



**Design and Access Statement
17a, 17b and 19 Between Towns Road,
Cowley,
Oxford**

17A, 17B & 19 Between Towns Road
Date: January 2021
Rev: C



Contents Page

1.0		Materiality	25	6.0	
Introduction	3	Local Context - Materials	26	Architectural Drawings	44
Existing Site Photos	4			Design - Ground Floor Plan	45
Existing Site Photos	5	3.0		Design - First Floor Plan	46
Existing Site Photos	6	Design - Site Plan	27	Design - Second Floor Plan	47
Existing Site Plan	7	Design - Typical Bedroom Plan	28	Design - Third Floor Plan	48
Existing Site Elevations	8	Design - Typical DDA Room Plan	29	Design - Fourth Floor Plan	49
Proposal	9	Design - Typical Studio Room Plan	30	Design - Roof Plan	50
Applicant	10	Design - Elevations	31		
Pre-Application Consultations / Design Review	11	Design - Elevations	32	7.0	
Pre-application Application Response	12	Design - Elevations	33	Render View 01	51
Pre-application Application Response	13	Design - Elevations	34	Render View 02	52
		Design - Elevations	35	Render View 03	53
2.0		Design - Elevations	36	Render View 04	54
Contextual Response - Land Use	14	Design - Elevations	37	Render View 05	55
Urban Design Analysis - Development Context	15	Landscape Framework Proposals	39	Render View 06	56
Transport links	16	Landscape Zones and Materials	40	Render View 07	57
Urban Grain	17			Render View 08	58
Context - Height	18	4.0			
Long Views - Height	19	Access	41	8.0	
Access Green Spaces	20	Movement Through the Site & Security	42	Appendices	59
Evolution of Design - Massing	21				
Evolution of Design	22	5.0			
Sun Path Diagram	23	Refuse collection and servicing	43		
Built Precedents	24				

1.0 Introduction



Statement

This Design and Access Statement has been prepared by Penwarden Hale Architects in support of a full planning application submitted to Oxford City Council (OCC) on behalf of Cantay Estates (the "Applicant"), for the redevelopment of land on the eastern side of Between Towns Road on the junction with St. Luke's Road, Cowley.

Application for Planning Permission

The application proposal is for the development of a student accommodation scheme of 3-5 storeys to provide 206 student rooms. The scheme also provides a ground floor exhibition/Function Area and a large student central hub some ancillary /management space on the ground floor associated with the student accommodation. That site area is approximately 3,140 sqm.

The application includes the demolition of the disused conservative clubhouse and adjacent barber shop (use class A1) and betting shop (sui generis).

Application Documents

This Design and Access Statement should be read in conjunction with the following supporting documents submitted as part of this application:

- Application Plans
- Planning Statement
- Landscaping
- LVIA (Soft Touch)
- Drainage & Flooding Assessment
- Ecological Assessment
- Archaeological Assessment
- Heritage Statement
- Energy Statement
- Noise Assessment
- Air Quality Assessment
- Transport Statement
- Travel Plan
- Sunlight / Daylight Analysis
- Land Contamination Assessment
- Statement of Community Involvement
- Tree Survey



1.1 Existing Site Photos



Existing Context

The images show the disused conservative clubhouse and adjacent barber shop and betting shop.

According to the Oxford City Local Plan, the site is in the North end of the Cowley District Centre. It is an area of mixed residential and commercial uses. The larger developments within the area include Templars Square Shopping Centre, Cowley Retail park and Between Towns Court.

- 01 View looking South East
- 02 Rear of Conservative Club with Between Towns Court under construction
- 03 17a & 17b Between Towns Road
- 04 View looking North East across the car park of the Conservative Club



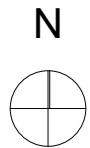
1.2 Existing Site Photos



Existing Context

The immediate surrounding context includes an office building (Knights House), public buildings (a church directly opposite and the Cowley Workers Social Club). The Temple Cowley Conservation area is near the site, along Oxford Road. This does not affect the proposed plan but it is worth noting that this includes St. Luke's church on the junction of Oxford Road and 17 Between Towns Road.

- 05 Knights House on corner of St. Lukes Road
- 06 View looking North East along Between Towns Road
- 07 View North East of Between Towns Court
- 08 Between Towns Court Main Entrance



1.3 Existing Site Photos



Existing Context

The immediate surrounding context includes an office building (Knights House), public buildings (a church directly opposite and the Cowley Workers Social Club). The Temple Cowley Conservation area is near the site, along Oxford Road. This does not affect the proposed plan but it is worth noting that this includes St. Luke's church on the junction of Oxford Road and 17 Between Towns Road.

- 09 Murco Garage Site - construction commenced
- 10 Trinity House
- 11 Jackson House
- 12 St. Luke's Road - residential

1.4 Existing Site Plan



Cowley Conservative Club (19 Between Towns Road)

The site was previously used as the Cowley Conservative Club at 19 Between Towns Road. The building was constructed in 1934, with the surrounding residential streets being constructed from 1938 onwards. In 1969, the Conservative Club was extended with the row of garages at the rear of the site.

It was owned by the Association of Conservative Clubs but since the end of 2015 has been disused. Cantay Estates purchased the property in January 2019 as a brownfield site.

The site at 19 Between Towns Road comprises approximately 750m² of flat tarmac and concrete car park at the rear of the property.

Retail Shops (17a & 17b Between Towns Road)

There are two retail units on the ground floors of 17 Between Towns Road. The retail units are currently occupied by a betting shop at 17a whilst 17b is occupied by a barber shop. There are two 2-bedroom first floor flats at 17a and 17c Between Towns Road. The car park at the rear of 17 Between Towns road is approximately 600m². The access driveway measures approximately 3.5m in width, but is slightly narrower in places being only approximately 3.1m at one point.

The application site encompasses both 17a/17b buildings, the entire car park and the access driveway up to the highway (Between Towns Road), the Conservative Club building, car parking and garages.

1.5 Existing Site Elevations



Elevation A - North West Elevation (Between Towns Road)



Elevation C



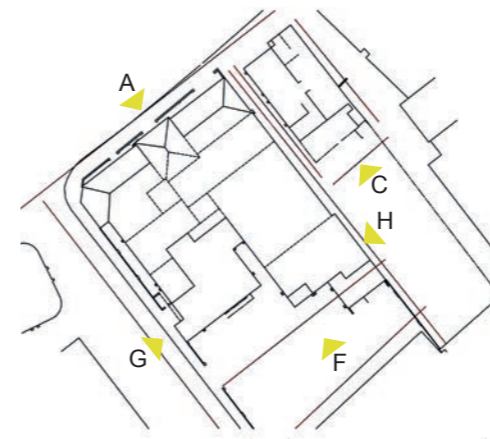
Elevation F



Elevation G - South West Elevation (St. Luke's Road)



Elevation H - North East Elevation



Existing Site Elevations

The existing Conservative Club building is composed of dark-brown and red brick masonry construction, with simple stone detailing forming the entrance arch and stone horizontal bands. The roof is finished with concrete tiles and windows are white uPVC. Most pitched roofs in this area are finished with plain clay tiles. Whilst the structure is robustly constructed, the finishes and detailing is of poor quality.

Apart from the residential area to the south of the application site, there is no predominant architectural style in this area.

1.6 Proposal



Proposed Scheme

Cantay Estates are seeking planning permission for a mixed use scheme incorporating purpose-built student accommodation, redeveloping brownfield land at Between Towns Road, Cowley.

The proposal will comprise of the following:

- - 206 study bedrooms made up of the following:
- - 188 standard rooms
- - 11 studio rooms
- - 7 DDA rooms
- - 208 external covered cycle spaces.
- - 4 disabled car parking spaces.
- - Flexible bookable exhibition meeting space.
- - Central Hub and management suite & study zone

1.7 Applicant



Cantay Estates Ltd

Cantay Estates is the property development arm of the Cantay Group, with a strong portfolio of developments across Oxford and the surrounding area. With experience in both commercial and residential projects, including student accommodation, Cantay specialise in the redevelopment of brownfield sites which often present difficult planning and technical issues. The Cantay Group was established in 1919 as part of a family owned house builder business within the subsidiary of Chesham based WE Black Ltd.

Between Towns Road, Oxford

Cantay Estates completed the purchase of 19 Between Towns Road from the Association of Conservative Clubs in January 2019. The property is a brownfield corner plot in the Cowley District Centre and extends to circa 0.31 ha including approximately 20,000 sq ft of existing buildings.

Projects delivered by Cantay:

- 01 Osney Lane, Oxford - 55 student rooms
- 02 Temple Court, Oxford - 14 apartments and refurbished offices
- 03 The Lampl Building, Oxford - 5 storey building with 45 student room
- 04 Bishops Gate, Oxford - 27 apartments with car parking
- 05 Former Blackwells, Oxford - 20,000sq ft of B1 offices, 9 apartments
- 06 Islip Road, Summertown, Oxford - 9 new apartments
- 07 Rymers Lane, Cowley, Oxford - 37 residents, supported living

1.8

Pre-Application Consultations / Design Review



Pre-application Consultation

Our proposals have been widely presented to ensure they are as resolved as possible prior to the submission of this application and all interested parties have an opportunity to input into the designs. This has included a number of separate consultation events. Please refer to the Planning Statement and Statement of Community Involvement for more details.

The scheme design was presented on one occasion to the Oxford Design Review Panel at a workshop held on 27 June 2019. We are grateful for the opportunity to do this and valued receiving the comments and suggestions of the panel which greatly influenced the development of the design.

Comments from ODRP review

Wider Context:

Soften boundary to East elevation

Cantay are seeking to avoid the installation of a fence and would prefer to rely on a landscaped strategy. Cantay have approached the owners of Between Towns Court and an ongoing discussion about the development is underway.

Location of building and relationship to boundary

We have reviewed the location of the building in relation to all boundaries. The footprint of the building has been reduced significantly to ensure that each boundary is carefully considered. The landscape proposals have integrated the urban realm with shared space. ODRP observed that whilst the building has been repositioned to the south, the requirements of vehicle tracking has been maintained.

Planting of Trees on Between Towns Road

The reposition of the building to the south has increased the opportunity for planting (refer to the Landscape report).

Proposed Mini-moat

An alternative approach to both SUDS and landscape has been proposed in these locations (refer to the Landscape report).

North/West Corner

We are proposing that this space will be set aside for uses falling within Classes A1 or B1(a). An end user hasn't been identified as yet, however, priority would be given to local charities. This will maintain an active frontage to Between Towns Road/St Luke's Road.

Architecture:

Rhythm of Between Towns Road.

We have reviewed the proportions of Between Towns Court buildings and modified the central section of the proposal, setting this back both in plan and in section. We have removed the idea of a tower to the west. The proposed building has two bookended blocks of similar proportion to the adjacent building.

We have re-positioned our building and modified the entrance to further improve the relationship to the townscape. The material palette has been simplified and the roof material is now finished with the same vertical cladding as the recessed central range. This has connected the roofscape and reinforced proportions.

The top floor has been set back on all elevations with a deeper recess forming a terrace to the north-west. Further roof terraces have been integrated into the north-east & south-west elevations. These will take advantage of extensive views.

Buildings on St. Lukes Road & Boundary to Between Towns Court

We have simplified the elevation and modified the plan forming a bar-bell arrangement. This has increased the recesses along to St. Luke's Road & to the boundary to Between Towns Court. This also provides further opportunities for landscaping.

Approach to Elevations

We have simplified the building elevational treatment both in the number of materials and the relationship of material to each other. The building fenestration reflects the internal function of each room. Staircases are now expressed internally in the courtyard bringing vertical movement to this space.

Brise Soleil Louvres

Whilst ODRP suggested an alternative treatment / angled windows, we are comfortable with the current treatment which achieves verticality and provides a function in terms of limiting heat gain and providing privacy in both directions.

North West Elevation

We have reduced the extent of glazing and amended the fenestration to counteract issues of overheating, reducing the possibility to see the 'student common room chaos'.

Internal Layout

We have improved the student experience by removing student bedrooms to the North East corner of the building, introducing larger stair landings with views out and incorporated a student zone in the North East corner.

Sustainability & Archaeology

An Energy strategy has been developed and this report has informed the building design, considering opportunities to improve the building fabric and further sustainable technologies. The Archaeological value of the site further informs the viability of possible sustainability proposals and must be considered in tandem. It is understood a Roman kiln was discovered on the site of the BT exchange in the 1930's, and 2nd-century pottery specimens were discovered on the site of the conservative club. Refer to the Archaeology report for further information.

1.9

Pre-application Application Response

Pre-application Response – 6 th August 2020	Design Response
<p>The St Luke's Road elevation appears to show little regard to the residential dwellings on this street. Officers suggest that this relationship could be improved by, for example, introducing street trees along this edge to help give it a more suburban feel allowing the development knit back into the existing development.</p> <p>Giving what is currently the side gardens and defensible space of the existing building over to the public realm is welcomed, however it is not clear if the proposed five storey building is set back enough to address officers concerns about this relationship. Site sections should be provided to help demonstrate this relationship.</p> <p>Officers appreciate that this end of St Luke's Road has buildings not typical in scale and massing of a suburban street, including Knights Court and Cowley Telephone Exchange, neither of which provide active frontages for St Luke's Road. It is important this challenge is addressed in a positive way as underlined by the National Design Guide which explains that a well-designed development responds to features of the site and context beyond so that it "enhances positive qualities and improves negative ones" (paragraph C1).</p>	<p>The transition in scale from the five-storey element at the corner of Between Towns Road and St Luke's Road to the two-storey residential element further along St Luke's Road is achieved in stages, with changes in height and materiality along the building's south-western elevation. The landscape framework plan includes street trees along the edge between the building and the highway. The submission drawings help to explain the relationship between the massing of the building element along St Luke's Road with the neighbouring two-storey semi-detached dwellings.</p> <p>See site sections provided</p> <p>The scheme has sort to introduce Active frontage to Between Towns Road elevation by accessing the main entrance from the front courtyard. This will also minimise activity on St. Luke's road and reduce impact of development on the local residents.</p>
<p>The notion of 'three pavilions' is welcome as this provides a strong relationship to the adjacent Between Towns Court. However, pushing the central section as far back as that of the adjacent building is problematic in that the massing of this section for the two buildings is very different. For Between Towns Court this is a permeable stair core, whereas the submitted design is showing habitable rooms here and sides of the 'H' which are likely to suffer significantly from a sense of enclosure. Officers suggest both reducing the depth of the set back here and the depth of the plan of this central section. Currently, the plan shows two sets of student rooms off a spine corridor that has no direct daylight or views out. Officers suggest either reducing the depth to a single room size, or relocating the common rooms to face a row of the rooms, providing the common rooms with internal glazing that would allow borrowed light into the corridor and help it feel less monotonous and enclosed</p>	<p>The central section has been brought forward relative to the two wings as it is not considered that a visually permeable core is achievable on this site. The depth of the set-back has been reduced since the pre-application stage.</p> <p>Natural light within corridors has been introduced on the South wings with slot windows facing south. Additional roof lights have been inserted to introduce daylight at corridors on the fourth floor level.</p> <p>Internal glazing from common rooms has been introduced to allow borrowed light into corridors – the submission layout has sought to achieve this and to reduction the overall length of corridors.</p>
<p>The significance of the corner plot should be better embraced through heights and massing. The opportunity to have the highest part of the building at the corner and dropping down as it joins the rest of the street should be explored. Careful site analysis should be undertaken to ensure that such an approach appropriately addresses the site context.</p>	<p>The current proposal makes better use of the corner, with the building having greater massing and height at its north-western corner where Between Towns Road meet St Luke's Road. Please refer to site analysis massing diagrams and long views in section 2 of D&A</p>

<p>The proposed stepping down of the elevation of St Luke's Road helps to provide a transition in scale towards the residential dwellings. However, the St. Luke's Road elevation remains problematic both in terms of its massing and design. Site sections should be provided to help demonstrate this relationship. Additionally, the proposed treatment of the fenestration provides no sense of hierarchy for this elevation, or an adequate response to the site. The single sized squares contribute to an elevation that feels monotonous and oppressive.</p> <p>The applicant is encouraged to explore further the notion of the 'three pavilions', with 2 or 3 different treatments, as a way to better break up the building elevations. Addressing the internal spaces to allow more permeability across the ground floor as described below, provides the opportunity to express this on the elevation which could help bring interest and a sense of hierarchy here</p>	<p><i>The St. Luke road South West elevation has had extensive redesign work and has been divided into five elements (pavilions), three protruding brick blocks which house bedroom accommodation and the two recessed metal clad elements which accommodate the stack of kitchen / common room accommodation. The hierarchy of the elevation has been further reinforced by the window type which relates to internal function.</i></p>
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1.9

Pre-application Application Response

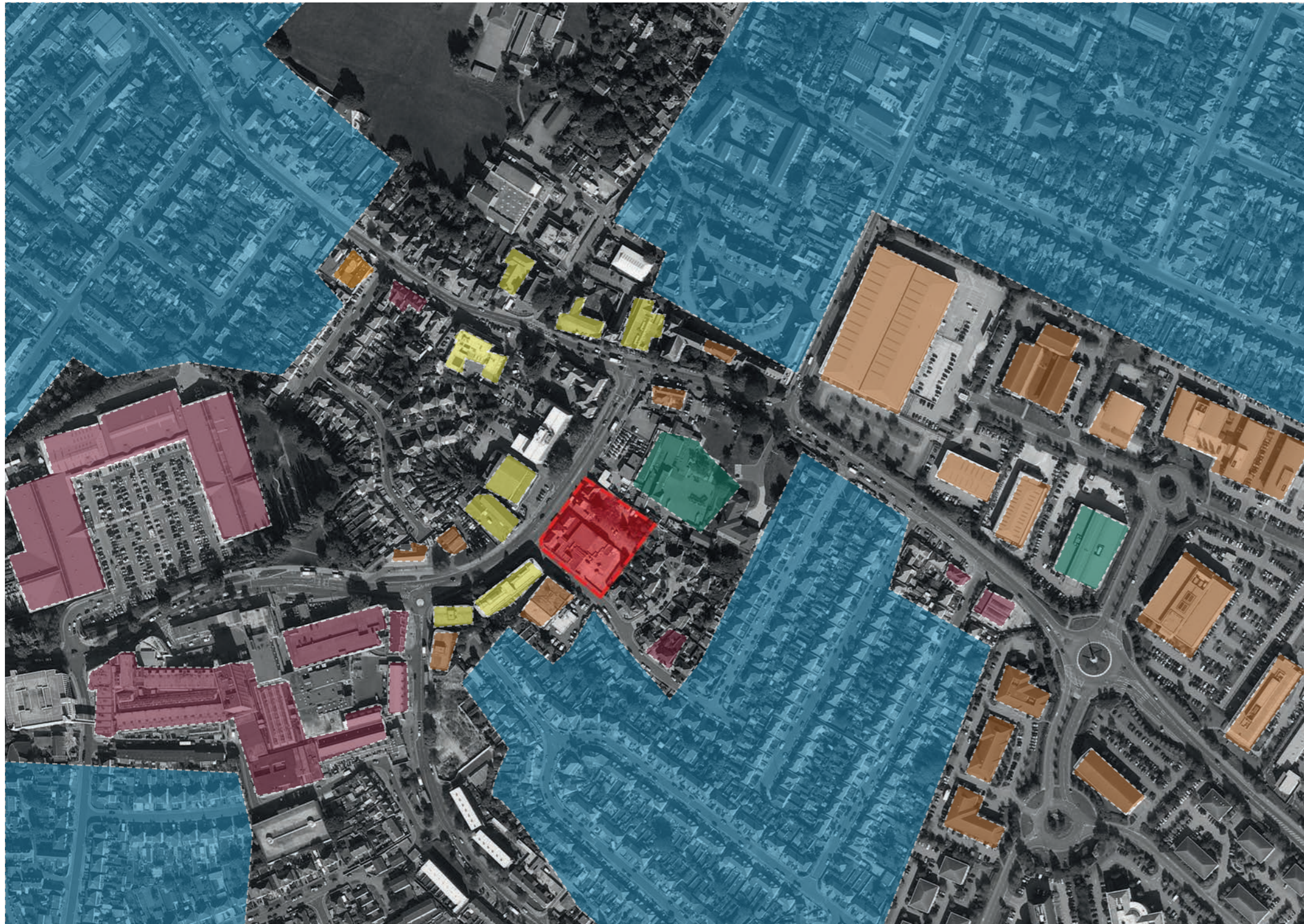
Pre-application response dated 23 rd October 2020	Design Response
<p>The general amendments to the elevation facing St Luke's Road are an improvement in terms of the scale and massing, which is less oppressive and dominant and achieves a more sensitive transition between the larger scale of the existing development on Between Towns Road and the more modest, suburban scale of development along St Luke's Road.</p> <p>The addition of new landscaping and planting within the public realm along the St Luke's Road frontage is a notable improvement and would be an enhancement compared with the existing quite harsh public realm along St Luke's Road.</p>	<p>This relationship has continued to be developed since the pre-application, with greater consideration given to massing, the set-back of individual elements within the elevation and materials. It is agreed that the inclusion of planting softens the St Luke's Road elevation.</p>
<p>It is noted that the principal entrance to the building has been relocated to the St Luke's Road frontage, previously this entrance faced Between Towns Road. It is understood the frontage has been relocated principally on the basis that this would improve internal circulation and movement and would provide a linkage with the adjacent development at Between Towns Court. Notwithstanding this, siting the principal frontage onto St Luke's Road does not appear logical in my view. Between Towns Road is a main thoroughfare, whilst St Luke's Road is a secondary residential side road. It would be expected that the main entrance to the building would be sited on the primary frontage of the building which faces Between Towns Road. One of the key design principles should be to ensure that there is an active frontage to the Between Towns Road elevation and siting the main entrance in this location help to achieve this. The majority of students living in the development would use Between Towns Road to access public transport or when walking or cycling to other parts of the city or to access shops in the primary district centre. The siting of the entrance along St Luke's Road would also increase disturbance for residential occupiers along this street as this would increase activity along St Luke's Road. My view is that the entrance should be re-sited to face Between Towns Road. The entrance to the building could be sited in the corner if this assists with circulation.</p>	<p>With the amendments to reduce the north courtyard and reduce footfall to St. Lukes Road. The entrance from St. Lukes has been abandoned in favour of relocating the principal entrance back to the Between Towns Road frontage. However, relocating the exhibition/function space to the corner seeks to reactivate the frontage to Between Towns Road, particularly at the corner of the building. This also takes reduces pedestrian movement along St Luke's Road which reduces the potential for disturbance along this street.</p>
<p>The design of the building responds to the adjacent Between Town's Court, in rhythm, scale and massing however, being a corner plot, the development plot has a more complex set of constraints and opportunities, which we are still not seeing acknowledged in the latest set of proposals. Between Towns Road is a significant area of change - regeneration and improvement works are taking place in the area, so it is even more important high-quality design is demonstrated in the proposals so they contribute to the overall uplift of the area. The orientation of the footprint of the building is not responding to the gentle curve of Between Towns Road, this should be rotated slightly to show some consideration to this.</p> <p>The elevation facing Between Towns Road also appears somewhat heavy and monotonous. Though the proposal takes significant cues from Between Towns Court, this building is animated with the stair cores which the application proposal does not incorporate.</p>	<p>We do not consider that rotation of the building mass is appropriate – this would bring the eastern part of the building closer to Between Towns Court, which does not appear desirable in terms of the relationship between the two buildings and may result in adverse impacts in terms of daylight and sunlight. It is to be envisaged that as Cowley is an area which is envisaged for significant regeneration, then the site on the other side of St Luke's Road (Knights Court) may also be redeveloped in the fullness of time. Our building follows the general building line along Between Towns Road and aligns well across the St. Lukes Road Junction. It does not seem desirable, therefore, for the development on this site to turn its back on that site in turning towards Between Towns Court.</p> <p>Greater animation has been offered to the Between Towns Road frontage with inclusion of the main entrance to the building and the landscaped entrance courtyard. The selection of materials projecting bays to each flank and elevational treatment generating greater interest.</p>
<p>We would like to see a better response to this being a corner plot – whether through materiality or massing. We would suggest an increase to the overall height of the building could be achieved in this corner. Another suggestion would be to recess the building further at this corner, so the facade is asymmetric, as well as being a way to acknowledge and celebrate this corner, this would also help improve the public realm and provide the opportunity to create a welcoming and strong entrance to the building and should be explored further.</p>	<p>It is agreed that the most positive response possible should be made to acknowledge that this is a corner plot. The choice of massing and materials seeks to make the corner element on the junction between Between Towns Road and St Lukes Road the most dominant element of the building, with the use of fenestration to achieve a stronger vertical emphasis on the corner.</p>

<p>There are still concerns regarding the depth of the front courtyard which is likely to suffer from significant overshadowing as well as noise from the main road. We have concerns that this space will be unwelcoming and unused. A reduction in the depth of this space would be encouraged in addition to a thorough analysis of how this space is proposed to be used.</p>	<p>The dimensions of the entry (North) courtyard has been reduced to 10m and now this courtyard is our primary entrance to the site, The depth is a similar dimensions to the amenity space provided for the adjacent Between Towns Court (9.5x9.5m). The width of our courtyard is 65% wider equaling 16m meaning our north court will mean more sunlight will penetrate our space due to increased sky component. Also with the repositioned main access this elevation has greater purpose and the North courtyard will have activity and is no longer simply an amenity space.</p>
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<p>The landscape design and planting was stated to have been copied from Between Towns Court. While the courtyard at Between Towns Court has the same orientation as the development site, it is important to note that some daylight is penetrating the stair core here which is likely to have an impact on biodiversity. We would encourage the proposed landscape strategy to take into account the unique characteristics of the development proposal itself</p>	<p>The scheme shows a line of ornamental pear trees to the Between Towns Road frontage to match those of Between Towns Court, as proposed by OCC in earlier application consultations.</p> <p>Whilst this is a close-grained urban context, the frontage planting proposals provide a softening of the streetscape and the tree to building distances are in excess of those found at the approved scheme at Between Towns Court.</p> <p>The frontage courtyard accommodates further trees, with opportunities for shade tolerant shrub planting further softening the aspect and emphasising the depth of the street frontage building articulation.</p> <p>The St Luke's Road landscape aspect seeks to reflect a change of character and more domestic scale than Between Towns Road, with hedge planting softening railings and with garden scale trees to the frontage. The new entrance and courtyard onto St Luke's Road further breaks the scale of the development and landscape frontage, with hedge, tree, shrub planting, lawn and railing proposals providing connection to the adjoining residential area to the south.</p> <p>The scheme omits the hard, eastern boundary to Between Towns Court, through common management of both sites. This allows improved articulation of street frontage 'corner' treatment, and for internal planted areas to provide soft boundary treatment to benefit both sites.</p> <p>Other elements of the landscape scheme continue to support the functional and amenity needs of the proposed student accommodation, as well as contributing to wider landscape structure and local townscape character.</p>
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2.0

Contextual Response - Land Use



Site Location & Description

The surrounding context of the site is largely made up of residential and retail uses. Between Towns Court, the newly constructed 155 bedroom student accommodation is to the immediate north of the site along Between Towns Road. There are also several homes to the South of the site along Coleridge Street and St. Luke's Road. Temple Cowley shopping centre and Templars Square are both located further down Between Towns Road.

There are also several commercial and central / public use buildings in the area. To the South West of the site there is the Oxfordshire County Council's Knights Court office building and directly opposite to the site to the North West are two public buildings, a church known as the New Testament Church of God and the Cowley Workers Social Club.

Contextual Response - Land Use

The square-shaped site is bordered in all 4 sides by Between Towns Road to the north, Between Towns Court to the east, residential property to the south and St. Luke's Road to the west.

The land uses found in this areas varies significantly. Between Towns Court is a newly constructed 5-storey development accommodating 155 student bedrooms. Our Lady's Roman Catholic Primary School is situated further to the northeast of the site.

- Residential
- Retail
- Commercial
- Central / Public
- Education
- Proposed Site

2.1

Urban Design Analysis - Development Context



Our proposals seek to respond to this changing environment and establish a sustainable development to take Cowley forward. The surrounding context to the site has had several projects recently constructed or permission granted for new developments.

Development Context

This area of Cowley has had several projects constructed or recently had permission granted for new developments. This includes Between Towns Court that has just been completed (September 2019).

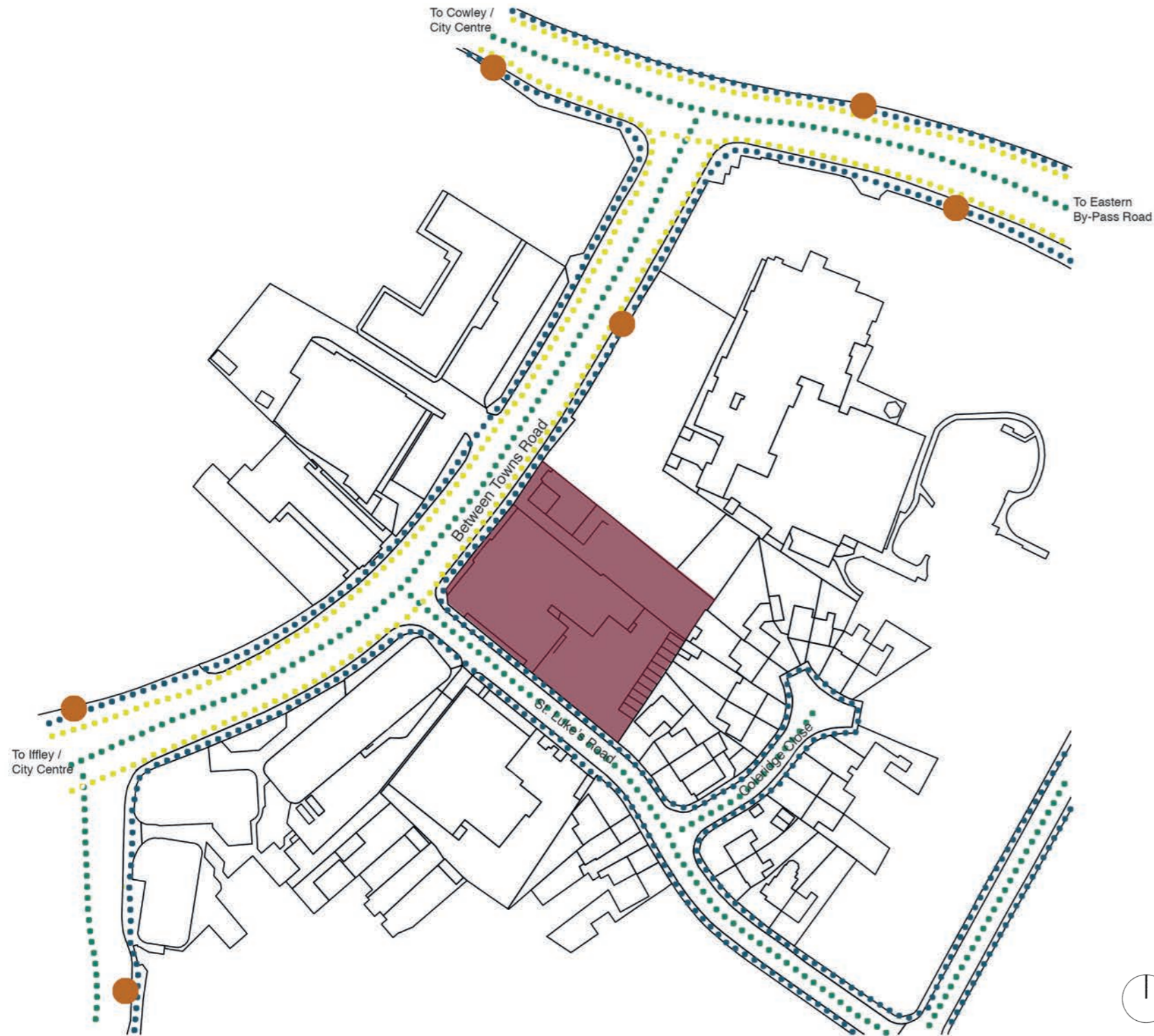
Oxford City Council has recently granted permission for the development of 35 residential flats and 3 town houses on a site opposite to 17a, 17b & 19 Between Towns Road.

The 330,000 sqft regeneration project for Templars Square shopping centre is the largest proposed scheme. This will include over 200 new homes.

A number of properties along the road have become redundant and are likely to be redeveloped within the short to medium term. Our proposals seek to respond to this changing environment and establish a sustainable development to take Cowley forward.

- 17a, 17b & 19 Between Towns Road
- 40 new homes with retail ground floor constructed
- 35 residential flats and 3 townhouses (OCC)
- Between Towns Court
- Proposal for 330,000sqft regeneration including 200+ new homes, 71 bed hotel, restaurant, new and improved car park and public realm improvements

2.2 Transport links



Pedestrians

The site is easily accessible on foot, with pedestrian crossings at the junction of Between Towns Road and Oxford Road. There are pavements on both sides of the road surrounding the site (Between Towns Road and St. Luke's Road).

Bus

There are bus stops on the same side of Between Towns Road as the site, which serves destinations around south Oxford.

would take traffic away from the city centre towards South Oxford. Another bus stop is located within 200 metres of the site with several buses travelling frequently towards the city centre.

Cyclists

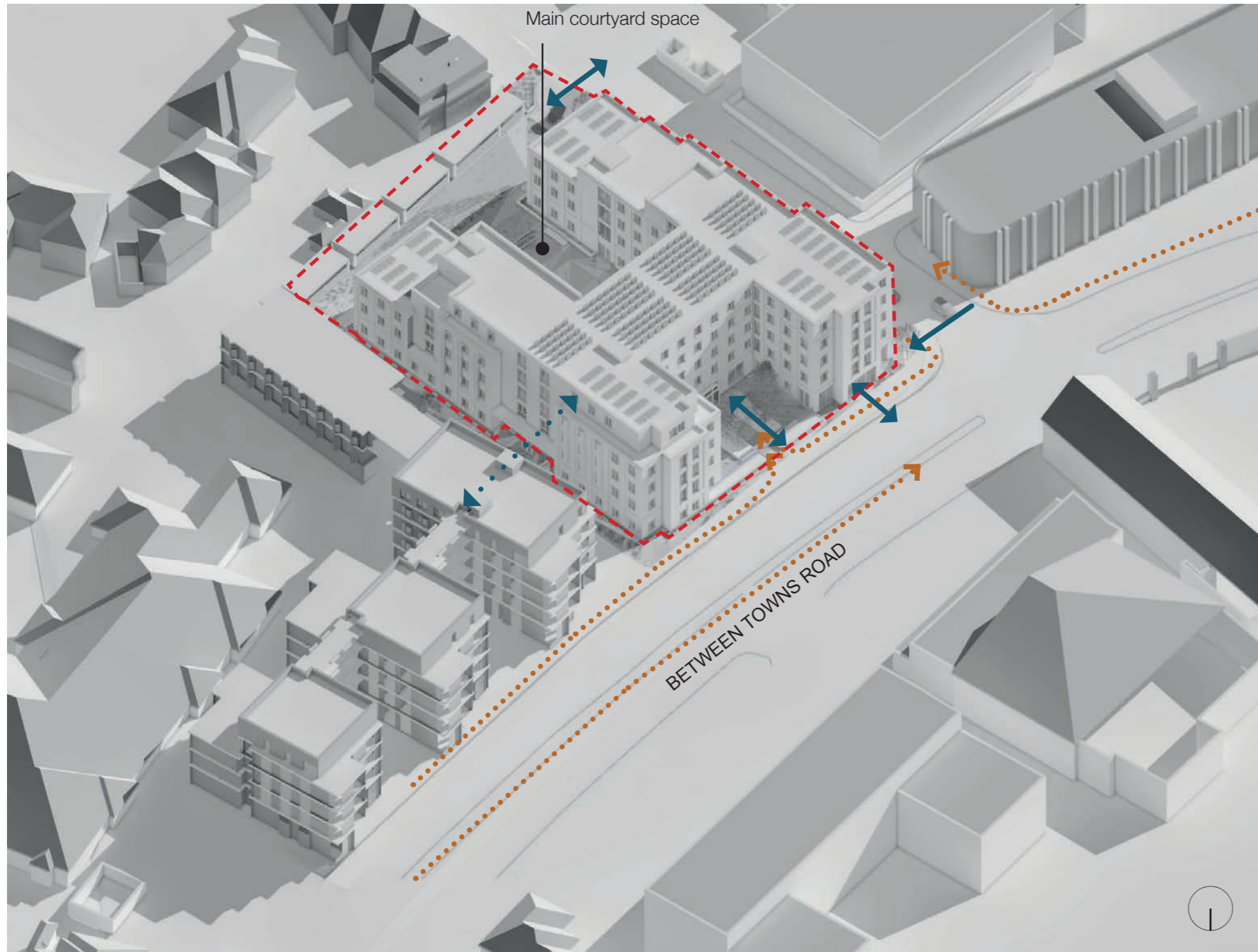
Both sides of the road have designated cycle lanes marked out.

Car

The site is well connected given its proximity to Oxford Road which leads directly towards the City Centre. The ring road is within a 5 minutes drive from the site. There is limited parking available in the surrounding area, with most spaces allocated for shopping.

- Cycle routes
- Pedestrian routes
- Car routes
- Bus stops





2.3 Urban Grain



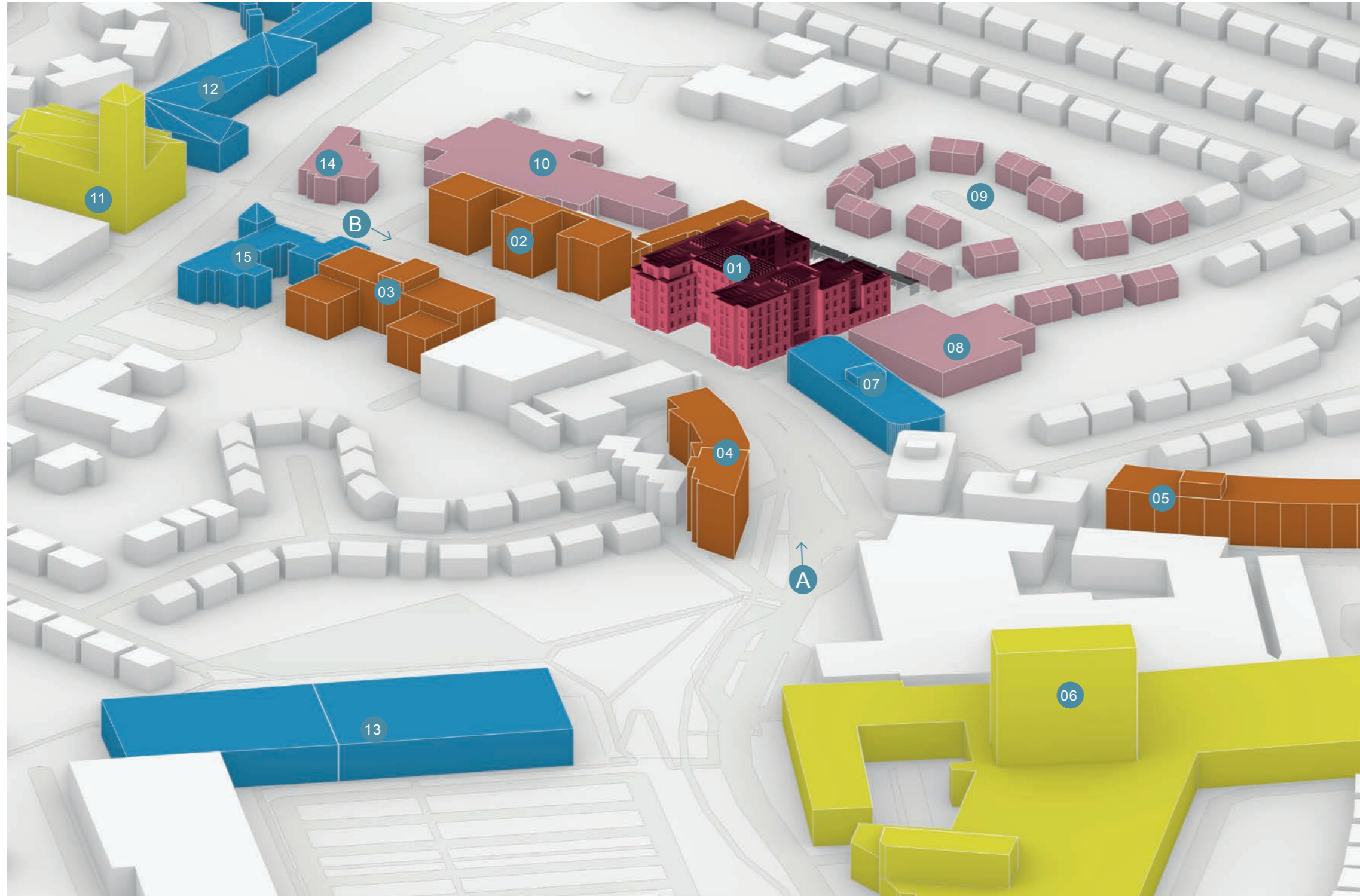
Urban Grain

Between Towns Road does not display a clear urban grain. As a result the proposal seeks to respond to its immediate context by identifying the Between Towns Court development and establishing a regular rhythm along the street. Two blocks of similar scale to the blocks introduced by the Between Towns Court scheme are positioned to form bookends to the site. As well as a continued rhythm along the street, this orientation also maximises views and provides improved daylight to all rooms across the site.

The central section is set back from the Between Town Road forming entrance courtyard garden. The building reduces in levels stepping down towards the southern boundary, reducing the mass to these two residential wings.

-  Entrances
-  Pedestrian routes
-  New and existing trees
-  Link between Between Towns Court and 17-19 BTR

2.4 Context - Height



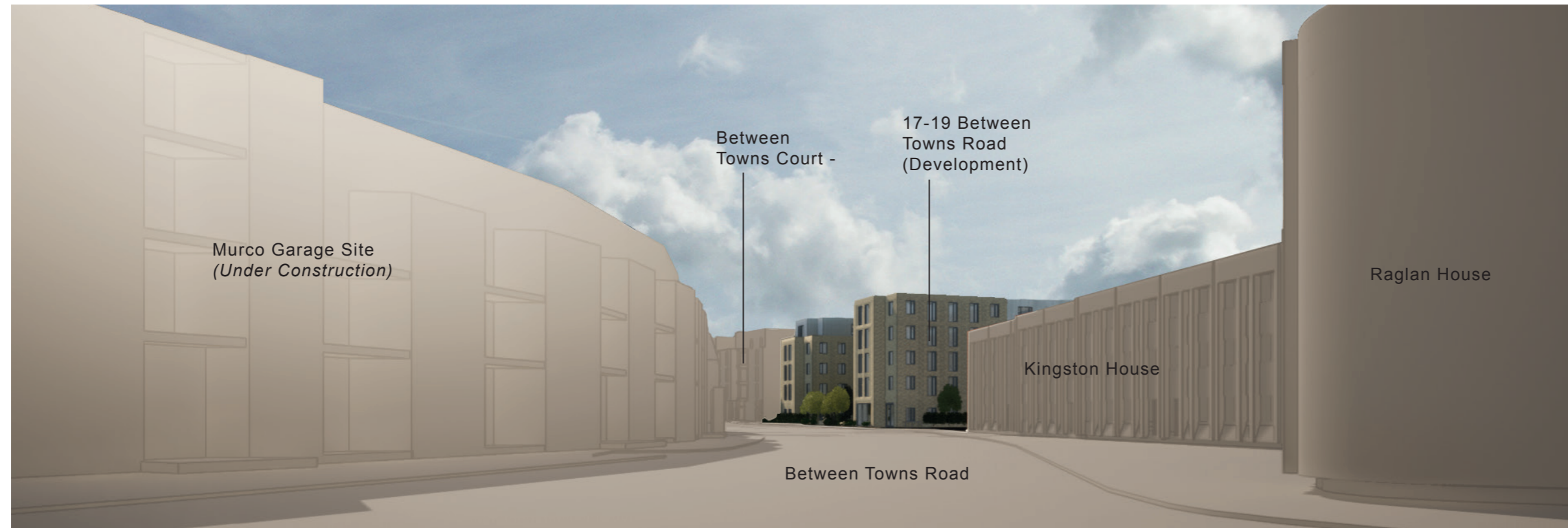
Height

There are several buildings of a significant height within Between Towns Road and the surrounding area. The proposal will be in-keeping with the existing scale of recent developments. Between Towns Court is a 5-storey student accommodation building which is located immediate to the east of the site. Opposite the site is Broadfield House which has 4 storeys of accommodation. The Oxford Military school building comprises three industrial-sized storeys, up to 16 metres in height. St. Luke's church is one of the landmarks in the surrounding area with a spire reaching over 28 metres tall. Oxford City Council's proposed development opposite (04) will also be 5-storeys high. The proposed Templars Square redevelopment includes a 15 storey tower.

- 01 Development Site
- 02 Between Towns Court - 5 Storeys
- 03 Trinity House - 4 Storeys
- 04 Murco Garage Site - 4/ 5 Storeys
(Under Construction)
- 05 Habokus Building - 4 Storeys
- 06 Templars Square Tower - 11 Storeys
- 07 Kingston House - 3 Storey
- 08 BT Exchange - 3 Storeys
- 09 Coleridge Close - 2 Storey
- 10 Primary School - 2 Storey
- 11 St Lukes Church - 25m Tower
- 12 The Jackson Building - 4 Storeys
- 13 Templars Retail Park - 11m
- 14 The Original Swan Pub - 2 Storey
- 15 Cedar Court Residential - 4 Storeys

2.4 Long Views - Height

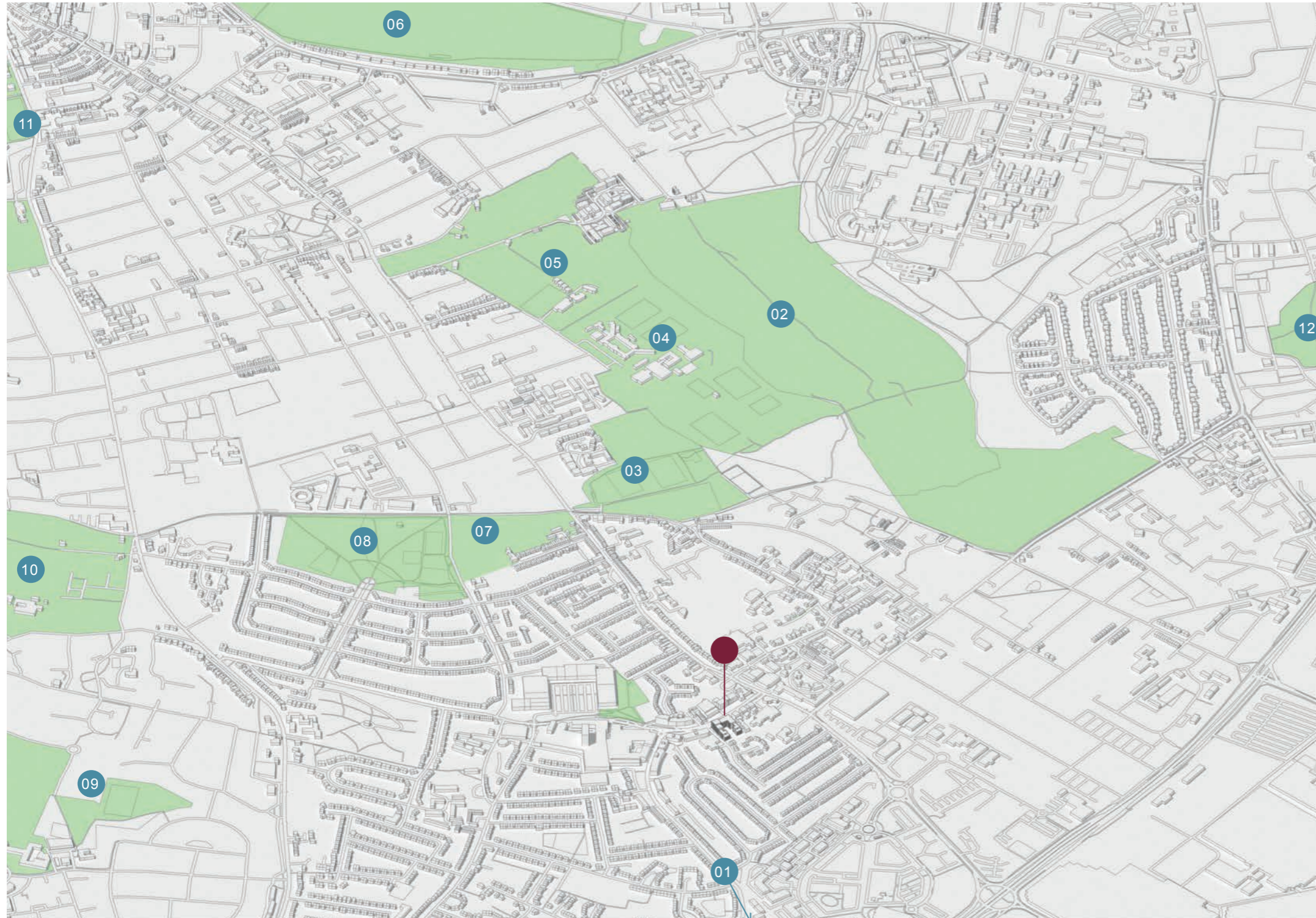
A



B



2.5 Access Green Spaces



Green Spaces

The site is within reasonable distances to several parks and recreation grounds around Cowley, Oxford.

	Development Site		
	Blackbird Leys Park/Leisure Centre	 20m	 7m
	Golf Course	 28m	 9m
	Cowley Marsh Recreation Ground	 15m	 6m
	Jesus College Recreation Ground	 7m	 22m
	Oriel College Recreation Ground	 25m	 8m
	South Park	 40m	 15m
	Communal Allotments	 10m	 3m
	Florence Park	 12m	 3m
	Rose Hill Park	 7m	 20m
	Donnington Playing Fields	 22m	 6m
	Iffley Road Sports Ground	 35m	 9m
	Shotover Country Park	 33m	 15m