

Presentations

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East Area Planning Committee

Date: **Wednesday 5 November 2014**

Agenda No	Item	Pages
3.	Tower blocks (five sites): 14/02640/CT3, 14/02641/CT3, 14/02642/CT3, 14/02643/CT3, 14/02644/CT3	1 - 66



INVESTORS
IN PEOPLE



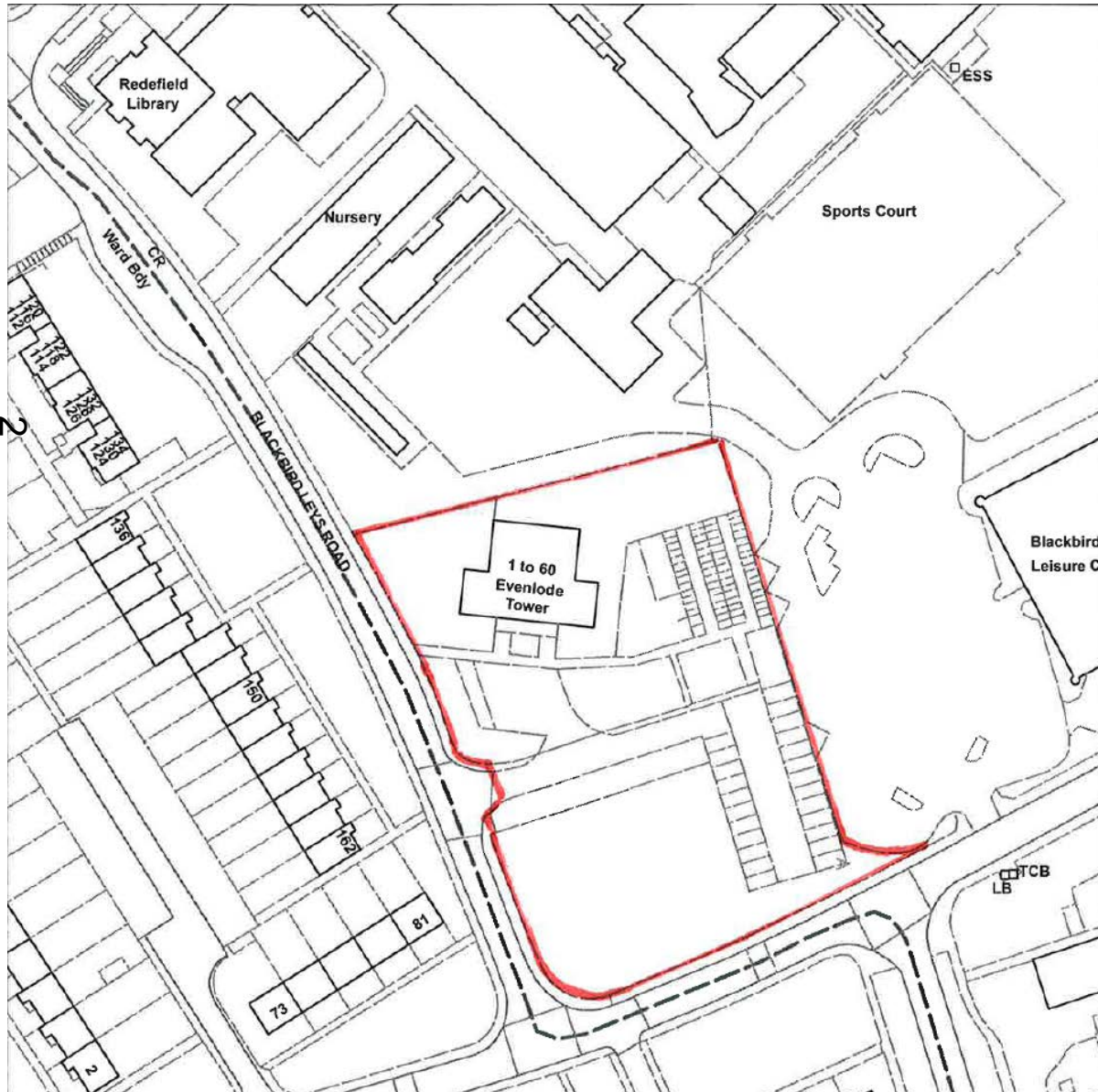
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Welcome to the East Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.



Site of Evenlode Tower, BBL



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Evenlode Tower – Location BBL



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Evenlode – existing site plan



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Evenlode – proposed site plan



Revised proposal

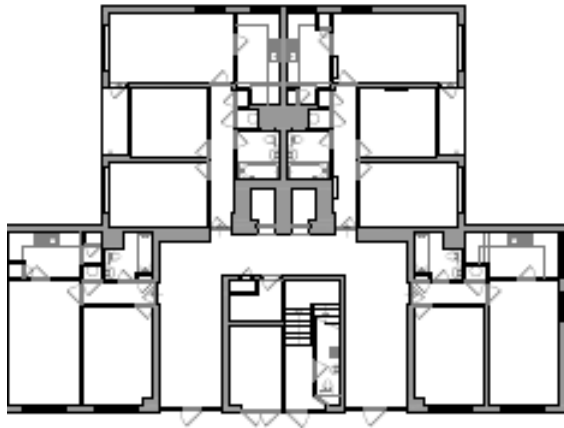
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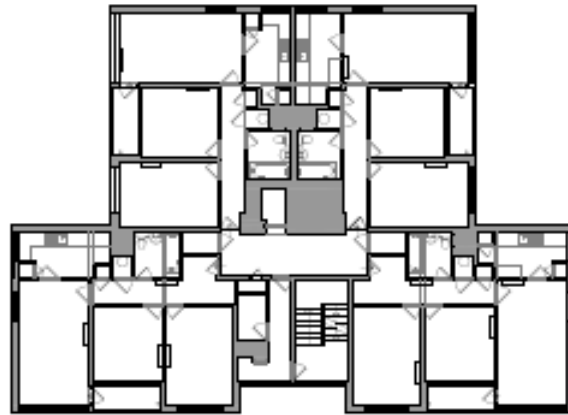
Evenlode Tower

- Existing floor plans

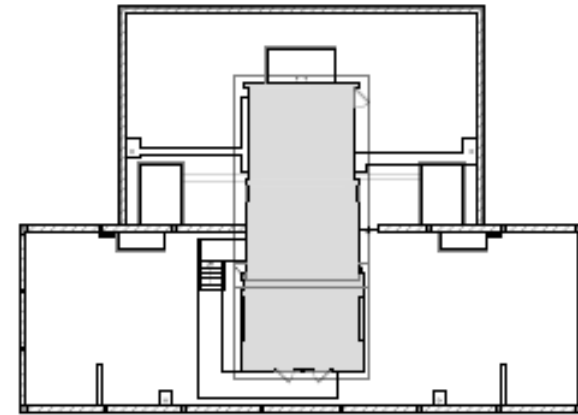
7



GROUND FLOOR



TYPICAL FLOOR

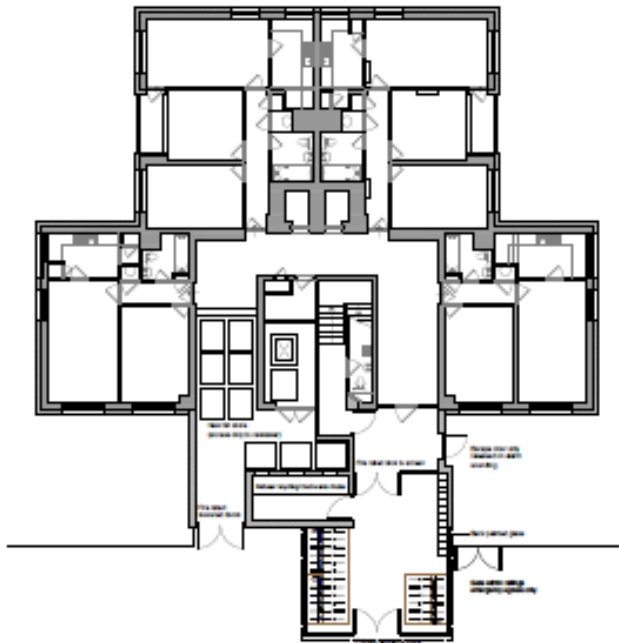


ROOF

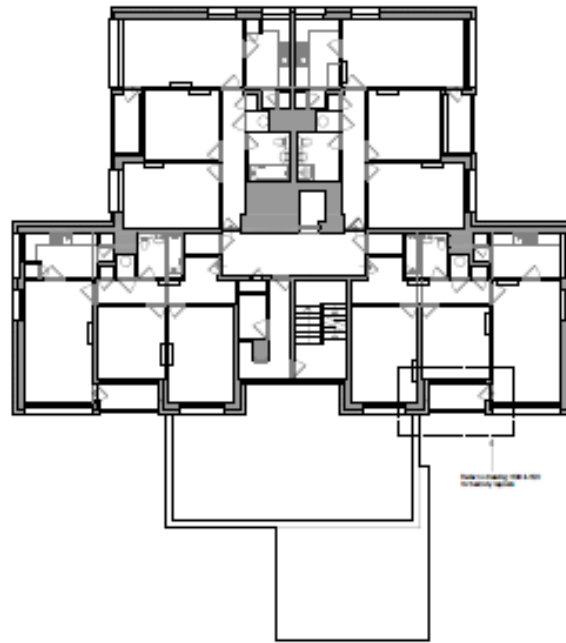
Evenlode Tower

- Proposed floor plans

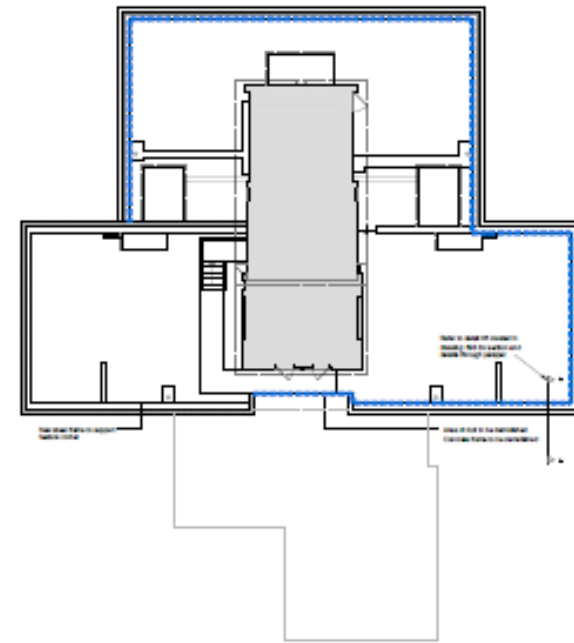
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GROUND FLOOR

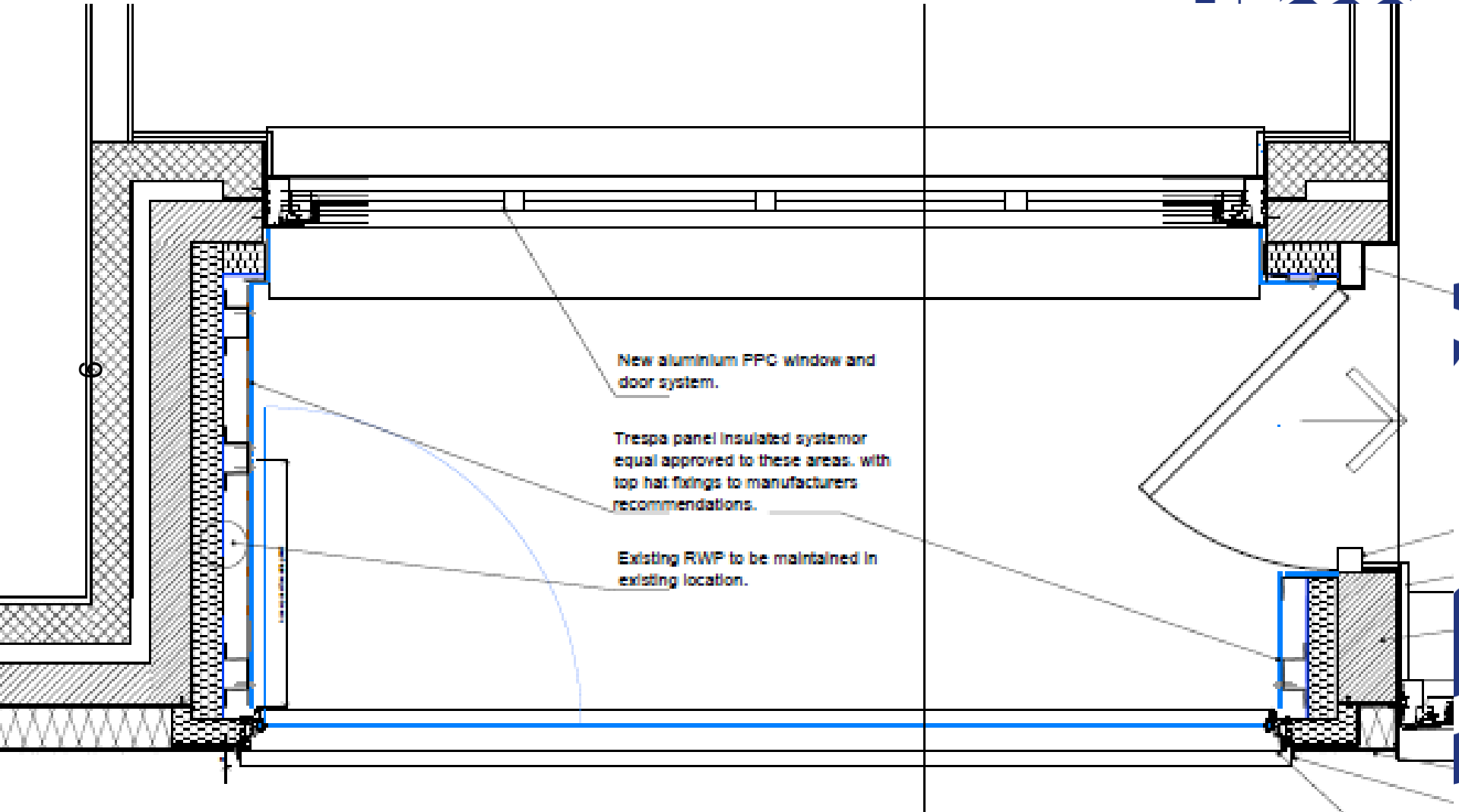


TYPICAL FLOOR



ROOF

Evenlode and Windrush – Balcony Details



New aluminium PPC window and door system.

Trespa panel insulated system or equal approved to these areas, with top hat fixings to manufacturers recommendations.

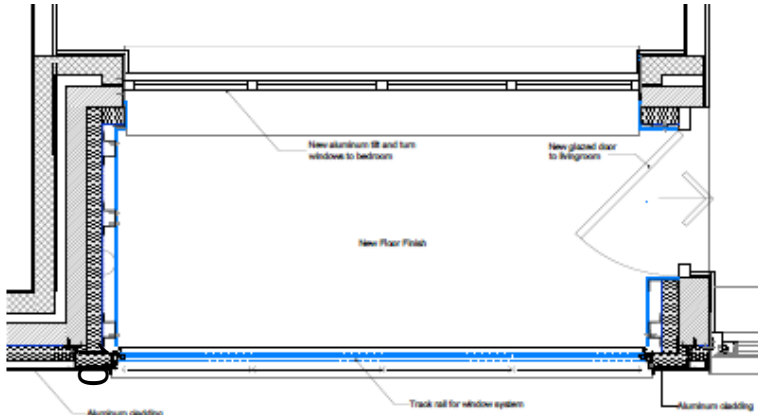
Existing RWP to be maintained in existing location.

Evenlode and Windrush – balcony window details

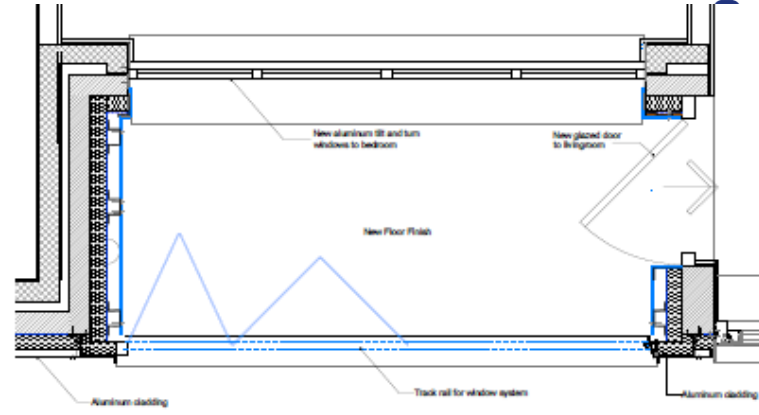
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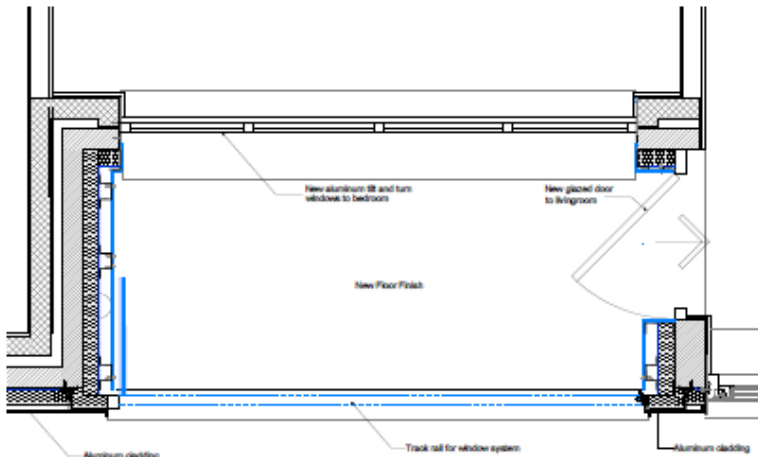
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Balcony windows closed position



Balcony windows semi open position



Balcony windows fully open position

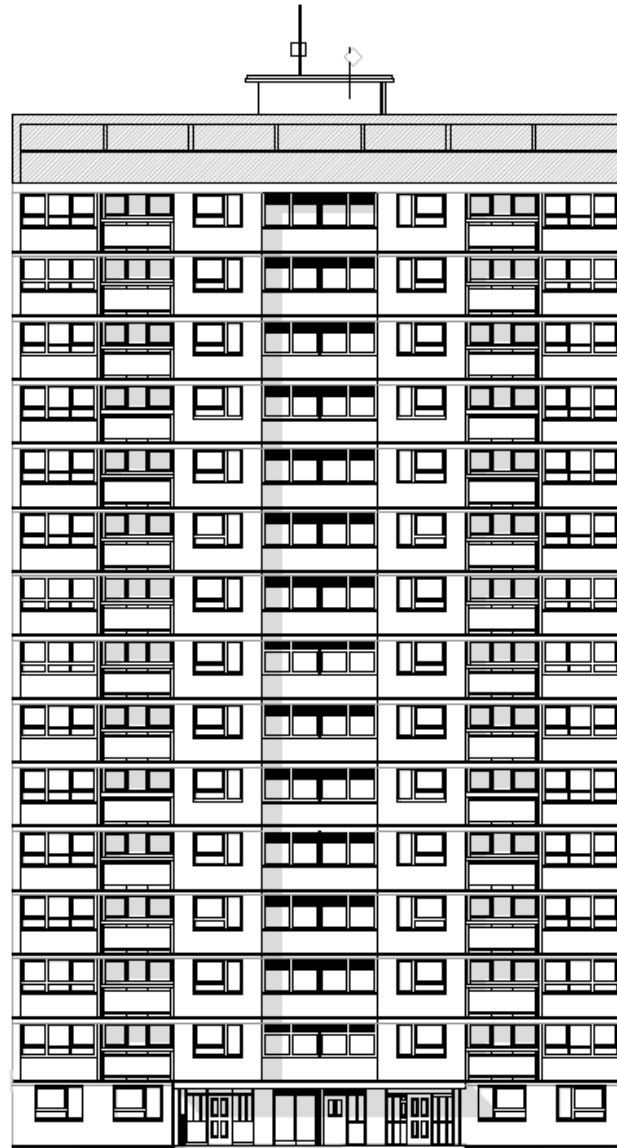
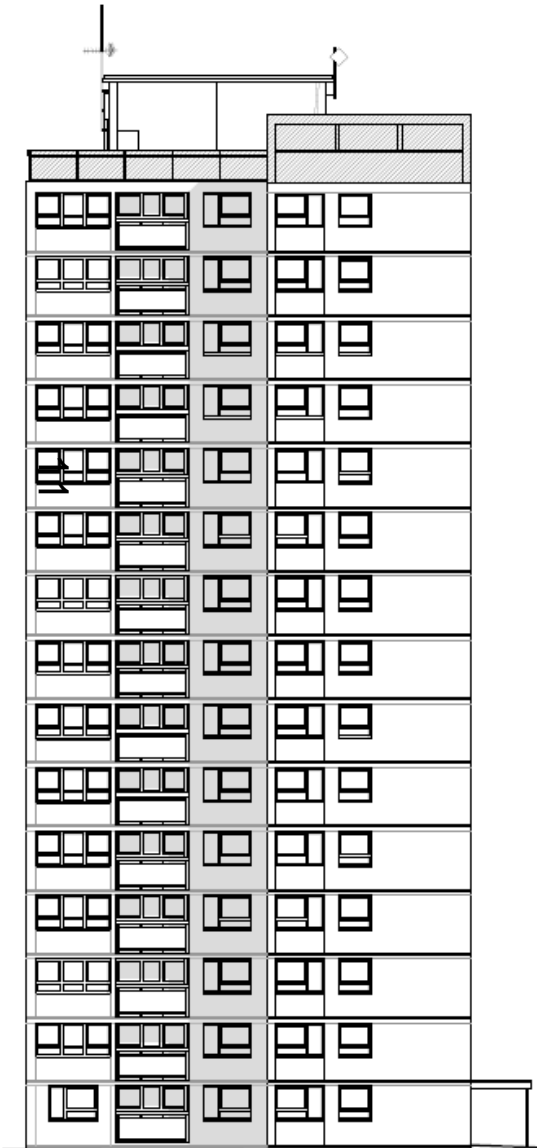
PLANNING

WINDRUSH TOWER
OXFORD TOWER REFURBISHMENT
BALCONY WINDOW OPENING ARRANGEMENT

1/10043	21.07.14	MC	2	HAASBURY	52811	502
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Evenlode – existing elevations S & W



KEY:
 Area of structure to be removed

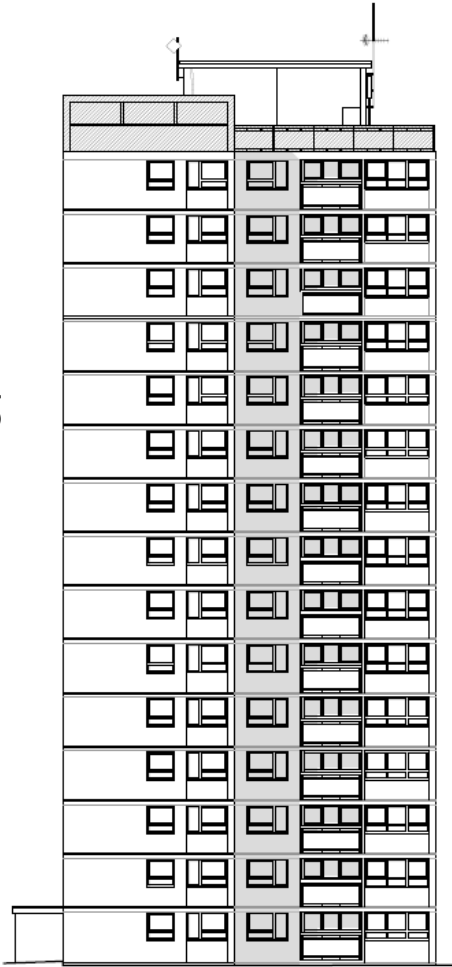
Evenlode – Existing E & N elevations

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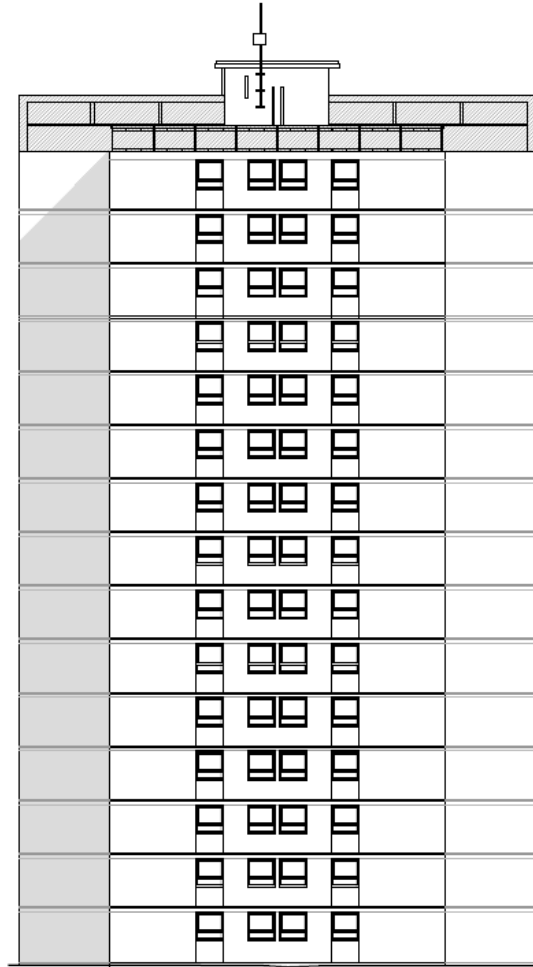


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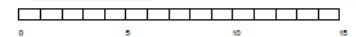
EAST ELEVATION



NORTH ELEVATION

KEY:
Area of structure to be removed

PLANNING



EVENLODE TOWER
OXFORD TOWER REFURBISHMENT
EXISTING ELEVATIONS
NORTH & EAST



Evenlode Tower



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Evenlode Tower



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Evenlode Tower – Entrance



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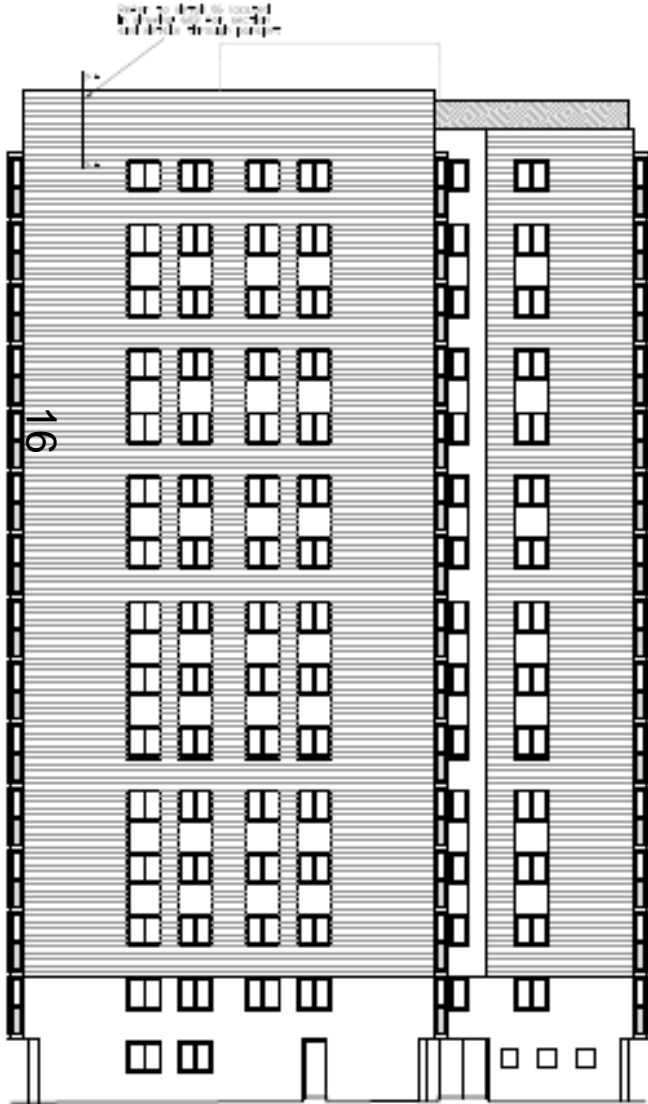


Evenlode S & E Elevations

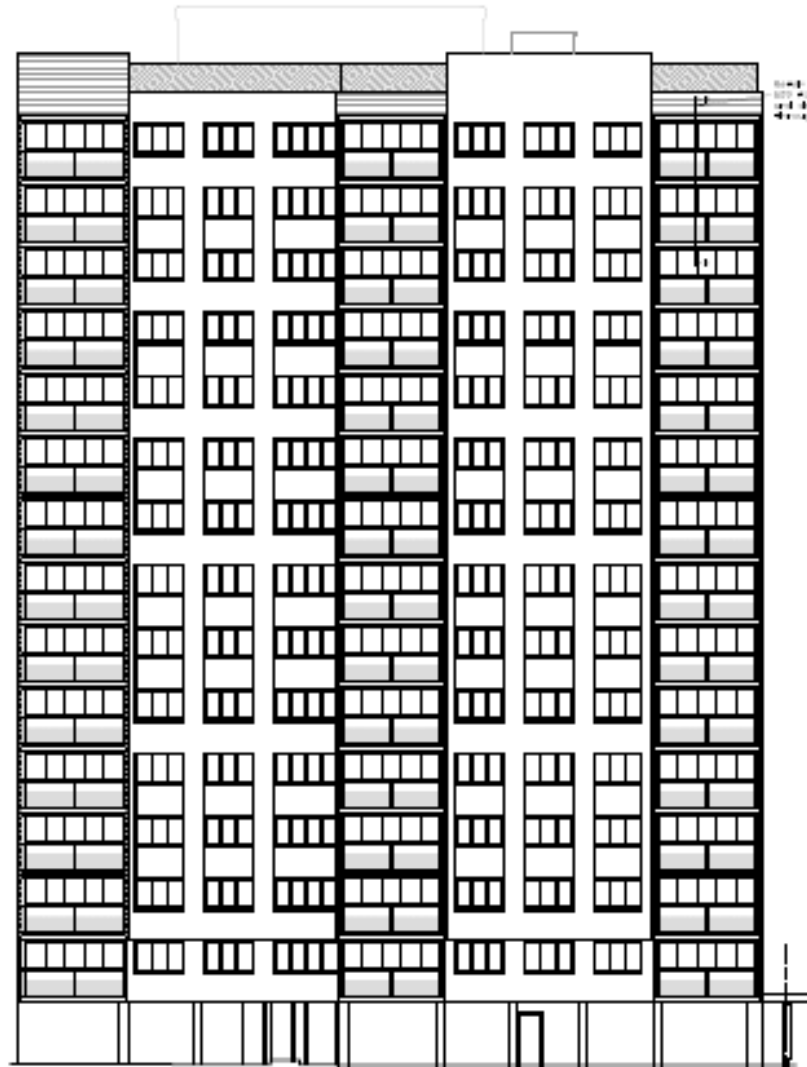
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SOUTH ELEVATION



EAST ELEVATION



Evenlode N & E Elevations

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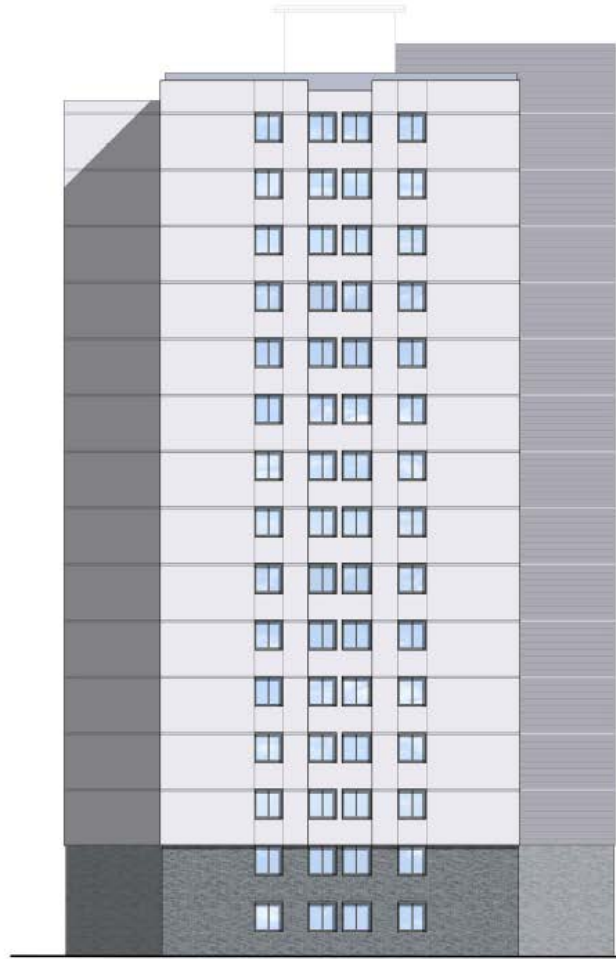
- METAL BALUSTRADE
- THERMAL INSULATION
- ALUMINIUM CLADDING
VERANDA OR EQUAL-APPROVED
- FINISH WITH
TRIM
- BRICK

PLEASE NOTE: CLADDING TO BE ON ALL
BALCONY SCOFFS AND BALCONY REVEALS.
ALUMINIUM TRIM TO ALL WINDOWS.

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EAST ELEVATION



NORTH ELEVATION

PLAN



EVENLODE TOWER
OXFORD TOWER REFURBISHMENT
PROPOSED ELEVATIONS
NORTH & EAST ELEVATIONS



Evenlode - visualisation



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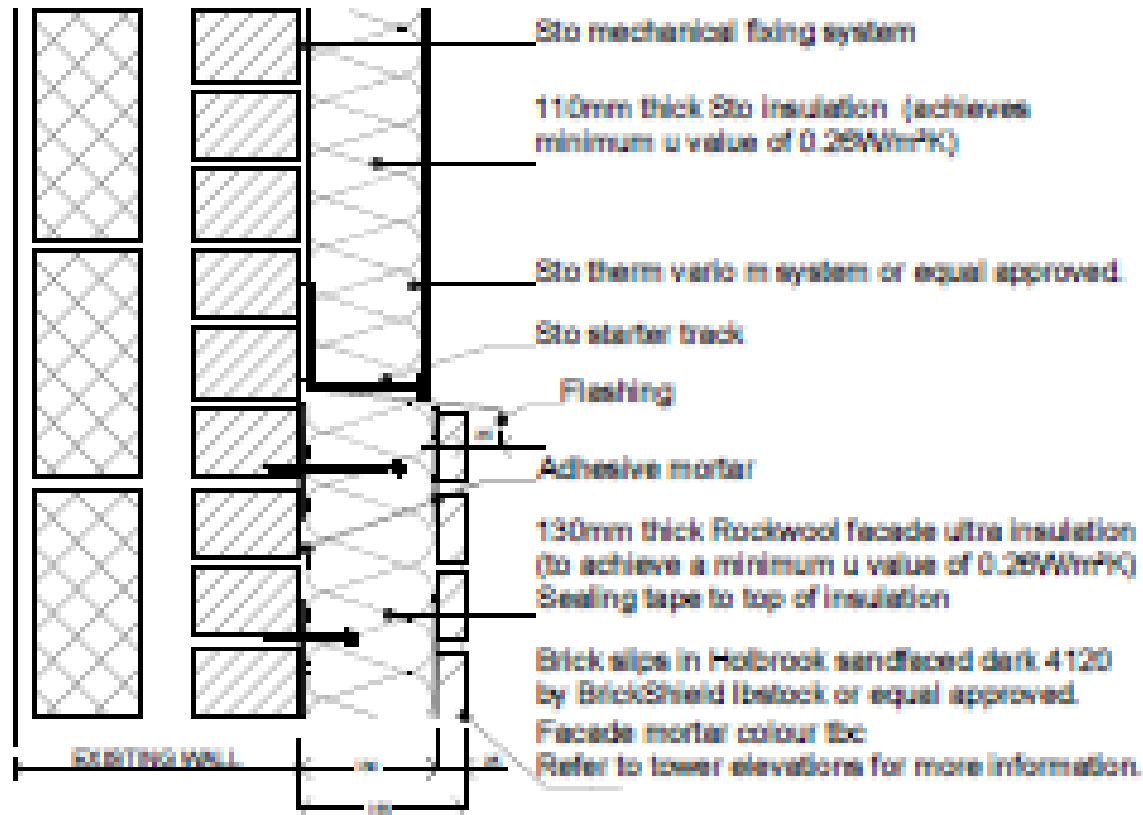
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Generic brick slip details



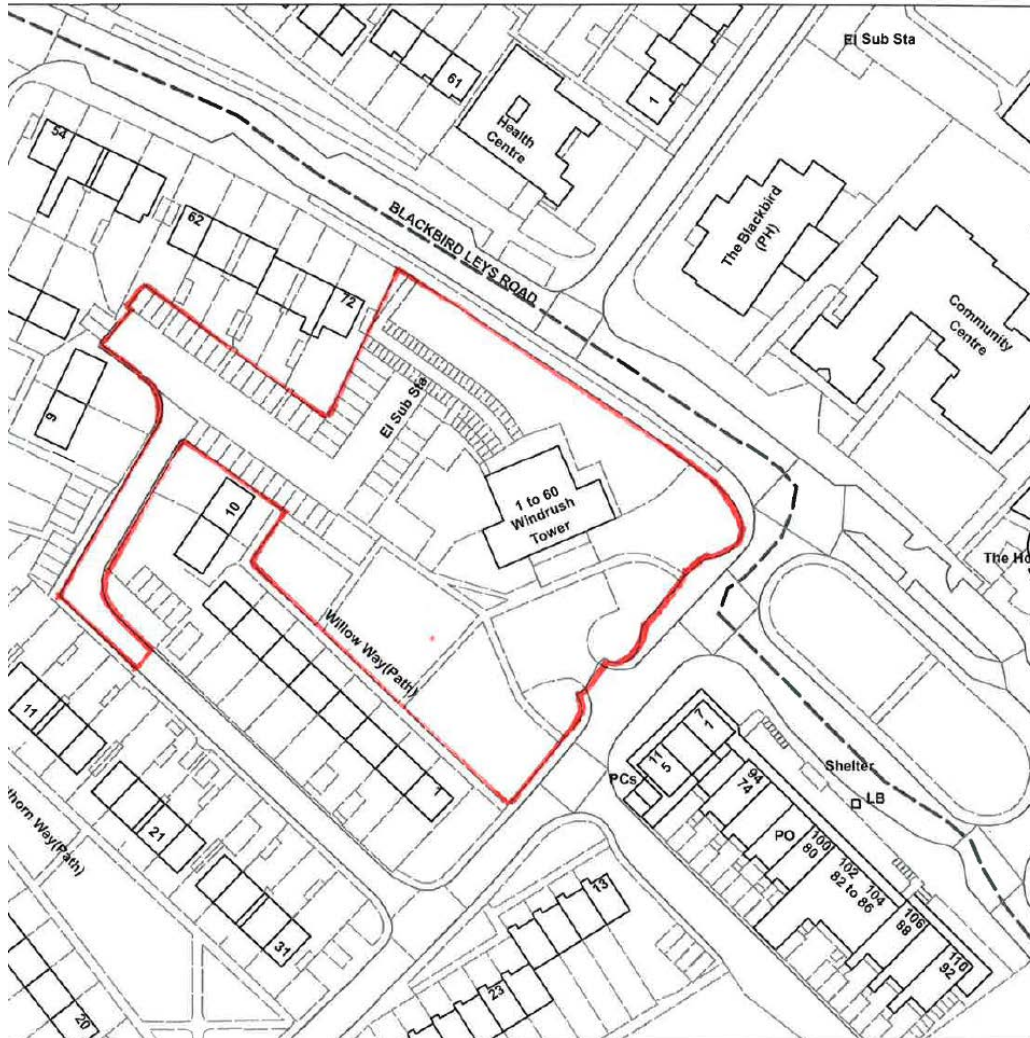
19



04

Insulated render to brick slips

Site of Windrush Tower, BBL



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Windrush – proposed site plan

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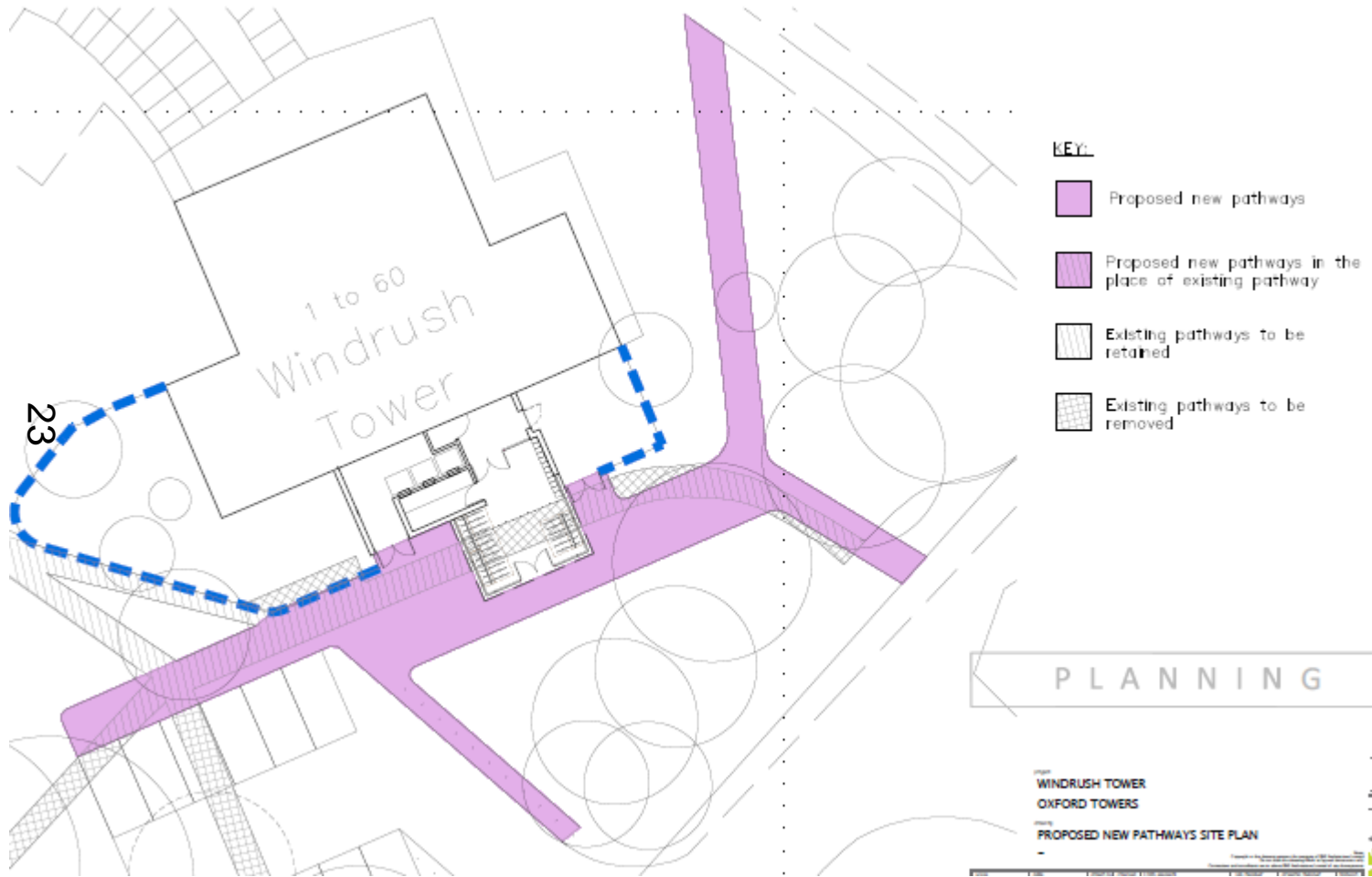
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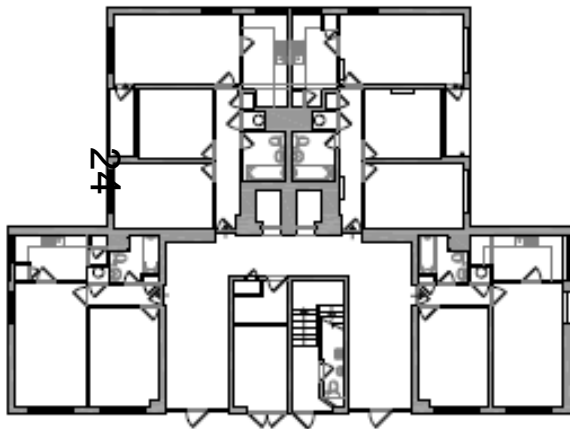
Revised proposal



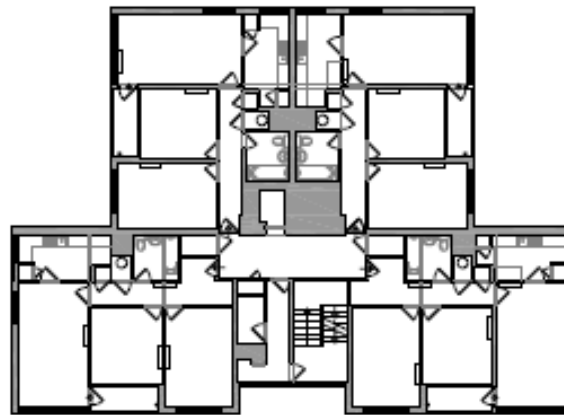
Windrush – proposed pathways



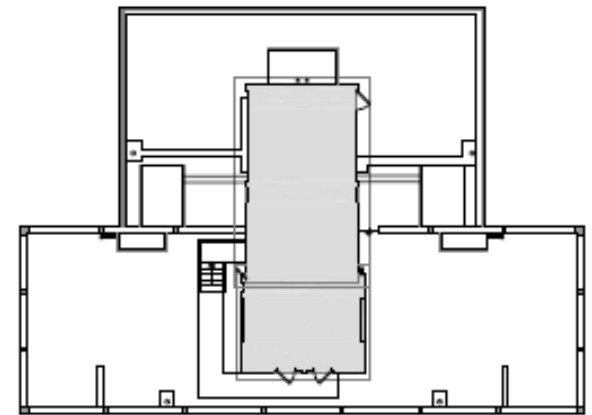
Windrush Existing plans



GROUND FLOOR



TYPICAL FLOOR



ROOF

PLANNING



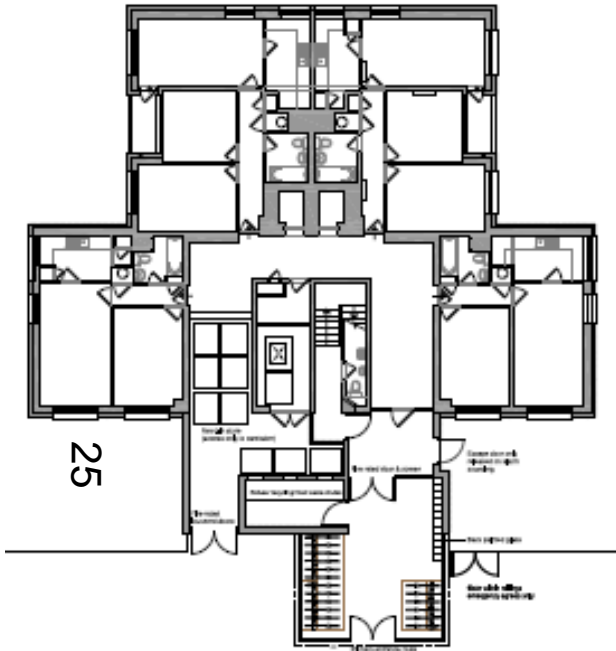
WINDRUSH TOWER
OXFORD TOWER REFURBISHMENT
EXISTING PLANS



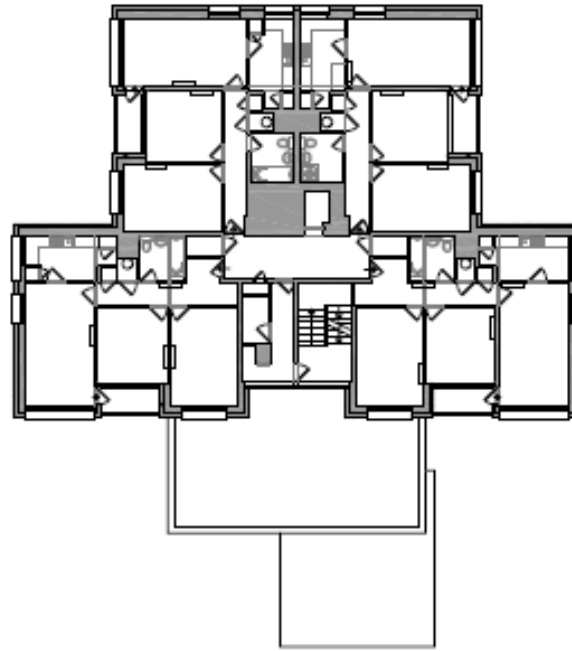
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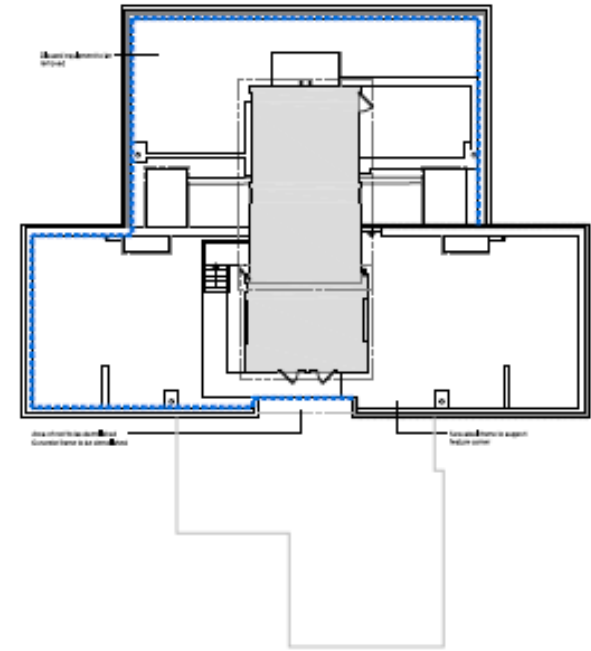
Windrush – proposed plans



GROUND FLOOR



TYPICAL FLOOR



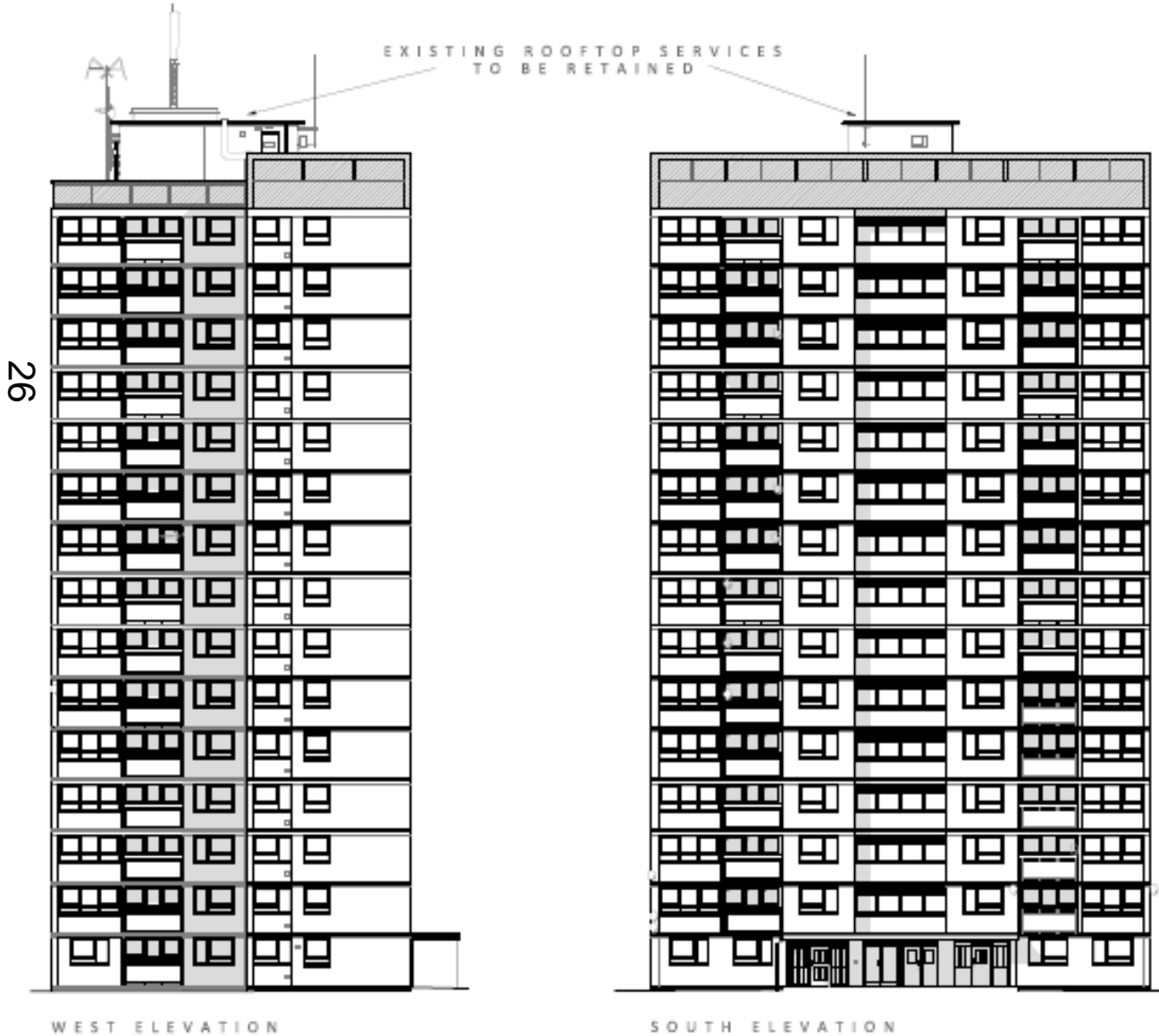
ROOF

PLANNING

WINDRUSH TOWER
OXFORD TOWER REFURBISHMENT
PROPOSED PLANS



Windrush Existing west and south elevations



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Windrush Existing east and north elevations



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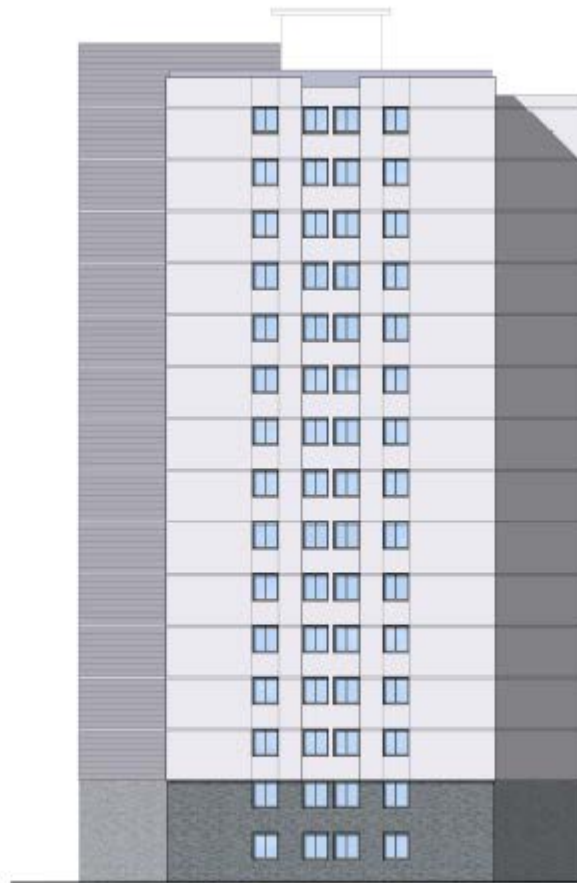
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Windrush – proposed W & N Elevations



WEST ELEVATION



NORTH ELEVATION

- BRICK/CLAY BRICK
- TERRAZZO/CLAY BRICK
- 3/4 BRICK WITH CLAY BRICK REINFORCING AND CLAY BRICK APERTURES
- RENDER WITH FINISH
- BRICK

PLEASE NOTE: CLADDING TO BE ON ALL BALCONY DECKS AND BALCONY BEVELS. ALUMINIUM TRIM TO ALL WINDOWS.

P L A N N I N G

WINDRUSH TOWER
OXFORD TOWER REFURBISHMENT
PROPOSED ELEVATIONS
NORTH & WEST ELEVATIONS

11/09/2014	10.01.14	SH	MC FEASIBILITY	52311	0222
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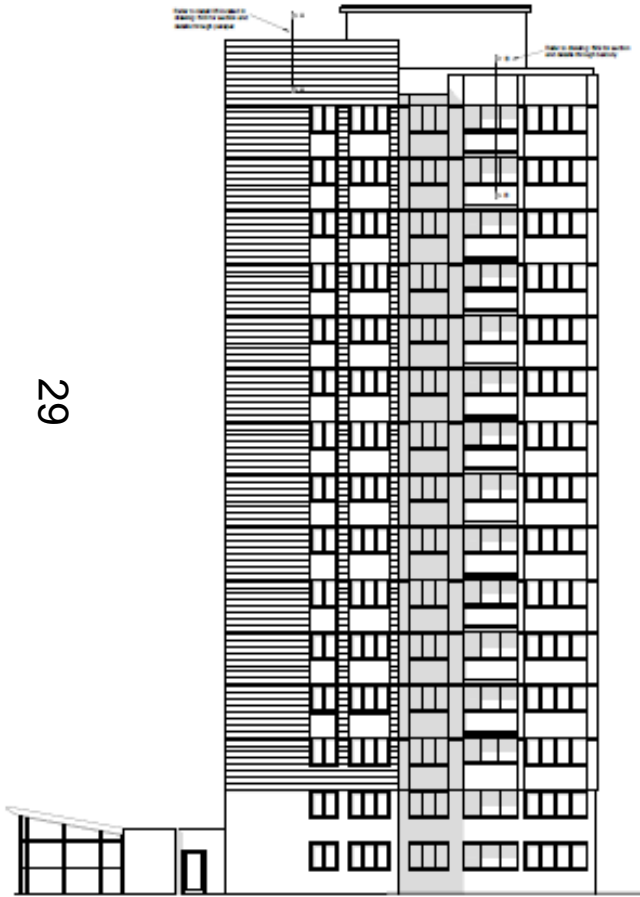


Windrush – proposed E & S Elevations

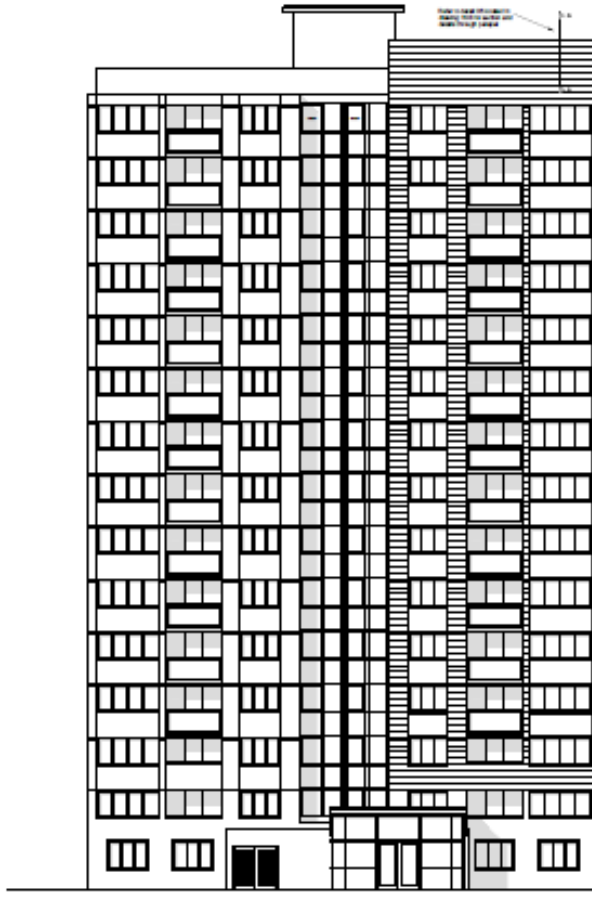


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EAST ELEVATION



SOUTH ELEVATION

- HATCHED PATTERNS
- FINISH PATTERNS
- ALUMINIUM CLADDING (SHOWN ON EAST ELEVATION)
- GLASS CURTAIN WALL
- BRICK

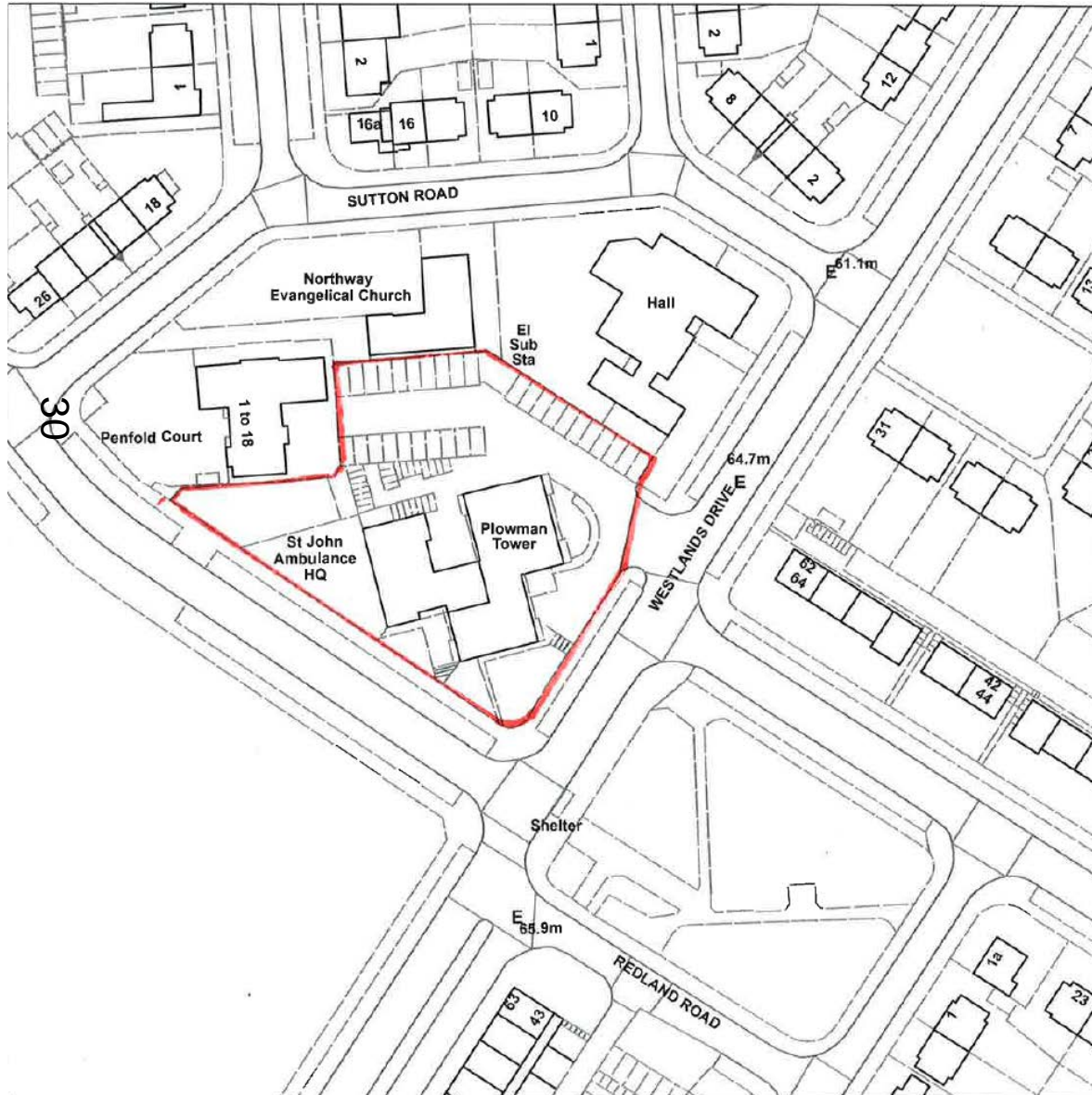
PLEASE NOTE CLADDING TO BE ON ALL
BALCONY SURFACES AND BALCONY RAILINGS
ALUMINIUM FINISH TO ALL WINDOWS



WINDRUSH TOWER
OXFORD TOWER REFURBISHMENT
PROPOSED ELEVATIONS
SOUTH & EAST ELEVATIONS



Site of Plowman Tower, North Way



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Plowman – Existing site plan



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Plowman – Proposed site plan



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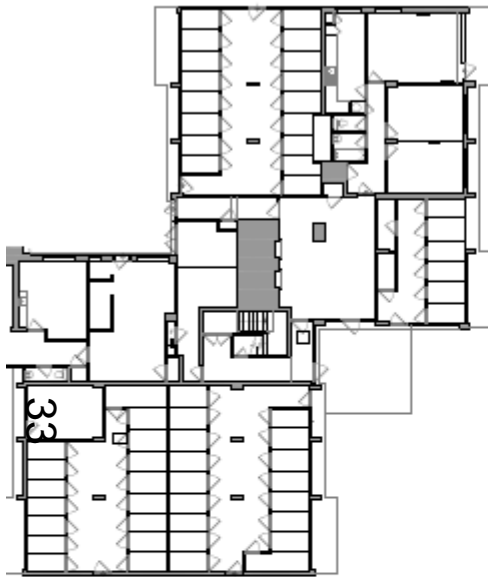
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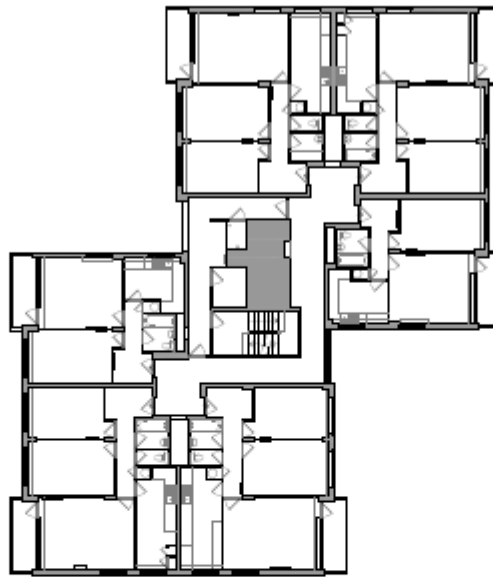
Plowman – Existing Floor Plans



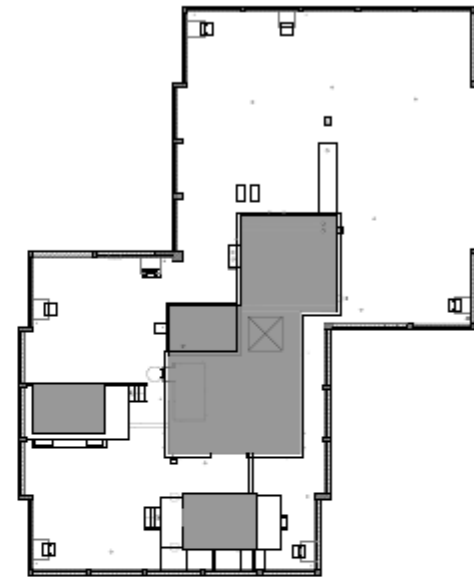
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GROUND FLOOR



TYPICAL FLOOR



ROOF

KEY:
 Area of structure to be removed

P L A N N I N G



PLOWMAN TOWER
 OXFORD TOWER REPAIRMENT
 EXISTING PLANS

1/2024	1/2024	1/2	1/2024	1/2024	1/2024	1/2024	1/2024
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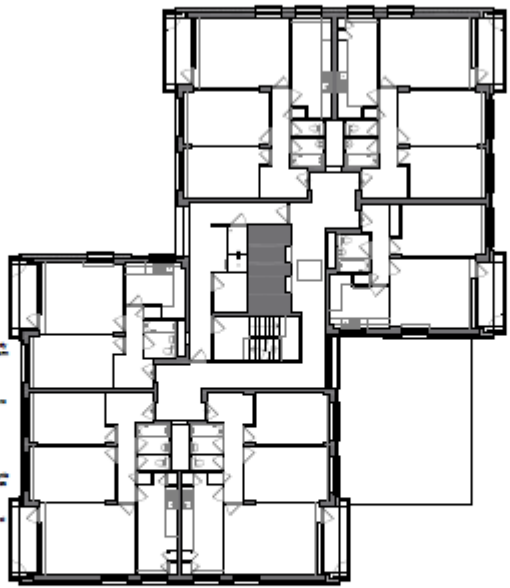



Plowman – Proposed Plans

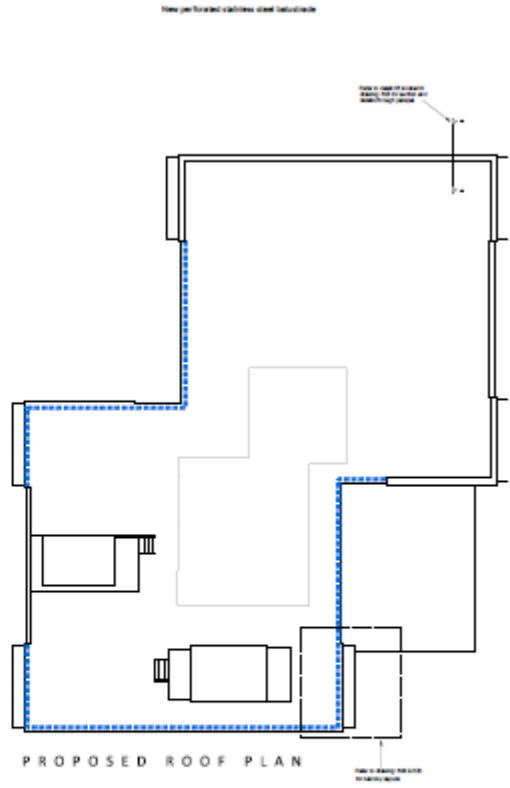
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PROPOSED GROUND FLOOR



PROPOSED TYPICAL FLOOR



PROPOSED ROOF PLAN

P L A N N I N G

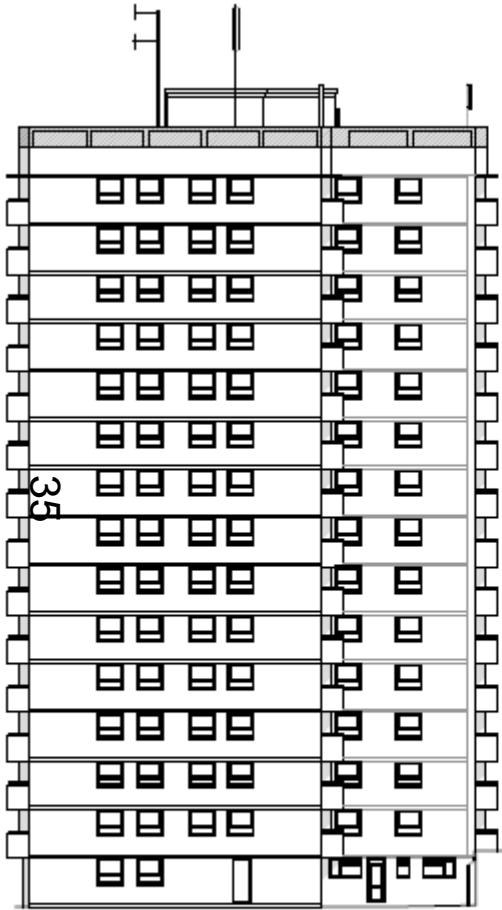
PLOWMAN TOWER
OXFORD TOWER REFURBISHMENT
PROPOSED PLANS

Architects

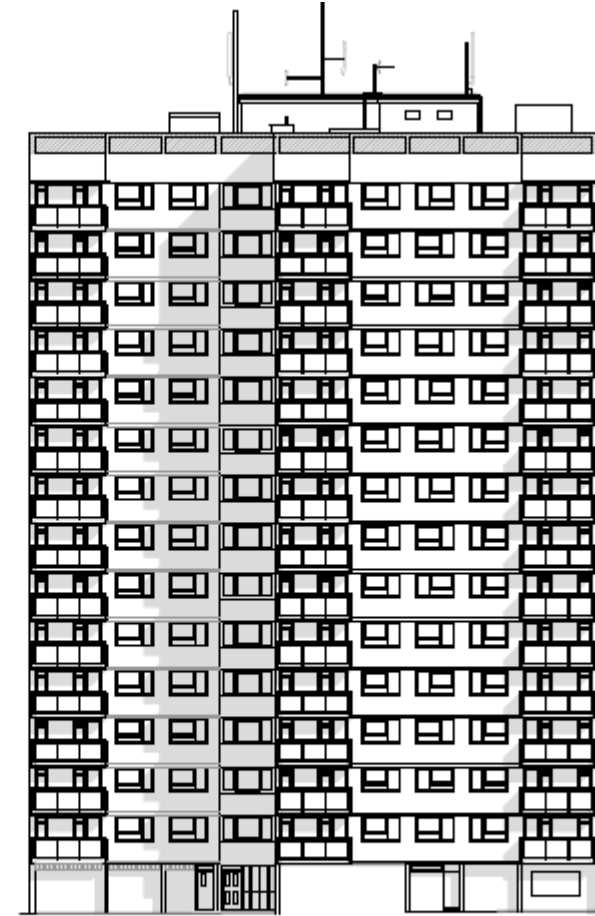
TRIGGER	2023.14	REV	PROGRAM	12/11	DM11	C
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Plowman – Existing N & W Elevations



NORTH ELEVATION



WEST ELEVATION

KEY:
 Area of structure to be retained



PLOWMAN TOWER
 OXFORD TOWERS REFURBISHMENT
 EXISTING ELEVATIONS
 NORTH & WEST ELEVATIONS

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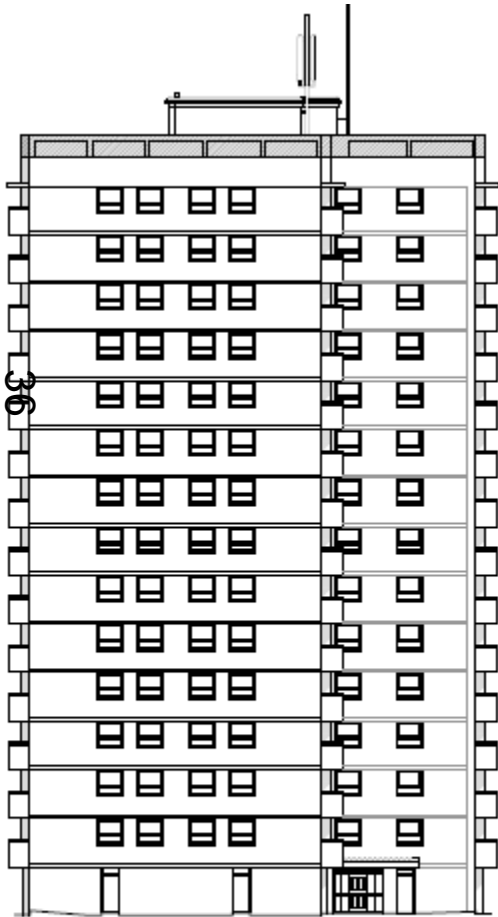



Plowman – existing S & E Elevations

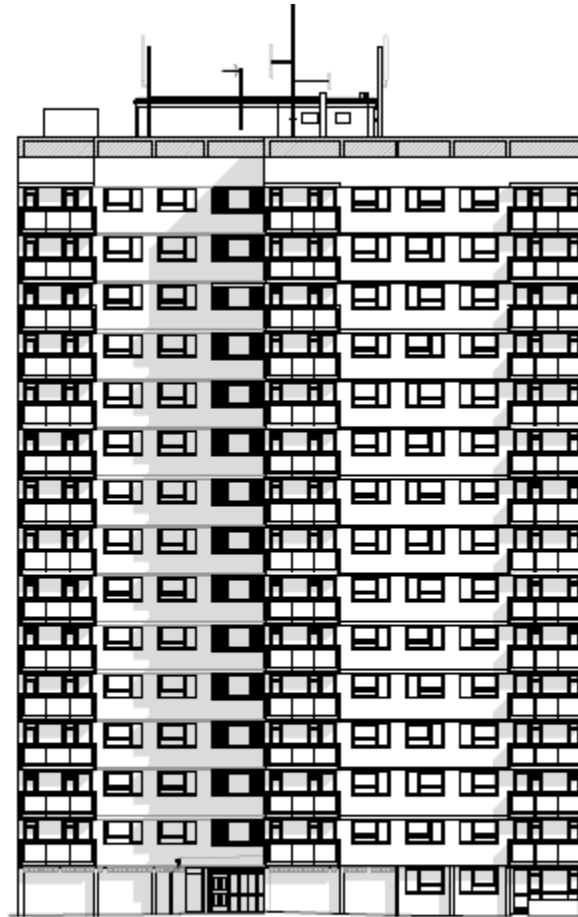
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SOUTH ELEVATION



EAST ELEVATION

KEY
■ Area of structure to be removed

0 5 10 15

PLOWMAN TOWER
OXFORD TOWER REFURISHMENT
EXISTING ELEVATIONS
SOUTH & EAST ELEVATIONS

1:10000	04/14	16	2	16/04/17	10111	04/17	A
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Architects
Ford Architecture



Plowman – Proposed N & W Elevations

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NORTH ELEVATION



WEST ELEVATION



Plowman – proposed S & E Elevations

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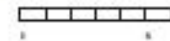
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SOUTH ELEVATION



EAST ELEVATION



Plowman Tower



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Plowman – Visualisation



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Plowman – View from Elsfield View Cone

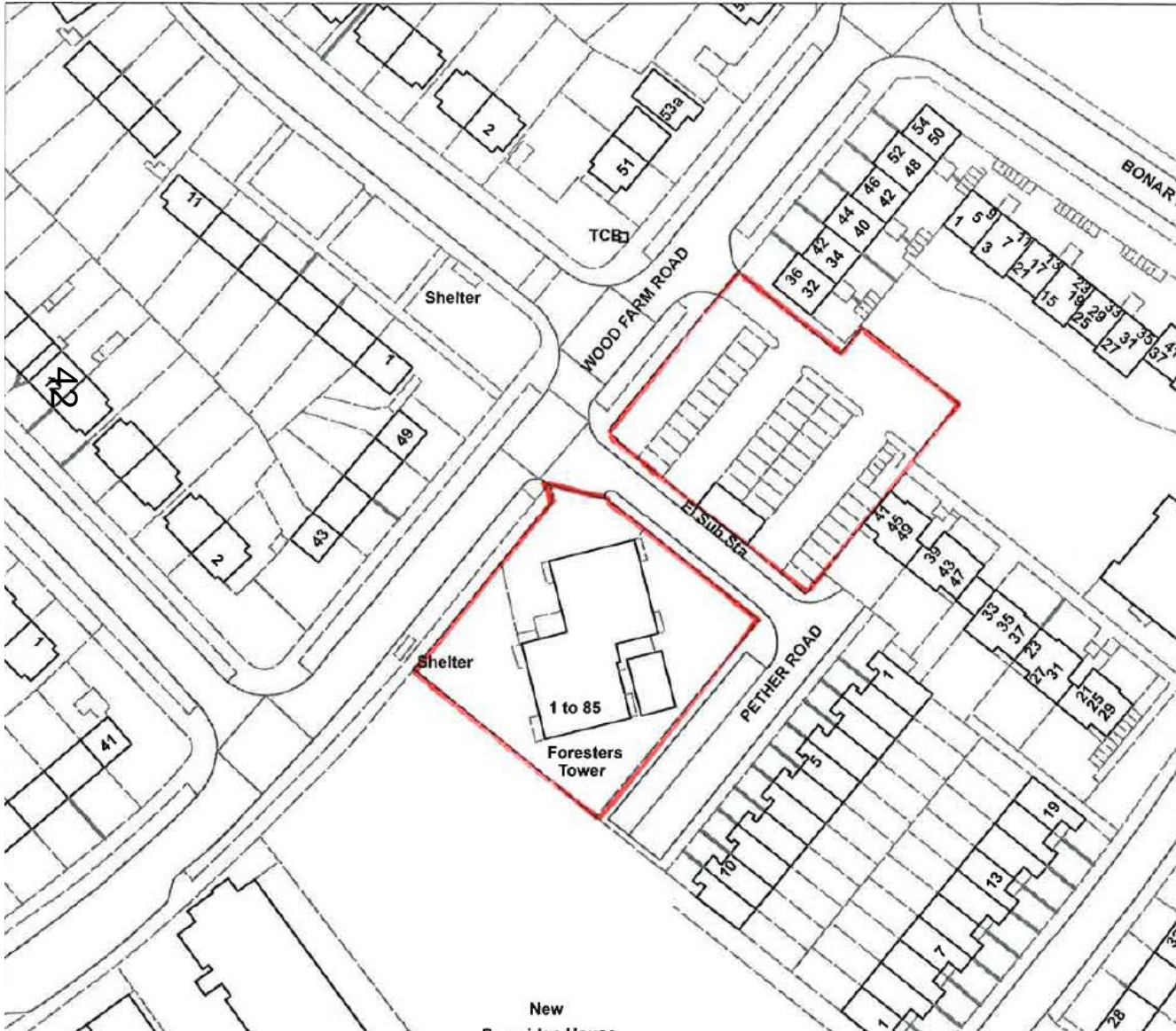


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Site of Foresters Tower, Wood Farm



Foresters Tower Proposed site plan

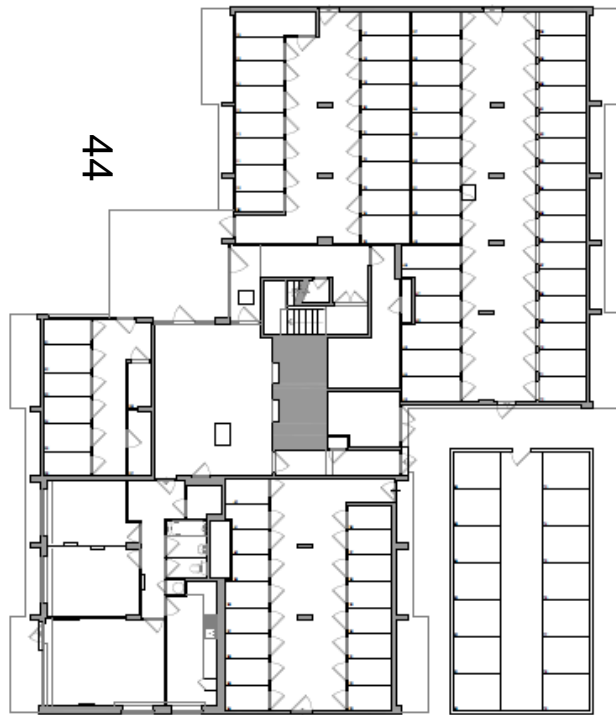


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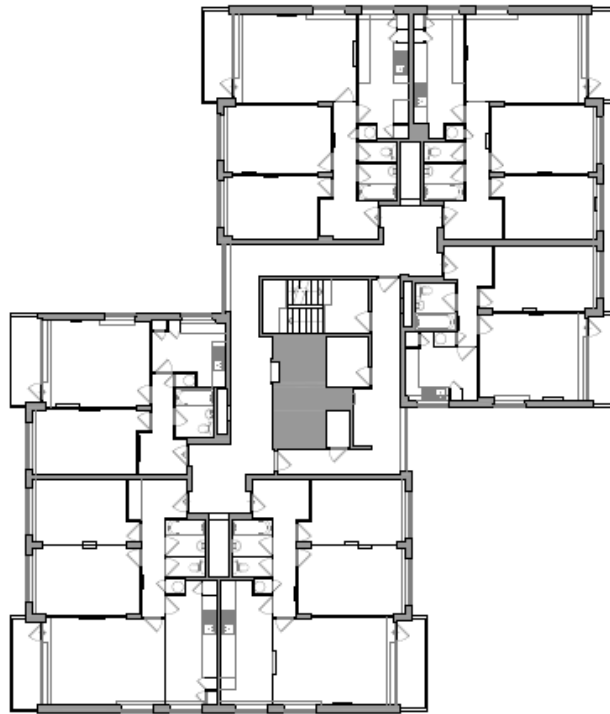
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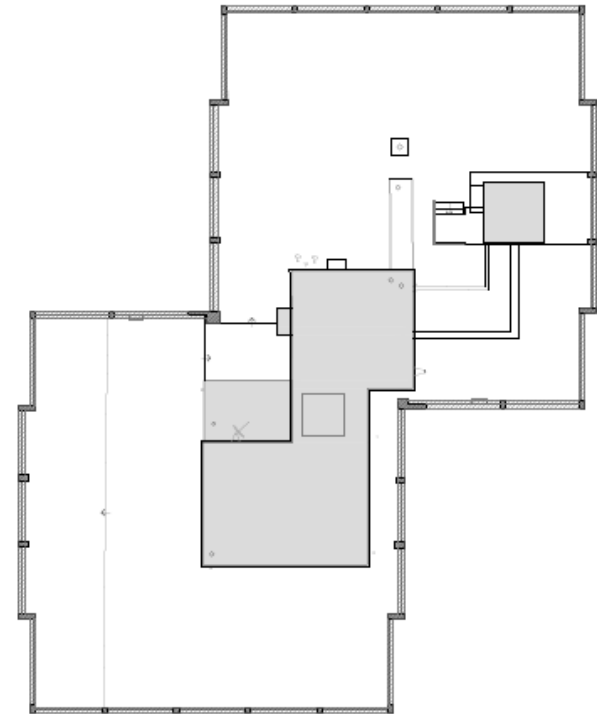
Foresters Tower Existing floor plans



GROUND FLOOR



TYPICAL FLOOR



ROOF

KEY:
 Area of structure to be removed

Foresters Tower Proposed floor plans

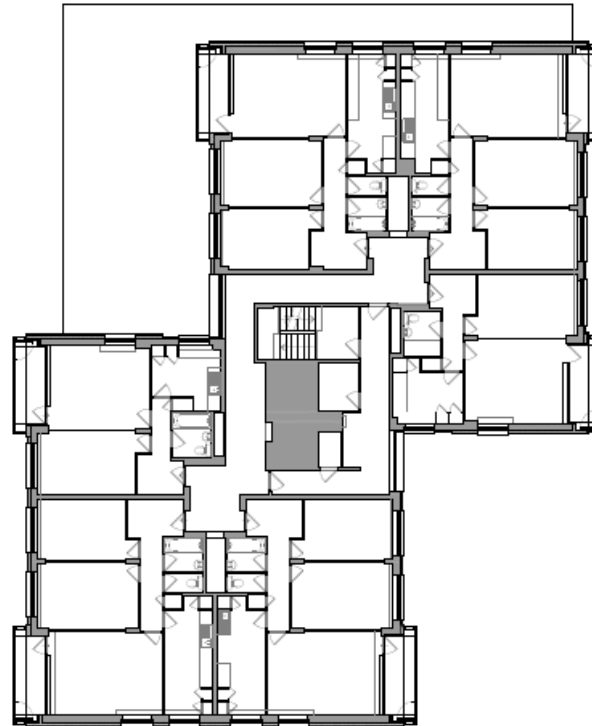
KEY



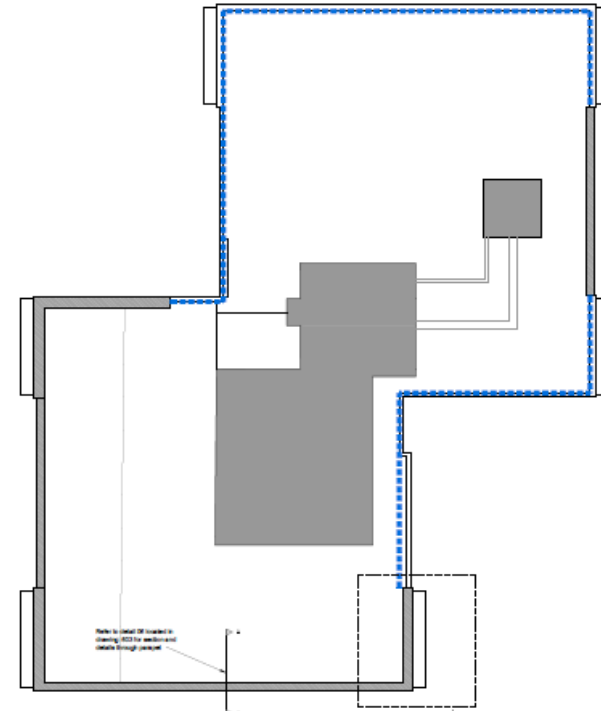
New perforated stainless steel balustrade



PROPOSED GROUND FLOOR



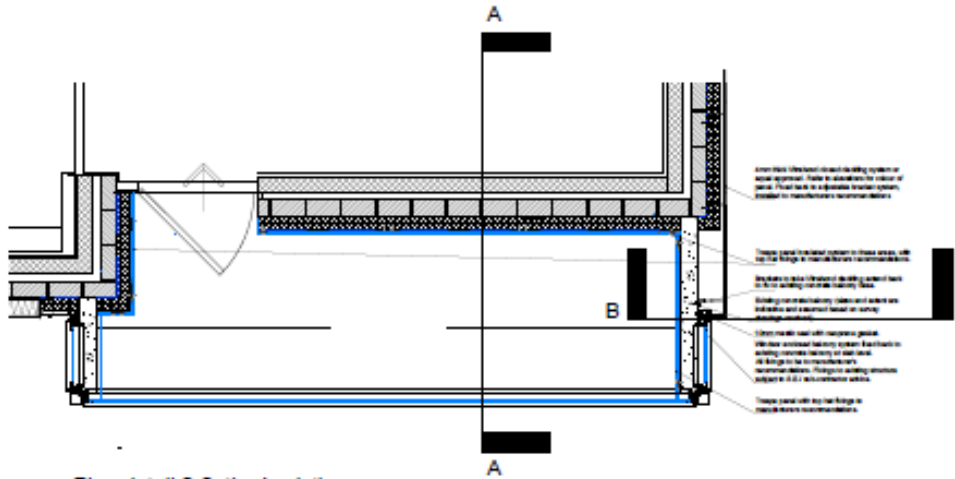
PROPOSED TYPICAL FLOOR



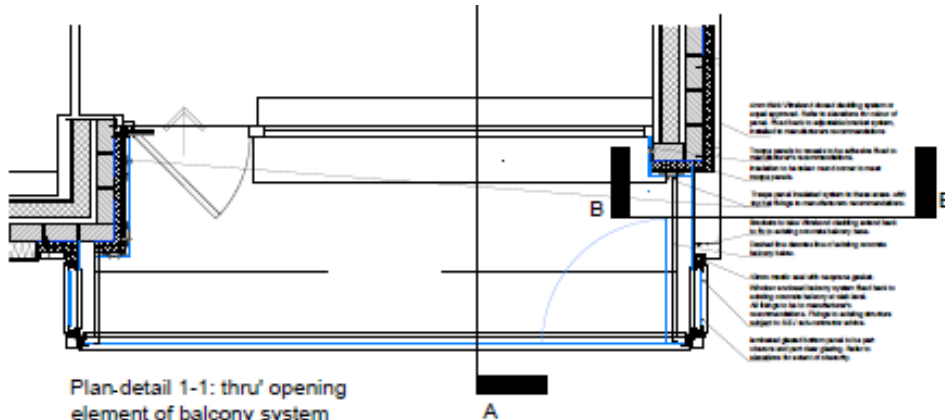
PROPOSED ROOF PLAN

Refer to drawing 08B & 08C for locking details

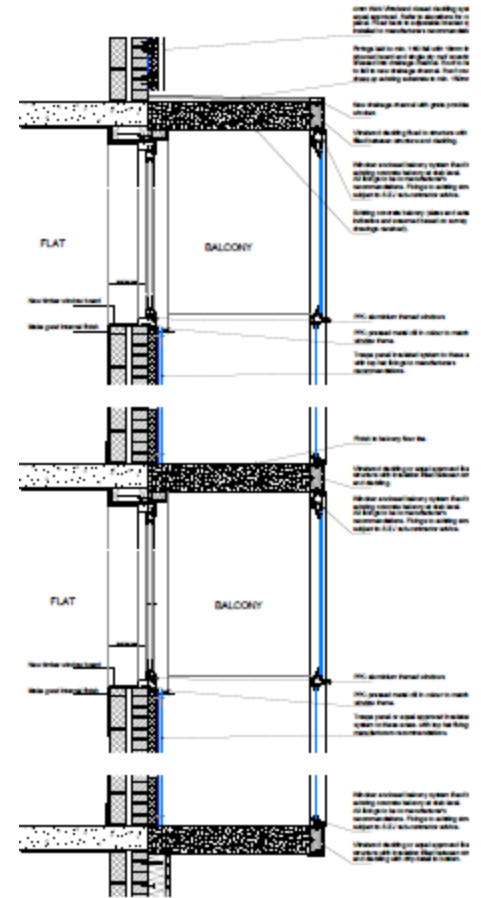
Foresters Tower Existing and Proposed



Plan detail 2-2: thru' existing concrete balcony



Plan-detail 1-1: thru' opening element of balcony system



Section A-A

Foresters – N & W elevations

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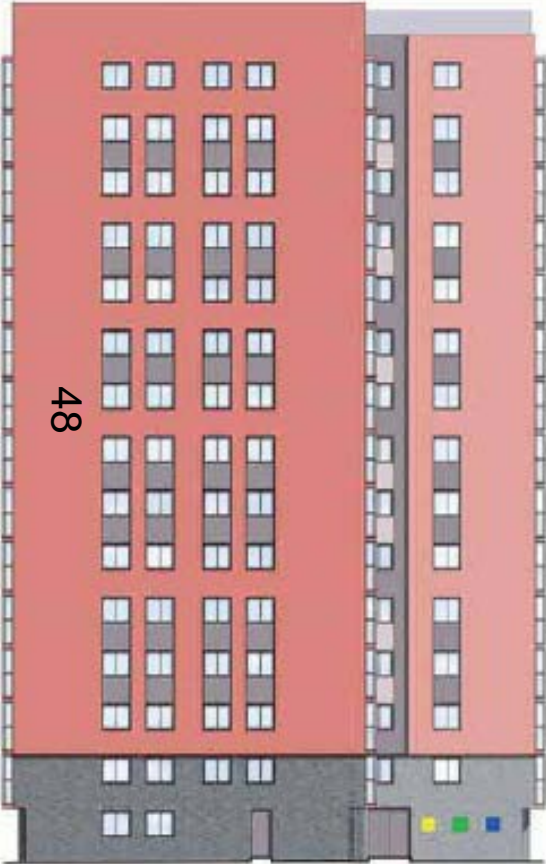
NORTH ELEVATION



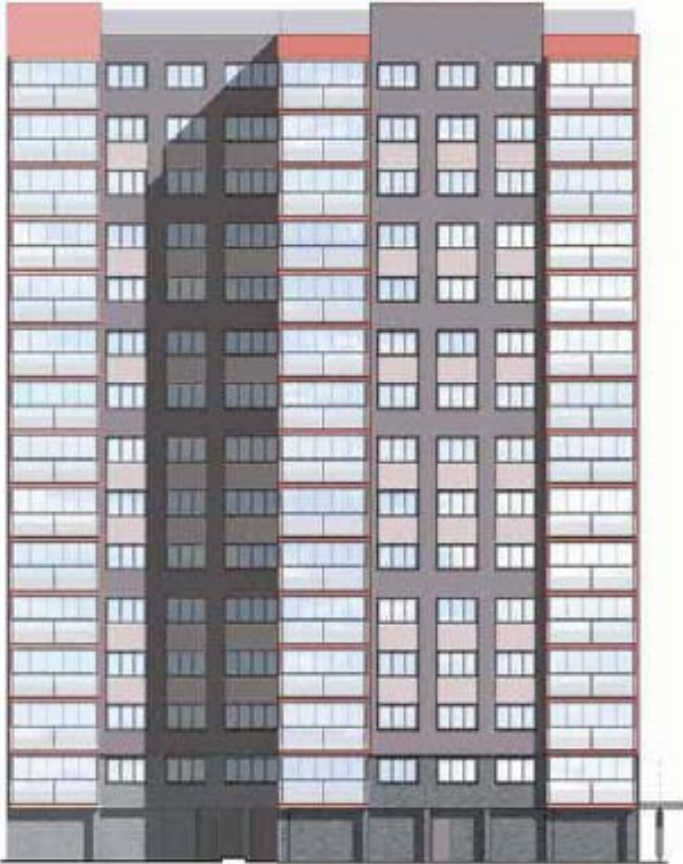
WEST ELEVATION



Foresters Tower South and East Proposed Elevations



SOUTH ELEVATION



EAST ELEVATION

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Foresters Tower



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Foresters - visualisation



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Foresters – New entrance visualisation



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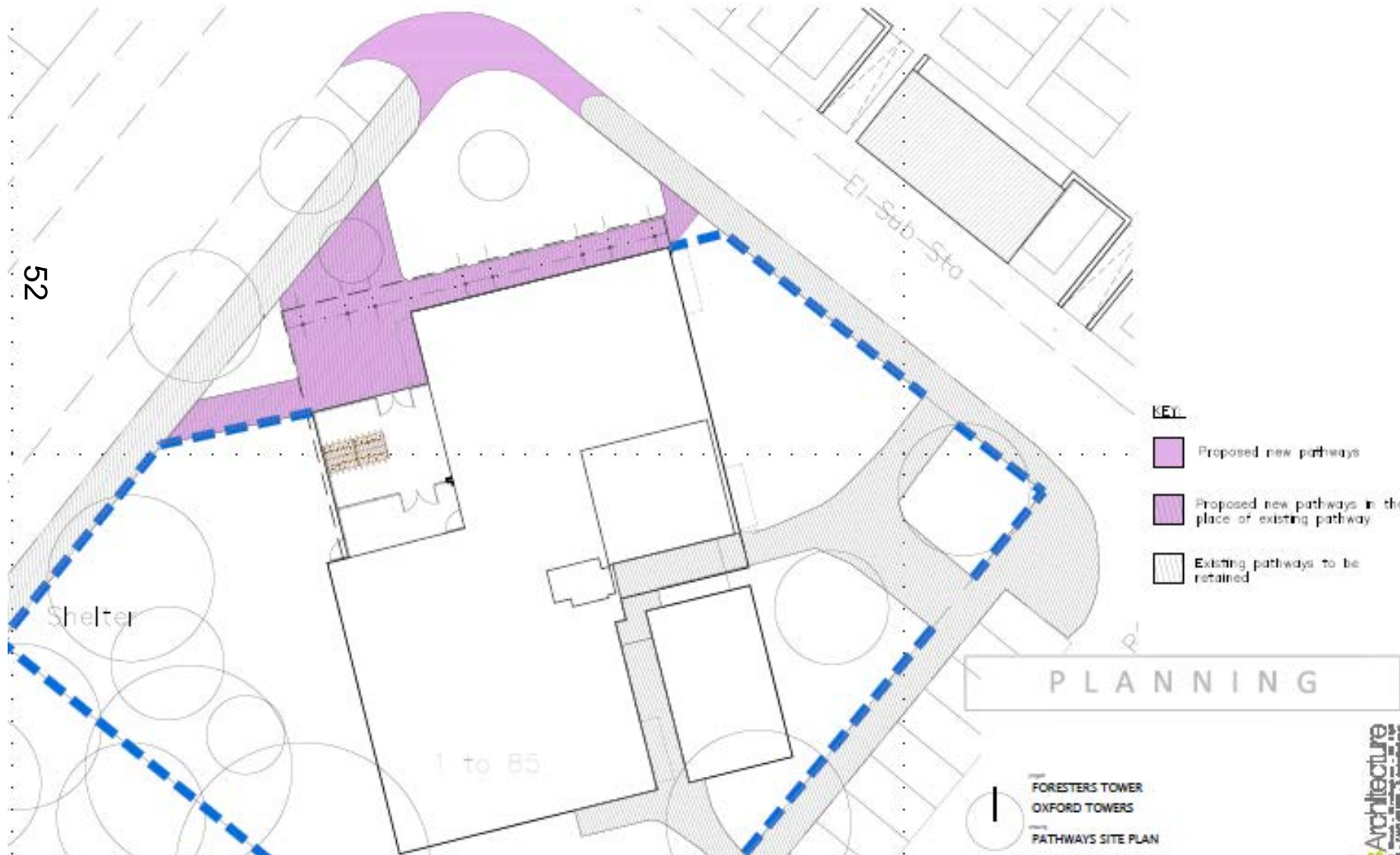
www.oxford.gov.uk



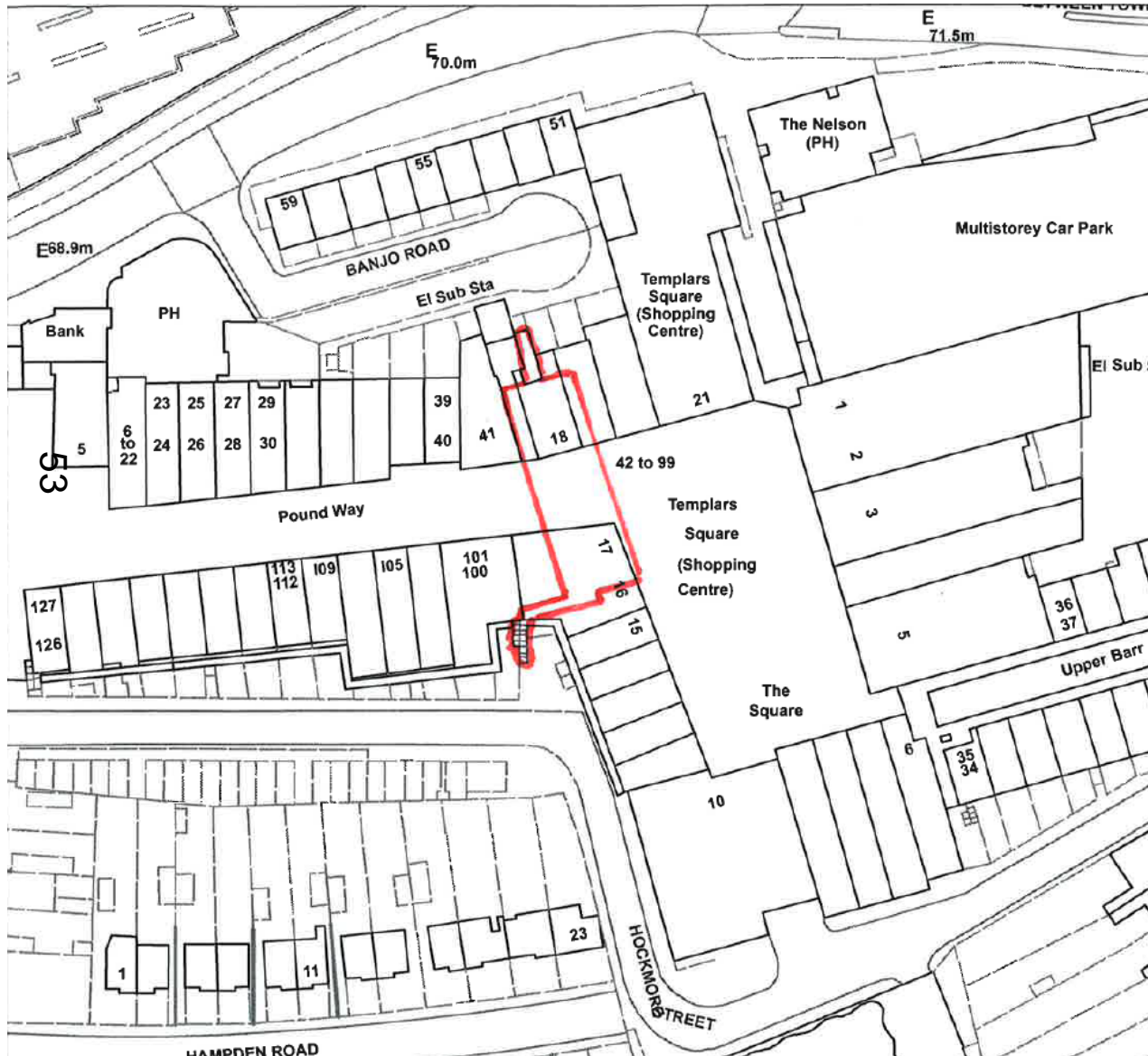
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Foresters – pathways

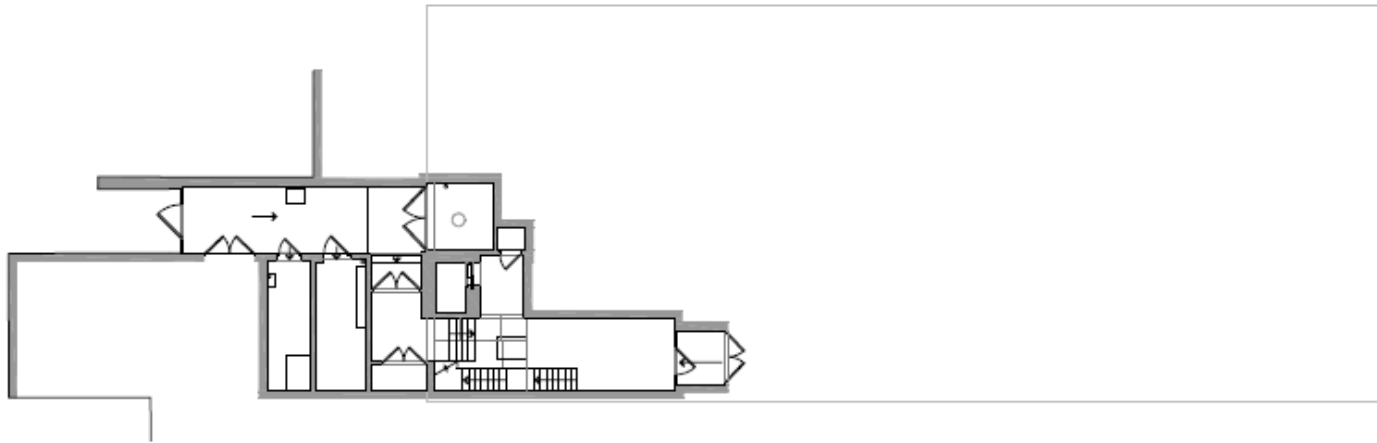


Site of Hockmore Tower, Templars Square

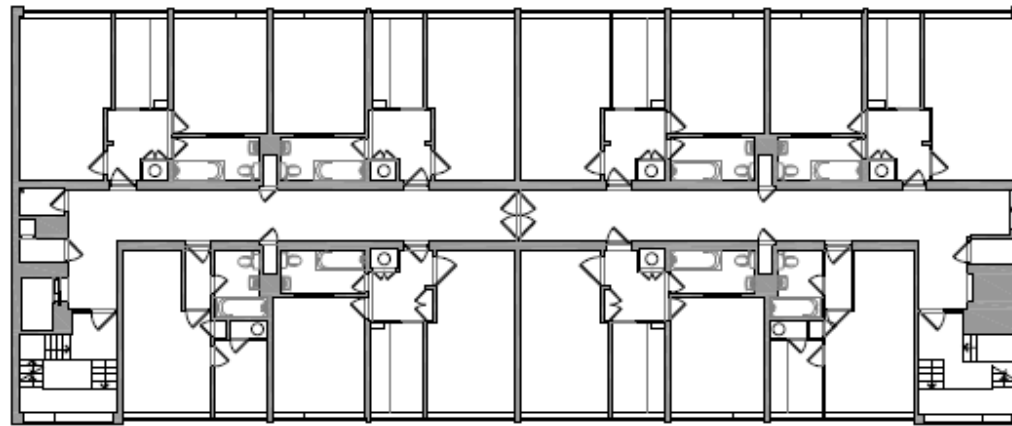


Hockmore Tower Existing floor

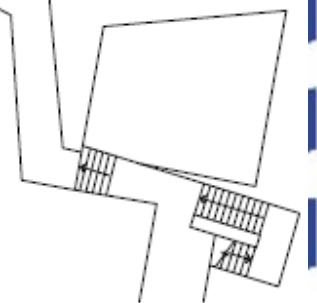
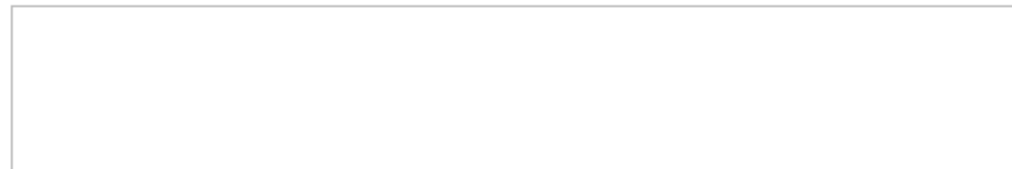
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GROUND FLOOR PLAN

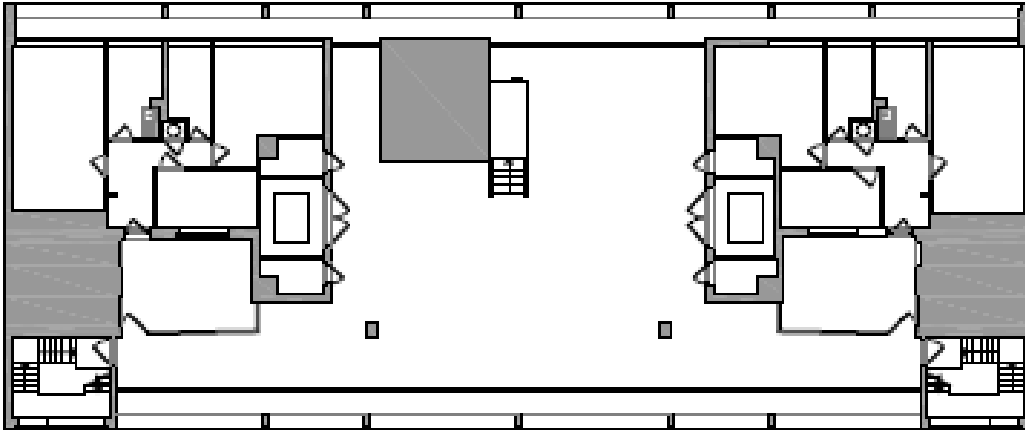


2nd FLOOR PLAN

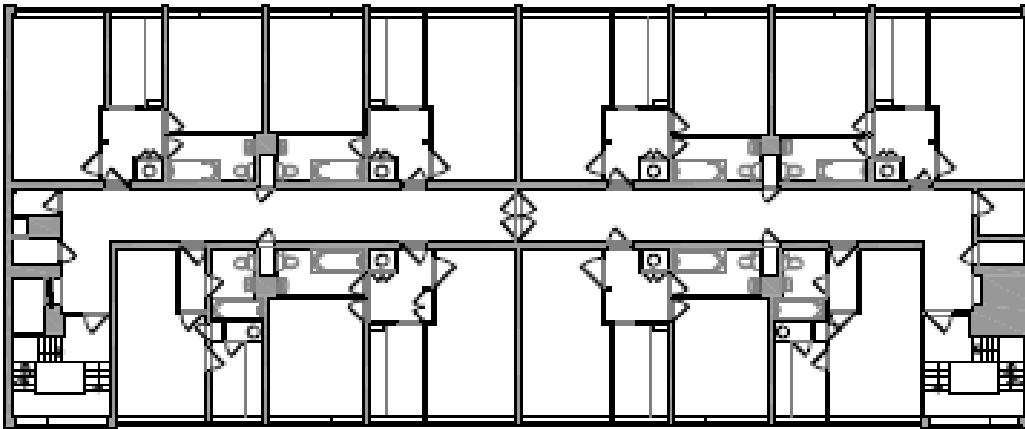


54

Hockmore – Existing plans

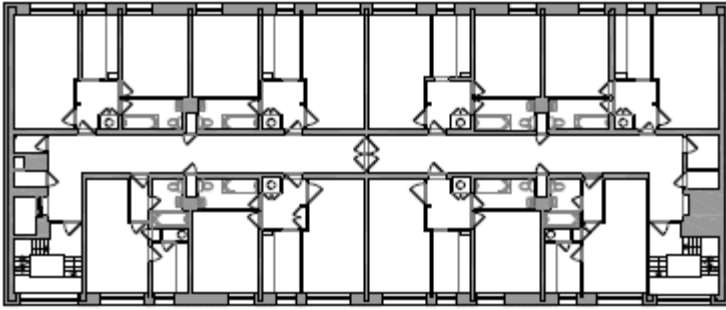


5th FLOOR PLAN

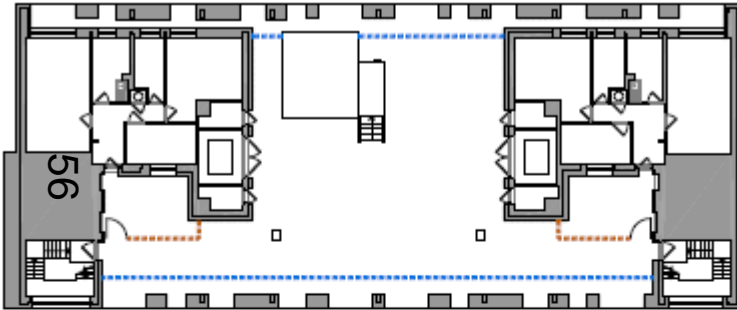


4th / 5th / 8th FLOOR PLAN

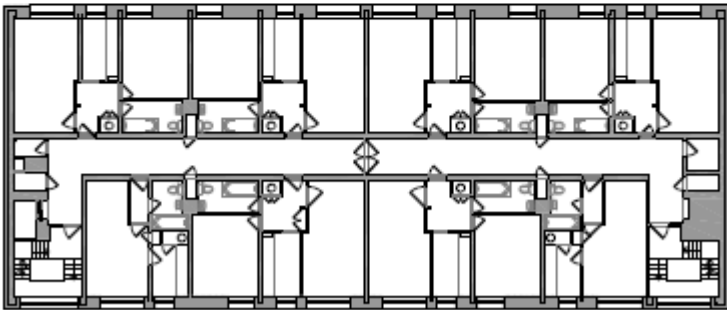




3rd/ 6th/ 7th FLOOR PLAN



ROOF PLAN

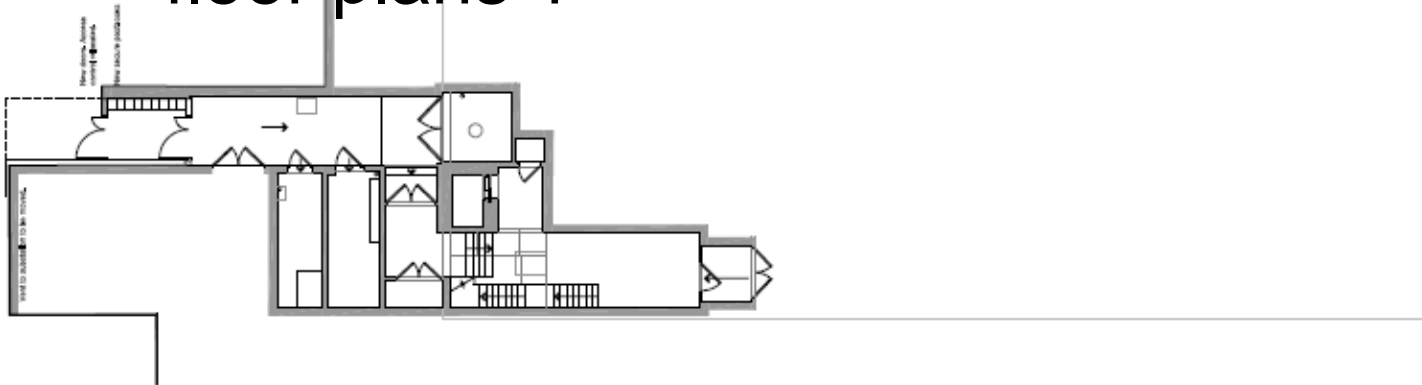


4th/ 5th/ 8th FLOOR PLAN

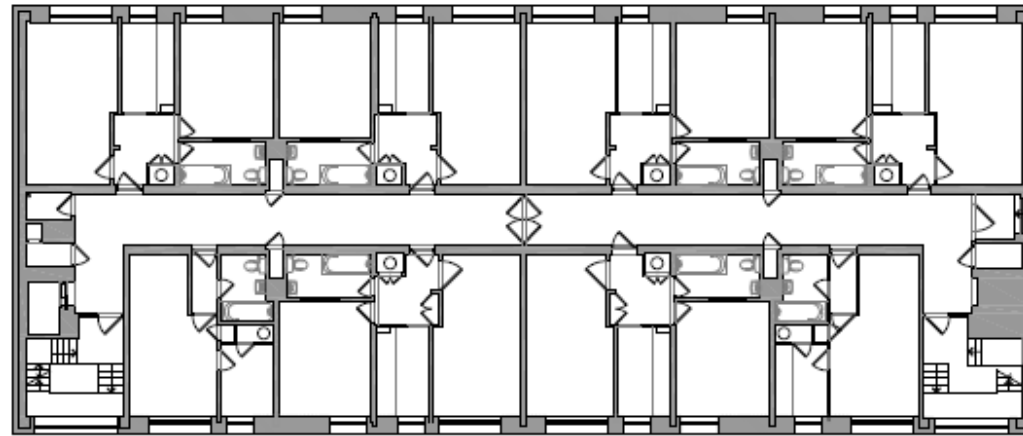
Hockmore – Existing Plans



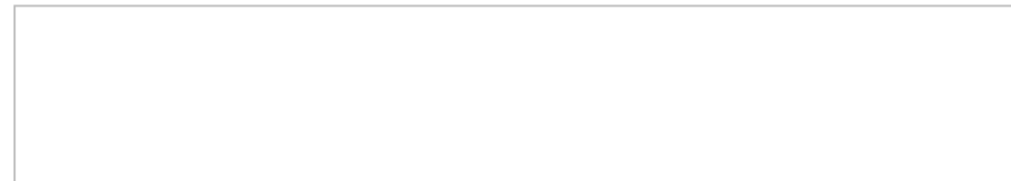
Hockmore Tower Proposed floor plans 1

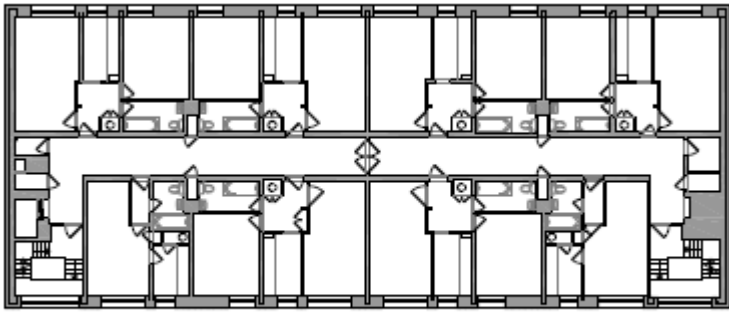


GROUND FLOOR PLAN



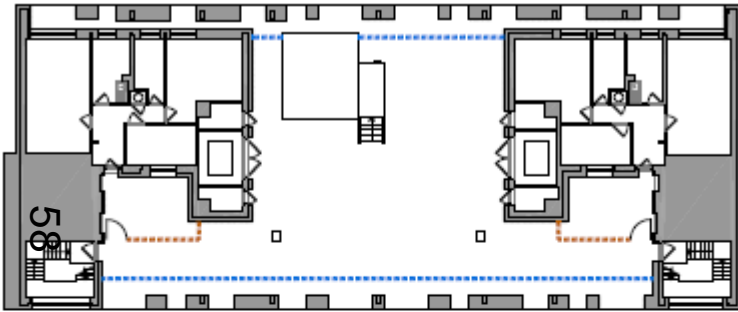
2nd FLOOR PLAN



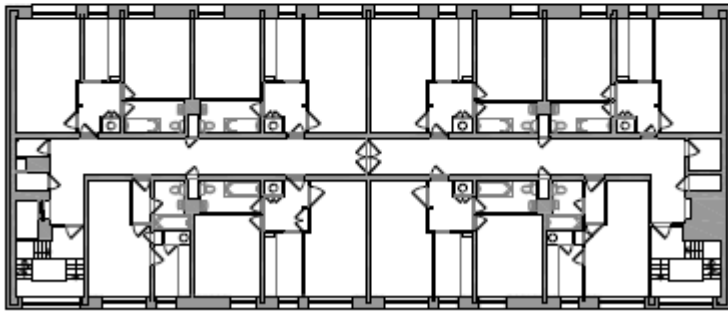


3rd/ 6th/ 7th FLOOR PLAN

Hockmore – proposed floor Plans 2



ROOF PLAN



4th/ 5th/ 8th FLOOR PLAN

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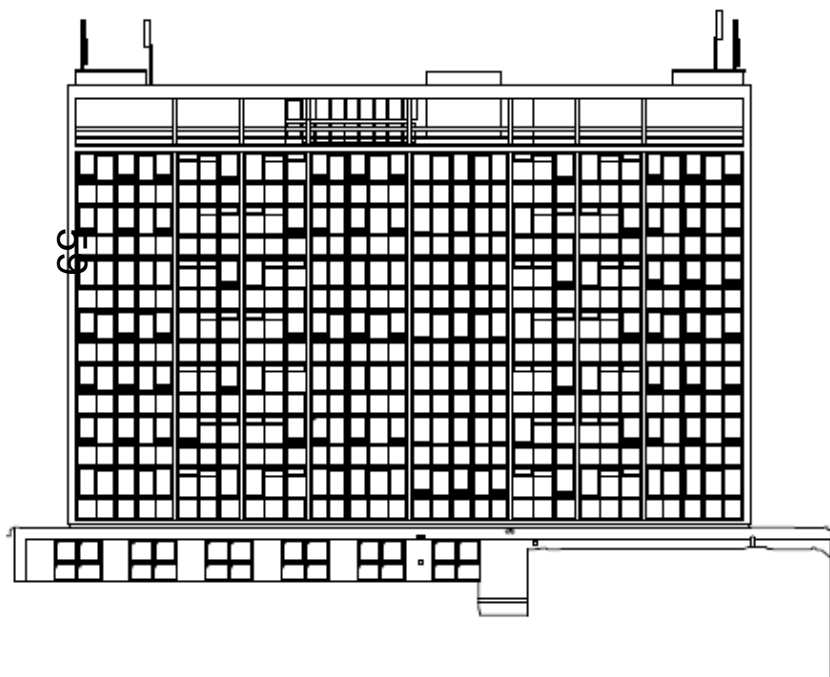


Hockmore – Existing E & N Elevations

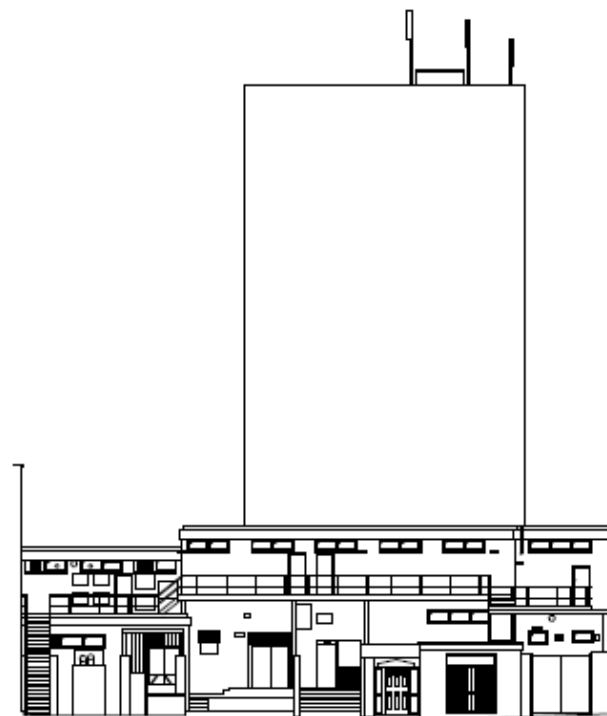
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EAST ELEVATION



NORTH ELEVATION

PLANNING

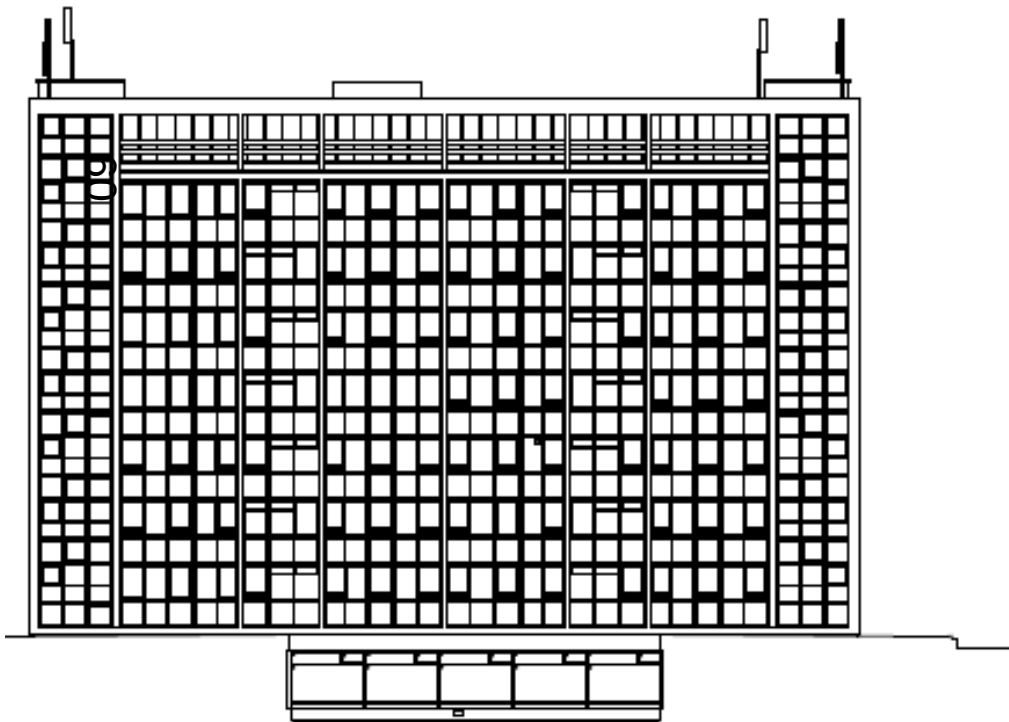


Hockmore – Existing W & S Elevations

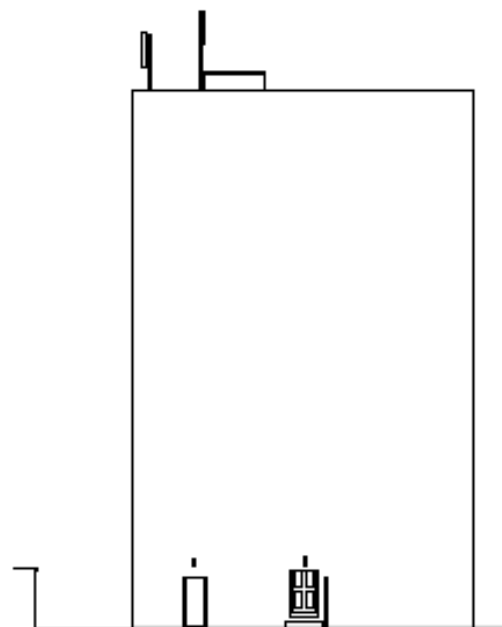
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WEST ELEVATION



SOUTH ELEVATION

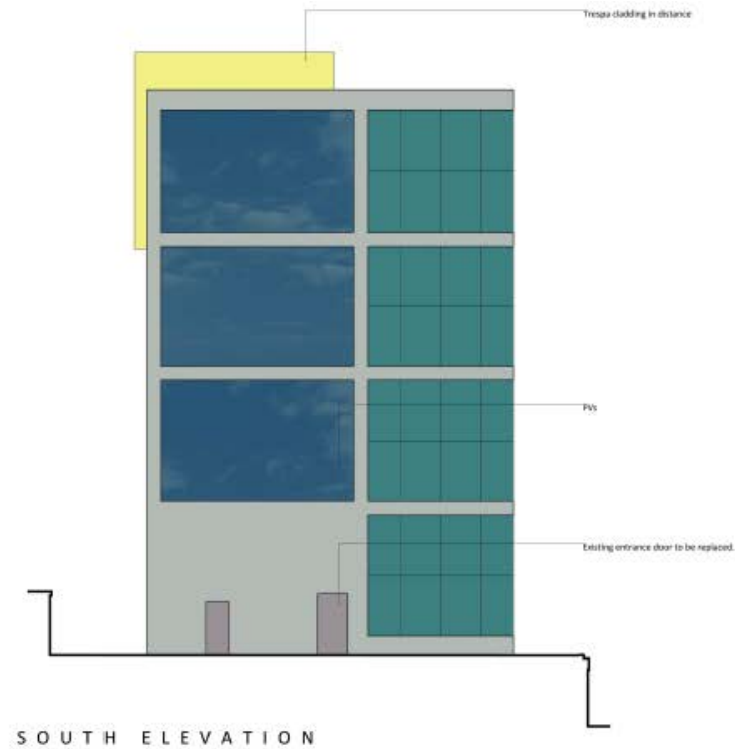


Hockmore Tower Proposed West and South elevations

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-  TRESPA CLADDING PANELS
-  ALUMINIUM RAINSCREEN CLADDING (DARK GREY)
-  TRESPA CLADDING PANELS
-  TRESPA CLADDING PANELS
-  MESH INFILL BALUSTRADE
-  ALUMINIUM SPANDREL PANEL



Hockmore Tower

Proposed East and North elevations

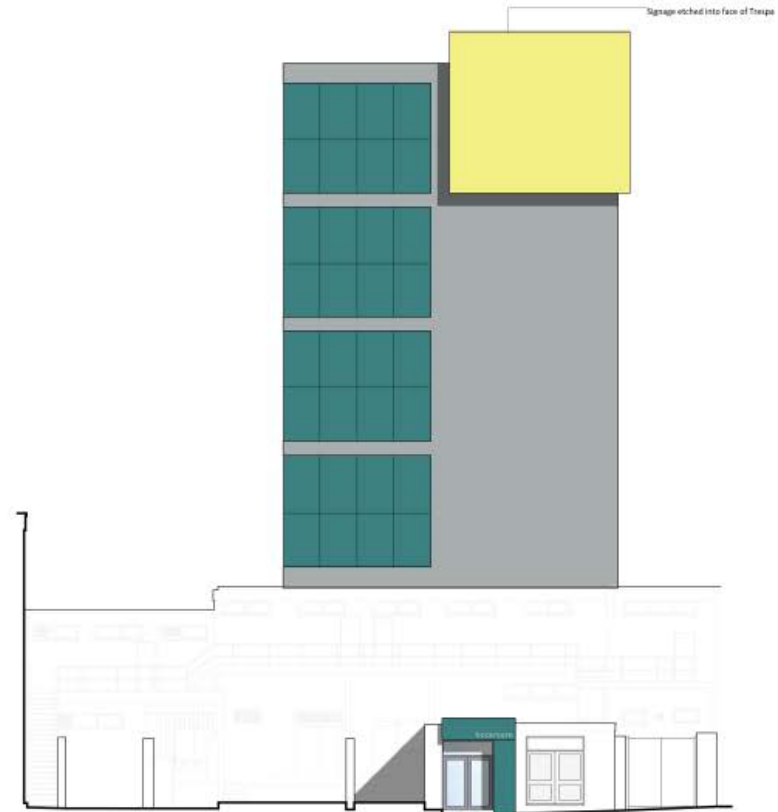
KEY :

- TRESPA CLADDING PANELS
 - MESH INFILL BALUSTRADE
 - ALUMINIUM RAINSCREEN CLADDING (DARK GREY)
 - ALUMINIUM SPANDREL PANEL
 - TRESPA CLADDING PANELS
- PLEASE NOTE: CLADDING TO RETURN ON ALL REVEALS

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EAST ELEVATION



NORTH ELEVATION

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Hockmore Tower Visualisation 1



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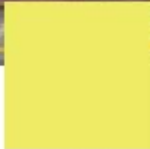
Hockmore Tower Visualisation 2



HPL cladding
'Mid Green'



HPL cladding
'Verdigris'



HPL cladding
'Mojito Green'



Aluminium
cladding



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Hockmore – New entrance visualisation



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