

Agenda

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East Area Planning Committee

Date: **Wednesday 6 July 2011**

Time: **5.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

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East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Stephen Brown	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Jean Fooks	Summertown;
	Councillor Bryan Keen	Cowley;
	Councillor Gill Sanders	Littlemore;
	Councillor Dick Wolff	St Mary's;

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
<p>Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any of the following items.</p>	
3 FORMER OXFORD BUS DEPOT, 395 COWLEY ROAD, OXFORD - 11/01150/RES	1 - 16
<p>The Head of City Development has submitted a report which details an application for Reserved Matters of planning permission no. 09/01201/OUT, (for 2092sq.m of class B1 Business floor space and 106 student study rooms), seeking approval of appearance of block B and C and of the student accommodation block.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
4 LAND AT THE CORNER OF HORSPATH DRIFTWAY AND BLACKSTOCK CLOSE - 11/01410/FUL	17 - 22
<p>The Head of City Development has submitted a report which details an application for the installation of work of public art.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
5 54 WILLIAM STREET, OXFORD - 11/00916/FUL	23 - 34
<p>The Head of City Development has submitted a report which details an application for the conversion of existing workshop/office to a 1-bed flat. Erection of new 2-storey building with room in workspace to provide 1x1 bed flat and 1x2 bed flat. Provision of amenity space, bin and cycle storage. (Amended Plans and Description).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
6 24 MILTON ROAD, OXFORD - 11/00378/FUL	35 - 44
<p>The Head of City Development has submitted a report which details an application for the erection of a 2 bedroom dwelling house.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
7 TEMPLARS SHOPPING PARK, BETWEEN TOWNS ROAD,	45 - 50

OXFORD - 11/00461/POM - MODIFICATION TO LEGAL AGREEMENT

The Head of City Development has submitted a report the purpose of which is to seek views on a variation to a legal agreement relating to the retail park to allow up to 2500sq.m of floor space to be used for food sales.

Officer recommendation: Approve.

8 OLD HEADINGTON CONSERVATION AREA APPRAISAL REPORT ON FINAL DRAFT 51 - 160

The Head of City Development has submitted a report which informs the Committee of the completion of public consultation on the Old Headington Conservation Area Appraisal and to request endorsement of the amended appraisal for approval by the Board Member for City Development.

Officer recommendation: Endorse and inform the Board Member for City Development accordingly.

9 PLANNING APPEALS 161 - 164

To receive information on planning appeals received and determined during May 2011

The Committee is asked to note this information.

10 FORTHCOMING PLANNING APPLICATIONS

These items are for information only and are not for discussion or determination at this meeting.

- (a) Land at Hundred Acres Close – 11/01297/CT3
- (b) Meadow Lane Allotments, Fariacres Road – 11/01473/FUL
- (c) SAE Oxford, 33 Armstrong Road – 11/01569/FUL
- (d) Bricklayers Arms, 39 Church Lane, Marston – 11/01331/FUL

11 MINUTES 165 - 168

Minutes of the meeting held on 1 June 2011.

12 DATES AND TIMES OF FUTURE MEETINGS

The Committee is asked to note the dates of future meetings and to decide if it wishes to continue to meet at 5.00pm

The Committee is also asked to approve the date change of its October 2011 meeting so that the Committee meets on Thursday 6th October 2011 rather than Wednesday 5th October 2011.

Wednesday 3 August 2011 (and 4 August if necessary)
Wednesday 7 September 2011 (and 8 September if necessary)
Wednesday 5 October 2011 (and 6 October if necessary)
Wednesday 2 November 2011 (and 3 November if necessary)
Tuesday 6 December 2011 (and 9 December if necessary)
Wednesday 4 January 2012 (and 5 January if necessary)
Wednesday 1 February 2012 (and 2 February if necessary)
Wednesday 7 March 2012 (and 8 March if necessary)
Tuesday 3 April 2012 (and 5 April if necessary)

DECLARING INTERESTS

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

What do I need to do if I have a personal interest?

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

What is a prejudicial interest?

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

What do I need to do if I have a prejudicial interest?

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

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Agenda Item 3

East Area Planning Committee

6th July 2011

Application Number: 11/01150/RES

Decision Due by: 20th July 2011

Proposal: Reserved matters of planning permission no. 09/01201/OUT, (for 2092sq.m of class B1 Business floor space and 106 student study rooms), seeking approval of appearance of block B and C and of the student accommodation block.

Site Address: Development Site Of Former Oxford Bus Depot 395 Cowley Road, Site Plan **Appendix 1**

Ward: Cowley Marsh Ward

Agent: N/A

Applicant: Berkley Homes (Oxford And Chiltern) Limited

Recommendation: East Area Planning Committee is recommended to approve the application for the reasons listed and subject to and including conditions set out below.

For the following reasons:

- 1 It is considered that the appearance of the proposed buildings would not be detrimental to the character and appearance of the street scene of both Glanville Road and Reliance Way. The development would not significantly harm existing residential amenities and is therefore considered acceptable.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted. It should be noted that the principle of development was previously fully considered and granted approval under the Outline permission 09/01201/OUT.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions:-

1. Develop in accordance with approved plans
2. Raised height of blunt top railings; 1.8m
3. Details of lighting bollards, inc hours of illumination

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

Other Material Considerations: None

Relevant Site History:

09/01201/OUT: Outline application (seeking access and layout) for the erection of 2092sq m of class B1 floorspace for start up businesses plus 106 student study rooms in 5 blocks on 2, 3 and 4 levels (including the retention and incorporation of Canterbury House). Provision of 28 car parking spaces accessed off Reliance Way, and 3 car parking spaces off Glanville Road, cycle parking and landscaping. Approved 17.03.2010

Representations Received:

Comments can be summarised as follows:

- Objection to the principle of students and employment on this site
- Proposed large student numbers will destroy balance of neighbourhood and diminish quality of life for residents.
- Add to problems of parking, traffic and congestion, pollution
- Bin collection will block Glanville Road due to increase in waste
- East Oxford is becoming a student dormitory and unsuitable for families
- Management of the student accommodation is not clear nor its adoption by a recognised educational establishment

Statutory and Internal Consultees:

Strategic Planning Consultations Team: No comment

Thames Water Utilities Limited: No observations to make.

Thames Valley Police: The boundary fence between the student accommodation and block C should be 1.8m around the site to deter crime. Ground floor windows should be fitted with windows to BS 7950 standard and have laminated glass and window restrictors to deter burglary.

Officers Assessment:

Background and Proposal:

1. The principle of the development for student accommodation and employment use on this part of the former bus depot has already been fully considered and approved under the previous Outline permission 09/01201/OUT (decision notice attached at **Appendix 2**). The outline permission approved the means of access and layout. Matters that were considered at that stage are therefore not for re-consideration or re-determination here, such as student numbers, building heights and car parking.
2. This application is to consider solely the detail of appearance that was reserved at the outline stage for the student accommodation building and two of the employment buildings. The principal heights of the blocks have already been approved as previously mentioned.

Issues:

3. Officers consider the main issues to consider are:
 - Appearance
 - Residential Amenities

Appearance:

4. The student accommodation principally fronts onto Glanville Road as well as forming a central block within the development, and has been designed to reflect the more traditional form of architecture found in the street, using pitched roofs, gables, projecting bays and predominantly red brick. However, it also has a flat roofed element and as the building returns into the site the architecture style becomes more modern, using all flat roofs, aluminium capping, brickwork and cedar cladding. It should be noted that all materials are required to be approved under condition 5 of 09/01201/OUT.
5. The principal frontage elevation is three storeys in height and has a comparable ridge height to that of the adjoining residential properties to the northeast and steps down in ridge height to the southeast to the commercial buildings adjacent. The more modern element to the rear rises to four storeys within the site with a flat roof, but this element would be comparable in height to the pitched roof of the principal frontage element. It would be seen behind the commercial building on Glanville Road. Whilst the proposal includes traditional and modern architectural styles it is considered that the buildings would not be harmful to the overall character and appearance of Glanville Road.
6. The employment buildings, Blocks B and C, are accessed via Reliance Way and face into the main bus depot site, and have therefore been designed to reflect its more classical architectural style with pitched roofs

and larger proportioned windows. The buildings are 3 storeys in height and Block B would be visible above the commercial building on Glanville Road. It is considered that these buildings would be in keeping with the character and appearance of the larger bus depot site and would not be harmful to the character and appearance of Glanville Road or Reliance way.

7. Bin stores for the student accommodation would be in a purpose built building, constructed of brick with a flat roof, which lies to the rear of the element facing directly onto Glanville Road. The design and appearance is considered to be acceptable and there would be no adverse impact on the street scene. Bins for the employment buildings are proposed between block B and Cantay House, behind a secure gate. They would not be visible to any public views.
8. It is considered that in terms of appearance the proposed use of modern and traditional architectural styling of the buildings would form an appropriate relationship to existing buildings surrounding the development and would not be detrimental to the character and appearance of the street scene of both Glanville Road and Reliance Way.

Residential Amenities

9. The principal frontage element of student accommodation to Glanville Road extends beyond the rear of the adjacent north-easterly residential property (No.1 Tyler Row) by approximately 4m and does not breach the City Council's 45 degree code regarding impact of light. There are no side windows but the rear windows in this element face south-easterly and the distance to the rear gardens of properties in the main bus depot site (nos.128-136 Reliance Way) is approximately 32m. This is not considered unreasonable distance in this type of urban location. It is indicated that trees would be planted around the shared garden area that lies in between the student accommodation and residential properties and which would be approved as part of a separate reserved matters application. This, together with the distance, means that whilst there would be overlooking it would not be considered so harmful so as to be unacceptable in this location building. This part of the building would not appear overbearing or cause loss of light to adjacent properties and thus no significant loss of residential amenities.
10. The 4 storey student element has windows that face northeast towards to the rear gardens of properties on Glanville road (Nos. 1-7 Tyler Row) and within the bus depot site (Nos. 108-118 Reliance Way). The distance to these properties is in excess of 28m. Again, this is not considered unreasonable distance in this type of urban location and together with the distance and proposed planting, means that whilst there would be overlooking it would not be considered so harmful so as to be unacceptable in this location.
11. Other windows in the southeast end elevation of this four storey block are to the main circulation corridors and face down the access roads in the

main bus depot site. It is therefore considered that this part the student building would not appear overbearing or cause loss of privacy or light to adjacent properties and there would be no significant loss of residential amenities.

12. Windows in employment Blocks B and C face either internally onto the car parking area, or to Reliance Way and above the commercial building on Glanville Road. It is considered that there would be no adverse impact on residential amenities from these buildings.
13. The proposed student bin store is adjacent to the garden of No.1 Tyler Row. It would be approximately 2.3m high with a flat roof. The ground levels between the site and No.1 differ by approximately 0.5m and the bin store would therefore be sited lower than the garden, which has an existing 1.8m high close boarded fence along. This fence would remain and the building would project above it by 0.5m. It is therefore considered that there would be no adverse impact on residential amenities in terms of overbearing or loss of light to the garden.

Other:

14. Thames Valley Police (TVP) raised concern regarding the height of part of the site boundary between block C and the student accommodation, where 1.2m blunt top railings are proposed. TVP has suggested raising the height to 1.8m, which can be secured by condition. Elsewhere Officers consider that the proposed boundary treatment of a mix of existing means of enclosure and proposed 1.8m high fencing is acceptable. TVP also suggest secure ground floor windows and the applicant has confirmed that these would be put in place.
15. The proposed plans indicate low level lighting bollards in the courtyard garden area, the principle of which is considered acceptable. However further details are required to ensure there would be no adverse impact on neighbouring properties from light spillage and hours of illumination. This could be controlled via condition.

Conclusion:

16. It is considered that the appearance of the proposed buildings would not be detrimental to the character and appearance of the street scene of both Glanville Road and Reliance Way. The development would not significantly harm existing residential amenities and is therefore considered acceptable.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

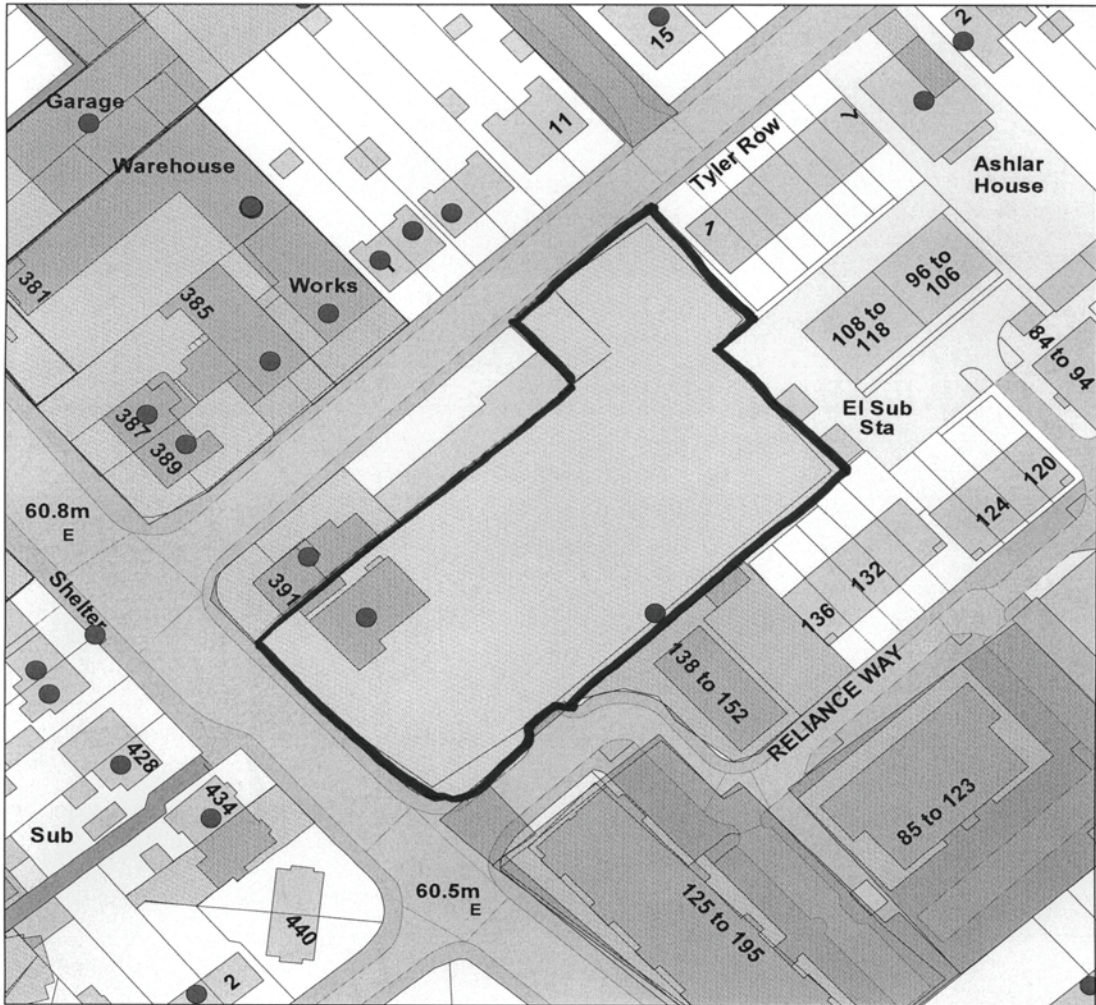
Background Papers: 09/01201/OUT & 11/01150/RES

Contact Officer: Felicity Byrne

Date: 20th June 2011

11/01150/RES Former Bus Depot

Appendix 1



Scale : 1:891

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 June 2011
SLA Number	Not Set

Planning Services
Planning Control and Conservation

APPENDIX 2
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Oxford OX1 1PT

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To: Berkeley Home
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OX14 3NB

APPLICATION FOR PLANNING PERMISSION
Town and Country Planning Act 1990

DECISION DATE: 17th March 2010

PROPOSAL: Outline application (seeking access and layout) for the erection of 2092sq m of class B1 floorspace for start up businesses plus 106 student study rooms in 5 blocks on 2, 3 and 4 levels (including the retention and incorporation of Canterbury House). Provision of 28 car parking spaces accessed off Reliance Way, and 3 car parking space off Glanville Road, cycle parking and landscaping.

AT: Development Site Of Former Oxford Bus Depot 395 Cowley Road Oxford

NOTICE OF GRANT OF PLANNING PERMISSION

09/01201/OUT

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 The proposed development is in line with the site allocation in the adopted Local Plan, providing a mixed use development which makes efficient use of the land available. Start up business units will aid regeneration and economic recovery in the locality, whilst additional student accommodation will contribute to easing pressures on the general housing market. Traffic and parking levels are restrained, encouraging other modes of transport where that is possible. In addition the outline proposals suggest a sustainable development sympathetic to the character of the built environment in which it is located.
- 2 The density of development is similar to or less than that permitted and constructed on the remainder of the former bus depot site, and parking levels below full Local Plan standard. The potential for noise and disturbance from the student accommodation would be addressed by requiring an on - site warden, whilst statutory agencies have raised no concerns in terms of impact on local services. The Thames Valley Police Crime Prevention Officer does not

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oppose the development, and impacts in terms of loss of privacy etc can be addressed at the detailed design stage when the reserved matters application is being drawn up.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to following conditions, which have been imposed for the reasons stated:-

CONDITIONS:

- 1 The development permitted shall be begun either before the expiration of three years from the date of this outline permission or from the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990.

- 2 The following matters are approved in detail as part of this outline permission:

- (i) the layout of the new development
- (ii) the scale of the new development
- (iii) the access to the new development

Reason: To avoid doubt.

- 3 The development permitted shall not be begun until full detailed drawings illustrating the following matters have been submitted to, and approved in writing by, the Local Planning Authority and the development shall be carried out in accordance with such details:

- (i) the appearance of the new development
- (ii) the landscaping of the site of the new development

Reason: To enable the Local Planning Authority to give further consideration to these Reserved Matters in accordance with Articles 7 and 8 of the Town and Country Planning General Development Permitted Order 1995.

- 4 The development permitted shall be constructed in complete accordance with the specifications in the application and the submitted/amended plans accompanying this permission and stamped "Approved" unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.

- 5 Samples of the exterior materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity.

- 6 Buildings A, B and C fronting Cowley Road and Glanville Road shall be used for Class B1 Business use as "start up" and "move on" business units, supported by office accommodation located within the retained Canterbury House. Details of the layout of the

buildings for their intended purpose shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be constructed strictly in accordance with the approved details and shall be retained as such at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and to ensure that the Class B1 Business accommodation is available for "start up" and "move on" businesses at all times.

- 7 During recognized term times the student accommodation hereby permitted shall be occupied only by full time students of the University of Oxford or its constituent colleges, or Oxford Brookes University. Outside of term time the student accommodation may be occupied by students of other institutions. There shall be no occupation by conference delegates at any time unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In order to maintain the availability of student accommodation in buildings and locations suited to that purpose.

- 8 A representative of the educational establishment occupying the premises or a person nominated thereby shall be resident at the premises at all times and be responsible for the general management of the student accommodation unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers.

- 9 Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987 as amended the development hereby permitted shall be used for student accommodation as specified in the submitted application and for no other purpose without the prior written approval of the Local Planning Authority.

Reason: To avoid doubt and to allow the Local Planning Authority to give further consideration to other forms of occupation which may result in the loss of student accommodation.

- 10 The student study bedrooms comprised in the development shall not be occupied until the wording of a clause in the tenancy agreement under which the study bedrooms are to be occupied restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city has been submitted to and approved by the local planning authority; and the study bedrooms shall only be let on tenancies which include that clause or any alternative approved by the local planning authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality.

- 11 Before the development permitted is brought into use the areas for parking and manoeuvring of vehicles and cycles shall be constructed and laid out in accordance with the approved plans and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

- 12 Prior to the commencement of the development details of all cycle parking facilities, indicating capacity for 40 cycles to serve the business units, 106 to serve the student accommodation plus showering facilities shall be submitted to and approved in writing by, the Local Planning Authority. The cycle parking as approved shall be provided in covered, secure conditions and

available for use prior to the first occupation of the use to which they relate.

Reason: To ensure that adequate cyclist parking is available to serve the development at all times.

- 13 The landscaping proposals to be approved as a reserved matter to this outline permission shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity.

- 14 To accompany the landscaping proposals to be submitted as a reserved matter to this outline permission a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of amenity and the appearance of the area.

- 15 Prior to the commencement of the development a Construction Travel Plan, which shall include routing arrangements for construction vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the Construction Travel Plan as approved at all times.

Reason: In the interests of local amenity and the free flow of traffic on the public highway.

- 16 Before the commencement of the development hereby permitted details of the measures to be employed to prevent the egress of mud, water and other detritus onto the public highway, and details of the measures to be employed to remove any such substance from the public highway shall be submitted to, and approved in writing by, the Local Planning Authority. The measures subsequently approved shall be employed and adhered to at all time during construction works.

Reason: To prevent the egress of mud and water creating a hazard on the public highway.

- 17 Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:
- signage for construction traffic, pedestrians and other users of the site;
 - controls on arrival and departure times for construction vehicles;
 - piling methods (if employed);
 - earthworks;
 - hoardings to the site;
 - hours of working;
 - vibration;
 - control of emissions;
 - waste management and material re use;
 - materials storage; and
 - hazardous material removal and storage.

Reason: In the interests of the amenities of neighbouring occupiers.

- 18 It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial or other use. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken. Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

- 19 No soakaway shall be constructed in any land found to be contaminated.

Reason: To prevent pollution of the groundwater.

- 20 Before the development commences the construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment.

- 21 Prior to the commencement of the development details of the drainage system incorporating sustainable urban drainage (SUDS) methods and designed to control runoff shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be constructed in accordance with the approved details.

Reason: To reduce flood risk due to surface water runoff.

- 22 Prior to the first occupation of the development hereby permitted petrol / oil interceptors shall be fitted to all car parking areas.

Reason: In order to prevent any oil polluted discharges entering local watercourses.

- 23 The development hereby permitted shall be undertaken fully in accordance with the principles embodied in the Natural Resource Impact Analysis (NRIA) accompanying the planning application, so as to achieve the score of 7 out of 11 indicated with a minimum score achieved in each of the categories of energy efficiency, renewable energy, materials and water resources. There shall be no variation to the NRIA as submitted which would result in failure to meet the minimum scores without the prior written approval of the Local Planning

Authority.

Reason: In the interests of sustainability.

INFORMATIVES :-

- 1 Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme. Details of the scheme are available from

Considerate Contractors Scheme
PO Box 75
Ware
Hertfordshire
SG12 9UY

01920 485959
0800 7831423

enquiries@ccscheme.org.uk
www.considerateconstructorsscheme.org.uk
- 2 Nesting birds
All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The City Council advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 3 Notwithstanding any details of energy efficient features included with the planning application, subject to other considerations the Local Planning Authority would encourage the inclusion of additional energy efficiency measures including rainwater harvesting within the development permitted in line with the principles of energy conservation, energy efficiency and sustainability embodied in policies CP15, CP16 and CP18 of the Oxford Local Plan.
- 4 At the reserved matters stage the applicant is encouraged that the development be constructed to "Secured by Design" standards as requested by the Thames Valley Police Crime Prevention Officer.
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres / minute at the point where it leaves the Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

CP1 - Oxford Local Plan 2001-2016

Development Proposals - Sets out key criteria expected from new development.

CP2 - Oxford Local Plan 2001-2016

Planning Obligations - Sets out the circumstances in which planning obligations will be sought.

CP5 - Oxford Local Plan 2001-2016

Mixed-Use Developments - Requires development to maintain or enhance the mix of uses in a particular area

CP6 - Oxford Local Plan 2001-2016

Efficient Use of Land and Density - Requires development to make maximum and appropriate use of land.

CP7 - Oxford Local Plan 2001-2016

Urban Design - Requires development to demonstrate good urban design.

CP8 - Oxford Local Plan 2001-2016

Designing Development to Relate to its Context - Sets out criteria required from development to demonstrate that it will respect the local context.

CP10 - Oxford Local Plan 2001-2016

Siting of Development to Meet its Functional Needs - Sets out criteria required from development to ensure functional needs are met.

CP12 - Oxford Local Plan 2001-2016

Designing out Crime - Requires development to contribute to reduce the opportunities for crime through appropriate design.

CP13 - Oxford Local Plan 2001-2016

Accessibility - Requires development to make reasonable provision for access by all members of the community.

CP15 - Oxford Local Plan 2001-2016

Energy Efficiency - Sets out criteria required from development to optimise energy efficiency.

CP18 - Oxford Local Plan 2001-2016

Natural Resource Impact Analysis - Requires the submission of an NRIA in association with developments above a certain threshold.

TR3 - Oxford Local Plan 2001-2016

Car Parking Standards - Sets maximum car parking standards and identifies the Transport Central Area and Transport District Areas.

TR4 - Oxford Local Plan 2001-2016

Pedestrian and Cycle Facilities - Seeks to secure pedestrian and cycle facilities as part of development proposals. Sets cycle parking standards.

HE6 - Oxford Local Plan 2001-2016

Buildings of Local Interest - Sets out approach to development affecting buildings of local interest.

HS13 - Oxford Local Plan 2001-2016

Institutional Student Accommodation - Supports development by educational institutions of purpose-built student accommodation on suitable sites, and prevents the loss of existing purpose-built student accommodation.

HS14 - Oxford Local Plan 2001-2016

Speculative Student Accommodation - Sets out approach to proposals for speculative purpose-built student accommodation.

HS19 - Oxford Local Plan 2001-2016

Privacy and Amenity - Requires developments to provide for the privacy and amenity of occupiers of the proposed and existing residential properties.

HS20 - Oxford Local Plan 2001-2016

Local Residential Environment - Requires development proposals to provide a good environmental standard within and outside each dwelling.

EC1 - Oxford Local Plan 2001-2016

Sustainable Employment - Sets out broad strategy for employment growth.

EC2 - Oxford Local Plan 2001-2016

Protection of Employment Sites - Prevents the loss of identified key employment sites and premises.

EC7 - Oxford Local Plan 2001-2016

Small Businesses - Supports the provision of small business units subject to certain criteria.

DS21 - Oxford Local Plan 2001-2016

Cowley Road Bus Depot Site - Allocates site for specific uses.

CSP2 - Core Strategy - Proposed Changes

Previously Developed Land and Greenfield Land - Sets out approach to development on previously developed and greenfield land.

CSP10 - Core Strategy - Proposed Changes

Energy and Natural Resources - Requires development to demonstrate how sustainable design and construction methods will be incorporated.

CSP11 - Core Strategy - Proposed Changes

Waste and Recycling - Requires development to have regard to the waste management hierarchy.

CSP14 - Core Strategy - Proposed Changes

Supporting access to new development - Requires development to prioritise access by walking, cycling and public transport, and sets out approach to access at the strategic locations.

CSP18 - Core Strategy - Proposed Changes

Infrastructure and developer contributions - Sets out approach to the provision of infrastructure improvements and developer contributions.

CSP19 - Core Strategy - Proposed Changes

Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment.

CSP20 - Core Strategy - Proposed Changes

Community safety - Requires development to promote safe and attractive environments that reduce the opportunity for crime and fear of crime.

CSP26 - Core Strategy - Proposed Changes

Student accommodation - Sets out approach to the provision of student accommodation for students

at Oxford Brookes University and the University of Oxford.

CSP28 - Core Strategy - Proposed Changes

Sustainable economy - Sets out a broad strategy for managed economic growth.



MICHAEL CROFTON - BRIGGS
Head of City Development

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to the Director of City Works, Cowley Marsh Depot, Marsh Road, Cowley, Oxford OX4 2HH.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

East Area Planning Committee

6th July 2011

Application Number: 11/01410/FUL

Decision Due by: 19th July 2011

Proposal: Installation of work of public art.

Site Address: Land At The Corner Of Horspath Driftway And Blackstock
Close Oxford Oxfordshire

Ward: Churchill Ward

Agent: N/A

Applicant: Mrs Abi Hehir

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed artwork delivers a tangible public benefit stemming from the now completed student/residential development (and is considered to be sited in a position that is visible on access to that site but is not of such significant size or form to distract or reduce visibility for vehicle drivers to the detriment of highway safety. The proposal is therefore considered to accord with policies CP1, CP6, CP8, CP10 and CP14 of the Oxford Local Plan 2001-2016 and policies CS17 and CS18 of the Oxford Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP14** - Public Art

Core Strategy

- CS17** – Infrastructure and developer contributions
- CS18** - Urb design, town character, historic env

Other Material Considerations:

PPS1 – Delivering Sustainable Development
Planning Obligations Supplementary Planning Document (Adopted April 2007)

Relevant Site History:

07/02261/FUL – Permitted June 2008

Demolition of existing Territorial Army buildings and:

- (i) Erection of 353 student study rooms and ancillary facilities on 3 and 4 levels in linked blocks, with entrance from Horspath Driftway. Provision 180 cycle parking spaces plus 10 car parking spaces accessed via Blackstock Close;
- (ii) Erection of 15x1 bed flats, 25x2 bed flats, 9x3 bed flats and 18x3 bed houses and 5x4 bed houses on 3 levels as affordable housing. Provision of 109 car parking spaces, 128 cycle parking spaces, bin stores and landscaping, accessed from Blackstock Close.

The Section 106 Agreement accompanying this permission secured a sum of £6,743.00 for the City Council to commission a work of public art upon completion of development on the site. This application is the result of this sum being paid to Oxford City Council as part of the aforementioned legal agreement and is fully in accordance with Policy CP14 of the Local Plan and section 2.10 of the Council's Planning Obligations SPD.

Representations Received:

No comments received.

Officers Assessment:

Site Description:

The development is proposed at the entrance to the site of the former Slade

Barracks Territorial Army Centre which was developed by Berkeley Homes following the granting of consent for student accommodation and flats in 2008. This development is now complete and, in accordance with the associated Section 106 Agreement, funds were paid to Oxford City Council to provide for public artwork on or adjacent to the site. This application is made on behalf of Oxford City Council following receipt of these funds. The application site is on the corner of the junction between Blackstock Close and Horspath Driftway on a grassed area of verge adjacent to the highway that will in due course be adopted by Oxfordshire County Council.

Description of Proposal:

Under the Section 106 legal agreement, the developer was obliged to contribute to the Oxford City Council's public art policy, and as a result funds were entrusted to the city council to commission a work of art upon completion of the site. An artistic brief was drawn up and a selection process to appoint an artist was undertaken. The successful artist was Melissa Cole who has worked on a number of projects nationally for public bodies and schools.

The application seeks permission for a 1000mm diameter hollowed out bronze disc with the intention that it appears as a flattened out wheel/tyre with a textured finish but safe-smooth edge. The disc is proposed to be supported on a structural steel profiled disc (8mm thick) with nine spokes placed underneath the main structure to give support. The bronze disc is proposed to be welded onto the steel frame with bronze tabs. The disc is proposed to be positioned such that the supporting 'spokes' hold it at approximately a 20 degree angle with its lowest part adjacent to the road. This will allow light to reflect better off the bronze disc and give it greater impact. Its maximum height from ground level will be 800mm.

It is intended that images of footprints and tire tracks will be impressed into the bronze disc to represent past journeys along Horspath Driftway and the disc will also include references to the former TA Centre from the Boer War to the present day.

Appearance and Amenity:

It is considered that the proposed public artwork, whilst not of substantial size, would provide an interesting feature particularly since, as the majority of the site is student accommodation, there is a substantial pedestrian footfall on this corner of Blackstock Close and Horspath Driftway. There is also substantial vehicle traffic along Horspath Driftway and this will result in the artwork being a regularly observed feature along the road. Whilst the artwork is not interactive or a central focal point for the development, it is located in a position where it is likely to be observed and enjoyed.

It is recognised that the design of the works and proposed materials have been chosen to reflect the past history of the site whilst ensuring that the structure is robust, of low maintenance and designed to deter climbing. It will also be stress tested prior to installation on the site. Due to its location adjacent to a busy highway and residential area it is considered that there will be significant natural surveillance of the site providing additional protection against damage by vandals or theft.

Due to its relatively small size and location set back from the highway, it is not considered that the proposed works will have an adverse impact on visibility from/to the highways or highway safety in general. The artwork is unlikely to result in significant direct and prolonged public interaction and therefore the residential amenities of the surrounding area would not be affected.

Conclusion:

It is considered that the proposed artworks would provide a positive contribution to the area without harming highway safety or nearby residential amenity. The proposal is therefore considered to comply with policies CP1, CP6, CP8, CP9, CP10 and CP14 of the Oxford Local Plan and policies CS17 and CS18 of the Core Strategy.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

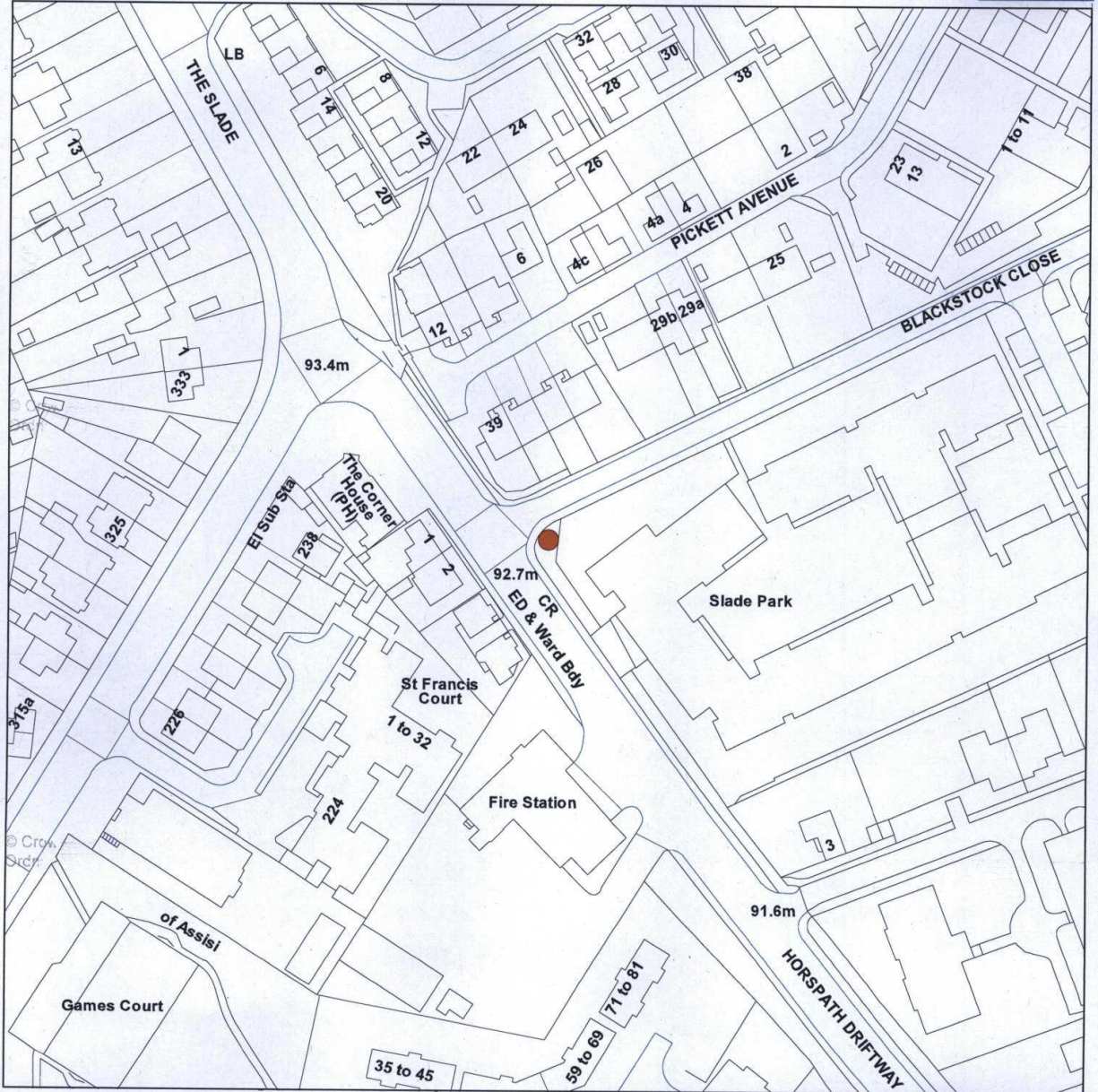
Contact Officer: Matthew Parry

Extension: 2160

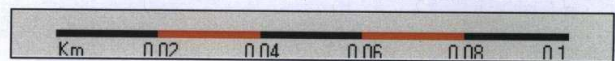
Date: 31st May 2011

11/01410/FUL

Land corner of Blackstock Close & Horspath Driftway



Scale : 1:1250



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	Appendix 1
Date	24 June 2011
SLA Number	Not Set

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East Area Planning Committee

- 6th July 2011

Application Number: 11/00916/FUL

Decision Due by: 25th May 2011

Proposal: Conversion of existing workshop/office to a 1-bed flat. Erection of new 2-storey building with room in workspace to provide 1 x 1-bed flat and 1 x 2-bed flat. Provision of amenity space, bin and cycle storage. (Amended Plans and Description)

Site Address: 54 William Street Oxford (site plan: **Appendix 1**)

Ward: Marston Ward

Agent: TSH Architects

Applicant: I And O Limited

Application Called in – by Councillors – Clarkson, Price, Lygo and Van Nooijan
For the following reasons – overdevelopment, parking

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal would make a more efficient use of land adding three new dwellings within an existing residential area which is sustainably located. The proposal would infill an open entrance to a disused commercial premises with a frontage building that would have an appropriate visual relationship with the street, would provide appropriately for the amenity needs of future occupants, and would preserve the residential amenities of neighbouring properties. There would be no adverse consequence for on-street parking and unneighbourly windows and bulk would be removed from the existing building. The application accords with policies CP1, CP6, CP8, CP10, HS19, HS20, HS21, TR3 and TR4 of the Oxford Local Plan 2001 - 2016 and policies CS18, CS23 and CS28 of the Oxford Core Strategy 2026.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Variation of Road Traffic Order 54 William Street,
- 5 Boundary details before commencement
- 6 Landscape plan required
- 7 Landscape carry out after completion
- 8 Landscape management plan
- 9 SUD's
- 10 Bins and cycles
- 11 Revised plan - removal of cladding
- 12 Removal of PD rights for new house
- 13 Remove parts of commercial building prior to occupation
- 14 Kerb re-instated, road markings removed

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- HS21** - Private Open Space
- TR4** - Pedestrian & Cycle Facilities
- TR3** - Car Parking Standards

Core Strategy

- CS18_** - Urban design, town character, historic environment
- CS23_** - Mix of housing
- CS28_** - Employment sites

Other Material Considerations:

- PPS 1** – Delivering Sustainable Development
- PPS 3** – Housing

PPG 13 - Transport

Supplementary Planning Document Balance of Dwellings Adopted Jan 2008.

Relevant Site History:

85/00789/NO - Outline application for three storey development of 2 two-bedroom flats, with vehicular passage under first floor level. Refused

86/00220/NO - Outline application for one-bedroom dwelling with parking space. Alterations to workshop. Refused

89/00565/NF - Erection of one bedroom dwelling with parking space. Retention of office (Class B) with parking space. Appeal dismissed

01/01259/NF - Subdivision of plot and erection of single and two storey 2 bedroom house with one on-plot car parking space. Provision of two on-plot parking spaces and pedestrian access to retained office building at rear. Withdrawn

02/01463/FUL - Demolition of lean-to. Extension at front and rear, plus additional floor of accommodation to building at rear of site used as office accommodation (Amended). Refused

Representations Received:

51 William Street – parking concerns; design out of character

55 William Street – parking concerns; development should be restricted to one dwelling

56 William Street – overdevelopment; parking concerns

58 William Street – parking concerns; overdevelopment; visually inappropriate

62A William Street – parking concerns; congestion from construction; out of character with neighbourhood

68 William Street – parking concerns; overdevelopment

Statutory and Internal Consultees:

Thames Water Utilities Limited – no objection

Oxford Civic Society – overdevelopment; cramped accommodation; inadequate amenity space; no bin and cycle provision

Oxfordshire County Council Highways Authority - no objection subject to conditions:

- Excluded from eligibility for parking permits
- Reinstate dropped kerb at applicants expense
- Secure and sheltered cycle parking
- Relocation of any street furniture at applicants expense
- Ground resurfacing to be SUD's compliant

Issues:

Principle

Design

Residential amenity

Privacy and amenity
Car parking
Cycle parking
Loss of office accommodation

Background

There are several historic planning applications on this site (listed above) that have been refused, including one appeal against a refusal that was dismissed. These proposals involved retaining the office use at the rear of the site whilst creating new dwellings at the front. The applications were refused on the grounds that the site was not adequate to accommodate new dwellings whilst retaining the commercial activity at the rear as the future occupiers would suffer from nuisance and disturbance relating to the commercial activity. This conflict has now been removed as the proposal involves the loss of the commercial activity. The proposals also included off street parking which added to the constrained nature of the site, and also raised concerns of highway safety by having vehicles reversing out on to the street. Again, this concern is addressed by not having off-street parking, and there would be no traffic generated by any commercial activity.

Since the previous refusals, a Controlled Parking Zone (CPZ) has been introduced to control on-street parking provision in William Street.

Officers Assessment:

Site

1. The application site comprises a plot on the southern side of William Street, off the Marston Road. There is a single storey office building located towards the rear of the site with hardstanding covering the rest of the site.

Proposal

2. Planning permission is sought to convert the existing office building into a 1-bed dwelling, and to erect a two-storey building (with room in the roof space) fronting William Street to create 2 flats (1x 1-bed and 1x 2-bed).
3. The scheme that is for determination has been amended from the one that was originally submitted. The changes that have been made are:
 - The existing office building has been reduced in length by 5 metres
 - The existing office building would be converted to a 1-bed dwelling instead of a 2-bed dwelling
 - The design of the front elevation facing William Street has been changed to remove the full height glazing and to create a bay window
 - The depth of the first floor flat (including terrace) has been reduced by 1.5 metres
 - The length of garden for the ground floor flat has been increased by 3 metres to 6.6 metres

- Bin and cycle stores have been incorporated into the scheme
4. The ground floor of the proposed new building would be set in by 1 metre from the side elevation of no. 56 William Street but would be attached at first floor level to create a covered passageway to provide side access to the rear of the site.

Principle of development

5. PPS 3 identifies the need to make efficient use of land, this is reflected within OLP policy CP6 which states that development proposals should make efficient use of land by making best use of site capacity, however it goes on to state that this should be in a manner which does not compromise the character of the surrounding area.
6. The site constitutes previously developed land. The conversion of the existing former commercial building and the erection of a further residential building is considered to make more efficient use of the site. No objection is raised to the principle of this form of residential development.
7. The Balance of Dwellings Supplementary Planning Document (BoDS) was formerly adopted in January 2008 to elaborate upon the provisions of policy HS8 of the OLP (now superseded by policy CS23 of the Core Strategy (CS)) and to ensure the provision of an appropriate mix of dwelling sizes in the different neighbourhood areas. For new residential developments of between 1 – 3 units, such as the one proposed, there should be no net loss of a family dwelling.
8. The application site is currently occupied by an office building and the proposal involves no loss of a family dwelling.
9. For residential developments of between 1 - 3 units there is no specific mix of housing required and the proposal is therefore compliant with BoDs.

Design

10. Policies CP1 and CP8 of the OLP state that planning permission will only be granted for development that respects the character and appearance of the area and which responds appropriately to the site and surroundings in terms of the form, grain, scale, materials and details of the proposal. Policy CS18 of the Core Strategy states that planning permission will only be granted for development that demonstrates high quality urban design and responds appropriately to the site and its surroundings.
11. CP8 also states building design should be specific to the site and its context should respect, without necessarily replicating local characteristics, and that innovative design should not be ruled out.
12. William Street is a predominantly residential road, characterised by 2-storey terraced and semi-detached dwellings, although there are also some detached dwellings, including one directly to the west of the application site.

13. The houses along William Street are generally set behind small front yards that are enclosed by dwarf walls. The houses are laid out along a strong building line, with bay windows at ground floor level providing a strong feature, and predominantly pitched roofs of slate and tiles providing a uniform roofscape.
14. The houses are constructed primarily of brick, some of which have been painted, though there are examples of render. There is generally no off street car parking, although there are a few exceptions.
15. In response to these characteristics the proposed new building aligns with the front of the adjoining houses, with a front yard to provide some bin and cycle storage and some opportunity for landscaping on the frontage. The building stands at two storeys in height and incorporates a bay window at ground floor level. This treatment of the frontage is characteristic of the adjoining properties and the road in general.
16. The proposed materials to be used on the external elevations are render with some timber cladding with artificial slate on the roof. Officers consider that although brick is the predominant building material, there are examples of render on display, including directly opposite the site, and the use of this material would not be harmful to the character of the area. The use of timber cladding, however, on the front elevation is considered to be out of character and out of context with the surrounding area and therefore a condition has been attached requiring a revised plan to be submitted and approved to show the removal of the timber cladding on the street facing elevation. Officers consider that the use of timber cladding on the rear elevation would be acceptable as it would not be visible in the streetscene.
17. Due to the gradient in the street, which slopes down towards Marston Road, the proposed new building is set slightly lower than no. 56 William Street. This therefore results in the window levels and eave lines not matching up, however this is a common theme along the road due to the gradient and as such is not uncharacteristic or harmful.
18. The proposed building works hard to respect the characteristics of the street and whilst the street has common themes there are variations on display. The proposal would in-fill a gap in the street and is not considered to harm the character and appearance of the street or area.
19. The existing building at the rear of the site would be reduced in length by 5 metres, removing scale and bulk from this incongruous building. The front elevation would be reconfigured to provide a front door and bay with corner window. The windows in the side elevation would be blocked up and a rooflight inserted.

Residential Amenity

20. Policy HS21 of the OLP states that residential developments should have access to an amount of private open space, possibly in the form of a balcony, and the amenity space must be of good quality. As proposed, the ground floor 1-bed flat would have exclusive use of a private garden 6 metres in length. The first floor 2-bed flat would have a private terrace measuring 3.5 metres by 2 metres, which allows adequate space for clothes drying, outdoor seating etc.
21. Officers consider that it would be more appropriate to sub-divide the ground floor garden to provide a private area for the 1-bed flat with direct access and have the remaining garden as a shared space for use by both flats, allowing the 2-bed flat to have access to more amenity space other than just the private terrace. This would be imposed through the use of a landscaping condition.
22. The 1-bed dwelling in the converted building has exclusive use of a private garden measuring 3.5 metres by 4.6 metres. Providing the garden is subdividing as described above, officers are of the view that these provisions of amenity space are considered suitable for a flatted development and that the amenities of future occupiers would be adequately met.
23. The OLP does not set minimum floor areas for new dwellings, but expects dwellings arising from conversions to have a minimum internal floor area of at least 25 sq. metres. The 1-bed flat in the converted office building would have a floor area of approximately 44 sq. metres; the ground floor 1-bed flat would be approximately 39 sq. metres; and the first floor 2-bed flat would be approximately 60 sq. metres.
24. The proposal is considered to provide appropriate and adequate internal layouts for all three units.

Privacy and amenity

25. Policy HS19 of the OLP states that planning permission will only be granted for development that adequately provides both for the protection, and/or creation, of the privacy or amenity of the occupants of the proposed and existing neighbouring, residential properties. The City Council will assess each development proposal in terms of: the potential for overlooking into habitable rooms or private open space; potential for noise intrusion; sense of enclosure, or development of an overbearing nature; refuse and recycling storage; cycle storage; drying space; and sunlight and daylight standards. This policy refers to the 45/25 degree code of practice, as detailed in Appendix 6 of the OLP, which is used to calculate the potential for loss of light to habitable rooms.

Loss of light

26. No. 52 William Street to the west of the application site has a large two-storey rear extension and extends to almost 15 metres in length. There is one window on the side facing elevation facing the application site but this appears to serve a hallway and not a habitable room. The proposed new

building would not project out as deep as this and so would not cause any issues of loss of light or outlook from habitable rooms at no. 52.

27. With regard to the impact of the new building on no. 56 William Street, the proposal would breach the 45° guidance when measured in the horizontal plane from the closest ground floor window on the rear elevation, but it comfortably clears the 25° guidance when measured in the vertical plane. The proposal also complies with the 45° guidance in relation to the windows in the side elevation at ground floor level, and the first floor windows facing south of no. 56 William Street. Furthermore, the rear of the property faces south so benefits from good levels of natural sunlight.
28. The proposal complies with the 45/25 degree rule in accordance with Appendix 6 of the OLP and officers are therefore satisfied that the application would not unreasonably adversely affect light to neighbouring properties.

Overlooking

29. The first floor terrace serving the 2-bed flat would be set back over 4 metres from the rear building line of no. 52 William Street and so would not cause any direct overlooking into the rear garden. The dormer in the roof space serving the second bedroom would be set back almost 7.5 metres and so for the same reason would not cause any direct overlooking to no. 52 William Street.
30. The terrace would have screening on the eastern and southern sides to prevent overlooking to and from no. 56 William Street.
31. Whilst officers recognise that the new windows would offer an opportunity to look down into adjoining gardens, this is a common occurrence within dense residential areas such as this and would not be unreasonably harmful.
32. A major benefit of the scheme is that the windows in the side elevations of the existing office building would be blocked up so as not cause any issues of overlooking into the rear gardens of no's 52 and 56 William Street. There would be a separation distance of 18.5 metres from the ground and first floor rear windows of no. 56 William Street and the bedroom window in the converted building and officers are of the view that this is sufficient to prevent any harmful levels of overlooking.

Amenity space

33. There would be a distance of almost 12 metres between the bedroom in the converted building and the ground floor flat living room, but the garden lying in between would provide screening and would prevent overlooking and a loss of privacy.
34. Landscaping and boundary treatment details will be required by condition to be approved prior to commencement of development to ensure satisfactory screening.

Car parking

35. The proposal is for a car free development. The site falls outside the Transport Central Area and Transport District Area, as defined in the OLP. For development outside of these areas, the Council will consider car-free residential development if there is good availability of public transport, and shops and services are provided near by.
36. The application site is off the Marston Road with its frequent bus routes to and from the city centre and Marston. There are also cycle routes to Oxford and Marston. The site is equidistant between the shopping district of St Clements to the south, and shops at Headley Way to the north. There is a post office and convenience store on the corner of William Street and Marston Road.
37. The site is within an existing Controlled Parking Zone (CPZ) which will ensure that a car free parking scheme can realistically be enforced in this location. The Highway Authority has raised no objections to the development providing it is excluded from eligibility for parking permits. A condition has been imposed to this effect.
38. Officers are of the view that the site is located close to excellent public transport links and cycle routes and would therefore be a suitable location for a small car free development.
39. Currently there is a lowered kerb along the full width of the application site with double yellow lines marked on the road to prevent vehicles from blocking the entrance. As a condition of the permission, this kerb would be raised and the road markings removed, thereby effectively creating an additional on-street parking space in front of the new building.
40. Concerns have been raised by local residents as the CPZ only applies during week days and there are no parking controls in place in the evenings or weekends, meaning the future occupiers of the new development could be car owners and still park on street during these times, creating parking pressure. Whilst this is a possibility, officers are of the view that the existing CPZ would act as a strong deterrent in discouraging people without permit eligibility from owning a car. Not everyone works 9-5 or uses a car to travel to work. Even so, it would be highly inconvenient to have to move your car when you were on annual leave/sick leave etc and find somewhere else to park it.

Cycle Parking

41. Policy TR4 of the OLP states that planning permission will only be granted for development that provides good access and facilities for pedestrians and for cyclists and complies with the minimum cycle parking standards shown in Appendix 4. According to the Parking Standards SPD secure, and preferably sheltered, cycle parking should be integrated in the design of residential developments. The minimum requirement for residential

dwelling is two spaces per residential unit, and this has been provided. A condition has been attached requiring further details of the cycle stores to be approved prior to commencement of development.

Loss of employment site

42. The site is not located within a protected employment site, however, policy CS28 of the Core Strategy states that the loss of any employment generating site must be justified and evidence provided to show that the current use is not viable.

43. Evidence has been submitted to show that the site has been marketed as office accommodation and also as D1 and D2 use for an extended period but has received very little interest and no occupiers have been found. The main reason given is due to its location in a predominantly residential area, which is undesirable for potential occupiers. Officers are therefore satisfied that the loss of the office use is justified in this instance.

Sustainability:

The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal would constitute a sustainable form of development that would make more efficient use of an existing brownfield site.

Conclusion:

The proposal is acceptable in design terms and would make an efficient use of land in this existing residential area. The existing building would be reduced in bulk and the new building on the frontage relates well to the surrounding area. It would not cause significant levels of harm to the living conditions of neighbours or future occupiers. Officers are satisfied that parking pressure would not be increased, and the Highways Authority has raised no objection. The loss of the employment site has been justified and the proposal is considered to comply with the relevant policies of the Oxford Local Plan 2001-2016 and Core Strategy 2026.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/00916/FUL

Contact Officer: Rona Gregory

Extension: 2157

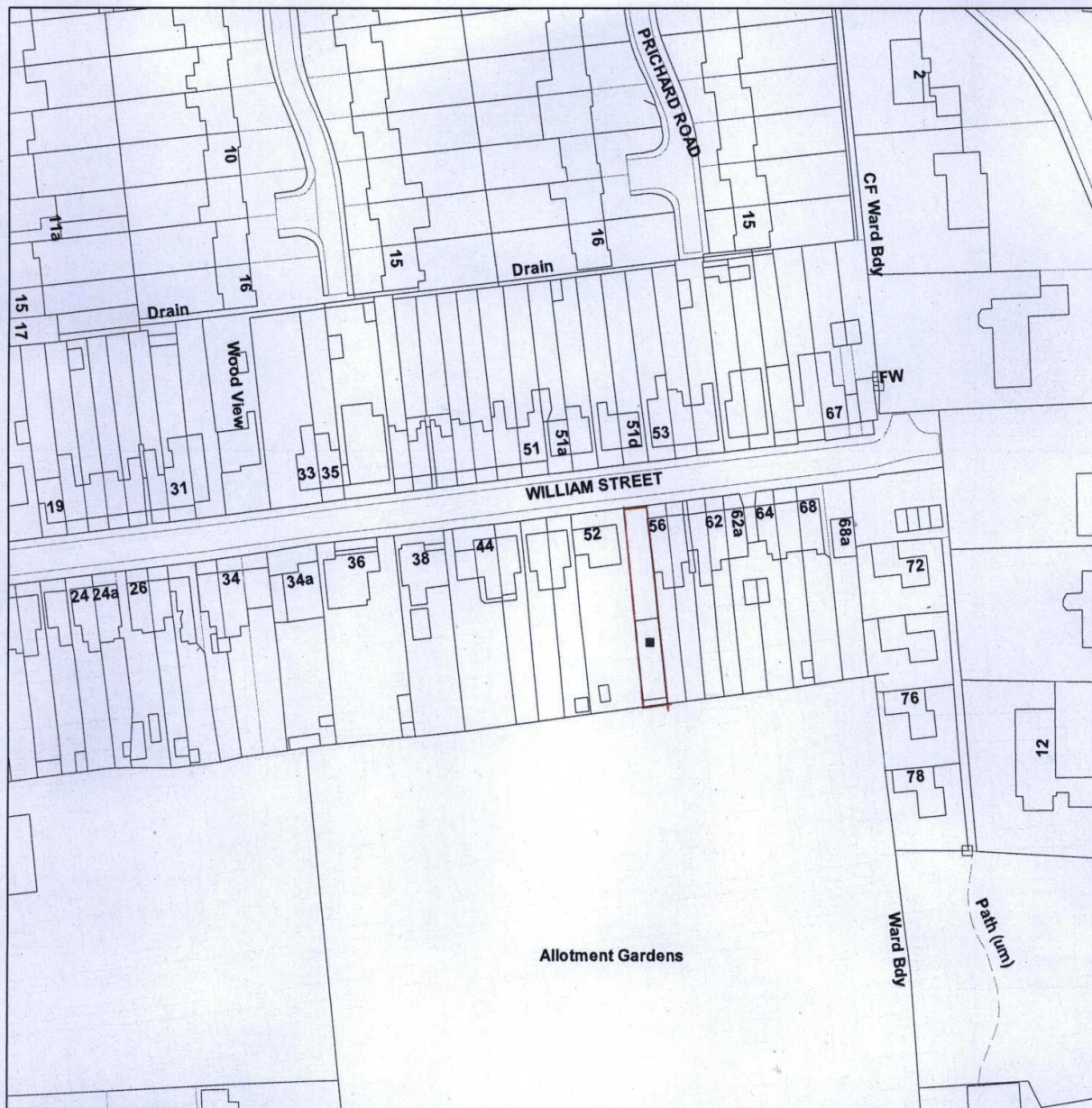
Date: 20th June 2011

54 William Street

11/00916/FUL



GIS by ESRI (UK)



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 June 2011
SLA Number	Not Set

East Area Planning Committee

6th July 2011

Application Number: 11/00378/FUL

Decision Due by: 1st April 2011

Proposal: Erection of a 2 bedroom dwelling house.

Site Address: 24 Milton Road Oxford Oxfordshire OX4 3EF

Ward: Cowley Marsh Ward

Agent: N/A

Applicant: S Khanam

Called in by: Councillors Malik, Rowley, Lloyd Shogbesan and Price.

Reason: Over development, parking, access and back garden development.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal would make a more efficient use of land within an existing residential area which is sustainably located. The proposal would have an appropriate visual relationship with the street and would preserve the residential amenities of neighbouring properties without increasing the risk of flooding elsewhere. The application therefore accords with policies CP1, CP6, CP8, CP10, TR3, TR4, HS19, HS20 and HS21 of the Oxford Local Plan 2001 - 2016 and policies CS11, CS18 and CS23 of the Oxford Core Strategy 2026.
- 2 No specific objections have been received from third parties, but a number of concerns have been raised relating mainly to parking, flooding and residential amenity. These have been considered in the officer's report and conditions have been recommended to address any material issues.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Landscape plan, parking, vision splays
- 5 Implementation of parking and landscape
- 6 Suspected contamination
- 7 Bin and cycle storage
- 8 Design - no additions to dwelling
- 9 Amenity windows obscure glass rear facing bathroom and cloakroom,

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- HS10 - Loss of Dwellings
- HS11 - Sub-Division of Dwellings
- HS19 - Privacy & Amenity
- HS20 - Local Residential Environment
- HS21 - Private Open Space
- NE12 - Groundwater Flow
- NE15 - Loss of Trees and Hedgerows

Core Strategy

- CS11_ - Flooding
- CS18_ - Urb design, town character, historic env
- CS23_ - Mix of housing

Other Material Considerations:

Planning Policy Statement 3 – Housing (PPS3)

Planning Policy Statement 25: Development and Flood Risk (PPS25)

Oxford City Council Balance of Dwellings Supplementary Planning Document (SPD)

Oxford City Council Planning Design Guide 1 – Corner Site Extensions
(Design Guide1)

Oxford City Council Planning Design Guide 2 – Side Extension (Design Guide 2)

Relevant Site History:

10/03029/FUL - Erection of 2 storey 2 bedroom house. Provision of one car parking space accessed from Cricket Road. REF 10th January 2011.

Representations Received:

138 Cricket Road: Concerns relating to construction traffic, noise and dirt and to issues relating to loss of light, parking and floodwater.

Statutory and Internal Consultees:

Local Highway Authority – Proposals would need amendments to visibility splays to meet highway safety requirements.

County Council Drainage Officer: No objection – Development will not fall under the Flood and Water Management Act 2010, subject to details of separate soak-away provision.

Thames Water: No objection.

OCC Environmental Protection team: No objection, subject to condition requiring a phased risk assessment to identify and address any ground or water contamination.

Issues:

Principle
Balance of dwellings
Urban design
Effect on adjoining properties
Amenity / private open space
Parking
Bin and bike stores

Officers Assessment:

Proposal

1. Permission is sought for the construction of a two storey side extension for use as a dwelling house.

Site description

2. The proposed dwelling would be highly visible from the public domain, occupying a site on the corner of Milton Road and Cricket Road.
3. Both Milton Road and Cricket Road are characterised by two storey properties that are generally set behind front gardens that are enclosed by dwarf walls or hedges. Whilst some of the houses are set back further from the road, a clear building line is evident along both roads.
4. The surrounding houses are primarily rendered, though there are examples of exposed brick within the wider area, the architecture is traditional and roofs are generally hipped, with double storey gabled bays being common on the opposite side of Cricket Road.

Principle

5. Planning Policy Statement 3 (PPS3) encourages the effective and efficient use of land. Effective use of land is encouraged by re-using land that has previously been developed. Central Government have now amended PPS3, which now excludes private residential gardens from the definition of previously developed land in Annex B. As private residential gardens are not now classed as 'previously developed land', this is therefore a material consideration in determining this application.
6. However, the aim of PPS3 to encourage efficient use of land remains relevant, indeed PPS3 states that it is "a key consideration in planning for housing", but further notes that "good design is fundamental to using land efficiently".
7. This is developed in policy CP6 of the Oxford Local Plan 2001-2016 (OLP) which states that development proposals should make efficient use of land by making best use of site capacity in a manner that does not compromise the surrounding area.
8. Although the proposed dwelling is not situated on an area of previously developed land, it is in a position where a domestic extension of a similar scale would ordinarily be approved and makes efficient use of land. The principle of the scheme – to provide an additional dwelling – is therefore welcome and the proposal complies with PPS3 and policy CP6 of the OLP.

Balance of dwellings

9. PPS 3 also encourages a mix in the balance of dwellings and this is reflected in Core Strategy policy CS23 which states that the predominance of one particular form of housing type within a locality may have unwelcome social implications.

10. According to PPS3, key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people. This is reiterated in policy HS8 of the Local Plan in which the City Council will have regard to the local distribution of dwelling types (including size of unit, tenure, and specialist occupation) with a view to achieving a balanced and suitable distribution of dwelling types.
11. In support of policy CS23 the Balance of Dwellings SPD (SPD) has been drafted (adopted Jan 08) which has assessed the housing stock within Oxford and has identified areas of pressure. The aim of the SPD is to ensure that development provides a balanced and mixed community and as a result Neighbourhood Areas provide the framework for the assessment of new residential developments.
12. The application site falls within an area defined by the SPD as red, which indicates that the scale of pressure is considerable and as such a proportion of family dwellings should form part of new development: The SPD does not specify any particular mix for development below 3 units in this area. The proposal is for 1 additional two bed house and does not therefore trigger the requirements in the Balance of Dwellings SPD and policy CS23 of the Core Strategy. In addition to this, it would provide a family dwelling.

Urban design

13. Policy CP1 of the Oxford Local Plan 2001-2016 states that planning permission will only be granted for development that shows a high standard of design, that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. This view is taken a step further in Policies CP8 of the OLP and CS18 of the Core Strategy, which require all new development to demonstrate high quality urban design and ensure that the siting, massing and design creates an appropriate visual relationship with the built form, grain, scale, materials and details of the surrounding area whilst CP10 states planning permission will only be granted where proposed developments are sited to ensure that street frontage and streetscape are maintained or enhanced or created.
14. Oxford City Council Planning Design Guide 2 – Side Extensions seeks to ensure that pairs of semi detached houses are not unbalanced by side extensions that are not subordinate to the existing houses. It suggests that it is usually best practice to continue building lines and detailing on terraced houses.
15. Oxford City Council Planning Design Guide 1 – Corner Site Extensions seeks to ensure that houses on corner sites are not unbalanced by excessively wide side extensions that dominate the existing houses. It suggests that it is usually best practice to set extensions back from the front wall and set ridges lower to ensure the extension remains subordinate to the existing house.

16. The proposed dwelling does not cross the building line, is set back 700mm from the front wall of the existing house and set down 300mm from the existing roof. This helps to ensure that the addition remains subordinate to the existing house and pair of semis.
17. Whilst the building will be highly visible from the public domain, it is not considered to be visually out of place in its location and subject to a condition controlling materials, the proposals are not considered likely to be jarring or incongruous in the street scene, are considered acceptable in terms of design guide 1 and 2, and the application complies with policies CP1, CP8 and CP10 of the OLP and policy CS18 of the Core Strategy.

Effect on adjoining properties

18. Policy CP1 of the adopted Oxford Local Plan 2001-2016 states that where relevant, development proposals must safeguard the amenities of adjoining land users and occupiers, whilst Policy HS19 of the adopted Oxford Local Plan 2001-2016 states that planning permission will only be granted for development that adequately provides both for the protection of the privacy or amenity of the occupants of proposed and existing neighbouring residential properties. This is supported by Policy CP10, which seeks to safeguard the amenities of adjoining properties.
19. Appendix 6 of the OLP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
20. The proposal complies with the 45-degree guidance and due to the location of the proposed development, it is considered unlikely to lead to any issues of loss of light or creation of an overbearing effect. There is some opportunity for increased overlooking of adjacent gardens along Cricket Road from the rear facing first floor windows, but taken in the context of windows in the existing house, the increase is not considered to be material. Subject to a condition to ensure that the bathroom / cloakroom windows are fitted with obscure glass and fixed shut below head height, the proposals are considered unlikely to have a material effect on adjacent properties, and comply with Policies CP1, CP10 and HS19 of the OLP.

Amenity / private open space

21. The adopted Oxford Local Plan requires that new dwellings should provide an amount of private open space to allow their occupants to enjoy fresh air and light in privacy. It goes on to say that where occupiers are likely to be children, then shared amenity space is not appropriate and, generally, the length of a private garden for a family house should be 10 metres.
22. Policy CP1 requires relevant development proposals to safeguard the amenities of adjoining land users and occupiers, whilst CP10 states that permission will only be granted where developments are sited to ensure that outdoor needs are properly accommodated, including private amenity space, where buildings are orientated to provide satisfactory light, outlook and

privacy, and where the amenity of other properties is adequately protected. Policy HS21 states that planning permission will not be granted for development proposals where insufficient or poor quality private open space is proposed.

23. The corner site location of the site means that the available garden space is more exposed and likely to offer less privacy than would be usual in a typical rear garden. This effect is somewhat ameliorated by the mature hedge which provides screening to the plot. The current application shows the proposed dwelling positioned in the middle of the plot, which would result in the available garden space being divided in two. The area of garden fronting Milton Road has a maximum dimension (measured parallel to Milton Road) of 10 metres and is considered adequate for the proposed dwelling.
24. The existing house will lose much of its amenity space, but will retain an area to the rear that is reasonably well screened and measures around 9.5 metres by 9.5 metres. It is noted that a conservatory has been constructed within this space, but the area is still considered adequate for the house and the proposal complies with policies CP1, CP10 and HS21 of the OLP.

Parking

25. Policy CP1 of the OLP, supported by policies CP10 and CP13, requires new development to be acceptable in terms of access, and to provide suitable access arrangements and facilities for use by all members of the community with special access needs.
26. Policy TR3 of the adopted Oxford Local Plan 2001-2016 states that planning permission will only be granted for development that provides an appropriate level of car parking spaces no greater than the maximum car-parking standards shown in the plan's Appendix 3.
27. The proposal would create a two bedroom house. One parking space is proposed for the new house and two are proposed for the existing three bedroom house. Appendix 3 of the OLP gives a maximum standard of two parking spaces for a two or three bedroom house, and bearing in mind the sustainable location of the site and its proximity to local services and bus routes, the proposed parking provision is considered acceptable. The proposal therefore complies with Policy TR3 of the adopted Oxford Local Plan 2001 – 2016.
28. The Local Highway Authority has raised concerns relating to highway safety in terms of visibility splays in a sensitive location, and it is considered that these could be dealt with by condition requiring an amended parking and planting plan showing the provision of adequate visibility splays to ensure that the development complies with policies CP1, CP10 and CP13 of the OLP.

Bin and bike stores

29. Policy HS19 of the OLP requires applications to provide storage for cycles and refuse and recycling. Policy CP10 requires screened refuse and recycling storage.
30. The location of an adequate level of bin and cycle stores is shown on the application drawings, and the development complies with policies CP10 and HS19 in this regard. A condition is however proposed to ensure that the facilities are included.

Flooding

31. Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk, floodwater flows and flood water storage, and require a flood risk assessment to be prepared for applications in areas of low lying land defined as Flood Zone 2 or above, whilst stating that development will not be permitted that will lead to increased flood risk elsewhere.
32. The application site is not defined in the Proposals Map as being in an area of low lying land, and is not in Flood Zone 2 or above. However rain water run off from the site would, if unmitigated, increase flood risk in the areas around Boundary Brook. The County Drainage Officer has recommended the provision of separate soak-away details.
33. It is considered that the incorporation of permeable surface treatments and a soak away to deal with run off from the new roof would be sufficient mitigation, and it is recommended that any grant of planning permission be conditional on the submission of further details of a scheme to be implemented to this effect to ensure the development does not increase the risk of flooding elsewhere and complies with Policy CS11 of the Core Strategy. It is suggested that these details can be provided as part of the landscape parking and visibility splays plan recommended in paragraph 28 of this report.

Conclusion:

34. The proposal would make a more efficient use of land within an existing residential area which is sustainably located. The proposal would have an appropriate visual relationship with the street and would preserve the residential amenities of neighbouring properties without increasing the risk of flooding elsewhere. The application therefore accords with policies CP1, CP6, CP8, CP10, TR3, TR4, HS19, HS20 and HS21 of the Oxford Local Plan 2001 - 2016 and policies CS11, CS18 and CS23 of the Oxford Core Strategy 2026 and the application is recommended for approval.

Human Rights Act 1998

35. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.
36. Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

37. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/00378/FUL, 10/03029/FUL

Contact Officer: Tim Hunter

Extension: 2154

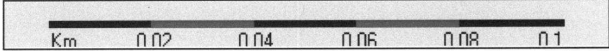
Date: 22nd June 2011

10/03029/FUL

24 Milton Road



Scale : 1:1250



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	Appendix 1
Date	24 June 2011
SLA Number	Not Set

Report of: Head of City Development
To: East Area Planning Committee 6th July 2011
Title of Report: Templars Retail Park, Between Towns Rd, Cowley

Summary and Recommendations

Purpose of Report: This report seeks the views of committee on a variation to legal agreement relating to retail park to allow up to 2500sq m of floor space to be used for food sales.

Planning Reference: 11/00461/POM

Key Decision: No.

Portfolio Holder: Colin Cook

Scrutiny Responsibility: Communities & Partnership

Recommendation(s): Committee is recommended to agree to the amendment of a planning agreement relating to the Retail Park so as to permit food sales for up to 2500 sq m of floor space.

Background to the Case

1. In May 1986 outline planning permission was granted for the redevelopment of the then Grove Cranes factory site at Between Towns Road to form a retail park consisting of 13,032 sq m gross of retail floor space plus garden centre. The development was to be served by 496 car parking spaces accessed from Between Towns Road at a point opposite its junction with Crowell Road. Service access was to the rear via Rymers Lane. That permission was followed later that year by a reserved matters permission for the outstanding details.
2. The development when completed traded for many years as the John Allen Centre and now as the Templars Retail Park. Since permission was granted the amount of floor space has increased by the insertion of mezzanine levels into many of the retail units, which until recently would not have required planning permission. This has resulted in 19,205 sq m of floor space being permitted at the centre. At the same time adjustments to the parking layout over the years has resulted in the total number of public car parking spaces being reduced to 468. A site plan of the retail park is attached at **Appendix 1** to this report.

3. Accompanying the outline planning permission was a planning agreement which secured various financial contributions and off site works, but also restricted the range of goods to be sold to non - food items. In the years since there have been adjustments to the permitted range of goods which could be sold, but still excluding food sales. The current owners of the site approached the Council as the Local Planning Authority in 2009 with an application to relax the non - food restriction via a "Deed of Release" to permit up to 1,500 sq m of floor space to be used for food sales. This was subsequently approved at Cowley Area Committee in May 2010. This current approach seeks to extend this figure to 2,500 sq m. This would equate to a supermarket of approximately the size operated by Sainsbury's at Templars Square until the 1990's.

Public Consultation

4. Although the submission is not a planning application, public consultation has been undertaken on the proposal. The comments received may be summarised as follows.
 - 99p Stores, Templars Square: Many stores have ancillary food sales and there are independent food outlets such as a greengrocer, a butcher and several bakers. These stores would be badly affected should this be granted. Car park is already over saturated at peak times; a new supermarket will increase the number of cars and make things worse.
 - Richard Holmes Property Consultants of behalf of the Co-op: Templars Square is suffering in the current economic climate however it still represents a well balanced pedestrian mall serving day to day needs. Templars Retail Park caters predominantly for bulky goods shopping. Raising the limit to 2500 sq m of food floor space would make it much more appealing to the major four supermarket operators. This would have a significant impact on footfall within Templars Square. It would be premature to modify the agreement pending the preparation of a master plan therefore the decision needs to be deferred.
 - Highway Authority No Objection. See Below
 - Individual Comments: Service area problems in terms of congestion, nuisance and noise. Increase cars with to cause displacement to surrounding areas especially employee cars. No cycle parking provision. Request should not extend the hours permitted for the servicing area. Increase in servicing vehicles not acceptable. Replacement trees required for those lost with the 'pod' building. Several small independent food outlets along with other retail units selling non-perishable food lines.

Officers' Assessment

5. The two key determining issues in this case are planning policy and highways, access and parking issues.

Planning Policy

6. Since the closure of Sainsbury's and more recently Somerfield the existing food provision has declined within the district centre. It now comprises only the Co-op (1,080 sq m) and Iceland (840 sq m); together with the, as yet unimplemented, variation to allow 1,500 sq m of food sales permitted in 2010. At the same time discussions have taken place with the owners of Templars Square in relation to a new food store within that centre. However none of these have come to fruition.
7. The variation of the legal agreement now proposed would allow up to 2,500 sq m of convenience (food) floor space. This is intended to be located either in Unit 1D or Units 1C/D combined (2,500 sq m), as part of an approved permission (10/03090/FUL). These would be located in the unit currently occupied by B&Q.
8. The summary findings of the Retail Needs Study (RNS) carried out for the Council referred to in the now adopted Core Strategy (CS) confirms that Oxford is reasonably well provided for food goods. However it does suggest that further provision could reasonably be supported to 2016. In terms of future provision the RNS considered potential new development sites. It identified Crowell Road as a suitable site for future redevelopment to include a food store. However no scheme has come forward or has been discussed in recent times. The Core Strategy also supported raising the status of the Cowley District Centre (with extended boundaries) to that of a Primary District Centre. The Inspector into the Core Strategy concluded that 'the loss of South Oxford Strategic Development Area was likely to have only a marginal impact on the proposals to develop Cowley Centre since the centre is well placed to serve an enhanced role in the hierarchy of centres, with good accessibility and several potential redevelopment sites.'
9. In terms of national guidance PPS4 Planning for Sustainable Growth provides the latest national advice. Amongst its key objectives are:
 - to deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change; and
 - to promote the vitality and viability of town and other centres as important places for communities, through 'new economic growth and focusing development in existing centres'; and encouraging competition between retailers and enhanced consumer choice by providing innovative and efficient shopping.
10. More specifically PPS4 provides a number of national policies relevant to the current case:
 - EC3 which emphasises the importance of identifying a network of centres with potential for growth;

- EC4 which supports a 'diverse range of uses', and a 'strong retail mix';
 - EC5 relating to site selection and land assembly;
 - EC10 which seeks to support planning applications that secure sustainable economic growth; and
 - EC14 which confirms that proposals of the size proposed only require alternative sites to first be considered under the 'sequential approach', or impact assessment drawn up if they fall outside an established retail park.
11. As the proposed development falls within an established Primary District Centre as identified in the Core Strategy, and the requirement to demonstrate 'need' is no longer required by PPS4, then the proposal falls within the terms of both the local and national policy regime as it applies to retail development. No objection is therefore raised to the proposal in these terms. For their part agents acting for Templars Retail Park indicate that there is 'no intention of applying for a larger release of convenience goods floor space on the Park, if this current application is allowed'.

Highways, Access and Parking

12. Access to the Templars Retail Park for customers is taken from Between Towns Road at its junction with Crowell Road. This is a signal controlled junction originally funded through the planning agreement accompanying the 1986 permission. In 2006 there were adjustments to the junction to include a second outward bound lane. Service access to the rear delivery area of the Retail Park is taken from a separate point on the east side of Rymers Lane. The car parking provision available for the site is 468 spaces including 19 for disabled users. This is marginally in excess of the required 461 spaces to accord with standards within the Oxford Local Plan for the mix of food and non-food retailing as now proposed. This is considered acceptable given that the site is in a Transport District Area and hence considered sustainable in terms of transport. Furthermore, there are 4 other Oxford City Council car parks in the area with a total of 862 other car parking spaces.
13. In November 2010 planning permission was granted under reference 10/01959/FUL to allow changes to the car park access/egress and a barrier system controlled by a 'pay on foot' car park management strategy. The applicant remains committed to the introduction of car park management, though the precise detailing of the system may vary from what was originally intended. Following further discussions between tenants and the owners it is likely that an alternative system may be introduced. This would not require barriers, would enable the current free parking to be offered but with more effective control over motorists who use the car park for longer periods, such as local

employees. This should enable the car park to be managed in a form which displaces long stay car parking to increase the capacity for shoppers, whilst avoiding the concerns raised by retailers regarding charging, and Highways Officers concerning queuing and barrier controls.

14. Detailed transport information has been produced in support of the submission which examines and adverse impact on the signal controlled junction at Between Towns Road/Crowell Road/Templars Retail Park. This information has been examined by the Highway Authorities Traffic Signals Management Team who has concluded that the proposal with the barrier controlled entry/exit arrangement in place would not impact adversely on the traffic signal controlled junction. Moreover given the other payment car parks already existing in the locality, which therefore gain in usage as free parking is ended at the retail park, then this may lead to a reduction in congestion there.
15. There would be an increase in the number of service vehicles associated with the sale of food in comparison to non-food goods. It is anticipated that a food outlet of this size would require a maximum of 3 to 4 deliveries per day, with typically only 1 or 2 larger HGV. This is not significantly different from those for the 1,000 sq m (2 to 3 deliveries per day, with typically only 1 larger HGV).
16. Although it falls outside the terms of the current submission, officers would however request the introduction of additional cycle parking facilities to serve the retail park.

Conclusion

17. The proposal relates to a retail park which falls within the Primary District Centre of Cowley where the newly adopted Oxford Core Strategy 2026 seeks to provide facilities for both food and non-food retailing. Further, it accords with the thrust of PPS4 which seeks to support economic growth at established centres. There are no objections raised by the Highway Authority.
18. Committee is recommended to support the approach to allow up to 2,500 sq m of retail floor space at Templars Retail Park to be used for food retailing and to delegate Officers to undertake the required Deed of Release to the 1986 planning agreement.

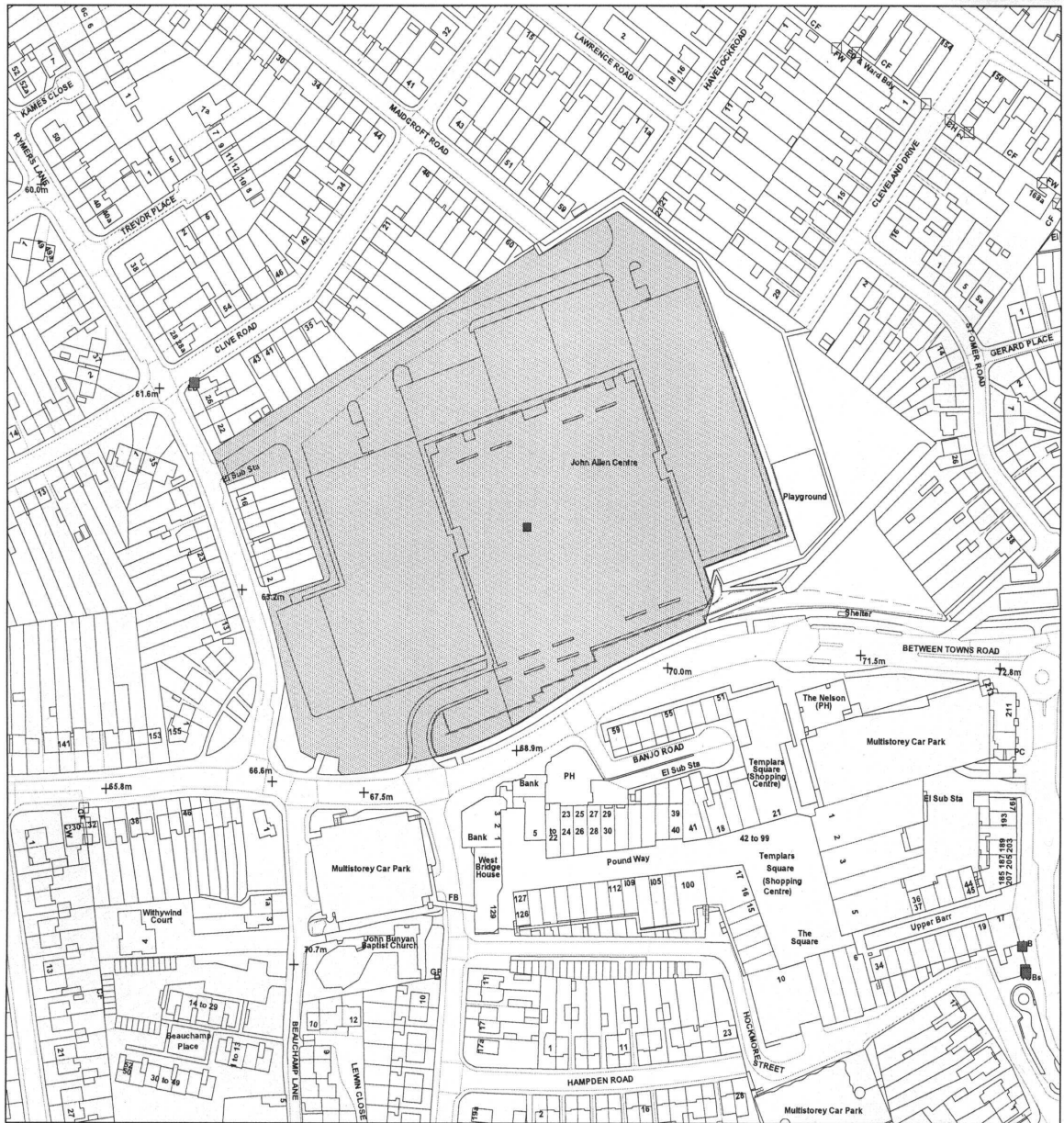
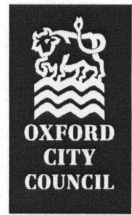
Contact Officer: Lisa Green

Extension: 2614

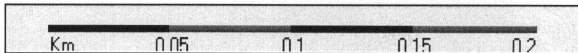
Date: 15th June 2011

Appendix 1

11/00461/POM Templars Retail Park



Scale : 1:2500



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Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	City Development
Comments	
Date	16 June 2011
SLA Number	LA100019348

Agenda Item 8

To: East Area Planning Committee
Date: 7th July 2011 **Item No:**
Report of: Head of City Development
Title of Report: Conservation Area Appraisal Report on Final Draft

<u>Summary and Recommendations</u>	
Purpose of Report: To inform the committee of the completion of public consultation on the Old Headington Conservation Area Appraisal and to request endorsement of the amended appraisal for approval by the Board Member, City Development.	
Key decision:	No
Report Approved by	
Finance: Paul Jemetta Legal: Cathryn Yeagers	
Policy Framework:	PPS5: Planning for Historic Environment Adopted Oxford Local Plan 2001-2016 Core Strategy 2006-2026
Recommendation(s): to endorse the conservation area appraisal	

Summary

1.0 Following public consultation between 1st April and 11th May the draft conservation area appraisal has been amended to take account of representations received. The Committee is asked to endorse the appraisal prior to approval by the Board Member for City Development. Copies of the final draft of the appraisal have been circulated to committee members.

Consultation undertaken

2.0 Preparation of the appraisal involved engagement with The Friends of Old Headington, Oxford Civic Society, Oxford Architectural and Historical Society, Friends of Bury Knowle, Ruskin College and Oxfordshire County Council Highways Department. Walking workshops were held with members of the local community in August and September 2010. Preparation of the appraisal was advertised via the North East Area Committee, the Development Control Users Forum, meetings of the Friends of Old Headington and via a local community magazine. The authors were also supported by a number of independent members of the public and the ward councillors.

- 3.0 Relevant extracts of the consultation draft were circulated to the City Council's Planning Policy, Development Control, Parks and Leisure and Estates Departments, as well as the John Radcliff Hospital's estates managers and Ruskin College.
- 4.0 The public consultation was advertised via the City Council's website, on community websites, the parish notice board, at Headington Library, the City Centre Library and at the City Council's Planning Reception. The consultation was also announced at the Friends of Old Headington AGM and at North East Area Committee. Copies of the appraisal were available for inspection at the City Council's planning reception, the two libraries named above and via the internet. A community surgery event was held on the last weekend in the consultation period at Headington Baptist Church with the assistance of the Friends of Old Headington. Comment on the draft appraisal was invited as written representations.

Consultation responses received.

- 5.0 63 responses to the consultation draft were received. There were a high number of commendations and compliments on the quality, accuracy and comprehensiveness of the appraisal (74% of responses), although 1 response considered the report to be inaccurate in certain respects and two considered it too long.
- 6.0 Where appropriate the appraisal has been amended to address these document wide comments.
- 7.0 A table setting out the more specific comments received, with specific responses to them has been circulated to committee members with the appraisal and is available to view on the City Council's web site. Copies will be made available at the meeting.
- 8.0 Representations included suggestions of features of character that should either be retained or given greater emphasis due to their contribution to the character and appearance of the area and vulnerability to change. These included the following:
- 56 responses (88%) recommended either retaining or increasing the emphasis on the contribution to the character of the conservation area of **the green setting of the village**, comprising fields inside the area's boundary. The majority of these identified the area of Ruskin Fields as of particular significance. 1 response was received stating that these fields did not make a positive contribution to the special historic or architectural interest of the area.
 - 49 responses (77%) identified the **damaging effect of traffic** through the village as a major impact on its character and/or highlighted the potential negative impact of increased traffic as a significant threat to the area's character.
 - 29 responses (46%) requested that greater emphasis should be given to the **character of Stoke Place as an attractive green lane**. A

number of these expressed concern that this character could be negatively affected by insensitive alterations to upgrade the route.

- 25 (39%) responses identified the survival of the **village character** of the conservation area as an important element within the appraisal, whilst numerous others included references to the area as 'the village'. 1 response was received stating that the conservation area was not a village but formed part of a wider suburban area.

9.0 **Other features identified as making a positive contribution** to the character of the area in a smaller number of responses included the following:

- The wildlife habitat value of the area (5 responses);
- The importance of surviving rural lanes to the character of the area (3 responses);
- The variety of building styles and sizes (3 responses);
- The characteristic building materials in the area (2 responses);
- The high boundary walls in the area (2 responses);
- The importance of trees to the character of the area (2 responses);
- The importance of parks and historic parkland (2 responses);
- The positive wildlife value of overgrown land adjacent to No. 17 The Croft (2 responses);
- The history of orchards in the conservation area (1 response);
- The historic interest of the sports facilities and the modern water feature at Bury Knowle (1 response); and
- The survival of buildings with a rural or agricultural character, including the barn and stables at Bury Knowle (1 response)

10.0 Two responses asked for more information on historic mapping of the area to be provided. We expect to add additional historic mapping during desktop publishing of the appraisal following its approval.

11.0 Other **features identified as having a negative impact** on the character of the area included:

- The cumulative impact of numerous minor alterations to buildings within owners' permitted development rights and potential vulnerability to change through installation of micro-generation equipment (1 response);
- The John Radcliffe Hospital Chimney (2 responses);
- The impact of traffic on the junction at St Andrew's Lane/Dunstan Road/Stoke Place (1 response);
- Damage to kerb stones by vehicles overrunning pavements (1 response); and
- The intrusive impact of wheelie bins on the appearance of the area (2 responses).

12.0 Following the completion of the amendments in response to comments received the appraisal now represents a widely supported assessment of the conservation area's special historic and architectural interest,

which identifies the character and appearance that is desirable to preserve and enhance.

Financial and legal implications

13.0 The appraisal provides evidence for the management of the existing conservation area and does not require any additional works or have any additional financial or legal implications.

Recommendation:

14.0 That the committee endorse the appraisal prior to the approval by the Board Member, City Development.

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Background papers:

English Heritage, *Understanding Place: Guidance on Conservation Area Appraisals and Management*, 2011

English Heritage, *Conservation Principles*, 2008

PPS5: Planning and the Historic Environment 2010

Version number: 1 June 2011

Old Headington Conservation Area Appraisal

Report to East Area Planning Committee, 7th July 2011; Appendix

Table of Comments made by Detailed Respondents to Public Consultation

55

Representation	Comment	Action
Detailed Response 1		
In general, the document is too long to be a useful resumé of what is really important.	The document contains a summary or resume section that identifies the most significant aspects of the character and appearance of the area. The document then expands on these to provide greater detail.	None
There is much repetition as the same issue is covered in similar terms in different sections.	Repetition has been provided to aid the expected use of the document, with each section providing sufficient explanatory text to be useful without requiring a reading of the entire document.	None
Disappointingly, much work still needs to be done on fitting in images and cross-references.	Five references to images to be included were referred to that will not now be included. Some images will be provided with basic captions identifying their subject in response to another consultation representation.	Remove reference to photographs
The missing images cause concern, as the captions to these may be as important (and thus as worthy of consultation response) as the main text. There is, for example, a reference to the insertion of a photo of Ruskin College orchard on p 26.	As Ruskin College have asked for no further images of their property to be taken from within their grounds this image will not now be used.	Remove reference to photograph
Statement of Special Interest 1st para (p2) summarises its importance as a quiet rural village within an attractive green setting. The College would prefer Headington to be regarded in its true context in that it is demonstrably not a rural village – it is no longer ‘of the country’.	This is a summary of the character of the conservation area. The conservation area does retain an attractive green setting including a number of small fields (a rural feature). Whether it is within the limits of a city or not it has retained the <i>character and appearance</i> of a large village (a rural form of settlement) in spite of suburban development of surrounding areas. This character is a result of the combination of architectural forms and materials, spaces and surrounding landscape that are representative of Headington’s development as a	None

	village between the 12 th and 20 th centuries. The conservation area designation recognises the value of this retained character.	
Para 2: Denser village character “surrounded by a ring of large detached houses with spacious and mature landscaped grounds and the fragments of rural pasture fields to the north. These areas have special historic and architectural interest and contribute to understanding the evolution of the village” The College would disagree that the fields have any architectural interest.	The buildings and structures in these areas have both architectural and historic interest, their grounds and the fields beyond have historic interest.	Amend section to read “... these areas contribute to the special historic and/or architectural interest of the conservation area”.
P3, para 3 refers to ‘The attractive tree lined bridleway leading from Stoke Place allows direct access to these small fields. ‘There is no mention elsewhere of ‘direct access’ to other elements in the village. In this context the reference might be taken to mean ‘public access’ which emphatically does not exist to Ruskin Fields from Stoke Place. The College asks for this reference to be amended.	Noted.	Amend reference to clarify that the access is not to the fields but to views across them.
Landscape setting In general spatial analysis under ‘views’, is the following (p28): ‘View type E: Views across fields to landscape beyond the conservation area beyond [sic]: Despite its location within the city, the village has thus far retained a rural setting in the form of small fields to the north...’ As above, the College believes that a few fields on one side of the village ending with the dual carriageway ring road does not constitute a rural setting. The description elsewhere of the fields having ‘such a rural character’ needs be taken in the context of other references in the document, where	Noted. However, both the Council’s assessment and the overwhelming weight of public consultation suggests that these small fields do represent a rural setting that is desirable to preserve and enhance as part of the character and appearance of the conservation area. The fields are maintained as meadows (a rural land use) and are bounded by hedgerows of native species, with occasional hedgerow trees (a rural form of boundary). Considering their position within the limits of a city planning authority it is fair to comment that they have preserved a surprisingly rural character.	None

<p>parts of the village are said to have a 'very rural character' (my emphasis). Statements such as these are not justifiable.</p>		
<p>To the Green Fields, given their own character area (pp 62-64) which runs along the entire length of the area boundary to the ring road from the E end of Barton Lane to Foxwell Drive. They are described as 'the last remnants of the green fields that once ran up to the edges of the village' (p62). The text covers points already made in the text, but there is also the comment that 'The green spaces in this character area are important in views to the conservation area from outside it [sic] boundaries'. The College requests that this analysis is reconsidered. Unless one has a map and a good appreciation of the layout of Oxford, it will be difficult to work out exactly what one might be looking at from outside this part of the city. It seems to be stretching the point that the precise extent of the Fields makes much difference to the appreciation of the onlooker from, say Elsfield. It is the locations and disposition of mature planning that is felt to be more important in these distant views.</p>	<p>These views to the conservation area are most likely to be seen and appreciated by local people with knowledge of the area and, as such, they are likely to appreciate the significance of features in the view. Looking south from the footpaths from Elsfield, the green space leading up to the village is directly contrasted with the urban developments of Barton and Northway to the east and west. Two small patches of green field are observed on the hillside, one at Ruskin College, the other at land west of St Andrew's Lane. These form the settings to Ruskin Hall and its walled garden (both listed) and St Andrew's Church respectively, which are the most notable built structures in the conservation area visible in these views.</p>	
<p>Views from the bypass 'in particular ... cross the land owned by Ruskin College and its crinkle-crankle wall acting as landmarks' (p64). Ruskin College is not a 'landmark' for vehicular traffic on the bypass and is in any event invisible in the summer months because of the green screen either side of the bypass (as referred to in the Barton AAP consultation draft).</p>	<p>Noted. However, Ruskin College does act is a prominent feature in these views, particularly from the footpath and cycleway, which is included in the unabridged statement. The college sits, on a false crest of the ridge above the road and is one of the few buildings in the conservation area visible from this route. Whilst the trees and hedgerows provide an attractive green setting they do not completely screen views to the college although the garden wall may be less evident.</p>	<p>Remove reference to the crinkle-crankle wall</p>
<p>Historical development On page 11/12 the document states</p>	<p>Noted. This subject was reviewed recently by Oxford Archaeology in an archaeological assessment of</p>	<p>The report will be amended to reflect comments and the detail</p>

<p>'However, evidence of pottery manufacturing was identified in the west of the conservation area at Dunstan Road during building work in the 1930s. These, included a kiln found at The Rookery (Ruskin Hall).'</p> <p>It is not believed that a kiln was discovered at the Ruskin College site but rather potshards.</p>	<p>Ruskin College's grounds (Oxford Archaeology 2006), subsequently tested through archaeological evaluation (Oxford Archaeology 2008). This speculated on the position of a pottery kiln within the Ruskin College site, stating that "Roman activity within the site is well attested within Trench 9 ... the excavated deposits have produced a range of evidence that adds to existing evidence for the significance of Roman remains with [sic.] the grounds of Ruskin College ... whilst it is still uncertain if a kiln is present within the College grounds, it is reasonable to suggest that activities associated with one are being undertaken here".</p>	<p>provided through Oxford Archaeology's investigations.</p>
<p>Spatial Analysis On page 26 there is a comment to 'Insert photo of Ruskin College Orchard'. The orchard is not visible other than from the inside of the College grounds and would not illustrate the point being made in the paragraph.</p>	<p>The reference to this photograph will be removed.</p>	<p>Remove reference to missing photograph</p>
<p>On page 29 under 'Trees of the rural landscape' the College can confirm that the orchard at the College was not planted to replace any orchards elsewhere. It is simply the orchard accompanying the house. It does not have historic varieties of apple, being mostly Bramleys and Cox's.</p>	<p>Whilst other orchards have been lost in the area now covered by the conservation area, the presence of Ruskin College's traditional standard orchard provides continuity with what was a locally distinctive land use. Whether it was an intentional act or not, the planting of an orchard in this location has replaced others lost elsewhere.</p> <p>Both Bramley's Seedling and Cox's Orange Pippin are traditional varieties of apple, being recorded as distinct varieties in 1809 and 1825 respectively. Although there is no formal definition of what constitutes a traditional variety, between 185 and 200 years of propagation represents a considerable heritage.</p>	<p>None.</p>
<p>It is also inaccurate to say, on p.29, that the College's mature trees 'play an important role in providing a green backdrop to many views through</p>	<p>This is an odd comment. 'At the far end' suggests that the conservation area is a linear space with a defined beginning and end, which is not the case. Views</p>	<p>None</p>

<p>the conservation area'. The College is at the far end of the Conservation Area and there are buildings on three sides that prevent a long-range view. There aren't 'many views' and they aren't 'through the conservation area'. Blurring Ruskin College in with other parts of the area gives a misleading impression here.</p>	<p>through the conservation area can be through any part of it, beginning or ending within or outside it, so long as they take in land inside the area. The trees in the college's grounds at The Rookery play an important role in views through the conservation area south from the cycleway along the ringroad; north, south and west from Stoke Place; north from St Andrew's Road and Dunstan Road and east and west along Dunstan Road.</p>	
<p>Buildings On p.42, the Rookery didn't end up being 'of simple design and construction', even though the original dwelling may have been. It is misleading to imply that the Rookery now looks rustic.</p>	<p>This comment relates to the use of casement windows and generally this is true for the buildings in the conservation area that use this form of window. The report will be amended to clarify this point. Where they were used at The Rookery they help to identify the oldest part of the building and are of great interest.</p>	<p>Amend report to clarify the importance of surviving casement windows at Ruskin College.</p>
<p>Character Areas On page 61 it can be confirmed that the College has not as yet moved from the City Centre to the Old Headington site. The move is due in September 2012. This glaring factual error calls into question how well researched the document as a whole is.</p>	<p>This comment is based on the sale of the College premises in Walton Street in 2010 and the current building works to provide appropriate facilities at The Rookery. Nevertheless the comment will be amended to state that the move will be completed by September 2012.</p>	<p>Amend report.</p>
<p>It is also not correct to state that the College is moving 'in recognition of the value that students have taken from the peaceful surroundings and the attractive grounds'. The College are relocating because it is more economic to consolidate onto one site and the Old Headington site is larger than the site in the City Centre. Many of the students actively opposed the move so it is not appropriate to attribute motivation to them.</p>	<p>This comment is based on information provided by the College Principle in August 2010 when asked to describe the features of the campus that students most appreciated. These were stated to be its tranquillity and attractive gardens, which helped students to focus on their studies in a supportive environment. The statements will be amended to state that these are the features that are appreciated rather than the motivating factors for the move of premises.</p>	<p>Amend report.</p>
<p>The College does not regard Ruskin Hall as a 'tranquil village campus'. It is a busy, working college, not a tranquil backwater. It isn't in a village but in Headington where we use the buses and shops and think of Headington as one area not two.</p>	<p>The designated conservation area identifies a part of Headington that retains the character of the historic village, which is referred to in the College's literature (amongst that of others) as Old Headington, from which the present settlement has developed.</p>	<p>None</p>

The Ruskin College site in Old Headington is not a campus (this term has a well defined and specific meaning within education i.e. a self-contained microcosm with its own supermarket, chapel, sports centre, etc – Ruskin College has none of these).	This demonstrably is a campus including the institutional buildings of the college, residential accommodation for students, teaching facilities and a refectory or dining hall all gathered in a 'parkland' setting.	None
The College does benefit from attractive views northwards at the moment. However once the extension to Barton is built (currently being developed through the Barton AAP) this view will be eroded.	Noted. The potential for impacts from new development to affect the conservation area is noted later in the document	None
It is considered that the 'Character Areas' section of the document is written subjectively and ought to be changed.	Conservation area appraisal is dependant on an understanding of the significance of the area using professional judgements based on robust research and analysis methodologies and following advice provided by English Heritage.	None
On pages 63/64 the document states 'The ring road and the adjacent cycleway run along the edge of this area, allowing glimpsed views through the hedgerows and tree-lines up to the village. In particular these views cross the land owned by Ruskin College with Ruskin Hall and its crinkle-crankle garden wall acting as landmarks.' This is an idealised view, given that unattractive John Radcliffe chimney is also visible from the cycleway.	This is not idealised but a statement of fact. The listed garden wall and house are prominent in these views and make a positive contribution to them, although the wall is at times screened by foliage. The negative impact of the chimney at the John Radcliffe on views through the conservation area is highlighted elsewhere in the document.	Change wording from 'landmark' to 'prominent in views' to clarify.
It should also be mentioned that the College will be enhancing the area around the crinkle-crankle wall, is reinstating a garden within the walled garden, involving local people, and will eventually be inviting the public in to see the wall.	The maintenance of this historic structure is evidently appreciated and increased public access will be welcomed.	None
On page 64 it is hard to see how a single wedge of fields can 'illustrate... the distinctiveness of the character of Old Headington from its surrounding communities' when fields aren't characteristic of the area.	On the contrary, the fields characterise a significant part of the conservation area (the Green Fields Character Area illustrated on Map 4). See comment above with regard to views from Elsfield.	None
Summary	The Council are grateful for the College's considered	None

In conclusion every time Ruskin is mentioned, a veil of romantic idealism appears to descend. Almost every mention is either inaccurate or misleading.	comments and will amend the report to ensure that comments are accurate and informative. The report is not idealistic but does seek to identify the key positive characteristics of the conservation area that contribute to its special historic and architectural interest and are desirable to preserve or enhance.	
Ruskin is a working college on the outskirts of the city.	The College is also within the Old Headington Conservation Area and includes land and buildings that contribute positively to the area's historic and/or architectural interest as a village of medieval origin that has become a part of the city of Oxford.	None
The Ruskin Fields have no proven historic or any other interest.	The fields contribute to the historic interest of the conservation area and contribute to its historic rural character	None
No kiln has been found and there are no species of historic apples.	See comment above regarding potential for Roman remains. See comment above regarding apple trees.	Amend report to clarify results of archaeological investigations.
The Rookery is not a simple rustic building and the College is not particularly tranquil or peaceful.	This comment will be amended to indicate that the survival of these windows is a part of the buildings more complex history.	Amend report to clarify contribution of windows at The Rookery
There are no attractive views from the north because of the John Radcliffe chimney, and the College does not afford views right through the conservation area. The Ruskin Fields are private property that cannot be accessed without College permission.	There are attractive views from the north and the college land does afford views through a part of the conservation area.	None
The College plans to enhance the Conservation Area by improving the area around the crinkle crankle wall and inviting the public in when the work is complete.	These proposals are welcome and will be of benefit when completed	None
Detailed Response 2		
The appraisal should specifically include references to: The importance, character and high visibility of The White Hart barn complete with original doors, (one of only two left one of which is pending planning approval) the defining characteristic of this type of	Noted	Amend reference to agricultural buildings at p. 35 to identify visibility of barn.

structure.		
The safety and amenity of the pedestrian environment and pleasant views afforded to walkers, walking tours, churchgoers and residents some of whom are disabled or frail who go through The Croft.	Noted.	Amend paragraph on page 49 to reflect variety of users of pedestrian routes.
The importance of prohibiting any future substantial development that would increase vehicular traffic to preserve The Croft's existing safe and tranquil character.	This is a vulnerability throughout the conservation area and is identified as such in the key vulnerabilities on page 4. However, where routes are preferred by pedestrians and/or have shared surfaces they are particularly vulnerable and this will need to be taken into consideration.	Amend reference on Page 67 to identify areas particularly sensitive to negative impacts as a result of increase in traffic
Importance of sightlines/views in both directions over the overgrown orchard, and to the Northern Arm and their specific addition to the Spatial Analysis Map.	This comment is supported by a previous planning inspectors' decision notice and makes an important contribution to the character of the area.	Add view line across the overgrown orchard to Spatial Analysis map
A detailed appraisal of the history and conservation value of the overgrown orchard, and value of the green space it provides.		Make reference to crofts and surviving example adjacent to No. 17 explicit on P.48
Specific reference to the northern arm and the area of the wild orchard as an ambler's destination.	This comment would require further evidence of use to include. The area is, however, recognised for both its scenic value and the special historic and architectural interest of the buildings.	None.
The negative impact of commercial and domestic modern bins on visual amenity in The Croft.	This is identified as a general issue throughout the conservation area on page 68. Due to the size, design and positioning of properties in The Croft, the area is particularly susceptible to the negative impact of these bins.	Amend comment on pages 68-69 to recognise lack of appropriate storage space for wheelie bins in The Croft
Mention of the mounting block at Monkton Cottage, which is at risk due to its position.	It is not clear that the feature referred to is a mounting block. It appears more likely to have been placed to protect the building from passing vehicles.	None
Importance of compatible materials, painting and boundary treatments to preserve the overall character of the area.	The materials that characterise the conservation area are described on pages 40 – 43. However, a simple sentence could identify the importance of using matching or compatible/sympathetic materials in works.	Add sentence under Materials, Style and Features on P.40
Clear mention in the text that almost all walls in The	This is stated in Appendix: Listed Buildings, P. 71, but	Amend key positive

Croft are listed (Wall of 56, The High Street, Headington House, Baptist Chapel, The Court House)	can be added to the key positive characteristics in the character area description.	characteristics
The Croft - Future Development Risks A strengthening of the statement on p49 from “The amenity of this environment for pedestrians and cyclists is dependent on the maintenance of minimal traffic movement” to “The amenity <i>and safety</i> of this environment ...” is essential.	Noted.	Change wording
The Croft - Views [Identifies a number of key views at The Croft] As attested by the many walkers and tours that make a detour to enjoy these views. Therefore the Conservation Appraisal should include a specific mention of the importance of these as a conservation asset with appropriate Spatial Analysis Map markings and reference to the community enjoyment of the area.	Noted.	Add view arrows to Spatial Analysis map.
The Croft - The Overgrown Orchard The overgrown orchard remains the last surviving green space in the area which was once a wild field orchard, containing many species such as the last surviving apple trees of the area, hazel, and represents a rich habit and refuge for wildlife. The occupier of the land at 14, The Croft has consciously returned the land to the wild orchard state that land adjacent to 17, The Croft was until less than twenty years ago, and represents a vision of what land adjacent to 17, The Croft used to be for hundreds of years until recent times.	Noted. The Appraisal recognises the historic interest of these gardens/orchards and their current contribution to the character of the area.	None
Barton West and Ruskin fields developments are the greatest threats to the character, discreteness, tranquillity and amenity of the Conservation Area.	Noted.	None.
Green Fields The term “Rural Fringe” was more accurate – the	The naming of the area reflects its most significant positive characteristics.	None.

area marked "Green Fields" is composed of Dunstan Park, Stoke Place buildings and the land of The Grange. This gives the misleading impression that there is more "green fields" than there are. The following points need stronger emphasis:		
The small, intimate and pastoral nature of the green fields is unique in the area and represents a precious ecological and conservation resource, and has no equivalence with wide featureless arable fields of Elsfield.	These fields are not unique, as there are other areas of small pastoral fields nearby. However, they are unique in terms of their position relative to the historic core of the village and their impact on its character. The ecological value of this land in terms of protected species is relatively undefined at present but is referred to on page 9.	None.
Field sizes are very small as they were protected from mid 20 century field enlargement due to the isolation imposed by the ring road – this in itself gives them conservation value	The size of the fields does reflect the amalgamation of medieval strips and this is described on Page 62.	None.
Will be the only accessible pastoral green fields for children once Barton West is built, and will be isolated from all other countryside	The value of access to views over these fields is described on pages 62 and 63.	None.
A reservoir of wildlife for the whole area	The wildlife value of this area is undefined although there is clearly a high potential value, which is referred to on pages 9 and 63.	None.
Represent a resource for the people of Barton, Barton West and Northway	Noted	None.
Ruskin Fields are the largest and most visible green fields accessible and visible to the general public	The fields are not currently accessible to the public. Their visual contribution to the area is noted within the document.	None.
Development at Barton West will only marginally impair the outward view due to the fall of the land at this location, but Ruskin development will destroy it	Noted.	None.
There is clear evidence of a traditional use footpath over Ruskin Fields (see below) adding to amenity of the area	Noted. However, the fields are private property and it would not be appropriate to refer to this route as a footpath without further evidence.	None.
Ruskin have planted holly trees to block the view from Stoke Place to the countryside, this is will	Noted. The potential impact of the tree planting will depend on their future management and cannot	None.

represent an impairment of one of the most important views in the area.	presently be predicted.	
It is possible that the Ruskin area was originally common land referred to as Hengrove Common as it was the only source rough pasture and water.	Noted. Hengrove Common was located further to the east in the area more recently referred to as Church Farm. The evidence of strip fields provides evidence of the evolution of land use on the edge of the village.	None.
Amenity of the conservation area would be improved by greater accessibility to the fields as most is in private ownership eg: via future permissive paths at: <ul style="list-style-type: none"> · Barton Triangle · Ruskin Fields · Park/wood north of Larkins lane · 2 fields immediately north of BK park Only official access to whole area is via Stoke Place, hence the value of this is high as all other green fields have no official access other than path across Ruskin fields.	Noted. Although the footpath across Ruskin Fields has not been designated an official footpath.	Recommend for future management proposals
Stoke Place – Green Lane The following points need to be emphasised:		
Only remaining green lane in the area The Stoke Place is a priceless very short length of rural green lane, with daffodils, bluebells and white underbrush under two lines of trees with views over the countryside	Noted, although the footpath at The Croft is also identified as a green lane. The contribution of greenery to the character of the lane could be further emphasised in the text.	Amend text to recognise importance of flowers
Only access to green fields except some views of Barton Triangle	Noted. This is emphasised in the bullet points on page 62.	None.
Views of iron railings, verges, tree lining, ruin at end, brook, views, rural feel, it is currently spread throughout the document	These points are all covered on Page 62 – 64 in the character area description	None.
Remaining iron railings should now be recognised as having conservation value due to their increased rarity and contribution to the character of this lane, possibly via local designation	Noted. The value of these unusual railings and the cast iron gate posts could be further emphasised in the character area description.	Amend text to recognise value of iron railings and cast iron gates.
Barton AAP/Ruskin Fields These are the greatest threats to the character,	Whilst these two proposed large-scale developments have the potential to have a big affect on the character	None.

discreteness, tranquillity and amenity of the Conservation Area, but these are not listed as vulnerabilities.	of the conservation area, they would not be described as vulnerabilities. The summary of key vulnerabilities sets out changes to the character of the area that would be considered to result in a loss to its special historic and architectural interest or to detract from its character and appearance. In assessing the suitability of proposals brought forward for both schemes, their impact on these vulnerabilities will be a key consideration.	
The potential negative impact Barton should be top vulnerability and needs a clear, separate section to list the potential negatives which are:	The Barton Area Action Plan is given a prominent position in the list of negative features, issues and opportunities for enhancement. It is recognised that the Barton AAP presents both issues of impact to be carefully considered and opportunities for enhancement.	None.
Loss of tranquillity due to increased traffic (both car and foot) and activity	Loss of tranquillity through increased traffic (source not specified) is given a prominent position in the list of vulnerabilities on page 4 of the document.	None.
Increased foot traffic which is welcome, but needs to be spread through several alternative routes through the village as discussed below	The increased pedestrian and bicycle traffic through the village resulting from development of the Barton Area Action Plan site is likely to have an impact on the character of the conservation area. The AAP will be prepared with reference to the appraisal and the need to prevent overloading of pedestrian routes in the area will be a consideration.	None.
Loss of Stoke Place green land and rural setting as above	The loss of the greenery of rural roads, lanes and open space is not currently recognised as a vulnerability in the draft appraisal. This should be addressed.	Amend draft appraisal to identify loss of green setting of roads, lanes and open spaces as a vulnerability on P.4.
Please emphasise careful consideration to foot/cycle traffic as well as car traffic and effect on village both to preserve tranquillity of the village and allow access to the beauty of the area. Careful routing of cycle/footways (e.g. Barton, across Barton Triangle, field to North of BK, BK, shops) may	Noted. However, it is not the purpose of the appraisal to pre-judge the likely impacts of these developments. Rather the need to safeguard the character and appearance of the area will be a material consideration in developing proposals and it is expected that the appraisal will be used to inform the suitability of	None.

facilitate access to Headington shops and route a proportion of foot/cycle traffic away from the village. It is important that all can enjoy the area, but there is a danger of swamping.	proposals as they arise. Elements of this representation will be passed to those preparing the Barton Area Action Plan	
Bury Knowle Area Bury Knowle House, coach house, barn and stables need much more in depth treatment.	These buildings are given an equal treatment to other, similar structures in the conservation area.	Include photos of barn and stables
The barn may be an outbuilding of one of the former farmhouses on the High Street.	It seems likely that the barn formed part of the maltings complex that provided the land for both the British Workman Tavern and No. 69 Old High Street.	None.
Bury Knowle house is in very poor state of repair and should be listed as a negative – the plaster work, ceilings, windows etc are in appalling condition.	The Conservation Area Appraisal has not included a detailed survey of the fabric of this building, although a brief inspection from the exterior does not suggest any serious issues. Overwhelmingly the contribution of the building to the park is positive in terms of its historic and architectural interest.	Amend report to state that the condition of Bury Knowle house has been raised as an issue through public consultation.
Specifically: Sunroom and ballroom are community assets, later of which is misused as an office.	The building is the property of Oxford City Council with parts of it let to Oxfordshire County Council for use as a Library. The First Floor is occupied by Oxford City Council Leisure Services Offices.	Report issue as identified from public consultation.
Barn and stables are given no separate treatment although the last of two unconverted barns (The White Hart) in the area, unsightly 1970s wall blocks view to one of the oldest structures in the area.	The barn is noted as an agricultural building on page 35. The stables are included under the general acknowledgement of stables as ancillary buildings to mansion houses on the same page, these are not all described individually. Both are mentioned in the first bullet point of key positive characteristics in the character area description. The impact of the wall on views to the barn and stables could be given prominence and will be mentioned as a detractor in the character area description.	Amend report to note impact of the height of the boundary wall. Amend the report to recognise the contribution of stables and barn at Bury Knowle to the rural character.
The barn and stables have the potential for community use –doors are the most distinctive feature of a barn, and any development should be	These buildings have not been used for communal purposes in the past and this potential would not be considered to form part of their heritage value or	None. Amend buildings section to identify characteristic features of former agricultural buildings.

judged both against the community needs and the degree to which a proposal will destroy the building's conservation value	significance. As such this would not be an appropriate matter to include in the appraisal.	
Review of barn and stable block for uniqueness of materials or design	Although neither are unique structures, the contribution of their design and materials to the character of this part of the conservation area should be recognised.	Amend report character area description to include interest of materials and design of stables and barn buildings.
Unightly litter caused by open waste paper bins pillaged by seagulls	Noted.	Amend issues section to recognise issue raised through public consultation.
Cuckoo Lane The conservation areas of Headington Hill and Old Headington should be joined at the boundary stone and an end to end management plan established that would include:	The continuation of Cuckoo Lane is noted on P.66. It will be a recommendation for future management proposals to extend the conservation area to Cuckoo Lane as far as Headley Way.	Recommendation for future management proposals
Opening of Cuckoo Lane to the JR site by removal of fencing	This has been raised as an issue at page 69.	None.
End to end management of Cuckoo Lane as safe, attractive and family friendly route into the city via bike or foot.	Preparation of management proposals is out of scope for this document although it is hoped that the Council will fund preparation of management proposals for all its conservation areas in future.	None.
This has been discussed and declared out of scope.	Noted.	None.
Conservation Area Management A conservation appraisal is not a management plan, but notwithstanding, it should include some principles and guidelines for the enhancement of the area.		
Removal of trees appears to require very little reason or control, and no replacement conditions are imposed which has lead to a net decline in trees in the area.	Notification of intent to undertake works to trees is a statutory requirement within conservation areas. Furthermore there are a number of trees covered by tree preservation orders within the conservation area. Trees have a natural lifespan and also require works to prevent risk developing. They also require occasional thinning to prevent competition resulting in health issues. As such, there may be occasions where tree	Amend report to recognise loss of mature tree cover as a vulnerability and need to secure replacement planting where appropriate.

	falling is not accompanied by a requirement to plant replacements.	
Better enforcement of control of materials used, particularly "Victorian"/Flemish/compatible bricks and compatible conversions.	It is expected that the discussion of characteristic materials in the appraisal will help to inform decisions.	Amend report to include brief statement setting out the importance of using matching or sympathetic materials
Reasonable planning restraint on incompatible boundary modifications, painting, possibly including financial incentives for improvements.	Noted. Please see comments regarding Article 4 directions below.	None.
Cutting of embankments and greenery before wild flowers can bloom	As wildflowers bloom throughout a large part of the year it would be difficult to implement such a recommendation. Nevertheless, in response to this issue a twice-a-year mowing pattern could be proposed as part of future management proposals.	Amend issues section to recognise issue raised through public consultation.
Creation of green outside Blackboy to calm traffic and add greenery to a bare part of the conservation area.	The negative impact of this highways dominated area is highlighted on page 67. Improvements to this area could be promoted as management proposals in future.	Recommendation for future management proposals
Enhancement plan required	The need to prepare management proposals could be recognised as an issue and opportunity for enhancement in the appraisal.	Amend report to identify need to prepare management proposals.
Monitoring of current car and traffic flows to ascertain effect on area	Again, this would not be appropriate for the appraisal but could be a promoted through management proposals.	Recommendation for future management proposals
Documentation all heritage assets, particularly those under threat, and lodge them with the Oxfordshire Local Studies unit and English Heritage	As above. Heritage assets could also form part of a local heritage assets register maintained by the City Council	Recommendation for future management proposals
Recommendations for listing consideration by English Heritage for buildings	Subject to the availability of resources The City Council may bring forward applications for listing of further buildings within the conservation area or request confirmation of the extent of listing to curtilage buildings.	Recommendation for future management proposals
Article 4 regulations for above where appropriate	The negative impact of uncontrolled minor changes to the character and appearance of the conservation area has been noted on page 68. Other consultation	Recommendation for future management proposals

	responses have also suggested the need to make an article 4 direction covering the conservation area.	
<p>Deterioration Over Time</p> <p>There has been a progressive deterioration in the conservation area over time due to increased traffic, loss of green space due to infill, loss of trees, poor quality extensions, traffic signage and loss of detailing, and increased pressure on public space for parking from infill developments – all of these are discussed, but the collective and continuing impact over time is not explicitly stated, which in turn requires a management plan.</p>	<p>The Conservation area has changed over time and some changes are considered to have had a deleterious impact. However, other changes have been positive, such as investment in the amenity and management of Bury Knowle Park, or enhancements to properties, including reinstatement of lost detailing. Suggesting that the net result of change in the area is positive or negative would require a pre-existing baseline, against which the appraisal could measure change, which does not exist. In fact, the appraisal can serve this function in future.</p> <p>However, the appraisal does identify these factors as issues and it would be appropriate to address them through a set of formally agreed management proposals.</p>	<p>Recommendation for future management proposals to use the appraisal to monitor change.</p>
<p>Threat To Old Headington by Development</p> <p>It was established, based on the number of planning applications, that Old Headington was the conservation area most at risk – this needs to be clearly stated in the preamble as it was the impetus for the appraisal and juxtaposes the requirement to enhance the area with the actual trend and establishes Old Headington as a top priority area for enhancement, not continued deterioration.</p>	<p>The priority given to preparing the Old Headington appraisal was to allow it provide an evidence base to inform the Barton Area Action Plan.</p> <p>Concerns raised through public consultation about the area's vulnerability are identified in the appraisal.</p>	<p>None.</p>
<p>Amenity of Old Headington</p> <p>Stronger emphasis should be placed on the enjoyment of the Conservation Area by the many people who walk through it from Barton, Northway and the future Barton West, both for the safe and pleasant walking through both the village and its environs.</p>	<p>This is an element of communal value in the conservation area. Whilst it is significant that many people enjoy the area, it is necessary for the appraisal to identify the features of the area that these people enjoy rather than focus on the fact they enjoy it to inform future management.</p>	<p>Review text of The Croft Character Area Description.</p>
<p>Walls</p>	<p>The contribution of the high walls is noted on page 2 of</p>	<p>Note in The Croft Character Area</p>

At least ten walls are listed monuments in their own right (4 in The Croft), this should be stated as a predominant feature of the area.	the appraisal and thereafter throughout the document.	Key Positive Characteristics.
Signage Signage such as “Old Headington” as at Old Marston would help define and enhance the character of the area and could be recommended.	This could form a management proposal in future. However, The character of the area is sufficiently different from that of the surroundings that it goes without saying.	Recommendation for future management proposals
Life Of Village Garden open days, church gardening groups, street parties, bell ringing, Baptist church etc etc – this stuff matters, it flows from the environment and community.	Accepted. Although these features may not be the subject of planning controls they do reflect the positive characteristics of the area and could be briefly described in the introduction.	Amend introduction to provide brief reference to the ‘village community’ of Old Headington.
Private Houses Many are not covered – this should be acknowledged and referenced.. The appellation “Berlin wall” and Berlin for the Headington House wall should be mentioned.	Noted. See statement on P.6 of the appraisal. Many of the village’s undesignated buildings are identified as ‘positive buildings’ on Map 3, which provides protection under the Act. A reference to Sir Isaiah Berlin as a past resident of the village is included on page 57.	None.
Detailed Response 3		
The document is sufficiently long to be rather unwieldy	See comment above.	None.
There is a certain amount of repetition, with similar points being made in different circumstances.	See comment above	None.
The mapping could be improved to cover many of the points by illustrations rather than in text.	Opportunities to illustrate points in text will be explored, specifically in the section on Spatial Analysis.	
Numerous examples of unfinished work, e.g. ‘insert photo’	There are five references to photos to be inserted. These photographs are all present elsewhere in the document or will not otherwise be included in the final draft.	Remove references to photos to be inserted.
Contents – no mention of maps		Add maps to contents page.
Page 8: use of high street in ‘setting’ is confusing given New High Street and Old High Street in Headington	Noted	Remove high street from sentence.

Various comments on grammar and spelling		Make changes appropriately
Page 9: Why say South Oxfordshire?	Identifies land outside the City Council's administrative jurisdiction.	None.
P. 14 Requests inclusion of extract of Corpus Christi Map and extracts of Historic maps.	Noted. This map s the property of Corpus Christi College and it has not been possible to make a reproducible copy of it.	Will endeavour to include additional historic mapping.
P. 18 requests further detail on history of Warneford Hospital.	This reference was included to illustrate the break up of the Manor estate. The site of the asylum is in fact at some distance from the conservation area.	None.
P. 18 Mention J. C. Buckler and W. Wilkinson in connection with restoration of the church	Noted.	Amend draft to recognise contribution of prominent local architects in restoration of Saint Andrew's Church
P. 19 Is it more important that crisp openings couldn't be formed using limestone rubble?	The statement refers to the varied choice of materials for different elevations and suggests that limestone rubble was considered an inferior material reserved for unfenestrated side and rear elevations rather than prominent frontages.	None.
P.20 "constructed for the hospital" – which hospital? This is the first mention I think	Noted.	Amend preceding sentence to explain reason for Radcliffe Infirmary's purchase of land.
Does Osler's death deserve special treatment.	Both the house and road are named after William Osler, the reference is intended to illuminate the relevance of the individual.	Amend to explain naming of road after William Osler.
No mention of consequences of setting back The Black Boy, could be mentioned in Spatial Analysis or Historic Core Area Description.	Noted.	Amend issues section to identify impact of Black Boy's setting and note in character area description.
P24 reference to numbered maps but maps not numbered.	Noted. Maps are numbered on the links from the consultation website but not on the maps themselves.	Add map numbering to files.
'very rural character'; Given this how can real countryside be described? Should the text say 'surprisingly rural' perhaps?	Agreed.	Change references on p.24 and 53.
P29: The fields were included in the Headington Enclosure of 1802 and are thus unlikely to have been 'enclosed' (using the word in its technical	Agreed.	Remove word 'early'.

sense) at an earlier date as they would already belong to someone.		
P.30 use of Latin name sorbus in sentence with English name Elm.	Agreed.	Exchange sorbus for rohan
P.31 Put photo of paving on same page as description	Agreed.	Endeavour to ensure photo is on same page as text referring to image.
P.32 Text makes it sound like Dean and Lucy's were a single business	Agreed.	Amend text to clarify
P32 another 'very' that needs justification to be retained.	Agreed	Remove 'very'
P32: musings on walls as status symbols. Presumably is not really firm enough to allow this to remain in the text.	Agreed	Remove sentence.
P44. This area of the village used to have a more commercial and less residential character. Is it right to relate the loss of local shops and services (from which the current character really derives) so directly to a stronger sense of village community?	Agreed	Revise sentence
<p>P.49 LH Column. I was rather struck with the Laurel Farm Close development in my walkabout. I think it is sad that the best that can be said is that its design has been "carefully considered to reduce any adverse impacts on the character and appearance of the conservation area".</p> <p>This does raise an interesting question: at what point does a building which is highly visible and built in a way that contrasts with its surroundings (I'm thinking of an average Victorian building in a village conservation area setting here) become sufficiently venerable to be part of the familiar and cherished local scene? We don't turn a hair at the mass-produced brick and slate 19th century style, yet it is potentially as 'intrusive' as anything we can put up today. If the answer is (to paraphrase George</p>	<p>This is an interesting point and suggests first that the positive features of the Laurel Farm Close development could be drawn out and that, secondly, that the introduction to the document should point out how the character of the conservation area could be taken into account in considering new development within it and in its setting.</p> <p>The existing character is that of a small medium sized village with numerous small cottages, houses and larger mansions each built to a different design, although with many similarities in materials, scale, form and detail. Other characteristics include the placement and spacing of buildings, the greenery of their surroundings, etc. In this case these features have a 'village' character and are the result of a long history of</p>	<p>Amend to identify positive characteristics of Laurel Farm Close.</p> <p>Amend introduction to set out the means to protect character when developing proposals for new development.</p>

Mallory) “because it is already there” then all we are doing is recording and isolating a single moment in time, with potentially fatal consequences for evolution, continuity, trajectory, what have you.	change. Conservation practice involves the intelligent management of change that takes into account and is informed by these heritage values of a place.	
P.57 ‘Osler Road would have run around’. Then we have a ‘suggestion’ which turns into ‘tantalising evidence’ which leads to ‘additional significance’: I think significance needs more evidence than this – the 1605 map?	Agreed	Amend statement.
P.58 Para 1: Was there escape ‘ultimate’? They could have moved on again!	Agreed	Remove ultimate
P. 58 para 2: Repetition of information concerning Old Pound House	Agreed	Amend to reduce repeated detail.
P. 60: I have argued against repetition but I think ABK deserve a mention in discussion of 10-18 Dunstan Road.	Agreed	Add reference to Ahrends, Burton and Koralek at P.60.
P. 62: First sentence needs attention. The description of the evolution of these fields seems more certain than when covered in the history section earlier.	Agreed	Revise paragraph to clarify and to correspond to earlier section.
P. 63: Barton Lane is pretty well developed on its south side so ‘green surroundings’ is going a little far in my view.	Nevertheless, the houses on the south side are set back with front garden and hedgerows to the road, whilst the north side is formed by pasture fields with a hedgerow and post and rail fence . The orchard attached to Emden House creates a green gap on the south side of the road. These surroundings could justifiably be described as green.	None.
Maps. General Points: the given scale cannot all be correct. Maps are not referenced in the contents section and are not numbered. Map line weights are all very thick and coarse, hiding detail. No street names, or house names or numbers, making it difficult to follow descriptions.	The Scales are correct, maps are at a mixture of A4 and A3. Reproducing these maps from GIS directly to PDF will help to improve resolution	Add numbers to maps. Will endeavour to add street names to Map1/2.
Map1 (OS 1899). More historic maps would be	Including maps from record office may be possible at	Review following adoption

welcome, beginning with the oft quoted 1605 and including the Enclosure Map of 1802-4	DTP stage, following adoption of the appraisal.	
Map 2; What do the colours mean, if anything?	Colours are those used by the Ordnance Survey on the 'Mastermap' products and are automatically generated.	Change map base to black and white landline
Map 3: No real spatial analysis. Significant frontages? Landmarks? Pinchpoints? How does the area work in visual terms? Osler Road, e.g. has one designation on the map but at least two greatly differing characters. More here might mean less exhaustive (and exhausting) text. View arrows are not clear enough against heavy line weights.	Noted. It is agreed that this map could be improved to accompany the relatively detailed description in the text. Adding landmarks and pinchpoints to the map would help to illustrate points made in the appraisal. Defining key frontages however is considered to go beyond the level of detail that can be supported by the appraisal and should be defined on a case-by-case basis.	Add pinch points, and landmarks referred to in the text. Improve prominence of view lines.
Map 4: Too many categories and difficult to tell them apart. High walls need more visual prominence. This does not fill the gap left by Map 3.	Ideally the colour groupings should reflect the building types referred to in the text. This requires updating.	Revise positive building colours to match building types described in the text.
Map 5: Character area boundaries are drawn so thickly that there is too little space in the centres of the key rectangles to see what the colour is. The key however is redundant because the areas are named on the map. Sub-area boundaries are also redundant: definition possible and clearer by area colour alone.	Agreed	Remove character area boundaries, retain colour areas.

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Old Headington

Conservation Area Appraisal Consultation Draft



March 2011

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Statement of Special Interest

Old Headington retains the character of a quiet rural village largely built between the 17th and 19th centuries within an attractive green setting despite encroachment by suburban housing from the late 19th to mid 20th century.

The conservation area is made up of several character areas, including the village's historic core of closely spaced houses fronting principal streets and an intricate network of smaller lanes including highly distinctive residential areas. These are surrounded by a ring of large detached houses with spacious and mature landscaped grounds and the fragments of pasture fields in the north. These areas contribute to the special historic and/or architectural interest of the conservation area and to understanding of the village's evolution.

The village character is reinforced by the relative tranquillity of the area, away from nearby busy road routes and including many quiet residential enclaves, such as The Croft. The width of roads, low scale of buildings and the close interrelationship of buildings with the roads contribute to the ambience of these intimate spaces. Gaps in the building lines allow the greenery of gardens to permeate to the roadside whilst green roadside verges and banks add further to the village scene.

The greenery of the area is provided by a wealth of tall trees and other foliage, mostly in privately owned gardens. As well as providing height and colour to the area, they form the background to many views and provide enclosure to streets. Occasional survivals of trees from the orchards that once surrounded the village may also be identified. The relatively spacious property plots enable the provision of this greenery and stand in contrast to the smaller, regularly proportioned properties seen in surrounding suburban developments.

The history of the settlement is traceable through its architecture and landscape to the mid 12th century, including suggestions of medieval property boundaries and street alignments. The many houses and cottages built of local limestone between the 17th and early 19th centuries provide a strong character to the built environment. They also contribute considerable variety to the streetscene and make this a rich and interesting area of historic architecture.

The merchant's mansions built around the village in the late 18th and early 19th century, with their ancillary buildings, structures and formal landscapes, provide a higher class of architecture and represent the changing relationship of the village with the nearby city. In combination they form the best surviving example of this type of early suburban development within Oxford.

The high limestone boundary walls that enclose many of the village's streets and lanes provide one of its most distinctive features and are the dominant boundary treatment. This is locally distinctive feature found in other villages within Oxford.

Most of the village's surviving agricultural buildings, which formed elements of several farm units, have now been converted to new uses but remain as evidence of the former agricultural activity of the settlement.

Other buildings reflect the changing economy and social life of this former rural centre, including inns, former shops, bakeries, non-conformist chapels, schools and even a village reading room and temperance house.

The influence of the city, university and the many colleges is represented in the prosperity of the village's inns (at least since the late 17th century), the development of the country

residences, the conversion of notable buildings for educational establishments and, since the mid-20th century, the presence of Ruskin College at The Rookery and Stoke House.

A legacy of the inclusion of the village within the City of Oxford was the creation of Bury Knowle Park and the preservation of Bury Knowle House as Headington Library. This public park was formed from the pleasure grounds of a private mansion.

Later infill development has largely been of a small scale and in-keeping with the village character of the area, or is otherwise discreetly placed to not intrude into views through it.

The green setting of the village was separated from the wider countryside through construction of the Oxford Ring Road during the 1930s. The fragments of green fields within the conservation area contribute to the rural character of the village and provide a green setting with, hedges and hedgerow trees in views from roads and footpaths looking over to the rolling countryside of South Oxfordshire to the north. The importance of these fields to the green setting of the village was recognised by the acquisition of several of them by Oxford Preservation Trust and the retention of others as a public park at Dunstan Road. The attractive tree-lined bridleway leading from Stoke Place allows views over these fields.

The conservation area provides many attractive views. The enclosure of roads by closely spaced buildings and trees means that many of these are contained within the settlement and channelled along its street frontages or to groups of buildings. Other views are focused on buildings, whilst areas of formal parkland and the small fields in the north of the conservation area provide more expansive vistas.

As an area of continuous activity, the area has considerable archaeological potential, including evidence of the origins of the medieval and possibly Anglo-Saxon settlement and known remains of activity during the Roman period.

Summary

Significance

1. Medieval origins of settlement plan and spaces
2. Tranquil village character, creating a well integrated residential area with attractive green setting and many local amenities available either within the area or in the vicinity
3. Low traffic areas with an intimate, pedestrian friendly environment
4. Green surroundings provided by mature trees and gardens
5. Vernacular materials, contributing to the locally distinctive character and sense of age
6. Survival of traditional buildings
7. Survival of locally distinctive features, e.g. high stone boundary walls
8. Mix of cottages, farmhouses and large detached mansions and villas
9. Lack of significant intrusion from later infill development
10. Green and open spaces contribute to rural character and setting
11. High Quality public open spaces that are part of the community's identity
12. Quality of views through the area
13. Visual connection with the countryside

14. Archaeological interest demonstrated by previous finds

Vulnerability

1. Development that undermines the distinctive character or appearance of the area
2. Loss of historic architectural features and detailing, such as traditional doors and windows, roofing materials and features, or locally distinctive construction materials
3. Loss of tranquillity and pedestrian environment through increasing traffic
4. Loss of green and leafy character through depletion of the mature tree stock and hedgerows
5. Loss of rural character through depletion of green open space, roadside verges and hedgerows and views out to rural setting
6. Loss of quality in the public realm through poor quality interventions
7. Loss of boundary definitions including locally distinctive high stone walls
8. Loss of locally distinctive materials

Negative features

1. Visual impact of traffic management and enforcement
2. Condition of No. 29 Old High Street
3. Highway dominated spaces
4. Some architecturally unsympathetic rear extensions
5. Intrusive appearance of security fencing at Cuckoo Lane
6. Intrusion of hospital chimney in key views
7. Clutter in the public realm, e.g. commercial wheelie bins and traffic signs
8. Some boundary treatments are considered out of keeping with the character of adjacent buildings or detracting from the quality of spaces such as Cuckoo Lane

Introduction

The Headington Conservation Area was first designated in 1971 in recognition of the area's special historic and architectural interest, which it was considered desirable to preserve and enhance. The designated area was expanded in 1976 and 1985 to include Bury Knowle Park and House with surrounding areas and buildings. A further extension in 1998 added the parts of the John Radcliffe Hospital containing the former buildings of Headington Manor, as well as areas of fields and gardens on the northern edge of the village running up to the ring road. This character appraisal has been prepared by Oxford City Council following survey within and around the Conservation Area undertaken in summer 2010, which included the involvement of stakeholders representing the local community. Public consultation on the draft appraisal was undertaken in April and May 2011, following which the appraisal will be amended to take into account representations made by the public and a final draft was approved by the City Council on *****

Policy Context

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the City Council have a statutory duty to identify those parts of their area that are considered to have "... special historic or architectural interest the character and appearance of which it is desirable to preserve or enhance" and to designate them as conservation areas. Within these areas the 1990 act requires the Council to have special regard to the desirability of preserving or enhancing the character and appearance of the area when exercising its function as a local planning authority. This character appraisal defines the special historic and architectural interest of the conservation area, including those features of its character and appearance that should be preserved. It also identifies negative features that detract from the area's character and appearance and issues that may affect it in future. These

may be the subject of management proposals prepared by the Council at a later date.

The government's policy for the management of conservation areas is set out in *Planning Policy Statement 5 (PPS5): Planning for the Historic Environment* (DCLG 2010). According to PPS5 the government's overarching aim is that "... the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations". Within the PPS, Policy HE2 states that local planning authorities should ensure they have evidence "... about the historic environment and heritage assets in their area and that this is publicly documented". This appraisal provides a public record of the conservation area and an assessment of the features that contribute to its significance. In accordance with Policy HE3 of the PPS, this appraisal will be used by the Council to ensure that the qualities and local distinctiveness of the historic environment are considered and contribute toward the spatial vision of local plan documents. It should also ensure that investment and enhancement in Old Headington are informed by a detailed understanding of the area's special interest.

When developing proposals for change within the conservation area, it is expected that applicants will seek to either conform with or be sympathetic to the positive characteristics of the conservation area in their designs.

The conservation area forms a designated heritage asset as described within Policy HE9 of the PPS, of which it states that "... there should be a presumption in favour of the conservation of designated heritage assets" and that loss affecting a designated heritage asset "... should require clear and convincing justification". Policy HE10 also directs councils to have regard to the need to protect the contribution of the setting of a designated

heritage asset to its special value. In conformity with Policy HE7 of the PPS, the appraisal should be used when determining planning applications affecting the area. As a basic requirement, planning applications should refer to the appraisal as a part of the Historic Environment Record (in the design and access statement where this is required) when explaining the design concept.

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

Public Consultation

This appraisal was undertaken with the assistance of representatives of a number of key stakeholder groups. Meetings were

held with representatives of the Friends of Old Headington, Friends of Bury Knowle Park, the Headington Ward Councillors of Oxford City Council, The Oxfordshire Architectural and Historical Society, The Oxford Civic Society, Oxford Preservation Trust, Oxfordshire County Council Highways Department and the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust. Workshops in the conservation area were held during July and August 2010, including the use of the City Council's 'Character Assessment Toolkit', a standardised questionnaire used to collect information on the positive and negative contribution of different features to the character and appearance of the conservation area. A number of walking workshops were held on 10th September 2010 to allow interested persons to take part in the appraisal process.

Landscape Setting

Geographical location (see Map 1)

The conservation area lies on the north eastern edge of the built-up area of Oxford City adjoining which are the suburban estates of Headington and Northway. To the north the A40 trunk road forms the northern boundary of the conservation area, whilst the District centre of Headington lies just to the south of the conservation area's southern boundary. Oxford City Centre lies approximately two miles to the west.

Geology and topography

The underlying geological make up of the area and surrounding region has influenced land use and settlement, as well as the building materials available.

The conservation area lies at the edge of the Jurassic Limestone ridge that runs between the Valley of the Upper Thames and the Vale of White Horse, which at this point rises as Headington Hill. The hill is separated from the continuation of the

ridge to the south west by the southward turn of the River Thames and the River Cherwell but is continued to the east by the eminence of Shotover Hill. The plateau falls away with a relatively steep slope to the narrow valley of the Bayswater Brook to the north, but has a shallower dip slope running away to the south. As such, the northern edge of the conservation area benefits from views across the Bayswater valley to the north and expansive views across the Cherwell Valley to the Cotswolds beyond in the north west (see photograph below). In the remainder of the conservation area the relatively level ground means that views are constrained by the lines of buildings and tree lines and normally focused to points within the village or in its immediate vicinity.

The limestone of Headington Hill gave rise to well drained soils that would have been easily cultivated and much of this area was arable land in the open fields of Headington until enclosure at the



View west out of the conservation area from Dustan Road looking over suburban housing to the Cherwell and Thames Valleys

beginning of the 19th century. The steeper slope to the north evidently runs through heavier soils and a spring-line emerges part-way down the slope. This land appears to have been used as pasture or hay meadows, for which the village was otherwise poorly supplied in the past.

The bed-rock beneath the village is made up of Lower Corallian beds of sands and grits interspersed with layers of limestone rubble, which provides a long-lived building material as roughly coursed walling, for which it has been used throughout the village. However, it is not suitable for finer masonry. Quarries to the south east of the village provide access to the Upper Corallian series, which include the Headington Hardstone, used for building plinths and kerbs, as well as the softer freestone. The latter was prized for more intricate work and fine ashlar until the 18th century, by which time its poor weathering qualities had become all too evident throughout Oxford's churches and college buildings. Some examples of both stones are found within the village, although freestone from Barrington and Taynton, near Burford, are also found. Lime for building mortar was reportedly brought from Witney.



High walls of limestone rubble are a distinctive feature in the conservation area

The Kimmeridge Clays outcrop in the northern part of the Vale of White Horse to the south and have been widely exploited for brick and tile making, as well as for potting industries that are evidenced in the area in both the Roman and Medieval

periods. The white clay of the Wealden Beds and red ochre are both found at Shotover Hill.

Setting

The conservation area lies at a transitional point between the suburban landscape of Headington and the rural hinterland beyond the ring road. To the north west, Dunstan Road runs steeply downhill to the Northway Housing Estate at Saxon Way. Headington Cemetery covers the ridge of the hill to the south of Dunstan Road and the vast complex of the John Radcliffe Hospital lies directly west of the conservation area. Here the surviving open parkland and buildings of Headington Manor inside the conservation area provide a contrast with the monolithic elevations of hospital buildings just outside its boundary. Osler Road continues south from the conservation area as a residential street of Edwardian or Inter-War houses, as well as including the green of the Headington Bowls Club and the site of the new Manor Hospital (formerly the home ground of Oxford United Football Club). Osler Road leads into the shopping area on London Road just to the south.



Old High Street view looking towards the conservation area

Between Osler Road and the rear of properties on Old High Street, the sunken path at Cuckoo Lane marks the southern boundary of the conservation area and provides access to Stephen Road, which is formed of Inter-War detached and semi-detached houses. Old High Street also

runs south from the conservation area, continuing as a road of attractive Edwardian houses before gaining a more commercial character as it reaches the junction with London Road. East of Old High Street the conservation area wraps around the Headington Car Park and the side of properties on London Road.

Along the southern edge of Bury Knowle Park the conservation area adjoins and includes part of the busy route of London Road. This is an important traffic route into the city from the east, as well as serving the residential areas and business of Headington. Facing the conservation area London Road has a very mixed frontage, which includes historic buildings of local significance such as St Andrew's Primary School and the Victorian-era Post Office, as well as small high street businesses, private houses and a small supermarket. The long, straight route of London Road provides dramatic views along the front of the park's boundary walls.



London Road south of the conservation area

East of Bury Knowle Park, residential streets of mainly Inter-War housing create a sharp contrast to the parkland and fields on the eastern edge of the conservation area. Views out of the conservation area from Bury Knowle Park are restricted by the rear elevations of houses along Chestnut Avenue directly to the east. The northern boundary of the conservation area is marked by the course of the northern ring road, which is a fast flowing

traffic route that acts as a significant barrier to northward movement. However, the fall in ground level to the north and the tree lines either side of and between the carriageways mask some of the traffic and the resultant noise from within the conservation area. Beyond the dual carriageway, the land is a mixture of farmland, recreation grounds and allotment gardens to the Bayswater Brook with a mixture of open arable land and woodland covering the south facing hillsides on the opposite side of the valley and leading up to the small village of Elsfield in South Oxfordshire District Council's administrative area.

Biodiversity

The conservation area is notable for the green and leafy open spaces (both publicly and privately owned) within its boundary. The density of broad-leafed trees in hedgerows around small fields bounded by the ring road and the formal planting of larger gardens provides valuable potential for wildlife habitat. The hedgerows provide an opportunity for the scarce Brown Hairstreak Butterfly, which has recently been recorded on the outskirts of Oxford. These fields include areas of unimproved grassland, along with streams and ponds running down the slope to the north, which represent further opportunities for wildlife with an impact well beyond their immediate limits.

Some fragments of the orchards that surrounded the village at the end of the 19th century have survived, whilst others have been planted. These provide a survival of the living heritage of agricultural plant varieties, many of which have been lost over the past century. Traditional orchards are recognised as a significant habitat within the Oxfordshire Biodiversity Action Plan.

Trees and buildings in the conservation area provide opportunities for nesting birds and roosting bats. The colony of house martins nesting at Nos. 87 and 89 Old High Street during the summer of 2010 were notable for bringing the noise

and movement of wildlife into the centre of the village.



Green open spaces at Dunstan with opportunities for wildlife

Historical Development

The process of Headington's development has had a decisive impact on its present character and appearance. This influence is seen in both the shape and landscape of streets and other open spaces of the village and the form, construction and uses of its buildings and structures. The modern village and conservation area represents the outcome of centuries of human intervention in the landscape. In combination these contribute to the special historic interest of the area, whilst certain events and processes stand out as of particular interest in this ongoing story.

Prehistory

Headington overlooks the valley of a tributary of the River Cherwell, itself a tributary of the River Thames. Following the retreat of glaciers at the end of the last Ice Age (c. 8,000 BC) both river valleys are likely to have provided focal areas for exploitation by early colonists living off riverside and marshland resources, whilst exploiting the forests that developed on the surrounding hills. A landscape of Neolithic (4,000 – 2,400 BC) ritual monuments and large circular enclosures has been uncovered to the west of Headington on the low ridge between the Rivers Thames and Cherwell. Finds of polished stone axes from the Headington area attest to activity in the immediate area during this period.

Evidence of an Iron Age settlement was recovered from the former Manor Ground (formerly Oxford United Football Club), prior to construction of the Manor Hospital.

Roman

A road was constructed along the eastern side of the Cherwell Valley from Alchester in the north to a crossing of the Thames at Dorchester during the Roman period, passing just a few hundred metres to the east of the conservation area. Other routes may have passed to the west using fording places around modern Oxford city centre to cross the Thames. A Roman villa

is recorded at the small settlement of Wick just to the north east of the conservation area. Villas formed the centres of agricultural estates often with buildings such as barns found at a discreet distance from the main structure whilst industrial complexes are also associated with them.

The development of an important pottery industry focused in the Headington area is demonstrated by evidence of kilns and manufacturing waste in and around the conservation area. Pottery produced from these kilns is distributed widely on sites of Roman date across southern England and the Midlands and included heavy mixing bowls, known as *mortaria*, of white Wealden clay from Shotover Hill, fine drinking bowls designed to resemble the Samian ware imported from Gaul and tall pitchers used for serving wine. The first manufacturing sites to be identified were located near the Roman road and around Wick. Evidence of pottery manufacturing was identified in the west of the conservation area at Dunstan Road during building work in the 1930s. Recent excavations at The Rookery recorded finds associated with the operation of a kiln.

Saxon

The end of Roman Britain was marked by the collapse of the economic and political systems that generated the wealth needed to maintain villas and fuel industries such as the Headington potteries. The 8th century historian the Venerable Bede named the post-Roman occupants of this area as the Gewisse, a group that were seen as the ancestors to the West Saxons. A burial found in Barton in 1931 was identified as 'Anglo-Saxon' and reflects the presence of settlement in the area and the change in burial practice associated with this new culture. A second burial with a saucer 6th century saucer brooch was found in Stephen Road, just to the south of the conservation area, in 2002. The place name of Headington is formed by the combination

of the Anglo-Saxon name 'Hedena' and the British word 'don' meaning hill and the origin of the modern 'down'.

During the mid-Saxon period (the mid-7th to mid-9th centuries) control of the Upper Thames valley, including the area of Headington, passed between the competing Mercian and West Saxon kingdoms, until Mercia was invaded by the Vikings or Danes in AD 874. Mercia only regained partial autonomy after the West Saxon king Alfred (the Great) defeated the Vikings in AD 878. In AD 911 Edward the Elder succeeded Alfred and claimed the area around Oxford for the West Saxon kingdom. Oxford's origins are hidden in this period, during which Alfred's daughter Aethelflaed ruled Mercia with her husband Aethelraed. It was probably also at this time that Headington emerged as the administrative centre of the hundred of Bullingdon (a large administrative area).

It has been argued that Headington formed an important royal estate in the early 10th century and that the town of Oxford would have been founded from a part of its land. Certainly by 1004 a *villa*

regia (or royal residence) was recorded at Headington when King Ethelred II confirmed his grant of land to St Frideswide's Abbey from there. Ethelred is known to have spent a great deal of time hunting in the Oxfordshire area and the Headington estate may have gained importance from the presence of the Forest of Shotover in which much of the later manor lay. In the early 19th century the stone foundations of a building unearthed on the south side of Dunstan Road were interpreted as the remains of the *villa regia* and were marked as an Anglo-Saxon palace on the early Ordnance Survey maps. This interpretation might be considered more critically now however.

Norman

The manor of Headington remained in the ownership of the king throughout the 11th century and was the second of the king's properties recorded in the Domesday Survey of Oxfordshire in 1086. This reflected the importance of the estate which provided the king with an annual income of £60.



St Andrew's Church

The earliest physical evidence that fixes the location of an important settlement within the present limits of Old Headington is the chancel arch of St Andrew's Church, which can be dated to the mid-12th century. Henry I granted a charter for a chapel at Headington in 1122. In 1142, the Empress Matilda who had famously escaped from Oxford one year earlier, granted the manor to a Breton knight named Hugh de Pluggenait. It is likely that the first stone church was built during his ownership, perhaps as a means of establishing himself in this new community. However, grants of parts of the estate to religious houses had reduced the property of the manor and its annual value in 1142 had fallen to £40.

The mid-12th century village of Headington, next to its stone church, would have stood at the centre of an extensive agricultural landscape of open arable fields lying to the east, south and west. A smaller amount of pasture land was located directly to the north of the village and must have been a closely guarded resource, used for both livestock and draught animals (see the Green Fields Character Area, below). A main street along the line of St Andrew's Road would have lain just above the spring line. The boundaries of a series of tenements running along the south side of St Andrew's Road are suggested by the plots of the modern land holdings, which run back from the street frontage around long gardens that end at a lane (The Croft) that probably provided access to small agricultural buildings on their southern boundaries. Beyond this lane the plots continued as long narrow gardens that ended at the edge of the open field. Larger properties were clustered around the main street as discrete farm units.



The village's medieval cross in the St Andrew's churchyard

Later Medieval

Lanes running from the main street of St Andrew's Road defined the outlines of the village's medieval open fields and pastures and linked it to the subsidiary settlements of the manor at Barton, Wick and Marston. All of these settlements were first recorded by name in the 13th century, although the form of their names suggests they were ancient by that time. During the late 12th century the manor came into the hands of the influential Bassett family and was affected by fighting in the 1230s between Richard Siward and Richard Earl of Cornwall. It may have been the Bassetts who paid for improvements to St Andrew's Church, including construction of a south aisle and arcading in the nave, as well as construction of the tower. On the death of Phillipa Bassett, the estate of Headington Manor was divided between her three female heirs but was soon reunited in the possession of Hugh de Plescy, the husband of one of the heiresses. It appears that Hugh was a demanding landlord and in 1277 his tenants applied to the King's justices for a confirmation of the extent of liberties and customary services due to the lord of the manor. This is a fascinating document and records the number of days and the

different tasks that each tenant was required to provide to the lord of the manor throughout the year. However, Hugh's demands appear to have stemmed from his own financial difficulties and in 1280 the manor was surrendered to the Crown due to non-payment of rent.

The records of the king's bailiffs include reference to the 'aula' (or hall) of the manor, probably the site of the manor house. This was called Westcourte and had gates controlling entry to the village. A map of the property of Corpus Christi College in Headington, made in 1605, shows a rectangular enclosure containing buildings standing in a prominent position at the west end of St Andrew's Road and next to fields named Court Close. The routes of roads that followed a similar alignment to Osler Road and Dunstan Road ran in front of this enclosure to join St Andrew's Road. Given the description of the court it might be reasonable to argue that this enclosure, now in the grounds of the John Radcliffe Hospital, marks its location, with the manor house taking a dominant position facing down the main street of the village. In 1299 the manor of Headington was granted to Queen Margaret as part of her dowry and thereafter formed part of the revenue of the Queens of England.

The site of a mill at the junction of Old Road and Windmill Road, well to the south of the conservation area, was recorded in 1303. Windmill Road's continuation within the conservation area is Old High Street. This route would have linked the village's main street with an important part of the agricultural landscape and to the route to London (Old Road).

From the late 14th century stone from Headington quarries was increasingly used for the construction of Oxford's college and university buildings, leading to the development of a second settlement centre referred to as Quarry. In 1399 the manor of Headington, which had been granted to various private owners, once again lapsed to the Crown for non-payment of rent. The next holders of the

manor, the Willicotes, did not live in the village and in consequence the manor house was abandoned and fell into disrepair. Nevertheless, new building work was undertaken on the church in the late 14th century, including rebuilding of the chancel and reroofing of the building.

The large stone cross shaft, now in the churchyard of St Andrew's Church, was erected at the entrance to the village from the open fields on Windmill Road demonstrating the importance of this route as an approach to the village during the 15th century. However, a period of decline in the prosperity of the old village is suggested by falling church tax or tithe revenues. The village tithes were not sufficient to support a permanent vicar and, as a result, the vicarage was united with that at Marston. In 1481 the descendent of the Willicotes, William Catesby, swapped the manor of Headington for land in Ippwell and Walcote, with John Brome who lived at Holton. Headington passed by marriage from the Brome family to the Whorwoods, who retained ownership until the early 19th century.

After the medieval period

The top two stages of the tower at St Andrew's Church were rebuilt around 1500, although they were later rebuilt again in 1679. The porch of the church was added in 1598. Other buildings in the village that reputedly incorporate structures from the 16th century include Laurel Farm (No. 20 St Andrew's Road), which was owned by Corpus Christi; the rear parts of Ruskin Hall; and parts of The Priory, Old High Street. Other houses on St Andrew's Road may also contain remains of 16th century, or even earlier structures. Oxford's population boomed in the years after the Reformation and the opening of the colleges to secular scholars, which created a greater demand for housing within the city. In the late 16th and early 17th century it is recorded that tradesmen and cottagers moved to Headington from Oxford because of the cheaper rents outside the city.

A great deal of the housing in the village was renewed during the 17th century, with a long-lasting influence on the appearance of the village. These included buildings forming the southern frontage of St Andrew's Road, of which The White Hart and No. 16 retain much of their original character, whilst Nos. 10, 14 (Church House) and 20 (Laurel Farm) received new facades in the 18th and 19th centuries. Larger farmhouses built at this time included The Manor Farmhouse, built outside the centre of the village on Dunstan Road, Mather's Farmhouse (property of Magdalen College) at the corner of Barton Lane and Larkin's Lane, Church Hill Farm on St Andrew's Lane and The Court at The Croft (also owned by Magdalen College). Numerous smaller cottages were also built at this time including the remaining rear part of the former Bell Public House at No. 72 High Street (visible from The Croft), No. 33 (Ivy Cottage), No. 56 (Monkton Cottage) and No. 69 Old High Street.

These new buildings and the 1605 map of Headington demonstrate the existence of both Larkin's Lane and St Andrew's Lane in the early 17th century. The 1605 map reveals that a 'common well', located on the spring-line approximately 150 metres north of St Andrew's Road, was the destination of both routes, which must have been an important resource to the community and particularly to cottage dwellers who may not have had their own wells. The map also shows one of the college's properties located on St Andrew's Road, with a yard behind and a separate garden just to the south, forming the pattern still preserved in the frontage buildings at St Andrew's Road, with the gardens at the rear as preserved adjacent to No. 17 The Croft. A road named Oxford Way is shown following the modern alignment of Cuckoo Lane and running up to Old High Street. This was the main route from Oxford to Headington until the later 18th century. A northerly branch of this road ran up to the western end of St



The White Hart Inn, St Andrew's Road

Andrew's Road, near the present junction with Osler Road.

Both Royalist and Parliamentary forces used Headington during the Civil Wars of the mid-17th century. Royalist cavalry were garrisoned there in 1643 but the Parliamentarian General Fairfax later used it as an outpost in 1645. In 1646 Fairfax returned and made his headquarters at Headington, drawing up plans for a fortress to surround it, although this never materialised. He also declared a free market (free of tolls) at Headington to divert goods otherwise intended for sale in Oxford.

Perhaps as a result of the troops stationed there, or its proximity to the university city, Headington had developed a surprising number of inns by the mid-17th century. Of these The White Hart at St Andrew's Road is now the most recognisable and has been identified as the infamous 'Joan of Headington's' recorded by the diarist Anthony Wood. The Black Boy is also recorded from the early 17th century, although the present building was built as a replacement in the early 20th century (see below). Other public houses not now recognised included The Bull at North Place, Widow Coxe's and Mother Gurdon's. The former Swan Inn at No. 8 The Croft was modified for a late addition to this group in 1706. The inns were a popular resort for undergraduates and other members of the university in the late 17th century, being outside the watchful eye of college proctors. Entertainment at the inns included more than ale and the village developed a dubious reputation, translated for the stage in a play by Dr. William King called *The Tragi-comedy of Joan of Hedington*. The riotous behaviour of the students caused serious problems on a number of occasions in the early 18th century, including a fire in 1718 that destroyed many houses at the northern end of Old High Street and, consequently, a sizable group of later houses dominate the junction of Old High Street and Barton Lane. A large number of new cottages were added around the village in the 18th

century, including one on the south side of North Place and those at the northern end of Larkin's Lane. Other buildings were lost, apparently including the vicar's house, which was considered too derelict to be used by the parish curate.

Merchants' Mansions

Whilst the village was essentially an agricultural village at the end of the 17th century, it was from this time that it began to develop as a resort for wealthy Oxford merchants to develop homes outside the crowded environment of the town. John Finch built the first of a series of gentlemen's residences over an older cottage in 1660. The house stood well back from the road, in private grounds and was named The Rookery.

Further large houses were built around the edges of the village during the 18th century, apparently using the older enclosed fields and closes surrounding the historic village core. This process was enabled by the gradual dismemberment of the manor estate by the Whorwoods. Headington House was built by Sir William Jackson, the proprietor of Jackson's Oxford Journal, on land between The Croft and the open fields to the south in around 1775. The land had previously been known as Plants and was bought by Jackson from the Whorwoods to build the mansion of his newly styled 'Hedington' Manor, which included many other properties in and around the village. Sir Banks Jenkinson built another mansion to the west of the village on former Headington Manor land in 1779. The course of Cuckoo Lane was diverted from a path across Jenkinson's property to create a new road named Sandy Lane, but later as Manor Road, when it was connected to the turnpike road to the south in 1804. More recently it has been renamed as Osler Road. Joseph Lock's house at Bury Knowle occupied another enclosure on the eastern edge of the village and was built in about 1800, with a ha-ha dividing the pleasure grounds from the fields to the south. The Grange had also been built by 1804 and is recorded on

the map accompanying the enclosure award, although the present building was clearly remodelled later in the 19th century.



Headington Manor, built by Sir Banks Jenkinson in 1779

This rush of large house building coincides with the plans for construction of the Stokenchurch Turnpike, for which acts were applied for between 1773 and 1788. This road moved the Oxford to London road from Old Road to the course of London Road, just south of Old Headington. The availability of a good road for carriages or horses into the city centre; the healthy climate and clean water on the Headington hilltop; space to build an imposing and commodious residence; and a prominent position seen from the new highway to the capital would all have been considerations in the location of these grand tradesmen's houses.

The village in the 19th century

Enclosure of the open fields surrounding the village in 1804 would have had a major impact on the village landscape. Each of the larger property owners was able to consolidate land near to their houses to create attractive parklands, of which Bury Knowle's is the best surviving example. These new landscapes of pleasure were a far remove from the agricultural landscape that preceded them, which is only preserved as fragments in the north of the conservation area. Old

property boundaries were removed to create uninterrupted and picturesque vistas, new boundary walls were raised and created as a robust symbol of ownership and traditional pathways and routes were modified or diverted around the new enclosures. At Headington House the house and gardens were divided from the new parkland by Cuckoo Lane, which, consequently, was sunken to hide travellers from views from the parkland and gardens. Two small brick bridges were constructed over the lane to allow easy passage from the garden to the park, both of which survive. At Bury Knowle the new park walls blocked the traditional route used by funeral processions from Headington Quarry to St Andrew's Church. On several occasions the wall was broken down by processions and the parish curate was forced to ask the Bishop to intercede with the owners of Bury Knowle. The footpath enclosed by high walls that runs around the western edge of the park is the alternative route that was provided.

In 1801 the Whorwoods sold their Halton property and moved to Headington, making Sir Banks Jenkinson's house their new manor house (this is now within the John Radcliffe Hospital grounds). However, the fortunes of the family were evidently in decline. In 1806 the title of lord of the manor and the ownership of the estate were split between different parts of the family. In 1813 ten acres of the estate were sold to the Radcliffe Infirmary for construction of a lunatic asylum. In 1835 the remaining manor estate was sold off in 30 lots and three years later the Whorwoods transferred ownership of the 'Manor House' to George Alexander Peppercorn. Eleven years later his brother William Peppercorn was able to buy the manor title and the manor farm.

Despite the growth of the merchant's estates the village remained an agricultural community in a relatively isolated rural position throughout the 19th century. Several public buildings were built in the village. A small Baptist mission

hall was built at The Croft in 1836 (now Croft Hall). In 1840 a small school for the children of Headington and Barton was established on the north side of North Place as an act of philanthropy by the Lock family. Although its role as a junior school was superseded by construction of a national school at London Road in 1847, it continued to act as an infant school for the village and its hamlet. A post office was also opened in the 1840s at the corner of Old High Street and St Andrew's Road. Its role as a central post-office was removed when the new building on London Road was opened in 1915, but the building continued as a shop until the 1970s and retains a wall-mounted post box in the St Andrew's Road elevation. In 1858 a subscription reading room was established in one of the small cottages at The Croft. This was later augmented as a British Workman Club, which acted as a temperance tavern for the village. However, this building wasn't big enough to satisfy demand and a new building was constructed on land given by Maria Ballachey (daughter of Joseph Lock) and with funding from Miss Mary Ann Nichol of Jesmond Cottage (No. 83 Old High Street). Suitably enough, this building replaced an earlier brewery maltings, part of which was retained for some time as a hall, whilst another wing became part of the Hermitage at No. 69 Old High Street. The British Workman was extended in 1883 and in 1891 a gymnasium was created in a barn at the rear of the property. The Headington Workhouse was built just outside the conservation area on the south side of London Road in 1858.

A number of private schools were established in the village in the mid-19th century. These were advertised as preparatory schools for Eton and, no doubt, took advantage of Oxford's academic reputation. One, at the Rookery, was founded by the Revd John William Augustus Taylor and continued in use until the 1890s. He retired to Stoke House, originally a small cottage (and possibly a field barn at an even earlier

date), which was considerably extended in the later 19th century. A second school was established at Linden Farm (now The Priory), on Old High Street, which operated between 1859 and 1864. A tiny 'dame school' was also founded at No. 41 St Andrew's Road in a hut of corrugated tin which still survives. It was known as Miss Steff's School.

In 1850 Quarry had grown to a size that justified its independence from Old Headington through creation of a separate ecclesiastical parish. During the 1860s sale of farmland south of London Road enabled the New Headington suburb to develop between the two older settlements. The rate of development escalated rapidly after the sale of Highfield Farm, although in the 1870s Headington was still described as an agricultural parish growing wheat and barley. The economic fortunes of the parish had clearly recovered by the mid-century and in 1864 major restorations were undertaken to St Andrew's Church, including a westward extension of the nave by the locally significant architect J. C. Buckler. A north aisle was added to provide even more accommodation in 1881 along with the north porch and vestry.



Houses of brick and stone at The Croft, built in the mid and later 19th century

House building in the village during the later 19th century echoed the development of the former agricultural land outside the village core, with smart, red or yellow brick cottages and villas constructed in standardised patterns. Such buildings are

scattered throughout the conservation area, including houses built on the former gardens in The Croft and replacing older cottages on Old High Street, such as Nos. 57 - 63 just north of North Place or Nos. 19 and 21 St Andrew's Lane. The earliest brick-built cottages use the locally produced Shotover red bricks laid in Flemish bond with blue headers, which produced an attractive chequer-board pattern, such as Nos. 2-5 The Croft. At this time brick was considered a superior material and was often carefully laid with very narrow joints. However, it is often seen that the less expensive limestone rubble was used to construct the side and rear walls of buildings (see Nos. 10, 12 and 17 The Croft for example), suggesting that brick was then considered a more prestigious material. The construction work in the mid and later 19th century appears to have filled the gaps in the street frontage created by the fires of the early 18th century.

The group of cottages at Nos. 2-6 Stoke Place are dateable to 1885 and include Nos. 41 and 43 St Andrew's Road, built in buff coloured bricks (used in only one other location in the conservation area), which provide an attractive match to the limestone of the village's older cottages and garden walls.

In 1884 Colonel Desborough appointed the prominent church architect H.G.W. Drinkwater to rebuild Linden Farm (now The Priory). Drinkwater's new scheme included picking out the window openings on the roadside face of the building in red brick, providing a strong contrast to the yellow rubblestone. The tall chimneystack to the front of the building suggests some of the North Oxford style creeping into the village setting. In 1885 the manor estate's land at the western end of Dunstan Road was bought to supply a new cemetery to serve the expanding communities of Headington.

20th century Headington

A new, larger Baptist Chapel was built to replace the old hall at The Croft in 1901.

The new building was prominently located on Old High Street facing Linden Farm. A convent of Dominican Sisters bought Linden Farm in 1923, and renamed it as "The Priory of All Saints and All Souls", which was in turn purchased by The Congregation of The Sacred Heart in 1968 who simplified the name to The Priory. They used the building as a mixed religious institution and students' hostel. The local builder Charlie Morris replaced the three cottages just to the north of the Priory in 1909 with two semi-detached cottages in a heavy half-timbered Olde English style. Their new name 'Linden Cottages' is spelt out in initials carved in relief on the brackets that support the jettied first floor.



Linden Cottages, Old High Street

In 1927 the Civil Parish of Headington briefly became an urban district, reflecting the rapid growth of housing in the past fifty years. Then, in 1928 Headington was taken into the City's administrative area through the City of Oxford Extension Act, becoming part of the Civil Parishes of St Giles and St John. Among the first works undertaken by the City Council in its new suburb was the provision of a public park to ensure the provision of recreational open space. The Council had initially looked on the Bury Knowle estate as a possible area for new housing development. However, it was for the park that the Council bought the land in 1930 and by 1932 it had been officially opened for the use of the community, including the conversion of the former gate lodge into public conveniences and with tennis courts, hockey pitches, a children's

playground and pavilion. The house was converted for use as a public library in 1934 and the upper floor came to house the mother and baby clinic that had operated from the British Workman



The British workman (right of frame), Old High Street

The Radcliffe Infirmary had purchased the majority of the remaining lands of Headington Manor in 1917 for the construction of new hospital buildings. Among the first buildings they constructed were pavilion wards for treatment of tuberculosis (built in 1928) named after William Osler who held the Regius Professorship of Medicine at the University. Osler died during the Spanish Influenza of 1919 shortly after the purchase of the land. Both the superintendent's house and Osler Road were named after this pioneer of medical education. The location of Headington for the hospital took advantage of the clean air and spaciousness to be found on the hilltop outside the city centre, as these formed an important element in treatment of the disease at that time. Indeed, a local quote was that "down in Oxford the air's like stale beer; up in Headington it's pure champagne". The former Manor House and stables buildings were reused as office accommodation for the hospital. Despite the eventual spread of hospital buildings across much of the estate, areas of parkland have been retained that relate to the formal parks and gardens of the manor houses. Walls of Headington Manor's kitchen garden and some smaller agricultural buildings have also been retained.

Until the 1930s the Black Boy Inn formed a landmark at the corner of Old High Street and Barton Lane. In 1937 the old building was demolished and a new building reflecting the taste for the 'improved public house' constructed set further back from the road. This has created a wider open space at the north end of Old High Street, including the Black Boy's car park.

In 1946 Ruskin College established its 'out of town' campus at The Rookery, which was thereafter known as Ruskin Hall.

The former malthouse at No. 69 Old High Street was conscientiously extended and remodelled by C. F. Bell, the keeper of Fine Art at the Ashmolean Museum, to provide another attractive Georgian style villa between 1912 and 1925.

Five new replacement cottages on the north side of St Andrew's Road, designed by Fielding Dodd, were built to replace a group of 18th century cottages demolished in 1938. These maintained the continuous frontages to the street that had characterised the old cottages, but were set further back from the road to provide a more open space at the heart of the village. The scale and form of the buildings was contemporary whilst sympathetic to the historic setting of the village, although Dodd was not able to use thatch for roofing as he had hoped.

Redevelopment of land at Church Hill Farm, to the west of St Andrew's Lane, (now William Orchard Close), was instigated by a group of local residents in 1959 to create a small cul-de-sac that was considered to be sensitive to the character of the village.



Fielding Dodd's houses at St Andrew's Road

The theme of building contemporary housing within the area continued into the 1970s with the construction of the buildings of Nos. 10 to 18 Dunstan Road in a highly contemporary style by the architects Ahrends, Burton and Koralek.

During the 1980s the City Council developed the former farmyard and orchards of Laurel Farm to provide more affordable housing in the area. The development aimed to be sensitive to the setting of the village adopting a sympathetic scale of building forms and materials that do not stand out in contrast to the buildings on St Andrew's Road. Other developments included the sheltered housing at Emden House on Barton Lane and further sheltered housing to the rear of Bury Knowle built in the 1980s.

A new Baptist Church was opened in 1926. This replaced the old building, which had already been enlarged in 1934 and again 1971.

Archaeological Potential

The potential for remains of prehistoric activity in the area of the village is uncertain, although there is clear evidence of repeated use in the Roman and historic periods. The finds of two Neolithic polished stone axes in the vicinity may suggest some potential for earlier activity.

The remains of activity in the Roman period at Dunstan Road, including recent excavations at Ruskin Hall, confirm that a site involved in pottery manufacture is

located within the conservation area. Whether this site is associated with the stone-founded building recorded in the area of Ethelred's Palace in the early 19th century is not known, but might suggest a future direction for research.

The pottery industry based around the course of the Roman road, which passes to the east of Headington, was of national importance in the third and fourth centuries. Further evidence of the development and organisation of manufacturing gained through observation of archaeological remains in the area would, potentially, add to understanding of the society and economy of both the area and the wider region in the later part of the Roman period. As pottery production appears to have ceased around the end of the Roman occupation, study of the final phases of the manufacturing activity would also provide an opportunity to examine evidence of changes in society at the transition from the Roman to Anglo-Saxon periods.

Little evidence is identifiable across the city for the pattern of settlement or other activity in the area during the Anglo-Saxon period. Although the origin of the place name Headington is Anglo-Saxon, it refers to an area 'the hill of Hedena' probably relating to an expansive estate, rather than a settlement identifiable as the antecedent of the present village. The Ordnance Survey's identification of the stone building at Dunstan Road, unearthed in the early 19th century, as the site of King Ethelred's Palace, should be considered critically. Further archaeological investigation might help to demonstrate whether high status late Saxon activity is actually represented near that location, in the conservation area or elsewhere within the postulated extent of Ethelred's Headington estate.

The Church of St Andrew provides a firm reference point for the medieval settlement attached to the manor of Headington from the mid 12th century. However, much of the remaining landscape of the village can only be

conjectured. The location of the medieval court or manor house that had become ruinous by the 15th century is not readily identifiable. The extent of the surviving medieval road network and its influence on the form of the later village is uncertain and the location, form and number of house and cottage plots within the medieval village centre might also be investigated through observation of archaeological remains. The reason for the curious form of Larkin's Lane and St Andrew's Lane, for example, might be tested through observations of remains within the intervening land and around the site of the recorded 'common well'.

The archaeological remains of the village in the post-medieval period include a mixture of both buried remains and the above ground archaeology of buildings, streets, boundaries and spaces that form the modern landscape of the conservation area. All of these provide potential for study that could help to illuminate the changing society of the village from the end of the medieval period up until the modern day and the influence of different events and processes on this. The impact

of the fires recorded at the beginning of the 18th century is, as yet, only partially understood, as is the impact on its landscape of the various military occupations of the village during the Civil War. The influence of longer term trends such as the changing methods of agricultural production and land ownership in the late 18th and 19th centuries on the society of the village may also be reflected in its landscape, as will the increasingly urban function of the settlement as a part of the expanding suburban landscape that reached out to the village during the 20th century. Study of the later archaeological landscape of the village may facilitate reinterpretation or subtler retelling of the apparently clear and obvious stories within the village's history.

Whilst study of the village's archaeological remains may be of interest to academic scholars, it should always be born in mind that if this resource is to be cared for and conserved, these stories need to be made accessible and relevant to the wider public under whose homes, gardens and public spaces much of it lies.

Spatial Analysis

Key Positive Characteristics:

- A complex street pattern made up of main streets, small lanes and footpaths has developed organically over several centuries and creates a network of intimate and tranquil spaces, along with more public streets.
- Roads and lanes out from the village centre to the north-east and west run through the village's green setting.
- Grassed verges and banks to roads and sinuous lanes reinforce the rural character.
- The Croft is an area of intricate narrow lanes running between main streets and surrounding the remnants of historically interesting garden plots, with a tranquil character and picturesque groupings of buildings in a leafy setting.
- Several narrow lanes have interesting histories as part of the enclosure period landscape or as remnants of field lanes through the former open fields. They remain as quiet tree lined routes often bounded by high stone walls.
- Much later 20th century development is inconspicuously located away from the main routes in small cul-de-sac developments.
- Groupings of cottages in uneven sized plots and with gardens fronting the road in spaces between reflect the organic growth of settlement over several centuries and have a lack of uniformity that is part of the village character.
- Buildings are often built at the back of the pavement or with very small gardens creating enclosure to the roads and active frontages.
- The larger houses surrounding the village core have large gardens and parks, reflecting the historic fashions for villa development and creating a gap of green spaces between the historic village core and nearby suburban development.
- Small fields cut-off from the wider countryside by the ring road provide the rural setting of the village.
- There are numerous significant views through, out of and into the conservation area which benefit from the framing of well defined street frontages, the focus on landmark buildings or grouped frontages, as well as vistas of formal parkland or out to the green setting.
- A small number of areas of historic paving have been identified as having special historic interest.
- Local Headington Hardstone kerbs represent a distinctive local material.
- Traditional street furniture including the red post-box, red telephone box and black painted 'Lucy and Dean' street lamps are a positive element of the village's historic character.
- A number of small greens at road and footpath junctions contribute to the rural character and aesthetic appeal of the conservation area.
- High stone boundary walls provide enclosure and are a distinctive local character feature

Plan form and layout – See Map 2

Main streets: Old Headington has a complex plan form that is built up around a network of main streets, back lanes and public and private open spaces. Together, Old High Street and St Andrew's Road form the principal streets within the village. Old High Street runs from north to south with St Andrew's Road running east to west and meeting the northern end of Old High Street at its eastern end, the two roads forming a '7' in plan. The meeting point of these roads forms a focal point in the village. Barton Lane runs into the village from the north east to this focal point, it has only a minor role in the frontages in the conservation area but provides access to the green setting of the village. It follows a sinuous course that runs between steep grassed banks with a rural character.

**Osler Road**

Osler Road approaches the conservation area from the south west on a parallel course to Old High Street. It follows a long, straight path with grass verges and a grassed ditch on the east side that separates a footpath from the carriageway. The road narrows at its northern end and runs through a dog-legged course to join St Andrew's Road at its northern end with a small triangular green at the junction of the roads. St Andrew's Road runs north from this green before joining Dunstan Road, which runs to the west on a relatively straight and level course following the crest of the slope that falls away to the Bayswater Brook. At the western limit of the

conservation area Dunstan Road runs down the hill, wrapping around the western edge of Dunstan Park where it joins Saxon Way.

Rural lanes: Apart from these primary routes, a number of minor routes or lanes provide access to quieter areas, off the beaten track. These include interesting historic lanes with a rural character, such as Stoke Place, St Andrew's Lane and Larkin's Lane, which are all narrow, curving routes that run northwards from the Dunstan Road – St Andrew's Road – Barton Lane corridor and down the slope to the Bayswater Brook valley and farmland on the village's northern edge. St Andrew's Lane and Larkin's Lane curve towards a meeting point in the north that creates a sharp bend or corner between the two narrow routes that suggests a common historic destination (the now lost common well). Stoke Place gradually narrows to a bridleway, which runs between small fields illustrating its historic function as an access way from the village to fields in the rural hinterland.

**Stoke Place**

The Croft: The Croft is an unusual back street route that is a particularly distinctive feature of the settlement. It runs northwards as a broad alley between high stone walls from a small green on the west side of Old High Street and along the rear boundaries of properties on that road. At its northern end it becomes rapidly narrower, until, as a very narrow passage it emerges at St Andrew's Road.

The Croft has two arms running to the west, one, starting approximately 100

metres from the Old High Street entrance, runs through to Osler Road with the grounds of Headington House and Sandy Lodge on its south side. On its north side there is a scatter of development including Victorian semi-detached cottages, older houses of 17th, 18th and early 19th century construction, as well as the small converted chapel of Croft Hall. The side boundaries of properties in the Laurel Farm Close development form a significant portion of the northern side of this path. A side spur also provides access to Osler Road at The Court. West of this point a more continuous frontage of houses and cottages addresses the footpath on its north side. The second, northerly arm running off the main north-south route has a continuous frontage of small cottages and other buildings on its north side but is more open to the south, with some open plots running through to the southerly arm. At its west end this route narrows to an unusual unmetalled green footpath that runs in front of No. 8 The Croft and curves around to the south to join the southerly arm next to Croft Hall.



Groups of buildings cluster around narrow lanes at The Croft

Narrow lanes: Another very narrow alley named Cuckoo Lane runs directly between Old High Street and Osler Road and continues to the west along the southern boundary of the John Radcliffe Hospital grounds, forming the southern boundary of the conservation area for a large part of its course. The route preserves part of the historic course of Oxford Way, recorded running through the open fields of

Headington on Corpus Christi College's map of its landholding produced in 1605. Between Osler Road and Old High Street it runs along a sunken course, with banks to either side, which are topped by garden fences and shrub growth. Stephen Road provides a gap in the enclosure of the southern side of this alley. A third narrow alleyway runs along the western edge of Bury Knowle Park. It is named Coffin Walk, recording the creation of this route as an alternative to the processional route for funeral parties from Quarry to St Andrew's Church across Bury Knowle Park before the building of Quarry Church.



Coffin Walk next to Bury Knowle Park

20th century cul-de-sacs: North Place turns off Old High Street on the east side of the road from the fork for The Croft. It has a short straight route that used to terminate at the entrance to Bury Knowle Park. However, it is now continued along a sinuous course to the north to serve the municipal housing built to the north of Bury Knowle House. The modern development of Laurel Farm Close, on the south side of St Andrew's Road has a similarly serpentine and branching route to serve the modern housing development although this is cut through by a straight and narrow pedestrian route that serves the fronts of the residential properties. These later 20th

century housing developments, which include Bury Knowle, Laurel Farm Close and William Orchard Close, are largely hidden from the view from the wider road system.

Characteristics of plots: Along Old High Street, St Andrew's Road and parts of The Croft, properties are closely spaced, often forming continuous buildings frontages of informal terraces. They generally stand in plots of irregular width and either directly at the back of the pavement or road, or behind small front gardens that are bounded to the front by low garden walls. A small number of properties have higher stone walls to the front (such as Bell House and No. 69 Old High Street) that screen views of front gardens and main frontages from the street, such as No. 56 Old High Street, with trees providing a green element to the street scene above high garden walls. These larger gaps between buildings contribute to the rural character of the area. Away from this central core, plots are generally more spacious, allowing buildings to stand further back from the frontage along Dunstan Road or larger buildings such as Emden House on Barton Lane.

The rural lanes of St Andrew's Lane and Larkin's Lane include a great mixture of properties with an organic pattern of development often with building set at the back of the pavement but with generous spacing between groups of buildings and a variety of orientation and scale represented.

Large gardens around the village core: The ring of mansion houses built around the village core have very large gardens several of which are more or less hidden from view by mature planting. These include the large properties of Headington House, The Grange, White Lodge, Sandy Lodge, Ruskin Hall, Stoke House and Manor Farmhouse. These combine spacious grounds with a grand house and, often, polite ancillary buildings. Public ownership of Bury Knowle House and Headington Manor (now the John Radcliffe Hospital) provides a degree of access to

two of these landscapes. Along with the parkland and small fields, these larger gardens provide a buffer of open space between the village and surrounding urban development that helps to preserve its rural character.



A small green space between Old High Street and The Croft

Areas of open space: Whilst the central part of the conservation area is typified by a dense pattern of small and medium sized plots, larger areas of open space are located around the peripheries of the settlement which include a ribbon of open land in the north of the conservation area. This is largely in private ownership and includes orchards and small fields running down from the village, which formerly provided the village's pastureland. The land provides a buffer between the village and the ring road and provides a green rural foreground to views out from the village to countryside beyond or into the village from the ring road and high ground further to the north.

Views and Vistas (See Map 2)

The conservation area contains numerous attractive views that benefit from the interest and quality of its historic buildings, historic street form, formal landscapes, location on the rural margin of the city and the greenery of its townscape, gardens and parkland. Several types of views can be defined within the conservation area, which contribute to its character, examples of which are identified on Map 2 and described below. In each case other examples of these types of view will be found throughout the conservation area.

View type A: Views channelled along streets: Throughout much of the conservation area, views are enclosed within streets by the surrounding buildings and trees to focus attention along the routes of roads. These views emphasise the importance of the street pattern to the structure of spaces within the village and to the historic development of the settlement along it. The gentle rhythm of divisions between buildings and properties provides a key element to these views. The views north and south along Old High Street in particular benefit from the pinch-points, where the road is narrowed or where large trees arch over the road, often providing a small focal point in the distance. The trees and greenery of the village gardens make an important contribution to the character and aesthetic quality of these views



A channelled view along Old High Street

View type B: Views to landmark buildings: The conservation area includes a number of landmark buildings which stand out as a result of their architectural interest, their position within a formal landscape or the accidental creation of a vista to which they make an important contribution as an end stop or point of incidence. Particular examples include St. Andrew's Church as viewed from St Andrew's Road, Bury Knowle House, viewed from the parkland to the south, The British Workman from Old High Street, and Headington Manor from adjacent parkland, although the best views of this are currently screened by ornamental planting.

These views serve to highlight the importance of these buildings and often include supporting features including trees, other planting and sympathetic boundary features that are part of a designed view.



View to Headington Manor at The John Radcliffe Hospital

View type C Views along grouped building frontages: In addition to views of individual buildings, the conservation area is characterised by the views of informally grouped cottages and houses, which form a key element of the area's pattern of development. Probably the most significant example of such a view in the conservation area is the group of buildings forming the south side of St Andrew's Road, which provide a palimpsest of the village's history. Several examples of views along Old High Street are also particularly notable, illustrating the dense pattern of development, including buildings of a wide variety of dates at Nos. 84 – 94 or the smaller groups of cottages at Nos. 73-79, 39 and 41, or Nos. 51 – 55, as well as Nos. 1 and 2 North Place. Other examples in the more hidden areas of the conservation area include the view north down St Andrew's Lane to Church Hill Farm and Pumpkin Cottage, south west along St Andrew's Lane, including Unity House, The Old Bakery and Nos. 19 and 20 St Andrew's Lane or north along Larkin's Lane, including Nos. 1 and 2 Larkin's Lane with the walls and trees of The Grange as a background. The view west from the north – south section of The Croft along the northern arm to the

attractive group of cottages at Nos. 8 – 11a The Croft, is of particular note and must be truly picturesque in high summer, when the small cottage gardens are full of flowers.



View along the St Andrew's Road frontage

View type D: Views across parkland with formal tree planting:

The polite landscapes of the grand houses surrounding the village core have provided their own characteristic views, notably including wide grassed lawns studded with specimen trees or groups of mature trees. These have been consciously created to maximise the feeling of space and of an ordered rurality, devoid of the trappings of labour or agriculture and harkening to the landscapes of greater stately homes. The best examples of this type of view in the conservation area are seen in Bury Knowle Park. This landscape received additions during the 20th century as a result of its role as a public park, including tree lined walks, which help to create additional designed views.



View across Parkland at Bury Knowle

View type E: Views across fields to landscape beyond the conservation area:

Despite its location within the city, the village has thus far retained a rural setting in the form of small fields to the north, as well as visual connection with the countryside beyond the ring road. Views from Barton Lane or the northern edge of Bury Knowle Park and the bridleway at Stoke Place include the small fields within the conservation area as a rural foreground. The land beyond the ring road in the mid-ground is hidden from view by the falling landform, but is indicated by the tops of tall trees, whilst the rolling hills of the South Oxfordshire countryside that rise north of the Bayswater Brook form an extremely attractive background. The connection of the rural foreground and background of the South Oxfordshire countryside provides a visual connection from the conservation area to the wider rural setting, which is a key feature of the character of Old Headington. Some views across Bury Knowle also include the wooded eminence of Shotover Hill as a horizon, providing visual contact with another area of countryside beyond the conservation area.

Trees and green landscape

The trees and greenery of the conservation area make an important contribution to its rural quality. The wealth of mature trees in the village, the majority on private property, makes a particular contribution to the character of spaces and the attractiveness of views through the conservation area.

Trees of the rural landscape: The network of hedgerows around the small fields in the north of the conservation area contains numerous trees. These have grown up, or were planted, as hedgerow trees that were managed in the past both as a means of providing stock enclosure and as a long-term timber crop. At Stoke Place they have grown up to line the bridleway running down the hill. They also provided shelter from strong winds to both fields and buildings. The hedgerows appear to mark the boundaries of a series of long narrow fields, suggestive of the strips created by enclosure of medieval ploughed fields, which ran down the hill to the common meadow, which was recorded as Headington Meade on Corpus Christi's map of Headington in 1605. They include a high proportion of native varieties such as hawthorn, oak, ash and field maple. They may include some less common native varieties such as black poplar, and spindle, as well as fruiting varieties such as crab apple and blackthorn. Many of these provide attractive colouring in autumn or blossom in springtime, whilst the green of foliage is an important backdrop in many views. The skeletal structures of juvenile elm trees, which have succumbed to Dutch elm disease, provide a reminder of a lost element in the rural landscape.

Among other trees, St Andrew's churchyard contains the yew trees that are a hallmark of English village churchyards and given spiritual symbolism for their apparently unending life spans. Orchards of apple trees have been planted in the grounds of Ruskin Hall and Emden House, replacing lost orchards elsewhere in the area, and possibly using historic local

apple varieties. The derelict garden plot in The Croft also contains several veteran apple trees that may represent historic local varieties.



Trees line the edges of small fields to the north of Ruskin Hall

Trees in formal landscaping: Trees in the grounds of private houses indicate fashions for gardening and planting. The grounds of Bury Knowle and Ruskin Hall include numerous interesting exotic species such as sequoia pine, cedar of Lebanon, ginkgo, monkey puzzle and tulip tree. These reflect the status of former owners as wealthy businessmen, requiring the latest in newly introduced tree species to grace their pleasure gardens. Other trees in these gardens and parkland reflect the planting taste of the English Landscape Garden movement, which developed from the mid-18th century. These include groups and specimens of large-growing native species such as beech and lime that contribute to the idea of the idyllic pastoral landscape. The avenue of lime trees in the west of Bury Knowle Park, for example, was planted to shade the drive to the house from London Road. Before the construction of housing across its parkland, Headington House would also have been seen from London Road lying within a bay of trees that extended down either edge of the park to the road. The mature trees in the grounds of Headington House now play an important role in providing a green backdrop to many views through the conservation area, as well as framing views along Old High Street. Mature trees in the grounds of other large houses,

including Ruskin Hall and The Grange, as well as the John Radcliffe Hospital have a similar effect elsewhere.



Trees in the grounds of The Grange provide an attractive backdrop to views from Larkins Lane

Trees in the public realm: Other than the parkland trees in Bury Knowle and Dunstan Parks, the trees in the public realm are relatively limited. They include two large lime trees in the pavement on Old High Street with a small rohan that has (incongruously) been planted to replace a third lime. Historical photographs record an elm tree that stood outside The Black Boy pub at the junction of Old High Street and St Andrew's Road until the 1920s, which provided a visual marker of this focal point in the village. A large maple stands on the small green outside St Andrew's House at the western end of St Andrew's Road. The tree partially obscures views of this interesting building but also helps to soften its austere lines. Trees standing outside the village hall on Dunstan Road are also located in the public realm.

Public Realm

Within the conservation area the spaces where the public have a right of access (referred to as the public realm) include the parks, streets and alleys. The materials used to pave these areas, the planting and street furniture all make an important contribution to their character.



Mature lime trees at Old High Street



Area of listed Paving at St Andrew's Road

Paving: When many of the houses in the conservation area were built the surrounding roads would have had a basic surface of beaten earth as preserved in the small footpath near No. 8 The Croft. Areas of historic paving are decidedly unusual in rural contexts and, as such, the 18th century limestone cobble pavement outside the White Hart Inn is a particularly rare survival and makes a significant contribution to the setting of the adjacent group of listed buildings. As such it has been given listed building status in its own right. The pavement has been re-laid in the recent past, somewhat inexpertly, but still makes an important contribution to the character of this part of the conservation area.

Throughout much of the conservation area, road and footpath surfaces are paved with tar macadam, which is seen as a natural successor to the beaten earth of the past and fitting to the rural context. However, where works have been undertaken to services, the marks of patch repairs, often in badly matched materials, create a poor visual impression.

The area of cobbled paving at North Place provides a more interesting area of modern surfacing, which acts as an entrance feature to the park, Bury Knowle Library and the municipal housing to the north. Again, where works have been undertaken to services under this area, patch repairs have been poorly undertaken and, thus reduce the otherwise high quality appearance of the area.

Kerbstones throughout the area are made of a variety of materials, including the local Headington Hardstone. This is seen as short slabs, laid on edge particularly at the western end of St Andrew's Road and the adjacent area of Osler Road, where it retains the footpath at some height above the road. Another significant area for its use is Larkin's Lane. The survival of this use of a local material is, again, dependent on the quality of workmanship in its maintenance. By contrast, a graduated kerb on the north side of St Andrew's Road using small unit granite setts has created an attractive edge to the road but is now in need of maintenance and repair.

Road markings may have an impact on the appearance of the area. In the past no-parking areas have been marked with two-inch wide yellow lines, which are narrower than those normally used, to reduce their visual impact.

Greenery: The green open spaces of the parks are described in more detail below as character areas. Other small areas of public green open space are found throughout the conservation area. These include the small triangular greens found at a number of sites around the conservation area, such as the junctions of

Old High Street and The Croft, St Andrew's Road and Osler Road, and the small space between the Laurel Farm Close development and The Croft. These small green spaces contribute to the informality of development that is part of the rural character of the village, as well as forming part of the greening of the streetscene. The grass banks and verges on several routes in the conservation area, including Osler Road, Barton Lane and Dunstan Road make a similar contribution and help to maintain the 'ring of green space' that separates the village core from the surrounding suburban development.



View south along St Andrew's Road between Green verges

Street furniture: The conservation area contains a small amount of the traditional street furniture that reflects the self-contained community of a village, including a wall mounted Royal Mail post-box from the reign of George V, fixed in the side of the building that was Headington's first Post Office at No. 94 Old High Street. A red K6 telephone box, located outside the Baptist Church on Old High Street, adds to the traditional furnishing of the village centre, although this is a relatively recent addition, donated to the village by a former resident.

Street lighting throughout the conservation area is provided by a mixture of the very distinctive Oxford Corporation cast iron lighting columns with 'Windsor' lanterns, now converted from gas to electricity, and modern Victorian 'style' lighting columns. The older lampposts are of historic interest in their own right as the product of the nearby W. Lucy and Co.'s foundry in

Jericho and Dean and Son's of Cowley, and were custom designed for the Oxford Corporation, bearing their logo. They were installed in the 1970s as they were removed from other areas of the city. Further Windsor lanterns are attached to buildings by scrolled metal brackets on Old High Street, St Andrew's Road and Larkin's Lane, where lighting columns would have intruded into the highway. Telephone wires supported on basic wooden posts are considered to be relatively unobtrusive throughout the area and conform to its rural character.

Highways signage can have an incongruous impact on the character and appearance of an historic area. The main village streets are subject to a residents' permit parking scheme, which requires numerous signs around parking bays. Each sign is displayed on a black painted metal post of a standard height. Some of these are obtrusively placed. Responses to consultation with the public identified the fixing of highways signs to the otherwise attractive lampposts as a negative impact on the character of the area.

The parkland areas have specific furniture, which reflects their use as a recreational and community resource. These are described in more detail in the character area descriptions below.



A 'Lucy and Dean' lamppost

Boundaries: The pattern of high stone walls as the boundary to public open spaces is consistent throughout a large part of the conservation area, where buildings do not otherwise form the limits of space. Several of these walls, including those of Headington House, Monkton Cottage, St Andrew's Church and The Grange have been designated as listed buildings in their own right (see below) and date from the 18th century, with decorative lobed brick copings.

This feature of the local character has been conscientiously upheld and reinforced by development in the mid and later 20th century, including William Orchard Close, the Ahrends, Burton and Koralek houses on Dunstan Road and at Laurel Farm Close.

Buildings

Key Positive Characteristics:

- The mixture of building types in the village is an important part of its historic interest.
- They include a medieval church, vernacular houses and cottages of the 17th and 18th centuries with attendant agricultural buildings, larger mansion houses or villas built in the late 18th and 19th century with ancillary buildings, red brick and stone cottages built in the 19th century and larger houses representing national styles built in the 19th and 20th century, as well as a number of public, commercial and religious buildings of importance to the history of the village community.
- The materials and uses of buildings have influenced their appearance and illustrate their historic development.
- The styles of architecture, including features such as windows, doors and roof construction contribute to the historic interest of the buildings as well as their aesthetic appeal.

Building Types and Forms (See Map 3)

The types of buildings represented in the conservation area strongly reflect the story of its development from a traditional agricultural community to a prestigious location on the periphery of the growing city and the latter development of the community with ongoing pressure for high density housing following its incorporation into the city's growing urban expanse. The parish church of Saint Andrew stands out as a highly visible symbol of the continuity of the village community for nearly 900 years.

Vernacular Farmhouses and Cottages

The cottages and farmhouses of the village provide the village's essentially rural character. Many of the houses were built in the 17th century, although they may have earlier origins or lie over medieval buildings. Many of them share a common two unit plan, normally with a central doorway giving access to a passage running from front to back and with rooms to either side. Hearths with chimney stacks are normally set at either end, representing a development from many 16th century buildings, where the chimney was often centrally located. A small number of examples of centrally located stacks are seen at No. 10 St Andrew's Road and adjacent at the White Hart Inn

(No. 12). In the former this appears to be an original feature and, as a result, the front door to the building is located at the right hand extremity of the frontage with narrow windows lighting the area of the frontage in line with the chimney. At the White Hart, the main façade of the building was refronted in two sections suggesting it was divided into two properties at one time, with the central chimneystack rising between the two halves.



Mather's Farmhouse, dating from the 17th century, forms a landmark at a focal point in the conservation area.

A characteristic feature of the houses is the use of a rear stair-tower to provide access to upper floors without encroaching on the central passage or without using narrow and inconvenient spiral stairs, or 'winders', in the corners of the building. The best examples of these

are seen at The Court, The Croft and Church Hill Farm, St Andrew's Lane, whilst the stair-tower at No. 14 St Andrew's road was apparently rebuilt in brick in the 19th century. Church Hill Farm also provides a good example of the cat-slide roof added at the rear to cover two single storey extensions either side of the stair-tower. Where space has allowed, or where the street pattern facilitates it, these early buildings have an east - west axis that makes efficient use of available daylight. Some of these properties were subdivided using the central passage as a natural point of division, as recorded at No. 16 St Andrew's Road.



The rear of Church Hill Farm showing the stair tower and 'cat-slide' roof

The houses are mostly of two storeys, although additional accommodation has normally been provided in the roof space through the addition of dormer windows and several have basements. They have steeply pitched roofs with gable end walls, although these are hidden where they form informal terraces such as at St Andrew's Road. The fenestration is often asymmetrical reflecting the different sizes and functions of rooms prior to the requirements for symmetry that emerged in the later 17th and 18th century. The survival of so many of these early houses within the village is exceptional and provides a key element in its special architectural and historic interest, as well as contributing very significantly to its character. They represent the investments of the prosperous farming community that existed in the area in the seventeenth century, perhaps with wealth derived as much from the nearby quarries

and the booming university town as from agriculture.



Lower Farm (No. 8 Dunstan Road), built around 1800 is a late addition to the group of vernacular farmhouses and cottages

The smaller cottages constructed in the 17th and 18th centuries are altogether more lowly buildings. Most were originally built as single-storey buildings with attic accommodation illuminated by dormer windows and constructed of unevenly finished rubblestone laid in rough courses. Many originally possessed thatched roofs with low eaves which were replaced in the 19th century when the eaves were raised for more shallowly pitched slate or tile roofs. At No. 3 Larkin's Lane this process is illustrated by the use of use of brick to raise the eaves. The cottage at No. 1 Stoke Place is recorded in historic photos with a thatched roof, although it now bears a roof of fired clay plain tiles. These buildings are more often symmetrically arranged with centrally placed front doors and a single window to either side on the ground floor, although they show a great deal of variation. Some, such as Nos. 9 – 11a The Croft, represent converted agricultural buildings, a process which is illustrated in this example by the surviving barn and the mounting block at the White Hart Inn which stands between Nos. 8 and 9 The Croft. These buildings provide a different aspect of the society of the 17th and 18th century village community of Headington. They would have been relatively inexpensive to construct and heat and would have housed the many labourers and servants required on the

farms represented by the larger houses. A relatively high proportion of these buildings have been lost and replaced, including the ten on St Andrew's Road that were demolished in the 1930s. The remaining examples are to be all the more valued as survivors.



No. 18 St Andrew's Lane a small workers' cottage, probably of 18th or early 19th century construction

Agricultural Buildings

In addition to the houses and cottages of the rural community, the conservation area contains several examples of the agricultural buildings that served its farms and smallholdings. Perhaps the best example of these is the 18th century barn at Barton Lane, now converted into housing. Others include the barn to the west of Bury Knowle House, a building adjacent to No. 20 St Andrew's Road (Laurel Farm House) and another small barn in the grounds of the John Radcliffe Hospital. As noted above the White Hart Inn also retains a small barn of 18th century construction facing onto The Croft, which retains many original features. These buildings take a variety of forms but their agricultural purpose is normally readily understood by the onlooker as a result of original features such as their barn or stable doors, distinctive window forms and absence of lighting to upper floors or attics. As such, they make an important contribution to the rural character of the conservation area.



The Barn at Barton Lane stands out as a building formerly used for agriculture



Details of the barn doors and windows at Bury Knowle

Mansion Houses

The mansion houses of the village mark the transition of the village from a rural community in the 17th century to a gradually more suburban role in the 18th and 19th century, at least for the wealthy few who could afford such residences. They have broad frontages that express the wealth of their owners and use symmetrical, classically proportioned facades that were designed to demonstrate their good taste, learning and rationality. Roofs are generally low pitched and hipped with natural slate covering to provide an unobtrusive and weatherproof covering over a relatively broad expanse and provide a significantly different character compared with the prominent, steeply pitched roofs of the earlier farmhouses and cottages. The buildings are of between two and three

storeys, often with additional wings of a lower scale that were built to provide extra accommodation, as it was required. They are also distinguished from the farmhouses by the types of ancillary buildings with which they are associated. These include coach houses and stables, walled kitchen gardens, gate lodges and high boundary walls to their parks. These buildings are often just as ornate as the main house. The boundary walls have ornamental brick copings and monumental gate piers. The houses and their ancillary buildings stand well away from the roadside and are now often hidden from the road, although they may once have been more visible in designed vistas.



The former coach house at Bury Knowle, now used as offices

19th Century Houses and Cottages

The classical influences of the mansions also spread to the middle class of houses in the village, such as the semi-detached pair of red brick houses at Nos. 1 and 3 St Andrew's Road, built in the early 19th century. The lower status of these buildings is marked by the use of gable end walls rather than hipped roofs but the classical influence is readily identified in the symmetry and proportions of openings and use of Bath Stone quoins and string courses to divide the monumental three storey frontages. Elsewhere, earlier buildings were re-fronted or extended to stay up-to-date with architectural taste. Nos. 10, 14 and 20 St Andrew's Road provide interesting examples of these conversions. Even the smaller cottages of the 18th and 19th centuries display an effort

to provide symmetry and proportion in conformance with neo-classical ideals.



No. 10 St Andrew's Road

Later houses in the conservation area exhibit the increasing influence of other national styles of architecture in the village. St Andrew's House, at the corner of St Andrew's Road and Osler Road conforms to the Gothic Revival style used extensively in the contemporary North Oxford Victorian Suburb, although in Headington limestone was used instead of brick. The building's construction emphasises the vertical axis, with the steep pitch of the roofs highlighted by prominent gable end walls and the height marked by the tall chimney stacks which spring from corbels at first floor level. Unity House on St Andrew's Lane provides another, less ornate example of the same style. The lighter Queen Anne style and the Olde English styles are represented in the rebuilt Priory (designed by H.G.W. Drinkwater), and the half-timbered Linden Cottages, built in 1909, as well as the British Workman Temperance Tavern of 1881 and No. 6 The Croft. Whilst these maintain the complex roof plans of the Gothic revival, they have a more horizontal emphasis and use a greater variety of decorative

materials and features. Again the use of limestone helps to integrate these buildings with the older structures of the village.



No. 6 The Croft

The 19th century also introduced a cohort of brick-built houses, some of which contribute to the locally distinctive use of handmade Shotover bricks laid in Flemish bond with blue or 'dust-brick' headers forming a decorative chequer-work pattern. These include Nos. 16 The Croft, 35 St Andrew's Road and Nos. 2 – 5 The Croft, which have idiosyncratic features of design and fenestration that set them apart from mid and later 19th century brick cottages built to more widely represented designs. Examples of the latter are seen in the village and reflect the encroachment of speculative development into the village in marginal areas such as The Croft, St Andrew's Lane and the western limit of St Andrew's Road and in larger groups on Old High Street.



Nos. 2 – 5 The Croft

Public and commercial buildings

Several of the public and commercial buildings in the village have been mentioned in the description of the village's historical development. Most of these have now been converted to private houses. The two surviving public houses are perhaps the most visible of the commercial buildings. The White Hart has a history extending to the mid 17th century, whilst the predecessor to the present Black Boy was recorded in the early 17th century. The present building was constructed as a purpose-built public house in the early 20th century in the 'improved public house' style. It may not satisfy all tastes, but does show attention to detail and antiquarianism in style, which is a hallmark of the attempt to re-brand public houses for more middle class markets. This involved use of 'Tudorbethan' and Arts and Crafts styles of architecture to recall the coaching inns of the early 17th century. Other buildings with a commercial past include Mather's Farmhouse, which served as a bakery owned by the Berry family, until this business moved in to No. 1 St Andrew's Road, which has only recently lost its small shop window and bakery building to the rear. A second large bakery building was located at the northern end of St Andrew's Lane and has a stark appearance as a tall brick building with few windows overlooking the road and two prominent chimneystacks rising from its roadside frontage.



The Old Bakery at St Andrew's Lane

The corner building at No. 94 Old High Street retains a shop window and the post

box to the sidewall, despite its conversion to residential use. This was Headington's first post-office and continued in use as a grocer's shop first under the name of Rudd's and subsequently under several owners. It remained as a shop until the 1970s. Just a few doors to the south, the small Whitewashed cottage at No. 86 Old High Street was a butcher's shop owned by another member of the Berry family. It has been restored as a dwelling in recent years with the loss of the shop window.



The Old Post Office at No. 94 Old High Street

Further south on Old High Street, the two properties at Nos. 51 and 53 Old Street were formerly the home and business premises of the village blacksmiths, the Stow family, from the 1880s, when the house was probably built until the 1940s. No. 51 Old High Street retains a small shop window and the sign writing advertising the builders' merchants that took over the premises. During the later 19th century land between Old High Street and Bury Knowle was used as a market gardens owned by Messrs Jacobs and Field, who have recently been memorialised by the naming of a delicatessen on Old High Street. No. 29 Old High Street formed part of their property and bears a small plaque that advertises that, in addition to fruit and vegetables, the owners also supplied Ransom's Lawnmowers.

The Baptist Chapel, built in 1830, is now a private house named Croft Hall, but retains the appearance of a small neo-classical chapel built in rock-faced stone. It is the village's earliest surviving non-conformist place of worship. The boundary wall to its grounds includes impressive wrought iron gates, which may have been reused from another chapel. Another small chapel is located at the entrance to the Headington Cemetery at Dunstan Road built in a simple Gothic style.

The village contains several buildings that were used as schools, including the small corrugated iron school building at No. 41 St Andrew's Road and the somewhat altered building of the Headington and Barton Infants School at No. 3 North Place, which dates from 1840. It has a similar form of construction to the earlier farmhouses and may have been converted from an older building. The former British Workman Tavern is located just to the west and, as mentioned above, is constructed in the Olde English style with a half timbered upper floor on a stone ground floor and a half-hipped roof of plain tile set with its shorter end to the street. It is likely that the Olde English style was used here to give the building an historic look that represented a traditional English Inn, to support its role as a temperance house.

The site of the village pound appears to be marked as a small square enclosure at The Croft on the Corpus Christi map of Headington of 1605. Nearby field names on the map referred to the presence of the pound, which would have been used to confine stray livestock found wandering in the village or its fields, until an owner paid a fee for their release. Such enclosures were often constructed of timber and rarely survive in their original form. However, a square walled enclosure in the grounds of the Old Pound House may mark the position of a later structure for the pound.

Houses of the 20th Century

Of the early 20th century houses in the conservation area, a few stand out as particularly interesting. Between 1912 and 1925 The Hermitage (No. 69 Old High Street) was developed from a part of the former maltings into an attractive Georgian style house by a former keeper of Fine Art at the Ashmolean Museum. The conversion is convincing and anyone would be forgiven for thinking the building to be at least a hundred years earlier in origin than it actually is. William Osler House, recently substantially extended, is quite different and provides the village's only example of the white rendered modernist style. It was designed by Stanley Hamp in 1931 for the administrator of the developing Radcliffe Infirmary premises at Headington. It is now used as teaching facilities for the hospital.



William Osler House, The John Radcliffe Hospital

A group of middle class houses were built along Dunstan Road during the Inter-War years, of which No. 7 Dunstan Road (also known as Orchard End), stands out due to its position on a corner plot, attractive garden setting, generous proportions and simple design. Dodd's group of terraced cottages at Nos. 27-33 St. Andrew's Road, which replaced a very attractive group of smaller, thatched cottages, illustrate a turning point in concern for the character of the village at the time when surrounding urban development was threatening to engulf it. They are modelled on the 18th century cottages of the village (see above) sharing their form, scale and fenestration,

although the materials are more clearly of the Inter-War period and details, such as their roofing materials, set-back from the road and some of their proportions were determined by building regulations and other requirements of the time.

The most controversial buildings in the village are the group of five houses designed by Ahrends, Burton and Koralek at Nos. 10 – 18 Dunstan Road. These extend the principles of architects such as Lasdun (best known for his South Bank Centre and the Norfolk Terrace halls of residence at University of East Anglia), to a domestic terrace of houses. The houses have a functional appearance to the exterior, using undecorated concrete block walling and aluminium frames for windows with vehicle garages prominently located to the front. However, they carefully fulfil the requirements of a difficult brief, providing privacy from the road to the south, gaining daylight from the same direction whilst exploiting the extensive vista to the north and yet maintaining a low scale, an intricate roofline and the mixture of integration and separation that characterise more traditional cottages elsewhere in the village. Although they are not to everyone's taste these buildings are of particular architectural interest.

Walls

The high stone boundary walls of the conservation area deserve particular note for the contribution they make to its character and appearance. A number of these walls have been designated as listed buildings in recognition of their architectural and historic interest. They are (mostly) of 18th and early 19th century construction and vary greatly in height. Their capping material is often decorative, including the distinctive lobed orange-red brick with a highly porous surface that encourages growth of plants, such as moss and grasses on the wall tops. As an ostentatious means of enclosing their estates, these walls provide an insight into the messages that the village's mansion builders wished to send to their

neighbours. Now they create intimate, enclosed areas with a tranquil ambience.



Stone boundary walls at The Croft

Materials, Style and Features

The choice of materials will have a particular influence on the success of new development within the conservation area. The most characteristic materials used in the conservation area are described below.

Walling materials and construction

Corallian limestone rubble: The form and detail of vernacular buildings is often determined by a complex relationship between their functions and the materials available locally. The local Corallian rubble limestone provides the strongest visual presence of any one material in the conservation area. It is used as the main construction material on the majority of the village's farmhouses and cottages, as well as subsidiary structures of the mansions, some of the later houses and the parish church. Its visual dominance is reinforced by its use for construction of the majority of the high boundary walls that run throughout the village.

It is normally laid in uneven courses with a rough surface finish that was often covered by a lime wash or render in the past. A few traces of this lime wash can still be seen in the conservation area, a notable example being at No. 8 The Croft. It appears here that the lime was coloured with red-ochre (possibly sourced from Shotover). The use of a carefully chosen

lime mortar is important with this material to prevent damage through differential shrinkage and moisture retention, potentially leading to saturation and damage. It was used for buildings in mass (solid) wall construction, often with very thick walling that have a high thermal mass if well maintained. This is a heavy form of construction and its use determined the positioning of upper floor windows over lower to reduce loading on lintels and therefore has an influence on schemes of fenestration. It also increases the difficulty of building upwards and, therefore, contributes to the long, low form of buildings throughout the conservation area.



Corallian limestone with a lime render weather coating

Oolitic limestone and Headington

Stone: The Corallian rubble was a relatively poor material for forming the corners of walls or the jambs of openings for windows and doors. It also failed to produce the smooth, ashlar surfaces that were considered desirable by the builders of prestigious houses in the 18th and early 19th centuries. Oolitic limestone, available in larger blocks and more easily carved, was brought from quarries such as those at Taynton near Burford for window jambs and mullions, such as those at Mather's Farm. Harder Corallian limestone used for the plinths of buildings was also taken from the nearby Headington Quarries, while the attractive Headington freestone may have been used for the facades of buildings. However, the problems of blistering and

spalling that affect this stone may have required its replacement in some cases.

The wealth introduced by the builders of new mansion houses and the improved transportation of materials by canal allowed the covering of these buildings with a veneer of ashlar masonry (providing the appearance of construction using smooth squared blocks). Some of the village's middle class houses, such as No. 10 St Andrew's Road, also received a re-facing during the 18th century using the local materials adapted to simulate the ashlar effect in combination with the introduction of up-to-date windows.

Brick: In the early 19th century the use of brick to provide, at least, the most visible facades of buildings reflects the adoption of this material as a high status material. These buildings are not uniform however and provide different styles of construction that reflect the status and prestige of their builders. The neighbouring properties at Nos. 1 and 3 St Andrew's Road have a main façade of brick, with smooth surfaced Bath stone dressings to windows jambs, lintels, quoins and a stringcourse over the ground floor. No. 35 St Andrew's Road has a brick stringcourse over the ground floor with brick sills to windows and rusticated stone lintels. No. 16 The Croft is a humbler building, originally two cottages, with significantly less architectural decoration, although the use of gauged brickwork for flattened arches to the window and door openings provides a sense of pride in construction. The terrace of small cottages at Nos. 2 - 5 The Croft provide the lowest status properties in this group and were presumably workers houses for one of the villa estates. Although they are simple buildings, they still have carefully crafted gauged-brick arches to the door and window openings.



No. 35 St Andrew's Road, local red brick laid in Flemish bond

All of these buildings have brickwork laid in the characteristic Flemish bond with 'blue' brick headers, creating a decorative chequer pattern that is a characteristic feature of the Oxford area in the 1820s-1840s. The brick is the handmade Shotover brick, manufactured locally and with an orange-red colour and an open texture. Later brick fronted buildings such as Nos. 2-6 Stoke Place, Nos. 6 – 8 St Andrew's Road, Nos. 57 – 63 Old High Street and Nos. 90 – 94 Old High Street used contrasting buff or yellow brick to provide detail in facades, particularly as string courses of alternate red and yellow brick or as diaper (diamond shaped) feature panels. At nos. 41 and 43 St Andrew's Road the pattern is maintained but the colour of bricks is reversed. Where stone was used to provide the surrounds of bay windows or lintels, a simple incised ogee motif is used as to provide a decorative feature. The later brick buildings use the products of the Oxford and Berkshire Brick Company or similar, which have a smoother, more reflective surface texture and more even colouring than the earlier bricks.

Roofs

Until the mid-20th century there were still a number of cottages with thatched roofs in the village. Indeed, the destruction of many buildings in the village in the early 18th century through fires may have been due to the prevalence of its use. However, these roofs have all either been

replaced with other materials or the buildings themselves have been demolished. An alternative local vernacular form of roofing is the very heavy Cotswold stone or Stonefield slates. These are found at Mather's Farmhouse, whilst replica stone-tiles of cast concrete are seen as an intentionally 'traditional' looking material on the Black Boy public house. Their use may also have been more widespread in the past. They require a steeply pitched roof to bear their considerable weight and normally have gable end walls, sometimes with low parapets, to protect the exposed ends of the roof. These steep roof slopes are suitable for the introduction of small dormer windows to create additional accommodation in attics. These were normally small and evenly spaced along the roof slope to maintain the symmetry of frontages. The majority of roofs in the village are covered with hand or machine made fired clay tiles. These would originally have been produced locally from the same material as the local brick. They have generally mellowed to an inconspicuous dark orange-red or plum colour that provides an attractive contrast to the pale yellow/grey of the limestone buildings. A few of the later 19th century cottages also retain ornamental Victorian ridge crest tiles and terracotta finials, which adds to the interest of ridge lines and provides an interesting historic detail.

Windows and Doors

In a number of the village's older cottages and houses, the regionally distinctive vernacular window form of three timber or metal framed casements under a timber lintel has survived. An even smaller number of buildings have retained fine cavetto moulded or chamfered stone mullions and surrounds to windows that were used during the seventeenth century. These include Mather's Farm, parts of Ruskin Hall and a small in-filled window at the rear of No. 20 St Andrew's Road. Some casement windows also retain small rectangular leaded glass panes. The survival of both forms of windows makes

an important contribution to the architectural authenticity of the village's older buildings. They help to reinforce the rustic character of the buildings through their simple design and construction. In the case of buildings such as the Rookery and Laurel Farm, that were aggrandised at a later date, the survival of these features helps to indicate the earlier origins of the structures and their complex histories.

From the mid-18th century, new buildings were normally constructed with vertically sliding sash windows. A simpler variation was the horizontal sliding sash window that survived until recently at No. 3 Larkin's Lane. Sash windows conformed to the proportions that were desirable for Georgian and Victorian houses. Until the mid 19th century they were generally made up of panels with matching numbers of small panes of crown glass in patterns such as six-over-six and eight-over-eight. After the plate glass production process was established in the 1870s, these windows were produced with fewer, larger panes, although the frames often required additional support at the corners in the form of horns to the runners. The timber frame to the window, containing the boxes for the sash cords and weights were gradually integrated into the walls during the 18th and 19th centuries, becoming less visible and providing another feature that reveals their date.

These windows were an important element of the original architectural design of many of the buildings in the conservation area, ranging from the impressive mansions to smaller houses and cottages. They also formed an important element of the modernising of earlier buildings in the 18th and 19th centuries. Their construction involved considerable expertise in joinery and they may be compared favourably with other skilled craftwork of the past. Many have lasted without replacement for as much as two hundred years. However, to avoid deterioration they do require maintenance from time to time.

Doorways tend to reflect the status of historic buildings in the conservation area. The middle class of houses tend to have four or six panel doors, often with fanlights over, whilst ornate wooden or stone doorcases, such as that at No. 14 St Andrew's Road, show a pretension to greater grandeur. In some cases upper panels have been replaced with glazing. Lower status houses, including cottages, retain plank doors (vertically set planks with cross members and bracing on the interior face). Some of the mansions have more ornate doorways. One at Headington Manor has ornamental stained glass and a porch supported on Doric

columns. Ruskin Hall also has a stone porch to the front, whilst the front door of Bury Knowle is approached by sweeping staircases to either side.

Buildings of Local Historic Interest and 'Positive' Buildings

Within the conservation area numerous unlisted historic buildings make a positive contribution to its character and appearance. These buildings are illustrated on Map 3. However, where a building has not been marked this should not be taken to mean that it is of no interest but may reflect lack of access to land during the survey for this appraisal.



Front door of Mather's Farmhouse, Barton Lane

Character Areas (See Map 4)

The Historic Core - Old High Street and St Andrew's Road

Key Positive Characteristics:

- The main streets of the historic village with attractive views framed by buildings trees and garden walls.
- Continuous or near-continuous frontages of buildings at the back of pavement or set just back with small front gardens, creating enclosure and active frontages.
- Some wider green gaps between groups of buildings.
- Uneven sized plots, reflecting historic process of development.
- Low scale of buildings two storeys, rising to three in the north.
- Green spaces including the churchyard, contribute to the green setting.
- Leafy setting provided by tall trees in

private gardens and front gardens.

- A small number of street trees make an important contribution to the streetscene.
- The Old High Street/St Andrew's Road junction provides a focal space as an informal square.

This area contains the central streets of the historic village, with long and gently sinuous paths and a strong sense of enclosure provided by closely spaced or informally terraced buildings built at the back of pavement, behind small front gardens or with high garden walls of local limestone to the road. This area contains the focus of the seventeenth and eighteenth century houses, cottages, inns and farmsteads as well as the medieval core of the village around the parish church of St Andrew. It has a quiet, residential character, with only four non-residential buildings (two churches and two public houses), although it preserves the evidence of shops and businesses that reflects the historic village as an independent community. Buildings are generally low in scale, only occasionally



View north at Old High Street

rising to three storeys in larger properties and have broad frontages to the street. This creates a gentle rhythm to views along the street, with some sizable gaps between groups of buildings forming the roadside frontage.

Greenness is provided by the foliage of the small front gardens or mature trees, in the gardens of larger properties. The trees of Headington House, in particular make an important contribution to the character of the street by overhanging the road and creating a pinch point in views along it from both north and south. These and other mature trees, including the two limes in the pavement just outside The Priory, provide a greater vertical scale within views and contribute to the character of the area as a historic village centre. Tall trees in rear gardens and adjacent areas are also glimpsed in views between buildings and provide a pleasant rural background.

The majority of properties have front entrances opening directly to the street or small front gardens with low garden walls providing a high degree of visibility that creates a well articulated street frontage.

This area includes a number of small open spaces, of which the churchyard of St Andrew's Church is the largest, providing a more open area on St Andrew's Road and containing numerous historic headstones, as well as the village's medieval cross. The church is an important landmark building with attractive views to it from St Andrew's Road. The group of buildings on St Andrew's Road, which face the churchyard, form the centrepiece to the village as a row of large seventeenth century houses, which have been variously altered according to changing fashions. They maintain a unity of scale, with a more or less continuous roof and eaves line, whilst their even width and the continuity of the property units with the former garden at The Croft (to the rear), suggests that the arrangement of development is in fact of medieval origin. They are accompanied by a stretch of cobbled pavement on the south side of the

street, which has survived since the 18th century.

At its northern end Old High Street broadens out to form an informal village square occupied by the car park of the Black Boy Public House and the highways landscape at the junction with St Andrew's Road. Until relatively recently the village centre character of this area was reinforced by the various shops, including a baker's, butcher's, green grocer's shops and post office, as well as the public house. All except the Black Boy have now been converted for residential use, although No. 94 Old High Street retains its traditional shop window and the post box in its side-wall. No. 51 Old High Street, the former village blacksmith's and latterly a builder's merchant, also retains a shop window and sign-writing on its exposed gable wall despite now being wholly residential.

Small triangular greens at the entrance to The Croft from Old High Street and at the entrance to Osler Road add to the verdant rural character of the area. The green at the Croft also faces the entrance to the short village lane at North Place, which runs up to the entrance to Bury Knowle. This short stretch of street frontage shares the characteristics of Old High Street, with 18th and 19th century cottages constructed at the back of pavement (one the former Bull Inn) or behind a small front garden, as with the former infants' school at No. 3 North Place. The location of this building also signals its association with the Bury Knowle Estate the owners of which founded the small school as an act of public benevolence. This short stretch of street is distinguished by a modern road surface of granite setts with stone flagged pavements to either side, which complement the historic buildings.

The buildings of the area are varied in their dates of construction, materials and style reflecting the development of the local vernacular, the growing of national styles and their local adaptation. The alignments of buildings are also varied, either with the long side of buildings

presented to the street or buildings running back from the street at 90 degrees, exposing their gable end walls and reflecting the organic nature of the village's development. However, both the alignment of buildings, long side to the road, and the use of limestone rubble for construction are sufficiently regularly repeated to stand out as characteristic of the area.

A number of significant buildings mark street corners and, as such, form the focus of views through the conservation area. These include: Mather's Farmhouse at the corner of Barton Lane and Larkin's Lane and No. 1 St Andrew's Road, which forms the other corner to Larkin's Lane; St Andrew's House at the corner with Osler Road (one of the few buildings to rise to three storeys); and No. 56 Old High Street, which has frontages to both Old High Street and the small green formed at the entrance to The Croft. Many other buildings stand out in the views along both streets as a result of their position and the architectural details and materials that reflect their age and the wider story of the village's development

The high stone garden walls of Headington House and No. 56 Old High Street creates a break in the active frontage of Old High Street with shade cast by the overhanging trees in their gardens. South of this point a series of cottages of mixed 17th, 18th and 19th century date form attractive points in views of the east side of the road. With infilling of relatively plain later 20th century houses, that stand back just enough from the roadside to allow the older buildings to remain dominant in views of the frontage.

The area is a popular pedestrian route used by people living within the conservation area and in the wider area including the Northway and Barton Housing Estates. It provides access from these areas to the London Road shopping area, Bury Knowle Park and Library, the schools on London Road and to buses, which use London Road. Vehicle Traffic in this area is generally slow moving as a

result of the narrowing of the road by parked cars.

The Croft

Key Positive Characteristics

- A tranquil residential area with little motor traffic.
- A network of narrow lanes often defined by high stone garden walls or densely built-up frontages of small cottages.
- Open spaces of historic (possibly medieval) garden plots.
- A focus of (listed) buildings of special historic and architectural interest, particularly on the northern arm of The Croft and including a large number of high boundary walls.
- Use of a mixed palette of materials, including rubblestone, red brick and white painted render for walls reflecting the varied origins of buildings.
- Roof materials playing an important role due to low scale of development.
- Low scale of development from one to

two storeys creates an intimate feel.

- Pleasant walking and cycling routes, including the unusual green lane passing No. 8 The Croft.
- Green backdrop of trees in the grounds of Headington House and Sandy Lodge to views through this area
- Evidence of former uses of buildings adds to their historic interest.



View west along cottage frontage at The Croft



View across gardens at The Croft towards Headington House

The Croft is formed of a network of small quiet lanes, which provide an attractive residential area bounded by the high stone garden walls of large houses, such as Headington House and Sandy Lodge, or the rear gardens of properties on Old High Street, which creates a very strong sense of enclosure. The area is tranquil with little vehicle traffic and providing a well used pedestrian friendly environment. The feel of the area is intimate with a mixture of short views contained by building frontages and longer ones along lanes, framed by high walls. At the heart of this area is an enclave of cottages or small houses, which form a hidden community within the village. The scale of buildings is generally low but most address the street frontage providing enclosure and active frontages in small groups.

The area was formed from the medieval or early post-medieval settlement pattern, with small agricultural buildings at the rear of properties fronting onto St Andrew's Road, which were subsequently converted into cottages. The small barn at the rear of the White Hart Inn retains its use for storage and its appearance as a traditional agricultural building. No. 8 The Croft represents a grander redevelopment of this space as a small farmhouse of the late 17th or early 18th century that was also used as a public house (The Swann Inn). Long gardens (literally 'crofts') extended southwards from the lane and several of these were developed for infill housing during the 19th century, adding red brick houses amongst the stone and lime washed cottages. Gardens at No. 17 The Croft and adjacent have remained largely undeveloped and provide a rare survival of these medieval garden plots with an indication of their original appearance. They also provide a soft, green setting to the historic buildings and allow views between the various lanes. One even preserves several veteran apple trees (possible remains of the orchards that once surrounded the village). The importance of the area's character, including the tight-knit nature of development and the juxtaposition of the

physical development in relation to unbuilt, or open, space was identified as a key positive feature of its contribution to the character and appearance of the conservation area by the Secretary of State in planning appeal decisions in the 1980s, as was the necessity of maintaining the area's safety resulting from the relative absence of traffic.

The tall trees in the grounds of Headington House form a backdrop to views south and west across this area and create a tunnel of foliage over the arm running to Osler Road.



Nos. 2 – 5 The Croft

A second cluster of houses lies to the west. These are highly varied, including an aggrandised cottage of 17th century origin (The Court), a short terrace of early 19th century workers' cottages and No. 6 The Croft, a generously proportioned Olde English style house set back from the road with a private garden. These houses face away from the nearby through route of Osler Road, focussing instead on the narrow footpath of The Croft, or the small side road which runs off Osler Road. This helps to retain the tranquillity of the area surrounding these properties, including their front gardens, which are protected from the noise of passing traffic. Just to the north, the Old Pound House, recently extensively rebuilt, marks the site of the village pound recorded on Corpus Christi's map of 1605, which appears to be preserved in the small, square walled garden within the property's curtilage. The mature trees in the grounds of the John Radcliffe Hospital provide a curtain of foliage that encloses views to the north

west of this area, while the high garden walls of Sandy Lodge, No.7 The Croft and The Coach House provide enclosure to the south.

Between these two areas lies the Laurel Farm Close development. This was constructed by the City Council in the 1980s across the former farmyard and orchard of Laurel Farm. It contains small brick houses built to resemble informal terraces, which face onto a narrow lane that provides pedestrian access to each property from St Andrew's Road and The Croft. The lane has a strong sense of enclosure within an area of low scale development. A wider road provides vehicle access from St Andrew's Road. The arrangement of buildings, their design and the choice of landscaping have all been carefully considered to reduce any adverse impacts on the character and appearance of the conservation area. They are arranged to create a narrow lane running between building frontages that step forward and back to provide a degree of complexity, reflecting the organic development of more historic areas nearby and creating an intimate communal area. The scale of buildings is designed to resemble the 17th and 18th century cottages in the village. They were built using a mixture of white painted render and redbrick to complement the traditional building materials in the village, with plain tile roofs and upper stories lit by half-dormer windows.

Houses throughout the area are of a consistent low scale, rarely of more than two stories, whilst the cottages at Nos. 9, 11 and 11a The Croft are a group of single storey cottages with additional attic rooms lit by dormer windows. The character of individual materials throughout this area, such as the distinctive colouring and texture of both the locally produced handmade brick of the early 19th century and the later 19th century wire-cut bricks is immediately appreciated due to their proximity to the pedestrian.



The Coach House, The Croft

There is little or no differentiation between the surfaces for motor vehicles, pedestrians or cyclists, except where bollards restrict access to vehicles. The amenity and safety of this environment for pedestrians and cyclists is dependent on the maintenance of minimal traffic movement. It was pointed out during public consultation that this is still an area where children can play in the street. The numerous points of access, including routes through Laurel Farm, from Osler Road, St Andrew's Road and Old High Street, and the position on the routes to shopping areas on London Road or the public facilities at Bury Knowle, means that this area is popular with and very well used by pedestrians. The lack of traffic movement and noise also provides a distinct air of tranquillity, highlighted, on occasion, by the sound of the bell ringing at St Andrew's church (including the regular Tuesday night practice) or singing at the Baptist Church.



No. 6 The Croft

Although properties surrounding this area have high garden walls, hiding buildings and gardens from public view, the houses

with frontages to The Croft are generally set behind small front gardens bounded from the road by iron railings, picket fences or low brick walls, all of which allow a degree of transparency to the street, which contributes to the intimate character of the area.

Responses to public consultation pointed out a range of people enjoy using the pedestrian routes through this area, because it is safe and relatively vehicle free and for its attractive environment and historic interest..

Bury Knowle

Key Positive Characteristics

- Bury Knowle together with its pleasure grounds, picturesque parkland and subsidiary coach house, stables, barn and boundary walls provide a well preserved example of the one of the 'big houses' built around the village by Oxford merchants in the late 18th and early 19th century.
- Public access to the park and house provides a valuable opportunity for the public to benefit from these attractive and historically interesting features.
- Mature tree planting in the park represents elements of the 19th century formal landscaping.
- The park and house now have a history as an element of the Headington community which is expressed in public art and park furniture.
- Coffin Walk and the park's boundary wall have historic interest relating to

the period of enclosure of the open fields.

- The many attractive views across the parkland benefit from mature tree planting, the historic buildings and landscape outside the park including woodland at Shotover and the countryside to the north.

Bury Knowle Park combines the historic interest of the well preserved mansion and gardens built by Joseph Lock and his successors, with the municipal landscape of public library and park that has been an important feature for the Headington Community for eighty years. It is a vibrant area well used by the community as a spacious green area for recreation and relaxation. Important features for the use of the park include its greenery and tree planting, children's play areas and sports facilities. The provision of park furniture has recently included a mixture of public art including references to the work of local artists, such as the Story Book Tree.

Bury Knowle House, which stands at the centre of this landscape, is an Italianate



Bury Knowle House

Villa built in the first years of the 19th century and represents a part of the move of wealthy Oxford merchants out of the city centre to the healthier climate of Headington Hill. It retains its associations with subsidiary structures, such as the coach house and stables, which were once required to support the high status lifestyle of its owners. The immediate surroundings of the house retain some of the polite landscaping of the 19th century pleasure grounds that surrounded the villa, including exotic specimen trees, such as the large cedars to the front, as well as the ha-ha or sunken fence that allows views from the house to sweep across the lawns to the open parkland beyond.



Late 19th century stable building at Bury Knowle

The wide, green open space of Bury Knowle Park survives from the enclosure of the open fields of Headington in 1804, when Joseph Lock amalgamated several fields or furlongs to create his idealised pastoral landscape. The construction of the high stone wall by Lock, to surround his park, is well attested in the records of the controversy it caused when burial parties from Headington Quarry repeatedly broke it down to follow their traditional processional route to St Andrew's Church. It has connotations of the class struggles of the early 19th century, including the repercussions of the enclosure of the historic open fields and commons. The status of the narrow footpath along the western edge of the park, as the replacement procession route is related more anecdotally.

The availability of these buildings and the associated landscape to the public reflects far-sighted planning on behalf of the City Council in the 1930s. As a result, the public have benefited from both the landscape as an open space and the historic interior of the house in its various uses. Without the public use and access to both of these it is likely that neither would have survived in their present condition or be enjoyed by so wide a part of the public. Indeed it is more probable that the parkland would have been lost as occurred at Headington House. The uses of the house have also provided a focus for community activity, be they the mother and baby clinic that occupied the first floor for many years or the library that has operated from the building almost from the date it was purchased by the Council.

The small enclave of sheltered housing to the north of Bury Knowle House is discreetly located and does not intrude into views of the house or parkland. The density of mature broad-leafed trees that lie between it and the house assists this. A Council depot to the north of this later development is also relatively discreet and currently surrounded by a tall cypress hedge, with Emden House screening views to it from the north. Its presence also reduces the visibility of Emden House from the park. In the north, the parkland contains several modern elements including a small sensory garden that currently seems a little lost in its wider setting. Tennis courts and a putting (golf) course are also located in the north with the wooden pavilion block, including a warden's office and changing rooms. Just to the north of these a terrace provides views northwards across the small orchard at Emden House to the rolling farmland of South Oxfordshire. These views are important in uniting the conservation area with Oxford's green setting.



The ha-ha at Bury Knowle Park

Views across the parkland in the south and east are particularly attractive as a result of the combined elements of the wide, green open space, its historic settings, which includes including the park walls and surrounding buildings such as the village school and post-office on the south side of London Road), and the mature tree planting. Historically significant trees include specimen trees, planted to ornament the parkland, trees lining the boundary with London Road, which act as a screen to views from the street and an avenue running along the western edge of the park, which marks the former carriage drive to the house from gates on London Road. More recent tree planting in the park has included the small arboretum in the east, which replaced hockey pitches, as well as a second avenue running along the path following the eastern park boundary.

Views from the parkland to Bury Knowle House are also of high value and show the house in its designed setting.

Modern additions to the public parkland include references to Headington's literary heritage and, particularly to C.S. Lewis' children's stories. These include the Storybook Tree, and the surrounding benches, which depict animals that feature in the Chronicles of Narnia, as well as the 'Peace Sculpture' of 12 decorated slabs set in the grass, each provided by one of Headington's schools. The large children's playground, enclosed by a low beech hedge, provides another resource for families with small children in the park.



Specimen trees in parkland at Bury Knowle Park

Larkin's Lane and St Andrew's Lane

Key Positive Characteristics

- A tranquil residential area focused around two historic lanes.
- Curving road lines provide gradually unfolding views.
- Groups of closely spaced historic cottages, houses and a former bakery create attractive and historic frontages.
- Buildings of varying width, alignment and height reflect an organic process of development.
- A small group of three-storey buildings at the rear of the pavement provide a distinctive area of character.
- Use of local limestone or red brick for construction provides a locally distinctive character and establishes cohesion between buildings.
- Larger gaps provided by gardens break up the frontages creating a low density character contrasting with the

village core.

- Some views out to the village's green setting.
- Mature trees in private gardens provide greenery and some enclosure to the roads.
- Small front gardens and grassed roadside verges provide greenery, which reinforces the rural character.

This is a small residential enclave with a rural character set around two narrow and gently curving lanes. These descend the north-facing hillside from St Andrew's Road and meet at a sharp angle at the



former site of the village's common well, located on, or near, the natural spring-line. The curving lines of the roads provide a progression of views in which the eye is repeatedly drawn to the pretty cottage frontages.

The many small stone cottages either face directly onto the road frontage or have very narrow garden borders to provide some separation from the pavement. In a similar way to parts of The Croft, this area helps to illustrate the social spectrum within the historic community of the village, with small cottages located just outside the higher status frontages of Old High Street and St Andrew's Road. The building frontages provide a good deal of enclosure, which is accentuated by the fall in ground level and tall trees in the grounds of The Grange and Nos. 8 – 12 St Andrew's Lane. These partially screen views northwards with only occasional glimpses to the farmland beyond.

The trees also provide seasonal colour and the greenery of foliage that contributes positively to the area's character. A tunnel effect is created at the



southern end of St Andrew's Lane by trees overarching the road, which channels views down the lane to the picturesque farmhouse at Church Hill Farm and the cottages to either side. Further trees of stature lie in the private gardens between the two lanes and provide interest in the background to many views from and into this area.

A few larger houses, including several modern infill developments, are set back from the road with high garden walls of local limestone rubble forming their road frontage and providing additional enclosure. Where significant historic buildings, such as the Grange, are hidden



from view, the imposing boundary walls and ostentatious gate piers provide evidence of their presence out of sight and have historic interest in their own right.

Buildings are set at a variety of angles to each other, partly due to the curving road lines and an informal approach to their development, which provides a pleasantly informal character. However, the long side presented to the road is the most frequent orientation. The area has a mixture of detached and informally semi-detached properties, creating occasional clusters of buildings that provide areas of heightened enclosure.

The lanes generally have a pavement on one side only, if at all, with a grassed verge or bank to the other, which provides a soft green edge to the roads and contributes to the rural character. In the past, the lanes would have given access directly to surrounding fields and this impression is retained with the five bar gate at the bottom end of St Andrew's Lane.

Other features that contribute to the positively to the area's character include the former farm buildings at Mather's Farm (now Meadow Larkin's) on Larkin's Lane, which have now been converted into a dwelling.

The curving road lines lead the eye along the roads and to the building frontages and high boundary walls, which, in consequence, become prominent in views. Where buildings retain original historic architectural details this is therefore readily apparent in this area.

The lower (northern) end of St Andrew's Lane is a surprising area with a number of taller buildings rising to three stories, which are closely spaced and set directly on the roadside (including the red brick bakery building and Unity House (No. 8). Nos. 15 and 17 St Andrew's Lane (a pair of late Victorian semi-detached red-brick cottages) stand across the lane on a bank above the road giving these properties an additional element of height. Although the

scale and proportion of buildings in this spot have some urban characteristics, the rural character of the area is maintained by the varying orientation of the buildings and the greenery in their surroundings (see photo).

The area has had several phases of infill development over the last 50 years, which include the cul-de-sac development of William Orchard Close (overseen by The Friends of Old Headington), courtyard development at The Stables, next to the former bakery, a small lane of suburban executive homes, including Springfield and Gables, as a northern extension to Larkin's Lane and a group of stone cottages at No. 3 Larkin Lane built in a pastiche of the local vernacular style. The success of the integration of these developments might be judged on their impact on the overall character of the wider area, which remains as an intimate rural area dominated by small limestone cottages.

Headington House and Osler Road Mansions

Key Positive Characteristics

- An area of large houses in large grounds with attendant subsidiary buildings reflecting development for wealthy Oxford merchants in the late 18th and 19th centuries.
- Houses articulated to the road by their boundary walls, gate piers and gate lodges.
- Mature trees in private gardens preserve evidence of formal landscaping.
- Long view lines on Osler Road with grass verges, high stone boundary walls and framing by mature trees creates an area of distinctive character.
- Publicly accessible parkland at the John Radcliffe Hospital with views to the historic mansion and mature tree planting.
- A small transitional area in the north provides a break between this area

and the historic core of the village.

- Large gardens provide a green buffer between the village core and nearby residential development.

This large character area preserves elements of the landscapes of three of the village's most significant mansions (Headington Manor, Headington Lodge and Headington House). All three were originally created in the late 18th century for wealthy Oxford merchants on formerly undeveloped farmland or gardens. They were fashionably designed houses, with imposing façades. The surroundings of these houses include the familiar trappings of the wealthy villa estates, including coach houses, walled kitchen gardens, gate lodges and attractively planted parkland or gardens, with majestic mature tree planting. Their high limestone rubble and red brick boundary walls are among the most distinctive features of the Old Headington Conservation Area.

As a result of their inclusion in the grounds of the John Radcliffe Hospital, the buildings and formal landscape of Headington Manor are accessible to the public. Unfortunately, the construction of



View south along Osler Road

the buildings, car parks and roadways for the hospital has obscured some of the formal design and relationships of the earlier buildings and spaces. The attractiveness of its remaining parkland is largely due to the mature tree planting to the south of the house, which encloses the park and provides screening or softening of the modern hospital buildings.

Headington House has remained a family home and, as such, has retained more of its original character as a private space secluded from the surrounding village. Its walls and gate lodge form part of the Old High Street frontage, whilst the narrow lanes of The Croft and Cuckoo Lane run around the outside of it. Its notable residents have included Sir Isaiah Berlin, who was one of the leading social and political philosophers of the twentieth century.

Headington Lodge was extended and subdivided during the 19th century to create two large houses; White Lodge and Sandy Lodge. The grounds of White Lodge were subsequently subdivided further, providing a plot for another large house. These properties share the common traits of spacious grounds in which the dwelling house is set well back from the road. The high boundary walls and gate piers make up the roadside frontage with the houses largely screened from view. Gate lodges and gateways with ornamented piers provide occasional articulation to the road frontage and hint at the larger houses hidden behind, although they have now mostly been separated as private residences in their own right.

No. 1 The Croft lies on the edge of this area at the northern end of Osler Road before the road bends sharply from a northerly to an easterly course. This is an enigmatic building of uncertain origin. Although it is now a private residence, it has the appearance of an 18th or early 19th century garden building but lies outside the present boundaries of any of the large houses. Its position suggests that it may once have stood at a corner of the estate of Headington Lodge, which Osler Road

would have run around. This may suggest it was removed from the estate when it was subdivided. Alternatively it may have stood within the grounds of Headington Manor, at one corner of its kitchen gardens but was later cut off by a re-routing of Cuckoo Lane to the course of Osler Road.



No. 1 The Croft

Osler Road runs through this area on a straight, broad course between the tall boundary walls of the John Radcliffe Hospital (Headington Manor) and White (Headington) Lodge. The road was probably formally planned at the same time as the laying out of Headington Manor's grounds in the 1770s, as a diversion of the northern arm of Cuckoo Lane. A footpath along the east side of the road is separated from the carriageway by a grass verge and ditch, whilst a second grass verge borders the road to the west. The greenery of the verges and the separation of pedestrians from the carriageway contribute to the rural character of Osler Road, with an abrupt change to a more suburban feel just to the south of the conservation area.

Tree planting also contributes to the rural character of the area. A line of tall lime trees in the grounds of the John Radcliffe Hospital shade the road (which is otherwise bright and open) in the afternoon and provide additional framing, vertical interest and rhythm to views along it. The long parallel lines of the road surfaces, grass verges and footpath accentuate the length of these views.

Trees in the gardens of White Lodge include lower growing ornamental varieties just behind the boundary wall, which must provide an abundance of blossom in these views during the spring. Taller trees are set further back in the plot to the east, appearing in the background in views eastward.

The spaciousness and abundant greenery of each of the properties in this area helps to illustrate their development over the small fields that once surrounded the historic village core and before wider suburban development created the pressure for more intensive development of the surrounding fields. Along with Bury Knowle, Ruskin Hall and The Grange, these houses and their formal landscapes help to illustrate the early process of suburban development that represented the growth in wealth and status of Oxford's mercantile elites and their escape from city life. This area might be compared with Summertown and North Oxford, which both underwent a similar process of suburban villa development during the late 18th and early 19th century but were both significantly altered by later development.

At the northern end of Osler Road, the road narrows and is more enclosed as it runs through two sharp bends before joining St Andrew's Road. The grass verge is lost and the footpath on the north side of the road runs alongside the boundary wall of the John Radcliffe Hospital. Branches of the trees in the hospital grounds arch over the road. The south side of the road is bounded by the rear elevation of the short terrace of brick cottages at Nos. 2 – 5 The Croft. That these cottages face onto the narrow footpath of The Croft and not onto Osler Road provides suggests of some change in the status of these two routes in the past. At the second bend the road broadens sufficiently to have a footpath on both sides with views eastwards, across the road, to the verdant gardens at the Old Pound House. However, buildings on the east side of Osler Road, north of this bend, maintain the sense of enclosure and

channel views along the road. None of these buildings address the street directly, with entrances on other streets or through gardens. They are well spaced in large plots and rise up to three stories at the Old Pound House and St Andrew's House. However, they are of a more domestic scale than the mansions to the south. The break in the line of vision along Osler Road, increased enclosure of the road and change in scale and spacing of the buildings provides a comfortable transition in character between the larger properties and formal landscapes to the south and the densely built-up village core to the north.



View north at Osler Road, including St Andrew's House



View west at Osler Road, including No. 6 The Croft

Dunstan Road

Key Positive Characteristics

- A tree lined approach to the historic village core, with grass verges and high stone garden walls contributing to the village character.
- Houses are generally set well back from the road in large gardens, reflecting the process of development onto former agricultural land on the village-edge.
- Ruskin Hall (The Rookery) is another example of the big houses built on the edge of the village by an Oxford merchant, but also has historic interest as an educational institution.
- Older buildings at Manor Farmhouse and No.8 Dunstan Road stand out in the streetscene and create an informal gateway to the village.
- Attractive expansive views from Headington Cemetery over the conservation area and to the South Oxfordshire countryside.

Dunstan Road provides an important approach to the core area of the historic village from Northway and Marston but provides a contrasting character to the historic core. The area is focused along the long narrow space of the road. This has a pavement on the north side and a grass verge to the south, which is bounded by either a low, ivy-grown wall or a hedge that has grown into a mature tree line, both of which contribute to a pleasantly rural and occasionally sylvan character. Mature trees arch over the road from both sides creating a tunnel



No. 8 Dunstan Road



View west along Dunstan Road

effect and channelling views along it to terminal buildings (Manor Farmhouse to the west and the yellow brick cottages at Nos. 41 and 43 St Andrew's Road). The trees in the grounds of Ruskin Hall and the land across the road are notable for their positive contribution to this effect. The coach house at Ruskin Hall and a tall rubblestone wall enclose the road to the north with intermittent gates to properties creating occasional breaks.

The plots to either side of the road are generous, but vary considerably in size reflecting the long and organic process of development in this area. Buildings are generally set well back from the road and, at least partially, screened from view by intervening boundaries and trees. Important exceptions are Lower Farm (No. 8 Dunstan Road) and Manor Farmhouse, which create a pinch point that acts as an arrival point for the built-up part of the village. The prominence of these buildings in the streetscene accentuates their obvious architectural interest. It also illustrates an association with the roadside at the time of their construction that had

been lost by the time later developments were constructed.

Other buildings that stand out include the white painted Inter-War house 'Orchard End' at No. 7 Dunstan Road, which is prominently located on a corner plot at the entrance to Ethelred Court. Although not of outstanding architectural interest, its appearance is faithful to the original design and a good representative of the style of its time. It illustrates the process of the area's development through infill development over the village's orchards during the inter-war years.

The buildings are widely varied in their historic origins, materials and styles. They provide a cross section of the village's development history, including the 1960s experimental architecture of Nos. 10-18 Dunstan Road by Ahrends, Burton and Koralek, referred to by local people by various epithets including the Castle Houses or the Elephant Houses. Although partially hidden from the road by the front boundary wall, the roofline of these buildings is visible and provides a tantalising suggestion of what may lie



View north west from Headington Cemetery

beyond.

The process of villa or mansion building by wealthy Oxford merchants is represented on Dunstan Road by Ruskin Hall (originally The Rookery). Like the village's other mansions, this property preserves the genteel landscape of villa or mansion with associated coach house, walled kitchen garden and pleasure grounds with exotic tree planting, all within the enclosure of a high stone wall. Ruskin Hall is unusual, however, in having been taken up for the use of Ruskin College as a higher education establishment in the mid 20th century. The college is currently in process of moving from its premises in central Oxford, to the Old Headington campus and expects this to be completed by September 2012. The grounds have attractive views northwards over the small fields within the conservation area to the rolling arable countryside around Elsfield in South Oxfordshire.



Orchard End, Dunstan Road

The west and east ends of this character area provide a transition from the surrounding areas. In the west the open spaces of Dunstan Park and Headington Cemetery flank the road. Although mostly lying outside the conservation area, the cemetery provides a wide-open space with broad vistas looking over the Cherwell and Thames valleys, North Oxford and the fringe of the Cotswolds. Landmarks in this view include the tower of St Nicholas' Church in Marston, the spire of the Church of St Philip and St James on Woodstock Road and the Radcliffe Observatory. The cemetery and Dunstan Road also provide views north across Dunstan Park to the

valley of the Bayswater Brook and Elsfield beyond. The thick tree growth largely screens views out from the park. As a relatively recent creation, the railings that provide a boundary to parts of Dunstan Park have yet to gain much historic interest. However, they do make a positive contribution to the character of the area, containing the space with a physical barrier to the roadside that, nevertheless, retains a degree of transparency. The park and cemetery contribute to the buffer of green open space, which separate the village from the surrounding urban development.

In the east the character area contains a group of cottages of late 19th century construction that extend from the end of St. Andrew's Road down Stoke Place Lane. These introduce the more densely built up character of the village centre, as well as illustrating the difference in the housing provision made for the village's working class inhabitants and its wealthy inhabitants, such as the owners of The Rookery and Stoke House in the later 19th century. To the south St Andrew's Road narrows and runs through two bends that create a visual barrier between this area and the rest of St Andrew's Road. St Andrew's House is framed by walls and garden foliage in the view south, with the small triangular green at the entrance to Osler Road adding to the amenity of its setting.

Green Fields

Key Positive Characteristics

- The last remnants of the green fields that once ran up to the edges of the village, now cut off from the countryside by the ring road.
- Views from the public realm across green open spaces with visual connection to the South Oxfordshire countryside beyond the Bayswater Brook.
- Footpaths and sinuous lanes with grass verges and banks and hedgerow boundaries preserve the rural character of the village’s setting.
- The green spaces in this character area are important in views to the conservation area from outside its boundaries.
- The Grange provides another example of the large houses in parkland grounds built by wealthy Oxford merchants in the late 18th and early

19th centuries.

- The green bridleway at Stoke Place was identified as a particularly valued feature by respondents to public consultation on the conservation area appraisal.

This area includes the remnants of the agricultural land on the edges of the historic village, which have been separated from the surrounding landscape



Views East at Barton Lane



Oxford Preservation Trust’s fields at Barton Lane

by the ring road, and contribute to the conservation area's rural character. The land is formed of several small pasture fields, as well as the grounds of The Grange, which were probably enclosed in the early 19th century. Many of these fields were once longer, and appear to fossilise the outline of amalgamated strip fields, but were truncated by the building of the Northern Ring Road during the 1930s, cutting them off from the wider countryside. The fields are enclosed by hedgerows of native tree varieties with occasional taller hedgerow trees, which provide an important wildlife resource, as well as providing structure and vertical interest in views.

Barton Lane runs from the east to the village centre through this area. The lane follows a sinuous course with a series of views opening along its route. These provide a gradual transition from green surroundings including fields on its north side and an orchard with a hedgerow boundary to the north in the east to the built-up frontages of the village centre in the west. The road has steeply banked

green verges to either side, which contribute to its rural character, with a paved footpath running along the top of the bank on the south side. To the north of Barton Lane views are possible across the open fields to the ring road and the South Oxfordshire countryside beyond the Barton housing estates beyond. Oxford Preservation Trust manages some of these fields to preserve their contribution to the village's green setting.

A newly planted orchard on the south side of the road links this area to the green open spaces of Bury Knowle Park to create a green gap that helps separate the village's historic core from the suburban housing to the east.

Stoke Place is continued within this area as an attractive public bridleway running northwards from the Dunstan Road Character Area lined by trees that help green it. The bridleway runs up to the ring road between land owned by Ruskin College and other privately owned fields. To the west, iron railings with an unusual gate form a distinctive boundary to Ruskin

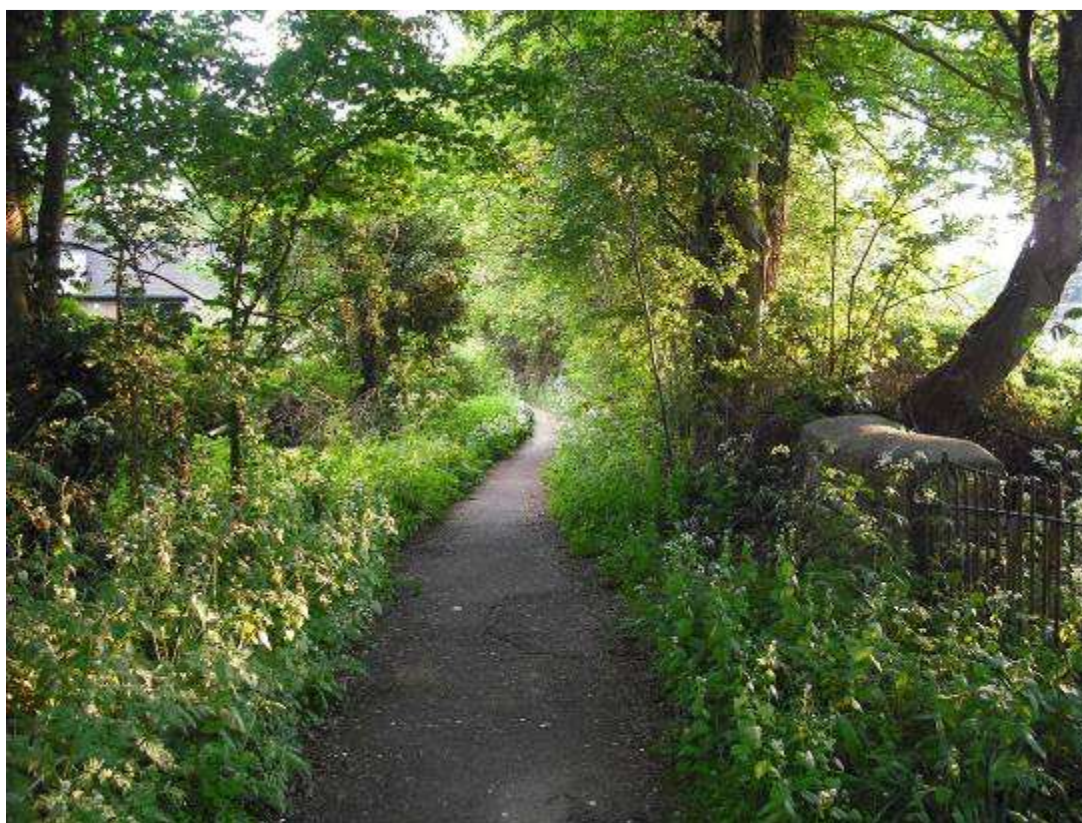


View north west from Stoke Place bridleway

College's land, allowing views across it to the countryside beyond. On the east side of the path a denser screen of foliage encloses the lane, with a small ruined farm building lying in the undergrowth. The ability to walk just a few hundred yards from the tightly enclosed village centre to a point with such a rural character and wide open views over the landscape is an important part of the special character of Old Headington. The path also benefits from greenery of the verge, which includes carpets of flowers of wild garlic, as well as bluebells in late spring. The rural character of the path was highlighted in 29 responses (46 % of the total number) to public consultation on the draft appraisal, which highlighted the rural quality of the bridleway as a key feature of the conservation area.

The ring road and the adjacent footpath and cycleway run along the edge of this area, allowing glimpsed views through the hedgerows and tree-lines up to the village. In particular these views cross the land owned by Ruskin College with Ruskin Hall forming a prominent feature.

In the views to the conservation area from the higher ground north of the Bayswater Brook, the green open spaces in this character area form the setting of some of the village's listed buildings, including St Andrew's Church and Ruskin Hall. The green wedge of space that it creates in these views, running between the built up Barton and Northway estates, illustrates the distinctiveness of the character of Old Headington from its surrounding communities.



Looking south at Stoke Place bridleway

Cuckoo Lane

Key Positive Characteristics

- An historic lane, once the main route between Oxford and Old Headington, now a quiet footpath.
- An attractive tree lined route with glimpsed views between trees across the grounds of the John Radcliffe hospital (formerly Headington Manor).
- Brick bridges crossing the path near Headington House preserve evidence of the link between the House and its parkland
- The route continues to the west of the conservation area.

The narrow footpath of Cuckoo Lane follows the ancient route to Headington recorded as Oxford Way on Corpus Christi's map of 1605. It is divided into two areas of rather disparate character by the course of Osler Road. Its course defined the southern boundary of Headington Manor's park and, consequently, it now

runs along the southern edge of the John Radcliffe Hospital. Having been superseded by the London Road as the main traffic route between Headington and Oxford it now provides a quiet by-way for pedestrians and, unofficially, for cyclists, running from Old High Street to Pullen's Lane in the Headington Hill Conservation Area.

Between Old High Street and Osler Road the course of the footpath was straightened in the 19th century and excavated to run below the ground level of the gardens and parkland of Headington House. This would have allowed the owners of the house to view their estate, including the parkland south of Cuckoo Lane (which has now been developed over), without having to see passing travellers in their vista. The path's sunken course, which is now accentuated by overhanging trees and the fences of adjacent properties, provides visible evidence of the power of these wealthy landowners over the landscape surrounding them in the late 18th and 19th



View west at Cuckoo Lane

centuries. Two low brick bridges cross the footpath and formerly provided access between the garden and park of Headington House, illustrating a relationship in the landscape that has now been lost.

West of Osler Road, Cuckoo Lane runs along the southern edge of the John Radcliffe Hospital. The land next to the path includes the remaining parkland associated with Headington Manor, which includes a belt of mature tree planting, including some attractive oak and beech specimens that may date from the setting out of the parkland in the mid 18th century. This belt of trees continues within the grounds of the John Radcliffe Hospital but outside the conservation area to the west. Cuckoo Lane continues outside the conservation area alongside Woodlands Road but separated from it by the continuation of the tree belt as a long row of beech trees. A boundary stone on the grass verge next to Cuckoo Lane marks the historic boundary of Oxford City following its expansion in 1889.

Trees and the grass verge next to the footpath make an important contribution to the character of this area both illustrating its historic context and contributing considerably to its visual amenity. The mature broad-leafed trees add height and colour, which changes attractively with the seasons, as well as softening the outline of the surrounding buildings. They also contribute to the rhythm of views along the path. Glimpsed views through gaps in the tree line to the open space at the John Radcliffe Hospital add to the amenity of the route, including a sense of greater openness and illustrate the historic relationship between these two areas.

Negative Features, Issues and Opportunities for Enhancement

A number of features were identified during the survey and consultation for the appraisal as having a negative impact on the character and appearance of the conservation area. There were other issues too that give rise to opportunities for enhancement. These might have occurred through the intrusion of new features or activities that are not sympathetic with the character or appearance of the area or through the removal or obscuring of features that contribute positively to it, either intentionally or unintentionally through neglect and accidental damage. These negative features and other issues affecting the character and appearance of the area are set out below. It will be an aim of future management of the conservation to address these issues. Where there is an opportunity for enhancement of the area's character and appearance through remedial works, or changes in management or control, these are noted below.

Intrusiveness of new developments

Most new development has been small scale, with some new buildings standing back from the road sufficiently to reduce their prominence and maintain the visibility of the area's older buildings. The village and the wider environment of Oxford is part of a living working community and further changes are needed to sustain and meet the community's needs

The Barton Area Action Plan

Opportunity Within the City Council's Local Development Framework the Core Strategy has identified the land immediately to the north of the ring road for the development of around a thousand new homes. This will be delivered through the Barton Area Action Plan, which will set the planning policy framework for the site and the surrounding area. The Area Action Plan boundary includes part of Old Headington Conservation Area as an area that is sensitive to change.

The development of this area for housing involves change and will have an impact in the area but also could give rise to opportunities for enhancements. This conservation area appraisal will provide understanding of the character and

appearance of this historic settlement and its setting to inform decisions.

Heavy traffic

The village's road network is not designed for the needs of modern transport and concerns have been expressed through the consultation process about the negative impact of traffic at peak times – noise, movement, appearance. Indeed, the threat of an increase in traffic to the character and appearance of the conservation area was identified in 77% of responses received to the consultation draft of the appraisal. Public concern was expressed that areas with shared surfaces or where pedestrian and cyclists are likely to come into contact with motor vehicles, such as The Croft, Stoke Place and St Andrew's Lane, would be particularly sensitive to any increase in traffic.

The introduction of traffic management measures to slow traffic down can in itself have a harmful impact on the appearance of the village. The impact of intrusive traffic signage at The Croft was highlighted as particularly unfortunate by responses to public consultation.

Impact of on-street parking

On-street parking and associated highway controls throughout the conservation area introduce clutter to views along the streets and draws the eye away from the historic buildings and attractive greenery of gardens and the wider setting. However, the parked cars provide a benefit in slowing passing traffic through the village.

Highways dominated areas

The junction of St Andrew's Road, Old High Street and Barton Lane has acted as an important focal point in the village. This is now a wide, bell mouthed junction with narrow pavements to either side, and a central refuge marked with white line painting. It has a poor appearance due to the highways dominated landscaping, which extends into the bland car park area at The Black Boy public house. This fails to achieve the high quality that is present in the areas with triangular greens at the Croft and Osler Road/St Andrew's Road. As such, this area fails to act as the village centre it might otherwise be. There is an opportunity to enhance this area should funding permit.

Noise from the Ring Road

From some parts of the conservation area the noise of traffic on the northern ring road has an intrusive impact on the tranquillity that is otherwise an important part of its character. This affect was particularly notable at St Andrew's Lane/Larkin's Lane and in the rural fringe area in the north. The development of the Land at Barton is likely to be associated with lower speeds on this stretch of the ring-road and therefore reduced noise in Old Headington.

Speed bumps and traffic signage on Barton Lane

As part of the programme of highways works to reduce use of the village roads as a through route or 'rat-run' for motorists, several speed-bumps, with associated traffic signage, have been introduced along Barton Lane. The signage is mounted on tall, black-painted metal posts on top of the roadside bank. As such, the signs are in the line of sight in views for pedestrians in both directions along Barton Lane and add an unattractive element to the views, which detracts from their otherwise attractive rural character.

Responses to public consultation suggested that the signs are above the line of sight to motorists and not helpful.

Historic paving and street/utility repairs

Whilst the conservation area contains a number of distinguished areas of paving, the majority of footpaths and pavements are covered with black tar macadam, which has weathered to a recessive grey. Throughout much of the area, excavation of cable trenches for services, with subsequent patch repairs, has created snaking ribbons of discordant colour along pavements. This detracts from the quality appearance of the conservation area and, with a clutter of highway signs, adds to the perception that the public realm is not well cared for.

The kerbs to pavements in several areas include local Headington Hardstone slabs set on edge, which vary considerably in size. This natural and local material adds to the rural character of the conservation area and has its own historic interest. These areas are vulnerable to damage, can be difficult to walk on and are difficult and expensive to repair.

Entrance to Headington Car Park

The entrance to the Headington Car Park from Old High Street creates a gap in the street frontage that is filled by features with an urban character, which are at odds with the conservation area's more rural character. This includes a large area of hard surfacing next to the pavement, around which tubular metal posts have been set to prevent the use of this area for car parking. This area also contains a pair of immature alder trees, as well as signage for the car park. The signage has recently been replaced. However, the opportunity remains to enhance this area further by reducing the dominance of hard surfacing.

Loss of detailing

The high level of survival of architectural features, such as original or historic timber framed windows, doors, roofing materials and boundary walls has been noted above as a positive element of the area's character. However, a number of cases of removal of these features (using the permitted development rights of the owners) has resulted in harm to the area's character.

No. 29 Old High Street

No. 29 Old High Street is a medium sized house set within a relatively large garden and dates from the 19th century. It is the first building within the conservation area on the route north along Old High Street and, as a result of its south facing main frontage, stands out in views looking north, indicating the beginning of the historic village area. The building appears not to have been occupied for a considerable period of time and, at present, both it and the boundary wall to Old High Street are becoming increasingly derelict and dilapidated. Some work has recently been undertaken to secure the building and to reduce the growth of scrub in the garden. However, the condition of the building has a serious negative impact on the appearance of the conservation area and poses concern for surrounding neighbours.

Poor design of rear extensions to properties

Due to the intricate network of passageways and lanes running through the conservation area, the rear elevations of buildings are often visible to the public, particularly around The Croft (including the

west side of Old High Street). The desire to enlarge houses has led to numerous extensions to the rear of buildings, which are evident in views through the area. Comment has been raised through consultation that several examples are considered to be out of keeping with the character of historic buildings or the wider setting impacting on views of historic roofscapes, or use of poorly matched materials.

Wheelie bins

Concern has been expressed about the visual impact of wheelie bins when they are stored in front gardens or in full public view. This represents one of the ways the most appropriate means of implementing modern government priorities for efficient and sustainable waste collection need to be considered in protecting the value of the historic environment.

A local concern is the storage of large red wheelie bins at the rear of The White Hart Inn on the highway at The Croft. These conspicuous bins detract from the appearance of the group of listed cottages and listed barn that form the northern side of The Croft. These bins are left on the public highway and mar views to the listed buildings, despite the availability of a building in which they might be stored. At present they intrude into one of the most attractive scenes within the conservation area. It was noted during public consultation that the properties at The Croft have particular difficulty in providing appropriate storage for modern domestic wheelie bins.

Enhancement of Bury Knowle Park's historic landscape

This is a large area and a detailed survey of the park's landscape features is outside the scope of this study. Many of the trees within the parkland must date from the setting out of this area following the enclosure of the fields in 1804/5 and, therefore, are now over two hundred years old. The City Council have undertaken programmes of tree planting, including specimen trees and the groups forming the 'arboretum'. There is an opportunity to build on these early initiatives to enhance the Parks significance and value to the community.

Stables buildings and yard at North Place

The former stables of Bury Knowle are owned by the City Council and were for some time rented to a small film making company. They are currently vacant and disused and, as such, are at risk of deterioration through lack of maintenance, as well as vandalism. The buildings represent a surviving element of the working Bury Knowle landscape. Proposals are in place to find a new use for these buildings. The later 20th century wall to the front of the yard has been noted as a visually intrusive element in responses to public consultation.

Bury Knowle House

The condition of Bury Knowle House was raised as a concern during public consultation, on the draft appraisal. This suggested that maintenance of the interior of the building is required and suggested that both the terrace and the ballroom should be made available for public use in future.

Litter bins at Bury Knowle Park

Another response to public consultation identified the style of bins used at Bury Knowle as an issue because they allow seagulls to scavenge from them, spreading litter across the park.

Setting of Headington Manor

The setting of the listed buildings at Headington Manor has been greatly affected by the construction of the massive, monolithic structures of the John Radcliffe Hospital. Whilst the public benefits provided by the hospital are such that an adverse impact to the setting of the listed buildings might be deemed acceptable, concern has been expressed that the design of the buildings, including their cladding, fenestration and form might have been more sympathetically designed to reduce their intrusion.

Within the open spaces to the south of the Manor House, an area of ornamental planting has been created to screen views of the car park in front of the building. This has now grown to height that obscures the manor house from the parkland, resulting in a loss of most of its contribution to the area's character and appearance. Maintenance, including thinning of this shrub planting would help to restore the building to views across its green open space.

Visual intrusion of the hospital chimney

The incinerator chimney of the John Radcliffe Hospital is a stark and highly visible feature with an industrial appearance that is exacerbated by the discolouration and weather staining of its cladding. Whilst the hospital buildings are generally hidden from sight in much of the conservation area, the chimney rises above the surrounding tree level and can be seen in many views within the conservation area, including those looking westwards along St Andrew's Road and across Bury Knowle Park. It is also very prominent in views into the conservation area, both from the high ground near Elsfield and from the ring road. It is particularly intrusive in the setting of Ruskin Hall in these views.

Security fence between the Cuckoo Lane and John Radcliffe Hospital

Along most of its course between Osler Road and Woodlands Road, Cuckoo Lane is separated from the grounds of the John Radcliffe Hospital by an unsightly chain-link fence. Within the grounds of the hospital, the land adjacent to the path contains a belt of mature deciduous trees, as well as some evergreen hollies, which are well spaced with long grass between and the open grassed lawn of the hospital's parkland beyond. It was noted in one response to public consultation that boundaries on the north side of Cuckoo Lane are also unattractive, reducing the amenity of this historic lane.

Maintenance of roadside verges

Another issue identified by respondents to public consultation included the timing of cutting of grass verges and banks, which should be programmed to allow wildflowers to complete their lifecycle.

Works to trees

Respondents to public consultation raised concern that the felling of trees in the conservation area has had a negative impact on the character of the conservation area, suggesting a large number of trees have been felled in the past few years without suitable replacement planting.

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Appendix: Listed Buildings

The Conservation Area contains a total of forty statutorily listed buildings all of which are considered to be of special historic or architectural interest. These buildings are protected by law and listed building consent is required for any alterations that might affect their special interest. St Andrew's Church is the only building listed Grade II* in recognition of its value as of outstanding importance. The churchyard wall is also listed Grade II. The remaining listed buildings are all rated as Grade II and include the following:

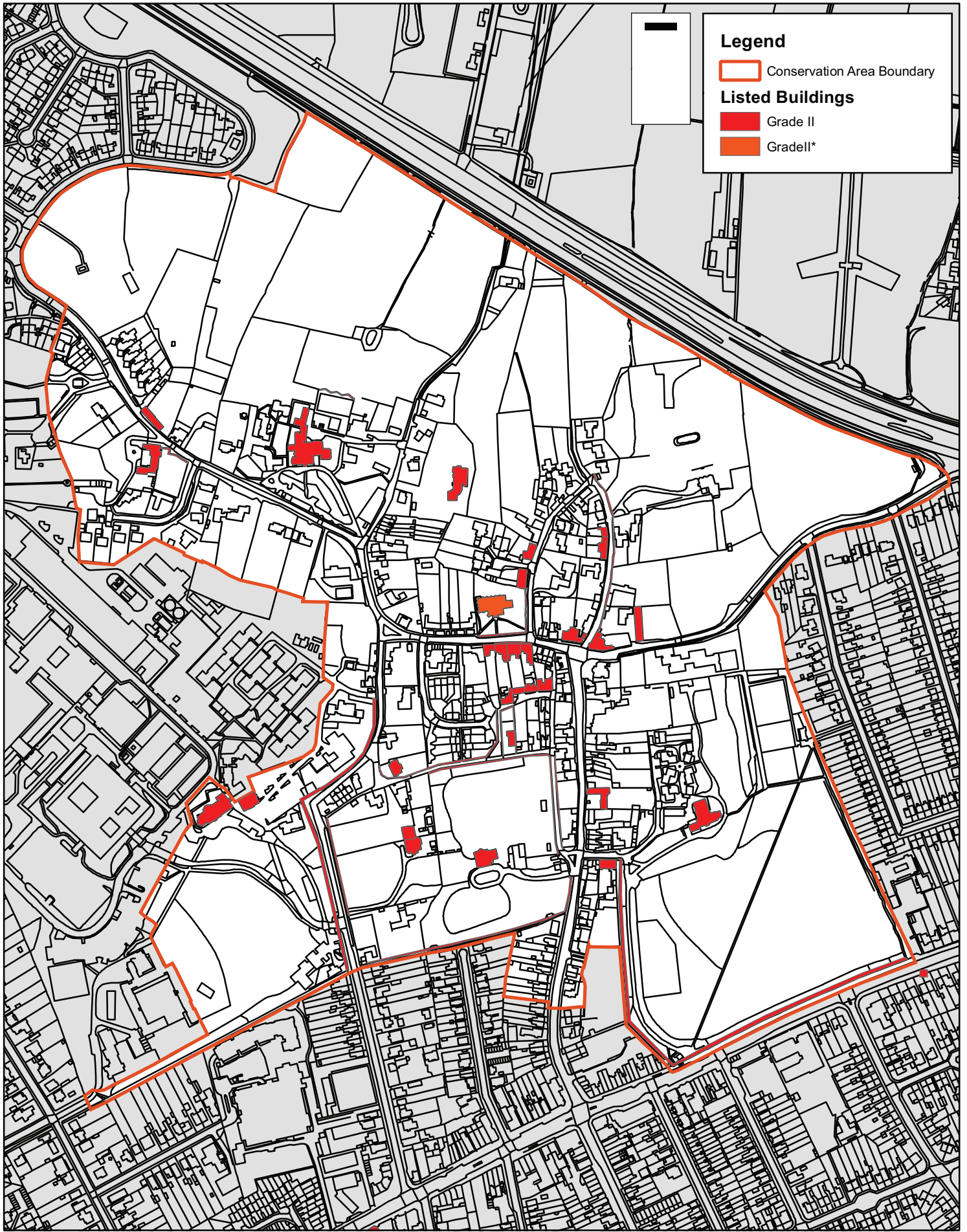
In addition to St Andrew's Church, all the buildings on the south side of St Andrew's Road from No. 10 to No. 16 are listed. These form a group of 17th century houses, including the White Hart Inn, with various sensitive later alterations. The small barn at the rear of the White Hart Inn is listed separately as is the cobbled pavement running along the fronts of Nos. 10 – 14 St Andrew's Road. Listed farmhouses of the seventeenth century include Mather's Farmhouse at Barton Lane, the Manor Farmhouse, Dunstan Road and Church Hill Farm (No. 4), St Andrew's Lane along with the attached cottage and former shop at No. 2 St Andrew's Lane. The barn at Barton Lane is also listed along with the boundary wall to the farmhouse's curtilage. The garden wall at the Manor Farmhouse is also separately listed. No. 8 The Croft also appears to have been a small farmhouse or large cottage of 17th century construction, while The Court, The Croft is also described as a cottage, although it certainly appears to be a grander dwelling. The boundary wall of the latter has been listed separately.

Many of the village's small 18th century cottages are listed, including Nos. 1, 2 and 3 Larkin's Lane, No. 6 St Andrew's Lane, Nos. 9, 11 and 11a The Croft and Nos. 1 and 2 North Place.

Of the various mansion houses that surround the village core, The Rookery (Ruskin Hall) on Dunstan Road, Headington Manor (at the John Radcliffe Hospital), White Lodge (including Sandy Lodge) on Osler Road, Headington House, Old High Street and Bury Knowle House are all also listed along with their subsidiary buildings where these lie within the curtilage of each property. Many of the high boundary walls of the village's mansions are listed in their own right. These include the boundary walls of Headington Manor, White Lodge/Sandy Lodge, Osler Road, Headington House (wall to The Croft), Bury Knowle (wall on London Road and from London Road to North Place) and The Grange (wall to Larkin's Lane including the gate piers). The 'crinkle-crankle' garden wall at Ruskin Hall is also listed. Of the boundary walls of smaller houses, the wall of No. 56 Old High Street, which extends along The Croft, is listed.

Croft Hall is listed as the village's earliest Baptist chapel along with its boundary wall.

Of the later houses in the village surprisingly few are listed. These include the farmhouse at No. 8 Dunstan Road, built circa 1800, the early 19th century pair of symmetrical brick-fronted houses at Nos. 1 and 3 St Andrew's Road and the early 20th century neo-Georgian house and former maltings at No. 69 Old High Street, also known as The Hermitage.

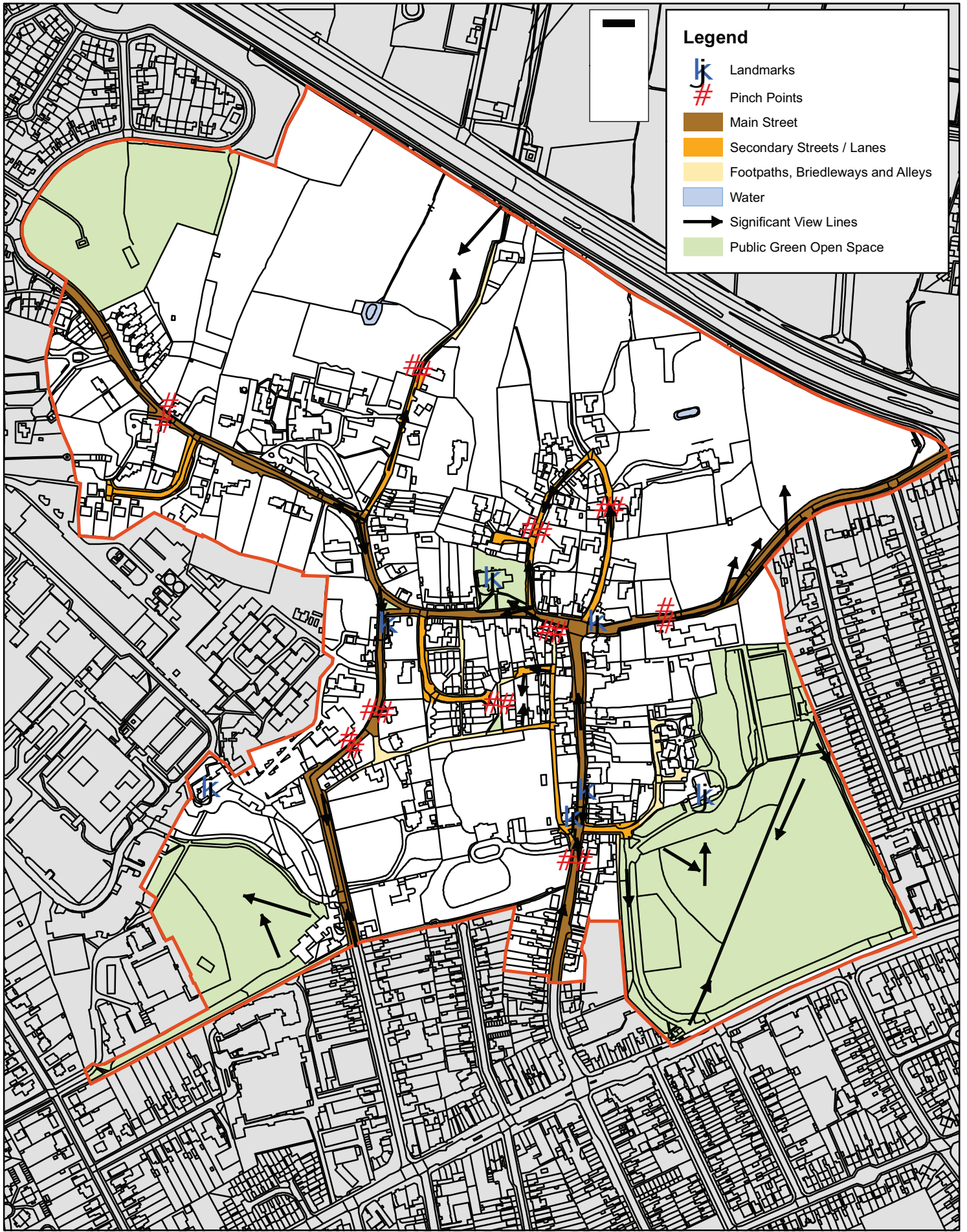


Map 1 Old Headington Conservation Area

Scale: 1:4,900

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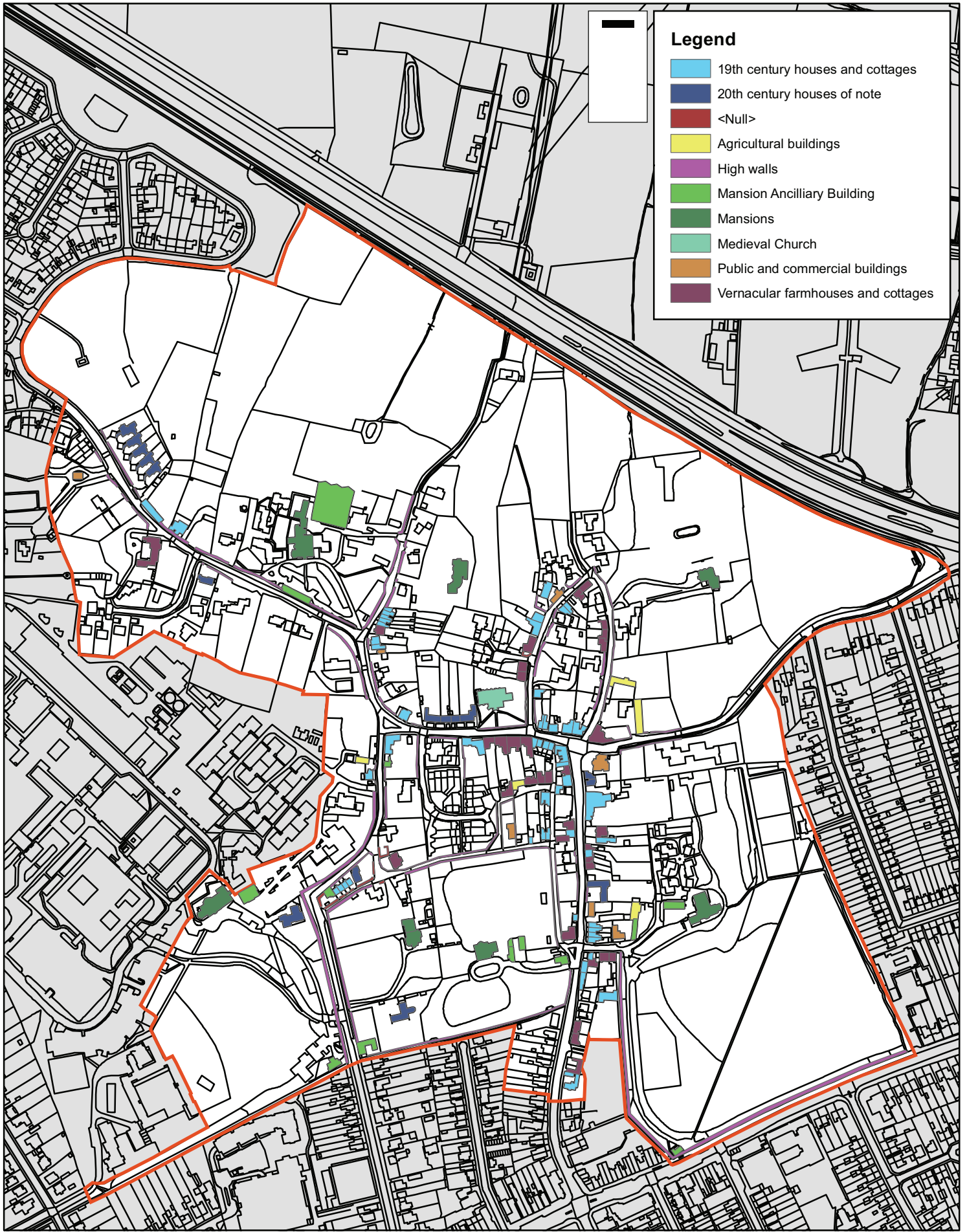


Map 2 Spatial Analysis

Scale: 1:4,900

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Legend

- 19th century houses and cottages
- 20th century houses of note
- <Null>
- Agricultural buildings
- High walls
- Mansion Ancillary Building
- Mansions
- Medieval Church
- Public and commercial buildings
- Vernacular farmhouses and cottages

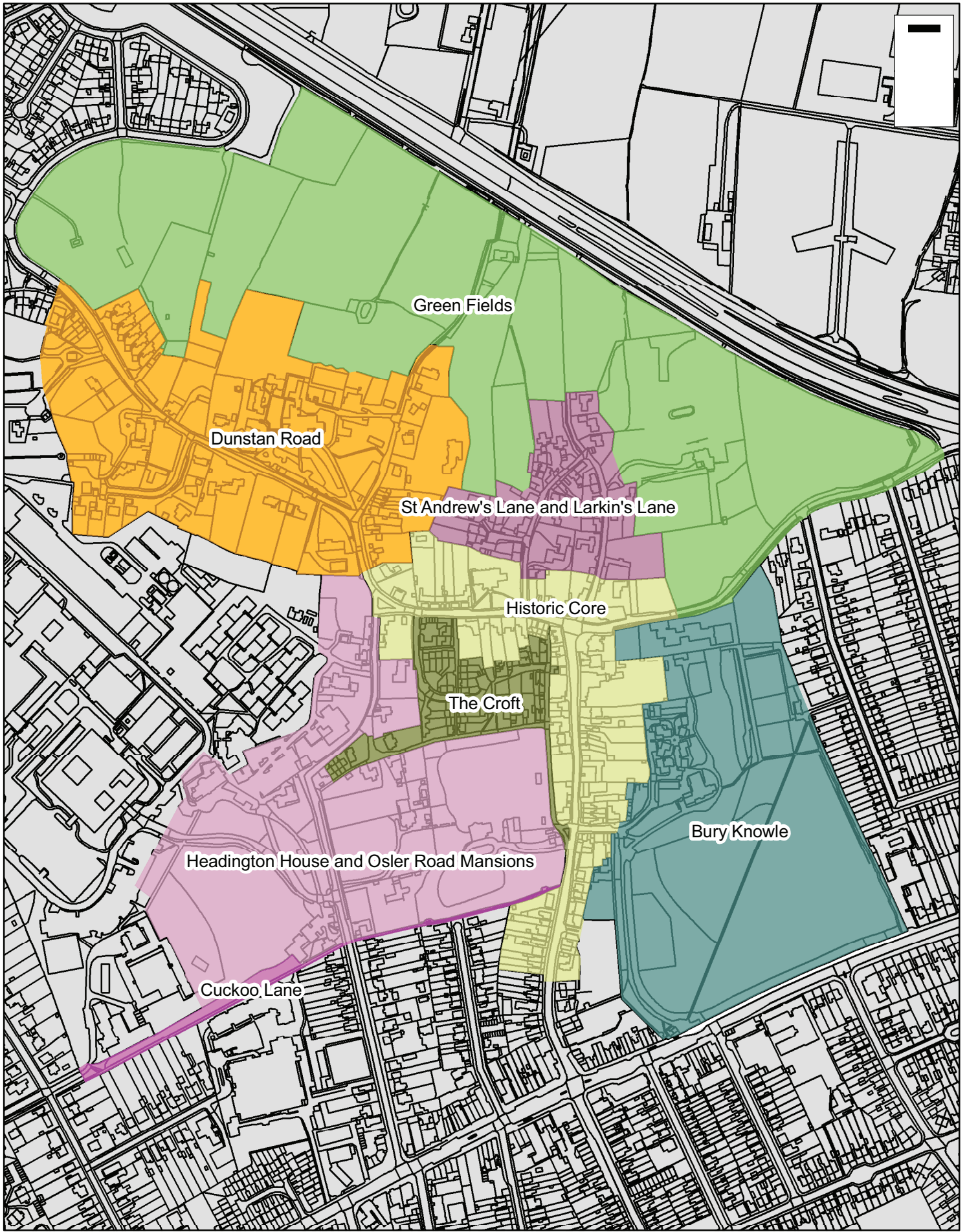
Map 3 Positive Buildings

Scale: 1:4,900

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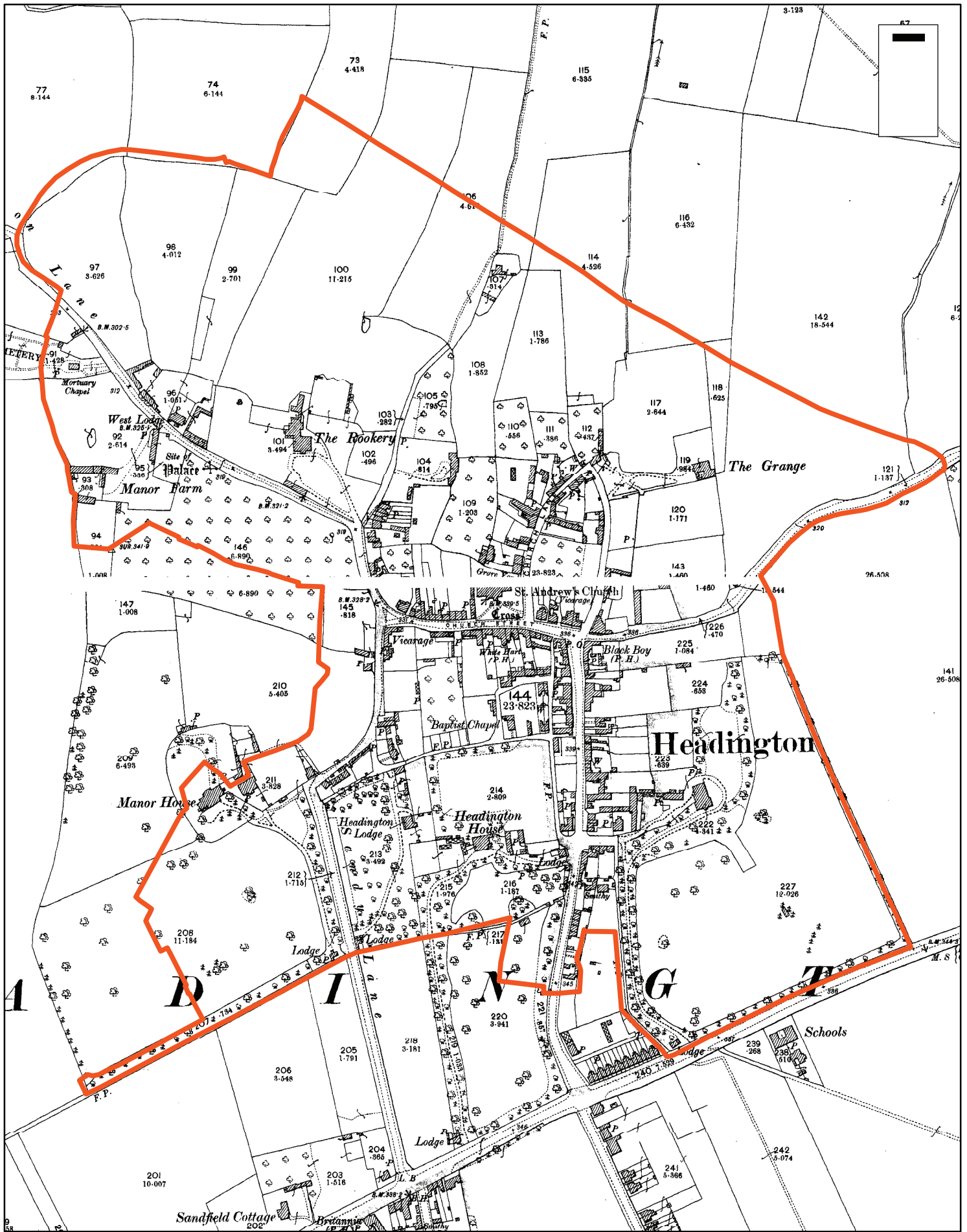
Map 4 Character Areas

Scale: 1:4,900

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2nd Edition Ordnance Survey Map 1899

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Agenda Item 9

Monthly Planning Appeals Performance Update – May 2011

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 May 2011, while Table B does the same for the current business plan year, ie. 1 April 2011 to 31 May 2011.

Table A. BV204 Rolling annual performance (to 31 May 2011)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	14	30%	8 (62%)	6 (18%)
Dismissed	32	70%	5 (38%)	27 (82%)
<i>Total BV204 appeals</i>	46		13	33

Table B. BV204: Current Business plan year performance (1 April to 31 May 2011)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	1	33%	0 (0%)	1 (50%)
Dismissed	2	66%	1 (100%)	1 (50%)
<i>Total BV204 appeals</i>	3		1	2

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 31 May 2011

	Appeals	Percentage performance
Allowed	19	28%
Dismissed	48	72%
All appeals decided	67	
Withdrawn	8	

4. When an appeal decision is received, the Inspector's decision letter is circulated to all the members of the relevant committee. The case officer may also subsequently circulate members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during May 2011.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the relevant committee and the ward members receive the notification letter. Table E, appended below, is a breakdown of all appeals started during May 2011. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D

Appeals Decided Between 1/5/11 and 31/5/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
10/01785/FUL	10/00070/REFUSE	DEL	REF	DIS	11/05/2011	STMARG	Land To The North Of St Johns College Sports Ground Woodstock Road Oxford Oxfordshire	Erection of detached two-storey house (5 bedrooms). Creation of new access off Bainton Road, with forecourt car parking, bin and cycle storage.

TABLE E Appeals Received Between 1/5/11 And 31/5/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
 RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
10/01412/FUL	11/00017/REFUSE	DELCOM	REF	H	3 David Nicholls Close Oxford Oxfordshire OX4 4QX	LITTM	Two storey front extension (amended description and
10/03184/FUL	11/00016/REFUSE	DEL	REF	H	21 William Street Oxford Oxfordshire OX3 0ES	MARST	Single storey rear extension.
10/03330/CAC	11/00018/REFUSE	DEL	REF	W	31 Charlbury Road Oxford Oxfordshire OX2 6UU	STMARG	Demolition of house and outbuildings.
10/03366/FUL	11/00020/REFUSE	DEL	REF	H	27 Henley Avenue Oxford Oxfordshire OX4 4DJ	RHIFF	Proposed roof extension and provision of living accommodation in resultant roof space, construction of dormer windows.
11/00486/FUL	11/00019/REFUSE	DEL	REF	W	289 Iffley Road Oxford Oxfordshire OX4 4AQ	IFFLDS	Single storey rear extension and conversion of rear paper store to 2 self contained 1 bedroom flats. Provision of cycle and bin storage.
10/02570/FUL	11/00021/REFUSE	DEL	REF	W	1 Cloverley Road, Oxford	LYEVA	Demolition of garage and porch. Erection of two storey side. Provision of car parking, bin and cycle storage. extension to form new 1 bedroom house

Total Received: 6

EAST AREA PLANNING COMMITTEE

Wednesday 1 June 2011

COUNCILLORS PRESENT: Councillors Darke (Chair), Brown, Campbell, Hazell, Keen, Altaf-Khan and Van Nooijen.

OFFICERS PRESENT: Mathew Metcalfe (Democratic Services), Martin Armstrong (City Development) and Andrew Murdoch (City Development)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor Roy Darke was elected as Chair for the Council Year 2011/12.

2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor David Rundle was elected as Vice-Chair for the Council Year 2011/12.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillors Clarkson (Councillor Hazell attended as a substitute), Fooks (Councillor Campbell attended as a substitute), Rundle (Councillor Mohammed Altaf-Khan attended as a substitute) and Sanders (Councillor Van Nooijen attended as a substitute).

4. DECLARATIONS OF INTEREST

None declared.

5. 10B KELBOURNE ROAD, OXFORD - 11/00605/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of two storey rear extension and conversion of part of extended building to provide 2x1 bedroom flats with car parking, bin storage and amenity space. Retention of 1x3 bedroom dwelling. Amended plans).

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials- matching
4. Boundary details before commencement
5. Landscape plan required
6. Landscape carry out after completion
7. Landscape management plan

8. Car parking to accord with plans
9. Bin and cycle storage design
10. Design – no additions to dwelling

6. COLTHORN FARM, OXFORD ROAD, MARSTON - 11/00825/FUL

The Head of City Development submitted two reports (previously circulated, now appended) which detailed applications as follows:

11/00826/CAC – Conservation Area Consent for the demolition of existing barn and outbuildings

11/00825/FUL – Erection of 2x4 bedroom dwellings. Provision of 3 car parking spaces for each house. (Amended description).

The Committee agreed:

(a) With regard to application 11/00826/CAC to grant Conservation Area Consent subject to the following conditions:

1. Development begun within time limit
2. Architectural recording
3. Contract for re-development

(b) With regard to application 11/00825/FUL to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample materials in Conservation Area
4. Landscape plan required
5. Landscape carried out by completion
6. Details of means of enclosure
7. Details of parking areas and access road to meadow
8. Sustainable urban drainage system
9. Obscure glazing of first floor en-suite and bedroom windows in House 2
10. Removal of Permitted Development Rights
11. Archaeological Investigation
12. Details of ecological measures – bat boxes
13. Contaminated land risk assessment and remediation measures
14. Dormer windows amended design on rear of properties

7. RED MULLIONS GUEST HOUSE, 23 LONDON ROAD, OXFORD - 11/00769/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of existing outbuildings. Erection of single storey building as 2 bedroomed staff accommodation. Conversion of existing accommodation to form 3 additional guest bedrooms.

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples of materials
4. Retention of outbuilding as staff accommodation

8. SANDY LANE FILLING STATION, OXFORD - 11/00864/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 6 two storey houses (4x3 bedroom and 2x2 bedroom). Provision of 10 car parking spaces, cycle parking and bin store.

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples of materials
4. Landscape plan required
5. Landscape carried out by completion
6. Tree Protection Plan (TPP) 1
7. Arboricultural Method Statement (AMS) 1
8. No felling, lopping, cutting of trees
9. Landscape hard surface design – tree roots
10. Landscape underground services – tree roots
11. Details of means of enclosure
12. Details of refuse and cycle storage
13. Details of parking areas
14. Visibility splays
15. Design – no additions to dwelling
16. Noise Assessment Survey and Sound Proofing Scheme
17. Contaminated Land Assessment and remediation

9. 2300, 2400, 2600 JOHN SMITH DRIVE, OXFORD - 11/00707/RES

The Head of city development submitted a report (previously circulated, now appended) which detailed an application for erection of 9,097 square metres of class B1 Business offices on 3 floors. Provision of 252 car parking spaces and 111 cycle spaces. (reserved matters of planning permission 91/01303/NO as varied by permission 99/01351/VF and 04/00215/VAR seeking approval of access, appearance, layout, landscaping and scale) (Amended Plans).

The Committee to grant planning permission subject to the following conditions and informatives:

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans

3. Samples of materials
4. Landscaping Strategy carried out on site
5. Landscape Management Plan
6. Parking Areas provided as submitted
7. Cycle Parking provided as submitted
8. Re-alignment of footpath and cycleway
9. Full Travel Plan
10. Construction travel Plan
11. Details of Flood Risk Assessment carried out
12. Detailed design of surface water drainage scheme
13. Contaminated Land Risk Assessment
14. Restriction on surface water drainage infiltration
15. Construction Management Plan

Informatives

1. Consideration Contractors Initiative
2. Further enhancement of public transport links

10. PLANNING APPEALS

The Head of city Development submitted a note (previously circulated, now appended) which detailed planning appeals received and decided during April 2011.

The Committee agreed to note the information.

11. PLANNING ENFORCEMENT - PERFORMANCE UPDATE

The Head of city development submitted a report (previously circulated, now appended) which informed the Committee of the performance of the Planning Enforcement function within city Development.

The Committee agreed to note the report.

12. DATES AND TIMES OF FUTURE MEETINGS

The Committee agreed:

- (a) To note the dates of future meetings as detailed in the agenda
- (b) That the July 2011 meeting of the Committee should commence at 5.00pm
- (c) To place an item on the next agenda for the Committee to consider if it wishes to continue to start its meetings at 5.00pm

The meeting started at 5.00 pm and ended at 6.35 pm