

# Welcome

## *Standingford House - Redevelopment Project*

Welcome to our public consultation for the emerging proposals to provide new sustainable, flexible and accessible office space at the Standingford House, Cave Street site. The project is at the pre-planning stage and we invite your feedback on the evolved designs prior to planning submission.

You can feedback in the following ways:

By visiting the website at:

[www.oxford.gov.uk/cave-street](http://www.oxford.gov.uk/cave-street)

By emailing your views to:

[ahumpherson@oxford.gov.uk](mailto:ahumpherson@oxford.gov.uk)

By posting your response to:

*Regeneration & Economy, Oxford City Council,  
St Aldate's Chambers, Oxford, OX1 1BX*



Satellite image of the local area



Proposed concept view of the new offices seen from Cave Street



# The Need for Development

## *Standingford House - Redevelopment Project*

- + The current Standingford House building is at the end of its life and can no longer meet minimum legislative energy standards. The building is also in poor condition and in need of repair and urgent maintenance. The Council has considered a wide range of options for redevelopment including repair and refurbishment. A detailed options appraisal concluded that redevelopment provided the best opportunity to maximise the potential of the site, raise sustainability standards and provide more affordable and accessible workspace.
- + Oxford City Council's Corporate Plan and four year Business Plan has identified the need for a greater quantity and quality of flexible and affordable entrepreneurial workspace. The site has been identified as a Category 2 Employment Site by the Oxford City Council's 2036 Local Plan. Category 2 sites provide long term potential for employment uses, offering a valuable employment contribution.
- + The existing building under-uses the site and redevelopment will enable us to maximise the potential of the site by more than doubling the existing workspace and targeting the highest BREEAM environmental standard as well as improving bio-diversity, accessibility and meeting the Council's low carbon aspirations.
- + The City council has been working with existing tenants to help them find alternative accommodation during the redevelopment. There will be space for tenants to return should they wish to do so.



External view as existing



Internal view as existing



Internal view as existing



External view of the building as existing



View of the existing building from Cave Street

### Oxford Local Plan:

...the site provides a "valuable employment contribution and important supporting infrastructure for the larger employment uses in Oxford."

(Oxford Local Plan, 2020)





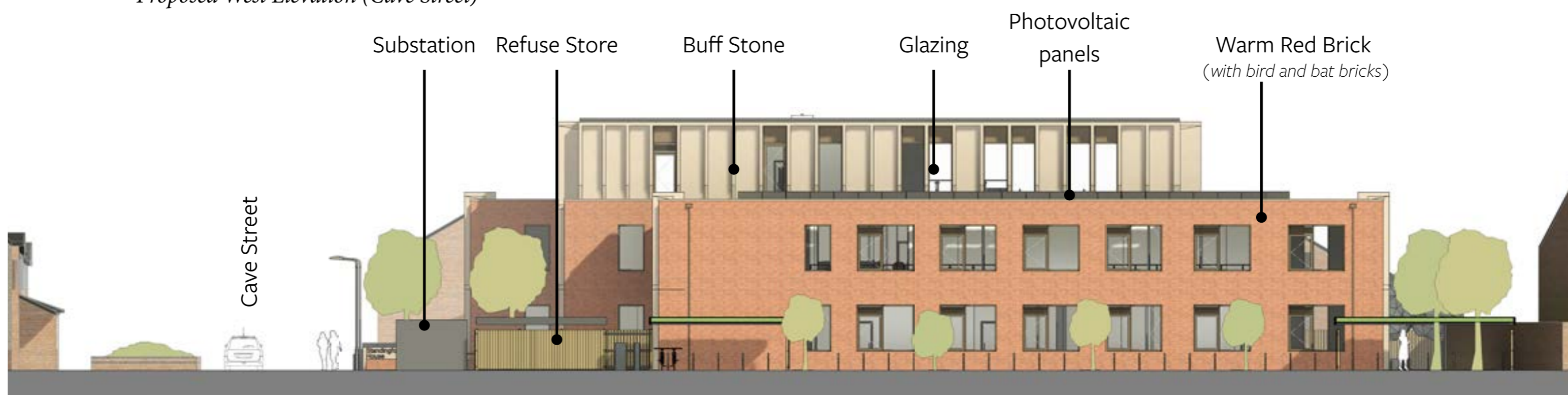


# Proposed Scheme

## Standingford House - Redevelopment Project



Proposed West Elevation (Cave Street)



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Proposed Street Elevation



# Proposed Scheme

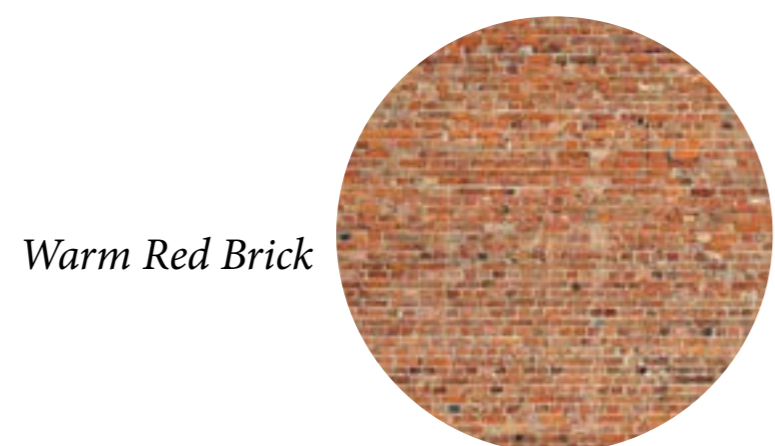
## Standingford House - Redevelopment Project



Visualisation of the proposal from Cave Street towards Angel and Greyhound Meadow



Visualisation of the proposal from Cave Street looking South



Warm Red Brick



Buff Stone



Window and door frames



Sedum Roof

Proposed building materials

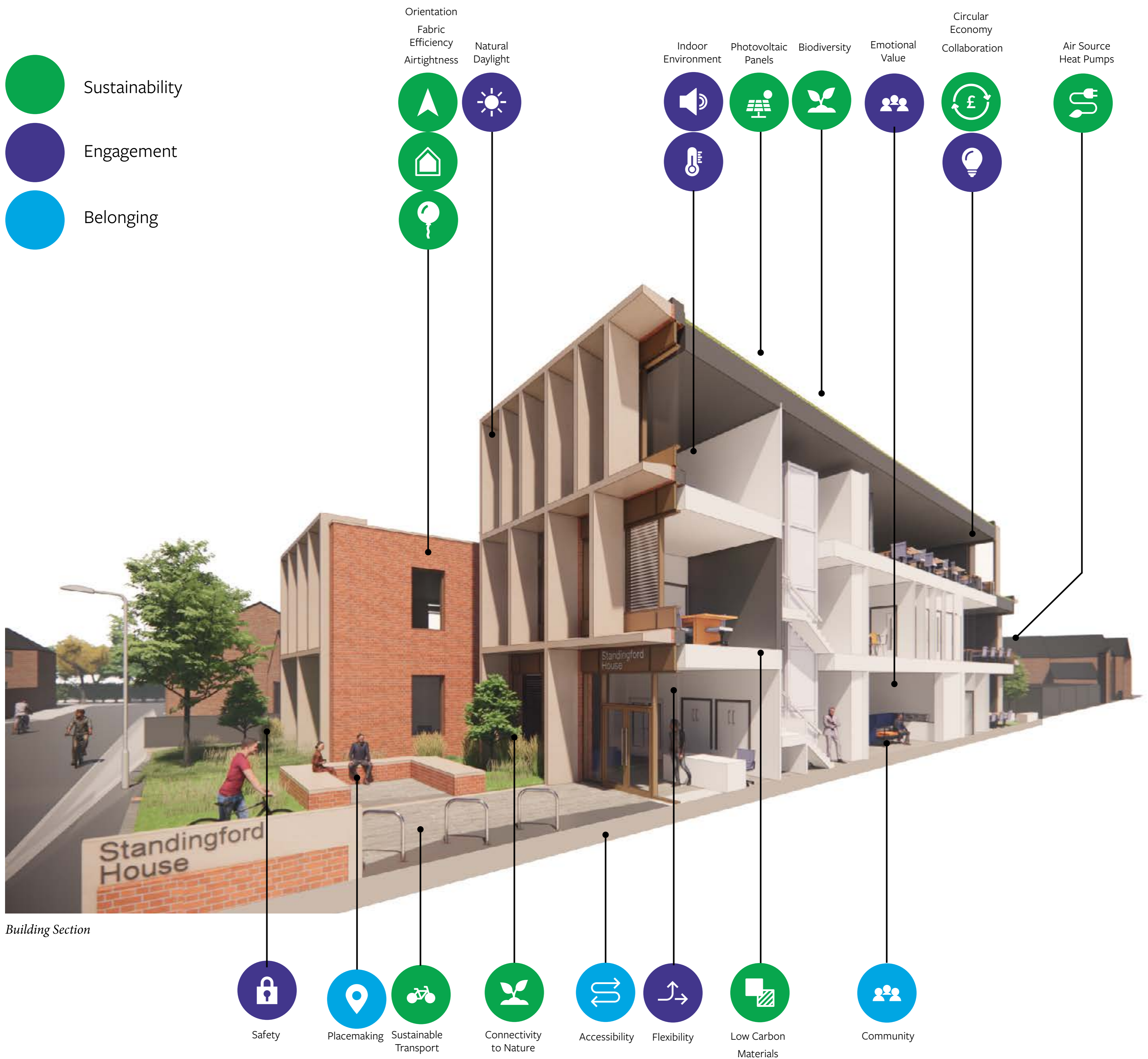


Materials precedent: St. Clements Mission Hall



# Proposed Scheme

## Standingford House - Redevelopment Project



### Sustainability Strategy

- + Fabric first approach with external fabric following best practice guidance (LETI Commercial Offices Typology)
- + Performance over and beyond Oxford Policy 40% reduction in the carbon emissions compared with 2013 Building Regulations
- + High performing windows providing solar control whilst maximising daylight
- + Shading strategy with recessed windows and external shades to address overheating
- + No fossil fuel dependence
- + Electrified services with Air Source Heat Pump providing space heating and domestic hot water
- + Mechanical ventilation system with Heat Recovery
- + Thermal mass with night cooling to reduce indoor temperature during summer months
- + LED Lighting provide throughout with daylight dimmable controls
- + EV charging facilities will be provided
- + Full Building Management System
- + Roof mounted Photovoltaic panels will be installed to provide on site energy generation
- + Net Zero Ready strategy
- + The development seeks to achieve a BREEAM Excellent accreditation
- + Strategy being developed as part of Circular Economy Principles to reuse materials from existing building within new proposals



# Site Context

## Standingford House - Redevelopment Project



Satellite image of the site



3D Aerial image showing the site and South Park in the background. The image shows a generally low rise neighbourhood which has set the scale for the development



View of Cave Street towards St. Clement's Street



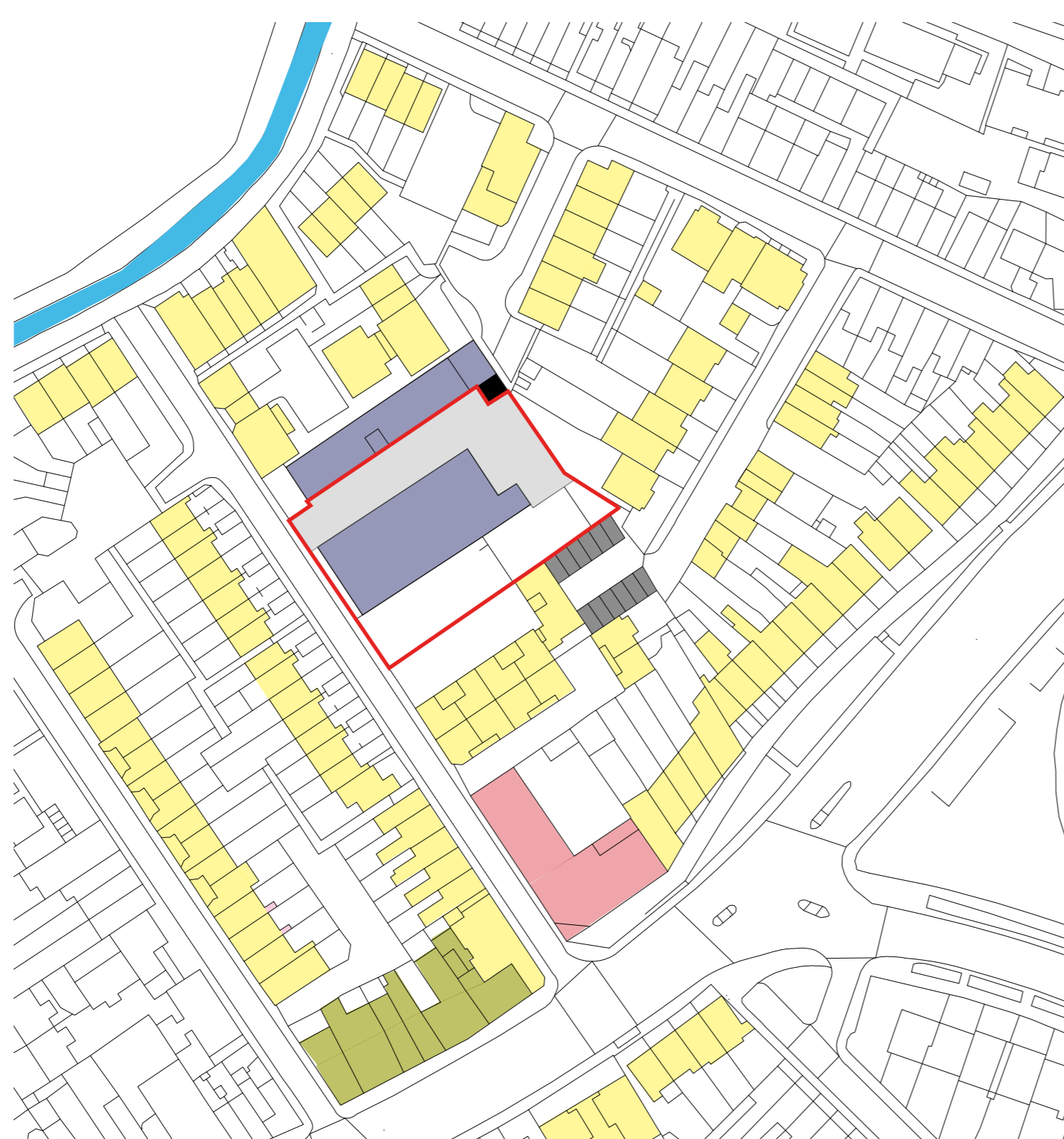
View of Cave Street towards Angel & Greyhound Meadow



A view of the site from Cave Street showing the hard boundaries. The new development will help green the street and encourage a green link to the meadows opposite.



Oxford International College



Building uses around the site



Access around the site

### Site Information

The site is located on the east side of Cave Street, set back from St Clement's Street. The centre of the site is occupied by the Standingford House which houses the Oxford Enterprise Centre. This is a rectangular building with two storeys and a hipped roof.

The development site is comprised of Standingford House, which sits centrally on the plot, surrounding the building is hard standing which is used as a car parking although no formal markings exist for this.

A disused site is located to the South-East of Standingford House which forms part of the development site.

Hardstanding wraps around the existing building to the north and east. There is an area of scrub land to the south located between the existing building on site and the garages.

Cave Street is principally residential with terraced houses hard up against the pavement at its southern end and later terraces set behind driveways.

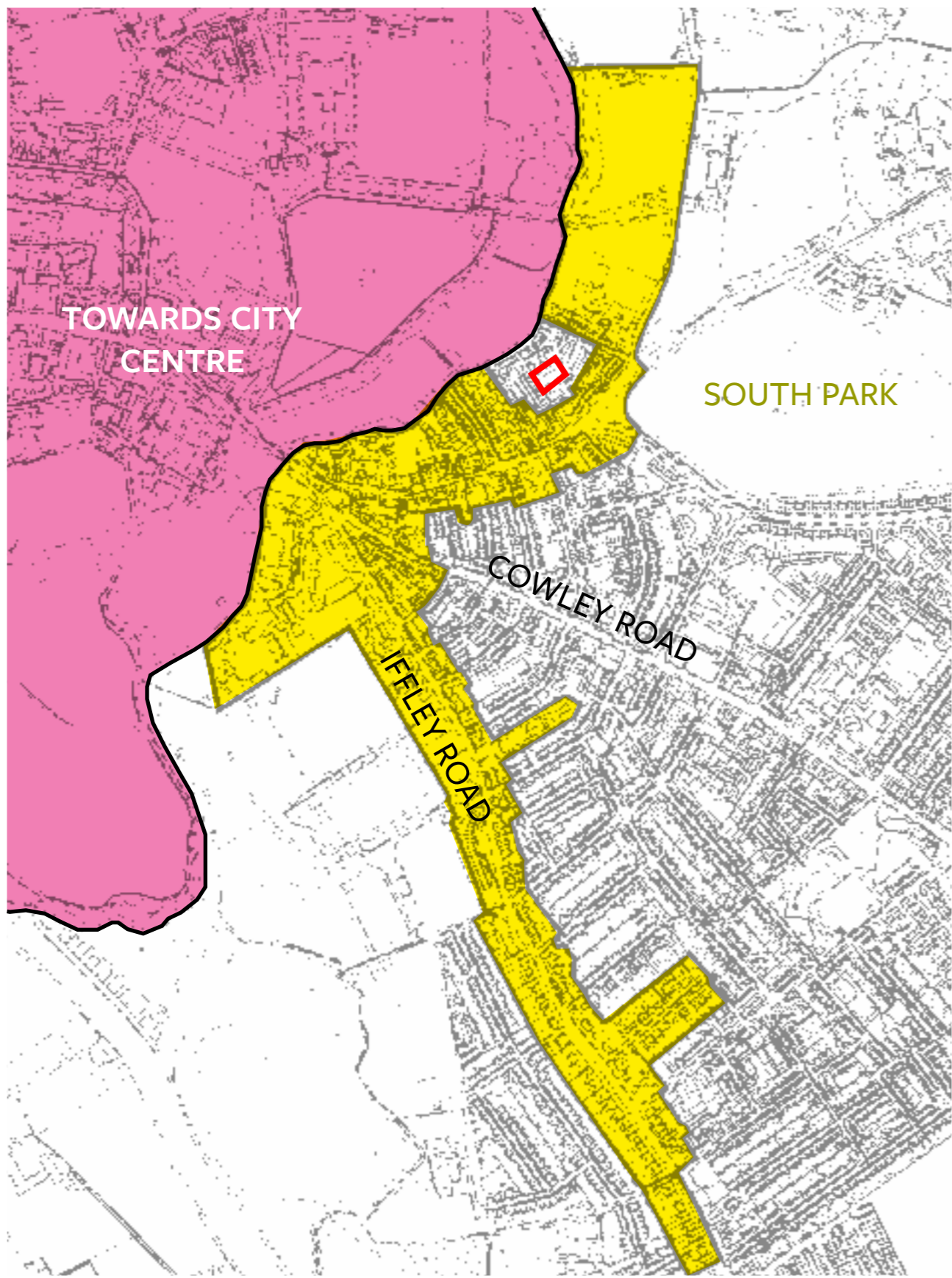
The properties at the far north end of the street look onto the river and a pedestrian path leads down to a bridge into the recreation ground on the north side of the river. Cherwell Street, Harpsichord Place and Little Brewery Street are also residential in character and back onto the site.

Buildings vary in age and architectural style but are principally late 19th century townhouses closer to St Clement's Street with later infill development closer to the river.



# Heritage & Views

## Standingford House - Redevelopment Project



Map view of the site highlighting local conservation areas



Photo from 1940's showing Standingford House to the left and factory to the right behind the houses of London Place

### Heritage Impact Assessment Summary

- + There is a clear historical precedent for larger, industrial buildings nestled in amongst residential cottages and terraces.

- + Since the 1970s, the ratio of residential to industrial development has strongly tipped in favour of the former; the site occupied by Standingford House is the only surviving large industrial plot that illustrates the early/mid-20th-century history of the area and how commercial ventures were established here in response to the proximity of a main thoroughfare and the river.

- + The principle of maintaining the contrast with the surrounding domestic scale is considered in terms of impact on the character of the wider setting. This industrial character and link to the site's history can be retained through the sensitive design of the new building's massing.



View of St. Clements Mission Hall



Existing View from Angel and Greyhound Meadow



Proposed View from Angel and Greyhound Meadow



Existing View from Cherwell Street



Proposed View from Cherwell Street



Existing View from South Park



Proposed View from South Park



Existing View from Headington Road



Proposed View from Headington Road

### LVIA Summary

- + Where visible the site is seen as a typical built element within the townscape, one which provide little by way of positive contribution to the character of the street scene or indeed, the townscape at this point. Indeed, the existing built form is in a run-down state, and in need of renovation, and this is evident when travelling along Cave Street and within glimpsed views from the adjoining streetscenes.
- + While it is acknowledged that the level of visual containment afforded to the Site by the surrounding treescape will diminish during the winter months when leaf cover is weakest, it remains unlikely that the level of visibility would be significantly increased.



# Relationship to Neighbours & Response to Context

## Standingford House - Redevelopment Project



Existing site materiality



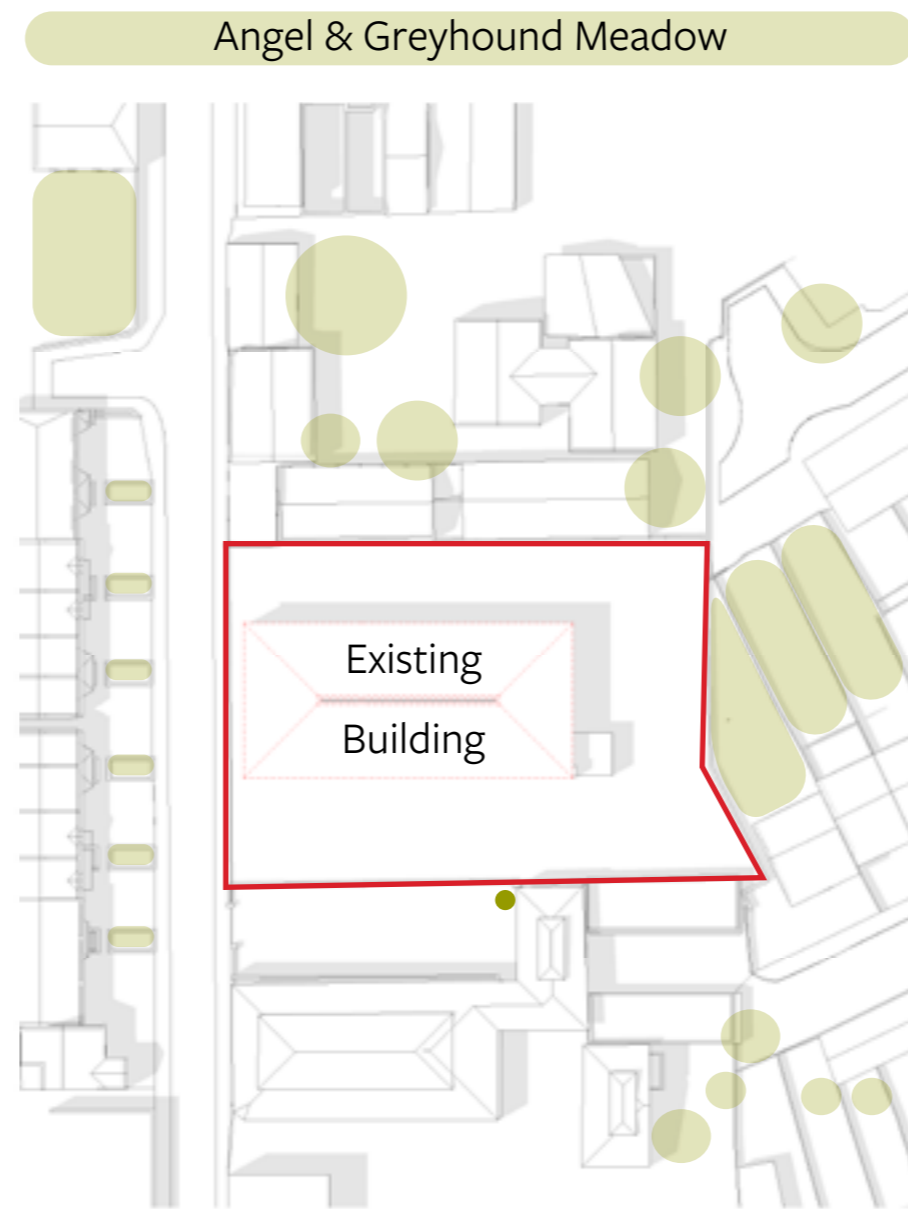
Existing site materiality



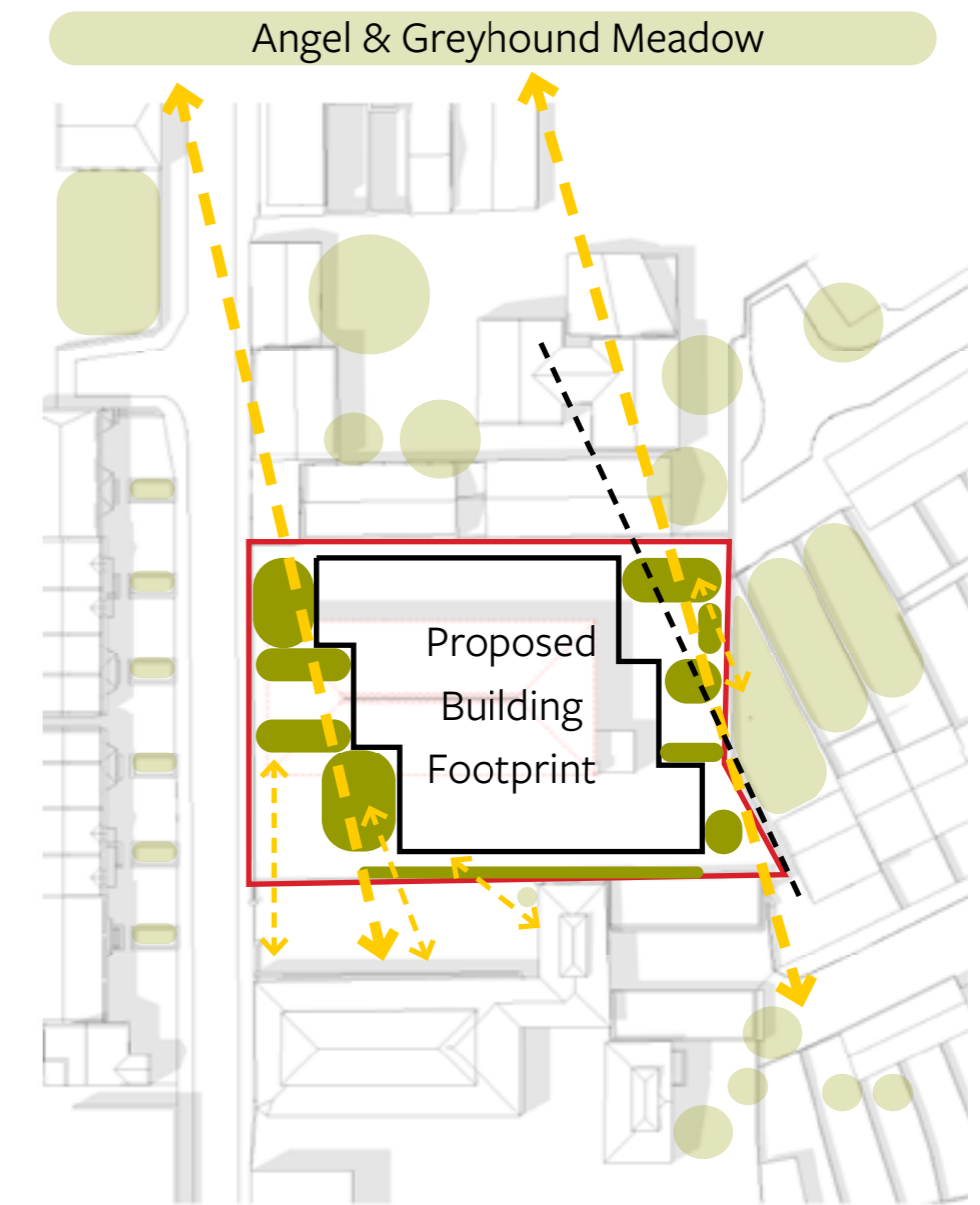
View of Cave Street Towards St. Clement's Street



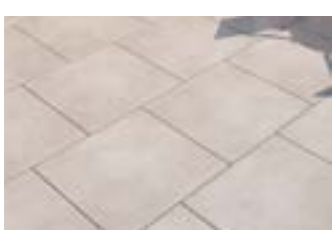
View of Cave Street towards Angel and Greyhound Meadow



Existing landscape



Landscape Opportunities



Pavers



Trees



Brick Paving



Grass



Green Paving



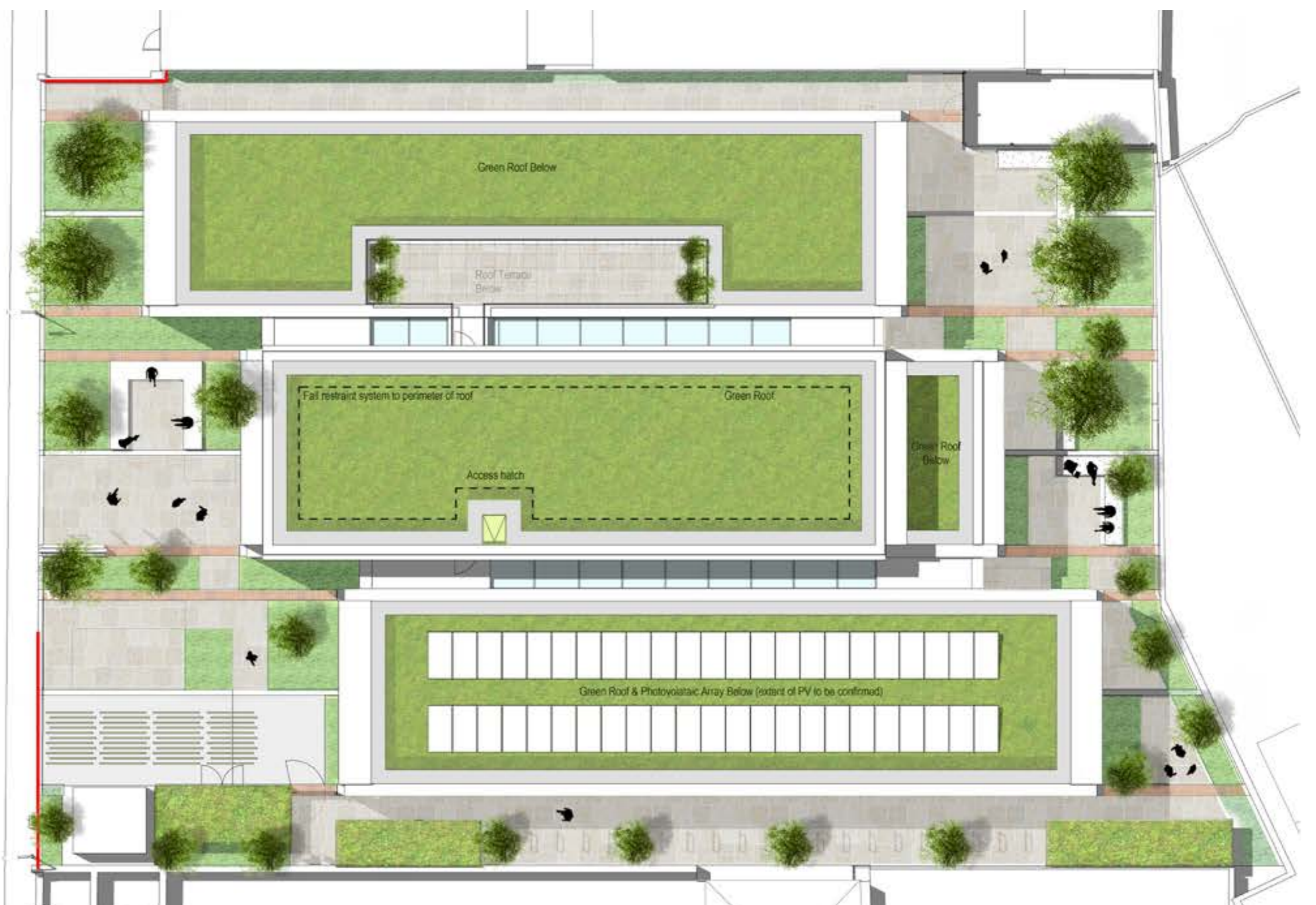
Bench

### Proposed Landscape Materials

The new development aims to bring greenery to Cave Street benefiting the local street and wider biodiversity and green corridors. This will be possible with the sensitive landscaping of the site, which includes introducing natural materials, planting and trees. Reclaimed bricks are proposed to be salvaged from the existing building's demolition to create paving and benches in line with the projects sustainability aspirations.

### Daylight Assessment

- + The massing and footprint of the proposals have been developed to respond to daylighting requirements and considerations to the neighbouring properties.
- + This have involved the technical surveying and modelling of all surrounding properties which will inform the full Daylighting Assessment Report which will support the planning application
- + The proposals have also considered outlook of existing properties which has informed a landscape scheme which improves the existing situation



Proposed Landscape Plan



Existing Perspective from 35 Cave Street



Existing Perspective from 39 Cave Street



Proposed Perspective from 35 Cave Street



Proposed Perspective from 39 Cave Street



# Access, Servicing & Construction

## Standingford House - Redevelopment Project

### Access & Servicing

- ↓ Key
- Secure line
  - Substation
  - Bin store
  - Visitor's cycle parking
  - Secure Cycle parking
  - Temporary delivery bay only
  - Accessible parking with electric parking



### Programme & Construction

- ↓ Key
- Secure fencing/hoarding to perimeter of site for duration of construction
  - Contractors Site Setup
  - No contractor parking on Cave Street or adjacent residential streets
  - Deliveries to site managed outside of peak times
- Additional Measures:*
- Contractor to manage street cleaning regime
  - Neighbour liaison strategy to keep residents informed on activities and provide a point of contact

