



ENGLISH HERITAGE
SOUTH EAST OFFICE

PLANNING SERVICES

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Mr Murray Hancock
Oxford City Council
City Development
St Aldate's Chambers
109-113 St Aldate's
Oxford
OX1 1DS

OXFORD CITY COUNCIL
POST ROOM
18 MAR 2013
ALLOCATION

14 March 2013

Dear Mr Hancock

PLOT L OF THE RADCLIFFE OBSERVATORY QUARTER, WALTON STREET, OXFORD, OX2 6GG

English Heritage has been involved in the early discussions both on the Radcliffe Observatory Quarter as a whole and on the Blavatnik School building in particular. Our role is limited to commenting on the effect of the proposal on the setting of the adjacent listed buildings and conservation areas, specifically because of the II* grading of the University Press. This letter does not seek to cover the issue of the demolition of the perimeter wall.

The site in relation to other heritage assets

Plot 'L' of the Radcliffe Observatory Quarter lies in the southern corner of the Quarter, and if defined in its extent on the Walton Street side by 119A Walton Street, a small Gothic Revival school (Grade II), and the former Church of St Paul (Grade II). Opposite all of the site and for much further to the south stretches the Oxford University Press (Grade II*). Although these buildings give much for a new building to bite on, the first two might have been chosen to illustrate the sheer variety of nineteenth-century architecture, their use of stone being all they have in common despite their linked purpose; they do not even hold to a consistent street line. However, they establish a scale which needs to be considered in any new design. The Press has a relatively much stronger gravitational pull as it is highly symmetrical, forms an entire block of the city and employs the relatively rare device of a low front range, affording a sense of the depth of the site. It also gives the former church its urban role, since the church is aligned on its northern perimeter, Great Clarendon Street.

The design

The evolution of the design presented by Herzog & de Meuron has been explained in



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the Design & Access Statement. While there are of course important elements of the programme that have influenced the development, the architects have also been anxious to reconcile the design to its setting. At an early stage, therefore, they began to see the building as essentially circular. A circular design has numerous advantages in this position, as they point out in the DAS (p 26). It is individual, specifically distinguished from the orthogonal forms of the church and the Press, and allows more visual access round it which in itself would encourage public movement through the site. We agree that this essential design decision was sound. The two fine Classical buildings on the site, the Press and the church, do not form a prescriptive setting although they are linked by their siting. They do not set a style, or form, for this site. A circular building would undoubtedly stand out, but not to the point where it would oppress its neighbours so long as the scale was within acceptable parameters.

The effect on settings and views

We also believe that the overall bulk of the building as seen with or from the heritage assets, and as it affects the conservation areas, would not be excessive. This is in part the result of the setting back of the upper parts, which would still be very visible from with the Quarter, but less so in the immediate views in and around Walton Street. It is nevertheless true that a circular form can appear to bulge out of its site, and press visually upon its neighbours. It is therefore important that the height of the parts which address the street would not exceed the height of St Paul's. The relationship to the Press could never be perfect, given the eccentricity of the axes, so a building with its own form and confidence is a fair response to that relationship.

The question of how far the building could extend above the Carfax limit, into the levels at which the Oxford Views are engaged, is harder to determine, and the applicants perhaps do not do themselves any favours by claiming the upper storeys as a 'knowledge and learning sensor', a phrase they seem unable to explain. The published 'Strategic Views' appear to confirm that the effect on the skyline would be very slight, but any obscuring of the existing population of towers from any viewpoint requires some justification, since the pressure on this stratum of Oxford is relentless, and any creation of precedent needs to be avoided. The applicants should be pressed on this question.

It might be pointed out that the front gate of the Press when seen from a distance (as it now can be within the Quarter) is surmounted by an upper feature of its own (the bellcage), as square as is the main body; the Blavatnik's diminishing circular forms would have a faintly similar relationship. It may therefore, on balance, be allowable to give the building this relatively small vertical emphasis, supposing you have determined why it is needed. We for our part believe that no significant view would be harmed.



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External treatment

The question of the outer skin of the building was one we specifically raised in July and there has been much work on this since. Herzog & de Meuron apply themselves to this kind of question with impressive thoroughness. The double skin of glazing seems a good solution, promising liveliness and depth. The glass ought not to be too green, but their intention appears to be to keep it out of this part of the spectrum.

The public realm

As a circular building does not maintain the street line, it always begs the question of how surfaces will be treated. We are glad to see that radiating paving would extend the idea of the design, and also that the actual line between the street and the site would be marked only by steel bollards, rather than heavier furniture. This move towards lightness and simplicity is to be encouraged.

Conclusion

This would be a bold addition to Oxford's buildings which, despite the stated comparisons with a number of famous structures in the city, would be a departure from what has been built there before and a contrast with its immediate surroundings. As the listed buildings, and especially the University Press, do not impose a style on this site and the overall bulk of the design is not excessive there would not be harm to the heritage assets in the immediate vicinity. The effect on the skyline, which is in some ways more sensitive, we also believe to be acceptable but no precedent should be set.

Yours sincerely

David Brock

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7 BEAUMONT BUILDINGS
OXFORD OX1 2LL

29th March 2013

Planning Control and Conservation
Oxford City Council
Oxford,
OX1 1DS

Dear Sirs,

Planning Application Reference Number: 13/00119/FUL

Letter of Objection

There are many objections to this application.

This application cannot be approved without breaching binding, planning policies that are part of the Adopted Oxford Local Plan 2001-2016.

It cannot be approved without disregarding the statutory guidance contained in the National Planning Policy Framework published in March 2012 and the guidance provided by English Heritage in its document, "The Setting of Heritage Assets".

It cannot be approved and implemented without disregarding and breaching the Right to Light of the adjoining Listed Building, formerly St Paul's Church but now the FREUD Arts Café ("the FREUD building").

It cannot be approved and implemented without exposing the FREUD building to a risk of subsidence.

It cannot be approved without the City Council changing its established stance, which is that a suitable open space must be left around the FREUD building to protect and enhance its setting as an important listed building.

It cannot be approved without harming the Jericho Conservation Area and its setting.

It cannot be approved without disregarding the opportunity, which will be lost, to create spaces between buildings which are safe, sociable and a positive contribution to the life of the local community and its visitors and are not a source of unsafe, anti-social and even criminal behaviour to which the applicant's only response has been to offer 24 hour security patrols.

1. BREACHING POLICIES OF THE ADOPTED LOCAL PLAN.

POLICY HE.3 – Listed Buildings and Their Setting

“Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.”

- a. The application is not appropriate in terms of its scale and location. If permitted it would overwhelm the FREUD building and other listed buildings in the area, diminishing their importance and grandeur. It would be out of scale with the rest of Walton Street.
- b. The application does not propose the use of materials and colours which respect the character of the surroundings. The University Press, which lines the west side of the site, and the FREUD building, which lines its North, are built of matching stone. The application is for a building of glass.
- c. The application does not have due regard to the setting of the listed FREUD building. If permitted, the application would overwhelm it. At present, in the setting as it is, the building of the former church has a monumental quality. *“[Walton] street features two landmark stone buildings in the Clarendon Press and St Paul’s Church,”* says the Oxford City Council’s Jericho Conservation Area Designation Study of October 2010, adding, *“The street structure allows the formation of a number of long views. Whether by design or not St Paul’s Church, St Barnabas Church and the Radcliffe Observatory are framed in a number of key views.”* The study also notes with approval that the former church’s *“use as a café has reintegrated its position in the activity of the street. Set behind railings and raised on a plinth, the church forms a focal point for a key view east up Great Clarendon Street.”* If the former church is diminished in scale by the much, much larger structure which the applicant seeks to erect close beside it, this will be lost. If the application is allowed, it will require imagination and old photographs to understand the impact which the former church once had, because its setting, for which the policy requires due regard, will be gone.

POLICY HE.7 – Conservation Areas

“Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.”

The application will not preserve or enhance the special character and appearance of the setting of the conservation area as described in the Oxford City Council’s Jericho Conservation Area Designation Study of October 2010.

POLICY HE.9 – High Building Area

“Planning permission will not be granted for any development within a 1,200 metre radius of Carfax which exceeds 18.2 m (60 ft) in height or ordnance datum (height above sea level) 79.3 m (260 ft) (which ever is the lower) except for minor elements of no great bulk. A lesser height may be considered more appropriate for buildings that have to fit into the existing townscape.”

The application is within 1,200 metres of Carfax; it exceeds the maximum height significantly; it is of great bulk; and the existing townscape, into which it must fit, is, as the Jericho Conservation Area Designation Study records, low level, suggesting a lesser height than the maximum may be considered more appropriate. Introductory paragraph 5.7.2 explains the policy.

“The main characteristics of Oxford's skyline are its extreme fragility - the skyline seems to be composed mainly of pinnacles; the occasional dome and spire only serve to accentuate the spikiness of the silhouette. In other words, it is a matter of scale. The scale of the elements in the skyline is extremely small in height and volume. The introduction of any bulky elements would destroy this essential character.”

The application, which is for a very bulky element, a drum that will be visible even in views from the distant countryside, completely disregards this policy.

POLICY HE.11 – Architectural Lighting

“The City Council will support the lighting of landmark features and buildings subject to the following criteria:

- a. the means of lighting will be unobtrusively sited;*
- b. the level and type of lighting will enhance the feature itself and the character and amenity of the surrounding area; and*
- c. there must be adequate safeguards to prevent light pollution and spillage.”*

The application is for a building entirely of glass which will be at least twice the height of the surrounding, stone, listed buildings. If the application were allowed it is inevitable that there will be light pollution and spillage. This will not enhance the character and amenity of the surrounding area. It will change it completely.

POLICY NE.15 – Loss of Trees and Hedgerows

“Planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features that form part of a development site, where this would have a significant adverse impact upon public amenity or ecological interest.”

“Planning permission will be granted subject to soft landscaping, including tree planting, being undertaken whenever appropriate. Landscaping schemes should take account of local landscape character and should include the planting of indigenous species where appropriate. Where necessary, the City Council will seek long-term management plans, which will be secured through planning conditions or a planning obligation.”

Currently the ground level of the applicant's site, which is substantially a cemetery from the eighteenth and nineteenth centuries, is about six feet above the level of Walton Street and separated from it by an ancient, stone, retaining wall of pleasing appearance and historic interest. Currently, growing out of the ground of the cemetery there are a number of mature trees. Around them, spring bulbs are now appearing as a reminder that large parts of the cemetery, which still contains many hundreds of bodies, have never been built upon. These trees and the fertile soil in which they grow will be lost if the application is granted and the ground is lowered, as the applicants seeks, to street level. The trees are a valuable landscape feature and they provide habitat for birds and other creatures. Their loss will be contrary to the policy, especially as the applicant intends, with a single, token exception, not to replace them but to pave whatever is not built upon.

POLICY NE.23 – Habitat Creation in New Developments

“The City Council will seek the creation of new habitats and habitat enhancement measures as part of new development proposals, particularly:

- a. in parts of Oxford where there is a shortage of ecologically important habitats;*
- b. where sites abut an area designated as being of ecological importance; or*
- c. on sites that have the potential to extend Oxford's wildlife corridors and in relation to the Biodiversity Action Plan, protect priority habitats/species and species of conservation concern.”*

As those who work at the FREUD building know, there are many wild creatures living in the area. In the hours around dawn, for example, there are often many hedgehogs. By paving the area and removing established trees the applicant will create an environment that is inimical to wildlife. It will remove habitats and will not create or enhance them. It will not contribute to biodiversity. It is contrary to the policy.

2. DISREGARDING "THE SETTING OF HERITAGE ASSETS"

"Heritage asset" is a term defined in the National Planning Policy Framework. It has a wide meaning. It includes all listed buildings but it is not restricted to them. It is "*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*"

The applicant seeks permission to build in the respective settings of at least seven such heritage assets. They include (i) the former St Paul's Church, (ii) its former Boy's School, (iii) the Oxford University Press, (these three, between them, surround the proposed development site on three sides), (iv) the cemetery (which occupies a large part of the development site and will have to be removed, together with the remains of those who are buried there, if the application is granted) (v) the cemetery's retaining wall (which fronts Walton Street and which the applicant seeks to demolish) and the other listed buildings close by, especially (vi) the former Radcliffe Observatory and (vii) the former Radcliffe Infirmary. Each of these seven heritage assets has its own setting which must be considered.

The "setting of a heritage asset" is defined by the National Planning Policy Framework as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*"

As English Heritage explains,

"The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced." ... "setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset."

English Heritage adds that the setting includes its "topography" and "intentional inter-visibility between heritage assets" and notes that, "*The economic and social viability of a heritage asset can be diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development.*"

These are aspects of the setting of the former church, which will be adversely affected if the planning application is granted. They are matters which the National Planning Policy Framework therefore explicitly requires the local planning authority to consider in determining the application:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected...by development affecting the setting of a heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

To assist the local planning authority in considering the impact of the applicant’s proposal on the heritage assets and their conservation, there follows an identification and assessment of what may be affected.

(It is respectfully pointed out that the assessment by Montagu Evans LLP on behalf of the applicant is so unreliable that it even gets wrong the name of the architect who built the original St Paul’s Church in 1835-6 – see item 5.105 in its report – and can therefore say nothing about the architect’s work or his importance, both of which are clearly relevant to the proper consideration of the heritage asset in question.)

- a. Intentional inter-visibility: The former church was designed by the architect, Henry Jones Underwood, whose speciality (which had begun before St Paul’s and continued afterwards) was Gothic Revival buildings. That St Paul’s was built in the Greek Revival style of neo-classicism appears therefore to have been a deliberate choice reflecting its location between the already existing, neo-classical, Oxford University Press and Radcliffe Observatory. The latter is based on a model from ancient Athens, the Tower of the Eight Winds. So too is the tetrastyle portico of the former church, which is based on a part of the Erechtheion. For the next century after the church was built, nothing stood between these two Athenian based buildings but the garden of the Observatory. In what will soon be two centuries, unless the application is granted and the proposed development proceeds, nothing will have ever separated the buildings of the former church from those of the Press that line the other side of Walton Street – such buildings as were put up by the hospital were set well back from the road and were low in height. For the time being that “intentional inter-visibility” between the three buildings is restored in full. Whether it is retained is now an important planning decision. Similarly, the church was, of course, connected with the cemetery, which is next to it, and its Boy’s School on the other side of the cemetery. Again, the “intentional inter-visibility” has been restored and could, if the planning rules are followed, legitimately, be retained.

- b. Topography: The present topography of the site is approximately level: the ground on which the former church stands is about a foot or so lower than the level on the cemetery side of its boundary wall. That small difference may be attributable to the ground level being raised by the burials. Whatever its explanation, the overall level reflects the ancient topography of the setting both of the cemetery and the former church. That setting will not be preserved if the retaining wall is demolished and the ground level on the cemetery side of the wall is lowered by some six feet to street level. At present, the fact that Walton Street is substantially lower than both the church and the cemetery is preserved. That is why there is the ancient, stone wall which the applicant wishes to demolish. Its purpose, as with similar walls elsewhere in, is to hold back the higher ground from spilling into the street. If the application is granted, instead of standing where it is because that was the ground level when it was built (hence the need for the steps at the front of it to provide access from the street) the setting of the former church will be materially changed and it will be left artificially raised up in the air. This discontinuity will be further emphasised because the three remaining trees, which grow out of the high ground on the cemetery side of the retaining wall, and are a marker of its level to passers-by in the street, will all be lost.
- c. Economic and social viability: The former church is listed for its architectural and historic importance and because of the art it contains – Willement, ‘the father of Victorian stained glass’ is mentioned by name in the listing particulars (but ignored by Montagu Evans LLP). If the listing is to mean anything, the building must be preserved. That requires the funds which its operation as a café and a social resource for the community can generate. If the building is cut off because the land around it is lowered, that will not enhance the revenues which must pay for its upkeep but may adversely affect them. It is a legitimate expectation that any development should enhance the setting of the heritage asset and it is a concern that this application does nothing to enhance the social and economic viability of the former church’s setting. How that might be achieved is something that should properly have been considered. That it should be considered was submitted by the present writer on behalf of the former church in a document sent to the University in 2007 in response to the University’s masterplan for the site. That submission on behalf of the former church was ignored. Herzog & de Meuron produced their designs without being shown a copy of it and without consulting the owners of the former church for their views about its needs and interests. Throughout, it has been the consistent position of those owners (a copy of their 2007 submission, as updated and resubmitted in 2008, was lodged with the planning department of the City Council on 5th March 2013 under the address 119 Walton Street) that something which adds to the social viability of the former church would also benefit the new Observatory Quarter

and, by bringing desirable social activity to the space between the buildings and creating places where people want to go, rather than simply to pass quickly through, would contribute to the local community and prevent the creation of deserted areas where crime and anti-social behaviour is all that can flourish.

- d. The setting in which the heritage asset is appreciated: The former church was designed to be a landmark. Within its setting, that is how it continues to be seen. The Jericho Conservation Area Designation Study describes it as one of Walton Street's "two landmark buildings" – the other being the University Press. In keeping with its landmark status, the former church has always stood forward of the general building line on its side of the street. Nothing has been allowed to block the view of it as the road unfurls. Those using Walton Street, like those using Great Clarendon Street, can see it long before it is reached. From the south, the columns of its portico and the first windows on its southern side come into view in the distance as the road bends a few paces past the junction with Little Clarendon Street. This would not continue to be the case if the application is allowed. The proposed new building will push in front of it and will take away its status as the landmark in its setting. It is no secret that this is the intention of the proposal's architects. They declare their ambition for *their* proposed building on the Herzog de Meuron website:

"Prominently located at the southwest corner of the Radcliffe Observatory Quarter (ROQ) the School will be the first building pedestrians, visitors and students encounter when approaching this quarter from the south... With this proposal we aim to provide a project that can act as a focal point both for the Radcliffe Observatory Quarter and the academic activity of the study of government and public policy; a landmark building housing a ground breaking School. Herzog & de Meuron, 2012."

This aspiration by the architects is incompatible with the setting in which the applicant seeks to build. In the language of the National Planning Policy Framework, the applicant's proposal would make a "*negative contribution to the significance of the heritage asset*". It would not preserve, let alone enhance, the setting in which the former church buildings are presently appreciated. As the NPPF requires, this should be taken "*into account when considering the impact of [the] proposal on [the] heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*"

Obviously there is a conflict which ought to be resolved in favour of the former church.

e. Factual error/misinformation of David Brock of English Heritage:

David Brock writes in his letter of response to the application, "*It is nevertheless true that a circular form can appear to bulge out of its site, and press visually upon its neighbours. It is therefore important that the height of the parts which address the street would not exceed the height of St Paul's.*" This implies that he believes they do not. In fact the height of St Paul's is lower than it appears in the application drawings. On the south-eastern side of St Paul's which faces the proposed building, the height of St Paul's is 10.5 metres from the ground to the top of its parapet (on the opposite side, where the parapet is lower, it is 9.5 metres). The third storey of the applicant's proposed building has a height of 10.8 metres above street level and its fourth story has a height of 14.25 metres above street level. The ground level at the side of St Paul's is approximately a metre above street level. If that is added in, the height of its south-east facing parapet would still be substantially lower than the fourth storey of the proposed building and only 0.7 metre higher than its proposed third storey. Both the proposed third and fourth storeys "address the street". But even if David Brock's reference is only to the proposed third storey, it ignores the fact that, in what is presently the prettier of the two views along Walton Street, to a person looking northwards towards the buildings, the further building, St Paul's, will naturally appear lower and the nearer building will appear higher. This means that even the third storey will appear substantially to exceed the height of St Paul's and will obscure the upper part of its columns and portico. This is shown in the images on pages 98 and 99 of the "heritage, townscape and visual assessment" provided by Montagu Evans on behalf of the applicant. This is Port Meadow all over again.

3. BREACH OF RIGHT TO LIGHT

The windows of the FREUD building benefit from unrestricted natural light. The stained glass windows to each side of the building are filled with sunlight at different times of the day – in the morning on the south east facing side (the ecclesiastical "south" wall, which faces the site for which the application is made) and in the afternoon on the north-west side (the ecclesiastical "north" wall).

There was, previously, a near-by building on the south eastern side, but it was considerably smaller than is shown in the drawings provided by the applicant's light consultants. As can be seen from that former building's plinth, which remains *in situ*, and from photographs like that provided by the applicant for its related application, reference 13/00450/LBD, the former building's length was the distance

from shortly before the second FREUD window from the west to mid-way through the third. It was not therefore in line with and did not obscure any of the ground floor openings into the building and it was so low in height that it did not obstruct the sunlight or cast any shadow on *any* of the FREUD building's windows.

The stained glass windows in the FREUD building are important to art, to history and to culture. They are by Willement and Kempe, the two greatest makers of Victorian stained glass. They are superb examples of their work. They can be seen at their most beautiful when they are illuminated by the direct fall of sunlight upon them. Sunshine makes their dense colours glow. It passes through them to spill coloured light on surfaces within, an effect which is part of the charm of stained glass and creates a wonderful ambience. Even when the sky is cloudy and overcast, the windows admit ample natural light – no artificial light is needed – for those enjoying the building's interior space during the day.

Right to light is protected under common law and the Prescription Act 1832. The primary remedy is an injunction. This was confirmed by the Court of Appeal's 2006 decision in *Dennis Regan v Paul Properties Ltd & Others*. No monetary remedy would compensate for the loss of light to the stained glass. The preservation of the listed building and its art is the priority. The important, recent case of *HKRUK II (CHC) Limited v Marcus Alexander Heaney 2010* ("the Heaney Case") is very much in point.

Like the former church, Mr Heaney's building (which is in the centre of Leeds) is nineteenth century, listed grade II, not residential and used as a restaurant and for a wide variety of social and other events.

Mr Heaney objected to a neighbouring development because of the impact that it would have on his building's light. The developers ignored his objections and proceeded to build. Mr Heaney did not take out an injunction to stop them but continued to protest. Two years after the development was complete and its upper parts let, the developers went to court for a declaration that they were free from liability in relation to a light claim by Mr Heaney. The court declared that they were not free from liability and issued a mandatory injunction which required the developers to remove parts of the upper two floors of their building. The cost of doing this was estimated in court at between £1.2million and afterwards as £2.5 million. In making the order for a mandatory injunction, the Judge concluded that there had been damage which could not be compensated by a money payment and the injury to Mr Heaney was not small. Even if only one of these two points had been true, in accordance with the leading case on the subject, *Shelfer v City of London Electric Lighting Company (1895)*, an injunction would have been granted.

In the case of the former church, a money payment could not compensate for the damage that would be caused by a reduction in daylight and sunlight to the stained glass. The stained glass cannot even be removed to be admired elsewhere. The listing of the building of which it is a part and agreements with the Church of England, which are even registered as a land charge, make that impossible, even if it were desired, which it is not. As in the Heaney case, a reduction in daylight and sunlight would also adversely affect the flow of natural light into the building's interior. There is no dispute that this reduction would be material. That it would be is confirmed in the report provided by the applicant's daylight and sunlight consultants, Hoare Lea Lighting.

As the courts were understood to require prior to the Heaney Case, it was made clear to the University in 2007, in a document copied to the Oxford City Council, that an injunction would be sought to prevent any works that interfered with the FREUD building's right to light.

That notice is repeated here and Councillors are put on notice that should the planning application be granted and should, as a consequence, an injunction have to be sought to preserve the FREUD building's right to light, costs of that injunction may be recoverable against them or the Council.

4. TOPOGRAPHY AND THREAT OF SUBSIDENCE

The FREUD building stands on an elevated site some four feet above the level of the road surface in Walton Street, from which it is set back. Entrance to the building is therefore reached either by the stone steps to its portico or via a sloping, earth ramp, surfaced with flag stones, on its south eastern side. This ramp provides disabled and other access.

The ground level on either side of the FREUD building's boundary wall is perhaps a foot higher on the applicant's side than on the FREUD building side. This may be because the applicant's side is the burial ground and the finished level on the church side was slightly reduced to accommodate its finished position. The application is to reduce the level on the applicant's site to that of the street and to dig out a double basement. The whole of the former Radcliffe Infirmary site, including the FREUD building, is believed to stand on river terrace gravel. When the FREUD building was erected in 1835-6, this would have been a more than good enough reason not to build substantial foundations. As long as the gravel remains in place on the application site, it prevents lateral movement of the gravel beneath the FREUD building.

There is a concern however that this may not be the case if the land closely surrounding the FREUD building is lowered as the application proposes. The stability of the foundations of the FREUD building may be compromised, causing it to suffer subsidence. From a separate application lodged by the applicant under reference 13/00450/LBD it appears that the applicant may share this concern. That separate application is for permission to build a retaining structure on land, which is part of the former church and which the applicant does not own. That application has been opposed by the owners of the land for the reasons described in their response.

Before further discussion of topography and subsidence, there are two things that should be noted and borne in mind.

Firstly, such small buildings as were previously placed on parts of the former cemetery respected the existing ground level. There is no reason such respect should not continue to be shown.

Secondly, the "Landscape Strategy" document provided by the applicant is misleading and inaccurate. Under the heading "Levels and gradients" it says, "*the proposed topography around the School of Government does not include any significant level changes. the scheme proposes to tie in with the existing levels around the site perimeter which [sic]. the design of the levels have been developed to ensure that gentle cross falls can also be achieved.*"

The second sentence does end "*which*". Someone perhaps realized that the text was untrue but could not think how to correct it. To reduce the ground level of the site by about six feet would represent a significant change of level. The scheme can not "*tie in with the existing levels around the site perimeter*" because the level of the FREUD building's ground cannot be reduced. The application as submitted will not produce a "gentle fall" but a drop.

This drop will not only run along the whole south eastern side of the FREUD building.

The application also proposes a severe drop in ground level at the east end of the FREUD building. No drawings seem to have been provided, however, to show precisely what this is supposed to entail. The limited drawings that show anything of this area misrepresent the eastern end of the FREUD building by omitting both its former vestry and the eastern boundary wall which forms part of its curtilage.

A drop of some six feet in the level of the surrounding land will cut the FREUD building off from the proposed Quarter which is to surround it. This is not desirable and should not be permitted.

5. ESTABLISHED STANCE OF THE CITY COUNCIL

The City Council has twice expressed its view on the need to preserve space around the former church.

- (i) The first such occasion was when its planning department required the owners of the FREUD building to provide a drawing showing what the diagonal view of its "north" side from Walton Street would be if it were allowed to build a new structure in its north eastern corner. This requirement would have been senseless if there was not a commitment, as there clearly was, that a space should always be preserved on either side of the FREUD building, large enough for there to be a good diagonal view for members of the public of the full length of its "north" and "south" walls as they pass along Walton Street.

A copy of the required drawing which was provided, as part of that former planning application, is included in a document submitted as a comment on the present application on 5th March 2013.

That side view from Walton Street was important when the owners of the FREUD building made a planning application. It should be equally important when the applicant is anyone else. It means that adequate space must be left between the FREUD building and any new development.

- (ii) The second occasion was during consideration by the City Council's area and main planning committees of the master plan for the Radcliffe Observatory Quarter. The present writer attended and was allowed to address the main planning committee and one of the local area committees. On each occasion, the majority of Councillors on each committee expressed strong support for the creation of a piazza around the FREUD building so that the setting of the listed building was enhanced and pleasing, social spaces might be created around it. If the master plan consultation had meaning, the University should have heeded what Councillors had to say and should not have brought forward the present application which does not create a piazza between the FREUD building and the proposed development.

6. JERICHO CONSERVATION AREA AND ITS SETTING.

In 2010, Oxford City Council undertook and published a "Conservation Area Designation Study" for Jericho.

The study identifies qualities which make Jericho worthy of conservation status.

They include its modest scale, unassuming, vernacular architecture full of individual detail, consistency of character, shared aesthetic, sense of heritage and the vitality of the attractive place for living which all this creates.

These are extracts from the Study's "*Summary of Significance*":

"Distinctive townscape character featuring late Georgian and Victorian working class cottages and artisan housing interspersed with landmark buildings of significant architectural importance... Streetscapes typified by a uniformity of building line, roofscape, fenestration and materials. All of which give a consistency of character... There is a common aesthetic of building characteristics within each character area... Overall there is a vibrant urban character defined by its built form, mix of uses, mixed tenure and independent businesses... The survival of much of the Victorian housing is a testament to the longstanding value attached character of the area and is an early example of the 'heritage dividend' – the ability of historic areas and buildings to act as a catalyst for regeneration and create social and economic value."

The Study also identifies Jericho's "*Vulnerabilities*". These include,

"The Integration of the Radcliffe Observatory Quarter (ROQ) development into the area, and the new linkages to the east it will provide, will potentially exert a new influence on the character of Walton Street and Jericho as a whole that must be positively managed."

This is clear advice: the character of Walton Street is vulnerable to the development of the Radcliffe Observatory Quarter.

This is what the Conservation Area Designation Study has to say in its the introduction to Walton Street.

"Walton Street's overriding character trait is that of unassuming vibrancy and individuality. There is a wide mixture of uses, including restaurants, bars, shops and offices, with many of the businesses being unique to the area rather than part of large chains. Among these businesses are a mixture of residential flats and houses. This combination creates an active and diverse locality that is unique within Oxford. Its Georgian and Victorian buildings, constructed largely in brick, are a complimentary foil for these traits. The architecture is restrained with simple expressions of detail."

Walton Street is, of course, the location of the FREUD building, though its setting is larger than that, as the Study makes clear. It makes 17 mentions of the importance of the FREUD building to the Jericho Conservation Area.

Under "*Central Jericho Important Features*", for example, it records (at page 40) that "*The street structure allows the formation of a number of long views. Whether by design or not St Paul's Church [is] framed in a number of key views.*" At page 43, of Great Clarendon Street the Study says, "*The street is defined by its view up to St Paul's Church.*" The observation is repeated with more detail on page 48. "*Set behind railings and raised on a plinth, the church forms a focal point for a key view east up Great Clarendon Street.*"

Turning to Walton Street the Study says, "*The street features two landmark stone buildings in the Clarendon Press and St Paul's Church*" - on opposite sides of the road from each other and "*complimentary in appearance.*" Of the former church it notes, with approval that, "*its use as a café has reintegrated its position in the activity of the street*".

It is into this setting within the Conservation Area that the proposed Blavatnik School of Government will come.

St Paul's Church and the Clarendon Press are there presently as "*landmark buildings*" because, among other things, they are taller and larger than anything nearby. That would no longer be the case if the proposed Blavatnik building is built. It will be twice the height of the former church and it will have many times its mass. It will not only overwhelm the existing landmark buildings. It will also be so much larger than the very small scale, domestic buildings, shops and cafes which give Jericho the character which earned it conservation area status. It will "*exert a new influence on the character of Walton Street and Jericho*" and illustrate in the clearest possible way why the Study was correct to warn that the Jericho Conservation Area is vulnerable to the development of the Radcliffe Observatory Quarter. If that development is to be "*positively managed*", as the Study says it "*must be*", the application should be refused.

Montagu Evans LLP said at the public meeting on 27th March that Conservation Area considerations do not apply to the application because the Conservation Area ends in the middle of the Walton Street road. That is not a sustainable position.

It is clear from the City Council's Study that Conservation Area considerations do apply. The site of the former Radcliffe Infirmary, which had Crown immunity from the planning system, may not technically be part of a designated Conservation Area. But it is bounded by the Jericho, Central and Walton Manor conservation areas and what happens on it cannot but have an impact on the contiguous conservation areas which adjoin it.

The *Jericho* Conservation Area Designation Study, which included it in its remit (see e.g. the map it provided) expressly recognises this:

“Three of Oxford’s conservation areas converge on Walton Street: (City & University), Walton Manor and the North Oxford Victorian Suburb. In terms of the character of the study area it is necessary to consider elements that lie within those conservation areas.”

And, indeed, it is a statutory requirement, as well as policy HE7 of the Adopted Oxford Local Plan, that the character and appearance of the setting of a conservation area is as important as the character and appearance of the conservation area itself.

7. LOSING AN OPPORTUNITY TO CREATE SOCIABLE SPACES

The Radcliffe Observatory Quarter will occupy a substantial part of central Oxford.

What kind of place it will be will have an impact on the residential and non-University areas that surround it.

From the many negative comments made at the well attended, public meeting which was held to discuss this application at St Barnabas Church in Jericho last Wednesday, 27th March 2013, it is clear that residents are apprehensive. Crossing the Quarter or even passing by, when it is largely deserted, could feel unsafe.

A question on the subject was asked by someone at the public meeting and the reply, on behalf of the University, was that there would be 24 hour security patrols. That was not what people wanted to hear. Rather than reassuring, it suggests such patrols are a necessity. Which they are not in places where people want to be.

It is not a novel idea that bringing the right kind of life into the streets and other spaces between buildings makes them a safer place for everyone. It is what works in many European towns and cities, where pavement cafes abound and small squares open up for people to enjoy. It is an idea that has increasingly been applied with great success, despite our climate, in developments in London such as Bloomsbury’s Brunswick Centre, Renzo Piano’s Central St Giles near Tottenham Court Road and Seven Dials in Covent Garden. Where good people in sufficient numbers are attracted to go out for sociable purposes, the fear of crime and anti social behaviour falls. Everyone feels safer.

There is a TED talk by James Kunstler: 'How bad architecture wrecked cities' http://www.ted.com/talks/james_howard_kunstler_dissects_suburbia.html, which explores and illustrates failures in civic design and explains what can be done to remedy them through the creation of public spaces worth caring about, "outdoor public rooms" to which people go because it is pleasurable to be there.

Places like the FREUD building are already geared up to perform this role. Despite the problems caused for the café by the isolating, hoardings which surround it from the applicant's site, it has managed to maintain the garden with trees and shrubs in its front forecourt where people can, and do, sit and watch the world go by, whenever the weather allows. It makes such obvious sense that this should be happening all around the FREUD building and that, if it did, that would be generally beneficial to the Radcliffe Quarter and to the wider community.

It is implied in the decision to call it a "Quarter", which is not a term regularly applied to places in England. It evokes the Latin Quarter in Paris, of which Wikipedia says, "*It is situated on the left bank of the Seine, around the Sorbonne. Known for its student life, lively atmosphere and bistros, the Latin Quarter is the home to a number of higher education establishments besides the university itself.*" The promise implied by the name is a good, sensible one, if it can be delivered.

A challenge is that an understandable priority for the University is to create buildings for education. But if that is all that it does, in a site as large as the Radcliffe Quarter will be, it will create another Science Area, unfriendly, unsafe and inhospitable when the working day is over. Poking as it does into the Radcliffe Quarter, the FREUD building is there already, able to help make the contribution which, with support at other points, could make all the difference, not just to how the new Quarter is, but to its impact on Jericho and the other surrounding areas.

Harm can be caused both to the FREUD building and to the new Quarter if there is an insufficiency of care and forethought at the planning stage.

It should never be forgotten that both the Oxford City Council (as local planning authority) and the Commissioners for Redundant Churches allowed the change of use which has enabled the FREUD building to be used as a café in order to provide a means to ensure the building's conservation and the protection of the works of art that it contains.

The building is listed for its architectural and historic importance. But listing alone is not sufficient for conservation. The costs of building maintenance and repair must be funded from somewhere. Commercial use serves the building's conservation. Even the business of keeping it warm and dry is important for its long-term welfare.

But the building needs to be more than a monument to the grandeur of ancient architecture. It needs to be part of life, giving and receiving. A consequence of keeping it in social use is what it is able to give to the community in which it exists.

That community will be expanded by the development of the Radcliffe Observatory Quarter. This offers both the building and the new Quarter (of which, properly considered, it cannot but be an integral part) mutually exciting benefits.

A fundamental problem with the proposed Blavatnik School of Government is that its design focuses entirely on the creation of the space within its walls. It may be delightful to be on the inside looking out. But in the spaces between it and its neighbours, no one will want to spend very long. Oxford is full architecture from times past which manages external space beautifully. There is no excuse for that not to be a planning requirement for the Radcliffe Observatory Quarter. All it requires is imagination and intelligence, qualities in which Oxford would like to believe it abounds.

Kindest regards,

Yours sincerely,

David Freud

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South East Regional **Design Panel**

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13 July 2012

Dear Mr Wigg

BLAVATNIK SCHOOL OF GOVERNMENT

Thank you for asking the South East Regional Design Panel to review the above project. Panel members visited the site before their meeting on 29 June at Oxford Town Hall. We should like to thank Simon Demeuse of Herzog & de Meuron for his presentation; we also appreciated your update on the Radcliffe Observatory Quarter and insights from the City Council into the planning context.

SUMMARY

The Panel is pleased to review this project at an early stage. We find the emerging design promising and it demonstrates considerable originality in its internal planning and form. It is important however to demonstrate the civic responsibility of the building as part of Oxford's townscape, including its role as part of an ensemble of other major buildings on Walton Street. The critical relationship between the building and the public space that flows around it should be given priority in the next stage of the design.

CONTEXT

The Radcliffe Observatory Quarter (ROQ) is the area formerly occupied by the City's general hospital, the Radcliffe Infirmary. Most of the old hospital buildings have been demolished and the site is gradually being redeveloped by the University of Oxford in accordance with an agreed masterplan. The Design Panel has advised on two of the new buildings, one of which is currently under construction.

The site is at the south-west corner of the ROQ facing the portico of the Oxford University Press and given prominence by its position on a bend on Walton Street. To the north is the former St Paul's Church (Grade II listed) which sits above the ground

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level. The Blavatnik School will be a freestanding building that will house an international centre for government studies across a wide range of disciplines, with a post-graduate and research emphasis.

DESIGN PRINCIPLES: FORM AND MASSING

The future of St Paul's Church has yet to be resolved and there are uncertainties about the form and nature of substantial remaining parts of the Observatory Quarter. This poses a clear challenge to the architects, particularly in addressing the change of levels around the site and in anticipating pedestrian movement.

The tiered, mainly circular form of the building had been generated from ideas about the functions within the School and their interrelationships. Inspiration has also been taken from two of Oxford's landmarks, the Sheldonian Theatre and the Radcliffe Camera.

This approach will result in an 'object' building which seems appropriate for the aspirations of the project. The way in which the School will relate to its context, particularly the former church, and how the surrounding spaces will be defined, needs to be demonstrated. This is essentially a question of urban dynamics which needs to be tested further through contextual studies. A model showing the wider area (not least, Somerville College and the west side of Walton Street) would be a helpful design tool.

From the information we were given the building did not appear too tall for its surroundings but we understand it may breach the long-established Carfax Height policy. This too will call for further investigation and the effect on key views across the city.

PUBLIC REALM

The handling of the spaces in front of the building and around its sides will be a key aspect of the project, but it is currently the least developed. We are pleased that all of the space will be public, but its dimensions, character and use calls for careful scrutiny. There needs to be adequate breathing room around the building but the spaces should have some genuine purpose and not be amorphous left-over areas. There may be insights to be derived from studies of the Radcliffe Camera or other public spaces in the city. The former St Paul's Church will be an important element in the composition of this new place.

The landscape architect and the highway authority will have a key role in the next stage and the quality of the public realm will be as important as the design of the building.

OTHER ARCHITECTURAL CONSIDERATIONS

The qualities of internal spaces look promising and are the most convincing aspect of the project. The success of the largely open forum area will be heavily dependent on the use of daylight and acoustics and no doubt the architects are already giving this their

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attention. Other details, such as the treatment of the balustrade and the internal windows overlooking the forum, will also be vital to the success of the building.

Oxford's public and university buildings are predominantly built in oolitic limestone and there is to be a departure from this familiar material, the chosen palette and textures should complement their neighbours. The façade treatment we saw was work in progress, but the shifting rhythms of mullions and glazing at each tier looked well considered. Extensive use of glazing raises questions about opacity, reflectivity, coloration, solar gain and night-time appearance and need to be addressed in due course. The appearance of the façade will be a major factor in the success of the building, balancing its particularity with the urban fabric of Walton Street, the ROQ and the wider city.

The considerable area of flat roof is effectively another important elevation and needs to be carefully designed. It could provide other opportunities, possibly relating to the internal spaces to become an additional asset to the building.

The architects are experimenting with various ways of signalling and celebrating the main entrance on Walton Street; we are confident that this can be resolved once the fundamentals have been agreed. The second entrance could bring life to the public realm.

CONCLUSION

This is a promising scheme which we are pleased to have seen at an early stage. The Panel would be very willing to review the project when it has progressed further; please keep us in touch with your progress and let me know if anything in this letter is unclear.

Yours sincerely



 GEOFF NOBLE
Panel Secretary

cc Simon Demeuse, Herzog and de Meuron
David Oakey, University of Oxford Estates Directorate
Chris Miele, Montagu Evans
Michael Crofton-Briggs, Oxford City Council
Murray Hancock, Oxford City Council
Angela Fettiplace, Oxford City Council
Jennifer Owen, Oxford City Council
Rachel Williams, Oxford City Council
Kathryn Davies, English Heritage

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Panel members present: Paul Koralek (Panel Chair), James McCosh, Richard Portchmouth, Hilary Satchwell, Wendy Shillam

The cost of this review was met by the University of Oxford with the full knowledge and agreement of Oxford City Council

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Since the scheme was not the subject of a planning application when it came to the Panel, this letter is offered in confidence to the addressee and those listed as being sent copies. There is no objection to the letter being shared within the respective practices/organisations. SERDP reserves the right to make the guidance known should the views contained in this letter be made public in whole or in part (either accurately or inaccurately). The letter would also be made available to any public inquiry concerning the scheme. SERDP also reserves the right to make the guidance available to another design review panel should the scheme go before them. If you do not require this letter to be kept confidential, please let us know.

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7 November 2012

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Dear Mr Wigg

BLAVATNIK SCHOOL OF GOVERNMENT, UNIVERSITY OF OXFORD

Thank you for inviting the South East Regional Design Panel to review the latest proposals for the Blavatnik School of Government. We reviewed the revised scheme at our meeting in Oxford on 23 October and we should like to thank Simon Demeuse of Herzog & de Meuron Architects for his clear presentation. Because of transport problems this was relayed through Skype.

The Panel continues to support the ambition and imagination that underpins this project. We are satisfied that the shape, massing and height of the building is well considered and appropriate for its status, for the site, and for its role in wider Oxford views. The internal organisation and overall architectural quality is high. From now on much will depend on securing the quality and refinement of the details; matters such as the choice and use of materials, the degree of transparency from the inner and outer skins, and the perception of the building at ground floor level.

Equally important is the confident handling of the public realm, which has progressed since our last meeting but which still calls for a strong and simple treatment to unite the building with the space it occupies.

Our advice is as follows:

CONTEXT AND FORM

Panel members visited the site and first reviewed the project in June 2012, when the design was at an early stage. We supported the general direction of the project and made a number of observations that have now been addressed by the design team.

As we have noted, the site is sensitive and any new building needs to establish appropriate relationships with the adjacent Freuds building (formerly St Paul's Church), Somerville College and the Oxford University Press, as well as the new buildings emerging through the Radcliffe Observatory Quarter (ROQ). Despite its radical form we consider that the Blavatnik School respects its surroundings. At our meeting it was useful to see the building displayed as part of a large-scale physical model of this part of the city.

678-380.2 BLAVATNIK SCHOOL OF GOVERNMENT, UNIVERSITY OF OXFORD

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We note that the top tier of the building remains above the Carfax heights limit and that this raises policy implications for the City Council and others. From the verified views we saw, however, we believe the city skyline should be able to take an intervention of this nature if the overall quality of the architecture is sufficiently high. We consider that this extra height is justified given the overall form and design of the building, and its modest impact on the Oxford skyline. By the same token, we believe the new building has every prospect of being a welcome addition to Walton Street.

We support the rooftop terrace, which will be an asset to the building users. It should however be set back far enough to avoid being seen from the public realm below.

PUBLIC REALM

By virtue of its size and bold form, the Blavatnik School will have a profound influence on the urban character and the paved area around the building needs to be correspondingly strong and simple. It should certainly respect the setting of the surrounding buildings, but it needs to be clear whether the building is resting lightly within a square, or whether it is growing out of it. At the moment this resolution of the architecture with the landscape seems ambiguous and we recommend that the design team pursue this aspect further, as it is not yet as convincing as other elements of the proposals.

The settings of the Radcliffe Camera and the Sheldonian Theatre were both cited as useful precedents. However, these suggest differing approaches; that of a landscape ordered by the form of the building (the formal lawns and paving around the Radcliffe Camera) or that of a flowing landscape treatment, which extends up to and stops at the building form (the paving around the Bodleian and Sheldonian). At the Blavatnik School, the architects' stated intention is for the landscape treatment to pass through the facades to the communal heart of the building. Its strong geometry needs to be positively reconciled with Walton Street and its pavement, the form of the surrounding buildings, the RoQ master plans, east-west routes and the new Library Square.

We suggest that the way the spaces are to be used – and the distinction between the Walton Street frontage and the inward area – should in some way be reflected in the design. For example, we saw potential in the stepped transition to St Pauls/Freuds, which would give this side of the space a particular character.

On the detail, the landscape architects may wish to look again at the number and position of trees to ensure that they are used sparingly, but to maximum effect. We welcome the commitment to simple, high quality paving materials and the idea of a circular pattern clay pavements radiating from the building is interesting, but the point at which the paving meets the Humanities faculty building and other parts of the ROQ needs to be resolved.

We recognise the security needs of the building and agree that they should appear as a holistic building and public realm decision.

INTERIOR PLANNING

From what we saw in the presentation, the internal arrangement of the School continues to be impressive and well thought through. It offers flexible accommodation, logical and clear circulation, good use of natural light and some dramatic spaces.

The internal views were useful in showing the spatial sequences and treatment, though it was noted that the balcony/slab edges were not fully resolved. We agree that this aspect needs more study to achieve convincing resolution of the building.

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OTHER ARCHITECTURAL CONSIDERATIONS

The architects acknowledge that the detail, both in design and execution, will be fundamental to the building's success. We are pleased that there is a rigorous testing programme under way with full-scale mock-ups to test the appearance and performance of different options. We would recommend that in due course some are undertaken in-situ.

Materials are crucial for the aesthetic of this building, for colour, texture and transparency. The building has a radical form, and so we support the intention to achieve an overall material harmony with the Oxford limestones. We are not wholly persuaded by the proposed use of etched glass for the opaque parts of the inner skin, which could look austere and synthetic; this should certainly be tested further. In particular we feel that the greenish/white colour of etched glass could jar with the stonework surrounding materials. The degree of transparency of outer skin and the dimensions of the double skin catwalk will also come into play in how the building is perceived, whether by day or night.

The cantilevers that support the outer glazing at each tier will read strongly, so their colour and profile will be another important consideration. Making them lightweight elements would weaken the building concept and we feel that continuing the materiality of the concrete frame through to the outer line of the building would help to express this. We suggest that the expression of their edges and the framing / fixings of the glass need to be studied carefully.

We support the position and general appearance of the recessed entrances. The comparative studies of the entrances to neighbouring buildings provide a sound basis for the proposed scale, materials and detailing.

OTHER ASPECTS

As we have observed in our comments on the public realm, there is a need to resolve whether the building touches the ground lightly in a square with the paving flowing beyond the threshold, or whether it is more obviously rooted. This has an important bearing on the treatment of the ground floor walls and the detailing of mullions or seams between the glazing. Whatever material or finish is used for the mullions (bronze for example) could be echoed in the public realm elements like the posts, tree grilles or seating elements. The relationship of the facade at this level and above (where it is generally double skin) needs to be better resolved.

The overhanging nature of the tiers means that views upwards will be important, externally as well as internally, so the appearance of the soffits should be considered carefully. This includes the cantilever soffits within the double façade.

CONCLUSION

We commend the way this proposal is taking shape and look forward to its continuing refinement. Do contact me if anything in this letter is unclear and please keep us in touch with further progress.

Yours sincerely



ROBERT OFFORD
Panel Manager

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cc Murray Hancock, Oxford City Council
Simon Demeuse, Herzog & de Meuron Architects
Chris Miele, Montagu Evans
Martha Alker, Townshend Landscape Architects
Gareth Hughes, Gardiner and Theobald
Miles Thompson, SERDP Steering Group
Kathryn Davies, English Heritage

Panel members present: Richard Portchmouth (meeting chair), James McCosh,
Hilary Satchwell

Geoff Noble (report author)

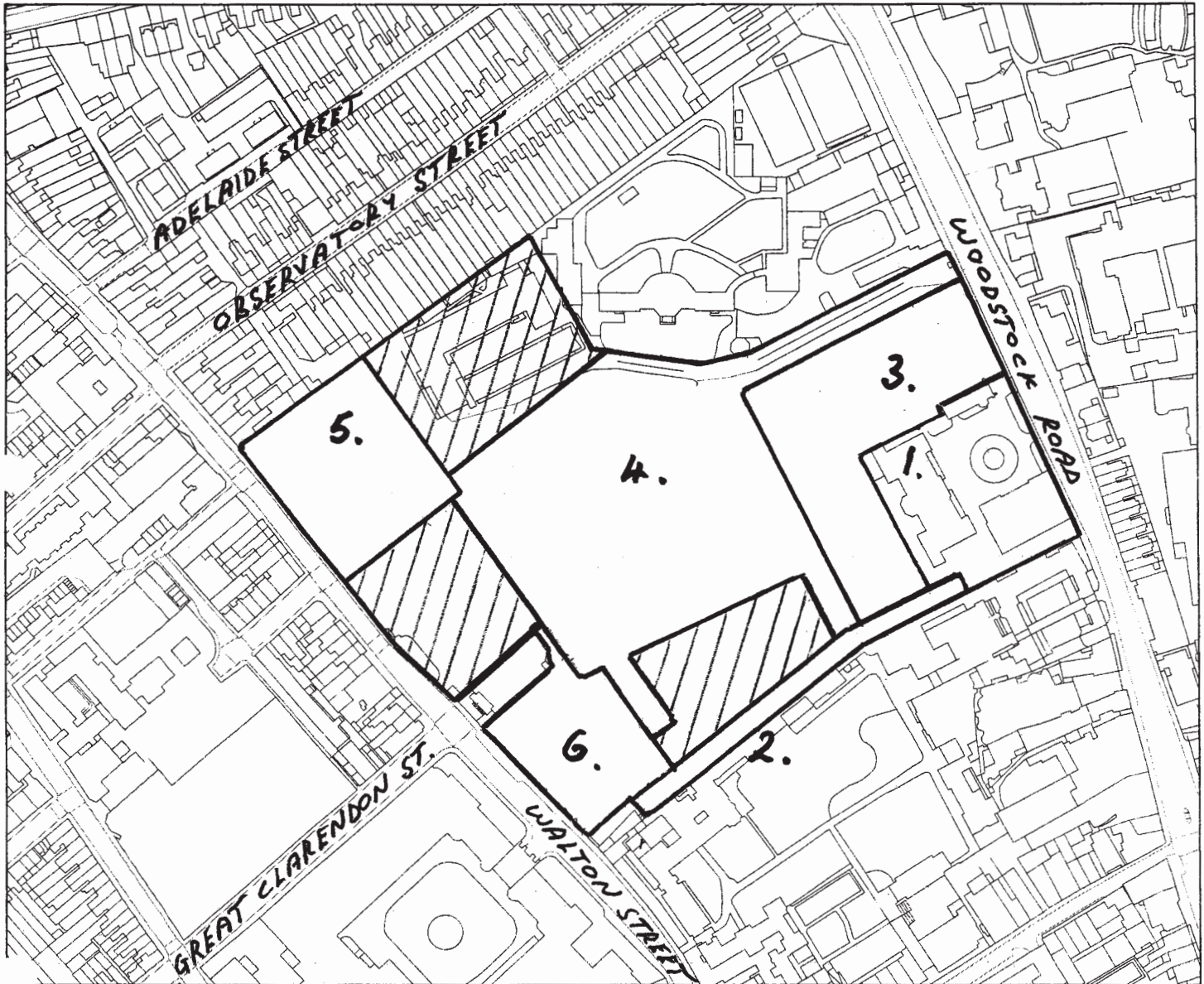
This review was commissioned by the University of Oxford, with the knowledge and agreement of Oxford City Council.

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Former Radcliffe Infirmary



Legend	
1.	RETAINED INFIRMARY
2.	SOMERVILLE COLLEGE
3.	MATHEMATICS DEPT.
4.	HUMANITIES DIVISION
5.	NEW RADCLIFFE HOUSE
6.	BLAVATNIK SCHOOL
Scale:	1:2500



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Organisation	Oxford City Council
Department	
Comments	
Date	26 March 2011
SLA Number	LA100019348

Radcliffe Infirmary Quarter (ROQ): Development Proposals.

Masterplan: 07/02592/CONSLT. Turnberry Consulting and Niall McLaughlin Architects. Establishes key development principles, including site being essentially car free at ground floor level; provision of 2 east - west public pedestrian / cycle routes; principal buildings to front Walton Street, Woodstock Road and east - west routes; taller buildings generally to east - west routes.

1. **Somerville College: 09/00317/FUL & 09/00316/LBD.** Niall McLaughlin Architects. 68 student study rooms plus teaching space. Completed Autumn 2012.
2. **Retained Infirmary Buildings: 09/00312/FUL & 09/00313/LBD.** Purcell Miller Tritton Architects. Main range (1770), St. Luke's Chapel (1865) and Outpatients Building (1911) listed and retained. Main range currently occupied by part Humanities Division; St. Luke's Chapel to be used as exhibition and meeting space; Outpatients Building originally intended for Ruskin College of Art but other occupier now sought. Main range and St. Luke's restored summer 2012.
3. **Mathematics Building: 09/02535/FUL.** Raphael Vinoly Architects. Consolidates Mathematics Department onto one site. Up to 5 levels above ground plus 2 basement levels. Car lifts to underground car park. Due for completion Autumn 2013.
4. **Humanities Division: 09/02534/FUL.** Rab Bennetts Architects. Centrally located in two buildings plus "lantern" building on up to 5 levels above ground plus 2 basement levels. Intended to accommodate History, English, Philosophy, Theology, Oriental Studies, Modern Languages, Linguistics and Music. Not yet commenced.
5. **New Radcliffe House: 11/00513/FUL.** Hawkins Brown Architects. Three floors, accommodating replacement Jericho Health Centre on ground floor with above floors occupied by University Department of Public Healthcare and University Press. Completed Summer 2012.
6. **Blavatnik School of Government: 13/00119/FUL.** Heuzog and De Meuron Architects. Postgraduate institute on six levels above ground plus 2 basement levels. Located on site of burial grounds from infirmary.

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