



# City of Oxford

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## HEADINGTON HILL

### Statement of Policy

(as amended by Planning Committee on 27th February, 1973)

When considering planning applications for development within this area the Council will be guided by the following principles, unless there is any exceptional or overriding need to set them aside:

- 1) Non-residential uses will not generally be allowed within the area shown edged **Green** on Plan TP/791.
- 2) Certain non-residential or special residential uses might be acceptable providing they are compatible with the use of surrounding properties and providing they generate no more traffic than residential development.
- 3) Any new residential development should be consistent with the existing character of the area in the way of space about and between buildings. This is unlikely to be achieved at a density higher than four houses to the acre; this density should be considered as an extreme limit in the redevelopment of individual sites.
- 4) Any new building to be erected should be in keeping with the height of existing buildings and therefore unlikely to exceed three storeys.
- 5) Substantial extensions to, or intensification of, the existing institutional uses within this area will not be allowed, except where it is clear that no additional traffic will be generated and where they otherwise comply with this policy statement.
- 6) Any new buildings will be required to be of good design; a strict architectural control will be exercised together with a sensible control of choice of building materials.
- 7) Whenever possible the generation of further traffic in this area, and particularly in Pullens Lane, should be avoided.
- 8) The development of any site shall take account of the existing trees and shall only be developed in a way which will preserve trees worthy of retention.
- 9) New trees, of a size and species to be agreed, shall be planted by developers, when and where the local planning authority sees fit.
- 10) Application shall include a tree survey showing the size, siting, species and spread of all trees in every case where the local planning authority feel this to be necessary.
- 11) Whilst all outstanding planning permissions will remain valid for the statutory period, no account of the standards set by these permissions will be taken when considering new proposals.
- 12) Illuminated advertisements or signs of any nature will not be allowed anywhere in this area and other non-illuminated signs shall be kept to a minimum and sited in unobtrusive positions.
- 13) Developers will be required to co-operate in providing a network of public walkways and open space as shown on plan No. 7/537/D, the City Council being prepared to accept the dedication of such areas and responsibility for their maintenance.

City Architect and Planning Officer : CA/KL/YMR/P

HEADINGTON HILL POLICY STATEMENT

A Viewpoint for Headington

The "Morrell's Allotment" open space

The function of this proposed new public open space is to provide public access to a view of the historic skyline of Oxford from the eastern hills. Access is proposed via the existing footpath from Pullens Lane, and from the new community footpaths being provided on the edge of the Polytechnic Housing and from William Street and Feilden Grove; etc: Headington will gain a viewpoint comparable to that at Raleigh Park on the western side of the City. The view from Morrell's Allotments is best in the morning light but can be enjoyed all day through. It extends over the whole of the historic city, from Magdalen College Tower to the Sheldonian Cupola, seen against the background of the western hills.

The Policy Statement map indicates a triangle of land as P.O.S. at the north-east corner of the former Morrell's Allotments, now to be used for Polytechnic housing. On the ground the best view of the City skyline is obtained at contour 82.000 in the central zone of the base of the triangle over a distance of some 150 feet. From this viewing zone the skyline is framed by the trees on the hill slope above Government Buildings on the left, and by the large oaks along the boundary of the City Allotments on the right. The white painted tower of Government Buildings provides a jarring note in the foreground, but this could be reduced by painting a dark colour.

The triangle of open space itself enjoys a backing of mature oaks. These trees are themselves an important element of the back-cloth of the City in its green setting when seen from central Oxford and the west. The former open land in front of the oaks has changed in recent years with self seeded young oaks and silver birch growing into woodland. This wood cover could be encouraged to mature except where the "path" of the viewpoint is blocked by growth at the north end.

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Map showing boundary of the Headington Hill Policy Statement based on CAPO drawing no. TP/791, as revised.

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