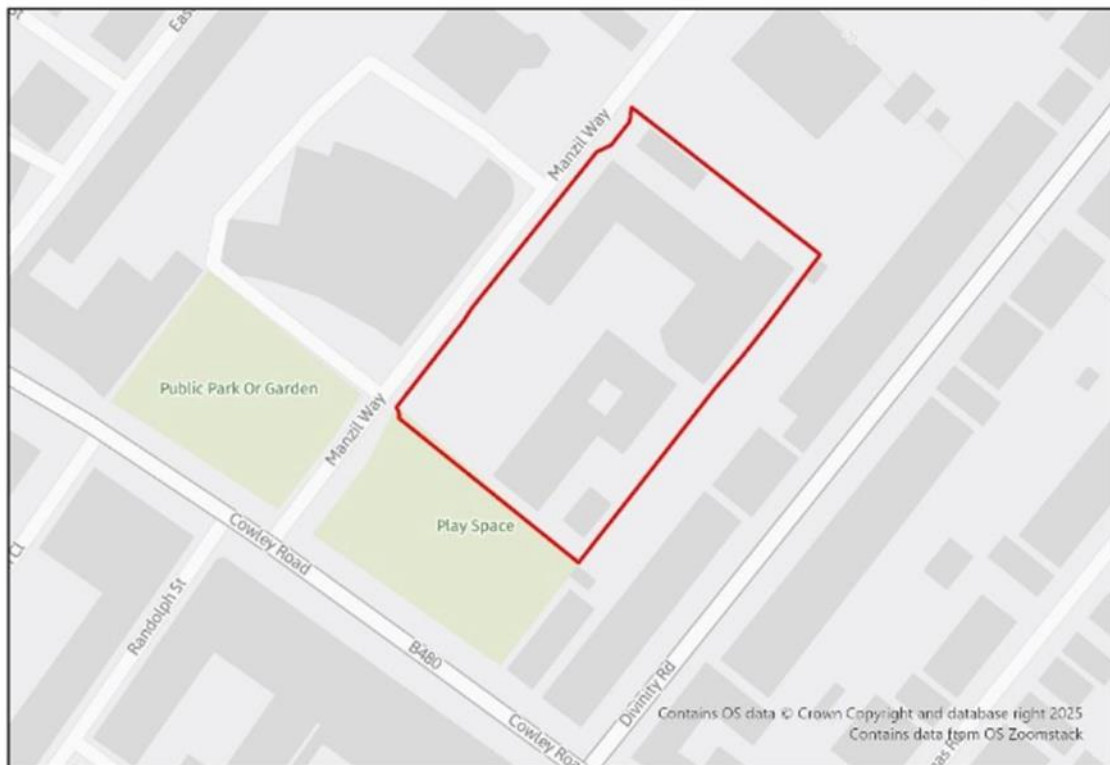


Site capacity assessment – Local Plan 2045

Site name	Manzil Way
SHLAA reference	574
Site size (ha)	0.75ha

Site location



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A) Site overview

Description of current context

- Site contains a number of buildings in administrative use by Oxford Health NHS Foundation Trust (exception is the former nurse's accommodation block to the north of the site which has been mothballed – see 2nd picture below).
- Red line area includes Restore buildings and garden. This is sub-leased.
- Site is located within a District Centre.

Site photos



View into site from Manzil Way.



View into northern part of site from Manzil Way.

B) Open space, nature and flood risk

Description of current context

Green infrastructure

- Some established trees and garden/ lawn areas within the site boundary.
- Hedgerows along site boundaries.
- Urban Greening Factor – likely to score within policy target for non residential but below target for residential.

Biodiversity and ecology

- Residential rear gardens of properties in Divinity Road to the east.
- Beyond the Restore Garden is an open area – Manzil Gardens – this is an important public open space that includes a children’s playground (pocket of tranquil green space within the busy suburb as described in Landscape Assessment) and provides a last remnant of the open land that formerly fronted the Oxford Union Workhouse (later Cowley Road hospital).
- Likely key considerations are bats within the buildings and trees, with consideration of protected species constraints including great crested newts and hedgehogs.

Blue infrastructure

- No streams or water features within site
- Site is in Flood Zone 1
- Surface water flood risk present throughout site, particularly around the main buildings.

Land quality

- Potential for land contamination due to previous use of the site.

Analysis and urban design implications

- Retain existing trees and landscaped areas (e.g. within site – Restore Gardens to the south).
- Opportunity to incorporate root protection areas for existing trees into overall scheme design.
- Opportunities for ‘green’ communal areas.
- Opportunity to link with green space/ park to the south of the site which could help enhance existing wildlife corridors/ green infrastructure/ ecological habitats.
- Potential for enhanced/ additional planting/ screening/ landscaping – e.g. to help screen the site from surrounding residential properties to the east.
- SuDS features could be incorporated within landscaping.
- Green roofs could be added to buildings where roofs are flat.
- Green walls could be considered to help soften certain elevations.

C) Historic environment, character and local context

Description of current context

Historic environment

- Bartlemas Conservation Area is located to the east, though site does not fall within this.
- No listed buildings onsite or in close proximity.
- Site is outside of the City Centre Archaeological Area – potential for Roman pottery as previously found near Cowley Road hospital.
- Majority of the site falls within the Crescent Road view cone (only a small strip to the north that is outside the view cone)

Built environment

- Site includes single and two storey 1950/60’s blocks set back from the street. These are a mixture of pitched and flat roofs. There are also tarmacked parking areas.
- To the north of the site is East Oxford Central Mosque, separated by a boundary fence (brick and railings) – the Dome and Minaret are significant visual features.
- To the east are residential rear gardens and properties of Divinity Road.
- To the south, beyond the Restore Garden is an open area Manzil Gardens (Cowley Road frontage of Manzil Way).
- To the west is Manzil Way, separated by a boundary fence (brick and close board fencing). Beyond this is East Oxford Health Centre (EOHC) – a modern NHS building of substantial scale (4 storey).
- Brick walls / closeboard timber fencing on boundary to Manzil Way, brick walls and railings on northern boundary with mosque.

- Existing buildings on site are brick – brown and red in colour. Surrounding developments vary in form – residential properties and mosque are brick – red and buff in colour, EOHC is rendered (white and blue) and clad with timber in places (top floor).
- Surrounding residential properties are Victorian and Edwardian terraced and semi-detached houses. Modern 4-storey medical complex next door to site.

Analysis and urban design implications

- Significant part of the site falls within a view cone - would need to be considerate of impacts of height/ massing and density.
- Potential for archaeology - a watching brief may be required on any development.
- The design should take inspiration from the surrounding area and should be modestly scaled. Think about solar orientation to achieve maximum levels of natural light.
- East Oxford Health Centre / Mosque could be landmark buildings.
- Could be arranged as long blocks to emulate residential terraces which surround the site on the east. Development would need to be considerate of neighbouring residential properties, e.g. would need to ensure privacy and avoid any overlooking – although note that existing residential gardens are already overlooked by neighbours because of two storey nature of existing dwellings on Divinity Road. May need to set building line back from the Eastern site boundary in order to address privacy (in and out).
- Plots – Sensitive edge to the east (neighbouring residential properties). Type and scale should relate well to the scale of the buildings to the north and west but also to the residential properties to the east. Should take account of the built form and typologies that are typical of the area – these are varied.
- Roofscape – existing buildings on site are a mixture of pitched and flat roofs. Roofscape to be consistent with surrounding residential developments (Divinity Road, plus residential areas to the north) or potentially a flat roof similar to East Oxford Health Centre if retained as health services to distinguish from existing housing.
- Potential for Manzil Way to be a high-quality spine from which numerous community focused buildings are accessed (EOHC, Mosque, Asian Cultural Centre).
- Poor relationship to Mosque behind could be improved.
- Potential to access into the site from corner of Manzil Way and Gardens where paths converge and improve pedestrian experience in this location (crossings and road surfaces).
- Manzil Way Gardens provide a green buffer for development to the Cowley Road.
- The proximity of the adjacent green space to the south could influence the design – e.g. this could be built upon (e.g pocket parks) and could offer opportunity for additional communal spaces but would need to be designed in order to respect the privacy of the end users of the site.
- Potential to extend public space into the site as a setting for buildings and incorporation of cycle parking.
- Potential for green roof on flat roofs. Also use of green boundary treatment – hedgerows/ trees.
- Potential for small scale residential that went back to back with existing or flatted blocks that transitioned up in height away from sensitive edge.
- Potential for courtyard or pocket parks within the scheme to provide private space.
- Potential for locally sourced materials in the landscape.
- Use of plot orientation and direction of views with consideration of the impacts on overlooking, overbearing and on the View Cone.
- Passive design with plots within 30 degrees of due South.
- Materials could draw inspiration from surroundings with use of red or buff brick with decorative stonework.

D) Access, movement and layout

Description of current context*Access into the site*

- Site accessed for all modes via Manzil Way.
- There is a dedicated pedestrian access immediately adjacent to the main vehicular access. There is also an access through the gardens to the Restore building.
- Two further access points observed on Manzil Way – possibly vehicular as there were dropped kerbs. Both of these accesses are now closed.

Layout of the site

- Existing site has vehicular parking provision (approx. 21 spaces) and access for servicing.
- Site lies within an existing Divinity Road Controlled Parking Zone which is operational 24 hours, 7 days a week.

Connectivity to wider area

- Manzil Way is accessed direct from Cowley Road. It also provides access to the EOHC, St Bartholomews Medical Centre, the Mosque and the Asian Cultural Centre which is located to the rear of the Mosque.
- There is also a pedestrian / cycle access from Manzil Way to Cosin Close (a residential area to the north of St Bartholomews Medical Centre) and to Nye Bevan Close (a residential area to the north) via an area of green open space.
- Cowley Road well served by public transport. Also a cycle route.
- Site is within Cowley District Centre.

Analysis and urban design implications

- Good sustainable transport links on the Cowley Road.
- Within walking distance of facilities and services in district centre.
- Onsite vehicular parking to be limited, landscape buffers could help with the screening of this.
- Opportunities for cycle parking infrastructure to be incorporated into landscaping– e.g. use of green roofs to any cycle parking compound.
- Secure by design principles to be applied - through good surveillance of the public realm and road layout, visual permeability through the site.

E) Other considerations**Other considerations to include in allocations?***Amenity*

- Traffic noise may be audible from adjacent Cowley Road.
- Mosque located to the north of the site.
- Manzil Way has street lighting.

Infrastructure needs

- None known

F) Landowner aspirations

Site has a current allocation in the Local Plan 2036 and landowner has advised that this remains relevant and they are not seeking to make any changes to it. However, they are currently exploring opportunities to consolidate many services onto fewer sites.

G) Any extra work needed to inform allocation?
None

H) Key considerations informing the minimum number of homes for the allocation policy
<i>Minimum capacity for the site has been calculated with the following assumptions:</i> <ul style="list-style-type: none">• <i>No minimum number given as site is in healthcare use.</i>