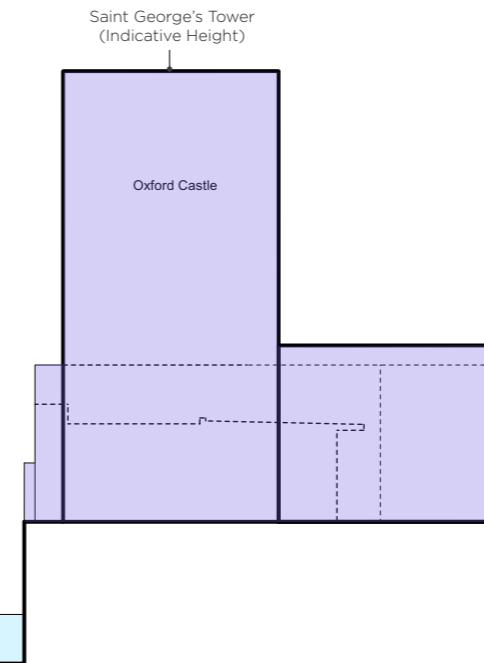
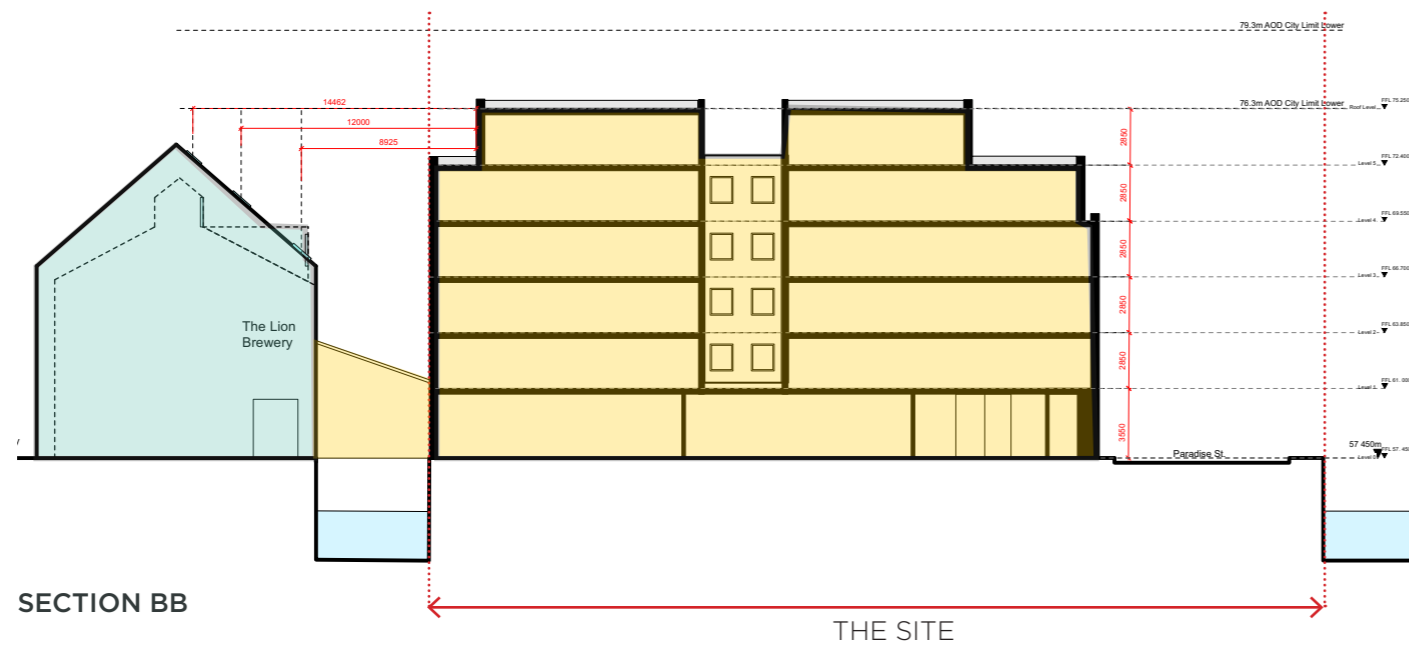
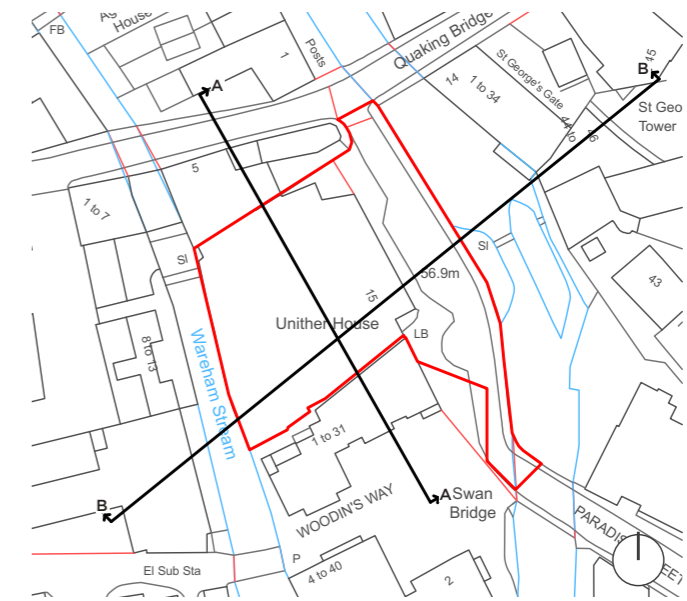
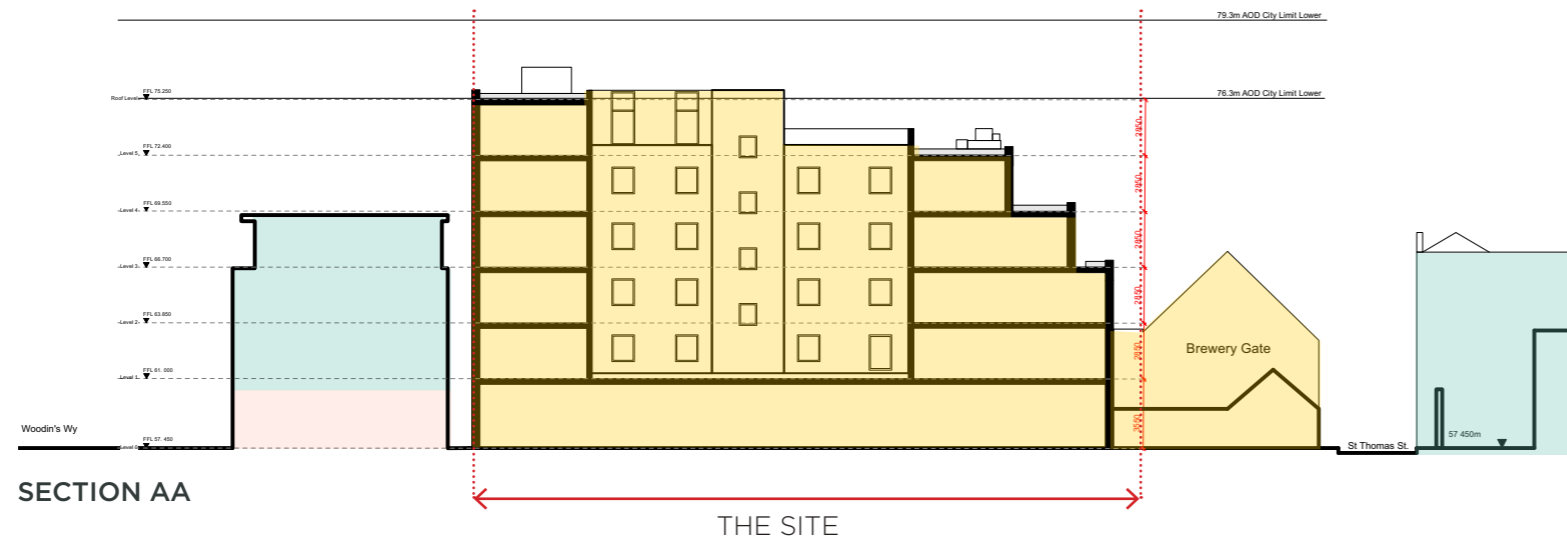


# 2 SITE ANALYSIS

## CONTEXT ANALYSIS

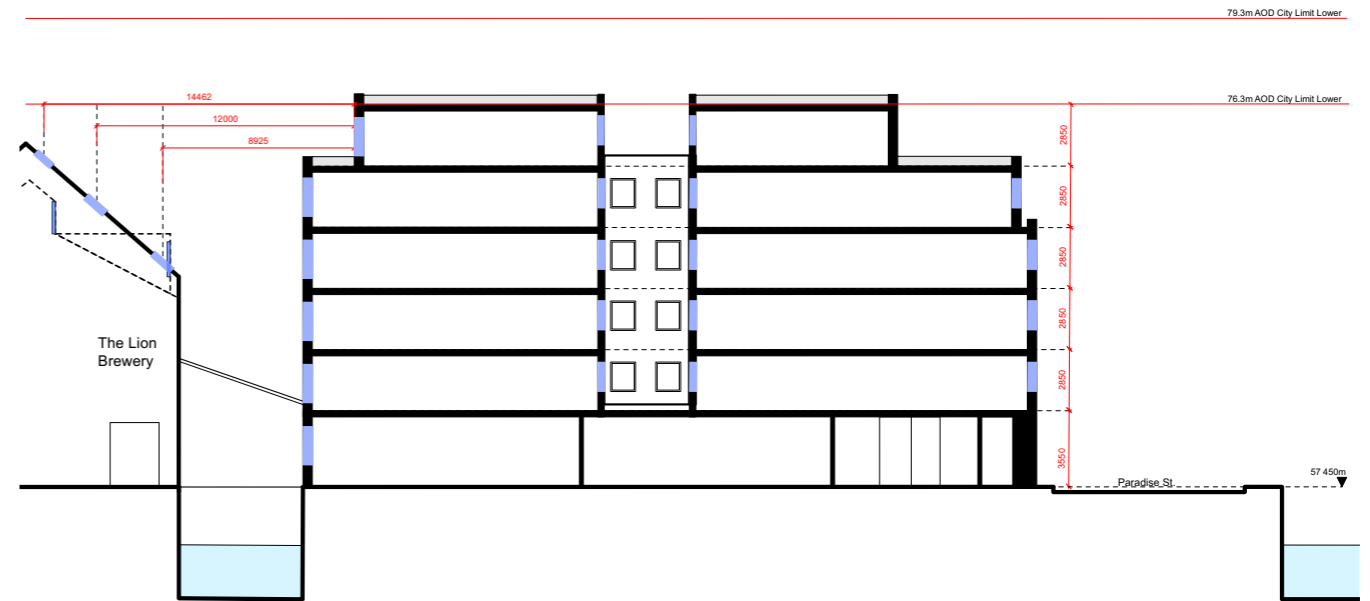
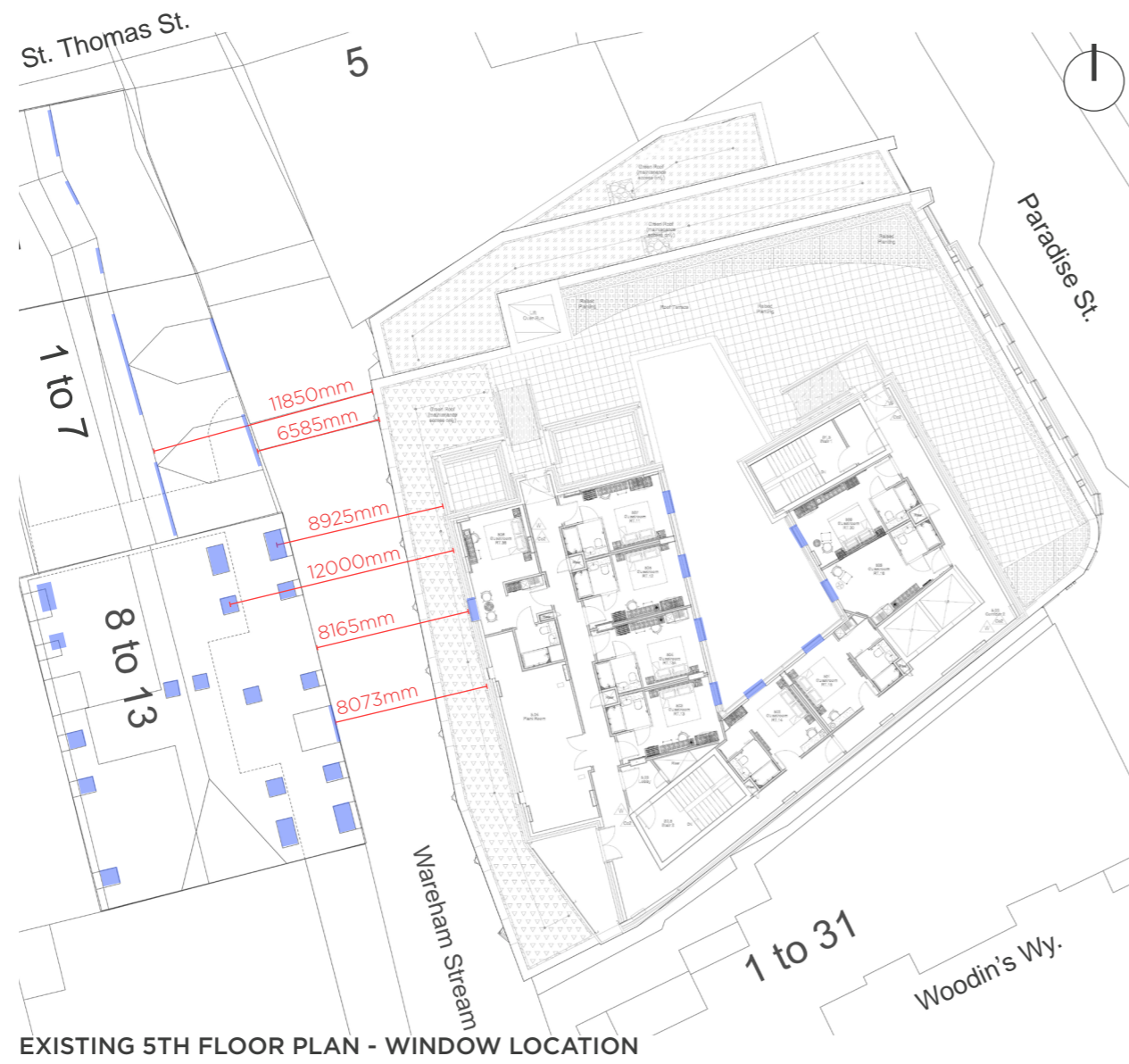


- Commercial
- Residential
- Cultural (Oxford Castle)
- Hotel (The Site)

**Note:** Information taken from as-built drawings, Google Earth & Google Map

# 2 SITE ANALYSIS

## EXISTING BUILDING & SURROUNDING RESIDENTIAL CONTEXT



1-7 Lion Brewery directly overlooks the low-rise section of the existing Courtyard by Marriott Oxford City Centre.

8-13 Lion Brewery is located opposite the highest part of the existing building which means the flats currently receive low levels of daylight and sunlight in existing conditions.

The proposed extension will take into consideration the residential buildings.

LEGEND:

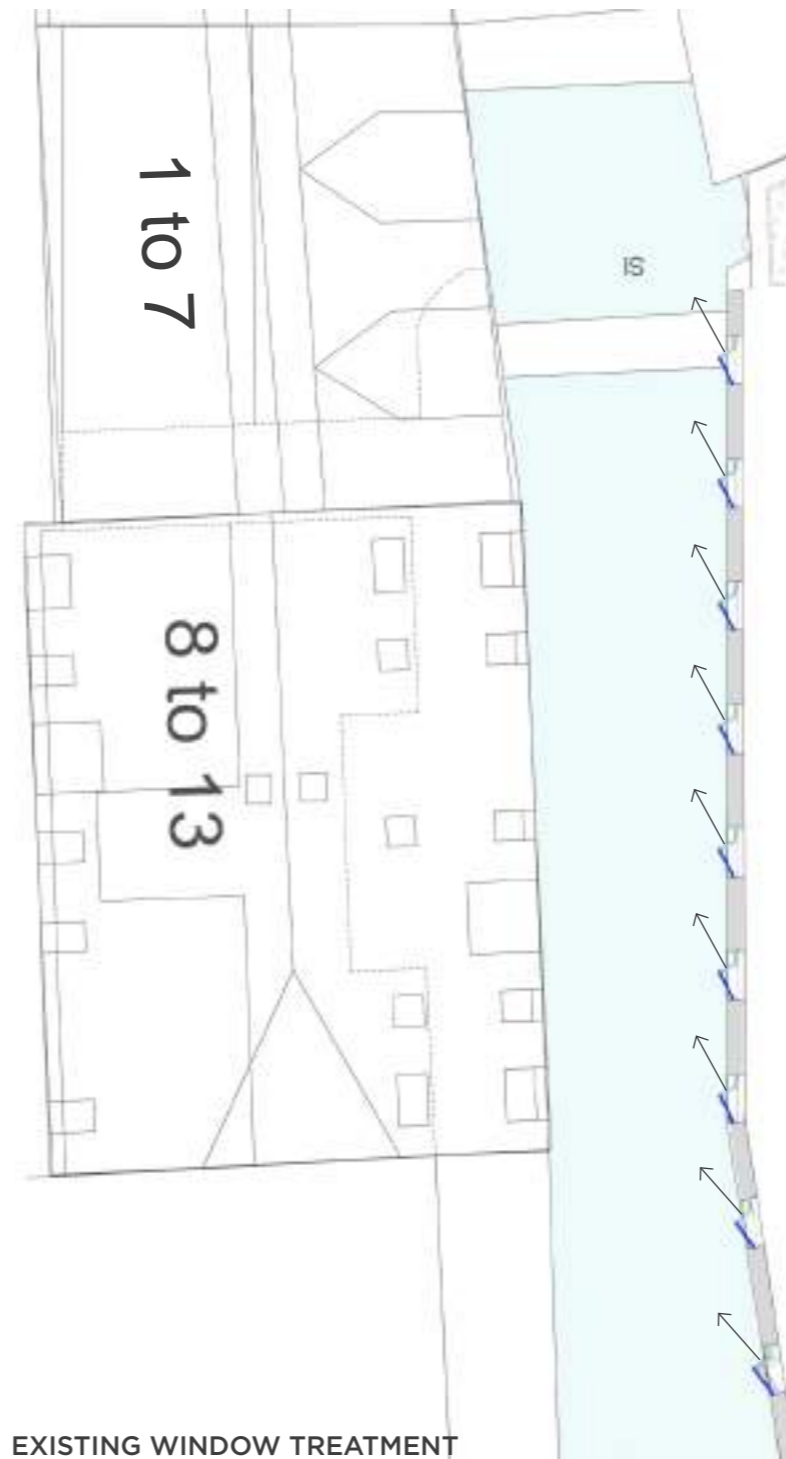
- Existing Window
- Proposed Window

# 2 SITE ANALYSIS

## EXISTING WINDOW TREATMENT

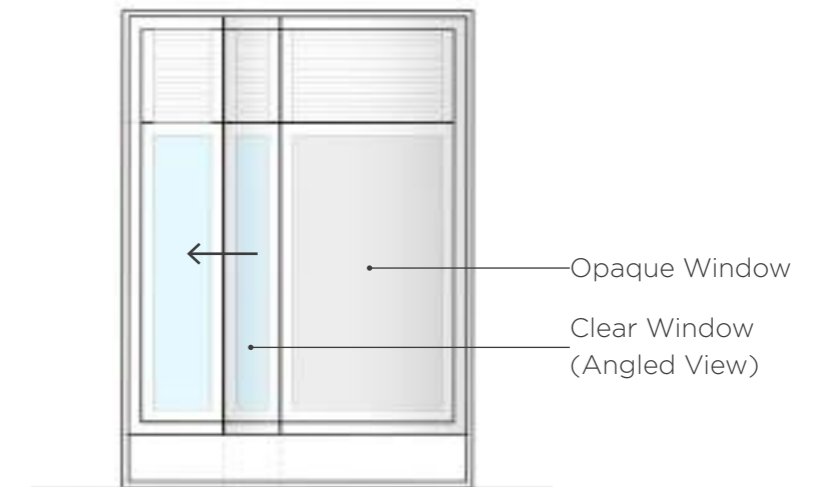


The existing window treatment on Wareham façade prevents any overlooking into the opposite residential properties. A combination of angled windows and opaque glazing provides sufficient light into the rooms, whilst reducing inter-visibility between the two buildings.

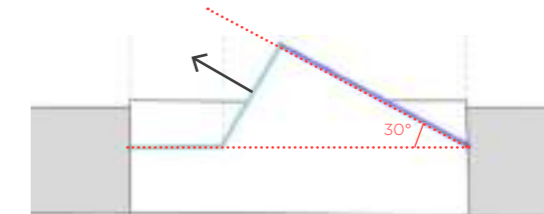


EXISTING WINDOW TREATMENT

— Opaque Window — Clear Window (Angled View)



EXISTING ANGLED WINDOW - ELEVATION



EXISTING ANGLED WINDOW PLAN



EXISTING INTERNAL VIEW (4TH FLOOR)

# 2 SITE ANALYSIS

## HERITAGE

The site is located 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.”*

The area gained its character in the late 19th/early 20th century, as St Thomas Street incorporated a number of warehouses and factories. Following the 20th century, the industries declined being replaced by residential functions. However, the industrial character of many buildings has been retained.

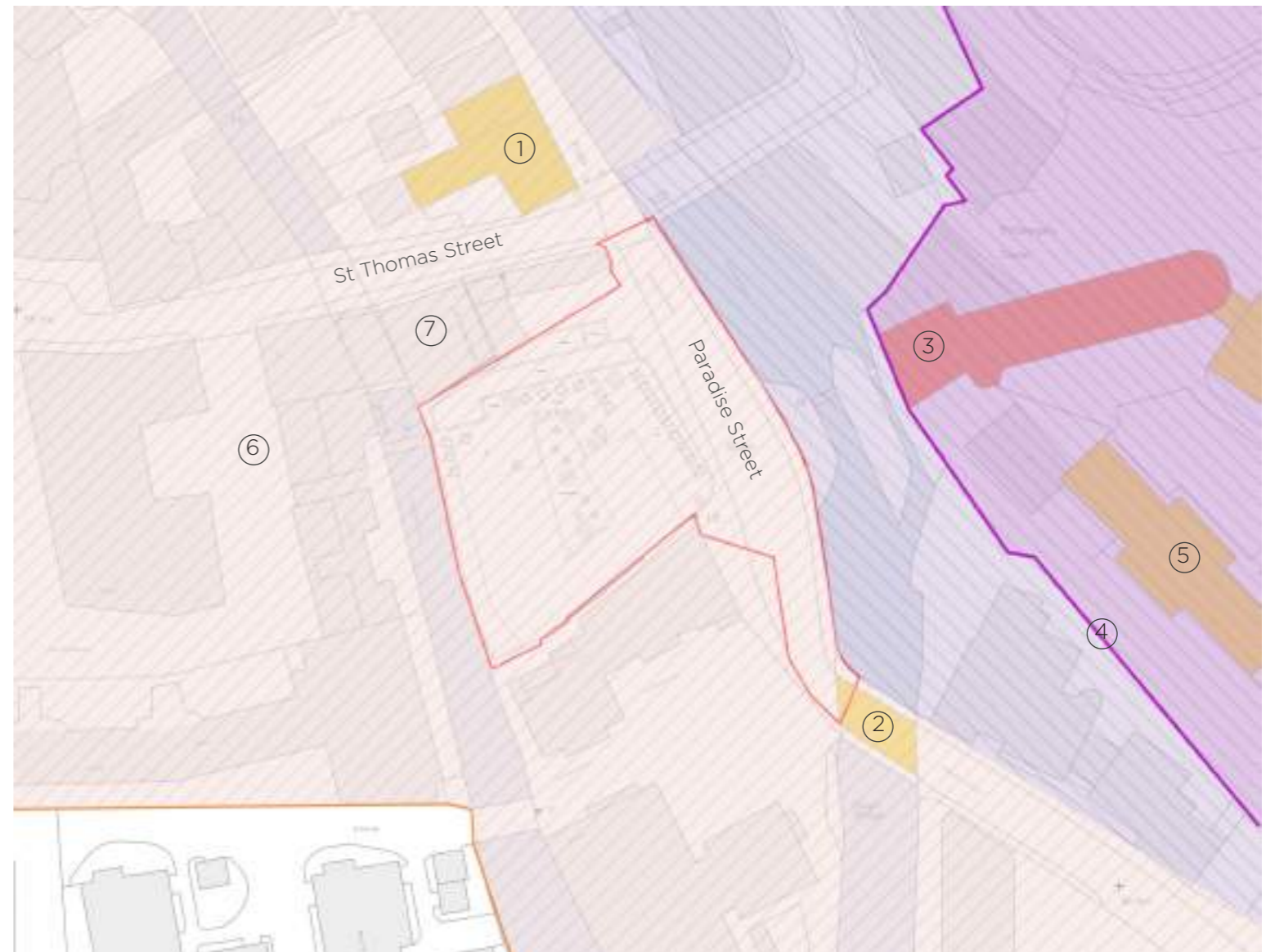
There are a number of designated and non-designated heritage assets in proximity of the site:

### DESIGNATED HERITAGE ASSETS:

- 1) 1-3 Fisher Row - Grade II
- 2) Swan bridge - Grade II
- Oxford Castle
- 3) St George’s Tower - grade I
- 4) The Boundary Wall - grade II
- 5) The former house of correction - grade II

### NON-DESIGNATED HERITAGE ASSETS:

- 6) The Lion Brewery
- 7) Lion Brewery Gate



### CHARACTER ZONES:

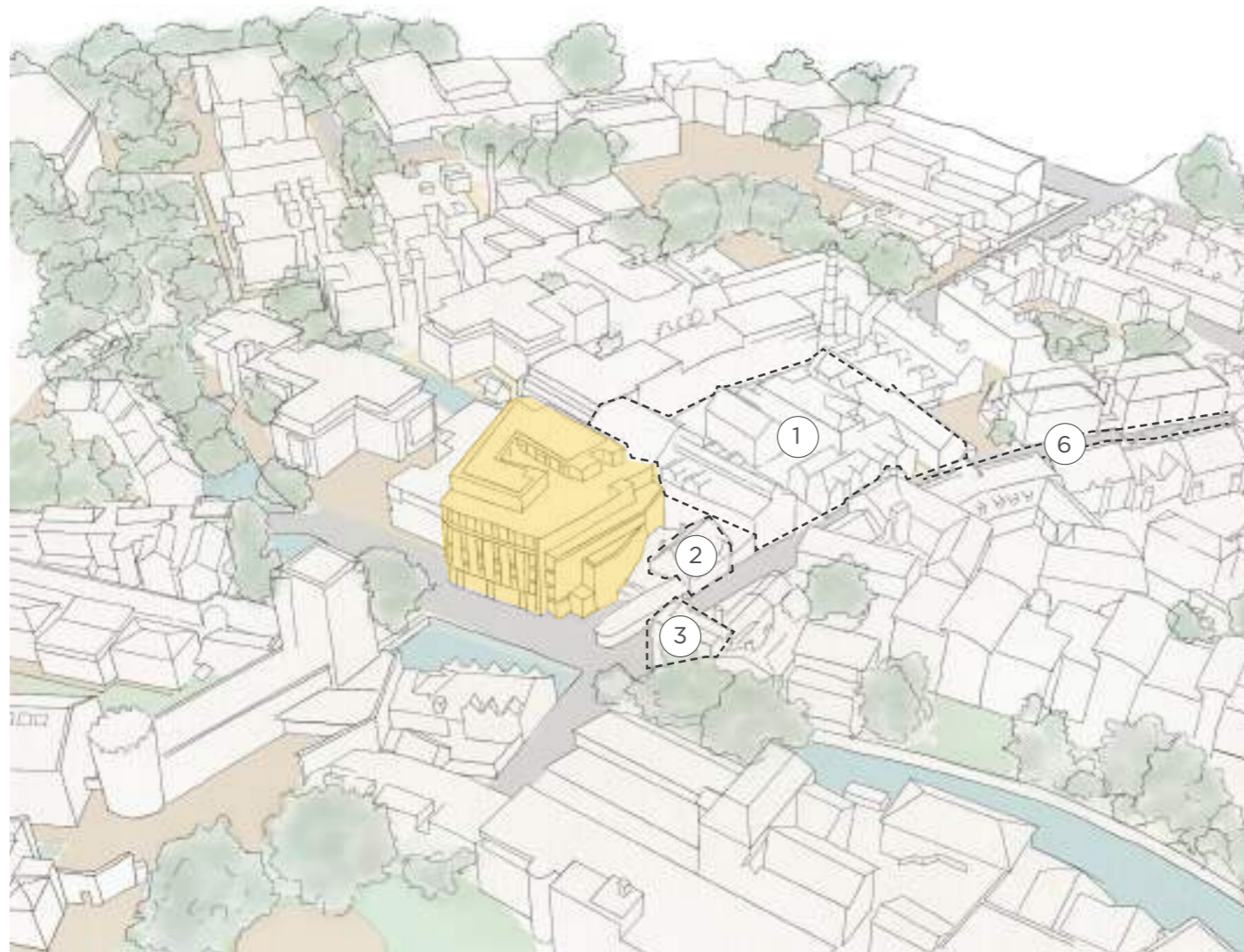
- Western Fringe (Industrial quarter) Predominately brick
- Medieval Town Predominately stone

### HERITAGE

- Oxford Central Conservation Area
- Grade II
- Scheduled Monument
- Grade I

# 2 SITE ANALYSIS

## CHARACTER APPRAISAL



 The Site

The character of the area has a moderate value, containing a mix of Victorian domestic architecture, industrial buildings, and post war developments.

*Character Zone Assessment 6: Western Fringe. Oxford Central (City & University) Conservation Area states that:*

*'Along the Castle Mill Stream and in St Thomas Street there are surviving narrow medieval plots that are of historic importance and significance because they create a dense grain in the townscape' (p7)*

However, the area also contains more modern redevelopments that are described as *'unsuccessful structures of a quite different scale and grain.'* (p1)

### WESTERN FRINGE - POSITIVE CONTRIBUTION



1. The Lion Brewery



2. Lion Brewery Gate



3. 1-3 Fisher Row



4. The Jam Factory



6. Medieval Residential



6. St Thomas Church

# 2 SITE ANALYSIS

## CHARACTER APPRAISAL



Brick
  Metal
  Slated Roof
  Red Tiles
  The Site

### MATERIALITY

The industrial character of the area is defined by brick buildings, with metal features.

The surrounding roofscapes offer a mixture of finishes; from slated roofs on the Victorian terrace houses, to metal cladding on the post-war developments and red tiles utilised on some of the smaller roofs.

### MATERIALITY

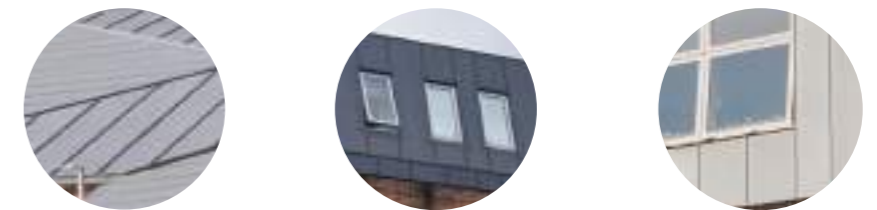
Brick



Slate/Tile Roofing



Metal Roof/ Cladding



Metal Roof/ Cladding



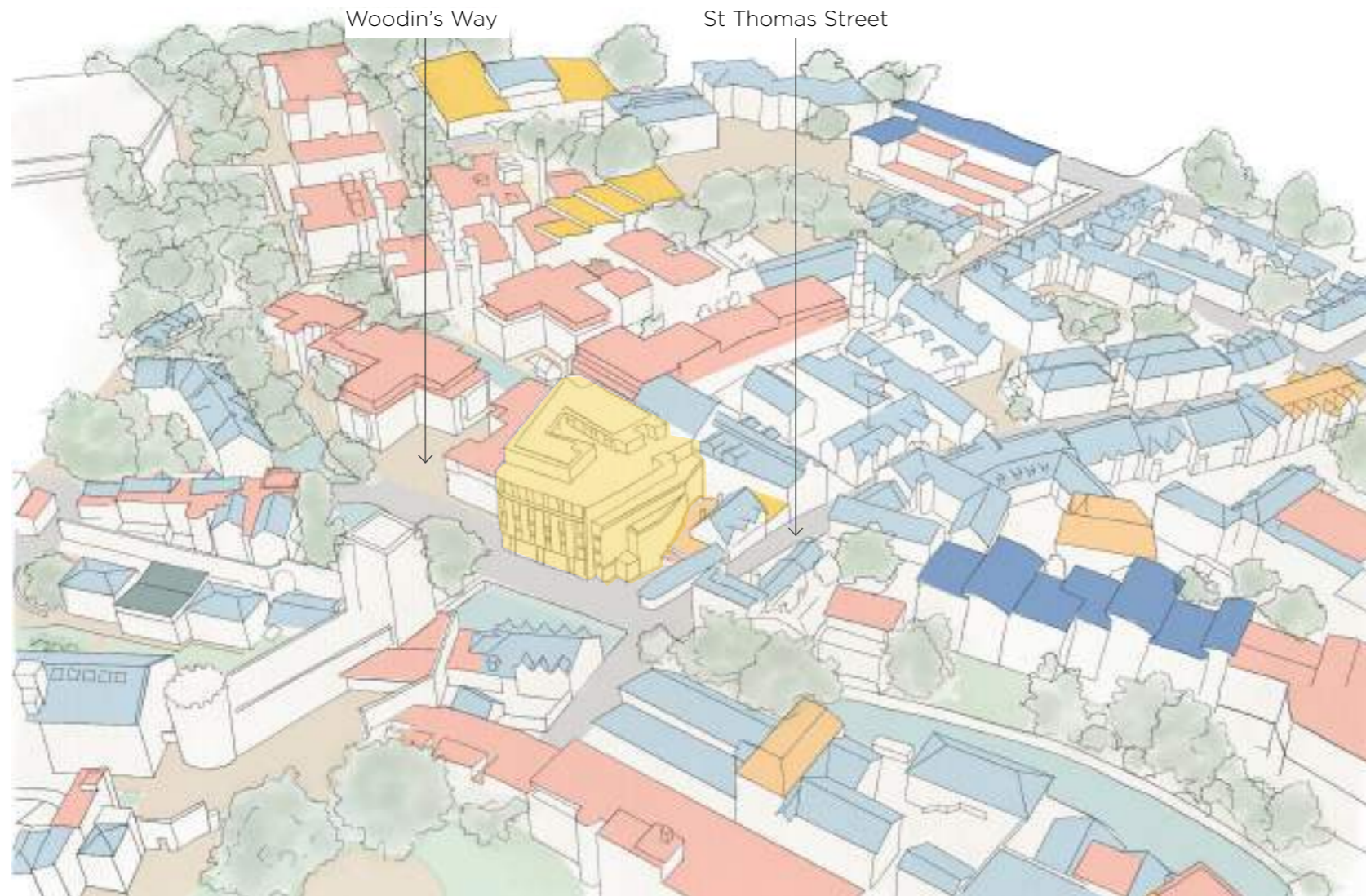
Metal Grill

Metal Shadow Gap

Metal Window Frames

# 2 SITE ANALYSIS

## CHARACTER APPRAISAL



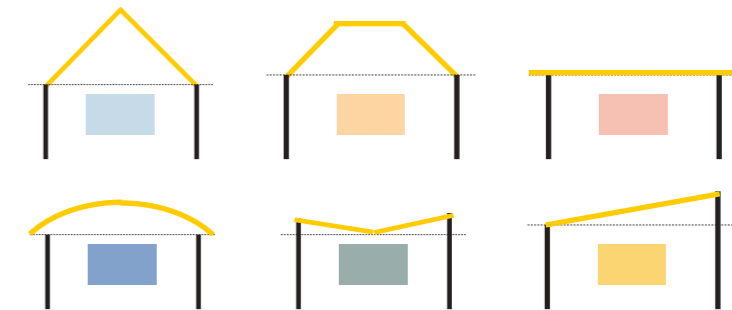
The Site

### ROOFSCAPE

The area has a diverse roovescape, as highlighted in the adjoined diagrams.

All buildings along St Thomas Street have pitched or mansard roofs, whilst the ones along Woodin's Way have flat roofs.

### TYPES OF ROOF - LEGEND



### EXAMPLE TYPES OF ROOF



# 2 SITE ANALYSIS

## VERIFIED VIEWS

The views were selected through the identification of the site main zone of visual influence and are limited to locations from which the site can be seen.

The views selected are the following:

Wirelines:

Viewpoint 7: Park End Street

Viewpoint 12: Paradise Street/Paradise Square junction

Renders:

Viewpoint 2: Hinksey Heights Golf Club

Viewpoint 3: Raleigh Park

Viewpoint 11: Woodin's Way

Viewpoint 13: St George's Tower

Viewpoint 14: Carfax Tower

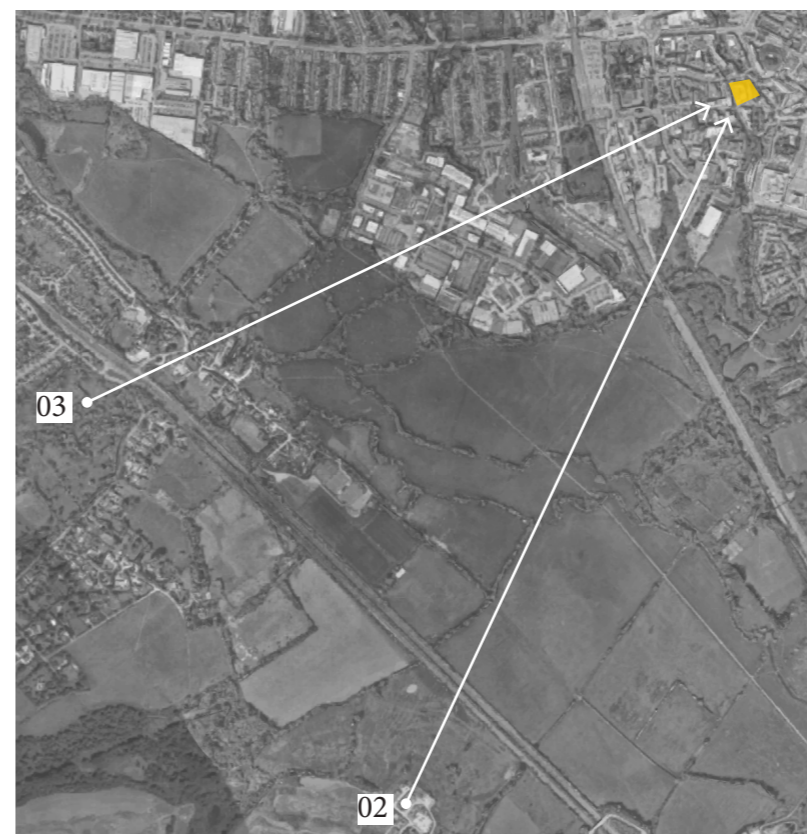
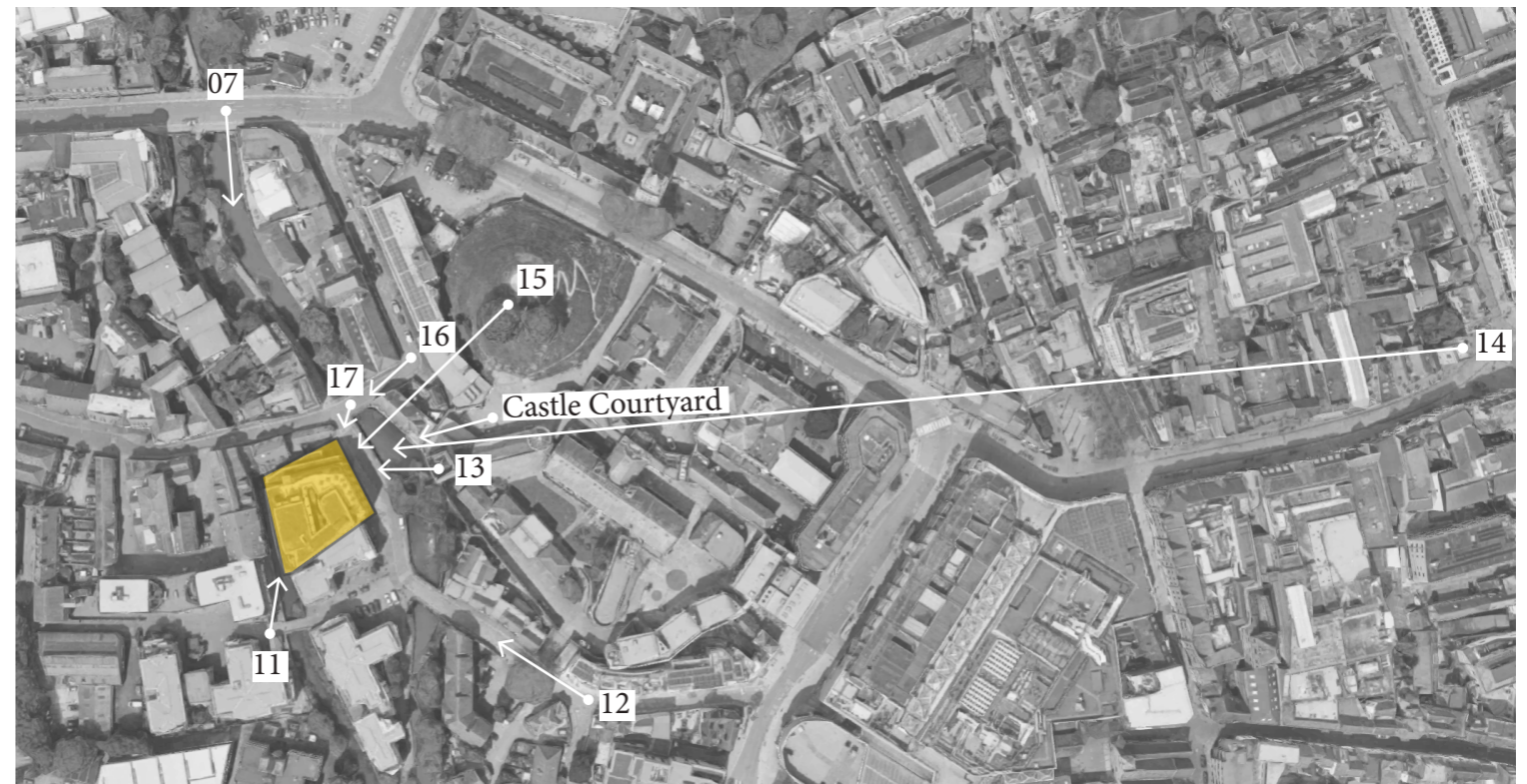
Viewpoint 15: The Mound

Viewpoint 16: Tidmarsh Lane

Viewpoint 17: Quaking Bridge

Castle Courtyard View

For full details, please refer to Heritage, Townscape And Visual Impact Assessment (HTVIA) prepared by Icení (December, 2023)





# 2 SITE ANALYSIS

## VERIFIED VIEWS

Photography taken by Miller Hare



VIEWPOINT 2: HINKSEY HEIGHTS GOLF CLUB



VIEWPOINT 3: RALEIGH PARK



VIEWPOINT 7: PARK END STREET



VIEWPOINT 11: WOODIN'S WAY



VIEWPOINT 12: PARADISE STREET/  
PARADISE SQUARE JUNCTION



VIEWPOINT 13: ST GEORGE'S TOWER



VIEWPOINT 14: CARFAX TOWER



VIEWPOINT 15: THE MOUND



VIEWPOINT 16: TIDMARSH LANE



VIEWPOINT 17: QUAKING BRIDGE



CASTLE COURTYARD VIEW

# 03 PLANNING CONTEXT