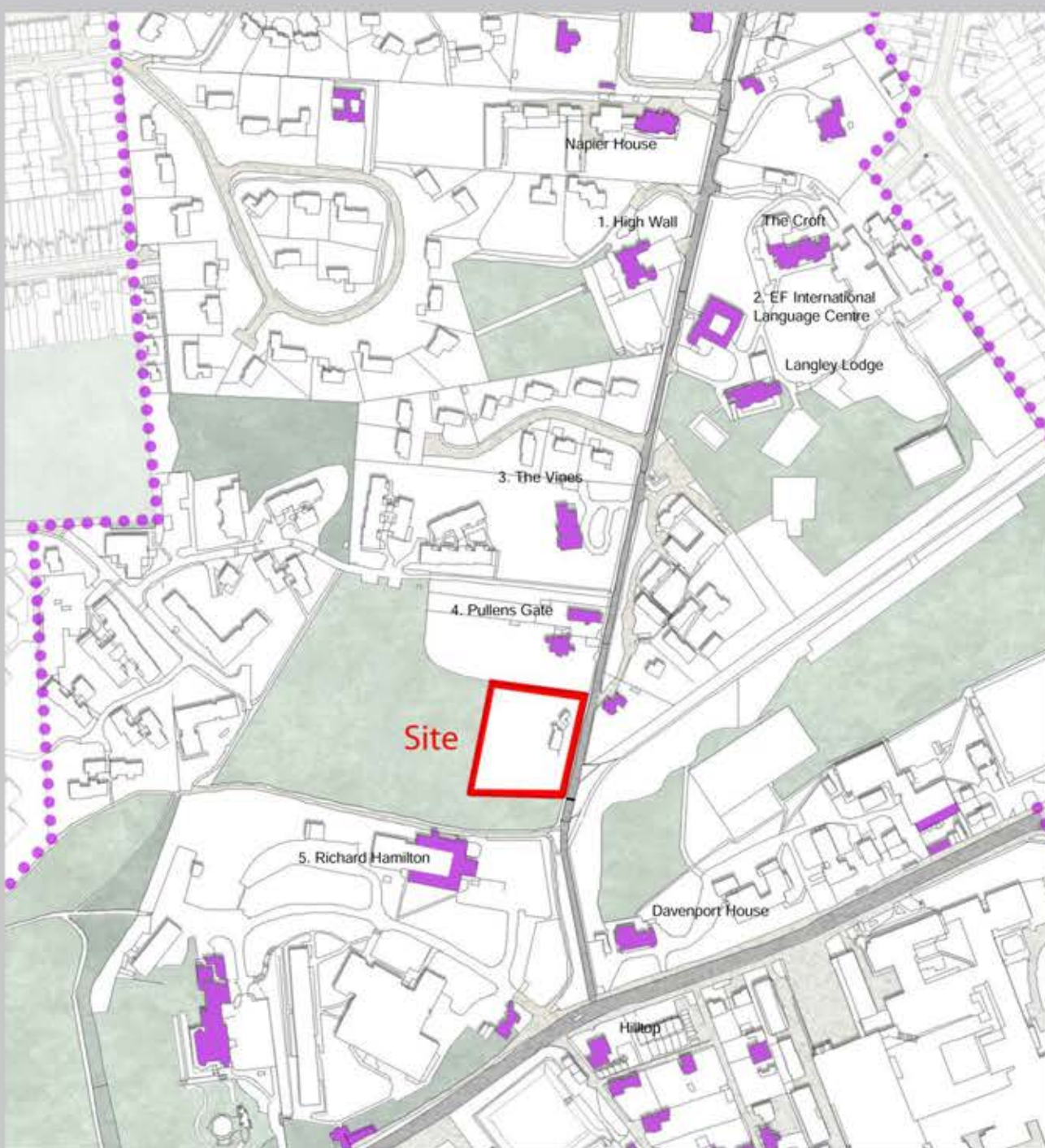


1. No. 1 Pullens Lane Public Consultation

Introduction

Welcome to our public exhibition for development of 1 Pullens Lane. The plans are being developed by a team of consultants on behalf of Frontier Estates and propose a specialist care and dementia home comprising 55 bedrooms with associated landscaping. The exhibition boards provide an overview of the proposed development. We are consulting members of the local community, as well as officers from Oxford City Council and other interested parties and statutory consultees, over the future of the site. These exhibition boards set out the work that has been undertaken to date on various aspects of the outline proposals. Please take your time to view the information on display and do ask any questions you have. We are keen to hear your feedback on proposals.

This exhibition follows two previous applications for planning permission for the demolition of the existing house and flat and the erection of a 55-bedroom care. The first application was refused by the Eastern Area Planning Committee on 20th August 2014 for three reasons which related to the impact of the development on the character and appearance of the Conservation Area and local biodiversity. The second application was withdrawn by the applicant prior to determination on 11th May 2016. The plans presented in this exhibition seek to address previous concerns raised by the Council, consultees, and local residents.



Site Context

- Located 1.6 miles east of Oxford City centre and sits within the Headington Conservation Area. The site is accessed from Pullens Lane, a private road 160m to the north of the A420.
- To the north of the site lies a residential area, to the northeast lie the EF International School of English Oxford campus building and to the southeast lies the grounds of Headington School.
- The area has a landscape-dominated character created by mature trees and vegetation creating a strong sense of enclosure.
- Large landscaped spaces between buildings along the Lane contribute towards its rural character referencing its historic residential past.
- Pullens Lane has a distinctive character as a historic narrow route that is relatively quiet but well used by pedestrians and has limited vehicular traffic.

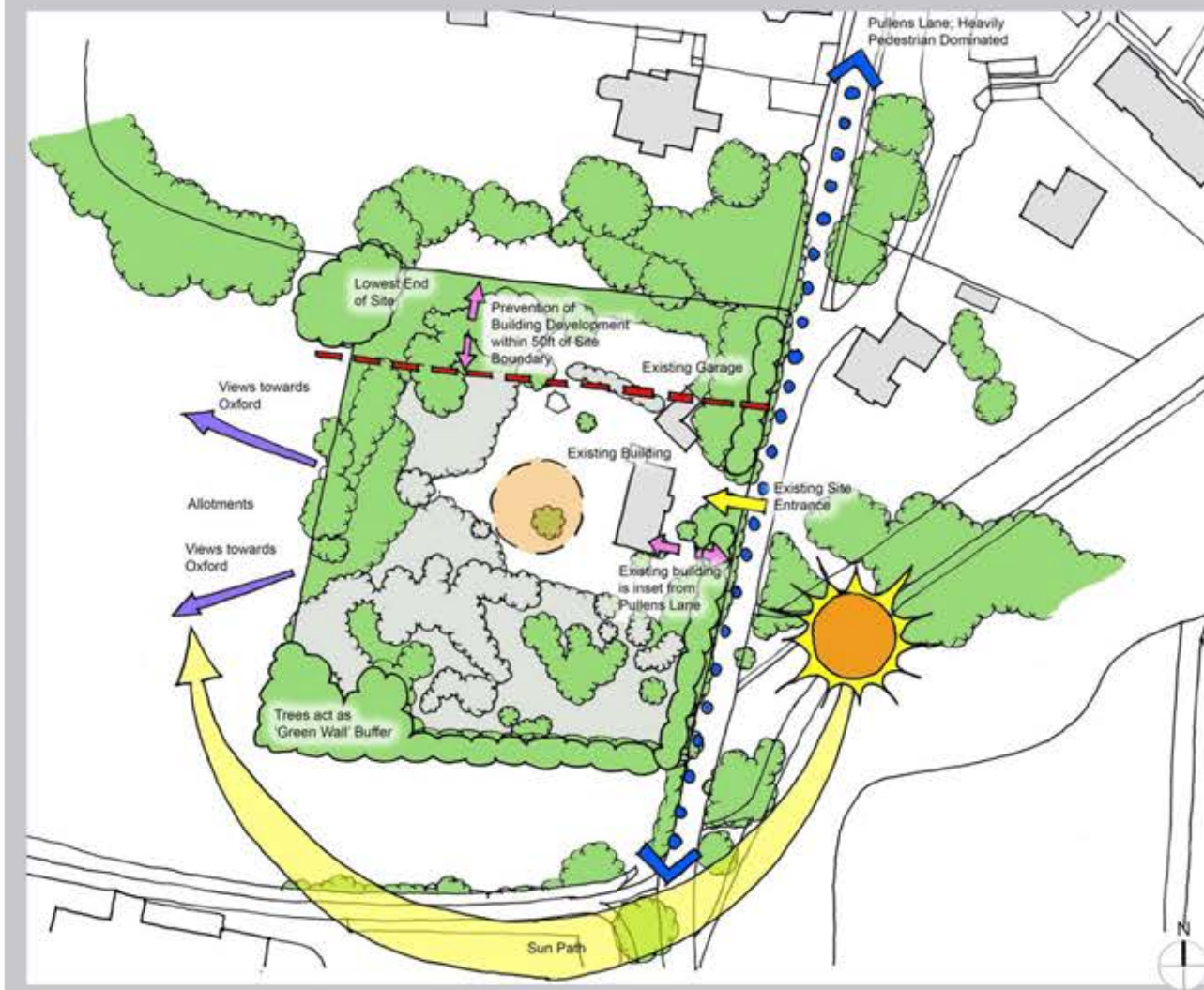
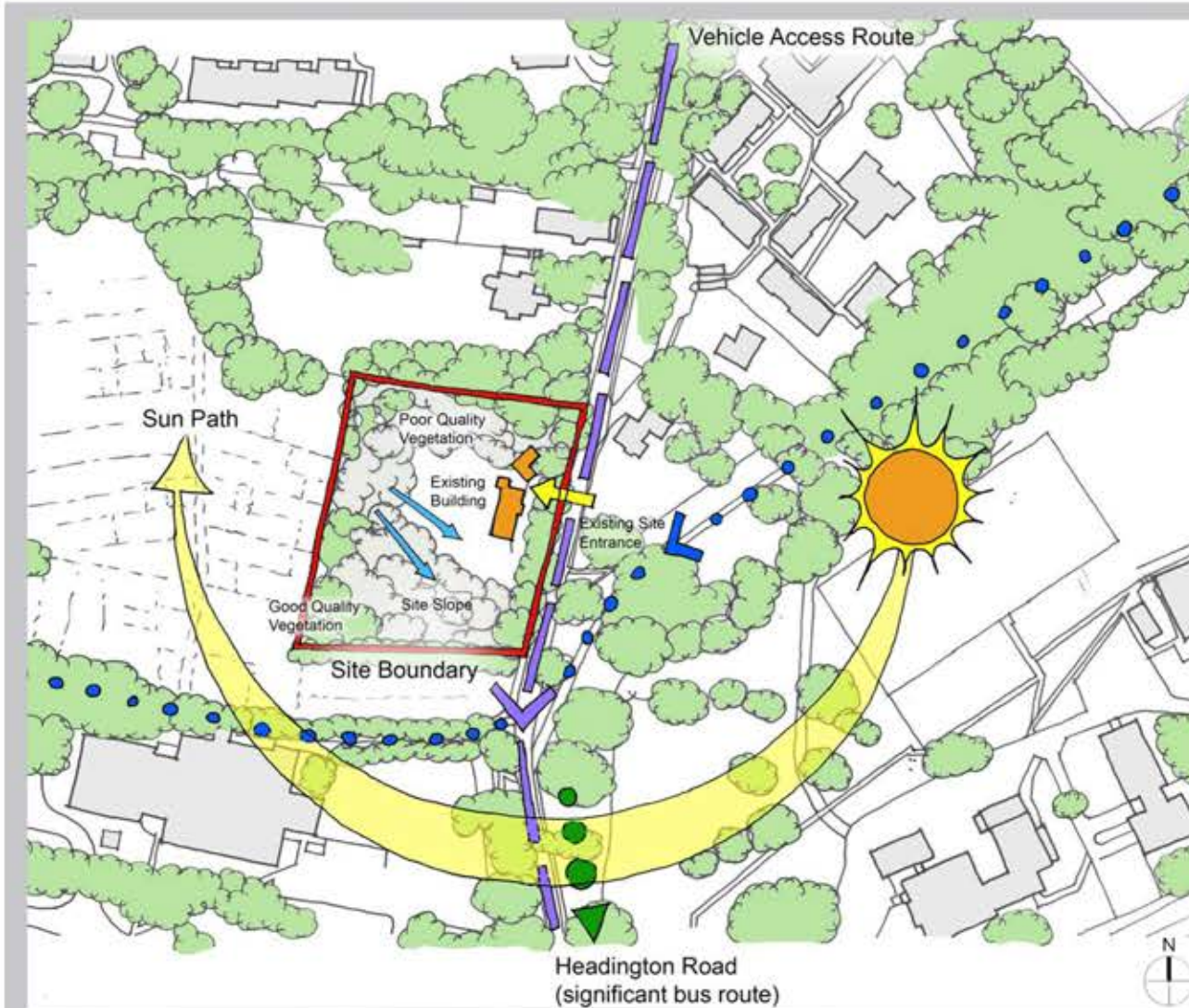
2. No. 1 Pullens Lane Public Consultation

Constraints

- Existing foliage
- Topography of site - 6m across the site
- Insular site bordered by trees
- Narrow lane with soft thresholds - reduced visibility
- 50ft restriction on the building's location from the northern boundary

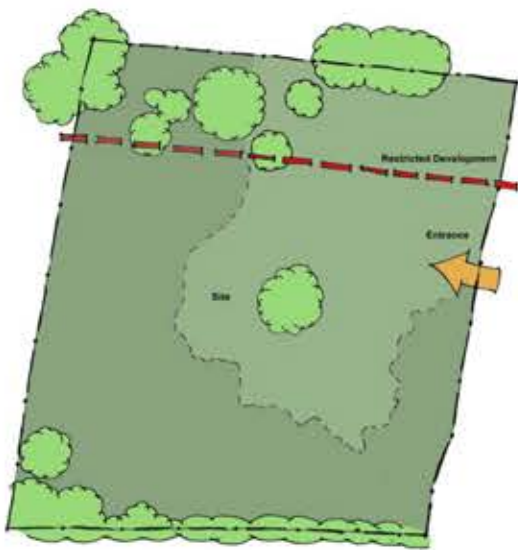
Opportunities

- The existing building on the site does not make a positive contribution to the character of the area
- Trees to south of site act as a buffer to views from Pullens lane
- Poorly maintained vegetation dominates the site
- Work with topography

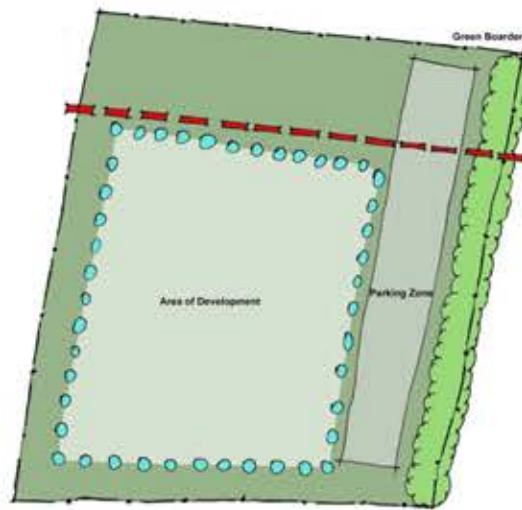


3. No. 1 Pullens Lane Public Consultation

Architectural Proposal Development



1. Existing site



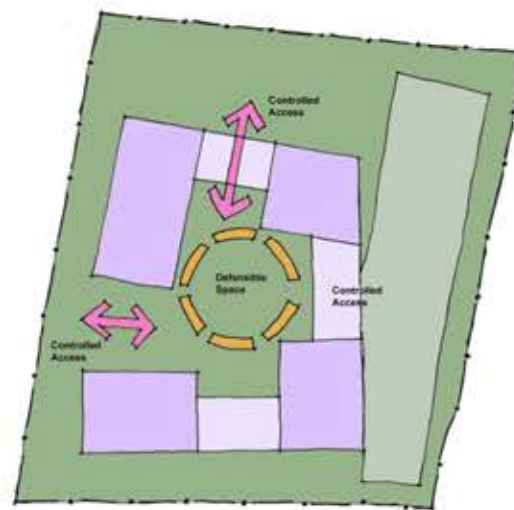
2. Areas of Development



3. Blocks of Development



4. Subdivision of Blocks into Clusters - Care Units



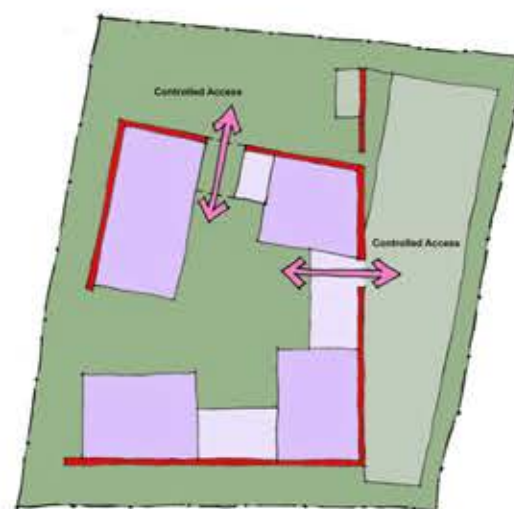
5. Defensible Space Created with Controlled Access



6. Organic Landscape Scheme



7. Garden Wall Concept Enclosing Development

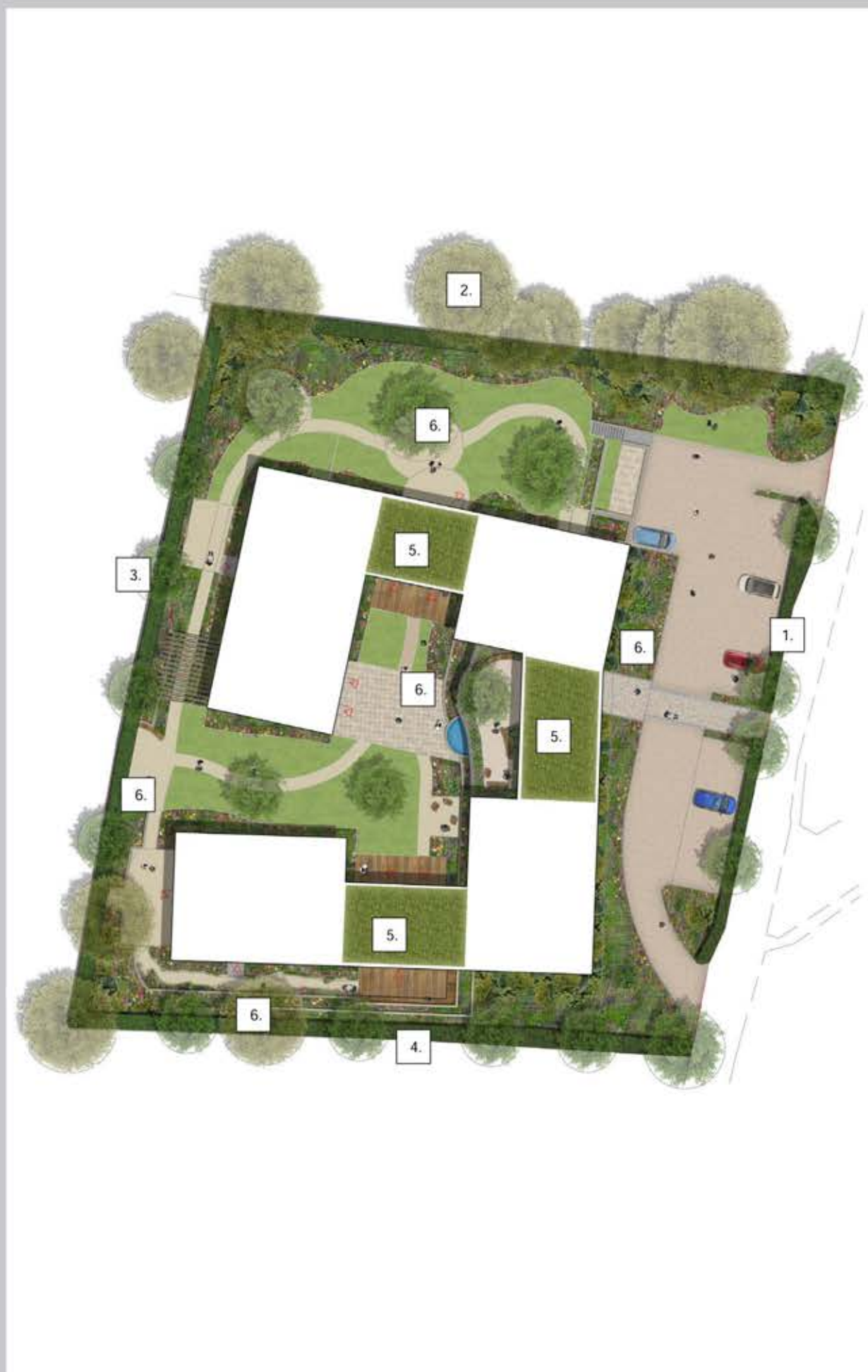


8. Controlled Access Points Punctured through the Wall

- The proposal comprises of four pitched pavilions that occupy the developable area
- These pavilions create care units that house the occupants in smaller numbers catering to user's needs
- The pavilions shift and rotate in response to the site context and topography centring around a controlled courtyard
- The pavilions are wrapped in a 'garden wall' enclosing the space giving controlled entry and safety to the spaces
- Free flowing around the proposal the landscape seamlessly merges with the architecture creating a holistic design proposal

4. No. 1 Pullens Lane Public Consultation

Landscape



1. Pullens Lane boundary enhanced with hedge planting including ornamental trees like Magnolia
2. Integrate with mature trees adjoining site
3. New native and ornamental boundary with allotment gardens, with views over the city
4. South boundary removed and replaced with new native hedgerow and trees
5. Sedum green roofs



6. Internally, the planting will use a mix of structural flowering shrubs with areas of seasonal perennial borders.

Plants will be chosen for their robust performance and to create a welcoming garden feel.

The aim is to use the familiar and sensory as aide-memoires to make residents feel at home. Beds will be designed to allow all residents the opportunity to get involved in gardening, should they wish.

Externally, the carriage drive will integrate with the conservation area.

5. No. 1 Pullens Lane Public Consultation

Typical Floor Plan



6. No. 1 Pullens Lane Public Consultation



Pullens Lane Elevation (East)



Side Elevation (South)



Artists Impression viewed from Pullens Lane

Comments

This public consultation forms part of the pre-application process and feedback received on it will inform the final version of the proposed planning application. We would welcome your comments on the proposals. Feedback forms are available at this exhibition which can be completed and handed in, or posted to:

Alex Hales
Savills, 11 West Way, Botley, Oxford. OX2 0QL

1 Pullens Lane,
Headington, Oxford.
OX3 0BX