

Courtyard By Marriott

Oxford City Centre

HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT | DECEMBER 2023

On behalf of Dominus Oxford Hotel Ltd.



i | Table of Contents

1 | INTRODUCTION

 Overview 1

 Site Context 2

2 | RELEVANT PLANNING POLICY, LEGISLATION & GUIDANCE

 Policy Summary 5

3 | HISTORIC DEVELOPMENT OF SITE & SURROUNDINGS

 A Brief History of Oxford 6

 Historic Development of the Site 7

 Map Regression Study 8

4 | HERITAGE ASSETS & SIGNIFICANCE

 Identification of Heritage Receptors 11

 Significance 12

5 | TOWNSCAPE APPRAISAL

 Townscape and Character Assessment 15

6 | HERITAGE & TOWNSCAPE ASSESSMENT

 The Proposed Development 17

 Committee Report (2016 Application) 18

 Heritage and Townscape 19

7 | VISUAL ASSESSMENT

 View locations 21

 Viewpoint Study 22

 Technical Assessment 44

8 | CONCLUSION

 Conclusion 46

APPENDIX 1 | REFERENCES 48

APPENDIX 2 | STATUTORY LIST ENTRIES 50

APPENDIX 3 | ADDITIONAL VIEWS 52



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Section 1

Introduction.

Overview

- 1.1 This Heritage, Townscape and Visual Impact Assessment ('HTVIA') has been prepared on behalf of Dominus Oxford Hotels Ltd. ('the Applicant') to support pre-application discussions of the proposals for the Site at 5 St Thomas' Street and 15 Paradise Street, Oxford, OX1 1LD ('the Site') within the City of Oxford. It provides an initial assessment of the anticipated heritage, townscape and visual impact of the proposed development.
- 1.2 The proposals seek to create additional bedrooms on the 6th floor of the hotel, while keeping the building's height below the 18.2m city heights limit, which was considered acceptable in the previous scheme (ref: 16/02689/FUL). The design will be in keeping with the existing building, and efforts will be made to incorporate greening where feasible, while being mindful of preserving the City's historic skyline.
- 1.3 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant heritage assets, their significance and the contribution of their setting to significance;
 - Assess the townscape character of the Site and surroundings.
 - Provide an assessment of the potential effects to the setting of identified heritage assets and to townscape character resulting from the proposed development; and
 - Undertake a visual assessment of effects on visual receptors (people experiencing views and visual amenity) using a selection of key representative viewpoints.
- 1.4 This Heritage and Townscape analysis is produced by Icen Projects. Specifically, it is authored by Rebecca Davy BA (Hons) MSc, Consultant - Built Heritage & Townscape and Rebecca Mason MSc MA IHBC - Associate, Built Heritage & Townscape, with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC, Director - Built Heritage & Townscape.



Figure 1.1 Site Location (approximate site boundary)

1 | Introduction

Site Context

Description

- 1.5 The existing hotel is a modern 4-star hotel in Oxford City Centre which was constructed between 2018 and 2019 in accordance with the most pertinent planning permission granted in 2017 (LPA Ref: 16/02689/FUL and subsequently 19/00228/FUL for additional rooms). The hotel opened its doors in the summer of 2019 and remains owned and operated by the current applicant and landowner (Dominus). The hotel currently has 149 rooms in a five storey plus set back sixth storey brick building fronting Paradise Street.
- 1.6 The building is 6 floors high with a roof-top terrace on part of the top floor. The building has been designed to step down on its northern side to respect the relationship the building has with the former Brewery Gate Public House. In terms of height the building sits at 0.5m above the lower city height limit of 75.030D. The ground floor is largely given over to public and administrative areas with bedrooms being split across the remaining floors. The proposal has achieved a number of enhancements to the local area, including the removal of the former unsightly building, re-alignment of the highway outside of the site and a positive, active building frontage to Paradise Street.

Planning History

- 1.7 In October 2015 a planning application was submitted for the site (Ref: 15/02971/FUL). The application sought the demolition of existing buildings and the construction of a new building floorspace to provide a 5 and 6 storey building for hotel use. The scheme, designed by Dexter Moren Architects received significant local interest and was withdrawn prior to determination.
- 1.8 Subsequently an application was submitted in 2016 (16/02689/FUL), namely a revised scheme with the description of development being:
'Demolition of existing building and construction of a new building to provide for a six-storey building for hotel use with 140 bedrooms with associated cycle parking, servicing area, plant works and landscaping.'
- 1.9 The proposal involved the demolition of the Cooper Callas building and the introduction of a hotel within a single building on roughly the same footprint.

- 1.10 This proposal was approved in May 2017, with Historic England raising no objection to the application on heritage grounds and has been implemented.
- 1.11 In 2019, an application for additional accommodation space was approved, the description is as follows:
- 1.12 *'Change of use of part of dwelling house (Use Class C3) to a provide hotel guest suite accommodation (Use Class C1), creation of a dwelling to be used by staff (use Class C3). Erection of a single storey link extension and private amenity space.'*

The proposed Development

- 1.13 The current proposals seek to infill the 6th floor level to create additional bedrooms. The height and bulk of the hotel would marginally rise above the 18.2m limit, recognising the acceptability of this height in the 2016 scheme. The architecture will follow the existing building, with greening reintroduced where possible and appropriate to do so, mindful of the desire to protect the skyline.



Figure 1.2 The Site (August 2023)



Figure 1.3 The Site (August 2023)



Figure 1.4 The Site (August 2023)

Section 2

**Relevant Planning Policy,
Legislation & Guidance.**

2 | Relevant Planning Policy, Legislation & Guidance

Policy Summary

Introduction

- 2.1 The Oxford Development Plan consists of the Local Plan 2036, site specific Area Action Plans and made Neighbourhood Development Plans. Relevant guidance consulted includes:
- Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
 - National Design Guide (2021)
 - National Model Design Code (2021)
 - Oxford Core Strategy (2016)
 - Oxford High Buildings Technical Advice Note (2018)
 - Oxford Central (City & University) Conservation Area Appraisals, including Character Zone Assessment: Western Fringe
 - Oxford View Cones Study (2015)
 - Oxford West End Design Guide (Appendix 3)
 - West End and Osney Mead SPD (2022)

Legislation

- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses
- 2.3 Section 72(1) of the Act, meanwhile, states that ‘in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

National Planning Policy Framework (2021)

- 2.4 The NPPF was first published in March 2012 and most recently updated in July 2021.
- 2.5 The NPPF states the importance of gathering appropriate and proportionate evidence to assess the significance of heritage assets. Paragraph 194 requires ‘applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.’
- 2.6 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.7 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), ‘this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.8 Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.9 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance.
- 2.10 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
Oxford Local Plan (2016 - 2036)	Policy DH1: High Quality Design and Placemaking	Planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. All developments other than changes of use without external alterations and householder applications will be expected to be supported by a constraints and opportunities plan and supporting text and/or visuals to explain their design rationale in a design statement proportionate to the proposal (which could be part of a Design and Access Statement or a Planning Statement). Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development.
	Policy DH2: Views and Building Heights	This policy seeks to retain significant views from outside and from within the city to protect the historic skyline in particular. Developments should be of an appropriate height and massing with a clear design rationale which refers to the High Buildings Study TAN (if necessary); and should demonstrate how any proposals would have a positive impact through massing, orientation, relation of the building at street level, and impact on important views including both to the historic skyline of the city and Oxford’s wider green setting. “The area within a 1,200 metre radius of Carfax tower (the Historic Core Area) contains all the buildings that comprise the historic skyline, so new developments that exceed 18.2 m (60 ft) in height or ordnance datum (height above sea level) 79.3 m (260 ft) (whichever is the lower) are likely to intrude into the skyline. Development above this height should be limited in bulk and must be of the highest design quality.”
	Policy DH3: Designated Heritage Assets	This policy reflects the NPPF, in that it seeks to ensure that schemes preserve (and where possible enhance) the significance of heritage assets, particularly recognising the weight to be given to designated heritage assets. Planning permission will be granted for development that respects and draws inspiration from Oxford’s unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality.
	Policy DH5: Local Heritage Assets	Planning permission will only be granted for development affecting a local heritage asset (or setting of an asset) if it is demonstrated that the significance of the asset, and its conservation, has informed the design of the development proposed.

Table 2.1. Summary of Local Policy

Section 3

Historic Development of the Site & Surroundings.

3 | Historic Development of Site & Surroundings

A Brief History of Oxford

Early History

- 3.1 Originally, Oxford occupied a strategic location due to its position on the upper reaches of the River Thames at its junction with the River Cherwell, leading to the establishment of an important Anglo-Saxon and medieval town. Its position as a county town was well established by 1086, but it wasn't until the late twelfth century when Oxford began to flourish as a university town. By the fourteenth century, the university had acquired numerous powers, including the regulation of trade and the policing of the streets. Gradually the University's buildings began to replace and overshadow the houses of the townspeople, who remained economically dependent on the university until the rise of the motor industry in the early twentieth century. Oxford then grew as an industrial city until the late twentieth century when such industries began to decline.
- 3.2 The Site is located in the West End of Oxford, situated between the castle to the east and Osney Island to the west. The West End of Oxford has experienced a different history to much of central Oxford, having been largely untouched by the university. As such, the remainder of this section will concentrate on the history of Oxford's West End, which relates most directly to the historic development of the Site itself.

Saxon and Medieval History

- 3.3 In the early tenth century a defended burh had been established at Oxford and by the Norman Conquest the defended Saxon town extended as far as St Georges Tower, which is considered to be Late Saxon in date and is situated in close proximity to the east of the Site in question. In the late eleventh century a Norman motte and bailey were constructed on the castle site and the castle precinct also incorporated the eleventh century Collegiate Chapel of St George at the Castle, the earliest collegiate institution in the town. By the twelfth century the castle and its defensive ditch dominated the West End of Oxford until the eighteenth century. Though the castle's importance as a military structure had substantially diminished by the late twelfth century and it then served as the town, and later the county, gaol.

Early Modern Development

- 3.4 The Dissolution of the Monasteries in the 1540s largely diminished the economic stimulus for the suburb. Following this, Christ Church became an important land owner in West Oxford and by the later sixteenth century a number of buildings are recorded in this area. The suburb around St Thomas' Street became a focus for malting, brewing and other noxious trades including butchers and slaughterhouses.

18th and 19th Century

- 3.5 This period saw the introduction of considerable changes which were largely related to the development of the transport network, including turnpikes canals and railways. A key change was the construction of New Road, which was built in 1769.
- 3.6 The brewery industry boomed during the eighteenth century and four breweries developed in this area—The Lion, Swan, and Eagle as well as Philip's Tower Brewery—in addition to maltings at Tidmarsh Lane, Paradise Street and Beckett Street. The Lion Brewery, on St Thomas' Street, was powered by a waterwheel on Castle Mill Stream and supplemented by steam engines; this complex was substantially extended during the nineteenth century.
- 3.7 Modest housing developed in and around the industrial premises and by the early nineteenth century the western suburb was overcrowded and unhealthy with 'yards' of cramped housing. The area became associated with prevalence of disease and merchants of industrial enterprises such as the breweries began to move out of the town houses to the healthier suburbs to the north and east of the city.

20th Century Onwards

- 3.8 As housing development spread further west in the late nineteenth and early twentieth century, the area developed a more commercial aspect, exploiting the major routes which had emerged during the development of the transport network. The spread of industry also continued and much of the medieval housing gave way to large industrial plots dominated by factories, warehouses and office blocks such as the 1960's Telephone House block.

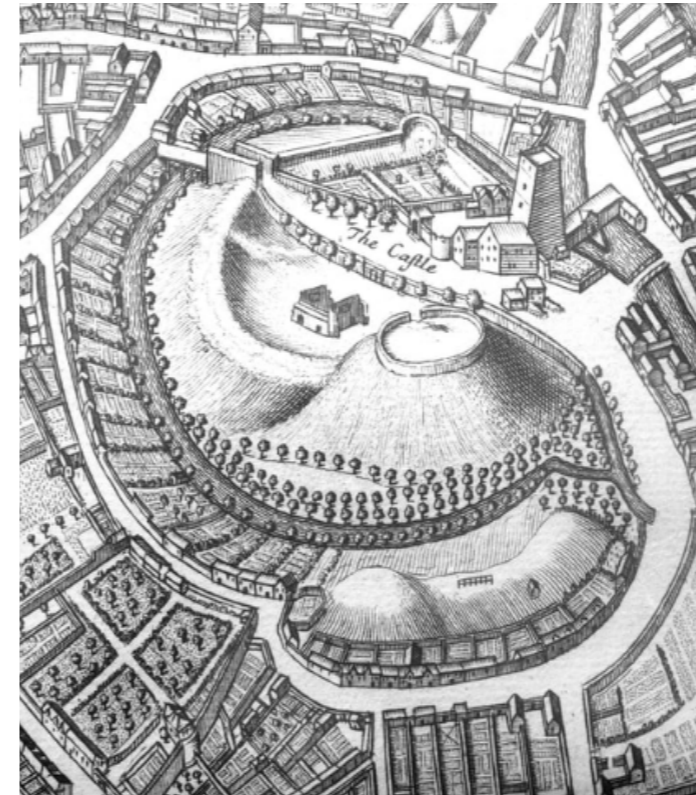


Figure 3.1 16th Century aerial illustration of the Castle showing St George's tower and the Castle Mill in the top right corner

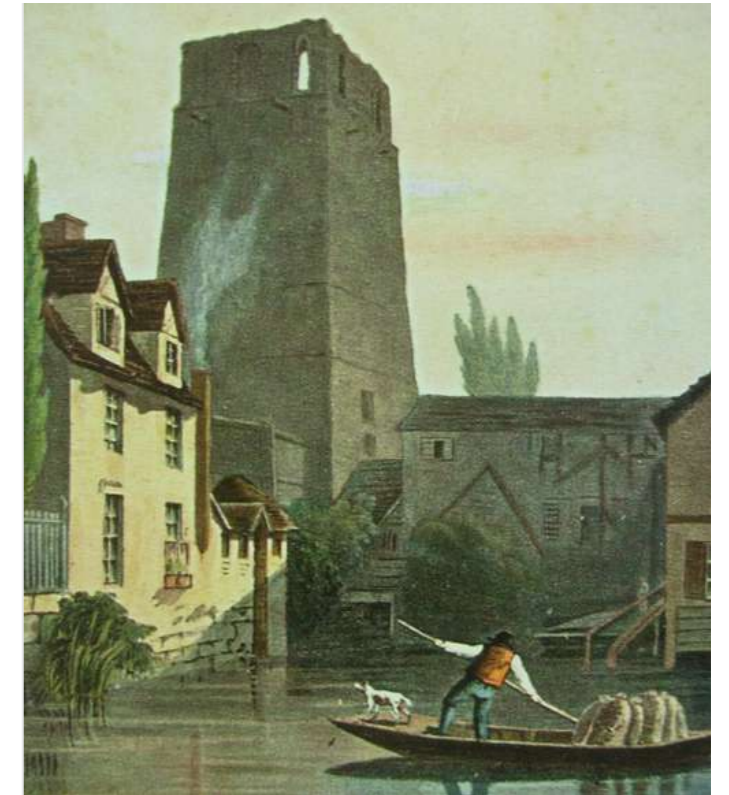


Figure 3.2 An 18th-19th century painting of the Castle and the Mill



Figure 3.3 The 16th-17th Century cottages on Fisher's Row with Brewery buildings visible behind



Figure 3.4 St Thomas Street c. 1900 looking towards the Castle

3 | Historic Development of Site & Surroundings

Historic Development of the Site

Historic Context

- 3.9 The Site is situated on the Wareham Bank, a narrow strip of land that forms an island, enclosed by Castle Mill Stream to the east and Wareham Stream to the west. By the late sixteenth / seventeenth century, Wareham Bank had been densely developed and rows of modest houses occupied the land between the two streams, including the Site. A community of fishermen and boatmen lived here making their living off the waterways.
- 3.10 The rise of the industrial character of the West End in the eighteenth and nineteenth century saw the gradual loss of much of the medieval housing, including those buildings within the Site. The Site is adjacent to the Lion Brewery, which was established by Richard Tawney in 1743. This brewery was redeveloped and extended a number of times during the nineteenth century: large brewing shed was added in 1879, a blacksmith's shop and engine house in 1880, stables in 1889, offices in 1892, and a tall octagonal chimney in 1901. These developments were all designed by local architect H.G.W. Drinkwater who designed a number of Morrell's pubs.
- 3.11 In 1896 the Brewery Gate Public House, designed by Drinkwater, was built just outside the Lion Brewery Gates, to the east of the tun room, and is adjacent to the Site, forming No. 5 St Thomas' Street. Given its location, the Brewery Gate Public House would have served as the flagship for the brewery's beer. The pub had previously been called the 'Marlborough Arms' and is likely to have replaced an earlier pub of this name.

Brewery Gate Public House

- 3.12 In July 1995 planning permission was approved for the erection of a single storey extension to the existing public house building to provide a pub kitchen (ref. 95/007700/NPH), and conservation area consent for the demolition of the pub cellar and utility outbuildings (ref. 95/00769/LH). The public house closed in September 2010. Following this in 2012, the former pub and adjacent ancillary building were converted into a single residential dwelling.
- 3.13 As of the approved 2019 planning application (19/00228/FUL), the ancillary building was converted into staff accommodation for the Courtyard By Marriott (Oxford City Centre) Hotel on Site.

Brewery Gate Ancillary Building

- 3.14 The single storey ancillary building adjacent to the former Brewery Gate Public House, which now provides staff accommodation for the Hotel occupying the Site is thought to date to the late 1880's and was also designed by Drinkwater. There is some speculation as to the original use of this building (it has been suggested that the building was built as a farriers forge or horse hospital). However, plans dating from 1889 by Drinkwater show that the building was originally intended to provide stabling for horses.
- 3.15 Indeed there were also a number of other single storey buildings within the Site (see historic mapping), which were also likely to have been associated with the brewery. It is possible that this single storey ancillary building fronting St Thomas' Street formed part of a larger complex of buildings, possibly stables or other buildings associated with servicing the brewery's drays.

Later Development (The Cooper Callas Building)

- 3.16 The Site remained in this use until the early 1960s when the aforementioned single storey buildings to the rear of No. 5 St Thomas' Street were cleared to make way for a builders merchants' depot. This included the construction of the Cooper Callas Building (also known as 'Unither House'), which incorporated a warehouse, office, showroom, and storage yard. This building was demolished in 2018 as part of the approved plans of the 2016 application (Ref: 16/02689/FUL)

Courtyard By Marriott Oxford City Centre

- 3.17 Since the demolition of the Cooper Callas Building in 2018, the Site has been occupied by the Courtyard by Marriott Oxford City Centre. The building is red brick with extensive green roofing, and at its highest reaches six storeys with a deep set-back at roof level.
- 3.18 Oxford's Local Plan (2036) explains that when Oxford's hotel occupancy and room rates are compared with those of comparable cities, there is significant unmet demand and potential for growth in all varieties of short-stay accommodation.



Figure 3.5 Morrell's Brewery on St Thomas' Street (1897)



Figure 3.6 Aerial Photograph dated 1937, before widespread clearing of the 18th and 19th century industrial buildings



Figure 3.7 Works to convert the lion gate brewery after its closure in 1998



Figure 3.8 The Cooper Callas Building before deomlition (2016)

3 | Historic Development of Site & Surroundings

Map Regression Study

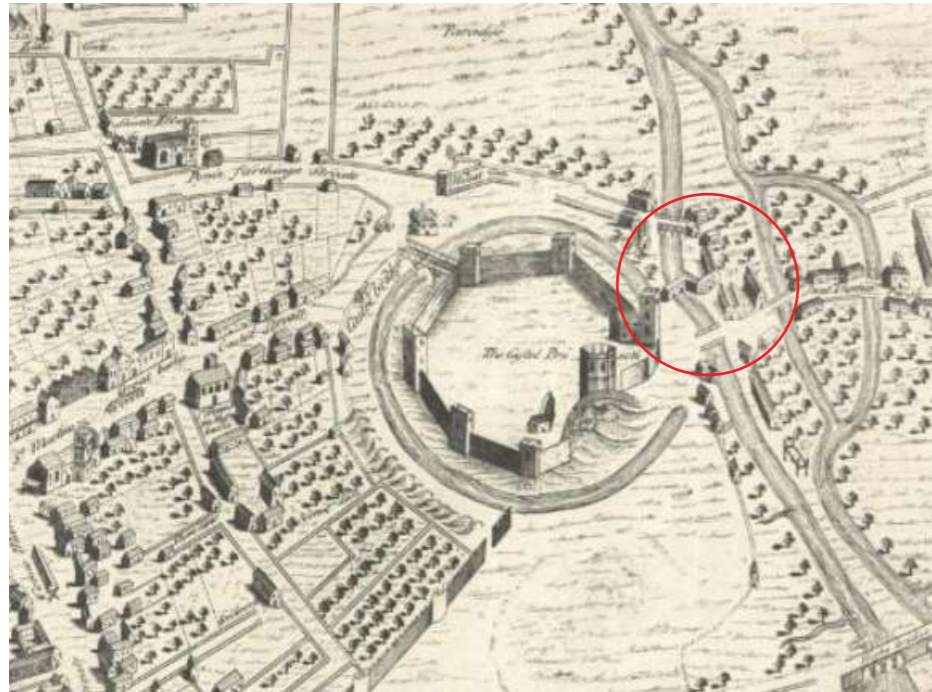


Figure 3.9 Gough Maps of Oxfordshire, drawn in 1578 and engraved in 1732



Figure 3.10 Map of Oxford dated 1675 by the cartographer David Loggan (1635-c.1700)

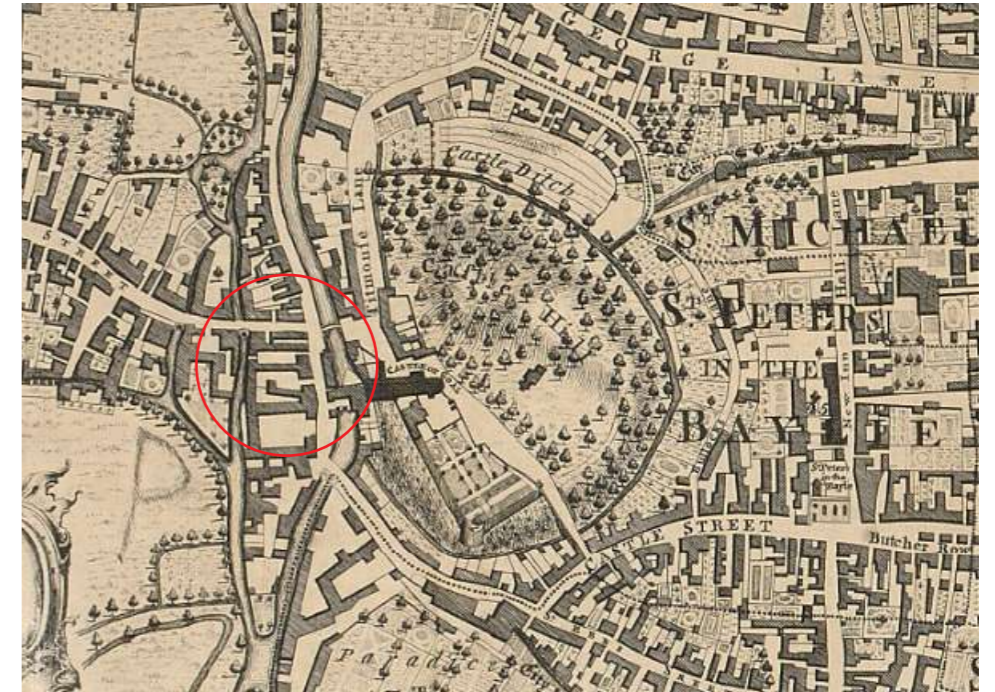


Figure 3.13 Gough Maps of Oxfordshire, published 1751



Figure 3.11 Map dated 1797, by Richard Davis



Figure 3.12 1878 OS Map, surveyed between 1874 - 1875



Figure 3.14 1883 Map of Oxford (Spots= Fully Licensed; Stars= Beer Houses; Squares= Breweries; and, Triangles= Wines & Spirits)

3 | Historic Development of Site & Surroundings

Map Regression Study (Continued)

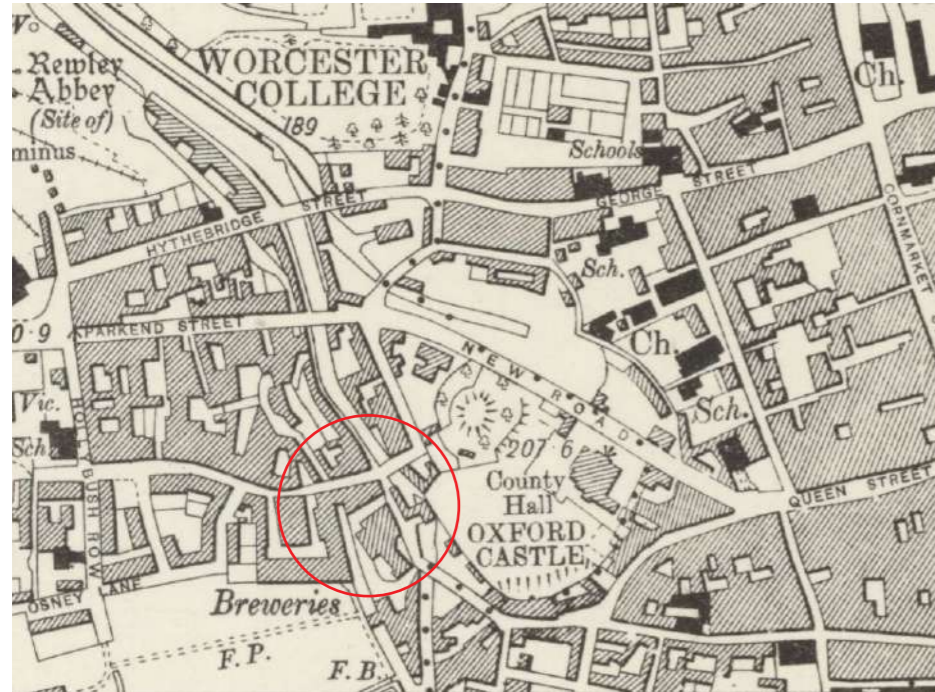


Figure 3.15 1898 - 1900 OS Map

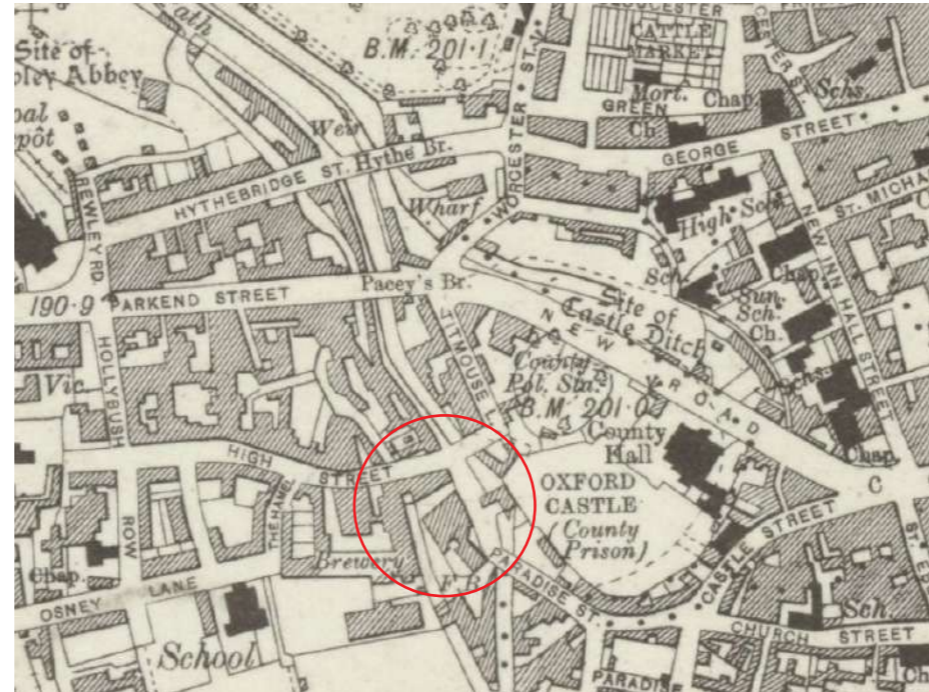


Figure 3.16 1911 - 1922 OS Map

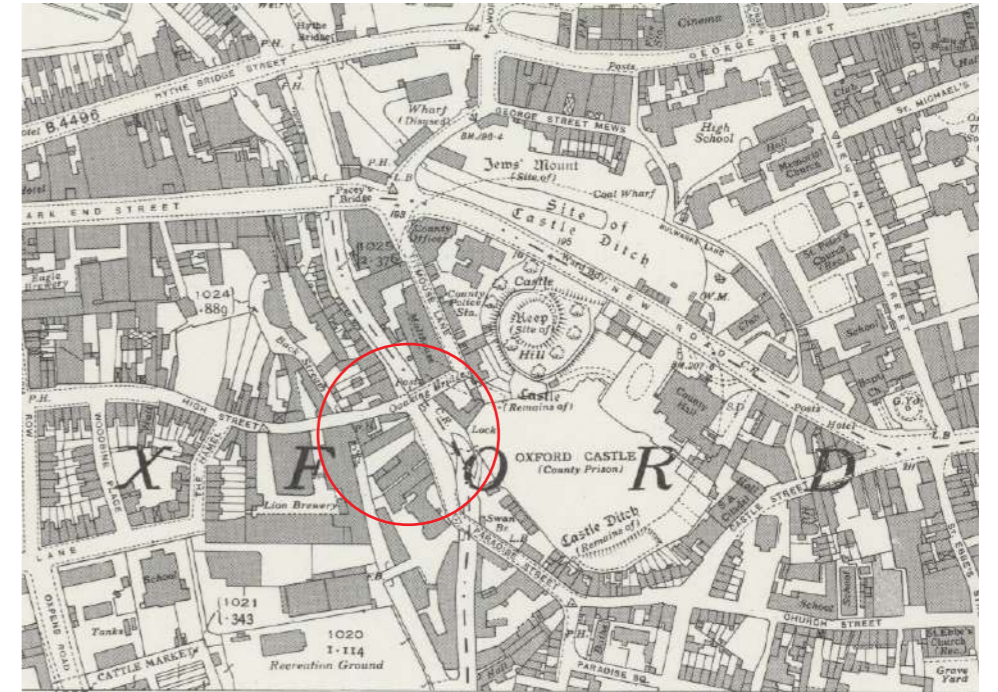


Figure 3.18 1939 - 1947 OS Map



Figure 3.17 1961 OS Map

Section 4

Heritage Assets & Significance.

4 | Heritage Assets & Significance

Identification of Heritage Receptors

4.1 Within the City of Oxford there are around 1,200 listed buildings, almost a quarter of which are Grade I and Grade II* Listed.

4.2 The rich heritage of Oxford is also complemented by several Registered Parks and Gardens, Scheduled Monuments and Conservation Areas.

4.3 The Site holds no heritage designations in itself, though it lies within the Central (University and City) Conservation Area. This large Conservation Area has been divided into several different character areas, each with their own distinct heritage and townscape. The Site lies within the Western Fringe Character Zone, which is described in the Zone 6 Character Assessment as:

"This character zone consists of the areas west and south-west of the city centre along the Castle Mill Stream, St Thomas' and later the Oxford Canal. [...] Pockets of post-medieval character survive, but most were swept away by comprehensive redevelopment in the 1960s and 1970s, to be replaced by largely unsuccessful structures of a different scale and grain."

4.4 Figure 4.1 is a heritage asset mapping exercise to understand and illustrate the heritage assets within the immediate vicinity of the Site. For the sake of proportionality (in line with NPPF paragraph 194), and due to the lack of perceived affects on their setting not all of these assets will be assessed. Therefore, the primary focus of this assessment will be on the following assets:

Conservation Areas:

- Central (University & City) Conservation Area

Schedule Monuments

1. Oxford Castle and Earlier Settlement Remains

Listed Buildings:

2. St George's Tower, Crypt, and D Wing (Grade I)
3. Well House Oxford Castle (Grade I)
4. Swan Bridge (Grade II)
5. Boundary Wall & Correction Houses (Grade II)
6. 1 Fisher Row & 2-3 Fisher Row (Grade II)



Figure 4.1 Heritage Asset Map

4 | Heritage Assets & Significance

Significance

Central (University and City) Conservation Area

- 4.5 The Site is situated in the Western Fringe Character Zone of the Central (City and University) Conservation Area, which was first identified by the Council as “an area of great historic value” in its review of the Development Plan in 1967. The Conservation Area was first designated in 1971 and covered much of the City centre.
- 4.6 The area immediately surrounding the Site is largely characterised by Castle Mill Stream, Wareham Stream and Oxford Castle, which demonstrate the early development and townscape of the West End of the Conservation Area. The medieval street pattern is also largely discernible, particularly in terms of the winding nature of both Paradise Street and St Thomas’ Street. Together these elements reveal the character of a medieval suburb, however, there is little surviving built fabric to create the appearance of this once thriving medieval suburb.
- 4.7 In particular, the area immediately surrounding the Site was largely redeveloped during the late twentieth century and again in more recent times, to provide modern residential apartments, particularly along Fishers Row and at Woodin’s Way, of which the latter abuts the Site itself.
- 4.8 The Castle precinct within the Conservation Area is a significant feature, dominated by the Norman motte and the former prison. High-quality architecture and design in new structures, such as the Malmaison Hotel, contribute positively to the area. St Georges Tower, a Grade I listed building, serves as a prominent landmark, reinforcing the area’s historical significance. Public spaces and access points create a sense of community within the Castle Quarter.
- 4.9 These western fringes of the Conservation Area offer diverse views, including narrow street views such as St Thomas’ Street with dense development on both sides; vistas along Paradise Street and Fisher’s Row bordered by the Castle Mill Stream and St George’s Tower, which create a sense of openness; and, wide views from tall landmarks like the Grade I listed St George’s Tower and the castle mound, offering panoramic views of the West End and its surroundings.

- 4.10 There is a degree of inter-visibility between the Site itself and the surrounding listed buildings identified in Figure 4.1 above. This includes views of and from the Grade I listed St George’s Tower, and No. 1 Fisher’s Row, situated opposite the Site, which are particularly prominent.
- 4.11 In terms of the Site’s own contribution to views within the Conservation Area, as aforementioned, the former pub ancillary building contributes to views along St Thomas’ Street and from Tidmarsh Lane, revealing in connection with the Lion Brewery, part of the industrial heritage of the area. The main building on the Site is seen in a number of views from St Thomas’ Street, Paradise Street, and the top of St George’s Tower in particular. In the committee report of the approved application, now built on Site, Historic England commented:
- “Overall we consider the damage done to the visual connectivity between tower and surrounding landscape to be slight. It would be more visible in views from the Castle Courtyard than the present building but would not be appreciably taller and again the harm is likely to be slight. The impact on views from the Castle Mound would also be much less than in the previous proposals as the building is smaller and retains views of the brewery. In our view the visual connectivity with the wider landscape beyond would not be seriously harmed.”*
- 4.12 However, they continue to comment that they “would prefer to see the roof as an attractive roof-scape in its own terms rather than hiding the roof in greenery. The design of the east elevation when viewed from the south lacks the industrial toughness that characterises the area and does not have quite enough strength of character to stand alone as a statement building.”
- 4.13 The officers assessment “considered that despite to the overall massing and appearance at roof top level, the proposed building would not appear unduly bulky or large over the 18.2m and would not impact on this essential character of Oxford’s skyline and is therefore would be acceptable in accordance with HE9.”

- 4.14 Therefore the Site is considered to have preserved and enhanced the Conservation Area and the setting of heritage assets within it, including the scheduled monument. Furthermore, while the Site is a taller element in the Conservation Area it is not considered to adversely affect views into or out of the City.
- 4.15 In the Officer’s assessment, the use of green walls and a green roof was considered to mitigate the impact of the Site in views looking out towards the green fringes of the City. However, while elements of the green roof have been successful (particularly the lower levels and the planted edges of the roof), the green has proved difficult to maintain and in areas has a negative aesthetic contribution to the site and thus the Conservation Area, particularly in short range views including from St George’s Tower and the Castle Mound (See figure 4.3).
- 4.16 Therefore, there is scope to enhance the aesthetic contribution of the Site, and in line with Historic England’s comments, bring forward the “industrial toughness” that characterises the architectural heritage of the Western Fringe Character Zone in the Central (University and City) Conservation Area.

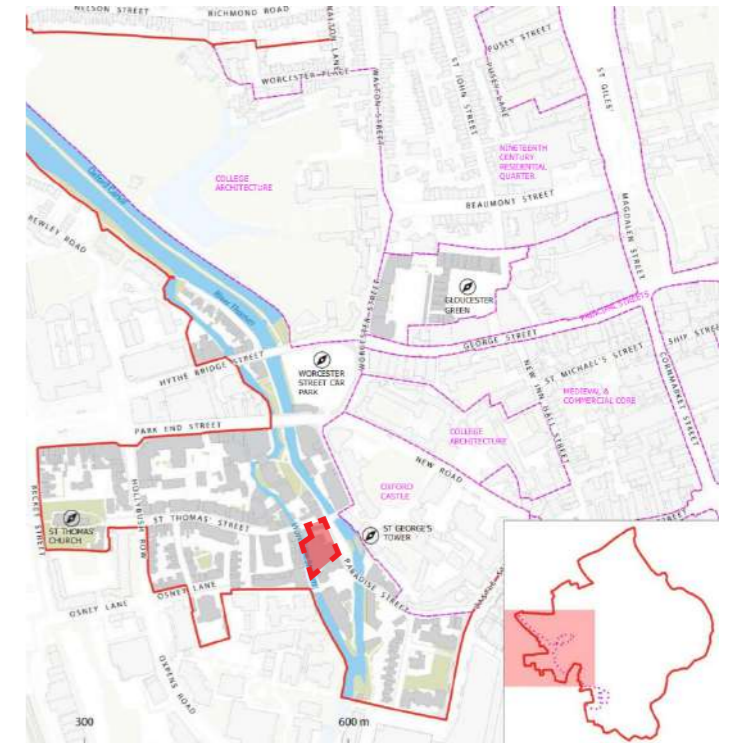


Figure 4.2 Map of the Western Fringe Character Zone in relation to the Conservation Area and adjacent Character Zones (Site marked in red)



Figure 4.3 View of the Western Fringes of the Conservation Area from the Castle Mound with the Site in the foreground

4 | Heritage Assets & Significance

Oxford Castle Group

Oxford Castle and Earlier Settlement Remains (SM)

4.17 D Wing including the Debtor's Tower, extends eastwards from St George's Tower. The building originally comprised a prison block and tower and was built from 1785 onwards by William Blackburn, constructed of coursed rubble with stone dressings. St. George's Chapel Crypt is situated beneath D Wing of the former Oxford Prison and dates from c1074, probably rebuilt in 1794 and possibly again in 1848.

St George's Tower, Crypt & D Wing (Grade I)

4.18 St George's Tower is undoubtedly the most prominent of these Castle buildings, forming a prominent landmark in Oxford's West End and making a historic contribution to the City's skyline, both in short and long range views. The tower was built in c.1071 for Robert d'Oilly to guard the north-west angle of Oxford Castle and also to serve as the bell tower to the castle Chapel of St. George.

Boundary Wall & Correction Houses (Grade II)

4.19 The former Houses of Correction and attached Carpenter's Shop, and the Boundary Wall were built in the late 18th century. The buildings now form part of the Oxford Castle Quarter complex, a public attraction and hotel. The Boundary Wall comprises of stone and coursed rubble with cement rendered coping. The Correction Houses and Carpenter's Shop are of

coursed rubble with stone dressings and quoins; the Houses of Correction comprise rectangular blocks of two storeys whereas the Carpenter's Shop is a single storey building.

4.20 Together, these assets form an important group within the Oxford Castle Quarter and are considered to be high value, contributing to each others overall significance. St George's Tower, the Crypt and D Wing are of exceptional architectural and historic interest and are thus listed Grade I, of which only 2.5% of all listed buildings are Grade I.

4.21 The setting of this group of assets is thus principally derived by the surrounding historic buildings within the castle quarter and enclosed by the remaining sections of the boundary wall. As such, the setting to these buildings is somewhat enclosed and insular, though there is intervisibility between the Site and the castle courtyard as seen in figure 4.4.

4.22 Overall, the Site is considered to have a neutral impact on the setting and significance of the assets within the Castle quarter. Though there is a level of intervisibility between the Site and the assets, the Site is an example of high-quality design with architectural references to the historic industrial character of the Western Fringes and Castle Mill Stream.



Figure 4.4 Oxford Castle looking towards the Site
August 2023



Figure 4.5 Oxford Castle
August 2023

Swan Bridge

Grade II

4.23 The Swan Bridge dates from the early nineteenth century and is a level roadway bridge with cast iron railings, supported by two stone arches. The bridge was listed Grade II in 1972.

4.24 The bridge holds architectural and historic interest. It is located on an important historic crossing over the Castle Mill Stream, which has its origins in the Medieval period. Therefore, Swan Bridge and the gently curving street layout of Paradise Street together add to the significance of the Bridge and provide insight into the historic context of the Castle, and Castle Mill Stream.

4.25 Architecturally, the Bridge is of a simple form and material palette which was appropriate for the industrial nature of the surrounding area. The robust bridge would have needed to withstand the daily traffic of the brewery employees, delivery carts, and carriages making their way into the city centre.

4.26 The setting of Swan Bridge is almost entirely defined by modern residential development with the exception of the Castle boundary walls and St George's Tower. In views from the south at the Bridge the Site curves round from the adjoining buildings and successfully draws the eye down to Fisher Row, thus has a positive contribution.



Figure 4.6 Swan Bridge
August 2023

Fisher's Row

1, 2, and 3 Fishers Row (Grade II)

4.27 No. 1 and Nos. 2 & 3 Fisher Row share a connected history and thus, have been grouped together for the purpose of the following assessment.

4.28 No. 1 Fisher Row is a Grade II listed house situated on the corner of St Thomas' Street. The house was built for Edward Tawney who owned the Lion Brewery in the later eighteenth century, before it was overtaken by the Morrells.

4.29 A stone panel in the pediment of Nos. 2 & 3 Fishers Row has the inscription: "Endowed in the year 1799 Edward Tawney Esquire, Alderman of this City". The houses were built as four almshouses and later converted into two tenements. Nos. 1-3 are all three storeys and constructed of red brick. However, Nos. 2-3 are more modest with less elegant architectural detailing than its neighbour.

4.30 These houses have group value and contribute to each others overall significance, which is derived from their architectural and historic interest as late 18th century housing; and their connection to Oxford's industrial history, particularly the Lion Brewery.

4.31 Overall, the Site compliments the setting of Fisher's Row through the replication of warm red toned brickwork and articulated banding. The Site is considered to have a positive contribution to Nos. 1-3.



Figure 4.7 Fisher's Row
August 2023

Section 5

**Townscape Character
Assessment.**

5 | Townscape Character Assessment

Townscape and Character Assessment

Introduction

- 5.1 The west of Oxford's central area has a unique history and development pattern when compared to other areas of the City centre and the wider Central (University and City) Conservation Area. The western fringes transitioned from a medieval suburb to an industrial and commercial hub. More recently, the area has evolved to consist of a mix of residential, commercial, and industrial areas near the railway station.
- 5.2 To understand the context for the Site's redevelopment, an assessment of the local townscape, especially immediately surrounding the Site, is important. This assessment considers the wider townscape character, demonstrating the rich townscape quality of Oxford and the wider Conservation Area. This provides a framework for understanding more fully the development and differences between the townscape character of the Western Fringes of the City and the remainder of the central zone.

Methodology

- 5.3 The consideration of townscape character aligns with the approach set out in the Landscape Institutes's Guidelines for Landscape and Visual Impact Assessment (GLVIA3, 2013) and Technical Information Note on Townscape Character Assessment 05/2017 (2018, TIN 05/17).
- 5.4 In assessing the likely effects on townscape character, the intention is to identify how and to what degree it would affect the elements that make up an area of townscape, including its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, role of water or planting, or other characteristics.
- 5.5 The surrounding townscape is assessed as one townscape character area within a roughly 500m radius of the Site boundary, however taking into account that the density of development restricts the visibility and potential effects somewhat, in line with TIN 05/17.

- 5.6 The key qualities or characteristics of the townscape that are likely to be affected by the proposal are identified within the assessment. Examples of these might be:
 - A particular scale or height of development that is characteristic and of value;
 - Particular spatial layouts, patterns of development or urban grain;
 - Particular relationships between open or green spaces, water bodies or topography;
 - Particular features, such as skylines or permeability through the area, that are of importance;
 - The overall character or quality/condition of a particular street or series of spaces; and
 - Notable aesthetic, perceptual or experiential qualities-
- 5.7 Establishing the sensitivity of the townscape involves combining judgments about the value of the townscape; and the susceptibility of the townscape to change.
- 5.8 The value of the townscape can be influenced by a range of factors including its intactness/condition, scenic quality, rarity, representativeness, conservation interests (i.e. heritage or environmental designations), recreational value, perceptual qualities or communal associations.
- 5.9 The susceptibility to change is the ability of the townscape to accommodate change and is affected by the nature of the proposal and its ability to affect the basis of the townscape value. Therefore, the susceptibility and resulting overall sensitivity is therefore set out as part of the assessment of effects in the next section.
- 5.10 The value of the townscape is described as 'high', 'medium', 'low' or 'negligible'.

Assessment

- 5.11 The Site in the western fringes of Oxford is strategically located, close to the Oxford Castle Quarter and the city centre, with Oxford train station to the west.
- 5.12 The Castle Quarter, transformed into a leisure, retail, and heritage complex, acts as a distinct barrier between the western edges and the city centre. The Castle complex is highly successful, drawing visitors, tourists, and locals alike with its historic buildings and strategic / industrial heritage elements, along with attractive public spaces and long-range views out of the City.
- 5.13 However, outside of the Castle boundary walls, the immediate area around the Site is predominantly residential and quiet in character. St Thomas' Street, once an important historic route, lost much of its historical significance during the late twentieth century clearings and redevelopments of the area. Thus, now the road serves as a quiet residential street, far from the noisy, dirty and bustling industrial brewery centre it once was. This quietness reflects the loss of importance, and while the hotel on Site has encouraged visitors to this area, it is used more as a thoroughfare than an area to appreciate the nearby Castle, Castle Mill Stream, and Wareham Stream. This is furthered by the dead space of the largely unused roof terrace at the Site. Despite providing exceptional views of the City and offering a new perspective to appreciate the Castle, the large terrace has limited visitors and thus a somewhat neglected appearance.
- 5.14 On account on the City height limit, building heights within the western fringes of the City are generally consistent, with buildings typically sitting within the 3 to 6 storey range. Despite some larger modern plots, including the Site, the fine grain of the historic townscape has been preserved. From street level this creates short-range closed views, with longer range views only appreciable from higher vantage points such as St Georges Tower and the Castle Mound.

- 5.15 Overall, the townscape is considered to be high value, particularly immediately surrounding the Castle Complex, which reduces to a medium / high value as it spreads west. While the townscape has retained fine examples of architectural heritage, the fine grain of the townscape has been partially disturbed by demolitions of the late twentieth century. The building heights are consistent, and throughout the western fringes there are views both in and out of the City, high value views of the Castle Complex and St George's Tower contribute to the overall appearance and character.
- 5.16 The Site is a high-quality modern addition to the immediate townscape, referencing the industrial heritage of the Western Fringes Character Zone, and demonstrating how new development can successfully integrate into the City's historic setting. Therefore, the Site has a positive contribution to the surrounding townscape.



Figure 5.1 View from St Thomas Street looking southeast August 2023

Section 6

**Heritage & Townscape
Assessment.**

Proposed Development

- 6.1 This section provides a brief overview of the proposed development scheme, designed by Axiom Architects. Further detailed design information of the proposal is provided in the accompanying drawings and Design and Access Statement produced by Axiom.
- 6.2 The proposed development seeks to complete the composition of the building whilst addressing issues with the existing design, namely the quality of the green walls owing to their location. As such the proposals include infilling the 6th floor level to create additional bedrooms. The height of the hotel would remain as is, within the City height limit, recognising the acceptability of this height in the 2016 scheme.
- 6.3 The design will integrate into the existing building, with greening reintroduced where possible and appropriate to do so, mindful of the desire to protect the skyline.
- 6.4 There is an acute need for additional hotel accommodation in Oxford, particularly in the City Centre. This need has been clearly set out in recent planning applications e.g. Linton Lodge Hotel (LPA Ref: 23/00142).
- 6.5 The existing hotel operates at an average of 91% occupancy blended across the year, with occupancy levels as high as 98% in June and July. The rate for these 2 months is diluted slightly by the less busy weekdays, showing the clearly high levels of demand. This demonstrates a clear need for additional accommodation in this location.
- 6.6 Additional justification for the proposals can be summarised as:
- There is a low representation of internationally branded 4-star hotels in Oxford;
 - The proposals would not prevent Oxford from remaining above average on hotel occupancy;
 - Oxford hotels have a significantly higher than average occupancy rate (and the occupancy rate of the Site significantly exceeds that average).
 - Oxford is a major economic driver for the wider South East of England and has a resultant need for significant hotel provision. This needs to meet the demand from both the tourism sector and the corporate visitors.



Figure 6.1 Concept sketch of the proposed development

6 | Heritage & Townscape Assessment

Committee Report (16/02689/FUL)

Overview

- 6.7 On May 9th, 2017, the West Area Planning Committee convened to deliberate upon the 2016 planning application. The committee advised to grant approval in principle for the application.
- 6.8 The recommendation for approval was underpinned by the following key reasons:
- The proposed development addresses a recognized demand for short-stay accommodation within the city.
 - Its design and form align with appropriate quality standards.
 - Moreover, the development, serves to preserve and enhance the distinctive character and surroundings of adjacent listed buildings, the Conservation Area, and the Scheduled Monument.
 - In this context, any potential adverse impacts on these designated and non-designated heritage assets are outweighed by the high-quality design and public benefits offered by the development.
 - Additionally, the proposal poses no harm to neighbouring properties and aligns with the relevant policies found in the Local Development Framework and the National Planning Policy Framework (NPPF).
 - The objections raised against the proposal were thoroughly evaluated by officers. After review, it was the view of the officers that these objections did not individually or cumulatively constitute valid reasons for refusal.

Officer's Report

- 6.9 The Officers' Assessment concluded:
- "The proposal would meet the need for additional hotel accommodation within the City Centre in a sustainable location and in an appropriate high quality design that would preserve and enhance the street scene and CA and would not harm the setting adjacent listed buildings and scheduled monuments. Any perceived harm would be outweighed in this case by the public benefits of the proposal in the form of hotel accommodation, public realm improvements and quality replacement building."*

- 6.10 Additionally, it was considered that:
- "Despite to the overall massing and appearance at roof top level, the proposed building would not appear unduly bulky or large over the 18.2m and would not impact on this essential character of Oxford's skyline and is therefore would be acceptable in accordance with HE9."*
- 6.11 Additional relevant extracts from the Officer's Assessment are presented below:
- "It is considered that this simplified design is more robust & coherent in appearance and reflects the industrial character of the immediate area within which it sits."*
- "It is considered that the replacement building although larger in height and massing would not be unduly harmful to street scene taking into account what is already there. The materials proposed and revised design forms an appropriate relationship with the street and Conservation Area and is a quality design that would outweigh any harm."*
- "The new building would be approximately 50cm higher than the existing Cooper Callas building however the large bulk of the hotel would be below the 18.2m limit."*
- "Policy HE9 allows for exceptions to the height limit and in this case the whole of the top floor is to be constructed using a green living wall with green roofs."*
- "It is therefore considered that the proposed building would not significantly harm the character and appearance of the street scene and Conservation Area within which it sits and any harm is outweighed by the quality design of the building."*
- "It would preserve and enhance the Conservation Area and the setting of the scheduled monument and not adversely affect views into our out of the City."*
- "It therefore accords with Policies CP8 & 9, HE3, 7, 9 & 10 of the OLP, CS18 of the CS and WE112 & 12 of the WEAAP and the NPPF."*

Historic England's Comments

- 6.12 Historic England supported the application, and found it compliant with the National Planning Policy Framework (NPPF) and the statutory duties to preserve the Conservation Areas' character and appearance.
- 6.13 The following is an extract of Historic England's comments from the Committee Report, with particularly relevant extracts highlighted:
- "The revisions to the east elevation, particularly the use of brick throughout, have significantly improved this elevation, which now looks much calmer and more coherent. Revisions to the green roof are also likely to soften the visual impact of the building in views from St George's Tower and the Castle Mound. As the building is slightly larger than that currently occupying the site there is still a degree of adverse impact on these views. However, this harm is in our view outweighed by the fact that the elevations are of better quality than the existing building. While the design has not succeeded in creating a top storey that positively contributes to Oxford's roofscape it at least hides its bulk reasonably well. Given the constraints of the site, particularly the need to create enough rooms to make the project commercially viable without obscuring key views, this is likely to be the best that can be achieved."*
- "Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph number 132. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas."*

Summary

Reasons for recommendation of approval:

- Addresses the demand for short-stay accommodation;
- Design aligns with quality standards;
- Preserves and enhances the character of listed buildings, Conservation Area, and Scheduled Monument;
- High-quality design outweighs potential heritage impacts;
- No harm to neighbouring properties; and,

Officer's Assessment:

- Proposal meets the need for hotel accommodation in a sustainable location;
- Preserves streetscape and Conservation Area;
- Not harmful to Oxford's skyline;
- The use of green living wall and green roofs for the top floor were beneficial; and,
- Reflects industrial character of the area.

Historic England's Comments:

- Supported the application.
 - Some adverse impact on views, but outweighed by high quality elevations.
 - High quality design conceals bulk effectively.
- 6.14 Overall, the building was deemed to be compliant with Policies CP8, CP9, HE3, HE7, HE9 & HE10 of the Local Plan; CS18 of the Core Strategy; WE112 & 12 of the West End Area Action Plan; the NPPF; and, the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 | Heritage & Townscape Assessment

Heritage

- 6.15 The existing building in the Western Fringe Character Zone of the Central (City and University) Conservation Area, is designed to harmonise with the existing streetscape including the varying building heights, differing rooflines, and façades which step in and out along curving streets.
- 6.16 The design approach of the existing building was to deliberately reflect this character, which is most notable in the stepping upward from the single storey ancillary building on the corner of the Site to create a staggered roofline leading away from St Thomas' Street. The proposed development maintains this stepped massing, giving space to the single storey ancillary building and the surviving brewery buildings behind.
- 6.17 The northern elevation of the building adjusts in scale from the one- and two-storey former Brewery Gate Public House to the five and six-storey elements of the building. This gradual increase in height along Paradise Street ensures that the historic pub and stable blocks remain the defining features at the junction, with the proposed extension increasing the massing slightly but respecting the height of the existing building.
- 6.18 From Wareham Stream, the brick-clad western facade features a vertical emphasis through its glazed southern bays. The proposals will continue this vertical emphasis while improving the aesthetic quality of the elevation through the removal of failed green walls, which has experience maintenance issues on this facade since its installation. The proposed design effectively complements the existing building and the building on the western bank of the stream. It directs views along the stream from the nearby bridge, displaying "wharf" characteristics in its materials, positioning, and architectural style.
- 6.19 The Castle site, although part of the Central (University & City) Conservation Area, has its distinct character primarily defined by listed buildings and the castle mound, all falling within the associated Scheduled Monument. The significance and collective value of these Scheduled Monument-listed buildings are so intertwined that the impact of redevelopment proposals on both the setting of the listed buildings/Scheduled Monument and the character and appearance of this part of the conservation area are essentially inseparable.

- 6.20 In Oxford there is considerable need for more hotel accommodation. These proposals not only provide much needed rooms in an appropriate location of the City but also have the potential to open up significant views of the Oxford Castle Quarter from the upper floors of the hotel, which will be occupied more than the currently underused roof terrace. This would provide a better view of the listed buildings hidden within the Castle Quarter to the West End and to city visitors. This design also aims to encourage hotel guests to explore the Oxford Castle Quarter on foot and experience the historic listed buildings and Scheduled Monument in the area.
- 6.21 Overall, the proposed development will maintain the height and architectural approach of the existing buildings, as well as preserving the stepped massing from the corner of St Thomas Street upwards. The simple materiality of the existing building is enhanced with rich detailing to respond to the surrounding context in the form of subtle references to the Site's industrial past. The simple palette and well-considered detailing celebrate the neighbouring historic buildings, while giving the appreciation that the Castle complex commands.
- 6.22 Therefore, it is anticipated that the proposals will preserve the setting and significance of all identified heritage assets, in particular the Central (University and City) Conservation Area; the listed assets within the Castle complex, the listed houses on Fisher's Row, and Swan Bridge as the development does not obscure heritage assets in any key views, nor does it intrude into the appreciation of their significance.

Townscape

- 6.23 This section considers the criteria set out in the National Design Guide (2021) to assess the proposed development and the nature of the potential townscape effects. The criteria are: context, identity, built form, movement, nature, public spaces, uses, homes & buildings, resources, and lifespan.
- 6.24 A viewpoint study of the existing building on Site follows this Heritage and Townscape Assessment. The historic context and townscape appraisal of this Site has been set out in the preceding sections of this report.
- 6.25 The existing hotel is a modern 4-star hotel in Oxford City Centre which was constructed between 2018 and 2019 in accordance with the pertinent planning permissions granted in 2017 (LPA Ref: 16/02689/FUL). The hotel opened its doors in the summer of 2019 and currently has 149 rooms in a five storey plus set back sixth storey brick building fronting Paradise Street.
- 6.26 The emerging proposals for the Site comprise a rooftop extension to continue the top storey over the building, and small-scale 'infill' side extensions where the building currently steps. These modest extensions on the roof and to the side of the existing building will enable the hotel to provide an additional 14 rooms for the hotel to assist in meeting an acute local need.
- 6.27 Therefore, the proposed development would not add any additional height to the building, which though at the taller end of buildings within the City, was deemed appropriate in the 2017 consent and in line with Policies HE9 and HE10, which seek to ensure new developments do not exceed 18.2m in height (or 79.3mOD whichever is lower).
- 6.28 The architecture and materiality of the proposal draws on references from the existing local context, particularly the industrial heritage of western fringes, to ensure it is a contextual response to scale, form, massing, and appearance. The colour of the material has been selected to soften its appearance allowing it to settle comfortably into the background landscape and longer views.

- 6.29 The existing green wall and green roofs enhance the sustainability credentials of the Site and help to mitigate the visual impact of the proposals in long range views. However, sections of the green wall are unsuccessful owing to their location and expose the material below, which detracts from the overall aesthetic contribution of the Site. The use of green walls and green roofing was considered acceptable in the 2016 permission. The proposed development seeks to build upon the comments raised by officers and Historic England, to incorporate greening once more but make a higher contribution to the historic skyline and add greater visual interest.
- 6.30 Furthermore, there is an opportunity to mitigate the visibility of external plant, particularly from St Thomas' Street. The proposals thus provide the opportunity to enhance the Site's contribution to its immediate townscape through the rationalisation of the roofscape; the removal of failed green walls; and the introduction of a stronger roofline that better reflects the industrial architectural heritage of the Site's surroundings.
- 6.31 Overall, the Proposed Development seeks to take an underused roof terrace, which is not particularly in character with the building below or neighbouring buildings, and introduce a high-quality infill extension to provide much needed hotel accommodation in the City centre. With its use of variety, articulation, and materiality, the proposal would provide a sensitive architectural addition to the townscape; enhancing and preserving the townscape character of the western fringe of Oxford City Centre. A viewpoint study is set out below, which further tests the potential impacts of the proposed scheme.

Section 7

Visual Assessment.

7 | Visual Assessment

View locations

- 7.1 The original applications for the hotel underwent detailed consideration and viewpoint scoping, and the outline scope for this application is very much based on that original scope. Two of the original views have been excluded (these are noted below) due to an absence of visibility of the site within the view.
- 7.2 The scope of views is considered to be a wholly appropriate and proportionate response, which seeks to focus on the locations where the scheme is capable of having a material affect on townscape character and visual quality.
- 7.3 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors).
- 7.4 The approach is in line with GLVIA. The selection of viewpoint locations (fig.7.1) has been informed by fieldwork, the accessibility of view (i.e. whether publicly accessible) and the potential sensitivity of the view (i.e. proximity to heritage assets). These are:
- Viewpoint 1: Hinksey Heights Golf Club
 - Viewpoint 2: Raleigh Park
 - Viewpoint 3: Park End Street -
 - Viewpoint 4: Woodin's Way
 - Viewpoint 5: Paradise Street/Paradise Square junction
 - Viewpoint 6: St George's Tower
 - Viewpoint 7: Carfax Tower
 - Viewpoint 8: The Mound
 - Viewpoint 9: Tidmarsh Lane
 - Viewpoint 10: Quaking Bridge
 - Viewpoint 11: Castle Courtyard
- 7.5 Other views have been considered, and scoped out of this assessment, on the basis that the scheme would be wholly invisible from those locations, or incapable of generating a perceptible or material impact on views from these locations. These include:
- View Cone views from Elsfield and South Park;
 - Viewpoint on the tower of St Mary's Church
 - Viewpoint from the top of the tower of St Michael at the North Gate Church.

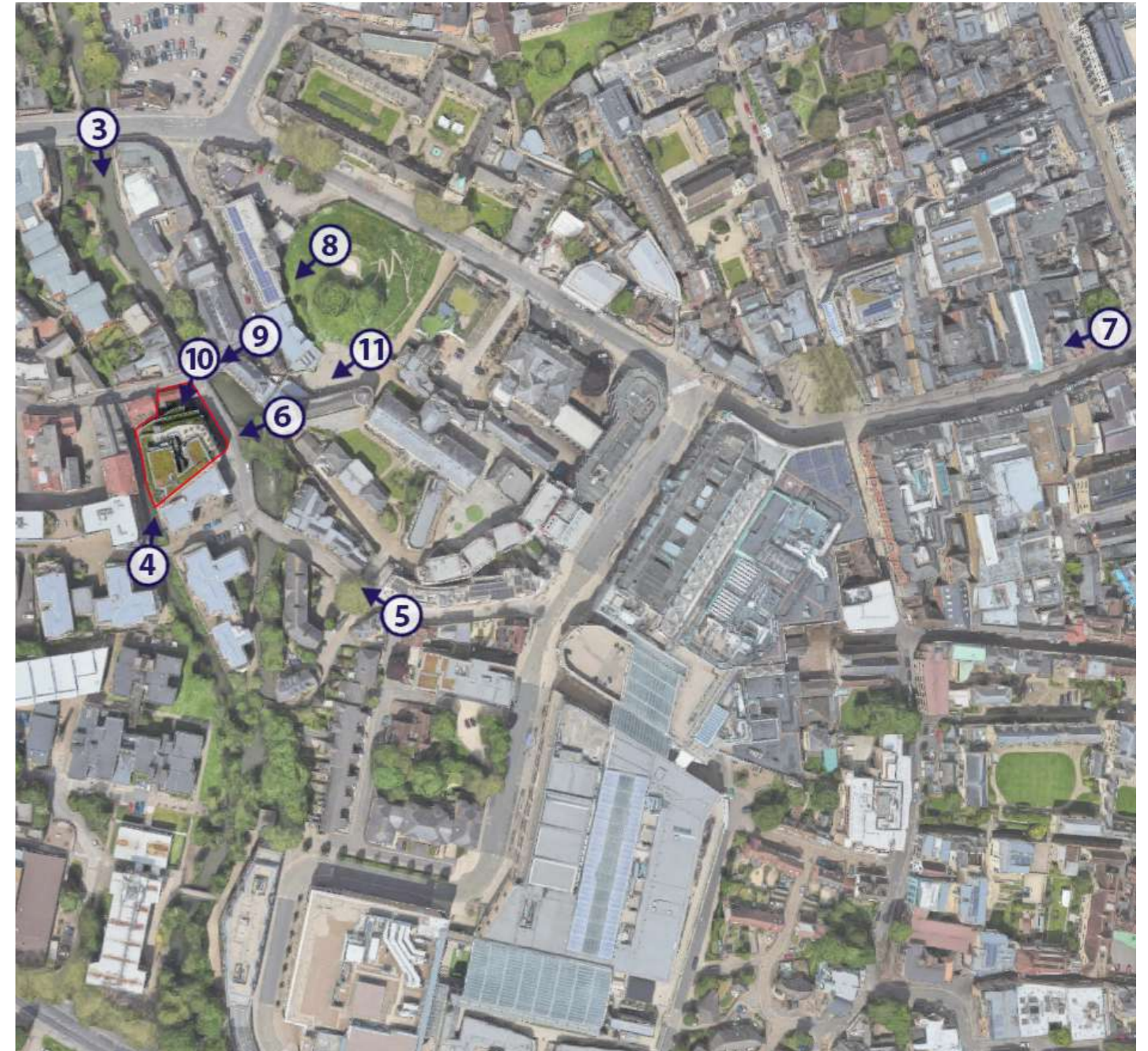
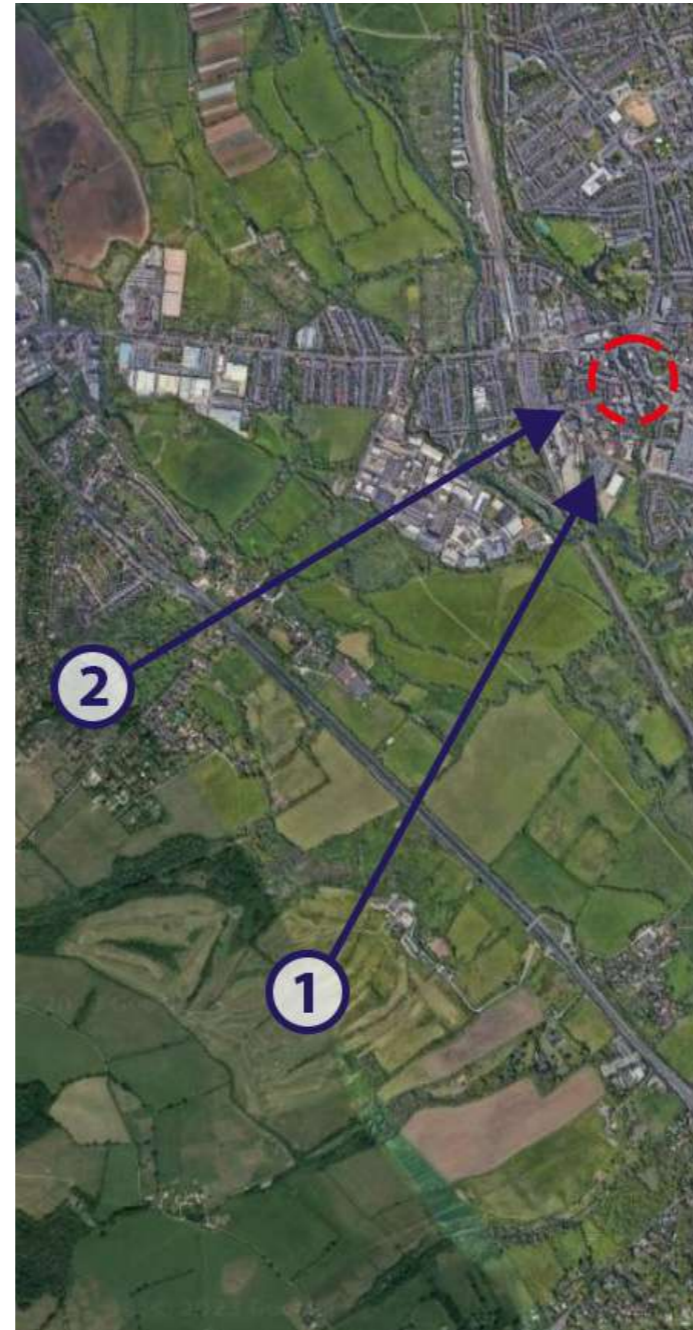


Figure 7.1 View Location Mapping

7 | Visual Assessment

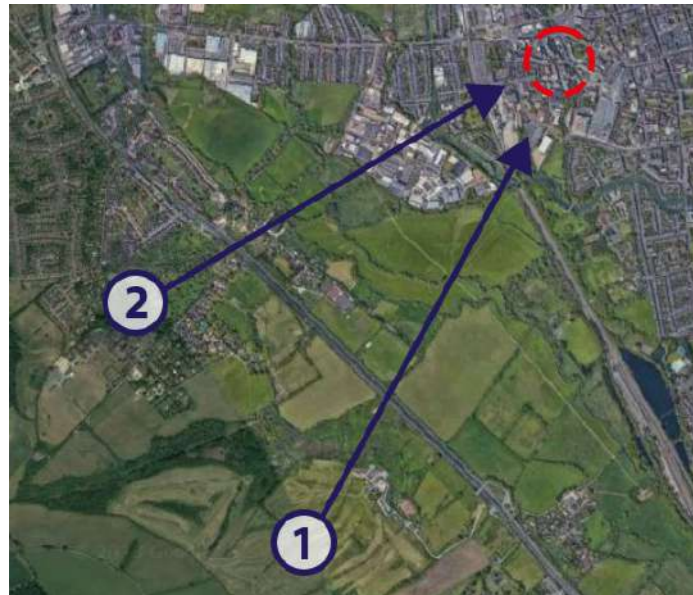
Viewpoint 1: Hinksey Heights Golf Club

Existing

This vantage point, situated within the Hinksey View Cone, offers a slightly elevated perspective compared to the A34 Interchange view featured in the View Cones Study (2015). Found at the Hinksey Heights Golf Club, it resides along the golf club's access road and provides a raised position for observing the City from this angle.

The A34 dual carriageway stands out prominently in the foreground, along with the electricity pylons located within the water meadows in the distance. The City, as seen from this spot, presents itself as a cluster of development along a ridge, with the descent toward the River Thames concealed in the middle foreground, yet easily noticeable. St George's Tower serves as a distinct boundary marking the City Centre, while taller collegiate buildings dot the southern skyline. Notably, this view reveals that most of these lofty structures are situated at a considerable distance from the site.

Overall, this viewpoint is considered to be high value with a medium susceptibility to change. Therefore, the resultant sensitivity of Viewpoint 1 is moderate.



View Location



Existing

7 | Visual Assessment

Viewpoint 1: Hinksey Heights Golf Club

Proposed

At a distance from St George's Tower, visible just to the left and below the skyline, the proposed development ensures limited visibility, blending seamlessly into the mixed roofscape of West Oxford.

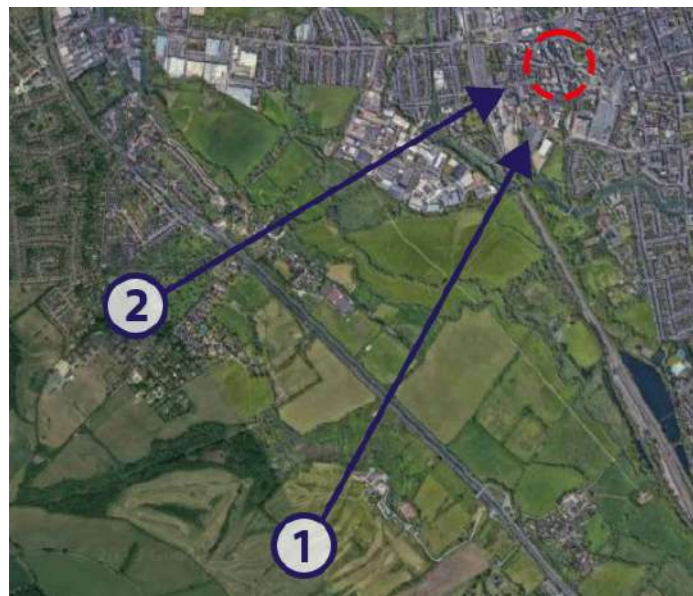
As the views show, the difference is barely perceptible at all. The focus of the view is on the skyline, the dreaming spires, and the roof forms part of a secondary layer of built form and trees.

As demonstrated by this rendered view, the proposals would not appear as an intrusive element or dominate views but will harmoniously coexist, appreciating the blend of old and new elements.

The development, when visible, will be of high quality, subtly differing from the existing structure, with no increase in height or significant material changes, ensuring it doesn't encroach on prominent views.

Therefore, the magnitude of change would be low. The marginal difference between existing and proposed is further softened by the contextual roofline and neutral palette of textured metal cladding and a green roof.

The overall impact is thus neutral, leaning slightly towards minor beneficial, especially during the winter months when tree screening is reduced.



View Location



Proposed

7 | Visual Assessment

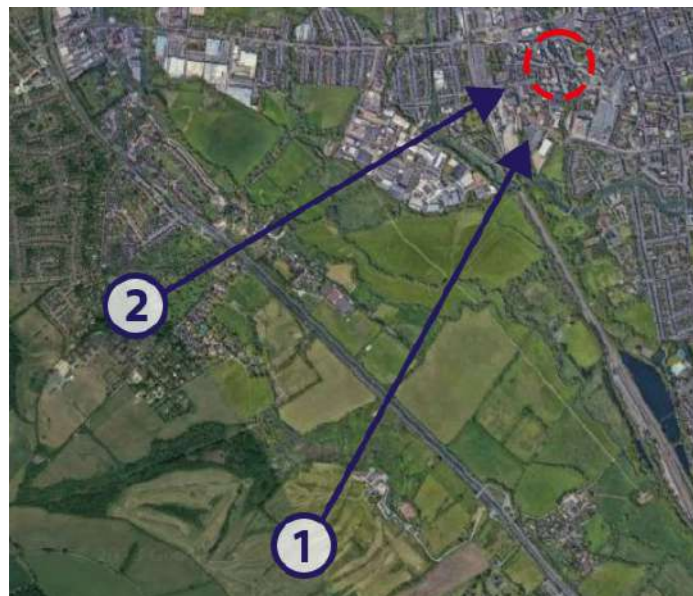
Viewpoint 2: Raleigh Park

Existing

This view of Oxford's skyline from Raleigh Park has been recognised in the View Cones Study for its long history of public admiration. It possesses a distinct character and outlook. In this panorama, the spires and towers of the University are distributed throughout the view. Notably, there is a grouping that includes Old Tom Tower, the Chapel towers of Merton and Magdalen Colleges on the right, and a more extensive ensemble featuring the Radcliffe Camera, as well as the towers of the University Church of St. Mary the Virgin and Lincoln College Library, which occupy a central position and are particularly prominent.

The site itself is situated in the western portion of this panorama, nestled below other structures, including Oxford Castle. St. George's Tower and the 'Front Range' of the prison are distinctive landmarks, even though they are observed in the context of the development on higher terrain located to the east. Both of these landmarks are notably lower in elevation than the skyline.

Overall, this high value view has a medium-high susceptibility to change. Therefore, the resultant sensitivity is considered to be moderate.



View Location



Existing

7 | Visual Assessment

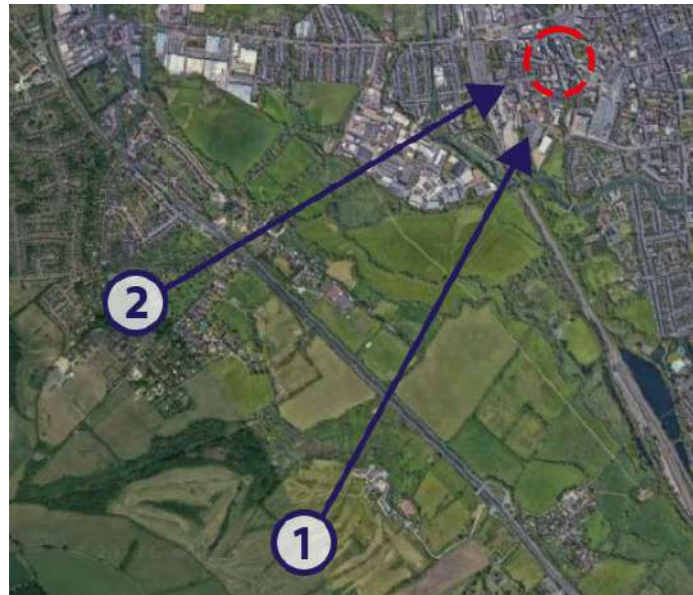
Viewpoint 2: Raleigh Park

Proposed

The proposed development purposefully avoids competing for attention with St George's Tower or the pronounced lines of the prison's Front Range. Instead, it seamlessly integrates into the 'riverside industrial suburb' of West Oxford, distinctly positioned beneath the Castle; its visibility is minor to the extent of imperceptibility in real terms. The proposal is a minor change from the existing, with the materiality rather than form the most notable change from this western angle. The materiality harmoniously reflects and reinforces the essential characteristics of West Oxford. Amidst nineteenth-century mills and industrial structures, including the prominent chimney of the Lion Brewery, the development, where visible, emerges as a fitting and cohesive addition.

Despite limited visibility from a distance, the proposed scheme maintains a subtle presence, refraining from altering the existing building's height and seamlessly blending into the surrounding views.

Therefore, the magnitude of change is considered to be low. Thus, similarly to viewpoint 1, the resultant effect is considered to be neutral, which could shift towards minor beneficial in a winter context with less tree screening.



View Location



Proposed

7 | Visual Assessment

Viewpoint 3: Park End Street

Existing

The central feature of this view is the stream itself, encircled by an assortment of buildings characteristic of this particular area in Oxford. These buildings encompass a mix of older brick and stone industrial structures, as well as more recent interpretations of this architectural style. Among them, one can spot modern buildings of varying quality.

In the background of this view, the Site becomes faintly discernible, positioned beyond the cluster of buildings lining Fisher Row. Although some of the listed buildings along this short and narrow street remain concealed from view (with only the gable of 2-3 Fisher Row partially visible), the primary focus centers on 1-8 Fisher Row. This set of buildings, constructed with unremarkable brick and render, commands attention here primarily due to its location rather than any notable architectural qualities.

The perspective naturally guides the viewer's gaze along the narrowing stream, directing it past the industrial ensemble on the left toward Fisher Row and the Site.

Therefore, this view is considered to be medium value and have a medium susceptibility to change. Overall, Viewpoint 3 is considered to be of medium sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 3: Park End Street

Proposed

The wireline analysis reveals how the proposed development would streamline the roofline, offering a more organised and aesthetically pleasing appearance. At present, the green wall cladding on the upper storey appears untidy, particularly when viewed from shorter distances compared to longer range views where the green wall more successfully blends into the greenery in Oxford as intended. Although the proposed materiality is not evident in the wireline representation, it promises to introduce additional articulation and enhance the visual appeal from this valued viewpoint.

Therefore, the proposed changes would alter this view, marking a minor magnitude of change. Overall, the visual impact of the proposed development on this specific viewpoint is anticipated to be minor beneficial. This improvement stems from the removal of the deteriorating green roofing and the introduction of a new, sleek, and simplified roof form.



View Location



Proposed

7 | Visual Assessment

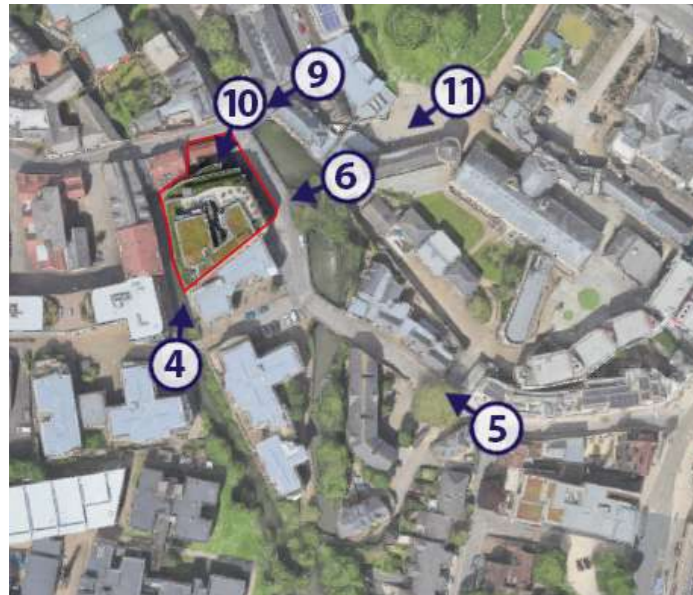
Viewpoint 4: Woodin's Way

Existing

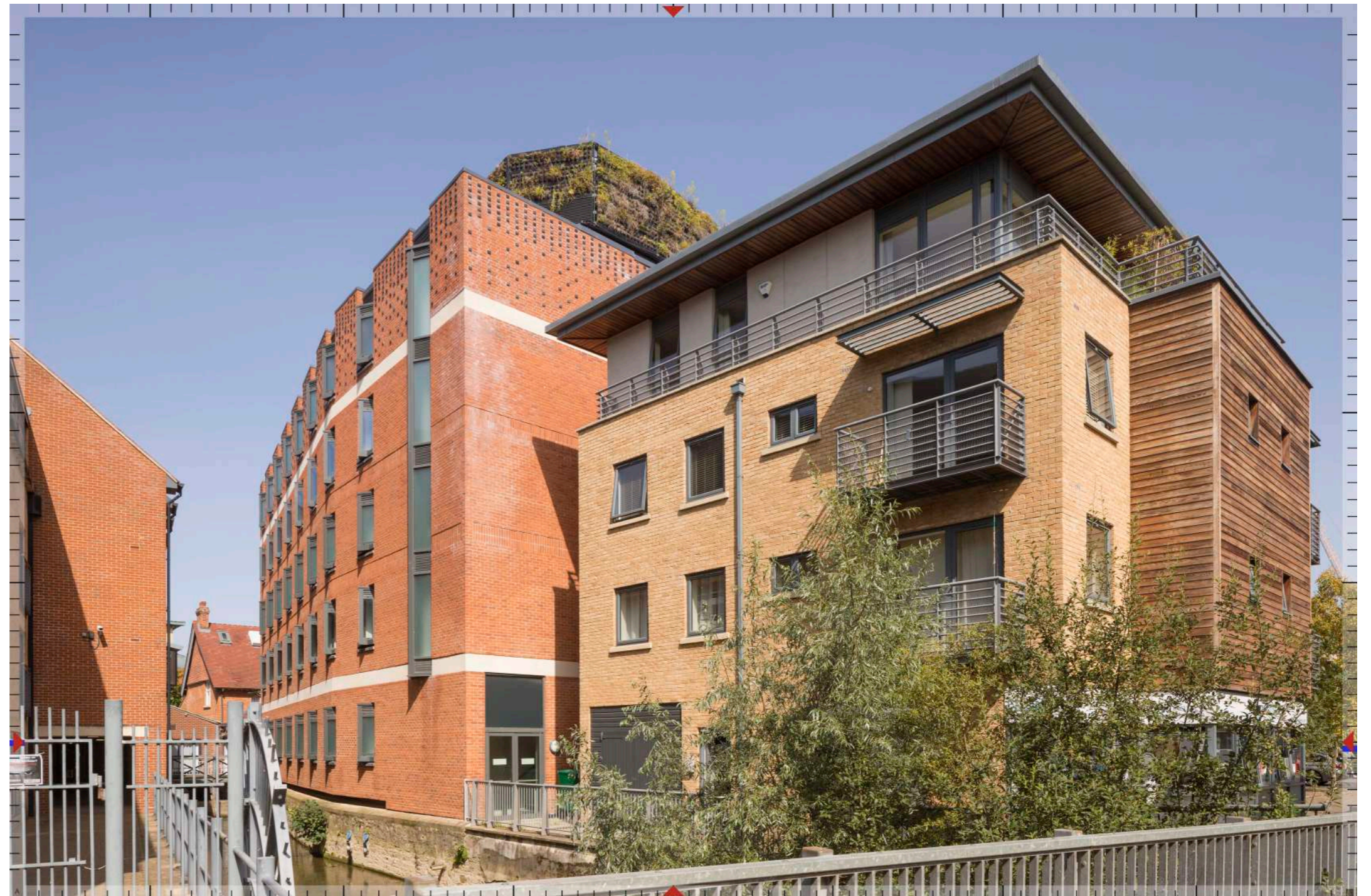
This view is located to the south of the Site and looks at the rear of the building, which fronts the stream. This is, in essence, a glimpsed view, taken kinetically as one passes up Woodin's Way (which is mainly a lightly-used thoroughfare). At present, the hotel sits comfortably in its surroundings and there is a consistency in materiality and form with its neighbouring buildings. However, the green roof is incongruous in this environment, and is evidently unsuccessful.

In this space, the visual experience is defined, and the passage to the north along the stream is terminated, and prospects of further northern views are quite restricted. Therefore, one's focus is directed towards the established east-west access of Woodin's Way, which can be seen to the right in this context. Taking into account this factor and the existing condition of the top-floor of the Site, especially when seen alongside the neighbouring Woodin's Way structure, it becomes evident that this vista, on the whole, is of moderate value.

Therefore, this viewpoint is considered to be of moderate value and have a low susceptibility to change. The overall sensitivity is thus considered to be low.



View Location



Existing

7 | Visual Assessment

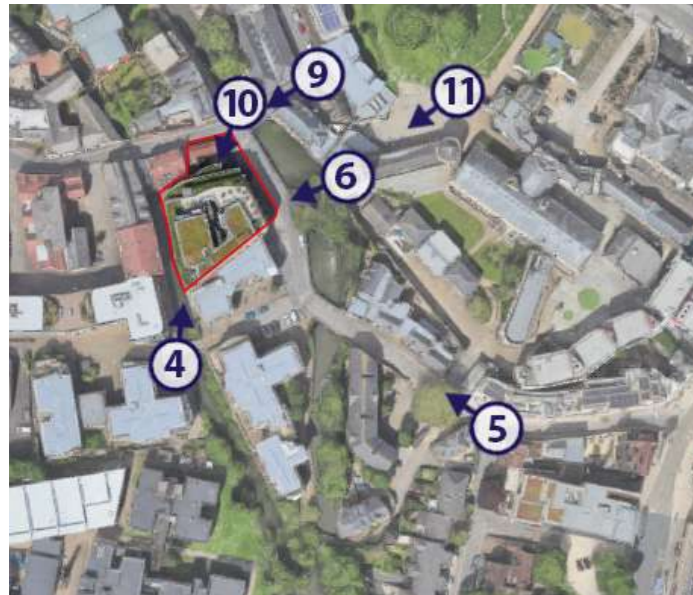
Viewpoint 4: Woodin's Way

Proposed

This rendered visual representation illustrates how the proposed development has been designed to maintain the current building's height and preserve its existing proportions, scale, and character.

The existing building is acknowledged as a modern building that positively contributes the historical context of its immediate surroundings. The suggested material alteration aims to cultivate a quieter and more subtle rooftop aesthetic, harmonising with both the existing structure and the adjacent modern building in the foreground.

As a result, the magnitude of change is deemed to be minimal. This leads to an overall effect that is characterised as a minor yet beneficial enhancement.



View Location



Proposed

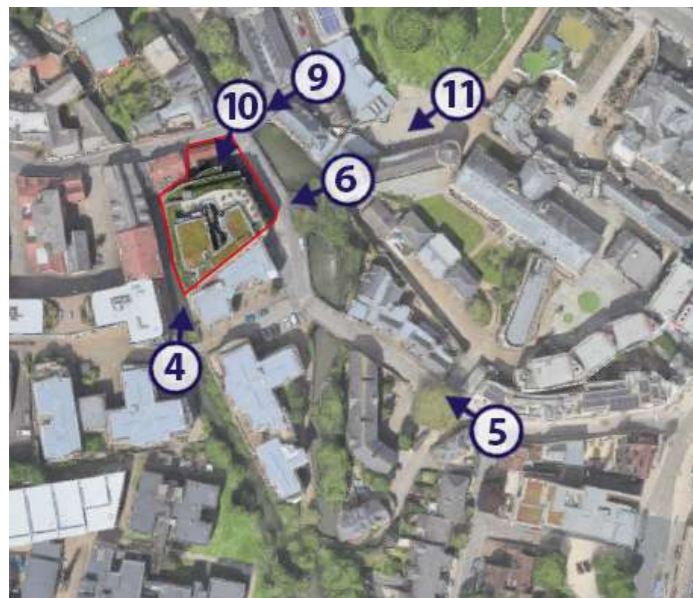
Viewpoint 5: Paradise Street/Paradise Square junction

Existing

When looking north from the corner of Paradise Square and Paradise Street, adjacent to the Jolly Farmers, the overall mediocre quality of the townscape is immediately noticeable, particularly in a location so close to the City Centre. Modern buildings predominate, including the new large development on the northern side of Paradise Street, with the exception of the mid-nineteenth-century villa of 19 Paradise Street. A tall, well-shaped sycamore tree is also a prominent feature here; this photograph was taken in summertime, and in full leaf, this tree screens most of the upper left-hand side of the view, including the Site.

Paradise Street itself frames a direct view of the corner of the Woodin's Way development, with the roof of the Site theoretically visible in a winter scenario. While much of the view is concealed by the sycamore tree for a good proportion of the year, the Site is, in conjunction with Woodin's Way, nonetheless a distant presence.

Overall, this view is considered to be of low-medium value, and due to the high level of tree screening is considered to have a very low susceptibility to change. Therefore, the overall sensitivity of the view is medium.



View Location



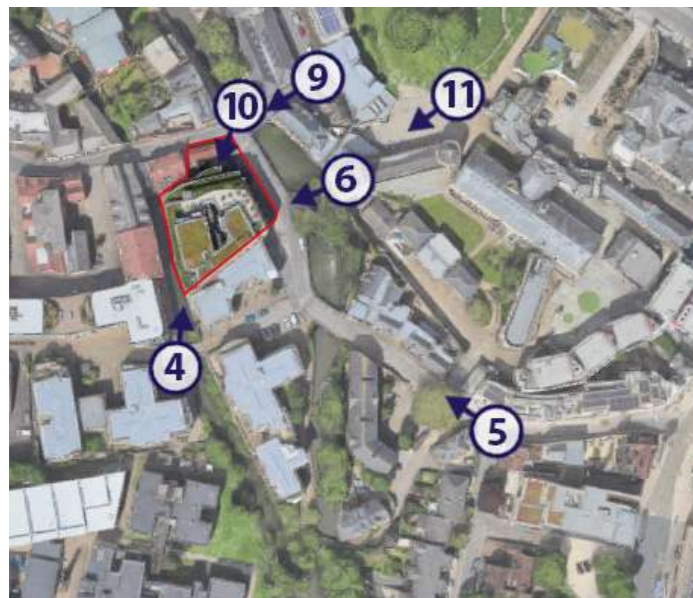
Existing

Viewpoint 5: Paradise Street/Paradise Square junction

Proposed

The expansive and attractive sycamore tree is anticipated to provide year-round screening for the Site. In the event the proposed development becomes visible, it is designed to maintain the character of this viewpoint, with the alterations primarily perceived as material changes. The increased massing would remain hidden from this view, even in the absence of the tree.

Consequently, the magnitude of change is regarded as negligible. If glimpsed through the extensive branches, the proposed development would be recognised as a high-quality element of a modern building that positively contributes to the historic townscape. As a result, the overall effect is considered to be negligibly beneficial.



View Location



Proposed

7 | Visual Assessment

Viewpoint 6: St George's Tower

Existing

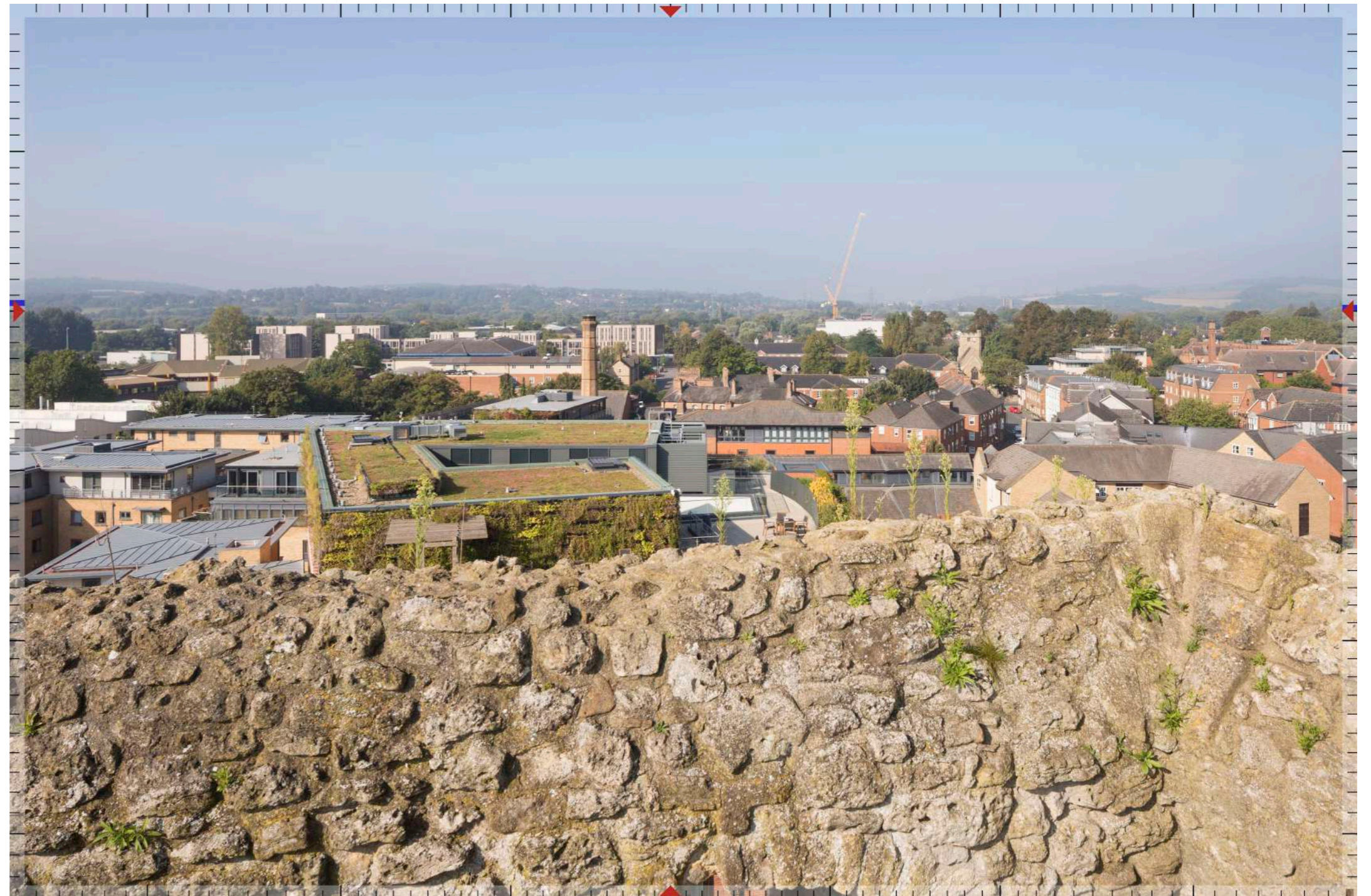
The view from St. George's Tower holds special significance, as it establishes a direct experiential connection between the Castle, which was once the tallest, largest, and most dominant structure in Oxford, and the encircling hills that envelop the City. The design, location, and enduring importance of this tower were intrinsically tied to its capacity to maintain a visible link with these surrounding hills. Furthermore, the clear disparity in scale between the Tower and its immediate environs serves as a poignant reminder to visitors of its historical and ongoing prominence.

Over the course of history, Oxford has undergone substantial transformations, particularly in the direction of the Site. The medieval period saw the emergence of the industrial suburb of West Oxford, which subsequently expanded at an exponential rate. Currently, the Site sits centrally within the view, but sits low within that view; the eye is drawn beyond, to the surrounding hills and chimney of the Brewery. Among the Site are old mills, brewery structures, malshouses, and modest workers' cottages, all interspersed with more recent, unremarkable additions like Woodin's Way and Stream Edge.

Therefore, this view is of high value and high susceptibility to change. Thus overall, is highly sensitive.



View Location



Existing

7 | Visual Assessment

Viewpoint 6: St George's Tower

Proposed

Softened with a green roof, the proposed approach allows the hotel to remain resolutely below the eyeline looking out from St George's Tower.

The overall mass would increase only marginally, with the height remaining the same, and the development stepping out slightly to the right of the view. Only a single modern building would be additionally, partially occluded by this increase in mass.

Views towards the skyline, and the hills above Hinksey and Botley would remain visually connected to the tower, preserving the sense of the Tower's strategic role which this view provides. The eye would continue to be drawn over the hotel towards these longer views, and then down across the mixed rooflines of Oxford's Western Fringe.

The magnitude of change is evaluated as moderate, emphasising the preservation of the building's characteristics, layout, and original design intentions. The proposed alteration is a streamlined and refined roof form that replaces the current green roofing. The close-up perspective from an angle such as this reveals the current green roofing to be aesthetically lacking, further emphasising the merit of the proposed change. There is a moderate beneficial resultant effect.



View Location



Proposed

7 | Visual Assessment

Viewpoint 7: Carfax Tower

Existing

The view from Carfax Tower is primarily characterised by a cluster of tall, practical buildings dating from the nineteenth and early twentieth centuries. These structures largely constitute the rear facades of buildings that front onto Queen Street.

Beyond this group, St. George's Tower and Nuffield College's Library Tower, rise above the roofs adorned with slate and red tiles in West Oxford, with the hills in the distance. In the immediate vicinity of the Site, which is largely concealed, St. George's Tower is visible in the context of the upper sections of the Castle's prison buildings, the Castle Mound, and the chimney of the Lion Brewery.

While this view includes some commendable elements, it is largely overshadowed by lower-quality components that contribute to an overall fragmented impression. This view is very much the secondary direction of view from Carfax; the focus is on the view to the east (a sweep from south to north), which incorporates the core of the City and University. This view, by comparison, is of a considerably lower immediate quality, as a result of the back of house areas visible in the foreground. Although, in conjunction with other perspectives, it offers insights into the City's topography and general urban layout, it falls short in terms of quality when compared to other views of this section of the City. Therefore, is considered to be medium value with a medium susceptibility to change. Thus, overall has medium sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 7: Carfax Tower

Proposed

The proposed development would be no more visible in this view than the existing building. It would be understood as part of a varied skyline and would not detract from any of the key landmarks. Given the focus on certain features, particularly the tower of Nuffield College, St Peter's College chapel, and the surrounding hills, the hotel in its current form, when viewed from this location, does not draw the eye. The scheme would not change this position.

Therefore, the magnitude of change is considered to be nil, and there is no resultant effects from the proposed development on this viewpoint.



View Location



Proposed

Viewpoint 8: The Mound

Existing

Similar to the perspective from St. George’s Tower (viewpoint 6), the view from the mound, albeit partially obstructed by a sizable tree positioned along the western edge of the mound, holds significant value.

It allows for the comprehension of the relationship between the Tower, the Mound (formerly the Motte of Oxford Castle), and the encircling hills. It also provides a direct understanding of the historical development of West Oxford. West Oxford itself occupies a lower, level area that was once a floodplain situated beyond the Castle’s fortifications. To the left, one can just discern St. George’s Tower, clearly standing taller than its immediate surroundings.

Currently, the Site is a prominent feature within this panorama, along with the Lion Brewery in the background. While the Site commands the centre of the view, it does not have an overly dominating or negative impact upon the viewpoint, and directs the viewers gaze to the partially concealed Brewery Gate and Lion Brewery, which plays a notably positive role in this view. Therefore, viewpoint 8 is considered to be high value, with a high susceptibility and thus a high overall sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 8: The Mound

Proposed

The principal value of this view is in providing a strategic understanding of the functionality of the Castle, and its relationship with the City and the wider photography. Looking towards the Site, one is taking in only one part of a panoramic view with multiple points of interest, and a complex overall topography.

The proposed development would not generate an increase in the height of the building, nor would it increase the bulk at roof level in such a way that any contributory features would be obscured by it. The building remains resolutely below the skyline, preserving the sense of the Castle's strategic overview of the surrounding landscape.

The roof form provides an industrially flavoured "top" to the building, of a colour and form that sits comfortably within the context of this part of Oxford, appearing as it does against the Lion Brewery and its chimney, and jumbled slate roofs. The change to the building's form in this view would not generate any harm to the significance of the Motte, or to the townscape qualities that can be derived from the view. Therefore, the magnitude of change would be minor, the resultant effect is considered to be moderate beneficial.



View Location



Proposed

Viewpoint 9: Tidmarsh Lane

Existing

This view is taken from Tidmarsh Lane at the junction with the Education Centre at Oxford Castle. It includes the malthouse to the right, characterised by the combination of red brick and stone finishings, with St George's Gate student accommodation development on the left, both in the foreground. This view contains a mix of modern and historic elements. The eye is drawn to the Lion Brewery and the Brewery Gate in the distance, but the modern student development is very much in focus. It is a pleasant view as existing but the contrast in interest should be noted.

The existing building forms a skyline backdrop to this view. The clerestory windows and horizontality of the form reinforce this interpretation. The red brick is complementary and ties in with the industrial character appreciable beyond.

In this context, viewpoint 9 is considered to be medium value, with a low susceptibility and thus a low overall sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 9: Tidmarsh Lane

Proposed

The proposed development would not be visible in this view. Therefore, the magnitude of change is considered to be nil, and there is no resultant effects from the proposed development on this viewpoint.



View Location



Proposed

7 | Visual Assessment

Viewpoint 10: Quaking Bridge

Existing

Seen from the Quaking Bridge the site is viewed as a whole, with the existing building in the foreground, seen alongside the Lion Brewery with its ancillary building. The building has a street presence, engaging with the street whilst transitioning from the scale of the adjoining buildings.

Whilst this view is considered to be a pleasant juxtaposition between historic and modern built form, viewpoint 10 is considered to be low value, with a low susceptibility and thus a low overall sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 10: Quaking Bridge

Proposed

This view captures the single location where the changes in the building's form would be most visible. Even here, however, the changes would be comfortable, and would not generate any heritage or townscape harm.

The proposed development would result in additional visibility at roof level, creating a cleaner 'top' to the building.

The building would visually increase in height, but would remain wholly comfortable within the townscape, and would have a more satisfactory completion to its form at roof level.

This would serve, in our view, to rebalance the building, and make it feel more 'grounded' in its place. The increases in height to the closer façade of the building would be marginal, and would retain the feeling of a comfortable set-off between the retained Brewery Tap building and the newer Hotel building, with clear sky provided between these two buildings, and openness retained to the Lion Brewery.

Overall, the magnitude of change is considered to be moderate. Combined with the low sensitivity of this viewpoint, the resultant effect is thought to be minor beneficial.



View Location



Proposed

7 | Visual Assessment

Viewpoint 11: Castle Courtyard

Existing

The view from the Castle Courtyard is considered to be particularly sensitive as the heritage asset is experienced in the context of its historic role within the city and its changing context in a developing City. The recognition that Oxford has changed considerable since the castle dominated is demonstrated through the modern additions which are sited within the courtyard and work in association with the heritage asset.

The site is visible to the right of St George's Tower, nevertheless it is viewed as a backdrop to the modern additions within the courtyard. Its red brick is contrasting, but does not detract from the dominance of the tower. The roof level greening aimed to soften the skyline and attempt to blend the building into the backdrop. However, due to the deteriorating and patchy appearance it has become somewhat of a competing element in the view.

Therefore, viewpoint 11 is considered to be high value, with a high susceptibility and thus a high overall sensitivity.



View Location



Existing

7 | Visual Assessment

Viewpoint 11: Castle Courtyard

Proposed

Seen from the Castle Courtyard, the proposed development would allow the building to remain a secondary element in the view, beyond but not competing visually with St George's Tower, or the contemporary buildings within the Castle. The changes in the building's scale are not significant, and not change the building's overall contribution to this view.

The significance of the Scheduled Monument and Listed Buildings visible in this view would not be affected.

Similarly to the view from St George's Tower, at this close range viewpoint the green wall cladding creates an untidy and competitive appearance, distracting from the Castle walls and the tower. Therefore, the proposed development would be a much simpler, and quieter background element. The contemporary industrial feel is wholly appropriate given modernity in the foreground, with the industrial flavour of the scheme recognising the character of West Oxford beyond the castle. Thus, the magnitude of change would be moderate, and the resultant effect moderately beneficial.



View Location



Proposed

Technical Assessment

Technical Assessment	Value	Susceptibility to Change	Sensitivity	Magnitude of Change	Overall Effect
Visual					
View 1	High	Medium	Moderate	Low	Neutral
View 2	High	Medium-High	Moderate	Low	Neutral
View 3	Medium	Medium	Medium	Medium	Moderate Beneficial
View 4	Low	Low	Low	Low	Minor Beneficial
View 5	Low - Medium	Low	Medium	Negligible	Negligible Beneficial
View 6	High	High	High	Medium	Moderate Beneficial
View 7	Medium	Medium	Medium	Nil	Nil
View 8	High	High	High	Low-Medium	Moderate Beneficial
View 9	Medium	Low	Low	Nil	Nil
View 10	Low	Low	Low	Medium	Minor Beneficial
View 11	High	High	High	Medium	Moderate Beneficial

Table 7.1. Visual Technical Assessment

Section 8

Conclusion.

Conclusion

- 8.1 This report has summarised the legislative policy, context, and guidance in which to determine possible heritage and townscape impacts of the Site. It has reviewed and set out the historic development of the Site utilising archival material and relevant historical mapping. The historic context of Oxford, in particular the Western Fringe Character Zone, and the location of heritage assets have been identified.
- 8.2 In summary, the proposals respond to the historic and emerging character of the Oxford's townscape. The existing building is considered to have a neutral impact on nearby heritage assets, preserving the significance and setting of the Central (University & City) Conservation Area, and the designated Castle Complex containing a Scheduled Monument and several Grade I, Grade II*, and Grade II listed assets. The proposed development seeks to improve the aesthetic contribution of the existing building whilst providing much needed additional accommodation to the benefit of the City's overwhelmed hotel industry. The proposals speak to the diluted industrial heritage of the western fringes of the City, an important aspect of the townscape that developed outside of the Castle walls.
- 8.3 Policies HE9 and HE10 are pertinent in regulating building heights in Oxford's City Centre, capping them at 18.2 meters or 79.3 metersOD, whichever is lower, to safeguard the views both into and out of the City, preserving its historic core and iconic landmarks such as St George's Tower. The site's visibility from various viewpoints, including within Oxford Castle, the motte, the tower, points along St Thomas' Street, and designated View Cones, has been assessed in the initial Viewpoint Assessment section of this report.
- 8.4 The proposed development would add no additional height to the existing building, and although the existing building is marginally above the limit, an exception to the height limit was granted under Policy HE9 for the top floor, on account of the buildings' high quality design. The proposed development will continue the architectural language of the host building and use green roofing and living walls where possible and appropriate to do so, with the desire to protect the historic skyline. Therefore, the proposals will not appear dominant in Oxford's skyline and will preserve views in and out of the city, thus aligning with Policy HE9.
- 8.5 The proposals are expected to preserve the setting and significance of identified heritage assets due to the minor scale of the development, the level of screening, the existing setting of these assets, and the neutral contribution of the existing building.
- 8.6 In conclusion, it is considered that the proposed additional rooftop accommodation would preserve and enhance the Conservation Area, and the setting of the scheduled monument, and it would not adversely affect views into our out of the City. It thus in accord with Policies CP8, CP9, HE3, HE7, HE9 & HE10 of the Local Plan; CS18 of the Core Strategy; the NPPF; and, the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

References.

Primary and Secondary Sources

- *Bodleian Library*
- *Britain From Above*
- *Historic England Archive*
- *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision Taking in the Historic Environment*
- *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*
- *Internet Archive (www.archive.org)*
- *National Design Guide (2021)*
- *National Library of Scotland (Maps)*
- *National Model Design Code (2021)*
- *National Planning Policy Framework (2021)*
- *Old Maps Online (www.oldmapsonline.org)*
- *Oxford High Buildings Technical Advice Note (2018)*
- *Oxford Central (City & University) Conservation Area Appraisals, including Character Zone Assessment: Western Fringe*
- *Oxford View Cones Study (2015)*
- *Oxford West End Design Guide (Appendix 3)*
- *Planning (Listed Buildings and Conservation Areas Act) 1990*
- *Planning Practice Guidance [Last Updated June 2021]*
- *Tall Buildings: Historic England Advice Note 4*
- *The Genealogist*
- *The Newspaper Archive*
- *West End and Osney Mead SPD (2022)*

Appendix 2

Statutory List Entries.

The Boundary Wall

Official List Entry

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1047046
 Date first listed: 28-Jun-1972
 Date of most recent amendment: 18-Feb-1993
 List Entry Name: THE BOUNDARY WALL
 Statutory Address 1: THE BOUNDARY WALL, NEW ROAD

Location

Statutory Address: THE BOUNDARY WALL, NEW ROAD
 The building or site itself may lie within the boundary of more than one authority.
 County: Oxfordshire
 District: Oxford (District Authority)
 Parish: Non Civil Parish
 National Grid Reference: SP 50965 06092

Details

HM PRISON OXFORD NEW ROAD SP 5006 SE 7/10010 The Boundary Wall GV II Boundary Wall. Late C18, partly rebuilt at n.e. corner when the Women's Wing was demolished. Stone and coursed rubble with cement rendered coping. Exterior with plain stone bands and shallow buttresses. Interior of coursed rubble above a stone plinth.

Oxford Castle and earlier settlement remains

Official list entry

Heritage Category: Scheduled Monument
 List Entry Number: 1007730
 Date first listed: 11-Dec-1950
 Date of most recent amendment: 04-Oct-1993

Location

The building or site itself may lie within the boundary of more than one authority.
 County: Oxfordshire
 District: Oxford (District Authority)
 Parish: Non Civil Parish
 National Grid Reference: SP 50998 06138

Reasons for Designation

Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

Oxford Castle is an important example of a motte and bailey castle located within a town. The history of the castle is well documented and it played a key role in the history and development of Oxford itself. The motte survives well and contains a rare well chamber as well as the archaeological remains from the stone keep built on it. Limited archaeological investigations in 1952 and 1966 showed that evidence of the earlier Saxon settlement on the site has been preserved beneath the mound, whereas similar evidence in Oxford has been largely lost in the development of the city. The survival of these features, St George's Tower and buried remains within the area of the bailey, make the site important to the understanding of the development of towns in general during the Middle Ages, and of Oxford in particular.

Details

The monument includes the main surviving elements of a large motte and bailey castle, built in c.AD1071 on the site of an earlier Anglo-Saxon settlement, by Robert d'Oilly, a contemporary of William I. The first castle was mainly constructed of earth and timber although St George's Tower - Listed Grade I - may pre-date the mound, also having been built by Robert d'Oilly. The motte has survived well and includes evidence of alterations to the castle in the medieval period. The steep sided motte is 18m from base to summit and has a maximum diameter of 65m at the base and 23m on the flat summit. There was originally a wooden tower on the top of the mound but this was replaced in the medieval period with a ten sided stone keep, the foundations of which are visible on the summit. Inside the motte is a well-preserved Grade I Listed 13th century well chamber. This has a vaulted roof and is hexagonal in plan. The area of the bailey has been largely built over but can be traced along Bulwark Lane to the north-east and by the prison wall and Paradise Road to the south-west. The best surviving area of the bailey and of the structures within it are contained within the walls of Oxford Prison, including St George's Tower, part of the line of the curtain wall and accompanying ditch and the Grade I Listed crypt of St George's Chapel. St George's Tower may be earlier than the motte and is

the earliest stone building surviving on the site. The Tower survives as a four storey structure and is in a remarkably good state of preservation for a building of its early date. The line of the curtain wall, built to replace the original bailey earthworks, and a section of the ditch which surrounded the bailey, survive below ground within the prison area. Part of this line is preserved above ground as the foundations of the round tower, rebuilt in the 1800's but containing, as a core, the stonework of one of the castle towers. St George's Chapel crypt once lay beneath the chancel of St George's Chapel. It was moved and rebuilt during 1794 but includes 11th century columns. The crypt is considered to be an integral part of the history of the site. The castle has played an important role in the history of Oxford and of England. In 1142 the Empress Matilda was besieged in the castle by King Stephen and the castle was again attacked in 1215 during the 'Barons' War'. However, by the 14th century the castle was in a ruinous state, at least in part. In 1611 most of the site was owned by Christ Church but it was to be reoccupied by the loyalist forces during the early years of the English Civil War. After a period of siege the castle was re-fortified by the Commonwealth in 1649, only to be slighted in 1652, bringing to an end the site's use as a castle. In 1776 New Road was built through the bailey and part of the site was acquired for a prison in 1785. Between 1790 and 1856 the rest of the site was developed including a new canal terminus and other major works. In 1856 the prison was extended and many new structures put up which have protected rather than destroyed much of the buried archaeological remains. Limited excavations have also established that significant remains of the earlier Saxon settlement survive. St George's Tower, the oldest surviving structure on the site, is included in the scheduling. The older prison buildings are Listed Grade I, Grade II and Grade II* and are excluded from the scheduling; similarly excluded are all modern buildings present on the site, along with the prison walls, metalled surfaces and service trenches, although the ground beneath all buildings and other features is included within the scheduling.

Appendix 2 | Statutory List Entries

Former Houses of Correction & Carpenters Shop

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1369491

Date first listed: 18-Feb-1993

List Entry Name: FORMER HOUSES OF CORRECTION AND ATTACHED CARPENTERS SHOP

Statutory Address 1: FORMER HOUSES OF CORRECTION AND ATTACHED CARPENTERS SHOP, NEW ROAD

Location

Statutory Address: FORMER HOUSES OF CORRECTION AND ATTACHED CARPENTERS SHOP, NEW ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP 50966 06112

Details

HM PRISON OXFORD NEW ROAD SP 5006 SE 7/10009 Former Houses of Correction & attached Carpenter's Shop GV II Former Houses of Correction and attached Carpenter's Shop, now in use as a Works Office, stores and kitchen. Probably 1788 by William Blackburn, altered. Houses of Correction, formerly linked by the Keeper's House (demolished). Coursed rubble with stone dressings and quoins. Houses of Correction rectangular blocks. Slated hipped roofs. 2 storeys. 5 windows each. Half-height, stone-dressed windows; 1st floors with continuous sill bands. Carpenter's Shop Single storey. Slated pitched roof. Symmetrical entrances flank central window, with blocked former entrance to right. Right hand end internal partition wall with blocked archway; partly stone flagged floor.

Swan Bridge

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1047176

Date first listed: 28-Jun-1972

List Entry Name: SWAN BRIDGE

Statutory Address 1: SWAN BRIDGE, PARADISE STREET

Location

Statutory Address: SWAN BRIDGE, PARADISE STREET

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP 50931 06086

Details

PARADISE STREET 1. 1485 Swan Bridge SP 5006 SE 7/796 II 2. Probably early C19. 2 stone arches with cutwater on North. Level roadway flanked by cast-iron railings.

1 Fisher Row

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1186249

Date first listed: 28-Jun-1972

List Entry Name: 1, FISHER ROW

Statutory Address 1: 1, FISHER ROW

Location

Statutory Address: 1, FISHER ROW

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP 50886 06159

Details

FISHER ROW 1. 1485 (Formerly Lower Fisher Row) No 1 SP 5006 SE 7/446 II 2. House on corner of St Thomas' Street. Late C18 3-storeyed red brick with a moulded eaves cornice and brick parapet. 2 brick stacks at the back on west. The east ground floor has 2 1-light sash windows with brick architraves and in the 2nd floor are sash windows, (2 3-light and 1 single-light). Bracketed flat hood to front doorway above which is a contemporary fanlight. The south side has blocked windows. The windows have glazing bars.

2 and 3 Fisher Row

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1047303

Date first listed: 28-Jun-1972

List Entry Name: 2 AND 3, FISHER ROW

Statutory Address 1: 2 AND 3, FISHER ROW

Location

Statutory Address: 2 AND 3, FISHER ROW

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP 50880 06170

Details

FISHER ROW 1. 1485 (Formerly Lower Fisher Row) Nos 2 & 3 SP 5006 SE 7/447 II 2. One building. On a stone panel in the brick pediment is the inscription "Endowed in the year 1799 Edward Tawney Esquire, Alderman of this City". Built as 4 almshouses and converted to 2 tenements. 3-storeyed variegated brick with a stone cornice, brick pediment and 2 sash windows. The 2 side doorways have plain scroll bracketed hoods. The windows have glazing bars.

Appendix
Additional Views.

Appendix 3 | Additional Views

- 8.7 We have been in discussions with the City Council with respect to the provisions beyond those included within this HTVIA.
- 8.8 We are keen to ensure that the Council have sufficient visual information to be able to determine the application and will work with you to achieve this. As such we are happy to provide some additional views.
- 8.9 However we remain of the view that some of these requested views can be scoped out going forward. Scoping the views was a process that was run through in great detail when the original (and necessarily much larger, as it was a full development) scheme was submitted. That scheme was submitted in full knowledge and understanding of the View Cones document, and went through a detailed process of scoping in and out views.
- 8.10 This is of relevance, because paragraph 6.2 of the GLVIA makes clear that the emphasis for agreeing viewpoints must be on a "reasonable approach which is proportionate to the scale and nature of the development" is required. At 6.21, it goes further, and identifies that viewpoints must be "reasonable and necessary to cover the likely significant effect.. the emphasis must always be on proportionality in relation to the scale and nature of the development proposal and its likely significant effects". There is a significant degree of subjectivity to this, of course, but the starting point for this process should therefore be the 'reasonable' and 'proportionate' provision of representative viewpoints, enough to provide an understanding of the nature of the development, and its significant effects, but without an obligation to provide a comprehensive understanding of how the scheme will be viewed and understand from every possible viewpoint. Given that this scheme is a limited extension of the original scheme (and is no taller than its predecessor, in total), and given also that the viewscope was agreed previously on the basis of a larger scheme than is now proposed, it would therefore be disproportionate to require an increase in the overall scope of assessment.
- 8.11 Moreover, having analysed the requested viewpoints in detail, there are, in all cases, clear and justifiable reasons for not including these views in this assessment.

Views within the original View Scope which we propose to continue to exclude with justification

- 8.12 We note your request to reintroduce views 1 and 2 (Elsfield and South Parks) in the Scope outlined in the Email below. We believe to do so would be wholly disproportionate for the following reasons:

Elsfield

- 8.13 Adjacent you will see from the extract from the wireline for the original (withdrawn) application, which showed the scheme at its largest extent, with a zoomed, annotated version to show the wireline of the scheme. We were able to demonstrate at this stage, back in 2015, that the building (and the site) were wholly obscured from this location. The topography, and the placing of the site on lower ground on the eastern edge of the City, makes it invisible from this point. What is particularly demonstrative in this view is that the tower of Nuffield College (the patinated copper spire is visible here) is largely obscured in the photograph, we believe by the New Theatre (Gloucester Green's turrets can be seen immediately to the right). The Tower sits between the site and the viewer, and therefore, if the Nuffield Tower is obscured up to the base of the spire, so too (by some considerable margin) will the site. Indeed, the Castle Mound sits as a significant physical feature between Nuffield and the site, and if visible from this point, would obscure the site; it is, however, obscured by Nuffield College and significant further development closer to the viewer. We will therefore not be providing this view in the application.

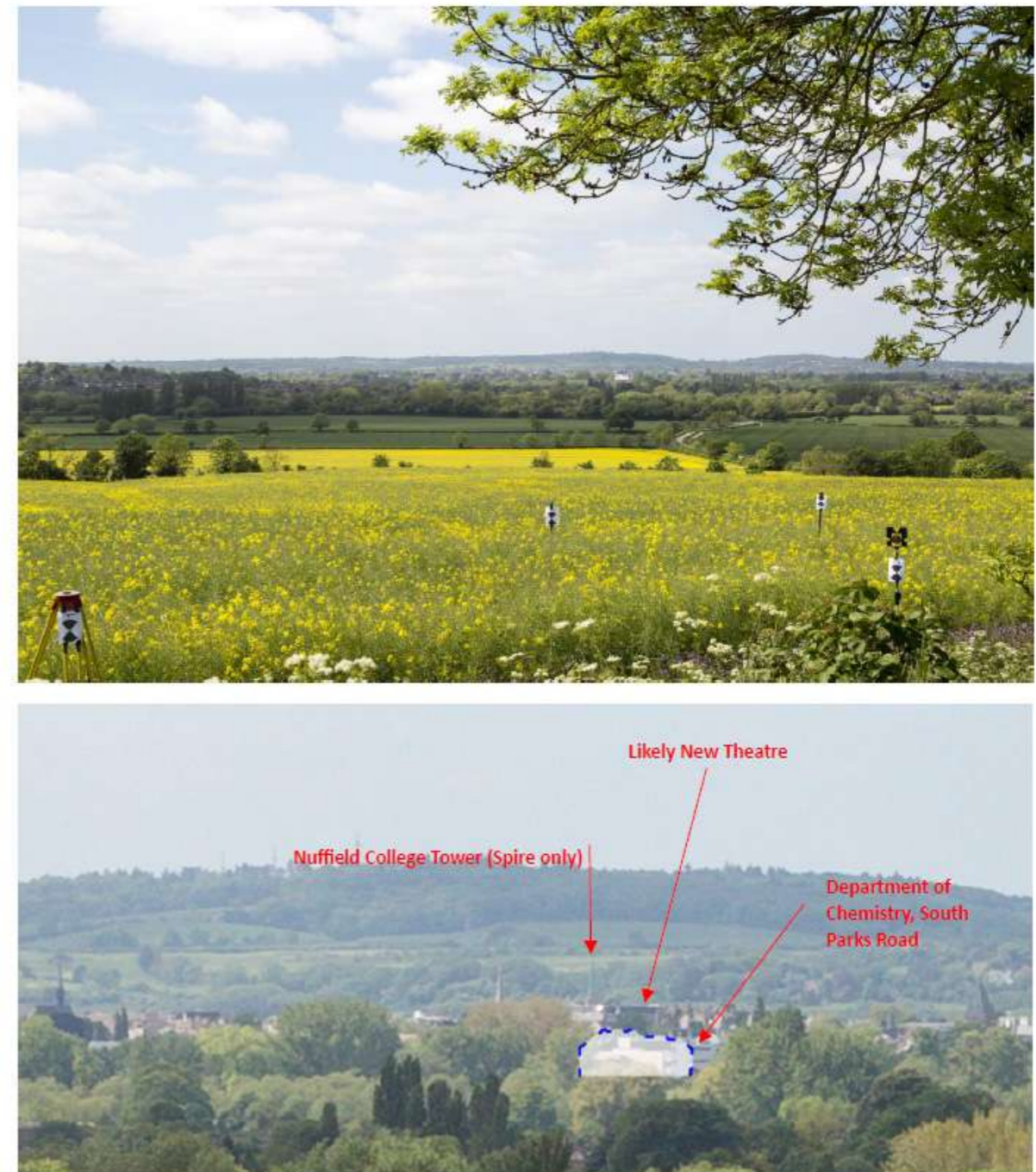


Figure 8.1 View from Elsfield

Appendix 3 | Additional Views

South Park

- 8.14 This view was provided from the View Cone Policy viewpoint location shown on the now-adopted Policies Map. The building can be seen appearing, as an obscured wireline, at the base of the roof of the Town Hall's main hall (the red brick gable with copper-topped copula). Additionally, the development at 20 Queen Street, with its green-toned roof lights, can be seen beyond the Town Hall. The view clearly shows that the building will be entirely, and by a considerable margin, obscured, in this view. 20 Queen Street has a base AOD level c. 11m higher than the site, and is over 4 storeys tall to its roof apex. This topographic change, dropping away from the viewer, plays a major role in the obscuration. We will therefore not be providing this view. While the topography changes as one moves with South Park towards the east (with the view narrowing and disappearing closer to the eastern end), the nature of the obscuration will be such that a 'higher' view, further east, will still not permit visibility to the scheme. The Town Hall, and developments nearby will continue to obscure the site. No additional views from South Park will be provided.

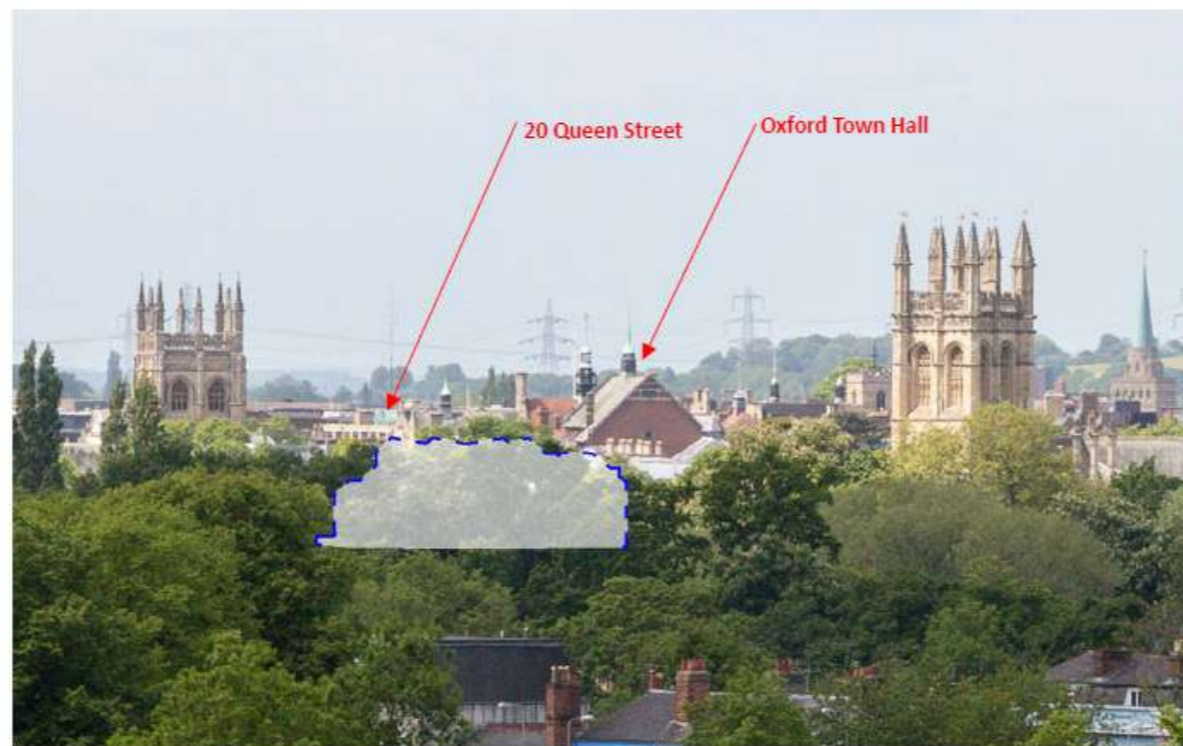


Figure 8.2 View from South Park

Additional Views Requested, which will be excluded with justification

St Mary's Church Tower:

- 8.15 It will be seen that only the very top of St George's Tower is visible from this location. Given the lower AOD of the hotel, the site comes up to a level with the Tower that is clearly out of sight in this location. One of the trees on the Castle Mound is visible only in relation to its canopy. These also sit at or above hotel roof level. Additionally, the view from the much closer Carfax Tower shows that any change from this location, closer and with greater visibility is barely detectable by the naked eye. No discernible change would arise from this location, and we will therefore not be including this view.

St Michael's Saxon Tower

- 8.16 From this location the site is also not visible from this point. It will be seen that only the very top of St George's Tower, and the Castle Mound trees to above base level, will be visible. The site would be demonstrably concealed from this location, and any changes would not effect these views. We therefore intend to continue to exclude this view.

Views which will be included:

- 8.17 While we are excluding the above, Viewpoints 5 (Paradise Street), 7 (Carfax) and 9 (Tidmarsh Lane) have been run, and as anticipated, no change will be visible from these locations. We will also be running the additional Paradise Street view requested, and providing additional winter photography of Viewpoint 5.



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