

**Design development / responses to ODRP comments:**

**INTRODUCTION**

1)

We have introduced further modelling of the plant screens and Middle Square roof to provide greater variety to the skyline and reduce the horizontal profile. A greater variety of materials and colour tones have also been considered to help break the mass of roof scape and reduce the 'greyness' of the roofscape.

We have revised the north west corner of the Norfolk Street elevation of Block 3 to introduce more vertical elements

2)

The Alliance are currently developing the 'next layer' of enhancement to public realm to further match quality of buildings and provide a fully enjoyable welcome experience for pedestrians – for example through public art, wayfinding, lighting and 'punctuation' of key areas – this will be explored further at Public Realm workshops going forward.

A fully revised set of public realm drawings has been submitted with the Reserved Matters application.

We have reconsidered the design of the roof to Middle Square, reducing its bulk by lowering the sections above the lanes, thereby relating the primary roof element to the Object Building. The lowered lane roofs help break the horizontality of the proposed roof.

The South Elevation of Building 2 (to Thames St) has been remodelled with parapets being lowered to increase vertical variation.

**IMPACT ON OXFORD SKYLINE**

3)

A study has been completed on the roof to assess solar 'dazzle' and examples provided of the glazing proposed for the South Square roof, using a similar glass and colour, to address this point. The roof to South Square has been carefully considered in relation to the verifiable views. See also item 13.

4)

The roof level of most blocks has been set within the maximum datum of the Parameter Plans. At the outline planning stage most roof level parameter maximums were lowered. Consequently this means increasing heights to achieve vertical articulation is not possible without breaking the Outline Application Parameters.

5)

We have introduced variation into the materiality of the roof forms.

6)

The massing of the plant room enclosures to Building 2 has been broken to respond to this comment.

7)

A study has been presented at a Reserved Matters workshop exploring options to add more 'drama' to the roof plan enclosures to Building 3. This drew attention to the roof features.

It was felt following the review at Reserved Matters workshop that the original proposal was more successful and so the design reverted to the original proposal.

#### **PUBLIC REALM AND LANDSCAPE DESIGN**

8)

We have increased the quantum of natural stone, in particular around the Object Building. By extending the proposed pavement material across to the other side of the carriageway to encourage pedestrians to cross along key east west routes (for instance to the Castle Quarter).

(Please also see first paragraph, note 2.)

9)

The thick black kerb proposed for Bonn Square has been removed from the design based on the panel's comments

10)

A lighting strategy has now been developed – a document supporting the strategy has been submitted with the Reserved Matters application.

We are in the process of developing the wayfinding strategy – with preliminary discussions with officers on 7 November. This will be an ongoing process, building on the principles explained at this meeting, and developing into proposals for approval once the designs are developed.

We will be submitting a separate RM application for wayfinding and signage.

#### **GREYFRIARS PLACE**

11)

The design of Greyfriars Place has been reconsidered following ODRP comments. Additional trees have been added, and the quantum of cycle parking has been increased. In considering the proximity to the National Cycle Route (St Ebbes) and public consultation on an East-West Cycle route, it has been determined that this is the most appropriate place for a cycle hub and extensive cycle parking.

The turning head has been adjusted and further public realm enhancements are currently being considered. (See also note 2, paragraph 1).

12)

The tree to Greyfriars Place – WOA has met with the Tree Officer (Chris Leyland) to review the tree, and it has been confirmed that the tree should be retained. This study identified that the tree will have a life span of at least 40 years.

#### **INTERNAL SQUARES**

13)

Environmental tests have shown that the majority of South Square is protected from inclement weather.

The roof has been carefully considered in relation to long distance views and its curved form has minimal impact on these.

14)

We have designed out the steps on Greyfriars Lane as suggested by the ODRP comments. The lane will now be ramped.

15)

The bridge over Greyfriars Lane is within a tenancy and so must be enclosed. It will be a managed bridge and will have to remain clear in order to comply with fire regulations.

16)

A clear termination to the slot drain will be defined at the southern edge, where Norfolk Street meets Speedwell Street and is shown on the public realm drawings. At the north end of the slot drain a clear definition will be made through a change in surface material.

17)

A study has been completed to explore the addition of trees in South Square. Options were developed and presented to OCC – upon review with OCC it was felt the mass of planters required to allow for live specimens to grow was not successful and the planters and trees should be omitted and other means considered to add interest and vertical quality to the space. Other ways of including interest and vertical elements will be explored in the programme of Public Artwork.

It is not possible to incorporate planters in to the basement levels without significant impact on the function and quantity of spaces in the car park, and on South Square itself.

We have removed the trees from the Upper level of Middle Square as recommended

#### **THAMES ST, ABBEY PLACE**

18)

The crossing is now shown as a flush surface avoiding a direct alignment with the key corner identified.

19)

Windows have been added to the southern elevation of Building 1A as suggested.

20)

We have changed the proposed land use and extensively redesigned the ground floor of Building 1A which will address this comment.

21)

We have reviewed the line of trees to Thames Street and we feel that these will balance and form a successful relationship with the existing trees on the South Side of Thames Street.

22)

The design of the totem to the car park continues to be reviewed and will be developed further as part of the evolution of the public realm and branding and wayfinding work which is now in progress.