

All Saints Road WS0 Ideas Report



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urbanism**

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This report is for the WS0 support to HRA in generating ideas for discussion that can lead up to defining the brief for a RIBA 1-5 appointment for the design of the street.

This first phase includes:

Ideas Document - provide rough sketches, compile reference images and projects and format them in a way that can help spark ideas, attract funding, be used for discussion with other HRA members and increase the quality of the end result. This could also be the first step to creating a fully-fledged proposal.

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Client
Highfields Residents Association

Revisions tracker

REV.	DATE	DESCRIPTION
-	19-08-2022	Draft Issue to client

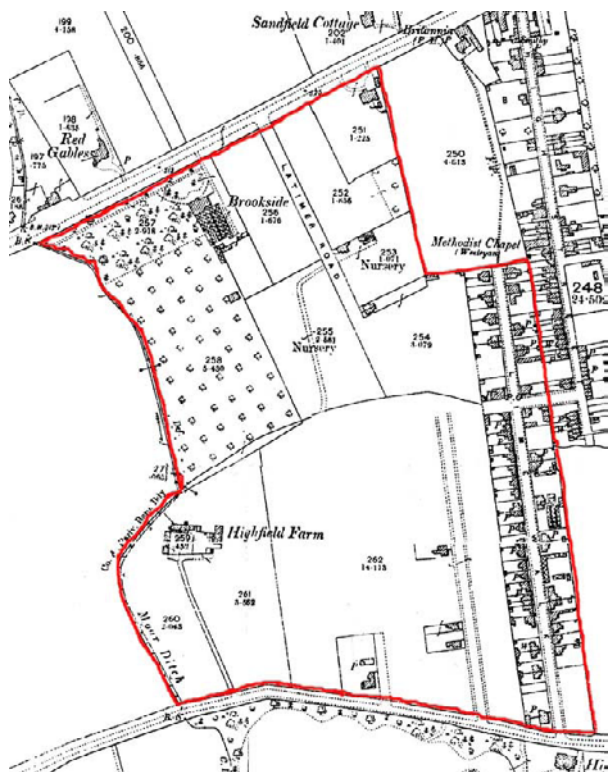
Section 1

Context

This section analyses the context of the street to understand some of the constraints and opportunities the street has. It is not a complete feasibility study, however this highlights some of the issues that should be considered with future improvements to the street.

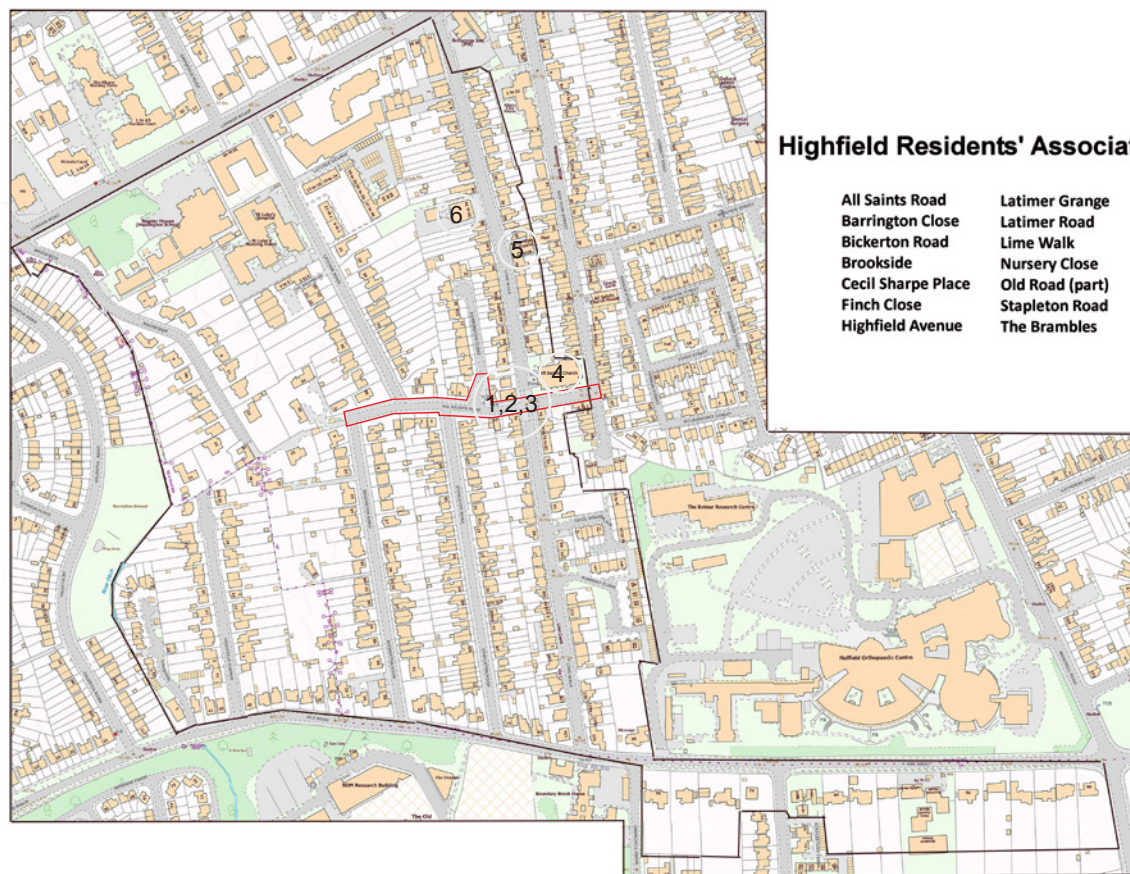
Barrington Close corner sits at the heart of the neighbourhood.





The High Field was one of the four great fields of Headington. Highfield Farm, stretched from what is now Lime Walk to Boundary Brook. Its farmhouse (c 1700) in Highfield Avenue is the only listed building in this area. Roads west of Lime Walk date from c1905 with most of the housing built between 1880 - 1930. The new parish church of All Saints was built in 1910.

In 1926 the Shirley Memorial Hall (taken over by the Exclusive Brethren in c.1980 and by St Ebbe's in 2007) became the central Headington meeting place. Lime Walk Methodist Church moved to Lime Walk in 1932. The shop on the corner of Lime Walk and All Saints' Road was the post office and hub of the community from 1890 to 1947.



Highfield Residents' Association

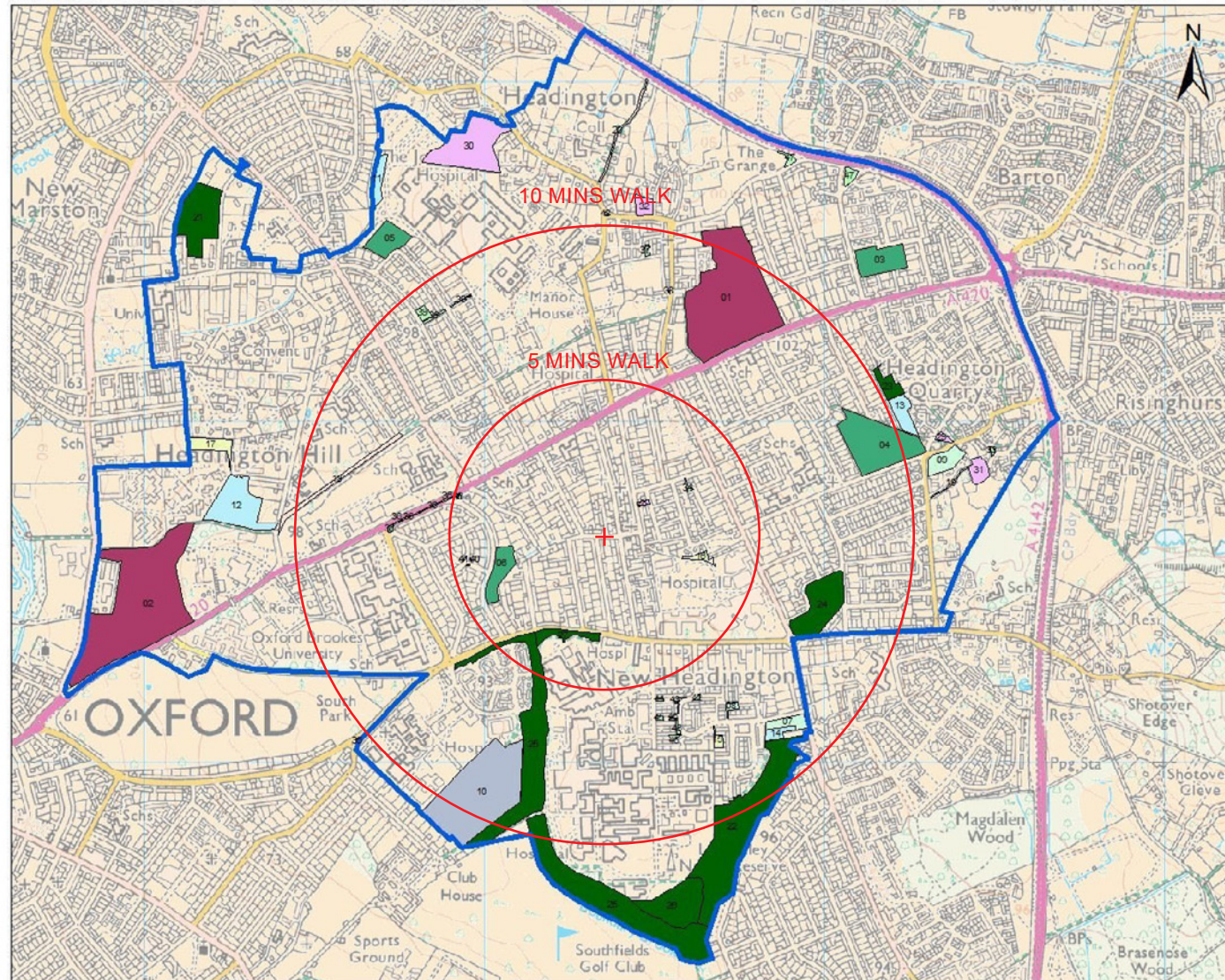
All Saints Road	Latimer Grange
Barrington Close	Latimer Road
Bickerton Road	Lime Walk
Brookside	Nursery Close
Cecil Sharpe Place	Old Road (part)
Finch Close	Stapleton Road
Highfield Avenue	The Brambles

COMMUNITY ASSETS

1. Letter box in All Saints' Road attached to the wall of the former corner shop and post office, relocated to current site by popular demand.
2. Community notice board fixed to the wall of the former corner shop in All Saints' Road.
3. Sturdy wooden planters adding a focal point and colour to the intersection of Lime Walk and All Saints' Road.
4. All Saints' Church, Lime Walk, 1910, landmark feature and venue for community events. The garden is an oasis of calm with its lime trees, well-tended beefriendly flowerbeds, shrubs and lawns.
5. Methodist Church, Lime Walk, 1932.
6. St Ebbe's Church in Headington, Lime Walk, 2007.

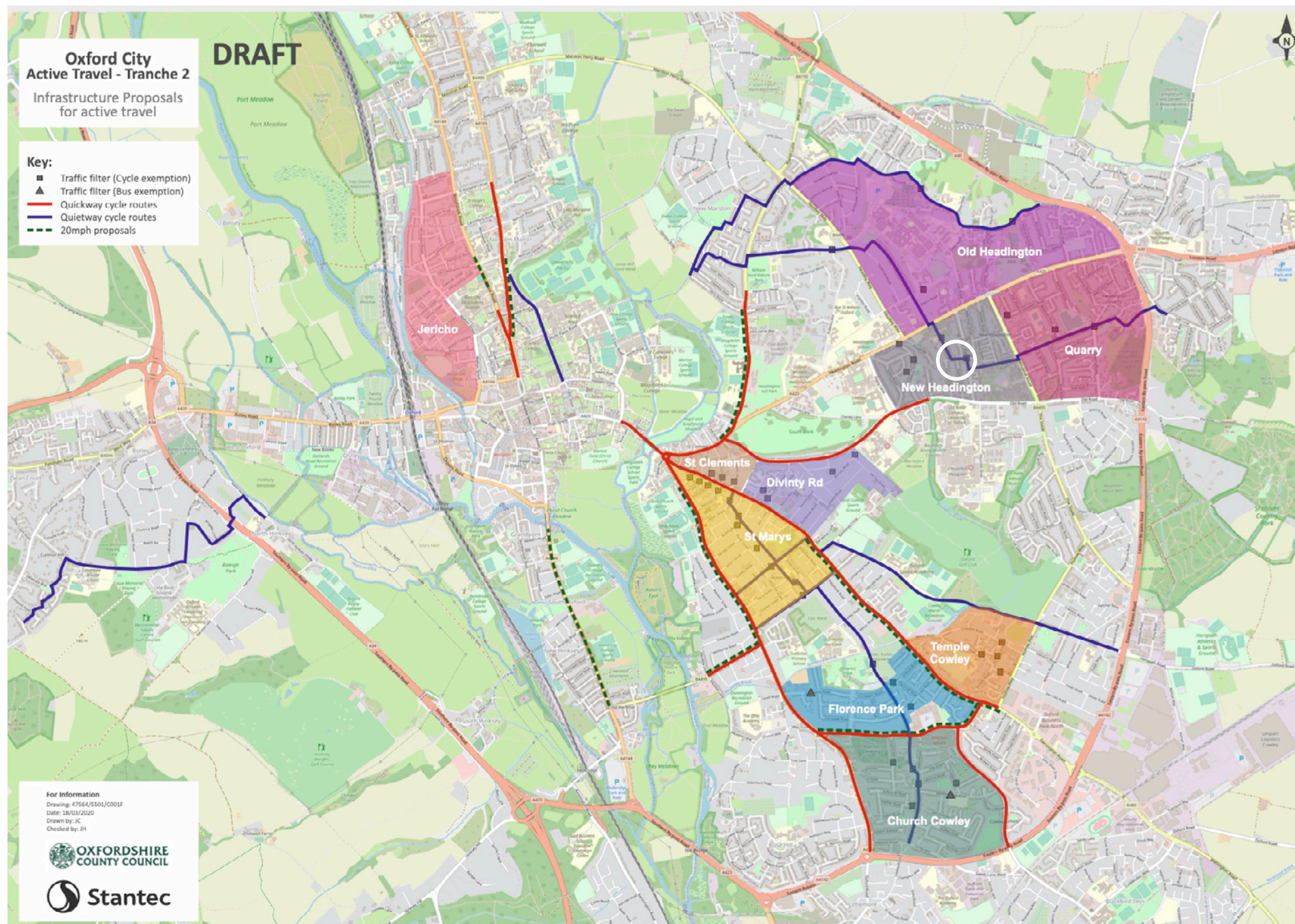


There are few accessible friendly parks within 5 minutes walk. The closest park is not directly accessible from High Field as you must go onto either London Road or Old road then Valentia Road to get to it. It takes longer than 5 minutes to walk to.



Green Spaces Plan (Policy GSP1)

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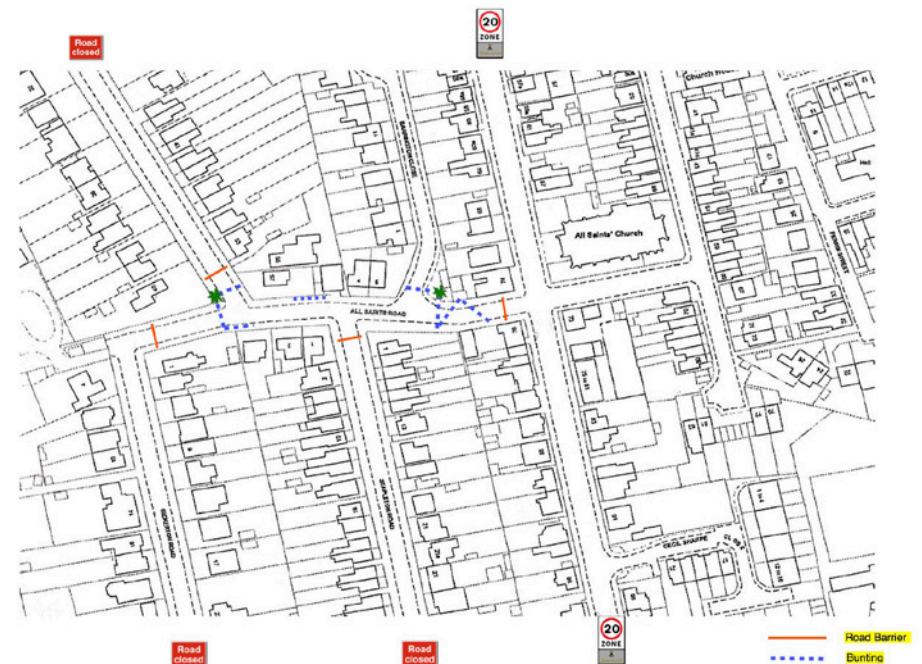


HRA Events

Most of the activities are located one Barrington Close Junction, including the litter pick and Christmas carols.



The street party stretches from Lime Walk to the other end of All Saints Road.



Here are two previous proposals for the street shared by Frank McKenna

This first one explored the closing of the road between Barrinton Close and Stapleton Road. This would create a public space and reduce traffic coming through the streets.



This proposal explores 'islands' breaking up the street into pedestrian or planting zones. While this would slow traffic down and provide space for permanent functions, it creates too many restrictions for vehicles, particularly deliveries and waste collection.



LTN PROPOSAL 1

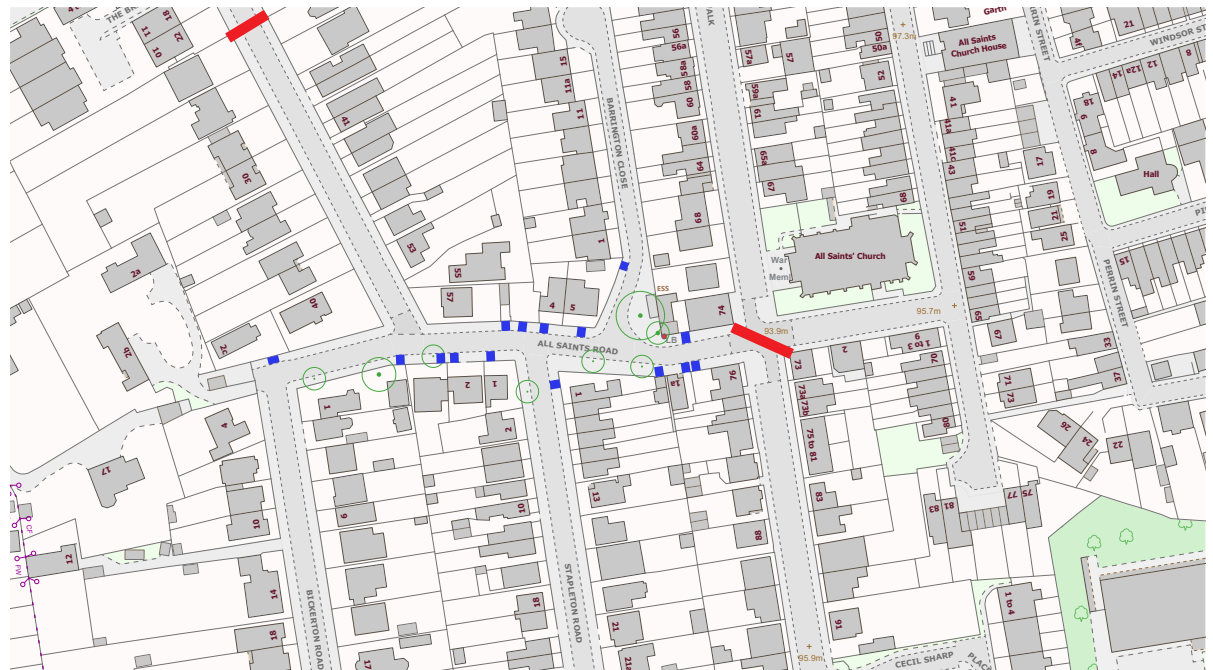
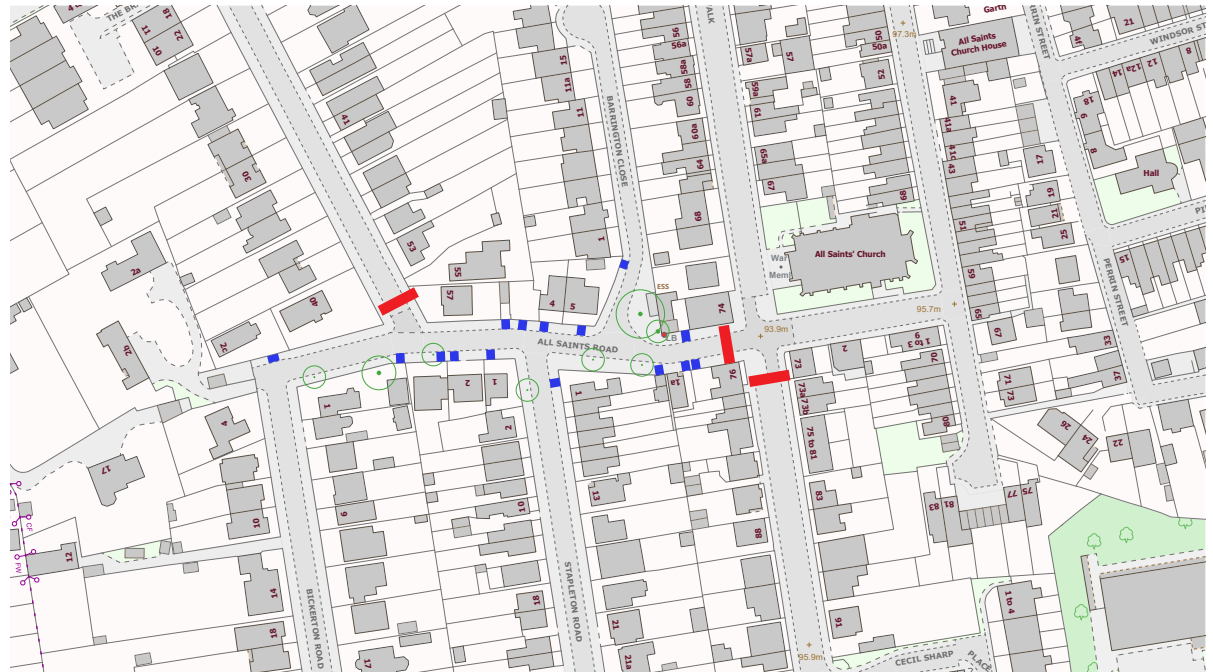
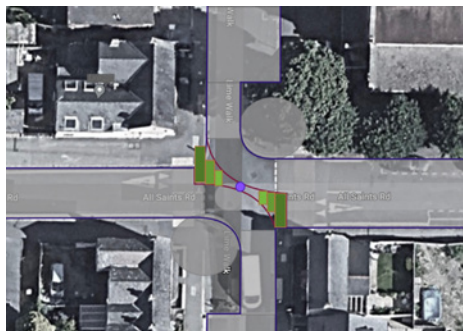
This first LTN proposal shared by Frank McKenna, was proposed by OCC. It closes the road in two places at the Lime Walk Junction. This allows the middle section of All Saints Road to become quiet public space.

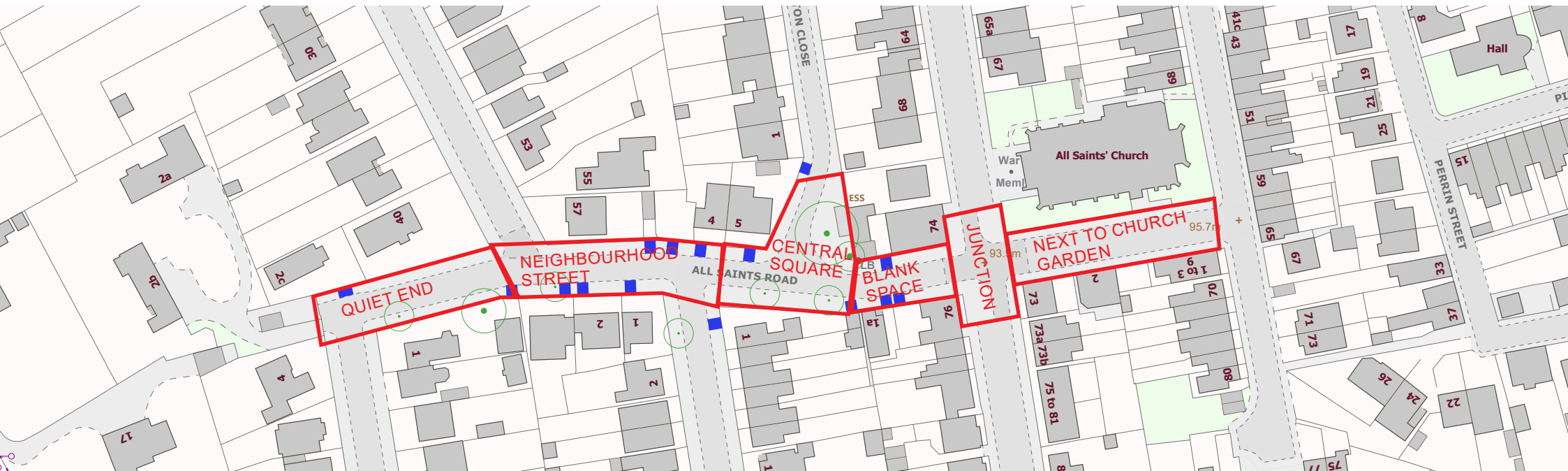
 Traffic Barriers

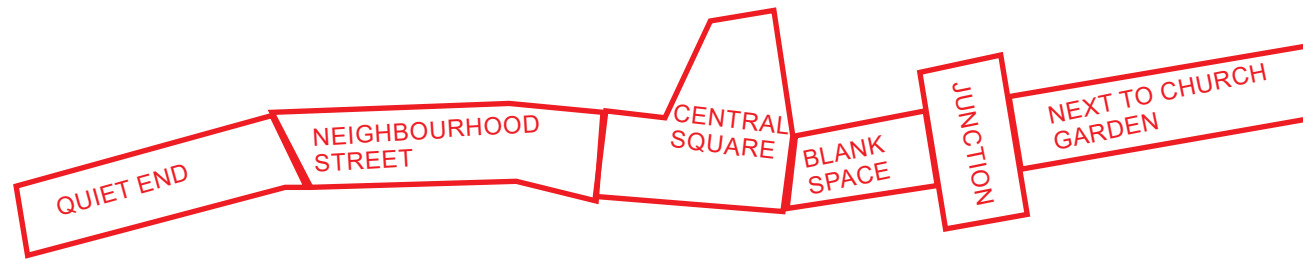
LTN PROPOSAL 2

This second proposal improves access for deliveries and vehicles, while maintaining turning circles. It closes the junction at Lime Walk with a diagonal barrier. This allows traffic to enter All Saints Road, therefore removing the possibility of creating a public space.

NB. The Low Traffic Neighbourhood Plan has been paused for Headington.







QUIET END



NEIGHBOURHOOD STREET



CENTRAL SQUARE



BLANK SPACE



JUNCTION



NEXT TO CHURCH GARDEN



Constraints + Opportunities: Quiet End

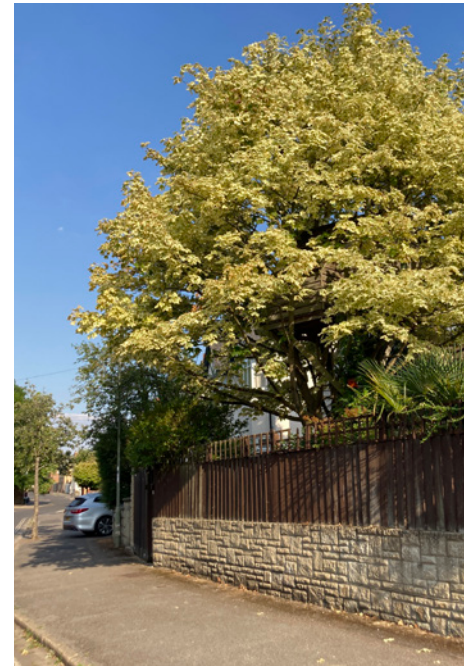
Nice trees, car
parking, club car
spot



Vacant land at the
end is a detractor
from the street



Tree house is a
landmark on the
street.



Entrance to Latimer
Road is busy



Constraints + Opportunities: Neighbourhood Street

Entrances only
on one side at
a time makes
the street less
busy and creates
opportunities on the
other side of the
street



Cars crossing
pavements



Proximity to nice
front gardens



Fence on one side



Entrance to stapleton road is busy and
uncomfortable to cross as a pedestrian

Constraints + Opportunities: Central Square



4m wide pavements
with trees and no
residential entrance



Road surface is
patchy and unsightly

The paving is in poor condition and need relaying or removal.



The electrical substation is a detractor from the space. If it was fully enclosed, furniture could be put up against it. However, the current fence is broken and needs maintenance or painting.



Constraints + Opportunities: Blank Space

Both sides of All Saints Road are blank walls as it meets Lime Walk. This creates a dark, unfriendly part of the street. People stop here knowing they are not seen by anyone.



The post box and community notice board are two of the big attractors for people locally. Local residents use these on a daily basis.

