

**West Area Planning Committee**

10 March 2015

**Application Number:** 13/00832/CND10 & CND11, 13/01075/CND8

**Decision Due by:** 10 March 2015

**Proposal:** Details submitted in compliance with condition 3 (materials samples) of planning permission 13/00832/FUL.

Details submitted in compliance with conditions 9 (samples materials) and 10 (sample panels) of Listed building Consent 13/01075/LBD.

**Site Address:** Exeter College Walton Street, Site Plan **Appendix 1**

**Ward:** Jericho And Osney

**Agent:** Mr Chris Pattison

**Applicant:** The Rector And Scholars  
Of Exeter College In The  
University of Oxford.

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## **Recommendation:**

West Area Planning Committee is recommended to approve the proposed materials as set out in the materials schedule submitted in compliance with condition 3 of approval 13/00832/FUL and conditions 9 & 10 of 13/01075/LBD, and delegate to Officers to agree further sample panels of stone and bricks.

## **Background:**

The development was reported to West Area Planning Committee on 10th December 2013. Officers informed the Committee that the new building would be constructed using stone, brick and stainless steel roof tiles. The building was approved with a curved roof and the stainless steel tiles in part covering the front façade to Worcester Street to first floor level. Below are extracts from the Committee report:

*“The new building will be erected using Ashlar stone, brick with stainless steel roofing tiles. The windows in the new build will be bronze externally with timber doors and matching stone walls to boundaries...”*

*As regards the roofing materials, the [Design & Access] statement goes on to say that the proposal utilises a traditional metal tile roofing pattern in two colours; metal tiles set in a diagonal format suit the proposed curved roof form and a subtle checkerboard patterning adds another layer of reference and meaning to the new roof, reflecting the latticed diagonal lead work of the*

*Exeter Turl Street Chapel spire and the patterned tiles of the Chapel floor. The proposed coloured and textured stainless steel tile has been chosen to reduce reflectivity; the tile goes through a manufacturing process where it is patterned, textured, bead blasted and formed into the individual tiles which are installed on site....*

*The choice of material and how it is used will be a critical element in this. The applicant has selected a metal roof, cut into diamond shaped tiles (not unlike the roof at the University Museum) as a modern iteration of the historic use of metal as a roof covering, which has led to a lot of disquiet through the public and statutory consultation responses. Colour, reflectivity and patina are important characteristics (and ones not easy to illustrate accurately) that the applicant wishes to exploit, but to date the sample panels tested do not satisfy officers that these characteristics are successfully demonstrated. The wrong finish and the roof material would appear too strident and cause harm. Suffice to say that if approval of these applications is agreed then a condition is recommended to require further sample panels of the proposed roofing material to be agreed. This will allow the potential for harm by virtue of the colour, patina and reflectivity to be resolved”.*

Committee approved the application subject to conditions and requested that the final approval of the materials be brought back to Committee for their determination. The use of stainless steel roofing tiles, stone and brick have therefore been agreed in principle.

Condition 3 of the planning permission and Condition 9 of the listed building consent state as follows:

*‘Samples of exterior materials proposed to be used shall be made available for inspection on site and approved in writing by the Local Planning Authority before the start of that work on the site and only the approved materials shall be used.*

*Reason: To enable the Local Planning Authority to give further consideration to the external appearance of the approved works/building, in the interest of visual amenity, in accordance with policies CP1, CP8, HE3 and HE7 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026’.*

Condition 9 of the listed building consent states:

*‘Sample panels of stonework/brickwork and roofing material demonstrating the colour, texture, face bond and pointing shall be erected on site and approved in writing by the Local Planning Authority before relevant parts of the work are commenced. The development shall be completed in accordance with the approved details.*

*Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the area and/or building, in accordance with policies CP1, CP8, HE3 and HE7 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026’.*

Since issuing the permission in the Architects have done further extensive research to establish the exact colour and patina finish of stainless tiles to be used in order to achieve their architectural aspirations for the building whilst minimising reflectivity in response to Officers report above and providing an appropriate response to context and setting of the listed building.

Since 2012 sample roofing panels have been put up on site and monitored over time to see how they weather and change in the light during the day. The last one was erected in June 2014.

Officers and some Members of the WAPC attended a site visit and presentation in October 2014 to review the tiles. Ward Members and local residents had a separate similar presentation and site visit.

### **Officer's Assessment:**

The Architects have submitted details of their chosen materials and detailed analysis and assessment of the proposed the stainless steel tiles. The Executive Summary is attached at **Appendix 2**.

The materials are listed in the Materials Schedule and are summarised as follows:

- Stone: Bath stone from Hartham Park Quarry in Corsham
- Walls: Brick: reuse existing bricks from existing façade
- Walls: Timber weatherboarding on the roof terrace
- Stainless steel tiles: Rimex Stainless steel tiles in Bronze and in champagne with a paladin pattern and bead blasted.
- Windows: retain existing on listed building, new windows and dormers in Anodised Aluminium in RAL 'Analok' bronze colour (shades nos. 541 & 543)
- Roof glass dormer: in frameless glass
- Curtain glazing metallic bronze steel and Anodised Aluminium in RAL 'Analok' bronze colour (shades nos. 541 & 543)
- Plant room screen: powder coated steel in RAL 'Analok' bronze colour (shades no. 543)
- New guttering in Rimex Stainless steel in Bronze
- External doors and gates in anodised aluminium to Synthia Pulvin metallics, in RAL 'Analok' bronze colour (shades nos. 541 & 543);
- Balustrades: toughened laminated glass and brushed stainless steel.
- Exterior hard landscaping materials include resin bound gravel in 'Dorset Gold', timber decking, Jura Beige stone flooring and Hartham Park Stone

Further to the feedback from the pre-submission presentations and site visits, the Architects have sought to demonstrate further that the proposed stainless steel tiles would not cause significant harm to neighbouring properties from light or heat reflection during the day. A detailed Sun Light and Reflectivity Study has been done as part of the submission, examining the resulting diverging reflections from a convex curve (of the roof). The Study focuses on the vertical section of the Worcester Place elevation including the central learning commons block and the hall, where concerns about impact are focused.

The study also analyses the difference between a smooth finish would result in a specular or mirror like reflection and a textured or rough finish, as proposed, which would result in a diffuse reflection and alter how this reflection is experienced.

Using 3D analysis software (Vasari), the Architects have been able to locate a computer model of the proposed building and its adjacent context, in its true GPS coordinates. This has allowed them to record the months of the year and the hours of the day in which the sun obliquely hits the north facing Worcester Place elevations when setting from the west. Depending on the time of year the sun would be at its lowest angle at 38 degrees (from the horizontal) in the months of March and September and highest at 62 degrees in June. Calculations have been made on the average of 48 degrees from the horizontal.

The findings show that part of the main front façade (central learning commons block) would receive oblique sun light on it on average for 2.3 hours a day at approximately 6.30pm over 7 months (March and September). Time ranges between 20 minutes in March to 4 hours in June and based on perfect clear and sunny weather conditions. This element of the façade is also broken up by windows. The sunlight will be reflected in a north east direction and the Study concludes that there would be no impact on any viewpoint within the local environment.

The sun would also hit the front façade of the hall for approximately 1.7hrs per day over 6 months (April to September) at approximately 6pm, again assuming no clouds. The sunlight would be reflected to the north east, above the local roof line and again concludes that therefore there would be no impact on any viewpoint within the local environment.

The Worcester Place facade is north facing, convex and made of a material that will diffuse and scatter this light. This is due to the texture applied to the material and the bead blasting finish. The scattering effect of the light across the convex roof shape will mean that any reflected sunlight will be diffused and should not generate glare.

The diffuse light shadow study shows that at noon any light hitting the pitched section of the roofs, over the 6 months of the year will not impact the adjacent properties, due to the angles of the proposed roofs. The properties along Worcester Place have south facing elevations, the point in which the sun is hitting the roofs from a southerly angle at noon, the sun itself is in fact the greatest source of light directly affecting these properties and the roof cladding will leave no greater impact than the ambient environmental conditions, caused by the direct sunlight.

With regard to heat generation the roof with a patterned finish would result in low reflectivity, resulting in a diffusion of light and little directional heat on adjacent buildings. The convex shape of the roof on this building and material means that any reflected light is scattered rather than concentrated so the façade will not cause 'hot spots'. In relation to heat radiation, due to the relative temperatures involved the amount of radiated heat will be small and similar to that from other construction material.

With regard to the southern rear elevations facing Worcester College and Garden, only the roof is covered in the metal tiles. There are 14 mature Holmoak trees along

the boundary that are approximately 17m high ( the same height as the new roof at its highest) and will screen and also shade most of the building from approximately 7am till 12 noon in summer and 2pm in winter months. On the winter solstice (21st December) the sun would be at 14 degrees rising to 62 degrees on the summer solstice on 21<sup>st</sup> June. It follows that the sun would therefore have most impact on this part of the building between approximately 10.30am and 12noon in the summer months when the sun is at its highest and on a cloudless day. However, it would only be the vertical element of the roof as it curves down to the façade that would reflect the sun, approximately 17sqm, which is also broken up by windows. The light hitting the top of the roof would be reflected back up skywards and from the photos submitted in the Study the top part of the roof appears darker and non-reflective.

Officers accept the findings of the materials analysis and Sun Light and Reflectivity Study and further to the site visit to view the proposed sample panel, conclude that the visual effect of the proposed stainless steel roofing/ cladding material will not cause harm to the setting of the listed building, the Conservation Area and street scene or have an unacceptable adverse impact neighbouring properties in term of light reflection, glare or heat gain.

In respect of the other proposed materials Officers are of the view that these are also acceptable. The Bath stone would match the existing listed building and compliment the coloured metal tiles proposed, as would the bronze coloured fenestration and doors. However, the nature of the Bath stone does depend on the bed as well as quarry and therefore it is appropriate to see a further sample panel on site to assess the exact bedding joint colour, grain and texture, together with how it is crafted and constructed, as required under condition 10 of the listed building consent. The re-use of brick is also acceptable, and of course encouraged, yet sometimes it may be that the bricks are not be suitable for re-use due to damage and would not give a good end result. Furthermore there may possibly not be enough. Consequently again it is appropriate to see a sample panel with the proposed mortar to ensure the end result is appropriate, as required under condition 10 of the listed building consent and should there be insufficient bricks, agree a suitable matching brick . Officers recommend that Committee delegate this to Officers to view and agree.

### **Residents Comments:**

There is no statutory requirement to consult the public on conditions compliance. However, residents may view the details and comment on them. Two letters of comment from Worcester Place residents and a letter of comments from the South Jericho Street Residents Association have been received and can be summarised as follows:

#### 2 letters of comment from residents:

- The use of curved, textured high-gloss stainless steel as the material for much of the surface finishing material does not preserve or enhance the conservation area and could easily be addressed by replacing the steel with more appropriate materials, eg: copper, stone and or similar red brick.

- Roofing material proposed is incredibly industrial for this historic, incredibly narrow street.
- Brick or stone or a material that would blend into existing buildings would create a structure that enhances rather than detracts from the neighbourhood.

Jericho Residents Association:

- Verified views should have been included; this is a matter of public interest given the public outcry and apology that resulted from the Castle Mill flats development. History may repeat itself otherwise.
- The curved textured shiny stainless steel metal cladding material might be suitable for municipal and commercial settings but is totally inappropriate for the building's residential setting. It does not respect the context within a conservation area with adjoining grade 1 and 2 listed properties.
- The vertical wall elevation and hall elevation, below roof level, should use stone instead of textured stainless steel given the very close proximity to the front of the houses in Worcester Place.
- The limited visuals indicate that it will look similar to the Bullring in Birmingham, or possibly Cardiff's Millennium centre, so therefore is incongruous in the narrow and low built residential streets of Jericho.
- A more appropriate material such as copper would make a considerable improvement.

**Conclusion:**

Officers consider that the proposed materials are acceptable and specifically in relation to the stainless steel tiles the colour, patina and finish proposed would not be harmful. The information on sun light and reflectivity, as set out in the Sun Light and Reflectivity Study, satisfy any concerns regarding reflectivity. It is also considered that a great deal of thought, care and consideration to Officers and residents' concerns has been demonstrated by the Applicant and Architects.

It is therefore recommended that the materials submitted are approved in compliance with the Condition 3 of 13/00832/FUL and conditions 9 & 10 of 13/01075/LBD, subject to approval of further sample panels of stone and bricks, delegated to Officers to agree.

**Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

#### Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 13/01075/LBD, 13/01075/CND8, 13/00832/FUL, 13/00832/CND10, 13/00832/CND11.

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**Date:** 25th February 2015

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