write "Single," "Married," "Widower," or "Widow," or opposite the names of all persons aged 15 years and upwards.	Completed years the present Marriage has lasted. If less than one year write "under one."	Children born alive to present Marriage. (If no children born alive write "None" in Column 7.)	Total Children Born Alive.	Children still Living.	Children who have Died.	Personal Occupation.				Industry or Service with which worker is connected.	Whether Employer, Worker, or Working on Own Account.
of every Person, whether Member of Family, Visitor, Boarder, or Servant, who (1) passed the night of Sunday, April 2nd, 1911, in this dwelling and was alive at midnight, or (2) arrived in this dwelling on the morning of Monday, April 3rd, not having been enumerated elsewhere. No one else must be included. (For order of entering names see Examples on back of Schedule.)	State whether "Head," or "Wife," "Son," "Daughter," or other Relative, "Visitor," "Boarder," or "Servant."									The reply should show the precise branch of Profession, Trade, Manufacture, &c.  If engaged in any Trade or Manufacture, the particular kind of work done, and the Article made or Material worked or dealt in should be clearly indicated.  (See Instructions 1 to 8 and Examples on back of Schedule.)	This question should generally be answered by stating the business carried on by the employer. If this is clearly shown in Col. 10 the question need not be answered here.  No entry needed for Domestic Servants in private employment. If employed by a public body (Government, Municipal, etc.) state what body. (See Instruction 9 and Examples on back of Schedule.)	Write opposite the name of each person engaged in any Trade or Industry, (1) "Employer" (that is employing persons other than domestic servants), or (2) "Worker" (that is working for an employer), or (3) "Own Account" (that is neither employing others nor working for a trade employer).	Write the words "At Home" opposite the name of each person carrying on Trade or Industry at home.	(1) If born in the United Kingdom, write the name of the County, and Town or Parish. (2) If born in any other part of the British Empire, write the name of the Dependency, Colony, etc., and of the Province or State. (3) If born in a Foreign Country, write the name of the Country. (4) If born at sea, write "At Sea."  NOTE.—In the case of persons born elsewhere than in England or Wales, state whether "Resident" or "Visitor" in this Country.	State whether:— (1) "British subject by parentage." (2) "Naturalised British subject," giving year of naturalisation. Or (3) If of foreign nationality, state whether "French," "German," "Russian," etc.	If any person included in this Schedule is:— (1) "Totally Deaf" or "Deaf and Dumb," (2) "Totally Blind," (3) "Lunatic," (4) "Imbecile," or "Feeble-minded," state the infirmity opposite that person's name, and the age at which he or she became afflicted.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
1 <i>William Charles Cullimore</i>	<i>Head</i>	<i>67</i>			<del><i>40</i></del>	<del><i>3</i></del>			<i>Stationary Engine Driver</i>	<i>340</i>	<i>Printing Office</i>	<i>0</i>	<i>Conford England</i>			
2 <i>Charlotte Laura Cullimore</i>	<i>Wife</i>	<i>64</i>			<i>40</i>	<i>3</i>							<i>Headington England</i>	<i>320</i>		
3 <i>Lilian May Morris</i>	<i>Niece</i>	<i>16</i>	<i>Single</i>						<i>Day Girl</i>	<i>475</i>	<i>0</i>		<i>Headington England</i>	<i>1</i>		
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																

(To be filled up by the Enumerator.)

I certify that— (1) All the ages on this Schedule are entered in the proper sex column. (2) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons. (3) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.	Total.		
	Males.	Females.	Persons.
Initials of Enumerator <i>CS</i>	<i>1</i>	<i>2</i>	<i>3</i>

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.	I declare that this Schedule is correctly filled up to the best of my knowledge and belief.
6	Signature <i>William Charles Cullimore</i>
	Postal Address <i>16 Chester Street Conford</i>

The 1911 census return for the Cullimore family at 16 Chester Street.

Ellen Prior-Pitt continued to live at 14 Chester Street until the end of the First World War. Next door at no. 12, the Woodfords were replaced in 1911 by **Emily Burrin**, a widow of 56, who had been born in Beckley, four miles north-east of Oxford. She had lived in Sussex for some time, then in Regent Street in East Oxford, and later in Southfield Road. Moving to Chester Street with her were four of her seven surviving children: David, twenty, a tailor's clerk; Evelyn, seventeen; John, fifteen, a dentist's page (assistant); and Edith, twelve. Emily's husband David Burrin had been the Superintendent of Christ Church's cricket ground, off the Iffley Road; he had died in 1910 at the age of fifty, shortly before the family moved to Chester Street.

16 Chester Street remained empty for more than a year after William Cullimore and his niece left, but by 1915 **Francis John and Evelyn Hall** had moved into the house and were running the grocery shop on the ground floor. Francis was twenty-eight, originally from Banbury, and had previously worked as a grocer's assistant. Evelyn (née Purnell) was thirty and had been a sub-postmistress. They had been married at SS Mary & John Church on Boxing Day 1912 and lived with Evelyn's parents at 264 Cowley Road before moving to Chester Street. They only stayed for a year, however, as Francis joined the Royal Navy in November 1915 and went to do his training at HMS *Vivid*, at Devonport. He served at various Navy depots in Britain before joining the aircraft carrier HMS *Indomitable* towards the end of the war. He was demobilised in March 1919. His military records describe him as wearing glasses, being 5ft 3¼in tall (not unusually short for the time), having a mean chest circumference of 34in, brown hair, blue eyes, and a fair complexion.

It's possible that Evelyn Hall went back to live with her parents at 264 Cowley Road while her husband Francis was away in the Navy. They were replaced at 16 Chester Street by **Thomas Joseph and Clara Louisa Pritchard**, who had previously lived two doors along at 20 Chester Street. Thomas was a plumber (like his father); he had been born in Marlborough in Wiltshire and had later lived in Bracknell. He had married Clara Tilbury in her home parish of St Clement's in Oxford on 8 September 1894, in a double wedding with Clara's older brother James and his bride Louise Couling:

1894. Marriage solemnized at the Parish Church in the Parish of <i>St Clement, Oxford</i> in the County of <i>Oxford</i>								
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
179	Sept 8 <sup>th</sup>	James Richard Tilbury	24	Bachelor	Compositor	Twerton in Bath	James Tilbury (deceased)	Coal merchant
	1894	Louise Florence Annie Couling	19	Spinster	—	High Street St Clements	Alfred Couling	Joiner
Married in the <i>Parish Church</i> according to the Rites and Ceremonies of the Established Church, by _____ or after <i>Banns</i> by me, <i>Frederick John Hazledine</i>								
This Marriage was solemnized between us, { <i>James Richard Tilbury</i> } in the Presence of us, { <i>Alfred Couling</i> } <i>Alice M. M. M.</i>								
1894. Marriage solemnized at the Parish Church in the Parish of <i>St Clement, Oxford</i> in the County of <i>Oxford</i>								
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
180	Sept. 8 <sup>th</sup>	Thomas Joseph Pritchard	21	Bachelor	Plumber	High Street Bracknell	Thomas Joseph Pritchard	Plumber
	1894	Clara Louisa Tilbury	21	Spinster	—	53 Cowley Road Oxford	James Tilbury (deceased)	Coal merchant
Married in the <i>Parish Church</i> according to the Rites and Ceremonies of the Established Church, by _____ or after <i>Banns</i> by me, <i>Frederick John Hazledine</i>								
This Marriage was solemnized between us, { <i>Thomas Joseph Pritchard</i> } in the Presence of us, { <i>Edward William Pickett</i> } <i>Laura Esther Tilbury</i>								



# CENSUS OF ENGLAND AND WALES, 1911.

Number of Schedules 68  
(To be filled up by the Enumerator after collection.)

*Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.*

*The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.*

NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE (last Birthday) and SEX.		PARTICULARS as to MARRIAGE.					PROFESSION or OCCUPATION of Persons aged ten years and upwards.				BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	INFIRMITY.	
		For Infants under one year state the age in months as "under one month," "one month," etc.	Ages of Males.	Ages of Females.	Write "Single," "Married," "Widower," or "Widow," opposite the names of all persons aged 15 years and upwards.	State, for each Married Woman entered on this Schedule, the number of:—	Completed years the present Marriage has lasted. If less than one year write "under one."	Children born alive to present Marriage. (If no children born alive write "None" in Column 7).	Total Children Born Alive.	Children still Living.	Children who have Died.	Personal Occupation.	Industry or Service with which worker is connected.	Whether Employer, Worker, or Working on Own Account.	Whether Working at Home.	(1) If born in the United Kingdom, write the name of the County, and Town or Parish. (2) If born in any other part of the British Empire, write the name of the Dependency, Colony, etc., and of the Province or State. (3) If born in a Foreign Country, write the name of the Country. (4) If born at sea, write "At Sea."
of every Person, whether Member of Family, Visitor, Boarder, or Servant, who (1) passed the night of Sunday, April 2nd, 1911, in this dwelling and was alive at midnight, or (2) arrived in this dwelling on the morning of Monday, April 3rd, not having been enumerated elsewhere. No one else must be included. (For order of entering names see Examples on back of Schedule.)																
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	
1. Emily Bourne	Head		54	Widow		<del>9</del> 7 2							Berkley Oxfordshire	British subject by parentage		
2. David James Bourne	Son	20		Single					bank 050	Tailors Estab <sup>246</sup>	Worker <sup>0</sup>		Bowley Oxfordshire	do		
3. Evelyn Dorothy Bourne	Daughter		17	Single									Bozshill on Seas Sussex	do		
4. John William Bourne	Son	15		Single					Page 489	Printer 432	Worker <sup>4</sup>		Bognor Sussex	do		
5. Edith Florence B Bourne	Daughter		12										Oxford Oxfordshire	do		
6.																
7.																
8.																
9.																
10.																
11.																
12.																
13.																
14.																
15.																

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(To be filled up by the Enumerator.)

I certify that—  
 (1) All the ages on this Schedule are entered in the proper sex columns.  
 (2) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons.  
 (3) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.

Total.	
Males.	Females.
2	3
5	

Initials of Enumerator: D. J. B. C.

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.

6 rooms

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: David James Bourne

Postal Address: 12 Chester Street Oxford

The 1911 census return for the Burrin family at 12 Chester Street.

Following their marriage, Thomas and Clara Pritchard had lived at 250 Cowley and had had five children, but only one – Helen – survived. They moved to 20 Chester Street in the early years of the century and thence to no. 16 in around 1916, when they were both in their early forties and Helen was sixteen. They took over the grocery business there, Thomas continuing to work as a plumber whilst Evelyn ran the shop.

Emily Burrin and her family stayed only a few years at 12 Chester Street; by 1914 **Albert Edwin and Alice Curtis** were living in the house, having moved from Argyle Street. Albert was 25, the son of a chimney sweep and one of seven children. Alice (née Barrett) was the same age as him, and was the daughter of a bricklayer. The couple had been married in April 1909 at SS Mary & John Church and they had a daughter, Ellen Rose, who was now four, and a son, Albert, who was three. Albert senior was a hairdresser, but left to serve as a Private in the Ox & Bucks Light Infantry (Territorial Force) in the First World War. He survived and returned to 12 Chester Street. In 1919 Alice's father William Barrett, a bricklayer, came to live with them and in 1921 another daughter, Mary, was born.

At no. 14, both Stanley and Gilbert Prior-Pitt served in the First World War, Stanley as a gunner with the Royal Garrison Artillery and Gilbert as a Sergeant in the Queen's Own Oxfordshire Hussars. A lodger, Cecil Provo, who was from Hammersmith and who had been an ironmonger's assistant before the war, also served. He was a Private in the Royal Welch Fusiliers, and received the Military Medal for acts of gallantry and devotion to duty under fire. They were three of at least twenty-one men from Chester Street who fought in the war.

Ellen Prior-Pitt and her family left 14 Chester Street in 1918, having lived there for over twenty years. Ellen went to live in Nuneaton and died there in 1926 at the age of sixty-four. **Harold and Maud Beatrice Tayler** replaced the Prior-Pitts at 14 Chester Street. Harold had been born in 1892, the son of an engineer. Maud was the same age, born at the Jericho House in Walton Street (now the Jericho Tavern) where her father, John Higgins, was the landlord. Maud was one of twelve children, eight of whom survived into adulthood. As a young woman she had worked as a school teacher at SS Mary & John Infant School (on Hertford Street) and she and Harold had married on new year's eve 1918 at SS Mary & John Church, when they were both twenty-six. They moved to 14 Chester Street shortly afterwards, and were to remain there for sixteen years.

1918 . Marriage solemnized at <u>SS. Mary &amp; John</u> in the Parish of <u>Cowley S. John</u> in the County of <u>Oxford</u>							
Column No.	1	2	3	4	5	6	7
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the time of Marriage.	Father's Name and Surname.
451	Thirtieth first December 1918	Harold Tayler	26	Bachelor	M.M.	14 Chester Street Oxford	Thomas Moreland Tayler (Deceased)
		Maud Beatrice Higgins	26	Spinster	Teacher	253 Cowley Road Oxford	John William Higgins
Married in the <u>Parish Church</u> according to the Rites and Ceremonies of the <u>Church of England</u> by <u>Reginald Tayler</u> or after Banns by me, <u>Col. Andrews</u> This Marriage was solemnized between us, <u>Harold Tayler</u> in the Presence of us, <u>Edith Pickering Thomson</u> <u>Maud Beatrice Higgins</u>							

Harold's occupation was given as 'MM' on his marriage certificate, which may mean that he had been awarded the Military Medal during the First World War. However, it's not been possible to find any military records for him. Harold and Maud had a son, Edgar, in August 1921.

Next door, Thomas, Clara and Helen Pritchard left 16 Chester Street in 1922. They went to live on Hill Top Road; Thomas died in 1936 aged 63 and Clara died in 1949 aged 75. Helen never married, but moved to Wimborne in Dorset and became the headmistress of an elementary school.

The Pritchards were replaced at 16 Chester Street by **Stanley Thurston and Elizabeth Castle Hoskins** in around 1923. Elizabeth took over the running of the grocery shop.

**E. C. HOSKINS,**  
Grocer, Fruiterer and Confectioner,  
16, Chester St. : OXFORD.  
Early Closing Mondays.

*No 16*  
*July 26/30 19*

✓ 4 Eggs	11
✓ 1 1/2 lbs Tea	2 4
✓ 1 lb Tea	1 4
✓ Tea in tin	10 1/2
✓ 12 Jambos	9 6
✓ 1/2 lb Milk	2
✓ 1/2 lb Butter	6
✓ 1/2 lb Lard	2 1/2
✓ 1/2 lb Sugar	10 1/2
✓ 1/2 lb Flour	4 1/2
✓ 1/2 lb Salt	2 1/2
✓ 2 Eggs	9
✓ 1/2 lb Jam	1 3
✓ 1/2 lb	9 1/2

*84*      *11 9 1/2*

**FREN LITE**  
The rising FLOUR  
The best in the World  
The Diamond Ware  
FREE GIFTS  
are splendid

Stanley was originally from Ealing and had begun work as a mercantile clerk when he was fifteen. In 1906, at the age of twenty-one, he had married Elizabeth Jennings in Wycombe in Buckinghamshire. She was two years his junior. The couple had three children: Stanley (born in 1910), Mary (1916) and Charles (1918). Charles helped his parents in the greengrocery business and he and his siblings lived with their parents until the whole family left Chester Street in 1936. They moved to Kidlington, where Stanley senior (now a Special Constable) and Charles continued in the grocery.

In February 1925 the Curtises at no. 12 suffered a dramatic fire which gutted the house. Thanks to the quick thinking of the eldest daughter Ellen, now aged sixteen, the younger children and their grandfather escaped without injury.

14 OXFORD JOURNAL ILLUSTRATED, WEDNESDAY, FEBRUARY 11, 1925.

**SERIOUS FIRE IN OXFORD.**

A fire which completely gutted the premises occurred at the home of Mr. and Mrs. Curtis, of Chester-street, last week. Six children in the house at the time escaped without injury, thanks to the presence of mind and courage of the eldest girl, Ellen Curtis, aged 16.—(O.J.I. photos).

An interior view in the upper storey.

Ellen Curtis, who rescued the other children.

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*Oxford Journal Illustrated, 11 February 1925. The article mentions 'six children' but it seems in fact that there were only three.*

Ellen was later rewarded for her courage with the presentation of a silver watch by the Deputy Mayor, on behalf of the Society for the Protection of Life from Fire.



*Oxford Journal Illustrated*, 13 January 1926. Now it mentions that there were five children.

The Curtises left 12 Chester Street in 1925 (presumably as a result of the fire) and went to live in Pitt Road in Headington.

Following repair of the house, newly-weds **Reginald and Alice Maud Mary Tayler** came to live there. Reginald was the older brother of Harold Tayler who was already living next door at no. 14; they were from a family of ten children, only four of whom survived into adulthood.

Reginald was 36, a motor mechanic from Cowley. Alice (née Woods) was 29 and from New Osney, the daughter of a decorator. She too was from a family of ten, though nine had survived. Alice had worked as a book gatherer (page collator) for the Oxford University Press, and lived with her parents on Russell Street until she married Reginald in her home parish of St Frideswide on 30 May 1925.

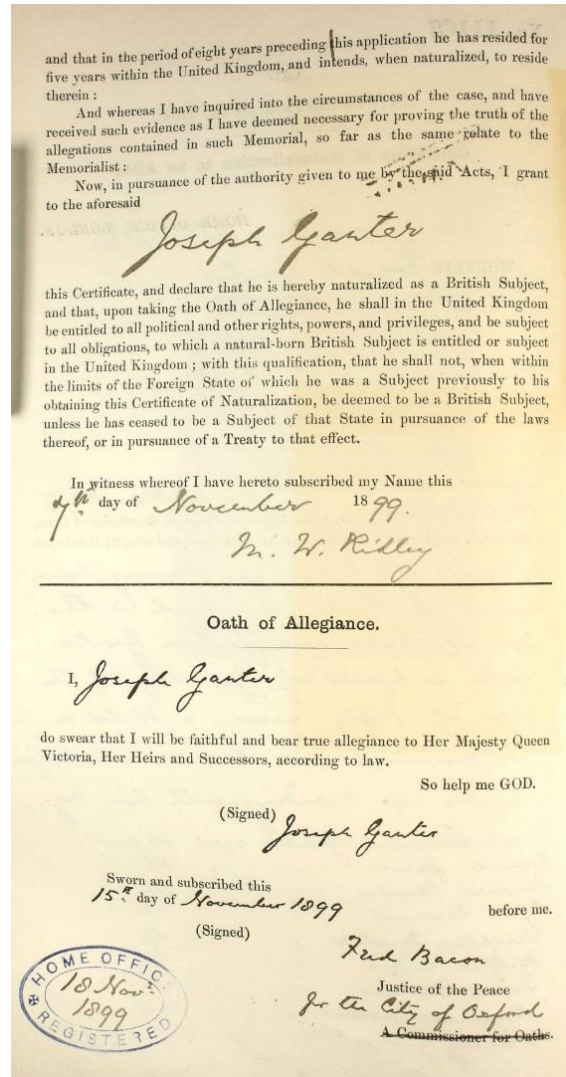
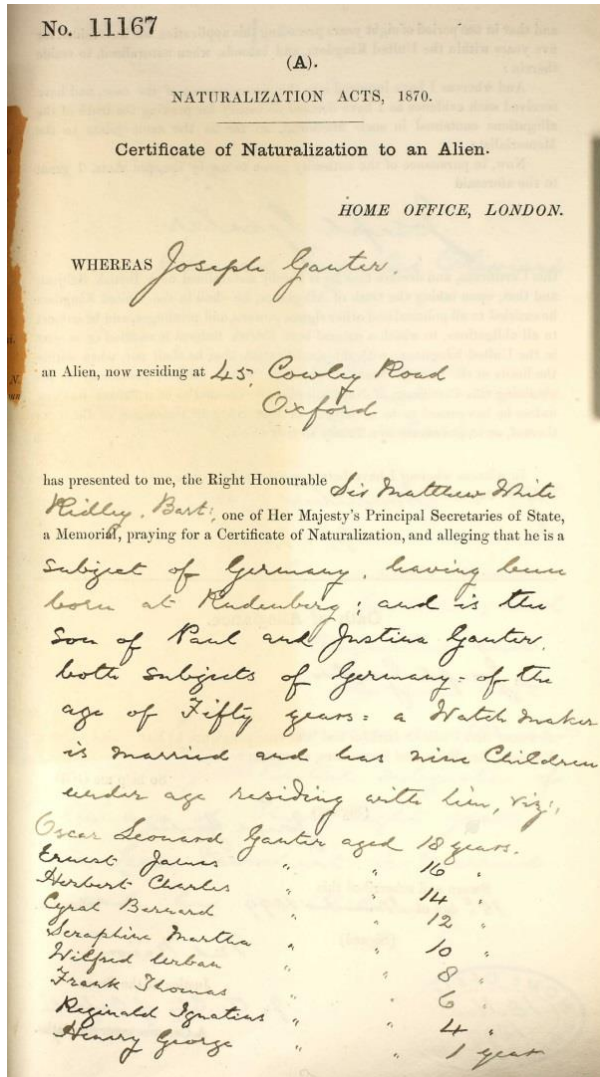
19 <u>25</u> Marriage solemnized at <u>The Parish Church</u> in the <u>Parish</u> of <u>S<sup>t</sup> Frideswide Osney</u> in the County of <u>Oxford</u>								
Column—	1	2	3	4	5	6	7	8
No.	When Married.	Name and Surname.	Age.	Condition.	Rank or Profession.	Residence at the time of Marriage.	Father's Name and Surname.	Rank or Profession of Father.
193	<u>Mar 30</u>	<u>Reginald Tayler</u>	<u>36</u>	<u>Bachelor</u>	<u>Motor - Mechanic</u>	<u>14 Oxford Road Cowley . Oxon</u>	<u>Thomas Tayler (deceased)</u>	<u>Engineer</u>
	<u>19 25</u>	<u>Alice Maud Mary Woods</u>	<u>29</u>	<u>Spinster</u>	<u>—</u>	<u>13 Russell S<sup>t</sup> Osney</u>	<u>Henry Woods</u>	<u>House Decorator</u>
Married in the <u>Parish Church</u> according to the Rites and Ceremonies of the <u>Church of England</u> by <u>Licence</u> or after _____ by me,								
This Marriage was solemnized between us,		<u>Reginald Tayler</u>	in the Presence of us,		<u>Henry Thomsen Hills</u>	<u>Charles Overy</u>		<u>Vicar.</u>

Soon after their wedding, Reginald and Alice came to live at 12 Chester Street, next door to Reginald's brother Harold and his wife Maud. They stayed for about eight years, before moving out in 1933 and going to live on the Cowley Road; by 1939 Reginald was working as an inspector at the Morris Motor works.

12 Chester Street appears to have been empty for a year after their departure but was owned at this time by a Mr FB Howse of 93 Fairacres Road, who employed the St Clement's builders Eagleston & Sons to add a two-storey flat-roofed extension at the back to provide a scullery, bedroom and new bathroom. Around this time a new house was built on Stratford Street, no. 73, which filled the previously empty plot behind the gardens of 2 to 14 Chester Street. A narrow alleyway was left so that the Chester Street residents still had access to these gardens from the back.

In the mid 1930s 12, 14 and 16 Chester Street all had a change of occupant. Harold, Maud and Edgar Tayler left no. 14 in 1935 and went to live in Church Hill Road in Cowley and later (by 1939) in Burrows Close in Headington. Both Harold and Edgar were by that time working at Morris Motors, Harold as an automobile fitter foreman and Edgar as a mechanical engineering draftsman in the aircraft repair drawing office (Morris Motors having become the headquarters of the Civilian Repair Organisation). They were replaced at 14 Chester Street by **Wilfred Urban and Elizabeth Mary Ganter**, who were to remain in the house for almost forty years.

The Ganters moved to Chester Street from Howard Street. Wilfred had been born in East Oxford in 1891, one of the twelve children (eleven sons and one daughter) of Joseph and Martha Ganter. Joseph was a watch and clock cleaner and dealer, originally from Rudenberg in Germany. He was one of a number of Catholic clock- and watchmakers who came to Oxford from the Black Forest in the second half of the nineteenth century. Here he had married Martha Facer, originally from Lower Heyford, and the couple had had their twelve children over the course of the next twenty-two years, whilst living at 22 and later 45 Cowley Road. Joseph became a naturalised British citizen in November 1899.



The certificate of British Citizenship of Joseph Ganter, Wilfred Ganter's father, issued at Oxford Town Hall on 15 November 1899. Wilfred and eight of his siblings who were living at home at 45 Cowley Road at the time are listed.

Wilfred was the Ganters' seventh child; he was originally called 'Christian', but this name was dropped in favour of 'Wilfred'. In 1908, when he was seventeen, he joined the Oxford Territorials, the local section of the newly-formed part-time volunteer force of the British Army. He served for ten months, but in June 1909 he left Oxford and travelled to Liverpool to board the steam ship *Lake Manitoba*, bound for Quebec in Canada. He was eighteen, and travelled 3<sup>rd</sup> class. On arrival he made his way to Edmonton in Alberta and there he worked as a railway locomotive fireman.

In 1916 Wilfred joined the Canadian Army and was assigned as a Sapper in the 3<sup>rd</sup> Battalion of the Canadian Railway Troops. He joined the Canadian Expeditionary Force and found himself at the Front in France, fighting against his father's homeland of Germany.

He survived the war, and was discharged in March 1919. He returned to Canada.

*From Halifax Per L.S. Olympic Dec. 13, 1916*

MARRIED  SINGLE  WIDOWER

TRADE OR CALLING *Locomotive Fireman* RELIGION *Roman Catholic*

DESCRIPTION.

APPARENT AGE *27* YEARS *Not stated* MONTHS

HEIGHT *5* FEET *7* INCHES

CHEST MEASUREMENT *35 1/2* INCHES EXPANSION *2 1/2* INCHES

COMPLEXION *Dark* EYES *Blue* HAIR *Dark*

DISTINGUISHING MARKS *Nil.*

MEDICAL EXAMINATION. PLACE *Lethbridge, Alta.* DATE *Aug. 4th, 1916.*

*Present Address. 16 Southard Block.  
Lethbridge. Alta.*

## CANADIAN EXPEDITIONARY FORCE Discharge Certificate

This is to Certify that No. 1039343 (Rank) Private

Name (in full) Wilfred Urban GANTER enlisted in  
the Two Hundred and Thirty-Ninth (O) Battalion  
CANADIAN EXPEDITIONARY FORCE at Lethbridge, Alta. on the Fourth  
day of August 1916

HE served in FRANCE  
and is now discharged from the service by reason of "Demobilization"  
R.O. 1420 12-12-18.

THE DESCRIPTION OF THIS SOLDIER on the DATE below is as follows:—

Age <u>28 Years 11 Months</u>	Marks or Scars _____
Height <u>5 Feet 7 Inches</u>	_____
Complexion <u>Dark</u>	_____
Eyes <u>Blue</u>	_____
Hair <u>Dark</u>	_____

W U Ganter  
Signature of Soldier

N. MacEwan  
Issuing Officer

Date of Discharge March 8th. 1919

Rank \_\_\_\_\_  
Officer i/c Discharge Section District Depot M. D. 13  
Appointment \_\_\_\_\_

Signed at Calgary, Alberta this Eighth day of March 19 19  
in Military District No. 13  
File Reference No. 13D- G 279

N.B.—As no duplicate of this Certificate will be issued, any person finding same is requested to forward it in an unstamped envelope to the Secretary, Militia Council, Ottawa, Canada.

M. F. W. 39a  
200ml.—2-18.  
H. Q. 1772-30-882

Documents from Wilfred Ganter's First World War military records.

Wilfred visited England in 1920 to see his family in Oxford, but went back to Canada, and in 1921 was living in Montreal with his oldest brother Albert and his family, who had moved to Canada in 1913. However, Wilfred returned to Oxford the following year, to marry Elizabeth Titterell in April 1922. He was just over thirty-one and she was almost thirty. It's possible that Elizabeth had been born in London and brought up in an orphanage in Farnborough in Kent, though records are unclear.

Wilfred and Elizabeth don't appear to have had any children. They moved to 14 Chester Street in 1936, when he was forty-five and she was forty-four. The houses either side of them also had new occupants: at no. 12, where a new back extension had recently been built, **William John Thomas and Dorothy Weston** moved in from Swinburne Road in 1935. William Weston was 42 and a railway clerk; his wife Dorothy was a year older. William had been born in Hartley Wintney in Hampshire and was the son of a gardener; by the time he was seventeen he had moved to Oxfordshire and was lodging in Shiplake and working as a lamp cleaner on the Great Western Railway. He and Dorothy Beale had married in Hitchin in the spring of 1919 and their son Anthony had been born the following year. Two daughters followed: Jean, born in early 1924, and Margaret in the spring of 1925. By the time the family moved to 12 Chester Street, Anthony was fifteen and working as a grocer's assistant, and his two younger sisters were still at school. Living with them was Dorothy's mother, sixty-one-year-old **Edith Beale**.

The Weston family stayed at 12 Chester Street for only a year or so; they moved to 30 Stanley Road in 1937, where Dorothy and William were to remain until their deaths in 1978 and 1981 respectively. They were replaced at 12 Chester Street by **Joseph and Winifred Nellie James**, who, like the Westons, moved to Chester Street from Swinburne Road (in fact they had been neighbours there). The James family were to remain at 12 Chester Street for forty-five years.

Joseph James had been born in Kilburn in London in 1894, the son of a stableman and a cook. His family moved to Oxford when he was small and he was brought up on Floyds Row, off St Aldate's. By the time he was seventeen Joseph was working as a college servant. In January 1916, at the age of twenty-one, he married Winifred Franklin, who was the same age. She had been born on Magdalen Road in East Oxford and baptised at SS Mary & John Church, but spent part of her childhood in Cogges in Witney. She was the eldest of the four children of William Franklin, a journalist's clerk and later a chapel caretaker. Before she and Joseph married, Winifred worked as a domestic servant and lived with her parents in Paradise Street in St Ebbe's.

When Joseph and Winifred moved to 12 Chester Street in 1937, were both forty-three. They had with them their four children: Maurice, aged seventeen; Cynthia, ten; Winifred, seven; and Michael, three.

Around the same time that the James family were moving into 12 Chester Street, there were also new occupiers at no. 16, where the Hoskins were replaced in 1936 or '37 by newly-weds **Clifford and Vera Irene Bull**. Clifford and Vera both came from Wales: he had been born in Brynmawr, at the head of the South Wales Valleys, in 1910, the son of a coal miner called Tudor Bull, and his wife Eva. Vera (née Price) had been born in the same year in Swansea. They may both have come to Oxford seeking work: many people came from South Wales in the 1930s, as pits were closing there, to look for jobs at Morris Motors and Pressed Steel in Cowley. They married here in the summer of 1936 and moved to Chester Street; they are



listed in the street directories as running the grocers at no. 16 in 1937 and '38. They only stayed for a couple of years however: by late 1938 they were living in Swansea, where their son John Tudor Bull (named after his paternal grandfather) was born. By 1939 they had settled there and Clifford was working as a bus conductor.

The Bulls were replaced at 16 Chester Street by **Norman James and Winifred Annie Stevens**. Norman had been born in 1909, in the East Lodge at Eynsham Hall Park where his father James was cowman. Winifred (née Lazenby) had been born in 1905 in Bradwell Grove, near Burford, where her father was a head gardener. They married in Oxford in late 1938, and 16 Chester Street was probably their first home together. Norman worked as a garage attendant as well as helping Winifred to keep the grocers shop there. Living with them was **Maud Webb**, who had been born in Oxford in 1891. At the age of twenty she had been working in the laundry at a Catholic convent, the Sisters of Our Lady of Charity, in Northfield near Birmingham, and living there with dozens of other young women. When she moved to 16 Chester Street with Norman and Winifred Stevens she was forty-eight and working in the canteen at Osberton Radiators in north Oxford (which was owned by Morris Motors).

In 1939, as war loomed, a register was taken of the population and records for 12, 14 and 16 Chester Street are given below:

E.D. Letter Code		Borough, U.D. or R.D.		Registration District and Sub-district		PERSONAL OCCUPATION.			
ADDRESS.	SCHEDULE.		SURNAME AND OTHER NAMES.	O, V, S, P. or I.	M. or F.	BIRTH.		S, M, W. or D.	
	No.	Sub. No.				Day.	Year.		
12 - 26	86	1	James Joseph	-	M	30	May 90	M	Police Sergeant
		2	Winifred Annie	-	F	20	May 95	M	Wife of James Joseph
This record is officially closed.									
This record is officially closed.									
This record is officially closed.									
14 - 26 NR 230 3-748 ARA	87	1	JAMES Michael J.	-	M	1	Jan 31	S	at School
		2	GANTER DAPHNE EDGAR-GREEN	-	F	8	May 92	M	Wife of James Joseph
		3	James Joseph	-	M	23	Dec 05	M	Wife of James Joseph
This record is officially closed.									
This record is officially closed.									
16 - 26 AKA M	88	6	FRANCOIS Rhona	-	F	16	May 27	S	at School
		7	Riggs Alice M.	-	F	16	June 08	S	Wife of James Joseph
		1	Winifred Annie	-	F	20	May 95	M	Wife of Norman James
This record is officially closed.									
This record is officially closed.									
This record is officially closed.									

Extract from the 1939 population survey (carried out in anticipation of war) showing some of the occupants of the households at 12, 14 and 16 Chester Street. Unfortunately some entries are still redacted for data protection reasons. The three blank entries below Joseph and Winifred James are for three of their four children, Maurice, Cynthia and Winifred (Michael has been added in red and is just visible).

The Ganters at no. 14 appeared to have five lodgers living with them, though the names of only three – Daphne Edgard-Green (aged thirty-one), Rhona Cohen (aged twelve) and Alice Riggs (aged thirty-six) – are visible. It's possible that the missing names are those of Rhona Cohen's parents.

Joseph James and Wilfred Ganter, at the ages of forty-five and forty-eight respectively, were too old to fight in the Second World War, but Joseph volunteered to be an Air Raid Precaution (ARP) Warden. Norman Stevens at no. 16 was only thirty when war started, so would have been liable for conscription, but no military records for him have been found.

The Stevens moved out of 16 Chester Street during the war, and by 1943, **Percival Henry and Maud Steele** were running the grocery shop and living in the house with their two children, Bryan and Mavis, and Maud's widowed father, **Arthur Thomas Higgs**. The Steele family were to remain at 16 Chester Street for more than twenty years.

Percival Steele was a forty-three-year-old motor mechanic. He had been brought up in East Avenue, one of the eight children of Frederick Steele, a carpenter and joiner, and his wife Florence. Having been born in December 1900, Percival was too young to fight in the First World War, but he had joined the RAF in September 1919. His wife Maud was also from a large family: she came from Birmingham and was one of six surviving siblings; her parents Arthur and Annie had had eleven children but five died. Maud and Percival had married at SS Mary & John Church on the Cowley Road in April 1927, when she was twenty-one and he was twenty-six. Their son Bryan was born in 1928, followed by their daughter Mavis in 1933.

In 1939 the Steele family had been living in St Clement's; when they moved to 16 Chester Street in 1943 Maud's father Arthur Higgs, a retired cab and bus driver then aged seventy-six, came with them. He had previously been living with Maud's older sister Nora and her family in Moseley near Birmingham. It seems that Arthur returned to live in Birmingham in around 1948, and he died there in 1952, aged eighty-five.

Arthur's grandson Bryan worked as a clerk and in 1949, when he was twenty-one, he married Beryl Radford and she came to live with him and his family at 16 Chester Street. Three years later his sister Mavis, at the age of nineteen, married Edward Draper, and he too came to live in the house; Bryan and Beryl moved out to live in Rock Edge in Headington. A year later, they emigrated to New Zealand, sailing on the steam ship *Rangitata* from the Port of London on 20 March 1953. Bryan was twenty-four and Beryl was twenty-seven. They settled in Waitakere in Auckland, where Bryan found work as a salesman, and they both became New Zealand citizens.

Meanwhile, in the James household at no. 12, Joseph and Winifred oldest son Maurice seems to have moved out before he reached the voting age of twenty-one, as he doesn't appear at this address in the electoral registers. His sister Cynthia probably stayed living at home until she married Jack Webb when she was twenty, in 1947. They went to live in Littlemore and had three children.

The next sister, Winifred, worked as a shorthand typist and got married when she was twenty-four, to Heber Holliday, an insurance official from Dorchester-on-Thames. Heber sailed to Canada shortly afterwards, on 31 August, and although they had planned to go together, Winifred stayed behind and remained living with her parents at 12 Chester Street for another five months. However, she followed her husband on 1 December 1954, sailing from Liverpool to Saint John, New Brunswick, aboard the *Empress of Australia*. They settled in Toronto, where Heber worked as an underwriter, though much later in life they returned to Britain and lived in Dorchester-on-Thames, Heber's home village.

B.O.T.

**Merchant Shipping Act, 1906, and Aliens Restriction Acts, 1914 & 1919**

**OUT-GOING PASSENGERS.**

Returns of Passengers leaving the United Kingdom in Ships bound for places out of Europe, and not within the Mediterranean Sea.

NOTES.—(a) All Passengers carried by such ships are to be included, whether proceeding to European or non-European ports. 1st Class, 2nd Class, Tourist Class, and 3rd Class Passengers are to be entered in separate groups. Children born of alien parents in the United Kingdom should be entered in the alien portion of the Return, and the fact that they were so born should be stated in the nationality column.  
 (b) In the case of those ships which are engaged in Pleasure Cruises starting and ending in the United Kingdom the full particulars required by this Form should only be furnished in respect of those passengers who embark in the United Kingdom and disembark at a port abroad.

Ship's Name <b>"EMPEROR OF AUSTRALIA"</b> 3054/01	Official Number 185607	Steamship Line <b>CANADIAN PACIFIC</b>	Master's Name J.P. DOBSON	Registered Tonnage 10295	Aggregate Number of superficial feet in the several compartments set apart for Passengers other than Cabin Passengers	Total Number of staterooms, berths, or bunks available for Passengers other than Cabin Passengers, which the ship can legally carry	Port of Destination <b>LIVERPOOL</b> 2 DEC 1954
---	---------------------------	---	------------------------------	-----------------------------	---	---	---

I hereby Certify that the Provisions actually laden on board this Ship are sufficient according to the requirements of the Merchant Shipping Acts, for \_\_\_\_\_ Statute Adults for a voyage of \_\_\_\_\_ days.

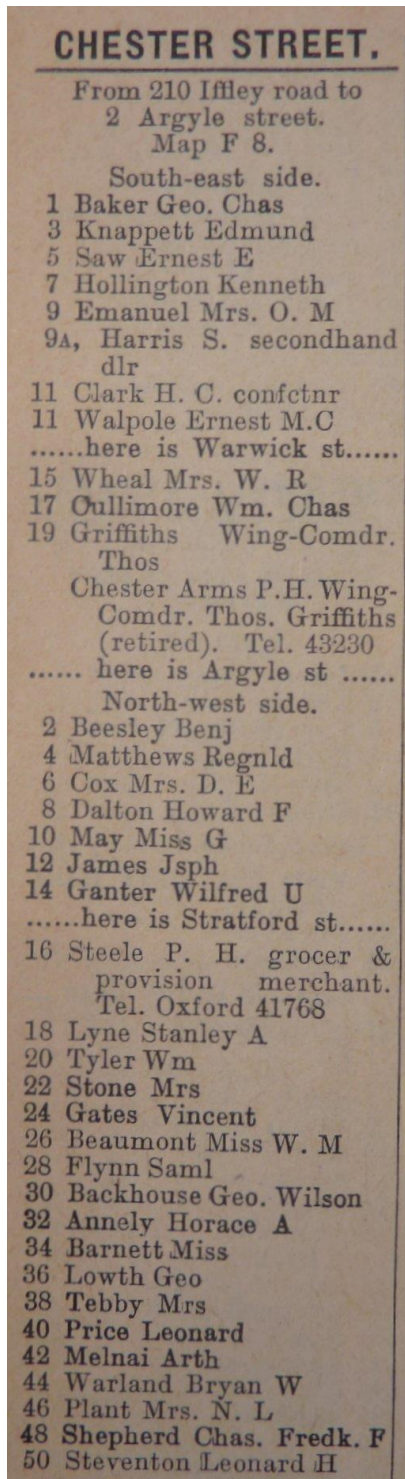
Date of Departure 1st December 1954 (Signature) J.P. Dobson Master. Date 1st December 1954

**NAMES AND DESCRIPTIONS OF BRITISH PASSENGERS EMBARKED AT THE PORT OF LIVERPOOL.**

(1) Contract Ticket No.	(2) Port at which Passengers have contracted to land	(3) NAMES OF PASSENGERS	(4) CLASS (Whether 1st, 2nd, Tourist or 3rd)	(5) AGES OF PASSENGERS								(6) LAST ADDRESS IN THE UNITED KINGDOM	(7) Profession, Occupation or Calling of Passengers	(8) Country of last Permanent Residence †						(9) Country of Intended Future Permanent Residence †		
				Adults of 12 years and upwards				Children between 1 and 12						Infants	England	Wales	Scotland	Northern Ireland	Ireland Free State		Other parts of the British Empire	Foreign Countries
				Male	Female	Male	Female	Male	Female	Male	Female											
262236	Saint John N.B.	Harvan Harry William	1	First			58											Canada				
7786	"	Holliday Winifred P.	1	"			21							1				"				
7821	"	Lochrie Hilda Maude	1	"			22											"				
17062	"	Hatfield James	1	"			71											"				
"	"	" Ida Ann	2	"			65											"				
60389	"	Hills James Roland	1	"			50											"				
"	"	" Barbara	1	"			45											"				

Extract from the list of British passengers (including Winifred Holliday, née James) setting sail from Liverpool to Canada on board the Empress of Australia on 1 December 1954. Winifred travelled first class.

The James' youngest son Michael did his National Service in 1956. After that he returned to live with his parents again at 12 Chester Street until 1959 when, at the age of twenty-five, he married Julia Watts. They later lived in Wheatley.



*Kelly's Directory, 1960.*

The 1940s, '50s and early '60s were a period of stability for the three households, with the Steele family (including daughter Mavis and her husband Edward Draper) running the grocery shop at no. 16, Wilfred and Elizabeth Ganter at no. 14, and the James family at no. 12. In 1961 the Steeles had a private garage and garden shed built at the back of no. 16.

However, Elizabeth Ganter died in 1961, at the age of sixty-eight. A woman called **Hilda M Beard** came to live at 14 Chester Street with Wilfred, who was by now seventy-one. Whether she was his carer or a new partner is hard to say; she may have been Hilda Mary Beard, who was sixty-three and had been widowed for ten years. In any case, she and Wilfred didn't marry but stayed living together at 14 Chester Street for the next twelve years, until his death in 1973.

Meanwhile, next door at 12 Chester Street, Joseph James died in February 1963, aged sixty-nine, and at no. 16 Percival Steele died only seven months later, aged sixty-two. He left an estate worth £2,329 [about £41,000 in today's money] to his wife Maud. She and their daughter Mavis and son-in-law Edward continued to live in the house and to run the grocers for another four years, until 1967, which is possibly when Maud died.

The house and shop at 16 Chester Street were then taken over by **Ronald and Joan Bosley**, who may have come from Reading. They stayed for four years, carrying out some alterations to the property including removing two ground floor chimney breasts and an internal partition. **Robert and Joan Walker** and **Stanley and Iris Price** then moved into the house in 1972. The Walkers ran the shop and shared the living accommodation with the Prices. Nancy Walker, perhaps Robert and Joan's teenage daughter, was also living there, as were David and Sarah Price, perhaps the children of Stanley and Iris.

At no. 14, Wilfred Ganter died in 1973 at the age of 82, leaving an estate worth just over £15,000 [about £114,000 in today's money]:

GANTER, Wilfred Urban of 14 Chester Street Oxford died  
7 June 1973 Probate Oxford 26 July £15007 732804141E

His companion Hilda Beard appears to have gone to live on the Isle of Wight and to have died there in 1988, aged eighty-nine. Replacing them at 14 Chester Street was **Vyvyan**



**Edmund Noyes Salmon** (left, born in Amersham in 1942) a property management expert. When he moved to Chester street in 1973 he had just become a lecturer in economics for students of estate management and town planning at Oxford Brookes University, a post he held until 1989. Soon after moving into 14 Chester Street he had an extension built and carried out alterations to form a bathroom, children's room, and car port.

In 1980 Vyvyan set up the Old Bakehouse Trust Ltd, based in Church Way in Iffley, to manage residential and small-scale commercial property. More recently he has become a non-executive director of the Oxfordshire Community Land Trust, which works to acquire and manage local land for community use, to create affordable and sustainable space for housing, work, food production and leisure.

**Dorothy J Salmon** – perhaps Vyvan's daughter – was registered at 14 Chester Street for a year in 1983; then in 1984 **Kathryn Mulroe** moved in and remained living there with Vyvyan until they both left in 1988. Vyvyan went to live in Iffley Village.

Meanwhile, next door at no. 16, the Prices and Walkers left in 1977 and the house appears to have been empty for several years until **Nigel and Anne Prince** moved in in 1981 with their children Monica, Stephanie and Leo. Anne was an EFL teacher (and now lectures at Oxford Brookes). They had a number of lodgers; Anne appears to have left (possibly to live at 32 Chester Street) in 2004.

At no. 12, Winifred James died just before Christmas 1980, aged eighty-six, having lived in the house for over forty years. Thereafter it appears to have been empty for some time before **Jane Baker** moved in in 1985. She was joined by **Angela Hughes** from 1989 to 1990 and then by **Maureen Lewis**. Jane and Maureen left the house in 1994.

Vyvyan Salmon sold 14 Chester Street to **Guy Fielding Matthews and Elizabeth Frances Masterman** and they moved in in 1988. They converted the laundry building at the end of the garden (which had since been used as a workshop) into a self-contained one-bedroom dwelling. They lived in the main house with a number of lodgers and rented out the annex (initially known as 14A Chester Street, but now 75 Stratford Street) to **Catrin Pritchard**. In 1992 they sold the main house to **Tanya Elizabeth and Margaret Lidstone** for £92,500. The Lidstones were from Belbroughton in Worcestershire. They continued to rent the house out to sharers, but seem to have lived it themselves briefly, together with John Lidstone. In 1996 they sold the house to **Andrew Lockhart and Tina Farr** £125,000.

Meanwhile, at no. 12, Jane Baker and Maureen Lewis were replaced in 1995 by **Andrew Adams and Paula O'Meara**, who in turn left in 1998. **Peter Thompson** bought the house for £142,000; he was joined there in 2002 by **Alex Thompson**. Peter left and **Ian Pattison** was resident from 2013 until 2016 and, since then, Alex Thompson with **Walter Thompson and Joan Maddocks**.

Nigel and Leo Prince remained at 16 Chester Street until 2015, their family having been in residence for over thirty years. In around 2006 the back of the house appears to have become a separately-occupied two-storey property, known as 16A Chester Street, which was lived in

by a succession of lodgers. The whole property was bought from the Princes by Jericho-based developer **Robin Swailes** in 2015. His company RHHS Repository Ltd undertook an extensive remodelling of both parts of it, and it is now lived in by a variety of tenants. Applications to demolish the adjoining garages and erect a new self-contained dwelling in their place have been refused.



*(Left and centre) 16 and 16A Chester Street before conversion and (right) 16A after conversion by Robin Swailes.*

In 2001 Andrew Lockhart and Tina Farr sold 14 Chester Street to **Reuben and Alison Gates** for £227,000. They demolished the existing single storey rear extension, built a new one, and carried out other alterations including a loft conversion. The photographs below show the house during their time there.



*The south and west façades.*



*The basement.*



*The kitchen.*



*The sitting room.*



*The study.*



*The bathroom.*



*The children's bedroom.*



*The attic bedroom.*



*The view from the attic.*



*The back of the house.*

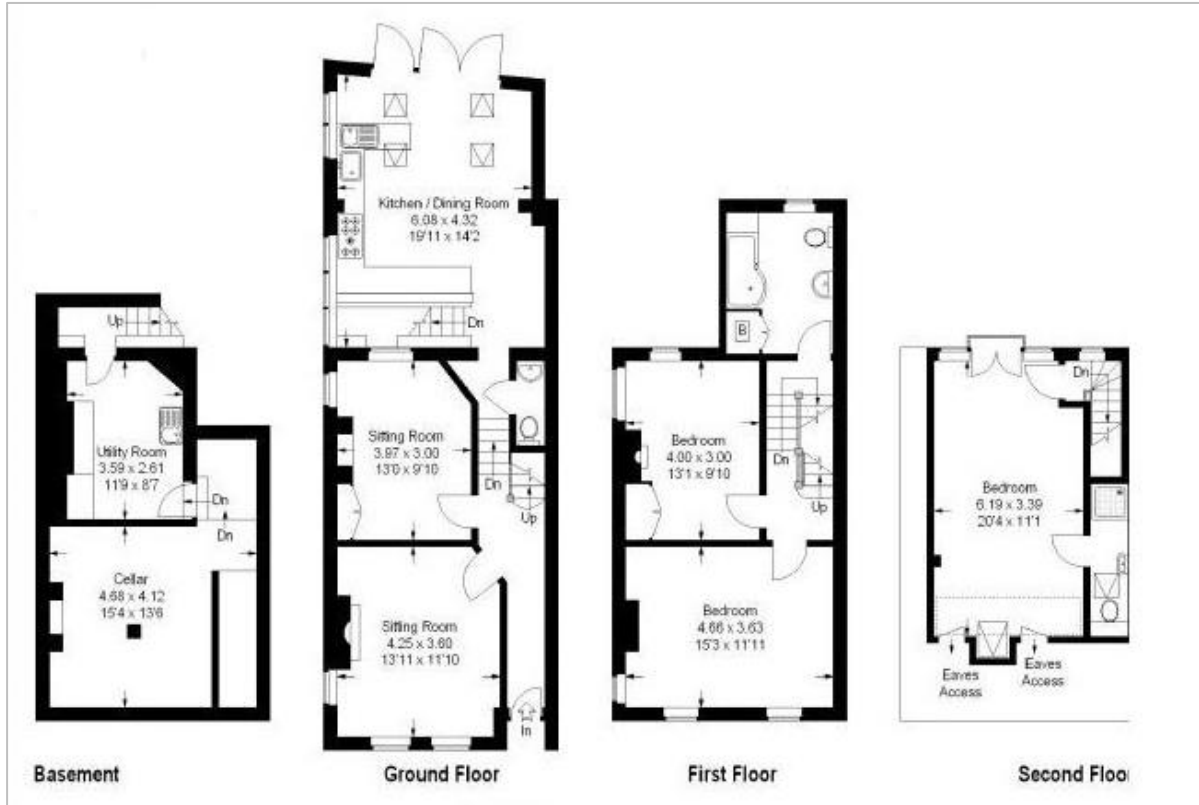


*The garden looking south.*



*The garden from the house.*

In 2008 the house was bought by **Marc Brodie and Janette Ryan** (an international education consultant) for £475,000. They moved in with their two teenaged sons Jonathan and Callam. They stayed for four years before selling the house to **Julius and Rachel Caston** for £550,000 in 2012. Julius is a project manager and Rachel a Wing Commander in the RAF. The images below show the house during the Castons' time there.



*The west façade.*



*The south façade.*



*The kitchen.*



*The kitchen patio.*





*The sitting room.*



*The second sitting room.*



*The bathroom.*



*One of the first floor bedrooms.*



*The other first floor bedroom.*



*The attic bedroom.*



*The garden looking north.*



*The garden looking south.*



The Castons left in 2016 to live at RAF Brize Norton; they sold 14 Chester Street for £750,000 to **James and Oonah Buist** who had recently come back to the UK with their three sons **Kasper, Tristan and Myron**, having lived in Hong Kong for twenty-two years. James is a Fintech Consultant and Oonah a housewife. Twins Kasper and Tristan were born on Christmas Day 2004 and Myron on 31 May 2008; all three boys attend nearby Magdalen College School.

*Welcome blackboard left by the Castons and preserved by the Buists.*

The Buists have carried out further work on the house, removing chimney breasts in the office and attic bedroom (but leaving the original chimney stack for aesthetic purposes) and converting the basement into a habitable space, accessible via a new staircase from the kitchen, and lit by a lightwell in the front elevation. During the renovations these playing cards and newspapers (right) were found hidden in a wall.



*The Buist family on Stratford Street, near the back gate to 14 Chester Street January 2020; left to right: Kasper, Oonah, James, Myron and Tristan.*

**THE OCCUPIERS OF 12, 14 AND 16 CHESTER STREET**

	<b>12</b>	<b>14</b>	<b>16</b>
<b>1894</b>	Frank (?& Emily) Plummer (?bookseller)	Horace Clark	William & Charlotte Cullimore (stationery engine driver & laundress; general shopkeepers)
<b>1895</b>		William & Ellen Prior-Pitt (laundress)	
<b>1896</b>	John & Alice Woodford (butcher, insurance agent)		
<b>1897</b>			
<b>1898</b>			
<b>1899</b>			
<b>1900</b>			
<b>1901</b>			
<b>1902</b>			
<b>1903</b>			
<b>1904</b>			
<b>1905</b>			
<b>1906</b>			
<b>1907</b>			
<b>1908</b>			
<b>1909</b>			
<b>1910</b>			
<b>1911</b>	Emily Burrin (cricket ground keeper's widow)		
<b>1912</b>			
<b>1913</b>			

	12	14	16
1914	Albert & Alice Curtis (hairdresser) + William Barrett (bricklayer)	William & Ellen Prior-Pitt	[Empty]
1915			Francis & Evelyn Hall (grocer's assistant & sub- postmistress)
1916			Thomas & Clara Pritchard (plumber, grocer)
1917			
1918			
1919		Harold and Maud Tayler (‘MM’ & school teacher)	
1920			
1921			
1922			
1923			Stanley & Elizabeth Hoskins (greengrocers)
1924			
1925			
1926	Reginald & Alice Tayler (motor mechanic & book gatherer)		
1927			
1928			
1929			
1930			
1931			
1932			
1933			

	12	14	16
<b>1934</b>	[Empty – owner FB Howse]	Harold and Maud Tayler	Stanley & Elizabeth Hoskins
<b>1935</b>	William & Dorothy Weston (railway clerk) + Edith Beale		
<b>1936</b>		Wilfred & Elizabeth Ganter (railway fireman)	
<b>1937</b>	Joseph & Winifred James (college servant & domestic servant)		Clifford & Vera Bull (grocers)
<b>1938</b>			
<b>1939</b>			Norman & Winifred Stevens (garage attendant & shop keeper) + Maud Webb (canteen worker)
<b>1940</b>			
<b>1941</b>			
<b>1942</b>			
<b>1943</b>			Percival & Maud Steele (motor mechanic) + Arthur Higgs (retired cab driver)
<b>1944</b>			
<b>1945</b>			
<b>1946</b>			
<b>1947</b>			
<b>1948</b>			
<b>1949</b>			
<b>1950</b>			
<b>1951</b>			
<b>1952</b>			

	12	14	16
<b>1953</b>	Joseph & Winifred James	Wilfred & Elizabeth Ganter	Percival & Maud Steele
<b>1954</b>			
<b>1955</b>			
<b>1956</b>			
<b>1957</b>			
<b>1958</b>			
<b>1959</b>			
<b>1960</b>			
<b>1961</b>			
<b>1962</b>			
<b>1963</b>			
<b>1964</b>			
<b>1965</b>			
<b>1966</b>			
<b>1967</b>			
<b>1968</b>		Wilfred Ganter & Hilda Beard	Ronald & Joan Bosley (grocers)
<b>1969</b>			
<b>1970</b>			
<b>1971</b>			
<b>1972</b>			Robert & Joan Walker + Stanley & Iris Price (grocers)
<b>1973</b>			
<b>1974</b>		Vyvyan Salmon (property manager)	

	12	14	16
<b>1975</b>	Winifred James	Vyvyan Salmon	Robert & Joan Walker + Stanley & Iris Price
<b>1976</b>			
<b>1977</b>			
<b>1978</b>			[Empty]
<b>1979</b>			
<b>1980</b>			
<b>1981</b>	[Empty]	+ Kathryn Mulroe	Nigel & Anne Prince (EFL teacher)
<b>1982</b>			
<b>1983</b>			
<b>1984</b>			
<b>1985</b>	Jane Baker		
<b>1986</b>			
<b>1987</b>			
<b>1988</b>	+ Angela Hughes	Guy Matthews & Elizabeth Masterman	
<b>1989</b>		Several sharers	
<b>1990</b>			
<b>1991</b>	+ Maureen Lewis		
<b>1992</b>			
<b>1993</b>			
<b>1994</b>			
<b>1995</b>	Andrew Adams & Paula O'Meara		
<b>1996</b>			

	<b>12</b>	<b>14</b>	<b>16</b>	
<b>1997</b>	Andrew Adams & Paula O'Meara	Andrew Lockhart & Tina Farr	Nigel & Anne Prince	
<b>1998</b>	Peter Thompson			
<b>1999</b>				
<b>2000</b>				
<b>2001</b>				Reuben & Alison Gates
<b>2002</b>				+ Alex Thompson
<b>2003</b>				
<b>2004</b>				
<b>2005</b>				
<b>2006</b>				
<b>2007</b>				
<b>2008</b>		Marc Brodie & Janette Ryan (international education consultant)		
<b>2009</b>				
<b>2010</b>				
<b>2011</b>				
<b>2012</b>	Alex Thompson + Ian Pattison	Julius & Rachel Caston (project manager & RAF Wing Commander)		
<b>2013</b>				
<b>2014</b>				
<b>2015</b>		Robin Swailes (property developer)		
<b>2016</b>	Alex Thompson, Walter Thompson & Joan Maddocks	James & Oonah Buist	Several sharers	
<b>2017 to date</b>				



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