

## 2.0 Site Analysis

### 2.1 Site Context

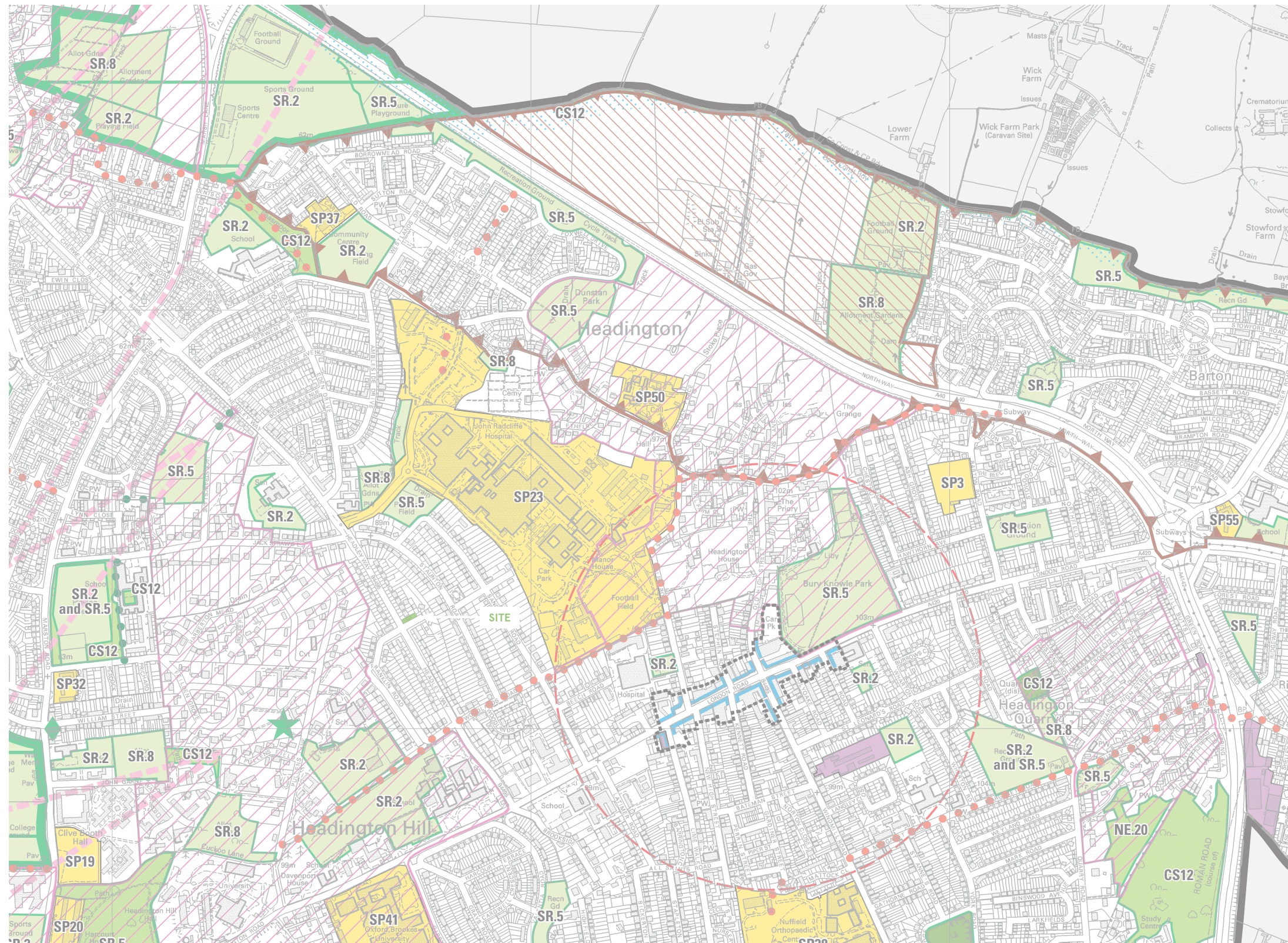


Fig. 4. Oxford policies map showing site in an area not covered by any policies.

Site



## 2.0 Site Analysis

### 2.2 Site Location

2.2.1 153 Headley Way is positioned within 50m of its closest bus stop (Fortman Close Bus Stop), and between 0.2 miles and 0.5 miles of additional bus stops. The site is within easy walking distance of bus transportation, serving the 700, S7, U4, U5 and X13 which provide services to John Radcliffe Hospital, Oxford City Centre and Oxford Brookes University.

2.2.2 The site is within 500m walk of London Road, offering multiple bus stops with additional transport links into Oxford.

2.2.3 The site is within 0.5 miles of John Radcliffe Hospital and 0.5 miles to Oxford Brookes University, offering a well placed development location for housing serving both services.

2.2.4 The site is positioned within 500m cycle of London Road, offering cycle lanes into Oxford City Centre. To the north of Headley Way, cycle tracks are provided into Summertown.



Fig. 5. Local transport links within walking distance from the site.

Site  
Bus Stop





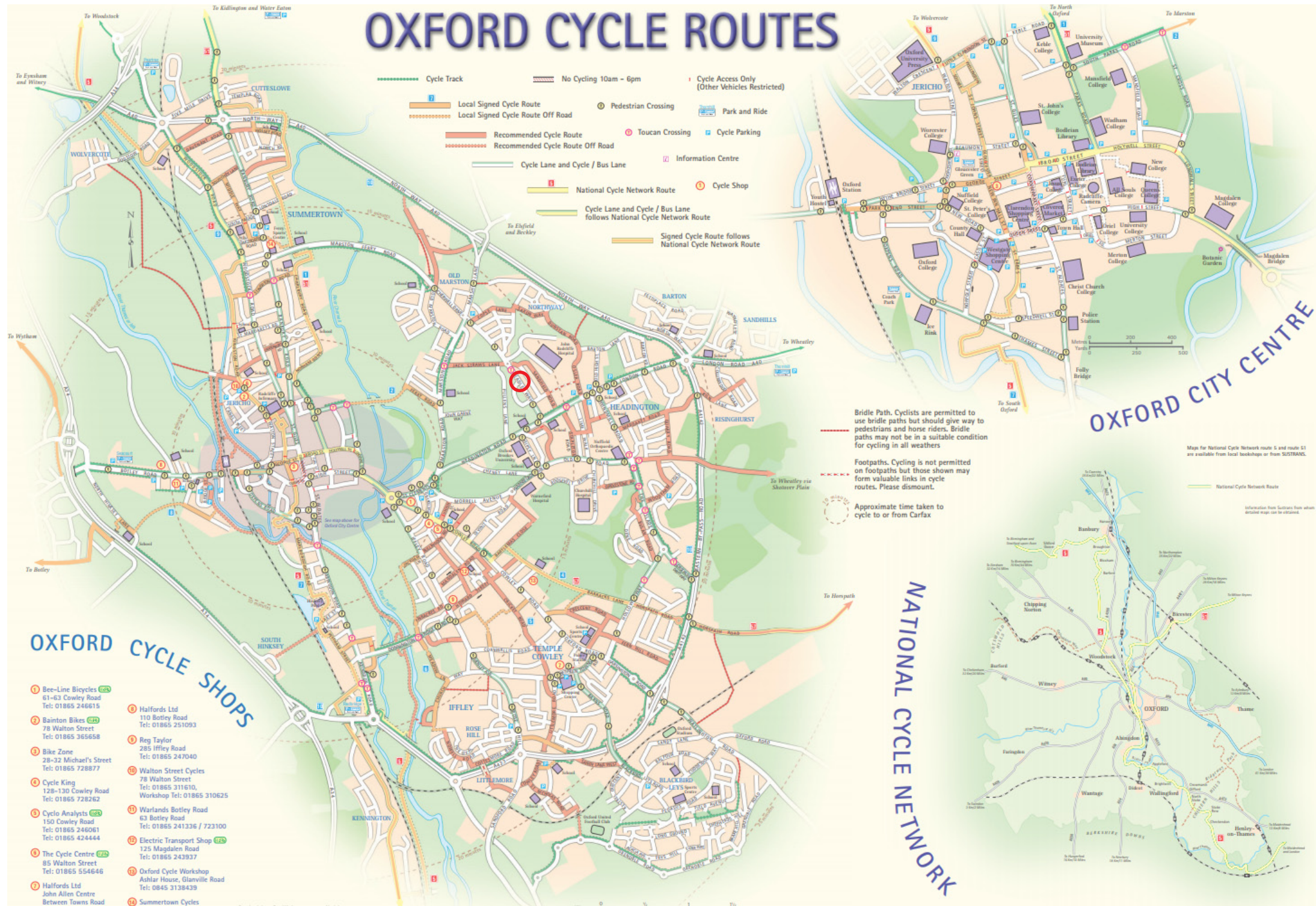


Fig. 6. Oxford cycle routes within close distance from the site.

Site



## 2.0 Site Analysis

### 2.3 Current Building

2.3.1 The site is currently occupied by a detached two storey 4 bedroom dwelling set in the centre of a large garden, made up of soft and hard landscaped areas and numerous mature trees. The landscaping is overgrown and can be seen as making a negative impact on the streetscape.

2.3.2 The dwelling provides the following accommodation:

Ground	Living Dining Kitchen Hall
First	Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bathroom WC Hall

2.3.3 The existing building features comprise a pebble dash beige render to the external walls with red brick details around windows and doors. Windows and doors are an aged white uPVC with matching gutter. The roof is finished in dark brown clay/concrete tiles with ridge tiles in a matching colour. A brick chimney rises above the roof line.

2.3.4 Vehicular access is currently onto and from Fortnam Crescent through a double gate in aged timber. The gate is located 29m away from Headley Way.

2.3.5 Pedestrian access is currently onto and from Headley Way through a single gate in white painted iron off a pavement 5m from the road. This is consistent along Headley Way.



Fig. 7. Current building occupying the site in 2012.

Site



2.0 Site Analysis

2.4 Site Photographs



Fig. 8. (L) Site west elevation viewed from Headley Way.

Site



Fig. 9. (R) Site west elevation viewed from Headley Way.

Site



2.0 Site Analysis

2.4 Site Photographs



Fig. 10. (L) Site east elevation viewed from Fortnam Close.

Site



Fig. 11. (R) Site south elevation viewed from Fortnam Close.

Site



2.0 Site Analysis

2.4 Site Photographs



Fig. 12. (L) Site south elevation viewed from Fortnam Close.

Site



Fig. 13. (R) Site south elevation viewed from Fortnam Close.

Site



## 2.0 Site Analysis

### 2.5 Wider Site Area Survey

2.5.1 Headley Way is made up of predominantly semi detached and detached, two and three storey family dwellings and apartment buildings. It is bound to the south by Headington Road/London Road and to the north by Marston Road.

2.5.2 John Radcliffe Hospital and Nuffield Health Oxford are located to the east and Oxford Brookes University located to the south of Headley Way.

2.5.3 The area is characterised by post war and inter-war housing with a mixture of pebble dash render, white painted render and exposed red brick adorning each facade. Roofs in general use brown concrete tiles with dormer windows and roof lights where roof conversions provide additional accommodation.

2.5.4 Architectural details of the buildings along Headley Way are minimal but include a mixture of gabled and non-gabled roofs, single and double chimneys, mixture of arches and flat lintels to doorways, single and two storey bay windows and white uPVC windows.

2.5.5 The roof line along Headley Way stays fairly consistent with buildings mirroring each other in material and overall massing but given personal modifications in the form of dormer windows and gable infill.

2.5.6 To the south of Headley Way is Headington School, a two storey Edwardian independent girls' school.



Fig. 14. Example of detached post-war/interwar houses along Headley Way with infill of gable end extensions, rooflights, dormer windows and garages.



Fig. 15. Example of semi-detached post-war/interwar houses along Headley Way with infill of gable end extensions, rooflights, dormer windows and garages.





## 2.0 Site Analysis

### 2.5 Wider Site Area Survey



Fig. 16. View south along Headley Way indicating the local vernacular of post-war/interwar detached and semi-detached housing with a mixture of exposed brick, render and pebbledash render.





## 2.0 Site Analysis

### 2.6 Immediate Site Area Survey

2.6.1 The site occupies a detached end plot positioned on the corner of Headley Way and Fortnam Close, bounded to the north by 149/151 Headley Way (semi-detached).

2.6.2 149/151 Headley Way is built from pebble dash rendered brick, brown concrete tile roof and white uPVC windows. The low roof pitch and palette of materials is consistent along Headley Way.

2.6.3 To the south of the site, 155 Headley Way is finished in red brick, brown concrete tile roof and white uPVC windows and doors. The scale and detailing are consistent with other buildings along Headley Way with the lack of render distinguishing it from its surrounding context.

2.6.4 The elevation of 155 Headley Way facing the site is in the main blank, featuring a single window likely to be serving a bathroom due to the external plumbing around the area. A single rooflight is positioned above the suspected bathroom window but does not provide clear views over and towards the site.

2.6.5 In general, buildings along Headley Way are set back from the pavement line, providing parking and additional amenity space.

2.6.6 There is a reasonably strong green presence along Headley Way, notably mature trees, and dense shrubbery in front facing gardens.



Fig. 17. View facing east into Fortnam Close.



Fig. 18. View facing west from Fortnam Close.





## 2.0 Site Analysis

### 2.6 Immediate Site Area Survey

2.6.7 To the west and opposite the site, no 2-8 Franklin Road is a larger apartment building occupies the corner plot finished with a similar material palette, scale and detailing as the local vernacular.

2.7.8 To the south of the site, no's 155-161 are combined into a singular large block again finished with a similar material palette, scale and detailing as the local vernacular.

2.7.9 In general, buildings within the immediate vicinity of the site are of a similar scale and material of the other buildings along Headley Way. Any replacement development will of course respect these observations.



Fig. 19. View facing west from Fortnam Close towards the large apartment building at 2-8 Franklin Road.



Fig. 20. View facing east from Franklin Road towards the large apartment building at 155-161 Headley Way (R) and the site (L).





## 2.0 Site Analysis

### 2.7 Area Status

2.7.10 As highlighted in the map, the Headington Hill Conservation Area does not include Headley Way, Franklin Road or Fortnam Close. 153 Headley Way is therefore situated outside of any Conservation Area.

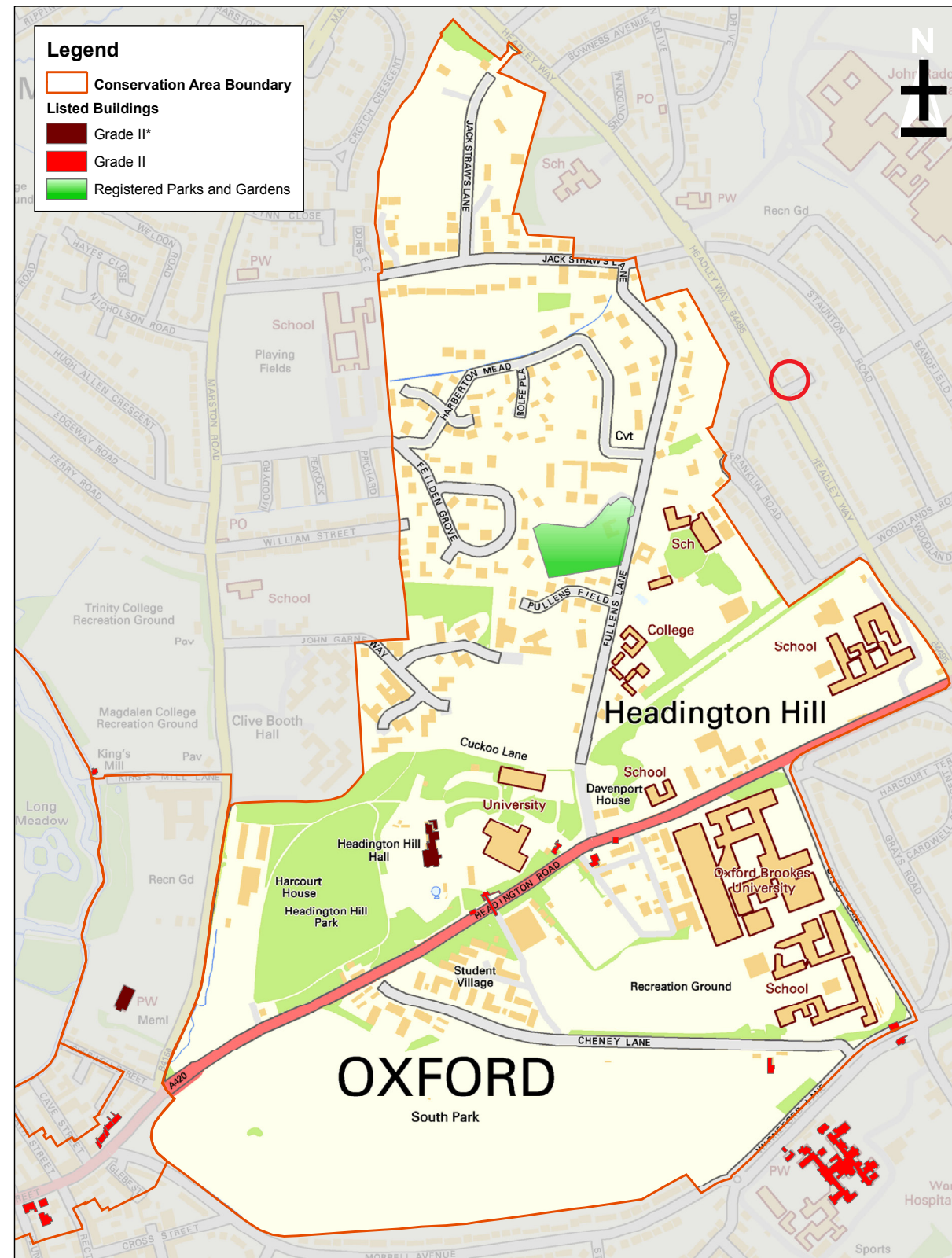


Fig. 21. 153 Headley Way is highlighted in the red circle and falls outside of the Headington Hill Conservation Area.

Site







### 3.0 Planning History

#### 3.1 Previous Application History

3.1.1 The site's recent relevant planning history is set out in the table to the side. Colours match individual applications to further descriptive text below.

3.1.2 In April 2014, pre-application advice was sought for a larger replacement single family dwelling occupying around 50% of the overall plot. The proposed pre-application design was deemed too large, minimised the current amenity space and incurred overlooking to homes on the opposite side of Headley Way.

3.1.3 In May 2016, a full application was granted for a replacement single family dwelling comprising 5 bedrooms over 3 stories plus basement.

3.1.4 In February 2018, a full application was submitted for a replacement single family dwelling comprising 4 bedrooms over 3 stories plus basement. The design was influenced by Headington and Oxford's built Arts and Crafts history, using this to propose a new statement house of high quality along Headley Way. The application received negative feedback for its departure from Headley Way's interwar/post-war housing style. The application was subsequently withdrawn.

3.1.5 In October 2018, pre-application advice was sought a replacement building for use as 5 separate flats with the following mix - 1x1 bed, 2x2 bed and 2x3 bed with car parking and garden with bin and cycle storage. The advice supported the reuse of the site with a number of apartments but questioned the apartment size and amenity provision. Adequate outdoor amenity space and bin and bicycle storage areas were also highlighted as areas of concern.

3.1.6 In March 2019 a full application was submitted for a replacement building for use as 4 separate flats with the following mix - 1x 1-bed, 2x 2-bed, 1x 3-bed. Car parking for disabled / visitor and family units. The advice supported the reuse of the site with a number of apartments but questioned the 'awkward massing', locations of the bin and bike store, location of car parking and access to amenity space.

3.1.7 In June 2019 informal advice from Sarah Orchard was sought on a new scheme via email, which proposed two smaller replacement buildings for use as 4 separate flats with the following mix - 1x 1-bed, 2x 2-bed, 1x 3-bed. Car parking for disabled / visitor and family units. The advice raised concerns about how the scheme might impact daylight for neighbours to the North. This application forms the response to the feedback received in March 2019 and this informal advice.

Reference	Validated	Description	Decision
14/01186/PAC	15 Apr 2014	Replacement dwelling	-
14/02628/FUL	16 Sep 2014	Demolition of existing house. Erection of 1 x 5 bedroom dwelling house (Use Class C3) and formation of a basement to form 1 x 1 bedroom flat (Use Class C3). Provision of car parking space, private amenity space, bin and cycle stores.	WITHDRAWN
14/03516/FUL	06 Jan 2015	Demolition of existing house. Erection of 1 x 3 bedroom dwelling house (Use Class C3). Creation of new vehicular access from Fortnam Close. Provision of car parking space, private amenity space, bin and cycle stores. (Amended plans received 6/03/2015)	APPROVED
15/01060/FUL	17 Apr 2015	Demolition of existing house. Erection of 1 x 5 bedroom dwelling house (Use Class C3). Creation of new vehicular access from Fortnam Close. Provision of car parking space, private amenity space, bin and cycle stores. (Amended plans received 16/06/15)	APPROVED
15/01060/FUL	17 Apr 2015	Demolition of existing house. Erection of 1 x 5 bedroom dwelling house (Use Class C3). Creation of new vehicular access from Fortnam Close. Provision of car parking space, private amenity space, bin and cycle stores. (Amended plans received 16/06/15)	APPROVED
16/00512/FUL	07 Mar 2016	Demolition of existing house. Erection of 1 x 5 bedroom dwelling house (Use Class C3). Creation of new vehicular access from Fortnam Close. Provision of car parking space, private amenity space, bin and cycle stores.	APPROVED
18/00272/FUL	02 Feb 2018	Demolition of existing 1 x 5 bedroom detached dwelling house (Use Class C3) and accompanying garage and garden shed structures. Erection of 1 x 5 bedroom detached dwelling house (Use Class C3). Creation of new vehicular access from Fortnam Close. Provision of car parking space, private amenity space, combined external bin and cycle store, improved boundary treatment and re-landscaping of site.	WITHDRAWN
18/02625/PAC	12 Oct 2018	Replacement of existing 2 storey family dwelling with a 2 storey plus basement and roof accommodation building for use as 5 separate flats with the following mix 1x 1-bed, 2 x 2-bed and 2x3-bed. Car parking for disabled/ visitor and family units. Shared garden for 1 and 2 bed units. Private garden and amenity space for 3 bedroom units. Bin and cycle storage.	ADVICE RECEIVED
19/00672/FUL	March 2019	Replacement of existing 2 storey family dwelling with a 2 storey plus basement and roof accommodation building for use as 4 separate flats with the following mix: 1x 1-bed, 2x 2-bed, 1x 3-bed. Car parking for disabled / visitor and family units. Shared garden for 1 and 2 bed units. Private garden and amenity space for 3 bedroom units. Bin and cycle storage.	WITHDRAWN

Table 1. Planning history for 153 Headley Way.