

3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.4 Site evolution

Cotuit Hall - Site Evolution

The following text describes the evolution of the Cotuit Hall site both in terms of the use of the buildings and the order in which buidlings were added to the site.

1890 - Cotuit Hall (on the west side of Pullens Lane at its junction with Harberton Mead) was designed by H. W. Moore and built by Parnell & Sons of Rugby.

The building was formerly known as Napier House, and it took its name from Arthur Sampson Napier (1853–1916), Fellow of Merton College and Professor of English Language and Literature, who had it built and lived here with his large family in the house from 1892 until his death 24 years later.

1916 to 1930 - Cotuit Hall in Pullen’s Lane was the junior section of the Headington School.

1930s - Cotuit Hall was occupied by Redvers Opie, Fellow and Tutor in Economics at Magdalen College.

1940s to 1955 - Cotuit Hall was the City of Oxford Children’s Home

1950s - Cotuit Hall used was a private house again, occupied by the Revd D. B. Jones.

1962 - Cotuit Hall was a Hostel of the College of Technology, which later became the Polytechnic and then Oxford Brookes University.

1966 - Erection of three-storey building to provide residential accommodation for students and single-storey building for games/lecture room and ancillary accommodation approved.

Cotuit Hall was occupied by the Oxford College of Garden Design.

2011 - Cotuit Hall sold by Oxford Brookes University to the EF International Academy.

- 1. Aerial Photograph - 1949
- 2. Aerial Photograph - 1949
- 3. Aerial Photograph - c.2015



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Aerofilms Collection - www.britainfromabove.org.uk



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Aerofilms Collection - www.britainfromabove.org.uk



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<https://www.bing.com>

3. CONSERVATION AREA & HISTORICAL ANALYSIS

3.5 Architectural Context

The work of Harry Wilkinson Moore - architect of Cotuit Hall

The architect who designed Cotuit Hall was a successful and accomplished Architect and there are several examples of his work in the City of Oxford.

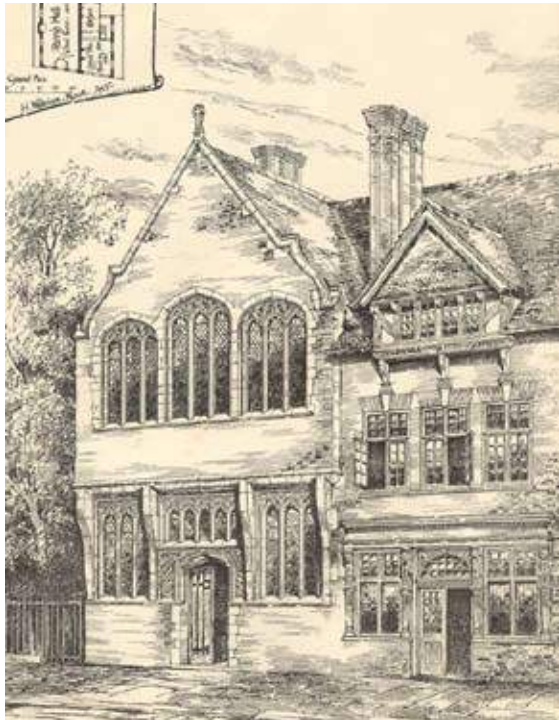
The expansion of Oxford between 1850 to 1914 was in the main the work of a group of local architects.

“...two stand out for the quantity, and often for the quality, of their contributions to the architecture of Oxford and its environs. These are William Wilkinson and his nephew Harry Wilkinson Moore.”

Three Oxford Architects, Andrew Saint, 1970.

The drawings and photographs on this page are of buildings in Oxford made by the partnership of William Wilkinson and Harry Wilkinson Moore:

- 1. Buildings on the corner of St. Clement's and Boulter Street - 1890-1
- 2 & 3. The Vines - 1889-90
- 4. Buildings on the corner of St. Clement's and Boulter Street - 1890-1
- 5 & 6. Logic Lane covered bridge - 1904



1 <http://www.oxfordhistory.org.uk>



2 en.wikipedia.org



3 <http://www.headington.org.uk>



4 www.google.co.uk/maps



5 en.wikipedia.org



6 en.wikipedia.org

4. SITE ANALYSIS & PROXIMITIES TO NEIGHBOURS

4.1 Immediate Surroundings


The plan on this page indicates the shape and location of the site within the Conservation Area, in relation to the surrounding buildings, the buildings that are designated as contributing positively to the Conservation Area and the listed garden to the south.


It is important to note that although there are several buildings around the site, there are only a few which are in close proximity to the edge of the site.




4. SITE ANALYSIS & PROXIMITIES TO NEIGHBOURS

4.2 Neighbouring Buildings

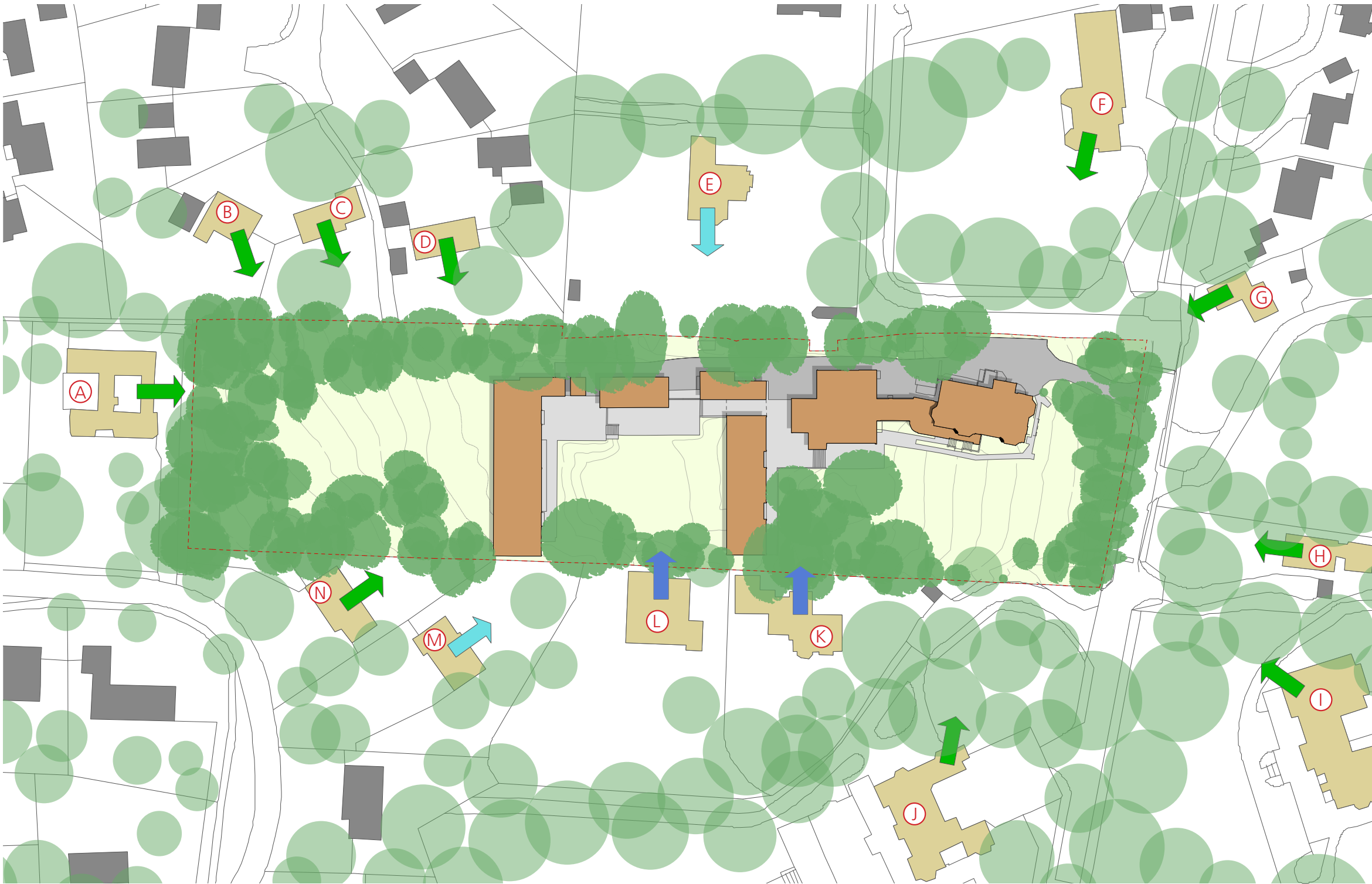
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Majority of surrounding buildings are visually and acoustically screened by mature trees and planting and are at a distance of between 30-80m from the nearest site building.
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Two properties have partial views into the site due to proximity and gaps in the surrounding tree line and are at a distance of between 18-30m from the nearest site building.
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Two properties, Mendip House and Brock Leys, due to their close proximity to the site [between 4-10m] require higher levels of consideration in terms of overlooking and acoustics.

- (A) 32 Feilden Grove
- (B) 6 Rolfe Place
- (C) 7 Rolfe Place
- (D) 8 Rolfe Place
- (E) 1 Harberton Mead
- (F) 2 Harberton Mead
- (G) Pullens End Cottage
- (H) Rye St Antony School
- (I) Rye St Antony School
- (J) High Wall
- (K) Mendip House
- (L) Brock Leys
- (M) 28 Feilden Grove
- (N) 30 Feilden Grove



5. ANALYSIS OF PREVIOUSLY WITHDRAWN SCHEME

5.1 Key characteristics

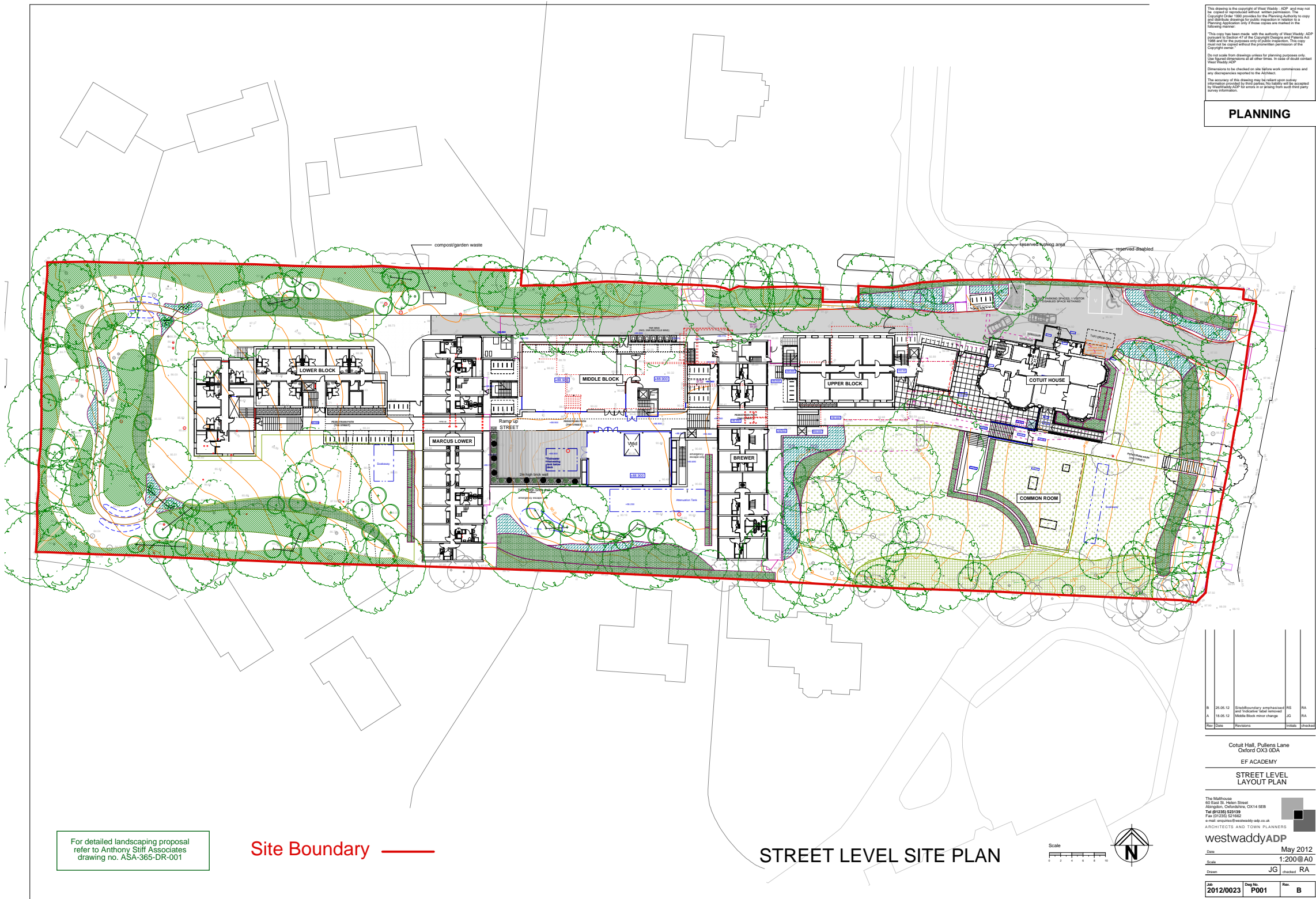
A previous planning application was submitted in 2012 for the comprehensive redevelopment of the site, as illustrated in the adjacent plan. The previous application included the following:

- Residential accommodation for 300 students and teaching accommodation for 408 students.
- The principal entrance was placed on the south side of Cotuit Hall, connecting to an 'external street' through the building.
- A common room was to be excavated in the lawn on the east of the site adjacent to Pullens Lane.
- New three storey accommodation, with basements, were ranged along the north side of the site between Cotuit Hall and the retained dormitory blocks and in the open land to the west.

Following several objections from the local residents and advice from the planning officers, the scheme was withdrawn in 2013. The main concern with the scheme raised in that public consultation process were:

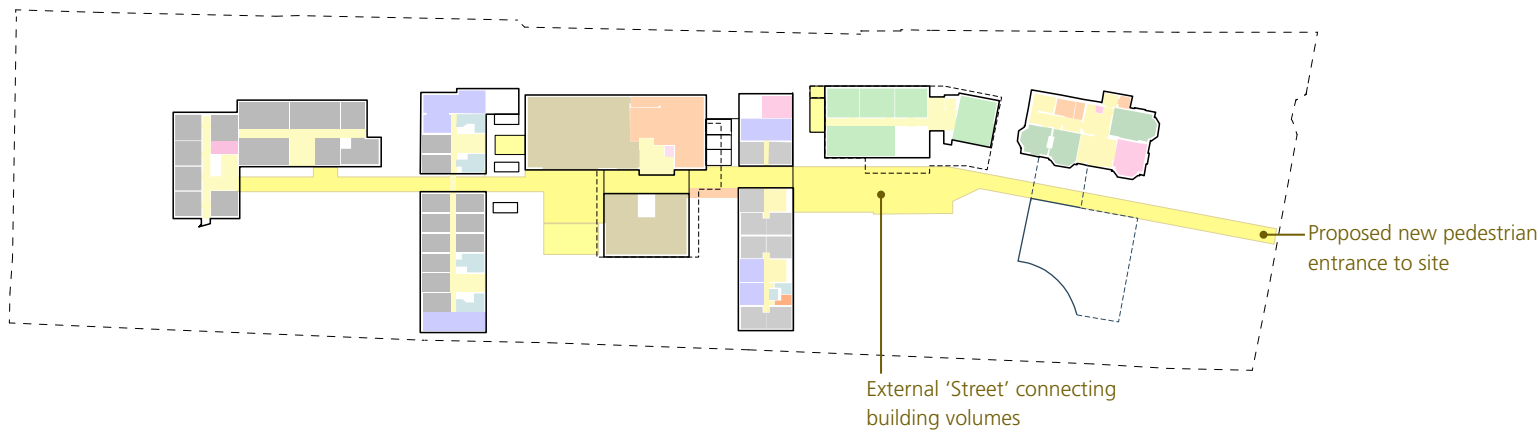
- The intensity of residential occupation.
- Potential noise nuisance from the entrance and 'external street'.
- Building heights resulting in overlooking of neighbouring properties and loss of open views across the site.

The feedback obtained from local residents, stakeholders and officers at Oxford City Council in relation to the withdrawn scheme has informed our approach to the site and we have sought design resolutions in response to each of the objections.

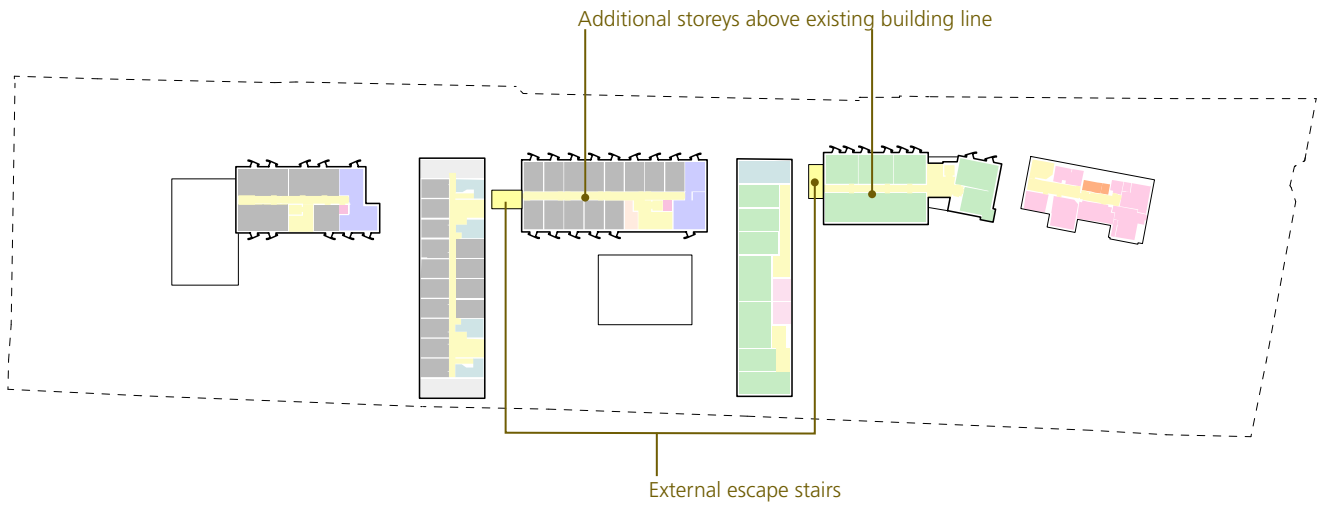


5. ANALYSIS OF PREVIOUSLY WITHDRAWN SCHEME

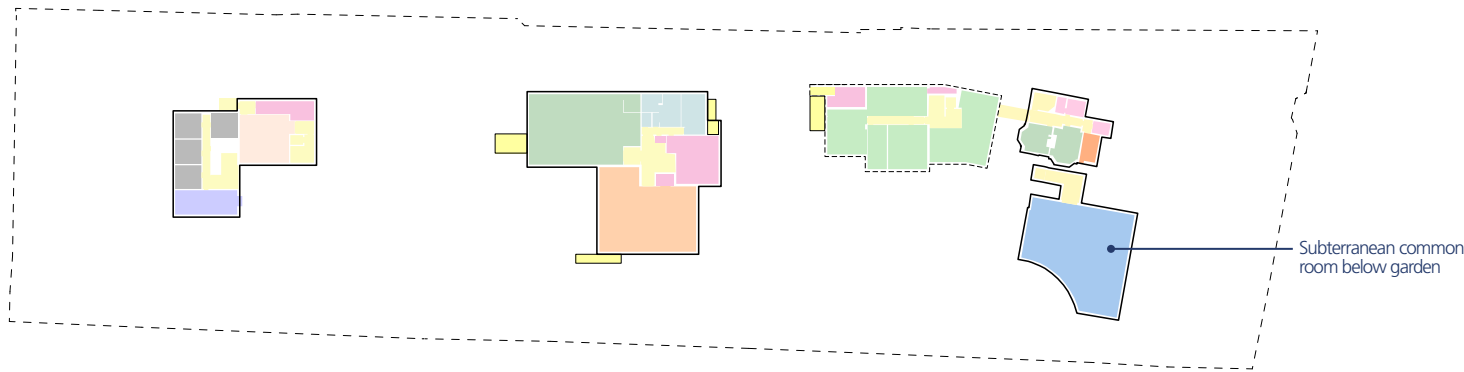
5.2 Withdrawn Scheme Layout



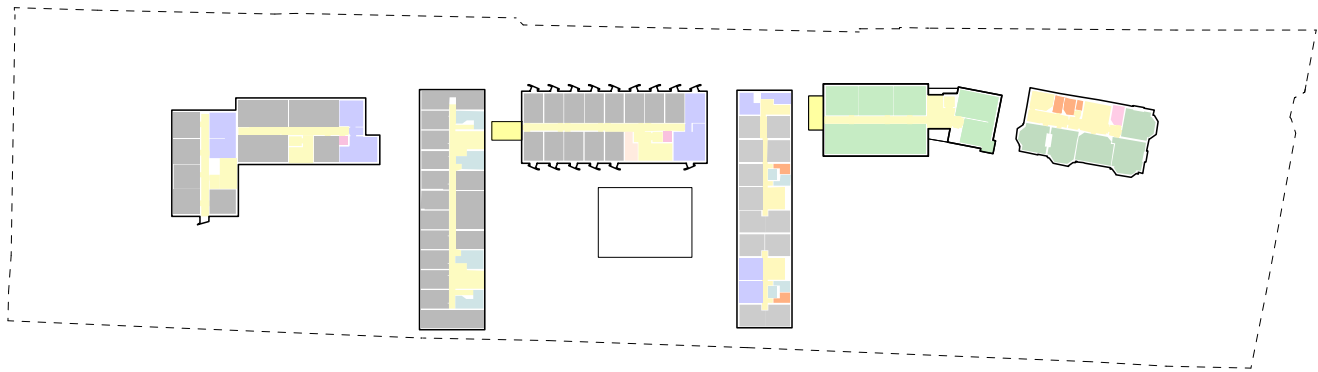
Ground Floor



Second Floor



Basement



First Floor

Key

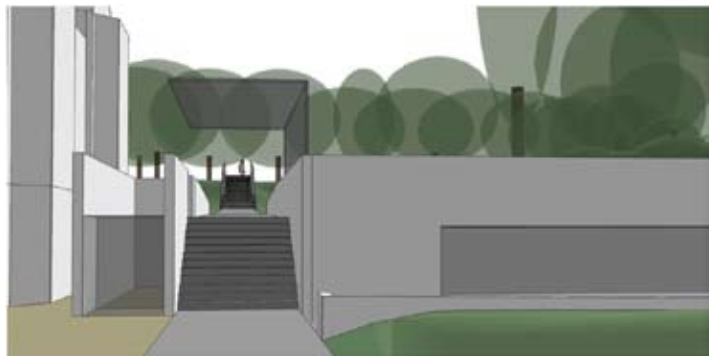
<div></div> Bedrooms	<div></div> Showers / WC	<div></div> Office / Store
<div></div> Classrooms	<div></div> Parent / Tutor Flat	<div></div> Circulation
<div></div> Common Rooms	<div></div> Dining Hall	<div></div> Kitchen & Teapoints

5. ANALYSIS OF PREVIOUSLY WITHDRAWN SCHEME

5.3 Previously withdrawn scheme in context

This page illustrates the withdrawn scheme through visuals and an elevation. The increased height of the proposed buildings is clear in the aerial view and long elevation.

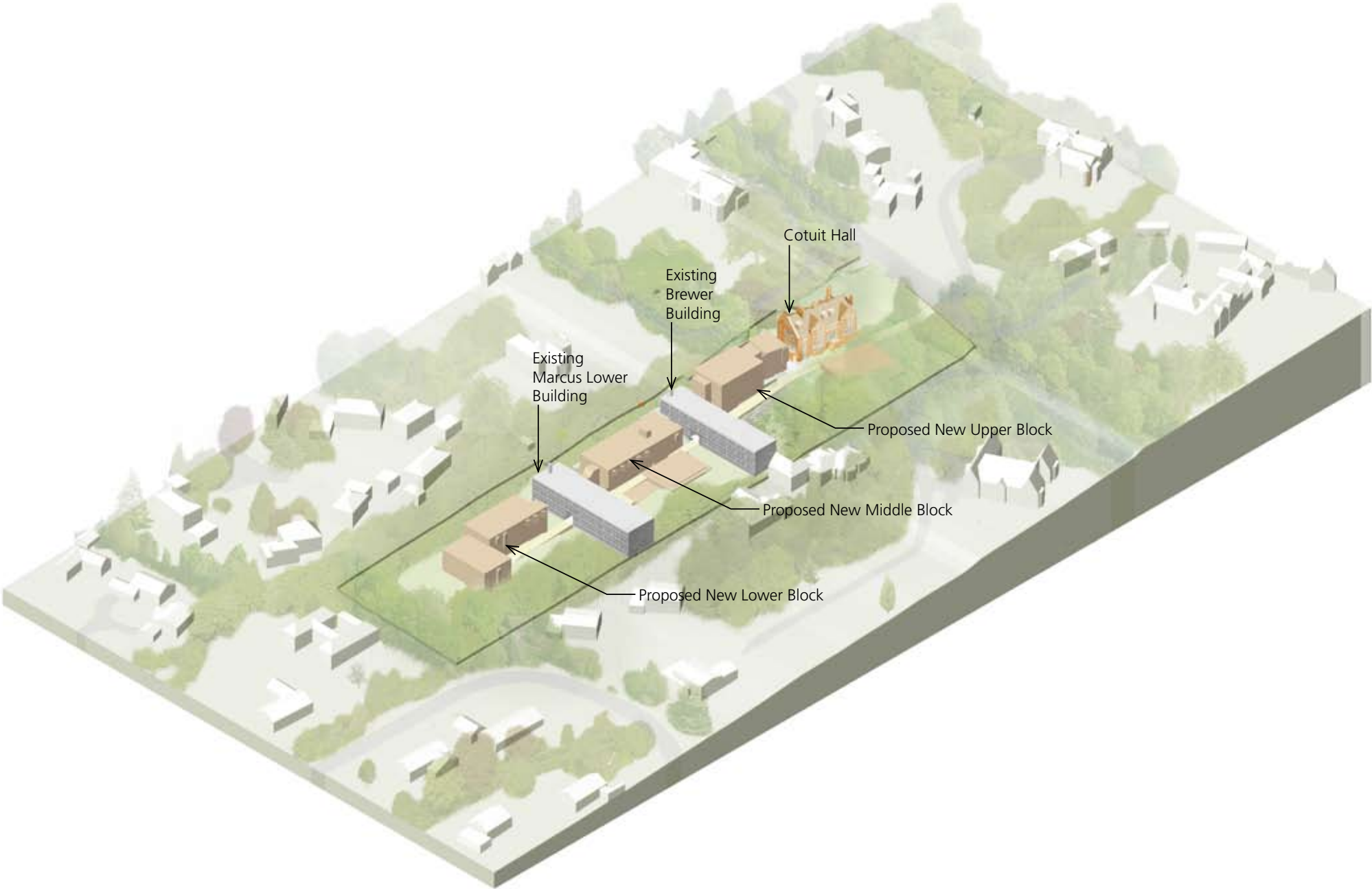
The existing buildings when viewed in elevation define a building profile which the withdrawn scheme added another floor to. The existing profile of the buildings on site has informed the scale of the buildings in our proposed scheme, which is discussed in section 6 of this document. The following page shows the existing building on site for comparison.



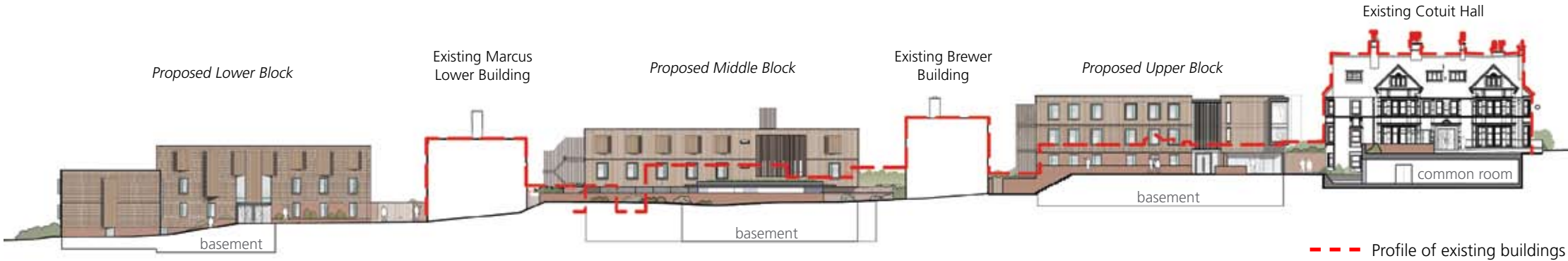
Sketch up image looking into submerged common room at the front of site by West Waddy ADP



Sketch up image showing rear of Middle Block by West Waddy ADP



Aerial View from the south-west



South Elevation

5. ANALYSIS OF PREVIOUSLY WITHDRAWN SCHEME

5.4 The existing buildings on the site for comparison



Aerial View from the south-west



South Elevation

6. PROPOSALS – OVERVIEW

6.1 A New Approach

The new approach to redevelopment at this site is led by design through feasibility studies and exploration of options. The new proposal acknowledges the proximity of the neighbours and the needs of the Conservation Area. Feedback from previous proposals have been carefully considered. These design constraints have informed EF Academy of the optimum operation that the site can accommodate.

A key principle of the option studies that follow is to reduce the perception of over-development in the withdrawn scheme by minimizing the apparent scale of the project and to make clear and significant concessions to the neighbours.

Key drivers to the new approach:

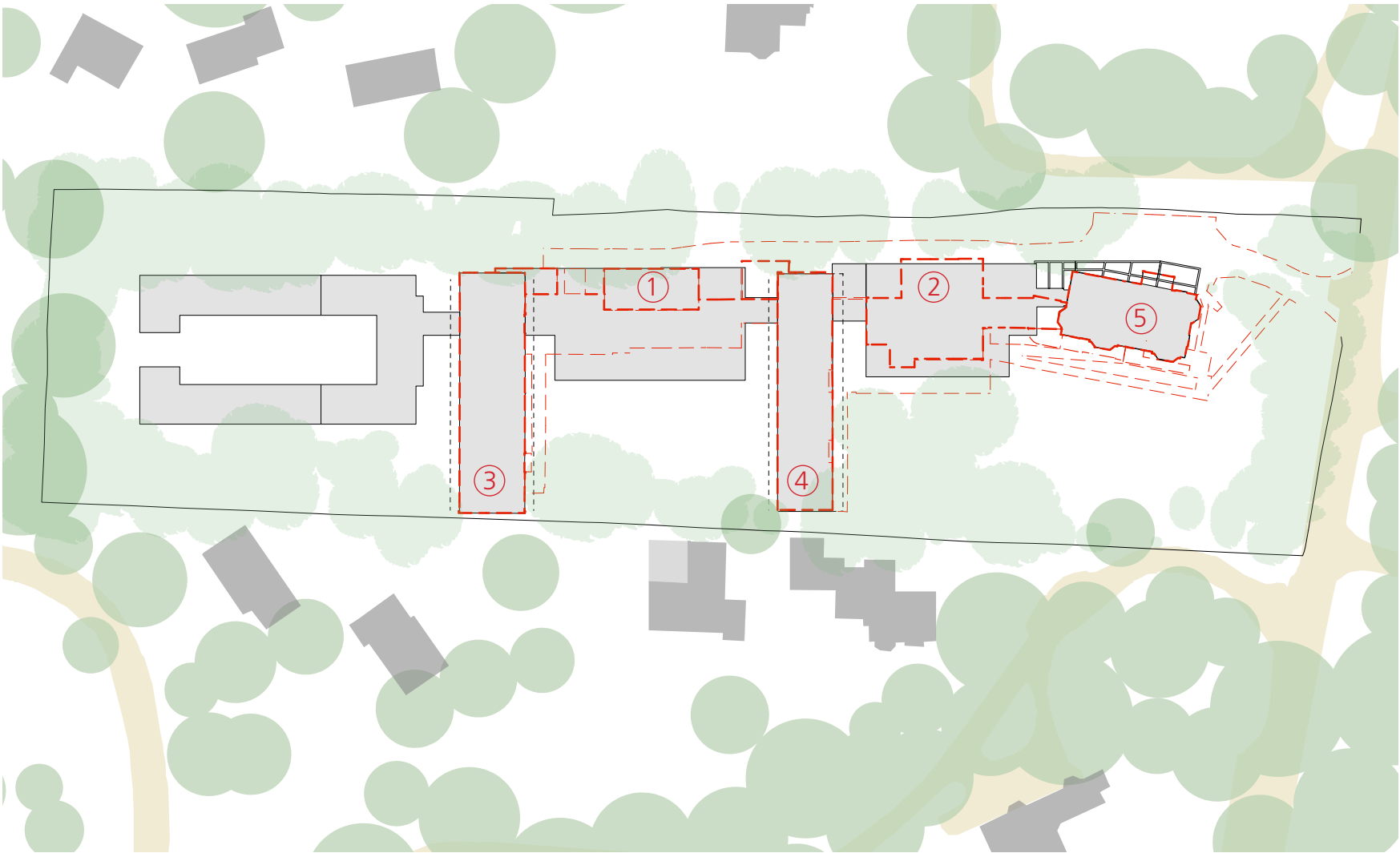
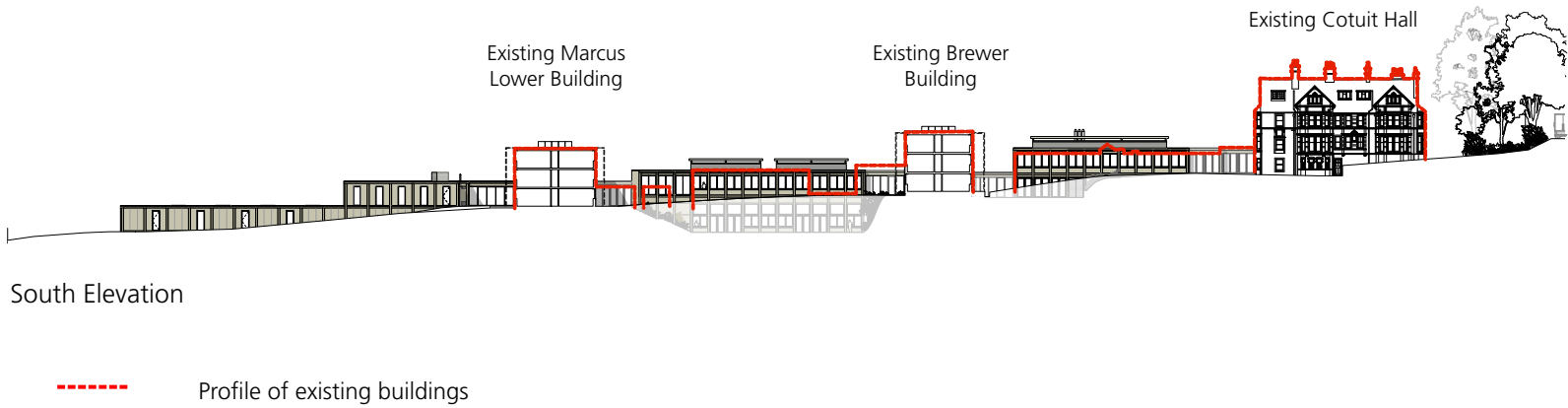
- Consolidate operations to form a more contained school.
- Provide adequate accommodation that is suitable for the site; reducing intensity of occupation from previous proposals
- Reduce noise nuisance to neighbours and provide more control over access with new internal circulation route.
- Minimise the height of proposed buildings to prevent overlooking of neighbouring properties and protect lateral views across the site.

The following pages of this section look at how the existing buildings (with relatively modest rebuilding and extension) can accommodate what is required. The proposal seeks to give a more consistent architectural identity to the school whilst addressing concerns during the previous planning process. The following diagrams set out the main design principles that we have used to formulate our final proposals.

6.2 Key Aspects

New buildings proposed along the north of the site are of similar height to the existing Refectory and Lecture Hall which they replace. The south facing facades have pergolas to further reduce overlooking of neighbouring properties

The area where the proposed new building in the land to the west is excavated and the building would present as only a single storey above ground. Its rooms look inwards to a central court with minimal fenestration facing towards neighbouring properties.



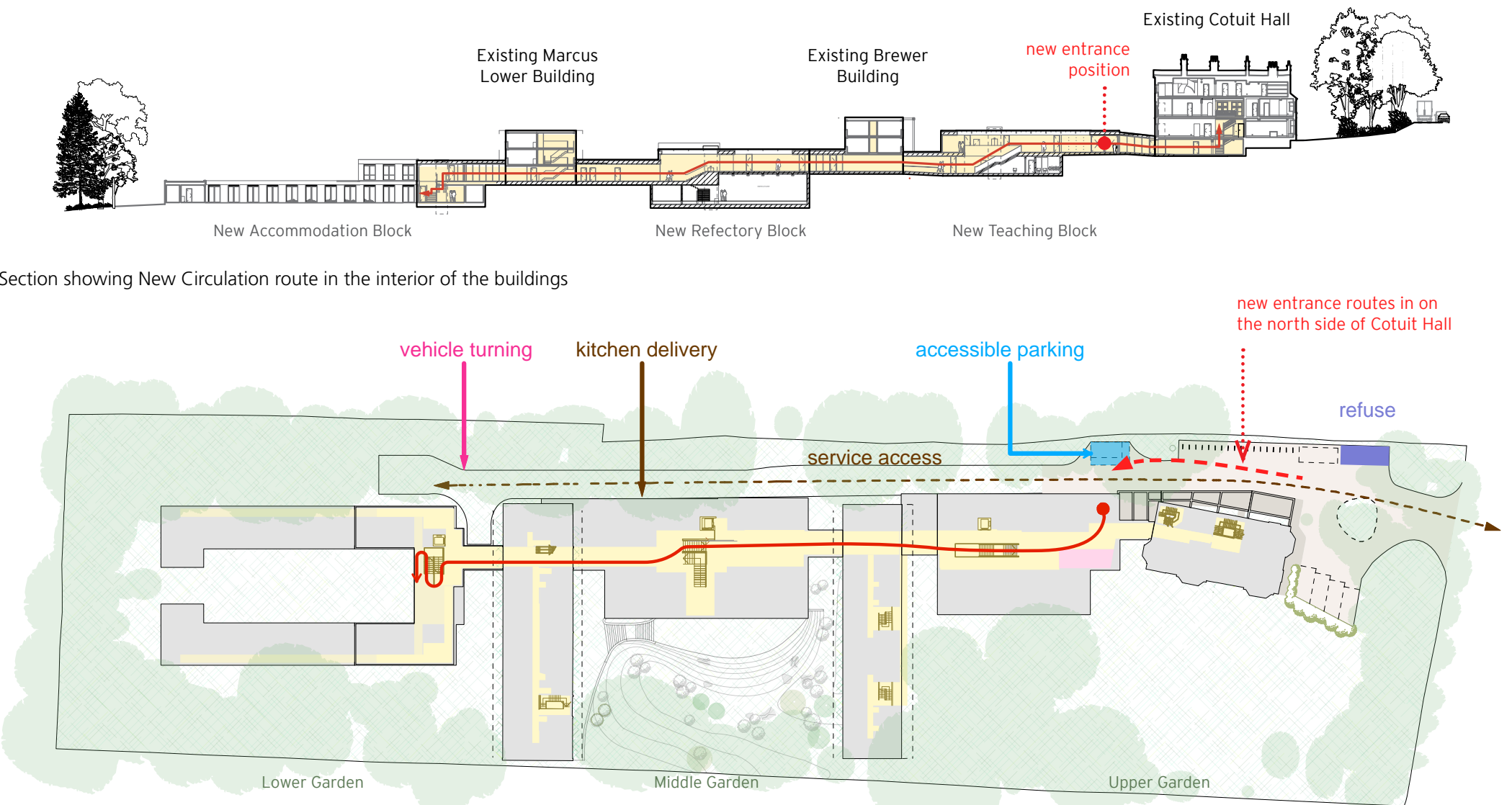
6. DEVELOPED SCHEME OVERVIEW

6.3 Accessibility – Internal circulation & Servicing

The proposed scheme provides a single point of entry into the site from Pullens Lane. There is a new single entry point into the school with adjacent accessible parking. All floors of the new buildings are accessible via lifts.

- Circulation will be through the interior of the buildings so that there will be no noise nuisance to the neighbours.
- Service access is improved in the northern edge of the site with turning facilities at the western end of the service route, preventing reversing on site.

The new buildings provide teaching and social spaces that are accessible throughout; wheelchair accessible dormitory rooms will be provided for students at ground level of the existing Marcus Lower and Brewer buildings.



Section showing New Circulation route in the interior of the buildings

Plan of the New Circulation route connecting through the inside the buildings

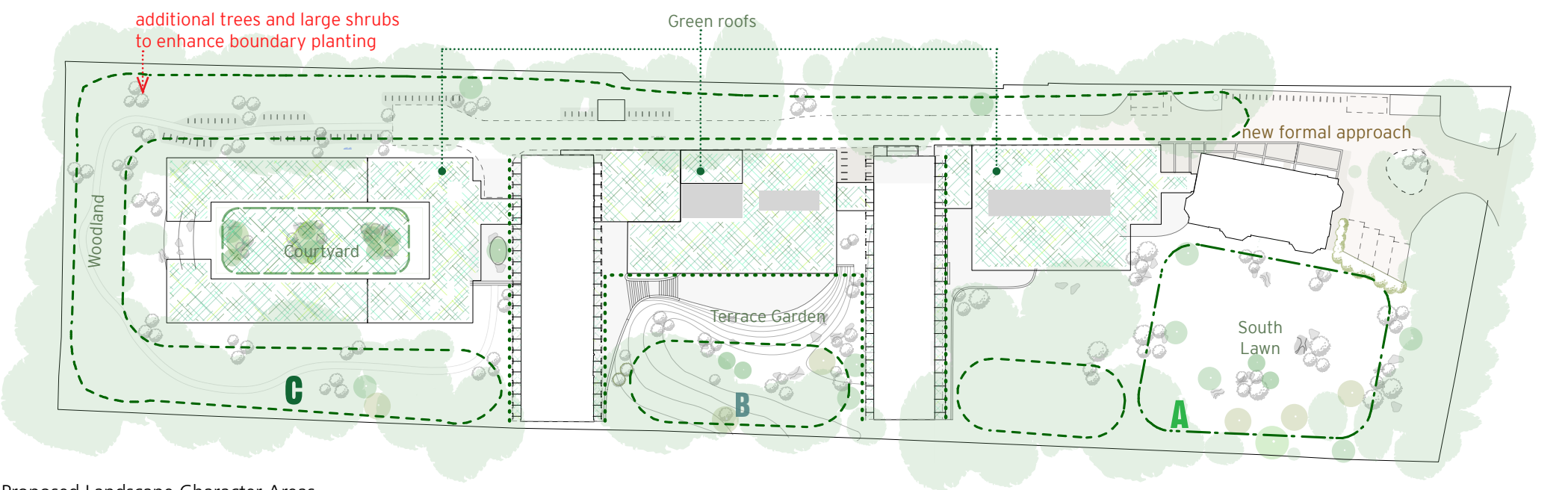
6.4 Landscape Strategy

Todd Longstaffe-Gowan Design Ltd (TLG) were appointed by to work closely with Tony Fretton Architects and the design team to develop the landscape proposals. The aim is to further enhance the sense of enclosure offered by the mature boundary planting to the grounds of Cotuit Hall and to reinstate the original layout of the three distinctive landscape characters:

- A formal south-facing lawn (as seen in the panorama image, section 8.3 pp. 54)
- A tranquil enclosed garden with notes of an orchard.
- A woodland

The new cohesive landscape will complement and enhance the ecological quality, structure and diversity as well as aesthetic value of the setting and the neighbouring mixed woodland through new tree and understorey planting.

Please refer to the landscape report prepared by Todd Longstaffe-Gowan Design Ltd (TLG) that accompanies this application.



Proposed Landscape Character Areas

6. PROPOSALS – OVERVIEW

6.5 Site Plans



Site Plan as proposed