Appendices

Appendix 2:
Indicative Building Height Thresholds

Height Threshold Analysis

Based on 3D modelling and calibration with field study and photography, the tables below identify thresholds to understand at what point change is likely to occur as a result of high buildings and the nature of that change to views out, in and across the city based on the four visual tests:

- Skylining: The potential breaking of the skyline / horizon / ridgeline at this location in the view by built form at the height indicated.
- Competition / Obstruction: The potential obstruction / competition with existing built form visible at this location at the height indicated.
- Change of character: The potential change of character of the view at this location at the height indicated.
- Not visible: Development would not be visible from this location.

The table indicates the most likely potential effect to occur. This does not imply that other effects are absent or not of importance. The table in no way suggests heights (or below) that indicated are acceptable. Equally nor does it seek to preclude automatically building heights above those indicated. Oxford City Council will assess every case on its individual merits, which should be underpinned by a sound understanding of context, convincing design rationale, and robust consideration of likely effects.

To assist in appreciation of the potential number of storeys, an indicative table of number of storeys to building height is provided below.

No of Storeys	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	20	25	30
Indicative Height (AGL)	6	9	12	15	18	21	24	27	30	33	36	39	42	45	48	63	78	93

A 3D model of built form within Oxford has been generated, using the Bluesky Heighted Building data. This is a commercially available nationwide dataset that provides the heights of structures and built form derived from LiDAR data using Ordnance Survey's mastermap. The 3D model also includes data from the National Tree Map allowing the screening effects of vegetation to be incorporated.

Heights for each TCA within Areas of Opportunity and indivisual Dynamic Areas were then tested by increasing building heights incrementally to establish at what height built form results in change to views using the four visual tests as set out in Section 5. Three views were used as locations for the modelling of views, these were:

- St Mary's Church: representing an elevated view from within the historic city centre and from where an appreciation of Oxford in its landscape setting is possible.
- Boards Hill: representing views east to west across the city and river valley outside of the historic city centre. This view is identified within the Oxford View Cones Study and protected under Local Plan policy.
- Elmsfields: representing views north to south across the city along the river valley outside of the historic city centre. This view is identified within the Oxford View Cones Study and protected under Local Plan policy.

The analysis was calibrated using analysis from the 3D model and existing photography from each of the viewpoints.

Areas of Greater Potential

		View Location		
		Views out	Views in / across	
	Townscape Character Area	St Mary's	Boars Hill	Elsfield
Northern Suburbs	4F - Summertown	Skylining at 24m	Competition at 18m	Competition at 18m
	5G – Cuttleslow/Sunnymead	Skylining at 24m	Competition at 18m	Competition at 15m
	5H – North Oxford Fringes	Skylining at 24m	Competition at 15m	Competition at 15m
	10A – North Oxford Open River Terrace	Skylining at 24m	Change of character at 15m	Competition at 15m
	10B – Peartree Open River Terrace	Skylining at 24m	Competition at 15m	Change of character at 18m
Eastern Suburbs	4G – New Headington	Skylining at 39m	Skylining at 18m	Skylining at 24m
	5E – New Headington	Skylining at 24m	Skylining at 18m	Skylining at 15m
	5K – Barton	Skylining at 54m	Skylining at 18m	Competition at 12m
	5M – Sandhills and Risinghurst	Skylining at 45m	Skylining at 18m	Change of character at 12m
	7C – John Radcliffe Hospital	Skylining at 21m	Change of character at 18m	Competition at 18m
South Eastern Suburbs	5A – Rose Hill	Skylining at 12m	Not visible	Skylining at 87m
	5B – Cowley Residential Suburb	Skylining at 15m	Not visible	Skylining at 54m
	5L – Littlemore	Skylining at 21m	Not visible	Skylining at 102m
	6A – Blackbird Leys	Skylining at 15m	Not visible	Skylining at 75m
	8A – Cowley Motor Works	Skylining at 15m	Not visible	Skylining at 45m
	8B – Littlemore Business and Science Parks	Skylining at 21m	Not visible	Skylining at 96m

Dynamic Areas

		View Location		
		Views out	Views in / across	
	Name	St Mary's	Boars Hill	Elsfield
Dynamic Areas	1 – West End and Osney Mead	Competition at 15m	Competition at 18m	Competition at 21m
	2 – Cowley Road Centre	Competition at 15m	Not visible	Change of character at 30m
	3 – Marston Road	Competition at 15m	Change of character at 15m	Skylining at 24m
	4 – Old Road Area	Skylining at 24m	Not visible	Skylining at 30m
	5 – Headington Centre	Skylining at 39m	Skylining at 18m	Skylining at 15m
	6 – Summertown	Skylining at 24m	Competition at 18m	Competition at 18m
	7 – Temple Cowley Centre	Skylining at 12m	Not visible	Skylining at 81m
	8 – Cowley Branchline	Skylining at 21m	Not visible	Skylining at 96m
	9 – Blackbird Leys	Skylining at 15m	Not visible	Skylining at 75m