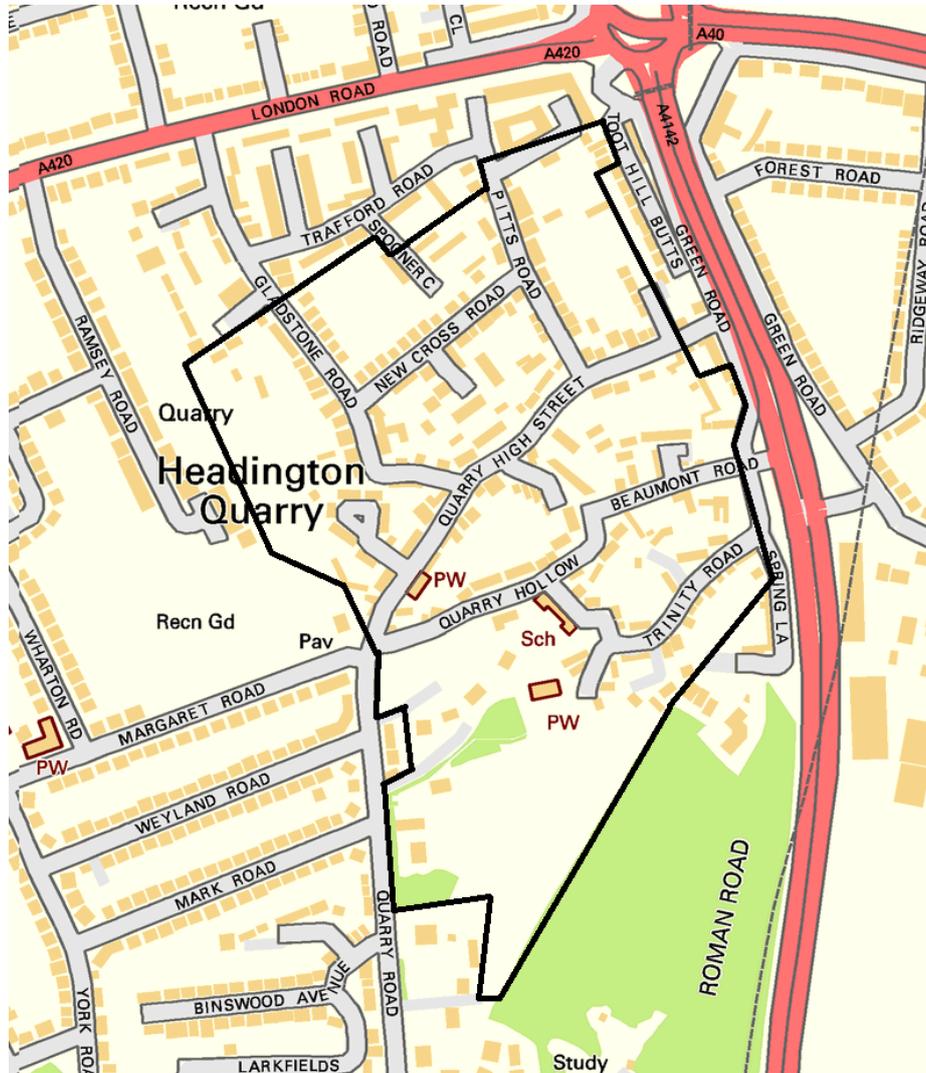




CHARACTER ASSESSMENT

CHARACTER AREA 14: HEADINGTON QUARRY



GENERAL DESCRIPTION OF THE AREA

This covers the Conservation area of Headington Quarry. 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/Headington_Quarry_ocw.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 next section, and lessons for new development arising from the issues is shown in the following section of this document.

ISSUES

The CAA identified seven vulnerabilities and two opportunities for enhancement. The following table lists these, and shows what, if anything, has changed since the CAA was completed.

Vulnerabilities

11. Alterations to properties impacting upon the traditional qualities of the neighbourhood.	Little change.
12. Inappropriate infill developments in terms of design, scale and materials.	Little change. There have been a few infill developments and extensions but in the main these have been appropriate.
13. Loss of gardens to development.	One large garden has been lost to development (26/28 Quarry High Street). This may set a precedent. There have been development suggestions to build in others.
14. Loss of traditional brick and stone boundary walls.	General these have been retained. There is a threat from front gardens being changed to car park spaces.
15. Loss of greenery and important green spaces.	Key green spaces are Magdalen Pit, The Glebelands and Quarry Hollow Playpark. There have been no changes to these, although a building to the south west of the Glebe has had an impact on one view, especially the view from the churchyard in winter.
16. Loss of gaps between buildings to development, resulting in loss of important glimpsed views.	Little change except a few views into gardens have disappeared because of high fencing. The development in the garden of 26/28 Quarry High Street has resulted in a reduction of green views from Cooper Alley (but has introduced a new view from Quarry High Street).
17. Loss of original architectural features.	Little change.

Enhancements

18. Enhancement of public spaces	No change.
19. Less intrusive traffic management systems	No change despite increased traffic volumes.

GUIDANCE FOR NEW DEVELOPMENT

- Long gardens (and not only those used historically for laundry) need to be protected from development.
- Although allowed under planning regulations, destruction of stone and brick walls (especially those fronting the street) needs to be resisted.
- Measures should be taken to reduce through traffic volume and speed.