



Bartlemas Nursery Site Proposed Student Accommodation for Oriel College, Oxford

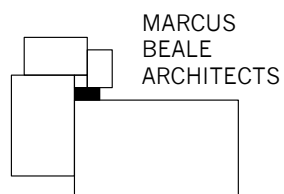
Design and Access Statement
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1 EXECUTIVE SUMMARY

1.1. This report describes the design of new buildings for use as student accommodation for graduates and fellows of Oriel College on a site at Bartlemas, off Cowley Road, Oxford. It is a revised application which takes account of the reasons for refusal of an earlier, similar application for the site.

1.2. The Bartlemas Conservation Area is a remarkable survival of a pocket of 'medieval countryside' surrounded by 20th century suburban expansion. At its core is a cluster of historic buildings: the Grade 1 listed St Bartholomew's Chapel (Image 1), Bartlemas House, Bartlemas Farmhouse (Grade II*) and Bartlemas Cottage. These buildings, the churchyard and gardens, the allotments and college playing fields all contribute to the character of the area. The proposed development is on the site of the former Bartlemas Nursery School (the 'Nursery Site'), within the Conservation Area. The Nursery Site currently houses a dilapidated and unused system-built school building, of utilitarian character. The school itself has relocated to Hertford Street, Oxford, and is now known as the Comper Foundation Stage School.

1.3. The proposals are the product of long study and extensive consultation. The Bartlemas, Oxford Conservation Plan (at Appendix A) and a provisional management plan for the Oriel College landholding (Image 2) were prepared before the design for this site was begun. A series of proposals were discussed with Oxford City Council leading to the earlier scheme which was supported by officers. The planning refusal and subsequent appeal have brought to light even more information about the qualities of the site and its significance for local residents, and the revised design takes account of these concerns, expressed in the Appeal Decision (Appendix F) and elsewhere, over the impact on the character of the area and the historic setting.

1.4. The proposal aims to:

- bring into productive use a disused brownfield site occupied by a redundant building of poor character and in bad repair
- respect the spatial character of the Conservation Area
- provide an appropriate response to the core historical buildings, especially the scale and setting of Bartlemas Farmhouse
- prevent further encroachment of suburban development by creating a physical shield or boundary to the west of the conservation area of a collegiate/agricultural rather than suburban character
- enhance the biodiversity of the site
- embody high standards of environmental sustainability.



Image 1 (above): The Grade 1 listed St. Bartholomew's Chapel

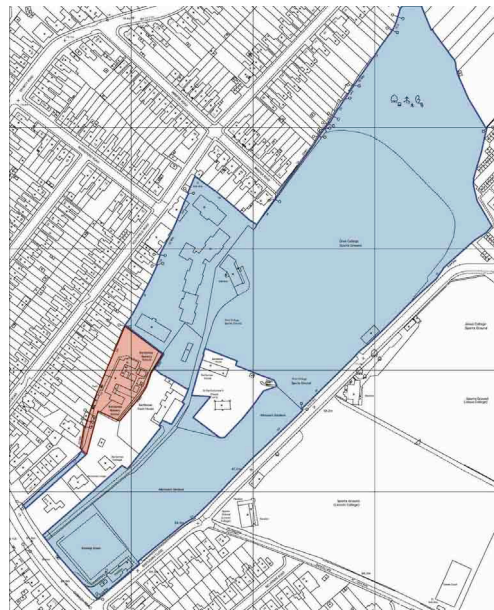


Image 2 (right): Site of application in red, additional Oriel College ownership in blue

1.5. The use of the buildings will be as student accommodation, with a resident Dean, arranged in staircases, each with a kitchen/common room overlooking the gardens. The gardens will be landscaped and used as a collegiate garden - as amenity space for the students.

1.6. The proposals provide 31 study bedrooms, some with ensuite and some with shared bathrooms, and seven common rooms.

1.7. The buildings are laid out in the form a 'terrace' aligned approximately north-south following the line of the western boundary, set back from the Southfield Road gardens, and two 'pavilions' north and south, whose gable ends face approximately east and west, forming a shallow U shaped informal garden courtyard facing east towards the heart of the Conservation Area.

1.8. The scale of the development is generally two full storeys with a third storey of accommodation in the roof. The north and south pavilions are one storey plus accommodation in the roof, a reduction in scale from the previous application. The southern pavilion has also been reduced in length, so that it is further away from the boundary to the Farmhouse. The tallest parts of the scheme are the solar chimneys, which are lower than the ridge of the central part of the Farmhouse.

1.9. Landscape proposals (Appendix C) include the retention of key trees, the widening of the watercourse to form a small pond, removal of some trees and some additional planting between the southern pavilion and the Farmhouse garden. A timber fence will be erected along the boundary to the Farmhouse to provide visual and acoustic screening at ground level. Landscape lighting is kept to a minimum to preserve the sense of seclusion and to interfere as little as possible with wildlife habitats which are proposed to be increased.

1.10. The appearance is derived from the traditional forms of the historic buildings - particularly their roof pitch and plan depth, and deploys a restricted palette of natural materials: natural stone, untreated larch timber cladding, oiled timber windows, unpainted lime-based render, in a contemporary way. The terrace's length is broken up by changes in material and direction which clearly articulate the logic and organisation of the building, and in particular by solar chimneys at each staircase, which assist in heating and ventilation. Areas of green roof and planted roof gardens provide additional habitat and rainwater attenuation and reinforce the rural idiom.

1.11. The scheme has been designed to minimise environmental impact, by using materials with low embodied energy such as lime, natural stone and timber. Materials will be sourced locally wherever possible. Energy consumption in use will be minimised by using passive solar gain, high thermal mass, high levels of insulation and the installation of ground source heat pumps. Environmental proposals for the scheme are set out at Appendix B.

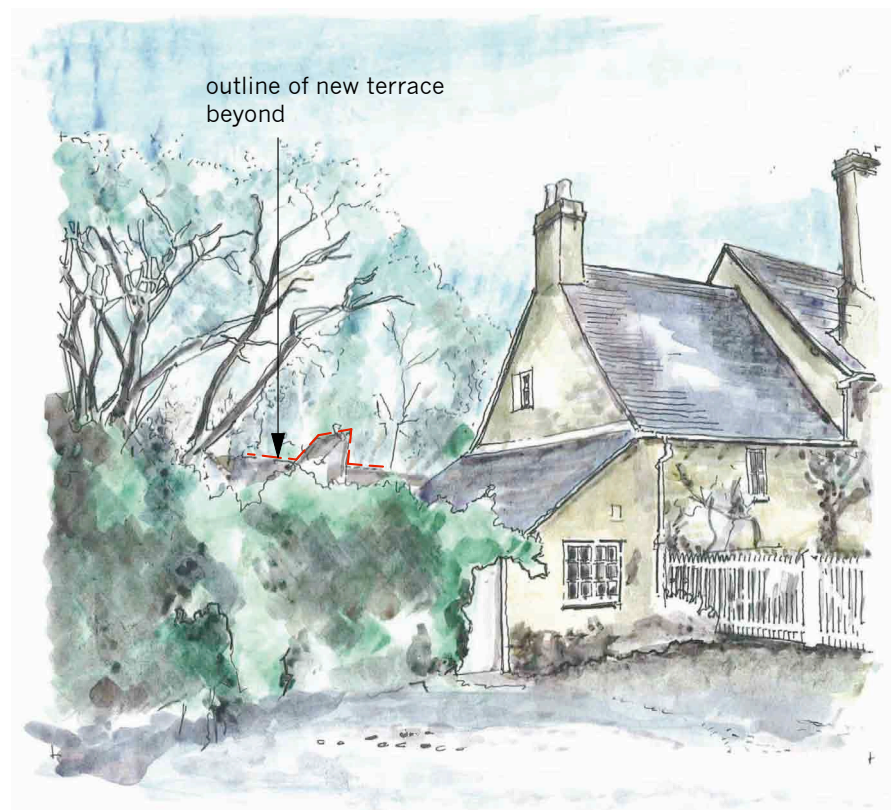


Image 3:
Bartlemas Farm
House viewed
from the Lane
with ridge and
solar chimney
visible beyond



Image 4: Existing and proposed aerial views

2 INTRODUCTION

2.1 The Need. Oriel College's aim is to move fellows, graduates and students out of private housing around Oxford city and to house them all in College-owned accommodation. This requires the creation of 70 additional College-owned post-graduate rooms. The proposed accommodation at Bartlemas would provide almost half of this requirement. The College's Statement of Need is at appendix A1.

2.2 Oriel College has a long-term interest in Bartlemas, having taken ownership in 1329. The Nursery site is an early twentieth century addition to Oriel's landholding, and there have been disposals in the later twentieth century, including the sale of houses and plots along Bartlemas Lane, but the College retains responsibility for the greater part of the site. [Image 2]. The intention is to reintroduce a college presence into the part of Bartlemas occupied by the former Bartlemas Nursery School. This is located between the medieval core of the Conservation Area and the Edwardian suburbia of Southfield Road. The aim is to reoccupy the Nursery site in a well mannered, appropriate built form which respects the history and character of its setting. The proposal also aims for a number of environmental and landscape improvements which will increase biodiversity, reduce rainwater run-off, and enhance visual amenity (see Appendix C). The resulting proposal aims to embody core principles of sustainability, conservation and listening.

2.3 The scheme described in this application relates to the redundant Nursery site located along the western edge of the Bartlemas Conservation Area. The proposal is for the demolition of the existing disused system-built building with its chimney in excess of 9 metres in height, and the construction in its place of new buildings for use as accommodation for graduate students and fellows of the College.



Image 5
Bartlemas
Nursery
Site,
existing

2.4 The Bartlemas Conservation Area Appraisal (BCAA) adopted by Oxford City Council in July 2007 describes the Nursery site: *'Set in a detached location from the main cluster of buildings, the site lacks any visual and physical connection with the rest of the Conservation Area.'* This report goes on to state, *'This is an area that requires attention to bring the site back into active use and to make a positive contribution to the overall character of the Conservation Area, either by adapting the existing buildings or possibly by the construction of new and appropriately designed structures... The present single-storey buildings stand empty and unused. The site is vulnerable and future proposals will need to positively respond to the character and constraints of the site and its context.'* (Image 5) The present buildings cannot, sensibly, be adapted to modern standards so this proposal is for new buildings which aim to be appropriately designed and to respond positively to the character and constraints of the site and context.

2.5 MBA were appointed in 2004 by Oriel College to undertake an appraisal of the larger Bartlemas Conservation Area, including a study of the core of historic buildings [See Appendix A2]. Since then extensive consultation and further research have added to our understanding. The proposal is informed by the topography, ecology, history and significance of the site and context.

2.6 A revised application. A planning application (ref. 08/01737/FUL) was submitted in 2008 and refused by notice dated 1 December 2008, although it had Conservation and Planning Officers' recommendations for approval. This reflected the high degree of concern by local residents over the impact of the proposals on a much loved area. The decision was taken to Appeal and heard at Public Inquiry on 17-19 June 2009. Although demolition of the existing buildings was allowed under Appeal A, the proposed scheme was dismissed under Appeal B. The Appeal Decision is at Appendix F. The Inspector's reasons for refusal referred to:

- the size and proximity of the southern pavilion to Bartlemas Farmhouse [paras 17,20]
- to a lesser extent the northern pavilion [paras 18, 20] and
- the prominence of the western gable of the southern pavilion, i.e. the southernmost part of the west elevation [para 24.]

2.7. In revising the proposals, we have aimed to solve these problems, as well as making various other minor adjustments as a result of the detailed concerns of a residents at appeal, discussions with OCC and a further meeting with local residents on 24 November 2009.

2.8. The differences between this proposal and the previous application are as follows:

The southern pavilion:

- has been moved away from the boundary
- has been reduced in height by one storey.
- Its first floor window facing Bartlemas Farmhouse has been changed to a solid niche.
- Additional planting has been introduced to shield the gable end from the east.

The northern pavilion:

- has been reduced in height by one storey.
- has been lowered into the bank so that its ground floor is at the same level as the other buildings.

The southernmost part of the west elevation, facing Southfield Road:

- has been amended to form a hipped gable, to reduce its impact on the rear gardens opposite.

The solar chimneys in the terrace have been evened out so that the tallest has been reduced in height, and the southern part of the eastern elevation amended to reflect the revised entrance arrangement.

The southern elevation has been amended to reduce the width of the pedestrian entrance, and to provide a glazed lobby at this point with a first floor linking over to the upper room of the southern pavilion.

2.9. We have also provided further information about landscape, lighting and planting [Appendix L], the precise size of the development [Appendix K], and the possible effects of vibration [Appendix J] to assist in assessing the scheme.

3 USE

3.1 This application requires a change of use for the site from class D1 (Non-residential Institutions) to sui generis (Student Accommodation).

3.2 We refer to the following clauses of the Local Plan, which we believe to be relevant to this application:

'10.7.2: Proposals to increase University floorspace will only be granted planning permission if, through planning obligations, the University provides suitable accommodation for its staff, accommodates additional students in purpose-built student accommodation and limits the number not in provided for accommodation.'

Oriel College is carefully managing its housing stock with respect to this clause. The development of the Bartlemas nursery site is key to its ongoing strategy (see Statement of Need at Appendix A1).

'10.7.3 The City Council believes that this growth should be mainly concentrated in the central area as this is most sustainable in transport terms and also enables the different University colleges and departments to maintain close contact.'

The scheme exploits the proximity of public transport routes and makes generous provision for bicycle use.

Clause 10.7.4 of the Local Plan identifies potential sites for development *'These include further opportunities for development on sites that have already been developed for University use... and also other small sites that are currently used for another purpose but which are likely to become vacant during the Plan period'*.

The Bartlemas Nursery site is already vacant and we believe should be considered for this use.

'10.7.7 The City Council supports the further expansion of the University, at the rate proposed, provided that the increase in student numbers can be matched by an increase in purpose-built student accommodation. Further there should be some additional reduction, by 2008, in the number of students not living in purpose-built accommodation... In total, nearly 3600 additional bedspaces will be required by 2016.'

The proposals in this application will make a modest contribution towards this longer-term aim.

'10.7.8 Purpose-built student accommodation will not be provided with car parking spaces except for students with disabilities and staff.'

A total of 3 vehicle parking bays are proposed - two for disabled users and one for maintenance staff.

'Local Plan Policy CP.12

Planning permission will only be granted for new development which is designed to:

- reduce the feeling of insecurity*
- maximise natural surveillance of public spaces from occupiers of buildings and visitors or passers-by outside*
- provide adequate and appropriate lighting, particularly at meeting places and along pedestrian and cycle routes.*
- encourage social contact, support the principles of neighbourhood watch and designed to meet the criteria of 'secured by design' award.'*

The scheme has been designed to ensure that the site entrance, shared spaces and bicycle racks are well overlooked, with entrances to buildings easily visible across the site. Subtle lighting from shielded light sources will help engender a feeling of safety for users of the site without causing excessive light spillage. Oriel College proposes to use coded security systems to access the site, all in accordance with Thames Valley Police's recommendations dated 10 September 2008. The configuration of the buildings and their shared spaces is designed to provide a strong sense of community and participation.

4 URBAN ISSUES

4.1 At the western edge of the Bartlemas Conservation Area suburban residential developments to the north-west meet a larger green area of woods and playing fields to the south-east. Development here should form a barrier against further suburban development and provide a sympathetic background setting for the green area and the historic buildings at its core.

4.2 These are two very different built conditions. The core of the Conservation Area, St Bartholomew's Chapel, House, Farmhouse and Cottage and associated out-buildings are set in a semi-rural environment of allotments, hedges and playing fields (Image 6). The Edwardian residential development of Southfield Road and its long gardens are essentially suburban. (Image 7).

4.3 Accordingly, where facing the core of the Conservation Area (the east elevation) the development is designed to evoke agricultural and traditional forms: timber pavilion buildings take their form and proportion from Saint Bartholomew's chapel, although they are set lower down. The use of timber frame and timber cladding is driven by issues of environmental sustainability as well as a desire to contrast more 'temporary' agricultural materials with the permanence and solidity of the historic buildings made of stone. The pavilions offer narrow, vertical windows towards the core of the Conservation Area, which reflect the proportions of the openings to St. Bartholomew's Chapel. One of these (the first floor of the southern pavilion) is blanked out to form a niche, so as to reduce light spillage. Elsewhere carefully shielded light sources and timber brise-soleils will minimise light spillage into an unusually 'natural' and unlit urban landscape. The east elevation is further softened by planting, including a planted roof at second floor level and a green roof at the higher level.



Image 6:
View from site east towards core of Conservation Area.



Image 7:
View from site north-west towards Southfield Road.

The articulation of this elevation into different bays of timber and render and the staggered plan arrangement further the impression of informality, although they faithfully express the logic of the building and its internal layout. The elevation is punctuated by solar chimneys that signify the building entrances and which contribute natural light and ventilation to the interiors. A terrace is formed at second floor level, the floor area of which is limited by a non-accessible planted area, minimising overlooking towards the core of the Conservation Area (Image 10).

4.4 The elevation opposite the back gardens of Southfield Road is much more closed, with a steeply pitched roof of natural stone slates and a timber clad upper storey forming a discreet, linear backdrop, although again this is articulated by changes in the plan form to avoid uniformity or excessive bulk. Concerns of overlooking have been carefully managed in the design process by controlling views from first floor windows, using a combination of timber screens and angled bays with sideways views (Image 8). A hipped gable has been introduced at the southern end of this elevation to reduce its visual impact from Southfield Road.

4.5 The Nursery site is currently accessed via a cul-de-sac off the Cowley Road. A glazed entrance will form the gateway to the development and the communal garden beyond (Image 9) thence a 'green path' will connect to the front doors of each staircase. At the north eastern corner of the site, a bridge is proposed over the existing watercourse, which, subject to a satisfactory agreement for access across neighbouring land, will lead through a new path directly to the Oriel Playing fields, thus re-introducing a physical link between the site and the rest of the Conservation Area. The path would be secured at both ends with locked gates. Please note that the bridge, but not the pathway, forms part of this application.

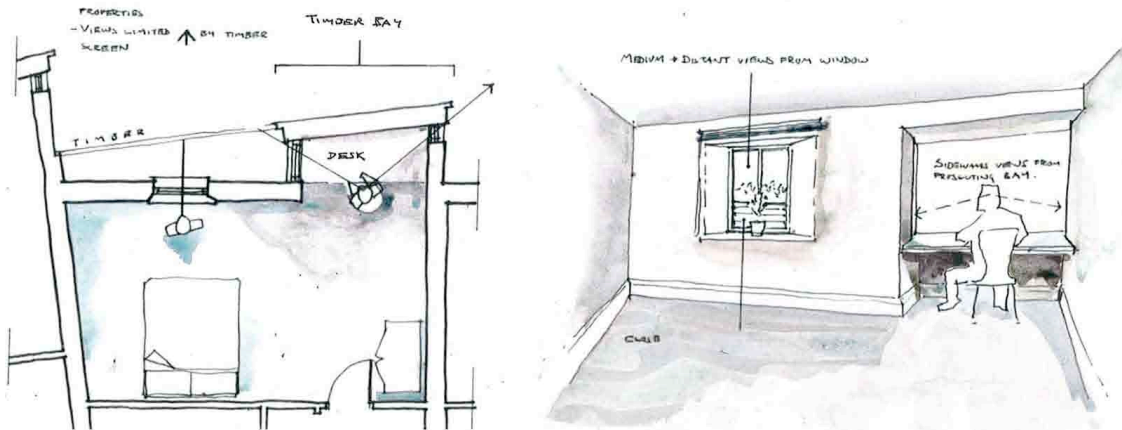
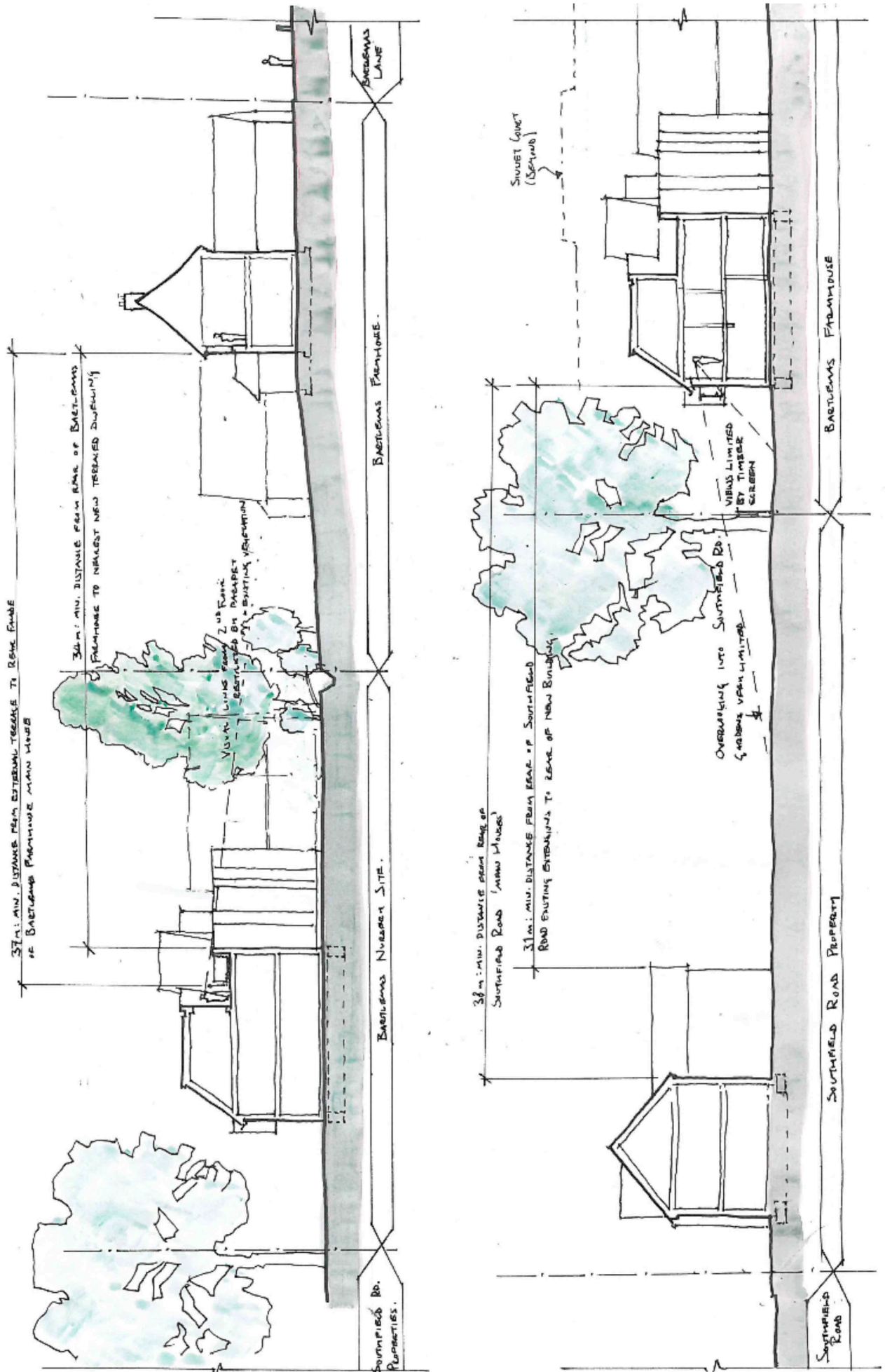


Image 8
Angled bays and timber screens control views towards rear gardens of Southfield Road properties



Image 9
View looking north showing the entrance gateway to communal garden

Image 10: Long sections demonstrating control of overlooking from new residential scheme



5 SITE ORGANISATION

5.1 Vehicular movement is proposed to be restricted to the south of the site. The 'green path' pedestrian route will eventually create a new, secure pedestrian link between the Cowley Road, the Nursery site and Oriel's playing fields. The terrace located towards the north-west site boundary together with the pavilions to the south-east describe an open U-shape in plan so that each unit addresses the communal garden space.

5.2 A water main runs along the north-western boundary of the site.

5.3 A water course runs along the line of the eastern boundary within the site and returns along the south, where it is culverted down to the Cowley Road. This is currently fenced off from the main body of the site by a chain-link fence. The proposal aims to engage with the water course, using it to channel run-off from roofs and landscaping the communal amenity space to make a positive feature of the water course. [See appendix H]

6 AMOUNT OF ACCOMMODATION

6.1 The scheme provides 31 study bedrooms with associated bathrooms, 7 common rooms/kitchens, and secure cycle storage for 32 cycles.

5.2 The external footprint of the proposed scheme is 506 m² replacing the existing nursery building on the site of 408 m².

5.3. Floor area of the proposed scheme is 1,245.5 m². This compares to the existing floor area of 408 m². (Gross external)

5.4. Volume. The proposed scheme has a volume of 3,550 m³ compared to the existing volume of 1,298 m³. [See Appendix K]

Image 11
Key plan with staircase numbers

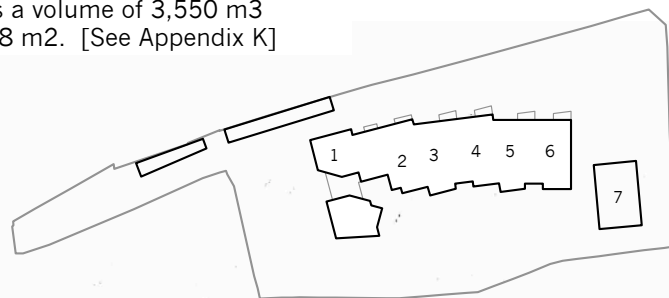


Image 12
Axonometric Block Plan, Existing (vegetation omitted for clarity)

7 LANDSCAPE

7.1 The landscape proposals are explained in detail at Appendix C. The aim is to provide a semi-rural landscape with the character of a collegiate garden, maintaining wildlife biodiversity across the site and making the most of its natural characteristics. The garden spaces are communal and will be maintained by Oriel College.

7.2 The scheme attains back-to-back distances in excess of 30 metres with all houses on Southfield Road.

7.3 The trees that screen the site from adjacent properties are largely located outside the site boundary. The two trees considered to be of high quality are the oak and the walnut to the north of the site. Both of these are protected by TPOs and are to be retained. Elsewhere, additional planting will increase screening, particularly in the area of the southern pavilion.

8 MATERIALS

8.1 The buildings will have natural stone plinths. Above, render or vertical timber cladding of a natural, untreated appearance will be used, with varying board dimensions.

8.2 The buildings will use large areas of south facing glazing shaded by timber louvres to exploit passive solar gain. The buildings served by staircases 2-6 will exploit passive solar gain and enhance internal ventilation by means of 'solar chimneys'.

8.3 A palette of timber and render has been selected to maintain a consistency of materials across the Nursery scheme. Detailing of the windows will reinforce the contrast between rendered and timber clad elements of the building.

8.4 Pitched roofs of the pavilion houses and the north-western aspect of the terraced houses will be faced with natural stone slates laid to diminishing courses.

8.5 The upper roofs of the terraced houses will have a green roof and planted areas which will visually soften the apex of the building once mature and increase the site's biodiversity.

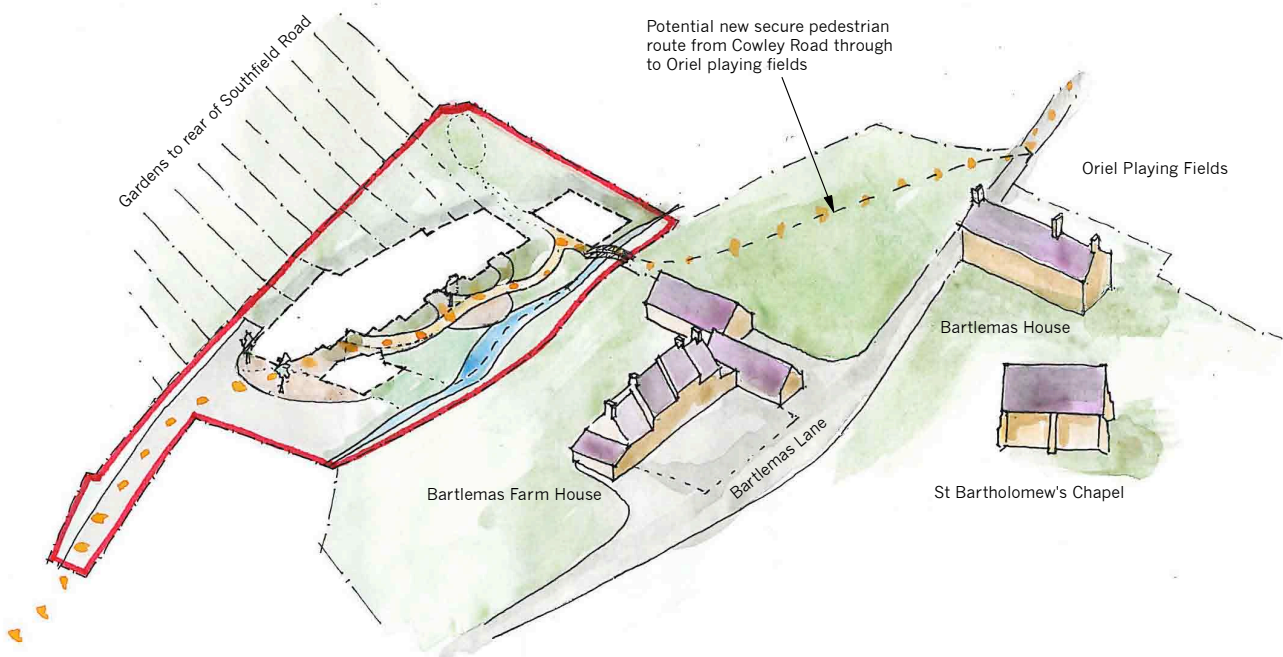


Image 13
Axonometric Block Plan, Routes/Landscape (vegetation omitted for clarity)

9 ACCESS

9.1 Vehicular and Transport Links: Cowley Road is a bus route with frequent services to the city centre.

9.2 Cowley Road is accessed from the site via a narrow lane. The Cowley shops are located a short walk from the site. Oriel College (and Oxford city centre) is located 1.5 miles from the Bartlemas Nursery site.

9.3. Students are not permitted to take cars to site and this is enforced by the College.

9.4. It is therefore envisaged that all except disabled site users and maintenance staff shall either walk, cycle, or use the bus service to reach Oxford city centre and Oriel College, as well as transport links to beyond.

9.5. A cycle shelter will be provided allowing for the secure storage of 32 cycles.

9.6. Vehicular access has been limited to the south of the site, with a turning head for a size C vehicle as required by the OCC Residential Guide. Access for a fire tender to the courtyard garden has been incorporated to the south of the buildings as required by Approved Document Part B of the Building Regulations. A total of 3 parking bays are proposed: 2 disabled person's parking bays and 1 parking bay for maintenance vehicles. Students occupying the site will not have cars.

9.5 Issues of accessibility and inclusiveness of environment are treated as key elements in the development of the Nursery site. Provision for vehicular access to the site will benefit those of limited mobility. The new development has been designed to offer a fully accessible ground floor level throughout the site, both internally and externally. Common rooms and kitchen facilities are located at ground floor level, as well as a fully accessible bathroom to each staircase. Grading of the levels will ameliorate the level change across the north-east of the site, further increasing accessibility.

9.6. In due course a new secure pedestrian link will connect to Oriel Playing Fields.

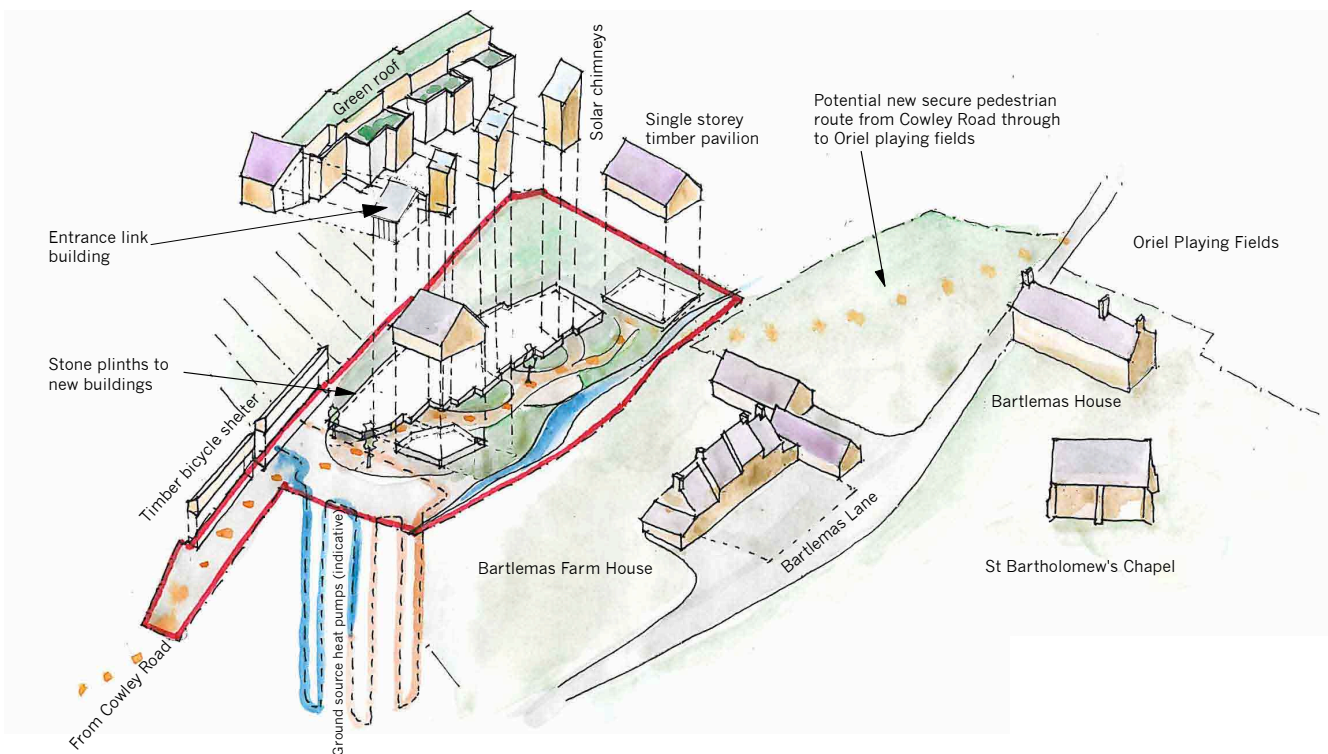


Image 14
Axonometric Block Plan, Proposed residential Scheme (vegetation omitted for clarity)

10 IDENTITY

10.1 The Bartlemas site has been owned by and managed by Oriol College since 1329. Historically, the site has been inhabited by Fellows of the College. The proposed use would reinstate a collegiate presence on the Bartlemas site, reinforcing Oriol's ownership and management of it. Oriel Street in the city centre is notable for its buildings' brightly painted facades, which distinguish it from surrounding streets, which predominately have stone facings (Image 15). This distinguishing characteristic will be reflected in the Bartlemas Nursery scheme by the introduction of small dashes of matched colours in the door jambs and window reveals to its timber clad buildings (Image 16).



Image 15:
Oriol Street, Oxford City Centre



Image 16:
View of houses from east
of site (with coloured
reveals to jambs/window
reveals timber-clad
buildings).

11 SUSTAINABILITY

11.1 Social sustainability: The development has been designed to allow well-overlooked, highly visible entrances to each unit, and to provide a robust shared space in the form of the communal garden, overlooked by kitchen/common rooms. The staircases are designed to be generously proportioned, social spaces to promote informal social activity, with half landings and window seats overlooking the gardens. The accommodation to the south-west of the site overlooks the entrance to the site and the bicycle store, which is also lit by subtle, low level bollard lighting. The development has the critical mass of students to promote a successful satellite community.

11.2 Economic sustainability: A building proposal on a sensitive site such as this requires sufficient density and critical mass to ensure its long term sustainability. This underlies the 2 storey with room within the roof approach to the north-west of the site. The buildings closer to the south-east boundary step down to single storey with room in the roof to respect the historic buildings at the core of the Conservation Area. The development will further strengthen Oriel's presence on the site in years to come.

11.3 Environmental sustainability:

11.3.1 Under CP.18 of the Local Plan, this scheme does not automatically require a full natural resource impact analysis (NRIA) due to the small scale of the development. Oriel College felt a full NRIA would be appropriate due to the sensitive location and environmentally sustainable emphasis of this specific application. This will surpass the requirements for environmental sustainability and ensure the environmental credentials of this scheme are to a very high standard.

11.3.2 Embodied energy is to be kept to a minimum by the careful sourcing and selection of materials for the project's construction. Details are set out in the NRIA at Appendix B.

11.3.3 Ground source heat pumps using a closed loop vertical borehole have been proposed for use on this site. The NRIA proposes that these could provide 64.5% of the site energy demand.

11.3.4 Transport for inhabitants is expected to be largely by foot or bicycle. Cycle racks will be provided on site and 3 car parking spaces will be provided for the scheme, to assist those of limited mobility, occasional maintenance staff and visitors.

11.3.5 A green roof is proposed to the flat roof to increase biodiversity on the site. Russ Canning Landscape Architects have consulted on the nature and ecology of the site. RCLA's report is located at Appendix C and includes a tree survey, tree protection report, ecology report and landscape statement.

12 CONSERVATION

This application has been developed in accordance with English Heritage Conservation Principles.

12.1 *'The historic environment is a shared resource.'*

Oriel's association with Bartlemas dates back to 1329. The Nursery site has been disused since the relocation of the nursery in 2005 and should be brought back into active use. The College wishes to reassert a collegiate presence on the site to provide a continuity in use of the site across time and reinforce its historic identity. The scheme will sustain and develop the heritage, custodianship and ownership of the site, taking account of the multiple uses and ownerships across Bartlemas in modern times.

12.2 *'Everyone should be able to participate in sustaining the historic environment.'*

Decisions about the values of places and their future should be made in an open and accessible way'.

The Conservation Area Appraisal document has been opened up for local individuals to comment and add their input. Oriel College and MBA held a well-attended public consultation on 15 June 2007 on site. Additionally, a further public consultation exercise has been undertaken prior to submission of this application with draft pre-application proposals made available for viewing on the MBA website and residents invited to comment on the proposals. MBA and Oriel College have responded to concerns raised.

12.3 *'Understanding the heritage value of places is vital.'*

MBA has undertaken a study of the historical character of the wider Conservation Area and its importance to Oxford as a whole, before focussing on the Bartlemas Nursery site. The Conservation Area Appraisal is attached at Appendix A. The contents of this application have been developed as part of a broader framework assessing the value of the whole Conservation Area and its relationship to the city as a whole.

12.4 *'Significant places should be managed to sustain their values. Conservation is the practice of managing change in ways that best sustain the significance of a place and its setting.'*

The development is designed to acknowledge the built form of the Conservation Area, whilst recognising opportunities to reveal or re-inforce those values. The proposal aspires to a quality of design and execution relating to its setting both now and in the future.

12.5 *'Decisions about change must be reasonable, transparent, and consistent'*

The Bartlemas Conservation Area is a remarkable survival of medieval countryside surrounded by Edwardian suburbia. A management plan has been developed for the site and development must respond intelligently to the requirements of this specific historic context in order to be considered appropriate. This management plan has contributed towards the Conservation Area Appraisal document under development by OCC, is available for the public to view, and will provide a consistent approach and framework for the site for future generations.

12.6 *Recording and learning from decisions is essential'*

Amendments to scheme have been many, some in response to specific requests from OCC and others. Changes have been recorded to provide a 'design audit trail'. We have also learned a lot from the Appeal process. Minutes of meetings and public consultation held on site are at Appendix E.

13 LISTENING + CONSULTATION

This application has developed in response to several consultations with OCC planners and the public which have informed the details of this planning application (see Appendix E). Key dates are listed below:

Initial meeting with OCC	6 December 2006
Comments received from OCC	29 January 2007
Interim meeting with OCC	16 March 2007
Public consultation open house event held	15 June 2007
Meeting with occupants of Bartlemas Farmhouse	13 July 2007
Interim meeting with OCC	26 July 2007
Final pre-application meeting with OCC	11 January 2008
Planning Application 08/01736/FUL submitted to OCC	7 August 2008
Refused by decision notice	1 December 2008
Planning Inquiry	17-19 June 2009
Appeal decision	28 July 2009
Meeting with OCC	22 September 2009
Meeting with occupants of Bartlemas Farmhouse	24 November 2009

Marcus Beale Architects
27 November 2009