



Union Street Car Park Design Proposal

Daisy Click



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Introduction

Union street Car park is a site that has potential to be developed into a mixed-use sustainable residential area. The site currently is used as a car park for Cowley Road, however the site is in the perfect location for a new housing development since it is surrounded by terraced housing and the student accommodation Spireworks.

figure 1,



figure 2



figure 3



figure 4



Site Context

Union street car park is located in east Oxford, behind the Tesco supermarket. The car park is used by people everyday for different uses, some include access to the Tesco supermarket, drop off at the primary school nearby and the use of restaurants along the Cowley Road.

The council wants to turn the car park into living space because new homes are needed and it only has a small amount of car parking. By getting rid of the car park traffic along the Cowley Road might be reduced.

The site can be shown below both on google maps and digimap. It is in the centre of Cowley Road meaning that the car park is currently used for parking however new homes would also benefit from this convenience which is why the council want to redevelop the site

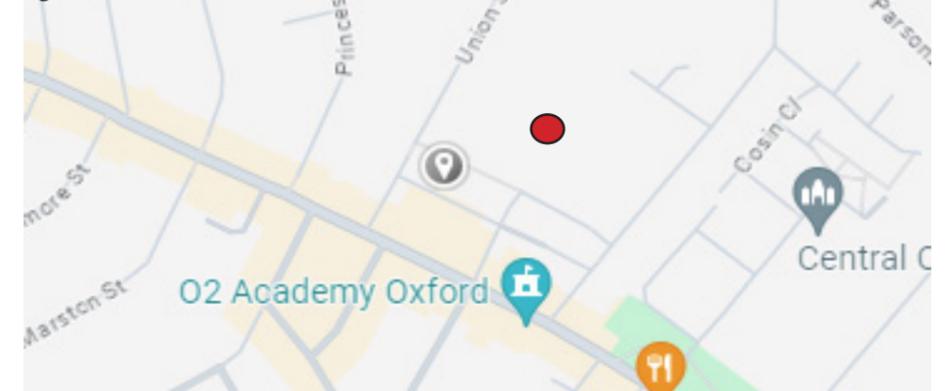
figure 5



figure 6



figure 7



Vision

To create a sustainable housing development that is functional as well as liveable for the residents in the area.



figure 8

Client Requirements

This new development needs to prioritise sustainability when creating the new urban block in Union Street car park. The council has provided requirements in order to create sustainable places for people to live in whilst fitting with the current landscape

Architectural design requirements

- Innovative designs to encourage work from home patterns
- Provide affordable housing and other types of housing (co-housing, self built)
- Styles that celebrate the character of the area, cultural diversity etc

Open space design requirements

- Incorporate sustainable lifestyles (outdoor shopping, social interactions, sustainability, mixed-use streets)
- Flexible and adaptive spaces
- Open-space design also supports string cultural practices already in place within the area

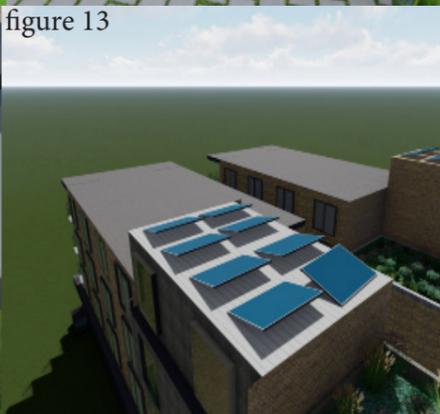
Spatial requirements

- The spatial requirements include $\frac{1}{3}$ houses, $\frac{1}{3}$ flats, $\frac{1}{2}$ ground floor retail with residential above, $\frac{1}{2}$ pure residential and $\frac{1}{3}$ open space and servicing
- No student accommodation due to the current accommodation being already in place ++

Bike storage

Courtyard space

Terraced housing



Mixed use flats

Solar pannels

Green space

Policies

Oxford local plan

Policy H4, Mix of dwelling sizes

It is important that a range of different dwelling sizes are created so different ranges of people can live in them, for example families and people living alone or couples. This is also relevant due to the fact that the client wanted to create no student accommodation.

Policy H14, Privacy, daylight and sunlight

It is important to have daylight and sunlight within the developments so that the lighting remains natural and is a better, healthier and more sustainable place to live.

Policy RE1, Sustainable design and construction

A sustainable design is important since the client specified wanting this within the brief. It is important to keep the construction of the houses sustainable and non-disruptive to the local environment and people living in and around the development.

Policy RE2, Efficient use of land

This policy relates to how many houses are being created. It is important to have some that are built up into flats to maximise the space that is available for the council.

Policy DH6, Shopfronts and signage

It is important that the shops frontage and signage blend in properly with the houses created so that they look more natural in the space that they have been put in.

Policy M1, Prioritising walking, cycling and public transport

The new development needs to have bike paths, bike parking and dedicated walking spaces as well obvious public transport access points so that the people using the new development are encouraged to walk or cycle and if necessary use the public transport system.

Policy M5, Bicycle Parking

Bicycle parking needs to be prominent inside the new development with easy access from each of the houses. This means that people are more likely to use bicycles if easy parking is available.

National Design Guide

P1, Create well designed spaces that are safe

The development needs to recreate spaces that are safe so that people are more willing to use the spaces, for example sit on benches within the development.

U3, Socially inclusive

This involves creating areas with balanced and mixed neighbourhoods which can contribute to maximised social interaction without creating any accidental barriers.

R2, careful selection of materials and construction techniques

It is important that the correct materials are used so that the design is able to live up to the standard of being a sustainable design.

H3, attention to detail in storage, waste, servicing and utilities

The design includes recycling points as well as bike parking

NPPF

Part 2, Achieving sustainable development

The development has aspects that help to promote sustainability such as solar panels.

Part 8, Promoting healthy and safe communities,

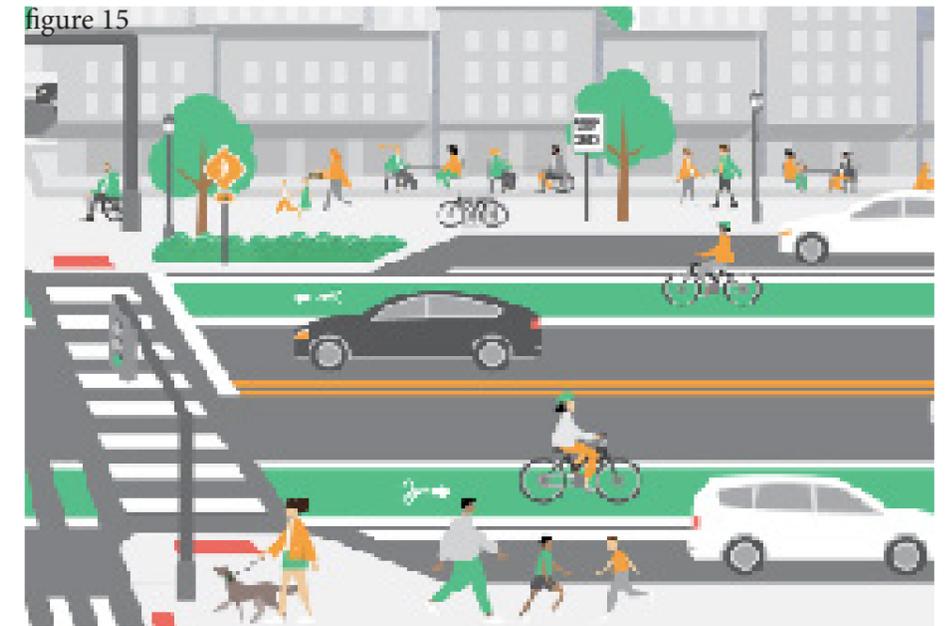
The development should feel safe for the people living within it whilst providing a community feel.

Part 11, Making effective use of land

This section of the NPPF follows the client's brief. The client wanted to maximise dwellings whilst incorporating green space. This is what the design has tried to fulfil.

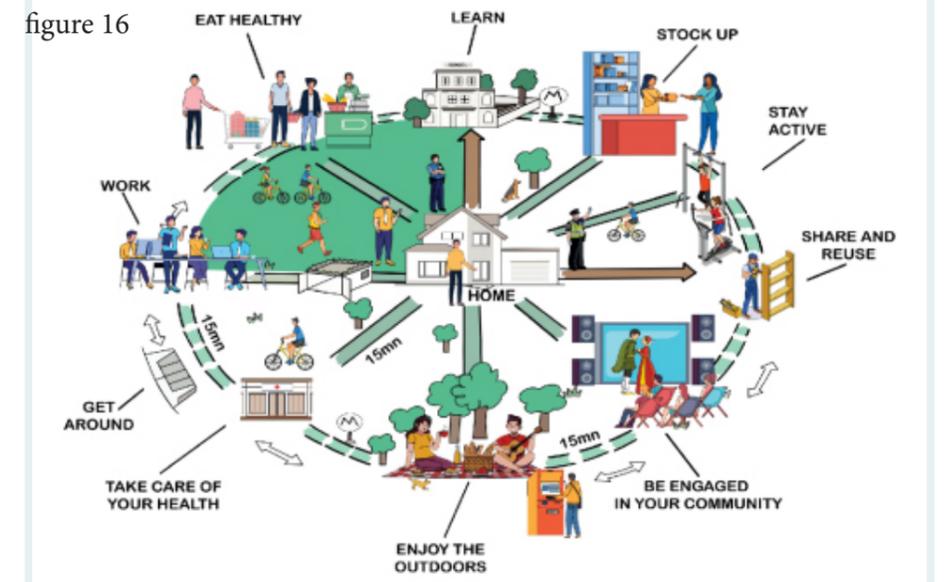
15 Minute City

figure 15



The 15 minute city concept means that everything that people might need within a city is in reach. This includes shops, restaurants, a gym etc. This is a concept that will be applied to the new development so that the development is influenced by modern design concepts.

figure 16



Site Appraisal

Before deciding the initial new design on Union Street, pictures were taken in march 2024 to see the initial site. The pictures show the buildings that are currently in the site as well as the surroundings. It can be clearly seen that the site is a car park that is still currently being used especially by the Tesco that is near to the area. The images are also showing the surrounding roads that lead to the site. The site has a bike storage on it - this would be replicated onto the new site since it helps to encourage cycling and promotes a sustainable development.



figure 18

A



figure 19

b



figure 20

C



figure 21

D



figure 22

E



figure 23

F



figure 24

G



figure 25

H

Site Performance against Framework

Objective 1 - Social

Promoting a healthy, safe, community feel throughout the development

Topography

(Weakness): The flat site might flood easily

Open spaces

(Strength): A large open space nearby the site

(Weakness): the site is small so open space might be limited

Blocks

(Opportunity): Each block needs to have access to a bicycle park

Plots

(Opportunity): Close to local amenities, limits travel with cars

Buildings

(Strength): Surrounding buildings are taller meaning that flats will blend into the local environment

Green and blue networks

(Threat): Surrounding buildings are taller meaning that flats will blend into the local environment

Objective 2 - Economic

Creating an affordable design whilst being sustainable

Topography

(Opportunity): The area is flat meaning that it is easier for the machinery to be able to access the site

(Threat): The site might flood easily due to its flat surface, this might be expensive and cause financial issues

Open space

(Weakness): The site is small so open space might be limited

Buildings

(Threat): No student accommodation might drive students away from the area, economic activity might be reduced

Objective 3 - Environmental

Creating a sustainable design that fits into the current area

Topography

(Objective): The area is central and in a flat area meaning it is accessible and easily sociable for people

Blocks

(Strength): Other blocks are in a rectangle shape making it a walk-through area, more sociable and safe

Buildings

(Strength): There is lots of opportunity for a variety of buildings

Green and blue networks

(Threat): Not many green and blue networks close by aside from South Park

Objectives and Design Actions

Objective 1 - Social

Promoting a healthy, safe, community feel throughout the development

Open space

Creating a design which includes open space to sit in

Blocks

Incorporate features such as recycling bins and SUDs into each block to ensure the designs are sustainable

Plots

All plots need access to recycling points and bike parking

Buildings

Incorporate features such as recycling bins and SUDs into each block to ensure the designs are sustainable

Green and blue networks

To make sure that the green spaces and aspects around the development are maintained

Objective 2 - Economic

Creating an affordable design whilst being sustainable

Topography

Creating an area that is accessible for local businesses within the local economy, also not blocking the tesco loading bay

Blocks

Make sure that public transport is provided for the blocks

Plots

Constructed efficiently so that they are not too expensive to construct

Buildings

The buildings need to be constructed so that they can be affordable for a range of different people wanting to live within the houses

Objective 3 - Environmental

Creating a sustainable design that fits into the current area

Topography

Make sure that the development is easily accessible by foot for people and wheelchairs (not too many stairs or hills)

Open spaces

Creating a design which includes open space to sit in

Blocks

Keep each block open so that they maximise the social aspects

Plots

All plots need access to recycling points and bike parking

Buildings

Incorporate features such as recycling bins and SUDs into each block to ensure the designs are sustainable

Green and blue networks

To make sure that the green spaces and aspects around the development are maintained

Opportunities

The site has access from both sides meaning that people are able to walk into the site easily. This creates opportunity in the site because it can be accessed easily.

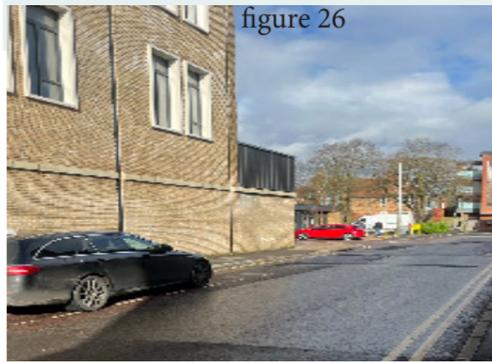


figure 26



figure 27

The site is in the middle of Cowley Road which means that it has access to the shops, this is a good opportunity to provide a site with good access to shops for people living there.

figure 28



figure 29

The site is next to a primary school, a bus route and a larger open space, providing access to other parts of Oxford as well as schools for children who might live on the site



Figure 31

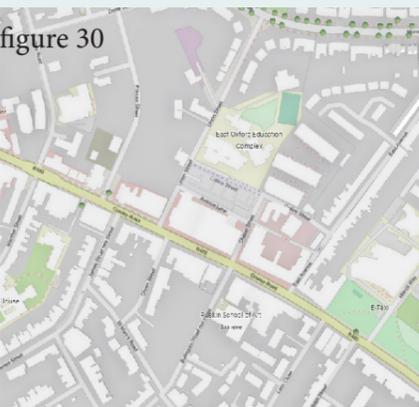


figure 30

Issues

The site is in the middle of a neighbourhood meaning that any disruptions from building work might disrupt the neighbourhood that surrounds the site.



figure 32

The site was previously a car park meaning that people can no longer use it for this purpose if it is redeveloped.



figure 33

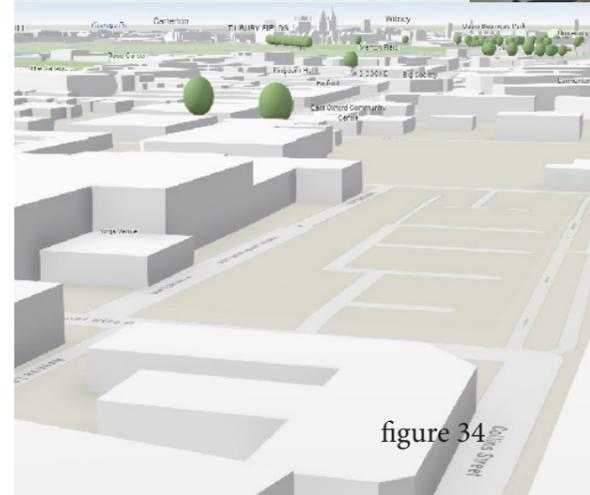


figure 34

The site is in the middle of a low rise area which limits the height of the development.



figure 35

The site is not very big meaning that the open space is limited

Site with the added opportunities and constraints



- site
- school
- flats/apartments
- gardens/green space
- houses

This diagram is showing the current surroundings of the site in regards to the issues and constraints around the site. The actual site is coloured red and clearly surrounded by lots of residential homes, shops, and a primary school. It is a very small site considering the amount of homes that will be potentially built onto it.

Case Studies

Barton Park new development

- Barton Park is a new housing development in Oxford that extends up to the ring road that goes around Oxford.
- It contains a large range of different dwelling types, from flats to large homes.
- The site has a large green area at one side of it as well as pond features and areas to take walks.
- The site will eventually contain 878 homes. As of November 2023, 357 of these were built.
- The site currently has a primary school including fields for sport and community activities
- In the future it is hoping to open a food store since residents currently have to travel by car to the nearest store.

figure 37



figure 1, showing some flats in Barton Park

figure 38



Figure 2 showing a range of different houses in Barton Park

figure 39



The Curve Cowley

- The curve is a new development created by Oxford City council that has provided 17 apartments and three townhouses for that specific area in Oxford.
- I have chosen this development since it is a similar concept to the Union Street car park development
- The development is attractive to people moving to Oxford since it has regular connections into the city centre and places such as London and Bicester

figure 40

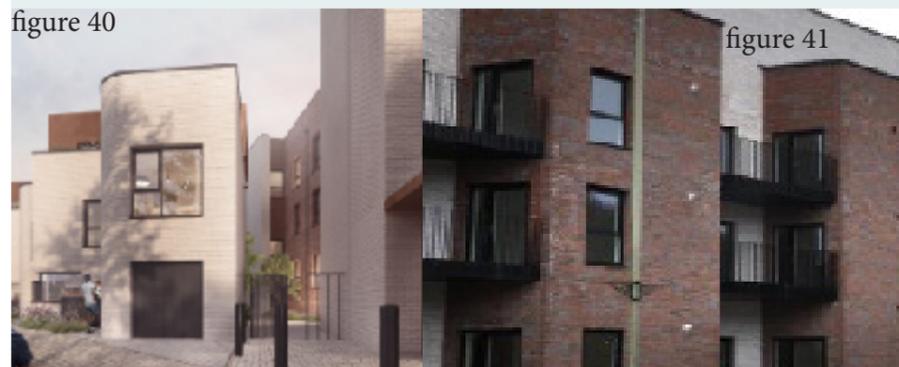


figure 41



figure 42

figure 43

BedZed, Sutton

figure 42



- BedZed is a new sustainable development located in South London. It has been named one of the UK's first large-scale, mixed-use sustainable community. This development tries to achieve zero carbon emissions.
- Some of its features include solar panels, green spaces, mixed dwelling sizes and locally sourced materials.
- This has inspired the Union Street Car park development since it will include some of these features within the new development for example solar panels on roofs. The Union Street development will hopefully feature large windows to let in as much natural light as possible, this contributes to energy efficiency.

figure 43



figure 44

Design Proposal & Plots Subdivision of the Site



Key:

	terraced housing
	retail with flats
	open space
	flats
	Other uses

The diagrams are showing how the new site will be divided up when the new developments are put in place. It is a divide between having housing, flats and open space whilst trying to maintain an element of sustainability. The site will have bike racks to encourage cycling for people who are living on the site.

Challenges

- The site has 74 spaces and can get busy since it is a useful place to be able to access both the supermarket and cowley road.
- The car park also has electric charging points as well as a recycling centre, these are features that might encourage people to park here.
- The cost of parking in the car park is not very expensive for under an hour compared to other places in Oxford. It is also the only car park to be able to access the Cowley Road.
- The site has a primary school meaning that parents need to pick up and drop off their children
- Behind the site there is a road which allows delivery access for the Tesco supermarket. If new homes were built then Tesco might have to change this or the delivery access could be blocked.

figure 45



figure 46



Objectives

Objective 1

Environmental, this relates to creating a sustainable design with the new area that fits into the current area



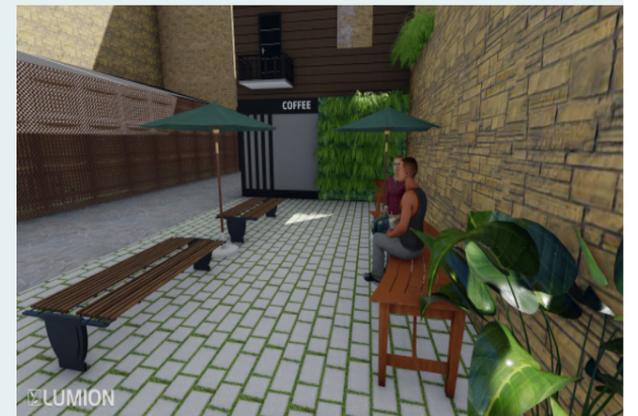
Objective 2

Economic, creating an affordable design whilst being sustainable



Objective 3

Social, promoting a healthy, safe, community feel throughout the development



Design Objective 1 Environmental

This relates to creating a sustainable design with the new area that fits into the current area

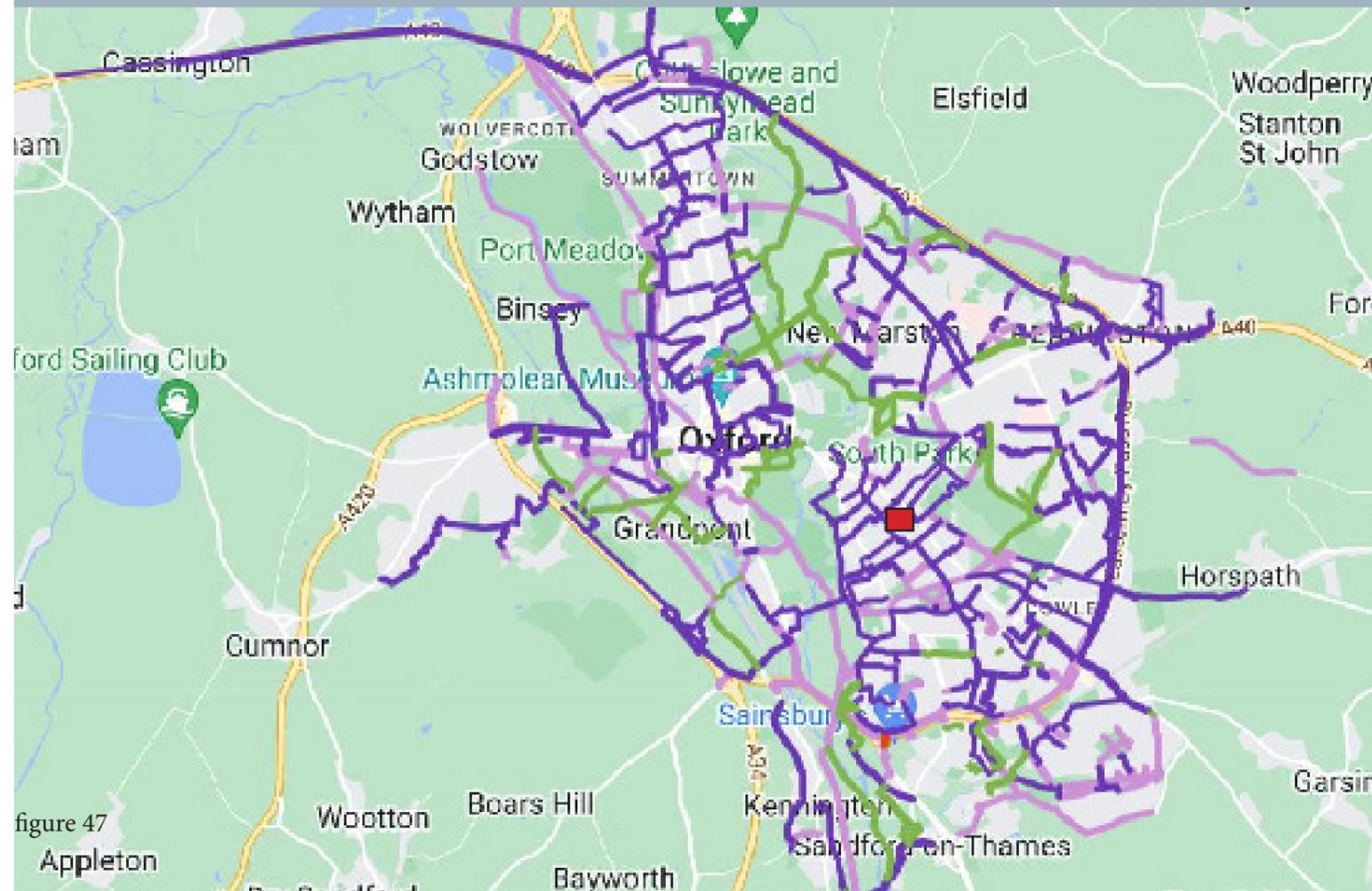
How will the design fit with the current area?

- This will fit in with the current area since Oxford is a major cycling city and has bike lanes throughout the city. This will help to encourage people to cycle.
- Oxford is one of the 10 most sustainable cities within the UK (Communications, 2023), meaning that this development will fit in by having its sustainable aspects

How will sustainability be enforced throughout the design?

Sustainability was one of the key elements mentioned within the client's brief. This means that it is essential to incorporate it within the design, this is why the elements below are important to put within the design.

Bike lanes around Oxford



The location of the Union Street car park site is underneath the red marker. From the map above you can see that the site is surrounded by bike lanes. This means that it is accessible by bike, which will encourage cycling to and from the site. This will help to meet the design objective of sustainability.

solar panels green roofs bike racks green space recycling area bike storage



figure 48,49,50,51,52,53

Design Objective 2 Economic

Creating an affordable design whilst still being sustainable

How will the design be affordable people to not only buy but also for them to live in?

- Properly insulated windows to minimise heating needed, which will reduce the cost for residents.
- Large windows for maximise light.
- Locally sourced materials where possible to reduce travel costs for construction companies.

Average house cost in cowley, £430,000 (www.rightmove.co.uk, n.d.)

UK average house cost, £285, 000 (North, 2024)

The average house price in Cowley is significantly higher than the average in the UK. This development will have lower prices to ensure that it can provide for all incomes within the area. This will mean that the materials that are being sourced locally will be able to minimise transport costs meaning that the homes will cost less and hopefully be more affordable for people in the area.

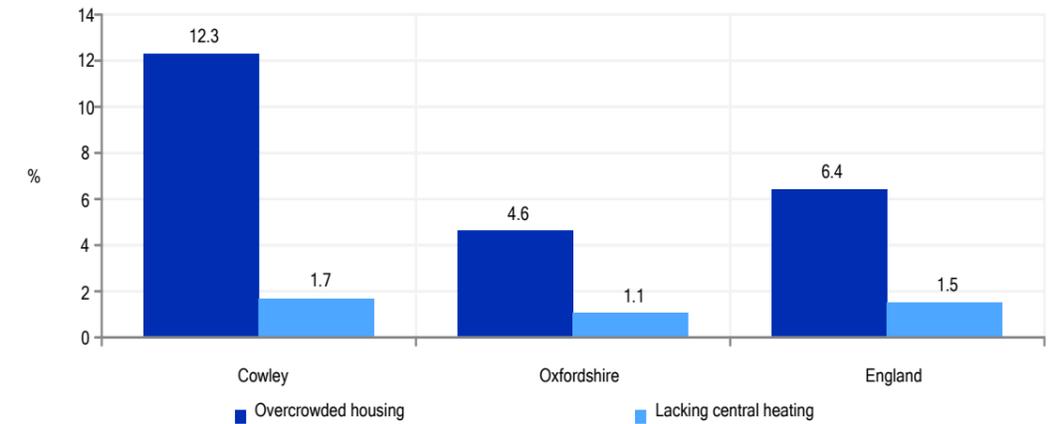
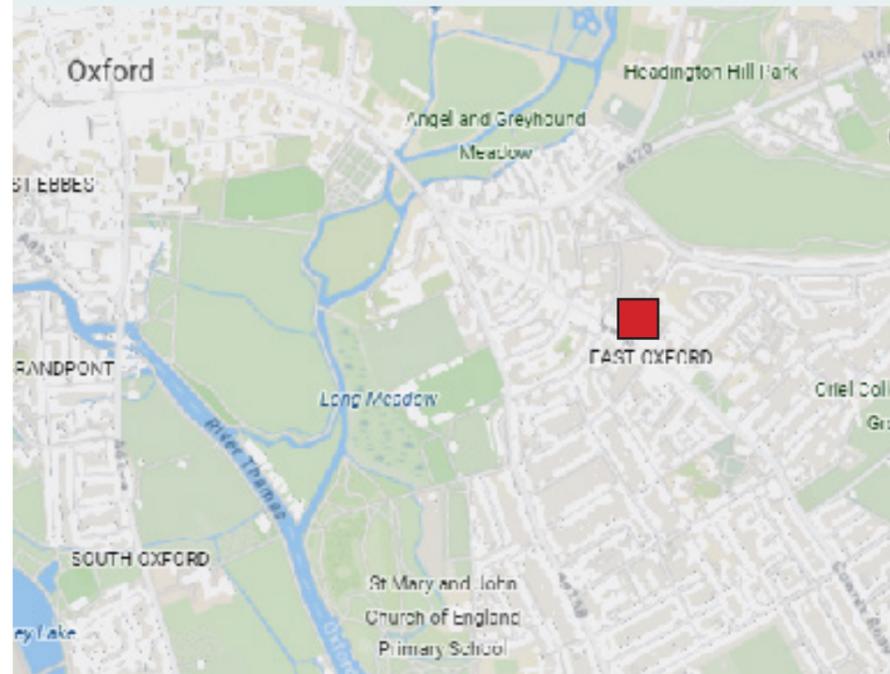


figure 58

The data above shows that in Cowley there is an issue with overcrowding in some of the houses compared to the rest of England. This is another reason why new affordable homes need to be created due to the fact that the houses in the current area might be too expensive for people to afford since they are more expensive than the England average.

It is also shown that 1.7% of houses in Cowley lack central heating, this is higher than the Oxfordshire and England average meaning that some people in Cowley struggle to afford to heat their homes.

This is why the new designs will have the features mentioned on the right hand side so that the problems of heating can be solved.

In terms of the overcrowding problem the new development will have a range of housing types including flats and apartments that people can choose from.

Design Objective 3 Social

Promoting a healthy, safe, community feel throughout the development

How will social aspects be portrayed throughout the community, to make it feel safe and sociable?

- Cafe with a courtyard
- Benches throughout the development
- Open green spaces
- Bike paths so that it is easy to cycle through
- Active edges and natural surveillance along the buildings

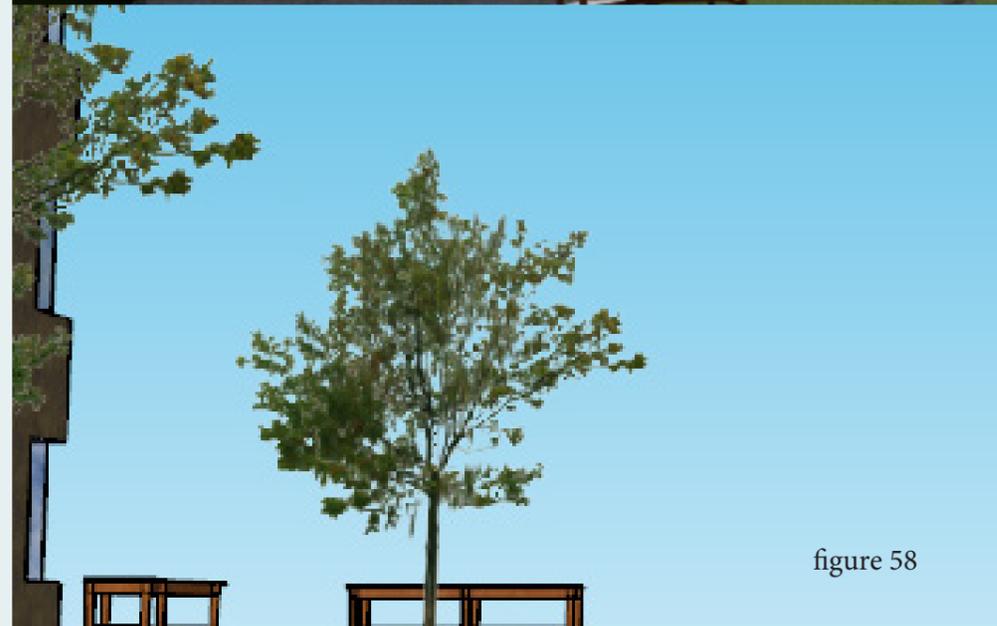
What are the buildings used for?

- Houses
- Apartments
- Mixed used flats

How will the spaces meet the needs of the community

- The open spaces will encourage a community feel throughout the development
- The flats are a range of dwelling sizes which can accommodate a range of different people and families

Overall Design Objective 3 will meet the needs of the clients brief by providing all the necessary elements and by making the area feel safe for the community to be in this will mean that the development is a successful addition to Cowley road.



Open Space Design Features



figure 61

Outdoor seating and Planters

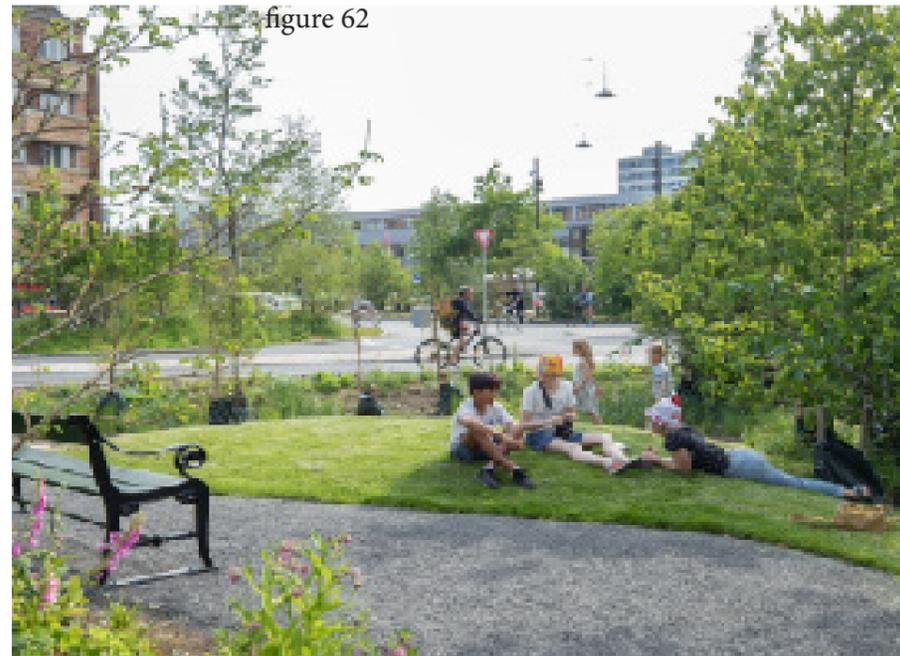


figure 62

Paving to make the area both walkable and able to cycle through

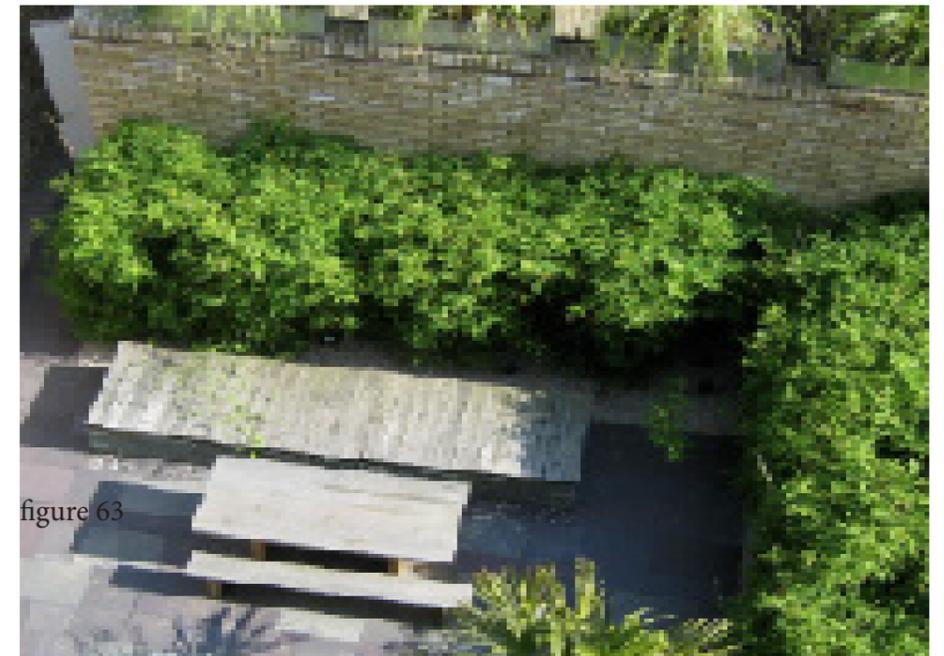


figure 63

Private garden spaces for the terraced housing

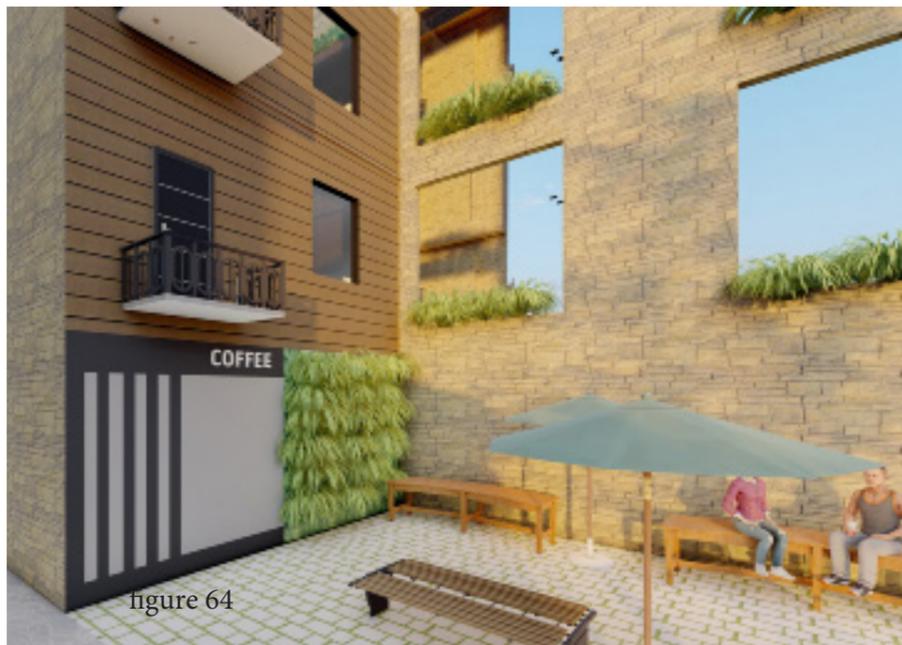


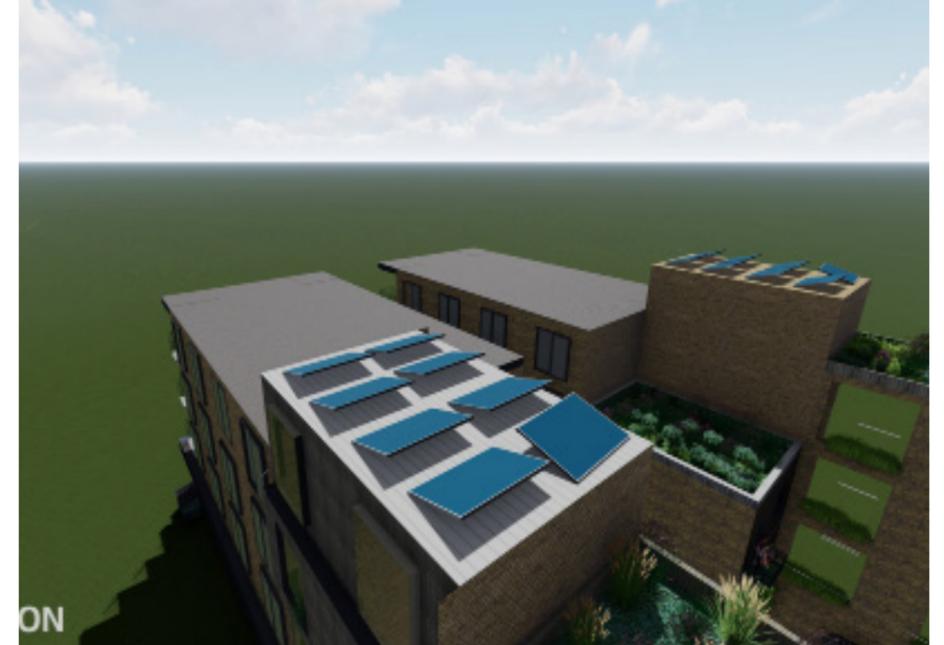
figure 64

Cafe, to add a social area, with benches



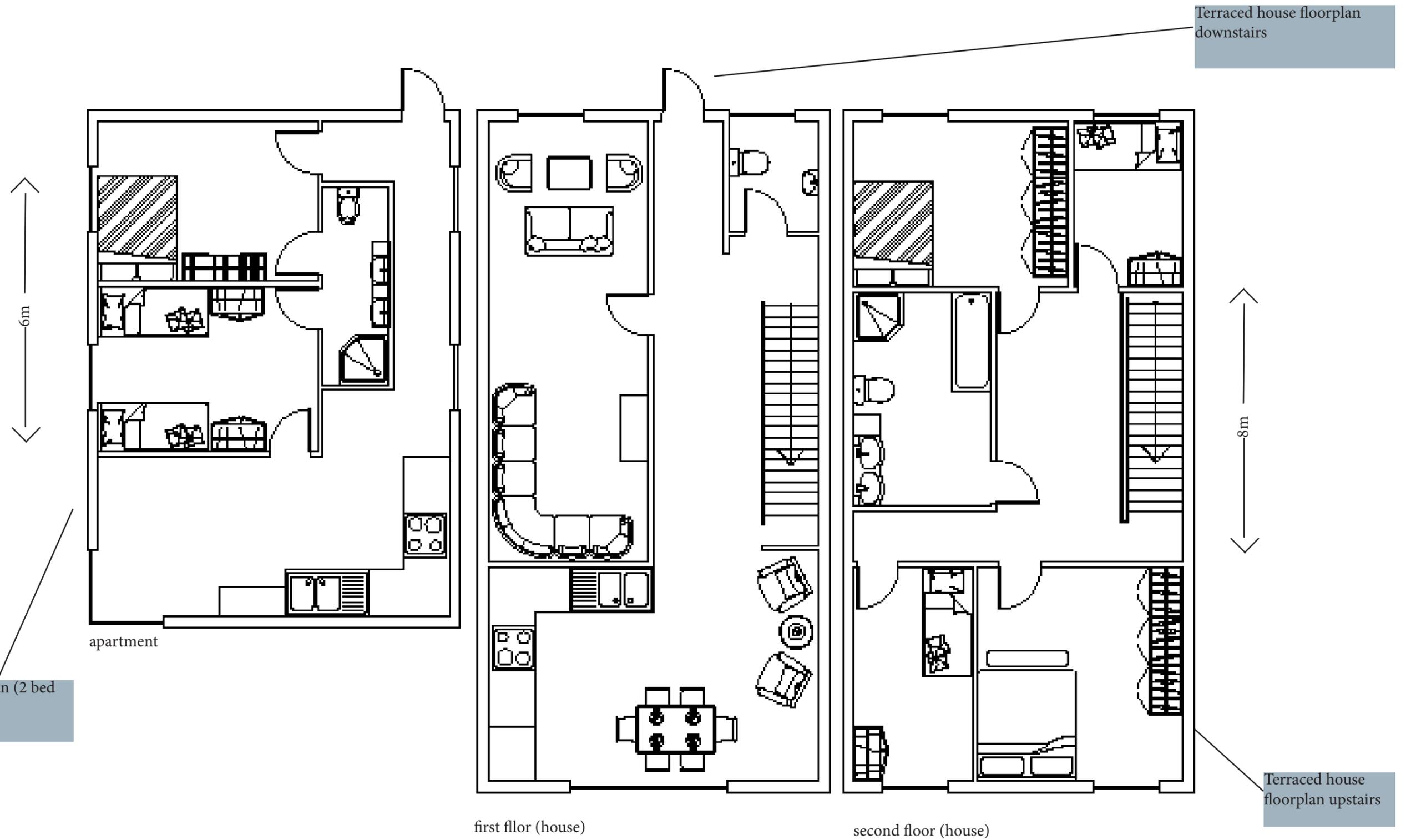
figure 65

Green roofs and roof gardens

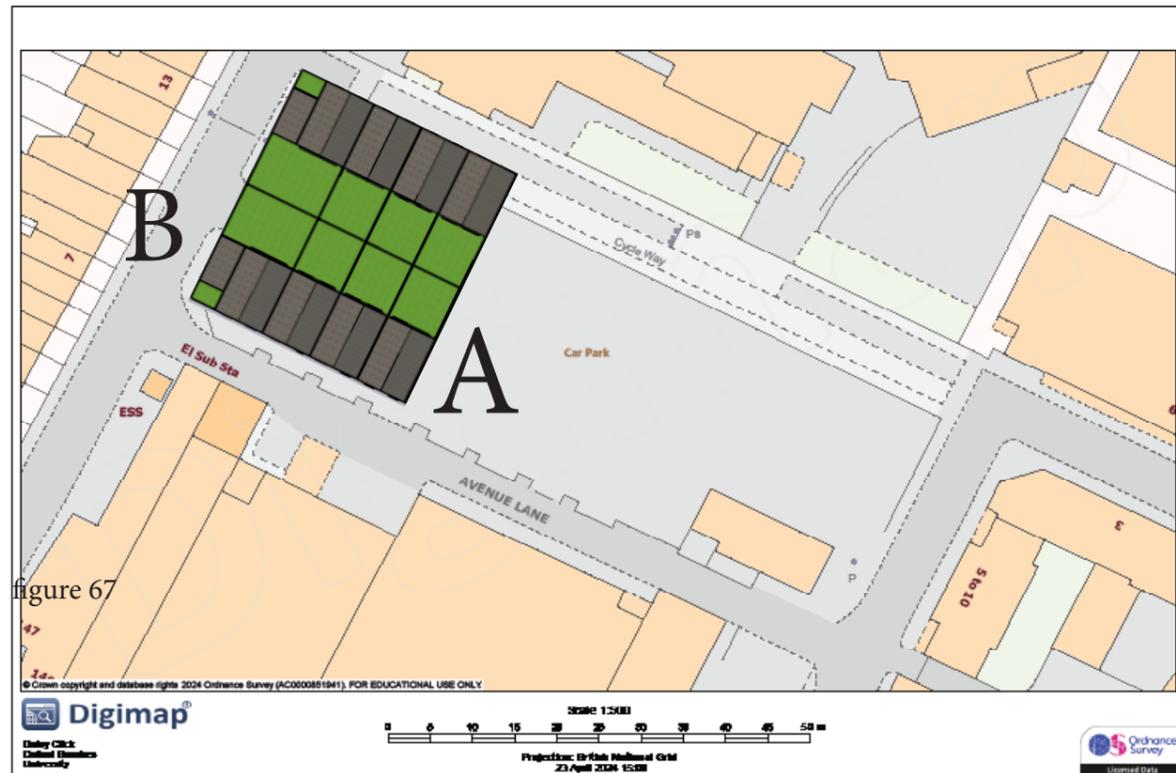


Solar panels

Floorplans



Plot Passport - Terraced housing



Terraced housing facade design inspiration



Block A	Block B
bedrooms : 4	bedrooms : 4
storeys : 2	storeys : 2
height : 9m	height : 9m
plot area: 6x15m	plot area : 9.2 x15m
garden size 6x9m	garden size: 9.2x7m

Construction Requirements Materials used

- Plot**
- Each plot should have a garden
 - Block B has some extra room for the garden space

- Buildings**
- The building is within the boundary of the plot
 - The floor to ceiling height needs to be at least 3m



Locally sourced materials to reduce transportation time, limiting carbon footprint which can help to make the design more sustainable.



Triple glazed glass windows to maximise insulation and minimise the heating needed



Tiled roofs similar to the surrounding houses so that they blend in with the surrounding site



figure 70

Plot Passport - Apartments



Block A	Block B	Block C
Flats: 12 storeys: 4 (including retail) height: 17m plot area: 22x12m	flats 10 storeys : 5 height : 17m plot area: 17x16m	bedrooms : 4 storeys : 2 height : 9m house size 6 x8m plot area: 6x15m garden size 6x9m



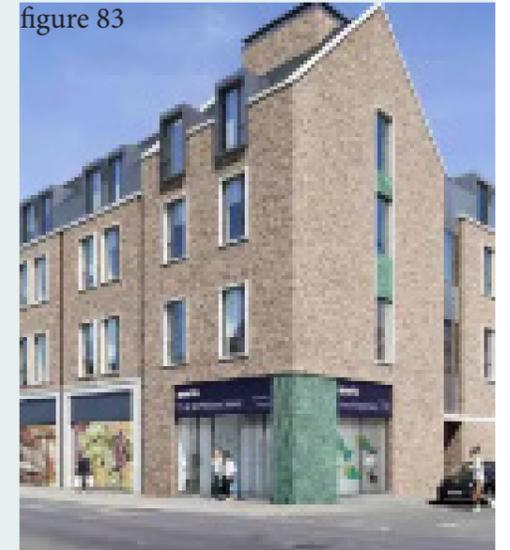
Apartments Design Inspiration



bedZed London



Husk architectural



Spireworks, Oxford

Materials to be used



figure 84

Dark colour cladding to add to the visual design of the building.

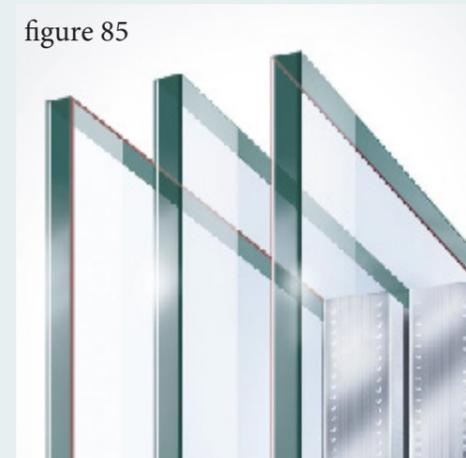


figure 85

Triple glazed glass windows to maximise insulation and minimise the heating needed.



figure 86

Light bricks for the outside of the apartments. This is similar to the Spireworks so then it can blend in with the natural surroundings.

Financial Feasibility

The diagrams are showing the financial feasibility on average the houses and flats would be and how much they would cost.

The NPPF has an economic objective that enforces the idea that in order to achieve a sustainable design the planning system needs to meet this objective to help to build a strong, responsive and competitive economy. This is something that should be taken into account for the development.

House price statistics

average house price UK, £285,000 (ONS, 2024)

average house price Cowley, £355,917 (Zoopla, 2023)

average rent price UK, £1277 per month (Zoopla, 2023)

average rent price in Cowley, 1800 per month (Home.co.uk, 2024)

Title: Basic Simple Commercial Development Appraisal: Land Valuation Estimate

Commercial Development		
Value	Rent	
Rent & Yield	£250.00	£/m2
Development Value (£/m2)		
	Quantity	
Gross Development Value	£180.00	m2 @
Less		
Buyers Costs		
Net Receipts		
	Costs	
Building Cost m2 (£/m2)	£200.00	m2 @
External Works	% of build cost	
Fees	% of all construction	
Marketing & Sales (% of value)	% of Building Value	
Other Costs (% of build costs)	% of build costs	
Build Finance (Years / Finance Rate)	1.00	Years @
Void Finance (Years / Finance Rate)	0.50	Years @
Developers return (% on Build cost)		
Total Costs		
Developers return (% on Land Value)		
		% of GDV
Overall Developer's Capital Profit		16.67%
Residual Land Value When the Scheme is Sold at the end of the project		
Residual Value at Commencement @ a discount rate p.a. of		
Less: Costs of acquisition	% of residual value	
Sum that can be offered for the site before the start of the project		

Title: Basic Simple Residential Development Appraisal: Land Valuation Estimate

Residential Development			
Value			
House Price	£300,000		
Number of units	10	10	
Gross Development Value (GDV)			£3,000,000
Costs			
Building Cost (£/m2)	£1,750.00		
Floor space per unit (m2)	90.00		
Number of units	10.00		£1,575,000
External Works	% of build cost	10.0%	£157,500
Fees	% of all construction	12.0%	£207,000
Marketing & Sales (% of value)	% of Building Value	3.0%	£50,000
Other Costs (% of build costs)	% of build costs	3.0%	£47,250
Build Finance (Years / Finance Rate)	1.00	Years @	£62,330
Void Finance (Years / Finance Rate)	0.25	Years @	£32,100
Developers return (% on Build cost)		20.0%	£434,416
Total Costs			£2,606,495
Developers return (% on Land Value)		20.0%	£65,584
		% of GDV	
Overall Developer's Capital Profit		16.67%	£500,000
Residual Land Value When the Scheme is Sold at the end of the project			£327,921
Residual Value at Commencement @ a discount rate p.a. of		6.0%	£304,886
Less: Costs of acquisition	% of residual value	4%	£12,195
Maximum sum that can be offered for the site before the start of the project			£292,691

Conclusion

The overall aim of the redevelopment of Union Street Car park has been to redevelop the existing space into something that might be more useful for the existing and future community.

Whilst the car park provides an area for people to leave their cars whilst visiting Cowley or the Tesco behind it, this site would be better suited as a new sustainable housing development that people can move into.

Oxford has a housing crisis and a continuously growing population meaning that the space is more efficiently used if it was to be turned into a housing development. This would benefit the area more.

By having extra aspects within the development such as cafe, gym and supermarket others will be attracted into the site which will help to blend it into Cowley road. This will help to create more of a community feel since the site will be more sociable.

The proposal for the site will be long lasting and so that it can last into the future, this means that the development will be sustainable with time. The actual design of the development is minimalist meaning that it can adapt forward into the future of housing when designs might begin to change

On reflection it could be a possibility that the two terraced houses on the ends are turned so that their fronts face the open space. There is still an active edge since there gates can be accessed from the side however it is a change that could be adapted to the site. Also it needs to be mentioned that there are entrances in between the two sets of flats and windows which adds natural surveillance so it is a safe area to walk through.

Overall the development will be successful in meeting the vision and the clients requirements to create a new housing development in Oxford.

figure 88



figure 90

Bibliography

Figure used in DAS
1, own picture
2, own picture
3, own picture
4, own picture
5, own picture
6, digimap
7, google maps (Google Maps, n.d.)
8, adobe photoshop
9, lumion
10, lumion
11, sketchup
12, lumion
13, sketchup
14, lumion
15, 15 minute city (15-Minute City, n.d.)
16, 15 minute city (15-Minute City, n.d.)
17, own picture
18, own picture
19, own picture
20, own picture
21, own picture
22, own picture
23, own picture
24, own picture
25, own picture
26, own picture
27, google maps (Google Maps, n.d.)
28, U homes (en.uhomes.com, n.d.)
29, school (The Oxford Magazine, n.d.)
30, ARCGIS (scenes.arcgis.com, n.d.)
31, ARCGIS
32, ARCGIS
33, ARCGIS
34, ARCGIS
35, ARCGIS
36, sketchup
37, own picture
38, own picture
39, (Breckon & Breckon, n.d.)
40, google maps
41, google maps
42, BedZed (zedfactory, n.d.)
43, BedZed
44, BedZed
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46, own picture
47, (Oxford Mail, 2023)
48, solar panels (Alrawas, 2020)

49, green roof image
50, bike storage (apartostudent.com, n.d.)
51, image of green space
52, image of bike storage
53, recycling symbol
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56, lumion image
57, ward profile
58, lumion image
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60, lumion image
61, ward profile (Council, n.d.)
62, outdoor image
63, outdoor seating image
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71, terraced housing images
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75, glass image
76, tile image
77, lumion image
78, sketchup image
79, sketchup image
80, lumion image
81, bedzed london
82, husk architectural
83, spireworks oxford
84, cladding image
85, glass image
86, light coloured bricks image
87, lumion image
88, lumion image
89, lumion image
90, lumion image

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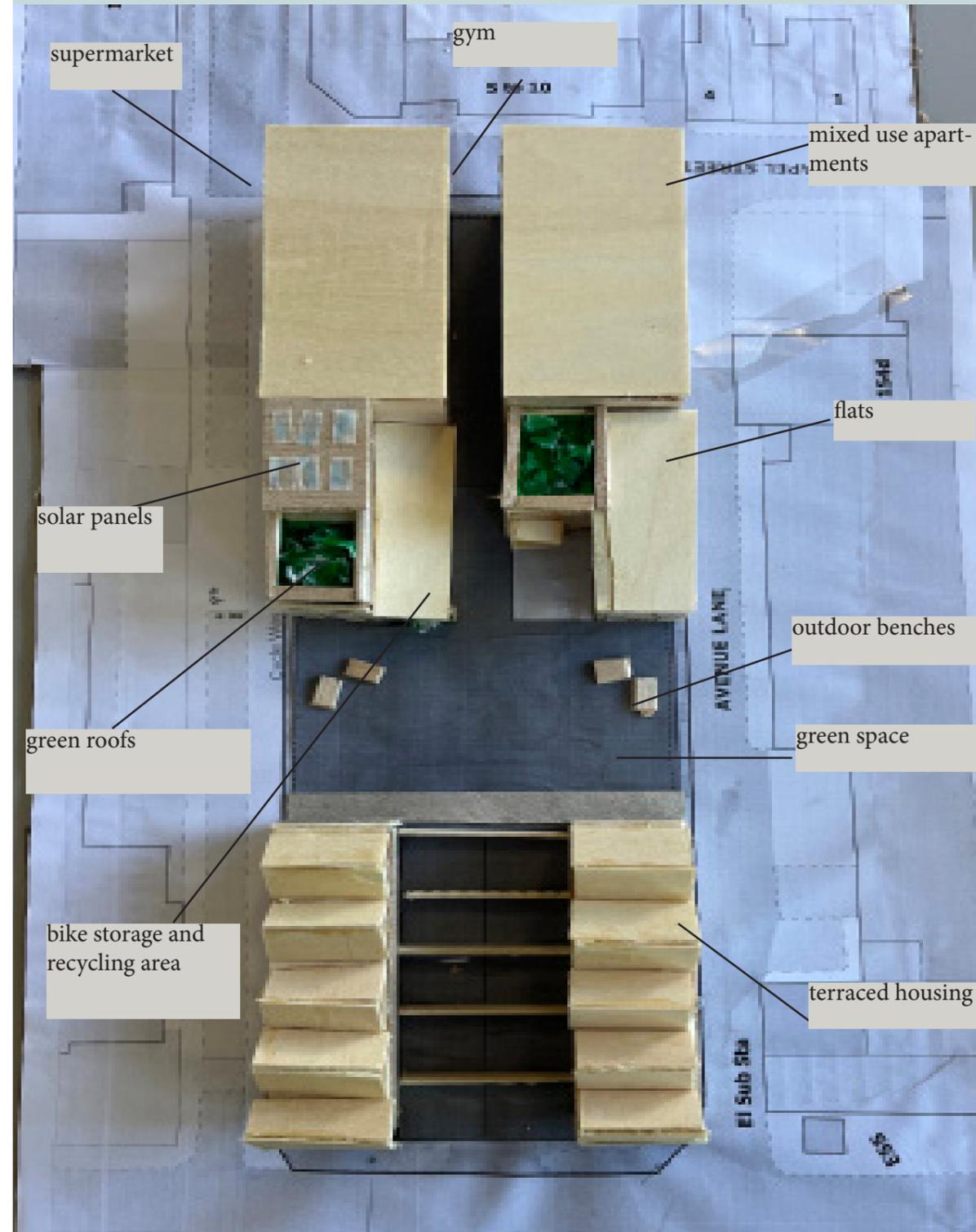
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Model and Poster



Model with annotations showing the different elements of the design

Union street car park redevelopment

Vision

To create a sustainable housing development that is functional as well as liveable whilst linking to the three design objectives.



- Objective 1** Social, promoting a healthy, safe, community feel throughout the development
- Objective 2** Economic, creating an affordable design whilst being sustainable
- Objective 3** Environmental, relating creating a sustainable design that fits into the current area



Policies

Oxford local plan
Policy h4, mix of dwelling sizes
 It is important that a range of different dwelling sizes are created so different ranges of people can live in them, for example families and people living alone or couples. This is also relevant due to the fact that the client wanted to create no student accommodation.

Policy h14, privacy, daylight and sunlight
 It is important to have daylight and sunlight within the developments so that the lighting remains natural and is a better, healthier and more sustainable place to live.

Policy re1, sustainable design and construction
 A sustainable design is important since the client specified wanting this within the brief. It is important to keep the construction of the houses sustainable and non-disruptive to the local environment and people living in and around the development.

Policy re2, efficient use of land
 This policy relates to how many houses are being created. It is important to have some that are built up into flats to maximise the space that is available for the council.

Policy m1, prioritising walking, cycling and public transport
 The new development needs to have bike paths, bike parking and dedicated walking spaces as well as obvious public transport access points so that the people using the new development are encouraged to walk or cycle and if necessary use the public transport system.

Policy m5, bicycle parking
 Bicycle parking needs to be prominent inside the new development with easy access from each of the houses. This means that people are more likely to use bicycles if easy parking is available.

Client requirements

This new development needs to prioritise sustainability when creating the new urban block in the Union Street car park. The council has provided requirements in order to create sustainable places for people to live in whilst fitting with the current landscape

Architectural design requirements
 Innovative designs to encourage work from home patterns. Provide affordable housing and other types of housing (co-housing, self built) Styles that celebrate the character of the area, cultural diversity etc

Open space design requirements
 Incorporate sustainable lifestyles, (outdoor shopping, social interactions, sustainability, mixed use streets) Flexible and adaptive spaces Open space design with the priority of outdoor living

Spatial requirements
 The spatial requirements include 1/3 houses, 1/3 flats, 1/3 ground floor retail with residential above, 1/3 pure residential and 1/3 open space and servicing No student accommodation due to the current accommodation being already in place (spireworks)

Challenges with the site

- The site has 74 spaces and gets quite busy since it's a useful place to be able to access both the supermarket and cowley road.
- The car park also has electric charging points as well as a recycling centre, these are features that might encourage people to park here.
- The cost of parking in the car park is not very expensive for under an hour compared to other places in Oxford. It is also the only car park to be able to access the cowley road.
- The site has a primary school meaning that parents need to pick up and drop off their children
- Behind the site there is a road which allows delivery access for the tesco supermarket. If new homes were built then Tesco might have to change this.

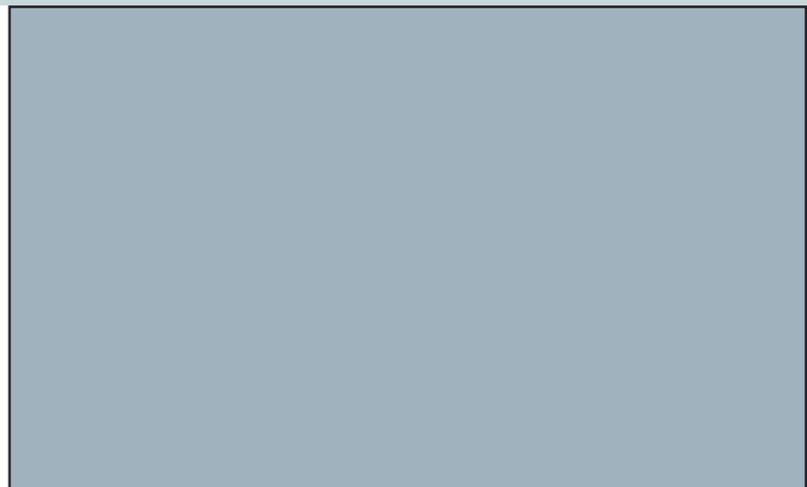
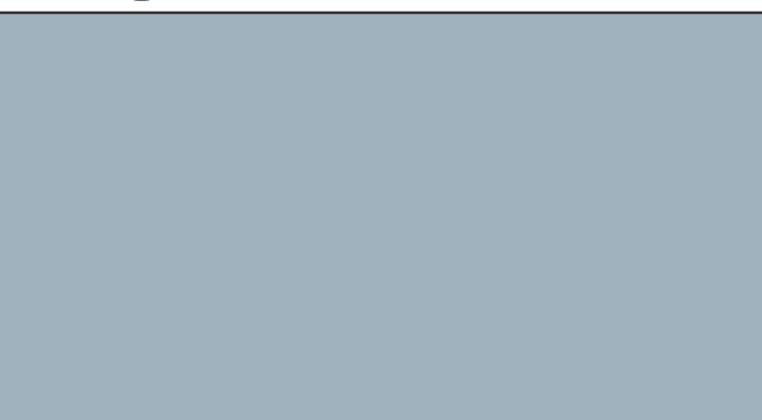
Opportunities with the site

- The site is located near a larger green space which residents can use as well as the one that is already on their site.
- The site is open and people can walk through it making it feel accessible
- The site includes balconies and large windows meaning that natural surveillance and active edges are created
- Oxford is a cycling city so bike lanes are all over the city this means that the bike racks in the site are beneficial for the residents

Open space design features for the new site



Poster part 1



Poster part 2

Site performance against framework (SWOT)

Objective 1, social, promoting a healthy, safe, community feel throughout the development	Objective 2, economic, creating an affordable design whilst being sustainable for the people of Cowley road	Objective 3, social, this includes creating an area that can ensure that the development will have good social elements	Objective 1, social, promoting a healthy, safe, community feel throughout the development	Objective 2, economic, creating an affordable design whilst being sustainable for the people of Cowley road	Objective 3, creating a sustainable design that fits into the current area
Strengths: The flat site might flood easily. Open spaces 5: a large open space nearby the site. The site is small so open space might be limited.	Weaknesses: The site might flood easily due to its flat surface, this might be expensive and cause financial issues.	Opportunities: The site is small so buildings 5: there is lot of opportunity for a variety of buildings. Buildings 1: no student accommodation might drive students away from the area, economic activity might be reduced.	Strengths: The site is small so buildings 5: there is lot of opportunity for a variety of buildings. Buildings 1: no student accommodation might drive students away from the area, economic activity might be reduced.	Weaknesses: The site is small so buildings 5: there is lot of opportunity for a variety of buildings. Buildings 1: no student accommodation might drive students away from the area, economic activity might be reduced.	Opportunities: The site is small so buildings 5: there is lot of opportunity for a variety of buildings. Buildings 1: no student accommodation might drive students away from the area, economic activity might be reduced.

Objectives and design actions

Objective 1, social, promoting a healthy, safe, community feel throughout the development
 Topography: Creating an area that is accessible for local businesses within the local economy, also not blocking the Tesco building lot
 Plots: all plots need access to recycling points and bike parking
 Buildings: Incorporate features such as recycling bins and SUDs into each block to ensure the design are sustainable
 Green and blue networks: To make sure that the green spaces and aspects around the development are maintained

Objective 2, economic, creating an affordable design whilst being sustainable for the people of Cowley road
 Open space, creating a design which includes open space to sit in blocks. Incorporate features such as recycling bins and SUDs into each block to ensure the design are sustainable
 Plots: all plots need access to recycling points and bike parking
 Buildings: Incorporate features such as recycling bins and SUDs into each block to ensure the design are sustainable
 Green and blue networks: To make sure that the green spaces and aspects around the development are maintained

Objective 3, creating a sustainable design that fits into the current area
 Topography: Make sure that the development is easily accessible by foot for people and wheelchair users too many flats or lifts
 Plots: all plots need access to recycling points and bike parking
 Buildings: Incorporate features such as recycling bins and SUDs into each block to ensure the design are sustainable
 Green and blue networks: To make sure that the green spaces and aspects around the development are maintained

Current site

Proposed new design on current site (1:500)

This is a map of the current site with the new design proposal over the top. The design includes a mix of dwelling sizes which fits with the policies above. This includes terraced housing, mixed use flats, apartments and green open space in the centre. The mixed developments include a cafe, a gym and a supermarket. The new development will take inspiration from the 15 minute city concept meaning that the services will be convenient for the people who live here. The site will also will bike racks including a bike shed for residents and a recycling centre, this will meet the design objective of sustainability.

Design of the new site

The new site will be designed to have terraced housing, apartments and mixed use housing which will include a cafe, gym and supermarket. This means that it will be convenient for the residents but people from other areas might also use it, which will help the development to blend into the local community along Cowley road which is already filled with supermarkets, restaurants and shops.