

Proposed Care Development

Proposed 55 bedroom care home with associated car parking, landscaping and infrastructure

1 Pullens Lane | Oxford

DESIGN AND ACCESS STATEMENT



Date 20-03-18

Job no. 2344

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Introduction

Full planning permission is sought for the demolition of an existing dwelling and erection of a 55 bed care home, access, parking, landscaping and other associated works at No. 1 Pullens Lane, Headlington Hill, Oxford.

This Design and Access Statement has been prepared by Harris Irwin Associates on behalf of the applicant Frontier Estates Ltd, and supports a full planning application submitted to Oxford City Council.

This statement is principally intended to address the design aspects of the care home regarding the surrounding context, access and neighbouring properties. This document should be read in conjunction with all other drawings and supporting documentation, particularly the Planning Statement. This booklet in particular has been prepared as a follow-up to dialogue with the planning officer to ensure that the points raised during the pre-application process so far, especially in relation to the conservation area settings, are considered and addressed.

The applicants Frontier Estates are seeking to create a high-quality Care Home at No. 1 Pullens Lane, Headlington Hill, Oxford. The proposal is for a full application in respect of a 55 bed care home (within use class C2), access, parking, landscaping and other associated works.

The initial design and pre- application process was undertaken by Broadway Malyan Ltd for Frontier Estates.

Harris Irwin Associates (HIA) were appointed in September 2016 to work alongside Broadway Malyan Ltd in order to incorporate the operators design requirements.

At this time the initial pre-app written response was still awaited. Following receipt of the written pre-app response in November 2016, Broadway Malyan Ltd stepped away from the project, with HIA taking on the role of Architects for the project in December 2016.

HIA then continued dialogue and pre-application process with the LPA.

The Applicant



Frontier was established in 1996 and has quickly grown, completing around 150 projects across all sectors of the market including food stores, healthcare, offices, industrial, residential and hotels. Frontier Estates are also one of the leading developers in the Care Home Sector and are seeking to meet local need by providing a facility at No. 1 Pullens Lane, Headlington Hill, Oxford

Frontier Estates is one of the leading developers in the Care Home Sector and are seeking to meet local need by providing a facility at Pullens Lane in Headington Hill focusing on both close care and extra care provision.



Design Brief

The proposed development is for the demolition of an existing dwelling and the erection of a 55 bed care home, access, parking, landscaping and other associated works at No. 1 Pullens Lane, Headlington Hill, Oxford.

The site has been subject to a number of enquires, most recently pre-application request (Ref 16/02253/PAC). Please refer to pages 12-14 for further details.

This pre-application request seeks to address the issues raised in the previous application.



Pre-Application Sketch
Extract from Pre-App Sketches / Site Approach Concept
previously discussed during pre-app discussions.

Pullens Lane, Headington Hill, Oxford

Oxford is a city located in the south-east of England within the county town of Oxfordshire. It is one of the largest cities in the United Kingdom with a estimated 2016 population of 170,350. The city is most famously known for the University of Oxford which is the oldest university in the English-speaking world. The city comprises a rich architectural history since the period of the Anglo Saxons.

Pullens Lane is located at the top of Headington Hill in Headington, east Oxford, England. The lane leads north off Headington Road to Jack Straw's Lane and Harberton Mead. The lane was named after rev. Josiah Pullen (1631-1714), a vicar of St Peter-in-the-East in central Oxford, he was known to have walked to the top of Headington Hill and planted an elm tree in 1680 known as the Joe Pullens Tree (as shown on the next page) which was later destroyed by a fire on 13 October 1909. This event was recorded on a tablet in the wall of Davenport House which helped to name Pullens Lane in 1930.

There are a number of educational institutions surrounding Pullens Lane belong to the high ranked Oxford Brookes University. Its origins trace back to 1865 when the former Oxford School of Art was established and it became a university in 1992.



View south along Pullens Lane



View of Oxford from Headington Hill



View along Cuckoo Lane from Headington Hill



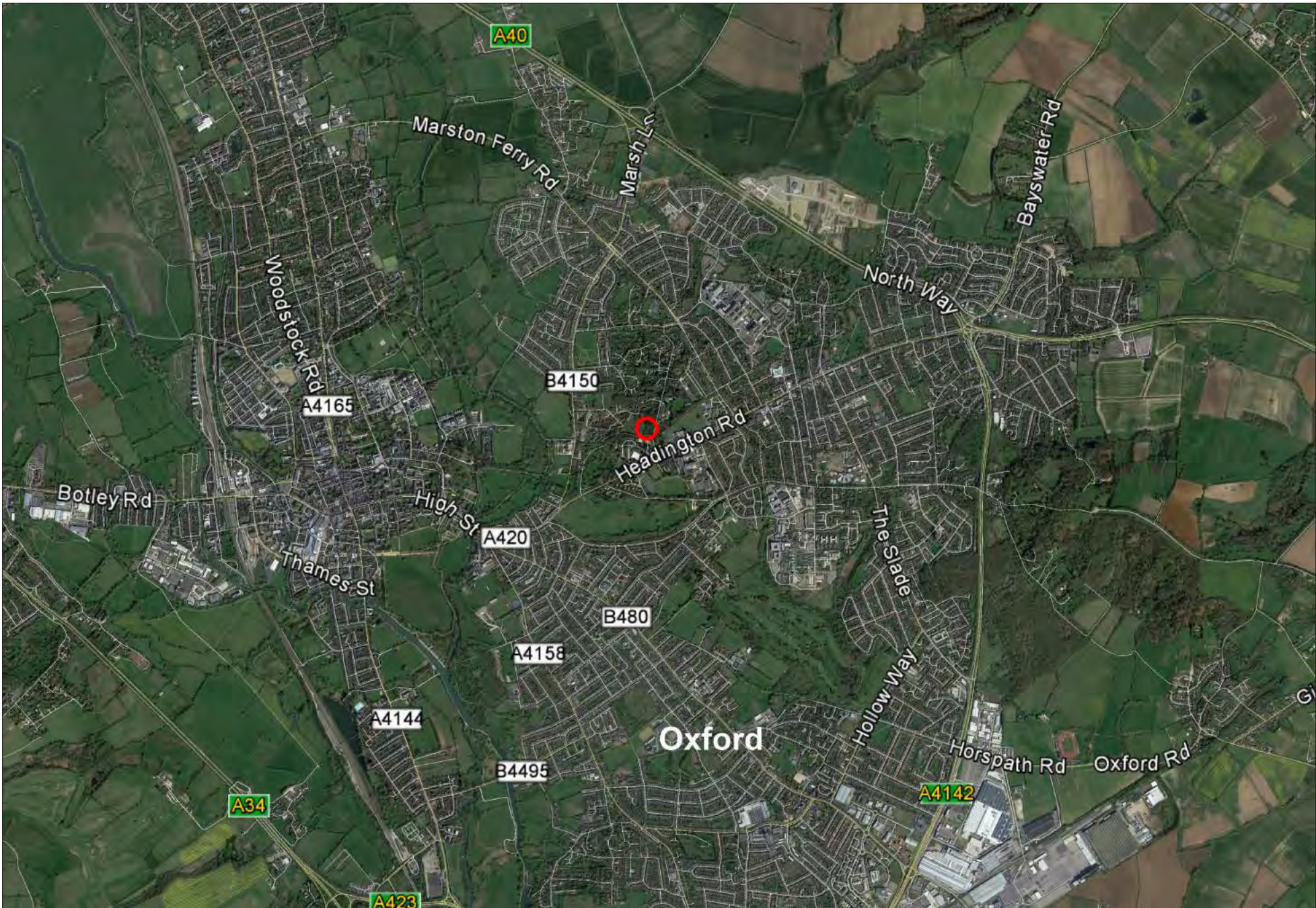
View along Pullens Lane

Site Location

The site is located approximately 2km east of Oxford City Centre and approximately 1.1km south of Headington. The site is situated within the Headington Hill conservation area along Pullens Lane. The site is accessible via Pullens Lane, a private access road without pavements and is used by a large numbers of students.



Above shows a photograph of Pullens Tree in 1892



Google Earth image (2018)

Site Location

As shown on the image opposite, the site is approximately 65m x 75m, there is an existing two storey brick built dwelling with a low-pitched, tiled roof and stand-alone garage this is to be demolished.

A large allotment plot is located to the west of the site, and a residential property located to the north known as Pullens Field. To the south is Oxford Brookes Headington Hill Campus.

Pullens Lane has very limited vehicular access along the lane. The site will require a new access route into and out of the site.

Cuckoo Lane intersects with Pullens Lane, it is a busy paved footpath taking pedestrians in a westerly direction.



Google Earth image (2018)

Site Context

Currently the site is predominantly overgrown with vegetation which restricts views in and out of the site. The images opposite demonstrate how surrounding views of the site are restricted from the nearest paths and roads.

As shown on the next page there are a number of buildings accessed via Pullens Lane which are of great significance to the area. These buildings will help inform the appearance of the proposed care home and blend in with the surrounding context.



Site Context Map - Google Earth Image (2018)



1 - Cuckoo Lane to site



2 - Looking at site from John Game Way



3 - Looking at site from John Game Way



4 - Looking at site from John Game Way



5 - Pullens Lane southern boundary



6 - View From Headington Raod along Pullens Lane



1. Devonport House, Pullens Lane, Oxford



2. The Vines/Pollock House, Pullens Lane, Oxford



3. EF Language Campus, Pullens Lane, Oxford



4. The Croft, Pullens Lane, Oxford



5. Langley Lodge, Pullens Lane, Oxford



6. Pullens Field, Pullens Lane, Oxford



1. Devonport House, Pullens Lane



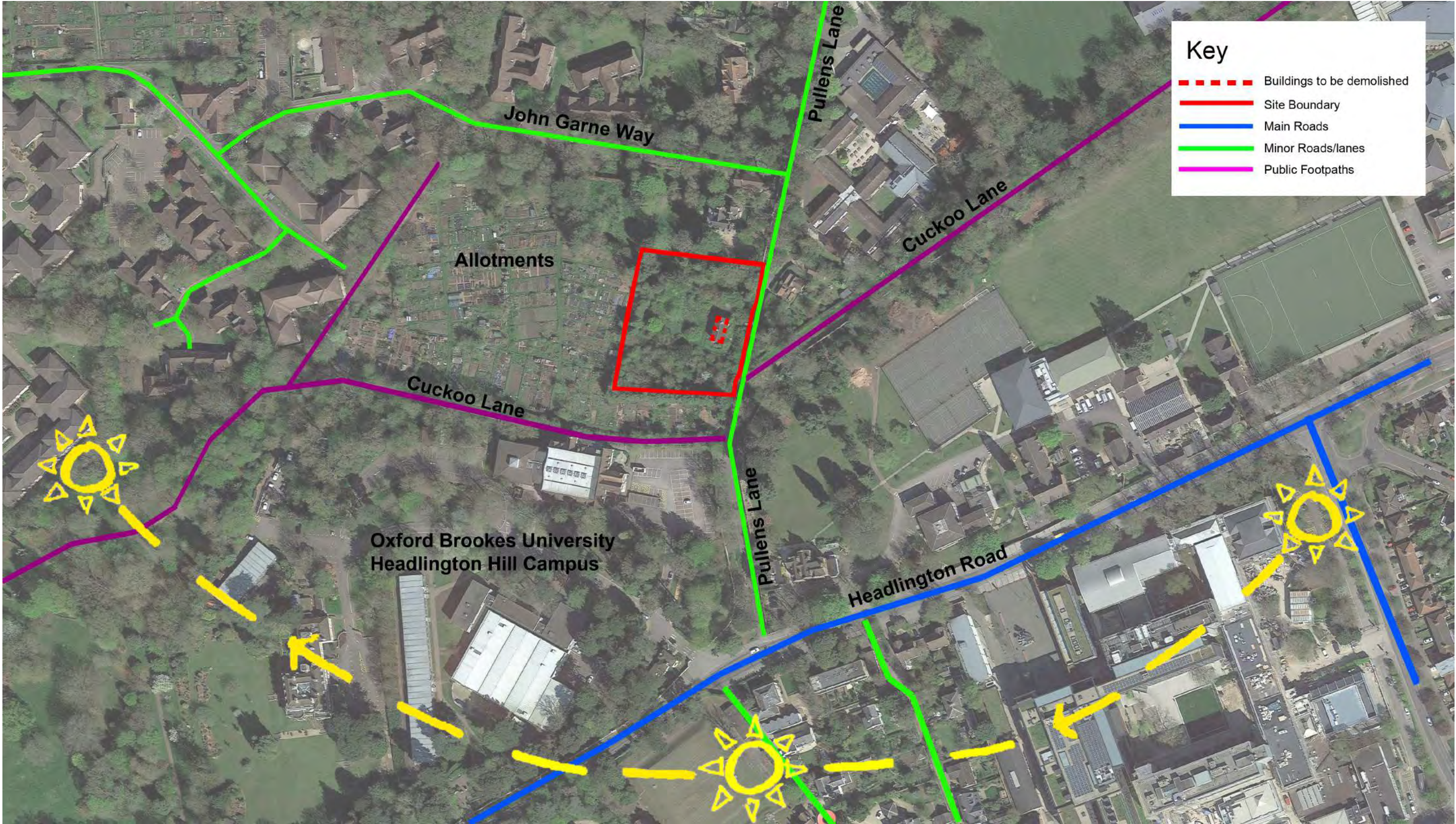
3. EF Language Campus, Pullens Lane, Oxford



7. Oxford, Oxford Castle



Buildings in relation to Pullens Lane, Oxford



Oxford Planning Policy

Abstract from the Oxford Local Plan 2001 - 2016:

"The City Council expects new developments to enhance the quality of the environment. Policy CP.1 is central to the purpose of the Local Plan, and will be applied to all development, irrespective of the proposed use."

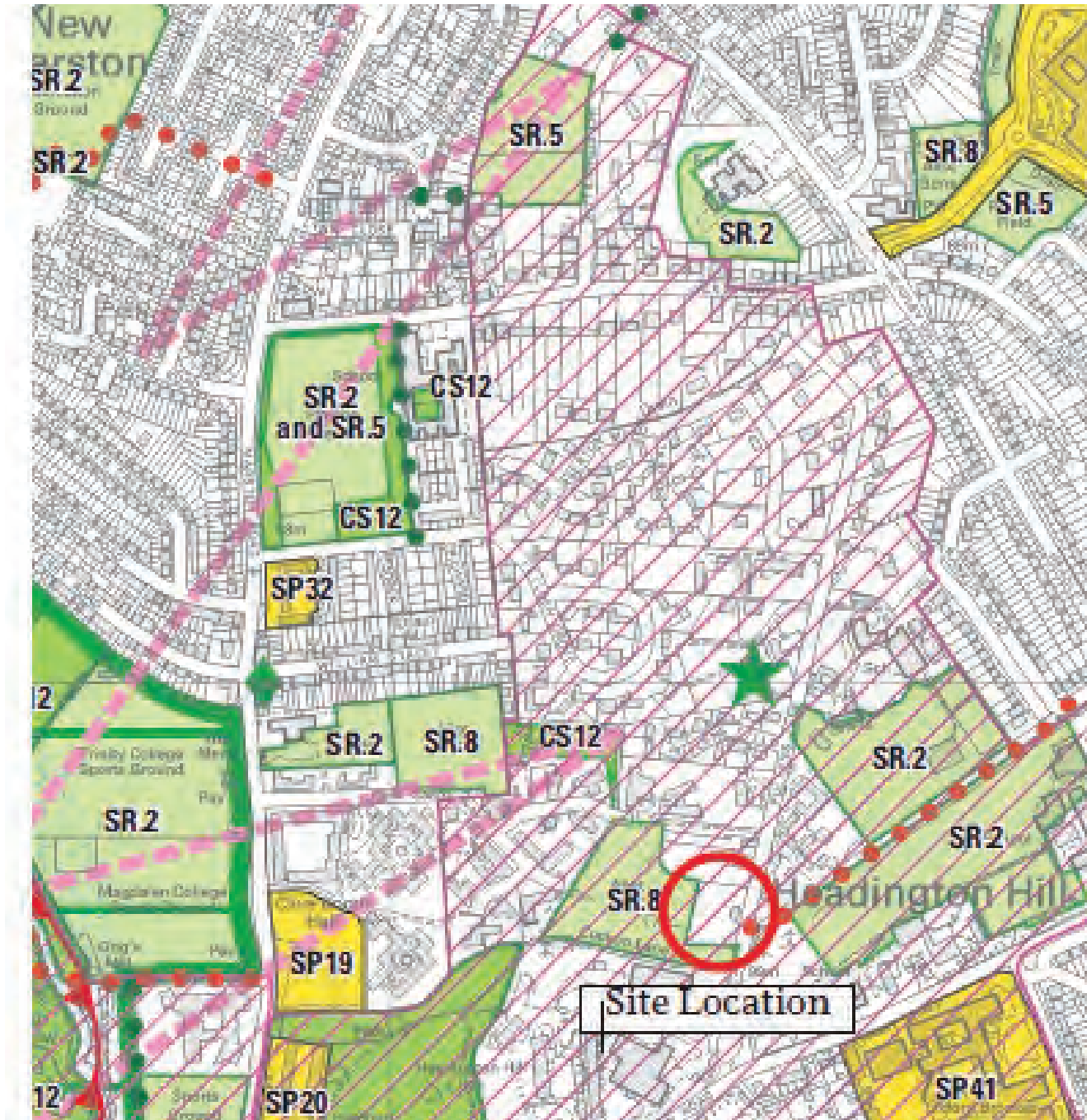
Policy CP.1 - Development Proposals

Planning permission will only be granted for development which:

- A. shows a high standard of design, including landscape treatment, that respects the character and appearance of the area; and
- B. uses materials of a quality appropriate to the nature of the development, the site and its surroundings; and
- C. is acceptable in respect of access, parking, highway safety, traffic generation, pedestrian and cycle movements including, where appropriate, links to adjoining land; and
- D. provides buildings and spaces with suitable access arrangements and facilities for use by all members of the community with special access needs

Where relevant, development proposals must also:

- E. retain and protect important landscape and ecological features, and provide for further landscape treatment where appropriate to the nature of the area or to safeguard the local amenity; and
- F. retain important open spaces of recreational or amenity value or both; and
- G. preserve or enhance the special character and setting of listed buildings and conservation areas; and
- H. preserve the site and setting of Scheduled Ancient Monuments or sites of special local archaeological significance; and
- I. safeguard public rights of way and the amenities of adjoining land users and occupiers, including the provision of alternative rights of way of equal or enhanced quality.



Extract from Oxford Local Plan policies map, north-east

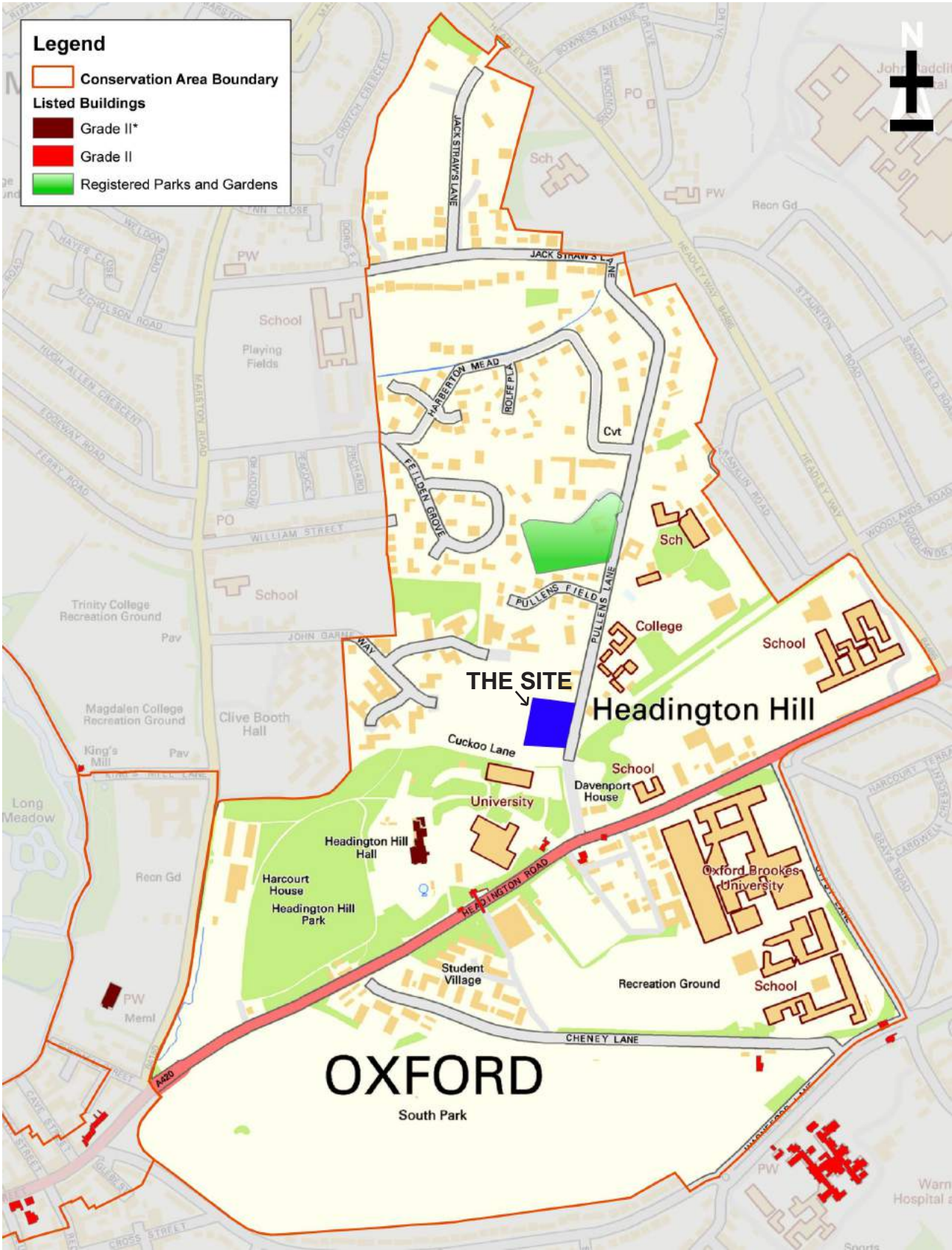
Key (specific to site and immediate context)		
	Conservation Areas	HE.7
	Historic Park or Garden	HE.8
	Indicative Pedestrian & Cycle Route	
	Protected Open Space	SR.2, SR.4, SR.5, SR.6, SR.8, WB.1
	View Cones	

Headington Hill Conservation Area

The Headington Hill Conservation Area was first designated in October 1977 by Oxford City Council designed to set out a guidance criteria for future planning applications in the area of Pullens Lane, Feilden Grove, Jack Straw's Lane and the private section of Harberton Mead.

The aim to protect areas of residential use, low traffic levels, the character of buildings, their spacing and density, height, materials, the tree planting in the area and the absence of advertisements or signs.

The Image opposite illustrates the extent of the conservation area and highlights any buildings that are of special architectural and of historical interest. These buildings are listed and classified as a heritage asset. This application takes a close look at the site of Pullens Lane and any heritage assets within close proximity, in addition these assets helping to inform the design process.



Heritage Assets

As shown on the conservation map on the previous page, there are no listed heritage assets within close proximity to the site. No listed heritage assets will be affected by the proposed development.

Heritage assets that are shown nearby on the map are as follows:

- Headington Hill Hall - Grade II*
- Bridge over Headington Road - Grade II
- 2 Stones along Headington Road - Grade II
- Headington Hill Lodge House - Grade II
- Hill Top House - Grade II



Grade II* Headington Hill Hall



Grade II Bridge over Headington Road



Headington Hill Conservation Area Map



Grade II Headington Hill lodge house



Grade II Hill Top House

The evolution of the proposed development

The proposed layout is the result of an iterative process and review from the initial concept through to detailed design. It has been designed to minimise the impact of the proposal on the surrounding area and still create a sufficiently generous amount of outdoor and amenity space.

Prior to making this application, extensive pre-application advice has been sought from the Local Authority and residents during the public exhibition event which is summarised in the Planning Statement submitted in support of this application.

Various design options have been presented to the Local Planning Authority for considerations, and a preferred option was selected as informed by pre-application discussions. The officers offered extensive guidance with regards to relevant planning policies, expected development density, massing and landscape.

The following pages will outline the project background and the pre-application process to date.



Prior to HIA involvement;

Broadway Malyan were appointed to develop a care home proposal at this location by Frontier Estates. This included dialogue with the Oxford Design Panel (ODP) together with a formal Pre-application submission to Oxford City Council. (OCC)

It was our understanding that the discussions with the ODP had come to a satisfactory conclusion, but that the formal pre-app response was awaited from OCC.

September 2016;

HIA were approached by Frontier Estates, a long standing client, to assist with the ongoing pre-application process for this development.

We were to work alongside the existing architects, Broadway Malyon (BM) who would continue to lead the design role.

Our brief was to ensure that the operational requirements of One Housing Group, (the prospective end user of the development) were fully incorporated into the scheme.

This was expected to involve revisions and additions to the existing proposals, particularly the floor plans, to ensure that accommodation and space standards fully accorded with the aspirations and requirements of OHG.



Previous Design (Broadway Malyan)



October 2016;

HIA worked alongside BM, developing the scheme to OHG standards, whilst awaiting the Pre-app response.



Previous Design (Broadway Malyan)



Revised Floor Plan (HIA)

November 2016;

The pre-app response was received. It was apparent that a thorough re-appraisal/redesign of the scheme would be required in order to address the planners key concerns of scale and mass.

Planners pre-application comments - 23/11/16: The proposal would result in a phsyical overdevelopment of the site, the excessive size, rectilinear form and repetitive detailing do not match the character of the Headington Hill area.

BM design response: To solve the excessive size BM decided to reduce the amount of rooms from 55 to 45 and lower the South Wing by 1 storey.



Revised design
(Broadway Malyan)

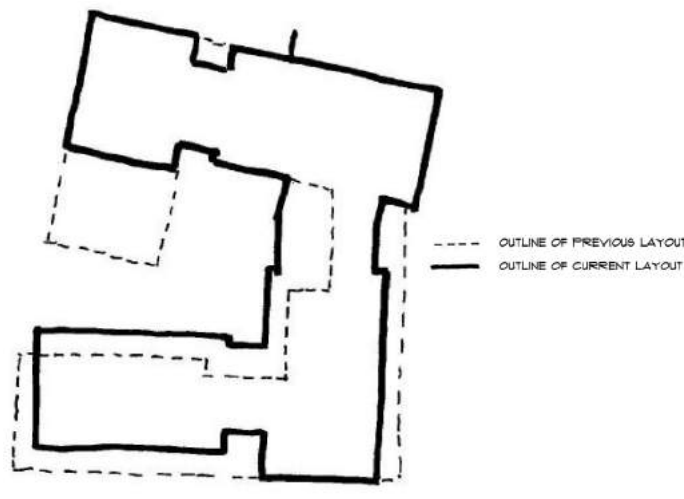
December 2016;

With the agreement of BM, HIA were asked by Frontier Estates to take over the design development of the scheme on their behalf. HIA were therefore asked to develop a 55 bed care home scheme, taking into account the points raised by the planners.

HIA design response: It was apparent that HIA would need to redesign the scheme in order to address the planners key concerns of scale and mass. The interior spaces were tightened and the dwellings were combined into four blocks - meaning the overall footprint decreased significantly on the site. Any trees that were lost to the development - (depending on its condition) would be relocated on the site. HIA planned to replant trees around the proposed parking area and the safe garden areas. A heirarchy of scale was established - the sketched design below demonstrates this.



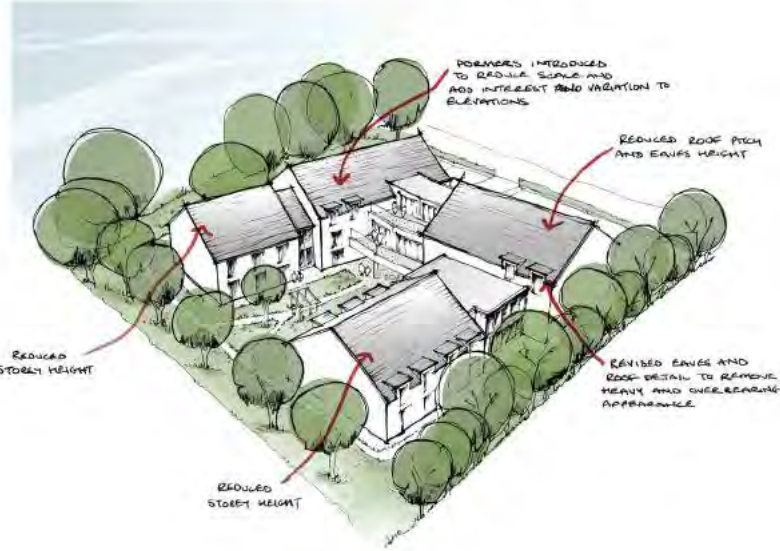
Revised sketch design (HIA)



Footprint Comparison Sketch (HIA)



Revised Site Layout (HIA)



Indicative perspective view (HIA)

February 2017;

HIA approached OCC to discuss the design development process. Following initial dialogue it was advised that a second, formal Pre-app submission would be the preferred route of OCC in order for them to fully evaluate any revised proposals.

March/April 2017;

HIA met with OHG and Frontier and developed the design in light of planners comments.

HIA design response: The footprint on the western boundary was significantly reduced, the storey height and massing was reduced throughout the design and the building was pulled further away from the southern boundary. It was decided to keep the glazed link between the two dwellings, as this would provide an interactive frontage and encourage views through the building. Dormer windows were introduced to the design to reduce scale and add interest/variation to the elevations.

May 2017;

Pre-app submission made to OCC with a request for a meeting to discuss the revised scheme



Revised Appearance (HIA)

August 2017;

Pre-app meeting held with OCC.

September 2017;

HIA submitted further site layout options to the planners following comments made at the meeting held on 15 August 2017.



Site Layout Option 1 (HIA)



Site Layout Option 2 (HIA)



Site Layout Option 3 (HIA)

October/November 2017;

The pre-app response was received.

Planners pre-application comments - 17/10/17: Options 1, 4 and 5 are still sizeable buildings, however options 2 and 3 are slightly better, due to the glazed link. If options 2 or 3 were made tighter, with the link being nothing more than a physical link rather than providing some functional space then the footprint would be smaller and would feel more comfortable within the plot. This would allow a better balance between built form and open space.

HIA design response: After the planners comments, HIA continued work to develop the Site layout Option 3 design. The footprint on the Northern boundary was reduced and the building was pulled further away from the western boundary. The front elevation was redesigned completely designing more gables to break the elevation up, the link between the two dwellings was also redesigned. The link was designed to allow visual connections across the site whilst providing an attractive communal space. The existing woodland character of Pullens Lane will be retained and enhanced along the site's frontage.



Previous Site Layout Option 3 (HIA)



Revised Site Layout Option 3 (HIA)



Footprint comparison (HIA)



Revised East Elevation (HIA)

January 2018;

The pre-app response was received.

Planners pre-application comments- 24/01/18: There is a need for some hierarchy of scale and architectural detail - the building has been oversimplified, which as a result means the elevations lack the richness of detail.

HIA design response: The form of the building was kept the same - using gables and the glazed link to reduce the scale of the building. However, artstone details were added around the windows and artstone bands were added to reduce the appearance of scale to the frontage. More planting between areas of parking was added together with planting around the safe gardens.



Revised Site Layout (HIA)



Revised East Elevation (HIA)



Revised West Elevation (HIA)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Revised Elevations (HIA)

Revised Elevations (HIA)

Pullens Lane Character Area

Pullens Lane has a unique, sylvan character that is not found anywhere within the city. The trees and dense hedgerows line the narrow lane. In many places the trees arch over the road, creating a heavily shaded tunnel of foliage and making the lane dark and secluded. Narrow width, roughly managed green verges, absence of separate pavements and no road markings contribute further to the woodland character.

The properties along Pullens Lane are predominantly large, detached and set well back from the road in individual spacious gardens. The green boundaries provide glimpsed views to the houses.

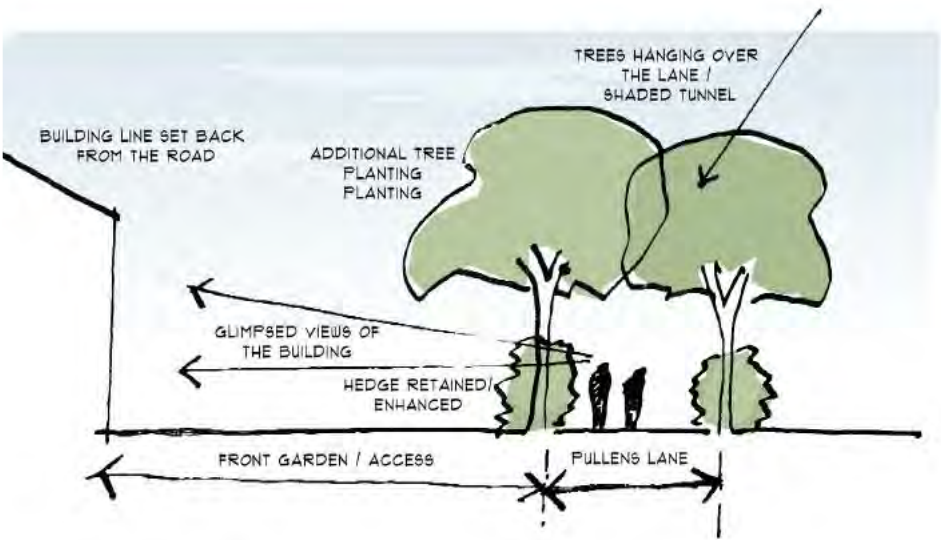
The proposal recognises the uniqueness of the area and is respectful of the context.

The proposed building has been carefully positioned in relation to the lane and existing vegetation to minimise the impact on the woodland character of the area. Additional planting is proposed to enhance the area.



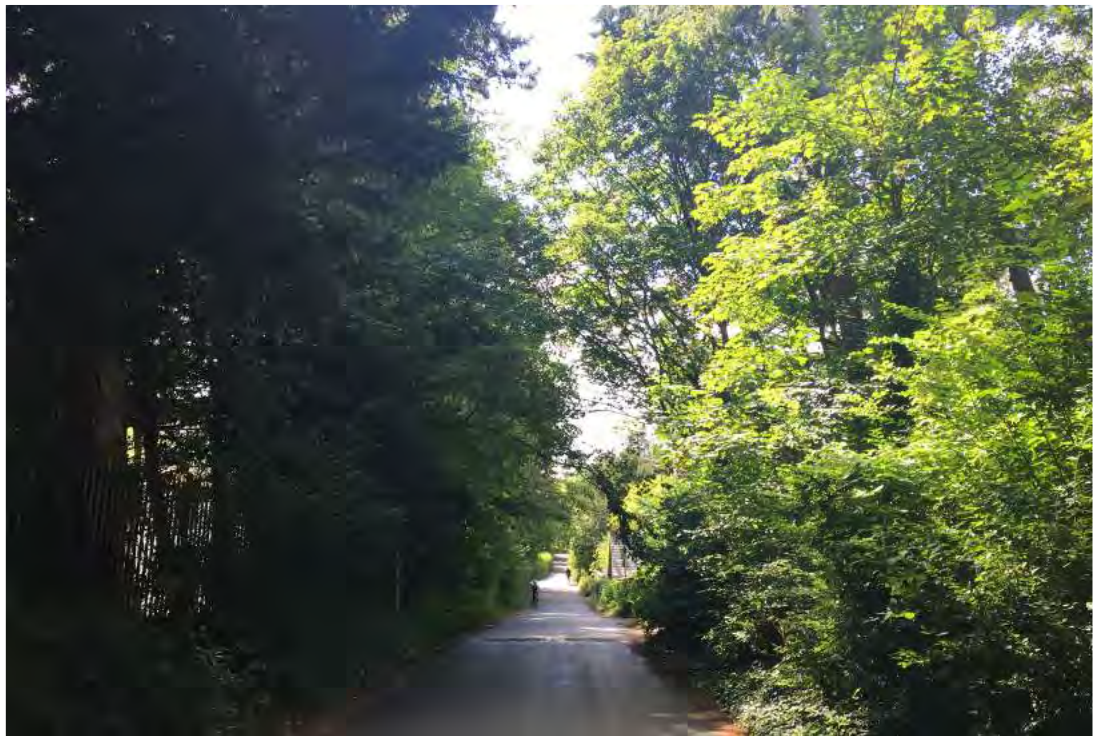
Pullens Lane

Existing conifer planting between the site (southern edge) and the allotments



Concept Sketch

Proposed Building Line in relation to Pullens Lane



Pullens Lane looking south