



## CHARACTER ASSESSMENT

### CHARACTER AREA 05: OLD HEADINGTON



This document covers the Conservation area of Old Headington. Because the area has already been assessed by Oxford City Council in a Conservation Area Appraisal we have not undertaken a separate character assessment. The City's Conservation Area Appraisal (CAA) can be seen here: [http://www.oxford.gov.uk/PageRender/decP/Old\\_Headington\\_occw.htm](http://www.oxford.gov.uk/PageRender/decP/Old_Headington_occw.htm)

We have, however, reviewed the 'issues' listed in the CAA and noted the extent to which these have been addressed or have changed. This review is shown in the section titled 'Issues', and lessons for new development arising from the issues is shown in the final section of this document.

## GENERAL DESCRIPTION OF THE AREA

This document covers the Conservation area of Old Headington. Because the area has already been assessed by Oxford City Council in a Conservation Area Appraisal we have not undertaken a separate character assessment. A full description of the area's assets and its issues can be found by consulting the Conservation Area Appraisal (CAA) at:

[http://www.oxford.gov.uk/PageRender/decP/Old\\_Headington\\_occw.htm](http://www.oxford.gov.uk/PageRender/decP/Old_Headington_occw.htm). Lessons for new development arising from the area's issues are shown in the final section of this document.

The village, now known as Old Headington to distinguish it from the modern suburb and shopping centre, lies within the ancient bounds of the royal forest of Shotover and Stoward and has its origins in a royal manor belonging to the Saxon Kings. The boundaries of the present village are clearly defined; on the south by Cuckoo Lane; on the west by the grounds of the former Manor House estate, now John Radcliffe Hospital; on the north open agricultural land (and of course the A40), and on the east by Bury Knowle Park.

Although the original royal manor house was already ruinous in medieval times and successive fires destroyed the ancient crofters cottages, many of the more substantial postmedieval stone houses and the medieval Church of St Andrew have survived.

Old Headington's concern with the impact of increased traffic is shared by the whole community. Here the consequent pressure on ancient lanes, views, verges and small green spaces is felt to be eroding the defining character of the area. Issues that are perhaps more acutely felt in the conservation areas but are of concern to most residents of the area as a whole are unsympathetic developments, unsuitable building materials, and the loss of historic architectural features and detailing and locally distinctive construction materials.

Date of designation: 4 January 1971

Date extended: 16 July 1976, 21 October 1985, and 9 December 1998.



## GUIDANCE FOR NEW DEVELOPMENT

- Infilling and minor changes to existing buildings are alterations which occur most frequently in the conservation area, and of these, those which have most potential for causing concern when visible from the public roadway are
  - The installation of windows with plastic frames and/or without glazing bars
  - The installation of solar panels
  - The building of loft extensions with roof-lights

The Friends of Old Headington are currently consulting on whether the trustees should apply for Article 4 directions in order to increase the opportunity for consultation on alterations currently allowed under the Permitted Development regulations.

- Open spaces in the area (the various small greens and triangles here and there) should be regarded as potential planting areas and prohibited from being transformed into parking plots.