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Oxford City Council  
LA 078921



Scale 1:5500

## Old Headington Conservation Area

Designated 4 January 1971

Extended 1976 1985 1998

## Old Headington Conservation Area, No.3

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 post-medieval stone houses and the medieval Church of St Andrew have survived.

Headington retained its essential village function and character until the last quarter of the 18<sup>th</sup> century, when migration from the city began to take effect. Prosperous tradesmen built houses for themselves, usually in extensive grounds and surrounded by high stone walls, on the fringe of the medieval settlement. Slowly the village acquired its present residential character.

In the early 20<sup>th</sup> century, the Trustees of the Radcliffe Infirmary acquired the Manor House estate with its late Georgian house and parkland, where the buildings of the John Radcliffe Hospital now stand. Subsequently, Ruskin College has installed itself in the Rookery in Dunstan Road. Otherwise, few houses in the Village have changed their basic residential character.

The most recent and continuing change is the introduction of small infill closes of new houses, together with the infilling of single plots.

Despite the change of its original function, Old Headington still retains much of the appearance of a typical Oxfordshire village of the 17<sup>th</sup> - 19<sup>th</sup> centuries. This is mainly due to the survival of its old stone houses, its walls and roads with their still largely unspoiled green embankments and stone kerbings. It is of utmost importance to preserve these attractive features, since it is they who distinguish the village from other Oxford suburbs, even where, as in the north-western part of the conservation area, most houses are modern. Equally important is the survival of a great number of magnificent trees.

The Council designated Old Headington a conservation area on 4<sup>th</sup> January 1971, and a further small extension to the western part of the conservation area in Dunstan Road was made on 16<sup>th</sup> July 1976, while the listed 19<sup>th</sup> century Bury Knowle House, stable block and extensive park enclosed by stone boundary walls became the second extension to the Old Headington conservation area on 21<sup>st</sup> October 1985. A third extension to the conservation area was made on 9<sup>th</sup> December, 1998. This included land to the south of the parish hall, the open landscaped grounds of the Manor House and the playing field south of John Radcliffe Hospital. Also included are fields to the north of the village bounded by the by-pass to the north and Dunstan Park recreation ground to the west, taking in Stoke Place footpath.