

Northfield Hostel

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1 - Introduction

1.1 Report Structure and Objectives

This report provides a summary of the key design and access issues examined during the development of the design proposals for the redevelopment of the Northfield Hostel site and adjacent sports field site, in Littlemore, Oxford. This report is submitted on behalf of Oxford City Council and Oxfordshire County Council in support of a full planning submission for the Northfield Hostel site, and an Outline planning submission for the sports field site, subject to future reserved matters. It should be read in conjunction with the application drawings, the Outline Application Design Code document, and other supporting technical documents which make up the remainder of the submission.

1.2 Scope and Description

The scope of the project seeks to redevelop the site of the former Northfield Hostel House and its adjacent sports pitch site on Sandy Lane West and Bampton Close Junction.

The sites are located just South of the Eastern By-Pass Road (A4142), off Sandy Lane West. To the South-West of the sites we find a large Industrial - Business estate and Academy area. To the East and South-East of the sites there is a finer grain residential area, mixed with larger sports and educational buildings. The sites are also located next to an RAF Air Cadets Hut. The Hostel site currently features a series of 2 storey buildings originally built as hostel accommodation used by the nearby Northfield School, located to the South of the site. The hostel is however currently not in use and closed. Both sites are currently owned by Oxfordshire County Council.

The playing field site currently has an disused football pitch, enclosed by a metal fence and with no access gate.

On the former Northfield Hostel site, the project seeks to provide affordable flats in two 4 storey blocks, providing a varied mix of dwellings, including family and wheelchair adaptable accommodation. On the sports pitch site the scope is to provide 10 no. 2, 2.5 and 3 storey houses, all of them open market in tenure.

Private and communal amenity spaces are provided for both sites, along with bicycle and car parking spaces.

Site Address

Northfield House, Sandy Lane West, Littlemore, Oxford, OX4 6LD

Site Access

Sandy Lane West, Bampton Close

Site Area

Former Hostel Site: 4,942m²

Playing field Site: 2,530m²

1.3 Project Team

Client	Oxford City Council / Oxford City Housing Limited (OCHL)
Applicant	Oxford City Council + Oxfordshire County Council
Project Manager	WSP
Planning Consultant	GL Hearn
Architect	Levitt Bernstein Associates
Landscape Architect	Levitt Bernstein Associates
Transport Consultant	WSP
Flood Risk and Drainage	WSP
Energy and Sustainability	WSP
Acoustic Consultant	WSP
Air Quality Consultant	WSP
Arboricultural and Ecology	WSP

2 - Brief

2.1 Client Brief








On the former Northfield Hostel site, our aspiration is to produce a high quality scheme which seeks to optimise the local context of the site, delivering a wholly affordable housing scheme that can make a significant contribution to the City Council's affordable housing delivery targets, utilising the Oxfordshire Growth Deal funding.

For the sports pitch site the aim is to secure the future development of 10no houses between two and three storeys in height, all of them being of private open market tenure.

2.2 Site Location



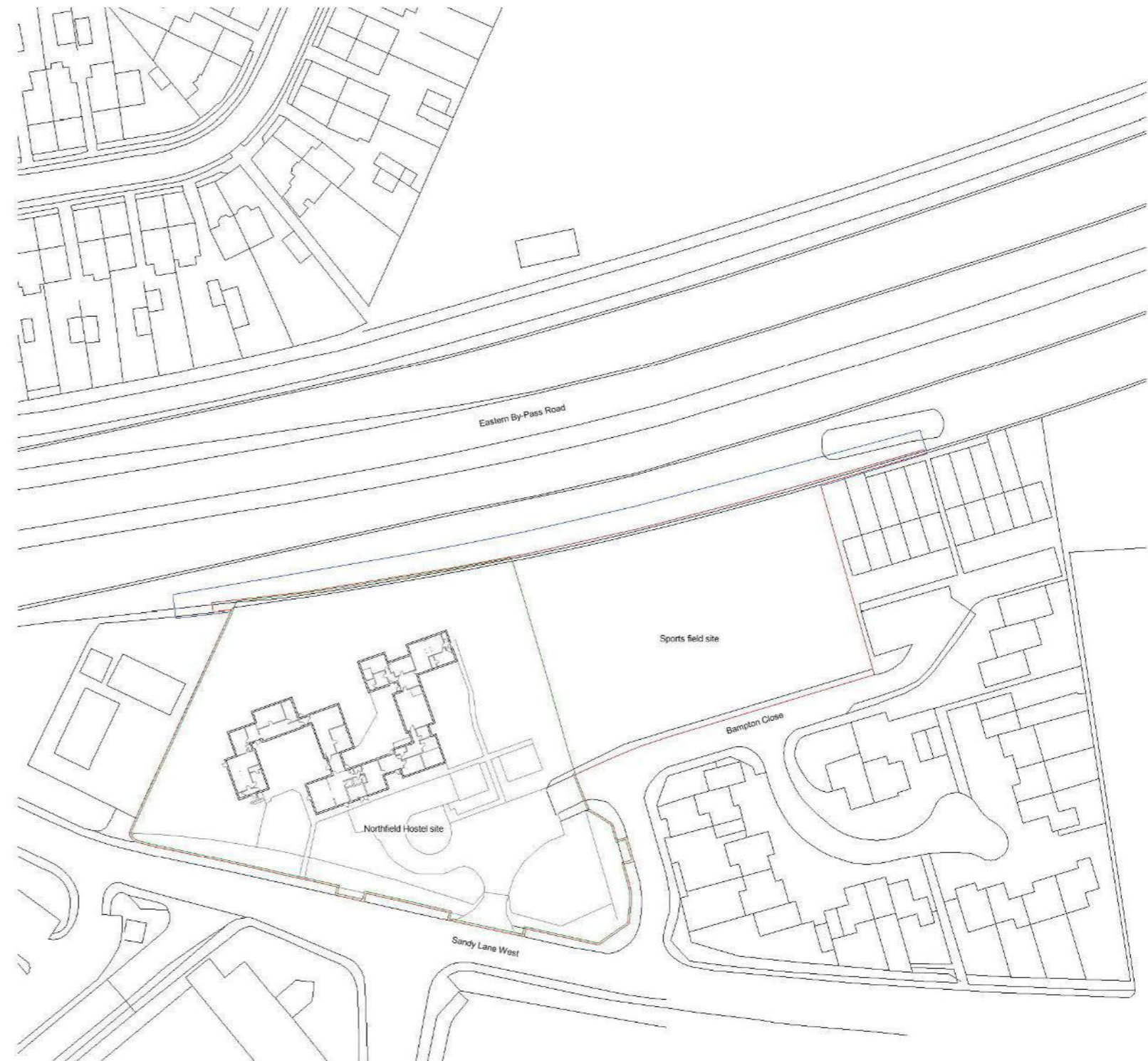
Wider site context map

- Site boundary
- - - Main cycle routes
-  Bus stops
-  School/ Academy
-  Business/ Retail centre
-  Leisure - Bowls club
-  Open space
-  Play space
-  Allotments

2.3 Policy Requirements

Planning Policies - Oxford Local Plan 2036

- Policy SP12: Northfield Hostel - Residential education or extra care accommodation.
- Policy H1: The scale of new housing provision
 - B) promoting the efficient use and development of land/sites, including higher densities and building heights in appropriate locations
 - C) ensuring that all new housing developments contribute to the creation and / or maintenance of mixed and balanced communities.
- Policy H2: Delivering affordable homes.
- Policy H4: Mix of dwelling sizes:
 - 1 bedroom homes ... 20-30%
 - 2 bedroom homes ... 30-40%
 - 3 bedroom homes ... 20-40%
 - 4+ bedroom homes ... 8-15%
- Policy H10: Accessible and adaptable homes
- Policy H14: Privacy, daylight and sunlight
- Policy H15: Internal space standards
- Policy H16: Outdoor amenity space standards
 - A) 1 or 2 bedroom flats and maisonettes should provide either a private balcony or terrace of usable level space, or direct access to a private or shared garden:
 - B) Flats and maisonettes of 3 or more bedrooms must provide either a private balcony or terrace of usable level space with a minimum dimension of 1.5m depth by 3m length, or, in the case of ground floor flats, direct access to private or shared garden with some private space (...)
- Policy RE1: Sustainable design and construction
- Policy RE2: Efficient use of land
- C) opportunities developing at the maximum appropriate density must be fully explore:
 - Policy DH1: High quality design and placemaking
 - Policy DH2: Views and Building Heights



Existing Site Plan (not to scale)

Key

- █ Detailed application boundary
- █ Outline application boundary



3 - Consultation

3.1 Council Consultation

Throughout the development of the proposed scheme, meetings and events have been held with statutory authorities and local residents. These have been used to discuss the proposals and provide feedback to inform the design.

Formal pre-application meetings with Oxford City Council were held in July, September and October 2020, and April, May and August 2021.

Additionally a pre-application meeting with the Local Highways Authority (Oxfordshire County Council) was held in April 2021.

An Oxford Design Review Panel was held on the 10th June 2021.

The Police Crime Prevention unit has been consulted regarding the compliance with the Secured by Design standards.

In addition to these, a series of informal discussions and workshops were held with various Oxford City Council planning and technical officers, covering highways, ecology, energy, trees, etc.

3.2 Public Consultation

A public consultation online Zoom event was held on the 12th August 2021 where the proposed scheme design and supporting information was presented to the public.

Details of the community consultation event and pre-submission consultation undertaken are set out in the accompanying Consultation Statement. Following community feedback provided during the pre-submission consultation a number of design amendments have been incorporated within the scheme proposals, including provision for on-street parking controls (double yellow lines) within the vicinity of Bampton Close, provision of additional visitor and secure cycle parking spaces, and provision of cycle path road markings to Sandy Lane West, connecting to the existing cycle lane into the Ring Road underpass.

Public Consultation
Redevelopment of Northfield Hostel
Sandy Lane West - Bampton Close, Littlemore, Oxford OX4 8LD

Oxford needs new homes. Our city is the least affordable in the country and many families are on the waiting list for council housing. Oxford City Housing Ltd (OCHL) has been set up by Oxford City Council to deliver high quality, energy efficient new homes that help tackle the city's housing need and respond to the climate emergency.

One of the sites OCHL is proposing to redevelop is the Northfield Hostel and sports field site, next to Sandy Lane West and Bampton Close. This redeveloper is intended to provide you with an overview of our draft proposals for the redevelopment of the site. These will be refined over the coming weeks ahead of a planning application being submitted.

Oxford City Council are committed to consulting and your feedback will be considered carefully before we take the proposals forward. To take part, return the completed questionnaire through one of the following ways to reach us by **Friday 20th August 2021**.

Proposed Timeline

- Summer 2021: Public Consultation
- Spring 2022: Anticipated completion of new homes
- Winter 2020: Pre-application meeting
- Autumn 2021: Anticipated start of new homes

The site

The Northfield Hostel and sports field site is currently owned by Oxfordshire County Council and has not been used since the closure of the hostel in 2014. The site is allocated for residential development in the adopted Local Plan 2018 (Oxford City Council), in association with the County Council, propose development of the site for 61 new homes, of which 61 will be provided as social rent and other affordable tenures. The remaining 10 homes are expected to be offered for private sale.

The proposed development will also include new landscaping and amenity space, cycle and car parking spaces and improved cycle connections to nearby areas. The affordable homes will be energy efficient, with solar panels and a sustainable building design helping to deliver close to 70% carbon emission reduction compared to current building regulations requirements.

Completed questionnaires can be returned to the Freepost address below.

The questionnaire can also be completed online at the website listed below.

Online
www.oxford.gov.uk/northfieldhostel

Email
northfieldhostel@oxham.com

Phone
0344 226 0003

Post
Freepost RT25-BLH2-63M2, 6L Heam, 6B Gresham Street, London EC2N 7HQ.

Take part in our online Q&A via Zoom

The project team will be hosting a virtual Q&A session over Zoom on **Thursday 12th August 2021, between 6pm and 7:30pm**. You can register to attend this event by following the link available at www.oxford.gov.uk/northfieldhostel or alternatively by contacting the project team via one of the options shown above.

OCHL Levitt Bernstein Currie & Brown WSP GL Hearn

Public Consultation
Redevelopment of Northfield Hostel
Sandy Lane West - Bampton Close, Littlemore, Oxford OX4 8LD

Our proposal

Building Heights

The apartment block would be four stories tall, with homes located in the roof space. The proposed houses would be two or three stories tall, with one two-story house closest to the existing properties on Bampton Close.

Materials

The materials proposed to be used reflect the local area, including red, grey and buff bricks. Grey metal roofs and window elements are likely to be used, as well as solar panels.

Local materials: metal roof

Local materials: brick

Privacy screening

Pseudocast stone

Street view from Sandy Lane West looking west. The proposed blocks will provide overlooking and activity less than the existing Sandy Lane West. The whole community will benefit from the retained trees and the new pocket park.

Street view from the Ring Road looking east into the site. The visibility of the proposed blocks will be limited behind the existing trees.

Street view from Bampton Close looking west, proposed houses to the right and proposed blocks to the background of the image.

New housing
61 new homes, with 61 new apartments and 10 houses. All the apartments would be affordable homes and the houses would be sold open market.

Sustainability
The proposed apartment blocks aim to achieve a 70% reduction of carbon emissions from current building regulations, using highly insulated air tight walls and roofs. Solar panels in the roofs will contribute to the use of clean energy.

Ecology
Most of the existing trees on site will be kept. Some existing trees of the lowest quality will be replaced with new trees. New planting is also proposed to enhance the tree boundary with the circular road. The proposed landscape features and vegetation will enhance biodiversity and will retain wild life corridors on the site.

Site access
Vehicular access will be via the existing entrance in Bampton Close. There will be a secondary entrance for service and emergency vehicles only, onto Sandy Lane West which can also be used by pedestrians and cyclists.

Car parking provision
There will be approximately 27 car parking spaces provided, including 24 new off-street car parking spaces and three new on-street car parking spaces.

Green open space
There will be a lawn area for residents that will encourage good play and exercise opportunities. The green open space will be available to new and existing local residents and for all ages to enjoy. This will accompany a play area for those up to the age of five years old.

Connectivity to public transport
The site is within walking distance of multiple bus stops, with buses serving Backbit and Lays Road providing links to Oxford City Centre.

Design approach
The masterplan design responds to the diverse context of the local area, which includes the domestic residential character of Bampton Close, the great distance and space of the A492 and the larger educational, industrial and office buildings to the South.

OCHL Levitt Bernstein Currie & Brown WSP GL Hearn

Public Consultation
Redevelopment of Northfield Hostel
Sandy Lane West - Bampton Close, Littlemore, Oxford OX4 8LD

Our proposal

We will be submitting a 'hybrid application', which means we are seeking planning permission in principle for the whole development and in detail for the new apartments. More details about the proposal process will be confirmed in the future.

New housing
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Sustainability
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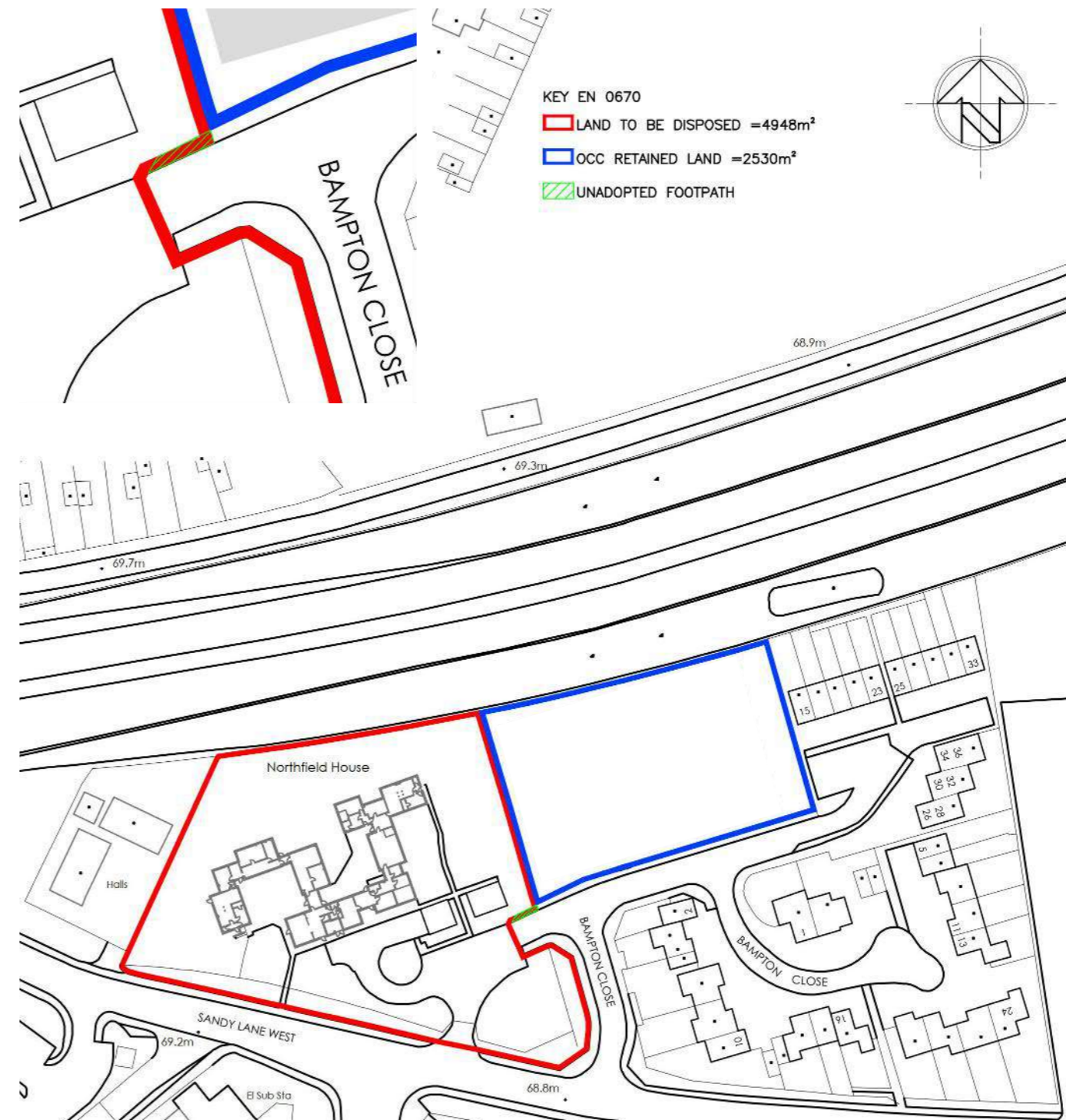
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OCHL Levitt Bernstein Currie & Brown WSP GL Hearn

4 - Context

4.1 Land Ownership

Oxfordshire County Council currently owns both the Northfield Hostel and the sports field sites. Subject to securing planning permission for the development, Oxford City Council expect to acquire the Northfield Hostel site (red outline) from Oxfordshire County Council, with the County Council expected to retain the land known as the former sports field site (blue outline).



4.2 Site History

The historical maps opposite show that the sites have long been served by Spring Lane Road, surrounded by agricultural land. This lane connected the sites with Littlemore urban centre to the West, and to the East across the railway lines with New Barn and beyond. Only when the Eastern By-Pass Ring Road was built this historical connection between the site and Littlemore was altered.

4.3 Archaeology

An archaeological desk assessment was commissioned in 2017. The conclusions were that no known heritage assets have ever been recorded within the site. The site does however have the potential to contain unidentified archaeological remains dating to the prehistoric, Roman and early-medieval periods.

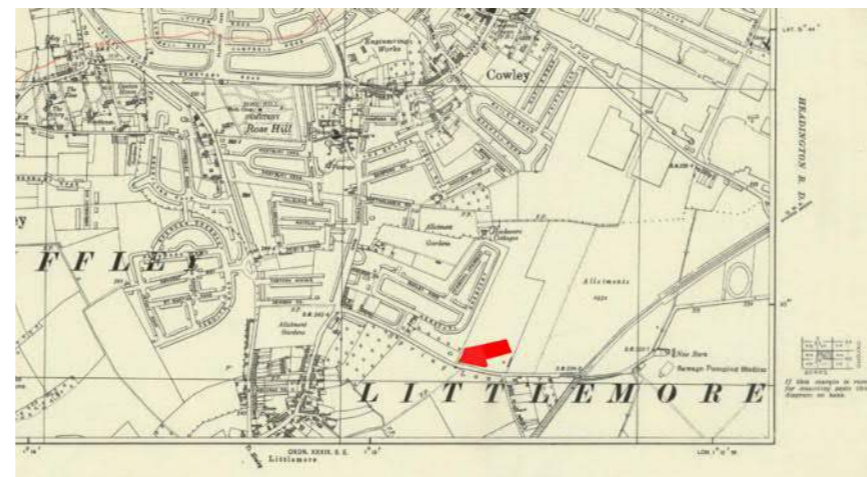
Please refer to the archaeological desk assessment submitted separately in support of this application.



1886



1921



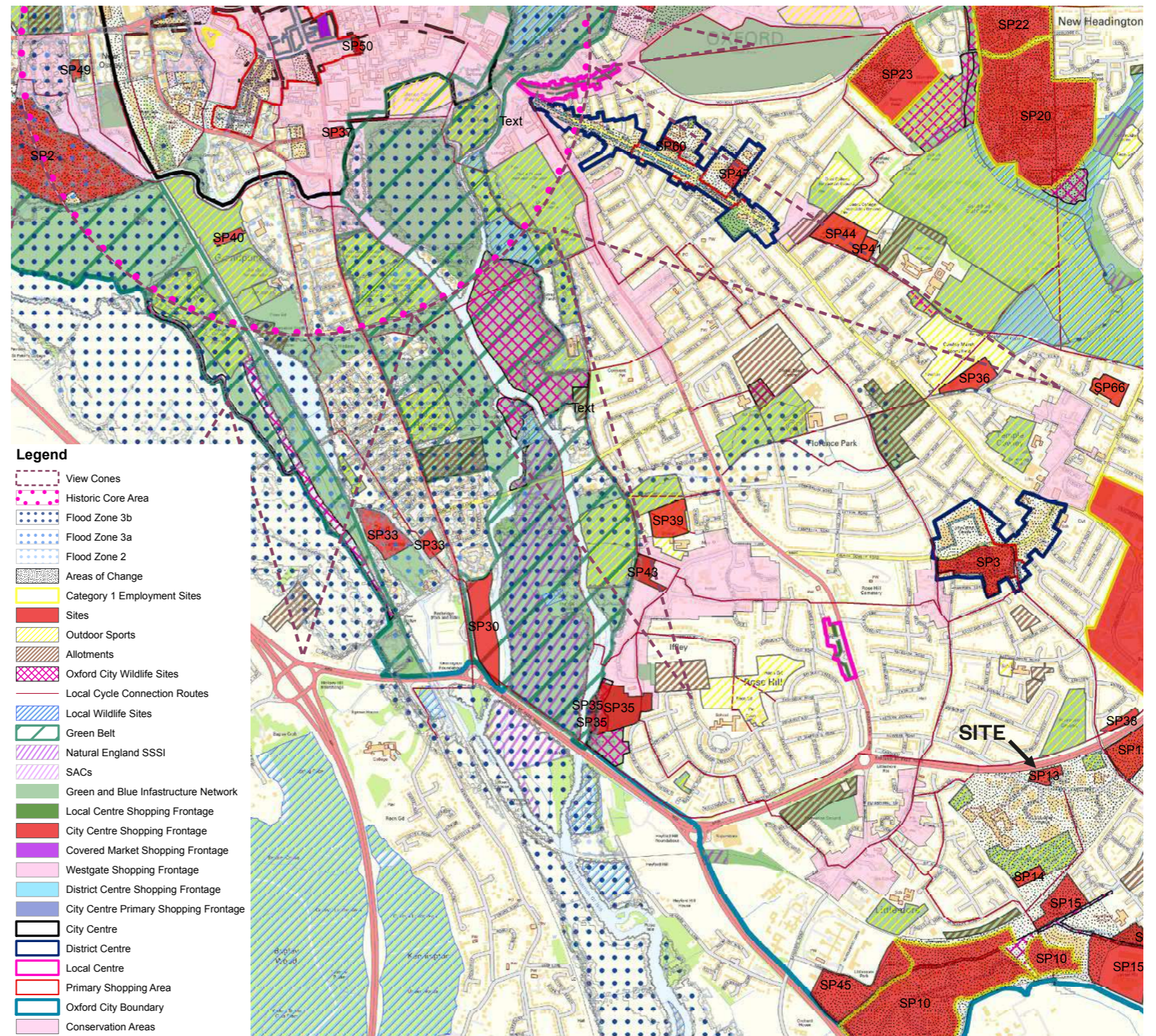
1944



1960

4.4 Wider Development Context

- The site is in Flood Zone 1
- The nearest Conservation Area is Littlemore CA (0.6Km West)
- No trees with TPOs are found near the site
- No listed buildings found in the vicinity of the site
- The site sits opposite Nuffield Industrial Estate
- The site is outside the Zone of Theoretical Visibility of the View Cones
- The site is within an Area of Greater Potential for high buildings: South-Eastern suburbs (Oxford High Buildings Evidence Base Report 2018)
- The site is within the Area of Change: Cowley Branchline. These are the areas of the city where significant change is expected or best directed.



4.5 Transport Links

The sites are well connected in transport terms both to the City Centre and to the surrounding areas.

Stagecoach bus lines 1, 12 and 16 pass near the site en-route to Cowley and the City Centre, with frequencies varying from 5 to 60 minutes, with an average of 15 minutes. There is the possibility of a potential new station next to Sandy Lane Recreation Ground.


Littlemore town centre, Cowley shopping centre, Nuffield industrial Estate, shopping superstores and several parks and amenities are within 20 minutes walking distance from the sites.

The shortest cycle route into the centre is across the Ring Road and via Rose Hill.

The Eastern By-Pass connects the site by road with all directions.



Key

- Site boundary
- ● ● Main walking and cycling routes
- ● ● Main bus routes
- ● ● Main vehicle routes
-  Bus stops

4.6 Existing Storey Heights

Existing building heights in the area surrounding the site range from 1 to 2 storeys, with some 3 storey buildings and blocks beyond. The buildings in the Nuffield Industrial Estate, despite being one or two storeys tall, appear both taller and larger in scale than the residential houses due to their industrial and commercial sized walls and spaces. The former Northfield House building is two storeys high with pitched roofs.



Key

- 1 Storey
- 2 Storeys
- Detailed application boundary
- Outline application boundary



4.7 Street Context



Sandy Ln seen from Peter's Way junction



View from Bampton Cl / Sandy Ln looking West




View from Bampton Cl looking at the sports field site




Industrial Estate opposite the site in Sandy Ln



Aerial View

 Detailed application boundary

 Outline application boundary



View from Ring road looking East



View from Ring road looking West

4.8 Site Views



View of Hostel building looking North



View from Bampton Cl looking North



View from Bampton Cl across sports field site



View towards West boundary with Scouts Hut beyond



Existing Hostel building South elevation



Hostel site access gate from Bampton Cl



View of Hostel building looking West



View from Bampton Close looking North-West



View from Bampton Cl - Sandy Ln junction looking West

4.8 Site Views



Sports field site North boundary looking East



View of Hostel building South elevation looking East



View into Hostel building courtyard



View from Hostel site into East boundary



Hostel site North boundary trees and Ring Road behind



Hostel site South boundary and Sandy Lane beyond



View from sports field looking South



View of sports field South-East corner



View from sports field NW corner looking SE across site

4.9 Flood Risk

The Oxfordshire Flood Toolkit shows that the sites are in Flood Zone 1, with no significant risk of flooding from rivers or surface water.

4.10 Ground Conditions

A desktop Contamination Land Assessment has been prepared by WSP.

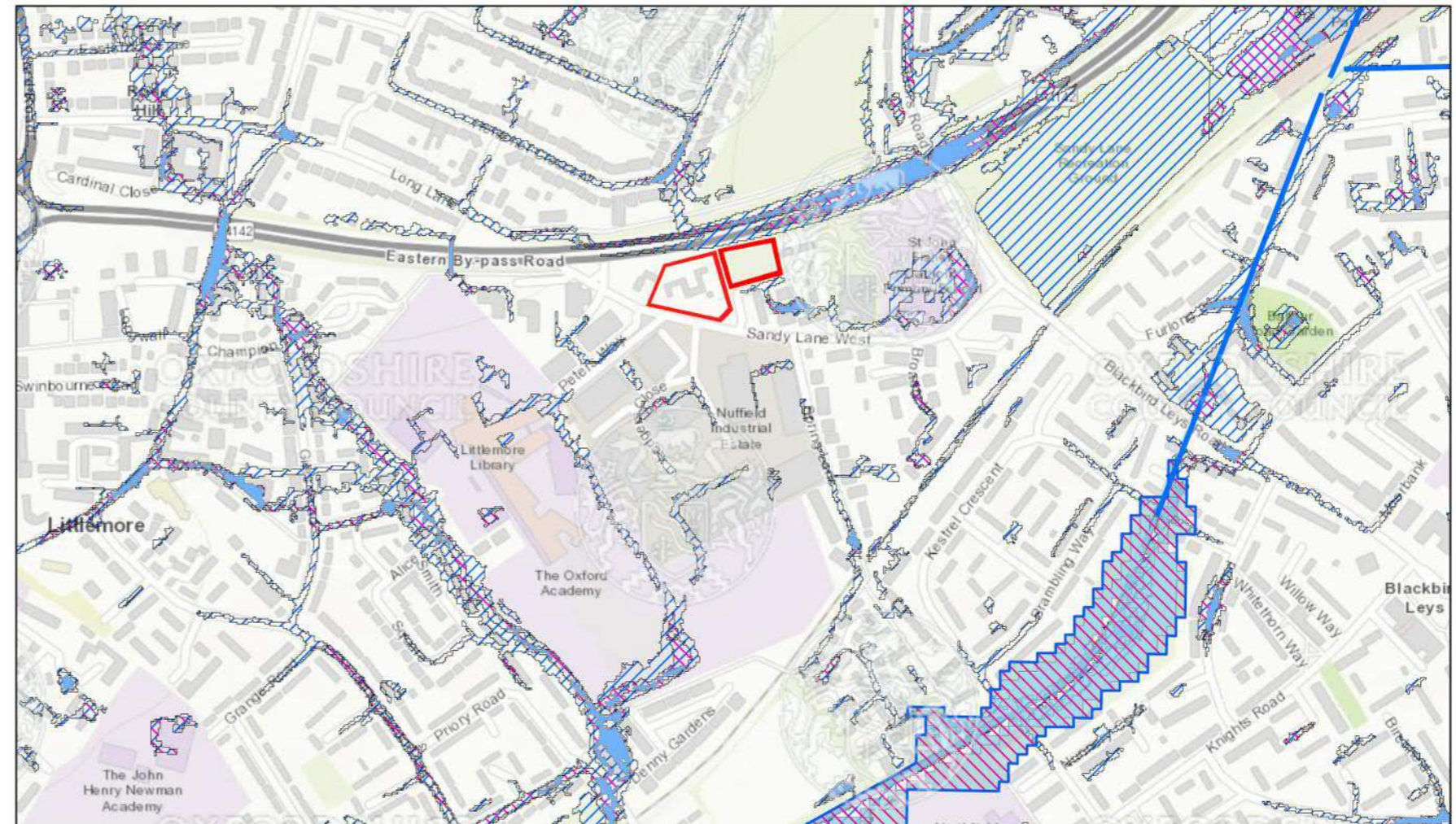
Please refer to the accompanying Contamination Assessment for further details.

4.11 Air Quality Conditions

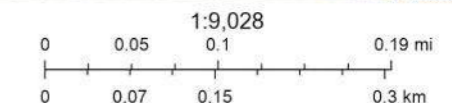
An assessment of the potential air quality impacts arising from the proposed development has been undertaken, and which examines the potential impacts on local air quality arising from construction activities and road traffic emissions. The assessment concludes that the development proposal will comply with national and local policy for air quality.

Good connectivity to public transport links and provision of dry and secure cycle parking spaces and other measures to minimise car use will also contribute towards minimising the risk of future residents being exposed to poor air quality.

Please refer to the Air Quality Assessment submitted separately in support of this application for further details.



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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4.12 Existing Trees

The existing trees on site are deemed important to the character of the area and to the quality of the amenity spaces, enhancing air quality, privacy and noise attenuation.

A walkover survey of all arboricultural features within the study area was undertaken by WSP and is set out in the accompanying Arboricultural Report.

The survey gives a concise study of the quality and condition of existing trees across the site. It is noteworthy that only one category A tree (trees of high quality with an estimated remaining life expectancy of at least 40 years) was identified within the site.

Please refer to the Arboricultural Report submitted separately in support of this application for further details.















4.13 Site Analysis - Constraints



- Site boundaries
- Eastern By-Pass Road
- Noise from ring road
- Significant capacity contrast between surrounding roads
- Existing site access points (not designed for residential use)
- Significant scale contrasts in surrounding built environment
- Industrial/Business zone
- Gaps in North boundary tree buffer
- Neighbouring houses right of light

4.14 Site Analysis - Opportunities



- | | | | | | |
|---|----------------------|---|--|---|--|
|  | Site boundaries |  | Tree buffer - opportunity to close gaps and increase Biodiversity Net Gain |  | Transport and service links to city centre |
|  | Sun path |  | Larger context scale with long views |  | Proximity to employment area |
|  | Prevailing winds |  | New pocket amenity space |  | Sports and leisure opportunities |
|  | Potential alignments |  | Potential visual connection between Bampton Close cul-de-sac and Sandy Ln |  | Built form and fences to mitigate noise |