

**Westgate, Oxford - Development Principles**

January 2014

**Approach to and of status of the Development Principles**

Outline planning permission is sought for the redevelopment of the Westgate Site. The Development Principles outlined below are 'for approval' and provide the overarching framework alongside the Parameter Plans which together inform and define the development intent.

Together, the Parameter Plans and Development Principles allow sufficient flexibility for a detailed scheme to be developed whilst offering comfort that key matters such as heights and overall massing have been properly considered and a high quality of design will be delivered. In association, reserved matters, conditions and legal agreement will provide the mechanism through which the Proposed Westgate Development can be appropriately secured.

The Development Principles have evolved through detailed pre-application discussions with Oxford City Council and Oxfordshire County Council.

<b>DEVELOPMENT PRINCIPLES FOR APPROVAL</b>	
<b>P1 – Responding to historic and urban context</b>	
DP1a	Please see Parameter Plans for the Westgate Site's context and the Proposed Westgate Development's building envelope.
<b>P2 – Extending the Retail Core</b>	
DP2a	The Proposed Westgate Development will provide active ground floor frontages as shown on Parameter Plan 20. Parameter Plan 20 provides the minimum extent of active frontages, and should it be possible to do so the active frontages will be increased beyond the prescribed percentages shown on Parameter Plan 20.
<b>P3 – Mixed use development</b>	
DP3a	<p>The Proposed Westgate Development will provide a mix of uses that will include retail, shopmobility, cafes / restaurants, leisure, residential and public library in accordance with Parameter Plans 4 to 10 and the parameter floorspace schedule which is provided at page 5.</p> <p>The maximum additional floorspace figures (GEA excluding retained floorspace) for each use are as follows:</p> <ul style="list-style-type: none"> <li>• Use Class A1 (retail) – 81,922 sq m</li> <li>• Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 – 26,712 sq m</li> <li>• Use Class C3 (residential) – 8,500 sq m</li> </ul>

<b>DEVELOPMENT PRINCIPLES FOR APPROVAL</b>	
	<ul style="list-style-type: none"> <li>• Use Class D1 (library) – 200 sq m</li> <li>• Use Class D2 (leisure) – 5,986 sq m</li> <li>• Service yards/car parking – 45,140 sq m</li> <li>• Public toilets – 1,550 sq m</li> </ul>
DP3b	The Proposed Westgate Development shall provide between 27 and 122 residential units on the Westgate Site comprising a range of tenure and types.
<b>P4 – A sustainable development</b>	
DP4a	<p>For Blocks 1a, 2, 3 and 4 the Proposed Westgate Development will aspire to meet BREEAM (2011) rating of Excellent with a commitment to delivering rating Very Good.</p> <p>A BREEAM (2011) rating of Excellent will be achieved for Block 1.</p>
DP4b	Where residential use is provided in Blocks 1a and/or Block 3 and/or Block 4, Code for Sustainable Homes Level 4 will be achieved.
<b>P5 – Repairing the urban fabric and connections</b>	
DP5a	The Proposed Westgate Development will improve pedestrian connections with the existing City Centre including Castle Quarter and Oxpens in accordance with Parameter Plan 19.
DP5b	<p>The Proposed Westgate Development will increase and strengthen pedestrian permeability by delivering of a series of new routes, as listed below and indicated on Parameter Plan 19:</p> <ul style="list-style-type: none"> <li>• Norfolk Street to Thames Street including route between Blocks 1 and 1a and Blocks 1 and 2 (24 hour);</li> <li>• Pennyfarthing Place to Castle Quarter (18 hour);</li> <li>• Turn Again Lane to Paradise Square (24 hour);</li> <li>• Rose Place (via Albion Place) to Abbey Place (24 hour); and</li> <li>• East side of Block 1a running north-south (24 hour).</li> </ul> <p>Should it be possible to do so 18 hour routes could be increased beyond the prescribed hours shown on Parameter Plan 19.</p>
<b>P6 – A variety of architecture</b>	
DP6a	Individual architects will develop each Block to create a high quality design specific to Oxford. The masterplanner is responsible for the communal and interconnecting areas

**DEVELOPMENT PRINCIPLES FOR APPROVAL**

**P7 – New public spaces and improved public realm**

DP7a The Proposed Westgate Development will provide a new principal public square, currently known as 'South Square', within the Westgate Site providing a minimum of 932 sqm floorspace as indicated on Parameter Plan 19.

DP7b The Proposed Westgate Development will provide a high quality public realm that will integrate with the wider City Centre in accordance with Gillespies' illustrative Landscape and Public Realm Strategy (September 2013).

**P8 – Multi-level urban scheme responding to topography**

DP8a In order to connect the proposed blocks at upper floor levels well designed, enclosed or open pedestrian bridges with a maximum width of 7 metres will be provided in the following locations:

	<b>Upper ground floor</b>	<b>First floor</b>	<b>Second floor</b>
<b>Between Blocks 1 and 2</b>	Up to 2 bridges	None	Up to 1
<b>Between Blocks 2 and 3</b>	Up to 4	Up to 1	Up to 3
<b>Between Blocks 3 and 4</b>	Up to 2	None	Up to 1

**P9 – Integrated scale and massing**

DP9a The roofscape will be appropriately scaled. In accordance with Oxford City Council's West End Area Action Plan (2008) no more than 25 metres of unbroken horizontal roofline is to be provided for any single roof element with clear height differentiation between separate unbroken zones.

DP9b All roof treatment will be well designed and articulated.

To ensure articulation at second, third and roof levels, appropriate floorspace, roof features and design treatment will comprise:

- architectural roof accommodation that is appropriate to the Oxford skyline

## DEVELOPMENT PRINCIPLES FOR APPROVAL

	<ul style="list-style-type: none"> <li>• lanterns or cupolas;</li> <li>• appropriate plant enclosures that are integral to the development using architectural cladding;</li> <li>• translucent covering over public spaces and streets below.</li> </ul> <p>Appropriate materials will be used that do not create adverse glare or reflection.</p>
DP9c	Any roofs will comprise translucent material and cover, not enclose, streets and spaces. The roofs will enable natural ventilation.
DP9d	Any plant on roofs will be screened and discretely located.
DP9e	Hand rails at roof level will be constructed of material that does not create adverse glare and reflection.
<b>P10 – An accessible piece of city to all</b>	
DP10a	The Proposed Westgate Development will provides between 900 and 1,100 car parking spaces within a dedicated basement parking area during the operational phase.
<b>P11 – A new shopping destination</b>	
DP11a	The Proposed Westgate Development will reflect Oxford City Council's desire to improve Oxford City Centre's position in the retail hierarchy and its position as a regional centre.