

Report of Public Consultation on the Conservation Area Appraisal for Old Headington Conservation Area

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.

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.

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Background papers:

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

English Heritage, *Conservation Principles*, 2008

Department for Communities and Local Government *PPS5: Planning and the Historic Environment*, 2010

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

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-crinkle 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-crinkle 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 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>

<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).</p>	<p>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.</p>	<p>None</p>
<p>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.</p>	<p>Noted. The potential for impacts from new development to affect the conservation area is noted later in the document</p>	<p>None</p>
<p>It is considered that the 'Character Areas' section of the document is written subjectively and ought to be changed.</p>	<p>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.</p>	<p>None</p>
<p>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.</p>	<p>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.</p>	<p>Change wording from 'landmark' to 'prominent in views' to clarify.</p>
<p>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.</p>	<p>The maintenance of this historic structure is evidently appreciated and increased public access will be welcomed.</p>	<p>None</p>
<p>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.</p>	<p>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.</p>	<p>None</p>
<p>Summary</p>	<p>The Council are grateful for the College's considered</p>	<p>None</p>

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.
Unsightly 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.

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

	responses have also suggested the need to make an article 4 direction covering the conservation area.	
<p>Deterioration Over Time 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 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 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.