

The street was realigned in the 1960s and is an important link between Jesus Lane and King Street.

Manor Street lacks the historic buildings and intimate feel of surrounding streets because it was moved to the west after the King Street redevelopment. It is very much a linking street between Jesus Lane and King Street.



Manor Street

SIGNIFICANCE - LOW

General Overview

The Junction of Manor Street and Jesus Lane is marked by early C19 townhouses and All Saints' Church, which is an important focal feature in views northwards along the street.

The street provides access to Manor Place to the east, and Malcolm Place to the west, both of which are blocks of flats built in the 1970s in a Modernist style with stepped frontages that help to reduce the potential monolithic quality of these buildings. The Westcott House flats on the west side of Manor Street provide a more human, two storey scale.



Views north to All Saints' Church



Manor Place flats

The junction with King Street to the south is enhanced by a small group of trees, which help to soften the entrance to the private undercroft car park beneath the Malcolm Place flats.

Views south benefit from the architectural interest of the early C19 buildings on King Street with the greenery of tall trees in Christ's Pieces seen beyond. The view north takes in the trees in the Master's Garden at Jesus College.

The street is used as a link by vehicles, including buses, and has on-street parking. All the buildings are in residential use.



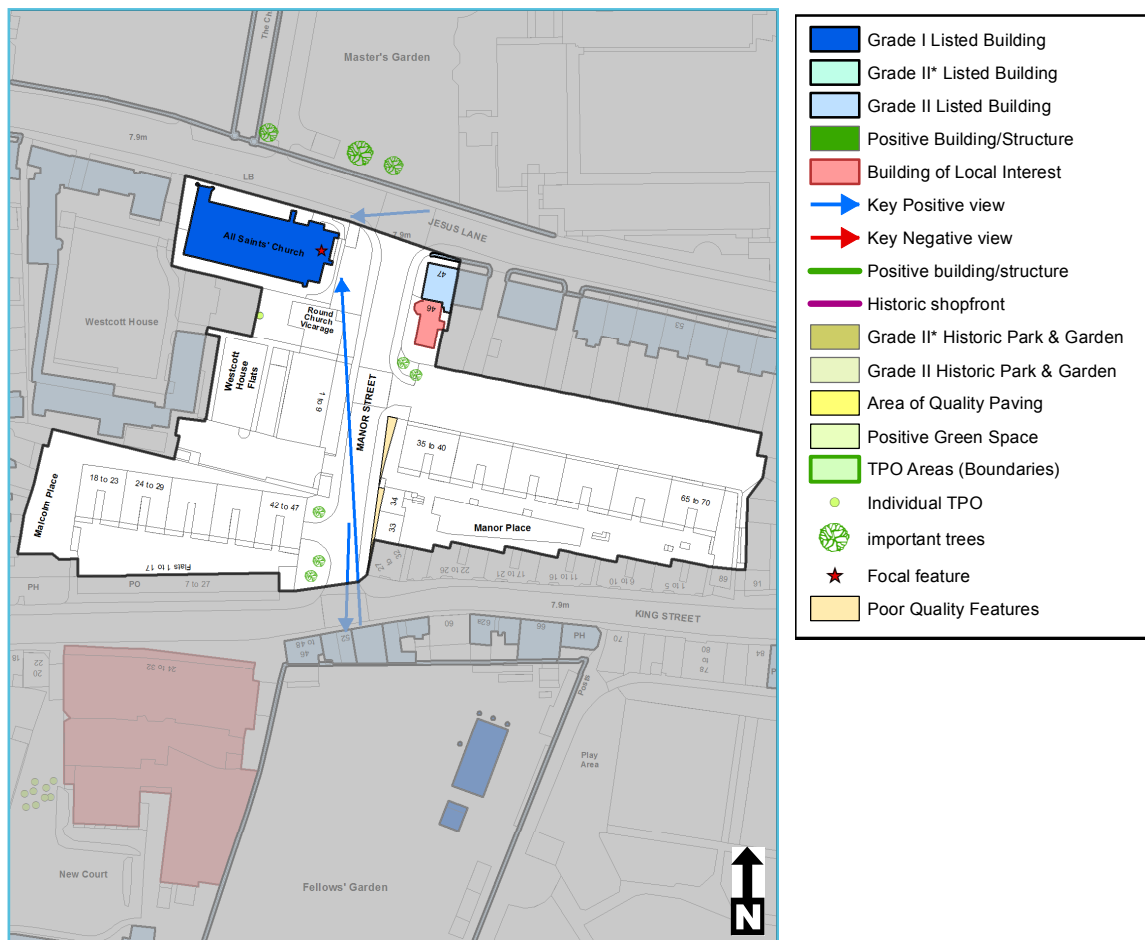
Trees at junction with King Street



View south



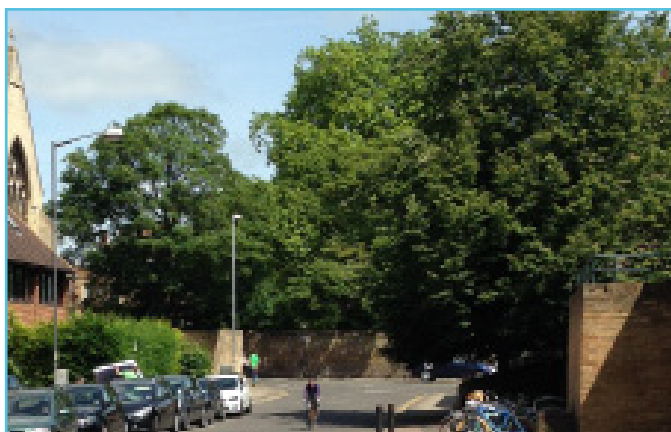
Street parking



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Townscape Elements

- Buildings are generally set back around 5m from the footpath, providing the street with an open, light and airy character.
- The view north is closed by the wall and greenery of Jesus College.



View north

- The view south is closed by buildings on King Street and trees in Christ's College Fellows' Garden.
- All Saints' Church spire provides a major skyline feature.

- Two landscaped areas adjacent to the undercroft car park entrance and Manor Place entrance add greenery to the streetscene.



Greenery in the streetscene

- The blocks of flats in Manor Place and Malcolm Place have some architectural merit due to their stepped frontages that provide visual interest and make good use of natural light.

Open Spaces

Adding greenery to the areas in front of the Westcott Flats and the southern part of the Manor Place flats (requiring some loss of pavement) could improve the character of the street by making the

spaces more attractive and appealing. This could include adding to the existing Scandinavian-style planting that complements the 1970s architecture of the buildings.

Redevelopment Opportunities

Most buildings are relatively modern, and there is little likelihood of redevelopment. Any potential redevelopment of the Westcott Flats would need to avoid infringing on the views of All Saints' Church from King Street.

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Malcolm Place development	none	C1971	3	buff brick	flat	Ivor Smith Architects	
Westcott House flats & Round Church Vicarage	none	1980s	2 + attic	brown / red brick	tile		
All Saints' Church	Listed Grade I	1864	N/A	ashlar	tile	G.F. Bodley	Interior decorations by William Morris
46 Jesus Lane	BLI	C19	3 + basement	Gault brick	slate		
47 Jesus Lane	Listed Grade II	c1833	2 + basement	grey Gault brick	slate		
Manor Place development	none	1978	3	buff brick	slate	Ivor Smith & Cailey Hutton	