



## 1. Introduction

Headington Quarry is a unique residential suburb, developed upon former quarries, creating a gently undulating landform with an organic layout of cottages. It lies on the Corallian limestone bed that was quarried from medieval times providing much of Oxford's building stone.

The village forms a distinct area of Headington, containing many stone and brick cottages dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries, that have now been interspersed with more recent developments. The orientation of the properties varies depending upon the undulation of the ground, with the street plan itself based on the former cart tracks to the individual quarries. The area is known for its organic layout amid the twisting lanes and alleys set within the '*ills and 'oles*'<sup>1</sup> of the former quarries. The characteristic alleys are generally enclosed by high limestone rubble walls creating an intimate network of accesses through the village.

### Reason for appraisal

Local planning authorities are under a statutory duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas (s.69 Planning (Listed Buildings and Conservation Areas) Act 1990). S.71 of the Act further requires local authorities to formulate and publish proposals for the preservation and enhancement of all designated conservation areas. The Appraisal has therefore been produced in compliance with this requirement.

S.72 of the Act specifies that in determining any application for development within the conservation area, due regard shall be had to the desirability of preserving and enhancing the character and appearance of the conservation area. The adopted Appraisal will therefore be a material consideration when determining any application for planning permission, listed building consent and conservation area consent within and adjacent to the boundary of the conservation area.

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<sup>1</sup> Raphael Samuels: 'Quarry Roughs: Life and Labour in Headington Quarry 1860-1920'

The document should be read in conjunction with the Historic Environment policies as set out within the adopted Oxford Local Plan 2001-2016.<sup>2</sup>

The Appraisal seeks to define and record the special architectural and historic interest within the conservation area. It also seeks to identify any opportunity for enhancement. Additional information regarding conservation areas and their management can be found in English Heritage's publications '*Guidance on Conservation Areas*' and '*Guidance on the Management of Conservation Areas*' (August 2005). Government guidance on conservation areas and listed buildings is set out within *PPG15 – Planning Policy Guidance: Planning and the Historic Environment*.

The Appraisal cannot make mention of every building, feature or space within the conservation area. Any omission should not be taken to imply that it is of no interest.

### **Local community involvement**

Friends of Quarry issued post cards to all households within the village asking residents what they perceived were the key characteristics of Quarry. The results were tabulated and where appropriate have been included within the Appraisal. The first draft of the Appraisal was issued for public consultation in October 2007. A presentation featuring the Appraisal was also given at the Friends of Headington Quarry's AGM in November 2007. A summary of comments received and Oxford City Council's response can be found at appendix 2. The second draft, taking into account the comments received, was issued for additional comment in August 2008.

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<sup>2</sup> Policy numbers CP1, CP7 and CP8 and HE1-HE11

## **Executive summary**

### **Summary of significance**

1. The undulating nature of the settlement as a result of the quarrying, a landscape of hollows and hills, winding lanes and narrow alleyways.
2. Organic layout.
3. Coral rag stone walls with overhanging planting.
4. High level of tree cover within the area, historic connections with the woodland of Shotover and Quarry Coppice.
5. A range of ecologically important habitats including SSSIs and SLINCs.
6. Tranquil residential village.
7. Distinctive small scale network of enclosed streets and alleys.
8. Long gardens – important green spaces and historically linked to the prosperous laundry industry of the 19<sup>th</sup> century.
9. Hidden rows of cottages away from the main roads.
10. Lack of street markings enhancing the village character.

### **Vulnerabilities**

11. Alterations to properties impacting upon the traditional qualities of the neighbourhood.
12. Inappropriate infill developments in terms of design, scale and materials.
13. Loss of gardens to development.
14. Loss of traditional brick and stone boundary walls.
15. Loss of greenery and important green spaces.
16. Loss of gaps between buildings to development, resulting in loss of important glimpsed views.
17. Loss of original architectural features.

### **Enhancements**

18. Enhancement of public spaces
19. Less intrusive traffic management systems



## Location

The village of Headington Quarry is approximately 2 miles north-east of Oxford, to the east of New Headington. Access is by way of the A420 London Road, Eastern By-pass A4142 and the A40, leading to the M40.



## Topography

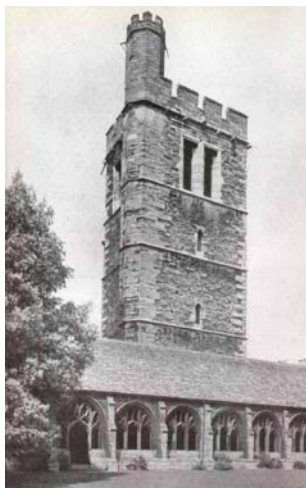
Undulating topography as a result of the quarrying industry taking place from the 15<sup>th</sup> century creating pits and hollows. The geology of Quarry is Oolitic limestone of Upper Corallian beds (coral rag) giving way to Kimmeridge clay on the edges.

## Designation and boundaries



Headington Quarry was designated as a conservation area on 4 January 1972 in recognition of its special qualities: the uneven nature of the ground that has resisted widespread change characterised by twisting lanes, rubble stone walls and humble stone and brick cottages criss-crossed with walled footpaths. The survival of the quarries that provided much of the building material for the Oxford colleges and churches, in a residential area is of considerable industrial archaeological importance.

The boundary of the conservation area is marked by the southern boundary of the Glebe land in the south, Green Road to the east, Trafford Road to the north and Quarry Road to the west, incorporating the historic core of the village.



### Archaeological interest

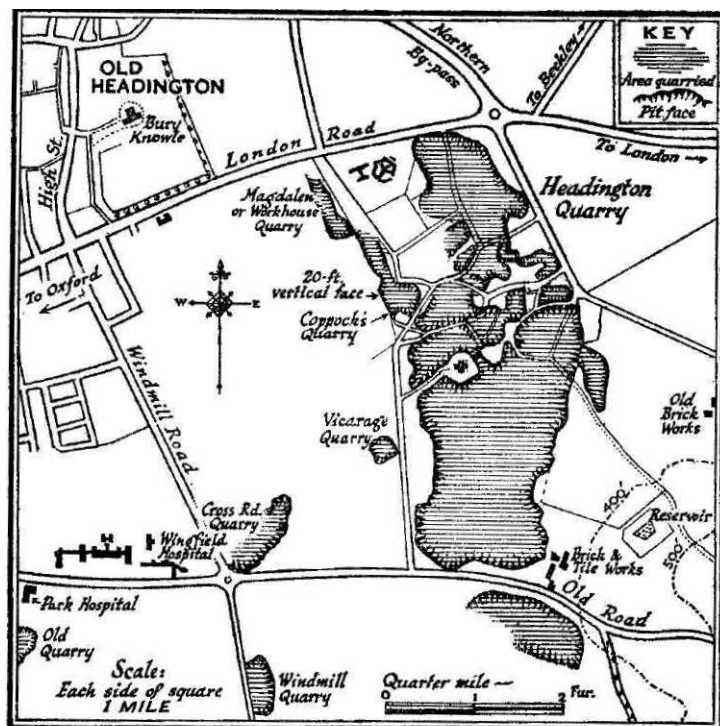
Industrial archaeology – the quarries in this area have their origin in medieval times when much of Oxford's stone was quarried from this area. The southern half of the area forms part of the large historic area of Quarry Coppice in Shotover. There is also a former Roman road to the eastern edge of the village.

### 2. Historical development

The Romans were the first to exploit the Oolitic limestone beds upon which Headington Quarry is situated. The Saxons arrived and were responsible for



the naming of the area: Hedena. Old Headington as it is now known was the centre of the parish of Headington and Quarry originally formed part of that parish.



The first written record of Headington stone being used is in the building accounts of New College, with the construction of the bell tower in 1396.

From the 15<sup>th</sup> century to 1642, the labourers living within Quarry were mainly employed at the quarries. The stone became a favourite for constructing Oxford colleges and civic buildings.

The subsidy roll of 1524 recorded that the 14 wage earners in the hamlet were employed

as labourers, quarriers or tile makers. As much of the work was seasonal, the number of residents in the hamlet fluctuated. The first permanent settlement dates from c.1630, established for the housing of 'lewd and disorderly persons who despoiled the forests of brushwood disturbed the King's game with their dogs and frequented unlicensed ale-houses'<sup>3</sup>. The cottages constructed at this time were said to have been built without licence, by squatters claiming the land.

The quarries were at the height of their exploitation during the 17<sup>th</sup> century.



Increased demand for the stone came from the city as a result of it doubling in size. Headington freestone was a favoured material as it was local and easy to shape.

During the later 18<sup>th</sup> century the flaws in the freestone were beginning to appear requiring repair. As a consequence of improved canal transportation, the more durable Bath stone was becoming readily available in

Oxford also contributing to the decline of the Headington quarries. The 1881 OS map shows that only three pits in the village remained with two more in Titup, just beyond Quarry. By the 20<sup>th</sup> century only Corporation Pit (later taken

<sup>3</sup> Victoria County History Volume V, p.164

over by Magdalen College), Vicarage Pit and Jack Philip's Pit were in operation with Magdalen Pit being the last to close.



Headington was enclosed in 1804, the resulting fields in the Headington area included: North Field, Pound Field, South Field and Quarry Field. The large fields were then divided into furlongs comprising smaller strips of land. The major landowners of Quarry Field included Mary Holley, Theo Wharton, Thomas Godfrey and Henry Whorwood.

Quarry did not have its own church, a well trodden funeral path provided access from Quarry to the parish church in Old Headington. Following enclosure, local business man Joseph Locke acquired the land that is now Bury Knowle Park and built the house as his country retreat. The funeral path cut

straight through his garden so he re-routed it, blocking the original path. Quarry locals dismantled the new wall on a number of occasions, insisting that it was their right to be able to use the historic path. The disagreement lasted for years until James Coppock declared that if the funeral path was to be taken away from them, the villagers would no longer attend the church and would invite a Methodist preacher to Quarry instead.

This was no idle threat with James Coppock, Robert Coppock, Henry Morris and James Varney inviting a preacher to the village, the first services taking place in James Coppock's house in the 1820s. By the 1830s the first Methodist chapel had been built in the village on Trinity Road and as attendance continued to increase, a larger chapel was built on Quarry High Street in 1860.

Samuel Wilberforce, Bishop of Oxford, was concerned in the mid 1840s that 'the wild, rural district' of Quarry required saving from sin and urgently needed a church. Funds were quickly raised and the Holy Trinity church was consecrated in 1848 and the parish of Headington Quarry was formed.



Towards the end of the 19<sup>th</sup> century the population within Quarry increased. By 1851, 264 residents lived in Quarry but 50 years later, this had increased to 1437. The consequences of such dramatic population increases resulted in the subdivision of land, creating narrow, often long strips of land that have now become a distinct feature of Quarry village.

Stone built cottages gave way to

cheaper brick built houses with the bricks being produced in Quarry, an industry that became as important as the quarrying industry. By the end of the 19<sup>th</sup> century, half the working population of the village was employed in brick making processes.

The third major industry in Quarry was mainly undertaken by the females of the village – laundry. By the mid-19<sup>th</sup> century the long gardens were full of white sheets on Mondays collected from the various Colleges, churches and hotels in Oxford. There was no piped water into the village until 1914 thereby relying on pumps and wells either in their own gardens or nearby.

The population of Quarry continued to increase, due in part to the number of squatters who came to the village following the decline of quarrying. The larger plots of land being subdivided to create the additional space needed for the growing population, creating the now characteristic long narrow plots that dominate the village. The rate of house building during the late 19<sup>th</sup>/early 20<sup>th</sup> centuries was slow. Only 33 houses were built between 1899 and 1921<sup>4</sup>. By 1933 the handmade brick industry had been replaced by machine made



bricks but even so, the Quarry villagers continued in their traditional self sufficient manner, maintaining independence from the city.

As changes were taking place in Oxford as a whole eg improvements to transport systems and increase in industry, the city's suburbs expanded and Quarry became absorbed into the city in 1929 following the Oxford Extension Act 1928.

During the inter-war years, the City Council had implemented a number of slum clearance schemes throughout the city and its suburbs, resulting in the demolition of 115 houses in Quarry and Old

Headington<sup>5</sup>. A large proportion of the 17<sup>th</sup> and 18<sup>th</sup> century housing stock in the village was lost but the overall layout and character of the village remained.

Following the culmination of WWII, slum clearance was again introduced in the city and whilst this was not taking place within the village, Quarry residents were concerned that the village's special qualities would be eroded. In an attempt to preserve and enhance the unique layout of the village, the city council agreed to only grant planning permission for redevelopment of small sites where retention of the original dwelling was not possible or practical due to its structural condition.

<sup>4</sup> Headington Quarry: An Oxford Conservation Area by Olga Samuels 1994

<sup>5</sup> Headington Quarry: An Oxford Conservation Area by Olga Samuels 1994



Housing demand in the village continued with a number of new dwellings being constructed from 1959 eg. the development of Sacky's Pit along Quarry High Street creating Scrutton Close. Their impact on the village's characteristics were limited due to its topography, the hollows of the former pits hiding much of the development. The narrow winding roads and network of interconnecting pathways through the village were vital elements of the character and special interest of Headington Quarry and through careful planning, these have been retained. A major threat to the village character in 1956 came from the construction of the Eastern Bypass to the east of the village which severed it from its former important neighbour, Shotover, and threatened to ruin the tranquillity of the village. The Friends of Quarry formed in 1959 with the aim of protecting their village from further destruction and loss of importance historic character. The special character of the village and its important industrial heritage has been recognised with its designation as a conservation area in 1971.

Morris dancing is an important aspect of Quarry's social history. William Kimber, local resident and builder, together with Cecil Sharp, founder of the English Folk Dance Society, combined their talents following a chance



meeting during the Christmas of 1899. The meeting led to a long affiliation between the two with Sharp collecting and lecturing upon dances collected from the Midlands, whilst Kimber demonstrated the actual dance or played the accompanying music. Morris dancing often took place in front of the Six Bells public house and was a hub for village gatherings.

Clive Staples 'CS' Lewis, author and scholar is buried in the graveyard of Holy Trinity Church in Quarry. Lewis and his brother, Warren, had lived in nearby Risinghurst and had quietly attended services at the church for over 30 years.

### Summary of historical features

- Late 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century cottages
- Rabbit warren of narrow winding lanes
- Network of interconnecting rural alleyways, many of which were named after former residents of the village.
- Stone boundary walls
- Undulating man-made topography

### 3. Character appraisal



The essential character of Headington Quarry is one of narrow winding lanes, undulating landforms, enclosed alleyways and a number of hidden rows of small cottages. The layout and topography of the village owes its unique character to its quarrying origins dating from at least the 14th century. Quarry cart tracks have become established roads, houses were built alongside and in the dips left by the quarries, the network of alleys connect the main roads adding an element of secrecy. In addition, the winding nature of the lanes often creates a series of gradually unfolding views, slowly revealing the character of the village.

#### a. Quarry High Street

Quarry High Street is one of the main roads running through the village extending from the junction with Quarry Road to the Eastern Bypass. Quarry High Street is a level and gently winding road, containing a wide variety of properties both in terms of age and design but united by a limited palette of materials.

The approach to Quarry High Street is via a wide junction with Margaret Road (New Headington), Quarry Road and Quarry Hollow. Quarry High Street bears off to the north east: a narrow winding road characterised by low boundary walls and planting, the low rise of the buildings creating a sense of intimacy and enclosure.



The first three buildings along the road are set in substantial plots emphasising the openness of this part of the road close to the junction. The former bakery at no. 1 Quarry High Street is now a mixed use site, currently undergoing some works of alteration and redevelopment. The shop premises are situated on the ground floor of a mid-19<sup>th</sup> century yellow brick house. To the side and rear, the site takes on a more industrial appearance. The bakery buildings have been extended and the wide access to the site allows clear views of the southern elevation of these buildings from Quarry High Street.

No. 1 Quarry Hollow with its dual aspect onto Quarry High Street is a substantial detached Edwardian yellow brick house. The large gap between this property and its neighbour, no. 2a Quarry High Street allows views through to the lower levels and planting to the rear of Quarry Hollow, emphasising the undulating topography of the village.



Chapel Alley provides narrow pedestrian access from Quarry High Street through to Quarry Hollow, running alongside the graveyard of the former Methodist Chapel. The low nature of the boundary wall enables clear views of the rear of the chapel and graveyard, together with longer views towards the rear of the properties on the eastern side of Quarry High Street. The views to the south are obscured by the dense overhanging planting from private gardens, strengthening the enclosed character of the alleyway.



There are two contrasting views of the former Methodist chapel: from Quarry High Street the building is of single storey stone construction with slate roof, the shallow pitch of the roof contributing to an image of a small scale building. From the rear, the chapel is a two storey building, the lower ground floor taking advantage of the drop in level of the rear of the site.

Coppock's Alley, named after one of the early and influential Quarry families, is a long straight alley between Quarry High Street and Quarry Hollow. It is bordered by stone walls of varying heights and overhanging greenery from the long private gardens.



Cox's Alley on the northern side of Quarry High Street, immediately opposite Coppock's Alley, a pedestrian footway providing access to Gladstone Road. Due to the dense planting around the boundary of the rear garden of no. 17 Quarry High Street, one of the few large gardens remaining on the northern side of the road, the alley way is a very enclosed space. Gladstone Road can just be glimpsed from the Quarry High Street entrance.





The architectural diversity of Quarry High Street adds to its inherent character. Housing styles include small early-19<sup>th</sup> century cottages, Victorian yellow brick semi detached houses, large detached brick and stone properties and a variety of mid-to-late 20<sup>th</sup> century houses.

Around the junction of Coppock Close, Quarry High Street becomes more open in character with a gently curved layout. The buildings on the north side of the road are set back from the pavement and verge, the low boundary walls creating a spacious setting to the houses. Coppock Close itself is a 20<sup>th</sup> century housing development built on former orchard land and is

at a lower level than the main road. Due to the positioning and spacing of the houses, glimpsed views from Quarry High Street towards Ramsay Road (New Headington) are possible between the houses of Coppock Close.

The section of Quarry High Street between Gladstone Road and Pitts Road is a semi-enclosed space along a gently winding road. Stone boundary walls frame either side of the road, with imposing trees along the southern side



creating a clearly defined edge to this side of the road contrasting with the low nature of the boundary walls and planting on the northern side of the street.

Nos. 35 and 37 Quarry High Street on the northern side of the road sit in substantial plots. The two structures are traditional stone built turn

of the century houses with slate roofs and timber sash windows, long front gardens and low boundary walls.

The alteration to the boundary wall and loss of some garden space outside no. 33 to create off street parking has interrupted the continuity of the boundaries. However, the recessed and rebuilt wall enclosing the reduced garden has been constructed of stone thereby continuing the appropriate boundary treatments for the village. Half the garden has been retained but the parking space itself creates an empty space in what is otherwise a well defined road edge.

The final section of Quarry High Street extending east towards the Eastern Bypass from Pitts Road is straight, with a number of high boundary walls creating a different character. The defined building line contributes to the sense of enclosure, enhanced by the mature trees and hedging in private gardens that also add character to the public space. Despite the enclosed nature of the road, the longer view out of the conservation area towards the

Eastern Bypass is more open, terminated by the houses along Green Road with the blue painted elevations of no. 38 Quarry High Street forming a focal point within the view.

The village continued to expand well into the late 20<sup>th</sup> century with the modern developments being interspersed with the more traditional aspects of the village. Scrutton Close is one of three 20<sup>th</sup> century developments along Quarry High Street between the junction with Pitts Road and Chequers Place. The dense planting around the periphery screens much of the site, minimising its impact on the more traditional streetscene. The houses along Chequers Place are set back from the main road and therefore their more suburban qualities do not detract from the prevailing village character.

Nos. 41-51 Quarry High Street, to the west of the Pitts Road junction, contrast and complement the more historic aspects of the road. The houses are not traditional cottages being of mid-20<sup>th</sup> century construction, but their recessed positions behind stone boundary walls and well planted front gardens add to the softer rural image of the village.

#### **b. Gladstone Road**

Gladstone Road has two distinct sections: a traditional 19<sup>th</sup> century village image of narrow lane with low density stone and brick buildings changing into a uniform pattern of 1930s/1940s suburban housing towards London Road.



From the junction with Quarry High Street to the tight right hand bend, Gladstone Road has retained its village image with a highly distinctive rural character of stone and brick built houses, low boundary walls and the planting enhancing the streetscene. The pavements are narrow where they exist, some buildings fronting directly on to the road and together with the lack of road markings all contribute to the strong village character of this section of the road.

The pronounced bend in the road is a key feature of the streetscape and marks the point where the character of Gladstone Road begins to change. The view to the bend from the junction of Quarry High Street is terminated by no. 1 Gladstone Road, a substantial red brick Edwardian villa and its planted garden. Glimpsed views of the properties beyond the house are possible due to the lower level of the rear garden with roofs peaking above the trees.



No. 2 Gladstone Road is a substantial Victorian detached house with its front elevation orientated towards Quarry High Street rather than Gladstone Road. The house is of yellow brick construction with red brick detailing, and red clay tiled roof. The stone portico with Doric columns is a curious classical addition which does not sit comfortably with the simplicity of the Victorian design of the house. A mid-

height red brick boundary wall with coping stones encloses the plot whilst the minimal planting creates an open setting to the house whilst the house itself makes a prominent and positive contribution to the more historic character of the road.



From the tight bend in Gladstone Road, both the immediate and longer views towards London Road are architecturally mixed with a stronger suburban character. The western side of the road is characterised by Edwardian houses of

yellow and red brick construction, 1930s semi-detached houses and a dark red brick terraced block set behind gardens and low boundary wall. The houses beyond the junction with New Cross Road along the eastern side are 1930s semi-detached houses, predominantly pebbledashed and painted, their facades enlivened by red brick quoins, ground floor bay windows and red tiled roofs. The boundary walls of these houses are constructed from a variety of materials including red brick and concrete blocks. The uniformity of the houses along the eastern side of the road form a group, the value of which has been reduced due to the various alterations that have taken place to both the houses and boundaries.

Guardian Court a dual aspect development of housing for the elderly, fronts onto Gladstone Road and New Cross Road. The development was built in the 1960s of buff brick construction, the blank façades punctuated by small windows. The complex sits in a dominant corner position with its dual aspect creating contrasting views along Gladstone Road. From the tight right hand bend, looking north, the modern complex dominates this section of road with one block being built directly onto the pavement, a high stone wall joining it with the corner property. Approaching from London Road, the immediate view of the complex is of the smaller scale mid-19<sup>th</sup> century cottage, the larger modern addition forming part of the longer view but its presence being softened by the mature trees in the immediate vicinity and the green backdrop formed by the trees of Shotover beyond the conservation area.



### c. New Cross Road



New Cross Road benefits from a diverse architectural character including 19<sup>th</sup> century stone cottages, Edwardian red brick houses, later-20<sup>th</sup> century housing developments eg Bankside and Guardian Court and uniform 1930s-1940s suburban semi-detached housing along the northern side of the road. The continuous built form creates a strong sense of enclosure, narrowing the street. The majority of the houses are set back from the roadside behind gardens, driveways and low boundary walls. Although there is planting, its contribution to the character of the road is minimal but the few street fronting mature trees do form focal points in the longer the view. The road is uncharacteristically

straight for the village, with clear views from one end to the other terminated by Pitts Road to the east and Gladstone Road to the west.



Nos. 23 and 21 New Cross Road are both mid-19<sup>th</sup> century stone cottages with no. 23 incorporating additional red brick detailing. Both have retained timber sash windows and sit directly onto or close to the road with substantial plots to the rear and add a softer rural element to a predominantly suburban street.



No. 2 New Cross Road at the eastern end of the road is a large stone built detached house, with timber canopy over front door. Substantially enlarged to the rear, doubling the size of the house, the new stone and slate contrasting with the weathered originals.

### d. Pitts Road

A key characteristic of Pitts Road is the small scale nature of the housing with a cluster of Victorian terraced houses of yellow brick construction with red brick detailing. The roofs of nos. 37-47 remain an uninterrupted span of slate but original windows and doors have been replaced. The houses generally sit

behind small front gardens with low boundary walls and benefit from an important group value in a diverse streetscape.



The road itself is comparatively narrow but due to the recessed position of the houses, it benefits from an open character north of the junction with New Cross Road, whilst an enclosed character prevails south of the junction. A number of 20<sup>th</sup> century developments have occurred including nos. 64-68 Pitts Road constructed in the 1980s, a development of three single storey houses with roof accommodation. The houses create an image of garage doors and low reaching expanses of roof. Whilst the design of the houses is not in keeping with the character of the area and are built directly onto the pavement, they do take account of the small domestic scale of the neighbouring properties and as a result, do not adversely impact upon the character of the road.

The southern end of Pitts Road towards its junction with Quarry High Street is very green, with mature trees dominating the view, towering over the neighbouring properties and strengthening the important green aspects of the village.



Pitts Road Garage is one of the few non-residential sites remaining in the village and creates a negative impact upon the streetscape as a result of its unkempt and crowded appearance. Trees to the rear do make a positive contribution to the site and together with the setback position of the workshop the harmful impact on the established character of the street has been reduced. The site is a space that could

benefit from enhancement to enable it to make a more positive contribution to the residential character of the street.

Either side of Pitts Road are 'hidden' rows of traditional terraced cottages, most of which have retained their characteristic long gardens. Away from the main road, the hidden aspect of such cottages emphasises the individualistic pattern of settlement through the village with development taking place in a random fashion.

**e. Coleman's Hill**



Coleman's Hill, named after a former village blacksmith, is partially within the conservation area, the buildings along the northern side being excluded from the designation. Architecturally, the road is not in keeping with the prevailing character of the conservation area but the eastern end of the road is significant in terms of views, again emphasising the different levels of topography within the village.

The southern side of the road is defined by a high buff brick wall and despite the overhanging planting it does not express any of the traditional rural characteristics of the stone walls found throughout the village. The steps at the eastern end of the road provide access to the Eastern Bypass and Toot Hill Butts and from this vantage point, clear views westwards along Coleman's Hill, the shorter view terminated by Quarry High Street whilst in the longer view, the houses behind along Trafford Road are visible.

Looking in a south-westerly direction from the steps, views across the roofs and gardens of the houses of Quarry High Street are possible, interspersed with tall, mature trees. A clear indication of the undulating terrain that characterises the village, and also of the long gardens which belong to the houses on the southern side of Quarry High Street.

**f. Toot Hill Butts**



Toot Hill Butts, named after an earlier field and meaning 'look out hill' is predominantly outside the conservation area boundary but as with Coleman's Hill, it is important in terms of views into the conservation area. The driveway



to no. 3 provides views through to Coleman's Hill, Quarry High Street and Trafford Road emphasising the significant changes in levels within the village.

Toot Hill Butts is important in terms of acting as a buffer between the conservation area and the Eastern Bypass, set behind a green bank, the road is at a lower level than the bypass which helps mask the noise and view of the main road from the conservation area. Access to Quarry High Street from Toot Hill Butts is by way of wooded pathway to the rear of Willow Corner, again the path is beyond the conservation area boundary but it is important to the village as a means of through access.

#### **g. Beaumont Road**

Beaumont Road is a varied road containing a range of architectural styles including 18<sup>th</sup> century cottages, Victorian villas, a 'manor' house, mid-20<sup>th</sup> century developments and important public houses. The gateway to the road from the Eastern Bypass creates an open space dominated by the Six Bells Public House but beyond the pub, the road instantly changes to a narrow village lane with a strong sense of enclosure creating an intimate space.



The Six Bells public house occupies a prominent site sandwiched between Trinity Road and Beaumont Road. The original building c.1780 is of stone construction built as a house, becoming an important village inn by the 1800s with George Coppock being the landlord in the 1850s. The pub has been subsequently extended to create a substantial structure comprising red brick, stone and rendered ranges incorporating timbered gables, bay windows to ground floor, brick chimney stacks, casement and top hung small paned windows. Set back from the road and surrounded on the eastern side by a large open parking area, the public house makes a prominent contribution to both the physical streetscape and the community aspect of the village.

The corner of Beaumont Road with the junction of Green Road now provides an area of hard standing for parking but its impact on the road has been minimised by the boundary wall enclosing the site. The open nature of this area and the drop in land levels creates glimpsed views of the slate roofs and brick chimneys of the cottages beyond. The 19<sup>th</sup> century polychromatic brick cottages are orientated to the south, the traditional long gardens being to the front in this instance.

One of the oldest houses remaining in the village is no. 16 Beaumont Road. The house dates from 1760, altered in the Victorian era, and was typical of the earlier houses built in Quarry. Today it is totally landlocked and completely

hidden from the road but benefits from a quintessential rural setting and with its southern orientation, the long garden is again to the front of the property.

No. 18 is an Edwardian double fronted red brick villa dating from 1912. The red brick façade is enlivened with stone quoins and dressings, double-height bay window with timber sashes, slate roof, decorative ridge tiles and finial. A low brick boundary wall fronts the site with small garden behind. The simplicity of the house, coupled with its prominent and open roadside position, creates a positive contribution to the diverse architectural streetscape that forms Beaumont Road, as well as being a focal point in the view along the road.



No. 9 Beaumont Road, no. 24 Beaumont Road and the Chequers public house form an important cluster of stone built historic properties.

The principally 18<sup>th</sup> century house which has been known as 'Quarry Manor', since 1899 at no. 9 Beaumont Road was not a manor house but a pair of cottages that have been converted to form one house. The grounds incorporate the 18<sup>th</sup> century

high stone wall running down the southern side of Beaumont Road with gated access, contributing to the sense of enclosure and clearly defines the public/private boundaries.

No. 24 Beaumont Road was the former forge. Of late 18<sup>th</sup> century construction, the cottage is stone built, gable end to the road with red tiled roof, casement windows and surrounded by a stone boundary wall. A stone outbuilding, part of the original forge has been extended to provide garaging and forms part of the boundary of the site being built directly onto the pavement. Together, the boundary walls of Quarry Manor and no. 24 Beaumont Road contribute to a clearly defined building line and strong sense of enclosure to this section of the road. In addition to the trees help channel and frame the view towards the Chequers public house.

The Chequers public house, a mid-19<sup>th</sup> century building, comprises a stone built range with red tiled roof, leaded casement windows with stone mullions to the upper storey and timber tri-paned casements again with mullions to the ground floor. The public house was once the centre of social activity within the village and the first school was housed in a range running along the northern boundary of the site, demolished in the 1930s when the pub was remodelled. The stone walling of the gable wall of no. 28



Beaumont Road creates continuity in the use of materials although the house itself is constructed of brick. The stepped area creates a small area of public space.

At this juncture, Beaumont road turns into Quarry Hollow. From the Chequers looking down Quarry Hollow, there is a very pronounced dip and bend in the road, preventing long clear views down towards Quarry School Place. The change in levels does however permit views of mature trees with nestling roofs peeking through from the buildings along Quarry School Place.

The Stables, an intimate wooded pathway leading to Trinity Road passing between Quarry Manor and no. 24 Quarry Hollow, eventually opening out into a vehicular trackway beyond no. 7a Trinity Road. The pathway again demonstrates the varying levels in land that characterises the village with views to the west towards Quarry School Place over lower level gardens, the mature planting interspersed with roofs.



Due to their siting, the houses along Beaumont Alley on the northern side of Beaumont Road (nos. 28-40 Beaumont Road) have a limited impact on the more traditional elements of the village, and in particular, this section of Beaumont Road. The alley provides pedestrian access to Quarry High Street as well as to the front entrances of the houses. The open setting to the front elevations of the houses creates a wider alleyway incorporating the unenclosed front gardens. The alley itself gently curves towards Beaumont Road and increases in level taking

account of the higher level of the road.

Trees play an important role in the green character of the village and the trees along Beaumont Road make a significant contribution to the streetscape. There are two landmark trees creating focal points along Beaumont Road: one in the garden of no. 24 Beaumont Road that



focuses the view from Quarry Hollow eastwards and the second being outside the Chequers.



From the Chequers, there is a clear view along Beaumont Road out of the conservation area towards the Eastern Bypass, taking in the straight and level road, forming a contrasting view of village lane versus city ring road.



## **h. Quarry Hollow**



Quarry Hollow is the continuation of Beaumont Road, the Chequers marking the point where it changes from one road to the other and extends west to Quarry Road. Nos. 12-24 Quarry Hollow are built below street level, their more suburban qualities being partially shielded from view behind stone boundary walling thus reducing their impact on the traditional street scene. The view past no. 12 illustrates the various levels of the village together with the important contribution trees make to the rural and green character of the settlement.

The gradually unfolding view of Quarry Hollow reveals stone boundary walls with overhanging planting, dense greenery, stone cottages fronting directly onto the pavement and a longer view down to the slope of Quarry Hollow to the junction with Quarry School Place. The pavement runs along the southern side of the road as the width of the road decreases towards the junction with the sense of enclosure strengthened by tall trees and hedging.

The corner of Quarry Hollow and Quarry School Place is marked by an informal small village square with seating and a centrally placed tree. Though the space is important in terms of public amenity, its setting has been harmed by the bollards and traffic calming measures along side.

To the west of the junction with Quarry School Place to the western boundary of the conservation area at Quarry Road, Quarry Hollow is characterised by mid-20<sup>th</sup> century housing. The houses along the northern side of the road (nos. 5-19) have been treated in different ways eg. various coloured facades, window styles etc but were built as a group in the mid-1950s and still demonstrate a sense of unity along the road. The houses are set back from the road behind gardens, the planting contributing to both the public realm and form part of the streetscene and the setting to the individual houses.



One of the most characteristic areas of Headington Quarry Conservation Area is the play area on the corner of Quarry Road and Quarry Hollow. From the main gated access off Quarry Road the view of the play area is of markedly undulating green land forming a collection of mounds and hollows surrounded by mature planting and is an important green space. A slide built into the side of one of the mounds adds emphasis to the slope of the land.

A gate at the eastern end of the play area provides access to Quarry Hollow the view along the road from this point in both directions further emphasises the change in levels of the land. The rise in levels of Quarry Hollow towards the junction with Quarry Road is so pronounced that the brow of the hill forms the end of the view, New Headington beyond the junction, cannot be seen strengthening Quarry's sense of independence and isolation from the larger suburb of Headington.



#### **i. Quarry School Place**

Quarry School Place is a distinctive road in terms of layout, change in levels and use. The school dominates the western side of the road with a variety of architectural styles running along the eastern side. Glimpsed views through the trees to the higher levels of the road can be had from Quarry Hollow whilst the winding nature of the road prevents clear views.



The road continues the intimate village theme but the prominent school road markings impact negatively on the character of what is otherwise a road without street markings.

Quarry School is one of only two listed buildings within the village, dating from the 1860s. As a church school, the style of the building is traditionally ecclesiastical incorporating steep pitched roofs and large tripartite arch window in the north-eastern elevation. The majority of the windows are pointed arches, of varying sizes and designs. Additions have been made to the school, all extensions were in a similar style to the original: of stone construction with tiled roofs except Frederick Codd's rooms which have a slate roof. The school is now known as Quarry Foundation Stage School, used by pre-school children.



The original Masons Arms public house dating from the 18<sup>th</sup> century was a small scale thatched roofed building. The current building dates from c.1900 with the front elevation further altered in the 1930s and has a suburban quality in its style. The pub itself has an air of isolation about it despite being surrounded by buildings. This 'isolation' derives from its position on Quarry School Place at the point where the road curves. The public house is next to the more open end of Mason's Alley and to the north a large parking area creates an open setting, whilst no. 1a Quarry School Place is set at right angles to the pub with wide views towards The Stables and Quarry Hollow in between.

Mason's Alley leads from Quarry School Place to Trinity Road. As with the majority of the alleys within the village, it is enclosed by stone boundary walls, the ground level gradually increasing with proximity to Trinity Road whilst the



width of the alley gradually decreases, forming an enclosed space. From the Trinity Road entrance, glimpses of Quarry School can be seen at the end of the alley.

#### j. Trinity Road



Trinity Road extends from the Eastern Bypass to the church along a winding and undulating route. A wide variety of architectural styles can be seen either side of the road, resulting in a diverse and interesting character. Trinity Road is characterised by its winding layout, its narrow width and its gentle rises and dips in levels creating a mix of intimate and open spaces, most of the houses being built directly onto the pavement. Beyond no. 34 Trinity Road, the space opens up into the junction with Quarry School Place to the north whilst Trinity Road continues winding to the south down a slope terminating at the church.

The eastern end of Trinity Road bears around to the north and converges with Beaumont Road and the junction with Green Road, with the dense planting at the far end of Trinity Road shielding the Eastern Bypass and masking some of the noise from the conservation area.

Although there are different building lines and levels along the road, the eastern section of Trinity Road does exhibit a strong sense of enclosure and intimacy. The houses along the southern side (nos. 2-14) are built directly onto the pavement or behind narrow planted verges whilst nos. 1-7 Trinity Road along the northern side are built below street level, behind front gardens and a stone boundary wall, which together with the mature trees in the gardens of these houses and those by the Six Bells car park create the enclosure along this side of the road.



The properties along the southern side of Trinity Road from the Eastern Bypass to Spring Lane include detached red brick Victorian dwelling with simple unadorned facades fronting onto the road and mid-20<sup>th</sup> century houses towards the bypass that are of buff brick construction with a lack of ornamentation, the facades enlivened by canopies over the front doors. Whilst the modern houses do not contribute to the historic character of the area, they do follow the scale and grain of the architectural tone of the village.

The road is wide enough for two cars but with roadside parking, this makes the routeway very narrow. The pavement on the northern side is wide, whilst on the southern side its existence is negligible, not wide enough to walk on but adds some definition to the road.

The double fronted Victorian red brick detached houses at 12a and 14 stand prominently side by side the wide gaps between the properties permitting views through to the well planted/treed rear gardens, providing a green backdrop to the conservation area.



The Stables, a pathway leading to Beaumont Road provides access to nos. 3 and 7a Trinity Road. The access from Trinity Road begins as a tarmac lane, turning into an unsurfaced rough track beyond no. 9 Trinity Road. The rural track with trees, green verges, ivy covered stone walls splits into two with one branch leading to the garages for the Trinity Road houses whilst the main route passes around the houses and along to Beaumont Road.

Spring Lane is a narrow rural alleyway situated between nos. 18 and 20 Trinity Road, leading beyond the conservation area boundary and out towards the Eastern Bypass. The alleyway is bordered by a high brick wall and hedging/bushes. At this end of the alley, it is quite open in character due to a lack of planting on the wall side.

A 1960s terraced block forms nos. 28-34 Trinity Road. Some entrances have pitched porch canopies, whilst others are unadorned. The houses are built at slight angles to the street, fronting directly onto the pavement. The houses are of yellow/buff brick construction with brown tiled roofs and are more suburban and uniform in appearance. Trinity Road curves towards the south, revealing longer views towards its junction with Quarry School Place to the north and the church and outlying Glebe land to the south. Quarry School Place snakes its way down to Quarry Hollow. No. 23 Trinity Road stands on a prominent position on the first bend, its gable end flush to the roadside and forming part of the boundary to the site.



The view from the higher part of Trinity Road down to the church is characterised by dense planting, no. 46 just peaks out in between the trees along the northern side of the road.



The graveyard of the Holy Trinity church is an oasis of green tranquillity, the gravestones scattered amongst the mature trees. The yard extends around all sides of the church, creating a peaceful setting for the building. A view from the church out of the gates towards the southern end of Trinity Road is dominated by the 1960s houses.

The church itself is in an early English style by George Gilbert Scott, listed grade II and has remained relatively unaltered. A war memorial is situated opposite the main entrance.

The southern edge of the graveyard provides views over the rolling Glebe land. Owned by the Diocese of Oxford, the land forms a quintessential rural image, creating a verdant green backdrop to the conservation area. The land is lower than the graveyard, again adding emphasis to the undulating nature of the landscape. Public access to the land is limited but it is important in terms of its rural and green character, its setting to the conservation area, a green buffer between Quarry and the nearby developments beyond the village and conservation area and is important in terms of natural habitat, being designated as a 'wildlife corridor'.



#### **k. Quarry Road**

Access to the church from Quarry Road is via a winding gravelled path. A characteristic stone wall separates the new vicarage from the path with the house and village hall (Coach House) being at a lower level and hidden amongst the dense planting.

The boundary along the western edge of the conservation area runs partially along Quarry Road



excluding all development along both sides of the road with the exception of the vicarage and village hall along the eastern side. Although excluded from the designation, Quarry Road does form part of the setting for the conservation area. New Headington, of which Quarry Road forms part, comprises straight roads of uniform 1930s-1940s housing which does not have much in common with the more organic layout of Headington Quarry. The eastern side of the road is however quite densely planted acting as a physical division between the two areas.

#### **Summary of townscape features**

- Undulating topography
- Glimpsed views between buildings
- Narrow winding roads, creating a series of gradually unfolding views.
- Enclosed rural alley ways
- Organic layout of the historic properties, reflecting the random nature of development within the village.
- Low boundary walls enclosing small front gardens, creating a defined building line and sense of enclosure along the roads.
- Long and narrow rear gardens, historically used for one of Quarry's main industries, laundry.
- Green townscape with well planted gardens and mature trees contributing to both public and private spaces.
- The 1930s/1940s more uniform developments of semi-detached housing on the periphery of the conservation area bring a more suburban character to the village.

#### **4. Architectural styles and materials**

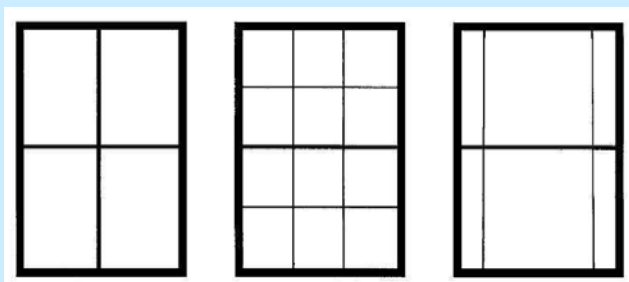
The local vernacular for the more historic buildings was originally stone cottages which as the quarrying industry gave way to brick making, were superseded by brick cottages. The cottages were small scale and of two storey construction, plain in design and with limited architectural detail. As the village's prosperity increased, a number of larger detached Victorian and Edwardian villas and semi-detached houses were constructed, all from locally made bricks. Following the demise of the quarrying and brick making industries in the 19<sup>th</sup> and 20<sup>th</sup> centuries, the redundant quarrying land was slowly developed resulting in a uniform suburban style during the 1930s and 1940s being brought to the village.

#### **Key traditional architectural features**

- Simple design with subtle decoration reflecting the more humble origins of the settlement.
- Rubble stone cottages dating from the late 18<sup>th</sup>/early 19<sup>th</sup> centuries, constructed from stone from the local quarries.
- Later 19<sup>th</sup>/ early 20<sup>th</sup> century red and yellow brick two storey terraces

with slate roofs.

- Large detached red and yellow brick Victorian and Edwardian houses, set in substantial plots. The simple double fronted design of the house is often enlivened by contrasting brick decoration in the form of string courses and window detailing or stone detail around window/door opening and quoins.
- Traditional windows include timber framed sash windows of varying styles



- Traditional roofing materials were slate or red tile.
- Boundary walls generally low and of stone or brick construction. There are examples of higher walls eg. Quarry Manor but permeability is an important feature of the village and walls are mainly 2-3 ft high.

## 5. Views and open/green spaces

As a result of the undulating landscape and the narrow winding roads, the views within, in and out of the conservation area are short, gradually unfolding to reveal the various and changing aspects of the village's character. The higher ground level to the east of the village allow views across the conservation area taking in the roofscape and proliferation of mature trees, often towering above the houses eg. the views from the steps of Coleman's Hill and Toot Hill Butts. From Gladstone Road, a view towards the Eastern Bypass is possible, clearly demonstrating the difference in levels, the Eastern Bypass being significantly higher than Pitts Road.

### Key views out of the conservation area:

- Long view from the Chequers public house, eastwards along Beaumont Road towards the Eastern Bypass.
- View east along Quarry Road towards Eastern Bypass.
- The green but suburban view along Gladstone Road northwards towards the boundary of the conservation area and London Road.

### Key views in to the conservation area:

- Top of the steps from Coleman's Hill over the rear gardens of Toot Hill Butts and Pitts Road, towards the more westerly aspects of the village.
- A similar view from the driveway of no. 3 Toot Hill Butts towards Pitts Road and the developments of Trafford Road on the northern boundary.
- Views down Quarry Hollow towards its junction with Quarry School Place

from Quarry Road.

**Key views within the conservation area:**

- Views down the various enclosed alleyways.
- From Quarry School Place towards Trinity Road taking in the winding layout and changes in ground level.
- The View east along Quarry Hollow terminating with the tree in the public space at the junction with Quarry School Place.
- View across the play area on Quarry Hollow, clearly showing the 'hills and hollows' that characterise the village.
- The longer view westwards along Beaumont Road terminating with the Chequers public house.
- The unfolding view up Quarry Hollow towards Beaumont Road terminating with the landmark tree in the grounds of no. 24 Beaumont Road.
- The view southwards from Trinity Road towards the church yard.
- The traditional village view along Gladstone Road from the junction with Quarry High Street.
- The changing view along Gladstone Road from an enclosed village character to the more uniform suburban image closer to London Road.
- The rolling expanses of the Glebe land to the south of the church. The graveyard is significantly higher than the adjoining Glebe land, giving added emphasis to the undulation of the landscape.

On the western and south eastern peripheries of the village, there are a number of important open spaces including recreation grounds and glebe land. These areas are generally covered by adopted policies within the Oxford Local Plan 2001-2016. The Magdalen Pit to the rear of Gladstone Road was the last working pit and has the only remaining quarry face within the village. Oxford City Council took over the management of the site and was designated a Site of Special Scientific Importance (SSSI) and is now an important local nature reserve for the area. The Glebe land to the south-east of the conservation area is designated as a Wildlife Corridor in the adopted Oxford Local Plan.



In addition there is a more formal 'village square' at the junction of Quarry School Place with Quarry Hollow, a paved area with seating and planting with a centrally placed feature tree. Seating is also available under the trees on the grassy verges of Quarry School Place outside the school.





Adjacent to the Chequers public house is a slightly raised paved area.

The play area on the corner site of Quarry Hollow and Quarry Road is an important feature of Quarry, the various mounds clearly demonstrating the manmade topography of the village. The slide built in to one of the mounds emphasises the distinct local landscape.

In addition to the public open and green spaces within the village are the long private rear gardens of some of the houses. Although these are private spaces they still contribute to the green character of the village

## **6. Public realm**

The public realm within the village is of a high standard. Pavements are not cluttered with unnecessary street furniture or a proliferation of street signs. There is a consistent and appropriate design of road plates throughout the village. Lamp posts are generally painted green but there are various styles, a consistent style throughout the village could add to the townscape quality.

The lack of street markings throughout the village, save for essential markings eg outside the school and at some road junctions, adds to the overall village character and appearance of the area. The traffic calming measures are a detracting feature of the streetscape, the warning markings of the speed bumps are all the more visible due to the lack of markings along the rest of the road.

The pavements and roads are patched in places which creates a slightly detracting impression. Resurfacing could be considered in the long term management of the conservation area. Stone kerbs should be retained.

## **7. Negative and neutral features / enhancement opportunities**

Quarry Conservation Area has generally been well looked after: a large number of traditional 19<sup>th</sup> century houses have been retained with infill and larger new developments being appropriate to the village contributing to the townscape. There are however instances of windows being replaced with uPVC double glazed units that are not in keeping with the character of the buildings, having a detrimental impact upon their appearance and integrity.

There are a few sites throughout the village that could benefit from enhancement works in order for them to make a positive contribution to the area eg. the garage site on Pitts Road; instances where front gardens and boundary walls have been lost to hard standing for parking – additional landscaping could help enhance these sites etc.

## **8. Conclusion**

Headington Quarry is a unique village. Evolvement into a settlement was slow, the first buildings being nothing more than labourers shacks built on the edge of the working quarries, abandoned when the quarries became exhausted. The first 'permanent' village started to appear in the early 17<sup>th</sup> century when a number of unlicensed cottages were constructed to house the local workforce. As the quarrying industry declined in the late 18<sup>th</sup>/19<sup>th</sup> centuries, replaced by brick making, the redundant quarried land became ripe for gradual development and the hamlet emerged into a village, complete with shops, schools, churches and public houses.

The dynamics of the village have changed during the last century with Quarry becoming an essential part of the larger Headington suburb but the village has retained its sense of independence and identity. Quarry is now a residential village rather than an industrial area and has successfully adjusted to its change of use. Although the employment and social trends of the village have changed over the last century, Quarry still demonstrates a strong sense of community with the school, play areas, public spaces, the church and public houses all forming the social hub of the village, creating the heart of the community.

The narrow winding streets are still characterised by predominantly small scale houses with long gardens, traditional rag stone walls constructed from local material still define the network of alleyways. The houses were built into the quarrying landscape accounting for the more random, organic layout of the village that creates its strong sense of place. Change has occurred but on the whole it has been managed in a positive way with the unique character of the village being retained and enhanced.

## **Appendix 1 – Listed Buildings and buildings of local interest**

**The Chequers Inn**, Beaumont Road – the building was the original school in the village started by Catherine Mather in 1805. Constructed of local Quarry stone and is the focal point of Beaumont Street, located just at the juncture where the road turns into Quarry Hollow. The pub was extensively altered in the 1930s. The first post box in the village was inserted into the wall of the pub. The sycamore in the grounds of the pub, protected by TPO, has a rusty chain embedded into its trunk from days when horses used to be tethered.

**The Six Bells Inn**, named after the six bells contained within the parish church in Old Headington. There was a pit outside which served as the village green where Morris dancers performed.

**Masons Arms**, the replacement for an earlier pub of the same name situated in front of the largest of the village pits.

**No.1 Gladstone Road**, constructed of Quarry stone incorporating a classical style portico which was added to the house having been transported from the owners former home outside the village.

**The Manor, Beaumont Road**, constructed from Quarry stone with extensions in concrete. The house was never a 'manor' house but had previously been two separate cottages now converted to one house.

**Holy Trinity Church – GII**, designed by George Gilbert Scott in 1848. Constructed from local stone with a stone slate roof in gothic style. The vestry was added in 1970. The yard was added in 1920. CS Lewis is buried in the church yard.

**Quarry School – GII**, designed by James Brooks 1864. Constructed of local stone with a red tiled roof. The North Oxford architect Frederick Codd added extra rooms in 1882 of stone construction with slate roof. The school was extended again in 1893 and 1905. The latter extension was built on the site of the former parsonage which had been known locally as Bogie Garden. In 1936 following the construction of a new school outside Quarry, this building became the junior school. The building is now used by pre-school children and is known as the Headington Quarry Foundation Stage School.

**The Vicarage**, designed by Arthur William Bloomfield 1867 a Victorian villa with large garden which now houses the modern vicarage with the original house converted into flats.



## Appendix 2 – Summary of comments from consultation

	Comments received	OCC's response	Action
1.	Some interesting houses in 'cut-off areas' have been missed eg. behind 26-28 Quarry High Street; Spooner Place and those off Trinity Road. They illustrate the points about the nucleated settlement.	These will be added	Text to be inserted.
2.	The importance of the church, school and pub to village identity.	These buildings have been mentioned but their importance to identity and hub of village life can be further emphasised.	Text to be added
3.	The allotments	Agreed	To be included
4.	Should Morris Dancing and the Cecil Sharp connection be mentioned.	Can be included in the history section	Text to be inserted
5.	It would be good to see some guidelines, for example of extensions, which could be referenced by applicants incorporated into the document.	The document is an appraisal of character and not a design guide.	No amendment necessary
6.	The importance of the Glebe Lands needs to be further emphasised.	Agreed	Additional text to be inserted
7.	'Long gardens' should be added to the 'Summary of Significance'	Agreed	To be added to the summary
8.	The appraisal gives the impression that the Glebe Land is outside the conservation area.		The text will be amended to make it clear that the Glebe Land is within the boundary.

	Comments received	OCC's response	Action
9.	The former bakery at no. 1 Quarry High Street is now being developed.	This has already been mentioned in the text.	No amendment necessary
10.	The importance of gardens is mentioned 'in terms of economics' but not with specific regard to the laundries.	The important relationship between the gardens and the laundries will be stated.	Text to be amended
11.	Pitts Road garage.....'slightly negative impact' Disagree with the word 'slightly'.		Text to be reworded.
12.	Only nos. 1-7 Trinity Road were constructed in the 1960s and are set at a lower level than the road, not nos. 1b-7 Trinity Road.	Accepted	Text to be amended
13.	Confusion as to the ownership of the Glebe Land.	OCC had previously been advised that Oxford Preservation Trust had purchased the land from the Diocese of Oxford. This information had been given in error and OPT do not own the land in Headington Quarry and it is still owned by the Diocese of Oxford.	Text to be amended
14.	The importance of long gardens should be included in the 'Key Architectural features' section.	The architectural features and materials section relates specifically to the built elements of the village. The importance of the long gardens will be stressed within the document.	Additional text to be inserted.
15.	The points about street clutter and road markings could be	Accepted	Text to be amended

	Comments received	OCC's response	Action
	strengthened.		
16.	The Glebe Land is not a SLINC, it is a wildlife corridor	Accepted	Text to be amended
17.	The former Headington Quarry School building is now used for preschool children and is known as 'Headington Quarry Foundation Stage School'.		Text to be amended.