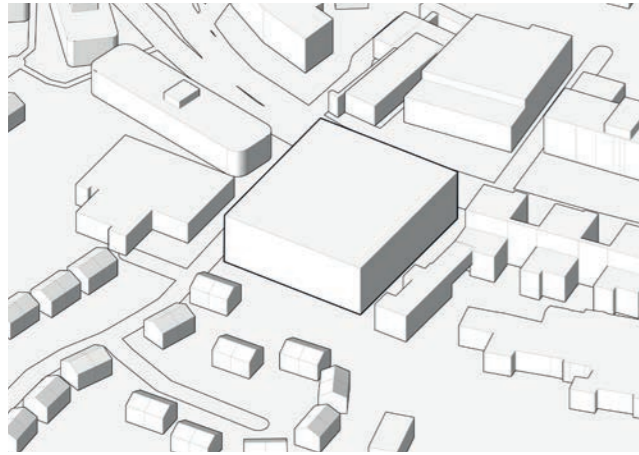
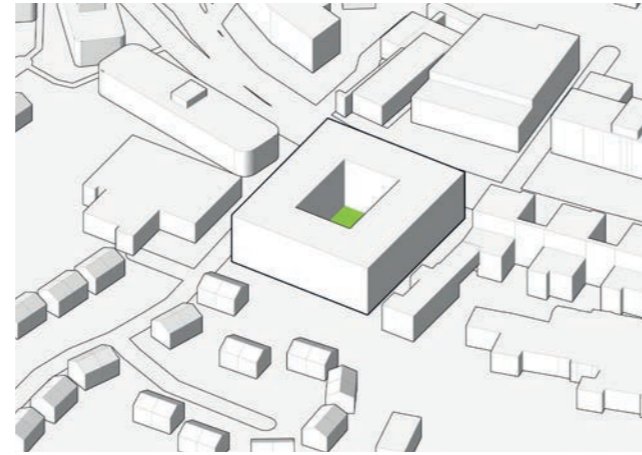


2.6

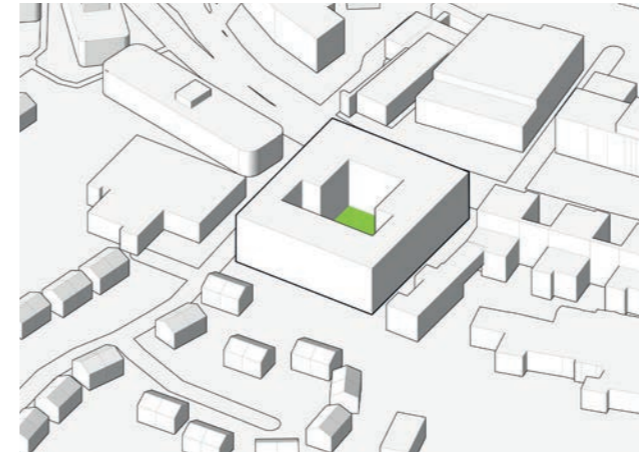
Evolution of Design - Massing



1. Maximise Site
Review overall development potential of site.



2. Form Quad
Private amenity space in centre of building.



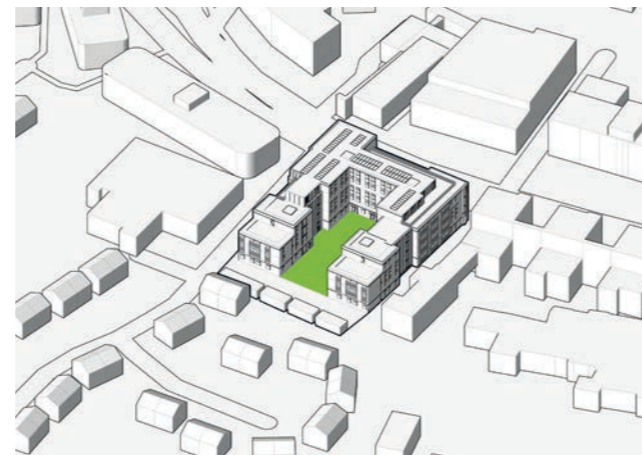
3. Introduce additional external amenity & services zones. Additional planting and small low buildings to form buffer to the South boundary.



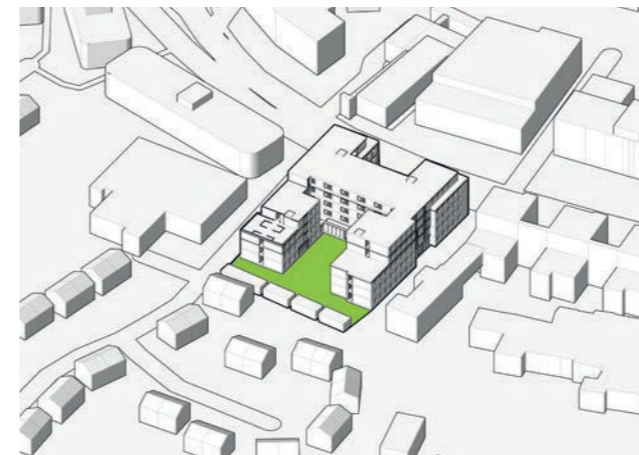
4. Verticality
Break up mass and introduce modules to increase verticality to the elevation.



5. Rationalise building heights and further reduce overall building footprint.



6. Scheme 2020 - application withdrawn.



7. Overall dimension of building reduced, front entrance moved to Between Towns Road.



8. Fenestration resolved and further articulation of principle elevations.

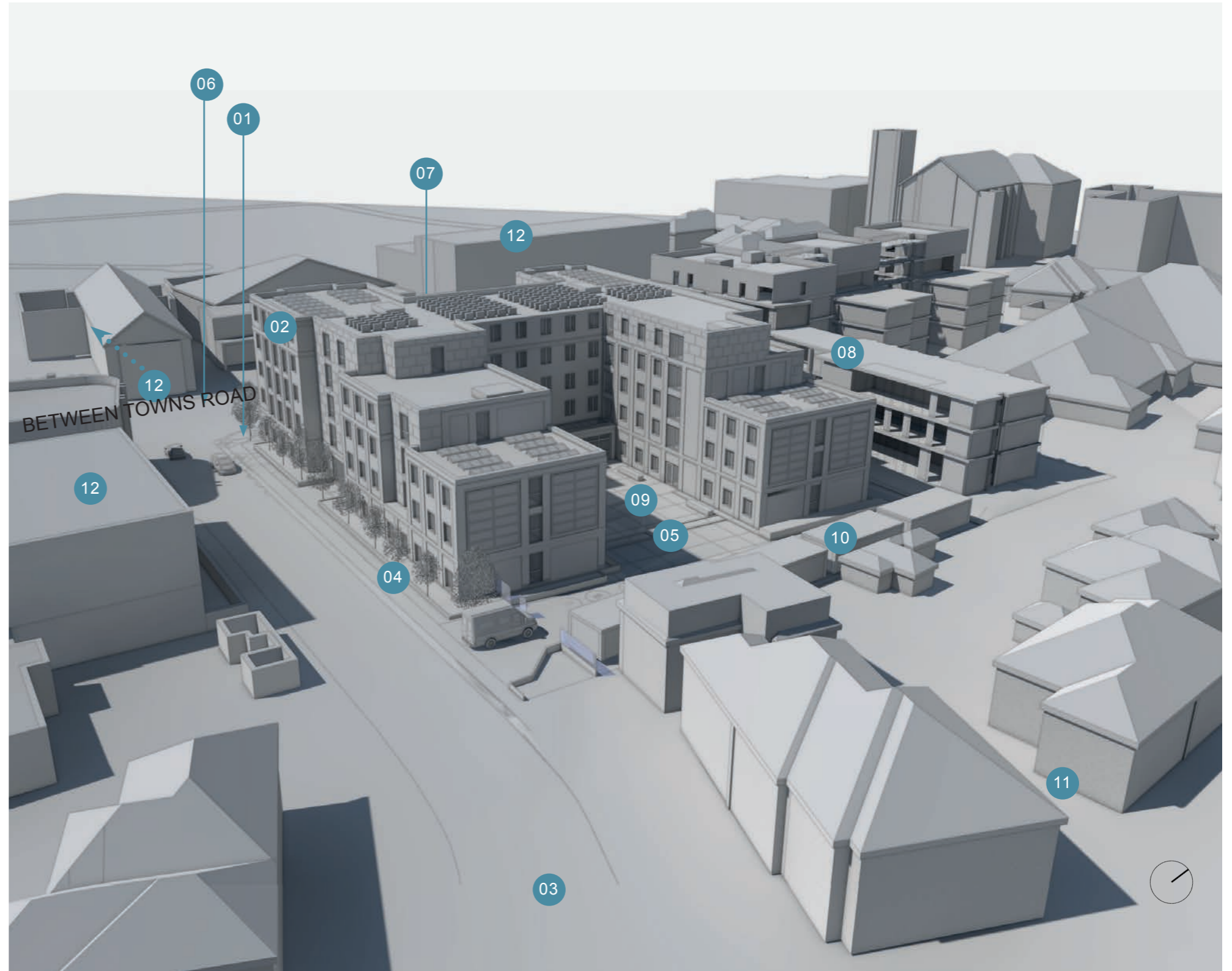
2.7 Evolution of Design

Cowley Conservative Club (19 Between Towns Road)

The design has been developed considering a number of influencing factors including how the building relates to the adjacent Between Towns Road and St Luke's Road which are wide roads rather than narrow thoroughfares.

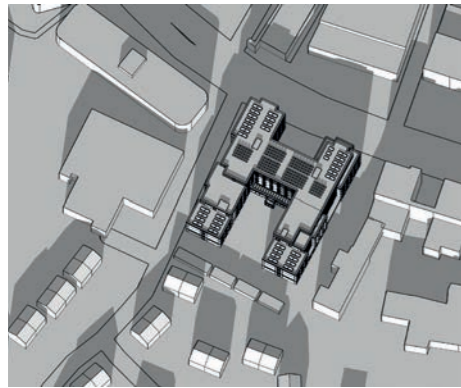
The introduction of an active street frontage, prominent corner locations and wide pavements addresses these specific site qualities.

- 01 Introduce active street frontage
- 02 Emphasise the prominent corner location
- 03 Respect the quiet residential side road
- 04 Widen pavement to provide buffer zone to street
- 05 Quad or Court providing private amenity space
- 06 Busy arterial road
- 07 Widen the main pavement and continue the greening of Between Towns Road
- 08 Ensure privacy to adjacent student residential scheme properties
- 09 Amenity gardens
- 10 Cycle stores with green roofs shield neighbouring residential properties
- 11 Existing residential properties
- 12 Taller buildings between 3-5 storeys

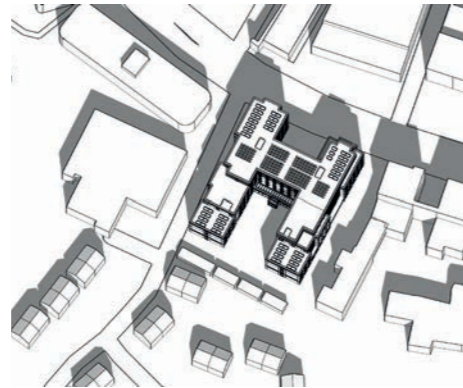


2.8

Sun Path Diagram



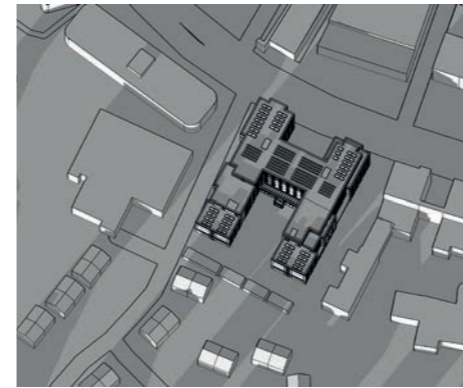
21/03 - 08:00



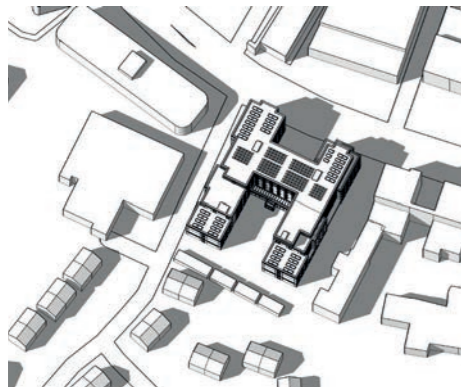
21/06 - 08:00



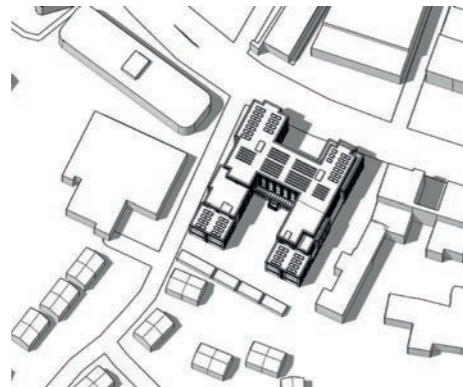
21/09 - 08:00



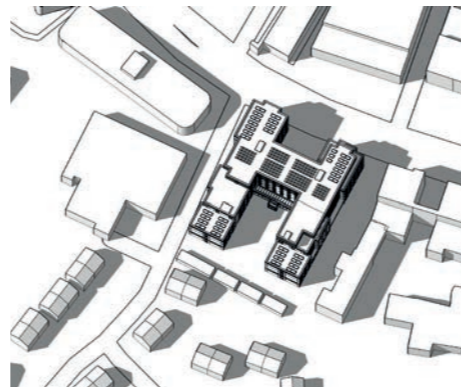
21/12 - 09:00



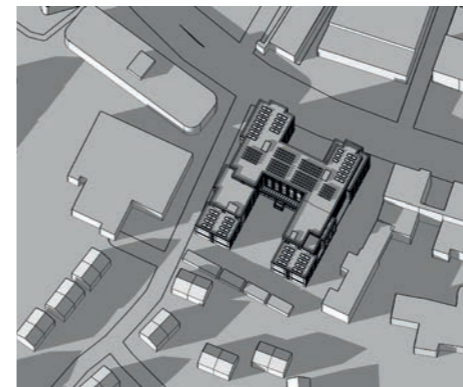
21/03 - 12:00



21/06 - 12:00



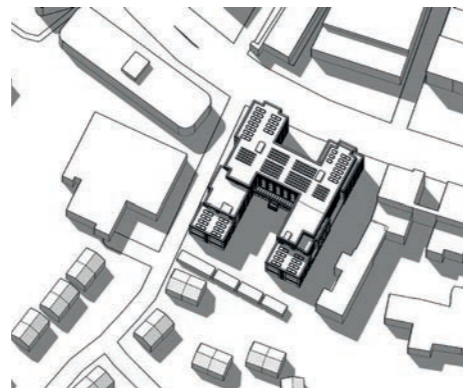
21/09 - 12:00



21/12 - 12:00



21/03 - 15:00



21/06 - 15:00



21/09 - 15:00



21/12 - 15:00

Scale and Massing

Given the orientation of the site, no shadows formed by the new development fall on the residential properties to the south. Shadows only begin to fall on the adjacent Between Towns Court from 3pm in the afternoon.

Please also refer to the Sunlight Assessment, included as a separate document.

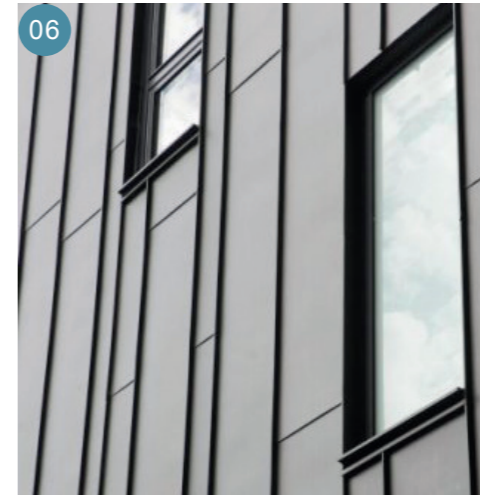


2.9 Built Precedents



- 01 Campus Hall, Odense, Denmark - C.F. Moller
- 02 Wilson House, London - BGS Architects
- 03 Kings Cross, London - Stanton Williams
- 04 Moray Mews, London - Peter Barber Architects

- 05 Beech House, Oxford - Riach Architects
- 06 Parkwood, Winchester - Snug Architects
- 07 Zenith House, London - Pollard Thomas Edwards
- 08 Somerville, Oxford - Níall McLaughlin Architects



2.10

Materiality



North West Elevation (Between Towns Road)

Materiality

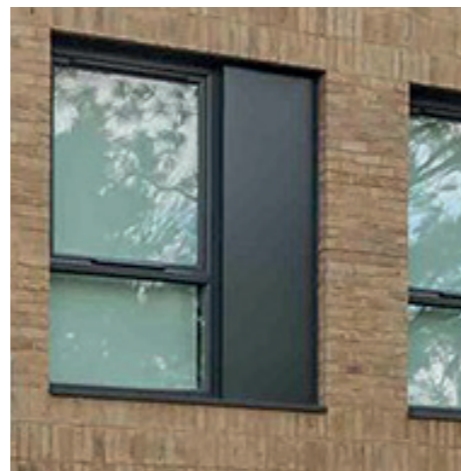
The building responds to the surrounding context through adopting complementary materials to that seen on nearby buildings. The primary facade of the accommodation blocks will be predominantly constructed with brickwork, similar to Between Towns Court and other buildings in the immediate area. The recessed block East & West will be finished with metal profiled vertical cladding. The aluminium glazing system and spandrels will also provide a matching grey aluminium finish.



Metal Profiled Vertical Cladding



Brickwork



Aluminium Glazing System

2.11

Local Context - Materials



Trinity House - Buff brick



Templars Square Tower - Black brick



Kingston & Raglan House - Red brick



BT Exchange - Brown brick



The Jackson Building - Red brick



Cedar Court - Red brick



Cowley Workers Club - Buff brick



New Testament Church of God - Red brick



Spires & Newman Place - Buff & Red brick



Temple Cowley Library - Red brick



United Reformed Church - Red brick



Between Towns Court - Buff brick




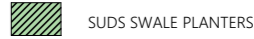



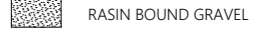



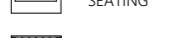

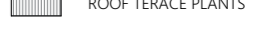

Murco Garage Site - Red & White brick

3.0

Design - Site Plan



KEY

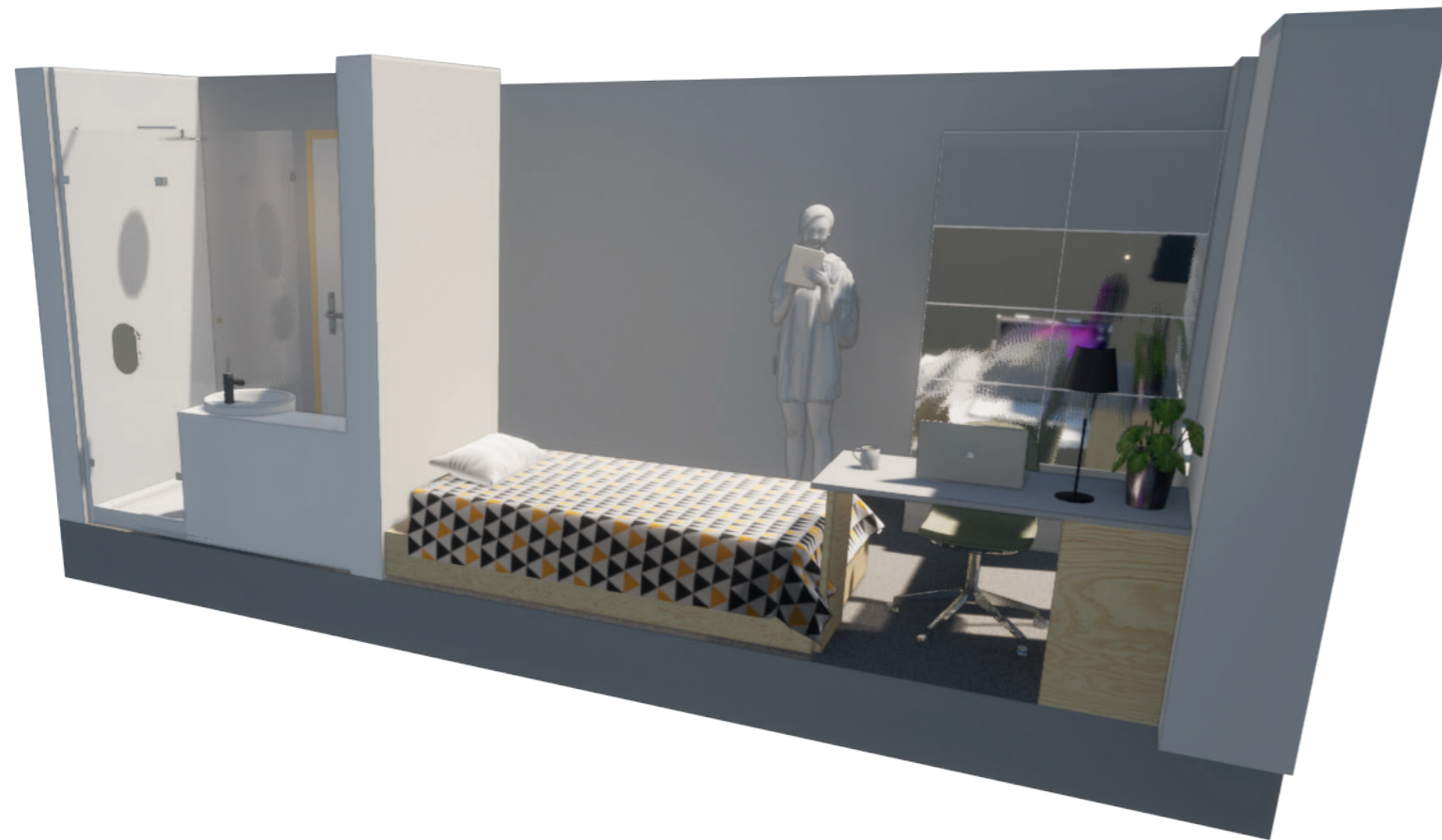
- | | | | |
|---|--|---|---------------------|
|  | EXISTING TREE |  | SUDS SWALE PLANTERS |
|  | PROPOSED TREE PLANTING |  | BLOCK PAVING |
|  | SHRUB PLANTING & CLIMBERS |  | RASIN BOUND GRAVEL |
|  | GRASS AREA |  | SET PAVING |
|  | REINFORCED GRASS AREA |  | SEATING |
|  | HEDGE PLANTING |  | ROOF TERRACE PLANTS |
|  | SEDUM ROOF TO MAIN BUILDING AND BIKE / BIN STORIES | | |

Site Plan

The proposal will incorporate elements of nature with green roofs and new trees planted around the perimeter of the site.

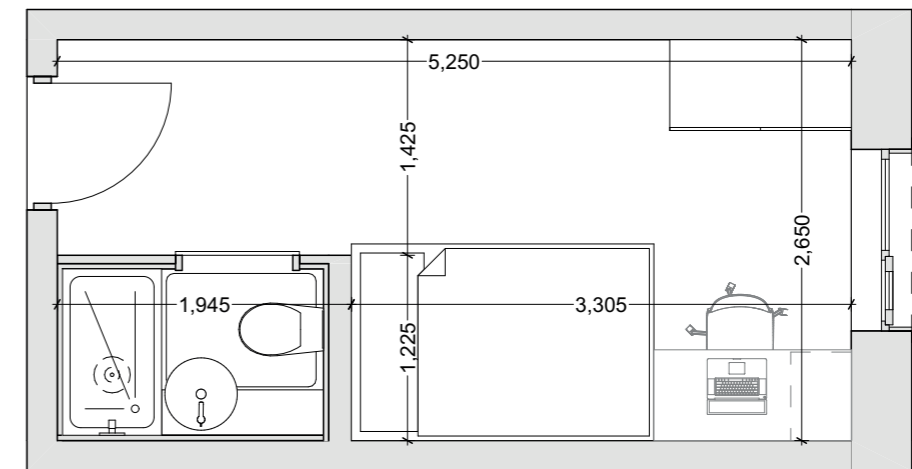
3.1

Design - Typical Bedroom Plan



Bedroom Layouts

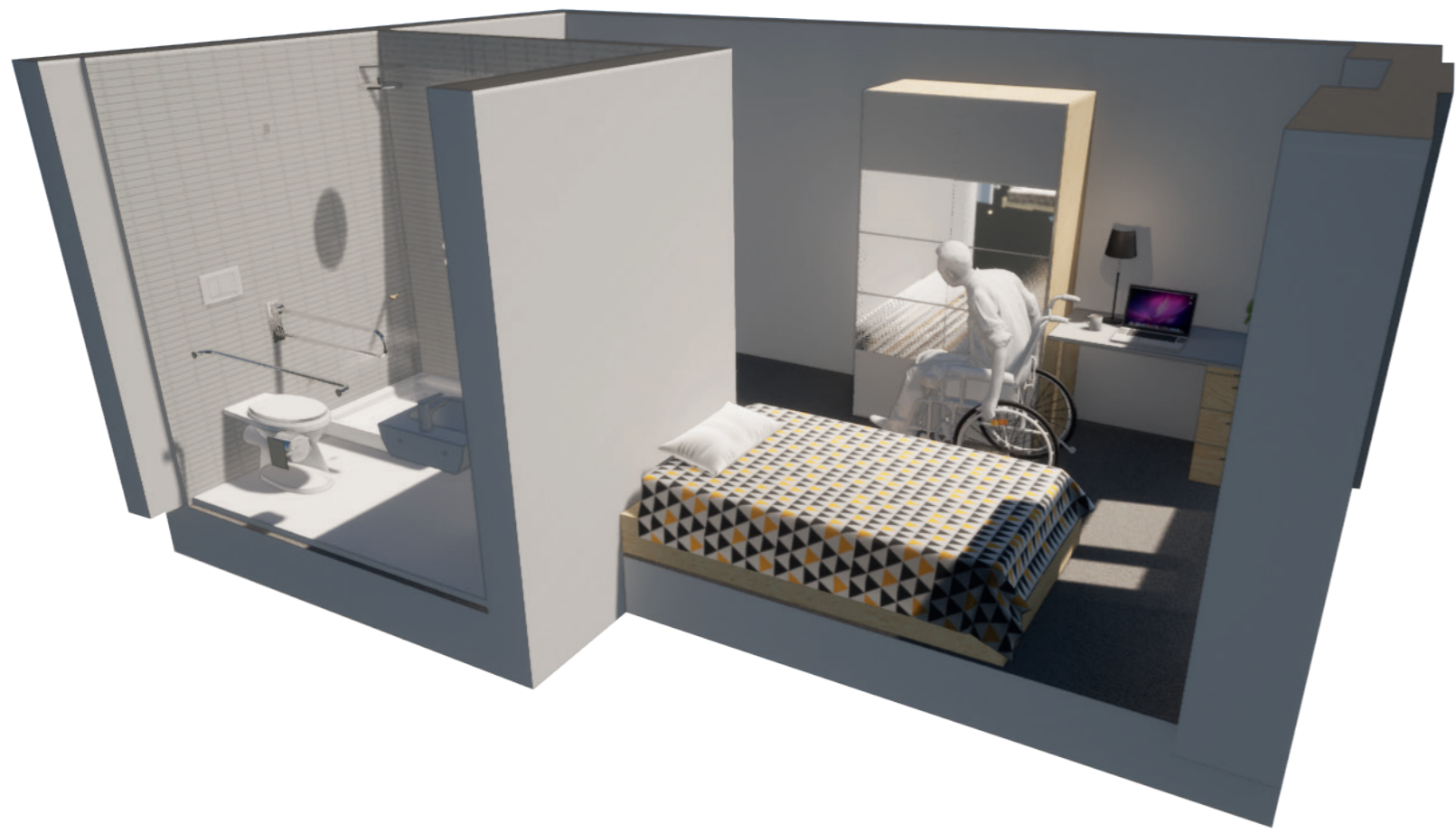
All bedrooms will contain an en-suite pods with a shower, WC and provision for a desk, wardrobe and single bed to fit within the space. The bedroom areas are based on around 14m² with the exception of larger studio bedrooms and DDA accommodation.



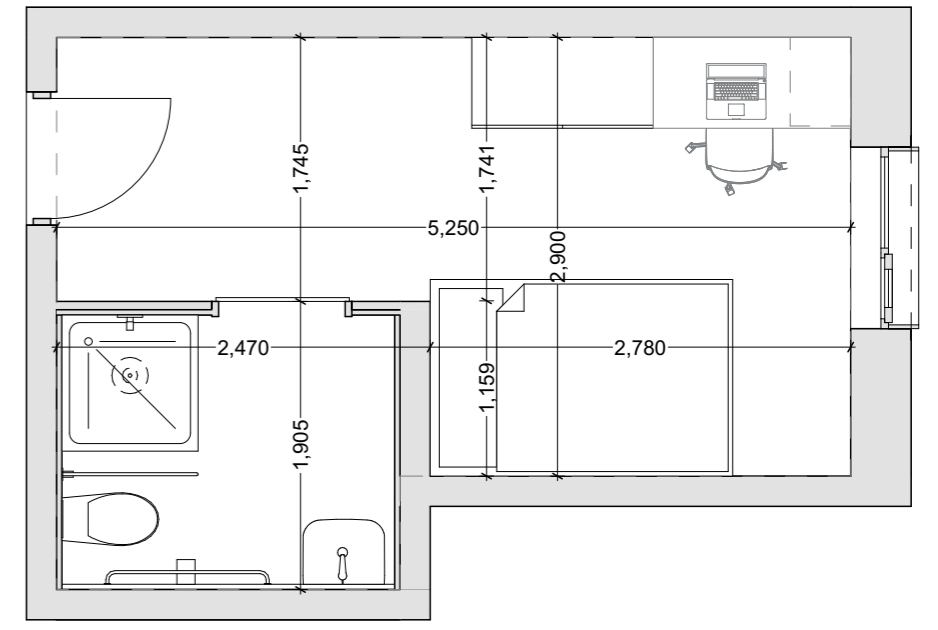
1:50 Plan

3.2

Design - Typical DDA Room Plan



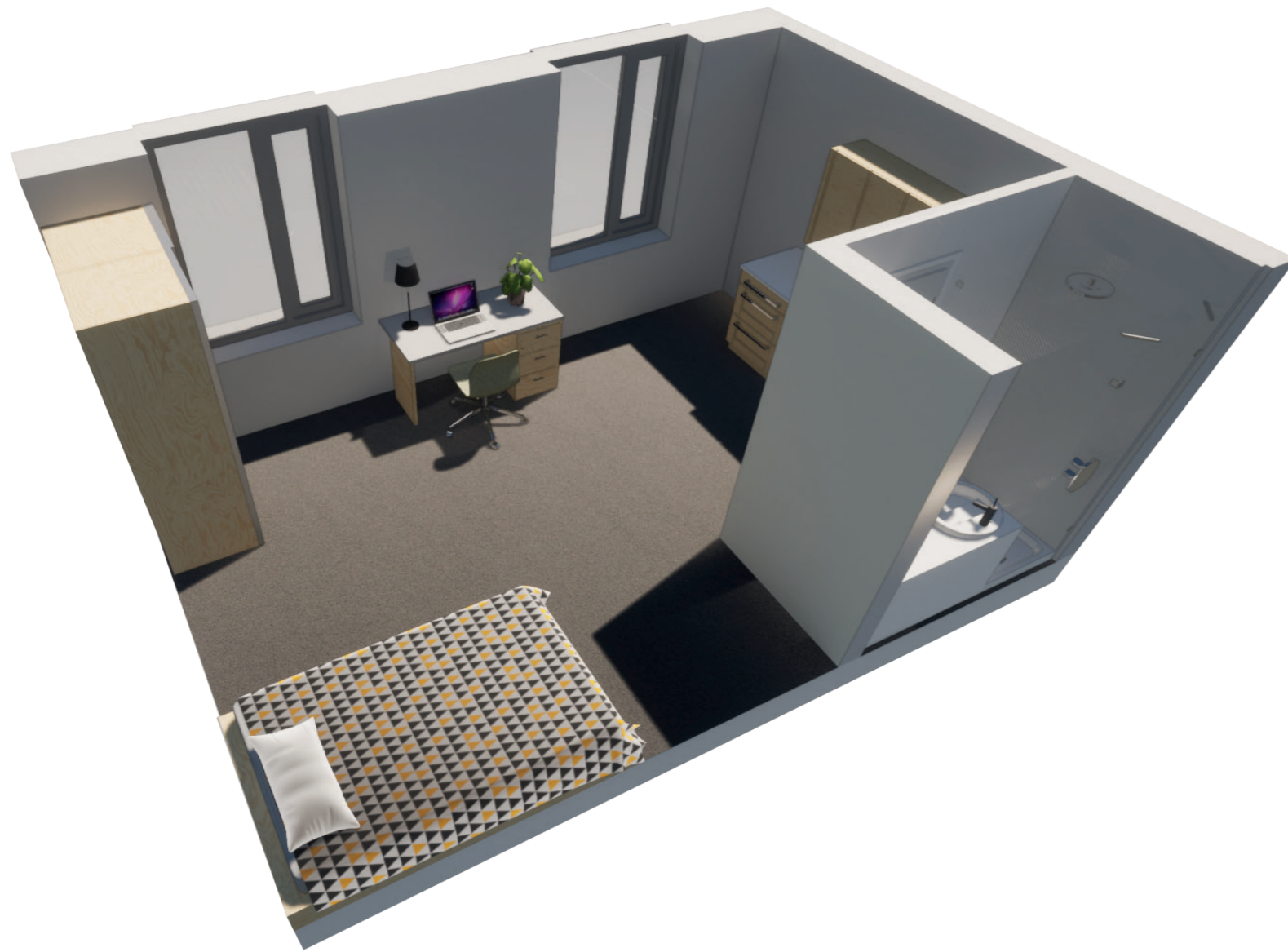
DDA room Layouts
DDA 17m²



1:50 Plan

3.3

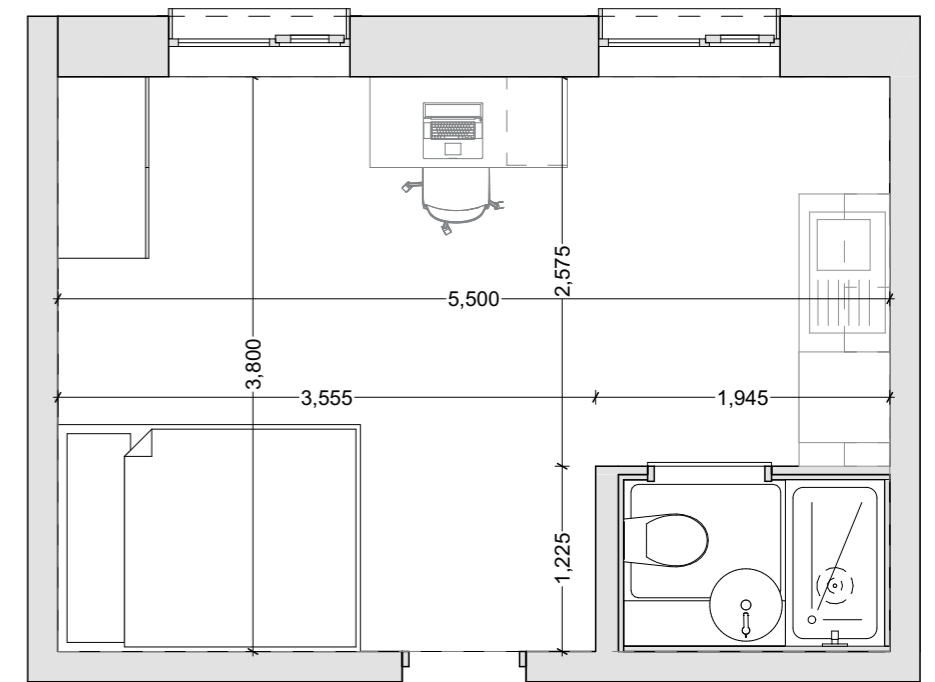
Design - Typical Studio Room Plan



Studio room Layouts

All studios will contain a kitchen area, en-suite pods with a shower, WC and provision for a desk, wardrobe and single bed to fit within the space.

The Studio bedroom areas are based on 21 m².



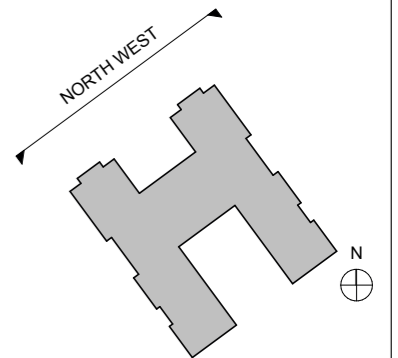
1:50 Plan

3.3

Design - Elevations



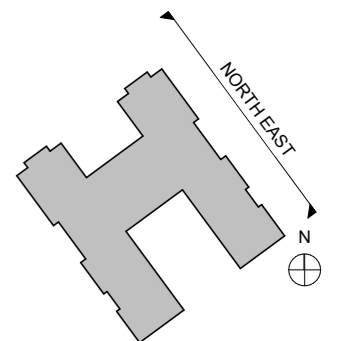
North West Elevation (Between Towns Road)



3.4 Design - Elevations



North East Elevation

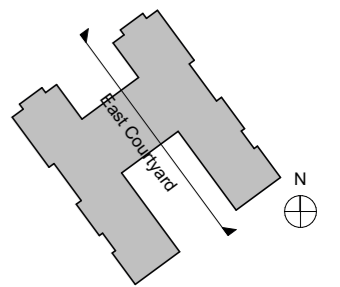


3.5 Design - Elevations



BETWEEN
TOWNS
ROAD

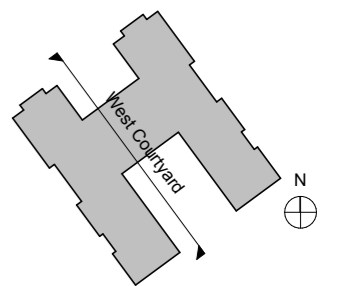
Section AA - Internal Courtyard North East



3.6 Design - Elevations



Section BB - Internal Courtyard South West

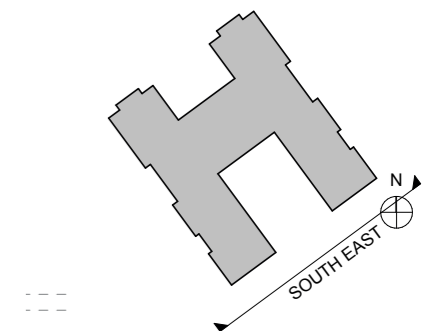


3.7

Design - Elevations



South East Elevation

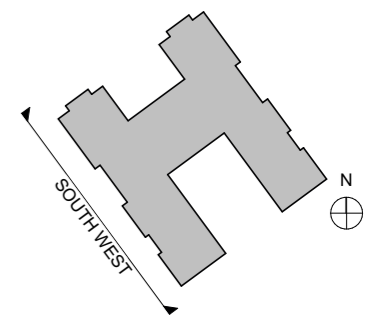


3.8

Design - Elevations



South West Elevation (St. Luke's Road)



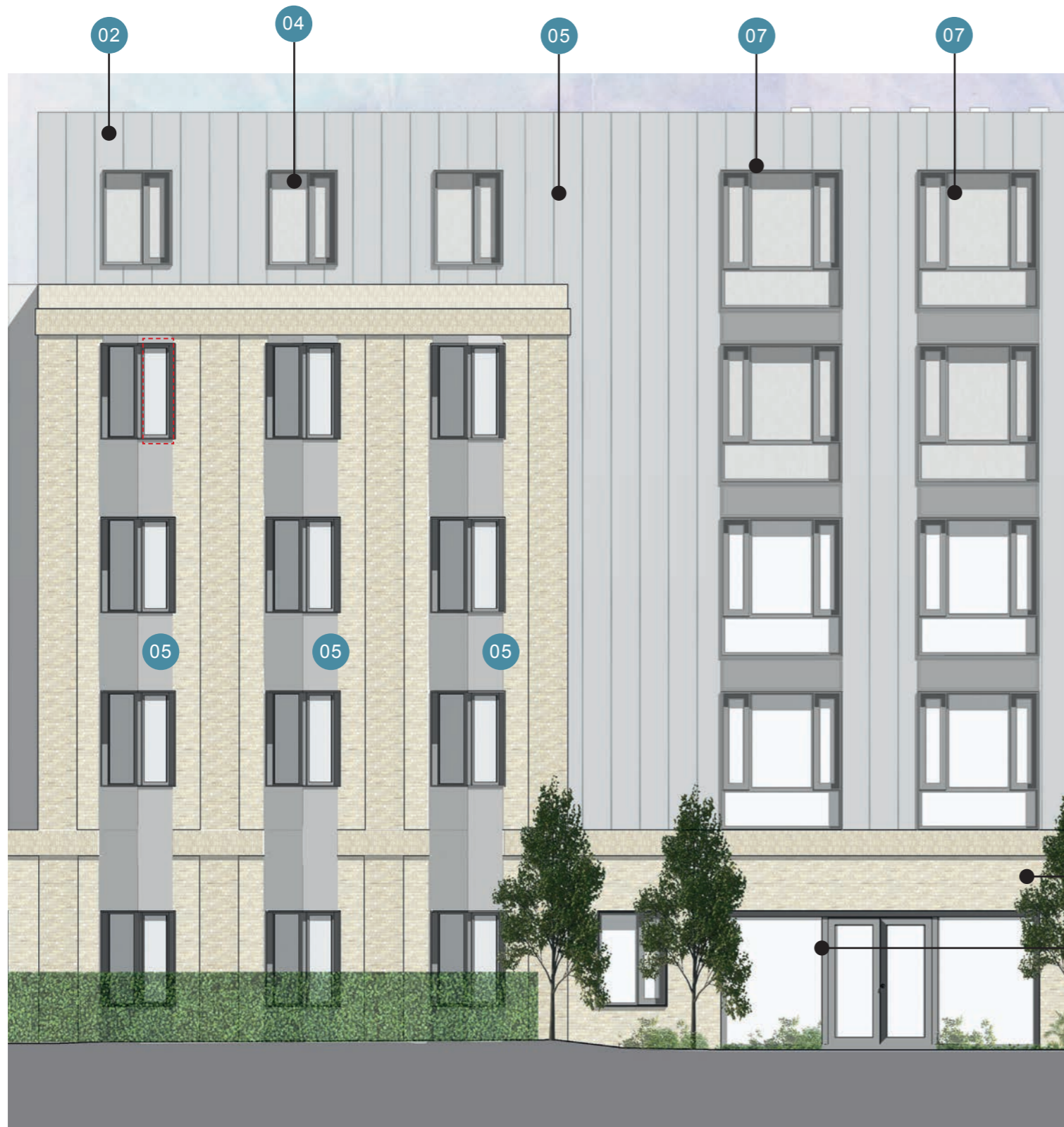
3.9

Design - Elevations



- 01 Brick work
- 02 Metal cladding
- 03 Soldier course brickwork
- 04 Bedroom window grey aluminium
- 05 Full-height bedroom window grey aluminium
- 06 Shop front glazing

Extract of North West Elevation (Between Towns Road)



Extract of North East Elevation (Between Towns Court)



- 01 Brick work
- 02 Metal cladding
- 03 Soldier course brickwork canopy
- 04 Bedroom window grey aluminium
- 05 Full-height bay bedroom window partially obscured glazing for privacy -grey aluminium
- 06 Shop front glazing
- 07 Common room window grey aluminium
- 08 Clear glass
- 09 Obscured glass to provide privacy
- 10 Metal panel

3.9

Landscape Framework Proposals

See Adams Habermehl Landscape Framework Plan 0763.1.2



1. Semi-fastigate trees to building frontage - proposed as ornamental pear to integrate with approved tree planting for watkin jones student housing site and establish common street frontage.
2. Tree and shrub planting providing soft interface with street frontage and Watkin Jones site entrance area. Gravel maintenance path against building, with low key braided cable barrier 'lost' in planting.
3. Resin bound gravel paved treatment upto retail elevation for access and front- age display.
4. St luke's road boundary with residential landscape scale and character: beech / hornbeam hedge and semi-fastigate rowan / crab-apple trees. Security / privacy with hedge centre line reinforced with braided cable barrier. Amenity and privacy shrub planting to building edge.
5. Climbers on cables to southern elevations, softening interface with residential neighbours.
6. Dense 'green screen' planting to building gable end, softening southern elevation from street and neighbour views. Buildings with diverse sedum roofs for suds and bioiversity value.
7. Service access entrance with amenity planting and secure site boundary.
8. Boundary to neighbours with green roof bin and bike stores, semi-mature tree planting and climbers to fence-line. Cycle stores as simple structures with open back and sides to maximise value of containing landscape.
9. Garage removal and new works carried out with care to safeguard mature cypress tree on adjoining garden, but forming a strong feature on the southern site boundary
10. Eastern boundary to Watkin Jones site. Timber fence already installed by wjs. Landscape proposals soften views of fence-line from ground floor rooms.
11. Shared roof terrace with planted street boundary to soften the elevation with visible greening seen from street level, and amenity to the roof terrace.
12. Privacy planting to ground floor rooms including suds garden accommodating surface water in storm events. Flood bio-diverse tolerant species planted through gravel base
13. Reinforced turf lawns providing wear resistant amenity surface, and soft surface for tree planting. Amenity tree planting through quad as bird cherry, himalayan birch, or similar.
14. External social space with group dining tables, robust bench, trestle / picnic table furniture, culinary herb beds etc. Connected to ground floor living and stair wells.
15. Reinforced turf lawns with tree planting and tree seats as informal group space. Amenity and privacy shrub planting to building elevations.
16. Service court accommodating disabled parking and also planting, south facing seating and mid-scale tree planting (italian alder / fastigate hornbeam) for residents, and neighbours to the south.

3.10

Landscape Zones and Materials



ABOVE: NORTHERN BOUNDARY STREET FRONTAGE TO BETWEEN TOWNS ROAD ORNAMENTAL PEAR STREET TREES TO MATCH ADJOINING WATKINS JONES SITE, WITH AMENITY PAVING AND HARD LANDSCAPE DETAILING. REINFORCED HEDGE-LINE AS NORTH-EAST BOUNDARY AND PRIVACY PLANTING SECURE SITE ENTRANCE GATES TO CENTRAL ARCHWAY AS ARTS ELEMENTS



LIVING, SEATING AND PLANTING IN COURTYARD.

COURTYARD INCLUDES ROBUST SEATING AND TABLES FOR OUTDOOR DINING, A VARIETY OF INDIVIDUAL AND GROUP SEATING OPPORTUNITIES SET AWAY FROM STUDY ROOMS TO LIMIT DISTURBANCE. PAVING MATERIALS HELP TO DEFINE USE AND MOVEMENT ZONES. AMENITY PLANTING OUTSIDE BED-ROOMS FOR PRIVACY; HERB PLANTING FOR RESIDENTS' USE. STRONG TREE PLANTING WITH SPECIES SUCH AS LIQUIDAMBAR FOR SHADE, AMENITY, LANDSCAPE SCALE, AND AS A STRONG COURTYARD FOCUS IN VIEWS FROM HOUSING TO SOUTH.



ABOVE: EASTERN BOUNDARY TO 'BETWEEN TOWNS COURT'

EASTERN BOUNDARY ALREADY DEFINED AS CLOSE BOARD PANEL FENCING TO WATKINS JONES 'BETWEEN TOWNS COURT' DEVELOPMENT. BOUNDARY TO BE SOFTENED BY SHRUB, CLIMBER AND TREE PLANTING FROM SITE SIDE.



ABOVE AND LEFT—WESTERN BOUNDARY TO ST LUKE'S ROAD

WESTERN BOUNDARY DEFINED BY TREELINE OF MID SCALE STREET TREES—FASTIGIATE MALUS VARIETY; BOUNDARY HORNBEAM HEDGE WITH REINFORCEMENT TO CENTRE-LINE AND; GROUND FLOOR BUILDING EDGE PRIVACY / 'ANCHOR' PLANTING.

SECURE VEHICULAR AND PEDESTRIAN ENTRANCE FROM ST LUKE'S ROAD WITH FULL HEIGHT GATE AND RAILINGS .



SOUTHERN BOUNDARY : SERVICE AREA, INFORMAL AMENITY, & TRANSITION TO RESIDENTIAL NEIGHBOURS.

SOUTH FACING BUILDING ELEMENTS ARE SOFTENED WITH MANAGED CLIMBER PLANTING. THE SOUTHERN BOUNDARY INCLUDES PROPOSED TREE PLANTING—FASTIGIATE HORNBEAM AND, GREEN ROOFED CYCLE AND WASTE STORAGE BUILDINGS. ROBUST SURFACING ACCOMMODATES SERVICE VEHICLE ACCESS AND DISABLED PARKING, WITH TRANSITION TO GREEN, PERMEABLE FIRE-PATH TO EXTEND COURTYARD AMENITY CHARACTER AND INCORPORATE INFORMAL SEATING OPPORTUNITIES.