

Application Summary

Address: J R Hospital Headley Way Oxford Oxfordshire OX3 9DU

Proposal: Construction of new access slope and replacement door. Repairs to windows.

Case Officer:

Customer Details

Name: Mr Howard Stanbury

Email: secretary@foh.org.uk

Address:

Comments Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

- Effect on character of area
- Local plan policies
- Not enough info given on application

Comments: I am writing in my capacity as Secretary to the Friends of Old Headington. Our comments are as follows,

1. The Stable Block at the John Radcliffe Hospital site is inside the Old Headington Conservation Area (please see the conservation area map that forms part of the Old Headington Conservation Area Character Appraisal at https://www.oxford.gov.uk/downloads/file/249/old_headington_conservation_area_m). As such this building should be subject to planning constraints that apply to the Conservation Area, and this should be stated as a Constraint.
2. Guidance provided by the city council states that a Heritage Statement is required for applications 'where there are archaeological, historical, *Conservation Area, Listed Building*, Scheduled Ancient Monuments and/or other heritage asset issues' (our emphasis), and no such statement is provided with this application. The application may be considered invalid without an accompanying Heritage Statement.
3. The Stable Block is part of the late C18 Manor House complex and is a grade II listed building.
4. In general the work proposed to the doors and windows is acceptable and uses similar materials. Widening the door makes the proportions of the glazing slightly worse, but this may not be serious.
5. In front of the door, however, a patch of tarmac with yellow 'no-parking' cross-hatching on it is considered inappropriate for a building of this type. We recommend that consideration be given, when this area is re-paved, to pave it in stone, and omit the yellow paint. Two bollards are proposed in front - they could be positioned to ensure cars did not drive onto it. The two bollards should be round cast-iron type. not like the existing square ones.

metal tube. If the area looked like a pedestrian area, rather than a road, the yellow paint would not be necessary.