

Site capacity assessment – Local Plan 2042

Site name	East Oxford Bowls Club
LP2045 Site Allocation	SPE2
Site size (ha)	0.3

Site location



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A) Site overview

Description of current context

- Former bowling green and tennis courts, currently vacant.
- Adjacent to parts of Core GI network.
- Site is adjacent to East Oxford District Centre.
- Site is on the edge of East Oxford Character Area and adjacent to Florence Park and Cowley Marsh Character Area.
- Not within or adjacent to a regeneration area.

Site photos



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B) Open space, nature and flood risk

Description of current context

Green infrastructure

- Site is greenfield land.
- Adjacent to green infrastructure network (allotments).
- Entirely within Bartlemas Conservation Area (CA) so any trees over a certain size are protected.

<ul style="list-style-type: none"> Mature hedgerows on all boundaries. <p>Biodiversity and ecology</p> <ul style="list-style-type: none"> No nature conservation designations within the site. Records of swifts <100m from the site. <p>Blue Infrastructure</p> <ul style="list-style-type: none"> Whilst the site and its surroundings are in Flood Zone 1, patches of surface water flood risk are present, particularly along the perimeter of the site. <p>Land Quality</p> <ul style="list-style-type: none"> Contamination is unlikely.
<p><i>Analysis and urban design implications</i></p> <ul style="list-style-type: none"> Site itself contains no nature conservation designations but has potential for nature conservation interest. Potential to improve wildlife linkages or habitat continuity. Opportunities exist to plant new trees to improve connectivity to adjacent Core GI network.

C) Historic environment, character and local context

Description of current context

Historic environment

- Site contains no known archaeological sites but adjacent to former Leper Hospital so would require desk based assessment in the first instance.
- Not within Historic Core Area.
- Entirely within Bartlemas Conservation Area and forms the setting of multiple listed buildings within the CA.
- Within Crescent Road View Cone.
- No listed buildings onsite but a number of listed buildings are present on the adjacent land – including Grade 2* Bartlemas Farm House and Bartlemas House and Grade 1 listed St Bartholomew Chapel.
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Built environment

- The predominant materials of the CA include stone, slate and timber framed windows.
- Site was formerly in use as a bowling green and tennis court, no buildings currently in use on site.
- Victorian industrial buildings, some derelict, fit comfortably within the urban fabric of East Oxford Character Area and are often landmark features. Another distinctive feature of this area is the religious institutions dispersed throughout the suburb. These are often unique and distinctive buildings. The regularity of fenestration, doorways, low red brick front garden walls and hedges, and black road name signs provide integrity and contribute to a unified streetscape within the residential streets.
- Green space is generally well connected through the north of the Florence Park and Cowley Marsh Character Area, between remaining small fields that are now recreational fields, allotments, school grounds, Florence Park, through to Cowley Marsh recreation ground and over the character area boundary to Lye Valley.
- Building types in Florence Park and Cowley Marsh Character Area are a combination of detached, semi-detached and terraced houses. Materials are predominantly render or pebble-dash and red brick with clay tile roofs, as well as buff brick early 20th Century town houses on Cowley Road. Bay windows and gable ends are features of some streets. Residential areas marked by close spaced semi-detached properties in generally wide streets, with front gardens of generally three to six metres. The longer streets create an open spatial quality, contrasting with the more tightly developed pockets.
- Bordered to the north by allotments.
- Predominantly 2-storey residential properties on all other boundaries of the site.
- Predominant surrounding materials are a mix of red brick and render.
- The site within Bartlemas Conservation Area is situated in an enclosed position amidst the densely built-up environs of Cowley Road.

Analysis and urban design implications

- Site has a number of heritage constraints which will require sensitive design in order to be overcome.
- The site lies in a view cone and within the locally designated high buildings area and the height of any buildings should be restricted.
- However, no insurmountable constraints to development and developments of a modest height that responds to the area adjacent and respects the amenity of neighbouring buildings and uses would likely be acceptable.
- Proposals should reflect surrounding building materials in the site, in particular those of the CA.
- Need to balance improving natural surveillance of the site with maintaining the character of the CA.
- The current hedgerow boundaries should be protected as much as possible as this shields Bartlemas Conservation Area from Cowley Road.
- Plots should respond to the urban grain of the surrounding area and the prevalent roof forms and building materials of the CA.

D) Access, movement and layout

Description of current context

Access into the site

- Current access to the site exists via single track road along the western boundary as well as an additional gate on the eastern boundary of the site off Bartlemas Close.

Layout of the site

- Site is not currently in use and appears closed off to public access.
- No public right of ways through the site, although existing route adjoins north east corner.
- East Oxford Character Area has a distinctive street and block pattern that radiates out from The Plain, which is the gateway to the suburb. The London, Cowley and Iffley Roads radiate from here and climb gradually in altitude as they move away from the river. Their interconnecting, narrow streets form a distinctive 'spider's web' formation on a tight grid. There is a general trend towards a larger street and block pattern, larger scale properties and more spacious gardens moving south and east through the area, away from the city centre.
- Site at boundary of area of change - 2 storey residential and wide Cowley Road changes to commercial
- Secluded/heavily screened from surrounding area.

Connectivity to wider area

- Fairly central location on the Cowley Road supports low-car use.
- Easily accessible by multiple bus services.
- Surrounding roads are within Divinity Road CPZ.
- National Cycle Network Route 57 along southern boundary of site (Cowley Road).

Analysis and urban design implications

- Need to consider how vehicular access would be improved to the site as the single track road is a positive factor of the CA. Potential for access improvements of Bartlemas Close.
- Opportunity to provide pedestrian/cycle linkages from site to Cowley District Centre.

E) Other considerations

Other considerations to include in allocations?

Amenity

- Not adversely affected by noise.

- Unlikely to be adversely affected by other amenity concerns as the area immediately surrounding the site is predominantly residential.

Infrastructure needs

- No utilities concerns.
- Need to reprovide outdoor amenity space.

F) Landowner aspirations

Landowner confirmed intention to develop for housing.

G) Any extra work needed to inform allocation?

Heritage impact assessment.

H) Key considerations informing the minimum number of homes for the allocation policy

Minimum capacity for the site has been calculated with the following assumptions:

- Imitation of the block size to the east of the site, thereby tying into the Bartlemas Conservation Area within which the site sits (approx. 35dph).
- Taking into account protected green infrastructure and areas at risk of surface water flooding in the developable site size.