

## Heritage Impact Assessments – Local Plan 2045

### Overview

The following note sets out the process of Heritage Impact Assessment that has been used to inform and refine a number of site allocations identified as being of concern by Historic England (HE) during the Regulation 19 consultation process on the draft submission Local Plan. Whilst the City Council has undertaken a detailed assessment of impacts on heritage assets as part of the allocation process, this document brings together the previous findings along with additional analysis to respond to HE's concerns. Each assessment addresses the potential impacts from allocated sites on designated and non-designated assets and the wider significance of the historic environment and includes consideration as to how such impacts should be addressed/mitigated as part of any proposal coming forward on those sites.

For each allocation, an overview of the area and the site is presented which includes a contextual overview of extant heritage assets. A table then presents an assessment of potential impacts of new development on the key heritage assets on the site or in the surrounding area. Recommendations are then provided for each allocation policy, which may already be identified in the policy, or else will be proposed as modifications for submission based upon the additional analysis that has accompanied these assessments – changes are flagged in bold and specific wording has been reflected in the overarching table of responses to the Reg 19 comments (against the applicable allocation).

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## South of the city around Minchery Farmhouse

### **SPS7: Kassam Stadium**

### **SPS11: Overflow Car Park at Kassam Stadium**

### **SPS12: Oxford Science Park**

### **SPS13: Ozone Leisure Park and Minchery Farmhouse**

INSERT NEW MAP

#### **Site overview and heritage context**

The sites are within the Littlemore and Northfield Brook, and currently comprise of a football stadium with related conference facilities, and car parking (SPS2) and the Oxford Science Park which is an employment site of regional, national and global importance and one of the most influential science, technology, and business environments in Europe (SPS5). The sites are largely flat, with few topography changes. Northfield Brook runs along the northern edge of SPS2, and feeds into the Littlemore Brook in the northwest corner of the site. This waterbody continues westward through the northern section of the Science Park site. The fragments of the rural landscape that weave through the area are characteristic and make it relatively sensitive to change. Grenoble Road is at the southern edge of the sites, and to the south of this a large new development site in South Oxfordshire which is allocated in their Local Plan, both of which will likely change the character of the area in future.

Both the Kassam site and Science Park are outside of any locally designated view cones or high buildings areas and are also outside of any conservation areas, although they are within proximity to the south-east boundary of Littlemore Conservation Area and the extended setting of the Oxford Central (City & University) Conservation Area. There are no recorded assets of local heritage significance recorded on the Oxford Heritage Asset Register within the area.

The listed 15th Century Benedictine Priory (Nunnery) Dormitory Range (remodeled as a Farmhouse around 1600 – and referred to as Minchery Farmhouse) is Grade II\* and located within the boundary of Oxford Science Park in the eastern portion of the site, adjoining the Kassam site in the southwest corner by the edge of the Ozone complex. The Farmhouse is currently identified on Historic England's [Heritage at Risk Register](#) and is noted to have suffered from 'heritage crime and longstanding lack of maintenance' with no solutions for its future currently in place.

The Dormitory range sits within a walled precinct, the remains of which are now buried, and therefore has an archaeological setting. Both of the sites, including the other Kassam site (SPS3), have potential to reveal prehistoric, Roman and medieval buried archaeology. The former

Minchery Paddock Area has revealed extensive archaeological remains belonging to the Nunnery precinct and these require substantive preservation in situ.

The presence of archaeological features on the Kassam site were evaluated in 1996 but the mitigation was never completed. The archaeology is dispersed and mostly focused around the fringes of the car park and includes peat with potential for prehistoric pollen sequences near northwestern corner of the Ozone, as well as dispersed Roman pottery manufacturing activity, burials and other features to the east and north of the standing Nunnery dormitory range.

**Heritage Impact Assessment table**

<b>Heritage Asset(s) Affected by Allocation</b>	<b>Listed Grade/ Signif. Value</b>	<b>Contributing Elements to Significance</b>	<b>Potential impacts on the asset from future development</b>
<b>Minchery Farmhouse</b>	Grade II*	<p>Built in the 15<sup>th</sup> century, and reconstructed c.1600, the farmhouse was originally a dormitory for Littlemore Priory. The exterior of the farmhouse consists of limestone rubble with squared dressings; old plain-tile roof with stone and brick ridge stacks.</p> <p>The Grade II* listed building possesses more than special historic, architectural and archaeological interest as the last remaining upstanding part (the Dormitory Range) of an exemplar 'poor' Benedictine Nunnery. The small mid-15<sup>th</sup> century windows on the east facade illustrate the change of culture from open dormitories to individual cells amongst such communities in the medieval period.</p> <p>The Kassam car park forms an important part of the setting of this listed building insofar as there are views of the range – including the highly significant windows – from across the car park to</p>	<p>There is potential for development to further isolate the asset where it is not appropriately considered as part of the overall future of the area. Failure to secure a sustainable long-term use for the building as part of a development proposal for the sites would further limit options for re-use, conflicting with its conservation and the desire to remove the asset from the At-Risk Register. Any development proposal for this site should be based upon an approved masterplan that includes a robust and secure future for the listed building. Poor quality design could negatively impact significance and setting of the listed building such as in the following ways:</p> <p>Any development, including buildings that are proposed to be sited such that they will appear in the setting of the listed building, has the potential to cause substantial harm</p>

		<p>the east. There are also important views of the asset from Grenoble Road.</p> <p>The listed building's historically rural setting has been compromised by the development of the Science Park, Ozone Leisure complex, Kassam Stadium and adjacent hotel. However, there remains an appreciation of open sky and tree cover over the roof of the structure and long views outwards to green boundaries which are cues to its former rural setting and historic significance.</p> <p>The building sits within a walled precinct and the wall likely survives below ground to the east and north and south (the western extent is now better understood as a result of recent investigative trenching). The building therefore has a buried archaeological setting as well as an above ground setting, both of which should be taken into account by any new development.</p>	<p>to the significance of the listed building and impair the observer's ability to understand that significance of the listed building and the building's historic context. Such harm is already evident and demonstrated by the unsympathetic buildings that have been constructed to the north of the listed building.</p> <p>Development of the site has the potential to obscure or reduce views of the asset that are currently available from the Kassam car park and Grenoble Road, eroding the ability to appreciate the significance of the asset, and in particular the ability to appreciate the highly significant dormitory windows on the east facade.</p> <p>Development of the site also has the potential to erode or cause the total loss of existing views where there remains an appreciation of open sky and tree cover over the roof of the asset and/or long views outwards to green boundaries harming the ability to appreciate the asset's historically rural setting by further urbanizing the character of the setting of the listed building.</p> <p>.</p> <p>Development could fail to respond adequately to the highly significant below-</p>
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			<p>ground archaeological setting of the listed building, causing harm.</p> <p>Development has significant potential to incorporate the asset, repair it and bring the asset back into use. Careful design could enhance the setting.</p>
<b>Prehistoric, Roman and medieval archaeological remains</b>	Likely to vary in value	<p>Remains that are associated with different periods of history including potential for prehistoric pollen sequences as part of peat deposits, as well as Roman and medieval remains. Potential remains associated with the Priory. The Nunnery Remains and long pollen sequences within Minchery Farm Peat Fen can be assessed as of high significance. Coherent or well preserved Nunnery (Priory) remains have the potential to be of national significance.</p>	<p>Development could disturb and negatively impact archaeological remains, for example, there is potential for harm to occur to these underlying archaeological features where development is proposed directly atop or in close proximity and it will be important for the applicants to be guided by the requirements of policy HD5 – Archaeology in order to ensure Policy HD5 is already explicitly cross-referenced in the allocations to ensure applicants are aware to consider them in conjunction.</p>
<b>Littlemore Conservation Area</b>	Designated Conservation Area	<p>The special character of Littlemore derives from its retention within the modern settlement of a village atmosphere and its traditional buildings surviving in much of the original street pattern with representative types of structures from several centuries that are archetypal to an evolved village settlement.</p> <p>During the twentieth century the agricultural fields that once surrounded the historic settlement were developed, and the village subsumed into the City's suburbs. However, because of the relatively low rise nature of this surrounding development there is relatively little</p>	<p>The sites are not within the conservation area but lie close to its south-east boundary. Where tall buildings come forward on the site, there is the potential that these could be visible from within the Conservation Area and this will need to be considered in relation to any harm to the conservation area. The fact that the 20<sup>th</sup> century development that surrounds the Conservation Area is not currently readily perceptible from within the Conservation Area contributes positively to the asset's legibility as an historic agricultural settlement.</p>

		<p>perception of it from within much of the Conservation Area. This contributes positively to its continued legibility as a distinct, historic agricultural settlement.</p>	
<p><b>Oxford Central (City &amp; University) Conservation Area</b></p>	<p>Designated Conservation Area</p>	<p>The Oxford Central (City &amp; University) Conservation Area comprises the historic centre of Oxford, which until the early 19th century was a relatively compact settlement centred on Carfax and extending only a short distance beyond the medieval walls. The central core encompasses an architectural history that spans nearly 10000 years, which includes some exceptional architectural works by some of the most renowned architects of all time. These are evident at the City's core in its townscape and skyline, most notably in the form of the City's iconic collection of 'dreaming spires'. The early-19th century saw the expansion of the city into the suburban areas, creating what was referred to as 'Oxford's base &amp; brickish skirt', following which late-19th and 20th century development subsumed the surrounding medieval villages to form the extent of Oxford City today.</p> <p>As detailed in the Oxford Central Conservation Area Appraisal (2023) and the Oxford High Buildings Technical Advice Note (2018) and Evidence Base Report (2018) Oxford's historic built environment, including its central core and surrounding townscape, is intrinsically linked to its landscape setting, with the city's character heavily influenced by its physical and</p>	<p>Any new tall buildings that extend above the ridgeline along the southern edge of the city have the potential to disrupt and detract from the setting of Oxford's Central Conservation Area as well as the ability to appreciate the significance of individual spires and towers within it.</p>

		<p>topographical environment, which has three fundamental elements:</p> <p>1.1. River meadows – these flat open areas permeate the city north to south.</p> <p>1.2. Wooded farmland, estates &amp; hills – these high and nearby hills form a natural green backdrop and ‘amphitheatre’ to the east and west of the city.</p> <p>1.3. Alluvial lowland &amp; vale farmland – these areas of lower lying hills are predominant to the north and south of the city and signal the location of the rivers.</p> <p>The landscape and built environment elements identified above and their interrelationship with one another and the intrinsic connection of Oxford’s historic development to its landscape setting is fundamental to the significance of the city’s Central Conservation Area and can be appreciated both from viewpoints outside of the city looking in (i.e. the view cones) and from high level panoramic viewpoints within the city looking out, including but not limited to Carfax tower, Castle Mound, St George’s Tower, St Mary’s University Church, St Michael at the North Gate and the Sheldonian Cupola.</p> <p>At the southern edge of the city, the east and west containing hills fall away to a much lower ridge / hill line with the backdrop of the Chiltern Hills beyond, which signals the river route and is where the areas of C20 expansion have taken</p>	
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		place below and beyond the lower ridge line. The ability to visually appreciate the location, extent and forms of the hills and ridgelines that surround the city, particularly from the high-level panoramic viewpoints, is essential to understanding its historic development and heritage significance.	
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### Conclusions including how Local Plan responds to the assessment

The sites lie in proximity to the Littlemore Conservation Area to the north, which has retained its atmosphere as a rural village, from which much of its significance is derived. However, the greatest potential for impacts upon heritage assets is on those assets within the site boundaries, in particular the Grade II\* Minchery Farmhouse as well as the varied archaeological remains that are present. **The relevant allocations reference potential for impacts on the conservation area and cross refer to the designated heritage assets policy (HD3).**

Due to the topography of the sites, which are lower lying, there is capacity for the introduction of buildings of a greater height to the site without it affecting the setting of the Central (City & University) Conservation Area. However, any development that breaches the ridgeline along the southern edge of the city has the potential to harm the setting of the Conservation Area – which is a vital contributor to its significance – as well as individual spires and towers within it. It will be important for applicants to be guided by the requirements of HD6, together with existing adopted guidance including the Oxford High Buildings TAN (2018), the Oxford High Buildings Evidence Base Report (2018), the Character Assessment of Oxford in its Landscape Setting (2002) and Addendum (2022) the Assessment of Oxford View Cones (2015), and the Central (City & University) Conservation Area Appraisal (2023). The Council has also been involved in the production of the Cowley Branch Line Densification Study (August 2025), that covers these sites, which provides a spatial strategy for where densification should be prioritized to maximise the opportunity for transport-led growth whilst minimising harm to the special historic and landscape qualities of the City. **The Cowley Branch Line Area of Focus references that careful consideration will need to be given to the design and height of new buildings within the AoF, which covers the relevant sites and also cross references to policy HD6.**

In relation to the Minchery Farmhouse, there is potential for development to adversely affect views of the asset in which its historic and architectural special interest is appreciated if it is of an inappropriate scale, proximity to the asset, or poor quality design detailing and materials, as is evidenced by existing development to the north of the listed building. The policies of the Local Plan (e.g. policy HD3 – Designated Heritage Assets, HD1 – Principles of High Quality Design) will play an important role in ensuring that new development appropriately considers the



significance and setting of the Farmhouse and mitigates potential impacts that could arise, these are already explicitly cross-referenced in the allocations to ensure applicants are aware to consider them in conjunction.

The Heritage at Risk register identified a key risk to the Farmhouse is a lack of ongoing maintenance and this could be exacerbated if a long-term solution for the asset's future is not secured and viable options for its re-use are limited by development of the surrounding land. Discussions with Historic England have flagged that new development on the allocations could provide an opportunity for securing a more positive future for the asset by ensuring that new development not only responds to its presence and consider its impacts, but also by taking a more active role in securing a sustainable future as part of the design of new proposals. **Policy SPS13 requires that Minchery Farmhouse should be repaired and brought back into a sustainable use.**

The Heritage Impact Assessment also identifies the presence of a varied array of archaeological remains spanning the prehistoric, Roman and medieval periods, as well as archaeological remains specifically relating to the medieval Benedictine Priory. There is potential for harm to occur to these underlying archaeological features where development is proposed directly atop or in close proximity. **The requirements of Policy HD5 is explicitly cross-referenced in the allocations to ensure applicants are aware to consider them in conjunction.**

## Southeast of Bartlemas Close

### **SPE4: Jesus College Sports Area**

### **SPE7: Lincoln College Sports Ground**

#### **Site overview and heritage context**

The site is situated to the north-eastern side of Cowley Road, to the north of Barracks Lane and currently consists of two adjoining private open-air sports facilities (for Lincoln College and Jesus College). Access to both Jesus College's and Lincoln College's sports facility is from Bartlemas Close, whilst Jesus College's existing graduate accommodation and grass tennis courts are accessed from Herbert Close.

The western part of the site is adjacent to the Bartlemas Conservation Area and is within its setting, bordered by residential development on the southern side of Barracks Lane, and within the setting of the Grade I listed St Bartholomew's Chapel, Grade II\* listed Bartlemas House and the Grade II\* listed St Bartholomew's Farmhouse (all located on the north/west side of Bartlemas Close). The chapel, former almshouse, farmhouse and cottage together with the masonry walls form the historic core of the conservation area. The southern part of the site also lies partially within the Crescent Road view cone, which runs parallel along the southern boundary.

The conservation area is predominantly rural in character, adjacent to open land to the north and north-east whilst containing a sizeable area of green space within its boundaries. The site also adjoins Oriel College Playing Fields in the north-west corner, locally listed on the Oxford Heritage Asset Register (OHAR) as an area of green space that contributes to Oxford's identity as a 'green' city while also helping to preserve the rural character, appearance and special interest of the Bartlemas Conservation Area and setting of the listed buildings within it.

The cluster of historic buildings is otherwise surrounded by suburban residential development, which dominates the character of this part of Oxford and therefore the openness that remains helps preserve the original sense of historic isolation and rural character of the hamlet.

#### **Heritage Impact Assessment table**

<b>Heritage Asset(s) Affected by Allocation</b>	<b>Listed Grade/ Signif. Value</b>	<b>Contributing Elements to Significance</b>	<b>Potential impacts from future development on the asset</b>
<b>Bartlemas Conservation Area</b>	<b>Designated Conservation Area</b>	Prior to the 19th century development of east Oxford, the leper hospital and associated buildings sat in open countryside	The origin of Bartlemas as first an isolation hospital and then a rural, farming hamlet can still clearly be read because it is still relatively

		<p>with far reaching views. Now it is a small hamlet of a farmhouse and cottage, with a former medieval leper hospital and chapel that has retained its own isolated identity inside the suburbs of the city.</p> <p>The chapel, former almshouse, farmhouse and cottage together with the masonry walls form the historic core of the conservation area. It is predominantly rural in character, adjacent to open land to the north and north-east whilst containing a sizeable area of green space within its boundaries.</p> <p>The cluster of historic buildings is otherwise surrounded by the suburban residential development which dominates the character of this part of Oxford and accentuates the sense of historic isolation and 'quarantine'.</p> <p>The trees throughout the site are recognized as making a positive contribution to the verdant and rural character and appearance of the area. The Links Allotment enclose and shield the historic hamlet from the urban nature of Cowley Road and are reminiscent of medieval strip farming.</p> <p>The stone wall bordering the lane to the hamlet is an important feature of the area, strengthening the rural nature of the Conservation Area.</p>	<p>complete and has a green setting that still reflects its farming origins. It is not read as an urban park. The heritage assets surrounding the site are mainly relating to this rural hamlet. Development of the site must therefore be sensitive to this because there is potential for new development that encroaches too far or appears too hard against this green setting to 'urbanise' the character of the setting and the 'undeveloped' character of Bartlemas, which is paramount to the area's significance. New development that encroaches on this has the potential to substantially harm or cause loss to that significance in following ways:</p> <p>Location and siting of development: With the sports ground being adjacent to Bartlemas Conservation Area and within the Bartlemas Historic Hamlet, development that is sited too close to it could negatively affect the 'undeveloped' character of Bartlemas which is paramount to the area's significance, encroaching upon the open nature of the wider setting and bringing the surrounding urbanization closer to the boundaries of the historic settlement. A substantial buffer of open space along the boundary with Bartlemas Close would be necessary to retain a good degree of separation to avoid the view and perception of development eroding the current degree of openness provided by the playing fields. The appropriate distance will need to be tested through scenarios and views</p>
<b>Bartlemas Farm House</b>	<b>Grade II*</b>		

<p><b>and Bartlemas House</b></p>		<p>To the west of the chapel is Bartlemas Farmhouse. The core of the house dates from the 14th and 15th centuries, the medieval survival of the chaplain's dwelling (Warden's House), with later additions dating from the 17th, 18th and 19th centuries. House is predominantly constructed from rubble stone with red brick chimney-stacks and rendered and limewashed end sections. It is characterised by its stepped roof heights and benefits from sitting in a large plot with mature gardens and is Grade II* listed. The rambling rural form of the house, which sits behind an ivy clad brickwall, is enhanced by an area of cobbled paving to the front while to the north stands a stone and pantile roofed outbuilding set gable end to the lane. The large garden extends to the south, enclosed by a stonewall and hedging alongside the lane.</p> <p>Bartlemas House to the north of the chapel was constructed in 1649 following the end of the Civil War. It was built on the site of the earlier almshouses/hospital that had been destroyed by fire with a new long rectangular plan building providing four tenements. The house today is a single dwelling over two storeys with attics, and adjoins the grounds of the chapel. The stone wall in the rear garden forms part of the northern boundary of the conservation area. The garden to the east of the house contains a well, a feature which has historically been associated with</p>	<p>from the conservation area and heritage assets.</p> <p>Development too close to the boundary with Bartlemas Close and/or development that would be visible from the lane in the hamlet: this could impact on the currently retained character and appearance of a rural lane.</p> <p>Views into and out of the conservation area are limited. Whilst it is important to have views into the conservation area, this must be balanced with retaining the area's sense of seclusion.</p> <p>The location, grain, density and siting of new development will need to be informed by a strategy that seeks to preserve the significance of the conservation area and this should include maintaining a sense of openness in key views out to preserve the significance of those views out and setting of the heritage assets and conservation area as a whole.</p> <p>The form, height, roof profiles and appearance of development in terms of scale and massing will need to respond sensitively to the above. There will clearly need to be a transition from in building heights, with only very low buildings being appropriate closest to the conservation area.</p> <p>Lighting will also need to take account of the need to preserve the sense of isolation for the</p>
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		<p>the site. The house is predominantly constructed from rubble stone, and characterised by its stepped roof heights.</p> <p>The significance derives from the history of these buildings in connection with the isolation hospital and latterly, farming.</p>	<p>conservation area. To mitigate this, development should be set away from the Bartlemas Close boundary to offer as much separation as possible, as well as careful siting and orientation of lighting and windows and the inclusion/preservation of trees between the site and conservation area.</p>
<b>St Bartholomew Chapel</b>	<b>Grade I</b>	14th century stone chapel with 17th century slate roof, sited within own grounds with remnants of an orchard and other planting.	<p>The siting of the vehicular access into the site needs to take into account the proximity to the hamlet and avoid causing a noticeable change in character as a result of traffic movements, headlights and noise.</p> <p>Where the view cone crosses part of the site, there is potential for inappropriate heights to interrupt and degrade this protected view. The four tests set out in the High Buildings TAN will need to inform the location and height of proposed development and any areas that may need to remain open or have height limits.</p>
<b>Crescent Road View Cone</b>	<b>Protected view</b>	Views from the hills south east of city are rare, due to the mixture of dense urban development and tall vegetation. As a result the opportunity to see the city from this angle is significant even though the view from the original assessment point recorded in the local plan is currently screened by foreground trees. The view makes an unexceptional suburban street part of a world renowned historic city.	

<p><b>Oriel College Playing Fields</b></p>	<p><b>Locally designated site included in the Oxford Heritage Assets Register</b></p>	<p>Former farmland associated with the hamlet. Having been retained as open land, they help to preserve our understanding of the historic relationship between the rural hamlet and surrounding farmland.</p> <p>Nominated as an area of green space that contributes to Oxford's identity as a 'green' city while also helping to preserve the rural character, appearance and special interest of the Bartlemas Conservation Area and setting of the listed buildings within it.</p> <p>In its current undeveloped state, the site reinforces the contribution that the Oriel College playing fields make to Oxford's identity as a 'green city' that would likely be lost as a result of their development.</p>	<p>Development sited too close to Oriel College Playing Field would have potential to affect its character by it appearing more as an urban green space, leading to the degradation of the ability to understand its historic use as part of a farming field system.</p> <p>A buffer of open space should be kept around this playing field so that it can still be read as sitting within the former agricultural landscape, which also recognises the role it plays in helping to protect the setting of Bartlemas.</p>
<p><b>Bartlemas Cottage</b></p>	<p><b>Non Designated Heritage Asset</b></p>	<p>C19 stone cottage that lies below Bartlemas Farmhouse, originally built for the Oriel College Gardener but now privately owned with modest C20 extensions. Its gardens originally extended to the Cowley Road. A rubble stone wall defines its garden, and the mature trees in the verge make a positive contribution to the character of the lane. There is an attractive, rubble stone and slate roofed outbuilding in the garden that is visible from the lane.</p> <p>The significance derives from the historical use of this building in connection with the surrounding rural landscape, its vernacular architecture and materials and group value</p>	<p>Key to the significance of this asset is its group value with the other historic buildings in the hamlet, which together can still clearly be read as part of the ancient rural landscape. Therefore, anything that encroaches on the remaining 'rural' or green setting of these assets has potential to harm the understanding and significance of the assets.</p>

		with the rest of the historic buildings in the hamlet.	
<b>The Old Pavillion, Jesus College</b>	<b>Non Designated Heritage Asset</b>	<p>Attractive, red brick and render cricket pavilion built in the 1930s.</p> <p>Marks the entrance into the sports field and reflects the use of the former farmland as a cricket pitch</p>	New development should take account of the character and appearance of this building and how it was designed to sit in this landscape and take inspiration from this in terms of undertaking a contextual analysis.

### Conclusions including how Local Plan responds to the assessment

Whilst there are not sensitive built assets within the site itself, development on this site has the potential to negatively impact upon the nationally and locally important features in proximity and, as such, development will need to consider and mitigate any impacts through careful and sensitive design decisions. There are particular sensitivities in relation to retaining the natural setting which development will need to consider and **there is an opportunity to further emphasize this via modifications to the supporting text of the allocation, and also by carefully drawing the allocation boundaries. The Regulation 19 Plan includes two separate site allocation policies.**

The presence of listed buildings close to the western boundary of the site including the Grade I listed St Bartholomew Chapel, the Grade II\* listed St Bartholomew's Farm House, and the Grade II\* listed Bartlemas House will need to be a consideration that informs the design and layout of any development proposed and this has already been picked up through the wording of the policy allocation. Equally, the presence of the protected view along the southern boundary brings additional sensitivities which will need to guide decisions about building heights and wider design.

These were factors that had already guided the drafting of the site allocation policy and the now two policies clearly set out the need for considering impacts on the Listed Buildings and the protected view through explicit cross references to the relevant strategic policies (HD1 and HD9). Subsequent discussions with Historic England following the Reg 19 consultation have flagged that the wording for the allocation might inadvertently encourage taller buildings closest to the Chapel (Grade I) and Bartlemas House (Grade II\*), potentially harming their significance. **To rectify this potential risk, it is agreed that a modification would be useful to clarify that a graduation of height, that is lower on the south-western edge and highest on the eastern edge, would best respond to the context of the Crescent Road view cone as well as the nearby listed buildings.**

## Northwest of Bartlemas Close

Map to be inserted

### SPE2 East Oxford Bowls Club

### Oriel College Playing Field (no allocation in Regulation 19 Plan)

#### Site Overview and Heritage context

The Oriel College Playing Field lies to the northeast of the historic settlement of Bartlemas, a former leper colony that was established by Henry 1 in C12 ‘beyond’ the habitation of Oxford. The allocated site occupies land that historically was part of the six acres of land belonging to the colony providing it with a subsistence and therefore it is an integral part of that historical context despite the present day use as sports ground which effectively severs the hinterland from the settlement.

The land rises from the Cowley Road, up through the historic settlement and the conservation area and then continues to rise across the playing field to the belt of mixed woodland that occupies the eastern edge of the allocated site, sits on the skyline and frames the views across the roofs and enclosing hedgerow of the historic settlement and the open land of the present sports ground.

The present undeveloped open character and appearance of the Oriel playing field, achieved as a consequence of its present use helps to preserve the historical setting of the settlement of Bartlemas and makes an important contribution to that setting and thereby to the significance of the settlement, the conservation area and the listed buildings both individually and as a group.

Even development of a modest size and density has the potential to have a harmful impact on the special character and appearance of the conservation area.

#### Heritage Impact Assessment table

Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Potential impacts from allocation on the asset
Chapel of St Bartholomew	Grade I Originally the Chapel for the leper colony	An extremely significant building that contributes to the building group that	Preservation of the isolated settlement that is so important to both the significance of the individual building but also to the group is



	<b>which was established in C12 Substantially rebuilt in C14 when given to Oriel College.</b>	<p>was the former leprosy hospital/colony until</p> <p>The surviving C14 building fabric, the form of the building and a number of surviving features as well as historical association all contribute to the building's significance.</p> <p>The building contributes to the overall significance of the building group.</p>	<p>fundamental to not harming significance and therefore any development on the allocated site will need to consider this in terms of what type of development, its design and importantly its siting.</p> <p>The allocated site is higher than the land on which the Chapel sits and continues to rise to the woodland belt on its eastern edge. Consequently, even development of a modest height has the potential to adversely impact or harm the setting of the listed building.</p>
<b>Bartlemas House</b>	<b>Grade II*</b>	<p>The present building dates from the mid C17 replacing an earlier, hospital building that burnt down.</p> <p>Occupied by the inhabitants of the colony, the C17 building took the form of four tenements in a long rectangular plan.</p> <p>The isolated, rural setting in which the building still sits is an important factor contributing to its significance.</p>	<p>As with the chapel, the setting of the building is defined by the sense of isolation and rural separation from the surrounding suburban development of Cowley and the sports activity of the allocated site.</p> <p>Any development would need to ensure that this sense of rural isolation is not harmed.</p> <p>Similarly, the allocated site sits higher than the Bartlemas House and therefore development even of a modest height has the potential to have a substantially harmful impact on the setting of the listed building.</p>
<b>Bartlemas Farmhouse</b>	<b>Grade II* C14/ C15 surviving core with later C17 and C18 alteration and additions. The original building was the Warden's house and only became a</b>	<p>The building's significance derives firstly from its surviving, earliest fabric that relates to its original function. Then the later C17 additions and alterations that have an architectural significance relating to a vernacular plan form and details as well as a historical significance</p>	<p>Development on the allocated site has potential to impact on the setting of the farmhouse as part of the settlement, the group of buildings that contribute to Bartlemas.</p> <p>In views, for example from the allotments and bowling green that provide open land to the south of the building group any development</p>

	<b>farmhouse from C17 to well into the C20. It is now a private dwelling</b>	related to the building's farming use and association with known figures within the community.	on the allocated site would be seen not as a backdrop to the farmhouse but to one side and therefore would have the potential to distract and compete with the rural setting of the listed building. The topography, the higher land of the allocation site has the potential for even development of a modest height to have a harmful impact on this setting. Additionally, the farmhouse, in particular its roofscape makes an important contribution in views from the open spaces to the south, building forms that would dominate and compete with this would potentially harm the significance of the listed building.
<b>Bartlemas Conservation Area</b>	<b>Designated on 16<sup>th</sup> July 1976.</b>	The special character and appearance of the conservation area is one of rural isolation which is a consequence of the original purpose for the settlement as a leper hospital outside the inhabited area of Oxford. The settlement has retained that sense of rural isolation which is palpable on leaving the Cowley Road at the bottom of Bartlemas Lane. This special character and appearance has been preserved in part by virtue of the undeveloped open nature of the allocated site, in turn a consequence of its present use as college sports fields.	Due to the comparable topography of the conservation area land and the allocated site even development of a modest height and density has the potential to cause harm to the special character and appearance of the conservation area.
<b>Bartlemas Cottage</b>		This building is of C19 origin and of local significance as being historically part of	Development on the allocated site has the potential to harm the setting of this locally

	<b>OHAR – non-designated heritage asset.</b>	the Bartlemas settlement, although associated with the agricultural use of land rather than part of the colony which at that time had ceased.	significant building as part of the settlement of Bartlemas and the overall building group rather than individually. As with the other heritage assets, even modest development has the potential to have an adverse or harmful impact due to the importance of the rural isolated character that is so important.
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### Conclusions including how Local Plan responds to the assessment

The proposed allocation site sits as the backdrop to views across and of the historic settlement of Bartlemas and due to the topography of the land any development on the site has the potential to harm the important open, isolated rural character and appearance of the settlement, characteristics that inform and contribute to the significance of a number of heritage assets including grade I and II\* listed buildings, a designated conservation area and a non-designated heritage asset that is on the OHAR list.

The basis for considering any development on the allocated site needs to include the setting of the individual listed buildings within the settlement, the buildings as an important group of buildings that define the historic and present-day settlement, and the special character and appearance (significance) of the designated conservation area. It is considered that even modest development has the potential to cause a high level of harm to the significance of the heritage assets. That applies to development immediately adjacent to the heritage assets, but also across the site as distance from the heritage assets is unlikely to ameliorate the level of harm but contrarily, due to the topography of the sports pitch and its relationship to the Bartlemas land, greater distance from the heritage assets could even exacerbate or increase the level of harm that may be caused. **There is not an area of the site that development could be focused on to reduce the level of harm, which has potential to be a very high level of harm in all locations of the potential site allocation.** The potential impacts of access to the site from Cowley Road also need to be considered.

Views out of the historic settlement are presently contained by more recent vegetation, hedgerows and hedgerow trees, however longer views towards and across the visible roofs of the buildings from the open spaces within the conservation area include the open playing fields that presently occupy the potential allocation site and therefore there is the potential in considering these views for harm to be caused.

**Development on the sports pitches has potential to harm views out of the historic settlement. Any proposal for development on the allocated playing field site should be based upon a robust views study and analysis or assessment of the significance that can be seen and understood in the present views as baseline information for discussion with the LPA. The policy framework that is set out in section 16 of the**

**NPPF should also provide the starting point for consideration of any development on the site together with the statutory duties set out in the P(LBCA) Act 1990 and Local Plan policies relating to the historic environment.**

**The Regulation 19 Submission Draft Oxford Local Plan 2045 does not include a site allocation policy for any part of the Oriel College Playing Field. There is potential for significant harm from any kind of development, with no clear way for that to be mitigated and without it being obvious that benefits could be achieved that would outweigh the likely significant level of harm.**

In addition, the Heritage Impact Assessment highlights that Oriel College Playing Fields – currently identified as a ‘supporting space’ within the GI network – clearly holds value in terms of local heritage designation and contribution to setting and **we would also propose for it to therefore be reclassified as core in line with other green spaces.**

## **Around St Cross College**

### **SPCW3 Manor Place**



### Site overview and heritage context

This site consists of a mix of disused hard and grass tennis courts, abandoned private allotments and an orchard. The area is characterised by hedged boundaries and several mature/ semi mature trees established on the site, particularly at the northern and southern corners. The site itself contains various types of natural ground cover including grass, scrub and scattered trees. Part of the site forms the tree lined edge of the River Cherwell. The fauna contributes to the green, semi-rural character of the setting which includes Holywell Cemetery, St Cross Annex and the Magdalen College Deer Park and likely has high biodiversity value.

The northern half of the site sits in the Holywell Manor and St Cross Church Historic Urban Character Area, part of the historic suburb of Holywell that retains medieval, post-medieval and later residential character. The open space reflects the historic separation of the walled town and northern medieval suburb. The southern half of the site is within the Holywell and North East Expansion – Modern Colleges Historic Urban Character Area. This broad character zone encompasses part of the former medieval suburb of Holywell and its subsequent expansion resulting from the development of new colleges and the University Science Area in the 19th and 20th centuries.

The site is an extremely sensitive location falling within the Central Conservation Area and the settings of numerous other highly designated and non-designated heritage assets. Manor Place sits within the Historic Core Area of the city and is viewable from the Elsfield, Doris Field and Headington Hill Allotments View Cones that extend in from the north-east of the city, and may be viewable from other view cones also. Furthermore the site forms part of the setting of several listed buildings including: Grade II listed St Cross College; Grade I listed Church of St

Cross and the Grade II listed associated churchyard wall; Grade II listed Holywell Manor; the Grade I listed Arne Jacobsen buildings at St Catherine's College; Grade II listed Holywell Ford; and the Grade II\* listed boundary wall of Magdalen College's Grove. The grounds of Magdalen College and St Catherine's College are both also Grade I Registered Park and Gardens. The site also sits towards the edge of the city centre archaeological area which is known to have an exceptionally high concentration of archaeological remains. In particular, there have been noted deposits relating to Civil War defences having been identified in previous excavations in the area within the site which would warrant substantive preservation in situ

**Heritage Impact Assessment table**

<b>Heritage Asset(s) Affected by Allocation</b>	<b>Listed Grade/ Signif. Value</b>	<b>Contributing Elements to Significance</b>	<b>Potential impacts from future development on the asset</b>
<b>Central City University Conservation Area</b>	<b>Designated Conservation Area</b>	The Oxford Central (City & University) Conservation Area comprises the historic centre of Oxford, which has Saxon origins and until the early 19th century was a relatively compact settlement centred on Carfax and extending only a short distance beyond the medieval walls. The central core encompasses an architectural history that spans nearly 1000 years, which includes some exceptional architectural works by some of the most renowned architects of all time. It is a harmonious and picturesque balance of, on the one hand, commonality - materials, plan form, lawns and gardens – and, on the other, variety – age, style, scale, detail. The extent and quality of green space in the Conservation Area has substantial aesthetic, communal and historical value and in many cases provides a leafy, tranquil counterpoint to its townscape and architecture, as well as possessing ecological value.	<p>Development could affect the character of the conservation area where it is not appropriately designed.</p> <p>Development of the site has the potential to erode the ability to understand the historic separation of the walled town and northern medieval suburbs, causing harm to the Conservation Area, with the magnitude of harm dependent on the extent of the loss of this open space.</p> <p>The loss of existing tree cover on the site would also be harmful to the character and appearance of this part of the Conservation Area.</p> <p>Further harm would be caused by development that does not respect the form, density and scale of development</p>

		<p>Magdalen College to the south sits within the 'Colleges' sub-zone 2, recognised for its early foundations outside the medieval walls, while St Catherine's College is in the 'Colleges' sub-zone 3 which is defined by its modern foundations from the mid-nineteenth century onwards. The site itself falls within the 'Flood Plain' character zone of the Conservation Area, which encompasses green spaces that are iconic features of Oxford, contribute to our understanding of the city's Saxon origins on dry ground adjacent to river crossing points, and have inspired Oxford residents and students for centuries.</p> <p>The site possesses a tranquil, rural, verdant, secluded, 'out-of-town' character and contributes to the historic interest of the Conservation Area as the open space reflects the separation of the walled town and northern medieval suburbs, which continued even into the late 19<sup>th</sup> century</p> <p>Manor Place, which lies to the north of the site, comprises a cul-de-sac of short terraces of two two-storey residential properties dating from the early-20<sup>th</sup> century that are identified as positive contributors to the character and appearance of the Conservation Area in the adopted Appraisal. The properties share common characteristics and the overall street scene possesses a street scene possesses a strong rhythm and coherence.</p>	<p>in the western suburb, or the animated character of the wider Conservation Area's roofscape. The relationship to the properties along Manor Place is of particular importance, and any development to the north/north-east of the site must respond to the scale, orientation and architectural character of these properties to avoid having a harmful effect on the character and appearance of the area.</p> <p>Development of the site is likely to impact on the undesignated heritage asset of the Holywell Cemetery, which forms an integral part of the Conservation Area (see below).</p> <p>It is also likely to impact the Grade I Registered Park and Garden at Magdalen College and enclosing Grade II* listed Longwall (discussed separately below) which also form constituent parts of the Conservation Area.</p>
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<p><b>Holywell Cemetery</b></p>	<p><b>Non-designated (also part of the designated Central Conservation Area)</b></p>	<p>Holywell Cemetery forms an integral part of the designated Central Conservation Area, but should also be considered a non-designated heritage asset in its own right.</p> <p>By the mid-19<sup>th</sup> century, Oxford's existing churchyards were no longer adequate for the needs of a rapidly growing population, a crisis that was exacerbated by excess deaths caused by outbreaks of cholera in the 1840s. In response, a number of new cemeteries were created on the edge of the city, one of which was Holywell Cemetery, opened in 1848 on land gifted by Merton College.</p> <p>Hollywell Cemetery is of historic interest as it illustrates a wider national trend in the development of cemeteries in the mid-19<sup>th</sup> century in response to the unsavory and unsanitary nature of urban churchyards, which had become overcrowded with burials, and the desire for alternative burial grounds. The inscriptions on its memorials, the design of its monuments, and choice of stones, and the architecture of its landscape design illustrate past social customs and events, and it is also a biography of the local Oxford community in the mid-19<sup>th</sup> through 20<sup>th</sup> centuries.</p> <p>With the retirement of the last keeper in 1931 and cessation of new burials the cemetery has become a wildlife haven and a refuge of tranquility and recollection in a city where</p>	<p>The development of the site has significant potential to erode the secluded and tranquil nature of the cemetery, which are key aspects of the non-designated heritage asset's character.</p> <p>Currently, the site is perceived as undeveloped from within the cemetery, which makes an important contribution to its significance in terms of helping to retain its legibility as an edge-of-town cemetery that was developed to alleviate the overcrowding that was occurring in the historic urban churchyards. Any built form or light spill from within the site that diminishes the impression that land to the south/south-east is undeveloped would erode this legibility, thereby harming the significance of the non-designated heritage asset and its contribution to the Central Conservation Area.</p> <p>Development of those parts of the site in closest proximity to the cemetery is likely to have the greatest impact on this heritage asset, but due to the ground levels being notably higher within the cemetery than the site, the likelihood of intervisibility across the site is high. Even development of a modest height and density within the site is likely to cause harm.</p>
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		publicly accessible green space and stillness are at a premium.	
<b>Holywell Ford</b>	<b>Grade II</b>	<p>Holywell Ford lies in close proximity to the south-east boundary of the site. The building was constructed in 1888 to the designs of the English Gothic Revival architect C C Rolfe, whose practice was based in Oxford. Typical of the period, it is of a vernacular style, in this case in the manner of a C17th farmhouse, built in coursed stone rubble with distinctive, steep roofs and prominent chimney stacks.</p> <p>Prior to the construction of the current building, a mill stood on the site since at least 1200.</p> <p>The significance of the listed building is derived from its historic association with the architect C C Rolfe and its late-19<sup>th</sup> century vernacular design which is of a high quality and reflects contemporary architectural fashions. The building may also possess some evidential value on account of the site's earlier use as the location of a mill.</p> <p>The verdant nature and rural character of the asset's setting contributes to the considerable aesthetic value the asset possesses, and the character of this setting and its relationship to the watercourse speaks of the site's earlier use.</p>	<p>The development of the site has the potential to erode the verdant and rural character of the setting of Holywell Ford, which contributes to its picturesque nature/the high level of aesthetic value the asset possesses.</p> <p>In particular, any loss of mature trees within the site and development towards the south-east corner of the site is likely to cause harm.</p>
<b>Buildings at St Catherine's College, and Landscape at St Catherine's College</b>	<b>Grade I (Podium and All Buildings Upon It; Master's House and Attached Garden</b>	St Catherine's is an exception to the surrounding nineteenth century colleges, built in the 1960s at the eastern edge of the historic settlement of Holywell, a semi-rural setting in the Cherwell	Subject to retention of existing mature planting along the eastern boundary of the site (along the banks of the River Cherwell) the development of the site is

	<p><b>Wall to North and South; Bicycle Store; Music Room; Brick Retaining Wall Running North South 2 Metres West of the Music Room; Squash Courts); Grade I Registered Landscape; Grade II (Boat House).</b></p>	<p>flood plain. Designed by the Danish architect Arne Jacobsen, it presents a modern interpretation of the traditional Oxford quadrangle and is a masterpiece of Modernist design.</p> <p>Jacobsen's designs for the College are a strong manifestation of his interest in controlling all elements of the physical environment, integrating architecture, interior furnishings, and utilitarian objects. Jacobsen believed that the design of every element of a building had to be harmonious, and he insisted on adding a clause to his contract for the College stating that "Professor Jacobsen should undertake as much as possible of the landscape design and the design of fixtures and fittings". The result is a completely coherent, perfectly proportioned and elegant campus, the design of which has remained largely unchanged since its completion in 1963. The College complex is celebrated internationally as a uniquely complete work of art, and many of the fixtures and furnishings Jacobsen designed for the College are classics of modern design.</p>	<p>considered unlikely to have a significant impact on the Grade I listed buildings and landscape at St Catherine's College due to limited intervisibility. However, Jacobsen designed his buildings at St Catherine's to be experienced in a landscaped setting and the verdant backdrop in views – to which the site currently contributes – adds to this experience. The introduction of any taller buildings or loss of trees on the site could therefore detract from one's appreciation of the listed buildings and designated landscape at St Catherine's College.</p> <p>Furthermore, views of Jacobsen's campanile that are currently seen from the cemetery across the site could be lost, which would result in a low level of less than substantial harm to the asset.</p>
St Cross College	Grade II	<p>Built in c.1857, the listed building comprises a 1-2 storey former school room and Master's House combined, built of local rubble stone with ashlar dressings, a tiled roof, tile hanging and traceried windows. It comprises the remaining part of the Holywell School, an institution for the education of poor children according to the principles of</p>	<p>Development on the site is unlikely to harm the significance of the Grade II listed St Cross College building, the immediate setting of which is enclosed to the south/southeast by late-20th century student accommodation buildings. However, development of an</p>

		<p>the Church of England. The asset possesses historic interest as it illustrates contemporary concerns regarding aspects of education, philanthropy and religion. It also possesses significant aesthetic/architectural value and is picturesque in character.</p>	<p>inappropriate scale could detract from views of the asset and the character of its historic suburban setting.</p>
<p><b>Magdalen College Grove, and Boundary Wall</b></p>	<p><b>Park and Garden - Grade I</b> <b>Boundary Wall - Grade II*</b></p>	<p>The Grove lies immediately north of the college buildings, a small park laid to pasture with trees informally planted throughout, containing a herd of around forty deer. The deer are first mentioned in college records 1706-7. It is bounded to the west and north by the C15, castellated stone boundary wall, to the east by an iron fence standing immediately above the stone-walled west bank of the river, and to the south by an iron fence and the ha-ha adjacent to New Building lawn, together with the New Building itself.</p> <p>The significance of the Grade I Registered Park and Garden, of which the Grove forms part, derives primarily from its historical value as early landscaped gardens designed to be enjoyed through a series of walks and vistas, including views beyond to the north, by the occupants of the College.</p> <p>The separately listed Longwall acted as a boundary between, and point of transition to/from, the College's ground and the open fields, allotments and woodlands beyond; and its significance lies in this historic role. Today it continues to provide a sense of enclosure to the</p>	<p>Similar to the above, poorly designed development has the potential to impact upon the setting of the registered park and garden and the listed boundary wall.</p> <p>The continued impression that the site is undeveloped in views from the Grove makes an important contribution to the significance of the RPG in terms of helping to maintain the sense that it has remained undisturbed over time by the changing world beyond. Any development within the site, and particularly to the south of the site, that diminishes the visual gap, free of construction, as currently perceived from the Grove would significantly undermine the impression that land to the north is largely undeveloped, harming the significance of the RPG and the associated listed Longwall.</p> <p>The greater the scale, height and massing of development on the site, the greater the impact on these assets is likely to be.</p>

		Grove, helping to contain outward views, meaning that much of the development that has taken place to the north over the years is not discernible from the RPG. Where development such as that around Holywell Ford and the Brasenose College accommodation to the west is discernible, it is in the location of historic development and is not particularly prominent due to its scale and height, together with the filtering effect of the surrounding trees.	The impact of light spill from buildings and/or poorly designed external lighting schemes would also exacerbate the impact of development on this site.
<b>Church of St Cross and Churchyard Wall of the Church of St Cross</b>	<b>Grade I listed building and (walls) Grade II listed building</b>	The Grade I listed Church dates from the 11 <sup>th</sup> -12 <sup>th</sup> Century (the chancel), with later additions and alterations, including the mid 13th Century West Tower. The wall on the east side of the church is a 19 <sup>th</sup> century rubble plinth walk with cast-iron railings and 2 pairs of gates, and itself is Grade II listed. The churchyard lies to the south of the Grade I listed church and makes an important contribution to its significance, as a surviving part of its historic and functional setting.	<p>The application site forms part of the wider setting of the listed Church and Churchyard wall, lying to the east/south-east of these assets beyond the municipal cemetery. The current perception of the site in views from and of these listed buildings is as undeveloped land, which contributes positively to their significance as it helps to preserve a sense of these assets' original edge-of-town setting.</p> <p>Development of the site may erode the contribution the site currently makes to the assets' significance, depending on the extent of the loss of open space and tree cover on the site, and the height and density of development and intervisibility with these listed buildings. Harm is likely to be less than substantial however.</p>
<b>Elsfield, Doris Field and Headington Hill</b>	<b>Protected view</b>	The 'dreaming spires' are an intrinsic part of the identity of the city, and contribute so	Development on the site has the potential to appear in long distance

<b>Allotments View Cones</b>		fundamentally to the skyline in long views from outside the city and close views within it. They are of international renown and have been celebrated in art and literature for centuries.	views towards the city centre, including the views from Elsfield, Doris Field and the Headington Hill Allotments, which would impact on the character of the Cherwell Meadows, and the perception of the listed buildings and landscape at St Catherine's College and the setting of Magdalen College's RPG in these views, and potentially also directly on the view of the spires and towers.  It is of vital importance that the design of any development on this site is informed by robust testing of these views to avoid undue harm. Particular attention is likely to need to be given to the height of development and its roof form.
<b>Potential for valuable archaeological remains related to the City Centre Archaeological Area.</b>	<b>Likely to vary in value</b>	The City Centre Archaeological Area has an exceptionally high concentration of archaeological remains. In this area, previous excavations have identified Civil War defences in particular.	Development could disturb and negatively impact archaeological remains. The Royalist Civil War rampart and ditch line previously located by archaeological evaluation should be preserved in situ.

### Conclusions including how Local Plan responds to the assessment

The location of the site within the Central Conservation Area and the positive contribution it currently makes to the settings of various listed buildings, the two registered parks and gardens, and the non-designated Holywell Cemetery means that the site is extremely sensitive to change and development proposals for the site need to take into account these various heritage sensitivities. **There is an opportunity to more explicitly flag the range of assets that are likely to be affected by development on the site and to flag those that are most sensitive to change (i.e. the Magdalen College RPG and the Holywell Cemetery) via a modification to the supporting text of the policy.**

As discussed above, there are heritage sensitivities across the site and there is no part of the site on which development could be located without impacting one or more of these heritage assets. However, what is clear is the importance of retaining open space on the site and

maintaining and enhancing existing tree cover to preserve its verdant character. Across the entire site, careful consideration will need to be given to height, massing and form, the orientation of buildings, architectural expression, and lighting to ensure that impacts are mitigated in line with the requirements of the strategic policies HD1 (Listed Buildings) and HD2 (Conservation Areas) as the allocation already identifies.

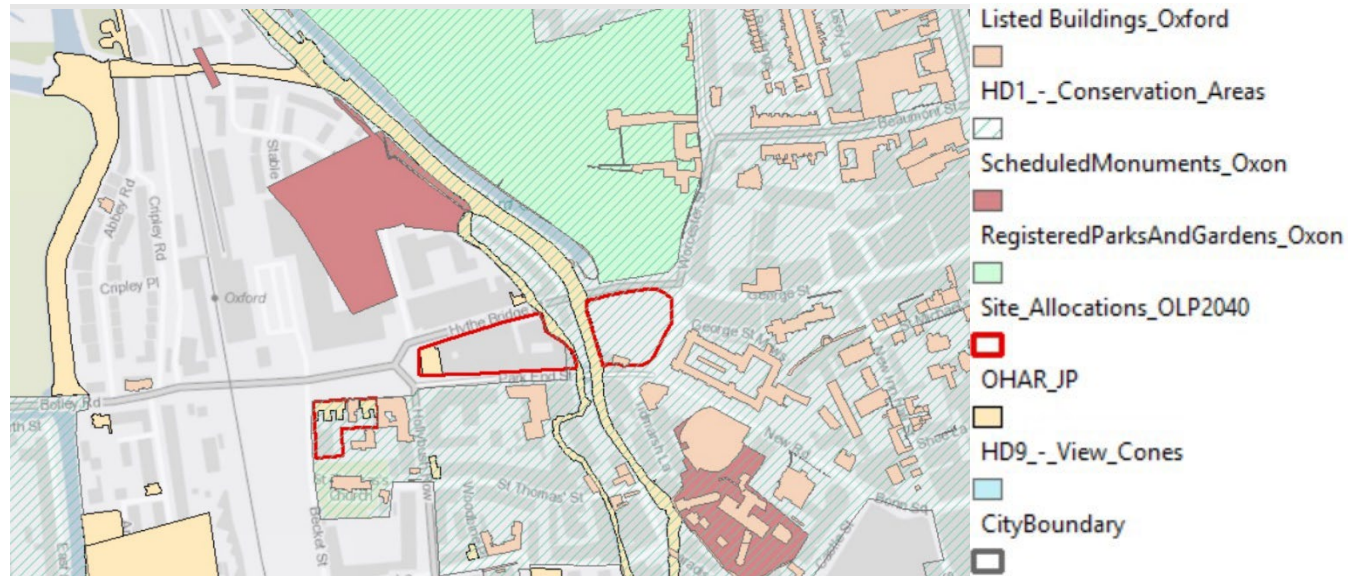
The two assets most likely to be harmed by development of the site (as a result of adverse change to their settings) are the Magdalen College Grove and Boundary Wall to the north, and Holywell Cemetery. The allocation identifies that proposals should seek to preserve the secluded character of the park as well as the adjacent cemetery, but it will also be important that any potential impacts that could negatively impact the significance of the Registered Park and Garden will need to be mitigated in accordance with HD3. **Engagement with Historic England has identified an opportunity to explicitly cross reference to strategic policy HD3 (Registered Parks and Gardens) as with other policies and it is agreed would be beneficial to ensure applicants are clear. It should be clearly identified that Holywell Cemetery must be considered both as part of the Conservation Area and as a non-designated heritage asset in its own right, with relevant reference to the local plan policy concerning non-designated heritage assets.**

The height and roofscape of any future development will also need to be carefully considered in order to sensitively fit into the context of the Historic Core Area and not to harm the protected views in which the site may appear. As HD9 already sets out, the aim of any design within the historic core area should be to maintain the unique character and significance of views of the spires and to ensure that variability and interest in the skyline is maintained. As well as not intruding through height, the design of foreground buildings should aid appreciation of view of the spires, rather than harming it. The allocation already flags that applicants will need to design with consideration of impacts on the setting of the view in compliance with policy HD9 and should make clear that the design of any proposals for the site must be informed by a robust TVIA.

With the site's location within the City Centre Archaeological area and the previously identified presence of Civil War related deposits in the area. It will be important for new development to investigate and appropriately address any remains in accordance with policy HD5, as is already highlighted in the policy too. The Allocation flags that in particular, proposals must preserve the Royalist Civil War rampart and ditch line, previously located by archaeological evaluation, in situ.

## South and east of Oxford Station

### SPCW6 Nuffield Sites



#### Site overview and heritage context

The Nuffield Sites consist of the Island Site (0.63ha), Worcester Street Car Park (0.52ha) and land south of Frideswide Square (0.26ha).

- The Island Site runs between Park End Street and Hythe Bridge Street. The western edge of the site fronts on to Frideswide Square as the Royal Oxford Hotel. The eastern edge of the site is bounded by the Wareham Stream. The Island site contains a range of different uses including ground floor retail, hotel, cafés and bars with other uses (including office accommodation and a back-packers hostel) on the upper floors.

- Worcester Street Car Park is a surface level car park on the site of a former 18th-19th century canal basin. Brick walls and mature trees line the western edge of the car park along Castle Mill Stream. At the northern extent of the car park a retaining wall supports the raised causeway of the Hythe Bridge Crossing. The southern end of the car park retains an entrance pier from the Canal Basin with a 19th century Pub fronting onto Park End Street.
- Land South of Frideswide Square comprises a well preserved late-Victorian group of commercial buildings along the southern edge of the Square with retail uses on the ground floor (but excluding the listed Coopers Marmalade Factory on the corner with Hollybush Row) and a further coherent group of early 20th century town houses along the Becket Street frontage.
- Historically, buildings in this zone were largely two to three storeys, though industrial building such as breweries might have higher brewing towers and chimneys some of which survive today. Much of the zone's traditional housing and surviving nineteenth and twentieth-century buildings and structures contribute positively to its character, illustrating its industrial history and the transformative impact of transport innovations (the canal and subsequently the railway) on this part of the city. Post-war redevelopment is typically four storeys, characterised by flat roofs without vertical accents, which does not result in a varied or lively roofscape or skyline.

Worcester Street Car Park was formerly the location of a historic canal wharf and also contained various industrial warehousing related to the wharf. This parcel of land sits within the Castle and Periphery – Former Canal Basin Historic Urban Character Area, defined by the extent of the Norman castle defences and includes part of the former canal basin located to the north. Medieval settlement remains relating to tenements along the former Stockwell Street can be anticipated to the east of the canal basin within the car park site. The Island Site and Land South of Frideswide Square contained various historic industry related uses including garages, which is still reflected in some of the building frontages in the area. Both of these parcels of land are within the Western Suburb – Factories and Offices Character Area. The broad character zone comprises of medieval suburb of St Thomas and related development south of the castle combined with development on the former site of the medieval Rewley Abbey to the north.

Both Worcester Street Car Park and land south of Frideswide Square are within the boundary of the Central (City and University) Conservation Area, specifically within the Western Fringe character zone, The Island site is just adjacent to the boundary of the Conservation Area and forms a part of its immediate setting. The sites sit within the Historic Core of the city and are therefore likely to be viewable from a number of protected views across the city, most directly from the Raleigh and Boars Hill views, but potentially visible from other views including the South Park and Doris Field view cones. There are also local townscape views of importance within the area, for example in relation to Worcester Street Car Park and the views it provides towards the Castle motte and the more distant floodplain which makes an important contribution to its significance, as well as from St. George's Tower or the University Church of St. Mary The Virgin's Tower.

Worcester Street Car Park and the Land South of Frideswide Square form the setting of listed buildings such as Nuffield and Worcester Colleges, and Frank Cooper's Marmalade Factory. There are a number of fine examples of Victorian and early twentieth century unlisted buildings within the character zone. One example is the late-Victorian commercial terrace on the south side of Frideswide Square with buildings designed by



nationally recognised Victorian architects practising prolifically across the North Oxford suburb at this period. This building group despite its dilapidated appearance is in fact well preserved, including some original shopfronts and typical Victorian detail and has a lively roofline with a characterful central turret. The frontage of the Jam Factory sets a precedent for the mass of buildings surrounding Frideswide Square, which is supported by the pavilions of the Said Business School opposite and the Royal Oxford Hotel. Around the square there is a remarkable consistency in building height, unifying the space. Rewley Abbey Scheduled Monument lies close to the southern edge of the Island Site, while Oxford Castle Scheduled Monument sits close to, and is visible from, Worcester Street Car Park, which effectively sits between the two Monuments.

The sites are entirely within the City Centre Archaeological area, known to have an exceptionally high concentration of archaeological remains. The car park has the potential to preserve medieval tenement archaeology and is also noted to contain fragments of industrial archaeology of significance in relation to the former use as a wharf and industrial area.

**Heritage Impact Assessment table:**

<b>Heritage Asset(s) Affected by Allocation</b>	<b>Listed Grade/ Signif. Value</b>	<b>Contributing Elements to Significance</b>	<b>Potential impacts from future development on the asset</b>
<b>Central City University Conservation Area</b>	<b>Designated Conservation Area</b>	<p>Worcester Street Car Park and the Land South of Frideswide Square are within the Western Fringe Character Zone, while the Island Site sits outside of the Conservation Area but within its setting</p> <p>The Western Fringe character zone comprises the areas west and south-west of the city Centre along the Castle Mill Stream. St Thomas' and the Oxford Canal. The area was dominated by religious houses in the medieval period and later by industry, which was fueled by the presence of the Thames for transport power and water, and later the arrival of a turnpike road, the Oxford Canal, and the Greater Western Railway.</p>	<p>Whilst only two of the three parcels of this site are directly within the Conservation Area, the other is located directly adjacent. Poorly designed development could potentially impact on the setting and character of the area, detracting from the special qualities for which it has been designated.</p>

		<p>The wider Conservation Area underwent significant redevelopment in the 1960s and 1970s, but its intimate network of historic streets and paths, as well as surviving industrial buildings, fragments of religious buildings and pockets of post-medieval character, are of considerable historical, architectural, townscape or social significance, and contribute positively to the conservation area.</p>	
<p><b>Late-Victorian/Edwardian buildings to south side of Frideswide Square</b></p> <ul style="list-style-type: none"> <li>- The former Castle Temperance Hotel, 23 Park End Street</li> <li>- 18-22 Park End Street and 24-26 Park End Street</li> <li>- 1-5 Becket Street</li> </ul>	<b>Non-designated</b>	<p>The late-Victorian/Edwardian commercial properties on the south side of Frideswide Square comprise one of several groups of buildings in the wider area which illustrate the industrial history and transformative impact the canal and subsequently the railway had on this part of the city.</p> <p>The group is identified as a positive contributor to the character, appearance and significance of the Conservation Area in the Conservation Area Appraisal. They retain some original shopfronts, a lively roofline and characterful central turret.</p>	Any development proposals need to consider the character and appearance of the Central Conservation Area, and any impact on adjacent listed buildings as well as the buildings themselves.
<b>Cooper's Marmalade Factory</b>	<b>Grade II</b>	Frank Cooper's four storey factory built in 1902. Recognised as a landmark in the Western Fringe Character Zone, being a	Inappropriate development on surrounding sites has the potential to negatively harm the significance and setting of this listed building.

		surviving fragment of the area's industrial heritage. It has a landmark quality.	
<b>St Thomas Vicarage</b>	<b>Grade II</b>	St Thomas' Church and Vicarage are the most notable surviving remnants of the historic extra-mural settlement of St Thomas. Two-storey built in 1893 by C C Rolfe, using red brick with stone dressings and bands.	Inappropriate development on surrounding sites has the potential to negatively harm the significance and setting of this listed building.
<b>Nuffield College</b>	<b>Grade II</b>	Limestone built from 1949-1960. Bookstack Tower and Harrison's Steeple represent the best of modern college estates, carefully detailed and presenting traditional Oxford college architecture in a new way. The copper spire also forms a focal point at the gateway to the city centre from the station.	Inappropriate development on surrounding sites has the potential to negatively harm the significance and setting of this listed building.
<b>Buildings at Worcester College and Landscape at Worcester College</b>	<b>Grade I (entrance screen and gates on Beaumont Street; Main Block; South Range; North Range; Gateway on Walton Street); Grade II (Boundary walls); Grade II* Registered Park and Garden</b>	Worcester College was one founded outside the medieval walls, occupying more extensive grounds with larger gardens and more open aspect. Key characteristics include an architectural set piece as the building entrance range and imposing institutional buildings with a formal principal frontage to the street, but otherwise facing inwards.	<p>The Registered Park is well screened with buildings and a wall. As such, it is considered unlikely that development would have an impact on the significance of the garden, although this will need to be considered.</p> <p>Worcester Street Car Park lies in the setting of these designated heritage assets and development there needs to be appropriate and not detract from the ability to appreciate their historic and architectural special interest.</p>
<b>Oxford Castle and earlier settlement remains, including</b>	<b>Scheduled Monument</b>	Oxford's Saxon, Norman and medieval past are discernible in the surviving structures in the Castle complex and in the surrounding street pattern. The	Inappropriate development has the potential to harm the significance of the scheduled monuments, including local views associated with them and their settings.

<p><b>the Mound and St George's Tower</b></p> <p><b>Rewley Abbey</b></p>		<p>domed green banks of the motte are a distinctive landmark which define this part of the city.</p> <p>The Mound and St George's Tower, which form part of the scheduled site are two of the publicly accessible high-level panoramic views points within the city. From these positions, the public can experience and appreciate the historical form and architectural character of central Oxford and its relationship to its landscape setting, something that is otherwise difficult in a dense and largely flat city centre.</p> <p>The views from the motte and St George's Tower of Oxford Castle were designed to command all of their surroundings, for the purposes of surveillance and defensive action. Therefore, maintaining these panoramas is essential to conserving the significance of the Castle.</p> <p>The site of Rewley Abbey has been investigated since the 1960s; this has yielded significant information about this important monastic foundation.</p>	
<p><b>Potential for valuable archaeological remains related to</b></p>	<p><b>Likely to vary in value</b></p>	<p>The City Centre Archaeological Area has an exceptionally high concentration of archaeological remains. There is potential for fragments of industrial</p>	<p>Development could disturb and negatively impact archaeological remains.</p>

<b>the City Centre Archaeological Area</b>		archaeology of significant interest at the car park site.	
<b>Various OHAR listings:</b> <ul style="list-style-type: none"> <li>• Royal Oxford Hotel;</li> <li>• Bangkok House;</li> <li>• Former Cantay Depository;</li> <li>• Former Castle Hotel.</li> </ul>	<b>Locally designated</b>	Nominated due to their architectural and historic interest, these buildings contribute to the setting and character at the western entrance to Oxford City Centre. They are often well preserved and represent the late 19 <sup>th</sup> /early 20 <sup>th</sup> century railway and commercial development.	Inappropriate development has the potential to harm the significance of these assets, including their settings.
<b>Early-to-mid-20<sup>th</sup> century buildings on the Island Site (non-OHAR)</b> <ul style="list-style-type: none"> <li>- The Lighthouse Pub</li> <li>- 4-6 Park End Street</li> <li>- 11-12 Park End Street</li> <li>- 14 Park End Street</li> <li>- Former Hartwells Garage and Showroom</li> </ul>	<b>Non-designated</b>	These buildings possess historic and architectural interest as further examples of early to mid-20 <sup>th</sup> century development constructed either to cater to Oxford historic tourist market arriving by rail or for commercial use, with several relating to the expansion of Oxford's motor trades. They contribute to our understanding of the industrial and commercial development of this part of the city into the twentieth century. They include rare examples of the use of the Art Deco architectural style in Oxford.	Inappropriate development has the potential to harm the significance of these assets, including their settings.
<b>Boars Hill and Raleigh View Cones</b>	<b>Protected view</b>	The Boars Hill view is one of the most famous and unspoiled views of Oxford. Nuffield College's Tower is among the historic high buildings rising in a line across the central part of the view with a broad area to either side without high	Inappropriate development in the area has the potential to infringe upon and negatively impact multiple views into the area (including those listed here as well as potentially others). Potential impacts could result in loss of

		features visible. As a group the buildings share a common palette of materials and a vertical emphasis contributing to the famous spiky skyline interrupted by the curvaceous forms of domes.	visibility of the historic high buildings or competition for prominence in the skyline.
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### Conclusions including how Local Plan responds to the assessment

There are clearly a number of heritage sensitivities which will need to guide the design of new development coming forward across the three parcels of land that comprise the allocation. The sites' location within and adjacent to the City Centre Conservation Area means that proposals will need to have regard to the special qualities for which the area is designated and ensure that any potential harm is sufficiently mitigated through careful design in accordance with the strategic policy HD1 which is already referenced in the allocation policy.

The site's location within the Historic Core Area of the city means that new development will need to be informed by careful consideration of its impact upon views, particularly in relation to the view cones that it sits in direct line of (like Boars Hill and Raleigh) but potentially other important views. These considerations will necessitate additional analysis and supporting evidence, as is already set out in the policy along with a cross reference to HD9, and will necessitate careful thought around aspects of buildings such as heights, massing and roof design. The Heritage Impact Assessment also flags the importance of more local, townscape views such as the views from Worcester Street Car Park towards/from the Castle Motte or from St. George's Tower. **This assessment indicates that it could be beneficial to supplement the supporting text of the policy to flag the importance of these considerations in informing design.**

There is the potential for poorly designed development to impact upon the significance and setting of the various listed buildings in the area, such as Nuffield College and the Marmalade Factory. As such, proposals will need to follow the considerations and mitigate impacts in line with strategic policies HD2 which is also already flagged in the policy. However, these considerations will also apply to non-designated features such as the locally important heritage assets identified on the OHAR, as well as the scheduled monuments and **it is proposed that a cross reference to HD4 and HD6 is also added into the policy via a modification to make sure these considerations are picked up by applicants.**

Part of the site is within proximity of the Worcester College Registered Park and Garden (Grade II\*), however the RPG is well screened via a wall, buildings and trees, as such it is considered unlikely that development of the site would have risks to the significance of this asset. The presence of the RPG will need to be considered by any applicants in order to ensure no impacts in accordance with the overarching strategic policy HD3; **a cross reference in the policy can also be added to make this consideration explicit.**

Whilst the policy sets out a high level overview of some of the more notable heritage assets as well as expectations for how their significance/setting should be preserved through careful design and appropriate mitigations, there are potentially opportunities for enhancement of these assets which could be secured via the development process. For example, as acknowledged at paragraph 8.371, redevelopment of Worcester Street Car Park presents an opportunity to enhance the setting of the adjacent listed buildings at Nuffield College.

**An addition to paragraph 8.370 can be made along the same lines.**

As with allocation SPCW3, the sites are entirely within the City Centre Archaeological area, known to have an exceptionally high concentration of archaeological remains. The car park is noted to contain fragments of industrial archaeology of significant interest. It will be important for new development to investigate and appropriately address any remains in accordance with policy HD5, as is already highlighted in the policy.