

# » Oxford High Buildings

» Evidence Base Report  
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St Mary's Church

## Introduction

Oxford City Council (OCC) is preparing a new Local Plan. It will contain a strategy for development of the city to the period up to 2036 and begin to implement the Oxford 2050 Vision. It is anticipated there will be significant growth within the City Council administrative area and surrounding Oxfordshire districts, including potential urban extensions close to Oxford. Oxford has a tightly drawn boundary, and has experienced rapid economic and population growth, which is expected to continue.

It is therefore important that opportunities are taken to make the most efficient use of land. OCC is expecting higher density development, particularly in the city and district centres and transport hubs. How to deliver higher density development without negatively impacting on character and historic environment is of utmost importance if Oxford is to remain a successful international city and enriching place to live, work and visit.

### Oxford High Buildings Technical Advice Note

This document provides the evidence base for the Oxford High Buildings Technical Advice Note (TAN), a guidance document that supports policy within the Local Plan and shape the growth of Oxford positively. The Evidence Base Report (EBR) summarises the current 'baseline' of Oxford and has utilised mapping and 3D city wide modelling. It has been shaped by Stakeholder Workshops and OCC Officer workshops.

The 'baseline' analysis is broadly split into three principal themes:

- ▶ **Place** - Illustrating how Oxford has grown, its character through the identification of townscape character areas; how the city is structured, identifying the location of the city centre, district centres, and the main transport routes as well as through the current nature of building heights across the city.
- ▶ **Heritage** - The geographical distribution of heritage assets within the city; the ways in which setting contributes to the heritage significance of these assets and their potential to be affected by high buildings.
- ▶ **Growth** - Identifying where future growth within the city is planned or may be anticipated as part of the emerging Local Plan; areas within and beyond the city boundary in neighbouring districts where development may come forward; and areas that may be reasonably expected to come under pressure for high buildings in future.

The EBR concludes by identifying 'Areas of Greater Potential' for high buildings. These are areas that are relatively unconstrained by heritage considerations and also represent opportunities for high buildings such as at district centres and transport nodes.



# 1 Place

## 1.0 Location and Green Belt

Figure 1 shows the extent and alignment of Oxford City boundary and adjoining district boundaries. The extent of Green Belt is also shown.

The following key observations are made:

- ▶ The city boundary is drawn tightly around the settlement.
- ▶ South Oxfordshire, Cherwell and Vale of White Horse districts abut the city.
- ▶ The Green Belt designation is also drawn tightly around the city.
- ▶ The OCC Green Belt Study undertaken in 2017 has led OCC to identify a small number of sites for removal.
- ▶ There is no intention for OCC to review and release further Green Belt.
- ▶ Neighbouring local authorities are currently working up detailed allocations within their Local Plans which has the potential to affect the city and heritage assets within it.



Figure 1: Location and Green Belt



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# 1 Place

## 1.1 Geography

Oxford's very existence was forged by its location as a crossing point on the River Thames. Figure 2 illustrates Oxford within its surrounding topography.

In relation to the geography of Oxford the following key points of note are made:

- ▶ Geography is critical to understanding the siting and subsequent development of Oxford and the way in which we experience it today.
- ▶ Oxford stems from a 9th century Saxon Burh set on river terrace at a strategic crossing point between the confluence of river Thames and Cherwell.
- ▶ The city is bounded by the river flood plains to east and west with agricultural land rising to wooded hills beyond.
- ▶ The river floodplains and the surrounding hills are important characteristics of the landscape setting of Oxford.

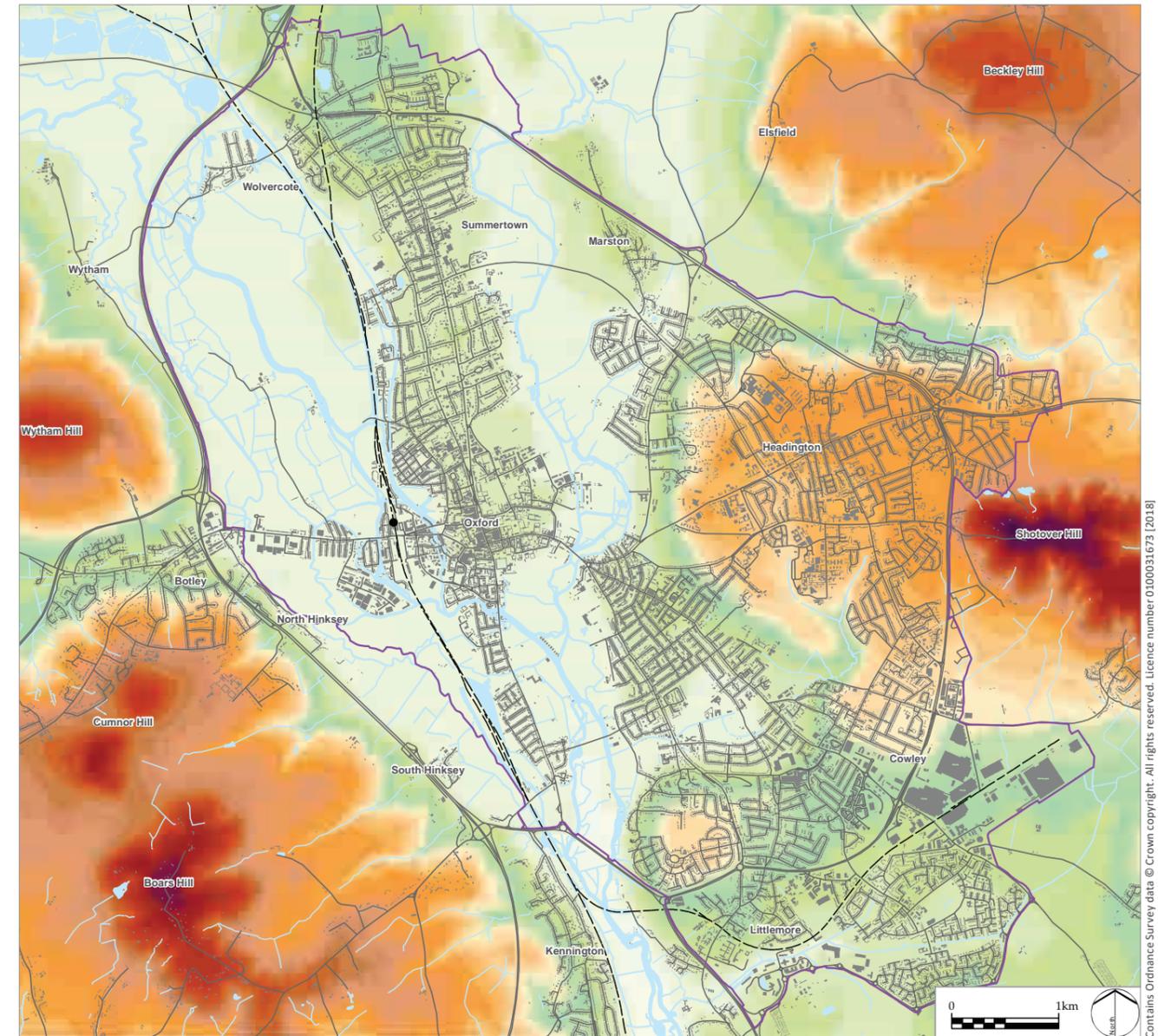
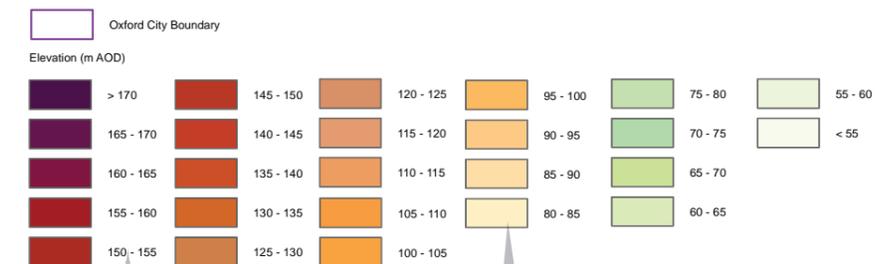


Figure 2: Topography



# 1 Place

## 1.2 Existing Building Heights

Figure 3 illustrates the existing built form heights across Oxford and neighbouring suburbs. The plan utilises the Bluesky Heighted Building dataset which is derived from Ordnance Survey Mastermap data (1:1250).

From the plan the following key observations can be made:

- ▶ The general height of buildings across the city is between 2 - 4 storeys. Even where taller buildings occur they are very rarely above 6 storeys.
- ▶ There is a clustering of higher buildings within the city centre largely associated with College developments.
- ▶ There is a pattern of clustering at district centres such as Headington and Temple Cowley.
- ▶ There is also a clustering of higher buildings around Cowley associated with the Cowley Motor Works and in the south at Oxford Science Park.
- ▶ Individual residential towers in the suburbs, such as Plowman Tower in New Marston and Evenlode Tower in Blackbird Leys, are also present.

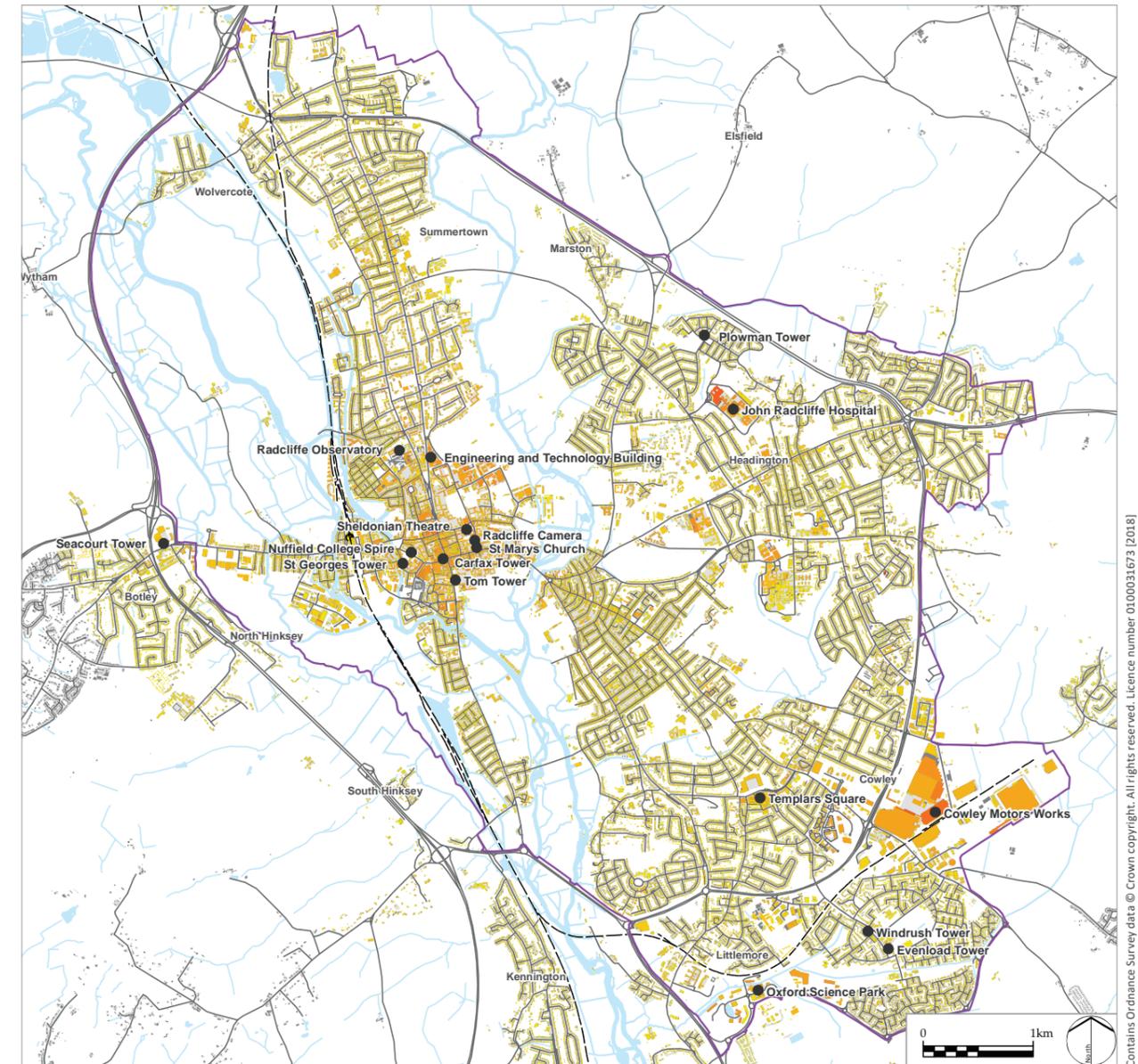
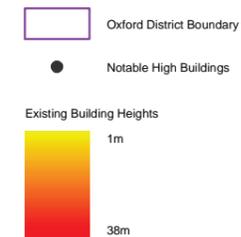


Figure 3: Existing Building Heights



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# 1 Place

## 1.3 Townscape Character

The guidance document 'Oxford in its Landscape Setting' (2002) identifies and maps 11 broad townscape character types and 52 more detailed townscape character areas for the whole of the city (Figure 4). The townscape character areas provide detailed analysis at the street level of distinct areas of the urban environment. The High Buildings Guidance utilises this framework as a basis for analysis.

Landscape character areas from the Oxfordshire Wildlife and Landscape Study (OWLS) and neighbouring district character assessments have also been used to analyse landscape character beyond the city boundary.

From the character maps the following key observations are drawn:

- ▶ The historic city centre of Oxford is one of the most well known city centres in England, recognisable on an international level. It is fundamental to Oxford's identity.
- ▶ Beyond the historic centre there is a diversity of built form forming a number of distinct character areas generally reflective of the time each was developed.
- ▶ Historic areas beyond the city centre are generally reflective of the outlying villages that have been subsumed by the growth of the city.

Appendix 1 of the EBR provides a summary of all 52 of the TCAs. The Landscape Institute's Technical Advice Note (TIN 05/2017) provides further guidance on townscape character assessment.

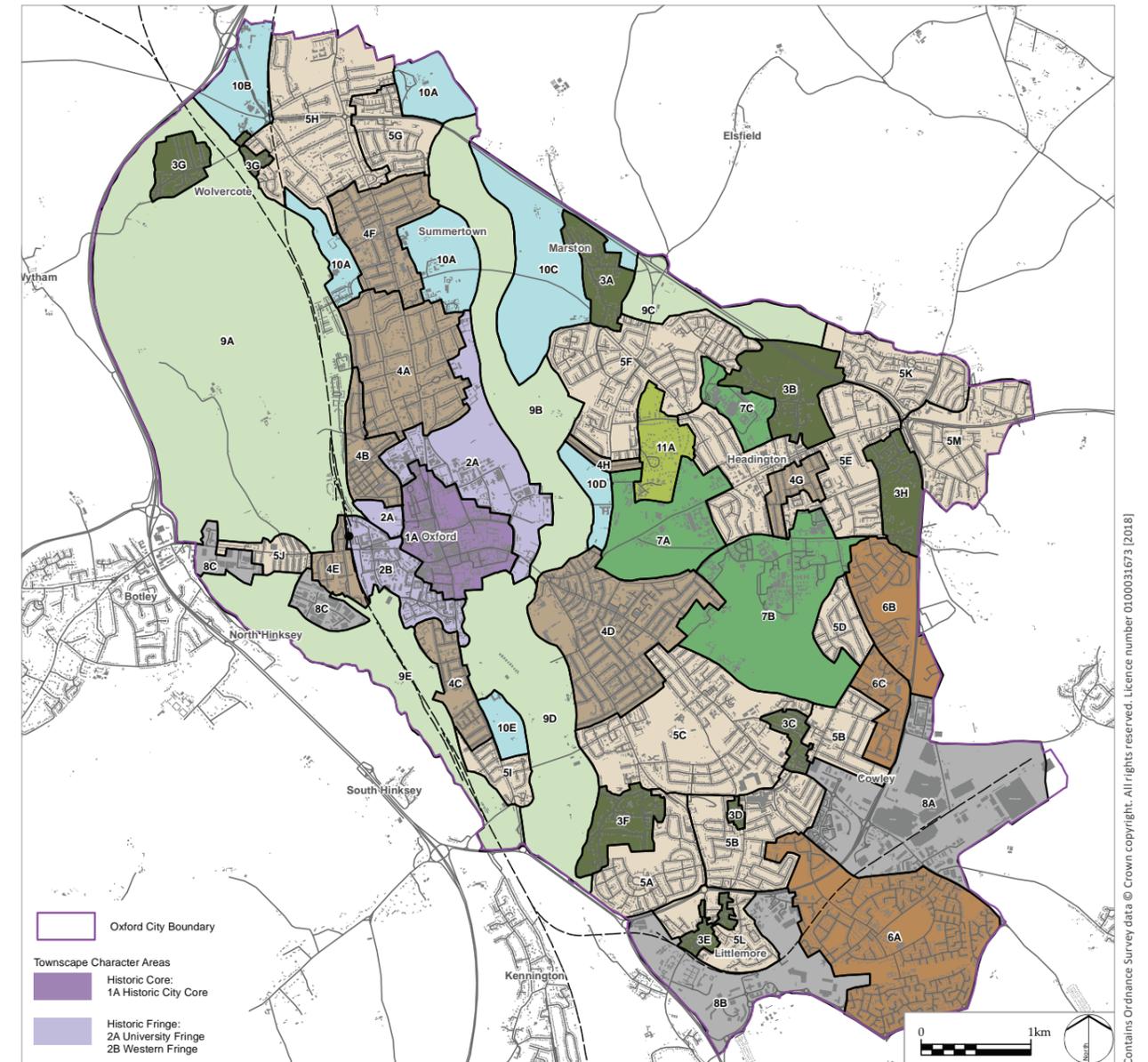


Figure 4: Townscape Character



# 1 Place

## 1.4 Landscape Character

The Oxfordshire Wildlife and Landscape Study (OWLS) provides a detailed analysis of the landscape character of Oxfordshire. Urban areas are not assessed but the countryside surrounding and within Oxford are considered.

From the OWLS study the following key observations are drawn:

- ▶ The River Meadows landscape character area permeates the city, drawing the countryside into the city north to south along the Thames and Cherwell floodplains.
- ▶ To the east and west the Wooded Farmland, Wooded Estatelands and Wooded Hills landscape character areas are predominant forming a natural and green backdrop to the city.
- ▶ To the north and south the Alluvial Lowland and Vale Farmland character areas are predominant.

Natural England's An Approach to Landscape Character Assessment (2014) provides further guidance on landscape character assessment.

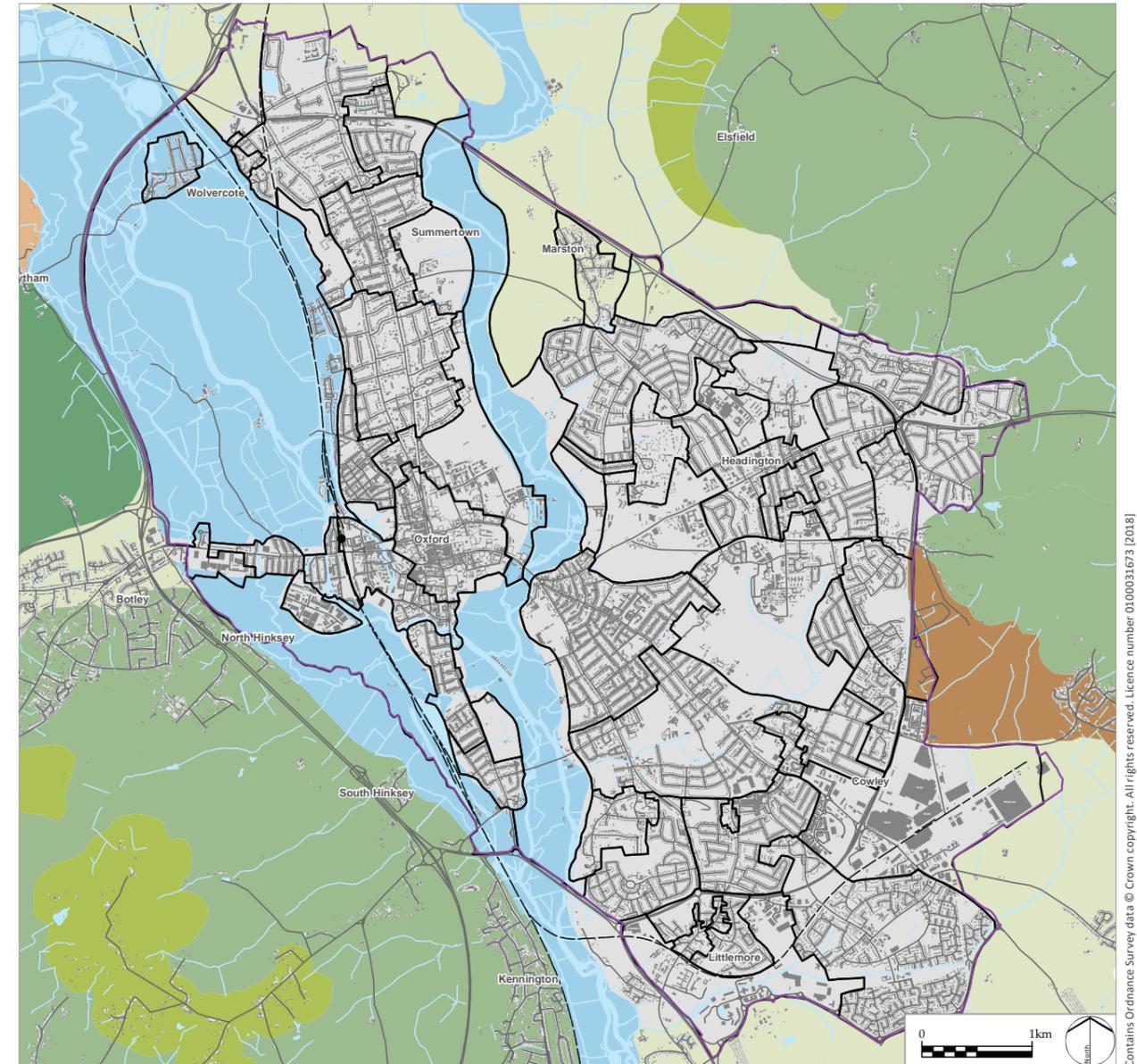
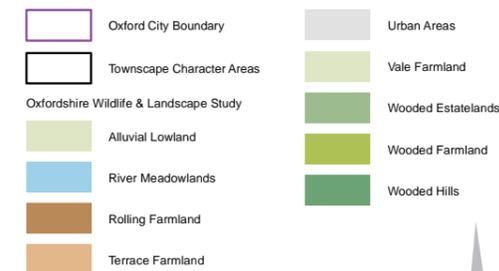


Figure 5: Oxfordshire Wildlife and Landscape Study (OWLS)



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# 2 Heritage

## 2.0 Introduction

### Introduction

The primary purpose of the Oxford High Buildings Study is to better understand where there are opportunities in the OCC land area to accommodate high buildings. Whilst this process of densification will be informed by many different factors, OCC has recognised that the starting point for the study should be a thorough understanding of the significance of the city's historic environment and its sensitivity to high buildings.

This initial focus on the historic environment reflects the fact, long-recognised in Oxford, that the city's built heritage and its relationship to its landscape setting are of great importance and can be harmed by inappropriate development of high buildings. Historically, this concern has been addressed through the recognition of the Oxford View Cones and the Carfax datum in planning policies. The present study provides an opportunity to address more widely the question of how high buildings can affect the historic environment.

Fundamentally, this issue relates to 'setting'. This study therefore addresses the potential for a high building within the setting of a heritage asset to affect our experience of that asset in such a way that it harms its significance.

### National policy and guidance

The study has been undertaken in the context of current national policy and guidance regarding heritage significance and the setting of heritage assets; it therefore adopts the technical vocabulary related to these topics. Definitions of 'heritage asset', 'setting' and 'significance' for heritage policy are provided in Annex 2 of the National Planning Policy Framework ('NPPF')<sup>1</sup>.

A principle of national planning policy is the conservation of heritage assets in a manner appropriate to their significance (NPPF, para 184). Local planning authorities, in preparing local plans, should take into account the desirability of sustaining and enhancing the significance of heritage assets (NPPF, para 185). The importance of heritage significance is explained in the Planning Practice Guidance:

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals." (PPG, Conserving and enhancing the historic environment, para 009).*

<sup>1</sup> Definitions quoted here for ease of reference:

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



Guidance on setting is provided by Historic England in the current edition of The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3, 2nd edition 2017, 'GPA3'). Whilst this guidance note may usefully be read in its entirety, certain sections are of particular relevance in the context of the present study.

Paragraph 8 of GPA3 notes:

*“Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations).”*

Noting this advice and the definition of 'Heritage Asset' in the NPPF, we should recognise that Oxford contains numerous individual heritage assets, mostly historic buildings distributed in dense clusters. These individual assets can also be understood as components of larger assets, for example Conservation Areas where they contribute to the historic character and appearance of the townscape. At the highest level, the entire historic centre of Oxford can be treated as a single complex asset. It may be noted that the Oxford View Cones contribute primarily to an appreciation of the setting and significance of historic Oxford as a single complex asset rather than any of the individual Listed Buildings that may be seen in the view.

It is recognised that any individual heritage asset in Oxford could be affected by a specific high building proposal in its immediate setting and would need to be assessed accordingly at that point. However, in the present study, the definition of wider areas of opportunity or constraint for high buildings is based primarily on an understanding of the setting of the composite assets, such as Conservation Areas or historic Oxford as a whole. Nevertheless, some individual Listed Buildings and Scheduled Monuments have been identified where the contribution that setting makes to their significance is of more than local extent; these assets are also dealt with the EBR.

Much of our appreciation of the contribution that setting makes to the significance of heritage assets in Oxford relates to views. This includes the formally recognised Oxford View Cones but there are numerous other locations throughout the city where views contribute to an appreciation of heritage significance. GPA3 provides specific guidance on 'views and setting' at paragraphs 10 to 14 of the guidance note, identifying the various ways in which views of, from, across or including an asset can contribute to significance. In the context of the present study it is important to understand why a view contributes to significance as this will help to determine its sensitivity to high buildings in that view. These issues are addressed as they arise in the analysis below.

## Methods

It is clear that the construction of high buildings in the setting of heritage assets in Oxford has the potential to diminish the contribution setting makes to the significance of those assets or our ability to appreciate that significance. In order to understand the relationship between high buildings and heritage significance in Oxford, the Stage 1 heritage study has addressed the following three questions:

- ▶ Q1: How (in principle) could the placing of high buildings in the setting of a heritage asset in Oxford harm its significance?
- ▶ Q2: Based on the answer to Q1, which heritage assets in Oxford are susceptible to harm from high buildings because of the nature of the contribution that setting makes to their significance?
- ▶ Q3: Based on the answer to Q2, which areas of Oxford are therefore sensitive to the construction of high buildings?

Answers to these questions have been based on an analysis of the designated heritage resource of Oxford and the areas immediately surrounding it. This has relied, where possible, on existing information with the aim being to adopt and build on the findings of previous studies; the sources consulted are listed at the end of this section. Existing information covers all scales of observation, ranging from records for individual designated assets in the National Heritage List, through detailed analysis of Conservation Areas in published appraisals up to historic landscape and townscape characterisation studies. There is also a thorough and detailed assessment of the Oxford View Cones.

Information regarding the relationship between assets and settings was collated and then checked during site visits to confirm that the settings were actually experienced as described in the written accounts. Theoretical visibility mapping was used to better understand the viewsheds from selected important viewpoints.

Conservation Area Appraisals are of particular use in understanding the contribution that setting makes to significance in Oxford as these areas also include the vast majority of designated heritage assets in the city. This is immediately clear from the distribution map Figure 6. It is therefore important to note that, at the time the assessment was carried out, four out of the 18 Conservation Areas in Oxford did not have a completed appraisal. In three cases (Binsey, Walton Manor and Temple Cowley) this absence of information was readily made up for by field work in what are small Conservation Areas.

The fourth case was the Central Conservation Area, the largest in Oxford and arguably the area with the most complex relationship to its landscape setting. The absence of an appraisal for the Central Conservation Area was the only major gap identified in the baseline data for the High Buildings Study. OCC was aware of the need to complete an appraisal and had already undertaken some preliminary analysis at the start of the High Buildings Study. External consultants were instructed to prepare the appraisal in April 2018 but this work was not sufficiently advanced in time to fully inform the present study. We would not have wished to reproduce the detailed analysis that the appraisal will contain but it is important that the High Buildings Study has correctly identified the various relationships between asset significance and setting in this key area of Oxford.

The role of views towards the city centre is already well-understood through the Oxford View Cones Assessment so this aspect of setting did not require further analysis. The relevance of views out from the city centre has received less attention and this became a focus of analysis and discussion with consultees as part of the High Buildings Study. The results of this work were shared with the consultants preparing the Central Conservation Area Appraisal to minimise the risk of any disjunction between the two studies.

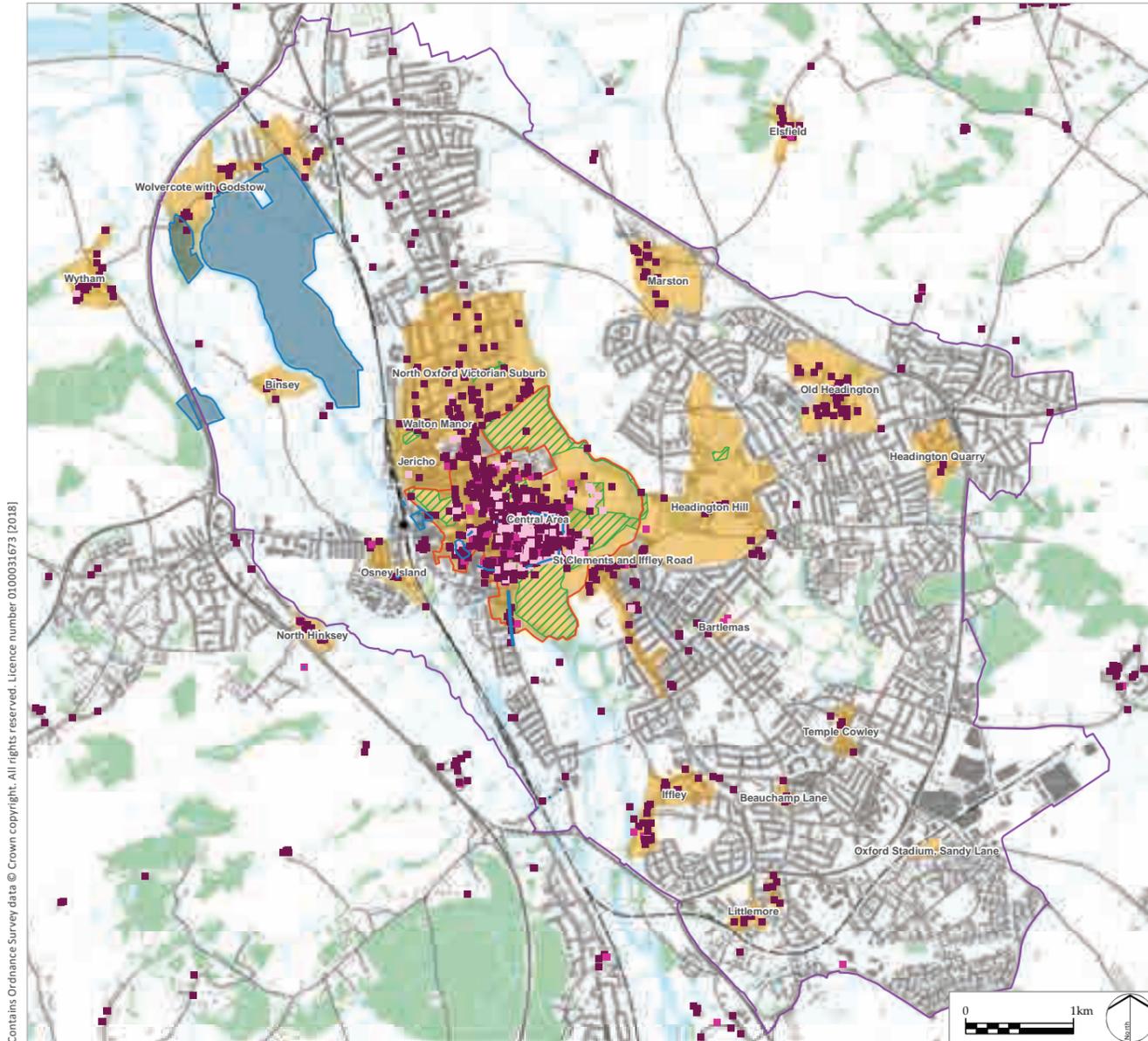
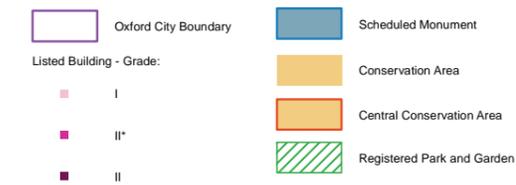


Figure 6: Designated Heritage Assets



## Sources Consulted

Land Use Consultants (2002) *A Character Assessment of Oxford in its landscape setting*

National Heritage List for England (maintained by Historic England)

Oxford City Council (2012) *Central Oxford Historic Urban Character Assessment*

Oxford City Council, Conservation Area appraisals for:

- ▶ Bartlemas (2008)
- ▶ Beauchamp Lane (2010)
- ▶ Headington Hill (2012)
- ▶ Headington Quarry (2010)
- ▶ Iffley (2009)
- ▶ Jericho (2011)
- ▶ Littlemore (2008)
- ▶ North Oxford Victorian suburb (2017)
- ▶ Old Headington (2011)
- ▶ Old Marston (2012)
- ▶ Osney Town (2008)
- ▶ Oxford Stadium (2014)
- ▶ St Clement's & Iffley Road (2009)
- ▶ Wolvercote with Godstow (2007)

Oxfordshire County Council (2017) *Oxfordshire Historic Landscape Characterisation Project. Full Report*

Oxford Preservation Trust, Historic England & Oxford City Council (2015) *Assessment of the Oxford View Cones*

Sherwood, J & Pevsner N (1974) *The Buildings of England: Oxfordshire*

Vale of White Horse District Council (2008) *Wytham Conservation Area Appraisal*

# 2 Heritage

## 2.1 How could the placing of high buildings in the setting of a heritage asset in Oxford harm its significance?

Five circumstances can be described where the addition of a high building to the setting of a heritage asset in Oxford could, in principle, diminish the positive contribution that setting makes to the significance of that asset:

1. *A new high building adjacent to a heritage asset (including individual buildings and areas) diminishes the historic, architectural or artistic interest of the asset due (at least in part) to its height relative to existing buildings. This harm could occur for various reasons including obstruction of valued views to or from the asset, visual competition and incongruous design.*

All heritage assets are experienced in their immediate surroundings even if they have no relationship to the wider landscape. Introduction of a relatively high building into these immediate surroundings could affect significance for a variety of reasons. If the heritage asset is a prominent structure, visual competition could occur, potentially exacerbated by the design of the new high building. If the new building is placed such that it blocks a valued view, obstruction will be an additional cause of harm. Both visual competition and obstruction are more likely to occur if the new building is relatively high.

2. *A new high building at some distance from an asset obstructs valued views towards that asset (due to its height) such that the obstruction diminishes the artistic or historic interest of the asset.*

Higher buildings are, in principle, more likely to obstruct views. However, this issue is only likely to arise in situations where a heritage asset is appreciated in long-range views from a well-defined and valued viewpoint. If the high building is distant from the asset it will only cause obstruction in a very narrow arc of view which can be readily avoided unless the viewpoint is precise and fixed. Only designed or fixed views of prominent heritage assets are therefore likely to be affected.

3. *A new high building at some distance from an asset changes informative views towards that asset, introducing visual competition in either the foreground or background such that it diminishes the historic or artistic interest of the asset.*

Relative high buildings are more likely to cause visual competition but this will only occur when the affected heritage asset is itself a focus of attention in the existing view. That said, it is still more likely than obstruction in long range views because the harmful effect will be experienced over a much wider arc of view and can arise either when the high building is placed in front of or behind the heritage asset.

4. *A new high building at some distance from an asset changes the historic character of informative views from that asset such that it diminishes the historic or artistic interest of the asset.*

In situations where the existing character of the setting contributes to the significance of an asset, the introduction of a high building could adversely affect that character. Height itself may directly lead to the change in character, for example in areas of existing lower buildings. However, the effect may simply reflect the prominence of a high building over greater distances in a situation where a lower building would not be noticed.

5. *A new high building within a Conservation Area or other area valued for its historic character and appearance is out of character due (at least in part) to its height relative to existing buildings. This diminishes the historic, architectural or artistic interest of the asset.*

In areas of townscape valued for their historic character (such as Conservation Areas) the prevailing height of the existing buildings may be an important characteristic of the area. Introduction of a relatively high building could adversely affect the historic character in a way that a lower building would not.



# 2 Heritage

## 2.2 Which heritage assets in Oxford are susceptible to harm from high buildings?

The five circumstances where high buildings could affect the significance of a heritage asset can be applied to the heritage resource of Oxford to determine which assets are susceptible to harm from high buildings.

The plan at Figure 6 shows the location of all designated heritage assets within the Oxford City boundary and in adjoining areas of land that have been considered as part of this assessment. The analysis has focussed on designated assets because these are of greater heritage importance and therefore weigh more heavily in the development management process. The study has also considered assets outside the Oxford City boundary, which could be affected by high buildings within the city.

The distribution of designated assets is strongly clustered, reflecting the history of development of Oxford and the surrounding landscape:

- ▶ Most assets are located within the Central Conservation Area, which represents the extent of the city up to the end of the 18<sup>th</sup> century. It includes almost all of the higher grade Listed Buildings and registered historic parks and gardens, which are located within college grounds.
- ▶ Conservation Areas adjoining the city centre highlight the location of suburbs that developed in the 19<sup>th</sup> century along main roads leading from the city and more widely on Headington Hill.
- ▶ Outlying Conservation Areas and small clusters of Listed Buildings mark the location of medieval villages, now more or less incorporated into the 20<sup>th</sup> century suburbs of Oxford. Hamlets such as Binsey and South Hinksey retain their rural settings on the Thames floodplain but other villages, such as Temple Cowley and Littlemore are entirely contained within the suburbs of Oxford.

It is important to note that the significance of any designated heritage asset could be affected by a high building in its immediate vicinity (i.e. Circumstance 1). In this respect, all designated heritage assets in Oxford must be treated as susceptible to harm from high buildings. However, this conclusion does not serve the purpose of this study, which is to define wider areas of opportunity or constraint for high buildings. The settings affected are of limited extent in most cases and tend to lie within Conservation Areas which are themselves susceptible to harm from high buildings. It is therefore the heritage assets where Circumstances 2 to 5 apply that help to define whether areas of Oxford will be sensitive or not to high buildings. These can be described under the following headings:

- ▶ The historic centre
- ▶ Conservation Areas
- ▶ Other designated heritage assets





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Figure 7: Heritage Analysis: Views to Historic Centre



## The Historic Centre

Until the early 19<sup>th</sup> century Oxford was a compact settlement centred on the Carfax and extending only a short distance beyond the line of its medieval city walls. This historic centre falls within Townscape Character Areas 1A (Historic centre Core), 2A (University Fringe) and 2B (Western Fringe) and is largely coincident with the Central Conservation Area.

The historic centre is treated here as a heritage asset in its own right because of the value placed on the relationship between Oxford and its historic rural setting. Despite the fact that the historic centre is now embedded at the heart of the much larger modern city, it can still be experienced and understood in its landscape setting in three main ways:

- ▶ Views towards the city from the surrounding landscape with a distinctive cluster of historic buildings signalling the location of the historic core of the city in its landscape setting (including the 'Oxford View Cones');
- ▶ Views out from elevated viewpoints within the historic centre revealing the topographic position of Oxford in its landscape setting; and
- ▶ Views between the edge of the historic centre and the floodplains of the Thames and Cherwell to the south and east of the city, illustrating the original siting of the city on dry ground adjacent to an early river crossing point.

In views towards the historic centre, Oxford is experienced as a cluster of spires, domes and towers on prominent university and public buildings, forming a distinctive skyline. Figure 7 shows the location of the historic centre (as indicated by the boundary of TCA 1A, 2A and 2B) and the locations of the principal buildings within it that contribute to the historic skyline of Oxford<sup>2</sup>. Views to the historic centre have long been recognised as important and are encapsulated in the ten Oxford View Cones (also shown on Figure 7); the 'Assessment of the Oxford View Cones' (2015) provides a detailed description and analysis of these views. Whilst these ten viewpoints provide the most widely recognised views of Oxford, including those appreciated by travellers and artists in the past, it is important to note that other views of Oxford do exist (for example from the hills above Wytham). The Oxford View Cones should therefore be treated as a series of important viewpoints but they are not a comprehensive list of all available views towards the city.

All views towards the city have the potential to contribute to significance of historic core by allowing a viewer to experience and appreciate the historic skyline of architecturally important buildings as well as placing the city in its historic rural landscape setting.

High buildings could affect this significance through:

- ▶ Obstruction of informative views to the city;
- ▶ Visual competition with prominent historic buildings in views, particularly when high buildings appear above the skyline; and
- ▶ Changes to landscape and townscape character, affecting legibility of the historic setting.

<sup>2</sup> Many of the historic buildings that contribute to this skyline can be individually identified in the Oxford View Cones. They include the Church of St Mary the Virgin, Church of All Saints, Christ Church Cathedral, St Aldates Church, Merton College Chapel, Magdalen College Chapel, Christ Church Tom Tower, New College Tower, Wesley Memorial Church, Radcliffe Camera and Nuffield College Spire. These views are considered to contribute to the heritage significance of the historic centre as a whole rather than the significance of the individual buildings.



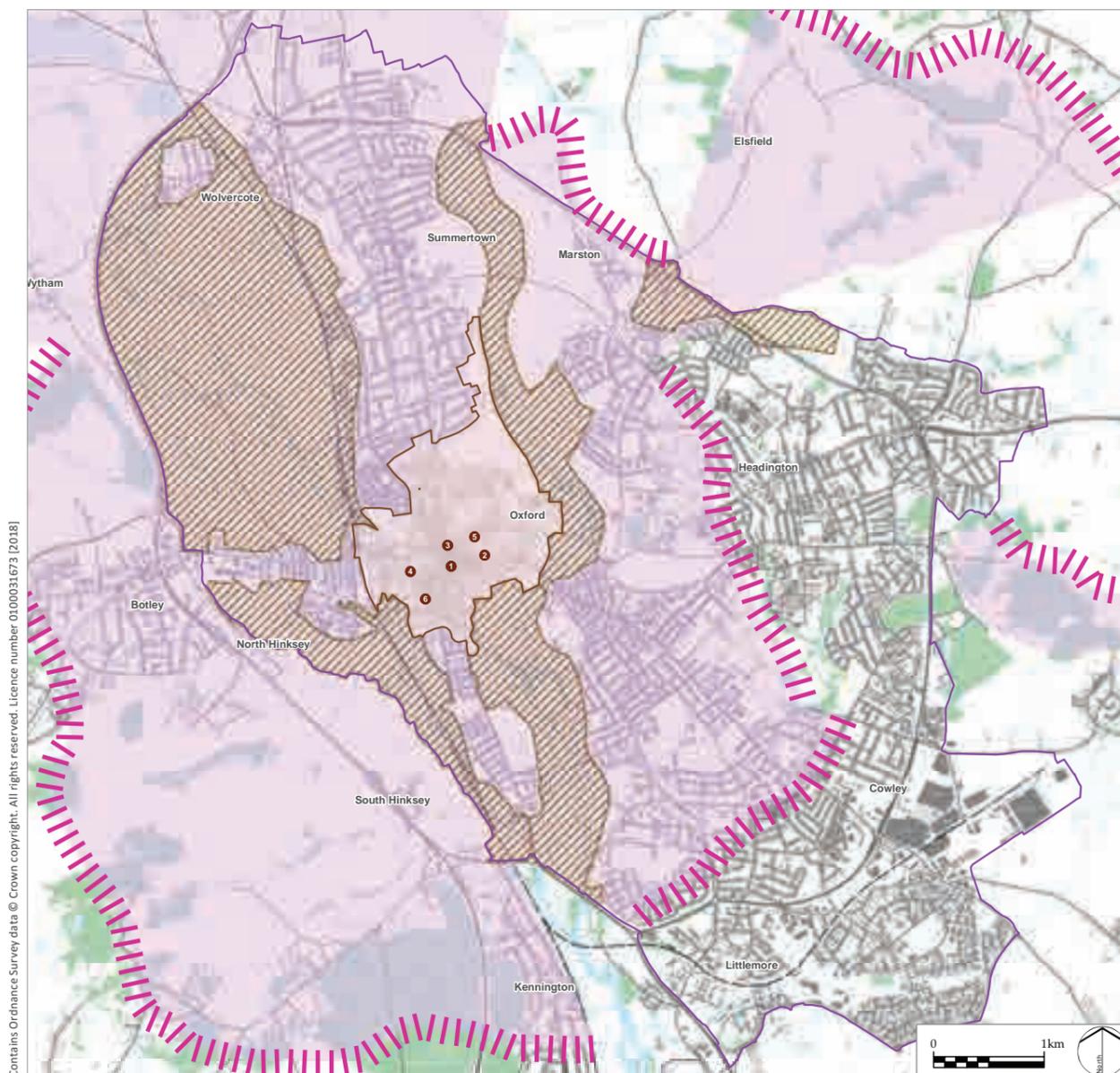


Figure 8: Heritage Analysis: Views from Historic Centre

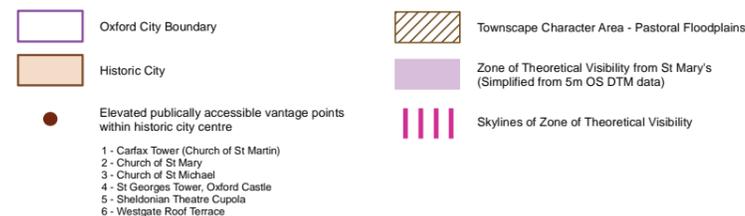


Figure 8 shows the major ridge-lines surrounding Oxford; these enclose the area of land where adverse effects of high buildings on the Oxford View Cones are most likely to occur. The ridge-lines also indicate the areas where skylining of high buildings is most likely in the background of views in to the city.

The compact townscape of the historic centre affords few opportunities for views out into its wider landscape setting but there are a limited number of elevated viewpoints where it is possible to appreciate the setting of the city. Six publicly accessible viewpoints on buildings have been identified and these are plotted on Figure 8. Five of these buildings are heritage assets in their own right:

- ▶ Carfax Tower (Church of St Martin), at the Carfax;
- ▶ Church of St Mary the Virgin, High Street;
- ▶ Church of St Michael at the North Gate;
- ▶ St Georges Tower, Oxford Castle; and
- ▶ Cupola of the Sheldonian Theatre, Broad Street.

It is important to note that, in the present context, the views that can be obtained from these buildings contribute to the significance of the historic centre rather than the buildings themselves. In this respect, the viewing opportunities provided by the sixth location on the roof terrace of the newly constructed Westgate Centre are of equal value to those from historic buildings<sup>3</sup>.

The five historic buildings all provide 360° views over Oxford and out into its landscape setting, with views closed in most directions by the surrounding hills. The arc of view from the Westgate Terrace is restricted to the east and south by higher parts of the building immediately behind the terrace. The precise location of the viewpoint affects what can be seen in its immediate surroundings so, for example, the Church of St Mary the Virgin and the Sheldonian Theatre provide particularly informative views of the main area of medieval colleges in the eastern part of the city. Views out into the landscape setting tend to be similar from all six viewpoints and take in the floodplains of the Cherwell and Thames in the foreground (marked by numerous willow trees) with the wooded slopes of Headington Hill to the east and the line of largely undeveloped hills to the west from Boars Hill up to Wytham.

<sup>3</sup> As a separate matter, the views from Oxford Castle do also contribute to the significance of this Scheduled Monument in its own right as they assist in an appreciation of its former strategic and defensive functions. This also applies, albeit to a much lesser degree, to the tower of St Michaels Church which acted as a tower on the city walls at the North Gate. Similarly, the cupola on the top of the dome of the Sheldonian Theatre appears to have been deliberately designed to create views over Oxford from an elevated but enclosed viewing platform, although it should be noted that the present cupola is a 19th century enlargement of the 17th century original. These asset-specific contributions to significance are referred to again in the analysis of other assets. In contrast, the availability of elevated views from the Carfax Tower and the Church of St Mary the Virgin is considered to be unrelated to the heritage significance of these Listed Buildings.

Elevated viewpoints within the historic centre therefore contribute to heritage significance in two different ways:

- ▶ They provide opportunities to experience and appreciate the historic character of central Oxford and the architecture of individual historic buildings in short range views; and
- ▶ They provide longer-range views illustrating the historic relationship between the city and its rural setting.

High buildings could affect this significance through:

- ▶ Obstruction of informative views to the surrounding landscape;
- ▶ Visual competition with prominent historic buildings in views, including the skylining of high buildings, increasing their visual prominence; and
- ▶ Changes to townscape and landscape character, affecting legibility of historic setting

The likely extent of these effects is illustrated by Figure 8; this plan shows the extent of the floodplains of the Thames and Cherwell and the zone of theoretical visibility from the tower of St Mary the Virgin, typical of the elevated various city centre viewpoints. The ZTV highlights the area of land where adverse effects of high buildings on views out from the historic centre are most likely to occur. Views out are contained by rising ground with well-defined skylines on most sides. High buildings located in a zone on both sides of the skylines indicated on the plan are more likely to appear in silhouette against the sky when viewed from the city centre.

It may be noted that theoretical visibility from the city centre towards the northwest and southeast is not contained by the hills that surround Oxford. In practice, the gradually rising land to the northwest is obscured by trees and buildings in the northern suburbs but, when visibility is good, it is possible to see the scarp face of the Chiltern Hills over 20km to the southeast. Whilst the possibility of long-range effects on heritage significance in Oxford should not be dismissed out of hand, the much greater scale of building required to cause significant visual change over long distances must render it highly unlikely.

The third and final category of opportunity to experience the setting of the historic centre is provided by relatively short-range views between the southern and eastern edges of the historic centre and the undeveloped flood meadows. Many opportunities exist in the area extending from Christchurch and Merton Colleges in the south, past Magdalen College and up to University Park to experience the transition between the enclosed townscape of the historic centre and the grazing meadows beside the rivers.

High buildings could affect the contribution that these views make to the significance of the historic centre by appearing in the background of views out over the flood meadows, diminishing their historic character and therefore the legibility of the historic setting.

## Conservation Areas

All 18 Conservation Areas in Oxford are considered to be susceptible to harm from high buildings. In addition, two Conservation Areas in Vale of White Horse District (Wytham and North Hinksey) are located sufficiently close to Oxford to be susceptible to harm from high buildings within the Oxford City Council land area (see Figure 9 for the location of all twenty Conservation Areas).

Of the five circumstances where there is considered to be potential for harm from high buildings (listed above), both 1 and 5 would apply to all of these Conservation Areas. There would be potential for historic character to be adversely affected by the construction of high buildings both within and adjacent to a Conservation Area.

In some cases, the positive contribution that setting makes to heritage significance does not extend beyond the immediate surroundings of the Conservation Area and the area is essentially unrelated to the wider landscape. Examples of this situation include the fragments of former rural hamlets now embedded into suburban south Oxford at the Beauchamp Lane and Littlemore Conservation Areas. Similarly, the Walton Manor Conservation Area, to the north of the city centre, is an enclosed area of early 19th century townscape where historic character and significance are experienced entirely within and adjacent to the Conservation Area with no reference to the wider landscape.

In other cases, the positive contribution that setting makes to heritage significance extends beyond the immediate surroundings of the Conservation Area to take in relationships with the wider landscape setting. There is therefore potential for high buildings to harm significance in longer-range views. The prime example is the Central Conservation Area, covering the historic centre of Oxford and this has already been discussed above. Other examples include Binsey and Wytham Conservation Areas, small rural settlements which have retained their rural settings on the Thames floodplain. In some cases, the relationship with the wider landscape is derived, either wholly or partially, from a specific heritage asset within the Conservation Area which is appreciated in a wider setting. The Church of St Barnabas in Jericho Conservation Area and Headington Hill Hall in Headington Hill Conservation Area are two examples of this phenomenon.

Information on all twenty Conservation Areas has been presented in Appendix 2 for ease of reference. It includes a summary of the contribution made by setting to significance, notes on any relevant views into or out of the Conservation Area and any heritage assets within the area that are experienced in a wider setting, beyond the boundary of the Conservation Area.

## Other designated heritage assets

Oxford contains numerous Listed Buildings along with much smaller numbers of Scheduled Monuments and Registered Historic Parks and Gardens. It has already been noted that, in almost all cases, the positive contribution that setting makes to the significance of these assets is limited to the immediate surroundings of the asset. As a result, analysis of their settings does not contribute to the definition of wider areas of opportunity or constraint for high buildings. It is important to note that the implications of change in the setting of any designated heritage asset close to a proposed development will always be a material consideration in planning applications and, in the case of Listed Buildings, a statutory obligation<sup>4</sup>. However, it is not relevant to the present study.

<sup>4</sup> s.36 of the Planning (Listed Buildings and Conservation Areas) Act 1990

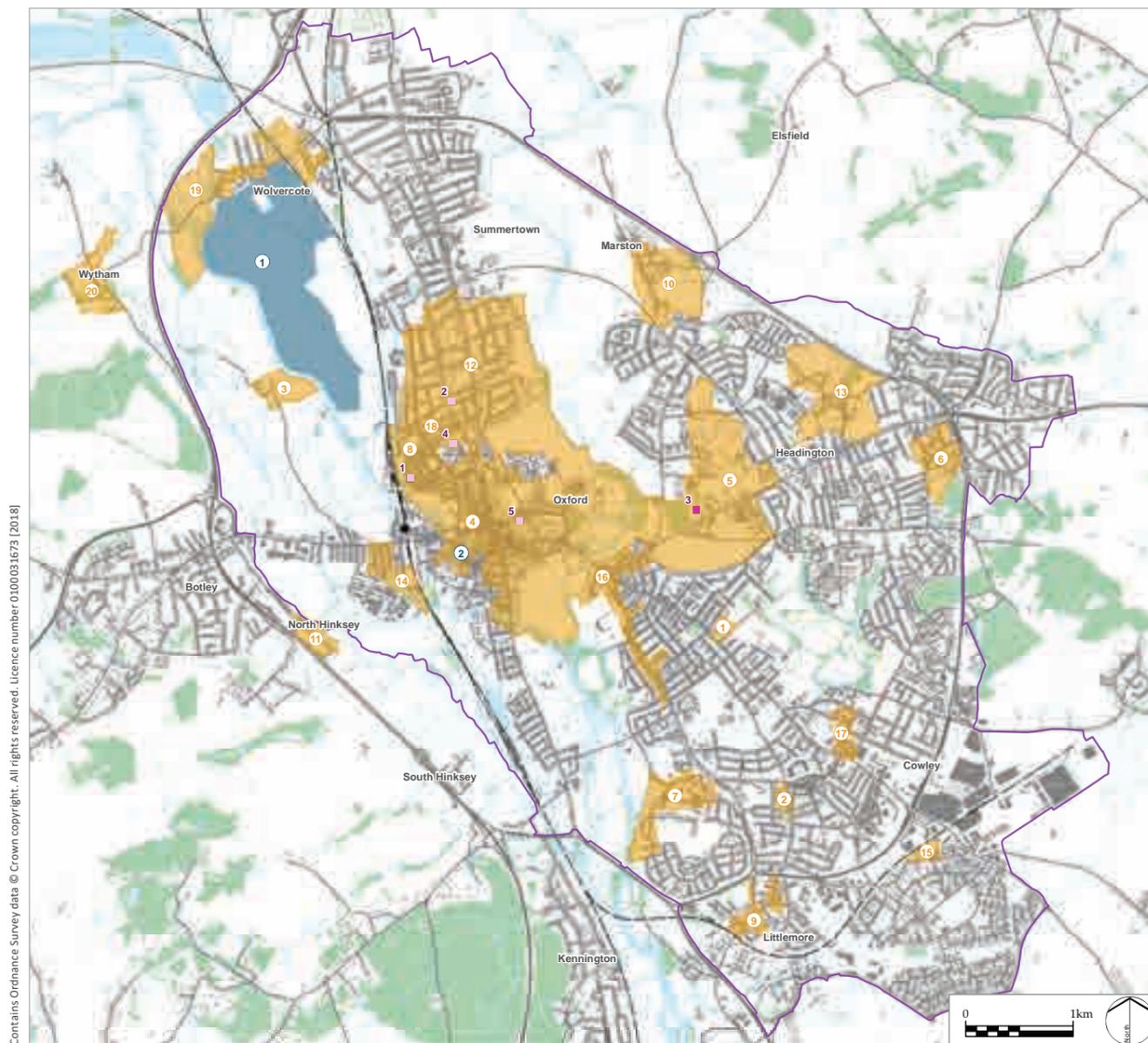


Figure 9: Heritage Analysis: Selected designated heritage assets susceptible to harm from high buildings (see text for details)



A very small number of assets have been identified where the contribution that setting makes to their significance extends into the wider landscape, beyond the boundaries of the Conservation Areas that most of these assets lie within. These assets merit individual consideration here as they have the potential to be affected by development over large areas of Oxford.

### Church of St Barnabas (Listed Building Grade I)

This mid-19th century church, built in the Italianate Romanesque style, is the focal point of the Jericho Conservation Area. The relationship of this church to the wider landscape relates to its tall and slender campanile which forms a prominent landmark in many long-range views around Oxford. It features in the Oxford View Cone from Boars Hill and is particularly prominent in the View Cone from Port Meadow. Obstruction of views or visual competition from high buildings could harm the significance of this Listed Building.

### Church of St Philip & St James (Listed Building Grade I)

This mid-19th century Gothic church on the Woodstock Road was built to create a focal point for what was then a new residential community, now within the North Oxford Victorian Suburb Conservation Area. Its tall spire has ensured that the church functions as a landmark well-beyond the boundaries of the Victorian suburb that it served. Examples of views in which the church spire forms a prominent feature include the Oxford View Cones from Boars Hill, Port Meadow, Elsfield and the Doris Field Memorial Park in Headington. Obstruction of views or visual competition from high buildings could harm the significance of this Listed Building.

### Headington Hill Hall (Listed Building Grade II\*)

Headington Hill Hall was the mid 19th century country mansion of the Morrell Family and now part of Oxford Brookes University; the house was set in extensive landscaped grounds on the west-facing side of Headington Hill. Whilst the setting for the house is provided primarily by its grounds, the site was chosen by the Morrells, at least in part, for the commanding view of Oxford. The west-facing garden facade was designed to enjoy that view, which was very similar to that currently appreciated from South Park (an Oxford View Cone). The view from the house is currently obstructed by vegetation but it could be restored at some future date and this designed view still contributes to the heritage significance of the house. High buildings have the potential to obstruct this view from the house towards Oxford or introduce visual competition that could harm the significance of this Listed Building.

### Radcliffe Observatory (Listed Building Grade I)

The Radcliffe Observatory was built for Oxford University on the Woodstock Road in the late 18th century at a time when its site lay just beyond the northern edge of the city. It no longer functions as an observatory and now forms part of the buildings of Green Templeton College.

The contribution that the wider setting of this building makes to its significance relates to aspects of its function as an observatory. The observatory was built primarily to house meridian telescopes, which are designed to make observations on a fixed north-south axis (or meridian). Views to the sky due south of the Observatory are therefore of particular relevance to an appreciation of its function and could be adversely affected by high buildings obstructing the skyline.



St George's Tower, Oxford Castle

A tall octagonal tower at the centre of the observatory, modelled on the Tower of the Winds in Athens, was used for teaching purposes and commands opens views of the sky in all directions. Incidentally, the height of the tower also makes it a landmark building in views of North Oxford, particularly prominent since it was restored with a light-coloured limewash. This serves to illustrate the historical importance of the observatory as a University research facility over a period of 150 years. Obstruction or visual competition from high buildings could diminish this sense of importance and harm the significance of this Listed Building.

#### **Sheldonian Theatre (Listed Building Grade I)**

The Sheldonian Theatre was constructed in the 1660s to a design of Christopher Wren as a building to house University ceremonies. It is primarily experienced and appreciated in its local setting on Broad Street and its only relationship to a much wider setting relates to the cupola on its roof. This structure, which was enlarged to its present form in the early 19th century, appears to have been designed to provide an elevated but sheltered viewing platform offering long range views in all directions over Oxford and out to the surrounding hills. The appreciation of these views from the cupola is a minor but important component of the heritage significance of the Sheldonian Theatre; the introduction of high buildings could diminish this appreciation and harm the significance of this Listed Building.

#### **Oxford Castle (Scheduled Monument and Listed Building, Grade I)**

Oxford Castle originated as a Norman Motte and Bailey castle, built in about 1071 over the western end of the pre-existing walled Saxon Burh of Oxford. St George's Tower, the oldest surviving building on the site, may pre-date the motte. The castle ceased to function after the English Civil War and much of its fabric has been destroyed as the site was converted for new purposes. These include Oxford Prison and the 19th century County Hall. The northern side of the castle was cut away in the late 18th century to form New Road and the canal basin.

The main surviving elements of the castle are the 11th century motte and St George's Tower. Both offer elevated viewing platforms but the tower is taller and, arguably, a more informative viewpoint. From the top of the tower, it is still possible to appreciate the location of the castle at the west end of the medieval walled city, overlooking the River Thames (which provided the water for its moat). More distant views south and west over the Thames floodplain to the western hills still provide some sense of the original strategic military function of the castle, commanding a wide area of land and controlling the river crossing.

There is potential for high buildings to obstruct or change the character of these views out from the castle, diminishing the legibility of its landscape setting and harming its significance.

#### **Port Meadow (Scheduled Monument)**

Port Meadow and Wolvercote Common contain an extensive and well-preserved fragment of later prehistoric landscape on the Thames floodplain. This rare survival can still be experienced and understood in an essentially rural landscape setting extending from the meadows beside the river westwards up onto the wooded slopes of Wytham Hill. Whilst this is not a prehistoric setting it is an appropriate rural setting and makes a positive contribution to the significance of the Scheduled Monument. The setting is not entirely rural and agricultural, with Wolvercote visible to the north and the western edge of Oxford visible to the east. High buildings within this setting would introduce additional modern urbanising features, diminishing the legibility of this prehistoric landscape in a rural setting and therefore harming its significance.



# 2 Heritage

## 2.3 Which areas of oxford are sensitive to the construction of high buildings?

The analysis of Oxford's designated heritage assets in response to Question 2 necessarily takes an asset focused approach in order to identify which assets would be susceptible to harm from high buildings. This has identified a complex pattern across the city of overlapping settings and views where change resulting from the construction of high buildings could affect heritage significance. Given the complexity of this asset focussed information, it is not possible to directly use the results of the analysis to understand which areas of Oxford should be considered sensitive to high buildings and what the nature of the sensitivity is in any one area.

This difficulty has been resolved by re-organising the information on assets into a series of area based summaries which clearly state the key heritage considerations relating to high buildings for all parts of Oxford. Summaries have been prepared for each of the 52 TCAs and presented in Appendix 1. A 'key heritage consideration' is defined here as an issue affecting the significance of heritage assets that is likely to be relevant to the siting and design of a high building in Oxford and could be an important consideration in the determination of any subsequent planning application.

The resulting list of considerations for each TCA should not be treated as an exhaustive statement of all heritage matters that will be relevant in that area. It must be recognised that not all of the key considerations will apply to every development in a given area and other heritage issues may be raised by a specific development proposal in that area. However, based on the analysis in this present study, the key considerations set out in Appendix 1 are believed to accurately summarise those aspects of heritage significance that are most likely to be affected by the construction of a high building in any part of Oxford.

Key heritage considerations have been identified in 47 of the 52 Townscape Character Areas, reflecting both the wide geographical spread of sensitive assets and the considerable extent of their settings. The number of key considerations identified does, to some degree, reflect the extent of a townscape character area with the highest number (eight) associated with the very large TCA 9A on the Thames floodplain; however, areas closer to the city centre do tend to have more key considerations (Figure 13). This reflects the complexity of the heritage issues associated with these areas, the concentration of sensitive heritage assets and the fact that many important views include the city centre. Numbers of key considerations decline into the outer suburbs where there are fewer sensitive assets and less visual connection with the historic centre.

There are five TCAs where no key considerations have been defined. These comprise three areas of inter-war/post-war suburbs (5D, 5G, 5K) and two areas of post-1960s suburbs (6B, 6C), all on the periphery of the city. It must be stressed that the absence of key heritage considerations in these areas does not mean that the development of high buildings could not affect heritage significance. However, the present study does indicate that it is likely high buildings could be placed in these areas without materially affecting the significance of designated heritage assets.

It is difficult to place all 52 TCAs on a simple linear scale of increasing sensitivity to high buildings. Different combinations of key considerations are encountered across the city and these constrain development in different ways. Sensitivity therefore varies qualitatively as well as quantitatively between character areas and will be affected by the nature of a proposed development and its precise location with a character area. However, the number of key considerations identified provides a measure of the complexity of the issues raised and therefore the overall chance that any development of high buildings would be constrained in all of a character area. It can therefore be used as an approximate index of sensitivity to high buildings.

Applying this measure to the results in Appendix 1, the historic centre, inner suburbs and pastoral floodplains of the Thames and Cherwell should all be considered to be of the highest sensitivity to high buildings. Outer suburbs, particularly to the east and south-east of the city, are considered to be of the lowest sensitivity. The extent of these different areas can be seen in Figure 13 where the number of key considerations for each Townscape Character Area is shown on the plan.



# 3 Growth

## 3.0 Sites within the City

Oxford has grown over time and will continue to grow if it is to remain a prosperous and successful international city. Well designed new development and carefully considered regeneration present the greatest opportunities for growth and for the sensitive integration of high buildings within the city. Adopted Area Action Plans (AAPs) identify the largest and most certain locations for change within the City. They may, however, also be sensitive to high buildings.

A number of other potentially emerging development sites are also considered, based on those identified as part of the emerging Local Plan process. All of these sites will be tested further within the Local Plan process as part of site allocation options testing.

Figure 10 represents a snapshot in time of known allocations and potential development sites within the emerging Local Plan.

From the plan the following key observations are made:

- ▶ Area Action Plans are spatially dispersed and include areas within the centre of the city but also on its northern edges.
- ▶ There are a number of emerging sites across the city that are also spatially dispersed and vary greatly in size.
- ▶ Large areas of potential development opportunities exist in the southeast at Cowley, Temple Cowley and Oxford Science Park.

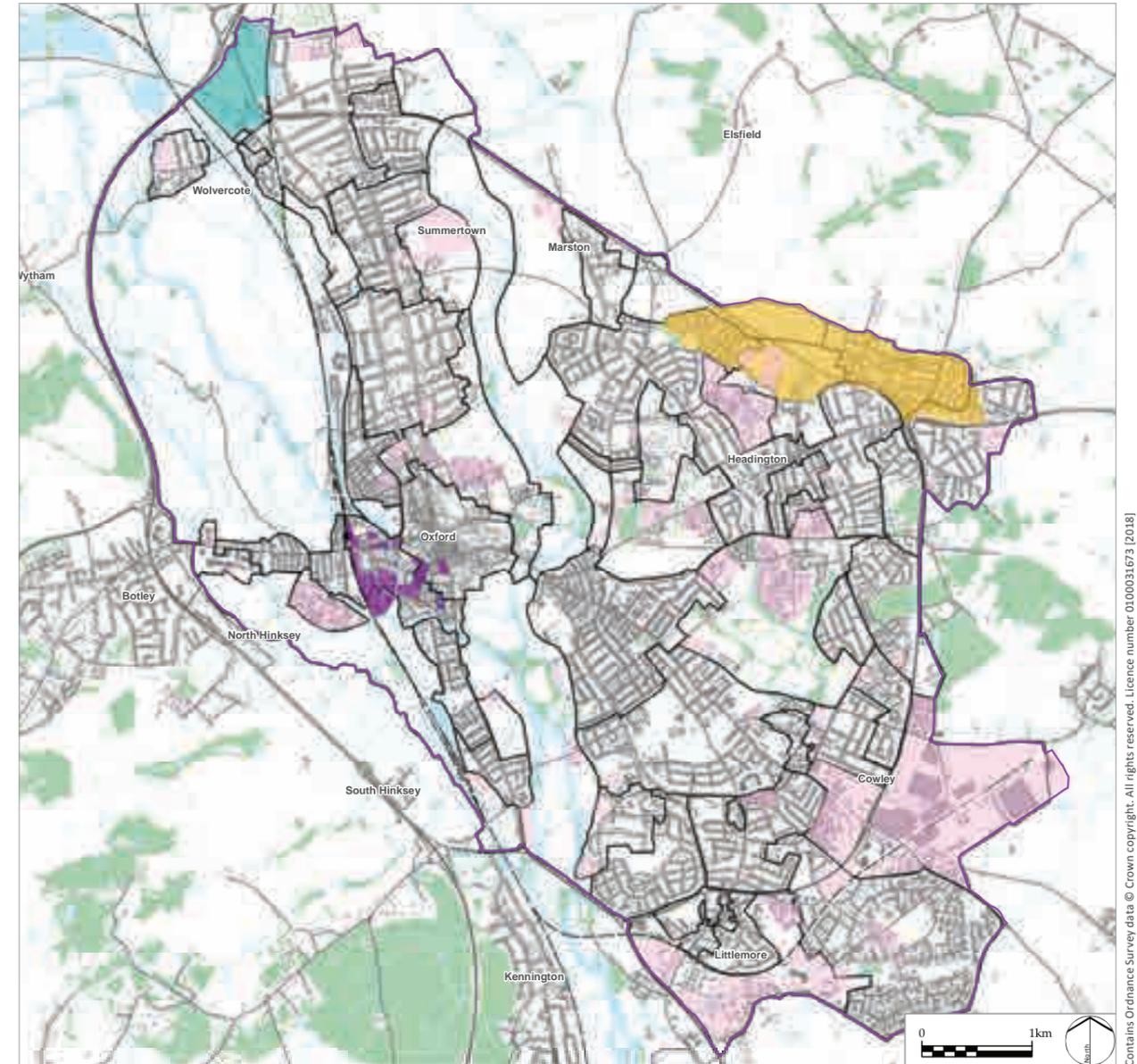


Figure 10: Site Allocations and Emerging Sites



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# 3 Growth

## 3.1 Sites beyond the City

Given the tight administrative boundary drawn around the city there is potential for developments at the city edge within neighbouring districts to affect the city and heritage assets within it.

Figure 11 represents a snapshot in time of the current known strategic sites being considered as development allocations by neighbouring districts.

All neighbouring districts are currently formulating development site allocations as part of their Local Plans and it is likely potential allocations will evolve as the Local Plan process advances.

From the plan the following key observations are made:

- ▶ A number of potential, large strategic development areas beyond the city boundaries within the neighbouring districts are being considered.
- ▶ Strategic development at the boundaries of the city needs to be considered in terms of growth and the potential to affect both heritage assets and the landscape setting of the city.

A collaborative and joined up approach should be taken across authorities to ensure development beyond the city boundaries is aligned with city aspirations and neighbouring authority aspirations and does not result in adverse harm to the heritage resource nor landscape setting of the city.

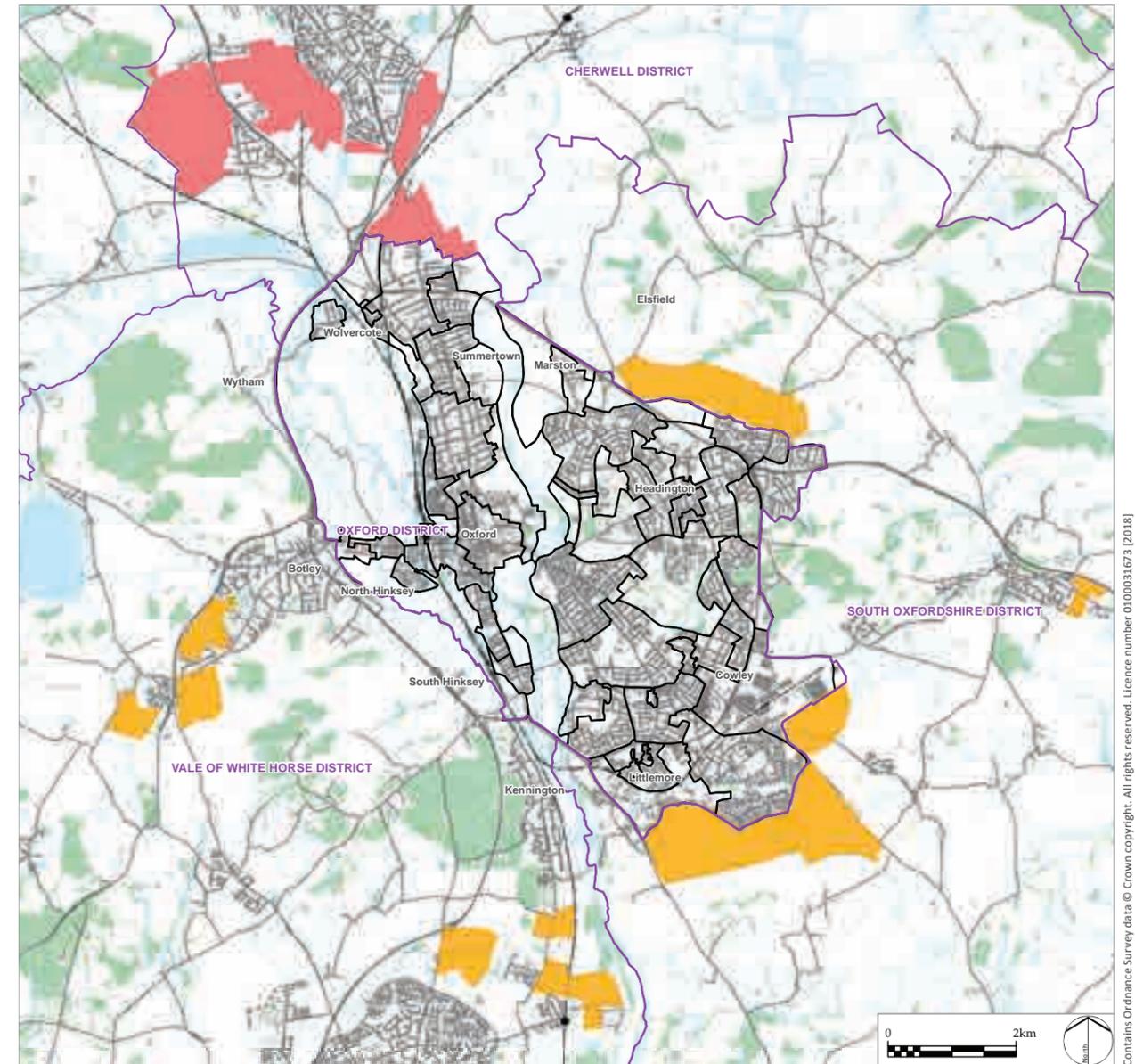
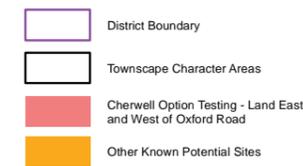


Figure 11: Potential Adjacent Growth Areas



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# 3 Growth

## 3.2 District Centres and Transport Infrastructure

It is reasonable to expect district centres and transport interchanges to come under most pressure for high buildings. Given the services and transport links they provide it is also these areas that lend themselves most suitably to high buildings locations.

Figure 12 illustrates the location of district centres and transport infrastructure within the city based on field and map research.

The following key observations are made:

- ▶ The bus and train stations are located at centre of the city.
- ▶ There are a number of district centres throughout the city surrounding the city centre.
- ▶ There is a ring of major road junctions around city centre providing access to wider road network.

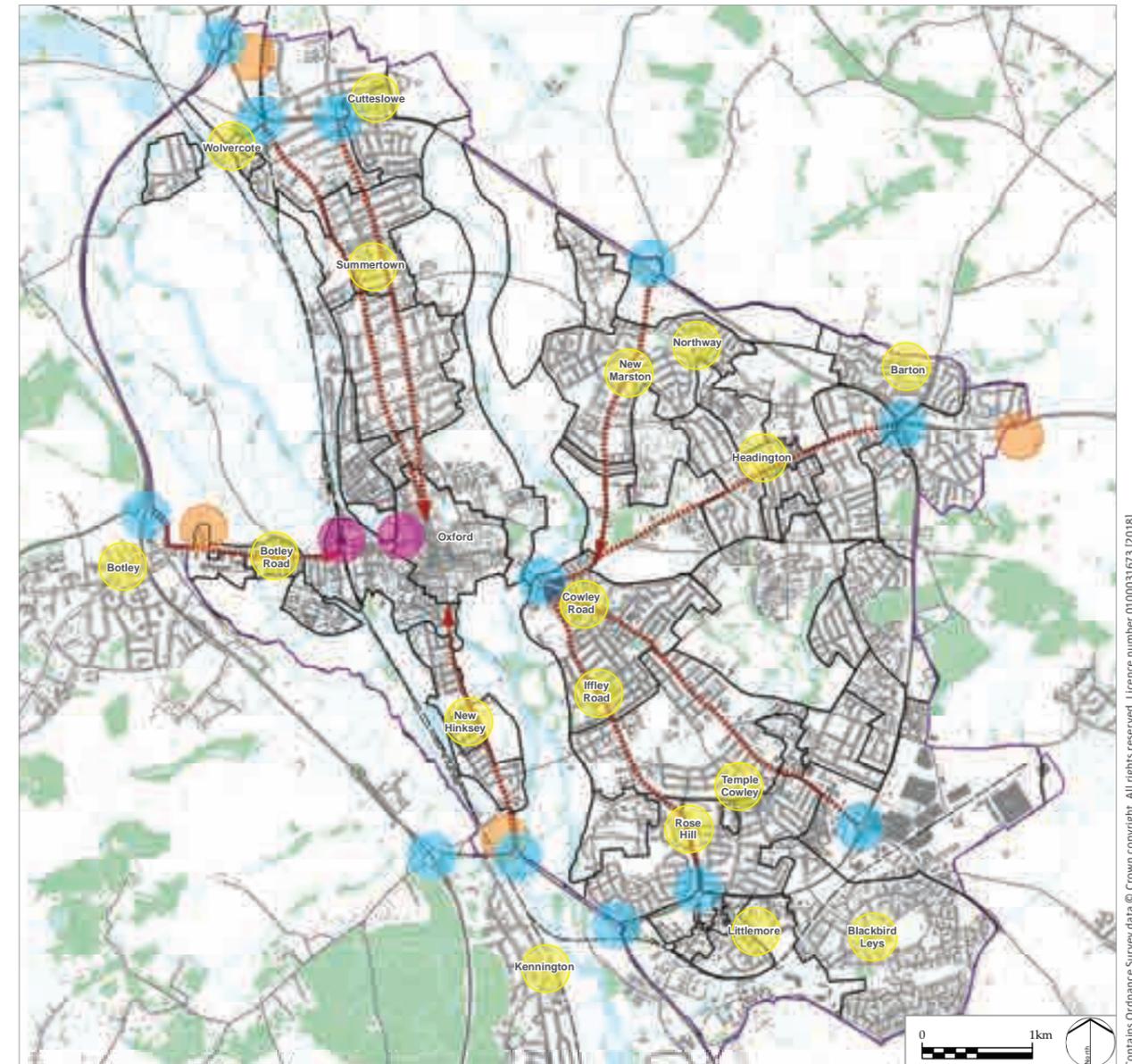
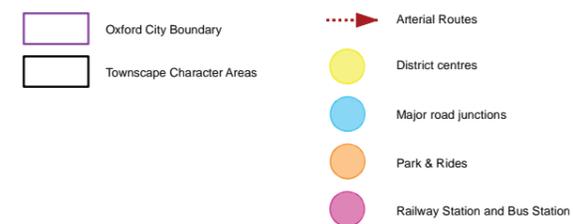


Figure 12: District Centres and Transport Infrastructure



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# 4 Synthesis

## 4.0 Heritage Considerations

Section 4 brings the 'baseline' mapping and field study analysis together. The baseline analysis has underlined the complex nature and interaction of a number of issues when considering high buildings and / or densification across the city and that each scenario must be considered on an individual basis.

Nonetheless, the analysis has indicated and identified some areas of the city that may be more able to accommodate high buildings than others.

Figure 13 synthesises the broad heritage considerations at play across the city by colouring and overlaying the location of designated heritage assets and their related setting considerations (such as view cones, viewsheds, skylines and the river flood plains). The number of key heritage considerations in each Townscape Character Area provides an overall index of heritage sensitivity to high buildings for each area of the city.

Figure 13 illustrates the following:

- ▶ The historic centre of the city is potentially most sensitive to high buildings and / or densification as it is within a Conservation Area, contains a majority of the Listed Buildings and Registered Parks and Gardens, and is the focus of view cones from the surrounding landscape.
- ▶ Areas adjacent to the historic city centre are also of high sensitivity. Large parts of the inner suburbs are covered by Conservation Area designations and contain numerous Listed Buildings; they occupy both foreground and backgrounds in the view cones and the foreground in elevated views out from the city centre.
- ▶ In the outer suburbs, key heritage considerations become more localised with Conservation Areas and clusters of Listed Buildings highlighting the location of the remnant historic village cores. There are areas ('white land') within the outer suburbs of the city that do not fall within heritage considerations zones but still require careful analysis in relation to high buildings and the effect this may have on heritage assets or the character of the city.

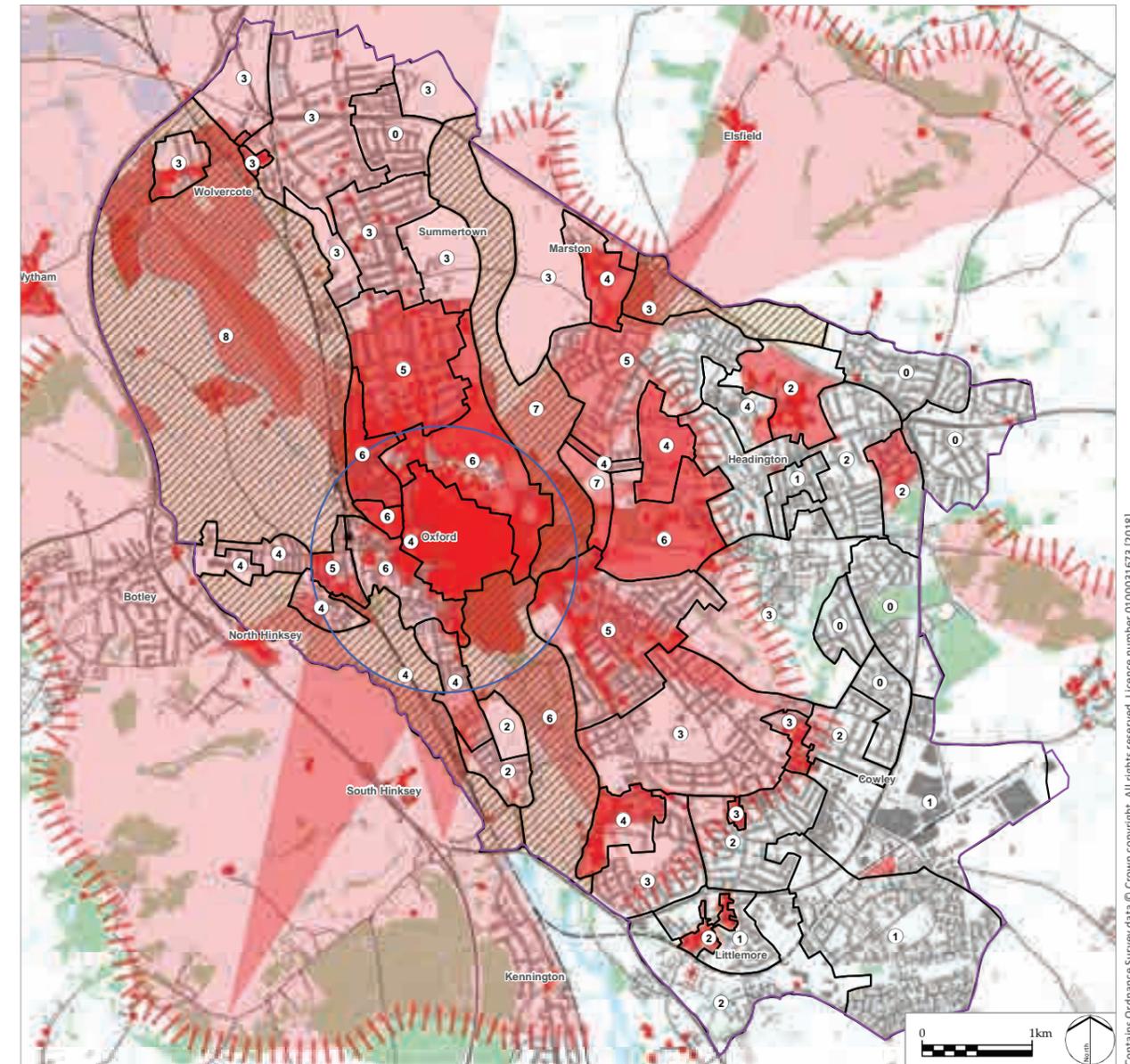
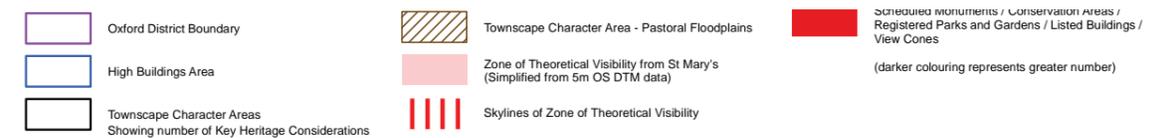


Figure 13: Heritage Considerations



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# 4 Synthesis

## 4.1 Heritage Considerations and Allocated and Emerging Sites

By overlaying the previous heritage considerations plan with the allocated and emerging sites plan a spatial understanding of where heritage considerations and development and regeneration within the city can be ascertained. Figure 14 allows an appreciation of where heritage and development interact, and where the potential for harm to heritage assets and the setting of Oxford is at its greatest.

The following key observations are made:

- ▶ Development sites within the historic centre strongly overlap with heritage considerations and represent the most likely areas where heritage and development may conflict.
- ▶ Large areas with adopted Area Action Plans at the northern periphery of the city are affected by relatively few heritage considerations, signifying some potential for adverse effects to heritage assets or the setting of the city from development in these areas.
- ▶ Areas in the south east with known emerging development sites are largely unaffected by heritage considerations but this does not signify the potential for adverse effects to heritage assets or the setting of the city from development does not exist.
- ▶ Parts of the city are 'white land' being neither within heritage considerations nor emerging development sites. These areas may be suitable for high buildings.

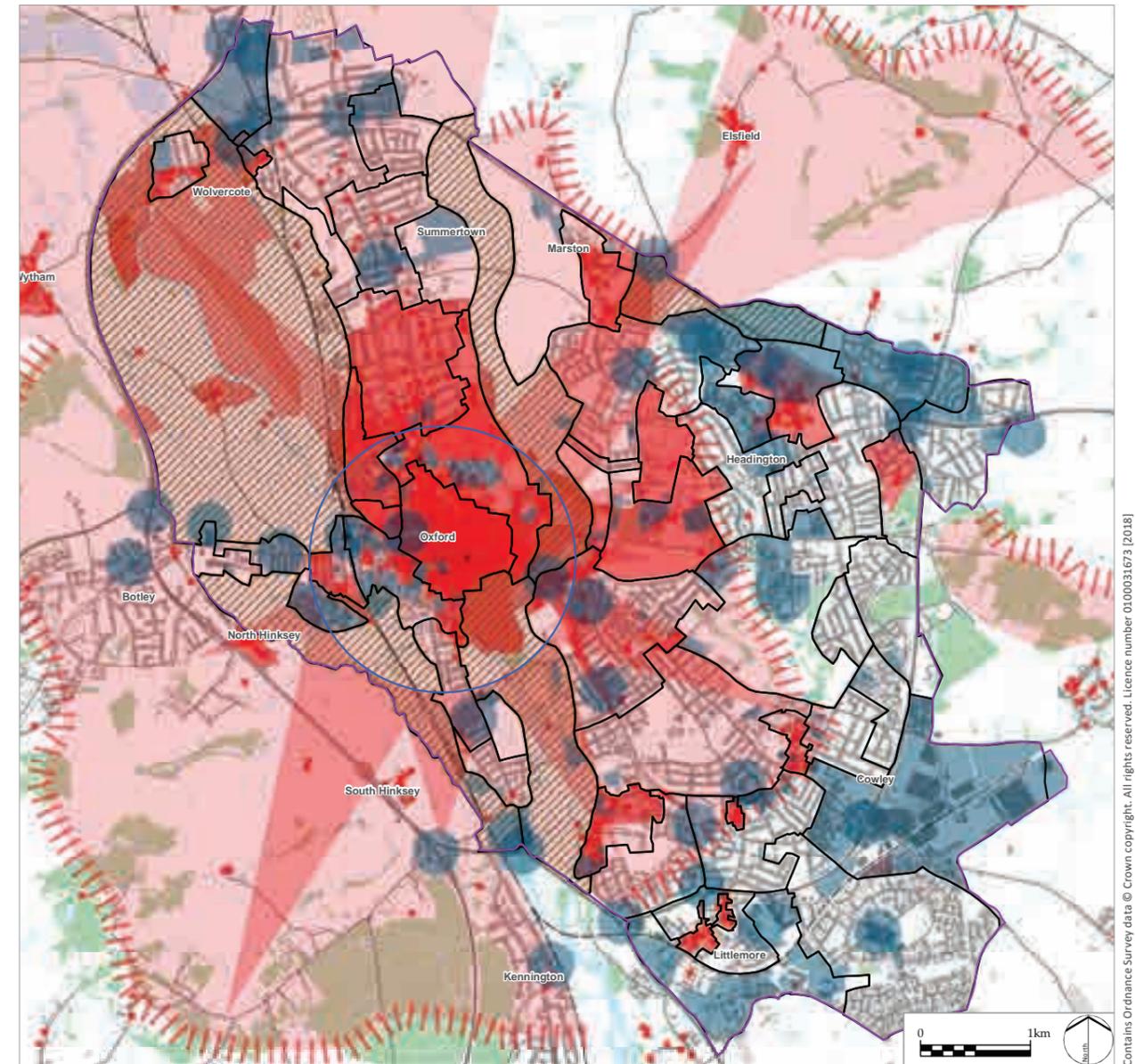
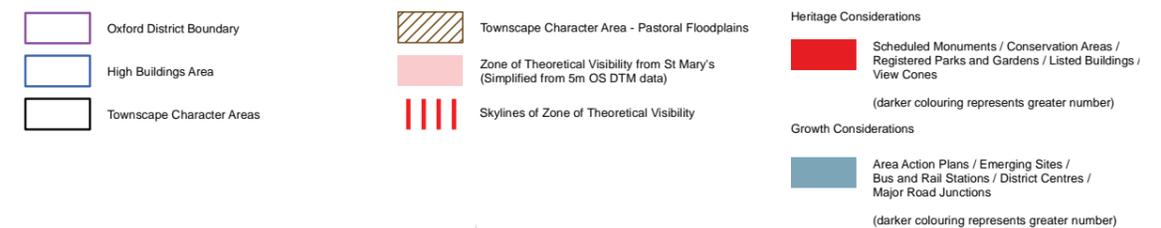


Figure 14: Heritage Considerations and Allocated and Emerging Sites



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# 4 Synthesis

## 4.2 Areas of Greater Potential

Informed by the Heritage, Place and Growth analysis (Figure 14), three 'Areas of Greater Potential' for high buildings have been identified (Figure 15) using the TCAs as a framework.

These areas are where there is relatively limited heritage sensitivity and where growth opportunities are greatest.

The three areas of greater potential are:

**The Northern Suburbs (purple) - encompassing Summertown, Peartree and Cuttleslow.**

Key heritage considerations in this area are:

- ▶ The settings of Listed Buildings within this area, primarily in Summertown;
- ▶ The setting of Port Meadow (Scheduled Monument), located to the west of this area;
- ▶ The historic character of Wolvercote & Godstow Conservation Area, located to the west of this area;
- ▶ The historic character of North Oxford Victorian Suburb Conservation Area, located to the south of this area; and
- ▶ Visual competition and change of character in elevated views to north from city centre

Not all considerations are relevant to all parts of the Northern Suburbs and sensitivity to high buildings will vary across the area. Generally there is elevated sensitivity along the western edge (proximity to Port Meadow and Wolvercote & Godstow Conservation Area) and in the south (proximity to North Oxford Victorian Suburb Conservation Area and the city centre).

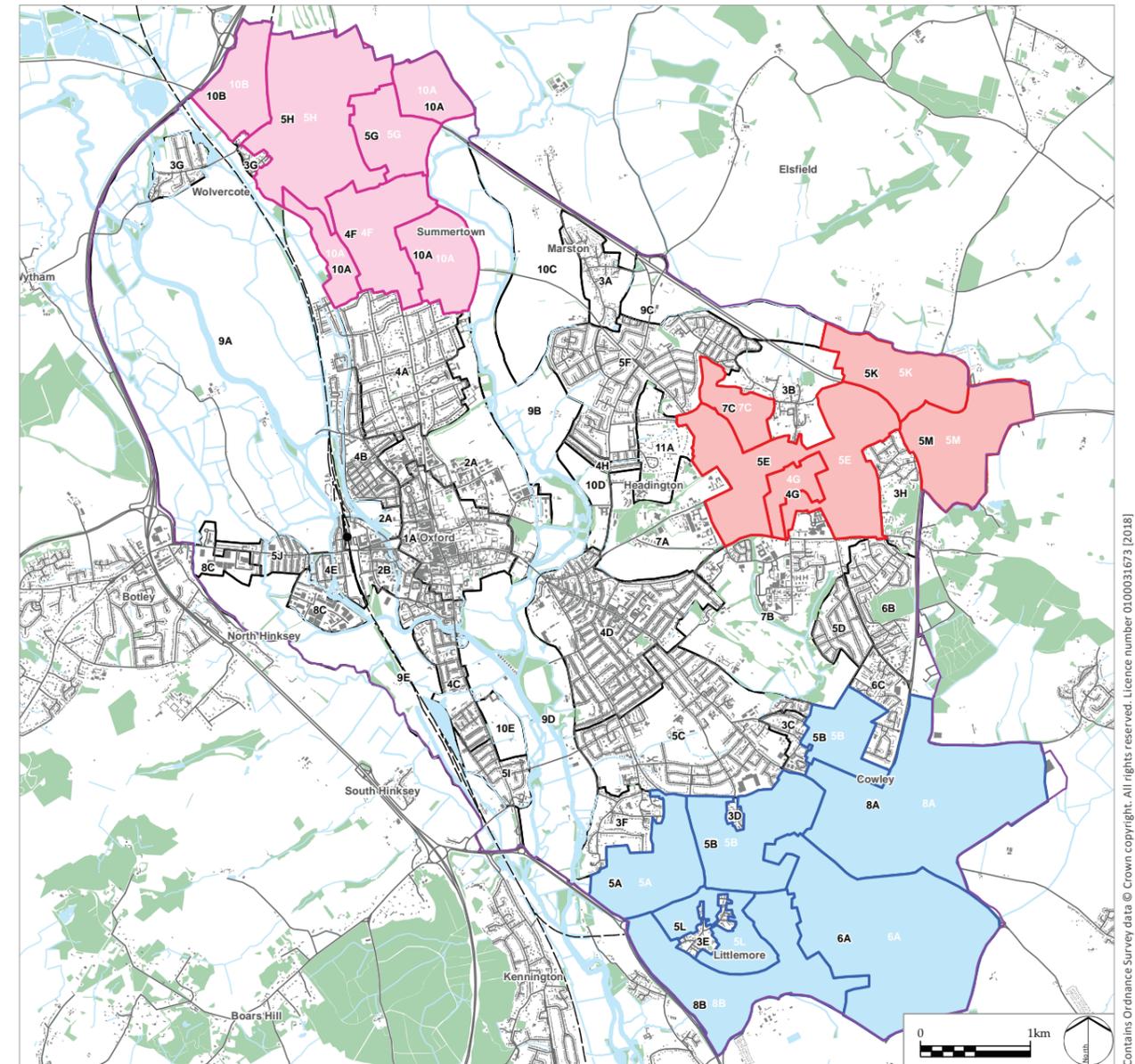
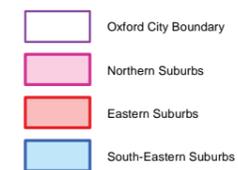


Figure 15: Areas of Greater Potential





Tom Tower, Christ Church College

**The Eastern Suburbs (red) - encompassing Headington, New Headington, Barton and Risinghurst.**

Key heritage considerations in this area are:

- ▶ The settings of Listed Buildings within this area (very few);
- ▶ The historic character of Old Headington Conservation Area, located to the north of this area;
- ▶ The historic character of Headington Hill Conservation Area, located to the west of this area;
- ▶ The historic character of Headington Quarry Conservation Area, located to the south of this area;
- ▶ Change of character in views from Old Marston Conservation Area;
- ▶ Visual competition and change of character on skyline in elevated views to east and north-east from city centre; and
- ▶ Visual competition and change of character on skyline in views of city centre from Raleigh Park, Boar's Hill and Elsfield.

Not all considerations are relevant to all parts of the Eastern Suburbs and sensitivity to high buildings will vary across the area. Generally there is elevated sensitivity along the western edge (potential for impacts on skyline) and in areas close to adjacent Conservation Areas.

**The South Eastern Suburbs (blue) - encompassing Cowley, Littlemore and Blackbird Leys.**

Key heritage considerations in this area are:

- ▶ The historic character of Iffley Conservation Area, located to the west of this area;
- ▶ The historic character of Oxford Stadium, Temple Cowley, Littlemore and Beauchamp Lane Conservation Areas, located within this area;
- ▶ Obstruction of views to city centre from Rose Hill; and
- ▶ Visual competition and change of character on skyline in elevated views to south from city centre.

Not all considerations are relevant to all parts of the South Eastern Suburbs and sensitivity to high buildings will vary across the area. Generally there is elevated sensitivity along the northern edge (potential for impacts on skyline) and in areas close to Conservation Areas that are embedded in the South Eastern Suburbs.



# 5 Conclusions

## Place

Oxford is a place that has experienced change and will continue to change. The EBR has confirmed the city has a strong and important relationship with its surroundings; this setting is very important to its appreciation both in terms of the city's identity and sense of place, and also as a heritage asset.

The key characteristics of Oxford comprise:

- ▶ The iconic spires and silhouette of the historic city centre.
- ▶ The green (wooded or agricultural) backdrop to the city which form a backdrop to elevated views from within the city.
- ▶ The open and natural character of the river floodplains which bring the countryside into the heart of the city.
- ▶ The enclosed and often intimate views within the city centre.

The EBR has also identified there is a complex and intricate interaction between heritage and the visual amenity of the city and its appreciation. The EBR identifies the four following ways in which assets, including heritage assets, within the city may be affected visually by high buildings.

- ▶ Visual obstruction - the physical obstruction of a feature or component in the view caused by a high building. This may result in full or partial blocking of the feature or component and may affect the interpretation of the feature and / or the legibility or character of the townscape. If the affected view makes a positive contribution to the significance of a heritage asset, obstruction may harm that significance.
- ▶ Visual competition/complement - the siting of a high building within the same view as the feature such that the two are viewed together. The high building may be perceived to compete with the feature either in the foreground, middle ground or background of the view affecting the ability to discern or interpret the feature. If a heritage asset is currently appreciated as a prominent feature in views, the introduction of a high building that distracts the attention of a viewer, could harm the heritage significance of the asset.
- ▶ Skylining - the breaking of the horizon, skyline or silhouette by a high building within views/general visual environment. Location in relation to topography is often a critical factor.
- ▶ Change to character - the composition of a view is altered to the extent the character of the view is discernibly different to that of the existing. This may be a result of an individual high building strongly influencing the composition or cumulative small incremental changes within the view leading to a notable change. Change of character may include a combination of obstruction, competition / complement and skylining. If the existing character of an area of townscape makes a positive contribution to the significance of a heritage asset, any change has the potential to harm that significance.





## Heritage

The EBR has identified and mapped the heritage considerations operating across the city. This includes:

- ▶ How the placing of a high building in the setting of a heritage asset could affect its heritage significance.
- ▶ Which heritage assets in Oxford are susceptible to harm from high buildings; and therefore
- ▶ Which areas of Oxford are more or less sensitive to the construction of high buildings

The EBR has found the city contains a wealth of heritage assets with a high number of exceptional quality assets. The historic centre of the city can usefully be regarded as a single heritage asset when considering the effects of high buildings.

Most heritage assets are located within or close to the historic centre of the city. However, there are also heritage assets within the surrounding suburbs that are important in their own right and have the potential to be affected by high buildings.

There is a complex interaction between heritage assets and their settings and a number of factors may arise when considering areas for high buildings. These factors vary widely across the city with each area presenting a distinctive set of heritage considerations.

## Growth

Areas of growth across the city are dispersed and still in flux given the emerging nature of the Local Plan, although the EBR has found there are areas where pressures and the potential for high buildings is more likely. Oxford needs, and will continue, to grow and the EBR has identified Areas with Greater Potential for high buildings to contribute to this growth.



# Appendices

## Appendix 1: Townscape Character Areas (TCA) Summary Table

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
1A	Historic City Core	Maximum built form height 53.8m Predominantly 3 – 5 storeys 12m to 18m (within West End AAP)	<ul style="list-style-type: none"> <li>▶ The settings of numerous Listed Buildings within the city centre (including many prominent Grade I and II* assets)</li> <li>▶ The historic character of the Central Conservation Area</li> <li>▶ The historic character of adjoining Conservation Area (Jericho)</li> <li>▶ The settings of Registered Historic Parks and Gardens in adjoining character areas</li> <li>▶ Visual competition to city centre skyline in all views towards the city</li> <li>▶ Visual competition and obstruction in elevated views from city centre</li> </ul>
2A	University Fringe	Maximum built form height 41.3m Predominantly 3 – 5 storeys 12m to 18m (within West End AAP)	<ul style="list-style-type: none"> <li>▶ The settings of numerous Listed Buildings within the city centre (including many prominent Grade I and II* assets)</li> <li>▶ The settings of Registered Historic Parks and Gardens in the character area</li> <li>▶ The historic character of the Central and North Oxford Victorian Suburb Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Areas (Jericho, Walton Manor)</li> <li>▶ Visual competition to city centre skyline in all views towards the city</li> <li>▶ Visual competition and obstruction in elevated views from city centre</li> </ul>
2B	Western Fringe	Maximum built form height 30m Predominantly 3 – 5 storeys 12m to 18m (within West End AAP)	<ul style="list-style-type: none"> <li>▶ The settings of numerous Listed Buildings within the city centre (including many prominent Grade I and II* assets)</li> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character of the Central Conservation Area</li> <li>▶ The historic character of adjoining Conservation Area (Osney Town)</li> <li>▶ Visual competition to city centre skyline in all views towards the city</li> <li>▶ Visual competition and obstruction in elevated views from city centre</li> </ul>
3A	Old Marston Core	Maximum built form height 15.7m Predominantly 1 – 2 storeys 6m to 9m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Old Marston</li> <li>▶ The historic character of Old Marston Conservation Area</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield</li> <li>▶ Visual competition and change of character in elevated views to north-east from city centre</li> </ul>
3B	Old Headington Core	Maximum built form height 26.4m Predominantly 2 – 4 storeys 9m to 15m (within Barton AAP)	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Old Headington</li> <li>▶ The historic character of Old Headington Conservation Area</li> </ul>
3C	Temple Cowley	Maximum built form height 26.7m Predominantly 2 – 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Temple Cowley</li> <li>▶ The historic character of Temple Cowley Conservation Area</li> <li>▶ Visual competition and change of character in elevated views to south-east from city centre</li> </ul>

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
3D	Church Cowley Core	Maximum built form height 19.7m Predominantly 2 – 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Church Cowley</li> <li>▶ The historic character of Beauchamp Lane Conservation Area</li> <li>▶ Visual competition and change of character in elevated views to south-east from city centre</li> </ul>
3E	Littlemore Village	Maximum built form height 19.5m Predominantly 2 – 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Littlemore</li> <li>▶ The historic character of Littlemore Conservation Area</li> </ul>
3F	Iffley Village	Maximum built form height 20.2m Predominantly 2 – 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Iffley</li> <li>▶ The historic character of Iffley Conservation Area</li> <li>▶ Obstruction of views to city centre from Rose Hill</li> <li>▶ Visual competition and change of character in elevated views to south from city centre</li> </ul>
3G	Wolvercote	Maximum built form height 20.5m Predominantly 2 – 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Wolvercote and Godstow</li> <li>▶ The settings of Port Meadow and Godstow Abbey (Scheduled Monuments)</li> <li>▶ The historic character of Wolvercote and Godstow Conservation Area</li> </ul>
3H	Headington Quarry	Maximum built form height 19.3m Predominantly 2 – 3.5 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Headington Quarry</li> <li>▶ The historic character of Headington Quarry Conservation Area</li> </ul>
4A	North Oxford	Maximum built form height 41.6m Predominantly 3 – 5 storeys 12m to 18m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area, including the Church of St Philip and St James</li> <li>▶ The historic character of the North Oxford Victorian Suburb and Walton Manor Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Areas (Central, Jericho)</li> <li>▶ Visual competition to city centre skyline in views from Port Meadow and Rose Hill</li> <li>▶ Visual competition and change of character in elevated views to north from city centre</li> </ul>
4B	Jericho	Maximum built form height 34.6m Predominantly 3 – 5 storeys 12m to 18m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area including the Church of St Barnabas</li> <li>▶ The setting of Port Meadow (Scheduled monument)</li> <li>▶ The historic character of the Jericho, North Oxford Victorian Suburb and Walton Manor Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Area (Central)</li> <li>▶ Visual competition to city centre skyline in views from Port Meadow and Rose Hill</li> <li>▶ Visual competition and change of character in elevated views to north-west from city centre</li> </ul>

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
4C	Grandpont	Maximum built form height 18.2m Predominantly 2 – 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The historic character of adjoining Conservation Area (Central)</li> <li>▶ Visual competition to city centre skyline in views from Boar's Hill and Hinksey Hill</li> <li>▶ Visual competition and change of character in elevated views to south from city centre</li> </ul>
4D	East Oxford	Maximum built form height 25.6m Predominantly 2 – 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The historic character of Bartlemas and St Clement's and Iffley Road Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Areas (Central and Headington Hill)</li> <li>▶ Visual competition to city centre skyline in views from Crescent Road and Rose Hill</li> <li>▶ Visual competition and change of character in elevated views to south-east from city centre</li> </ul>
4E	New Osney	Maximum built form height 21.6m Predominantly 2 – 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character of Osney Town Conservation Area</li> <li>▶ Visual competition to city centre skyline in views from Raleigh Park, Boar's Hill, Elsfield, Doris Field Memorial Park, Headington Hill Allotments and South Park</li> <li>▶ Visual competition and obstruction in elevated views to west from city centre</li> </ul>
4F	Summertown	Maximum built form height 28.9m Predominantly 2 – 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The historic character of adjoining Conservation Area (North Oxford Victorian Suburb)</li> <li>▶ Visual competition and change of character in elevated views to north from city centre</li> </ul>
4G	New Headington	Maximum built form height 16.4m Predominantly 2 – 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Old Headington)</li> </ul>
4H	New Marston Village	Maximum built form height 11.7m Predominantly 2 – 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Headington Hill)</li> <li>▶ Obstruction of view to city centre from Doris Field Memorial Park</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield, Raleigh Park and Boars Hill</li> <li>▶ Visual competition and change of character in elevated views to north-east from city centre</li> </ul>

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
5A	Rose Hill	Maximum built form height 15.1m Predominantly 2 – 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Iffley)</li> <li>▶ Obstruction of views to city centre from Rose Hill</li> <li>▶ Visual competition and change of character on skyline in elevated views to south from city centre</li> </ul>
5B	Cowley Residential Suburb	Maximum built form height 32.4m Predominantly 2 - 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Areas (Temple Cowley and Beauchamp Lane)</li> <li>▶ Visual competition and change of character on skyline in elevated views to south-east from city centre</li> </ul>
5C	Florence Park and Cowley Marsh	Maximum built form height 18.5m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Areas (St Clement's and Iffley Road, Bartlemas, Temple Cowley, Beauchamp Lane and Iffley)</li> <li>▶ Obstruction of views to city centre from Rose Hill and Crescent Road</li> <li>▶ Visual competition and change of character in elevated views to south-east from city centre</li> </ul>
5D	The Slade	Maximum built form height 12.4m Predominantly 2 - 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ (None)</li> </ul>
5E	New Headington	Maximum built form height 20.8m Predominantly 2 - 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The setting of Listed Buildings within the character area</li> <li>▶ The historic character of adjoining Conservation Areas (Headington Hill, Old Headington and Headington Quarry)</li> <li>▶ Visual competition and change of character on skyline in elevated views to east from city centre</li> </ul>
5F	New Marston	Maximum built form height 42.3m Predominantly 2 - 3 storeys 9m to 12m (within Barton AAP)	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Areas (Old Marston, Old Headington and Headington Hill)</li> <li>▶ Obstruction of view to city centre from Doris Field Memorial Park</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield, Raleigh Park and Boars Hill</li> <li>▶ Visual competition and change of character in elevated views to north-east from city centre</li> <li>▶ Visual competition and obstruction of views to and from Old Marston Conservation Area</li> </ul>
5G	Cuttesslowe / Sunnymead	Maximum built form height 17.3m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ (None)</li> </ul>
5H	North Oxford Fringes	Maximum built form height 19m Predominantly 2 - 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The setting of Listed Buildings within the character area</li> <li>▶ The setting of Port Meadow (Scheduled Monument)</li> <li>▶ The historic character of adjoining Conservation Area (Wolvercote and Godstow)</li> </ul>
5I	New Hinksey	Maximum built form height 18.6m Predominantly 2 – 2.5 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ Obstruction and visual competition in view to city centre from Hinksey Hill</li> <li>▶ Visual competition and change of character in elevated views to south from city centre</li> </ul>

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
5J	Botley Road	Maximum built form height 14.9m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character of adjoining Conservation Area (Osney Town)</li> <li>▶ Visual competition to city centre skyline in views from Headington Hill Allotments and South Park</li> <li>▶ Visual competition in elevated views to west from city centre</li> </ul>
5K	Barton	Maximum built form height 13.7m Predominantly 2 - 3 storeys 9m to 12m (within Barton AAP)	<ul style="list-style-type: none"> <li>▶ (None)</li> </ul>
5L	Littlemore	Maximum built form height 17.8m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Littlemore)</li> </ul>
5M	Sandhills and Risinghurst	Maximum built form height 16.5m Predominantly 2 - 2.5 storeys 9m to 12m (within Barton AAP)	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Headington Quarry)</li> </ul>
6A	Blackbird Leys	Maximum built form height 44.1m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Oxford Stadium)</li> </ul>
6B	Wood Farm	Maximum built form height 42.6m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ (None)</li> </ul>
6C	Horspath Road Area	Maximum built form height 20.2m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ (None)</li> </ul>
7A	Headington Hill	Maximum built form height 28.5m Predominantly 3 - 4 storeys 12m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area including Headington Hill House</li> <li>▶ The historic character of the Headington Hill Conservation Area</li> <li>▶ The historic character of adjoining Conservation Area (St Clement's and Iffley Road)</li> <li>▶ Visual competition and change of character in view of city centre from Raleigh Park</li> <li>▶ Obstruction of views to city centre from South Park and Headington Hill Allotments</li> <li>▶ Visual competition and change of character on skyline in elevated views to east from city centre</li> </ul>
7B	Southfield Park and Hospitals Complex	Maximum built form height 23.3m Predominantly 2 - 4 storeys 9m to 15m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The historic character of adjoining Conservation Areas (Bartlemas and Headington Hill)</li> <li>▶ Visual competition and change of character in elevated views to south-east from city centre</li> </ul>



TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
7C	John Radcliffe Hospital	Maximum built form height 59.1m Predominantly 5 – 7 storeys 18m to 24m	<ul style="list-style-type: none"> <li>▶ The historic character of adjoining Conservation Area (Old Headington)</li> <li>▶ Visual competition and change of character on skyline in views of city centre from Raleigh Park, Boar's Hill and Iffley</li> <li>▶ Visual competition and change of character on skyline in elevated views to north-east from city centre</li> <li>▶ Change of character in views from Old Marston Conservation Area</li> <li>▶ The historic character of the Oxford Stadium Conservation Area</li> </ul>
8A	Cowley Motor Works	Maximum built form height 34.6m Predominantly 3 - 5 storeys 12m to 18m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings within the character area</li> <li>▶ The historic character of adjoining Conservation Area (Littlemore)</li> </ul>
8B	Littlemore Business and Science Parks	Maximum built form height 21.5m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character of adjoining Conservation Area (Osney Town)</li> <li>▶ Visual competition to city centre skyline in views from Headington Hill Allotments and South Park</li> <li>▶ Visual competition and change of character in elevated views to west from city centre</li> </ul>
8C	Botley Industrial and Retail Parks	Maximum built form height 20.5m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in Wolvercote, Godstow and Binsey</li> <li>▶ Port Meadow, Godstow Abbey and their settings (Scheduled Monuments)</li> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character and setting of Wolvercote and Godstow, and Binsey Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Areas (North Oxford Victorian Suburb, Jericho and Osney Town)</li> <li>▶ Visual competition and change of character in views of city centre from Crescent Road and South Park</li> <li>▶ Obstruction and change of character in view to city centre from Port Meadow</li> <li>▶ Visual competition and change of character in elevated views to north-west from city centre</li> </ul>
9A	Thames (Isis) north	Maximum built form height 20.4m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The historic character and setting of Wolvercote and Godstow, and Binsey Conservation Areas</li> <li>▶ The historic character of adjoining Conservation Areas (North Oxford Victorian Suburb, Jericho and Osney Town)</li> <li>▶ Visual competition and change of character in views of city centre from Crescent Road and South Park</li> <li>▶ Obstruction and change of character in view to city centre from Port Meadow</li> <li>▶ Visual competition and change of character in elevated views to north-west from city centre</li> </ul>

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
9B	Cherwell Valley	Maximum built form height 20.2m Predominantly 2 - 3 storeys 9m to 12m	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in the character area and Headington Hill House</li> <li>▶ The settings of Registered Historic Parks and Gardens in the character area</li> <li>▶ The historic character and setting of the Central Conservation Area</li> <li>▶ The historic character and setting of adjoining Conservation Areas (North Oxford Victorian Suburb, St Clement's and Iffley Road)</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield, Boar's Hill and Raleigh Park)</li> <li>▶ Obstruction and change of character in views to city centre from Doris Field Memorial Park, Headington Hill Allotments and South Park)</li> <li>▶ Visual competition and change of character in elevated views to north-east from city centre</li> </ul>
9C	Bayswater Brook	Maximum built form height 9.4m Predominantly undeveloped (Within Barton AAP)	<ul style="list-style-type: none"> <li>▶ The historic character and setting of Old Marston Conservation Area</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield</li> <li>▶ Visual competition and obstruction of views to and from Old Marston Conservation Area</li> </ul>
9D	Thames (Isis) south	Maximum built form height 17m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in the character area</li> <li>▶ The settings of Registered Historic Parks and Gardens in the character area</li> <li>▶ The historic character and setting of the Central Conservation Area</li> <li>▶ The historic character and setting of adjoining Conservation Areas (St Clement's and Iffley Road, and Iffley)</li> <li>▶ Visual competition and change of character in view of city centre from Rose Hill)</li> <li>▶ Visual competition and change of character in elevated views to south from city centre</li> </ul>
9E	Hinksey / Bulstake Streams	Maximum built form height 14.3m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The setting of Oxford Castle (Scheduled Monument)</li> <li>▶ The historic character and setting of adjoining Conservation Areas (Osney Town and North Hinksey)</li> <li>▶ Visual competition and change of character in views of city centre from Raleigh Park, Boar's Hill, Hinksey Hill and Elsfield</li> <li>▶ Visual competition and change of character in elevated views to south-west from city centre</li> </ul>
10A	North Oxford Open River Terrace	Maximum built form height 17.7m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The setting of Port Meadow (Scheduled Monument)</li> <li>▶ The historic character of the North Oxford Victorian Suburb Conservation Area</li> <li>▶ Visual competition and change of character in elevated views to north from city centre</li> </ul>
10B	Peartree Open River Terrace	Maximum built form height 19.9m Predominantly undeveloped (within Northern Gateway AAP)	<ul style="list-style-type: none"> <li>▶ The setting of Listed Buildings within the character area</li> <li>▶ The setting of Port Meadow</li> <li>▶ The historic character of Wolvercote and Godstow Conservation Area</li> </ul>



Sheldonian Theatre

TCA NUMBER	NAME	EXISTING BUILT FORM HEIGHT (based on Bluesky Heighted Building data)	KEY HERITAGE CONSIDERATIONS
10C	Marston Open River Terrace	Maximum built form height 12m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The historic character and setting of adjoining Conservation Area (Old Marston)</li> <li>▶ Visual competition and change of character in views of city centre from Boar's Hill and Elsfield</li> <li>▶ Visual competition and change of character in elevated views to north-east from city centre</li> </ul>
10D	St Clements Open River Terrace	Maximum built form height 31.4m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ The settings of Listed Buildings in the character area and Headington Hill House</li> <li>▶ The settings of Registered Historic Parks and Gardens in the character area</li> <li>▶ The historic character of the St Clement's and Iffley Road Conservation Area</li> <li>▶ The historic character and setting of adjoining Conservation Areas (Central)</li> <li>▶ Visual competition and change of character in views of city centre from Elsfield and Raleigh Park</li> <li>▶ Obstruction and change of character in views to city centre from Doris Field Memorial Park, Headington Hill Allotments and South Park</li> <li>▶ Visual competition and change of character in elevated views to east from city centre</li> </ul>
10E	New Hinksey Open River Terrace	Maximum built form height 19m Predominantly undeveloped	<ul style="list-style-type: none"> <li>▶ Visual competition in view to city centre from Hinksey Hill</li> <li>▶ Visual competition and change of character in elevated views to south from city centre</li> </ul>
11A	Headington Hill	Maximum built form height 22.4m Predominantly 2 – 3 storeys 9 – 12m	<ul style="list-style-type: none"> <li>▶ The historic character of Headington Hill Conservation Area</li> <li>▶ Obstruction of views to city centre from Doris Field Memorial Park and Headington Hill Allotments</li> <li>▶ Visual competition and change of character on skyline in views of city centre from Raleigh Park and Boar's Hill</li> <li>▶ Visual competition and change of character in elevated views to east from city centre</li> </ul>



# Appendices

## Appendix 2: Conservation Area Summary Table

Name of Conservation Area	Contribution made by setting to significance	Views out from the Conservation Area that contribute to significance	Views towards the Conservation Area that contribute to significance	Heritage Assets experienced in a wider setting beyond the immediate surroundings of the Conservation Area
Bartlemas	An enclosed rural enclave in suburban Oxford that has lost its links to the wider landscape. A sense of its historic rural setting is assisted by adjacent playing fields and good screening of adjacent two storey residential streets.	Short-range views only out into playing fields to east and north-east	Short-range only, primarily from playing fields to NE and E	None noted
Beauchamp Lane	Part of the former village of Cowley that retains its historic character but has lost its relationship to the wider landscape.	None noted	None noted	None noted
Binsey	An agricultural hamlet that has retained its historic rural setting. It has strong visual links to surrounding fields with longer range views across Thames meadows to adjacent higher ground.	General short-range views out into surrounding fields; longer-range views to NE across Thames to Port Meadow and to Wytham Woods in west	Across Thames from Port Meadow; approaches along Binsey Lane and Thames path	None noted
Central	The historic core of the medieval walled city with its suburbs outside the main gates. The CA also takes in the parks and meadows that still surround this core on its S and E sides up to the right bank of the Cherwell. The historic centre can still be experience and understood in its landscape setting in three main ways: 1) views out from the S and E edge of the city over the meadows of the Thames and Cherwell floodplain (and reciprocal views in over the meadows) 2) views out from elevated viewpoints revealing the topographic position of Oxford 3) long-range views towards the city from the surrounding landscape with tall historic buildings signalling the location of the historic core of the city	Short-range (ground-level) views to east and south of the Cherwell and Thames meadows from meadows and parks on east and south side of the Conservation Area. Longer -range views from elevated viewpoints within Conservation Area assist in appreciation of topographic location of city	The ten defined view cones all provide longer-range views of the Central Conservation Area	There are many tall historic buildings within the city centre that contribute to the historic centre skyline in multiple long-range views from outside the Conservation Area (including the Oxford View Cones). Prominent examples include the Church of St Mary the Virgin, Church of All Saints, Christ Church Cathedral, St Aldates Church, Merton College Chapel, Magdalen College Chapel, Christ Church Tom Tower, New College Tower, Wesley Memorial Church, Radcliffe Camera and Nuffield College Spire. Oxford Castle, located to the west of the city centre, has a setting that includes long-range views out of Oxford to the west and south from the top of St George's Tower which illustrate the strategic and defensive role of the castle in the medieval city.



Name of Conservation Area	Contribution made by setting to significance	Views out from the Conservation Area that contribute to significance	Views towards the Conservation Area that contribute to significance	Heritage Assets experienced in a wider setting beyond the immediate surroundings of the Conservation Area
Headington Hill	This area developed as a 19th century residential suburb, offering a combination of ease of access to the city and attractive view over the city. This is most obvious in the arrangement of Headington Hill Hall and its designed landscape. It is the views to the historic centre that form the principle contribution that setting makes to significance	Views towards the city centre, represented by three of the Oxford View Cones (South Park, Pullens Lane Allotments and Doris Field Meml Park) and the designed view from Headington Hill Hall	None noted	Headington Hill Hall has designed views out over the historic core of the city
Headington Quarry	Site of the major medieval stone quarries on Headington Hill that evolved into an unplanned settlement in the 18th and 19th centuries after the quarries were abandoned. The significance of the CA is not related to its wider landscape setting and there are no important long-range views to or from the CA.	None noted	None noted	None noted
Iffley	A medieval village, enveloped to the east by suburban Oxford; it retains much of its historic character and is still connected to its rural setting on the west side where it over looks the Thames and riverside meadows with more distant glimpsed views west towards the hills. The approach to the village along the river via Iffley Lock remains rural.	Views west over the river and on to the hills forming the skyline	Views looking south-east and east from paths along the river and through adjacent meadows	None noted
Jericho	The historic character of this area of 19th century housing beside the Oxford Canal is appreciated almost entirely without reference to its setting and cannot generally be experienced from outside the Conservation Area. The key exception is the contemporary Church of St Barnabas which is a prominent landmark from surrounding areas. To a much lesser degree, the Radcliffe Observatory and St Paul's Church on Walton Street (both just outside the boundary) form eye-catchers at the ends of views looking east along streets within the Conservation Area	Short-range views looking east along streets to the Radcliffe Observatory and St Paul's Church	Short and longer-range views of the campanile of St Barnabas. It is most prominent in the view from Port Meadow (an Oxford View Cone) but it can be seen in many others.	Church of St Barnabas is a prominent landmark
Littlemore	A medieval village now engulfed in suburban Oxford. It has lost any relationship with its landscape setting and can only be appreciated within the Conservation Area and its immediate setting.	None noted	None noted	None noted

Name of Conservation Area	Contribution made by setting to significance	Views out from the Conservation Area that contribute to significance	Views towards the Conservation Area that contribute to significance	Heritage Assets experienced in a wider setting beyond the immediate surroundings of the Conservation Area
North Hinksey	A medieval village that retains much of its historic rural setting, located on the western edge of the Thames floodplain. It is cut off from the rising land to the west by the A34 Oxford Bypass but to the east it borders on flood meadows and back channels of the River Thames and can still be experienced in its historic setting.	Views east and north-east through gaps between houses out over the Thames flood meadows towards Osney.	Views of the village, approaching on footpaths across the meadows from Osney.	None noted
North Oxford Victorian Suburb	This major 19th century residential suburb is largely experienced and appreciated without reference to its landscape setting. Its historically rural setting can still be appreciated in views along the east edge where it overlooks the Cherwell. Otherwise, links to the wider landscape relate to long-range views of two prominent buildings, the Church of St Philip & St James and the Radcliffe Observatory (an 18th century structure and not a coherent part of this essentially residential 19th century suburb).	Short-range views to east over Cherwell meadows	Short-range views to west from the Cherwell Meadows	Radcliffe Observatory and Church of St Philip & St James are both prominent landmarks. Elevated views out from the observatory are also relevant to its historical function
Old Headington	A medieval village, now enveloped by modern suburbs to the west, south and east and cut off from the wider rural landscape to the north by the Oxford Northern Bypass (A40). The immediate setting of the village is still largely provided by small fields and parkland (all within the Conservation Area boundary) which retains a rural character for the village itself. There are also long-range views out over the by-pass into the wider rural landscape, maintaining a connection between village and countryside.	Long-range views out to north and north-east over the by-pass into open countryside and distant hills.	None noted	None noted
Old Marston	A medieval village that has largely retained its separate identity on the northern edge of suburban Oxford. The village still backs on to fields to the west and east (some within the Conservation Area) and there are longer views south-east towards Headington Hill. There are also longer-range views towards the village from Headington Cemetery and Elsfield (one of the Oxford View Cones). These all reinforce the historic character of Marston in a rural setting.	Views west over fields towards the Cherwell. View south-east from allotments towards Headington Hill	Oxford View Cone from Elsfield has Marston in the middle distance. There is also an informative view of the Conservation Area from Headington Cemetery (beside John Radcliffe Hospital)	None noted



Name of Conservation Area	Contribution made by setting to significance	Views out from the Conservation Area that contribute to significance	Views towards the Conservation Area that contribute to significance	Heritage Assets experienced in a wider setting beyond the immediate surroundings of the Conservation Area
Osney Town	A compact area of mid-19th century residential development on an island in the Thames. It is enclosed by water with trees along the banks, enclosing the built form of the island in a softer green setting. There are no longer-range views or relationships to the wider landscape.	None noted	None noted	None noted
Oxford Stadium , Sandy Lane	The heritage significance of this Conservation Area appears to be entirely found within the boundary and, other than being sited in contemporary 20th century suburbs, there is no relationship to its setting	None noted	None noted	None noted
St Clement's and Iffley Road	The Conservation Area comprises two main areas with contrasting histories. St Clements is a medieval suburb at the Magdalen Bridge with key views to and from the city at the bridge. Views out into South Park and to the meadows along the Cherwell support the historic character of St Clements on the edge of the historic core. Iffley Road was developed later as a residential suburb benefiting from views attractive over the Cherwell to Christ Church Meadow, these can still be enjoyed to some degree.	View north-west over Magdalen Bridge to Magdalen Tower. Views out over the Cherwell Meadows (including Christ Church Meadow). Views east into South Park	Views from the Cherwell Meadows. View entering Conservation Area over Magdalen Bridge	None noted
Temple Cowley	The remains of a medieval hamlet, now embedded in suburban Oxford and considerably altered through the 19th and 20th centuries. It is no longer experienced in a rural setting and none of its significance is derived from the wider landscape.	None noted	None noted	None noted
Walton Manor	An inner residential suburb of North Oxford, laid out in the 1st half of the 19th century. An area of enclosed townscape dominated by terraces of houses. Its historic character and significance are experienced entirely within and adjacent to the CA boundary with no reference to the wider landscape	None noted	None noted	None noted

Name of Conservation Area	Contribution made by setting to significance	Views out from the Conservation Area that contribute to significance	Views towards the Conservation Area that contribute to significance	Heritage Assets experienced in a wider setting beyond the immediate surroundings of the Conservation Area
Wolvercote with Godstow	A string of three early settlements (Upper and Lower Wolvercote and Godstow Abbey) that have largely retained their historic rural character and setting. This setting is appreciated in extensive long-range views out over the Thames meadows with hills to the west including the key view south-east over Port Meadow to Oxford. There are also important views towards the Conservation Area from the meadows and commons.	Views south and south-east from Lower Wolvercote over Port Meadow towards Oxford (Oxford View Cones). View west from Upper Wolvercote over Wolvercote Common and Port Meadow to Hills beyond. Views south from canal bridge over Port Meadow	Views of Upper Wolvercote from Port Meadow	None noted
Wytham	A medieval village, located on the western edge of the Thames floodplain that can still be experienced in its historic rural setting. It has strong historic connections to Wytham Park on rising ground to the west of the village. To the east it borders on meadows and a back channel of the River Thames.	Views eastwards through gaps between buildings across the Seacourt Stream and the A34 to the countryside beyond; far reaching views to the wooded hills and countryside to the north, west and south from footpaths near Wytham Abbey; views across the Recreation Ground out into the countryside to the west.	Views looking west from the elevated section of the A34; views approaching the village on minor roads from Godstow and Botley	None noted

# Appendices

## Appendix 3: Stakeholder Workshops 1 & 2



LD&DESIGN

## Oxford High Buildings Study

### Stakeholder Workshop No.1

#### Summary Report

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#### Introduction

A stakeholder workshop was held in the Key Learning Centre at Oxford Castle on the 15<sup>th</sup> January 2018 to engage stakeholders in relation to the Oxford High Buildings Study.

The workshop was divided into four principal presentation topics:

- Context to the Study – Mark Jaggard (Oxford City Council) and Alister Kratt (LDA Design)
- Place – Alister Kratt (LDA Design) and Stephen Carter (Headland Archaeology)
- Heritage – Stephen Carter (Headland Archaeology)
- Growth – Alister Kratt (LDA Design)

A short presentation of approximately 25mins was given on each of the above topics with an open discussion following each of the Place, Heritage and Growth presentations.

The aim of Stakeholder Workshop No.1 was to:

- Introduce Stakeholders to the study.
- Validate analysis undertaken to date with the aim of securing Stakeholder 'buy in'.
- Identify gaps and issues raised as important by Stakeholders for further consideration.

A total of 29 representatives attended the workshop representing a variety of parties including the University of Oxford, individual Oxford Colleges, Oxford Brookes University, Oxford County Council and Heritage Groups including Historic England, Oxford Preservation Trust, Oxford Civic Society and Oxford Architectural and Historical Society. Officers from Oxford City Council and planning council members also attended. A full list of attendees is included in Appendix 1.

The presentation slides were distributed electronically to all attendees following the workshop.

#### Place

A presentation on Place was given by Alister Kratt and Stephen Carter. The presentation covered the geography of Oxford, the current planning context, existing townscape character and existing building heights across the city by way of Bluesky digital height data purchased by OCC.



The below table provides a summary of the key issues raised as part of the Place discussion session.

Discussion Topic	Response
3d Modelling – its maintenance, ownership and accessibility.	<p>Bluesky heighted building data has been purchased by OCC to support the study. The data allows an understanding of existing building heights across the city and can be used to generate models of the city in 3d form which in turn can be tested and analysed.</p> <p>The height data will be licensed for use by OCC ensuring it is maintained and kept up to date. The availability and best use by the public of this data is being considered by OCC.</p> <p>Topography analysis beyond city would use LiDAR data which is freely available from Ordnance Survey.</p> <p>OCC is currently looking at the viability of purchasing a more detailed 3d model of the city that could include articulation of elevations and façade details.</p> <p>MJ acknowledged the limitations of using the Carfax datum, particularly in relation to the quality of the roofscape which was a key concern of stakeholders. MJ confirmed if there are better mechanisms to protect views/townscape these would be looked at and considered.</p>
The 18.2m Carfax datum.	
The importance of sequential views.	AK noted the importance of sequential views and moving through the townscape in appreciating the city. The study will consider these as a narrative within the text.
Development beyond the city boundaries.	The study will refer to view cones and be cognisant of proposals in neighbouring districts.
The importance of vegetation.	The potential to include vegetation within the 3d modelling was noted. OCC confirmed the purchase of vegetation data was being considered.

## Heritage

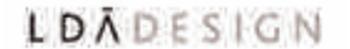
A presentation on Heritage was given by Stephen Carter. The presentation covered designated heritage assets, views to the historic centre, views from the historic centre and interrelationships between heritage assets beyond the historic centre.

Discussion Topic	Response
The management of views with particular reference to vegetation obstructing views. Reference to Headington Hall was made and the views that are no longer available owing to vegetation growth, or views that are no longer publicly accessible but still contribute to heritage understanding.	The study recognises the setting of heritage assets is not solely dependent on visibility. The management of vegetation is a landowner issue.
An important historic view was identified from Marston Church which was a strategic observation post during civil war.	Team to consider.
The Radcliffe Observatory should be added to recognised views from historic centre.	Team to consider.
The lack of large country houses and estates in surrounding landscape around Oxford. The point was made that they are there but are hidden with intentional limited visual connection to surroundings. It was raised that one needs to look further afield to find these features in relation to Oxford's heritage.	Team to consider.
The hills surrounding Oxford are a heritage asset in their own right.	<p>It is Historic England's view it is the city which is the heritage asset able to be appreciated in views from the hills. It is Historic England's view the hills in themselves are not heritage assets.</p> <p>In regards to setting of assets Historic England's view is the mapping of setting can be problematic.</p>
The identification of new and or additional views and the level of detail the study will go in relation to heritage.	The study will draw out key themes but cannot be exhaustive in detail. The level of detail is still being considered but it is unrealistic to cover all potential scenarios.
The importance of being within the city yet there being a sense of countryside.	The study has identified importance of river floodplains as key consideration.
The importance of non-designated assets.	The importance of non-designated assets is recognised but outwith the scope of the study.
The importance of views within built form along streets – reference was made to views along Banbury Road and Woodstock Road.	The character/amenity of routes is recognised by Conservation Area appraisals and townscape character areas. An understanding of urban design detail is important but this level of analysis is best captured at the detailed level.
The importance of understanding incremental change and the effect it may have.	Team to note. The study and resulting guidance will cover this aspect of change.

## Growth

A presentation on Growth was given by Alister Kratt. The presentation mapped allocated and emerging sites, potential adjacent growth areas beyond the city boundary within adjoining districts and the location and distribution of district centres and major transport hubs that are likely to come under pressure for intensification.

Discussion Point	Response
The management of growth at Local Plan and application level.	There study incorporates cross working with OCC policy and development management teams to ensure alignment. The importance of early engagement and proportionate and sound pre-app will be emphasised within the guidance.
The relationship and role of the Oxford Design Review Panel (ODRP)	The study will engage with the ODRP and learning will be shared between both.
The level of detail provided by the guidance.	The study cannot realistically cover every scenario however does need to provide a sufficient framework for OCC and applicants. An appropriate balance will be struck.
The effect of lighting and materials is an important.	This is an important aspect of intensification and tall buildings. The guidance will address these aspects to an appropriate level.
The clustering of tall buildings	The study will form part of the evidence base to the Local Plan and will inform site allocations coming forward. A framework led approach is advocated providing clear signposts for applicants and giving confidence for officers that decisions are aligned with wider strategic objectives.
Timings of the study to fit with Local Plan programme	The Local Plan is scheduled for public consultation in July. The study will form part of evidence base and underpin any high building policy proposed.



## Oxford High Buildings Study

### Stakeholder Workshop No.1

#### Summary Report Appendix 1 – List of Attendees

Name	Representing
Alister Kratt	LDA Design
Ben Croot	LDA Design
Stephen Carter	Headland Archaeology
Kevin Minns	Oxford West End Development (joint venture between Oxford City Council and Nuffield College) developing the Oxpens site
Clive Booth	Oxford Civic Society
James Lawrie	Christ Church College, Oxford
Gillian Argyle	Oxford Civic Society
Paul D Austin	Oxford Brookes University
Brie Foster	Turnberry (representing Oxford Brookes University)
Elizabeth Murphy	University of Oxford, Estates Services
Tim Treacher	Oxford Civic Society
David Clark	Oxfordshire Architectural and Historic Society
Neil MacLennan	Oxford Civic Society
Ruth Wilkinson	Lib Dem Councillor for Headington
Liz Wade	Councillor Oxford Govt
Dick Wolff	Councillor Oxford Govt
Cllr John Tanner (Labour)	Councillor Oxford Govt
Gillian Coates	Oxford Civic Society
Colin Cook	Councillor Oxford Govt
John Goddard	Oxford Civic Society
Debbie Dance	Oxford Preservation Trust
Helen Wilkinson	Oxford Preservation Trust
Richard Hayward	Oxford Civic Society
Katherine Owen	Officer, Oxford City Council
Ian Green	Oxford Civic Society
Adrian Arnold	Officer, Oxford City Council
Amy Ridding	Officer, Oxford City Council
Tom Foxall	Historic England
Clare Golden	Officer, Oxford City Council

# Oxford High Buildings Study

## Stakeholder Workshop No.2

### Summary Report

#### Introduction

A stakeholder workshop was held in the Long Room at Oxford Town Hall on the 6<sup>th</sup> March 2018 to engage stakeholders in relation to the Oxford High Buildings Study. The workshop follows Stakeholder Workshop No.1 which was held on the 15<sup>th</sup> January 2018.

The aim of Stakeholder Workshop No.2 was to:

- Introduce analysis undertaken for areas identified as having greater potential for high buildings / intensification.
- Present and discuss the scope and content of the Oxford High Buildings Study Guidance.

Stakeholder Workshop No. 2 was divided into three principal presentation topics:

- Context, Purpose and Use of the Study and the need to identify Areas of Greater Potential – Mark Jaggard (Oxford City Council).
- Testing Areas of Greater Potential and 3d Modelling – Alister Kratt (LDA Design), Stephen Carter (Headland Archaeology) and Ben Croot (LDA Design).
- The Emerging Oxford High Building Guidance – Alister Kratt (LDA Design).

A session for questions and short workshop exercise regarding the emerging guidance and four tests was held as part of the workshop.

A total of 23 representatives attended the workshop representing a variety of parties including the University of Oxford, individual Oxford Colleges, Oxford Brookes University, Oxford County Council and Heritage Groups including Historic England, Oxford Preservation Trust, Oxford Civic Society and Oxford Architectural and Historical Society. Officers from Oxford City Council and planning council members also attended. A full list of attendees is included in Appendix 1.

The presentation slides were distributed electronically to all attendees following the workshop.

#### Context, Purpose and Use and Areas of Greater Potential

A presentation on the context, purpose and use and the need to identify areas of greater potential was given by Mark Jaggard. The presentation covered the need for the study, its relationship to the emerging Local Plan and the need to identify areas of greater potential for intensification within the city.

The below table provides a summary of the key issues raised as part of the context, purpose and use discussion session.

Discussion Topic	Response
The status of the guidance	MJ confirmed the high buildings study would form guidance that underpins policy in relation to high buildings within the emerging Local Plan.
The 18.2m Carfax datum.	MJ confirmed Carfax datum would be remain as important guideline for height in city centre but recognised limitations of its interpretation. OCC receptive to how Carfax datum could be used/interpreted in development management.

#### Testing Areas of Greater Potential and 3d Modelling

A presentation on the four visual tests (obstruction, competition, skylining, change of character) and the 3d modelling used to test identified areas of greater potential was given by Stephen Carter and Ben Croot. The presentation covered examples of the four visual tests and provided a worked example of the 3d modelling testing increasing height scenarios for Townscape Character Area 5E: New Headington.

Discussion Topic	Response
Non-designated heritage assets	The study focusses on designated heritage assets as these have greater weight in the planning framework. The study can only go so far in terms of the depth of analysis. The importance of non designated heritage assets is recognised and should be considered on an ad hoc basis for specific intensification proposals.
Cost of maintaining model	The model would need to be maintained to ensure it is kept up to date and fit for purpose. There would be an associated cost for this although this is relatively small in relation to the initial purchase of the model data which represents the main capital outlay. The cost of maintenance will vary depending on the data set in question and the level of maintenance cover needed.
Standards for visualisations	Standards for visualisations and a common set of language in relation to them will be set out within the guidance.
Importance of not relying on model alone	Team to note. OCC understands the model cannot be relied on alone but provides a useful tool, in combination with others, in managing and understanding intensification / high buildings.
Areas of greater potential are residential / small scale in nature	Areas of greater potential represent areas where there are less heritage assets and where pressure for intensification is likely to be greatest. The importance of good urban design is critical in the intensification of the city. The scale and nature for potential intensification will also need to consider a number of other factors, such as ownership also, which may not be within OCC's control when looking at the detailed level.

Consideration of winter and summer effects	Seasonality of deciduous vegetation plays a significant role in the visibility of built form. This is recognised by OCC and the guidance will require any limitations of analysis to be recognised.
Consideration of other areas of the city, in particular the West End Development / Osney Mead	Overarching guidance will be provided covering the whole of the city. It may be that detailed studies for particular areas beyond the scope of this study are required in future.
Recognition of positive and negatives	Team to note. The four visual tests are not necessarily negative and it maybe that a 'positive' or 'neutral' outcome may result. The opportunity to enhance and improve on the existing is an important theme within the guidance. Use of language is also important in this regard.
Need to be clear on how developers will use the 3d model	OCC are currently looking how best to utilise the model. It may also be expedient once the guidance is published for a special briefing for developers and neighbouring local authorities to ensure they understand the implications of the guidance.
Identification and value given to views	It is beyond the scope of the study to identify and value all potential views within the city. For the purposes of the study to inform strategic planning the 10 designated view cones have been used in combination with five additional locations from elevated points within the city centre representing views out. It may be that additional studies beyond the high buildings study are required.
The role of the Planning Committee	The Planning Committee play a very important role in the planning process. The role of officer's and this guidance is to help the Committee make better informed decisions regarding intensification and high buildings. OCC intend to explore with the Committee how best to engage in delivering an effective and efficient process.

### Workshop

A short workshop exercise was held with the stakeholders exploring the some of the design principles that may arise when considering high buildings / intensification using the visual obstruction and visual competition scenarios of the four visual tests. The discussion confirmed the nine principles identified provided a useful list (in combination with the four visual tests) in which to consider high buildings and / or intensification. Common themes included the importance of not relying on a single fixed location and the consideration of effects of high buildings / intensification cumulatively or in combination with other schemes. Variety of built form both in terms of heights and massing and also materials and skyline was noted as a positive design principle and outcome. The effect of incremental growth on existing buildings and consideration of services and utilities within the design process was also highlighted as important.



## Oxford High Buildings Study

Stakeholder Workshop No.2: Tuesday 6<sup>th</sup> March 2018

### Attendee List

Name	Representing	Contact Details
John Goddard	Oxford Civic Society	
Paul Austin	Oxford Brookes University	
Dick Wolf	City Councillor - St Marys Ward	<a href="mailto:cldrwolff@oxford.gov.uk">cldrwolff@oxford.gov.uk</a>
Tom Foxall	Historic England	
Tim Treacher	Oxford Civic Society	
Peter Thompson	Oxford Civic Society	
Richard Hayward	Oxford Civic Society	
David Clarke	OAHS	
Susie Byrne	Turnberry	
Clare Golden	Oxford City Council	
Michael Crofton-Briggs	Oxford University Estates	
Allan Dodd	Mansfield College	
Colin Cook	Oxford City Council	
Gwilym Hughes	Nuffield College	
Kevin Minns	Oxford West End Development	
Emilia MacDonald	Oxford University Estates	
Ruth Wilkinson	Ward Councillor - Headington	<a href="mailto:ruthwilkinson@gmail.com">ruthwilkinson@gmail.com</a>
Debbie Dance	Oxford Preservation Trust	
Helen Wilkinson	Oxford Preservation Trust	
Bev Hindle	Oxfordshire County Council	
Katherine Owen	Oxfordshire County Council	<a href="mailto:kowen@oxford.gov.uk">kowen@oxford.gov.uk</a>
Liz Wade	City Councillor	
Ian Green	Oxford Civic Society (Chair)	<a href="mailto:igreen449@btinternet.com">igreen449@btinternet.com</a>

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