


Figure 18: Figure And Ground



KEY

 Site Boundary


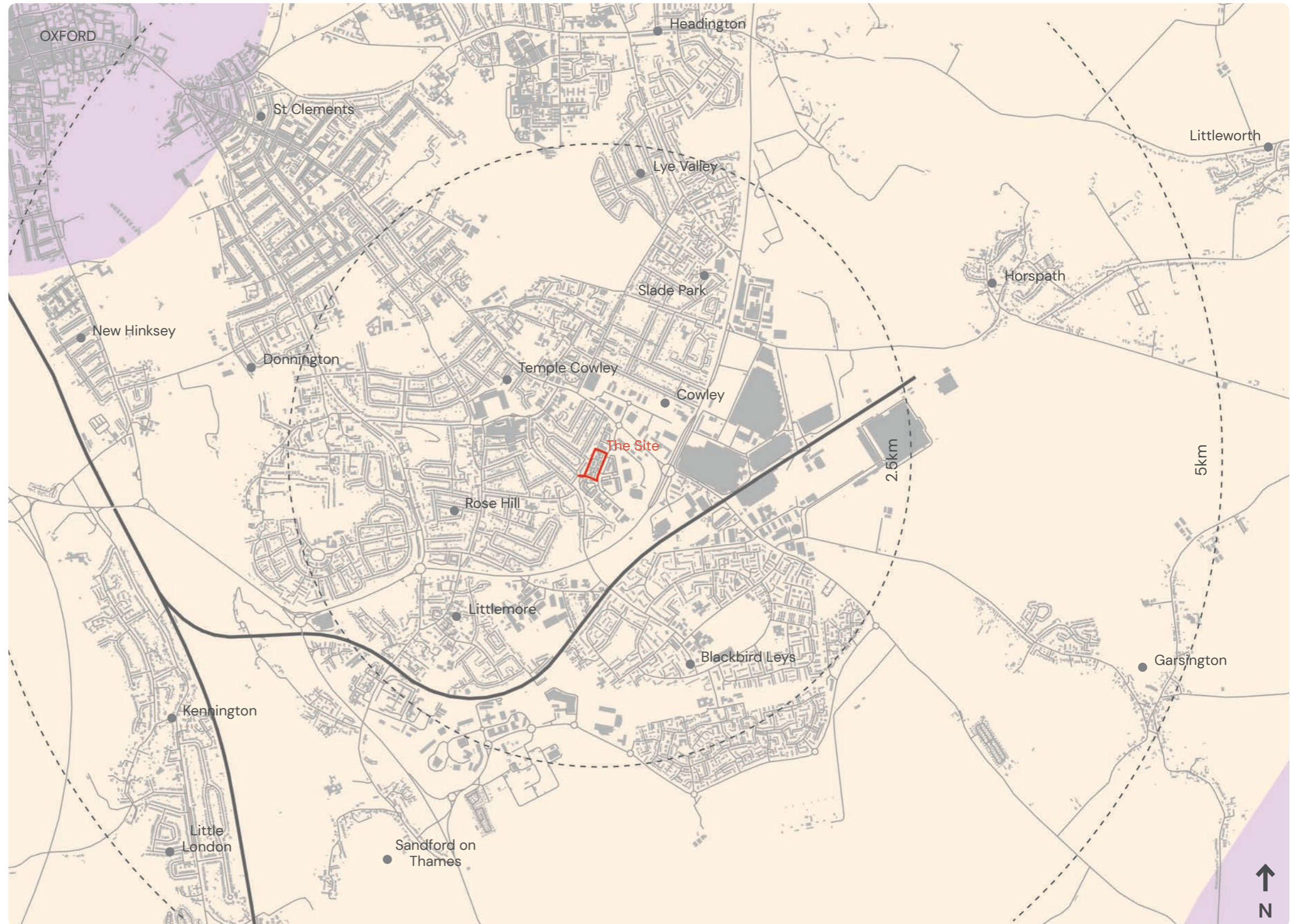
 Existing Building Footprint

Figure 19: Existing Scale And Massing



Figure 20: National Character Areas



KEY

- Site Boundary
- NCA 109 - Midvale Ridge
- NCA 108 - Upper Thames Clay Valley

Figure 21: Oxford Townscape – Local Character Areas

KEY

- Site Boundary
- 3 – Historic Village Cores
  - 3C Temple Cowley
  - 3D Church Cowley Core
  - 3E Littlemore Village
  - 3F Iffley Village
- 4 – Victorian Suburbs and Villages
  - 4A North Oxford
- 5 – Inter War and Post War Suburbs
  - 5A Rose Hill
  - 5B Cowley Residential Suburb
  - 5C Florence Park and Cowley Marsh
  - 5L Littlemoore
- 6 – Post 1960s Suburbs
  - 6A Blackbird Leys
  - 6C Horspath Road Area
- 7 – Open Hills
  - 7B Southfield Park and Hospitals Complex
- 8 – 20th Century Fringe Business, Industry and Retail
  - 8A Cowley Motor Works
  - 8B Littlemore Business and Science Parks
- Edge of Character Area Appraisal

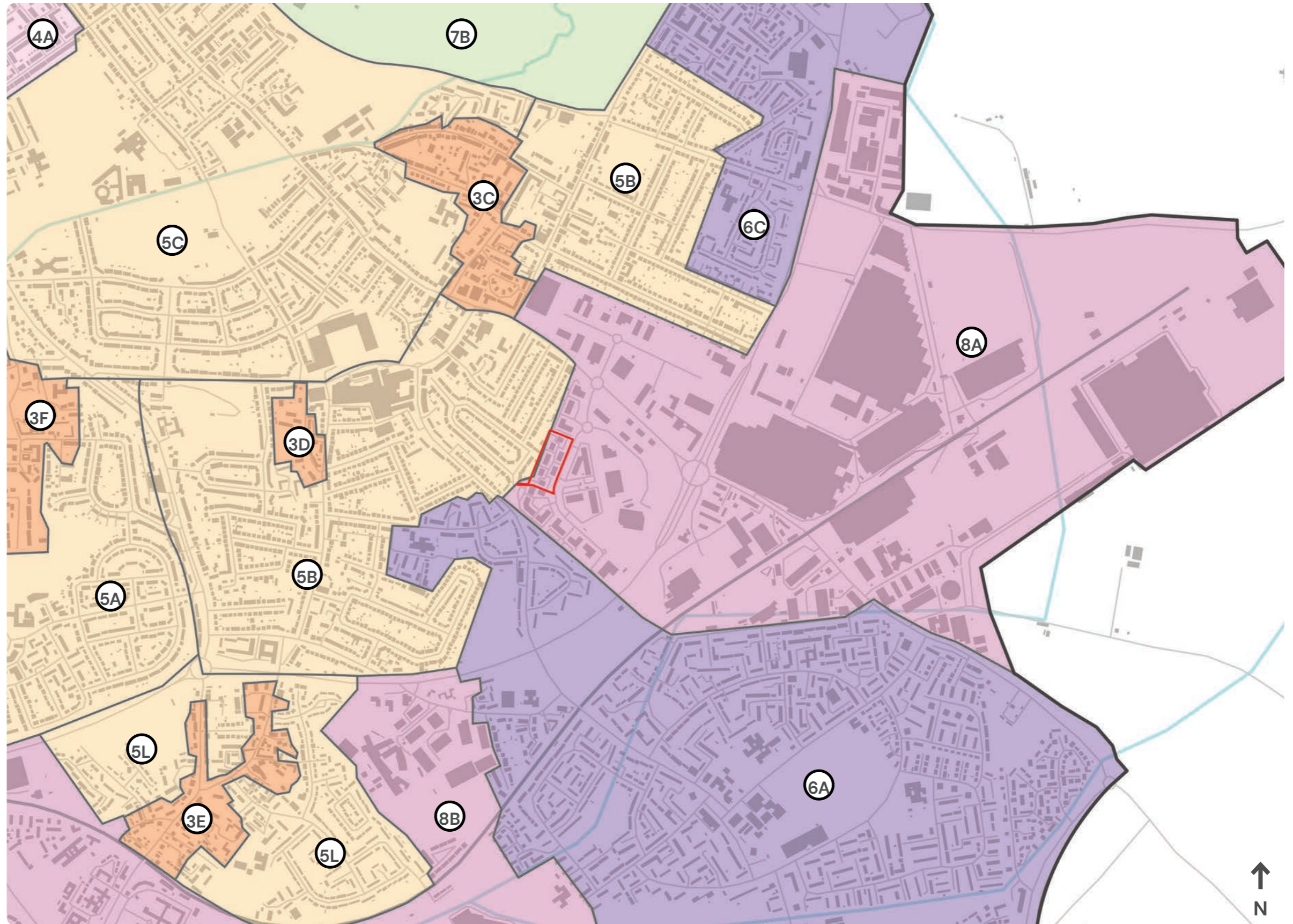
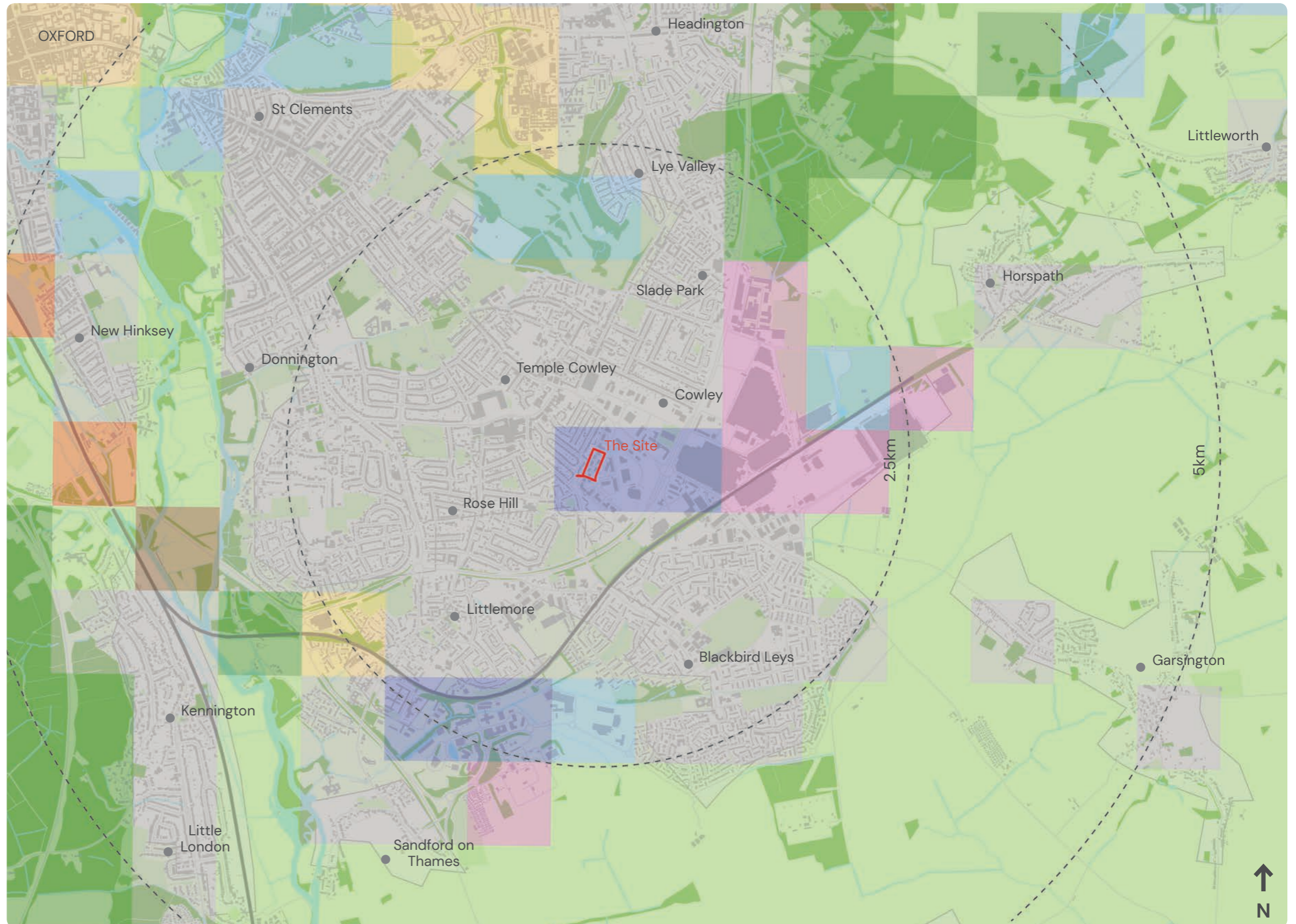


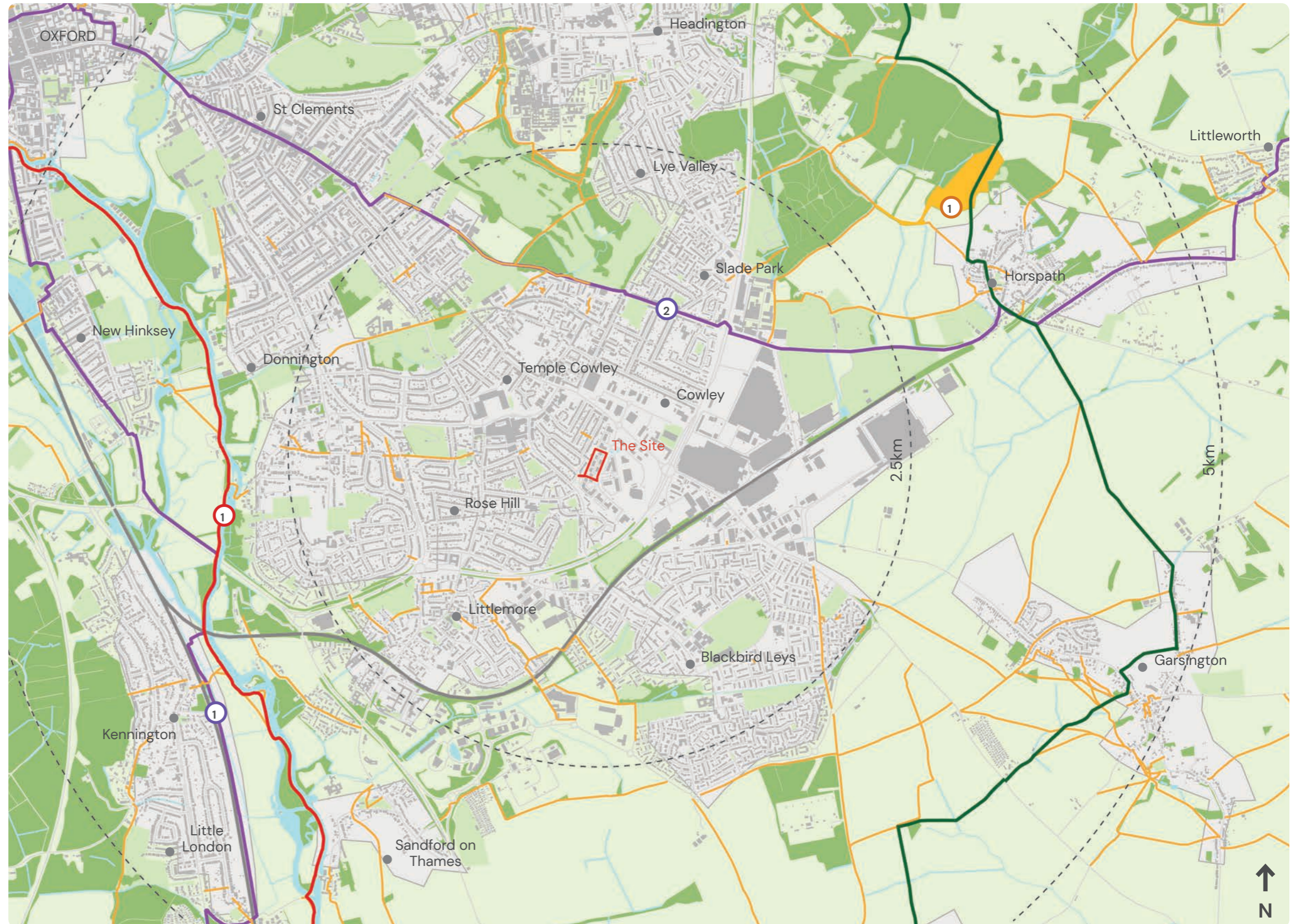
Figure 22: Land Use



KEY

- Site Boundary
- Settlement
- Commerce
- Industry
- Recreation
- Enclosed Agriculture
- Woodland and Forestry
- Civic Provision
- Unimproved Land
- Communications

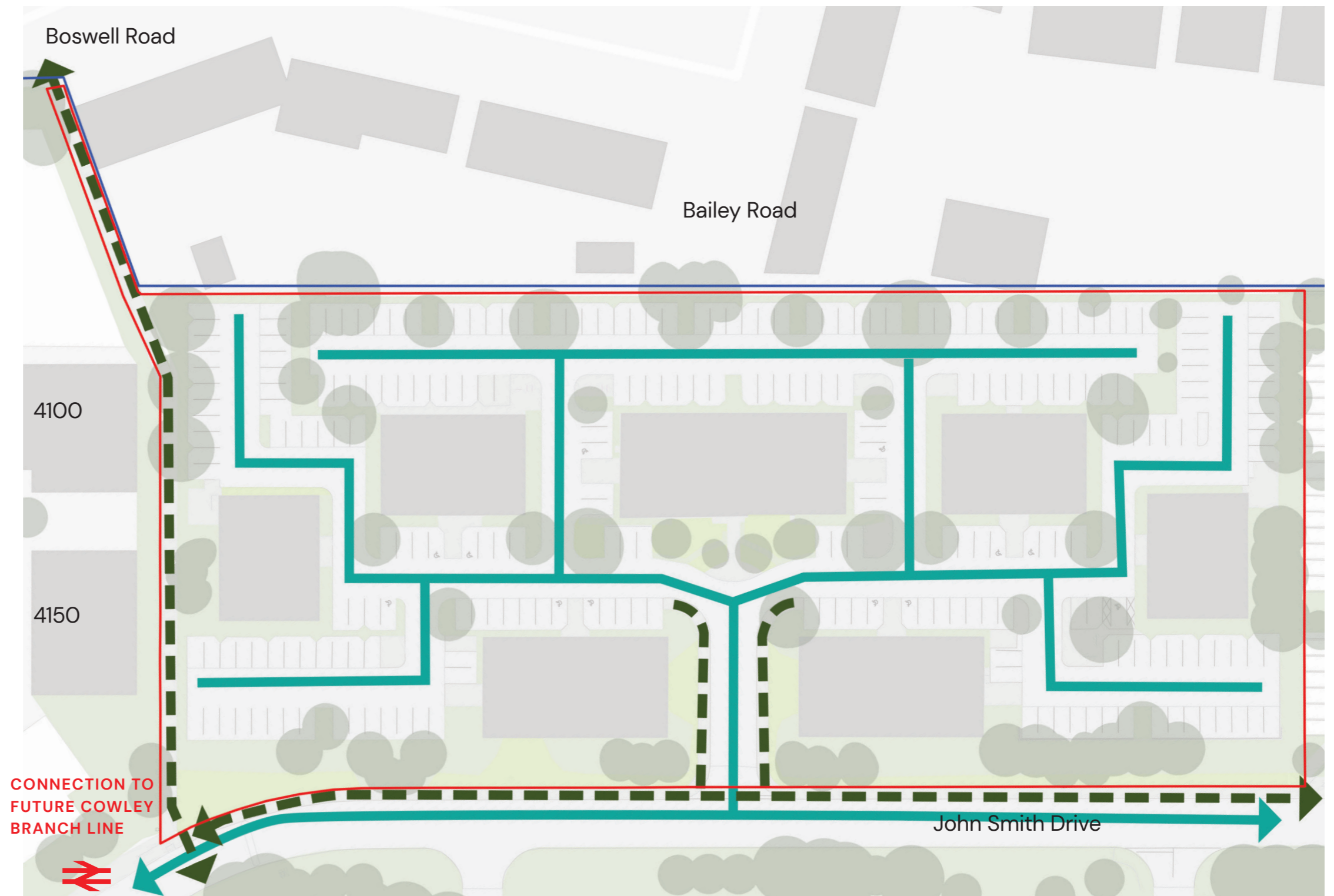
Figure 23: Public Rights Of Way and CROW Public Access Land



KEY

- Site Boundary
- National Trail
- 1 Shakespeare's Way
- National Route
- 1 Route 5  
(Reading to Oxford)
- 2 Route 57  
(Farmington to Welwyn Glen)
- Green Belt Way
- Public Rights of Way
- CROW Public Access Land
- 1 Horspath Common

Figure 24: Site Access and Circulation



- Site Boundary
- Campus Boundary
- Existing tree
- - Existing pedestrian route
- Existing vehicular route

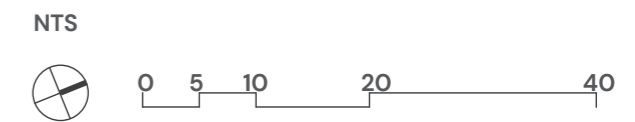
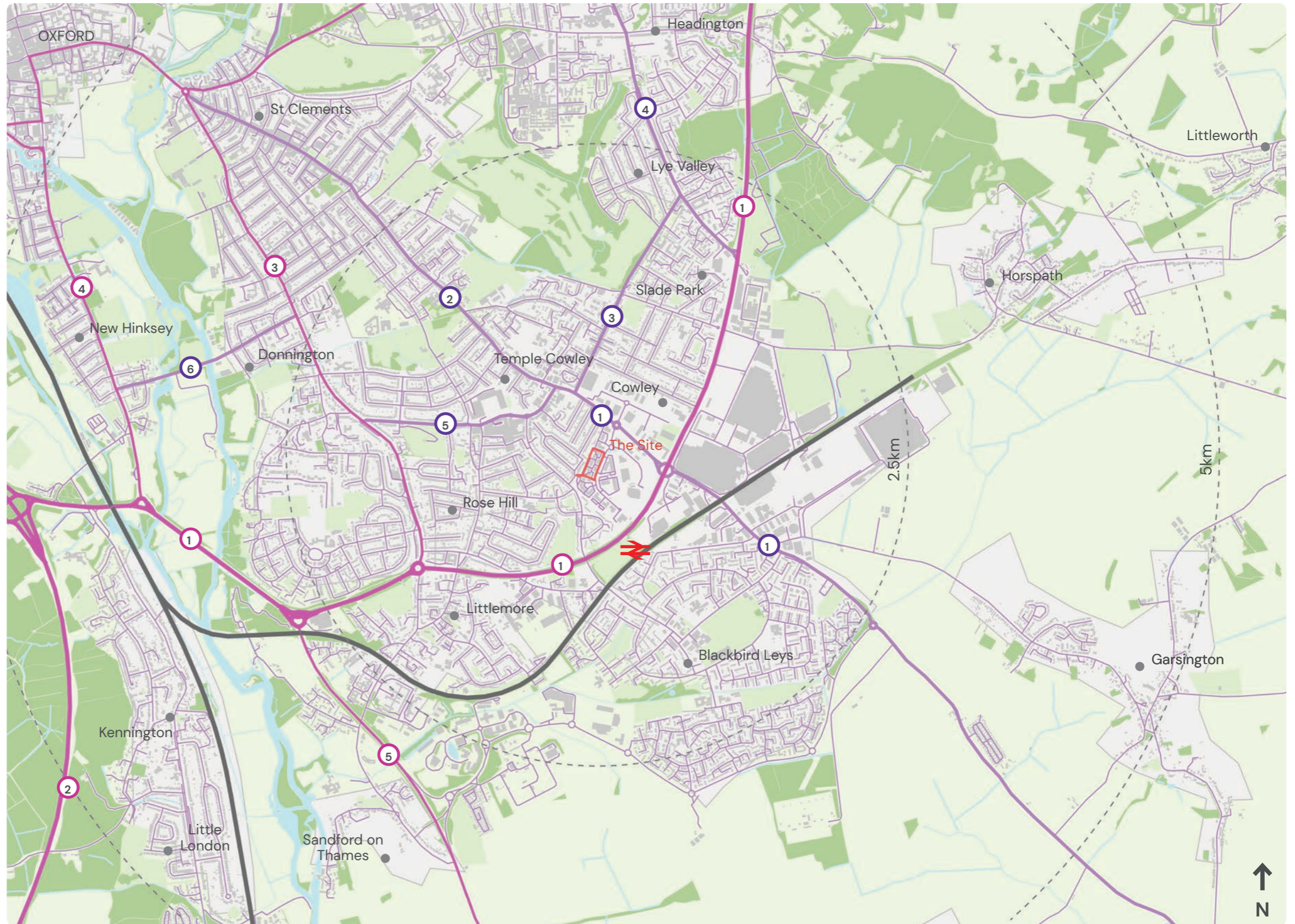


Figure 25: Access and Connections



- KEY
- Site Boundary
  - Primary A Roads
  - 1 Eastern By-Pass Road
  - 2 A34
  - Secondary A Roads
  - 3 Iffley Road
  - 4 Abingdon Road
  - 5 A4074
  - B Roads
  - 1 Garsington Road
  - 2 Cowley Road
  - 3 Hollow Way
  - 4 The Slade
  - 5 Church Cowley Road
  - 6 Donnington Bridge Road
  - Tertiary Roads
  - Railway Line
  - ⇨ Future Cowley Branch Line



Figure 26: Sustainable Transport Connections



KEY






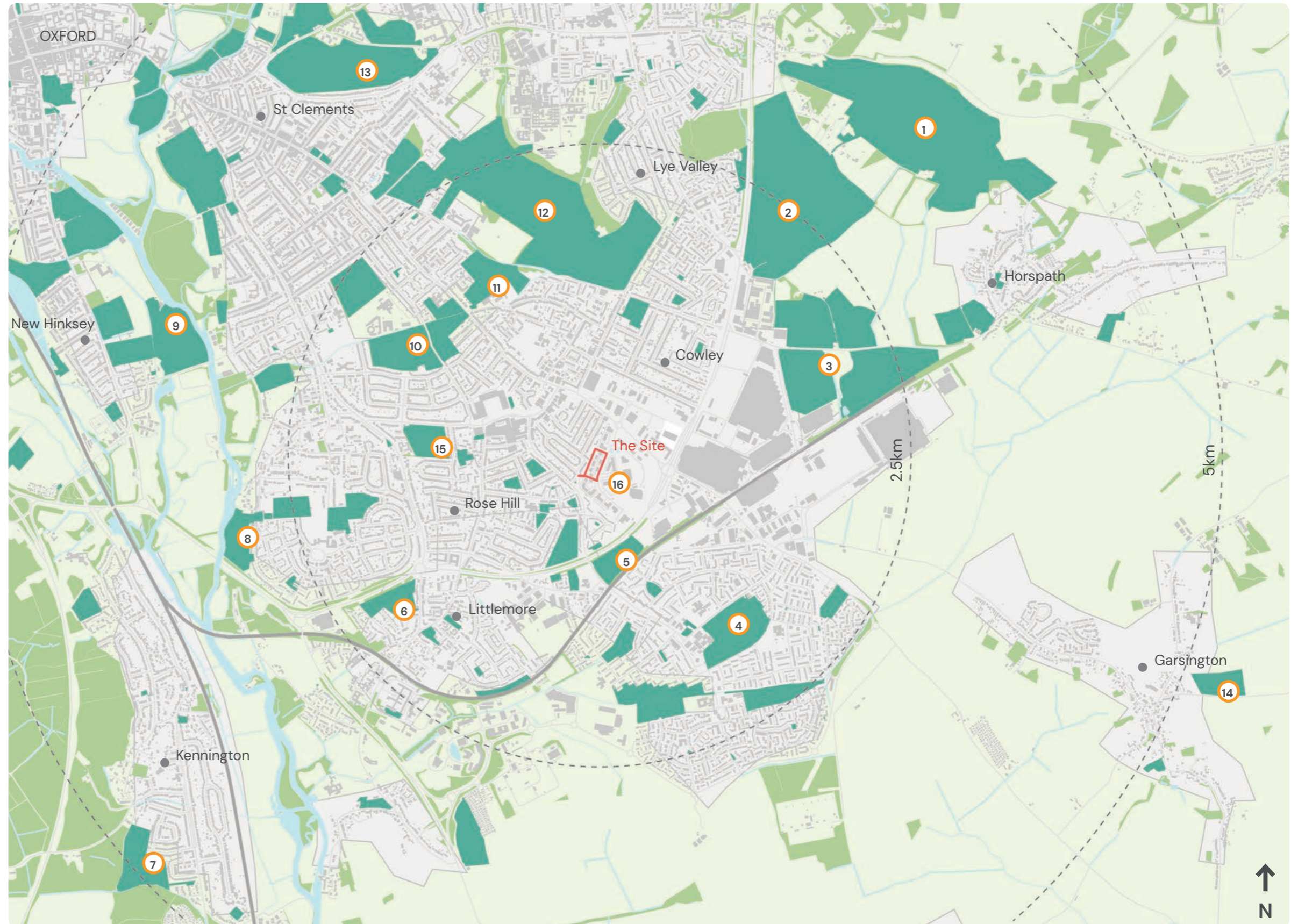
-  Site Boundary
-  National Cycle Routes
-  Route 5  
(Reading to Oxford)
-  Route 57  
(Farmington to Welwyn Glen)
-  Cycle Routes

Figure 27: Public Open Space



KEY



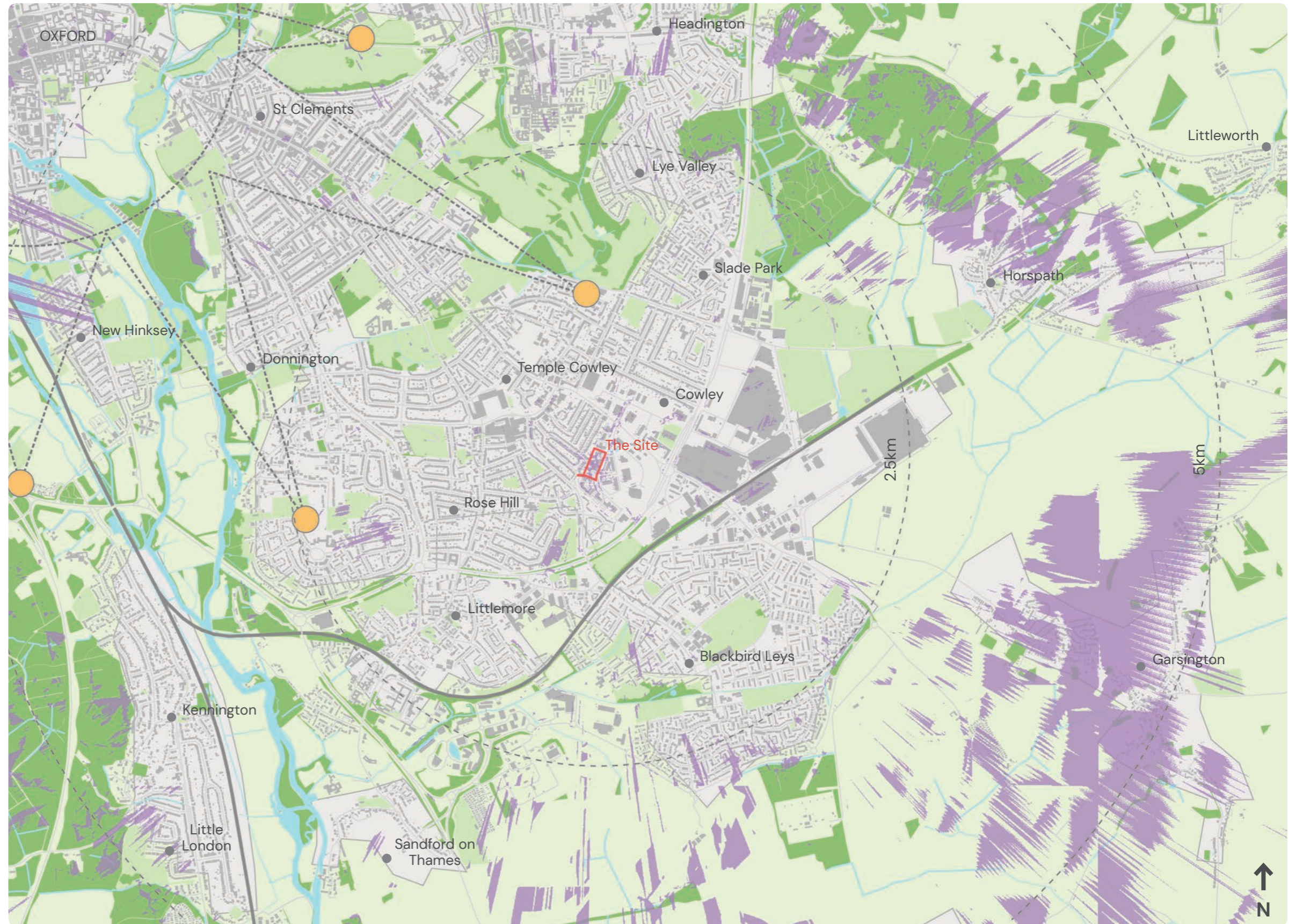
Site Boundary



Public Open Spaces

- ① Shotover Country Park
- ② Brasenose Wood
- ③ Oxford City Sports Park
- ④ Blackbird Leys Park
- ⑤ Sandy Lane Sports Ground
- ⑥ Littlemore Playground
- ⑦ Kennington Memorial Field
- ⑧ Rivermead Nature Park
- ⑨ Longbridges Nature Park
- ⑩ Florence Park
- ⑪ Cowley Marsh Recreation Ground
- ⑫ Oxford Golf Club
- ⑬ South Park
- ⑭ Garsington Sports Club
- ⑮ Rose Hill Recreation Ground
- ⑯ The Market Place, ARC Oxford

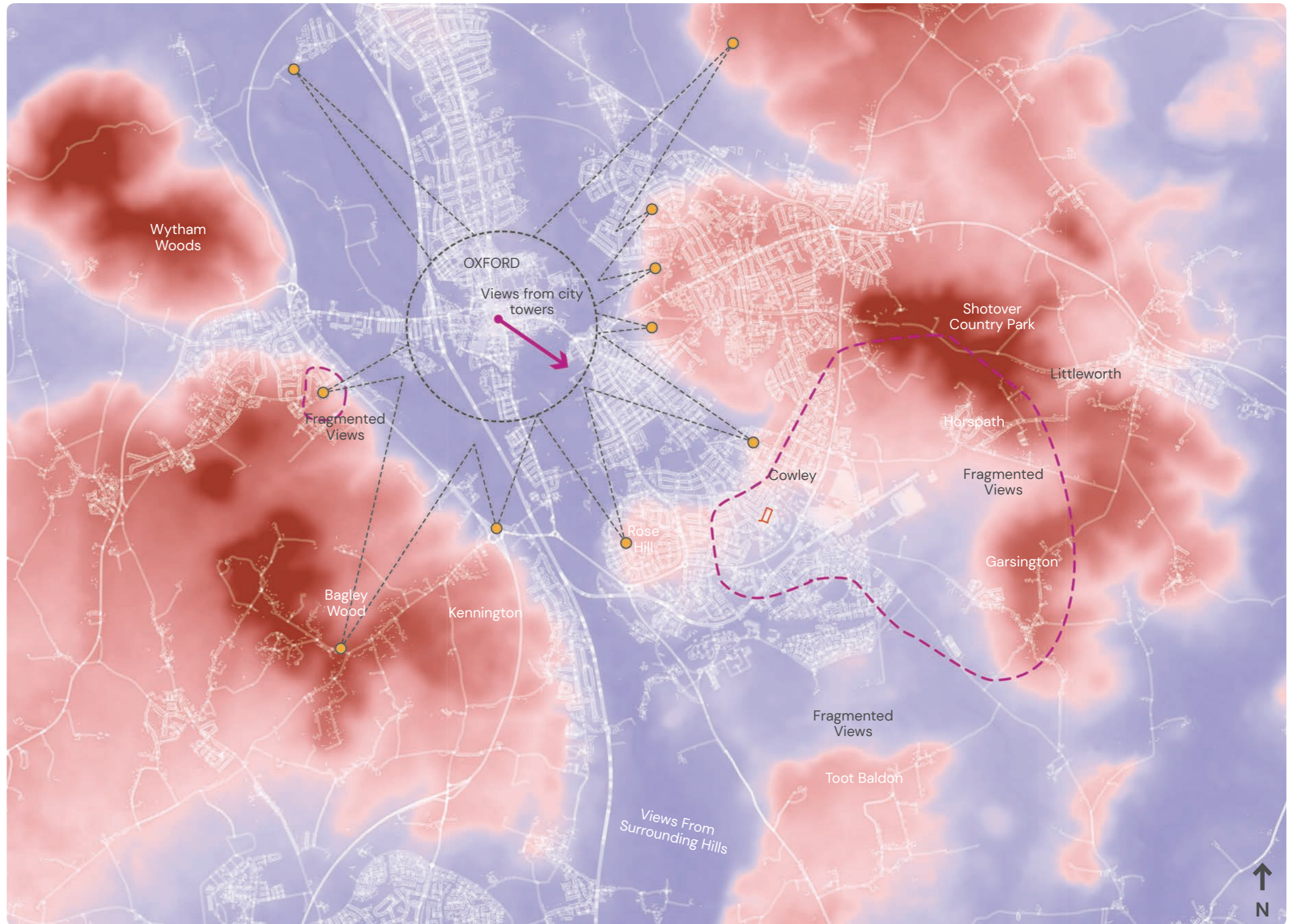
Figure 28: View Shed Mapping Diagram



KEY

- Site Boundary
- Theoretical Zone Of Visual Influence Viewshed from 21.5m from FFL on Plot 4200 (assumed rooftop flue height), main building 17.13m
- Oxford City View Cones (2001)

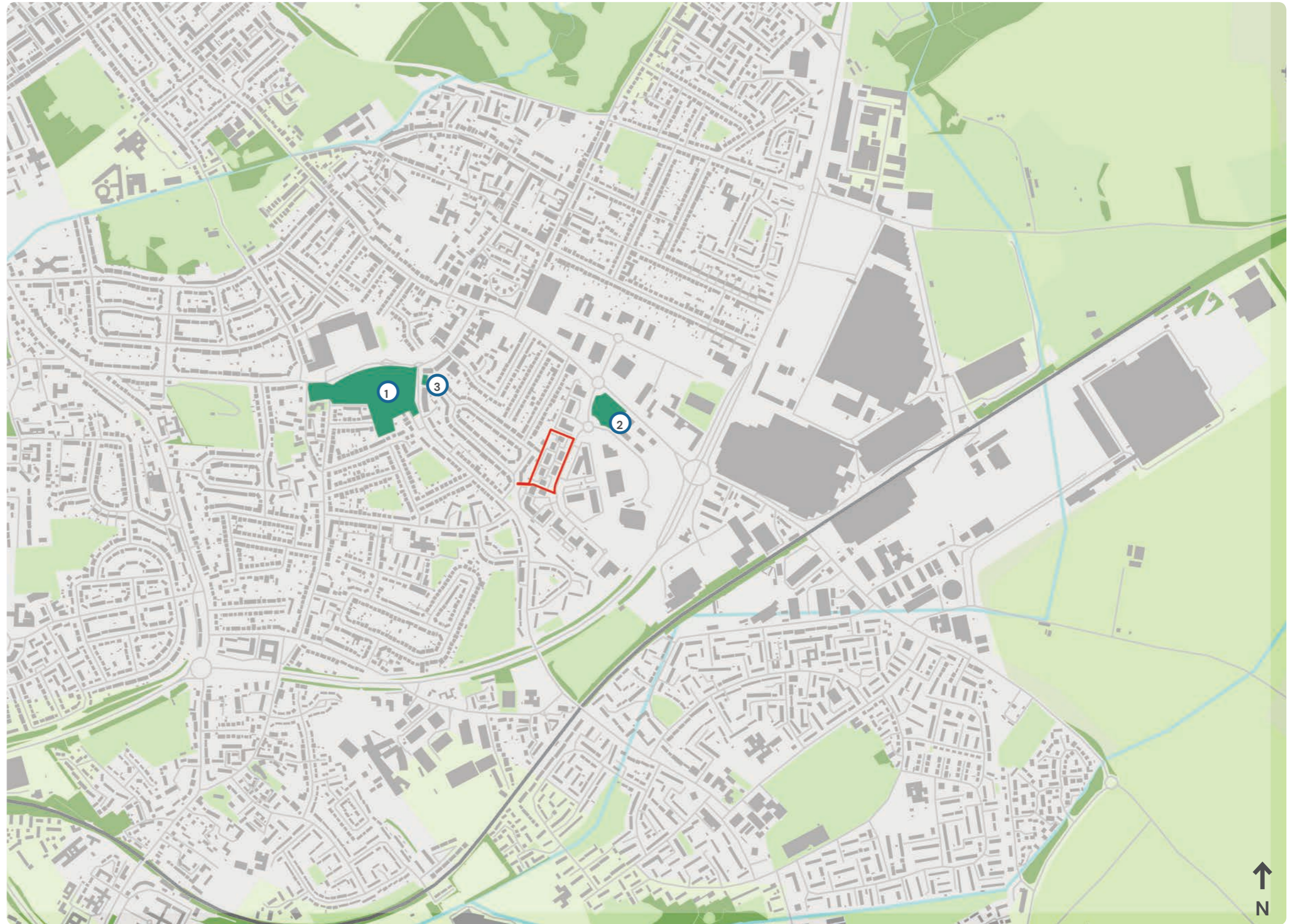
Figure 29: Zone of Theoretical Visual Influence








KEY

- Site Boundary
- Zone of Theoretical Visual Influence
- ➔ Views from City Towers
- - - - Oxford City View Cones (2001)

Figure 30: Cumulative Development Plan



KEY

-  Site Boundary
-  Cumulative Development
-  Templars Square
-  Trinity House
-  244 Barns Road

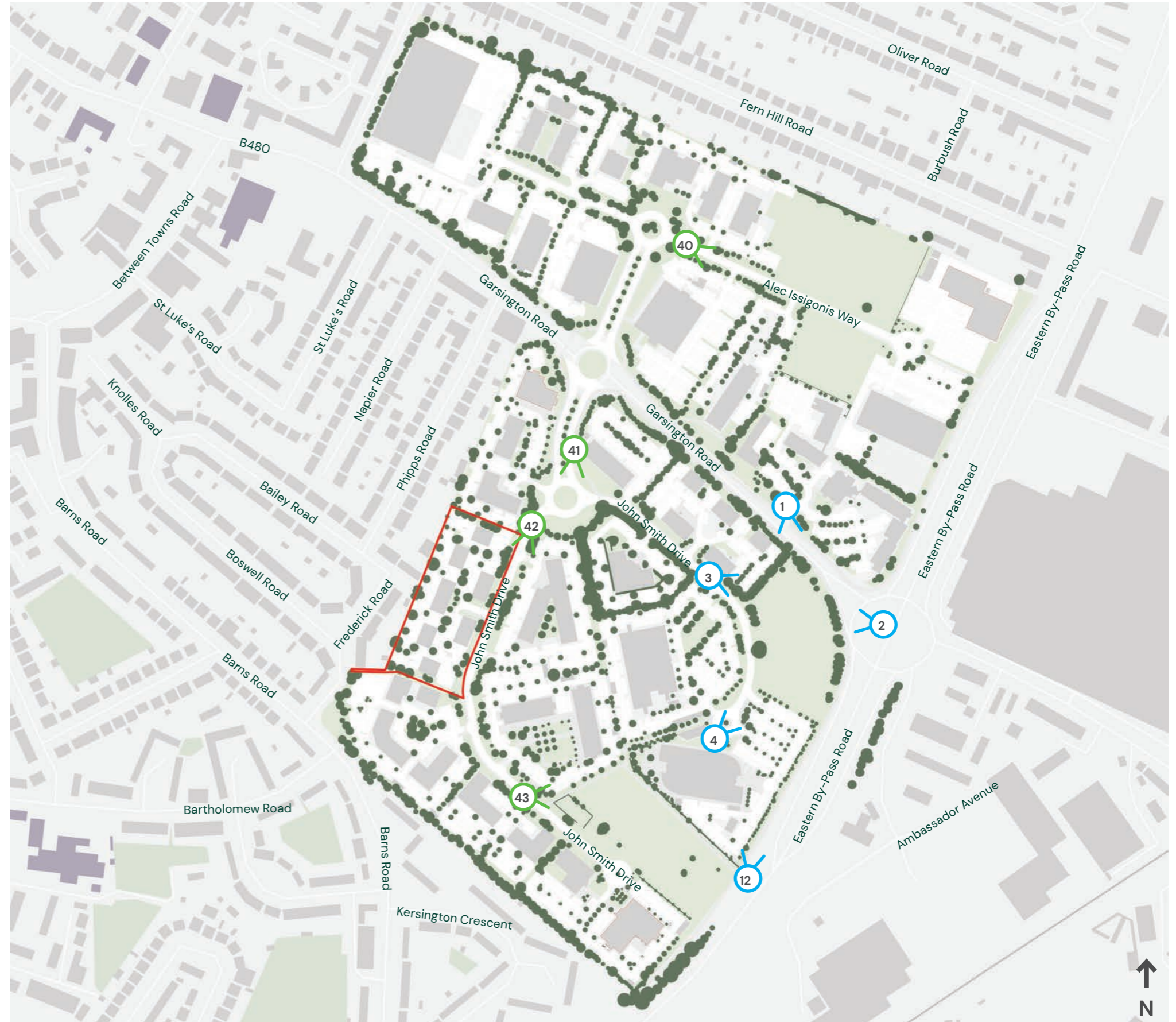
# Figure 31: Local Viewpoints Visited

## Existing Verified Viewpoints



- Viewpoint 1 - View south along Garsington Road
- Viewpoint 2 - View north west from footpath below Eastern By-Pass Road
- Viewpoint 3 - View south east along John Smith Drive
- Viewpoint 4 - View north east from footpath connection to roundabout
- Viewpoint 12 - View north east from underpass below Eastern By-Pass Road

## Additional Proposed Verified Viewpoints

- Viewpoint 40 - View looking east on Alec Issigonis Way
- Viewpoint 41 - View looking south on John Smith Drive
- Viewpoint 42 - View from John Smith's Drive looking south near Plot 4200
- Viewpoint 43 - View looking south on John Smith Drive near Plot 3000



**KEY**

-  Site Boundary
-  Viewpoint Locations

# Figure 32: Intermediate Viewpoints Visited

## Existing Verified Viewpoints

Viewpoint 5 - View east from Bartholomew Road and Lockheart Cresecent junction

Viewpoint 6 - View north east from railway bridge on Blackbird Leys Road

Viewpoint 7 - View north west from Garsington Road and Bobby Fryer Close junction

Viewpoint 8 - View south west from southern footpath on Eastern By-Pass Road, opposite Oliver Road

Viewpoint 9 - View south east opposite Garsington Road and St Luke's Road junction\*

Viewpoint 10 - View south west along Burbush Road from Oliver Road junction

Viewpoint 11 - View south east along St Luke's Road, south of Coleridge Close

## Additional Proposed Verified Viewpoints

Viewpoint 33 - View looking north from Oxford Stadium grandstand \*

Viewpoint 44 - View looking south at the junction of Phipps Road and Bailey Road

\* = Heritage asset views

## KEY

 Existing Verified Viewpoint Locations

 Additional Proposed Verified Viewpoints



# Figure 33: Distant Viewpoints Visited

## Existing Verified Viewpoints

- Viewpoint 13 - View south east from eastern side of St Marys Church tower\*
- Viewpoint 14 - View west approx. 650m along Oxford Greenbelt Way off Wheatley Road




## Additional Proposed Verified Viewpoints

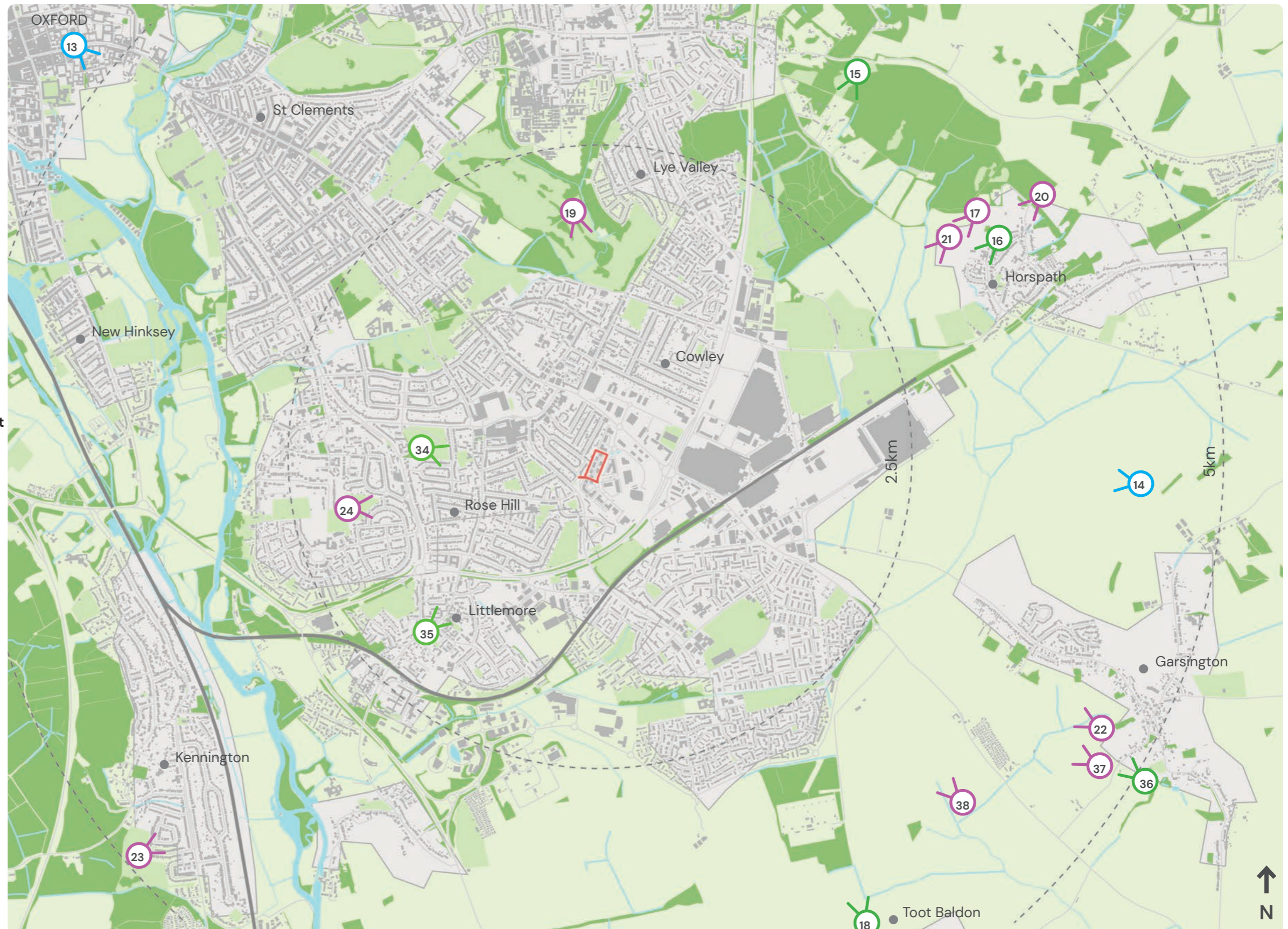
- Viewpoint 15 - View looking south west from clearing adjacent to car park at Shotover Country Park
- Viewpoint 16 - View looking south west from outside No. 2 Blenheim Way, Horspath
- Viewpoint 18 - View looking north from track adjacent Manor Cottage, Toot Baldon
- Viewpoint 34 - View east from Churchyard of St. James (Beauchamp Conservation Area) \*
- Viewpoint 35 - View north east from Cowley Road (Littlemore Conservation Area) \*
- Viewpoint 36 - View north west from Churchyard of St. Mary Church, Garsington \*

## Additional Viewpoints Considered, Ruled Out

- Viewpoint 17 - View looking south west from green belt way, north west of Horspath
- Viewpoint 19 - View looking south from public right of way through Oxford Golf Club
- Viewpoint 20 - View looking south west from Blenheim Road
- Viewpoint 21 - View looking south west from public right of way west of Horspath
- Viewpoint 22 - View looking north west from public right of way south west of Garsington
- Viewpoint 23 - View looking north east from The Links Play Area, Kennington
- Viewpoint 24 - View looking east from Rose Hill playing fields
- Viewpoint 37 - View looking north west from Green Belt Way, south west Garsington
- Viewpoint 38 - View looking North from Green Belt Way between Garsington and Toot Baldon

\* = Heritage asset views

- KEY
-  Existing Verified Viewpoint Locations
  -  Additional Proposed Verified Viewpoint Locations
  -  Additional Viewpoints Considered, Ruled Out





**Figure 34: Distant Viewpoints Visited**

**Additional Proposed Verified Viewpoints**

- Viewpoint 29 - View looking south east from Carfax Tower \*
- Viewpoint 30 - View looking south east from St George's Tower (Oxford Castle) \*
- Viewpoint 31 - View looking south east from The Saxon tower of St Michael at the North Gate \*
- Viewpoint 25 - View looking south east from Raleigh Park, North Hinksey\*

**Additional Viewpoints Considered, Ruled Out**

- Viewpoint 26 - View looking south east from Harcourt Hill, North Hinksey
- Viewpoint 27 - View looking east from Hinksey Heights Golf Club, South Hinksey
- Viewpoint 28 - View looking south east from Wytham Conservation Area
- Viewpoint 32 - View looking south east from Sheldonian Theatre Tower\*
- Viewpoint 39 - View south east from Hinksey Heights Nature Trail

\* = Heritage asset views



KEY

- Additional proposed Viewpoints
- Additional Viewpoints Considered, Ruled Out

**Figure 35: Intermediate and Local Viewpoints Selected**

**Existing Verified Viewpoints**

Viewpoint 5 - View east from Bartholomew Road and Lockheart Cresecent junction

Viewpoint 9 - View south east opposite Garsington Road and St Luke's Road junction\*

**Additional Proposed Verified Viewpoints**

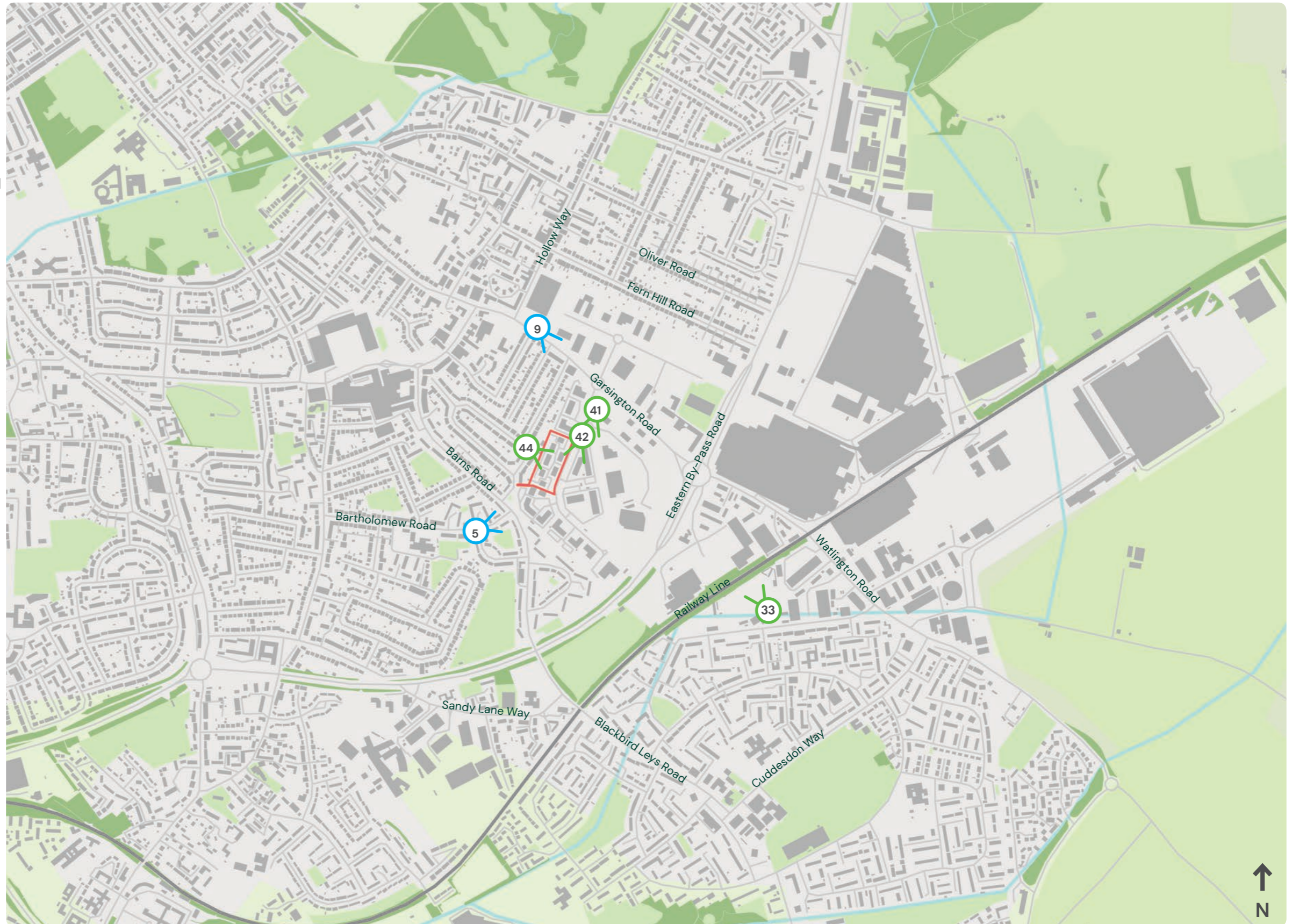
Viewpoint 33 - View looking north from Oxford Stadium grandstand \*

Viewpoint 41 - View looking south on John Smith Drive

Viewpoint 42 - View from John Smith's Drive looking south near Plot 4200

Viewpoint 44 - View looking south at the junction of Phipps Road and Bailey Road

\* = Heritage asset views



**KEY**

 Existing Verified Viewpoint Locations

 Additional Proposed Verified Viewpoints

# Figure 36: Distant Viewpoints Selected

## Existing Verified Viewpoints

Viewpoint 13 - View south east from eastern side of St Marys Church tower\*

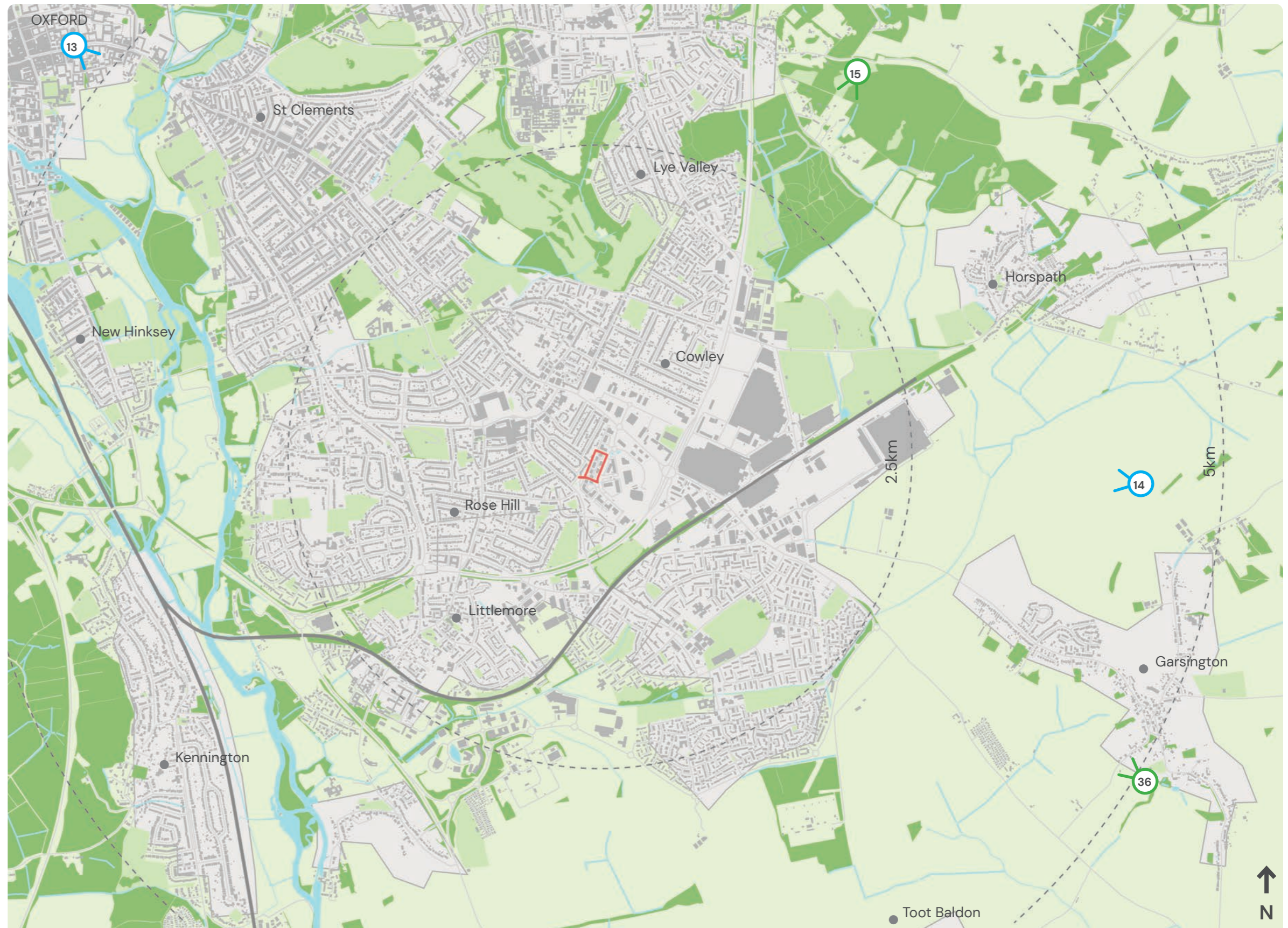
Viewpoint 14 - View west approx. 650m along Oxford Greenbelt Way off Wheatley Road

## Additional Proposed Verified Viewpoints

Viewpoint 15 - View looking south west from clearing adjacent to car park at Shotover Country Park

Viewpoint 36 - View north west from Churchyard of St. Mary Church, Garsington \*

\* = Heritage asset views



## KEY

Existing Verified Viewpoint Locations

Additional Proposed Verified Viewpoint Locations

# Figure 37: Distant Viewpoints Selected

## Additional Proposed Verified Viewpoints

Viewpoint 25 – View looking south east from Raleigh Park, North Hinksey\*

Viewpoint 29 – View looking south east from Carfax Tower \*

Viewpoint 30 – View looking south east from St George’s Tower (Oxford Castle) \*

\* = Heritage asset views



KEY

 Additional proposed Viewpoints

# Figure 38: Oxford Townscape - Colours and Tones

## Historic City Core



## Surrounding Historic Village Cores



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