

5 DESIGN DEVELOPMENT SUMMARY

The proposal has been subject to a pre-application engagement with Oxford City Council Planning and Design Officer. The meeting with the local authority was held on 31st of October 2023, discussing the mass, form and materiality of the proposed extension and its impact on the verified views.

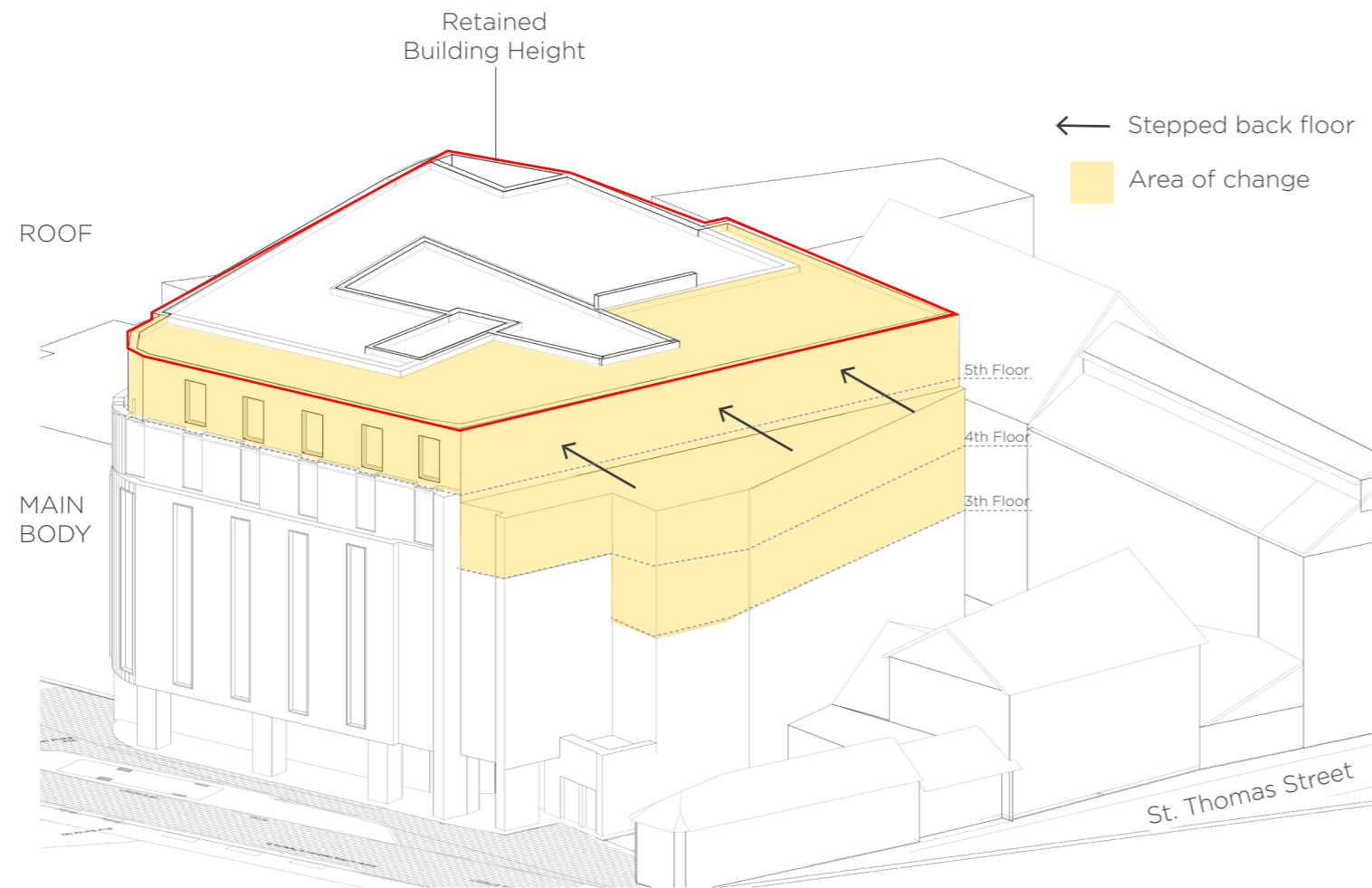
The design has been constantly developed to address the comments received from local authority and respond better to the surrounding context and heritage assets, whilst incorporating the additional rooms much needed to the hotel.

The design development is outlined in 3 sections:

- Pre-planning application (31/10/23)
- Post pre-planning application
- Other amendments

5 DESIGN DEVELOPMENT

PRE-PLANNING APPLICATION (31/10/23)

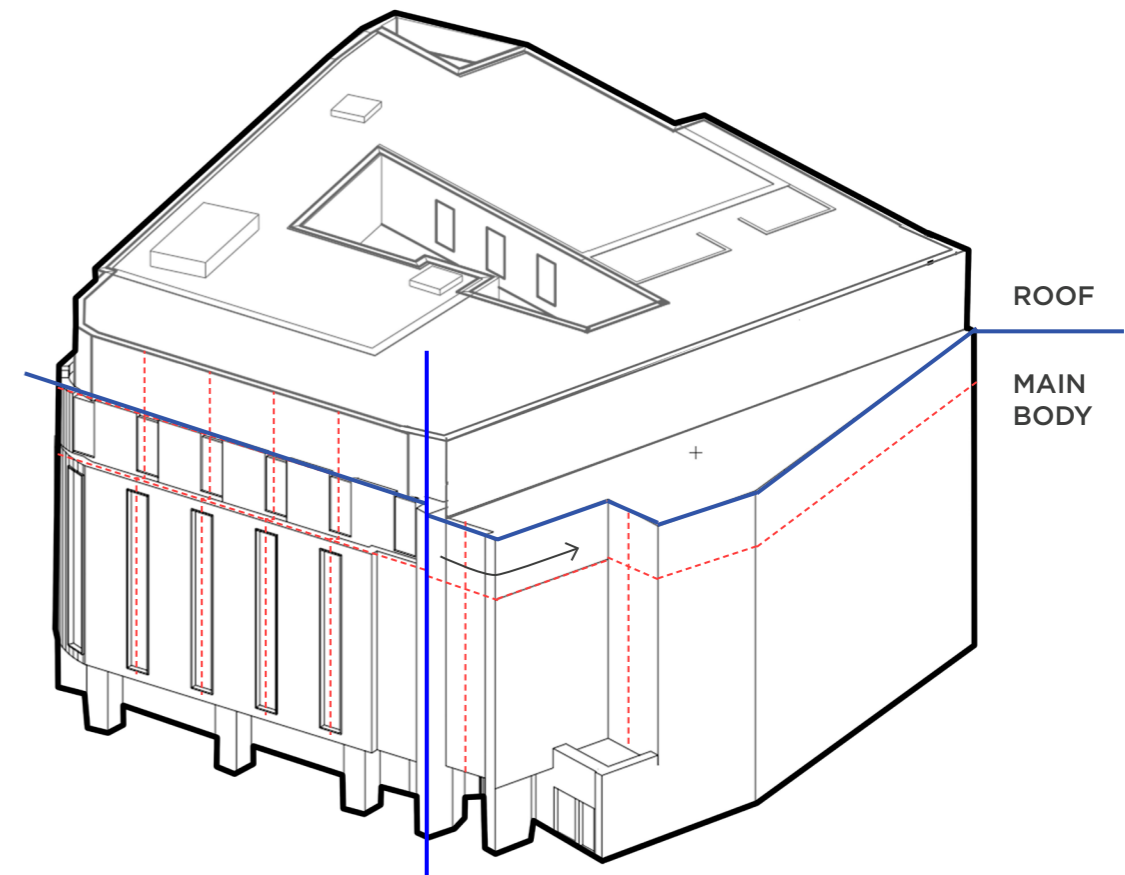


PROPOSED ADDITIONAL MASS - PRE-PLANNING APPLICATION (31/10/23)

Additional mass was proposed towards St Thomas Street, extending the 5th floor and minimal infill to the 3rd and 4th floor to rationalise the form of the existing building whilst providing additional rooms needed.

The top floor was stepped back to reduce the overall appearance of the building seen from St Thomas Street.

The proposed amendments to the mass had no impact on the height of the building.



DESIGN PRINCIPLES - PRE-PLANNING APPLICATION (31/10/23)

- Clear transition between the main body and roof
- Continuation of the existing architectural language on the 3rd and 4th floor
- Improvement of the aesthetics of the building to a more contemporary look that sits well within the surrounding context
- Alignment of the windows
- Continuation of the vertical elements

5 DESIGN DEVELOPMENT

PRE-PLANNING APPLICATION (31/10/23)



PROPOSED MATERIALITY

The materials chosen for the proposed extension were intended to respond sensibly to the existing fabric, whilst fitting in with the surrounding context and without distracting from heritage assets such as St George's Tower.

The small infills were proposed to be cladded in red brick, continuing the architectural language of the existing building. The top floor took inspiration from the roofs surrounding the building, being cladded in zinc. The intention was for the roof to blend with the surrounding buildings, and not stand out in relation to the castle.

The proposed extension and the materials choice aimed to provide a more coherent and contemporary building.

5 DESIGN DEVELOPMENT

PRE-PLANNING APPLICATION (31/10/23)



VIEWPOINT 17: QUAKING BRIDGE



VIEWPOINT 15: THE MOUND



CASTLE COURTYARD VIEW



VIEWPOINT 13: ST GEORGE'S TOWER

5 DESIGN DEVELOPMENT

POST PRE-PLANNING APPLICATION

Following the pre-application meeting, the proposed design was amended to address the comments received from planning officers.

SUMMARY

1. EXTENSION TO 3RD AND 4TH FLOOR

Officers expressed that the stepping down elevation on St Thomas Street is successful and any proposed side extensions would be overbearing on the smaller buildings.

The amended design omits any extension to 3rd and 4th floor, retaining the stepped down facade on St Thomas Street.

2. ROOF EXTENSION

Officers noted that the extensive flat roof created by the proposal create too strong of a feature on the horizon as it stands.

The height constraint and the footprint of the existing fabric prevent any radical change to the roof form. However, several design moves were made to reduce and soften the appearance of the top floor through articulation, shadow play and introduction of greenery.

Few options were explored:

Option 1. Angled Planes

The 'angled planes' option provides a more articulated and contemporary facade, adding variety to the form of the building without increasing the height.

Option 2. Mansard

The 'mansard' option is a more traditional approach to roofscape, reducing its footprint while providing a softer form.

3. MATERIALITY

Officers commented that the materiality should be as recessive as possible. A darker palette was suggested with texture.

The proposed material is patinated copper. The earthy colour and texture of this material soften the top further, creating a smooth transition from the existing brick building, whilst matching the pitched roofs on St Thomas Street.

5 DESIGN DEVELOPMENT

POST PRE-PLANNING APPLICATION



OPTION 1. ANGLED PLANES - STREET VIEW (CONCEPT DRAWING)

Updated Area of Change

OPTION 1. ANGLED PLANES

The 'angled planes' option provides a bolder, more articulated and contemporary facade.

It adds interest to the elevations facing Paradise Street and St Thomas Street, whilst giving a more dramatic roof line from street view.

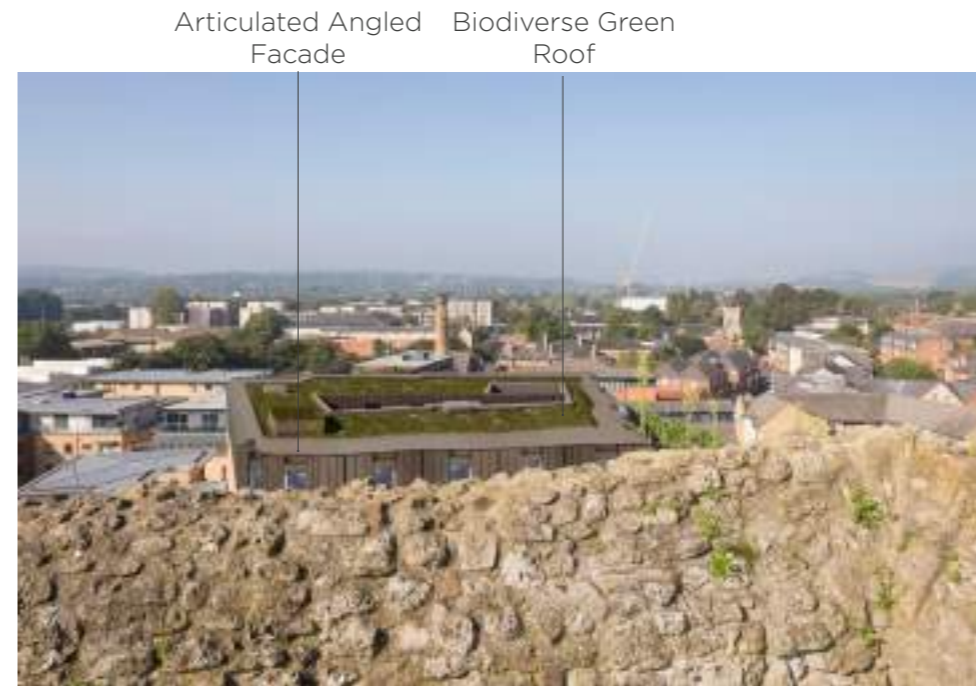
The strong horizontal feature of the roof extension is softened by the angled planes and the play of shadows. It takes inspiration from the angle of the surrounding pitch roofs, whilst retaining the same height as the existing building.

5 DESIGN DEVELOPMENT

POST PRE-PLANNING APPLICATION



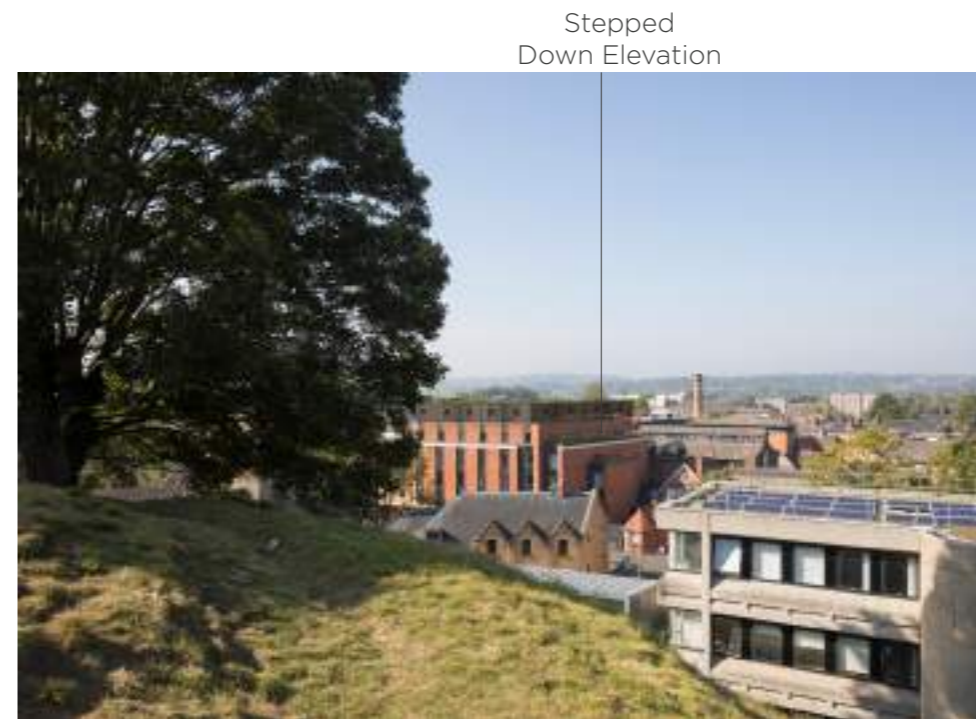
VIEW FROM ST GEORGE'S TOWER - BEFORE



VIEW FROM ST GEORGE'S TOWER - AFTER



VIEW FROM THE MOUND - BEFORE



VIEW FROM THE MOUND - AFTER

5 DESIGN DEVELOPMENT

POST PRE-PLANNING APPLICATION



OPTION 2. MANSARD - STREET VIEW (CONCEPT DRAWING)

OPTION 2. MANSARD

The 'mansard' option is a more traditional approach to roof form. It reduces the mass of the proposed extension and softens the overall appearance of the top.

The proposed windows align with the existing ones, making the overall form of the building look tidier and more coherent.

Two different window types were explored with this option: projected & inset windows.

The inset windows are the preferred option as it reads to a more natural fit with the existing buildings fenestration. It also provide a more contemporary look.

The 'mansard' roof option has been selected to be further developed as it responds more sensibly to the surrounding context.



PROJECTED WINDOWS

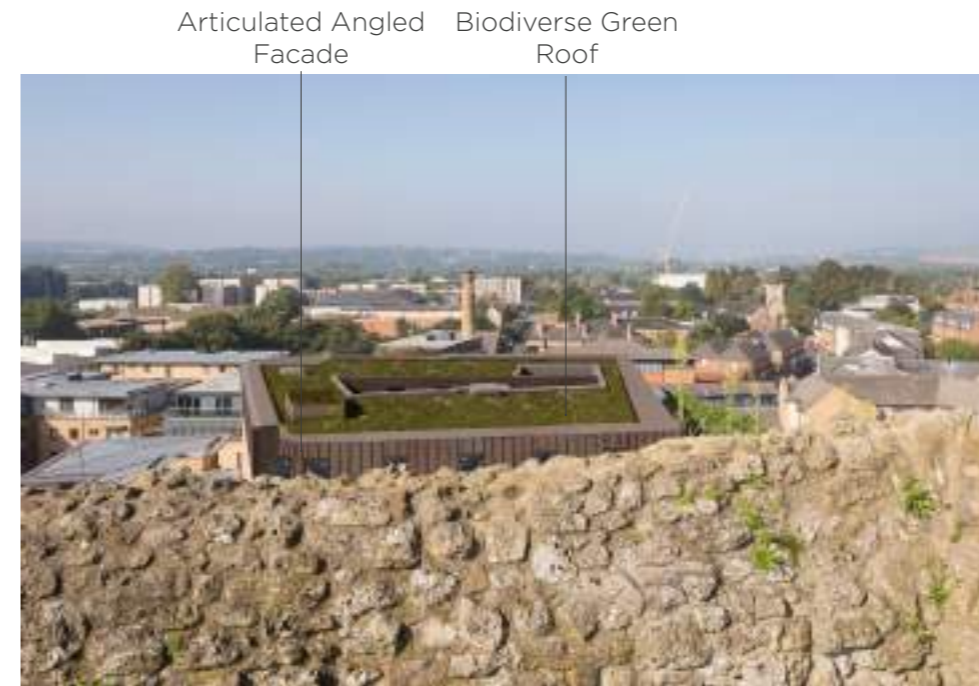
Updated Area of Change

5 DESIGN DEVELOPMENT

POST PRE-PLANNING APPLICATION



VIEW FROM ST GEORGE'S TOWER - BEFORE



VIEW FROM ST GEORGE'S TOWER - AFTER



VIEW FROM THE MOUND - BEFORE



VIEW FROM THE MOUND - AFTER

5 DESIGN DEVELOPMENT

OTHER AMENDMENTS



VIEW FROM QUAKING BRIDGE- PRE-PLANNING APPLICATION



VIEW FROM QUAKING BRIDGE - POST PRE-PLANNING APPLICATION

Working closely with Miller Hare we have made a series of design moves to respond to comments received on the previous proposal. We believe these moves create a well rounded and coherent scheme.

The key moves are as follows;

The introduction of a biodiverse green roof, helping to soften the impact of the scheme when viewed from the higher viewpoints around the city, whilst enhancing biodiversity on site.

A reduction in proposed massing on the third, fourth and fifth floor, reducing the impact of the extension.

Testing the design in verified views, we have articulated the proposed extension further with a series of simple yet effective design moves, including adding detail to the windows and adding a series of steps to the facade. These help to create a scheme that is both more visually interesting and less impactful upon its environment.

The corner of the extension of the primary facade (South-East) has been better designed to align more with the existing building below, and provide a more balanced proportion in relation to the windows.



VIEW FROM QUAKING BRIDGE - OTHER AMENDMENTS (FINAL VIEW)

06 FINAL PROPOSALS

6 PROPOSED DESIGN

PROPOSED DESIGN - SKETCH



6 PROPOSED DESIGN

PROPOSED AXONOMETRIC



- Proposed Extension
- - - Transition Line Between Existing & Proposed Building

PROPOSED EXTENSION

The proposed extension is minimal, expanding over the underused terrace, towards St Thomas Street. The top floor is stepped back and has a mansard form to reduce the overall appearance from street view.

There is a clear transition separating the top extension from the rest of the building and providing a tripartite hierarchical approach BASE/MIDDLE/ROOF.

The biodiverse green roof improves the aesthetics of the top and softens the overall appearance of the roof seen from St George's Tower and the Mound. Additionally, it is beneficial for biodiversity.

MATERIALS

EXISTING



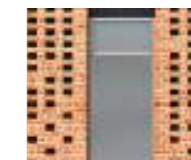
1a. Red Brick (projected brick)



1b. Red Brick



2. Natural Stone Band

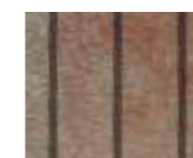


3. Aluminium Curtain Walling



4. Projected Window Frame

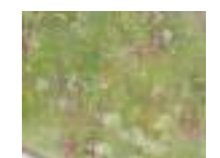
PROPOSED



5. Patinated Copper Metal



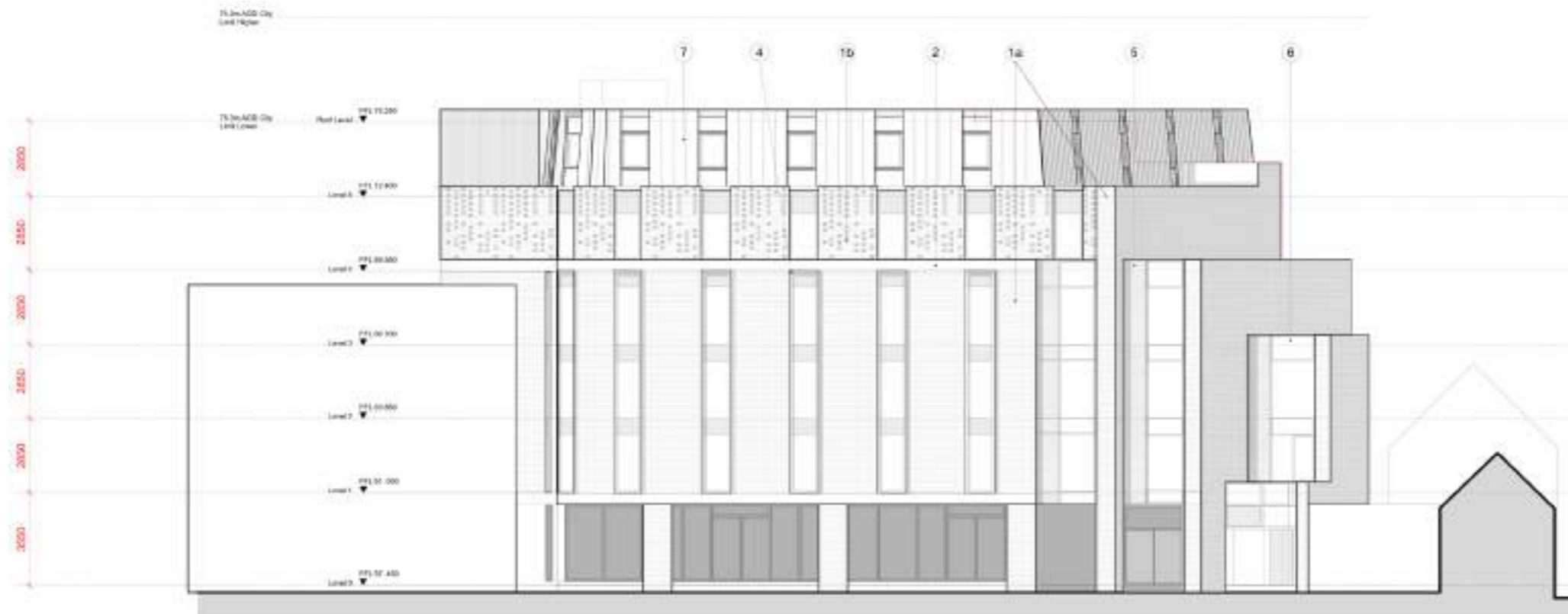
6. Aluminium Glazing



7. Biodiverse Green Roof

6 FINAL PROPOSALS

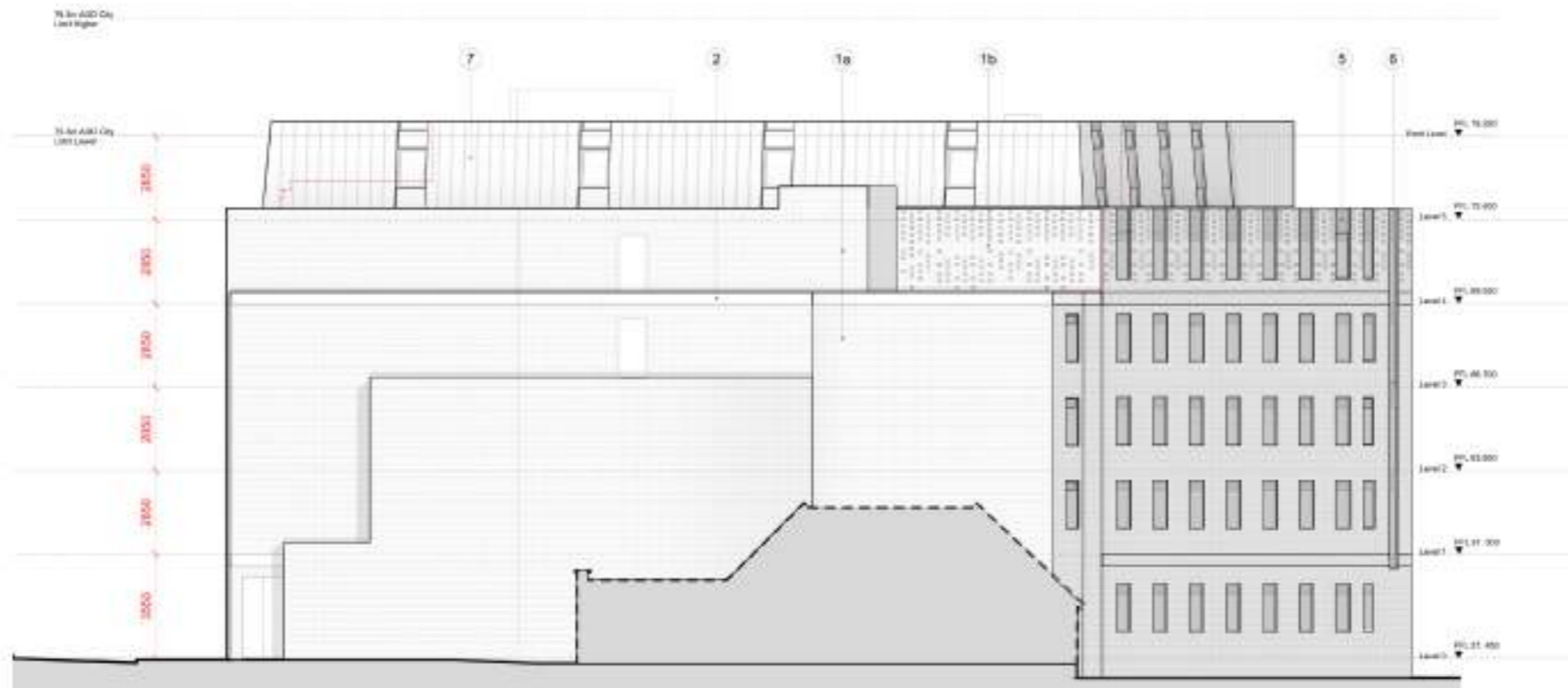
PROPOSED ELEVATIONS












PROPOSED EASTERN ELEVATION - PARADISE STREET



KEY PLAN

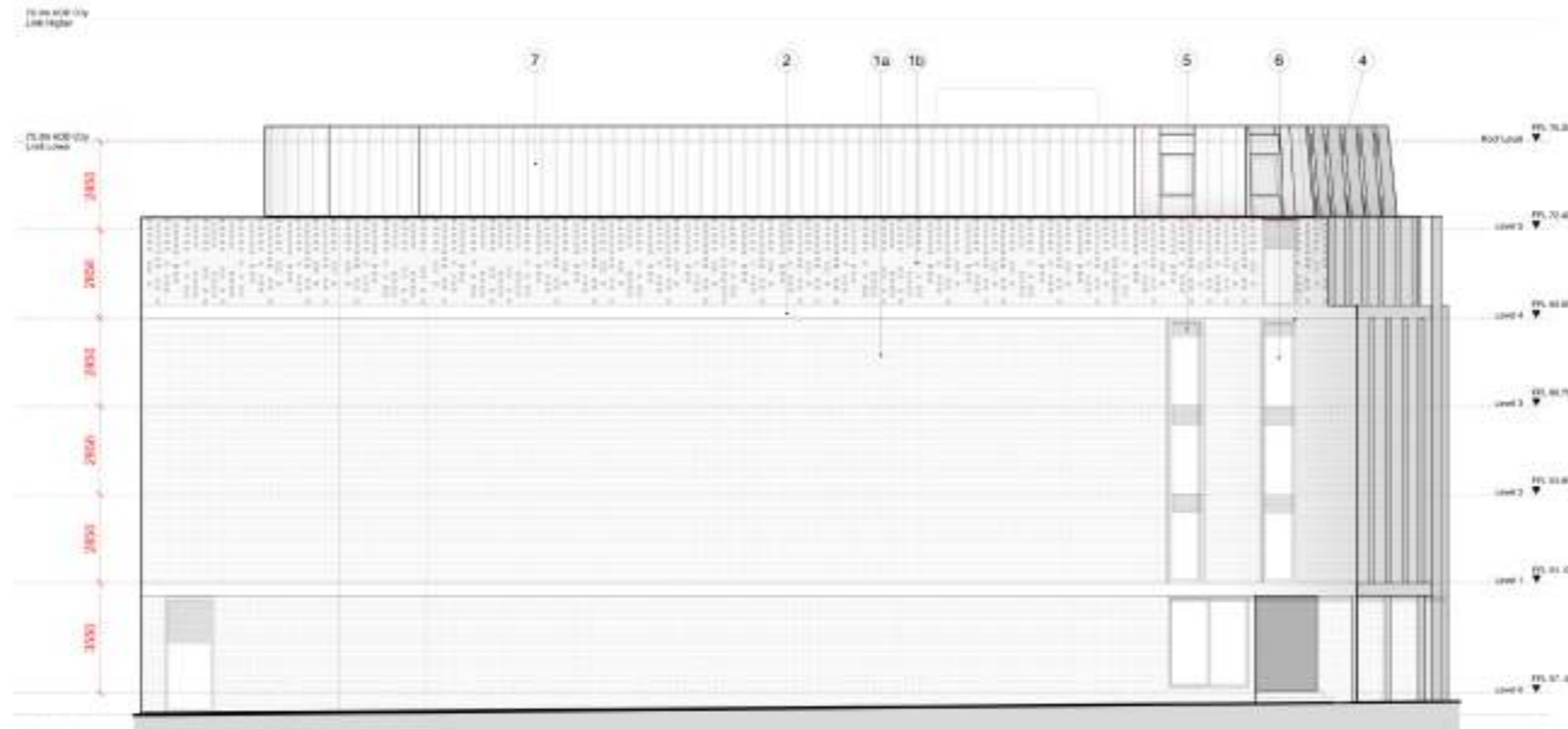


PROPOSED NORTHERN ELEVATION -ST. THOMAS STREET

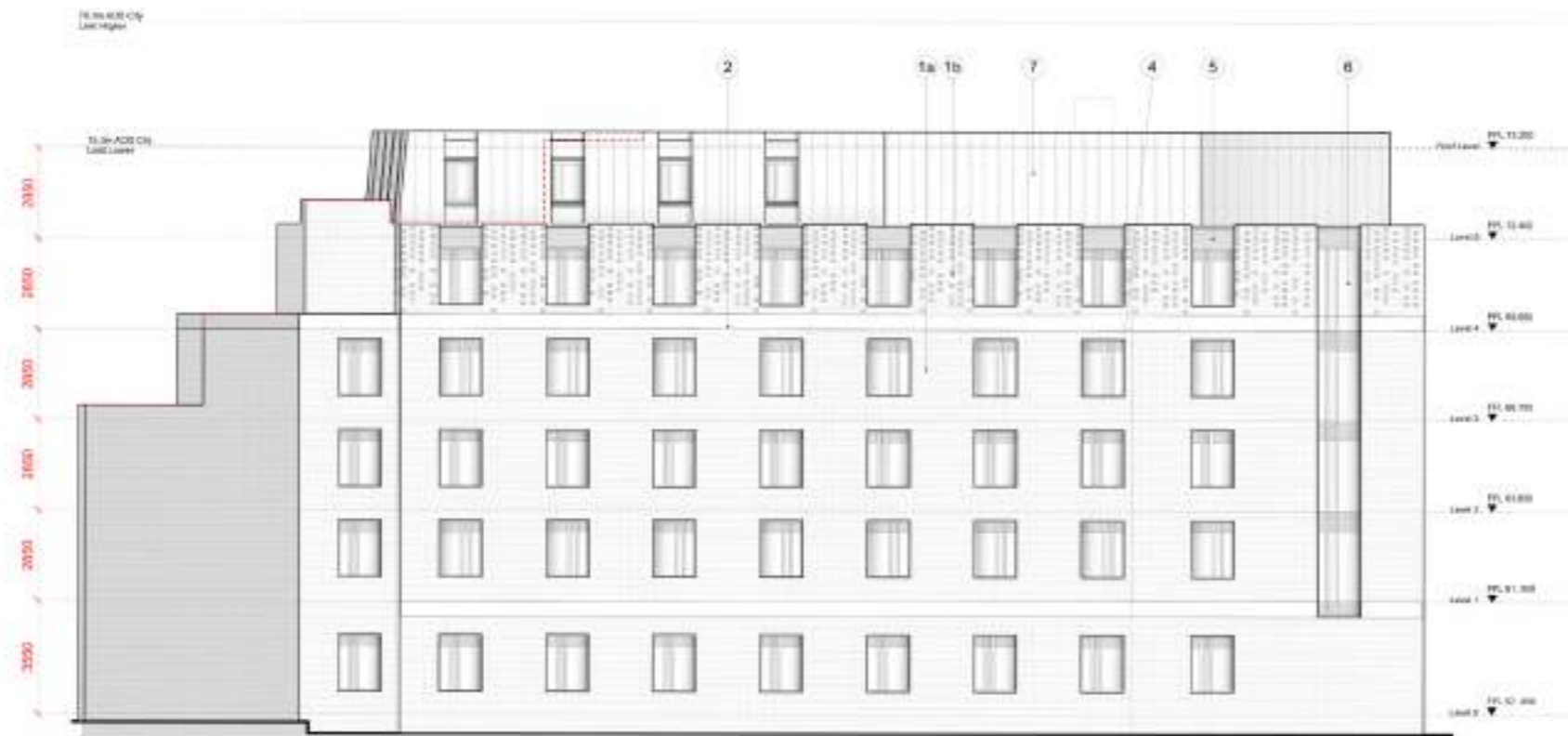
-  1a Red Brick
-  1b Red Brick With Dark Brick Projections
-  2 Natural Stone Band
-  3 Green Wall
-  4 Aluminum Cassette
-  5 Louvred Panel
-  6 Aluminum Curtain Walling
-  7 Patinated Copper Metal Panels
-  Existing Building Line

6 FINAL PROPOSALS

PROPOSED ELEVATIONS












PROPOSED SOUTHERN ELEVATION - WOODIN'S WAY



PROPOSED WESTERN ELEVATION - WAREHAM STREAM

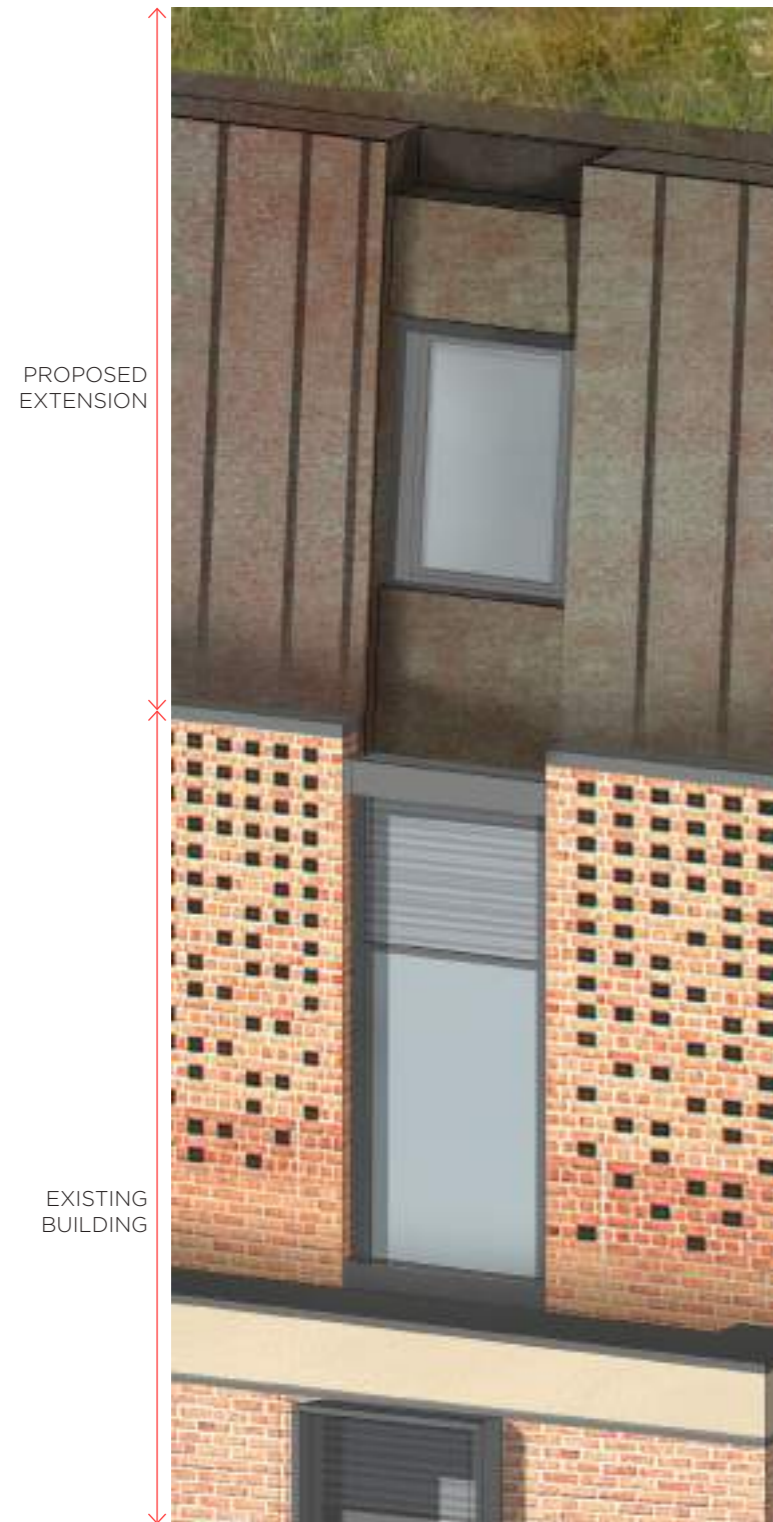


KEY PLAN

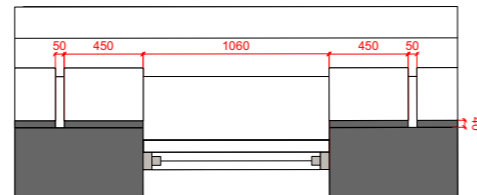
-  1a Red Brick
-  1b Red Brick With Dark Brick Projections
-  2 Natural Stone Band
-  3 Green Wall
-  4 Aluminum Cassette
-  5 Louvred Panel
-  6 Aluminum Curtain Walling
-  7 Patinated Copper Metal Panels
-  Existing Building Line

6 FINAL PROPOSALS

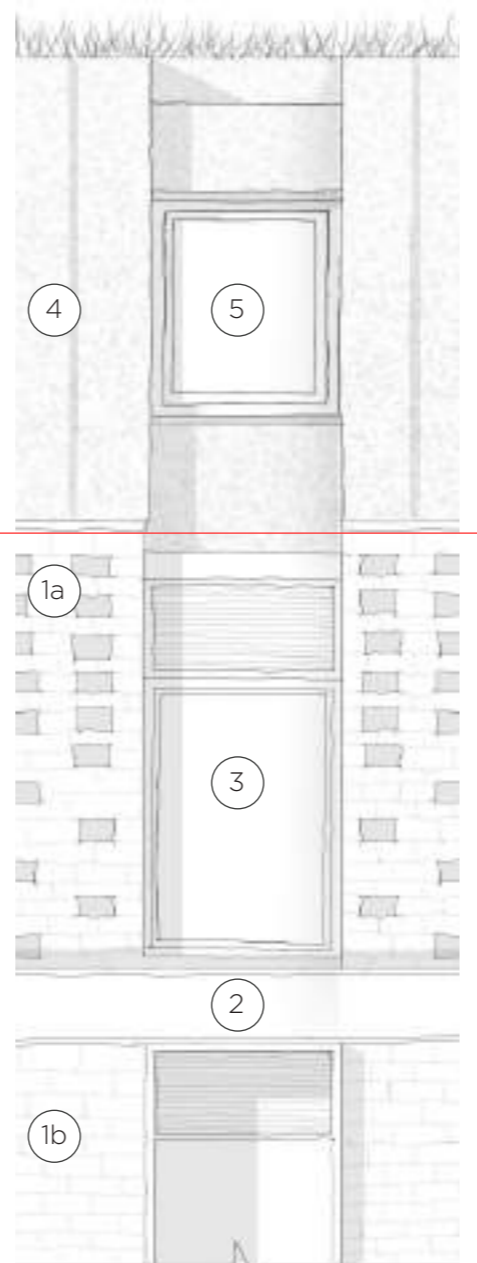
BAY ELEVATIONS



BAY ELEVATION - PARADISE STREET

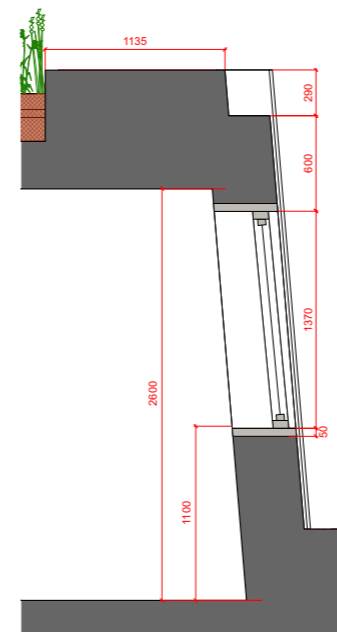


WINDOW PLAN - DETAIL



WINDOW ELEVATION - DETAIL

Clear Transition Between Existing Building And Proposed Extension



WINDOW SECTION - DETAIL

The proposed design retains the vertical rhythm of the existing scheme whilst providing a clear transitional line between the existing and proposed building.

The window treatment and sizes are kept similar to the windows below to relate with the existing fabric and provide coherence to the overall building.

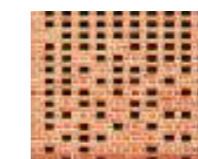
A step in the facade has been introduced above the windows which helps to mitigate the impact of the new proposed roofline when experiencing the building from street level.

The material proposed is patinated copper, to match the material palette of the surrounding buildings. The earthy colour of the top and the biodiverse green roof softens its appearance, whilst complementing the red brick of the existing fabric.

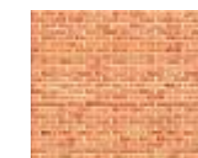
The subtle vertical shadow gaps of the top relate to a traditional metal seam roofing and help to break the solidity of the mass further. This relates to the surrounding roofscape.

MATERIALS

EXISTING



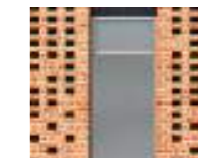
1a. Red Brick (projected brick)



1b. Red Brick

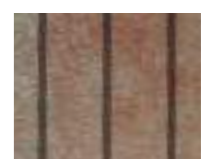


2. Natural Stone Band



3. Aluminium Curtain Walling

PROPOSED



4. Patinated Copper Metal



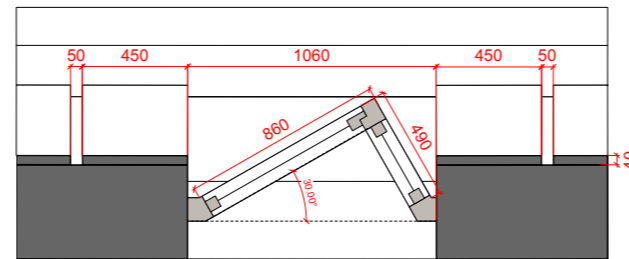
5. Aluminium Glazing

6 FINAL PROPOSALS

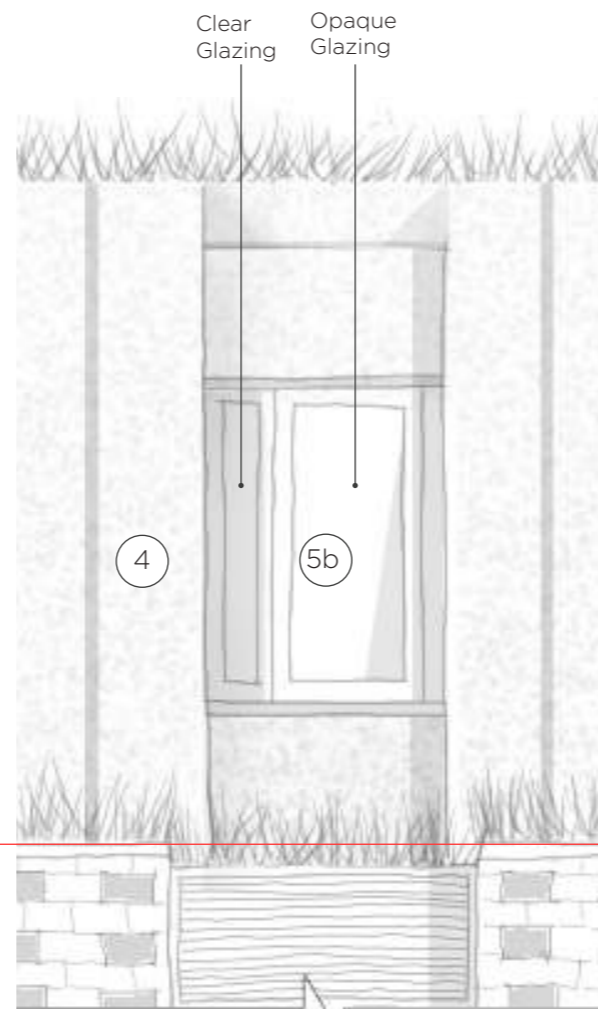
BAY ELEVATIONS



BAY ELEVATION -WAREHAM STREAM



WINDOW PLAN - DETAIL



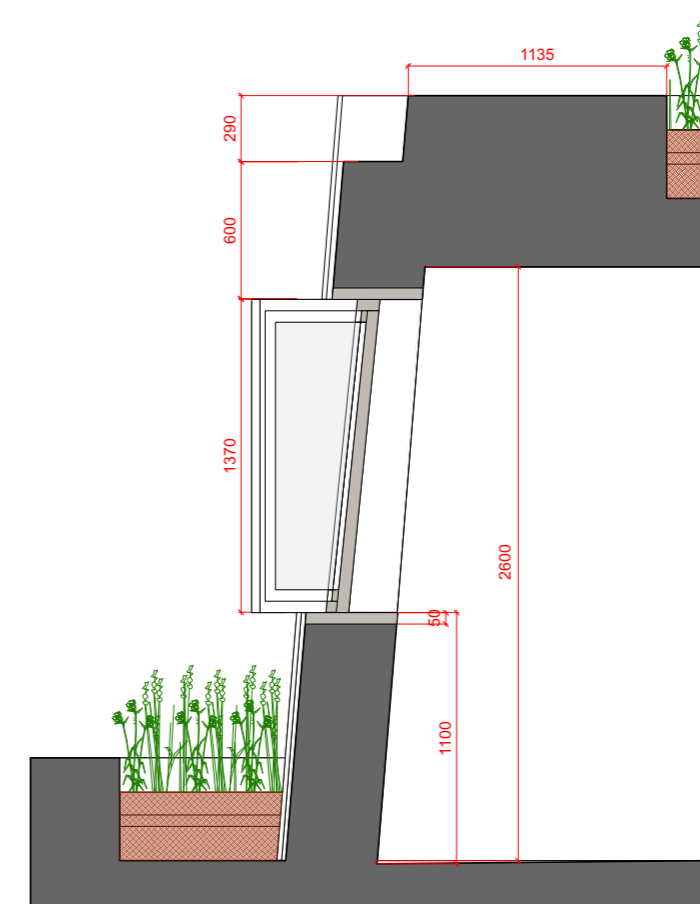
BAY ELEVATION -DETAIL

Clear Transition Between Existing Building And Proposed Extension

The windows on the western side facade facing Wareham Stream mimic the current existing scheme by retaining the window angles so as not to overlook into neighbouring properties.

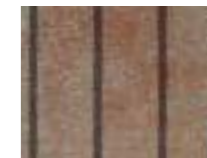
Window treatment are kept similar as the ones below for coherence.

Similarly to the front facade, the proposed mass has been stepped back, mitigating the impact of the extension and keeping the design consistent when viewed from all angles.



WINDOW SECTION

PROPOSED



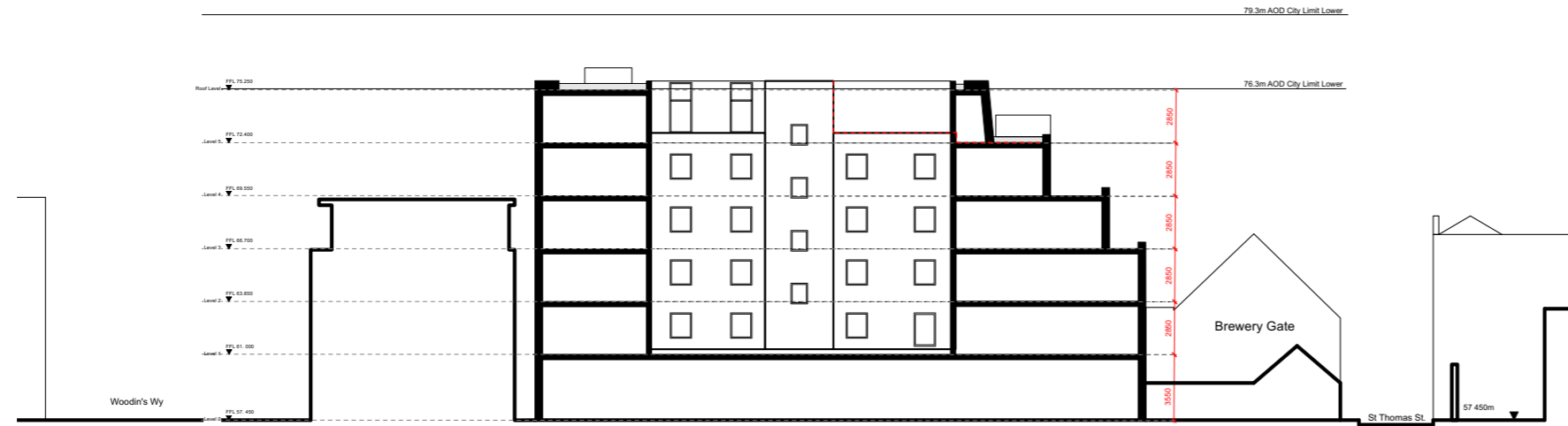
4. Patinated Copper Metal



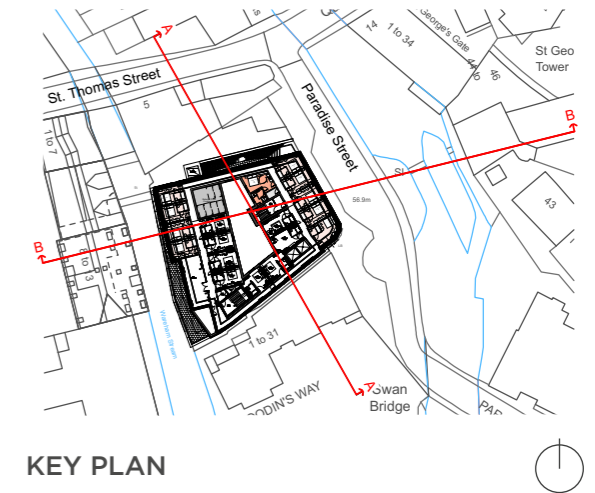
5b. Aluminium Glazing (Angled Window)

6 FINAL PROPOSALS

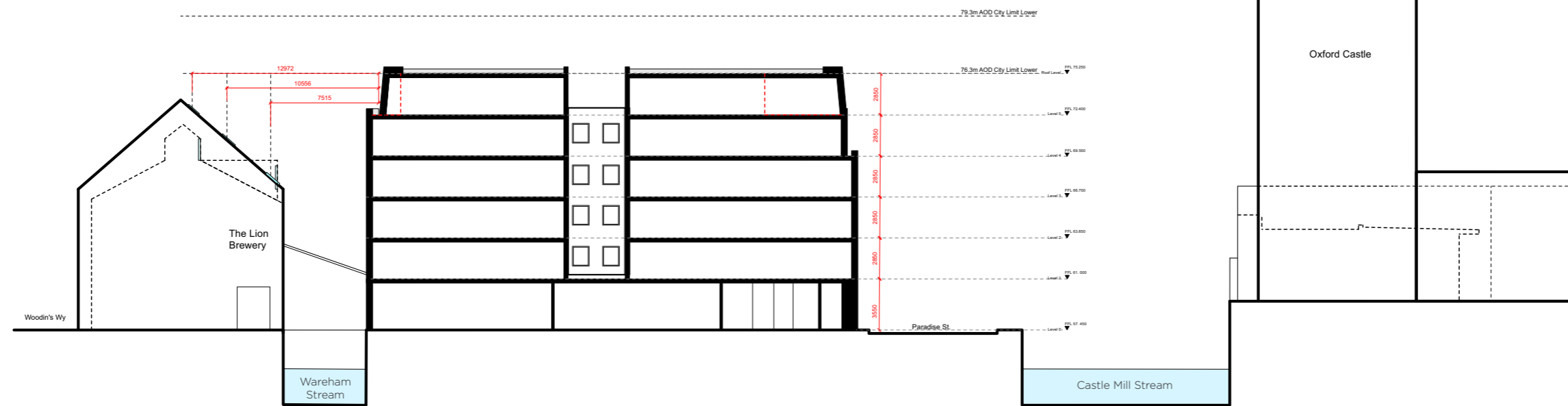
PROPOSED SECTIONS



PROPOSED SECTION AA



KEY PLAN



PROPOSED SECTION BB

6 PROPOSED DESIGN

PROPOSED PLAN



PROPOSED PLAN - 5TH FLOOR

Proposed Extension

Floor	Existing rooms to be amended	New Standard rooms	New Accessible rooms	Net gain	Additional GIA
GF	0	0	0	0	0
1st	0	0	0	0	0
2nd	0	0	0	0	0
3th	0	0	0	0	0
4th	0	0	0	0	0
5th	1	9	1	9	229
Total	1	9	1	9	229

6 PROPOSED DESIGN

ACCESS & INCLUSIVITY



PROPOSED PLAN - 5TH FLOOR



The proposed additional rooms will utilise the existing circulation strategy without requiring these to be amended. The fire strategy for the building works with the proposed additional occupancy, with the width of the stair, the corridor and the door remaining as they are.

The corridor will follow the general flow of foot traffic, circulating the floorplate and providing easy access to the bedrooms, stair and lift cores.

UA ROOMS

Universally Accessible (fully wheelchair accessible) rooms will comply with the City Council and the latest Part M of the Building Regulations.

The current percentage of UA bedrooms reflects the building, client and local policy requirements for accessible rooms.

- Core Circulation
- UA Bedroom
- Fire Escape
- Public Entrance
- Circulation Route