

Worcester College - Oxford

Landscape Character Analysis Visual Impact Assessment Historic Garden Character Analysis

An integrated report in support of a
Planning Application for

New Lecture Theatre
New College Kitchen
Alterations to Existing Buildings

Report by

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May 2012



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Introduction

This document has been produced in support of a planning application for a new Lecture Theatre & College Kitchen, and existing building alterations, at Worcester College Oxford.

The aims of the study are to:

describe, classify and evaluate the landscape, specifically the townscape and the historic garden in the context of the proposal

to identify the visual impact of the proposals

to analyse any mitigation and enhancement measures

to evaluate the overall landscape and visual impact of the proposed buildings.

The assessment seeks to present a fully integrated view of the landscape incorporating all the features and attributes that contribute to the special and distinctive character of the site. These include the physical, visual and historic features that have shaped the present day landscape.

An initial desk study provided the opportunity to review the physical environment of site (geology, landform, drainage, and ecological setting) and the historic evolution of the landscape.

A field survey allowed the hypothetical character areas to be tested on the ground. It was also important for identifying aesthetic and perceptual qualities and to gather information on strength of character, quality, sensitivity and possible opportunities for enhancement for use in the evaluation.

A visual survey also allowed views to be identified and assessed both within the site and to the site.



Existing Situation

Location

The Site, Worcester College, is located on the west side of the City of Oxford, in the county of Oxfordshire, within central England. It lies 500m north-west of Carfax, the crossroads which is considered to be the centre of the city.

The grid reference for the site is: SP509065

The site is bounded by Walton Street & Worcester Street to the East, by Hythe Bridge Street to the South, by the Oxford Canal to the west, and by Nelson Street and Gloucester Place to the north.

Planning Context

National, Regional and Local Planning Policies are relevant to the site.

National Planning Policy Statement 5 (PPS5) Planning for the Historic Environment (2010) applies to the site. The policy outlines the importance of 'heritage assets'. Heritage Assets are defined as 'an environmental component that holds meaning for society over and above its functionality'. Heritage Assets include: buildings, parks and gardens, areas, sites and landscapes. The historic environment is thus considered as a whole, rather than elements in isolation.

The South East Plan (2006) Regional Planning Guidance 9 (RPG9) Management of the Built & Historic Environment The policy BE7 in section D8 aims to conserve and where appropriate to enhance the historic environment. It recognises the importance of the historic environment to sense of place, and local and regional distinctiveness.

Oxford City Council Local Plan 2001-2016

The Local plan recognises Oxford's unique architectural heritage, but also highlights the challenge of accommodating new development within a historic setting. Relevant Local Policies that apply to the landscape resource include in Section 5: Historic Environment: HE3 Listed Buildings & their Settings, HE5 Conservation Areas & HE6 Important Parks & Gardens.

The site lies within the Oxford City Central Conservation Area, is bounded by and integrated with Heritage Assets. The site's sensitivity in terms of landscape, heritage, and visual context have been recognised and accounted for within the proposals.

Physical Influences:

Topography & Landform

Oxford is located between the floodplains of the Rivers Thames (Isis) and Cherwell, and is overlooked by a line of broken hills and ridges that almost surround the city. The hills rise to a maximum height of 170m AOD. The central city is located on a river terrace that is approximately 60m AOD, while the rivers are approximately 58m AOD.

Drainage

The drainage pattern of the area is dictated by the Thames Basin. Water from the upland areas of the northern and central Cotswolds collects to form the River Thames, and its tributaries, which then flows through the City of Oxford. The River Cherwell is a major tributary of the Thames, and it joins the Thames within the City of Oxford. The wide open clay river valley does not have steep sides, the floodplains are extensive, and flooding can be a major problem within the city.

Geology & Soils

Oxford City Centre is located on River Terrace deposits, with a higher elevation than the alluvial sediment deposits along the Cherwell and Thames floodplains. Thus the landscape of the city is significantly influenced by drift deposits that over-lie solid geology.

Bedded river gravels have been deposited in terraces along the rivers. The first river terrace is flat and uniform along the edges of the floodplains of the Thames and Cherwell. The second river terrace forms a long plateau or platform on which central Oxford and north Oxford sit.

The river floodplains are dominated by alluvial clay deposits which provide for fertile flood plains. These floodplains provide the sites for the majority of Oxford's Parks and Gardens.

The site appears to lie on the cusp of the river terrace and the lower river floodplains with the Main Gate and its closely associated buildings being located approximately 2.5m above the Medieval core of the site and the surrounding gardens.



Site Vegetation

The site itself is a valued private green space with regular public access. Extensive vegetated areas of managed grass, ornamental planting, and veteran, mature, and younger specimen trees are contrasted with native woodland planting along some of the boundaries. Outside, but adjoining the site to the east and south, vegetation is extremely limited, and glimpses of the mature trees and mown lawns within the site are important.

Ecological Setting

Oxford is bounded to the north and south by flat clay agricultural vales. Outside the city the typical landscape includes open mixed farmland, with woodland, hedgerows, grassland, arable land, wetlands, ponds, streams and ditches.

In contrast, the city is bounded to the west and east by limestone hills that are dominated by ancient woodland to the west, but includes pasture, common and heathland in addition to woodland to the east.

The river corridors of the Thames and Cherwell subdivide the city of Oxford. These river corridors form important continuous belts of aquatic, wetland and terrestrial habitats.

The canal also provides an important linear habitat mosaic including marginal vegetation and bank-side trees, and it provides a corridor for migration. The canal supports a range of common wetland birds, a population of coarse fish and the nationally protected water vole. Wasteland and the nearby rail corridor support pioneer communities that may be important for invertebrates.

English Nature has classed the City of Oxford as a Prime Biodiversity Area due to the quality and variety of its semi-natural habitats. The semi-natural habitats are defined by the Oxfordshire Habitat Action Plans (HAP).

The site provides a variety of semi-natural habitats within its managed landscape. Water including ditches, vegetation including trees, and old built structures, are present. Sensitive management increases the biodiversity and ecological value of the site.

Parks and gardens are historic and cultural landscapes that often support veteran trees; trees of considerable age where the process of decay has created niches for a variety of highly specialised and often scarce organisms, including invertebrates, bats, fungi and lower plants.

Landscape Classification & Features

A Character Assessment of Oxford in its Landscape Setting, dated March 2002, classified the Worcester College site as an urban area or townscape. Worcester College is classified as the 'Historic Fringe' Landscape/Townscape Type and is within the Landscape/Townscape Character Area (LCA2A) - University Fringe. This classification was made at a 1:10,000 scale, and at a more intimate scale the majority of the actual site can be more accurately described in landscape terms as a garden or parkland.

The underlying landscape type of the garden is 'Pastoral Floodplain' forming a large scale, flat landscape. To the east the garden, and its adjoining townscape, lie partly on the domed 'Settled River Terrace' landscape type. This physical landscape is partly covered by urban fabric, particularly towards the site's eastern boundary.

The University Fringe Landscape Character Area typically includes the following features:

- Large-scale university parks & gardens
- Private courtyards & Cloisters
- High walls with mature trees visible
- Large academic & institutional buildings in diverse styles and materials
- Spaces open to the public realm or entrances allowing glimpses into inner spaces
- Busy through roads

All these features are seen to a greater or lesser degree within or alongside the Worcester College site.

The Worcester College site is surrounded by four adjacent Landscape/Townscape Character Areas. These areas all provide the landscape setting for the site, particularly where external views are available. The surrounding Landscape Character Areas are:

LCA1 Historic City Core

LCA2B Historic Western Fringe

LCA4B Victorian Suburbs/Villages – Jericho

LCA9A Pastoral Thames (Isis) Floodplain (North)



LCA1 Historic City Core

The eastern side of the Worcester College site, at street level, is physically and visually linked to the adjacent Historic Core Character Area. The important Historic Core Landscape Character Area is characterised by:

- High density of buildings & intense development for academic & business/retail uses
- Gentle curves to the main historic streets
- Occasional focal points provided by mature trees
- High stone walls with overhanging vegetation
- Continuous building frontages, but with glimpses through arches & doors to private courts
- Mazes of irregular narrow alleys with historic paving materials & unexpected views

LCA2B Historic Western Fringe

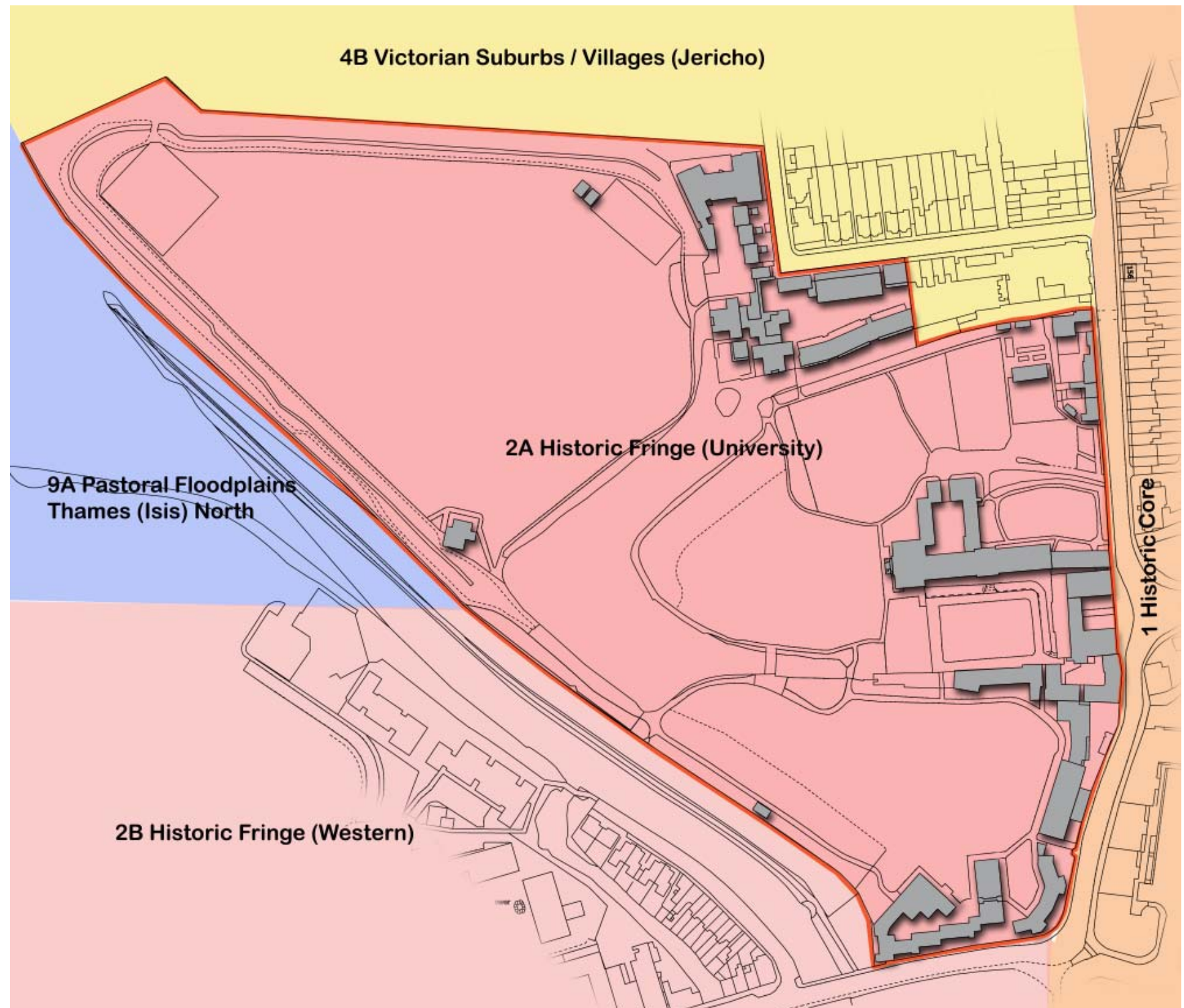
The south and south-west boundary of the Worcester College site lies adjacent to the adjacent Historic Western Fringe Landscape Character Area. There is no physical link between the site and this character area. Views of this character area are only obtained to the south from first floor student accommodation above high boundary walls. Planting along the canal prevents views in and out to the south-west.

LCA4B Victorian Suburbs/Villages – Jericho

The north boundary of the Worcester College site lies adjacent Victorian Villages (Jericho) Landscape Character Area. Modern college accommodation blocks are located within this character area and screen views to Victorian building beyond. Elsewhere on the north boundary views are stopped by mature planting including trees. The two character areas are only physically linked via private gates within or adjacent to the accommodation blocks.

LCA9A Pastoral Thames (Isis) Floodplain (North)

The north-west boundary of the Worcester College site is physically linked to the adjacent Pastoral Floodplains Thames (north) Landscape Character Area. Views of this character area are screened by boundary planting along the canal. There are no direct physical links between this area and the Worcester College site.



Landscape (Townscape) Character Areas Surrounding the Worcester College Site



Human Influences:

Historic Development

The historic development of the site, and its immediate setting, can be traced with the use of maps, paintings, photographs and written documents. With the help of these sources a plan of the gradual development of the gardens can be assembled.

The Carmelite's Tenure - mid 13th Century to early 14th Century (1256-1317)

Part of the site on which Worcester College now stands was given to the Carmelites, also known as the White Friars, when they arrived in Oxford in the 13th century. In **1256** Nicholas de Meules granted the Carmelite Friars a 'dwelling place', and a close known as Cornwall Close to the south of the dwelling place. These properties were located in Stockwell Street, now Worcester Street, and over the next 24-60 years the friars continued to enlarge their estate.

Before February **1257** 'they obtained from Nicholas de Stockwell, an adjacent plot towards the highway'. This piece of ground has been described as a courtyard and it is thought that these early acquisitions were centered on the space now known as the Pump Quad.

In **1269** a piece of land 'with buildings on it extending from their place to the King's highway, lying between the land of Nicholas de Stockwell on either side', was acquired.

Later in the same year the friars 'also purchased land from the canons of Oseney, and from the adjacent plot towards the south, which is 40 ft wide, and extends in length to the Thames'.

It is recorded that having attained the necessaries the friars 'required things of pleasure, and were desirous of walks and gardens.

From the general inquisition made by Edward I in **1278** it appears that the friars had also bought a house from Nicholas de Forsthull, and had appropriated several tenements.

In **1280** the Carmelites obtained the royal licence to receive, 'from any persons willing to enfeoff them, as much of the adjoining land as they required for the enlargement of their place, and to hold the same in mortmain. It was probably in virtue of this licence that they acquired from Richard, 'called Maydeloc,' a piece of ground, 60 ft by 30 ft, lying between the land formerly of William de Eynsham, and that formerly of Richard Lekam, on which they built their gateway'. The Friar's gateway still exists on the east boundary of the site, opening onto Walton Street, the south end of which was formerly part of Stockwell Street.

Further increasing their grounds enabled the Carmelites to 'add the delights of gardens with grass plats and wildernesses' c.1282.

In **1317** the Carmelites moved to Beaumont Palace, on the opposite side of Stockwell Street, having been granted the property by Edward II. It is thought however that the Carmelites retained some land on the west side of Stockwell Street for sometime.

The Benedictine's Tenure & Gloucester College - late 13th Century to early 16th Century (1283-1539)

Benedictine friars from the Abbey of Gloucester created a centre of learning in Oxford in 1283. Their site, gifted by Sir John Giffard of Gloucester, was located in Stockwell Street, to the north and adjacent to the Carmelites' land.

In 1291 Gloucester College was founded by Benedictine friars from a number of abbeys and monasteries. The college was named after the Abbey of St Peters in Gloucester and the Benedictines, were able to enlarge their estate further when they leased or bought the Carmelites' old buildings to the south in 1321. The Carmelites however retained much of the land on the west side of Stockwell Street.

Records show there were continual disputes between the Abbots of the different Benedictine Abbeys about the ownerships of the lands within the college's estate. The correspondence dealing with these disputes provides us with information about the land. The Abbot of Malmesbury claimed that the whole of the land on which the College stood belonged to them. In legal processes he referred to it as the Priory of the Abbey of Malmesbury. There are deeds in existence which relate to buildings both to the north and the south of the College in which the abbey granted licenses to build, and conveyances of land. The 'fishponds, gardens, and meadows', which were to have been the common property of all the colleges' students, had become the special preserve of the students of the abbey. It was ordered that the various members of the College should enjoy the 'fruitful gardens, fishponds and meadows in common'.

The city records confirm the supposition that the early part of the fifteenth century was a period of great building activity in the College. Twice in three years the monks of Gloucester were summoned by the water-bailiffs before the Mayor of Oxford to answer a charge of obstructing the highway of the citizens. Gloucester College was not so isolated in those days. It was close to the Rewley Abbey on one side, and the houses of the Carmelite Brothers on the other side. And an examination of old Oxford deeds shows that land and houses were constantly changing hands at good prices all round the neighbourhood of the College. Thus Stockwell Street was a very important thoroughfare. It was rendered more important by the fact that there was a well which supplied the citizens with water at the bottom of it. The well was known as Plato's Well or Stockwell. In 1403 and again in 1406 complaints were that 'a path they had used of old and by which it had been their wont to go to a fountain, the Stockwell, was blocked up, now by the Abbot of Malmesbury, now by the monks of Gloucester'.

During the Benedictine's tenure the gardens were much smaller than at present, they were enclosed by a wall and were well stocked with trees. Beyond were water meadows. Abbott Whethamstede built the garden wall at a cost of £8 13s 4d in 1445. Letters between Abbot Whethamstede and Abbot Malmesbury mention the disputes about rights in the garden, meadow and the fish pond. Abbott Whethamstede also aimed to improve the condition of the students themselves and the importance of horticulture is mentioned. The inclusion of apples and blossom in the gardens is recorded, and the Abbott mentions the 'first fruits' that he was obliged to give to the King.



The Reformation & Post-Reformation - mid 16th Century (1536-1560)

When the monasteries were finally dissolved, the supply of students for Gloucester College came to an end, and the estate and buildings 'fell into the King's hands'.

In December **1541** the King granted the site to John Glyn and John James, yeomen of the guard, to hold for life at a rent of 26s. 8d.

Very soon afterwards John Glyn was succeeded by John Ellis. At the same time another part of the College was sold to Edmund Powell, of Sandford, who acquired 'a close containing three and a half acres, commonly called 'Gloucester College Close,' and another containing two acres near it'.

However, these grants were for some reason withdrawn, and Gloucester College is later mentioned as the proposed episcopal seat of the Bishop of Oxford. The College was included in the formal grant of the temporalities of the See of Osney, dated September 1, 1542. The 'parcels' were: 'All that college, mansion, or house of ours called Gloucester College, situate and being in the parish of St Nicholas in our said county of Oxford, and outside the suburbs of our said city or town of Oxford, and situate and lying near our said Monastery of Osney, and also all and singular its houses, buildings, chambers (chambers), structures, gardens, meadows, and territories whatsoever situate, lying, or being within the site or precinct of the same college, house, or mansion of Gloucester College, or known by the name or names of Gloucester College, or the parts and members of the same so held or reputed to be held, and all the gardens and meadows to the said college, house, or mansion pertaining or belonging, and now or late in the tenure, custody, or occupation of John Ellys and John James, or their assigns, all which mansion and other premises called Gloucester College are of the clear yearly value of 26s. 8d, and no more, so that the said mansion, or house, and other premises commonly called Gloucester College, may henceforth be, and be regarded as and be called, the mansion, habitation, or palace of the above mentioned Bishop of Oxford, and his successors the Bishops of Oxford.' It is said that Bishop Robert King lived at Gloucester Hall intermittently from 1542 to June 9, 1545, when the see was removed to Christchurch.

Though the necessary legal formalities of transfer were not completed in the reign of Henry VIII, Bishop King had gone so far as to assign all the temporalities of the see to Henry VIII, pending a new grant, but had not included Gloucester College in this assignment. When Edward VI. came to the throne, he covenanted to endow the bishopric according to the plan proposed by Henry VIII, and made no mention of Gloucester College.

On 13 September **1547**, 'by which time Christ Church had become the cathedral, there was a new arrangement of the endowments of the bishopric, and Gloucester College was taken away from the Bishop King'.

A survey of the buildings made in **1559** records that 'in the Bishop's time' (i.e. 1542-7) Sir John Williams took down 'the church' (i.e. the chapel), being 40 ft by 20 ft, and sold it; and that about **1557** he 'pulled down the best part of the College', measuring 80 ft by 40 ft, probably the hall. In November **1559** when the survey was made the only occupants of the buildings were 'two old priests (monks) that be pensioners'.

Queen Elizabeth entirely disregarded the grant to Bishop King, and made a grant to William Doddington in **1560**. The lands were then described as being of the clear annual value of sixty shillings. There is a full description of the dimensions of the College in 1560. A list of buildings is followed by a list of external spaces: 'The base court, the soil of the late church, the ground within the site, in length 80 foot, in breadth 40 foot, upon which divers other lodgings were erected by John Williams, knight, lately wasted and fallen down. The garden and orchard, 2 parcels of mead enclosed with water, whereof one containing 2 acres, the other 3 acres.'

The matter concerning ownership of the Gloucester College however site dragged on legally for about seventy years.



Gloucester Hall - late 16th Century to late 17th Century (1560-1699)

On 23 March 1560 William Doddington conveyed the site and buildings of Gloucester Hall to St John's College in return for 'a certain sum of money' paid by Sir Thomas White. The amount was probably £113 3s. 4d, for that was the figure in the valuation made in November 1559. The land, with an area of 5 acres was valued at £68 10s. and the stone and timber in the buildings were estimated at £44 13s. 4d. All were 'sore decayed', and one building 'doth daily fall down'. Possession was taken by the college on 13 April, and by 13 June it had been decided, no doubt by Sir Thomas White, that the new acquisition should become an academic hall.

From 1560 various fellows from St John's College in turn held the lease for the hall. The college appears to have been very prosperous during this time.

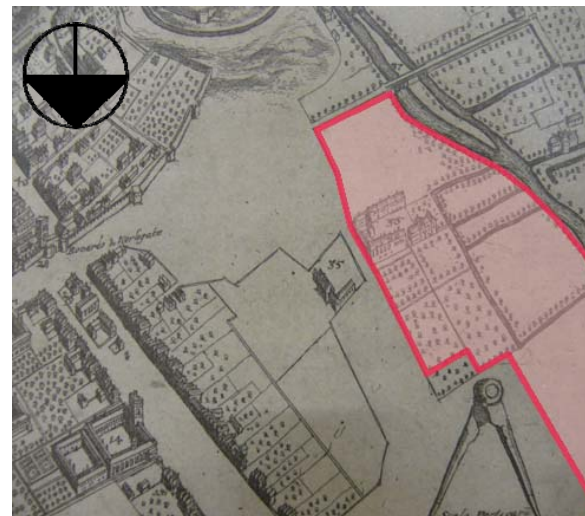
The hall continued to be very successful until 1642, when like other halls it was deserted, as the supply of undergraduates dried up due to the start of the Civil War. In 1644 part of the buildings were used for the forging and repairing of arms for the King.

After the war, the college did not prosper and it was noted that: 'The paths are grown over with grass, the way into the hall and 'chappel' made up with boards'.



1578 Agas

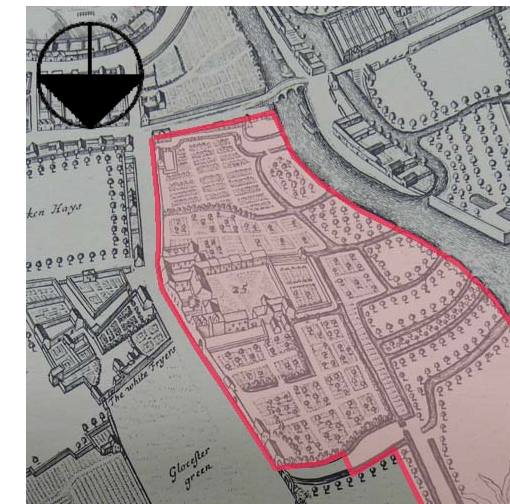
The C16th Agas engraving, dated 1578, is the earliest surviving map of the site, it shows a central quad bounded by buildings to the north & south. A wall encloses a garden to the west of the quad and from there a bridge gives access to meadows between the garden and the River Thames. The meadows are bisected by drainage ditches that are lined with trees. Two entrances into the quad can be seen, an entrance between the buildings on the north side of the quad, and a less obvious entrance on the east boundary between a row of small irregular buildings. To the south of the hall open meadow is shown, while to the north cultivated groves or orchards are shown with formally planted rows of trees and paths in a grid pattern. A path leads from the SW corner of the quad to a small building, possibly the latrines, adjacent to the drainage ditches.



1643 Hollar

Hollar's engraving, dated 1643, overall shows a very similar layout to that on Agas' map. The gardens to the north of the hall indicate some further development with the tree planting nearest the buildings shown in regular layouts in 2 different patterns, while the trees further north appear to be more irregularly planted. A small courtyard or quad appears to be enclosed near the south-east corner of the larger quad and some additional tree planting is shown along the drainage ditches in the western meadows.

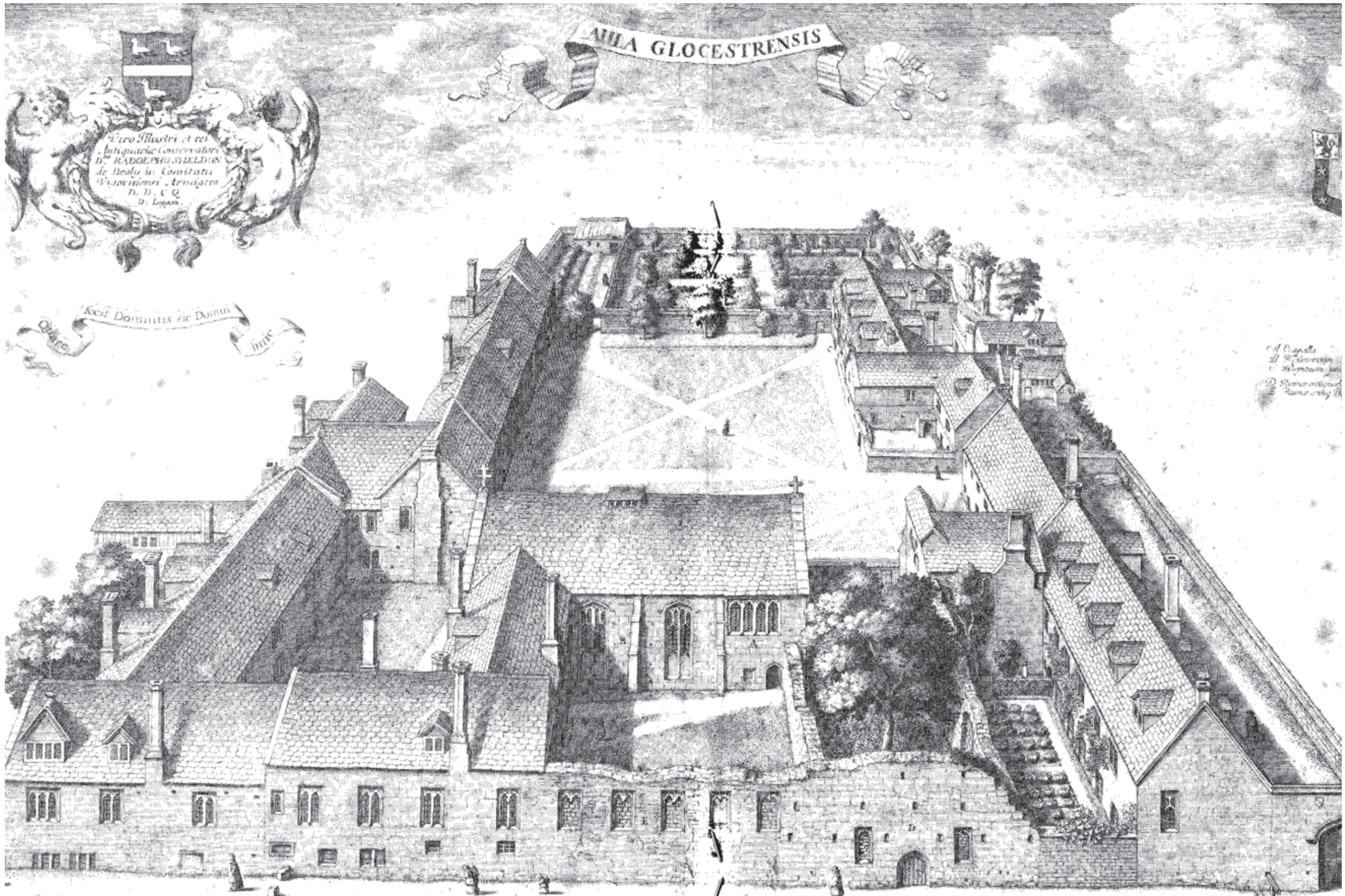
Note. Prior to the mid 18thC, all the maps are orientated with North shown downwards, from 1789 N is shown up the page.



1675 Loggan

Loggan's map and bird's eye (see over) provide a very clear picture of the layout of the estate. The large quad is crossed by diagonal paths, while the wall along the road, on the east boundary, is shown partly demolished. The main entrance is to the north of the buildings, and further north the garden laid out in a grid is further developed, and subdivided with a ditch. Beyond the western enclosed garden lies a further cultivated area including linear beds. Open meadows have been replaced with cultivated gardens to the south of the buildings. Adjacent to these gardens two small quads are indicated on the east boundary, and one of these quads contains trees. Beyond the southern gardens a less ornamental area of linear beds is suggested, possibly a market garden, as it is screened from the Hall with a line of trees, and possibly hedges below.





Gloucester Hall 17th century 1675 Logan



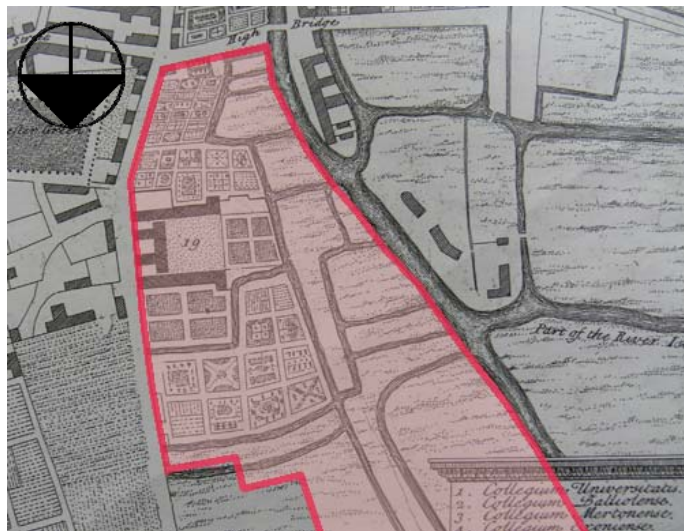
Worcester College - 18th Century (1700-1799)

When Sir Thomas Cookes died in June 1701 he left a will, which had been made in 1696, that stated that £10,000 was to be used to found a college or to add to an existing college or hall in Oxford. Among other evidence of the suitability of Gloucester Hall for the charity was a report to the effect that 'Gloucester Hall buildings and quadrangles and gardens are three times as much as Magdalen Hall, and the ground on which ye buildings of Gloucester Hall stand is twice as much as that of Magdalen Hall, and the place is pleasantly situated and in a good air.' In 1713 St John's consented to alienate the leasehold of the College for a payment of £200 and a quit-rent of 20s. a year.

Worcester College was founded in 1714, but apart from the small areas of land within and adjacent to the buildings Worcester College did not own any land. Land to the south of the college was purchased first, in 1741, from Mr Thomas Wrench for the sum of £850. This land extended to Hythe Bridge and included Worcester House. In 1743 the alienation money due to St John's College was paid, and the receipt for £200 allowed the purchase of the land to the north and west of the college the following year. In 1744 £700 was paid for the gardens, meadows, and the Cock and Bottle, all of which was held by lease by Mr Tagg.

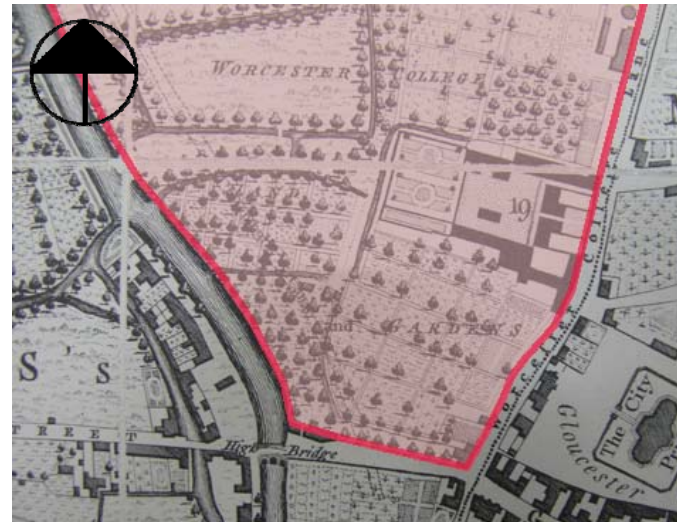
Between 1720 and 1786 much building took place around the central quad and the new north and main ranges defined the exact extent of the existing Main Quad. The new provost's Lodgings were not completed until the early 19thC.

In 1788 the college sold land on its western boundary, adjacent to the River Thames, to the canal company for the construction of the Oxford Canal.



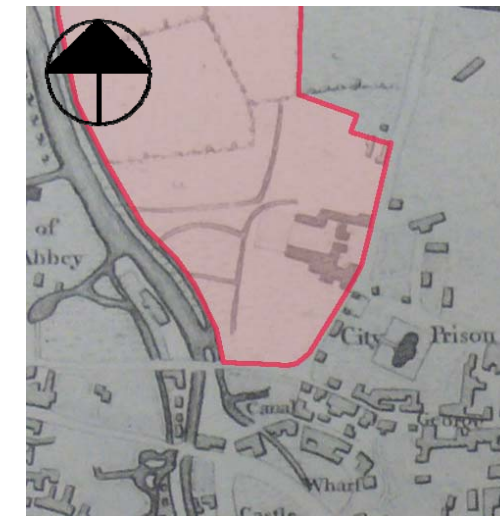
1733 Williams

Williams' map produced in the early C18 shows ornamental gardens, in a grid pattern, to both the north and south of the buildings. Within each square quite intricate patterns of planting are suggested, diagonals, circles and rectangles are frequently used, and no one pattern seems to be repeated twice. Stippling seems to suggest that the central quad is gravelled while both the garden to the west of the quad and the garden immediately to the north of the north range, are likely to have been grass plats. The south side of the current Hanging Garden appears to be walled. At this time the College did not own much land, so it is likely the grass plats and gravelled areas indicate the actual extent of their land. The cottages and the 'hanging garden' wall being the south boundary and the ditches being the west and north boundary.



1789 Faden

Faden's map of 1789 was drawn after the college had purchased land to the north, south and west of the buildings. Although the grid pattern to the north and south of the buildings can still be seen, the map indicates much less intricate planting. The linear patterns shown indicate possible productive use. To the west of the buildings the enclosed garden is still present. The garden is layout in a symmetrical pattern with 2 circular central beds. Walls also appear to fully enclose the present Hanging Garden. This map shows the intended route of the Oxford canal which if carried out would have reduced the area of the college's gardens significantly.



1793 Davis

In 1793, the actual route of the Oxford canal is shown on a map by Davis. Rather than severing the college gardens the canal has been dug along the garden's boundary, thus resulting in significantly less loss of land. The map does not show any detail of the layout of the gardens, but it does indicate that the college's ditches were now effectively cut off from the river, which must have resulted in drainage problems.



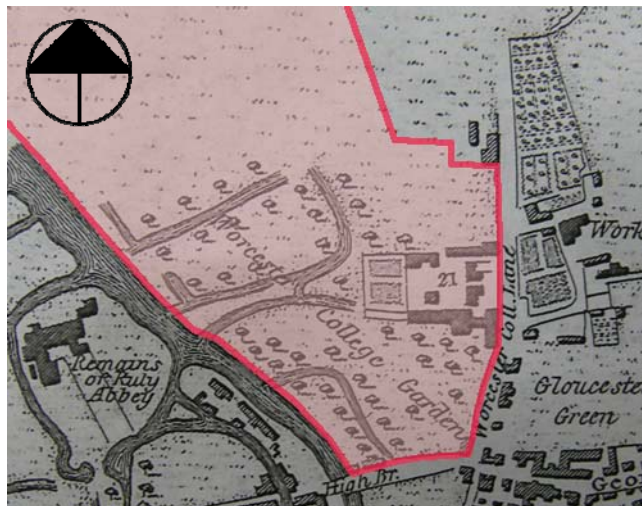
Worcester College - early to mid 19th Century (1800-1850)

In 1813 'The two small meadows on the west front of the Provost's lodging' were allocated to the Provost'. It was also decided 'that the Garden on the south side of the college, late in the occupation of Mr Tagg, Gardiner, be kept in the hands of the College, for the use of the Fellows'. Receipts in the Colleges domestic account list the planting of trees in the Master's Garden and the training of fruit in the South Garden by Penson, the gardener in 1813. Regular bills from Penson for mowing and pruning in the garden appear at least twice yearly up to and including 1816.

In 1817 'the college having suffered great inconvenience from the near approach of floods frequently leaving behind them an offensive and unhealthy effluvium at the same time a plan having been suggested for the remedy of these inconveniences', the said plan was adopted. No mention is made of the excavation of the lake, but it is assumed that the lake provided the remedy to the flooding. An Improvement Fund was established and the college archives contain numerous bills and invoices for improvements in the garden over a 3 year period between 1817 and 1820. Bills exist for: labour, turf, trees, shrubs & roses, garden chairs, dung and gravel, and fish for the pond. A total of approximately £1500 was spent over the 3 year period.

Between 1820 & 1826 receipts in the domestic account indicate that work on the garden was continuing, trees and plants were being purchased and general maintenance was taking place. Plants purchased included: box, laurels, weeping willows, 'Scotch Firs', Lilac, Buddliea and Azalea.

Bursar Richard Greswell 'set about transforming the College Garden at his own expense with the emoluments of his Bursarship' on his appointment in 1826. There are no receipts in the college archives relating to the garden in the financial year December 1826 to November 1827 and it is therefore assumed that Greswell was paying for all the work on the garden at that time. Greswell was bursar in 1826 and again in 1833-4.



1808 Brayley

Early in the 19th century Brayley's map shows the Worcester College Gardens with some ditches appearing to drain into the canal and others being land-locked. The 2 enclosed garden spaces to be west of the central quad are defined but elsewhere grass and trees are indicated throughout the site. Tree planting is generally in a linear pattern adjacent to ditches, but south of the cottages a more informal layout of trees is shown.



1837 Le Keux

In 1837 Le Keux provides the earliest map showing a new layout for the garden. Drainage ditches have been replaced with an almost crescent-shaped lake. A ditch remains to the NW of the site. The garden area is titled 'walks and gardens', indicating the importance of the paths shown. Paths form a complete circuit to the south of the buildings the slightly sinuous line essentially following the boundaries of the southern part of the site. The central grass area includes 4 or 5 large island beds with trees included. A path continues to the west of the lake and follows the line of the ditch to the north and west of meadows. A loop is provided at the extreme north end of the side, thus allowing a circular route via a bridge that crosses the ditch. To the east of the lake another path provides a route around a small meadow in front of the Provost's House.



1844 Le Keux

In 1844 Le Keux provides slightly clearer detail of the garden layout. To the north of the north range an orchard is indicated. Adjacent to the cottages and SE garden boundary wall a different treatment is indicated possibly ornamental planting or alternatively a different management method for the grass. Within the central area, grass is clearly indicated surrounding the almost oval beds containing trees. The symbol used for the grass is similar to that used for the meadows to the north of the site, indicated that this area of grass was managed in a different way to the grass areas adjacent to the east and north of the lake. Immediately NW of the lake a choice of 2 parallel paths appear to be shown adjacent to the boundary. Tree planting is shown along the southern boundary of the site.



Worcester College - Early 19th Century (1820)



College Gardens - 1820 Early 19thC drawing by W Turner of Oxford- looking WNW to South Range Medieval Buildings

This drawing is the earliest known view of the College Gardens Picturesque landscape. The drawing was completed just after the installation of the lake between 1817-1819. Note the sinuous path, the absence of significant borders against the South Range and the estate railings defining the central area of grass. A shrub border can be clearly seen adjacent to the Old Kitchen Building and young specimen shrubs define the edge of the path. There is some suggestion that the central fenced area may be rougher grass than the grass seen adjacent to the buildings.



Worcester College - Early 19th Century (1814)



Main Entrance - Early 19thC engraving (possibly late 18thC)
Looking W before the demolition of the Beaumont Palace ruins in 1802, prior to the construction of Beaumont Street in 1820.



Main Quad - Early 19thC aquatint (1814)
Looking W towards the garden wall, with the Provost's Lodgings shown far right.
Note the mature coniferous trees in the distance, smaller ornamental trees beyond the wall, & mature deciduous Poplars on the right.



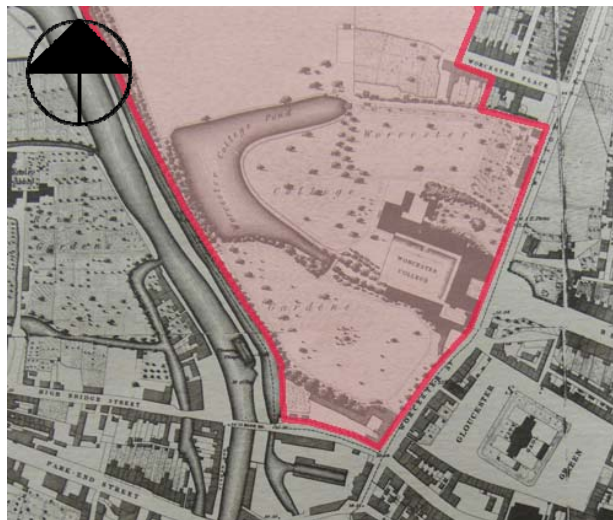
Worcester College - mid to late 19th Century (1850-1899)

In 1858 'the walks and lands parallel with the Terrace' were added to the Provost's Grounds. This reference is presumed to refer to the south end of the current Rose Garden. A tunnel, under the Hanging Garden, was constructed in 1856 to provide access from the Main Quad to the College Gardens.

From the mid to the late 19thC there is very little record of plants and trees being purchased by the college. Most of the receipts in the domestic account up to 1882 are from ironmongers (spades, gates, seats etc. or for the removal of rubbish and general maintenance (mowing, gravel for walks). Plants that were purchased included: hyacinths, crocus, delphiniums, Christmas roses and iris in 1861, and Wellingtonia gigantea & ivies in 1865. Maps seem to indicate that planting in the college lawn was generally no longer in defined island beds, but was spread across the lawn. Typically during this period people valued plants for their novelty and they were displayed accordingly, so that they could be admired and appreciated.

The iron railings 'across the front', assumed to be either side of the Main Gate, were presented by Provost Cotton in 1870. The college brewhouse located to the NE of the lake ceased to brew ale in about 1870, but the rectangular building is shown, near the college end of Ruskin Lane, on most maps after the end of the century.

Most of the northern meadow was drained and levelled in 1897, after a request from the undergraduates, to provide a college cricket field, however the area nearest to the lake was retained for the grazing of the Provost's cows.



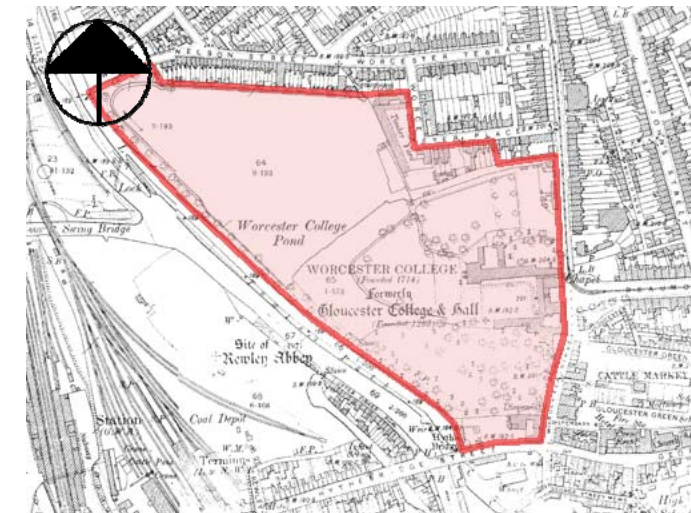
1850 Hoggar

Hoggar's map from the mid 19thC shows the present Fellow's garden enclosed for the first time. Dense shrubbery is indicated on its N boundary. The 'Picturesque lawn' has been reduced in size to the S to allow buildings & a possible yard to be constructed adjacent to Hythe Bridge St. The Kitchen Quad has been formed due to an extension to the kitchen buildings. Tree planting has increased against the W boundary & a loose line of shrubs appear to indicate the location of the current shrubbery bounding the west side of the 'lawn'. Beds within the 'lawn' are not so distinct, planting appears more scattered across the lawn. Planting is shown against the S elevation of the cottages for the first time. The S and W side of the lake, now referred to as a pond, are planted with trees, but the banks adjoining the Provost's meadows are without trees.



1865 Cassal

Cassal's map, drawn 15 years after Hoggar's, shows little change within the site. Generally the map is less detailed. Meadows are still indicated to the north and east of the College Pond. On the north meadow boundary, tree planting is used to screen houses on Nelson Street. Due to tree planting on the west boundary the railways appearance to the west of the site is unlikely to have affected the college's setting. The western wall to the Main Quad has been moved to the west, to line up with SE corner of the new Provost's Lodgings rather than the NW corner of the cottages (also seen in Hoggar 1850).



1899-1900 OS

The last OS map of the 19thC gives provides a clear picture of the site and its layout. Tree planting is now indicated as fairly randomly distributed across the college lawn. The footpath through the western shrubbery is marked, and a clear footpath divides the Provost's west meadow from the grass area adjoining the orchard. A yard is indicated east of the orchard, the current location of the gardeners' yard and the car park. The meadows are indicated as an open space without trees except on the western boundary.

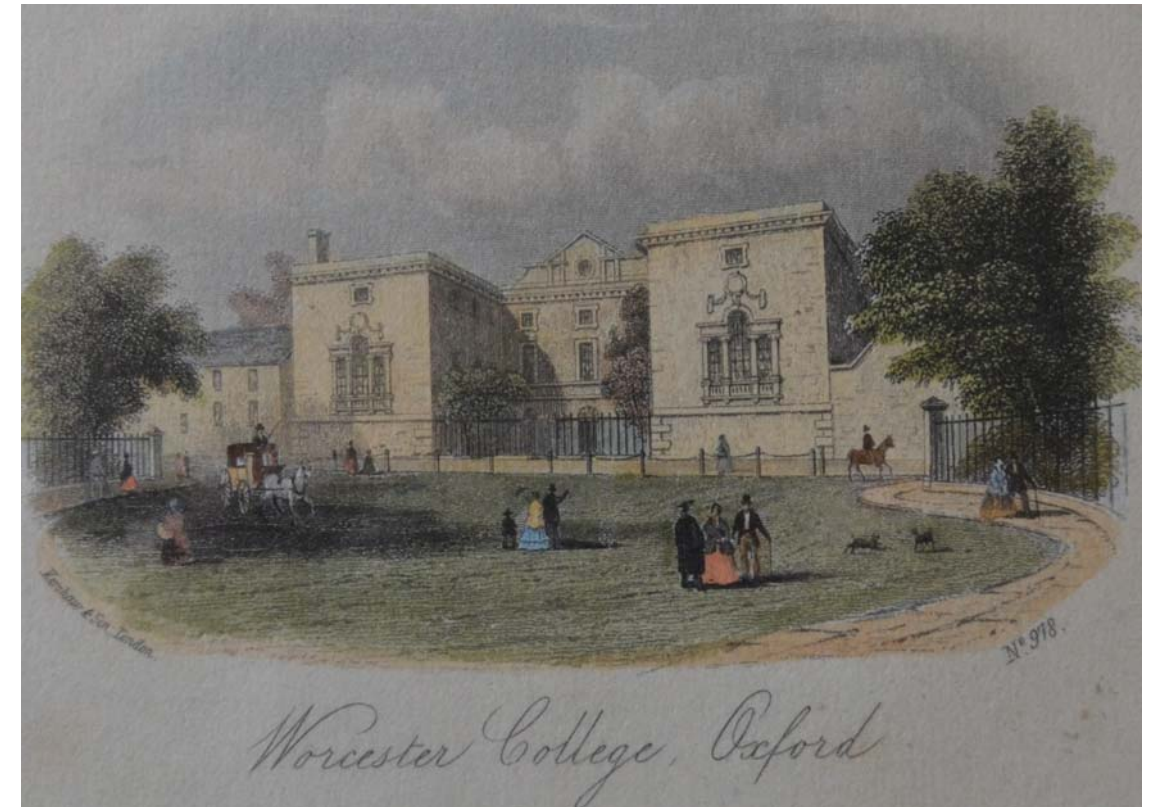


Worcester College - mid to late 19th Century (c.1850-1899)

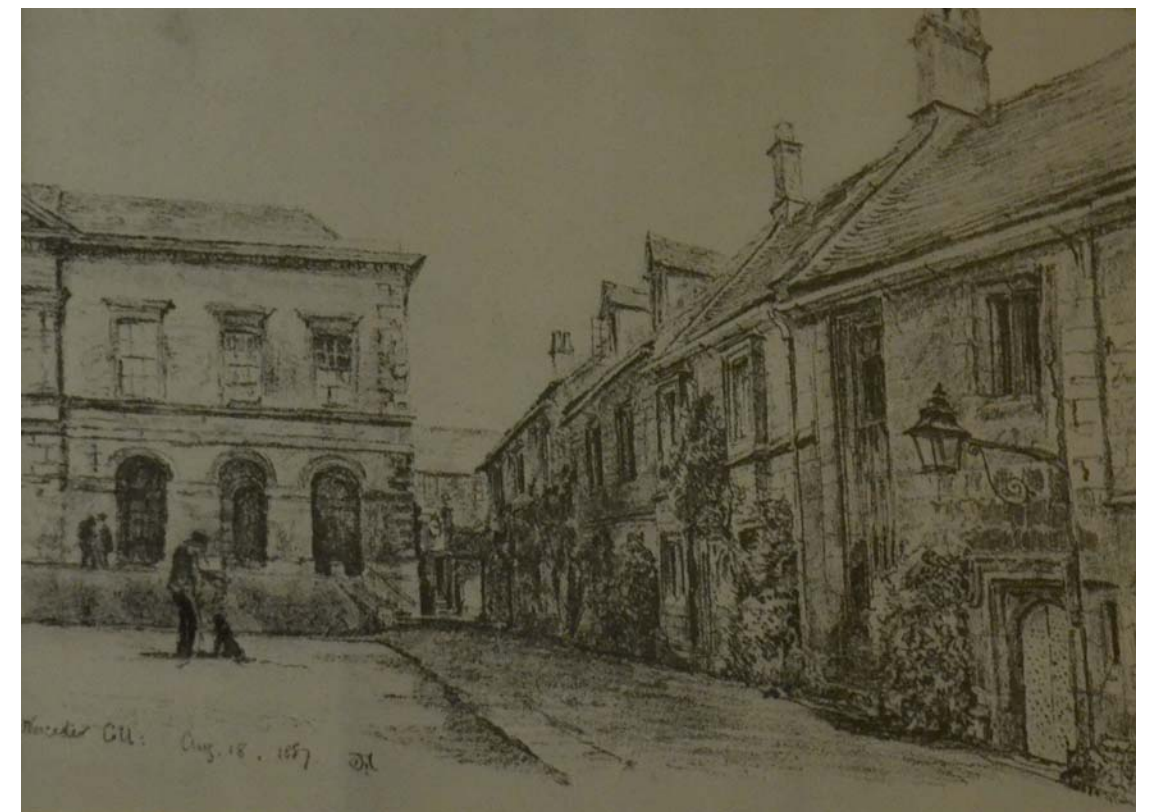


'Worcester College from the Gardens' by J M Ince engraving c. mid 19thC

This engraving illustrates the Picturesque landscape around the lake. Trees and shrubs frame views to the Palladian Provost's Lodgings, the Main Block and the west elevation of the South Range Medieval Cottages. Sinuous paths can be seen on the banks of the lake.



Main Gate looking W - Mid 19thC engraved vignette Kershaw & Son
This engraving (c.1845-1860) illustrates the intended designed view to Worcester College, looking down the newly constructed (1820) Beaumont Street.



Main Quadrangle
Late 19thC drawing 1887 - looking E towards the Pump Quad



Worcester College - 20th & 21st Century (1900-2012)

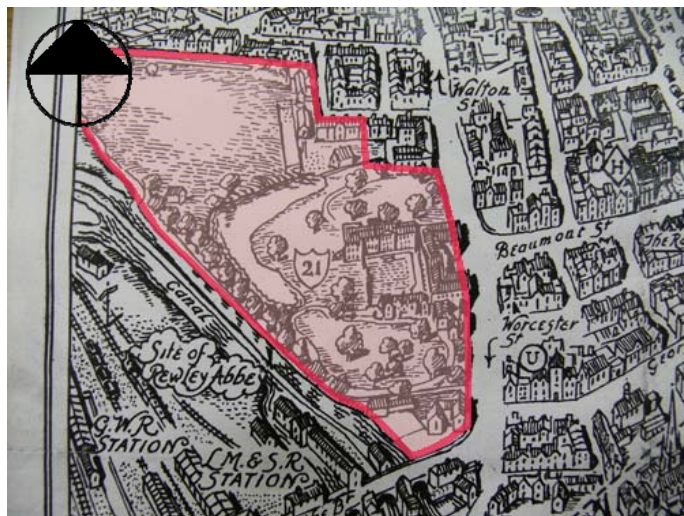
Early in the century it was agreed that the strip of land between the Fellows Garden and the Brewhouse was to be reserved for future building rather than being for the Provost's own use. At about the same time, in 1903, Alfred Parsons designed a formal Arts and Crafts style Rose garden south of the Provost's lodgings. Two years later the enlargement of the cricket ground 'to ensure safe & prestigious matches meant further confinement of the Provost's cows'. Later on the Provost planted a line of *Quercus ilex* to screen the new Ruskin College that was built close to the NE boundary of the site early in the 20thC.

In 1932 the lake was recorded as being 'covered in wild yellow water lilies & in spring masses of cow parsley borders the paths & later in the year Michelmas daisies, Red Hot Pokers and St John's Wort provided colour'. 'The western face of the Provost's Palladian house makes a striking background to views across the lake.' 'In the College Gardens scarlet geraniums, chestnuts, perennial sunflowers, roses, and french marigolds are planted in beds against the medieval buildings'. Further references are made to the Provost's Meadow, the Orchard, and to Worcester College being largely a tree and water garden with trees being beautifully placed. Later in the 1930's paintings show views and defined groups of trees within the College Gardens.

In 1936 the wall between the Provost's Garden and the Hanging Garden was finished to a common height, and a year later the fives court and glass houses on the SE boundary of College Garden were demolished to allow the construction of the Nuffield Building. The sinuous picturesque garden path was realigned to run parallel to the front of the new building. A plan dated 1938 shows a proposed curved garden wall outside the main entrance to the new Nuffield Building but it was not constructed. To the south and east of the same building a rose garden and herb & bulb garden are shown. Further development at roughly 10 year intervals saw the construction of the Casson, Wolfson, Sainsbury and Linbury buildings between 1961 and 1990.

In 1992 a Garden Management Plan was commissioned by the college with part funding from English Heritage. The gardens were recorded as being well-maintained, but it was also noted that some work was required, particularly to old trees, in order to ensure the picturesque character of the gardens was not lost.

During the early part of the 21st century further development, outside the listed garden, has been enabled by the purchase of adjoining land along the north boundary



Hoffmann c.1920

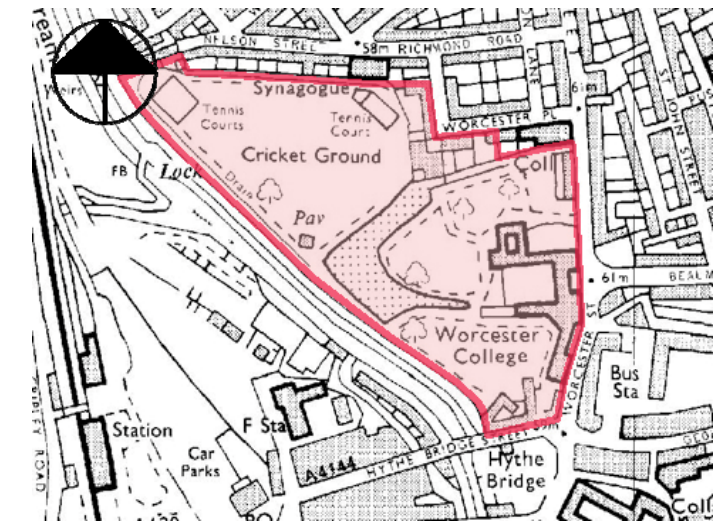
Hoffman's Pictorial Map provides an early 20thC view of the gardens before the Nuffield building was constructed on the east side of college lawn. The path providing a circuit of the garden is clearly seen, as can specimen trees planted within the lawn. Tree planting to the west of the lake is dense whereas to the front of the Provost's Lodgings it is sparse. A sports pavilion is located to the NW of the lake and the old brewhouse is still seen to the NE of the lake.



1939-OS

Tree belts have been added to the NW side of the Cricket Pitch thus enclosing the perimeter pathway which continues around the north and east side of the pitch to make a complete circuit of the pitch. An additional pathway appears to have been created on the west side of the pitch, where parallel to the canal.

Tennis Courts x2, cricket nets and maintenance sheds are located on the perimeter of the pitch.



1982-94-OS

The 1982-94 OS map essentially shows the current layout of the gardens, except for recent 21stC development to the north of the site, that lies outside the listed garden. The award-winning Sainsbury Building is shown, sitting adjacent to the newly extended lake. Not much detail of planting is shown.



Worcester College - early 20th Century (1901-1910)



Medieval Cottages
photograph 1901
from EA Foster's Album

A designed view to the Picturesque Cottages



Main Entrance
photograph 1901
from EA Foster's album

The designed view to Worcester College looking west along Beaumont Street



Main Quad - looking NE
photograph 1901
from EA Foster's album



The Cottages, Worcester College Gardens
E W Haslehurst
print published in 'Oxford: Described by F D How ' 1910

'Not a little has the modern revival of gardening, which has brought back the old herbaceous border, added to the charm of college gardens. It has been said with truth that the secret of a garden's beauty lies mainly in its background. How true this is! Flowers may blaze with colour in an open field—and who has not marvelled as he passes in the train the seed-ground of some great horticulturist?—but seen thus they have but little charm. In a college garden a border filled with delphiniums and madonna lilies is backed by sombre yews, while the thick foliage of elm or chestnut quiets harmoniously the farther distance. See how the spires of blue—now declaring themselves for Oxford, now for Cambridge—are twice as vivid for the contrast, and how the lilies shine against the deep dark green, like fairest maidens round some black panelled hall! Or see again the monthly roses, blushing at intervals along an old grey wall: how tenderly are their hues enhanced by contrast with the time-stained stones! Such are a part of the fascination of Oxford gardens.'



Worcester College - mid 20th Century (1931-1943)



'View of the Provost's Lodgings from across the Lake'
Bernard Gotch - watercolour c1931
This watercolour illustrates the framed Picturesque views to the Provost's Lodgings



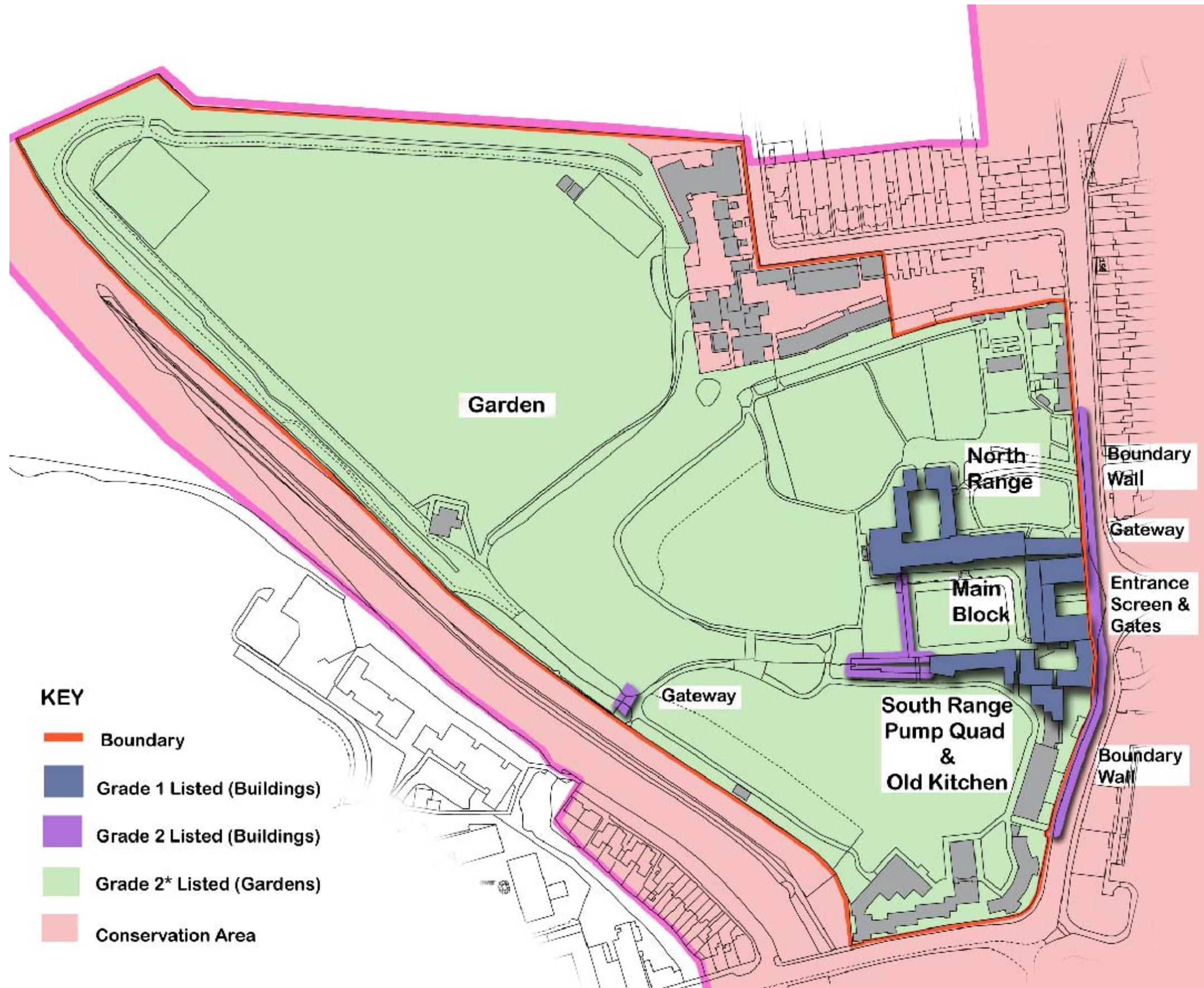
South Range Medieval Cottages & Lawn - looking N
photograph 1943
This photograph illustrates the framed Picturesque views to the Medieval cottages across the central lawn



Nuffield Building & Lawn
photograph 1943
Note the smaller leaning evergreen tree on the left, planted under a larger deciduous tree. These trees probably date from the early 19thC planting where the evergreen 'tree' would have been used as a shrub, possibly clipped as topiary, within an island bed including larger trees.

Medieval Cottages - looking NE
photograph 1943
Note the 19thC Picturesque Improvements to the buildings, the ornamental borders adjacent to the Hanging Garden (far left), & island beds with seasonal bedding in front of the Cottages.





Historic Assets

Worcester Colleges assets include Grade 1 Listed Buildings, Grade 2 Listed Built Structures and a Grade 2* Listed Garden. The English Heritage Register lists for Built Structures in the landscape and the actual Garden are as follows:

Name: WORCESTER COLLEGE, GATEWAY IN THE COLLEGE GARDEN TO THE SOUTH OF THE POOL

List entry Number: 1046606 **Grade:** II Gateway in the College Garden to the South of the Pool SP 5006 SE 7/132F II 2. C16. Stone. Four-centred archway in dilapidated condition.

Listing NGR: SP5075306460

Name: WORCESTER COLLEGE, WALLS IN THE COLLEGE GARDENS

List entry Number: 1046607 **Grade:** II Walls in the College Gardens SP 5006 NE 4/132G SP 5006 SE 7/132G II 2. Of varying dates. Stone, topped by a wrought-iron fence on the West side of the Main Court. Stone, with a four-centred archway.

Listing NGR: SP5087406502

Name: WORCESTER COLLEGE, GATEWAY ON WALTON STREET TO THE NORTH OF THE NORTH RANGE

List entry Number: 1046608 **Grade:** I Gateway on Walton Street to the North of the North Range SP 5006 NE 4/132B 12.1.54. I 2. Built in C15 on North East site in boundary wall on Walton Street with 3 shields of arms of the Abbeyes of Winchcombe, St Albans and Ramsey on it.

Listing NGR: SP5095006533

Name: WORCESTER COLLEGE, ENTRANCE SCREEN AND GATES ON BEAUMONT STREET

List entry Number: 1184324 **Grade:** I Entrance Screen and gates on Beaumont Street SP 5006 NE 4/132E SP 5006 SE 7/132E I 2. C18. Dwarf stone wall with wrought-iron screen. Wrought-iron double gates with overthrow.

Listing NGR: SP5095206508

Name: WORCESTER COLLEGE, BOUNDARY WALL ON WALTON STREET

List entry Number: 1184331 **Grade:** II Boundary wall on Walton Street SP 5006 NE 4/132H II 2. Stone rubble of uncertain date.

Listing NGR: SP5094806570

Name: WORCESTER COLLEGE, BOUNDARY WALL ON WORCESTER STREET, STRETCHING 60 YARDS SOUTH FROM THE ENTRANCE BLOCK TO THE NEW GATEWAY

List entry Number: 1184349 **Grade:** II Boundary wall on Worcester Street, stretching 60 yards South from the Entrance Block to the new gateway SP 5006 SE 7/132J II 2. Stone rubble of uncertain date containing four-centred doorway with drip mould over.

Listing NGR: SP5094706438

Name: WORCESTER COLLEGE, PARK & GARDEN

List entry Number: 1000465 **Grade:** II* C15, C18 and C20 college buildings with C18 quadrangles, and early C19 landscape gardens surrounding a contemporary lake.

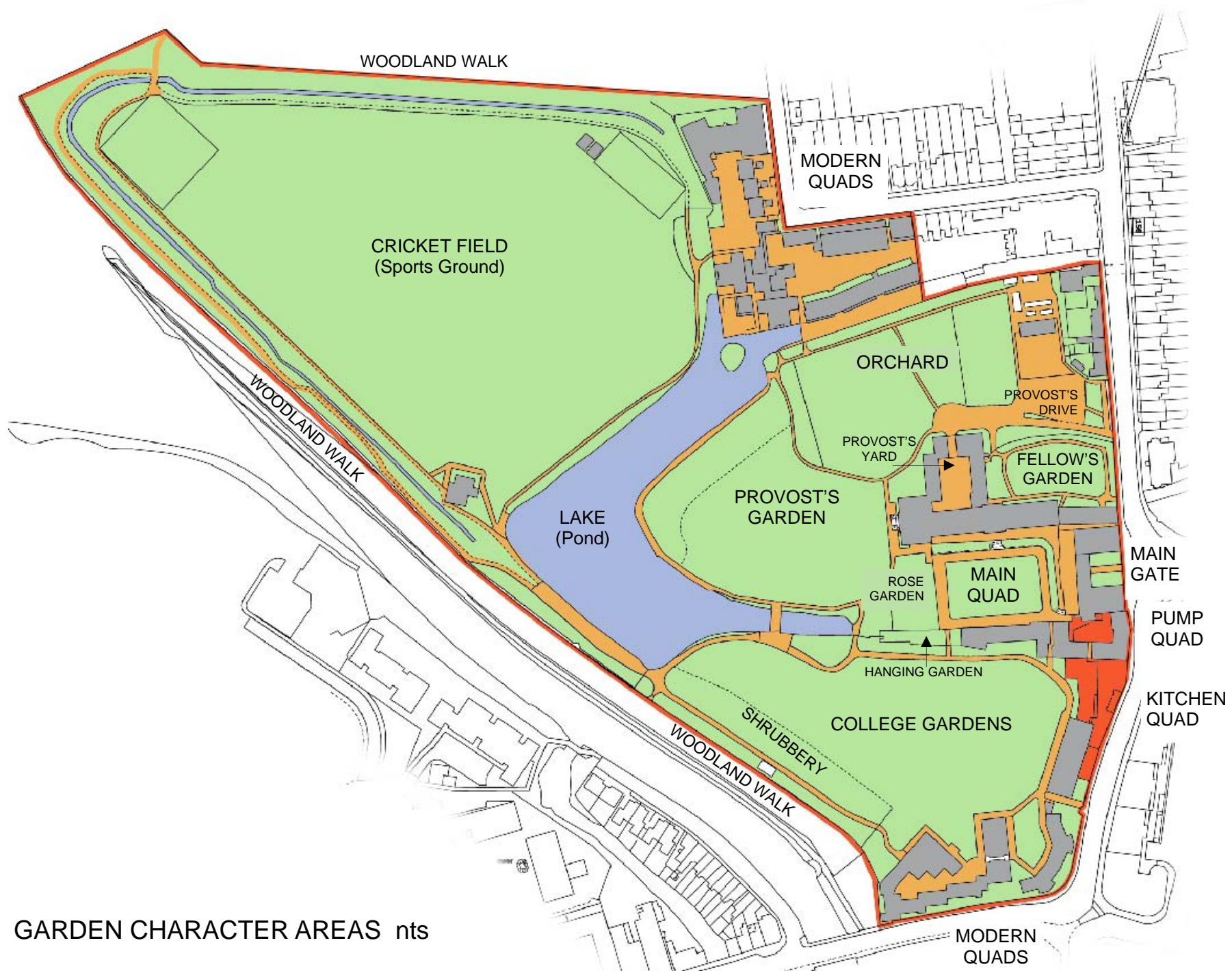


Historic Landscape—Garden Character Areas

The historic Listed garden has been sub-divided into character areas to allow for easy analysis of the existing landscape.

The Garden Character Areas are:

- Main Gate
- Main Quad
- Pump Quad
- Kitchen Quad
- College Gardens
- Hanging Garden
- The Lake
- Woodland Walks
- Cricket Field
- Provost's Garden
- Rose Garden
- Provost's Yard
- Orchard
- Fellows' Garden
- Provost's Drive
- Modern Quads



GARDEN CHARACTER AREAS nts





Main Gate looking west from Beaumont Street



Main Quad looking SW towards the South Range



Main Quad looking East towards the Main Block



Entrance Door inside the Main Gate looking W



Main Quad looking west towards Listed 'garden' wall



Main Quad looking NW towards North Range



1 MAIN GATE

The Main Gate provides the primary entrance to the site. From a distance the space reads as a very hard and austere space, dominated by large-scale protruding buildings. Viewed closer up, two rectangular green mown lawns frame the central path from the gate to the entrance door and provide contrast to the surrounding stone. This space dates from the mid 18thC when the surrounding buildings were constructed. Beaumont Street was opened in 1820 and linked the college frontage to the city.

The Main Quad is the heart of the college site. Buildings flank 3 sides of the space, while the 4th side is enclosed by a stone wall. All the structures are Listed. The space has a strong sense of unity due to the use of only one material, buff stone, being used for both enclosure & paving. Planting, predominantly grass, provides contrast to the colour of the building & hard landscape. A small amount of ornament planting is evident against the walls of the N & S ranges, the planting helps ground the buildings and provides some seasonal interest. A significant change of level creates interest generally, & enhances the difference in scale between the 18thC and the Medieval buildings. This quad is in essence seen on plans dating from the 17thC and probably existed in some form in the 15thC.



2 MAIN QUAD





The Pump Quad looking NW towards the Main Quad



The Pump Quad looking SE viewed from the Main Quad



The Kitchen Quad looking North



The Pump Quad looking West



The Kitchen Quad looking South



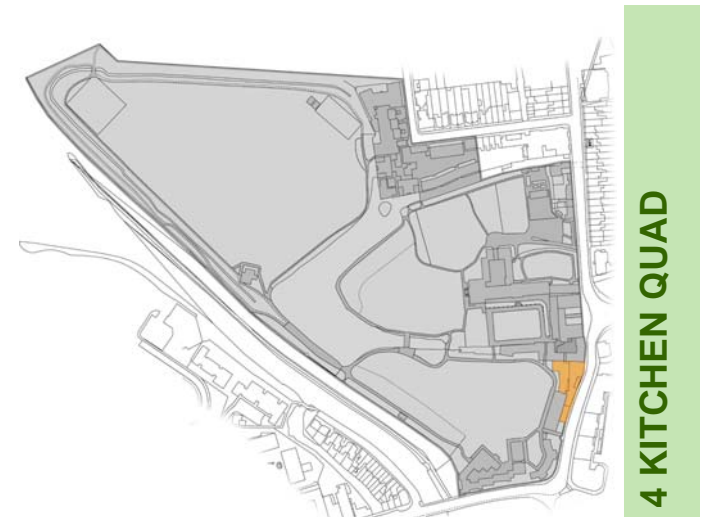
Refuse bin storage area within the Kitchen Quad



3 PUMP QUAD

The Pump Quad is probably the oldest enclosed space on the site, dating back to at least the 15thC in Medieval times. It is an inward looking small-scale space dominated by hard landscape materials, although pots & planters provide planting interest within the central space. Covered walkways to the west and north elevations provide all-weather access and shelter, and also frame views to the attractive small-scale medieval buildings. Glimpses of the Main Quad to the NW provide access and a feeling of connection.

The Kitchen Quad has become defined as a space, rather than being designed as a space, as the buildings that surround it have been constructed. It dates in its present form to the 1930's. It is an irregular linear space providing areas for refuse & ad-hoc storage. Views out are restricted by the high boundary wall to the east & buildings on the other 3 sides. The quality of the paving materials is poor, cracked & uneven concrete paving slabs are inappropriate adjacent to a Listed building. Stumps from trees that have been felled do nothing to enhance the space.



4 KITCHEN QUAD





College Gardens looking S towards the Casson Building



College Gardens looking SW towards Linbury Building



Looking NW towards the Medieval buildings



Looking NE from the lake across College Gardens



Looking NNW from the Linbury to the Medieval Building



College Gardens looking SE along the shrubbery



The College Gardens were developed in the early 19thC in the fashionable 'Picturesque' style. A central lawn is defined by a fairly sinuous path that creates a circuit around the garden. Specimen trees of various ages are found throughout the lawn, while adjacent to the oldest buildings borders have provided horticultural interest since c.mid-late 19thC. The medieval 'cottages' 'improved' in the 19thC, provide the Picturesque backdrop to the garden. Historic long distance views to these buildings have essentially been lost due to the planting of young specimen trees throughout the lawn and the low & broad canopies of the oldest trees. Glimpses of the Cottage Orne buildings, through tree branches, are still obtained in the winter months, though these views will be obscured by foliage from mid Spring to Autumn. Historic island shrubberies have been lost, although some evergreen trees appear to indicate the location of these beds. Mature yews planted under the canopies of large-scale trees are thought to be overgrown shrub specimens that were intended to add interest within the historic 'clumps' of shrubs and trees. When viewed from the N the scattered specimen tree planting screens and softens views from the historic buildings to the larger scale modern buildings on the south boundary. Estate railings support the pastoral theme, & importantly prevent movement across the grass along major desire lines. Buildings (whether old or modern) and trees provide an important visual & auditory screen to the city beyond the boundary.



College Gardens looking S towards the Nuffield Building





The Hanging Garden from the western entrance steps



View from the Hanging Garden SE to College Gardens



The Long Walk adjacent to the W bank of the lake



The Hanging Garden viewed from College Gardens



Listed feature gate & archway adjacent to the lake



Views SE to the Provost's Lodgings & College Gardens



6 HANGING GARDEN

The Hanging Garden is the smallest scale space within the Listed gardens. The garden adjoins private accommodation within the medieval south range. There is no public access. The Hanging Garden divides the Main Quad from the College Gardens, the high boundary walls prevent views between these two spaces, except through a tunnel under the Hanging Garden. From the higher level Hanging Garden good views are obtained over the Main Quad and the College Gardens. Planting is low key and low maintenance. This walled space is shown on 16thC maps, but the raised level of the garden is thought to date from the early 19thC.

The Lake, dating from the early 19thC, provides a relatively large-scale open space between the College Gardens & the Cricket Field. Informal irregular tree planting is found along the banks of the lake, framing views across the water. Designed high level historic views to the Provost's Lodging, the Main Range, and the Medieval Picturesque cottages have essentially been lost over time, due to dense planting along the east banks of the lake, within the Provost's Garden. An early 19thC Listed archway and gate provides an attractive feature & entrance to the Long Walk adjacent to the lake.



7 LAKE





The shrubbery screening views to the College Gardens



Western boundary planting adjacent to the Cricket Field



The Pavilion & views NW across the Cricket Field



Western boundary planting adjacent to the lake



View across the Cricket Field towards the N boundary



Looking NE across the Cricket Field



8 WOODLAND WALKS

The 'Woodland Walk' varies in character along its length. It is essentially a linear space that follows the line of the W and N site boundaries. To the SW the path is enclosed on both sides - native tree & shrub planting stops views to the canal, while evergreen shrubbery prevents views to the College Gardens. This section of the walk is an important part of the historic circuit around the Picturesque lawn, but today it is not used as intended, partly due to its S entrance being obscured by the Linbury building, and partly due to its use for garden maintenance storage. Breaks in the shrubbery provide unexpected and pleasant framed views to the lawn & high level tree planting provides an overhead canopy that reinforces the enclosed character of the space. Adjacent to the lake the character of the boundary planting changes - the canal is screened with an ornamental border, while specimen trees frame views across the lake. Further to the N naturalistic & native planting screen the canal, and frames selected views across the Cricket Field. The western walks primarily date from the early 19thC, when the Picturesque garden was laid out. In later years the north-eastern walk has been established to complete the circuit around the Cricket Field.

The Cricket Field, now often referred to as the Sports Field, provides a large scale open space in the NW corner of the site. It is a recreation space rather than a garden space, but its character is enhanced by the almost continuous belt of mature trees around its perimeter. An early 20thC Sports Pavilion provides a focus in the SW corner of the field near the lake. The Cricket Field dates from the late 19thC & was formerly meadowland with ditches.



9 CRICKET FIELD





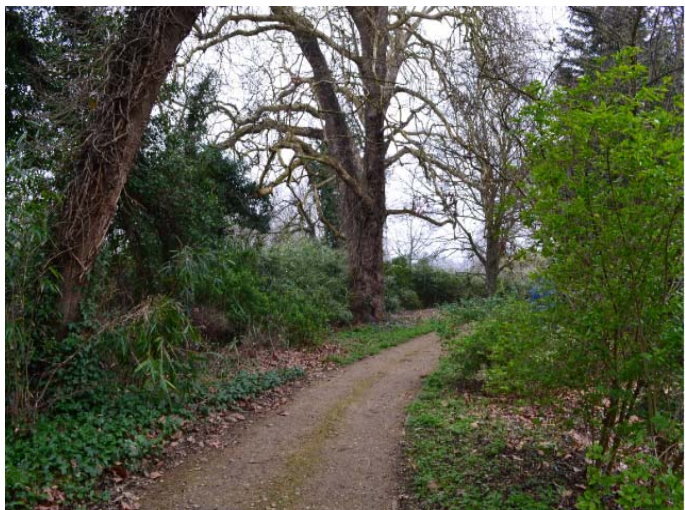
The Provost's Garden viewed from the 21stC bridge



The Provost's Lodgings viewed from the perimeter path



The Rose Garden looking SSE from the Lodgings



The Provost's Garden—perimeter path



Provost's Garden bridge connecting to College Gardens



The Rose Garden looking N towards the Provost's Lodgings



10 PROVOST'S GARDEN

The Provost's Garden is today defined by the College Garden to the S, the east bank of the lake to the W, and the Orchard to the NE, but up until the late 19thC the Provost had use of much of the N side of the site. The Provost's Lodgings overlook a large open space, now a lawn but formerly a meadow. The lawn is enclosed by dense planting providing few views out, a perimeter path follows the line of the lake, but dense bank side planting precludes views of the lake. A bridge has been built recently to link the garden with the College Gardens and on-going clearance work should see some of the Picturesque views from and to the Provost's Lodging re-established. Historically the Palladian Provost's Lodgings were the focus of framed views from the lake.

The Rose Garden is a formal ornamental garden with rose beds, topiary and other planting, designed to be seen at its best from the 1st floor reception rooms of the Provost's Lodgings. Although physically part of the Provost's Garden, this garden has a distinct character. The Rose Garden was designed by Alfred Parsons in 1903 in the Art & Crafts style. It is partially sub-divided from the Provost's lawn by yew topiary, and completely divided from the Main Quad & Hanging Garden by high stone walls dating from the 19thC. Map and descriptions indicate that there has been an enclosed garden in this area since at least the 15thC.



11 ROSE GARDEN





The Provost's Yard looking S from the mews entrance



The Provost's Yard looking SW towards the old kitchens



The western Orchard looking S to the Lodgings



The Provost's Yard looking SE to the former stables



The Orchard— the W-E path adjacent to Ruskin Lane



The eastern Orchard looking SE towards the drive



The Provost's Yard was formerly the service yard for the Provost's Lodgings, dating from the 19th century. The enclosed space is entered from the north via a mews entrance. The yard was enclosed to the S by the Provost's Kitchens and to the N by the Provost's former stables. The hard landscape space, dating from the 18thC, is enhanced by planters with high quality mixed ornamental planting. The space's primary use today is to provide an access route from the N side of the site through the North Range to the central Main Quad.

The Orchard appears to have been part of the Provost's domain until the early 19thC. Situated to the N of the North Range it now provides an open space, and access routes between the central college buildings and the northern accommodation buildings. The eastern Orchard also provides overflow parking for special events. It is thought that productive trees have been grown within this part of the site from at least the 16thC, old maps indicate trees planted in a grid, and written evidence mentions the growing of fruit in Medieval times.





The Fellow's Garden looking E towards Walton Street



The Fellow's Garden looking NW from the SE gate



Provost's Drive car park looking S to the North Range



The Fellow's Garden looking NW from the SW gate



The Provost's Drive looking E to the entrance gate



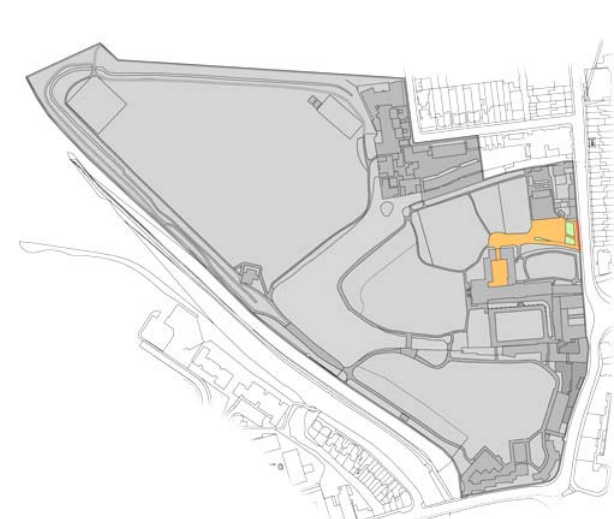
The Provost's Drive car park screened by hedges



14 FELLOW'S GARDEN

The Fellow's Garden provides an enclosed private space for the members of the college's Senior Common Room. The garden is located adjacent to the North Range, the Provost's Drive and Walton Street. Enclosed by buildings on 2 sides, a boundary wall to the east and a garden wall to the N the garden is secluded & hidden from view. Access is provided via a garden gate to the NW, a gate in the Listed boundary wall to the E, and from entrance doors in the building. A perimeter path provides a route around the garden with mixed borders providing colour and interest. Early plans, reinforced with written descriptions, indicate that this area was the site of the main entrance to the college in the 17thC, and that the garden as seen today was not formed until the mid 19thC. In the early 19thC century it was recorded that the south part of the grounds, now the College Gardens, were to be retained for the use of the Fellows.

The Provost's Drive links the Provost's Yard and lodgings to the entrance gate on Walton Street. Prior to the late 19thC this would have been a private entrance for the Provost. Today, as well as providing an access route to the Provost's Lodgings, the space has been extended to provide for parking adjacent to the orchard and the gardeners' yard. Surrounding hedges ensure that the majority of the car parking does not intrude visually too much on the approach, or the adjacent orchard.



15 PROVOST'S DRIVE





Sainsbury Building & terrace looking North-East



Earl Building & Gloucester House Quad looking North



Ruskin Lane Building northern Quad looking East



Ruskin Lane southern Quad looking East



Wolfson & Casson Quad looking South



Casson & Linbury Quad looking South



The Modern Quads are spaces adjacent to student accommodation that have been built during the mid to late 20thC and the early part of the present 21stC. Most of the buildings surround enclosed or semi-enclosed spaces that are similar in concept, but not in style, to the historic quads. Generally the 20thC quads have been built within the confines of the Listed garden, whereas the 21stC quads fall outside the boundaries of the Listed garden. In most cases the building and landscape materials harmonise in colour with the stone used for the historic buildings. Most of the buildings and quads are softened by the use of planting. Within the College Gardens trees are particularly important to help soften at the higher levels the large scale 1960/1970's buildings on the S boundary. Building to the S in the 20thC has essentially broken the historic circuit of the College Gardens, but with understanding and sensitive adjustments this circular walk could be reconnected.



Linbury Building looking West



VISUAL SURVEY OF THE DEVELOPMENT SITE

The proposed development site is divided physically and visually into two areas, the existing Kitchen & Pump Quads. Both areas are located adjacent to, or very close to, the east boundary of the Worcester College site and are connected physically by a passageway.

KITCHEN QUAD

The Kitchen Quad is an enclosed, long, irregular, linear space surrounded by stone walls. It is approximately 37m in length, 11m at its widest point, narrowing to approximately 3.5m at its southern end. To the north, south, and west, walls of buildings enclose the space, while to the east a boundary wall defines the quad.

The walls form the visual and physical boundary of the site. Physical access to the site is obtained via: 1. a small gated entrance from Worcester Street; 2. a passageway under the building that sub-divides the Kitchen Quad from the Pump Quad, or 3. through doorways leading from the kitchens and the Nuffield Building.

Due to the height of the walls and the 360degree enclosure the space has an introverted character, and in places has an almost claustrophobic feel. There is no significant visual focus within the Kitchen Quad.

Within the Kitchen Quad, in certain positions, it is possible to obtain partial views of 2 significant high level features outside the development site. Whilst standing near the buildings near the west boundary of the site, views are obtained of the upper storeys of a modern red brick building located on the east side of Worcester Street. Whilst standing near the east boundary wall views are obtained of the upper canopy of a mature *Catalpa speciosa* (Northern Catalps) located within the College Gardens. Between the kitchens and the Nuffield Building a short length single storey building, with an integral colonnade, allows views to both the lower and upper canopy of the Catalpa.

The Kitchen Quad is essentially used as a service yard with ad-hoc storage. Deliveries to the kitchens and refuse collections are achieved via the small gated entrance on the east boundary.

The Listed boundary wall is built with rubble stone. The wall is partly freestanding and partly retaining, due to the higher level of Worcester Street. Worcester Street is located approximately 1.5m above the Kitchen Quad. Modern steps with adjacent flank walls, and a freestanding screening wall, provide pedestrian access to a higher level refuse bin area adjacent to the gated entrance.

Paving materials are varied and of very poor quality. Concrete slab paving, much of it cracked or broken, is interspersed with areas of in-situ concrete. Two tree stumps, from recently felled mature trees, are located within the paving. There is no other significant planting within the area, the only planting present being weeds growing through cracks in paving and a self-sown *Hedera helix* (Ivy) growing in the NE corner of the site.



Kitchen Quad looking S. from the South Range. Space defined by site boundary wall on left and the old kitchen on the right.



Kitchen Quad looking N from the Nuffield Building. Space defined by site boundary wall on right & the Nuffield Building on the left.



Kitchen Quad looking SW from the west boundary wall. Single story link building allows views to mature tree canopy.



VISUAL SURVEY OF THE DEVELOPMENT SITE (continued)

PUMP QUAD

The Pump Quad is an enclosed, rectangular but irregular space surrounded by Listed stone buildings. The space is approximately 18.5m in length and 9.5m wide.

The surrounding buildings form the visual and physical boundary of the site. Physical access to the site is obtained via: 1. a narrow entrance between the Main Range and the South Range buildings; 2. a passageway under one building that sub-divides the Kitchen Quad from the Pump Quad, or 3. through doorways leading from the kitchens and adjacent South Range buildings.

Due to the height of the buildings and the almost 360 degree enclosure the space has an introverted character. Although there is no central focus, the architecture of the surrounding buildings, particularly to the east and south, draws the eye.

Covered walkways to the north and west sides of the Pump Quad provide shelter, direct the eye downwards, and frame views to the lower storeys of the surrounding buildings. From the Pump Quad, long to mid distance views to the Main Quad and the trees beyond are obtained through a narrow gap between the Main Block and the South Range buildings. The gap forms the main entrance to the Pump Quad.

The Pump Quad is primarily used as a movement space, providing access to the surrounding buildings. The quad also provides informal overflow space for the Junior Common Room bar, located within the cellars. Tables and seating encourage use of the quad as a passive space when weather conditions allow.

Paving materials are simple, good quality and well maintained. Stone slab and polished concrete paving, under the covered walkways, frames buff stone gravel paving within the central space. Soft landscaping is restricted to pots with interesting high quality planting, and climbers along the covered walkways. The planting helps soften the space and provide interest in an otherwise hard space.



The Pump Quad looking SE from the entrance to the Main Quad.



The Pump Quad looking West from the first floor of the South Range buildings.



Pump Quad looking NE from the entrance door to the kitchens towards the site of the proposed development.

LANDSCAPE SUMMARY

The Development Site/s sit within an important historic, rich, and diverse landscape, and are located within a protected area of a historic city. The current Worcester College landscape has been affected by physical factors and human events and activities dating back over many centuries.

The Kitchen Quad development lies immediately adjacent to the site boundary and as such is visually an important part of the 'townscape' and the public realm. The Kitchen Quad development also lies adjacent to the historic garden, making its location very sensitive in landscape terms, both within the private space and the public realm.

The Pump Quad development lies within the heart of the historic site, screened from public views, but surrounded by protected buildings. It is located within the oldest part of the site.



The Proposal

Kitchen Quad:

The Proposed New Building

Extent: The proposed development within the Kitchen Quad essentially fills the existing Kitchen Quad space. The site boundary and the walls of the existing buildings define the extent of the new building, and therefore its relationship with the surrounding landscape.

To the east the building fronts onto Worcester Street, where it is screened at the lower levels by the Listed boundary wall. Due to the lower level of the existing Kitchen Quad the wall screens the majority of the single storey element of the new building.

To the west the location of the existing unlisted building wall, which appears as a garden wall when viewed from the garden, defines the extent of the proposed building.

Scale: The scale of the building has been defined both horizontally and vertically by the surrounding buildings. The new buildings' roof lines are 2.4-2.5m's lower than the surrounding buildings to ensure clear views are retained of the upper levels of the older structures.

Materials: The proposed primary external building material on the Worcester Street elevation is bronze, a copper and tin alloy. The material has been chosen to harmonise with the surrounding building materials: rubble stone, sawn stone and terracotta tiles. The bronze cladding will mature over time to provide a material with tonal variation and colour. Glazed panels and strips allow light into the new building, where essential, without the definition of window frames.

Function: The proposed development will provide up to date catering facilities and a lecture space within the heart of the college. Provision is also allowed for efficient refuse disposal, via an existing gated entrance on Worcester Street. The intention is that the proposed café, adjacent to the kitchens and fronting the historic garden, will provide a communal focus at the heart of the colleges historic buildings.

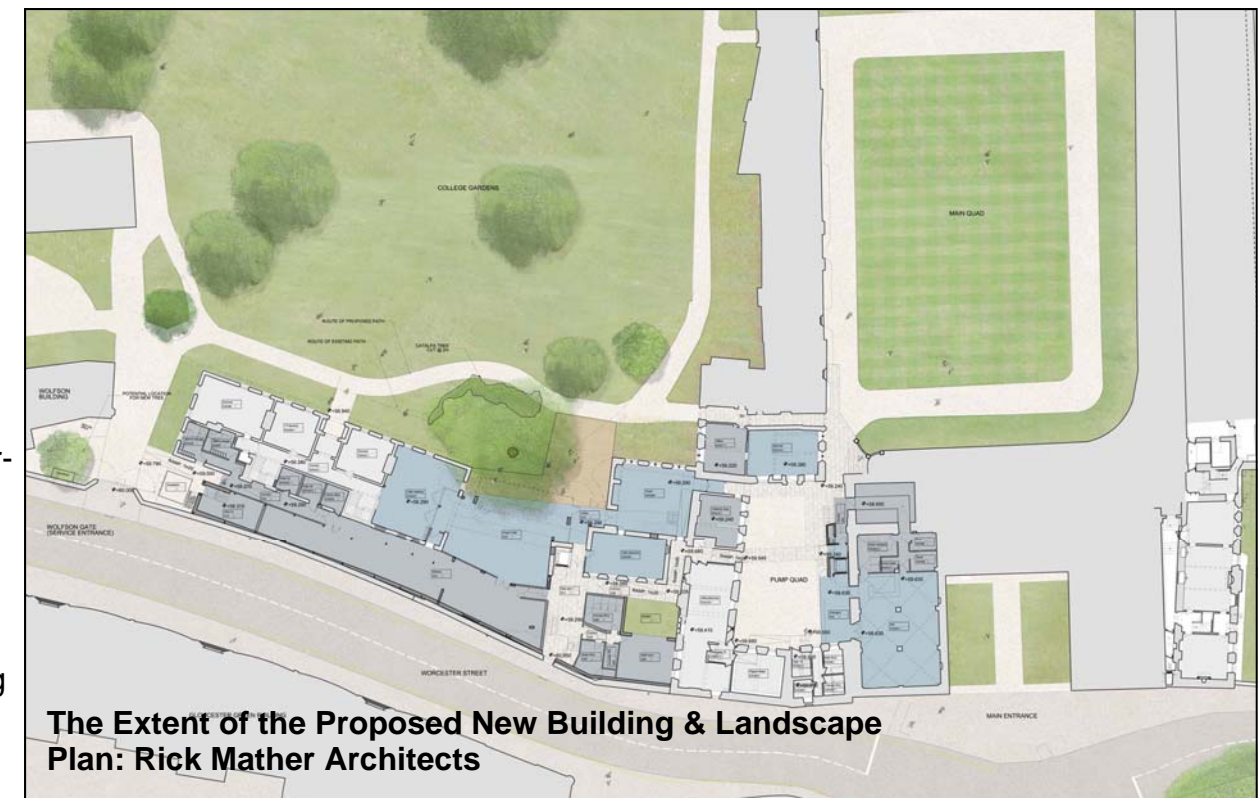
The Landscape Design

Due to the proposed building's location adjacent to the boundary, there is an absence of landscape spaces to the east of the new building. To the south-west of the adjoining Nuffield building, a space has been identified to allow the replanting of a specimen tree adjacent to the east site boundary. The proposed tree will in time provide high level soft landscape interest adjacent to the boundary, replacing two mature trees that were lost to disease in the Kitchen Quad in recent years.

A new small enclosed 'garden' space—The Winter Garden—will allow for some horticultural interest hidden from public view within the heart of the new built structure.

The garden elevation of the proposed development provides for an outdoor terrace to allow integration of the building and its occupants with the outdoor environment. The existing mature Catalpa has defined the extent and form of the proposed outdoor space. The existing garden path will be diverted to relieve pressure on the tree, and the detailed design of all hard landscape elements will ensure the Catalpa is not affected by the proposed building or landscape.

At this stage the landscape design is essentially conceptual, detail will be worked up in association with the Head Gardener and the University Parks Department at a later stage in the design process. The concept however allows for the retention of: a sinuous garden path, the traditional estate fencing, and the existing mature specimen Magnolia, with the majority of its associated rich bulbous under-planting. The proposal will also allow for further high quality horticultural planting adjacent to the new building, integrating the new garden spaces with the historic garden space.



The Proposal

Pump Quad:

The Proposed New Building

Extent: The proposed development within the Pump Quad replaces an earlier unlisted structure - a small kitchen and a covered walkway. The new building sits within the footprint of the Hall Pantry Kitchen and the eastern walkway, against the south elevation of the Listed Main Range and adjacent to the eastern section of the South Range Pump Quad buildings.

The proposed development sits entirely within the private realm of the college.

Scale: The proposed building is small in scale both vertically and horizontally when compared to the surrounding buildings. The upper level of the proposed structure relates physically to the higher street level that extends throughout the Main Range. The lower level relates physically to the garden level that extends through the majority of the college site, including the Medieval buildings. Due to the different scales of the 19thC Main Range buildings and the Medieval South Range buildings the upper storey of the proposed building extends upwards to one and a half storeys, where seen against the older smaller scale buildings.

Materials: The proposed external building materials, bronze cladding and glass, used for the Worcester Street and Garden Elevations of the Kitchen Quad building, are repeated within the Pump Quad. Glazed panels are used where the building's function allows, to ensure good views to the surrounding listed buildings and to allow light to flood the new built spaces. The bronze cladding has been chosen to harmonise with the surrounding building materials: rubble stone, sawn stone and terracotta tiles. The bronze cladding will mature over time to provide a material with tonal variation and appropriate colour. The glazed panels allow light into the new building without the definition of window frames.

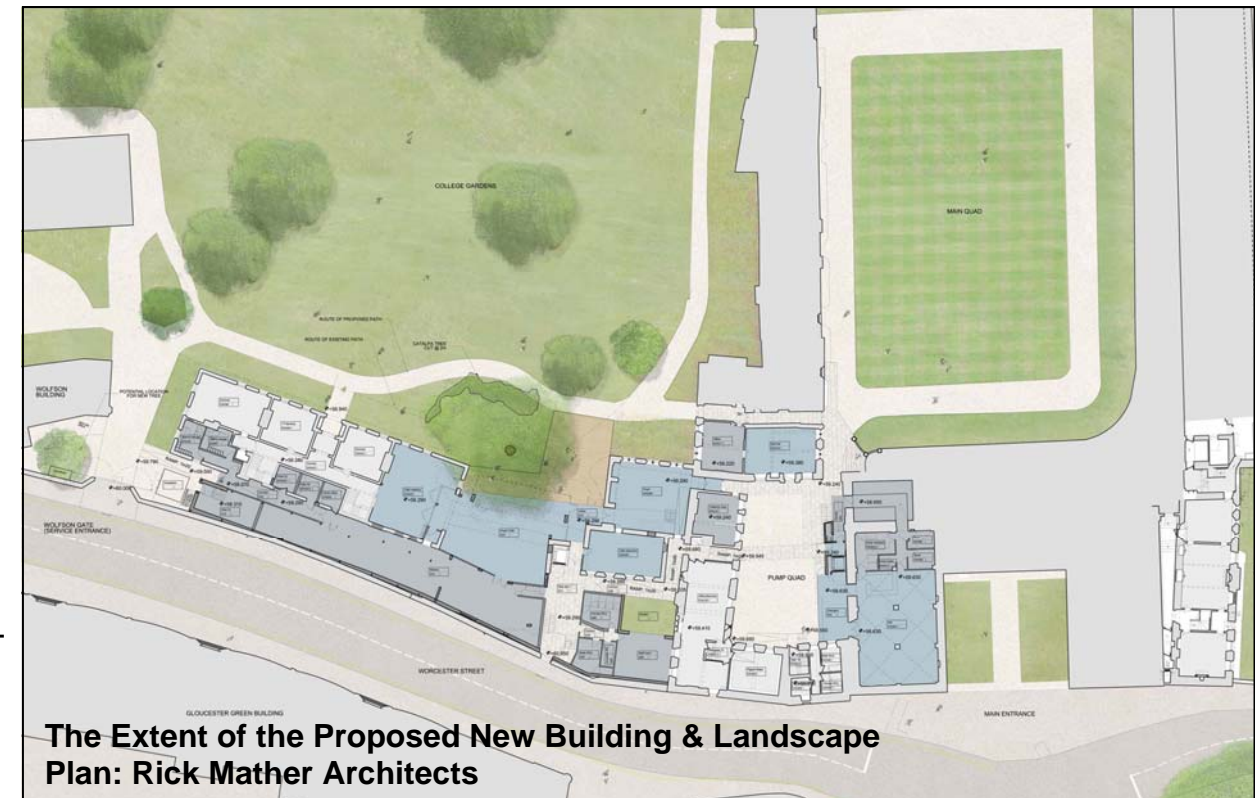
Function: The proposed development provides up to date catering facilities - a finishing kitchen adjacent to the historic dining hall, a social space adjacent to the existing Junior Common Room bar (The Orangery), and service and disabled access within the multi-level heart of the college. The intention is that the Pump Court and its built spaces, both existing and proposed, will provide a communal focus at the heart of the college's historic buildings.

The Landscape Design

Due to the proposed building's location, within the footprint of an existing structure, the extent of the external space within the Pump Quad is not significantly altered.

Landscape materials for the central quad space will remain as existing - buff, bound, crushed stone aggregate, matching the colour of the stone used in the surrounding buildings. Perimeter access routes and entrance to buildings will be defined in stone slabs, that harmonise with the existing stone used in the buildings. Existing site furniture: benches, tables and planters, will be retained to encourage social gathering within the hard landscaped Pump Quad space. High quality horticultural planting will provide seasonal interest in the planters throughout the year and will, as now, help to soften the space.

The proposed Orangery will extend the opportunity to grow and display an additional range of plants within a controlled environment.



Impact of the Proposal

Landscape Impacts

Landscape Impacts are changes in the fabric, character and quality of the landscape as a result of the development. Hence the impact assessment is concerned with the following;

direct impact on specific landscape elements
more subtle effects upon the overall pattern of elements that give rise to landscape character and regional and local distinctiveness;
impacts upon acknowledged special interests or values such as designated landscapes, conservation sites and cultural association.

Visual Impacts

Visual Impacts are a subset of landscape impacts. They relate solely to changes in views of the landscape, and the effects of those changes on people. Hence visual impact assessment is concerned with;

the direct impacts of the development upon views of the landscape through intrusion or obstruction
the overall impact on visual amenity, which can range from degradation through to enhancement
the extent of intrusion of the development

Zone of Visual Impact

The ZVI outlines the area of land from which there is a view of any part of the proposed development. The ZVI is primarily intended as a working tool for the assessment of the visual effects of alternative proposals so that it can be used as an indication of the area of land affected by the scheme. It should be appreciated that ZVI are not wholly accurate indicators and information given is approximate. Reference should be made to the 3D model & the photorealistic images produced by RMA for an accurate photorealistic view.

Methodology for establishing the Zone of Visual Impact

Desk top study - an initial study (using 1:10,000 scale OS plans) to assess the potential impact of the scheme, considering landform, vegetation and buildings as elements that limit and form the edges of views to the site.
Field Survey - a second stage to check and refine on the ground the limits of the ZVI by walking both public land and the historic garden.

Heritage Assets & Impacts

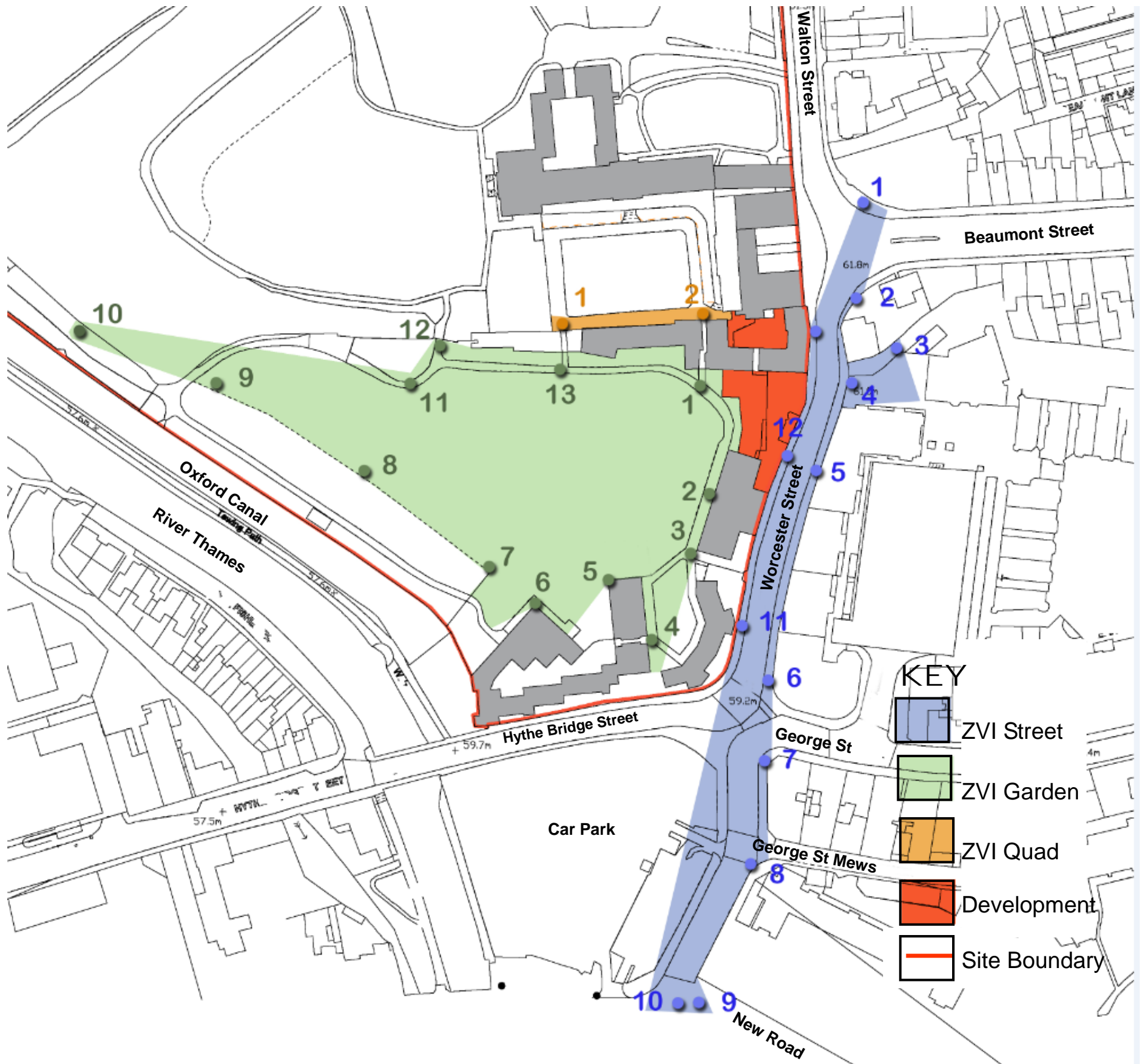
Within a heritage environment, landscape and visual impacts need to be assessed alongside key information about protected buildings, structures & spaces. The landscape forms the setting for protected buildings. Views to the development site are identified & described within the Zone of Visual Influence. Selected important views are then reviewed & analysed in more detail with particular reference to the protected elements. Assessment Points are selected within the views & movement through the view is described.





Zones of Visual Influence (ZVI)
not to scale





Selected View Points
to the Development Sites within the
Zones of Visual Influence
not to scale



Views to the Development Sites within the ZVI



Location :
SP 50868 06561

Approx. Elevation :
65.66 m

Approx Distance :
75 m

Description :
Possible very limited view of the roof of the proposed Kitchen Quad building beyond the South Range

View 1—Junction of Beaumont Street & Walton Street looking S



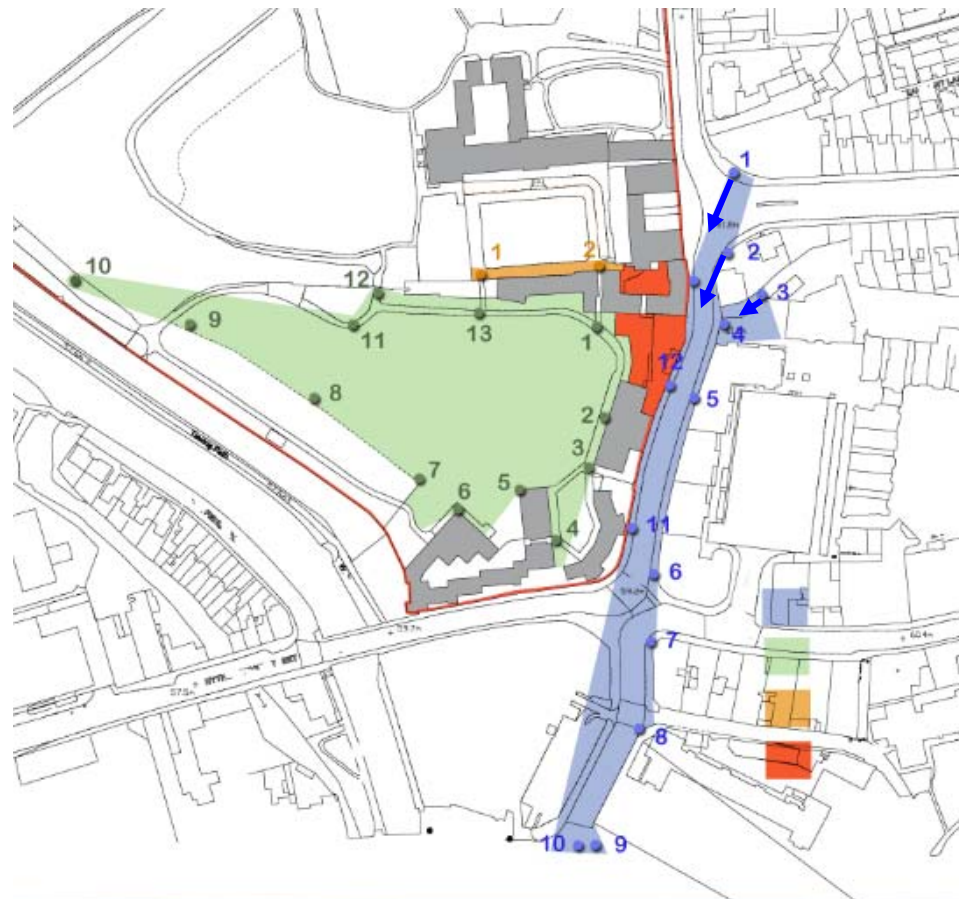
Location :
SP 50865 06555

Approx. Elevation :
65.68 m

Approx Distance :
63 m

Description :
View of the roof and glazed panels of the proposed Kitchen Quad building beyond the South Range

View 2—Junction of Worcester Street & Beaumont Street looking SSW



ZVI Street



Location :
SP 50886 06523

Approx. Elevation :
66.06 m

Approx Distance :
53 m

Description :
Significant short distance view of the proposed Kitchen Quad building above the boundary wall & in front of the South Range Old Kitchen

View 3—At Entrance to Gloucester Green looking SW





Location : SP 50861 06510 Approx. Elevation : 65.48 m Approx Distance : 22 m
 Description : Significant short distance view to the proposed Kitchen Quad building, in front of the Old Kitchens & Nuffield Building & reduction of the view to the mature garden tree

View 4 At exit from Gloucester Green looking SW



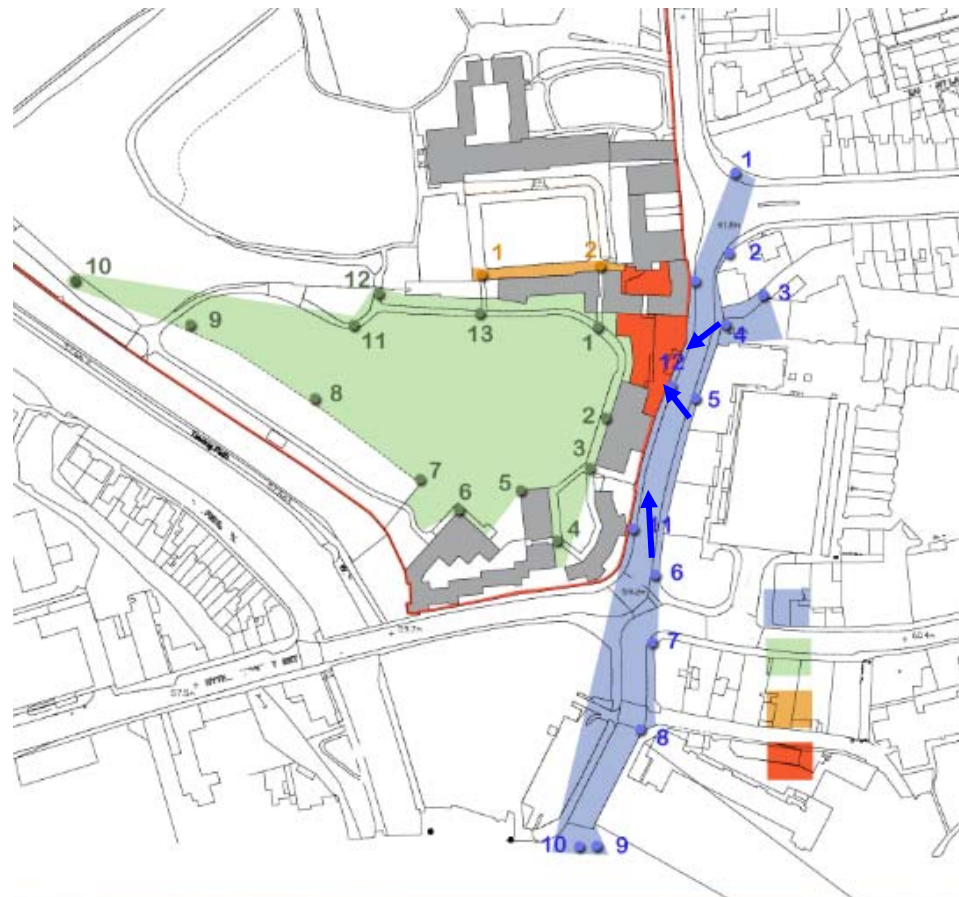
Location :
 SP 50855 06484

Approx. Elevation :
 64.6 m

Approx Distance :
 15 m

Description :
 Significant short distance view of the proposed Kitchen Quad building above the boundary wall, & in front of the South Range Old Kitchens and Pump Quad buildings

View 5 From Worcester Street looking NW



ZVI Street



Location :
 SP 50839 06423

Approx. Elevation :
 62.77 m

Approx Distance :
 75 m

Description : View of the proposed Kitchen Quad above the boundary wall, and in front of the South Range Old Kitchen & Pump Quad buildings.

View 6 Junction of Worcester Street & George Street looking N





Location :
SP 50840 06400

Approx. Elevation :
62.5 m

Approx Distance :
94 m

Description :
View of the proposed Kitchen Quad development above the boundary wall and in front of the South Range Old Kitchen & Pump Quad buildings.

View 7 Junction of Worcester Street & George Street looking N



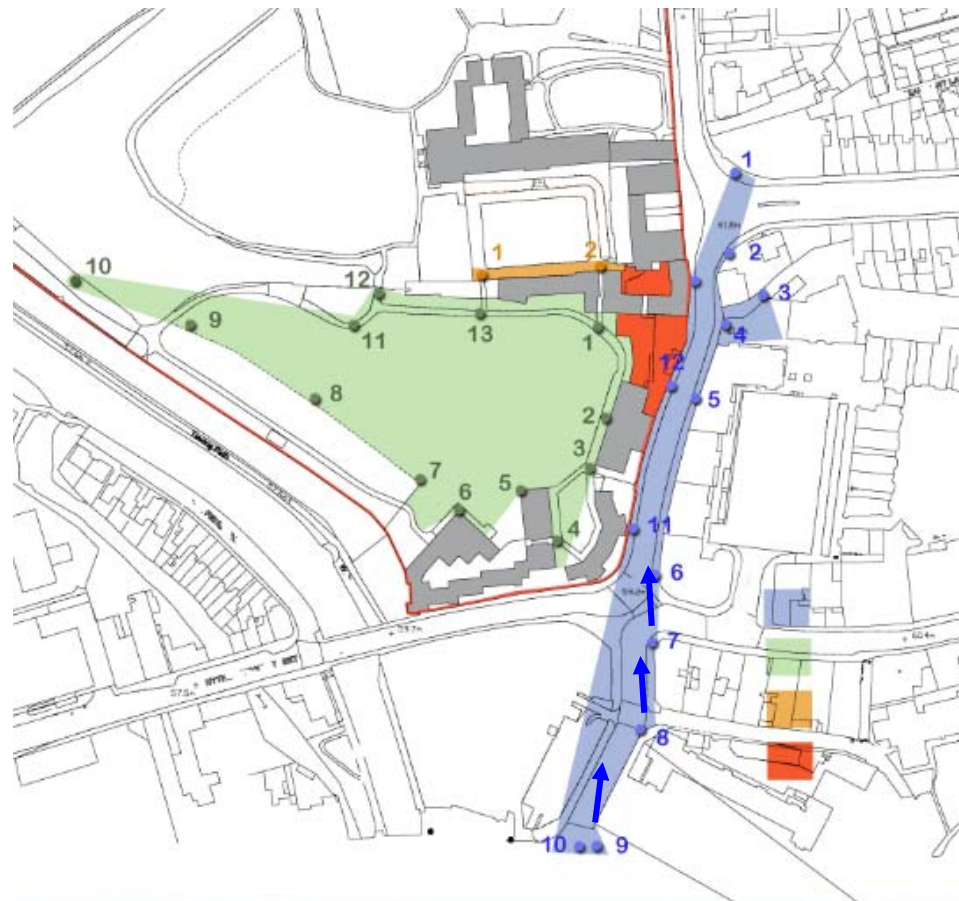
Location :
SP 50831 06367

Approx. Elevation :
62.04 m

Approx Distance :
129 m

Description :
View of the proposed Kitchen Quad development above the boundary wall and in front of the South Range Old Kitchen & Pump Quad buildings.

View 8 Junction of Worcester Street & George Street Mews, north of Nuffield College looking N



ZVI Street



Location :
SP 50815 06318

Approx. Elevation :
62.05 m

Approx Distance :
173 m

Description :
Long distance view of the proposed Kitchen Quad development above the boundary wall and in front of the South Range buildings.

View 9 Junction of Worcester Street & New Road, south of Nuffield College, looking N





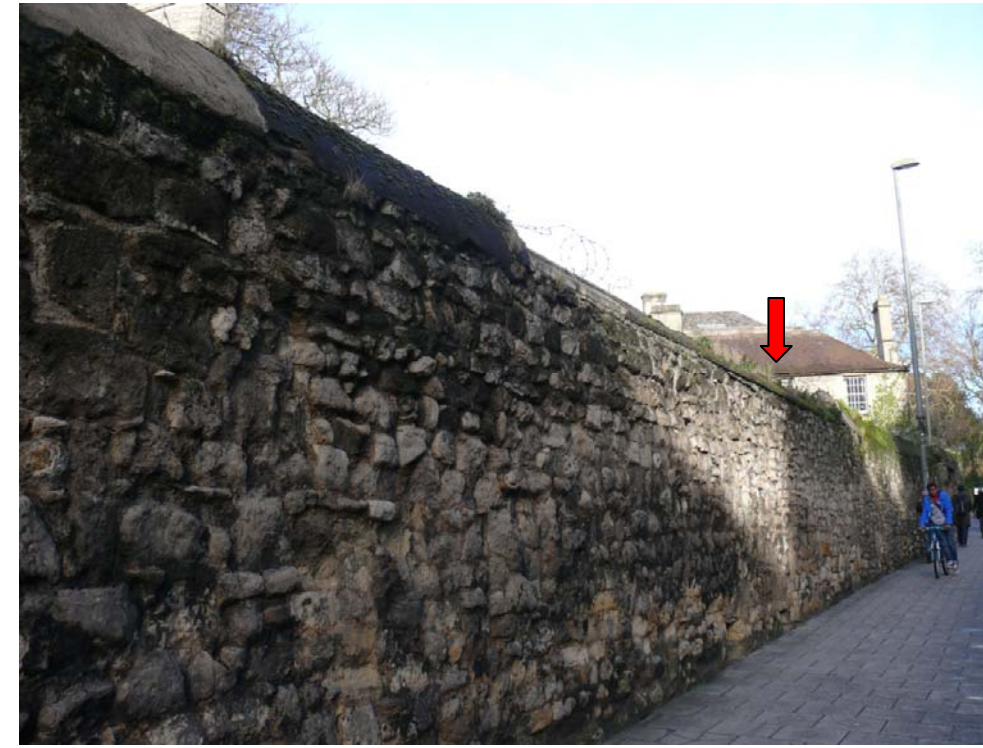
Location :
SP 50807 06320

Approx. Elevation :
61.7 m

Approx Distance :
177 m

Description :
Very limited winter views to the proposed Kitchen Quad development, seen through trees in the middle distance. All views will be screened by foliage from spring to Autumn

View 10 Junction of New Road & Worcester Street looking NNE



Location :
SP 50836 06434

Approx. Elevation :
62.9 m

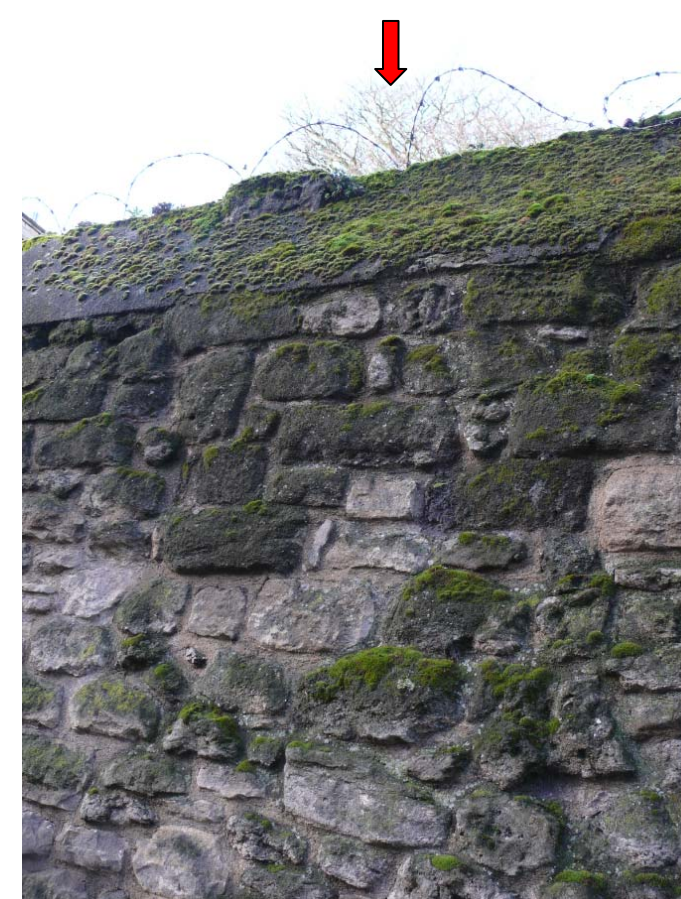
Approx Distance :
57 m

Description :
Limited views to the proposed development beyond the boundary wall. Views to the South Range Pump Quad building are slightly obscured.

View 11 Worcester Street adjacent to Worcester College boundary wall, near the Wolfson Gates, looking N



ZVI Street



Location :
SP 50848 06490

Approx. Elevation :
64.8 m

Approx Distance :
0.3m

Description :
Limited view, above the boundary wall, to glazed screen and edge of roof of proposed Kitchen Quad development. No views to Listed buildings.

View 12 Worcester Street immediately adjacent to the development looking W





Location :
SP 50829 06509

Approx. Elevation :
64.25 m

Approx Distance :
18 m

Description:
Significant short distance view to the Kitchen Quad development site (adjacent to the orange bollards & temporary fencing) framed by the Old Kitchen & Nuffield Building.

View 1 Exit of eastern passageway from the Main Quad looking SE



Location :
SP 50821 06475

Approx. Elevation :
63.59 m

Approx Distance :
22 m

Description :
Significant short distance view to the Kitchen Quad development site between the Catalpa & the Nuffield Building. Development partially obscures views to the south elevation of the Old Kitchen

View 2 Main Entrance of the Nuffield Building looking N



ZVI Garden



Location :
SP 50817 06460

Approx. Elevation :
63.09 m

Approx Distance :
40 m

Description :
Middle distance view to the Kitchen Quad development site between the Catalpa & the Nuffield Building. Development partially obscures views to the S elevation of the Old Kitchen.

View 3 SW corner of the Nuffield Building looking N





Location :
SP 50804 06429

Approx. Elevation :
62.02 m

Approx Distance :
72 m

Description :
Mid distance views to the proposed Kitchen Quad development beyond the Nuffield Building

View 4 Between the Wolfson & Casson Buildings looking NNE



Location :
SP 50792 06452

Approx. Elevation :
62.25 m

Approx Distance :
63 m

Description :
Partially obscured views to the development site. Views at higher levels completely obscured by the Catalpa foliage from Spring to autumn at all but the lowest levels.

View 5 Adjacent to N elevation of the Casson Building looking NE



ZVI Garden



Location :
SP 50767 06443

Approx. Elevation :
61.62 m

Approx Distance :
87 m

Description :
Majority of the view to the proposed development site obscured by existing multi-layered tree planting.

View 6 Adjacent to the Linbury Building looking NE





Location :
SP 50753 06451

Approx. Elevation :
61.59 m

Approx Distance :
104 m

Description :
Long distance view across the lawn to the proposed development, specimen trees partially obscure views to the building in winter, foliage in Spring to Autumn will significantly increase the screening at all but the lowest levels.

View 7 South End of the College Gardens shrubbery looking E



Location :
SP 50723 06478

Approx. Elevation :
61.02 m

Approx Distance :
121 m

Description :
Evergreen tree planting within the lawn obscures all significant views to the proposed Kitchen Quad development, throughout the year.

View 8 From the College Gardens shrubbery looking E



ZVI Garden



Location :
SP 50669 06511

Approx. Elevation :
59.91 m

Approx Distance :
155 m

Description :
Evergreen tree planting within the lawn obscures all significant views to the proposed Kitchen Quad development, throughout the year.

View 9 North end of the College Garden shrubbery looking E





Location :
SP 50649 06518

Approx. Elevation :
59.07 m

Approx Distance :
190 m

Description :
Insignificant views to the proposed Kitchen Quad development, due to distance and low evergreen tree canopies.

View 10 View from the lake adjacent to the Listed gateway, looking E



Location :
SP 50737 06514

Approx. Elevation :
62.18 m

Approx Distance :
104 m

Description :
Limited low level views to the proposed development site. Low tree canopies obscure all high level views.

View 11 View from the lawn adjacent to the lake, looking E



ZVI Garden



Location :
SP 50743 06519

Approx. Elevation :
62.40 m

Approx Distance :
100 m

Description :
Filtered middle distance winter views to the Kitchen Quad development site. Spring to Autumn views will be almost insignificant due to existing deciduous tree & shrub planting coming into foliage. No views to Listed buildings obscured.

View 12 View looking E adjacent to the Hanging Garden





Location :
SP 50776 06518

Approx. Elevation :
62.81 m

Approx Distance :
58 m

Description :
Winter views to the development site filtered by existing tree and shrub planting at higher and lower levels. Summer views significantly reduced due to deciduous leaf cover and fore-ground perennial planting.

View 13 View looking E, adjacent to the exit from the western passageway from the Main Quad



ZVI Garden





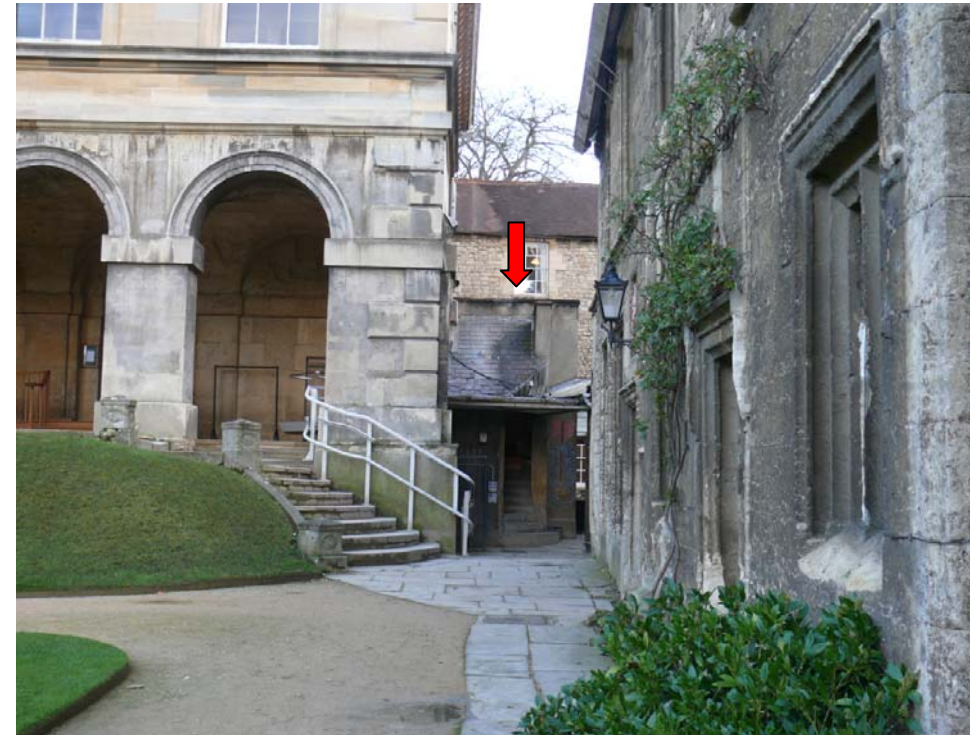
Location :
SP 50778 06529

Approx. Elevation :
62.97 m

Approx Distance :
52m

Description :
Middle distance view from Main Quad to proposed Pump Quad development. The Main Range and South Range building frame the narrow view.

View 1 Pump Quad viewed from the Main Quad southern path



Location :
SP 50819 06533

Approx. Elevation :
64.31 m

Approx Distance :
19m

Description :
Short distance view from Main Quad to proposed Pump Quad development. The Main Range and South Range building frame the narrow view. Views to the existing surrounding buildings will essentially remain the same.

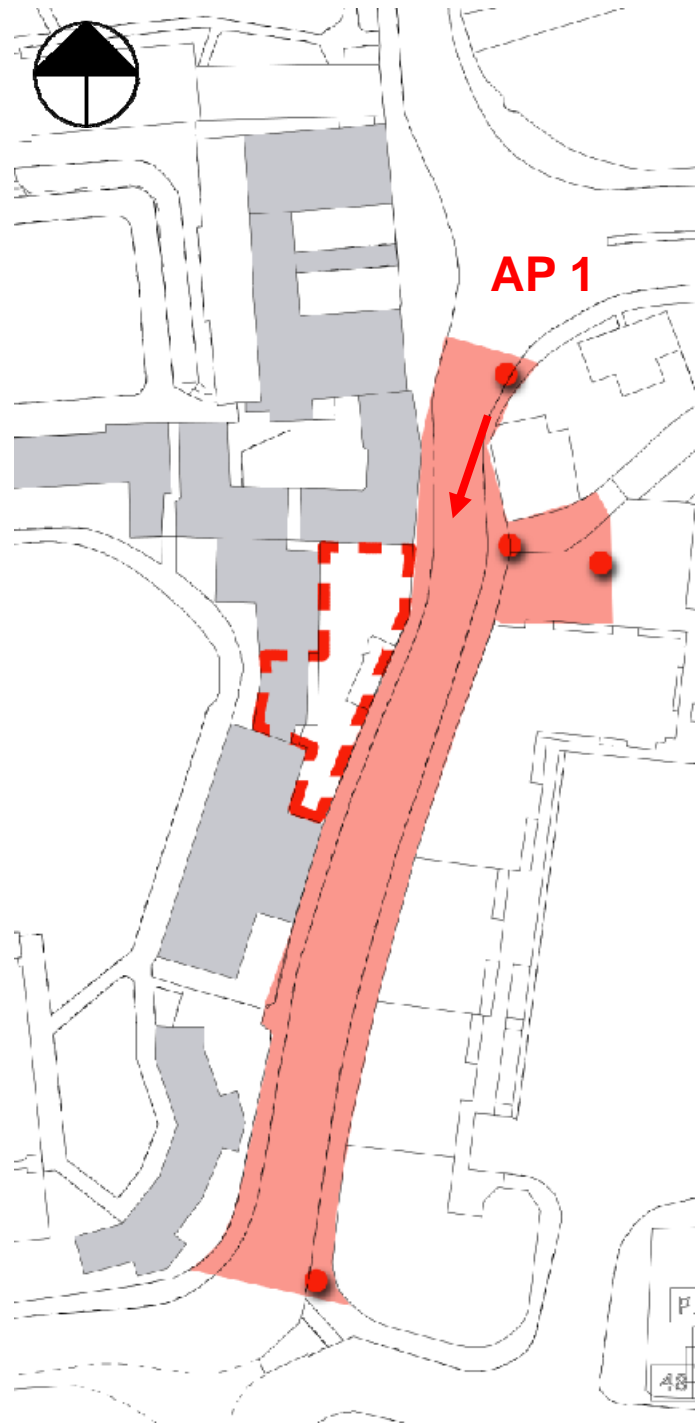
View 2 Pump Quad viewed from the Main Quad southern path



ZVI Quad



Heritage Assets Within Important Views

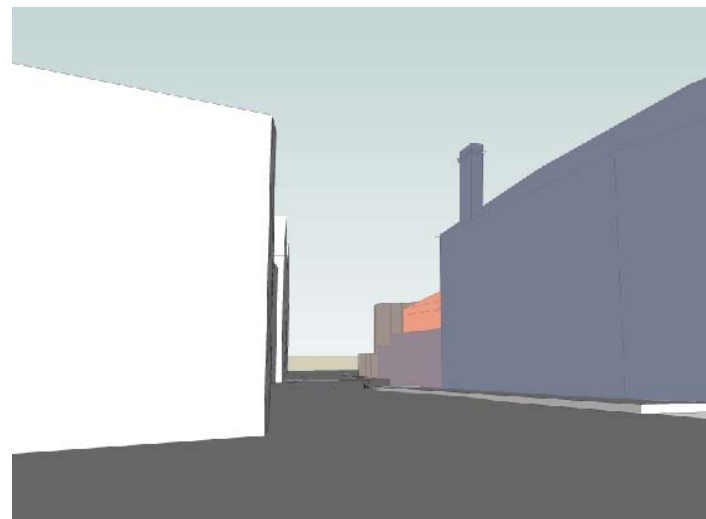


Location Plan—Worcester Street View Assessment Point AP1

Junction of Beaumont Street & Worcester Street
Looking S-SW



Heritage Assets Identified

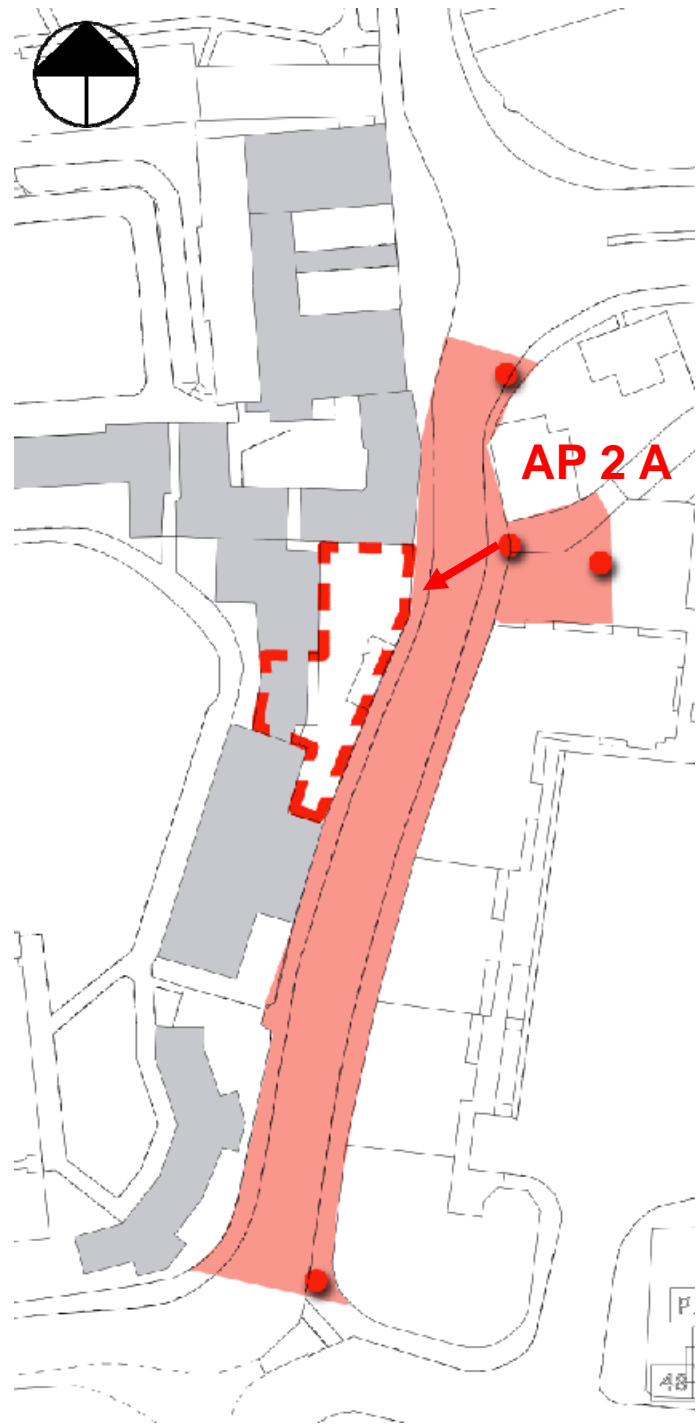


Proposed Development in Red



Existing Scene





**Location Plan—Worcester Street View
Assessment Point AP2A**

**Entrance to Gloucester Green
Looking West**



Heritage Assets Identified

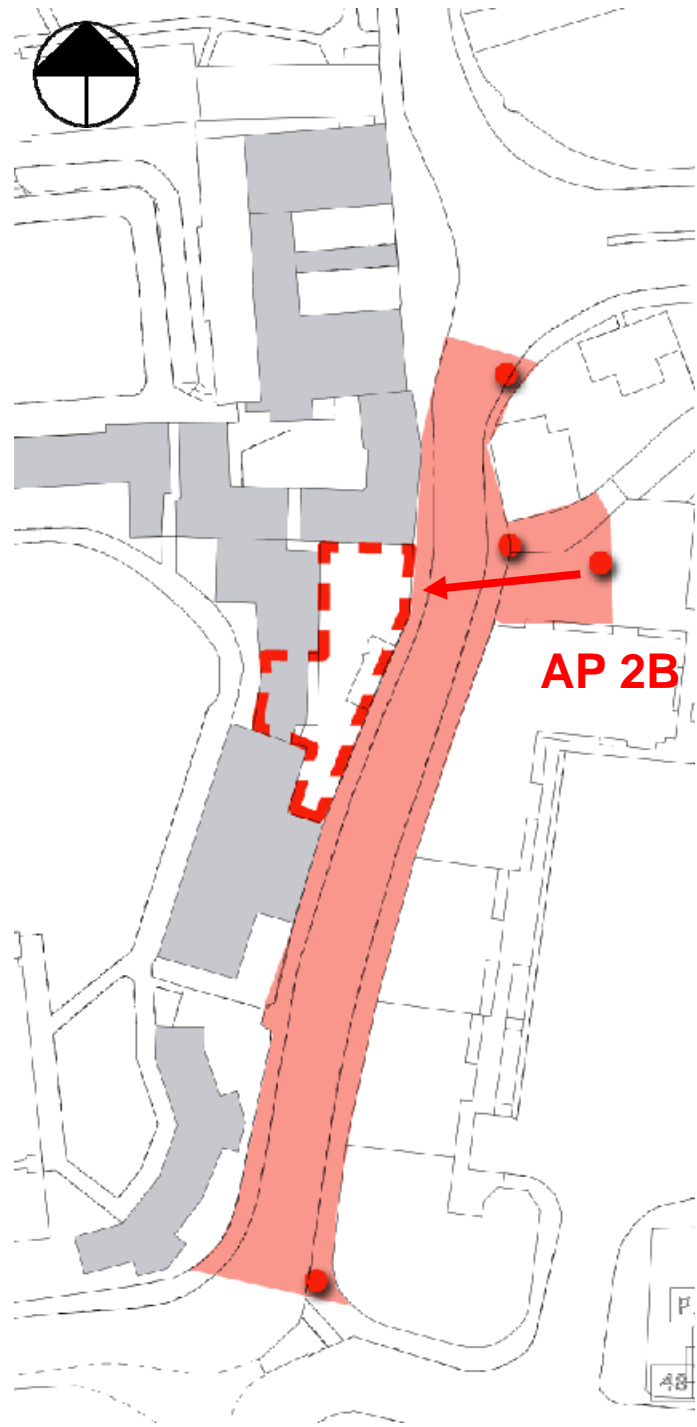


Proposed Development in Red



Existing Scene



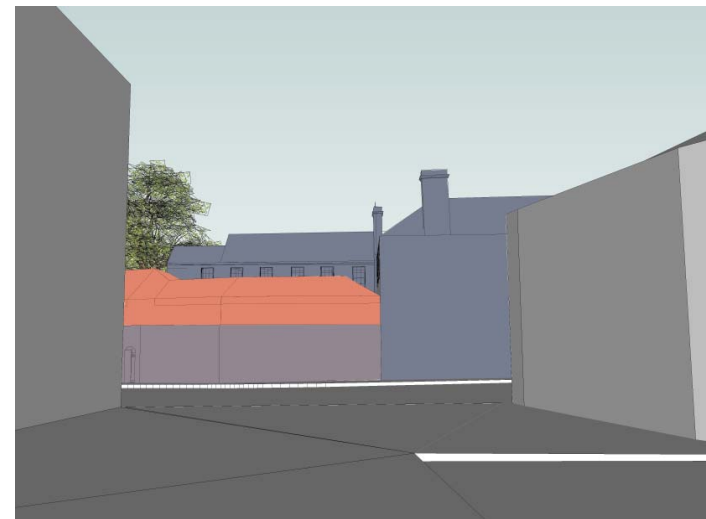


Location Plan—Worcester Street View Assessment Point AP2B

Entrance to Gloucester Green Looking West



Heritage Assets Identified

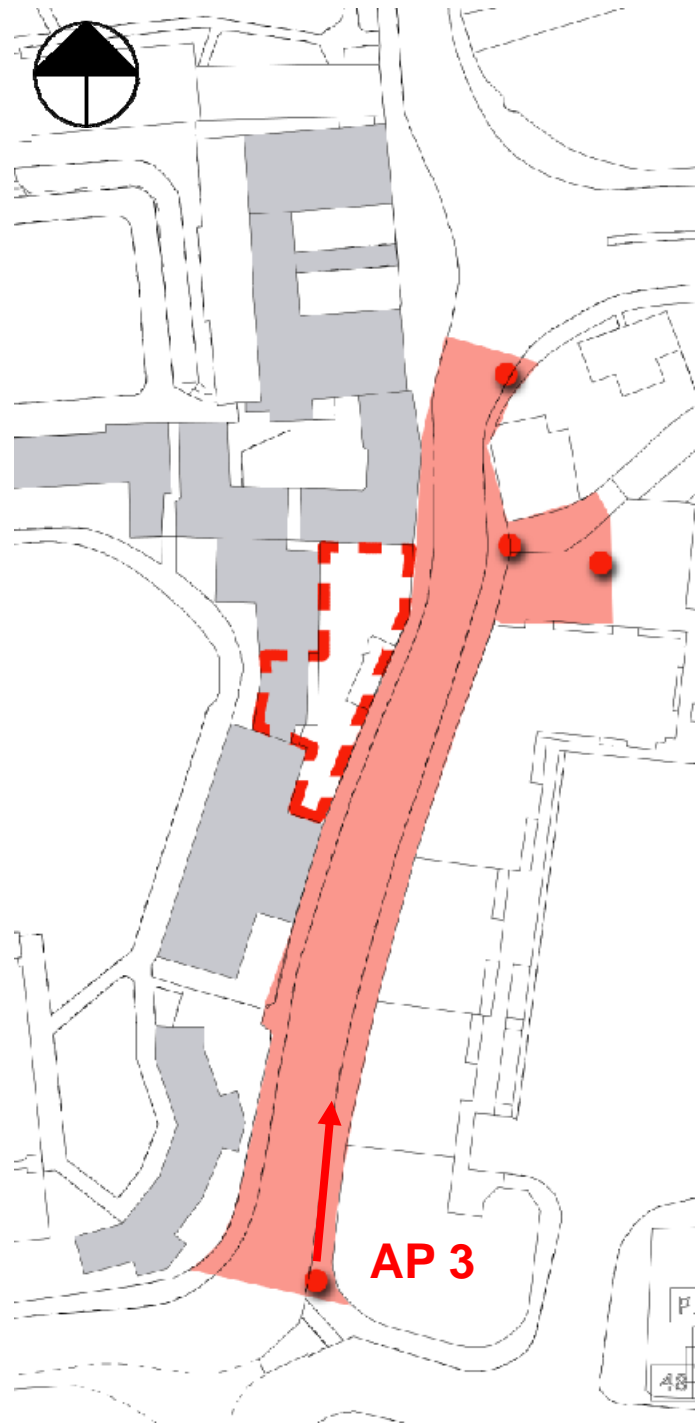


Proposed Development in Red



Existing Scene





**Location Plan—Worcester Street View
Assessment Point AP3**

**Junction of Worcester Street
& George Street
Looking N-NW**



Heritage Assets Identified



Proposed Development in Red



Existing Scene



VIEW NAME: Worcester Street – Beaumont Street to George Street (AP1 –3)

<p>1. Reasons for identifying the view as important</p>	<p>Reasons for selection of ‘View’:</p> <ul style="list-style-type: none"> This view has been selected because of its importance in the public realm. The Visual Impact Assessment has identified that there are significant views in Worcester Street from the N, E & S towards the proposed development <p>Reasons for selection of ‘Assessment Points’:</p> <ul style="list-style-type: none"> AP1: Adjacent to, but not part of, an important designed view to the Main Gate of Worcester College looking west along Beaumont Street. Busy pedestrian & vehicular movement S along Worcester Street AP2: Pedestrian movement to and from Gloucester Green, a hub for public transport and a busy shopping centre AP3: Pedestrian & vehicular movement N along Worcester Street. Provides the first significant view of historic collegiate buildings that characterise Oxford's townscape when approaching the city centre from the west. <p>History of the view from this viewing point: No evidence has been found that this view has historically been regarded as, or designed as, a special view point in the past. The designed view to Worcester College, from the public realm, is along Beaumont Street to the Main Gate.</p>
<p>HERITAGE SIGNIFICANCE WITHIN VIEWS</p>	
<p>2. Heritage Assets in the view meriting consideration</p>	<ol style="list-style-type: none"> Main Block – Grade 1 (high level only) South Range/Pump Quad/Old Kitchen – Grade 1 Boundary Wall – Grade 2 Garden – Grade 2* Conservation Area – Central
<p>3. Significance of the View to the Heritage Assets</p>	<p>Significance of the view is assessed as being medium. This is not the best or only place to view the Heritage Assets</p>
<p>4. Value/importance of the view to the Heritage Assets</p>	<p>Value/importance of the view as a whole to the Heritage Assets is assessed as being medium. The view contains important heritage assets whose significance is clearly readable, but the view does not represent the best or only place to view the assets</p>
<p>5. Magnitude of impact on the Heritage Assets</p>	<p>The magnitude of impact on heritage significance within the view is overall assessed as being neutral. The scale and mass of the proposed building is appropriate to its setting.</p>

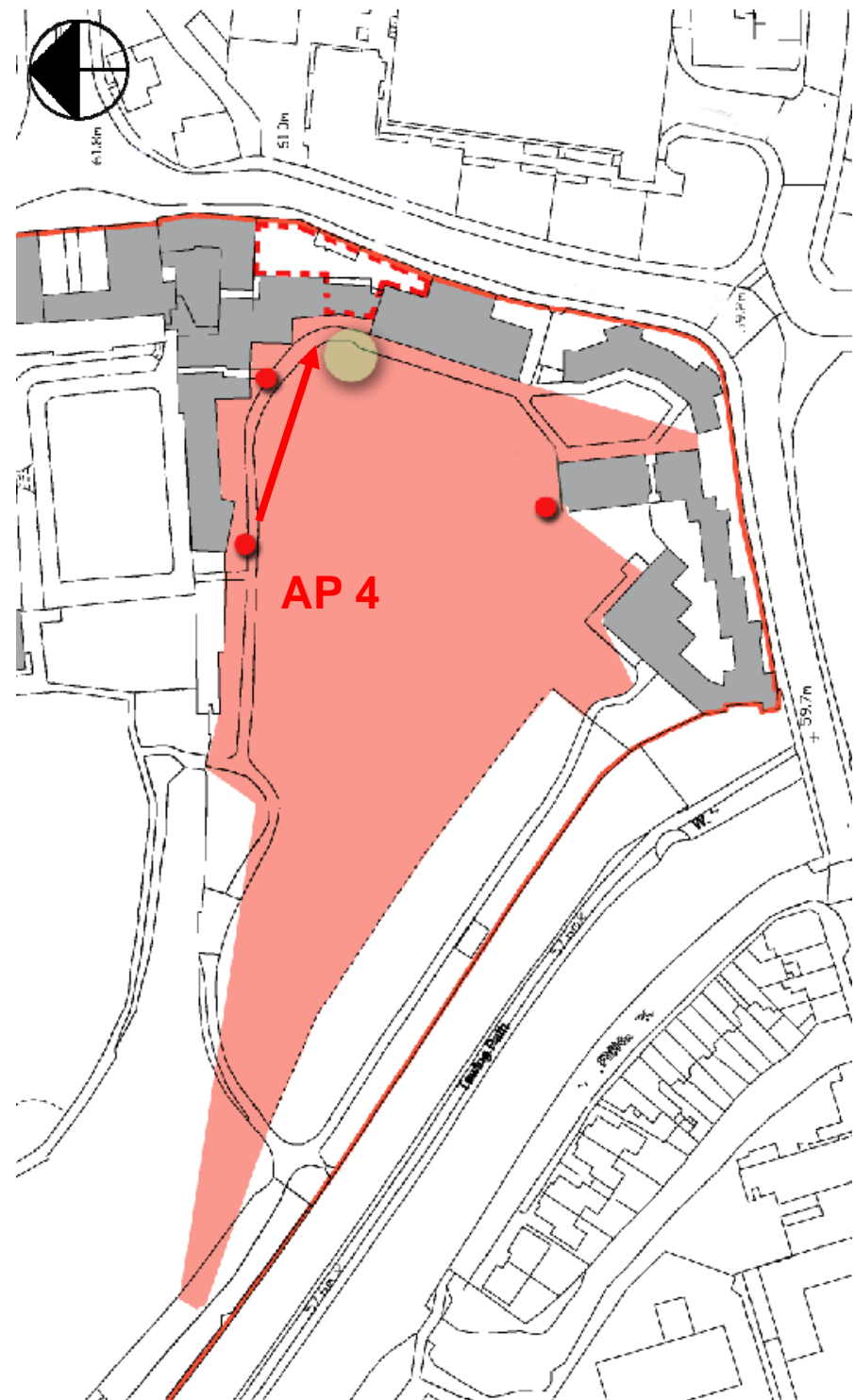


VIEW NAME: Worcester Street – Beaumont Street to George Street AP1-3 (continued)

LANDSCAPE CHARACTER	An assessment of the likely changes to the existing townscape character as a result of the proposed development.
6. Landscape Sensitivity	Townscape (Landscape) sensitivity is assessed as High. The Historic Fringe (University) townscape has a high quality, distinctive character. There are nationally recognised elements present.
7. Magnitude of effect on Landscape Character	Magnitude of Effect is assessed as Medium. There will be partial change to the townscape character and features. The proposed development will be reasonably noticeable within the vicinity overall (AP1,2 &3) due to differences in materials and form. The scale and pattern of the proposed development does not significantly differ from that already seen within the character area. Large scale buildings are typical of the Historic Fringe University Townscape Character Area. The main material proposed (copper alloy) is typically used on buildings within the character area, and the site, but the use of this material is not visible from the view under assessment.
8. Significance of effect on Landscape Character	Significance on effect is assessed as: Neutral. The proposed development would complement the existing townscape quality and character overall, so as to maintain the overall status quo. Academic buildings typically present their backs to the road, except at main entrances, and are often enclosed by high walls.
VISUAL IMPACTS	An assessment of the visual context as a result of the proposed development:
9. Visual Sensitivity	Visual Sensitivity is assessed as Very High. There are views from and within the setting of Grade 1 Listed buildings.
10. Magnitude of Visual Effect	Magnitude of Visual effect is Medium. The proposed development is visible and identifiable within the view, readily detected by the majority of viewers. The proposal does not significantly change the visual character, it allows views past buildings and above walls, to other buildings and a skyline of trees and roofs.
11. Significance of Visual Effect	Significance of Visual Effects is assessed as neutral. The proposed development has no clear adverse or beneficial impacts resulting from the visual effects.
11. Kinetic Views	Worcester Street is a movement space where views are significant. The views are important kinetically as the viewer moves through the space, rather than from any one individual space. At AP1 the development is predominantly obscured by the Pump Quad building & it is seen against the backdrop of the Nuffield Building. No views to listed buildings are obscured by the development from AP1. As the viewer moves S the development gradually reveals itself, although the listed boundary wall takes prominence in the foreground, and provides screening at the lower levels throughout. At AP2A the roof and eaves of the Old Kitchen building appear above the development, views to the majority of this listed building are obscured, but views to the more prominent Pump Quad building are not significantly affected. Moving to AP2B part of the east elevation of the Old Kitchens is revealed due to the viewer being located further away from the development. Moving S towards AP3, views to the Old Kitchen and Pump Quad are gradually revealed and the emergence of the Main Block at the higher level draws the eye upwards to the larger - scale buildings. There are no designed viewing places or seating within Worcester Street. Pedestrians move through the space within a few minutes, and vehicles in under a minute. When moving N to S the development is more significant within the view, than when moving N to S when the development is behind the viewer for a significant amount of time. When approaching on foot from the E (Gloucester Green) impact is greatest, but quickly changes as the pedestrian viewer quickly turns N or S along Worcester Street. At this point the viewer can appreciate all available views to the Heritage Assets. High level views to the prominent Catalpa are available above the buildings, and between AP2 & AP3 the viewer obtains a lower level framed glimpse of the lower canopy.

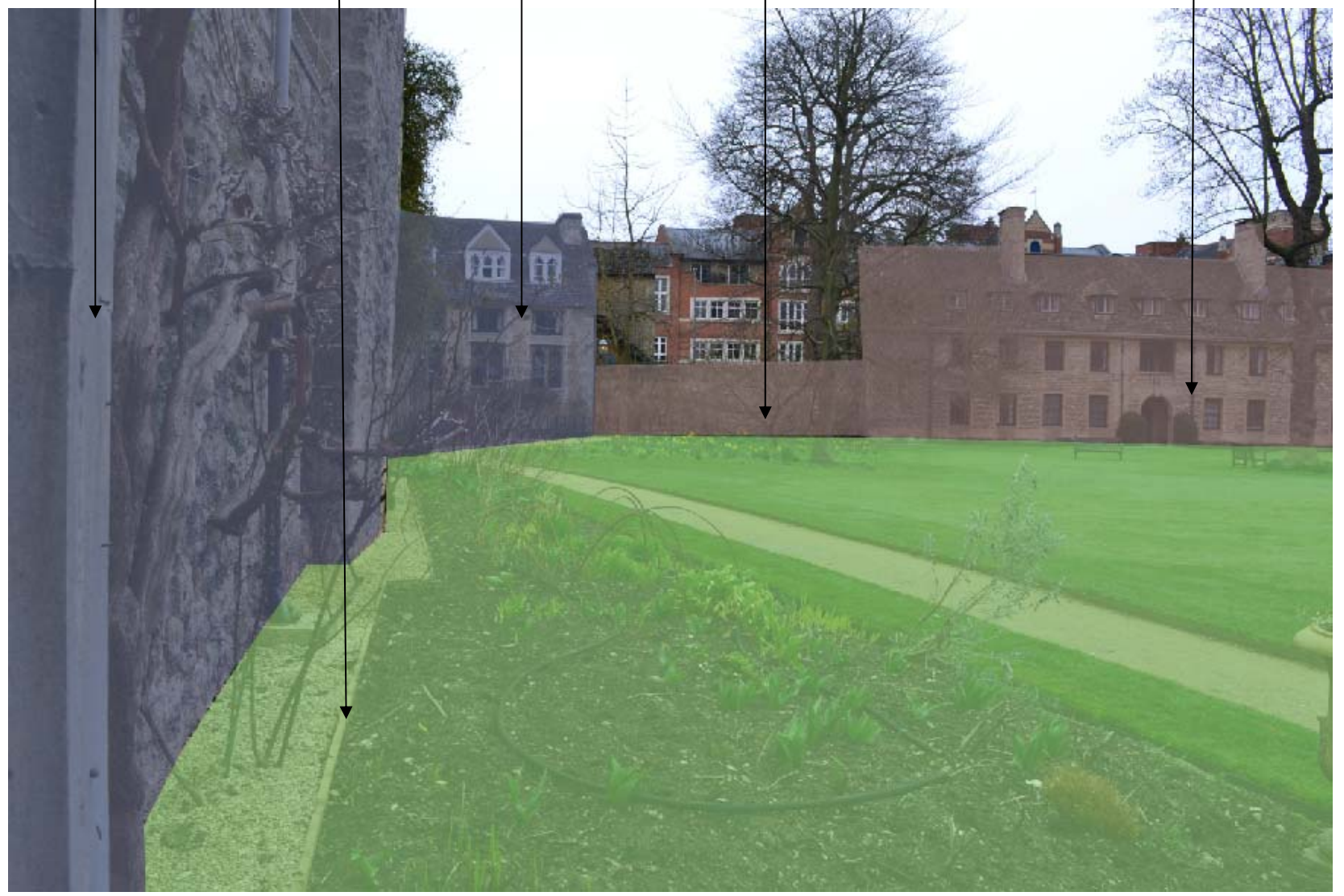


South Range (Grade 1 Listed) Garden (Grade 2 Listed) Old Kitchen (Grade 1 Listed) Kitchen Extension wall (Conservation Area) Nuffield Building (Conservation Area)



**Location Plan - Garden View
Assessment Point AP4**

**Exit from West Tunnel between the
Main Quad & College Gardens
Looking East**



Heritage Assets Identified

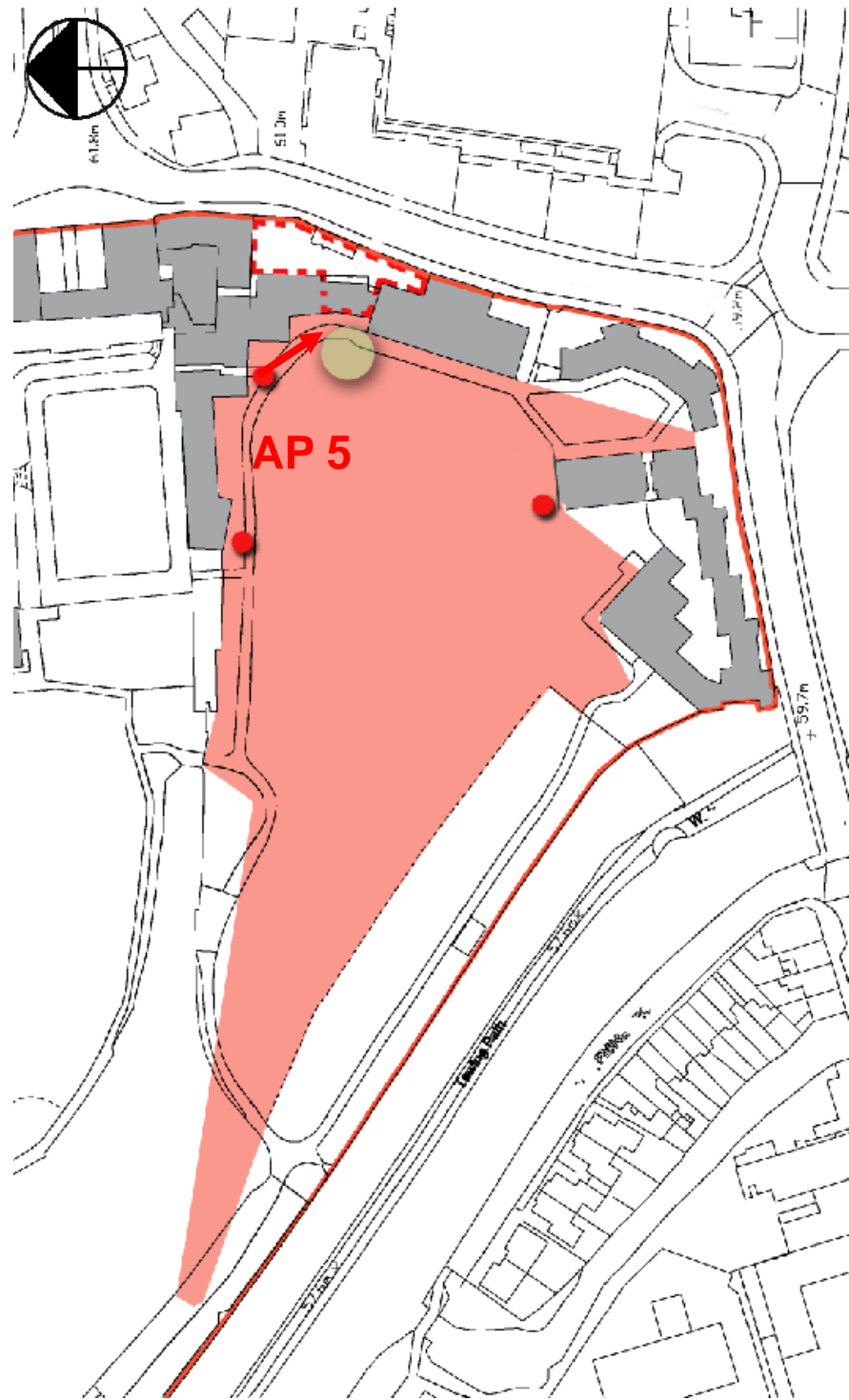


Proposed Development in Red



Existing Scene





**Location Plan - Garden View
Assessment Point AP5**

**Exit from East Tunnel between the
Main Quad & College Gardens
Looking South-East**

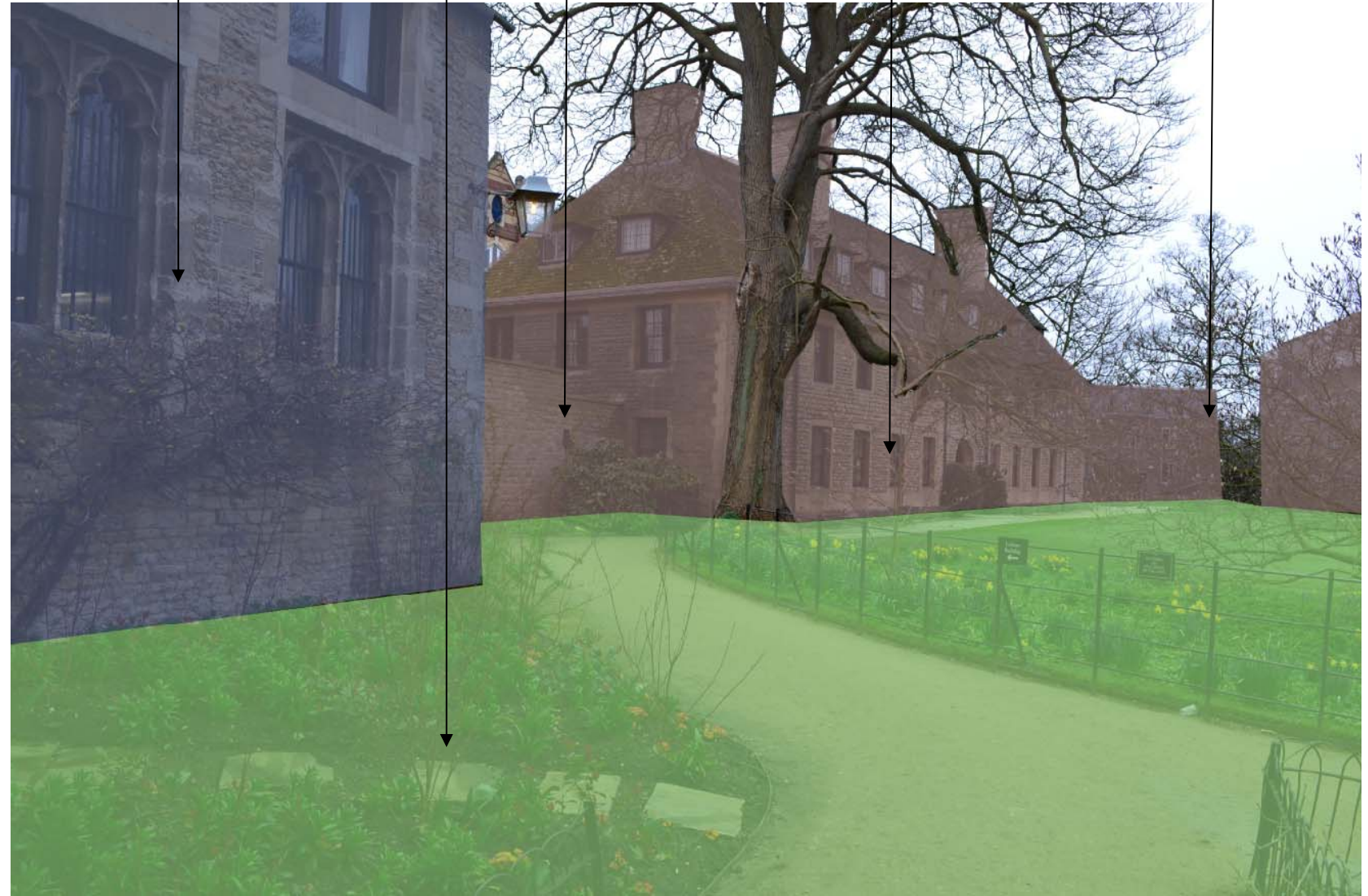
**Old Kitchen
(Grade 1 Listed)**

**Garden
(Grade 2 Listed)**

**Kitchen Extension wall
(Conservation Area)**

**Nuffield Building
(Conservation Area)**

**Wolfson Building
(Conservation Area)**



Heritage Assets Identified



Proposed Development in Red



Existing Scene



South Range
(Grade 1 Listed)

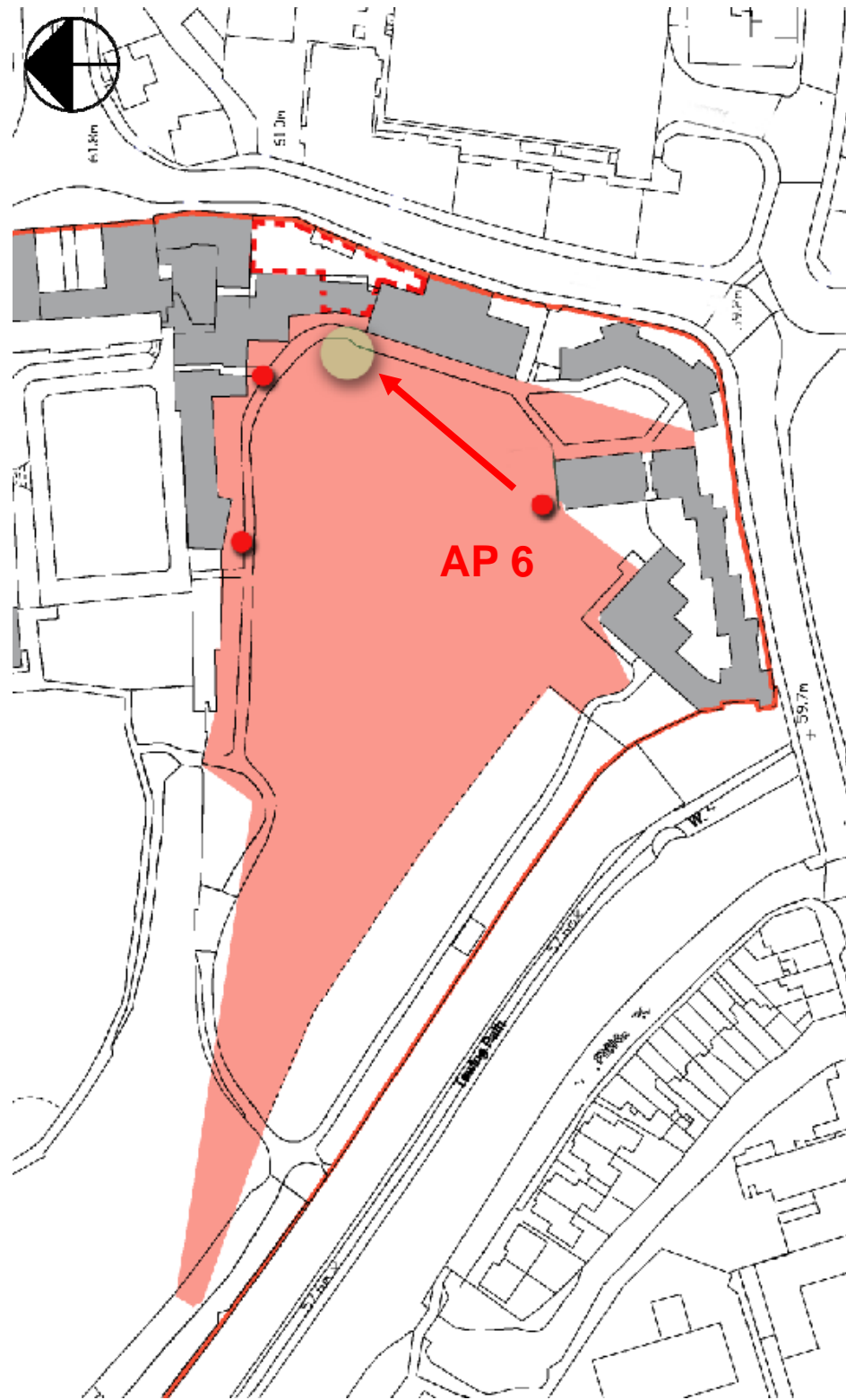
Garden
(Grade 2* Listed)

Main Block
(Grade 1 Listed)

Old Kitchen
(Grade 1 Listed)

Kitchen Extension
Wall
(Conservation Area)

Nuffield Building
(Conservation Area)



Location Plan - Garden View
Assessment Point AP6

From Path at North End of Casson Building
Looking North-East



Heritage Assets Identified



Proposed Development in Red



Existing Scene



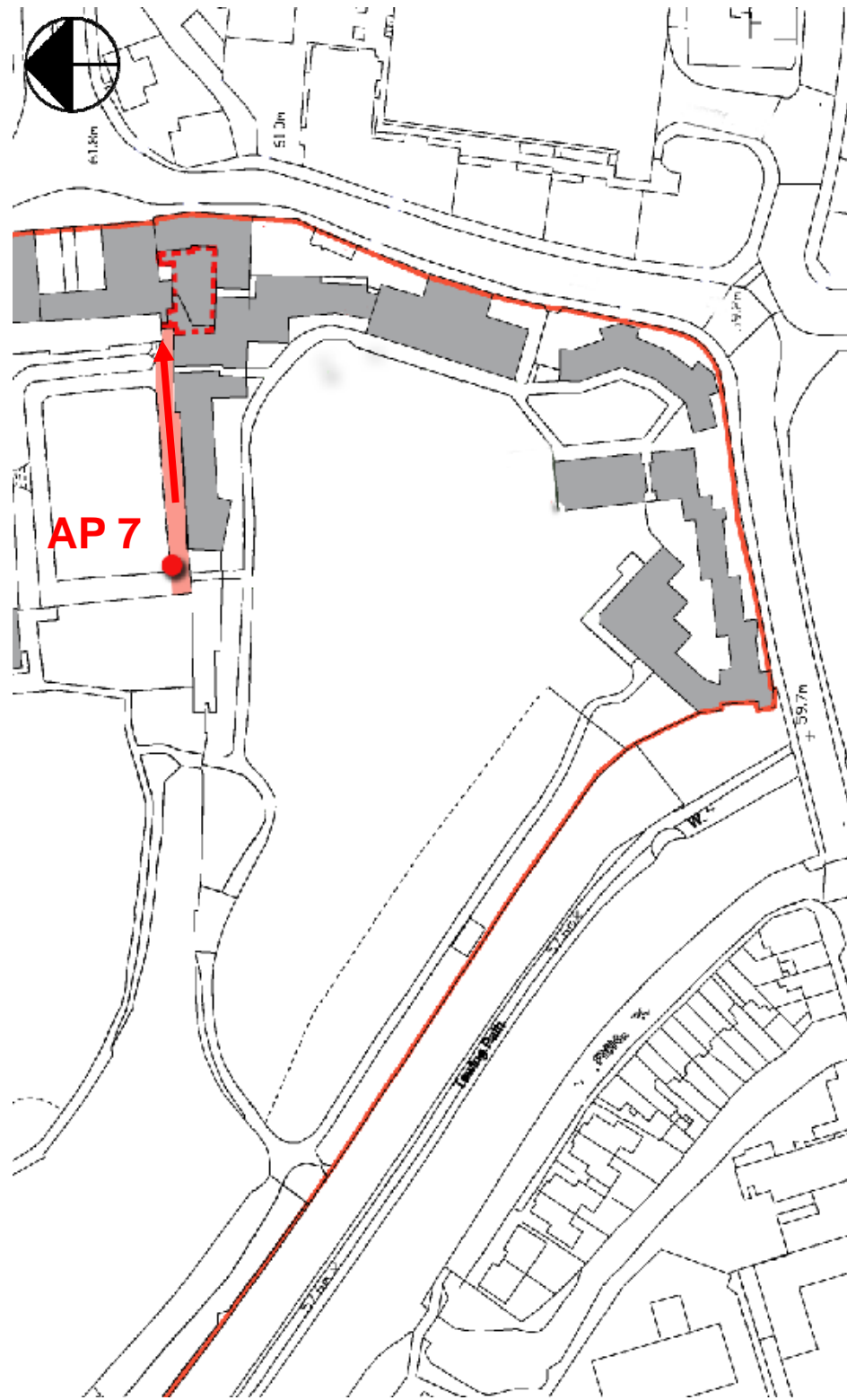
VIEW NAME: College Gardens (AP4-6)	
1. Reasons for identifying the view as important	<p>Reasons for selection of 'View':</p> <ul style="list-style-type: none"> This view has been selected because of the importance of the designed Picturesque-style Grade 2* Listed Gardens adjacent to the development. The Visual Impact Assessment has identified that there are significant views in College Gardens from the W, NW & SW towards the proposed development <p>Reasons for selection of 'Assessment Points': AP4: The main entry point for visitors to College Gardens. Provides a direct short distance view of the development and the first significant view of the gardens. AP5: The secondary entry point for visitors to College Gardens. Provides a direct mid distance view of the development. AP6: A typical existing medium distance view across the lawn, towards the 'Picturesque' buildings, from the designed circular path.</p> <p>History of the view from this viewing point: Evidence exists that parts of this view have historically been regarded as, or designed as, a special view point in the past. The designed views to the 'Picturesque' Medieval buildings are recorded in maps, drawings, paintings and photographs.</p>
HERITAGE SIGNIFICANCE WITHIN VIEW	
2. Heritage Assets in the view meriting consideration	<ol style="list-style-type: none"> 1. Main Block – Grade 1 (high level only) 2. South Range/Pump Quad/Old Kitchen – Grade 1 3. Garden Walls – Grade 2 4. Garden – Grade 2* 5. Conservation Area – Central
3. Significance of the View to the Heritage Assets	<p>Significance of the view is assessed as being very high. This is the best place to view the some of the Heritage Assets The development is located on the perimeter of one of the most important character areas of the historic landscape.</p>
4. Value/importance of the view to the Heritage Assets	<p>Value/importance of the view as a whole to the Heritage Assets is assessed as being high. The view contains important heritage assets whose significance is clearly readable, the view includes one of the best places to view the assets, and the first view of one of the assets (the garden) on entering the garden.</p>
5. Magnitude of impact on the Heritage Assets	<p>The magnitude of impact on heritage significance within the view is overall assessed as being neutral overall. The scale and mass of the proposed building is appropriate to its setting. The magnitude of impact on heritage significance is assessed as being medium beneficial at AP4. The magnitude of impact at AP5 & 6 is assessed as being low adverse. At AP4 the new development plays an important place in blocking views to the red brick buildings in Worcester Street, beyond the gardens. The dominant red brick colour is an inappropriate backdrop to the buff stone heritage assets & the sense of enclosure is important to the inward looking garden space. At AP 5&6 the new development obscures views to the side elevations of adjoining heritage assets, however the development does not obscure the designed views to 'Picturesque' building. The proposed materials for the new development, primarily glass on the garden elevation, provides a neutral coloured backdrop from AP4. Glass, will reflect the surrounding garden elements, buff stone buildings and vegetation, with appropriate specification detailed design undesirable reflection can be minimised.</p>



VIEW NAME: College Gardens (AP4-6) (continued)

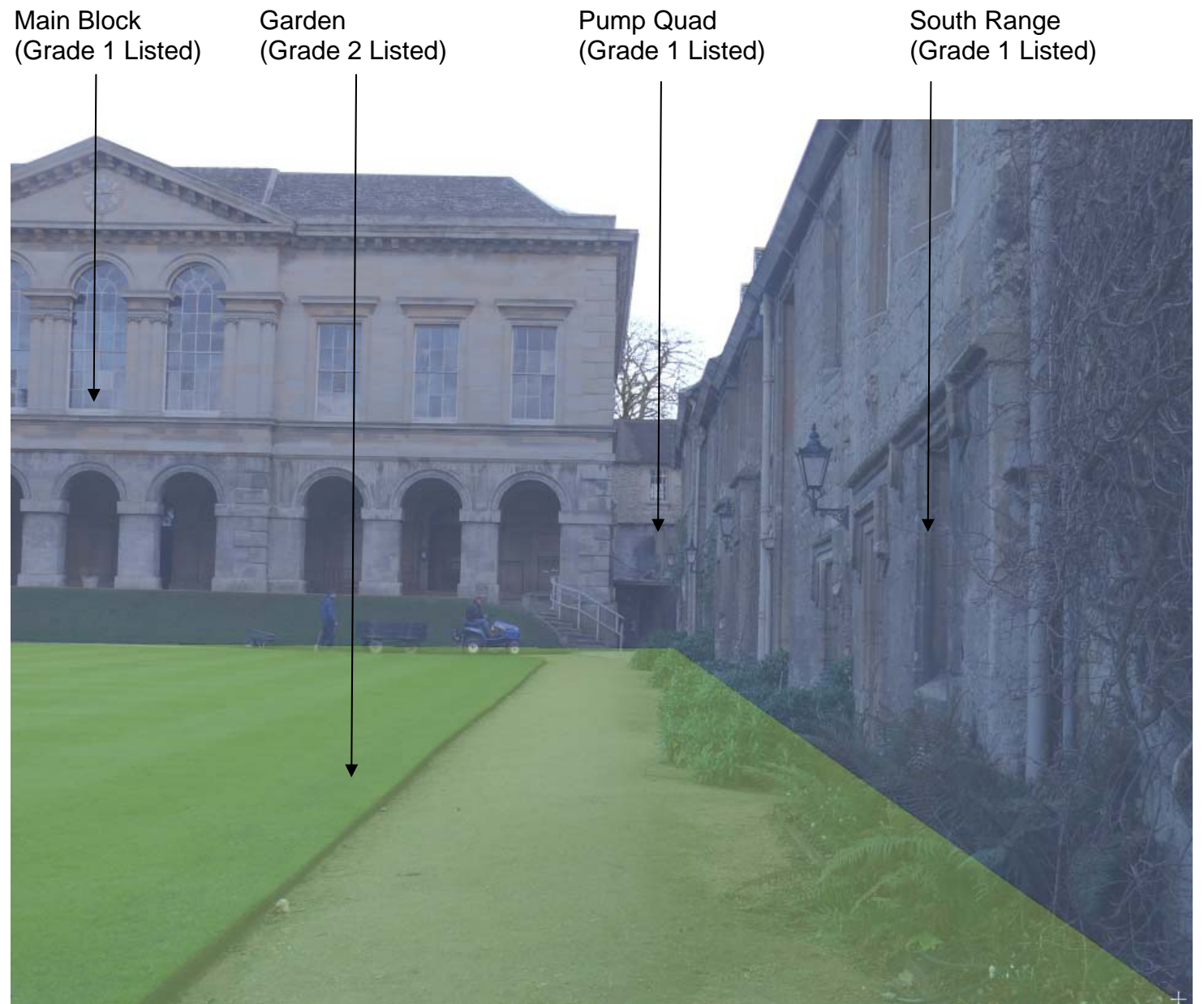
LANDSCAPE CHARACTER	An assessment of the likely changes to the existing garden character as a result of the proposed development.
6. Landscape Sensitivity	The Historic Garden (Landscape) sensitivity is assessed as High. The Historic Garden has a high quality, distinctive character. There are nationally recognised elements present.
7. Magnitude of effect on Landscape Character	Magnitude of Effect is assessed as Medium. There will be partial change to the garden character and features. The proposed development will be reasonably noticeable within the vicinity overall (AP4,5 &6) due to differences in materials and form. The scale and pattern of the proposed development does not significantly differ from that already seen within the character area. Contemporary buildings are found elsewhere within the Historic Fringe University Townscape Character Area. The main material proposed (glass) is typically used in buildings within the character area, and the site, but the use of this material in large sheets is not seen in the view under assessment.
8. Significance of effect on Landscape Character	Significance of effect is assessed as: Minor adverse/Neutral The proposed development would affect an area of recognised landscape character. however the existing garden quality and character overall would not be significantly affected, Academic sites, including the Worcester College site, typically include elements from different historical periods. Academic gardens are typically enclosed by buildings and high walls that obscure the visual and auditory stimulus of the city.
VISUAL IMPACTS	An assessment of the visual context as a result of the proposed development:
9. Visual Sensitivity	Visual Sensitivity is assessed as Very High. There are important views from and within the setting of Grade 1 Listed buildings and a Grade 2* garden.
10. Magnitude of Visual Effect	Magnitude of Visual effect is Medium. The proposed development is visible and identifiable within the view, readily detected by the majority of viewers. The proposal does not significantly change the visual character, it allows views past buildings and above walls, to other buildings and a skyline of trees and roofs
11. Significance of Visual Effect	Significance of Visual Effects is assessed as neutral. The proposed development has no clear adverse or beneficial impacts resulting from the visual effects. The proposed development is set back from the main elevations of the adjoining buildings. It provides a contrast in style, but through the use of materials that are neutral in colour does not dominate visually. The qualities of the glass being used positively, to allow views through to adjoining buildings and to reflect surrounding vegetation and building materials.
12. Kinetic Views	College Gardens is both a movement space & a passive space where views are important & significant,. On arriving in the gardens at AP5 the new development is very visually significant however views to listed buildings & the garden are not obscured. On moving S along the designed garden circuit towards AP6 the significance of the building is minimised as the site is set back from and screened by the unlisted Nuffield Building, on moving further W to AP6 the proposed building becomes more visible, but the eye is drawn by a 'designed' view to the Medieval Cottages. As the viewer moves further west, still on the historic circuit, similar views are obtained of the Medieval Cottages, where trees on the lawn are not too densely planted. The prominence of the development site reduces as one moves further W & N towards the lake. Trees and their low canopies, combined with the long distances, obscures all significant views to the listed buildings surrounding College Gardens, & to the development site. Moving E from the lake towards the Medieval buildings views of the development are obscured by the low evergreen canopy of a mature Quercus Ilex, this same tree frames views to the Medieval Buildings locally. On approaching AP4 views to the development site are opened once more. The proposed development however does not obscure views to any listed buildings, as it sits adjacent to those buildings and not in front of them.



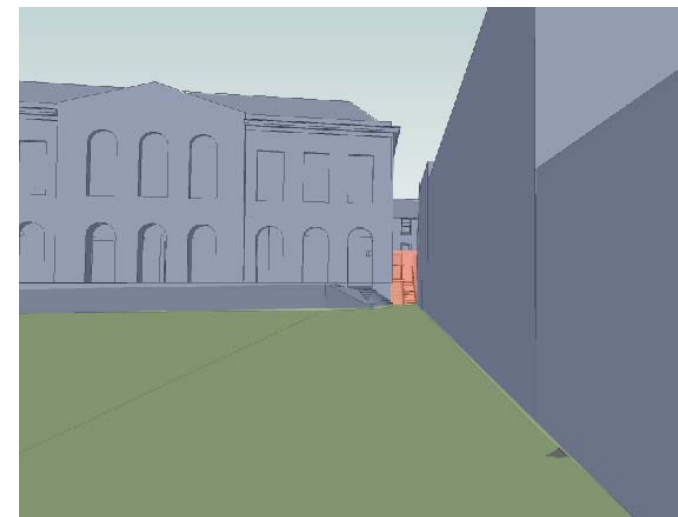


Location Plan - Main Quad View
Assessment Point AP7

South Path Looking East



Heritage Assets Identified



Proposed Development in Red



Existing Scene



VIEW NAME: Main Quadrangle (AP7)	
1. Reasons for identifying the view as important	<p>Reasons for selection of 'View':</p> <ul style="list-style-type: none"> This view has been selected because of its importance due to its location between two Grade 1 listed buildings. The Visual Impact Assessment has identified that this is the only 'external' view to the new development within the Pump Quad. <p>Reasons for selection of 'Assessment Points': AP7: The only assessment point available of the development site from adjacent garden spaces.</p> <p>History of the view from this viewing point: No evidence has been found that this view has historically been regarded as, or designed as, a special view point in the past. The view has however a long history as the development site, the Pump Quad, and the Main Quad are the oldest integral spaces on the site.</p>
HERITAGE SIGNIFICANCE WITHIN VIEWS	
2. Heritage Assets in the view meriting consideration	<ol style="list-style-type: none"> Main Block – Grade 1 South Range/Pump Quad – Grade 1 Garden – Grade 2* Conservation Area – Central
3. Significance of the View to the Heritage Assets	Significance of the view is assessed as being medium. This is not the best or only place to view the Heritage Assets
4. Value/importance of the view to the Heritage Assets	Value/importance of the view as a whole to the Heritage Assets is assessed as being medium. The view contains important heritage assets whose significance is clearly readable, but the view does not represent the best or only place to view the assets
5. Magnitude of impact on the Heritage Assets	The magnitude of impact on heritage significance within the view is overall assessed as being neutral. The scale and mass of the proposed building is appropriate to its setting.



VIEW NAME: Main Quadrangle (AP7) (continued)	
LANDSCAPE CHARACTER	An assessment of the likely changes to the existing landscape character as a result of the proposed development.
6. Landscape Sensitivity	Landscape sensitivity is assessed as High. The site, a Historic Garden has a high quality distinctive character. There are nationally recognised elements present.
7. Magnitude of effect on Landscape Character	Magnitude of Effect is assessed as Low from outside the Pump Quad development site. There will be partial change to the landscape character. The proposed development will be not be very noticeable from the adjoining space, the Main Quad, due to the narrow entrance into the Pump Quad. The scale and pattern of the proposed development does not significantly differ from that already seen within the character area. Magnitude of Effect is assessed as High from within the Pump Quad development site. There will be significant change to the landscape character within the Pump Quad and the proposed development will be very noticeable. The form of the proposed development differs from that already seen within the Pump Quad. The colours of the main materials proposed (copper alloy & glass) harmonise with the surrounding buildings.
8. Significance of effect on Landscape Character	Significance of effect is assessed as: High. The proposed development would complement the existing Historic Garden quality, but would contrast with the character. Its significance on other areas of the Historic Gardens is low or non-existent.
VISUAL IMPACTS	An assessment of the visual context as a result of the proposed development:
9. Visual Sensitivity	Visual Sensitivity is assessed as Very High. There are views from and within the setting of Grade 1 Listed buildings.
10. Magnitude of Visual Effect	Magnitude of Visual effect is Low outside the development site, but High within the development site. The proposed development is visible and identifiable within the view, but not readily detected by the majority of viewers within the Main Quad. The proposal does not change the visual character of the Main Quad space, The proposal does change the visual character of the Pump Quad space. The proposal allow views to higher & more prominent buildings and rooflines within the Pump Quad space.
11. Significance of Visual Effect	Significance of Visual Effects is assessed as neutral from the Main Quad. The proposed development has no clear adverse or beneficial impacts resulting from the visual effects.
11. Kinetic Views	The Main Quad is a movement space. However as the viewing place is extremely restricted, the views alter relative to the distance of the viewer from the development site, rather than the angle of the viewer relative to the development site. Unless moving W-E down the S path in the Main Quad, views to the development are fleeting.



Summary of the Impacts of the Proposals

The following specific positive and negative impacts have been identified:

Positive Impacts:

Reinforcement of the local townscape character and local distinctiveness through appropriate design.
Reduction in the width of an existing high level garden view to uncomplimentary modern buildings to the east of the site.
Opportunity for quality development within a degraded hard landscape space (Kitchen Quad).
Partial reinstatement of the proportions of an historic hard landscape space (Pump Quad)
Additional opportunities for high quality, interesting, ornamental planting within an award winning historic garden.
The provision of growing spaces, with different conditions, within existing hard landscape spaces (proposed Winter Garden & Orangery).
The provision of a new specimen tree adjacent to the townscape.

Negative Impacts:

Reduction in the width of an existing medium level view to a garden tree canopy from the public realm (high level views are retained).
Minor reduction in the area of a historic central lawn within a Listed garden
Realignment of a section of a garden path within a Listed garden
Reduction in the extent of views to some secondary elevations of Listed Buildings

Mitigation/Enhancement

Primary mitigation has been integrated throughout the design process, and is identified in more detail within the architect's design and access statement.
In particular a location for a new specimen tree has been identified adjacent to the townscape.

Secondary mitigation has been identified in response to significant landscape effects identified through the landscape and visual assessment process.
These include the need to allow in further detailed design for a robust landscape design, including a sinuous realignment of the garden path, the use of appropriate landscape materials in the garden setting and a design allowing for the retention of the existing mature/semi-mature magnolia/s and the pastoral estate fencing.

Conclusion

The study has identified and confirmed that the heritage assets, the landscape character, and the views at Worcester College are extremely important.
Designed views to heritage assets are significant and valuable, and are not affected by the proposed development.
The landscape character (townscape and garden) is sensitive, high quality and distinctive. The development does not have significant adverse impacts on the landscape character.
The visual sensitivity is very high and the effect of the proposed development, although resulting in changes to some views, has no clear significant adverse impacts, especially in the public realm.

Detailed design will be of the upmost importance in ensuring that any negative impacts are minimised, and that positive impacts are exploited to the full, particularly in relation to the detailed landscape design.

