

3 PLANNING CONTEXT

PLANNING LEGISLATION

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that any determination under the Planning Acts should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

The updated National Planning Policy Framework (NPPF) was published in September 2023 and sets out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system.

The National Planning Policy Guidance (NPPG) is a web-based resource that was published on 6 March 2014 and provides information and guidance on planning. The NPPF and NPPG form material considerations in the determination of the application.

In this instance, the relevant Development Plan for the site consists of the Oxford Local Plan 2016- 2036.

OXFORD LOCAL PLAN 2016- 2036

The Oxford Local Plan 2023 seeks to support the vibrancy of the city through several policies. These relate to supporting town centre uses, sustainable tourism and cultural and social activities.

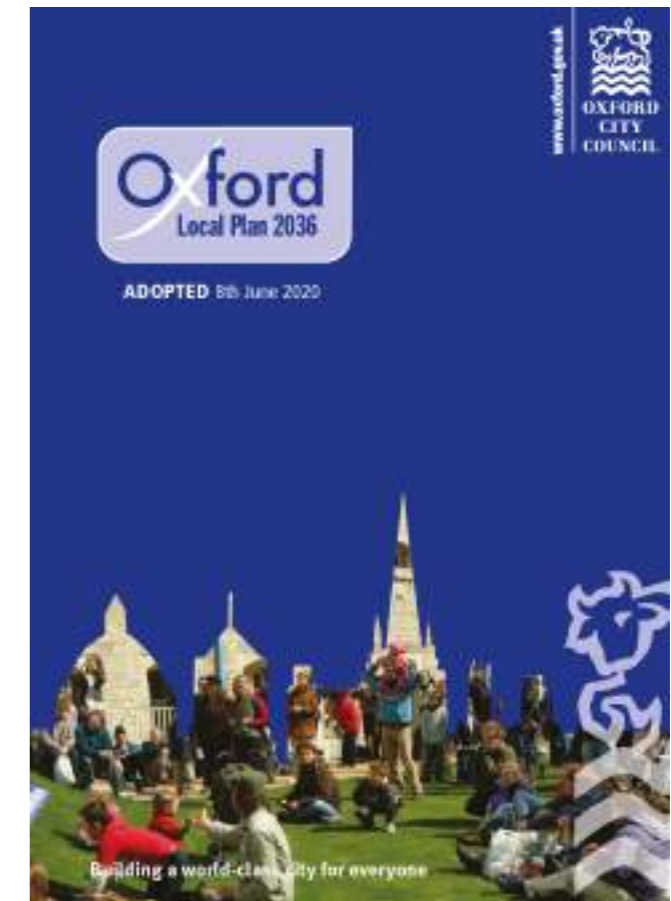
The Local Plan identifies that proposals which facilitate longer stays by tourists will result in greater spend in Oxford's shops and restaurants which will in turn boost their viability and Oxford's economy.

In addition to tourists, the short stay accommodation market is very strong for business travellers in Oxford and provision of more accommodation would additionally help support the economic objectives of the Local Plan.

There are a number of adopted supplementary planning guidance documents called Supplementary Planning Guidance (SPG) produced by the Council which also form a material consideration for the proposals, including the City Centre Action plan.

The most relevant policies in the Local Plan are considered to include the following:

- V5 - Sustainable tourism;
- H14 - Privacy, daylight and sunlight;
- RE2 - Efficient use of Land;
- DH1 - High quality design and placemaking;
- DH2 - Views and building heights;
- DH3 - Designated heritage assets; and
- Policy DH5: Local Heritage Assets.



3 PLANNING CONTEXT

PUBLIC CONSULTATION

Dominus undertook community consultation and engagement with local residents and other stakeholders, sharing the plans for the expansion of Courtyard Hotel by Marriot in Oxford City Centre.

The public was engaged through multiple avenues:

• STAKEHOLDERS ENGAGEMENT

An email was sent to multiple stakeholders, followed up with phone calls. Two organisations accepted Dominus's meeting invitation:

- Oxford Civic Society (30th October 2023).
- Oxford Preservation Trust (13th November 2023)

• NEWSLETTER WITH AN ENCLOSED FEEDBACK FORM

A community newsletter was posted via Royal Mail to 524 addresses in the immediate area on 26th September 2023. The distribution area was discussed and agreed with Cllr Susanna Pressel to ensure relevant households were consulted.

• DEDICATED WEBSITE WITH AN ONLINE VERSION OF THE FEEDBACK FORM

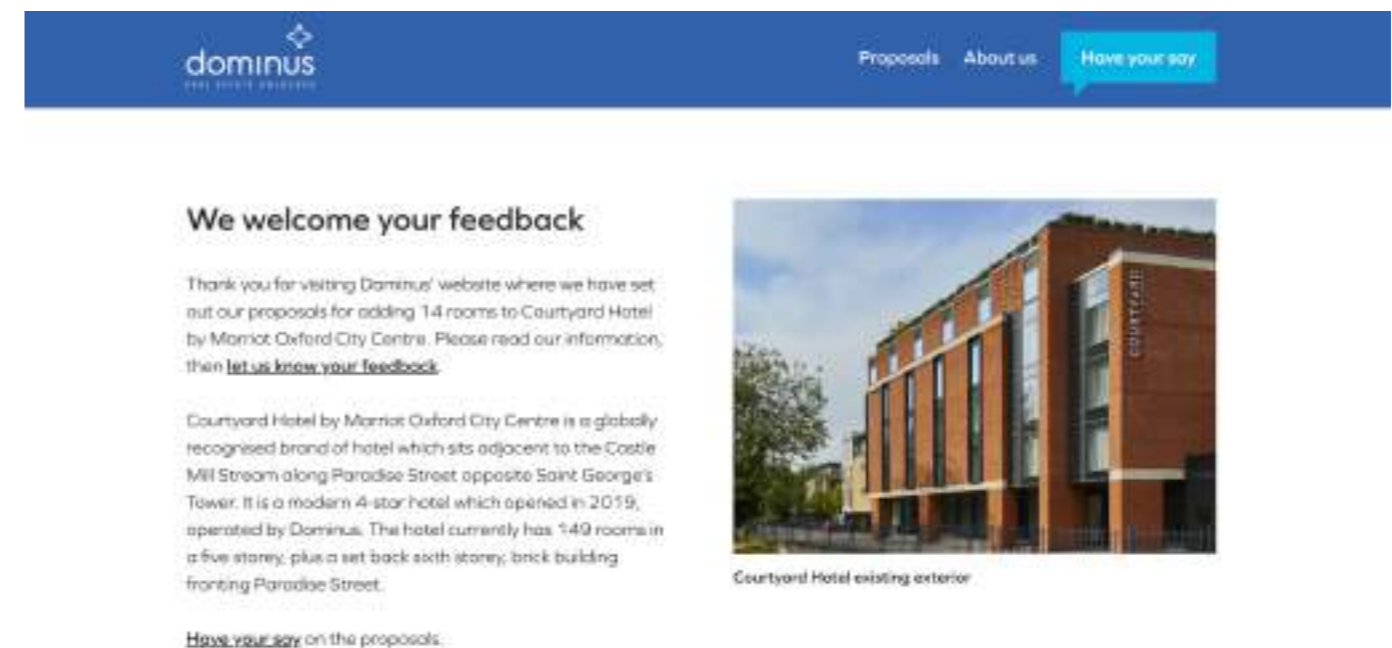
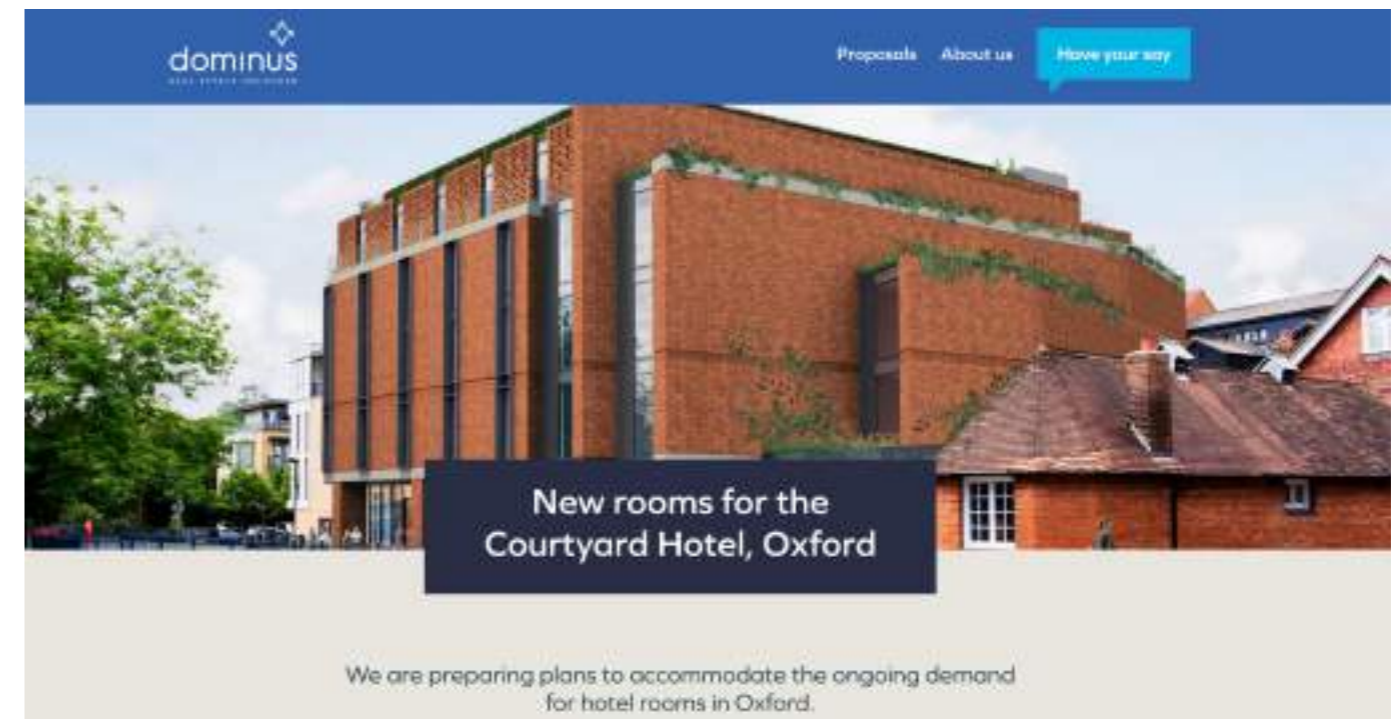
A dedicated project website, www.dominuscourtyardoxford.co.uk, was launched to act as an online hub of information on the proposals and to provide channels for feedback.

A total of 25 people visited the website.

• DEDICATED EMAIL ADDRESS, FREE PHONE TELEPHONE NUMBER AND FREE POST ADDRESS.

In total, the Applicant has received 22 completed feedback forms.

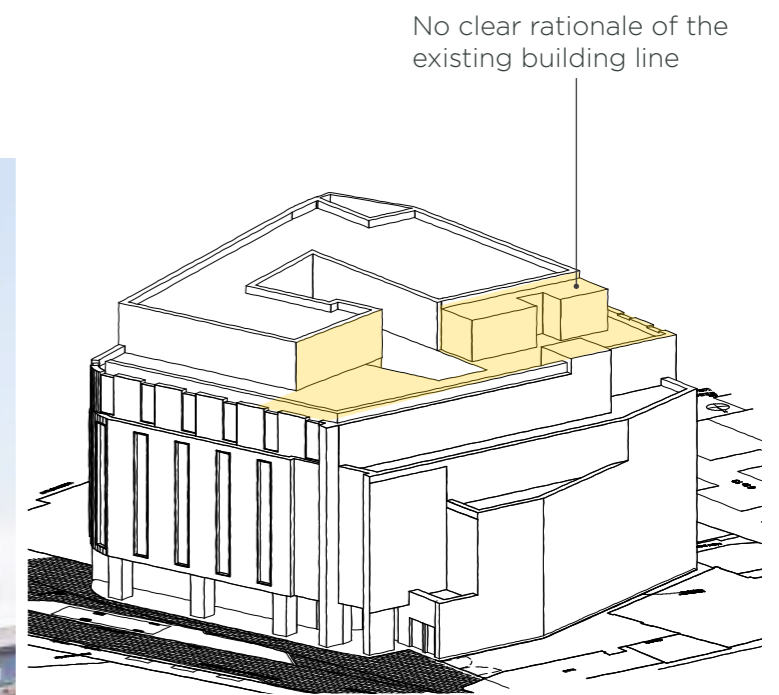
For Further information refer to Statement of Community Involvement, prepared by Meeting Place (December,2023).



04 DESIGN STRATEGY & CONCEPT

4 DESIGN STRATEGY & CONCEPT

EXISTING BUILDING - ANALYSIS



EXISTING BUILDING ANALYSIS

The existing building has 6 floors (ground floor + additional 5 upper floors with associated plant). The top floor steps back on Paradise Street and St Thomas Street.

There is a vertical transition line where the building changes its height and architectural language.

Horizontal and vertical rhythm

The horizontal rhythm is given by the stone banding dividing the building into BASE/MIDDLE/TOP.

The vertical rhythm is given by projected window bays.

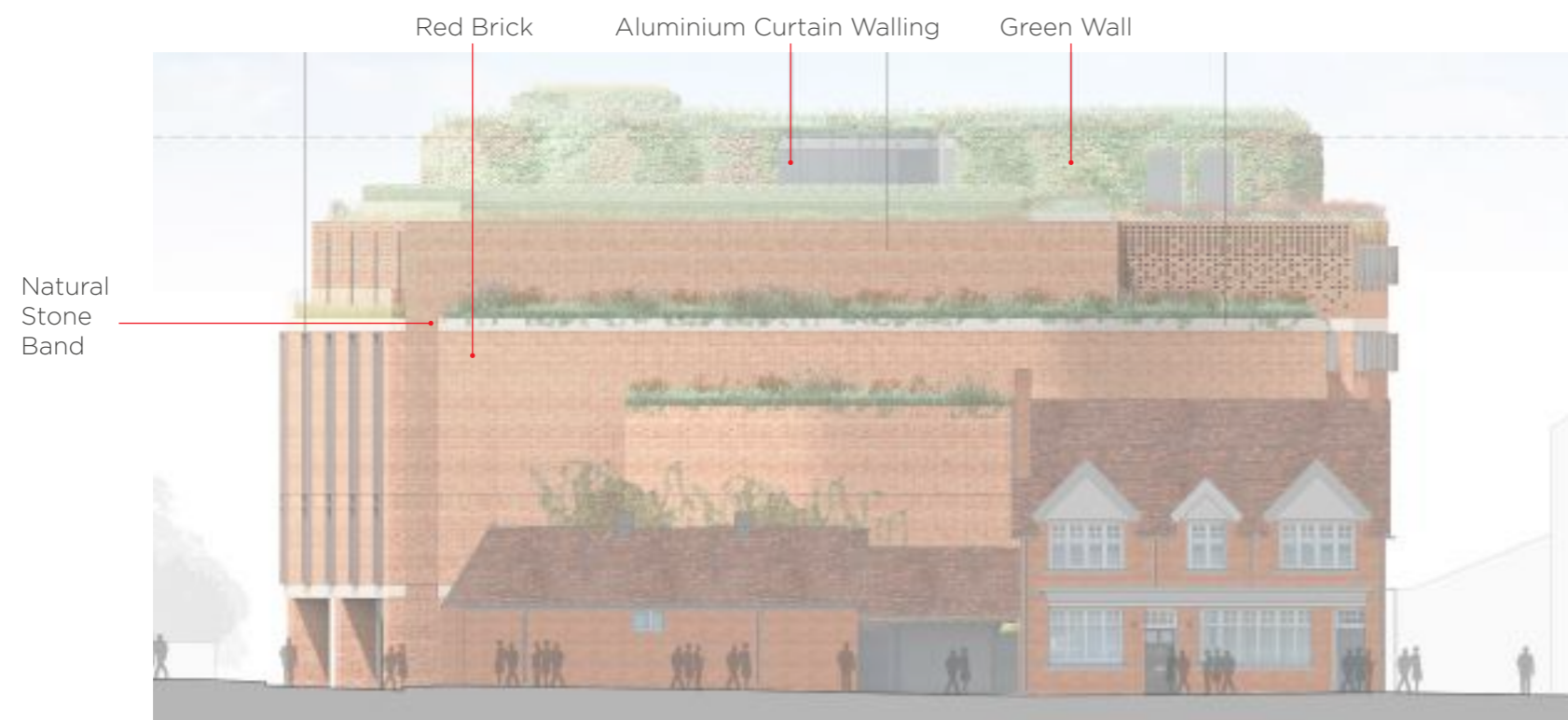
Reviewing the existing mass, the building line fronting St Thomas Street looks untidy and would benefit of a cleaner top.

4 DESIGN STRATEGY & CONCEPT

EXISTING BUILDING - MATERIALITY



ELEVATION - PARADISE STREET



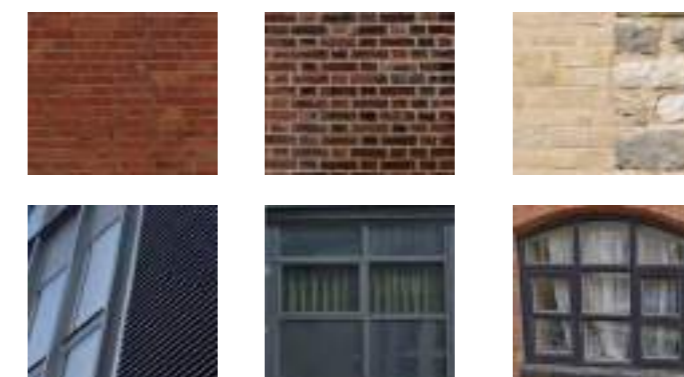
ELEVATION - ST THOMAS STREET



CHARACTER ZONES:

- Western Fringe (Industrial quarter) Predominately brick
- Medieval Town Predominately stone
- Oxford Central Conservation Area

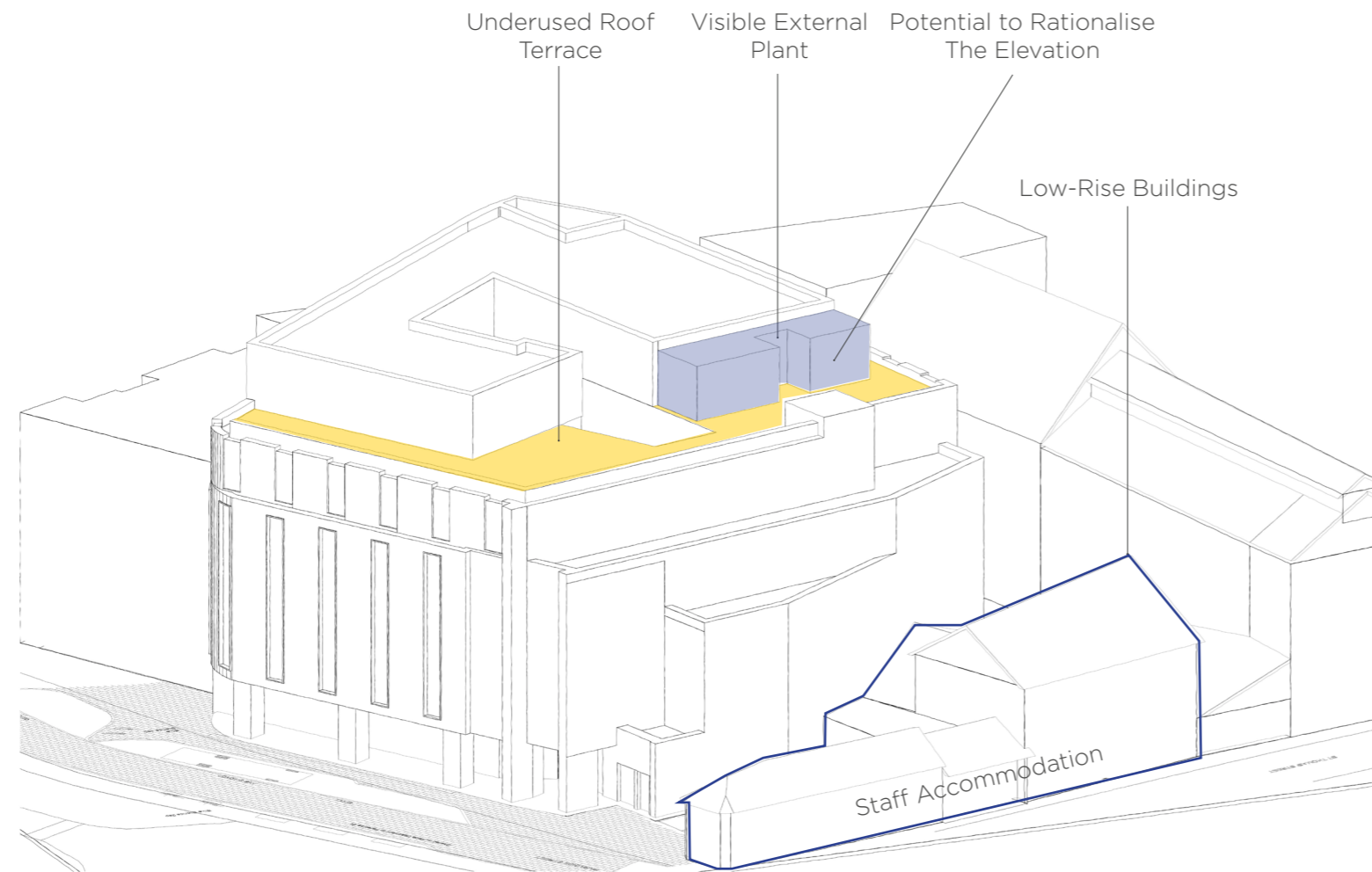
MATERIALS FOUND ON WESTERN FRINGE ZONE



The existing building sits within the Western Fringe zone. The material choice is aligned with the industrial character of the area.

4 DESIGN STRATEGY & CONCEPT

CONSTRAINTS & OPPORTUNITIES



- Residential
- Hospitality
- Site Boundary
- Ownership Boundary



EXISTING VIEW FROM ST THOMAS STREET



EXTERNAL PLANT

CONSTRAINTS

- Relationships with nearby residential buildings
- Consideration to verified views
- The proposed design is limited by the existing fabric

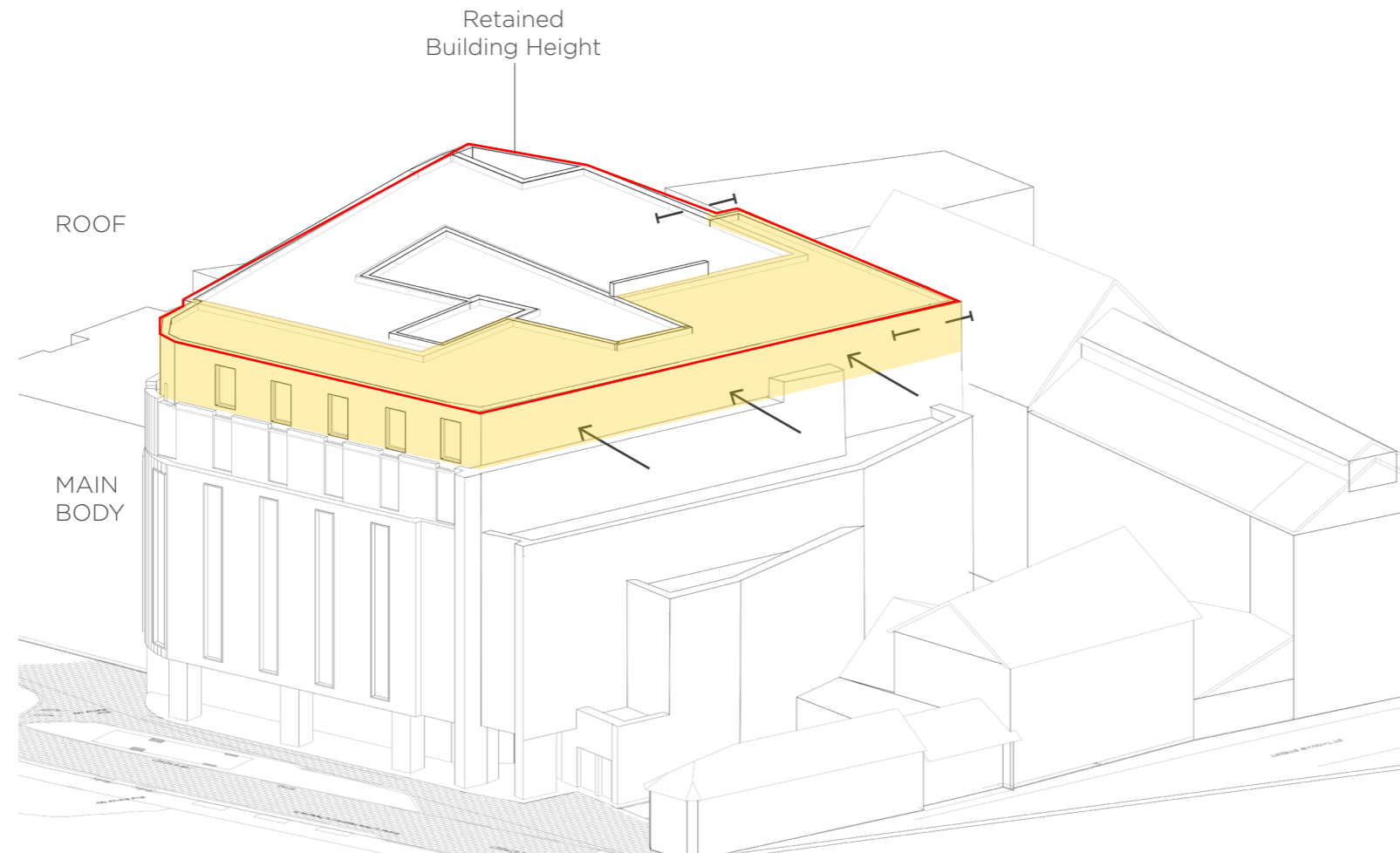
OPPORTUNITIES

- Potential to utilise underused roof terrace area
- Potential to improve the aesthetics of the building into a more contemporary and coherent look, whilst responding to the existing context.

The proposed design is looking to reduce the visibility of the external plant from St Thomas Street.

4 DESIGN STRATEGY & CONCEPT

MASS & HEIGHT



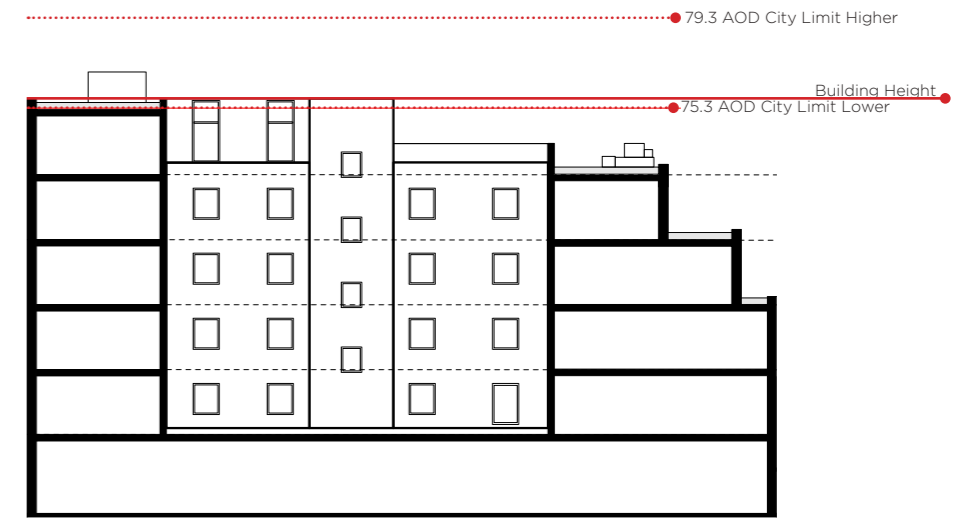
PROPOSED MASS

- Area of change
- Stepped back floor
- Responding to neighbours

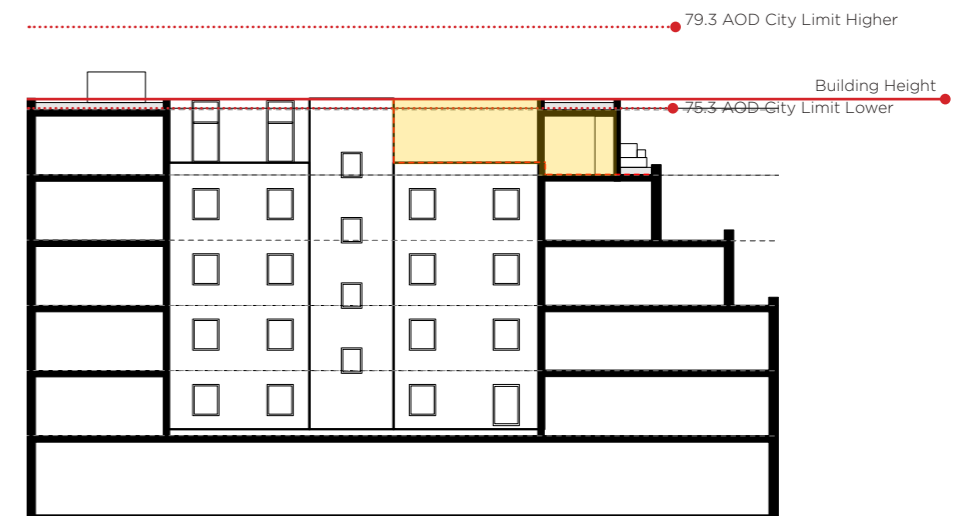
Retaining the design characteristics of the existing hotel, the proposal would look to extend the top floor to incorporate the much-needed additional rooms whilst not disrupting the surroundings.

This would be achieved by stepping back the new mass from the building perimeter, rationalising the size and shape of the top floor of the hotel.

The height of the proposed extension remains the same as the existing building.



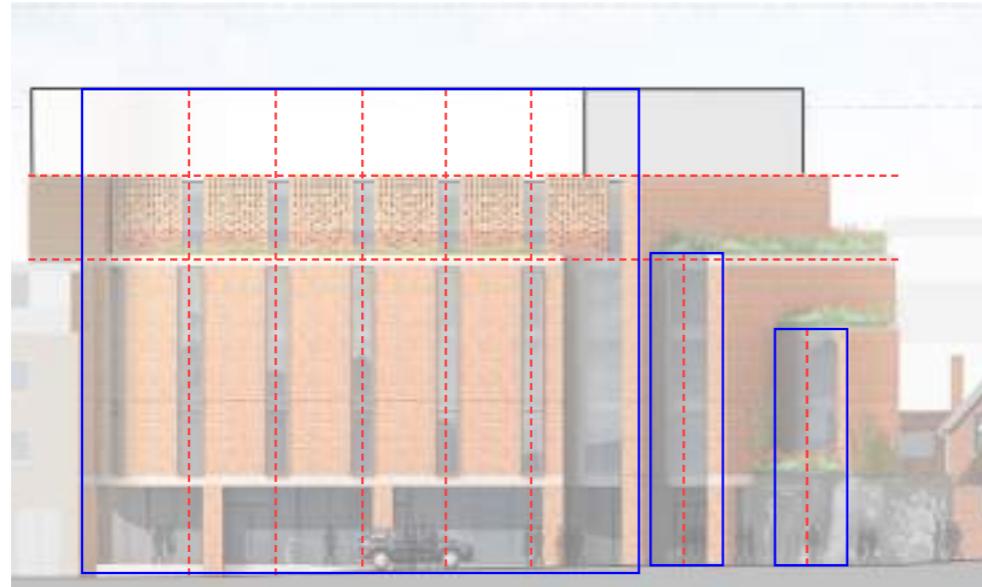
EXISTING SECTION



PROPOSED SECTION

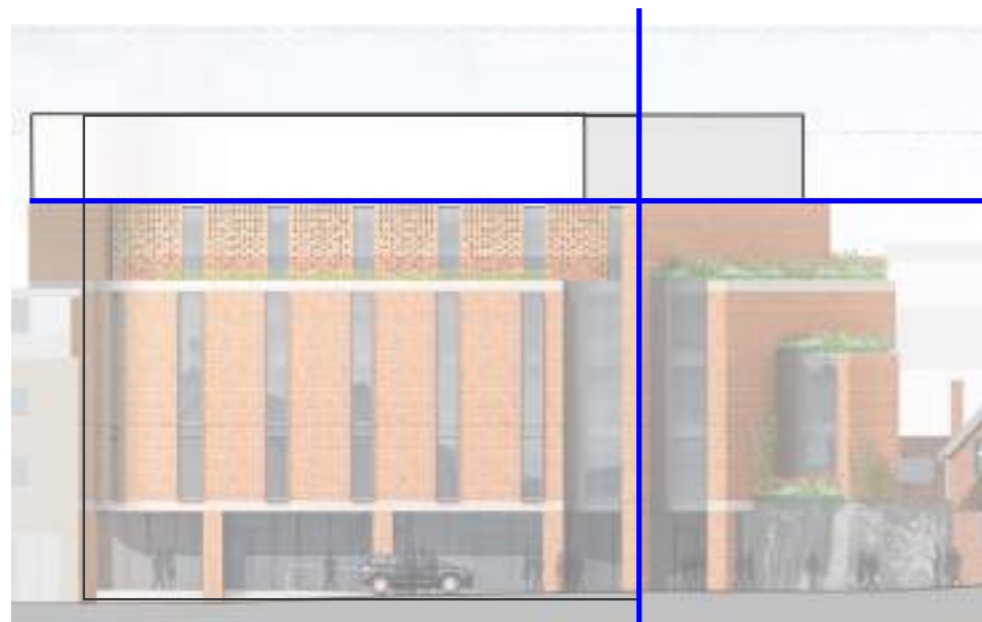
4 DESIGN STRATEGY & CONCEPT

DESIGN PRINCIPLES



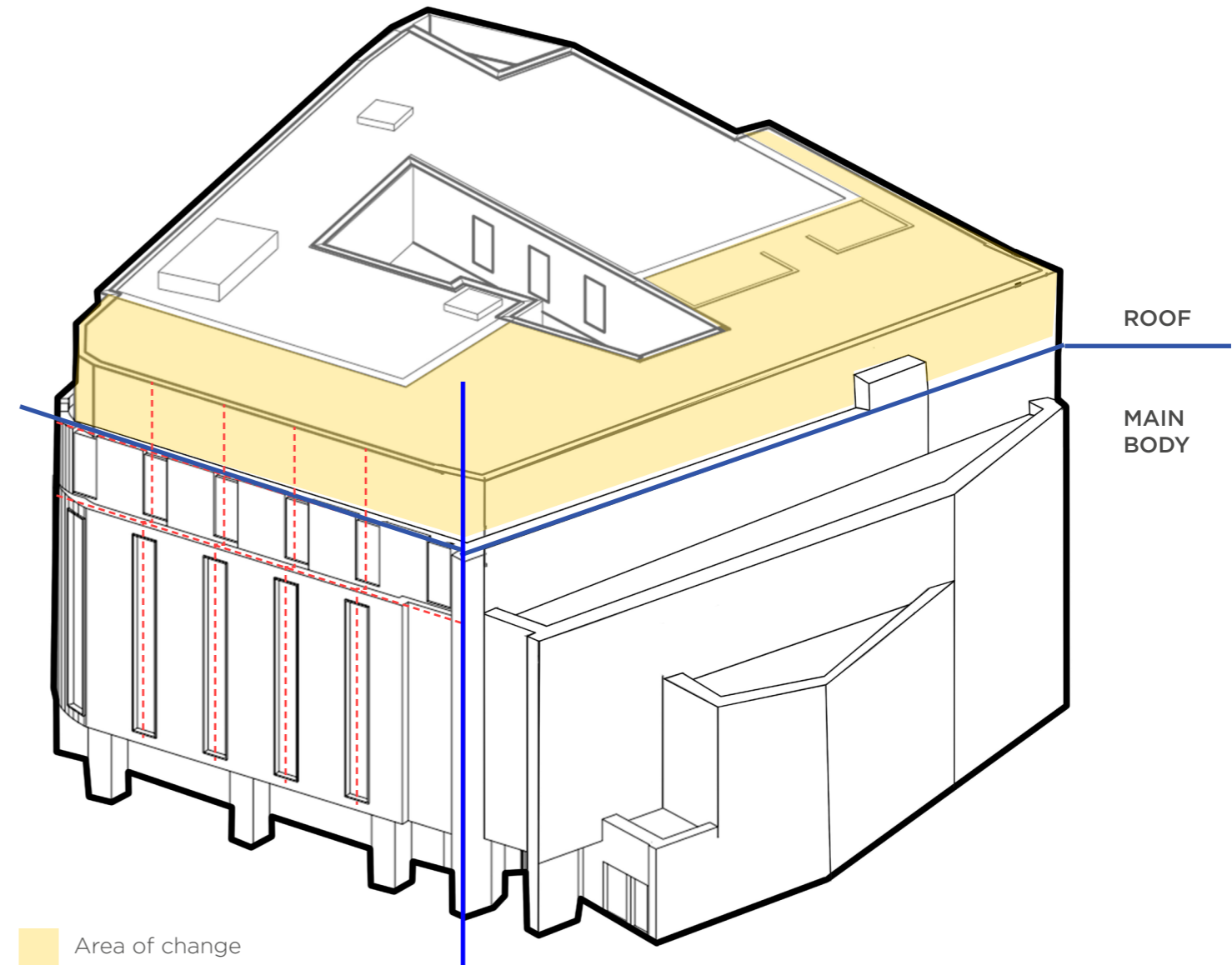
HORIZONTAL & VERTICAL ELEMENTS

- Alignment of the windows
- Continuation of the vertical elements
- Consideration of the different planes



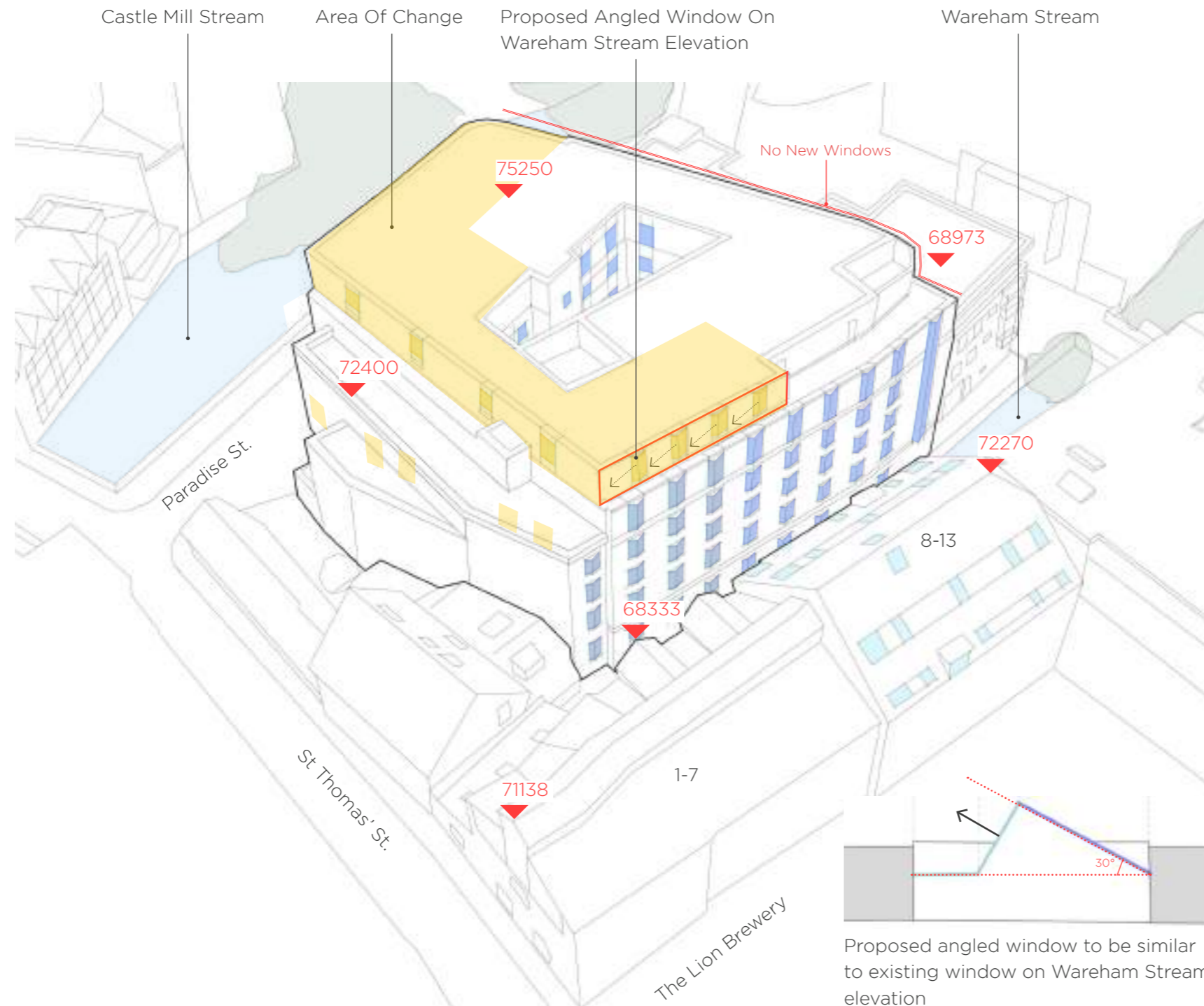
ARCHITECTURAL CONSIDERATIONS

- Clear transition between the main body and roof
- Improvement of the aesthetics of the building to a more contemporary look that sits well within the surrounding context



4 DESIGN STRATEGY & CONCEPT

RELATIONSHIP WITH RESIDENTIAL CONTEXT



The diagrams above show the relationship between the proposed extension and the surrounding residential buildings. The new windows on Wareham Stream elevation will follow the same angled design as the existing windows in order to reduce any overlooking.

LEGEND:

- Existing Window
- Proposed Window
- Levels (AOD)
- Opaque Window
- Clear Window (Angled View)

05 DESIGN DEVELOPMENT