

# TONYFRETTONARCHITECTS



EF ACADEMY – COTUIT HALL, PULLENS LANE, OXFORD

## DESIGN & ACCESS STATEMENT

275\_16C\_Design & Access Statement  
September, 2016





## EXECUTIVE SUMMARY

### Purpose

This report follows the first pre-application report made to Oxford City Council in January 2016; a presentation to the Design Review Panel in February; the second and third pre-application meetings in April and June 2016; alongside a public consultation process with an exhibition held on 25th of May. The following Design and Access Statement supports the planning application, along with a number of other reports and assessments, and should be read in conjunction with these documents.

### Design Overview

The proposal seeks to significantly improve the facilities available to students at Cotuit Hall with an overall objective of consolidating all of the Academy operations to the site. This includes teaching, living, and learning functions that are currently split between the Cotuit Hall site and the International Language School site further down Pullens Lane.

The new proposal acknowledges the proximity of the residential neighbours and the needs of the conservation area. Feedback from previous proposals and ongoing public consultation has been carefully considered. The design has reduced the massing of the new build elements from previous proposals; minimised opportunities of noise nuisance by internalising student circulation and made a positive contribution to the ensemble of buildings on site by removing later additions to Cotuit Hall and bringing the new buildings and the existing 1970's buildings together into an aesthetic whole.



South elevation of Cotuit Hall as proposed, facing the Upper Garden





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# 1. INTRODUCTION

## 1.1 EF Academy at Cotuit Hall, Oxford

EF Academy is an educational organisation that provides secondary school education and university preparatory programs at campuses in the USA and UK.

EF has occupied the site at Pullens Lane in Oxford since 2011. In 2012 EF commissioned a scheme from Architects Westwaddy ADP, which was submitted for planning approval and subsequently withdrawn.

EF has now extensively reviewed its brief, appointed a new design team lead by Tony Fretton Architects, specialists in adaptive reuse in socially and historically sensitive locations, and commissioned the new scheme shown in the present report, which addresses the key issues voiced by local residents in the previous public consultation.



Aerial View – Site Outline in red (www.bing.com)



Cotuit Hall, formerly known as Napier House. Designed by H. W. Moore, 1890



Three-storey building, approved in 1966, to provide residential accommodation for students



# 1. INTRODUCTION

## 1.2 Tony Fretton Architects: Work in historic locations

Tony Fretton Architects have an established record in the adaptive reuse of historically significant buildings and the design of contemporary architecture in historically sensitive locations.

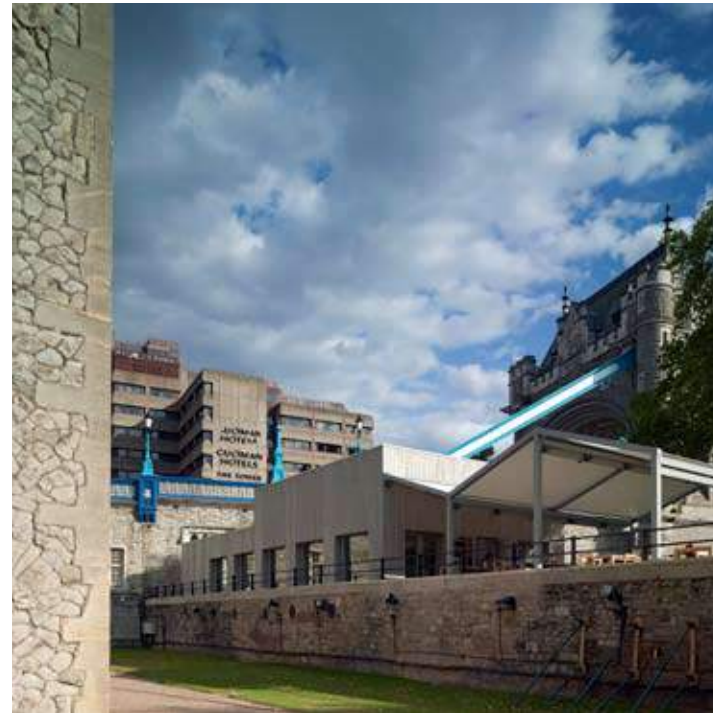
Examples of the practice's work in these areas are as follows:

2010 – The Tower Wharf restaurant in the curtilage of the Tower of London, a UNESCO world heritage site, commissioned by Historic Royal Palaces. Historic England has published this project as a exemplar in their biannual conservation report.

2010 – The completion of the classical district, begun in 1750 around the Marble Church in central Copenhagen, with a mixed-use building in contemporary style, known as Tietgens Ærgrels.

2008 – Fuglsang Kunstmuseum in Lolland, southern Denmark within a site of special scientific interest, a building that was shortlisted for the RIBA Stirling prize.

2001 – The Red House in Tite Street Chelsea adjacent to Wren's Royal Hospital.



Tower Wharf Cafe viewed from Tower Bridge



Fuglsang Kunstmuseum



Tietgens Ærgrels, Copenhagen



Tower Wharf Cafe viewed from Tower Wharf



Fuglsang Kunstmuseum



Red House viewed from Chelsea Embankment



2. EXISTING BUILDINGS

2.1 Site Location

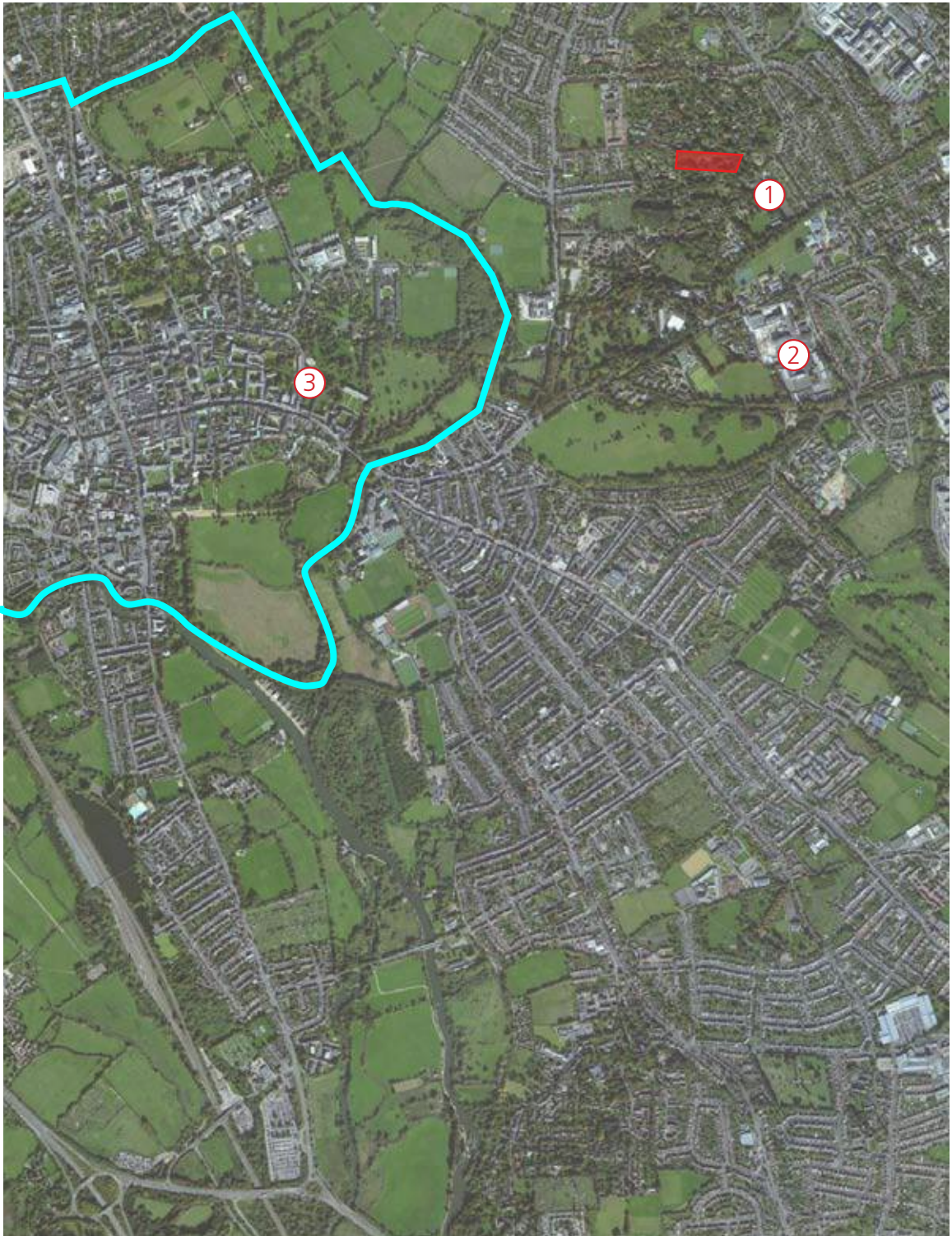
Proximity to central Oxford

- EF Academy site (Cotuit Hall)
- Oxford City Centre Boundary
- ①

Rye St Antony School
- ②

Oxford Brookes University Headington Campus
- ③

Magdalen College



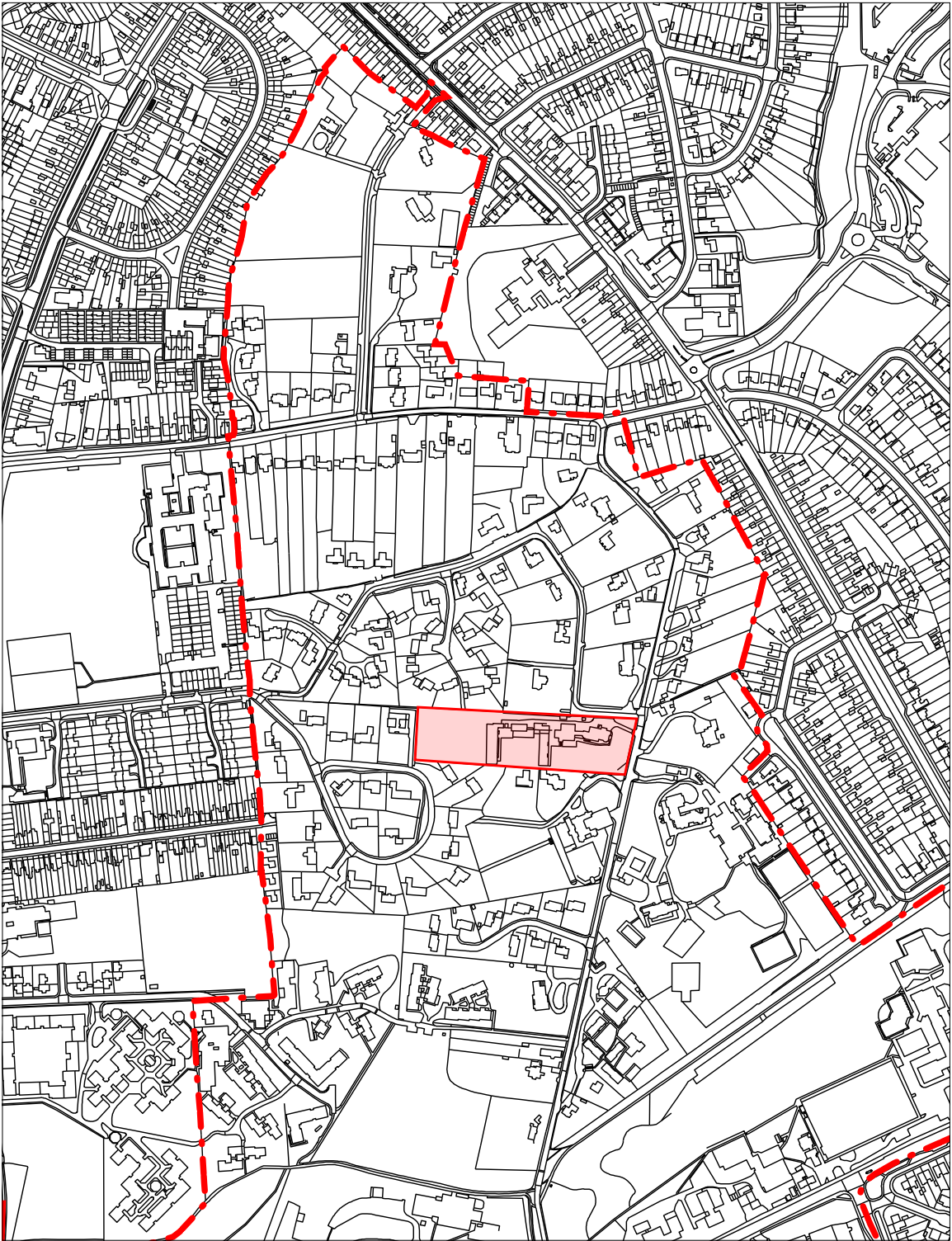


2. EXISTING BUILDINGS

2.1 Site Location

Location within the Headington Hill Conservation Area

-  EF Academy site (Cotuit Hall)
-  Conservation Area Boundary



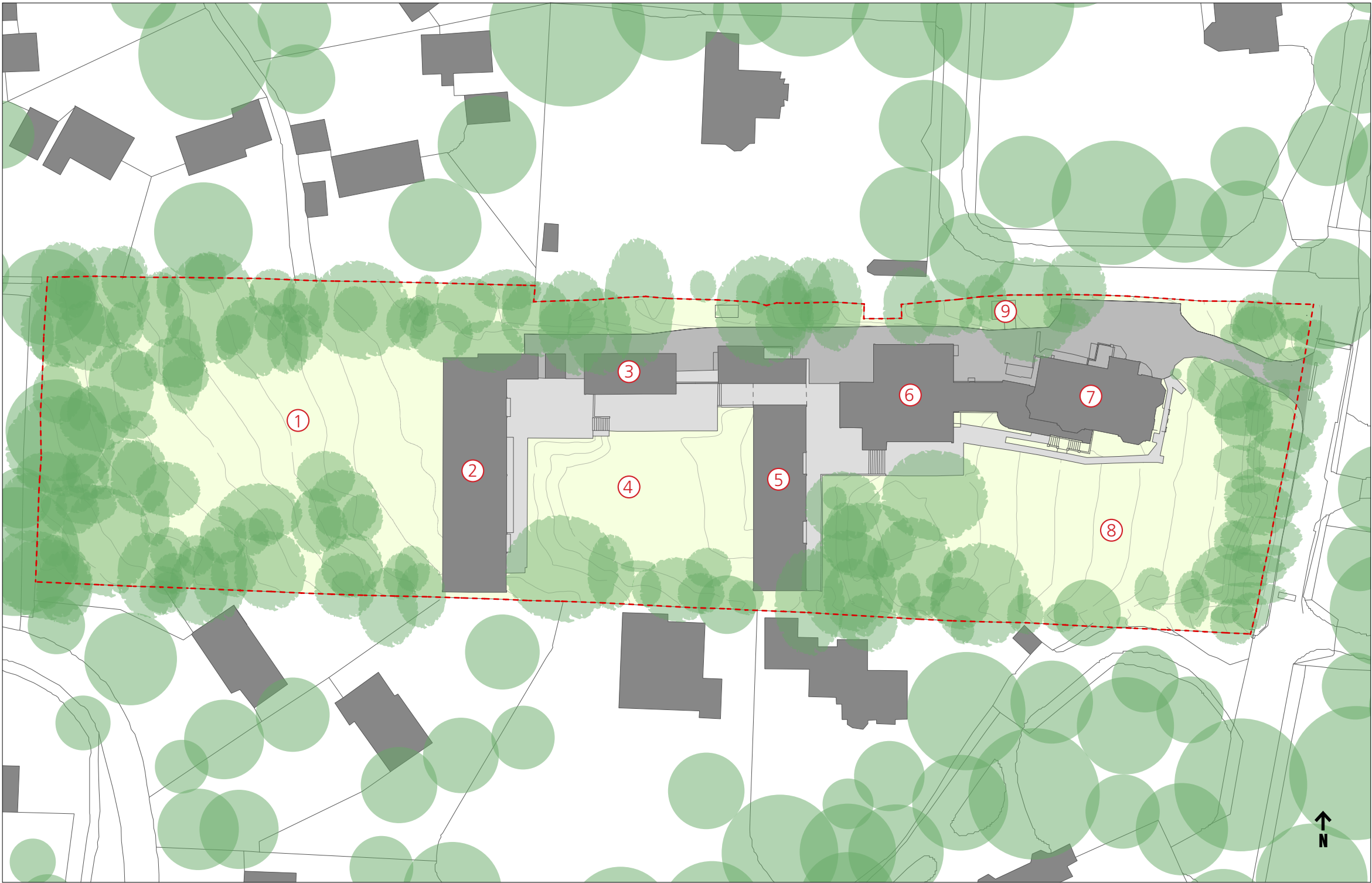


2. EXISTING BUILDINGS

2.2 Existing Layout & Use

Site Plan

- Site Boundary
- ① Lower Garden
- ② Marcus Lower Building
- ③ Lecture Hall Building
- ④ Middle Garden
- ⑤ Brewer Building
- ⑥ Refectory Building
- ⑦ Cotuit Hall
- ⑧ Upper Garden
- ⑨ Refuse Store



Site Plan

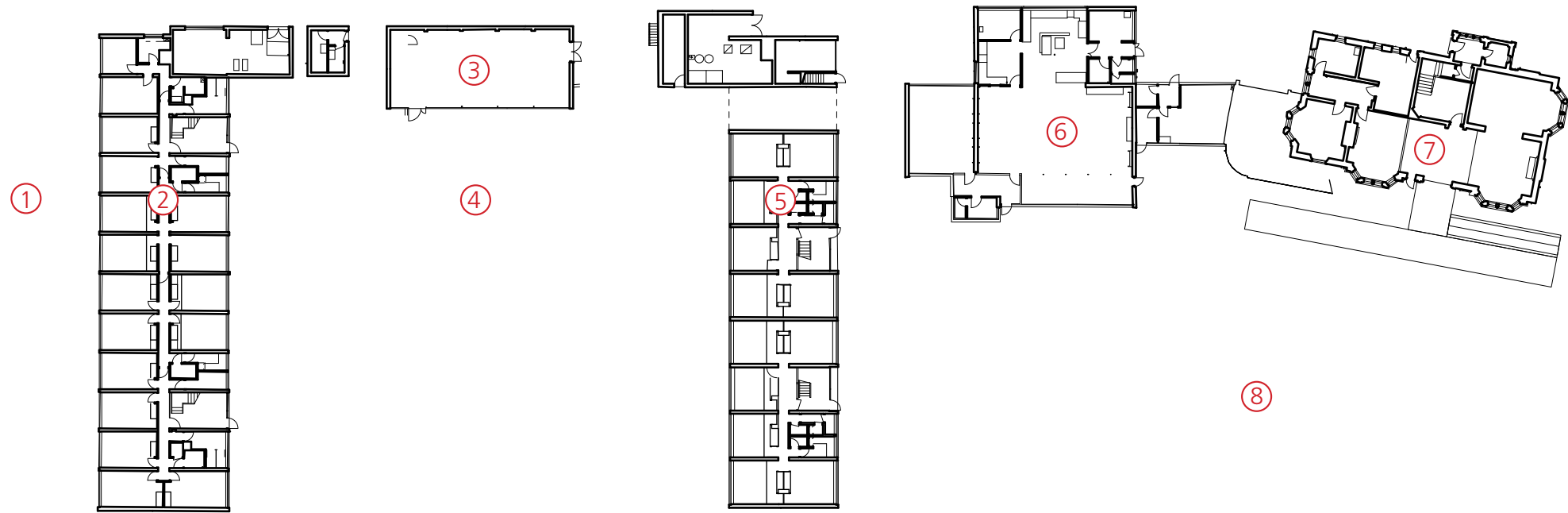


2. EXISTING BUILDINGS

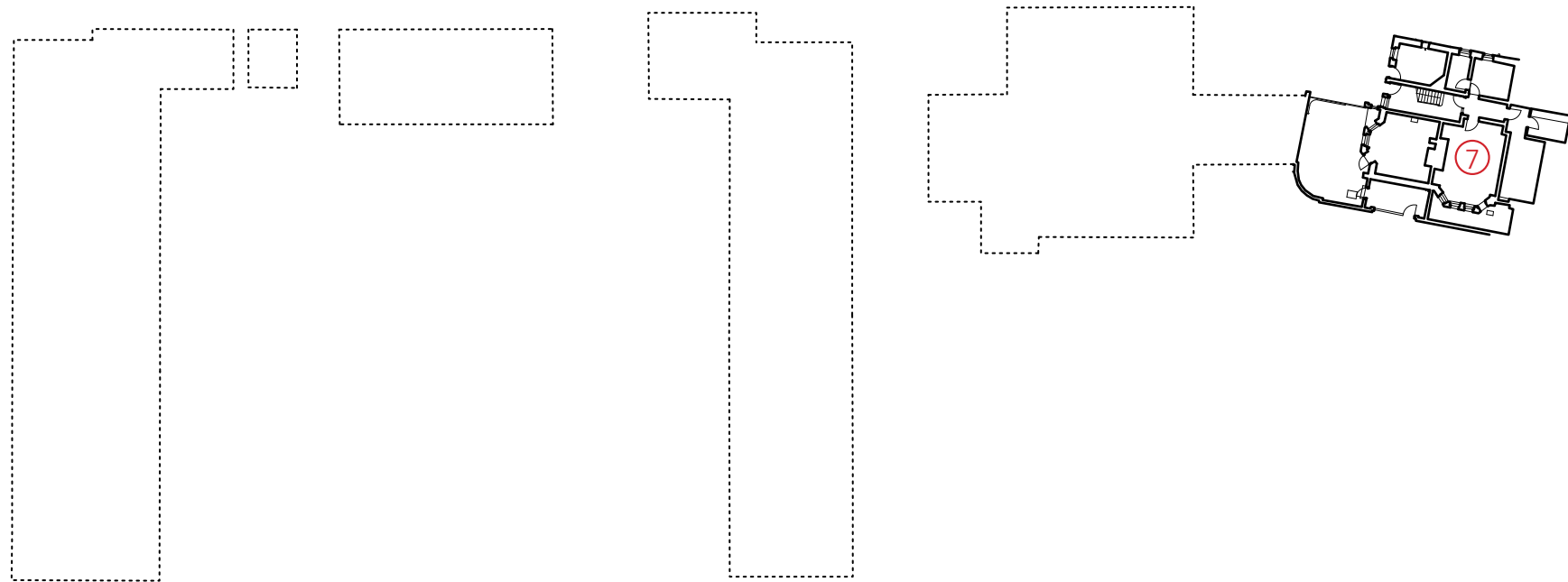
2.2 Existing Layout & Use

Floor Plans

Ground Floor



Basement



- ① Lower Garden
- ② Marcus Lower Building (Student Accommodation)
- ③ Lecture Hall Building
- ④ Middle Garden
- ⑤ Brewer Building (Student Accommodation)
- ⑥ Refectory Building
- ⑦ Cotuit Hall
- ⑧ Upper Garden

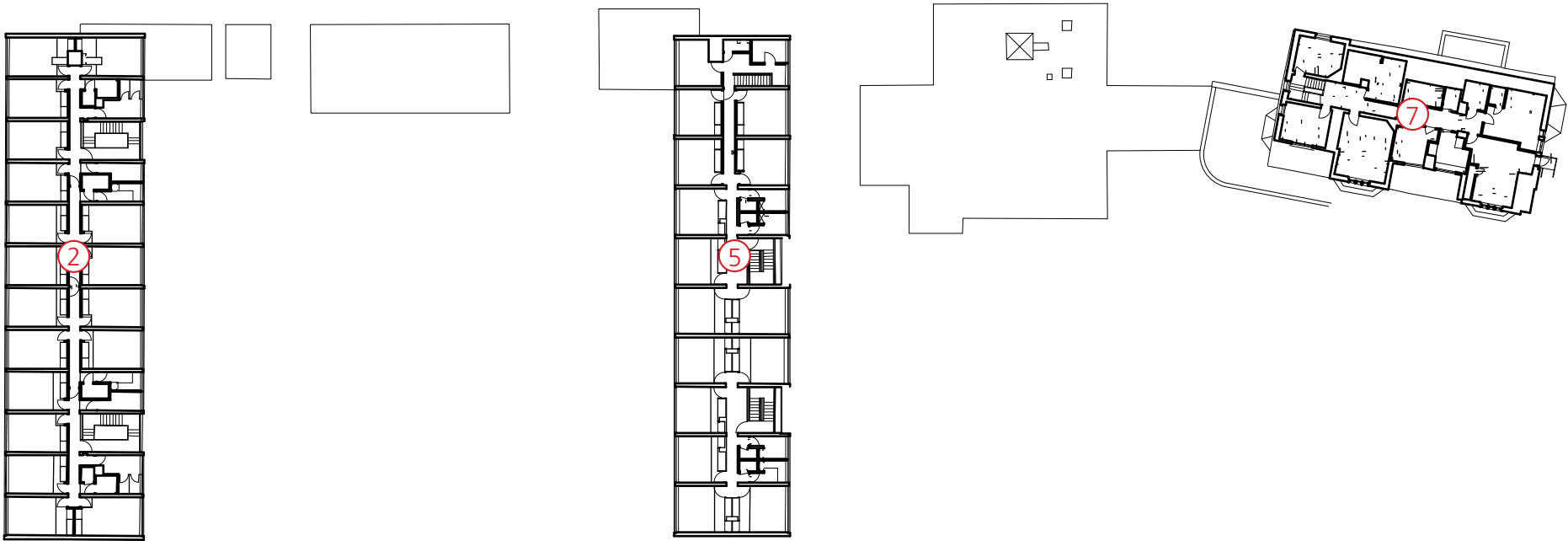


2. EXISTING BUILDINGS

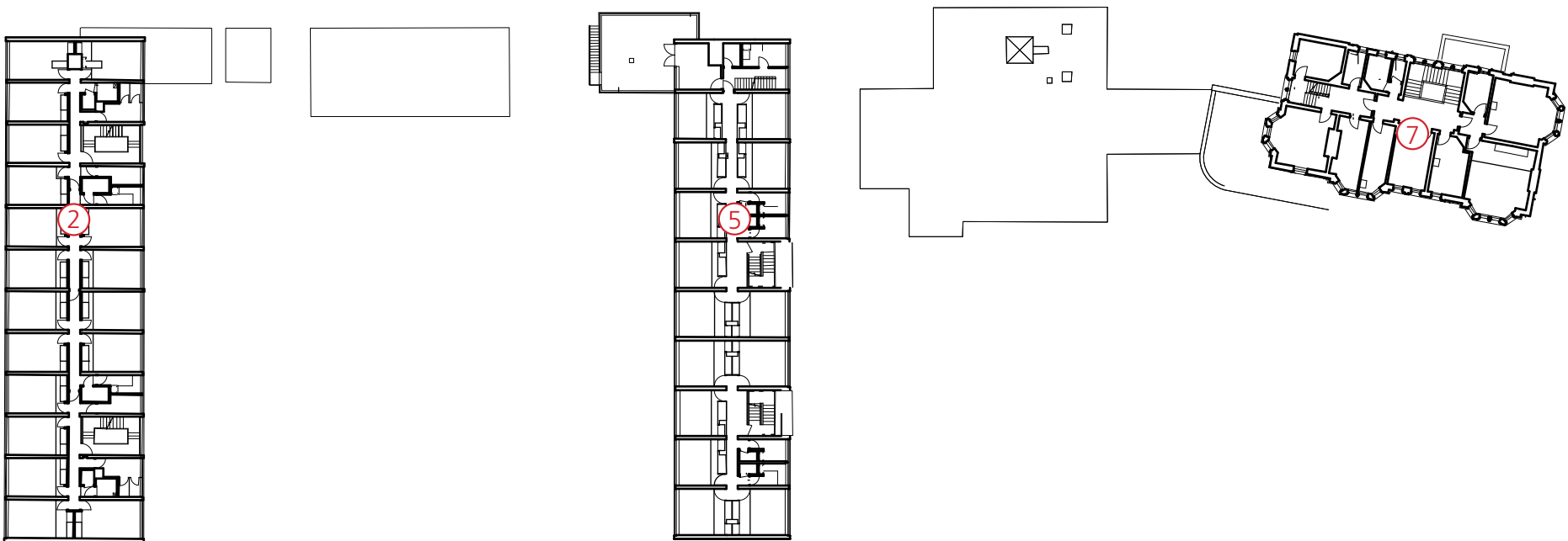
2.2 Existing Layout & Use

Floor Plans

Second Floor



First Floor



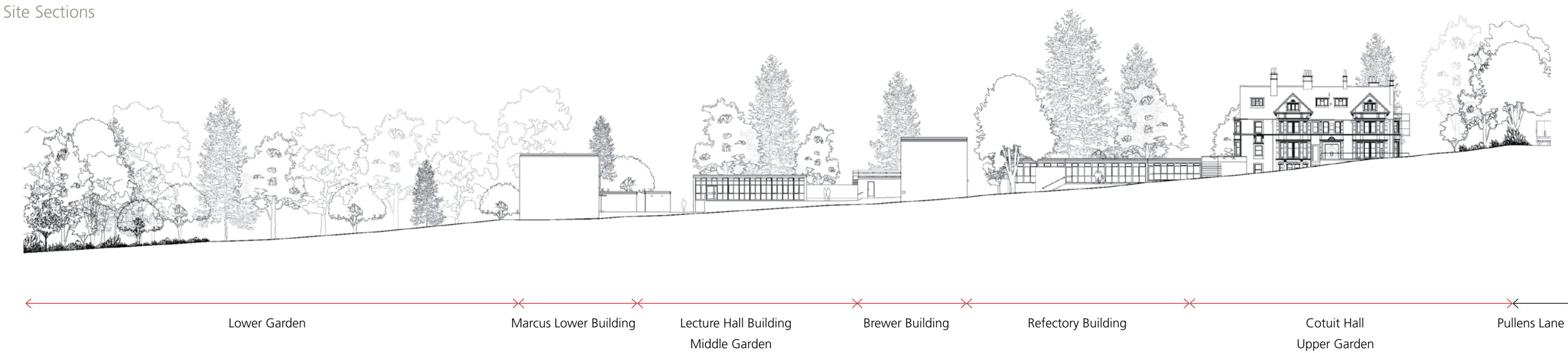
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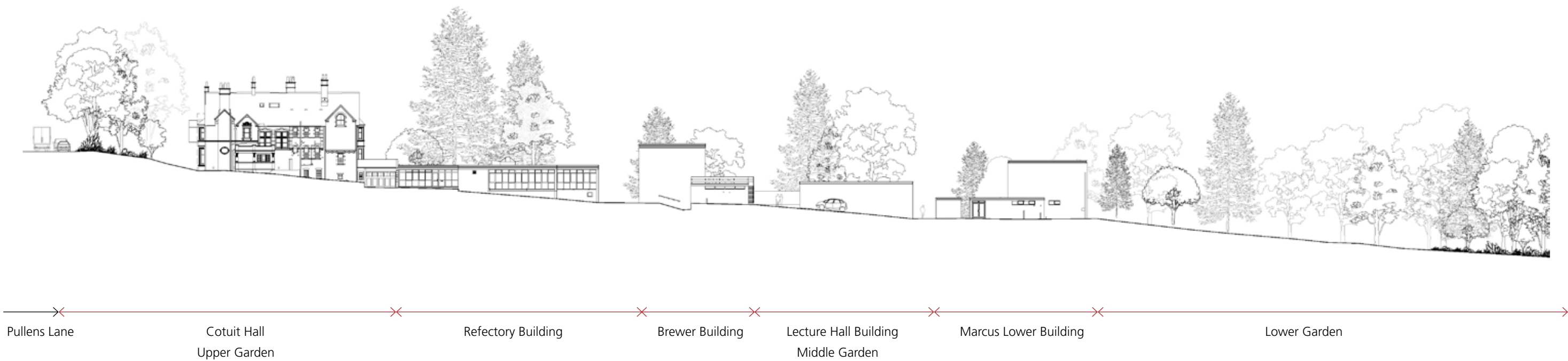
2. EXISTING BUILDINGS

2.2 Existing Layout & Use

Site Sections



South Elevation



North Elevation

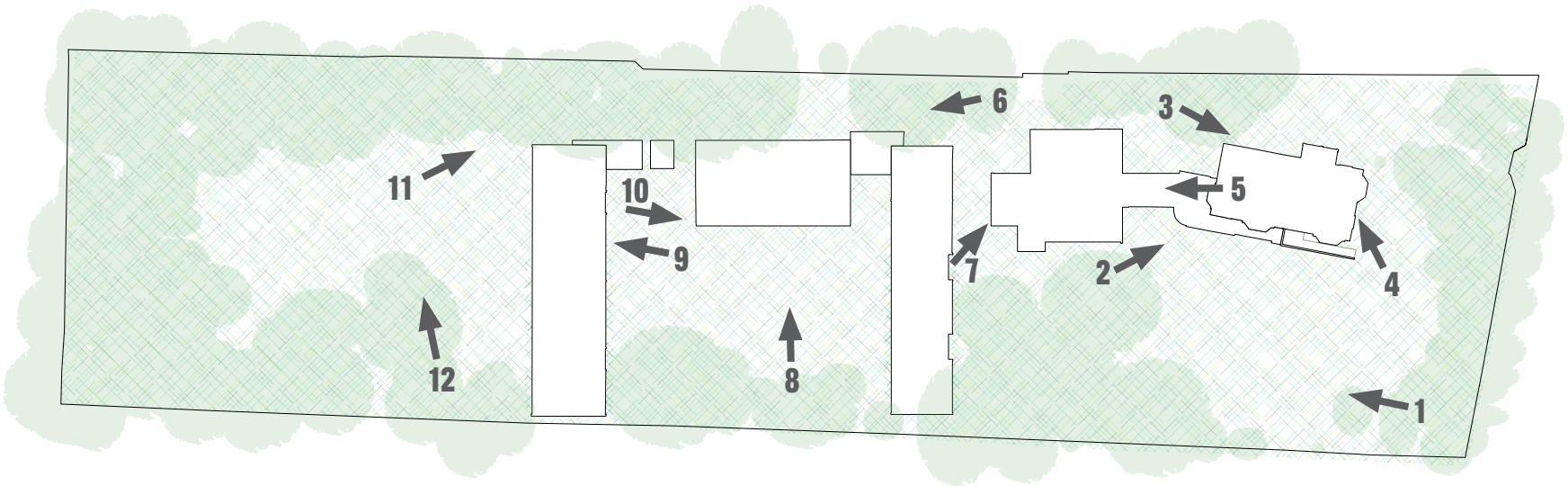


2. EXISTING BUILDINGS

2.3 Site Photographs



1. Cotuit Hall South Elevation



2. Cotuit Hall from existing Refectory building



3. Cotuit Hall West Elevation



4. Cotuit Hall existing east elevation facing Pullens Lane



5. View over Refectory and Brewer building from 2nd floor Cotuit Hall



2. EXISTING BUILDINGS

2.3 Site Photographs



6. Existing access road at northern edge of the site



7. Existing Refectory Building



8. Middle Garden with existing Lecture Hall and Brewer Building



9. Marcus Lower Building



10. Middle Garden



11. Marcus Lower Building northern access road



12. Lower Garden to the west of Marcus Lower Building



3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.1 Headington Hill Conservation Area

Cotuit Hall is located in the Headington Hill Conservation Area. The Headington Hill Conservation Area Appraisal describes the Conservation Area as follows:

*“Headington Hill stands to the East of the Cherwell valley, and when viewed from the west, its hillside forms a green landscape background to the historic city centre in its valley setting. The hillside also provides a number of vantage points giving good views down to the City’s skyline.*

*The northern part of the hill, between Marston Road and Headley Way and above Cuckoo Lane, comprises a residential area, which was originally laid out in late Victorian times on a grand scale but subsequently much divided. The southern part of the hill contains the public parks of Headington Hill and South Park, together with schools, Oxford Brookes University and the residential area of the historic Headington Hill hamlet.*

*The retention of trees and characteristic buildings, the provision of public footpaths and the protection of viewpoints, together with their ‘view cones’ looking down on Oxford, are seen as important elements of its public enjoyment. The Council, therefore, designated the Headington Hill conservation area on 24th October 1977.”*

Headington Hill - Conservation Area Appraisal  
Oxford City Council

Please refer to the Heritage Impact Assessment for full analysis of the proposal’s impact on the heritage setting.

Conservation Area  
EF Academy (Cotuit Hall)



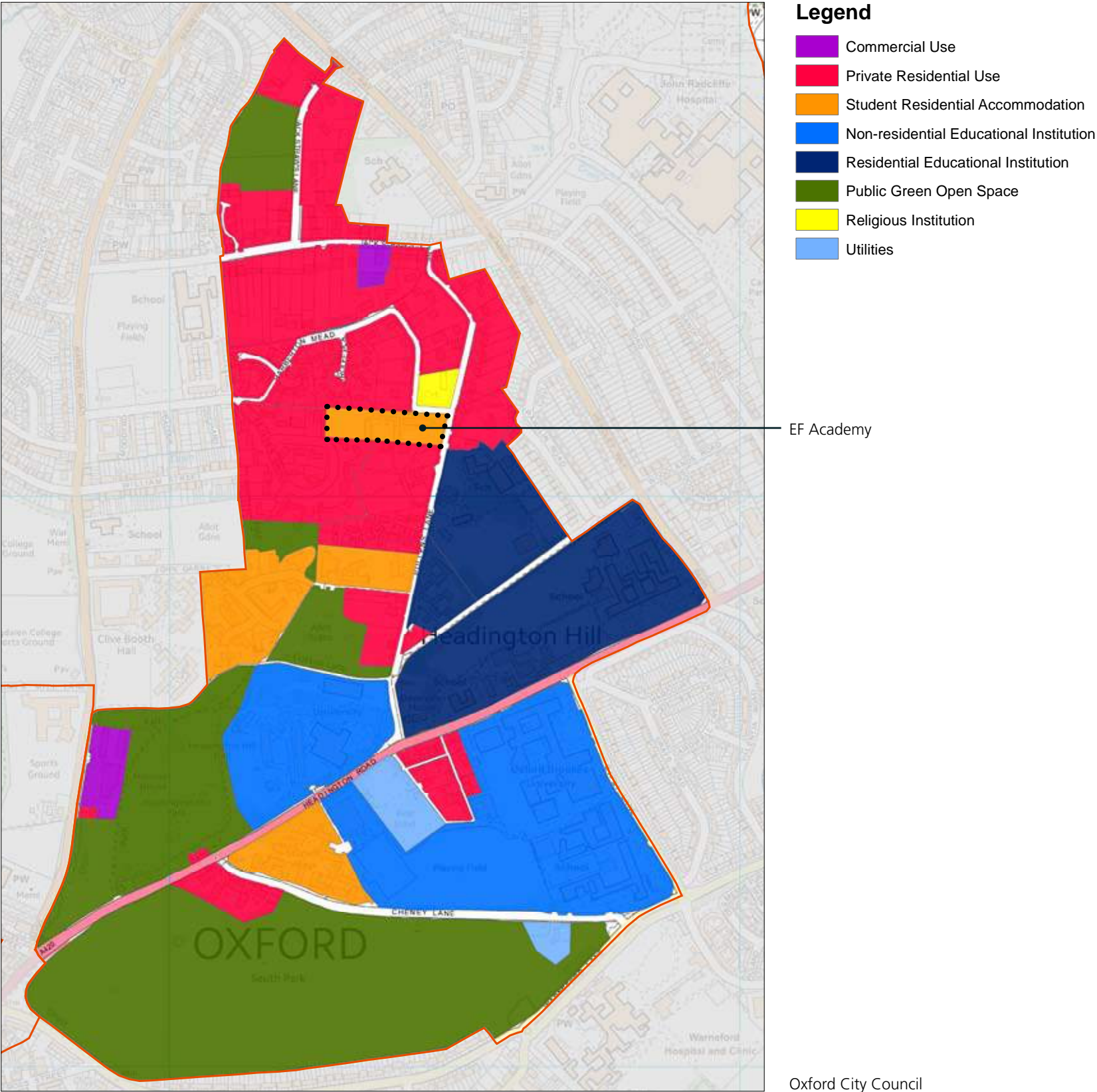


3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.2 Existing Land Uses

This zoning diagram has been produced by Oxford City Council to show the variety of planning uses within the Headington Hill Conservation Area.

The diagram shows that the Cotuit Hall site shares boundaries with areas of private residential use, religious institutions and residential educational institutions.



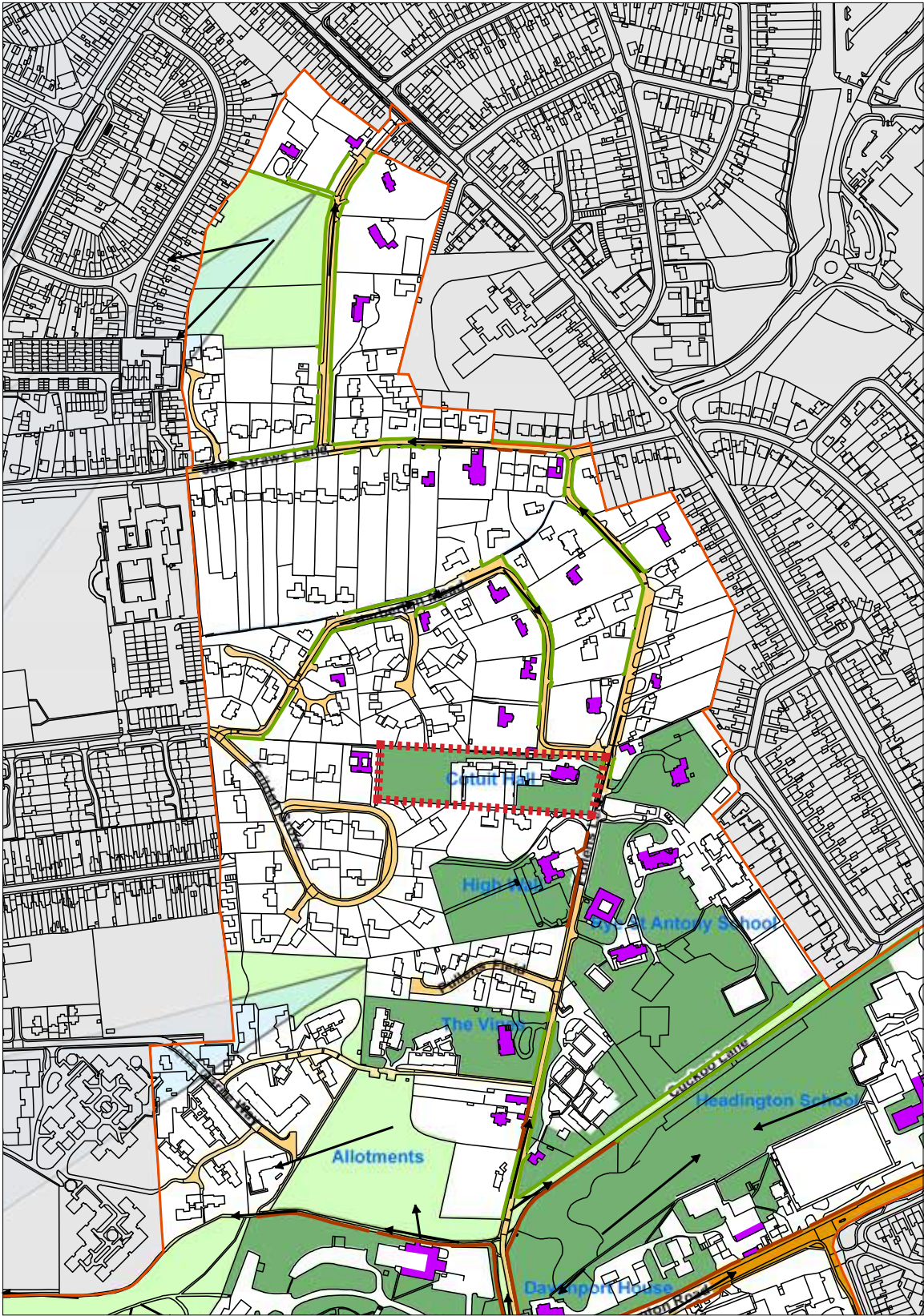


3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.3 Character Analysis

As mentioned previously, planning policy documents define the character of the Headington Hill Conservation Area to be made up of parks, gardens, landscapes, trees, important buildings and protected views. These elements are shown on the adjacent plan.

Buildings which make a positive contribution to the Conservation Area are marked in purple on the plan and are described in the pages that follow.



**Legend**

- Listed Grade II\*
- Listed Grade II
- Positive Buildings
- Hedgerow
- Wall
- Oxford View Cones
- Significant View Lines
- Public Green Open Space
- Historic Private Gardens and Parks
- Main Street
- Secondary Streets / Lanes
- Footpaths, Bridleways and Alleys
- Water
- EF Academy

Diagram of the northern end of the Headington Conservation Area by Oxford City Council

3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.3 Character Analysis

High Wall

High Wall is a large detached house to the south of the Cotuit Hall site which is also accessed from Pullens Lane. Its garden is listed by Historic England for its historic importance, as follows:

<div><div>List Entry Summary</div><div><p>This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.</p><p><b>Name:</b> HIGH WALL, HEADINGTON</p><p><b>List Entry Number:</b> 1001408</p><p><b>Location</b></p><p>The garden or other land may lie within the boundary of more than one authority.</p><p><b>County:</b> Oxfordshire <b>District:</b> Oxford <b>District Type:</b> District Authority <b>Parish:</b></p><p><b>National Park:</b> Not applicable to this List entry.</p><p><b>Grade:</b> II</p><p><b>Date first registered:</b> 02-Dec-1998</p><p><b>Date of most recent amendment:</b> Not applicable to this List entry.</p></div><div><div>Legacy System Information</div><div><p>The contents of this record have been generated from a legacy data system.</p><p><b>Legacy System:</b> Parks and Gardens</p><p><b>UID:</b> 4066</p></div></div><div><div>Asset Groupings</div><div><p>This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.</p></div></div></div>	<div><div>List Entry Description</div><div><div><div>Summary of Garden</div><p>Legacy Record - This information may be included in the List Entry Details.</p></div><div><div>Reasons for Designation</div><p>Legacy Record - This information may be included in the List Entry Details.</p></div><div><div>History</div><p>Legacy Record - This information may be included in the List Entry Details.</p></div><div><div>Details</div><p>Early C20 suburban house by Walter Cave, with formal garden laid out by Harold Peto c 1912, and later work by Percy Cane c 1920s.</p><p>HISTORIC DEVELOPMENT</p><p>Miss Katherine Feilden (1864-1954) of Witton Park, Lancashire bought a plot of sloping agricultural land lying adjacent to Pullen's Lane in Headington c 1910-11, employing the architect Walter Cave to erect a substantial Tudor-style house close to the lane. Harold Peto was employed c 1912 to lay out the garden, and in the 1920s Percy Cane worked at High Wall, but little is known about his exact input. Miss Feilden lived at High Wall until her death, and in 1970 the estate was split up, the western section being used for housing development which covered Peto's rose garden. The house and remaining garden continue in private ownership (1998).</p><p>DESCRIPTION</p><p>LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING High Wall lies on the west side of the Headington suburb of Oxford, 2km east of the city centre. The c 1ha site is bounded to the east by the privately owned Pullen's Lane, reached via London Road to the south. The east boundary is marked by a high, red-brick wall with a flat stone coping, and the west boundary is marked by an estate of 1970s housing, with further substantial C19 and early C20 houses lying to the north and south. The land slopes down to the west, with a terrace at the east end of the site, on which stands the house with its surrounding formal garden. The setting is suburban, with several other large enclosed gardens nearby. Presently there are no views out of the site, although it is possible that when the house and garden were built there were views west down the hillside towards the city centre (CL 1917)</p><p>ENTRANCES AND APPROACHES The main approach enters off Pullen's Lane, 20m east of the house, between brick gate piers set into the east boundary wall, supporting wrought-iron gates. The gateway leads into a square, tarmac courtyard, enclosed by brick boundary walls except on the west side which is bounded by the entrance front of the house. On the west side the projecting north and south wings of the house enclose a small, stone-paved inner court, divided from the higher main court to the east by a low, curved brick wall with stone coping, the two courts being connected by a central flight of stone steps. The house is entered via the front door set into the south-west corner of the inner court. A gateway in the south wall of the main, upper courtyard gives access to the garden.</p><p>Some 30m north of the main entrance and separated from it by the Spinney, a curving service drive, Jean Cottage Lane, enters off Pullen's Lane, running south-west through trees to the north, service front of the house and an informal service court. From here the drive continues west along the north boundary, stopping at the boundary with the former garden of Jean Cottage, into which garden it formerly ran when the Cottage was domestic quarters for High Wall, and its garden was the kitchen garden.</p></div></div></div>
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Plan indicating the listed High Wall garden with Cotuit Hall to the north



3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.3 Character Analysis – Pullens Lane

The users of Pullen’s Lane and a section of Jack Straw’s Lane from which Pullen’s Lane continues, are accessing properties, places of learning and work places. Pullen’s Lane is a private road, which leads to Pullen’s Field a residential cul-de-sac. Harberton Mead winds down the hill past the first part of the site.



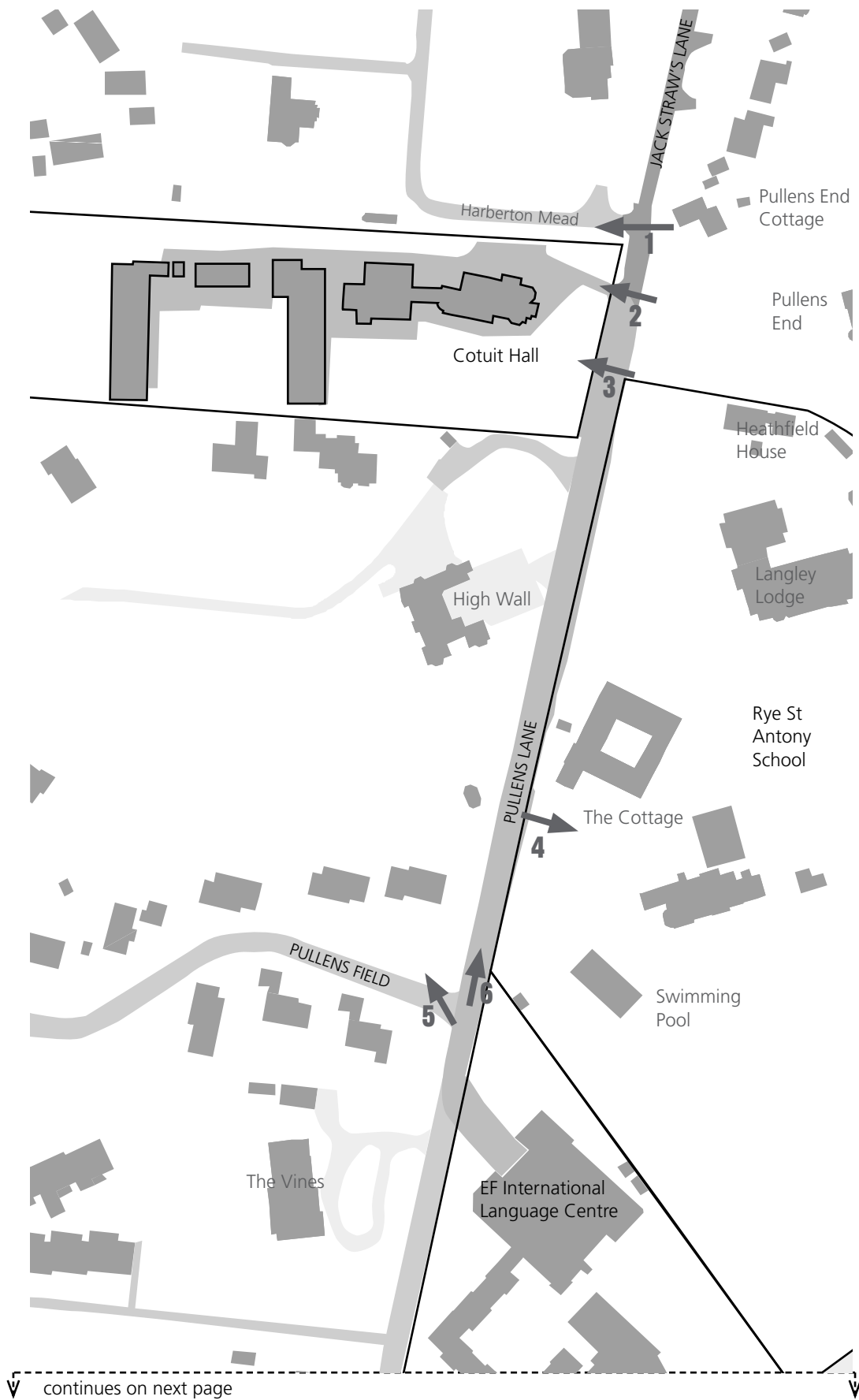
View 2 – Cotuit Hall existing entrance from Pullens Lane



View 5 into Pullens Field



View 6 – Pullens Field/ Pullens Lane junction



View 1 into Harberton Mead



View 3 – View into Cotuit Hall from Pullens Lane is limited, with much of the boundary screened by mature trees and vegetation.



View 4 – Rear access to Rye St Antony College, front entrance and school bus drop offs are on Franklin Road.



4. SITE ANALYSIS & PROXIMITIES TO NEIGHBOURS

3.3 Character Analysis – Pullens Lane



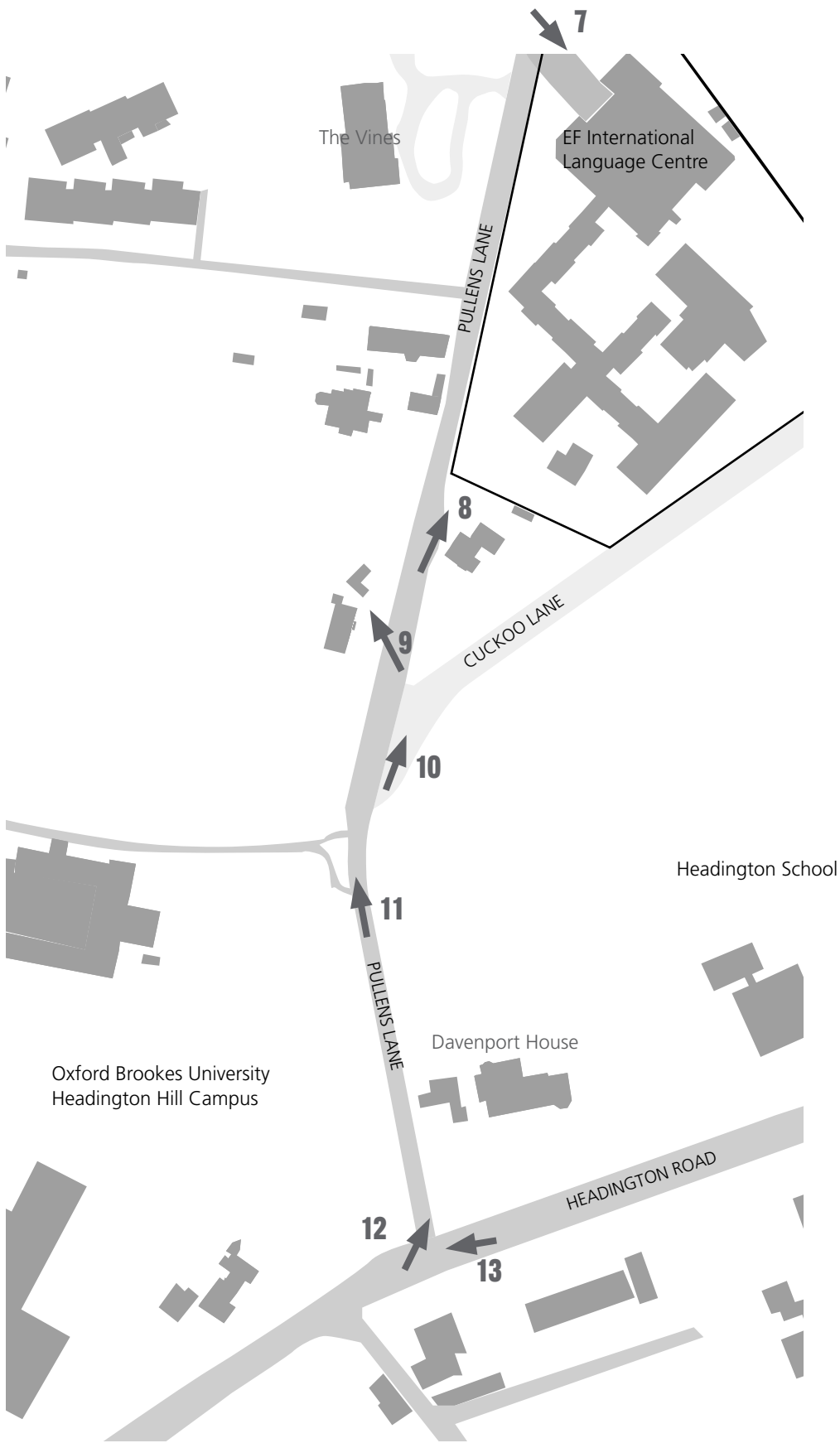
View 9 – The Vines, accommodation for Wycliffe Hall, an evangelical college, design by same architect as the original house of Cotuit Hall



View 11.



View 12 – Pullens Lane from Headington Road, Davenport House in background



View 7 – Main entrance to EF International Language Centre



View 8 – Secondary entrance to EF International Language Centre



View 10 into Cuckoo Lane towards Woodlands Road



View 13 – Headington Road/ Pullens Lane junction, Oxford Brookes University Headington Hill Campus in to the right



3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.3 Character Analysis

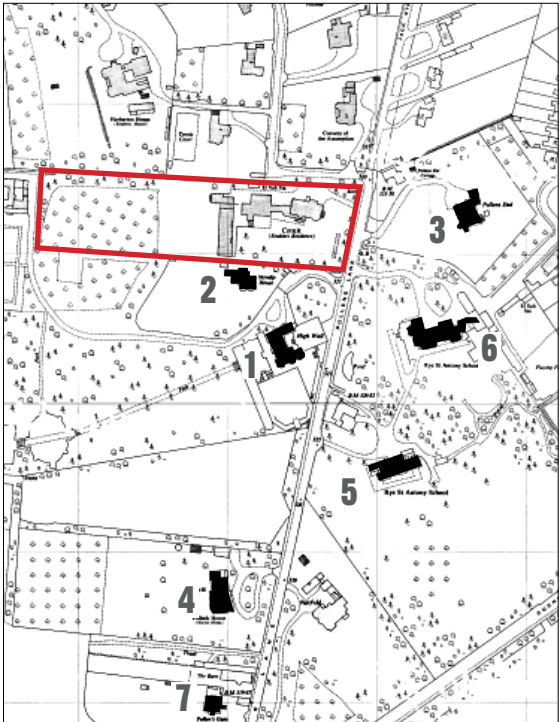
The buildings adjacent to the Cotuit Hall site are documented on the following two pages.



1. High Wall - 1910



2. Mendip House - 1899-1900



Key Plan



3. Pullens End - 1883-1884



4. The Vines - 1889-1890



3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.3 Character Analysis

5. The Croft - 1881-1882

6. Langley Lodge - 1886-1887

7. Pullens Gate - 1886



5. The Croft - 1881-1882



6. Langley Lodge - 1886-1887



7. Pullens Gate - 1886



Key Plan



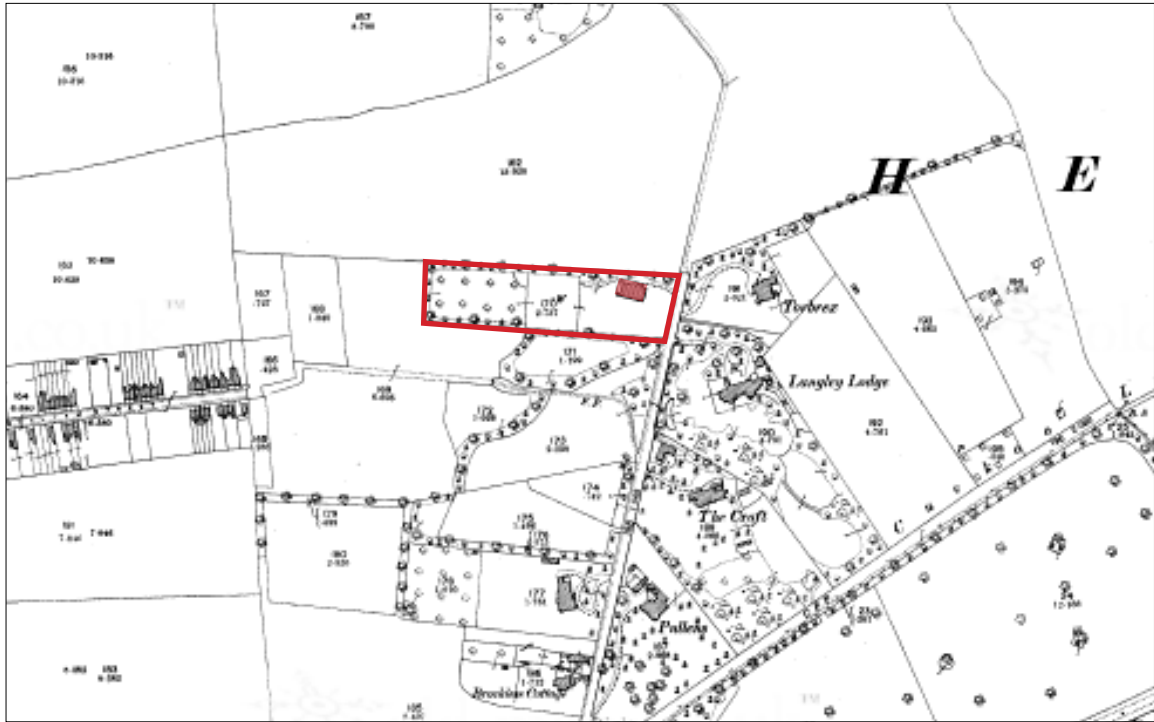
3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.4 Site evolution

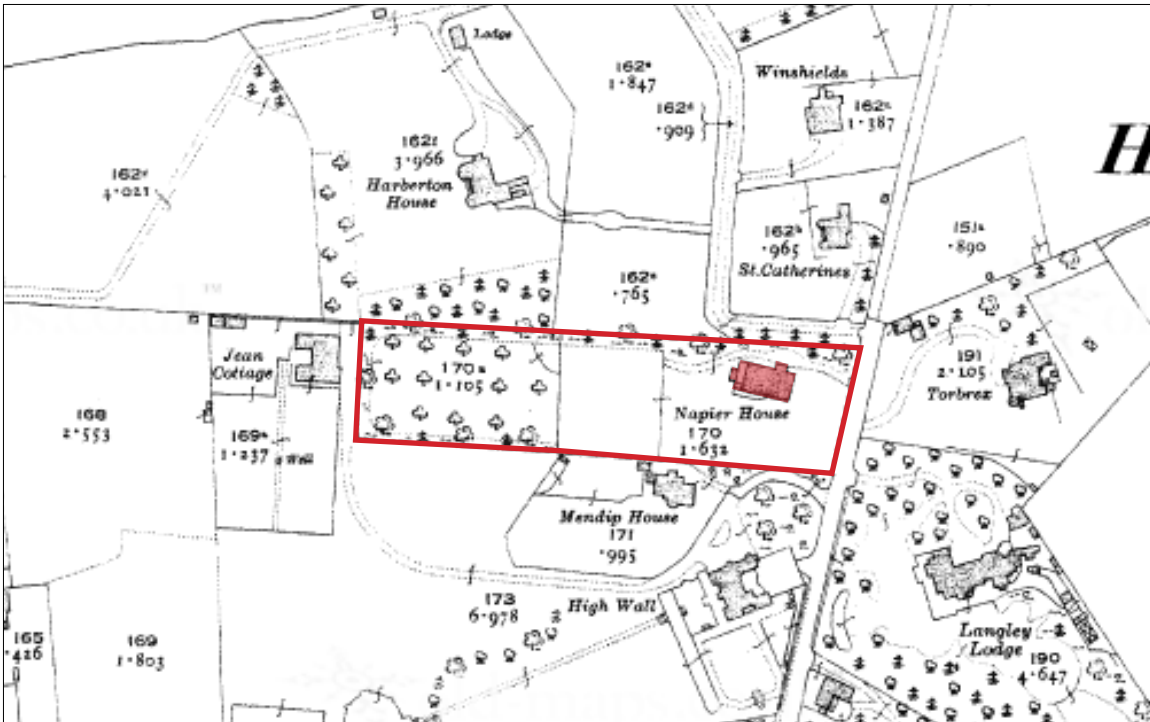
The next two pages include a range of historical maps of the Cotuit Hall site, which illustrate the way in which the site and the surrounding area were developed from 1876 through to today.



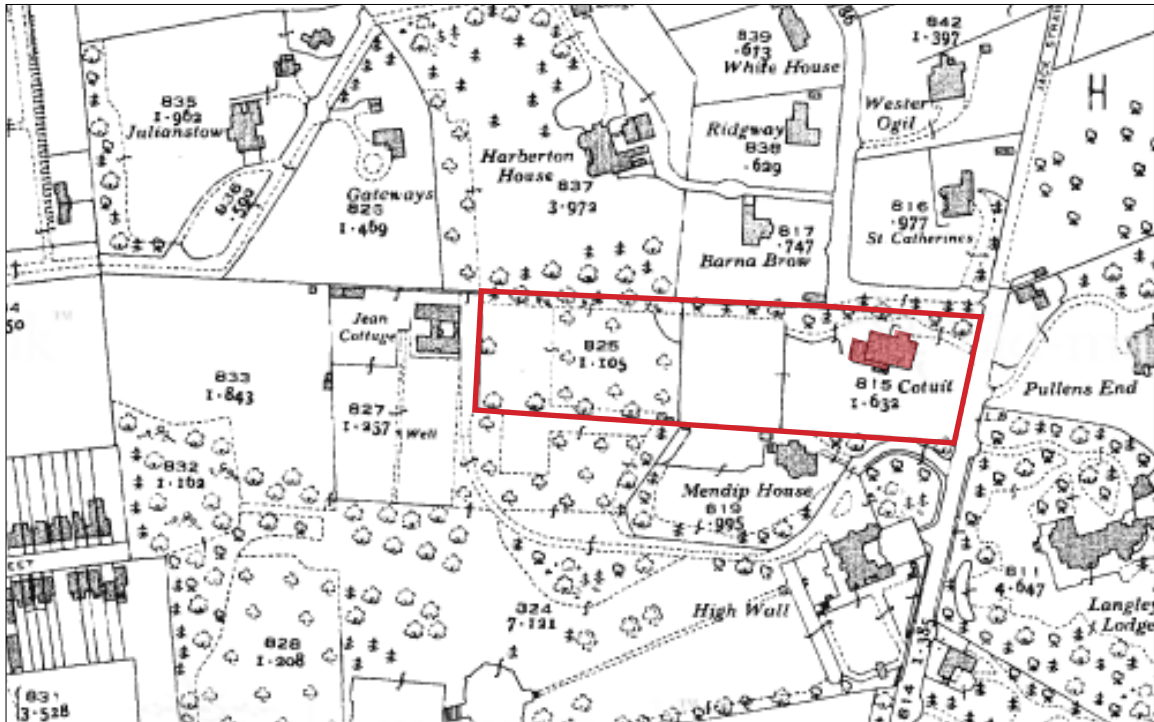
Ordinance Survey map circa 1876



Ordinance Survey map circa 1900



Ordinance Survey map circa 1921



Ordinance Survey map circa 1939



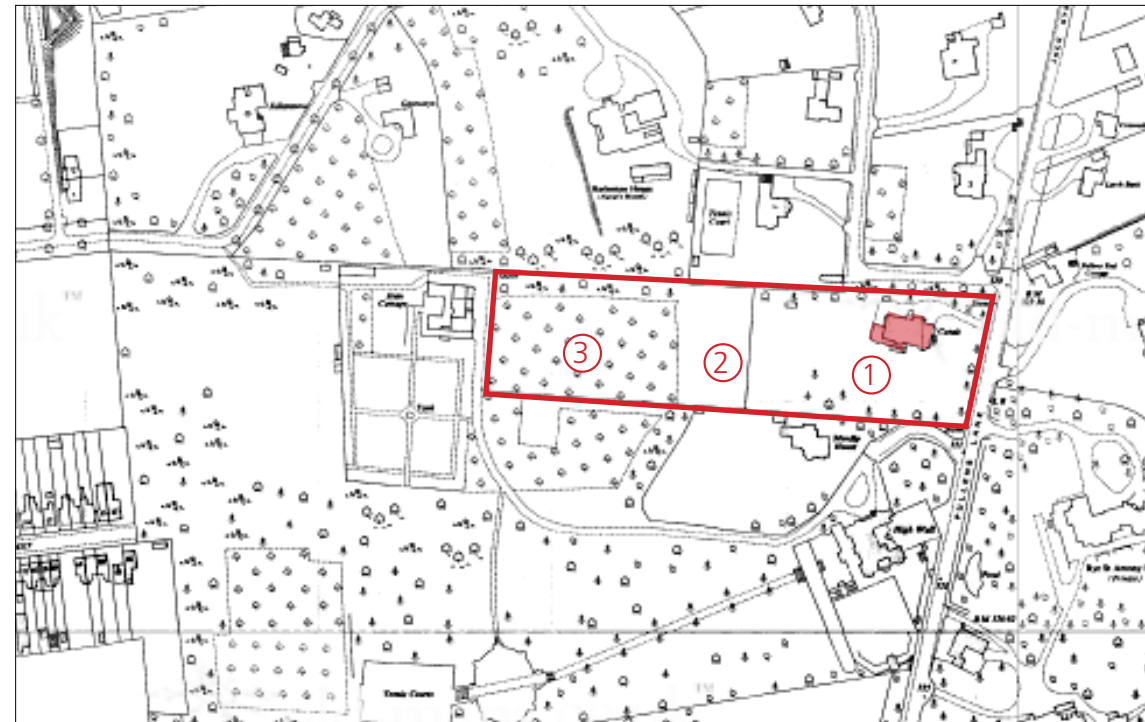
### 3. CONSERVATION AREA & HISTORICAL ANALYSIS

#### 3.4 Site evolution

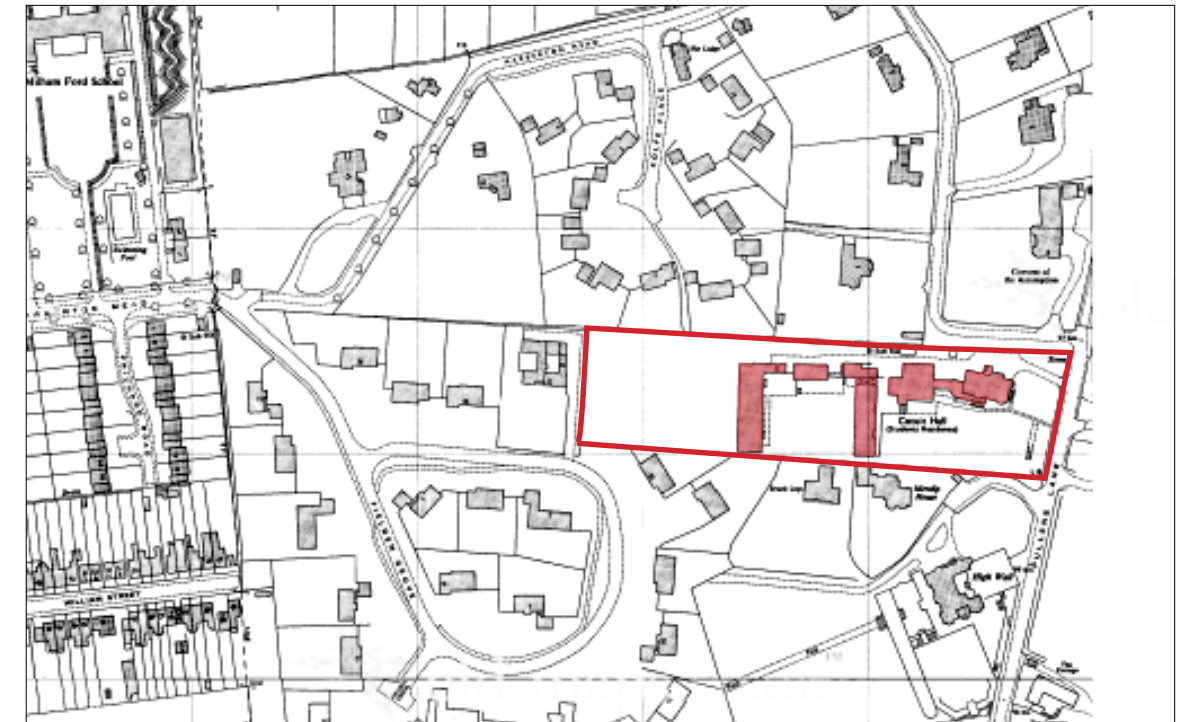
Since the construction of Napier Hall (now known as Cotuit Hall) the site has been divided into three distinct parts:

1. A house in a lawned garden
2. A central kitchen garden
3. A wooded area to the westernmost part.

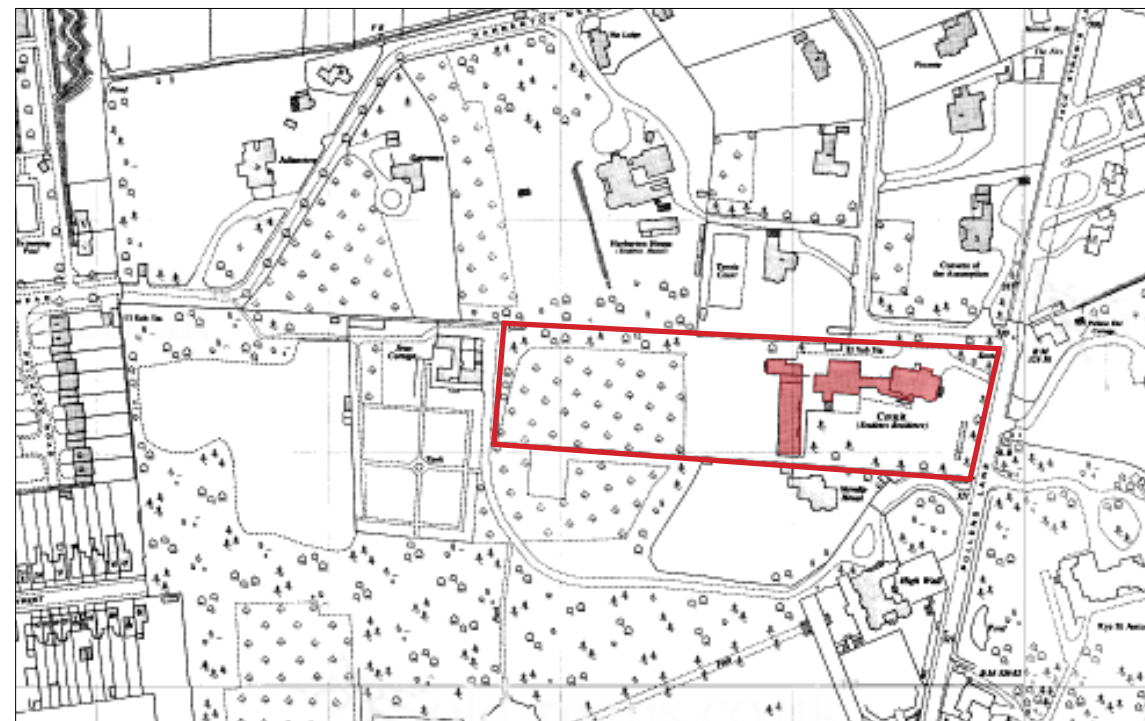
The addition of student accommodation buildings were approved in 1966 and built in the 1970s, focused on the central portion of the site.



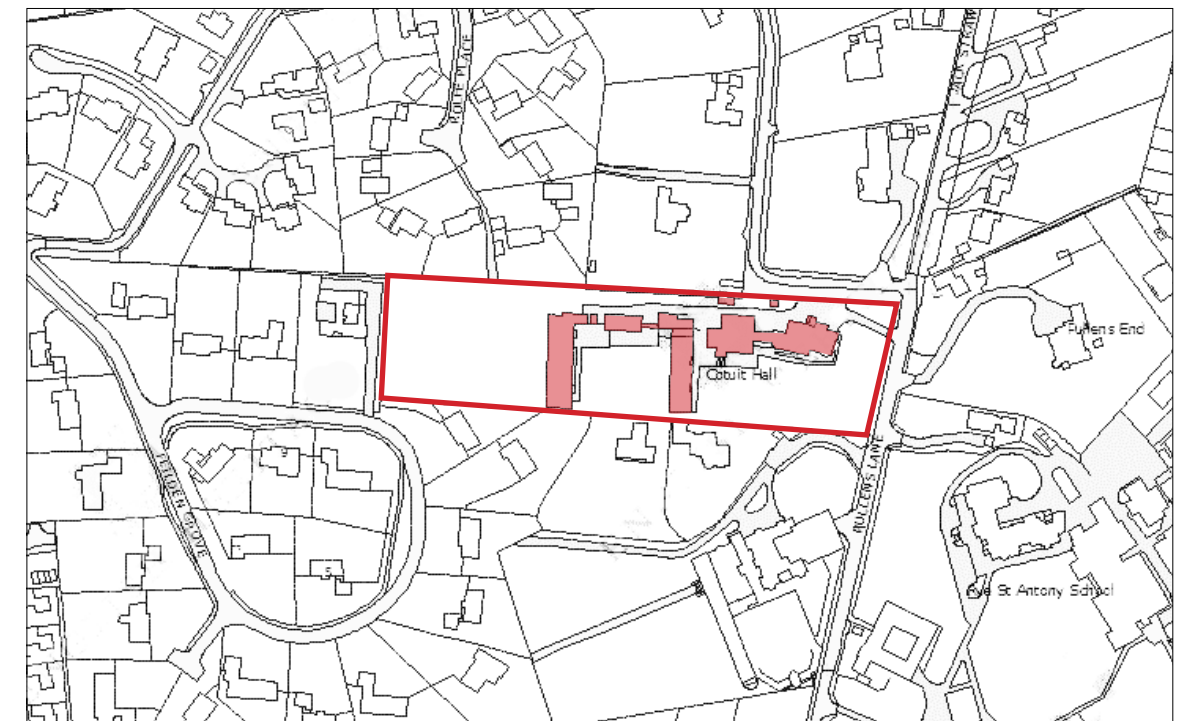
Ordinance Survey map circa 1958



Ordinance Survey map circa 1976



Ordinance Survey map circa 1970



Current site condition