

Presentations

West Area Planning Committee

Date: **Tuesday 13 January 2015**

This replaces the previously issued pack of presentations

Agenda No	Item	Pages
3.	Deferred for site visit - Land At Jericho Canal Side: 14/01441/FUL	
4.	Deferred for site visit - Land At Jericho Canal Side: 14/01442/LBD	
5.	17 Apsley Road Oxford: 14/02833/FUL	3 - 16
6.	14 Hernes Road: 14/03010/FUL	17 - 36
7.	23 Frenchay Road OX2 6TG : 14/03051/FUL	37 - 52
8.	7 Farndon Road: 14/02945/FUL	53 - 68
9.	30 Harpes Road: 14/02925/FUL	69 - 78



INVESTORS
IN PEOPLE



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Welcome to the West Area Planning Committee

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Location Plan



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Ordnance Survey 100019348

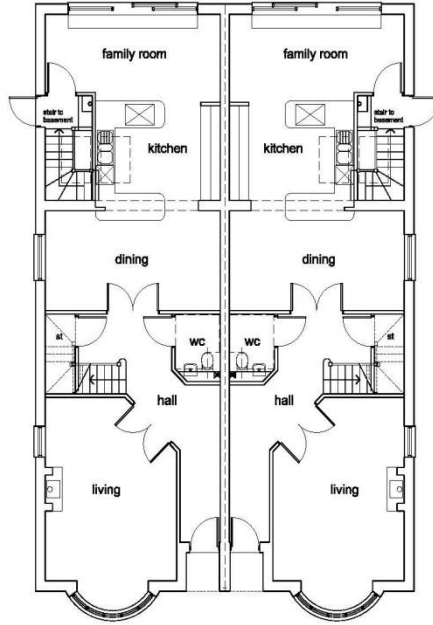
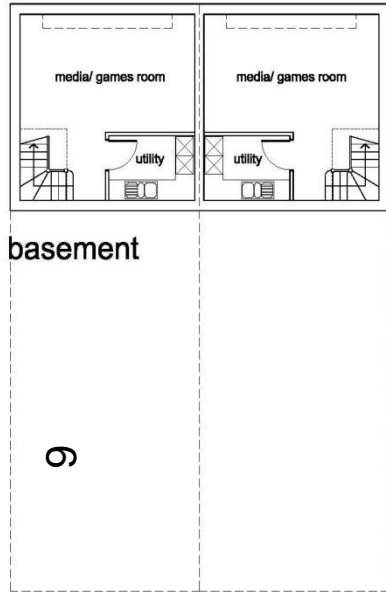
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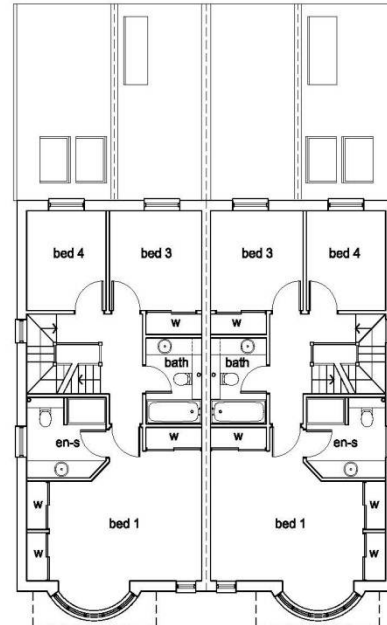
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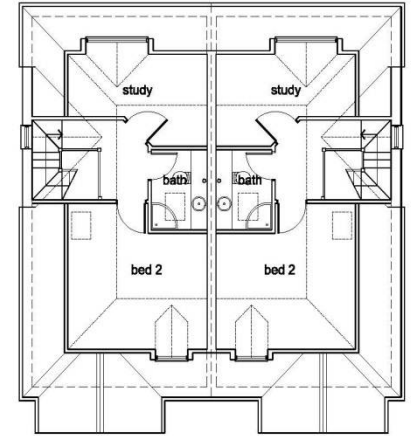
Proposed Floor Plan and Front Elevation



ground floor



first floor



second floor



front elevation

1.5m high vertical
slatted timber
enclosure to bins
and cycle store

1.5m high vertical slatted timber enclosure to bins and cycle store

photovoltaic panels mounted on roof

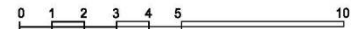
red plain tiles to roof with ridge tiles
to match, black rainwater goods

through coloured render to gable and
first floor

tile hanging on rounded bay

painted timber windows

red facing brick at ground floor level



17 Aspley Road, Oxford

Jul 2014

1:100@A2

2014050

Floor plans/ elevation

P02.C



Proposed rear and side elevations



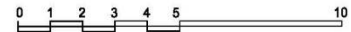
right side elevation



rear elevation



left side elevation



Rochester House,
Brynham Road,
Farnham,
Oxford OX2 9NH
Telephone: 01865 861281

17 Aspley Road, Oxford

Jul 2014

1:100@A2

2013062

Elevations

P03.C

17 Apsley Road



Tree to be removed
and replacement
proposed

Tree to be retained



Tree to be removed – by yellow site notice

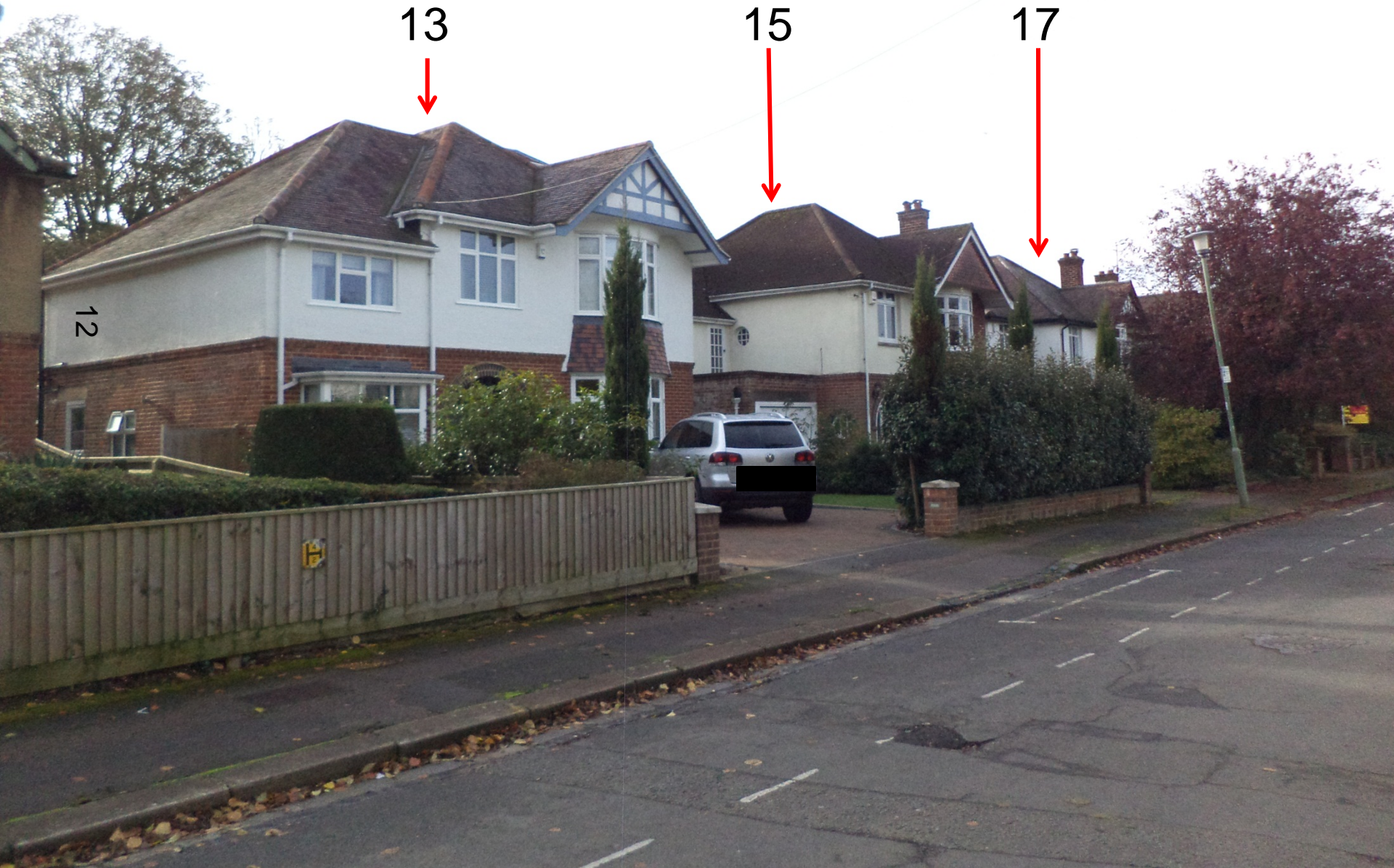
10



17 Apsley Road – rear view



Apsley Road – street view south side



Apsley Road – general street view south side



Apsley Road – general street view north side



New houses in Apsley Road



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18



RL:A





View of front of property



View from front of property: 14 Hernes Road (left) and 12 Hernes Road (right)



View of rear of property



View of the rear of the property and 12 Hernes Road (left)



View of garden



View from property to rear extension at 16 Hernes Road



View of rear extension at 16 Hernes Road



26

View of side passage from the rear of the property



View from the property of the side-facing window at 12 Hernes Road



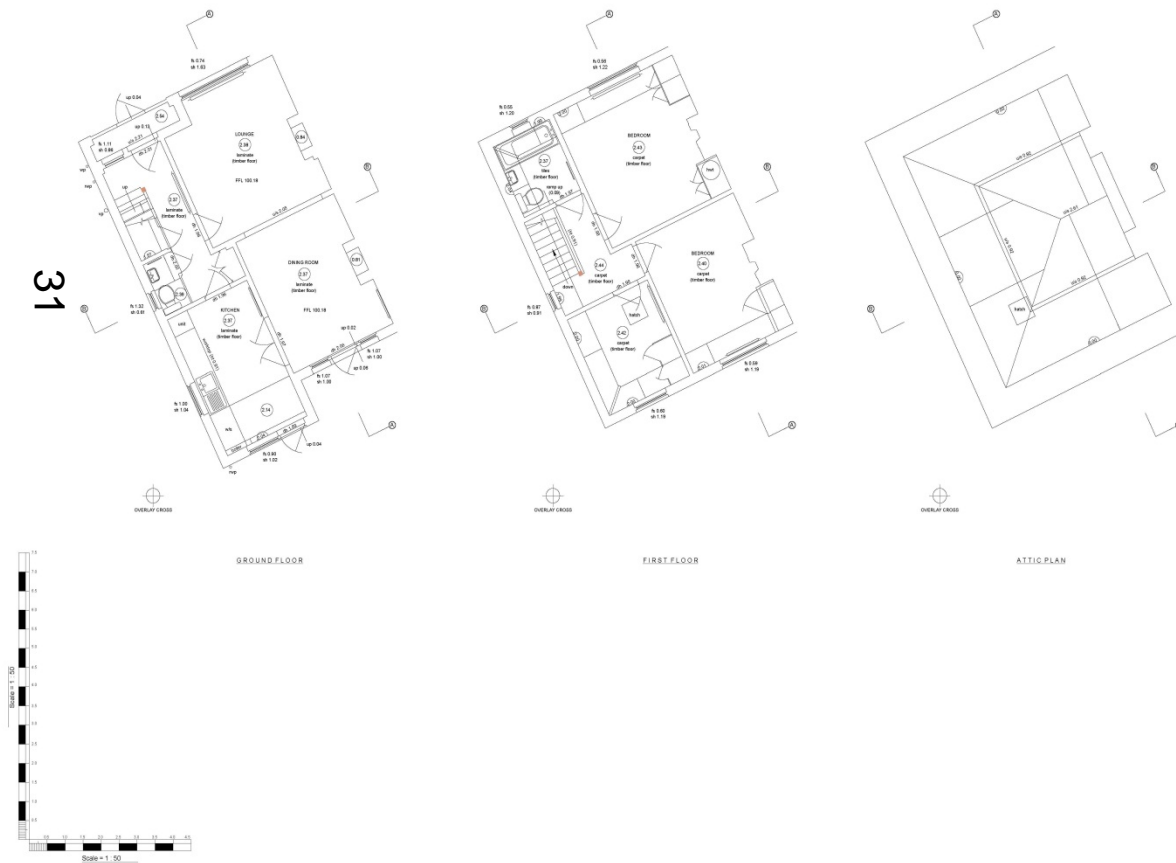
View from side-facing window serving habitable room at 12 Hernes Road





View from side-facing window serving habitable room at 12 Hernes Road

31

[illegible]

**INDICATIVE
NORTH**

[illegible]

REVISIONS		
REVISION	DATE	REMARKS



SITE: 14 HERNES ROAD, OXFORD, OXFORDSHIRE	
CLIENT: RL ARCHITECTURE	
REF: 5212	DATE: JULY 2014
SCALE: 1:50 @ A1	SURVEYOR: CROH

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Existing Elevations

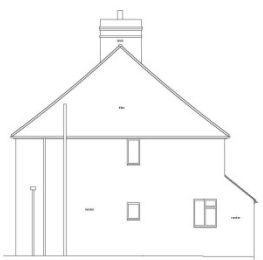
32



NORTH WEST ELEVATION



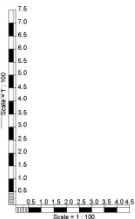
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NOTES	
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.	
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	
LEGEND	
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.	
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STATION COORDINATES	
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.	
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5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	

REVISIONS	
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4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	

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Proposed Elevations 1 of 2



SOUTH EAST ELEVATION

1:100

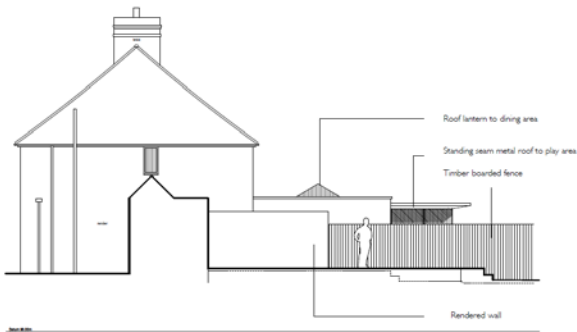


NORTH WEST ELEVATION

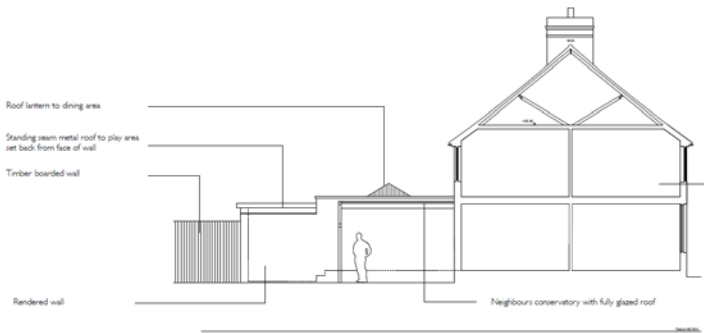
1:100



Proposed Elevations 2 of 2



1 SOUTH WEST ELEVATION
108/13a 1:100



NOTE
Section through neighbouring property is diagrammatic, as the interior has not been surveyed.

2 NORTH EAST ELEVATION
108/13a 1:100



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Play room is fully glazed with a standing seam roof to reduce the depth of the eaves detail



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Site Location Plan



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SITE LOCATION PLAN 1:1250

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Front Elevation

39



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Rear Garden



40

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Existing Garage



41

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Rear of Property



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Side Elevation/Rear Garden



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44

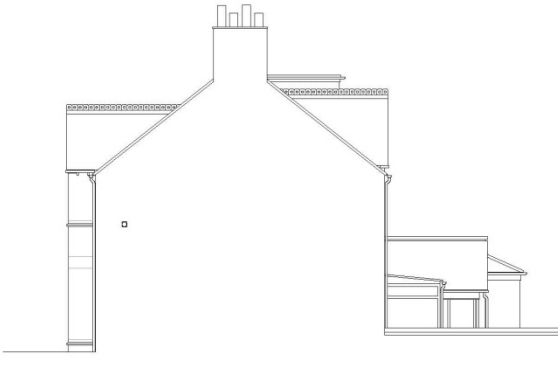


Elevations and Typical Section

45



NORTH ELEVATION

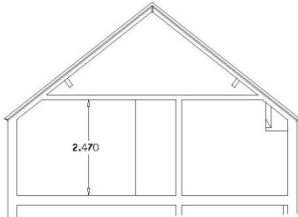


WEST ELEVATION

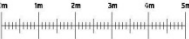
MATERIALS
WALLS & CHIMNEY ARE
RED BRICK.
ROOF HAS CLAY TILES WITH
DECORATIVE RIDGE TILES
WINDOWS & DOORS ARE PAINTED
TIMBER. MOST HAVE STONE SILLS
WITH BRICK ARCH LINTELS



SOUTH ELEVATION



TYPICAL SECTION



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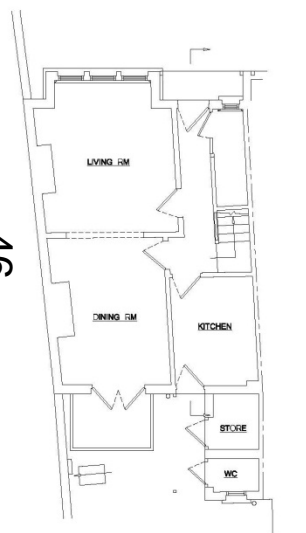


Floor Plans

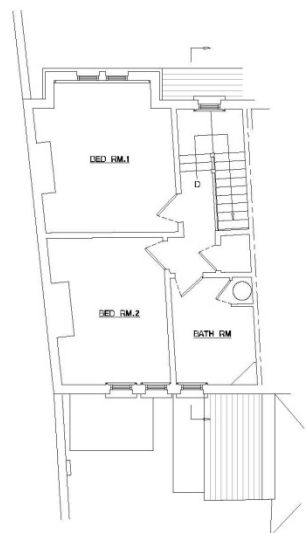
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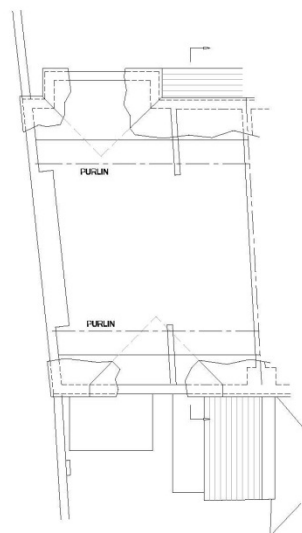
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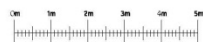
SECOND FLOOR PLAN



FIRST FLOOR PLAN



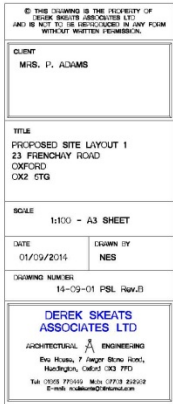
ATTIC FLOOR PLAN



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47

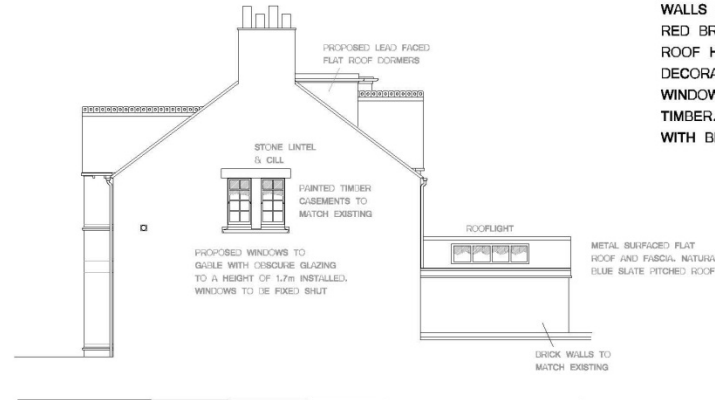


Proposed Elevations

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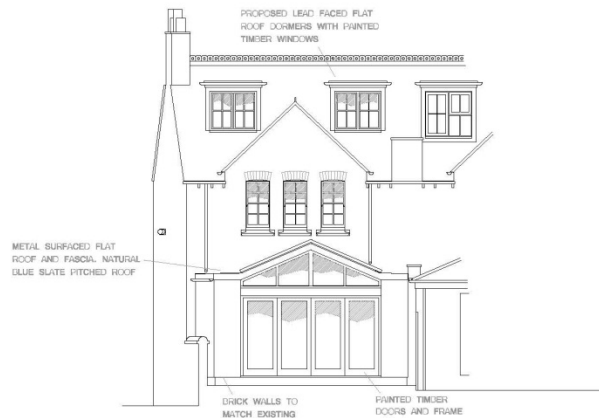
NORTH ELEVATION



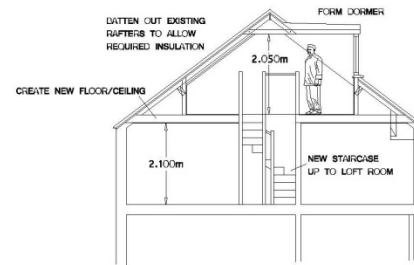
WEST ELEVATION

EXISTING MATERIALS
WALLS & CHIMNEY ARE
RED BRICK.
ROOF HAS CLAY TILES WITH
DECORATIVE RIDGE TILES
WINDOWS & DOORS ARE PAINTED
TIMBER. MOST HAVE STONE SILLS
WITH BRICK ARCH LINTELS

48



SOUTH ELEVATION

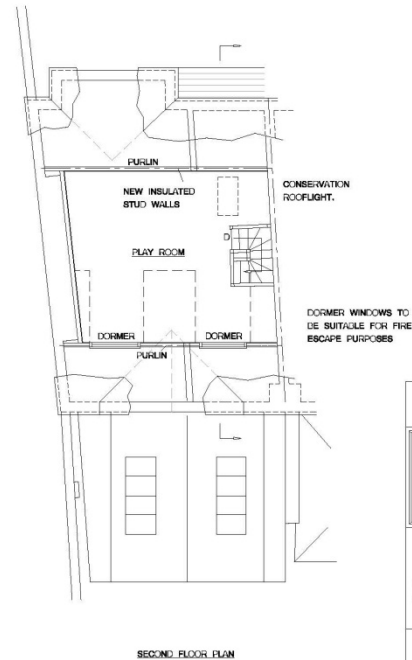
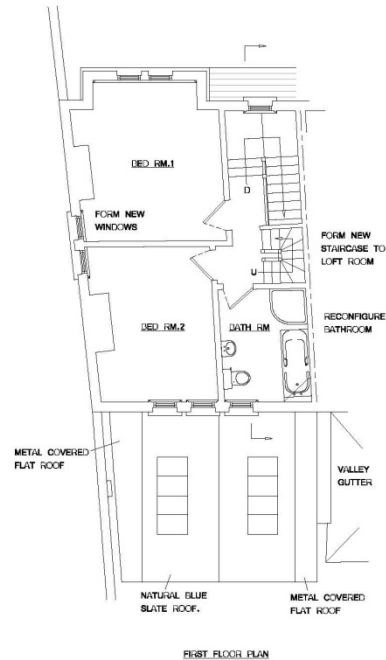
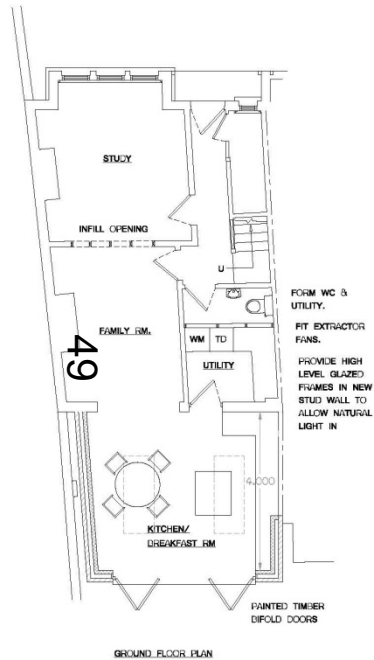


TYPICAL SECTION

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Proposed Floor Plans



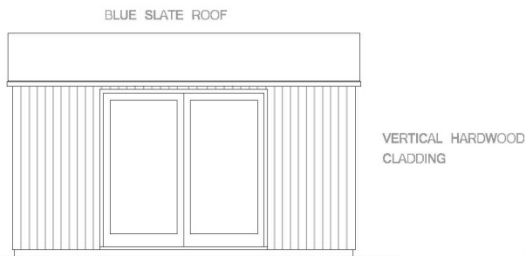
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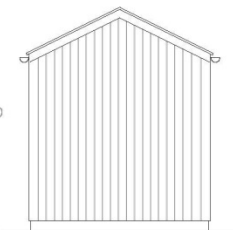


Plans and Elevations Outbuilding

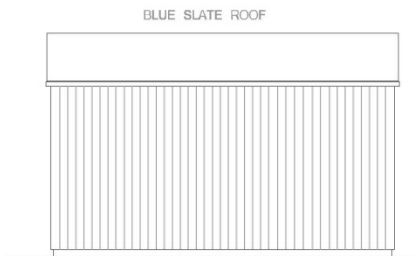
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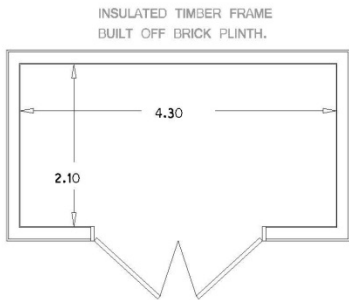
HARDWOOD FRENCH DOORS
FRONT ELEVATION



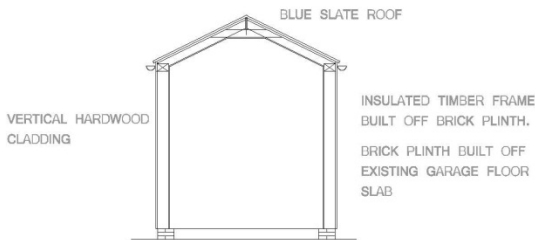
SIDE ELEVATION



REAR ELEVATION



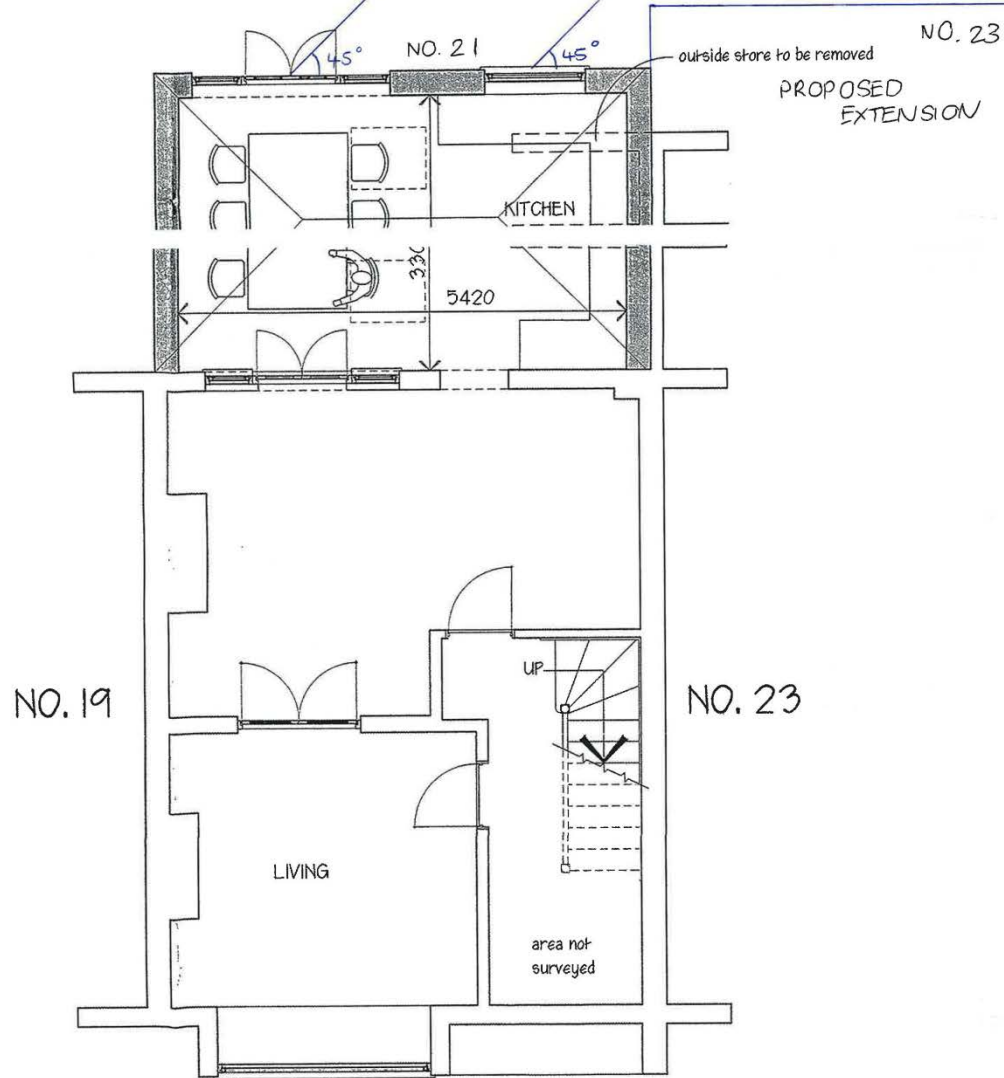
GROUND FLOOR PLAN



SECTION

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DRAWING NUMBER 14-09-01 PHO	
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45 Degree Guideline from 21 Frenchay Road



GROUND FLOOR PLAN

FRENCHAY ROAD

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Location Plan



Front Elevation

55



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Rear Elevation

56



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Boundary with 8 Farndon Road



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Rear Garden



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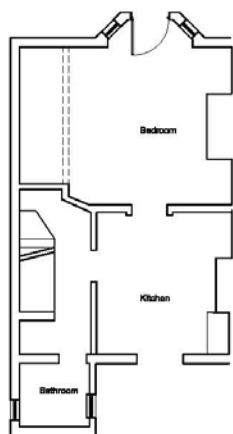


Existing Basement and Ground Floor Plan

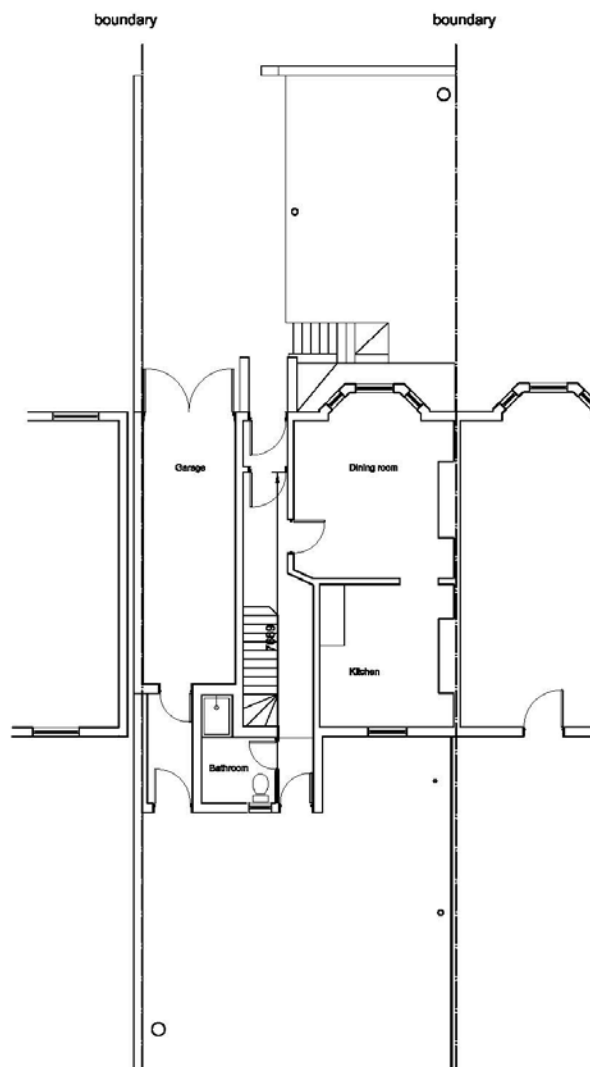
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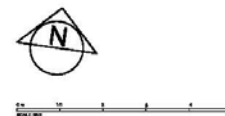
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Basement Floor Plan



Ground Floor Plan



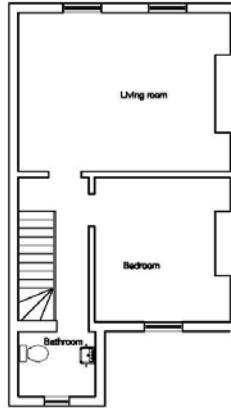
Existing First and Second Floor Plans

Existing Section

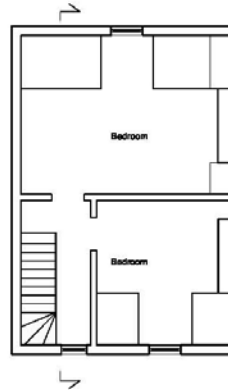
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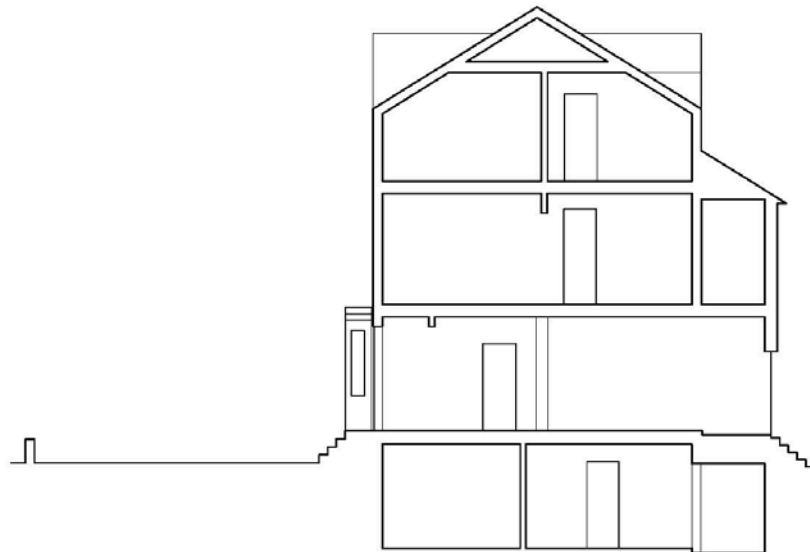
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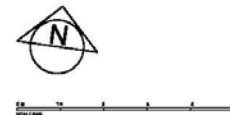
First Floor Plan



Second Floor Plan



Section through entrance



Existing Front and Rear Elevations

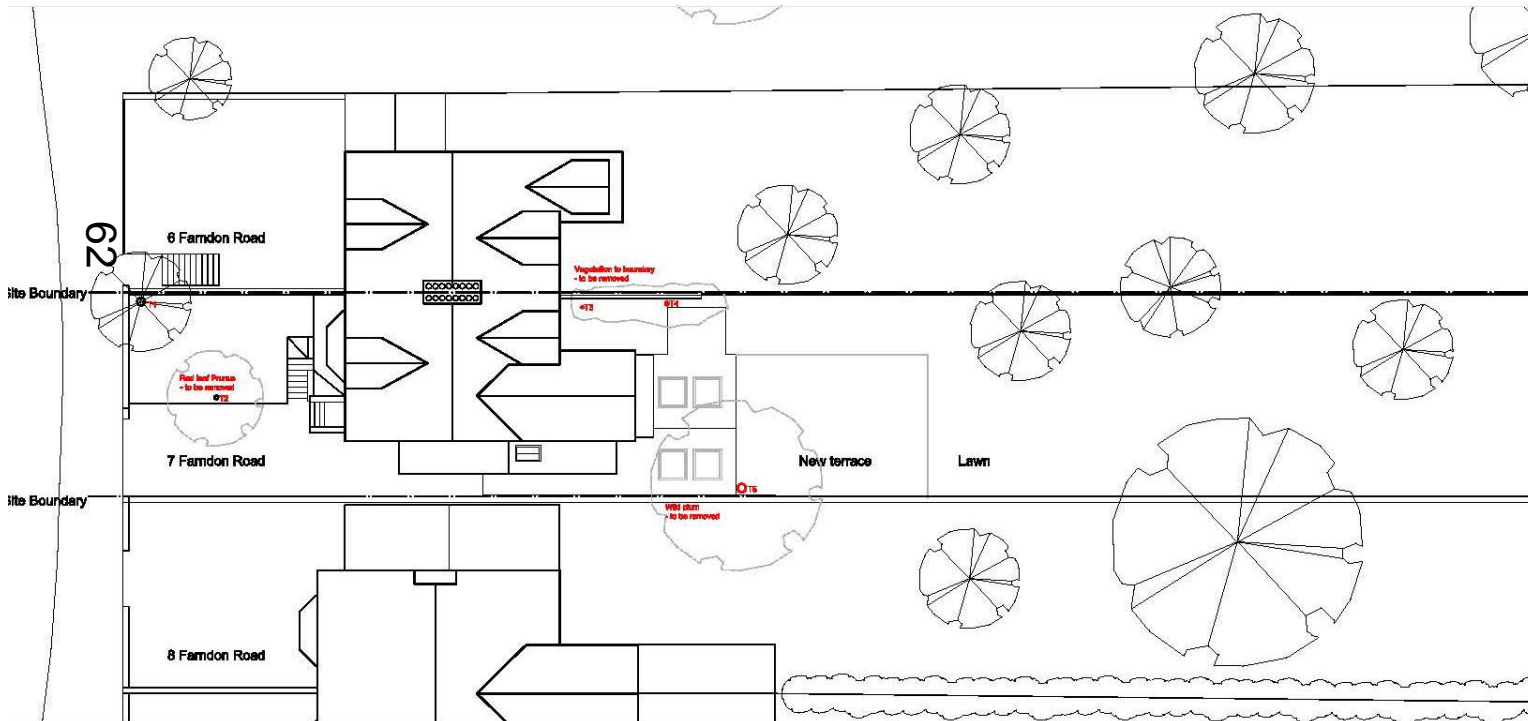


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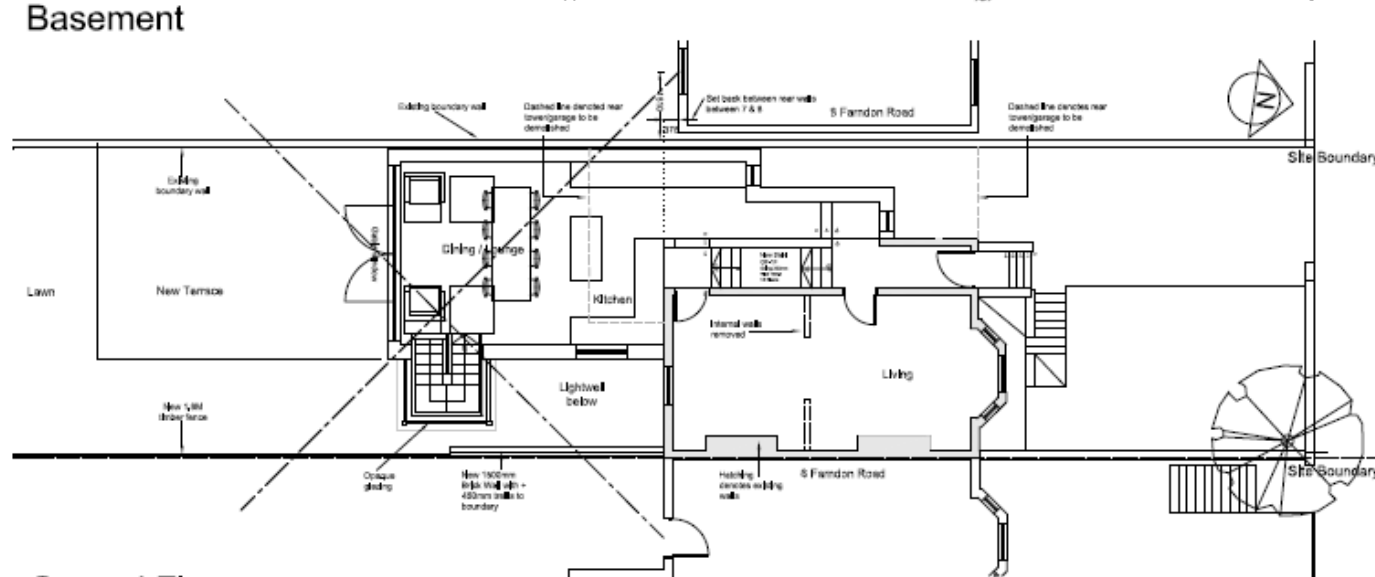


Proposed Site Plan 1295-101-A

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3

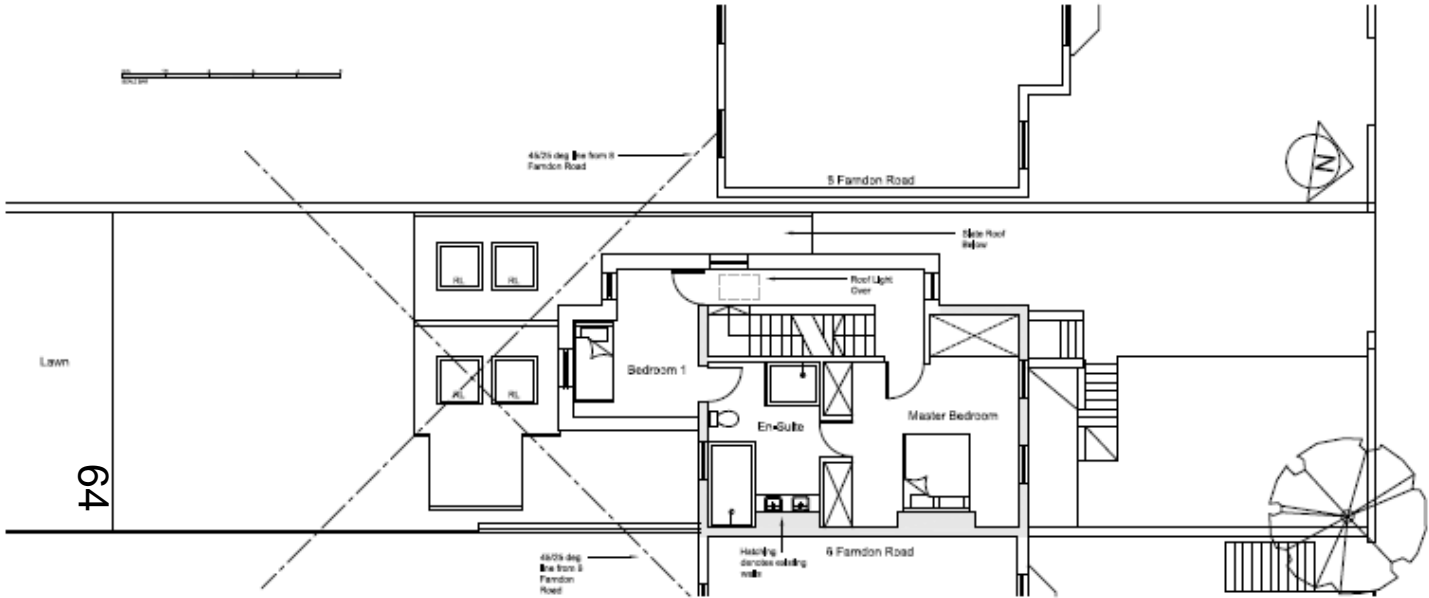


Ground Floor

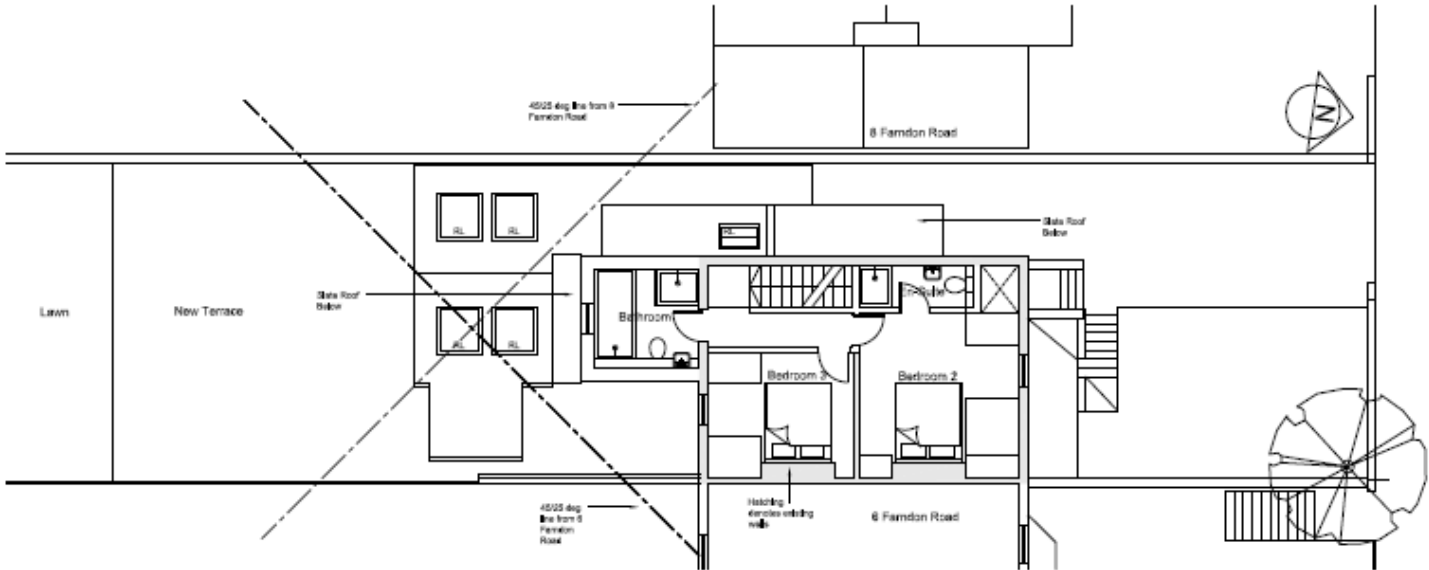


Proposed First & Second Floor

1295-103-A



First Floor



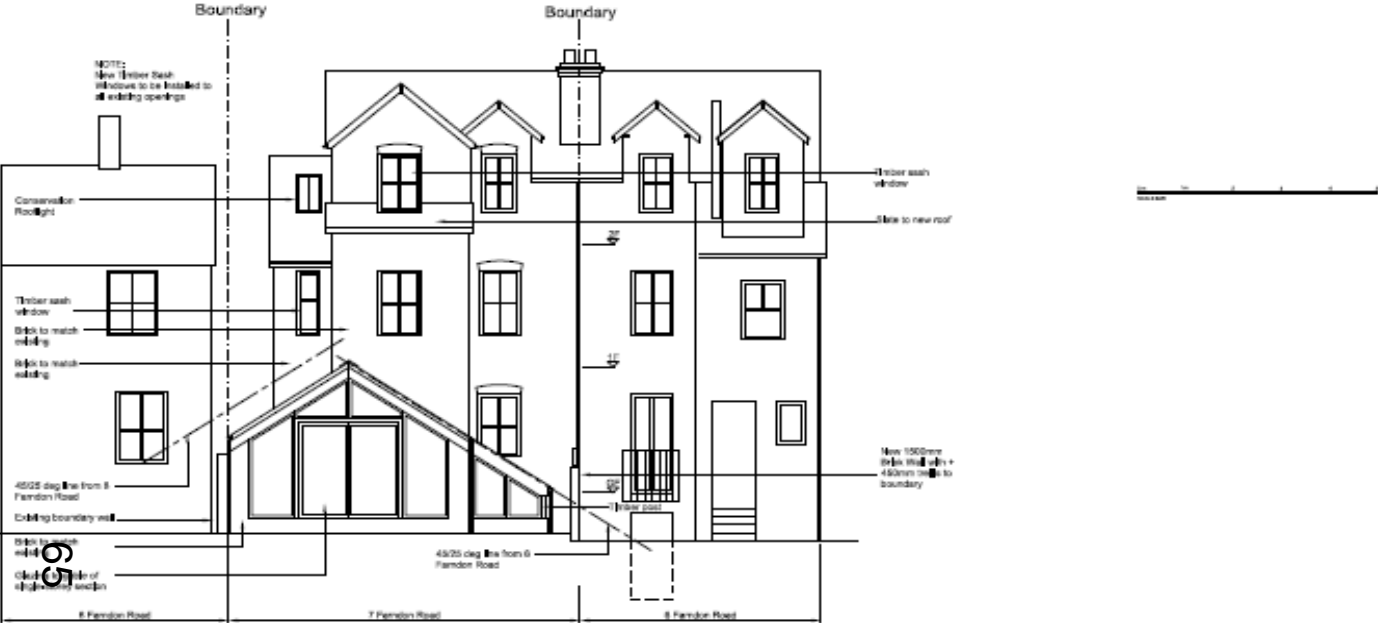
Second Floor

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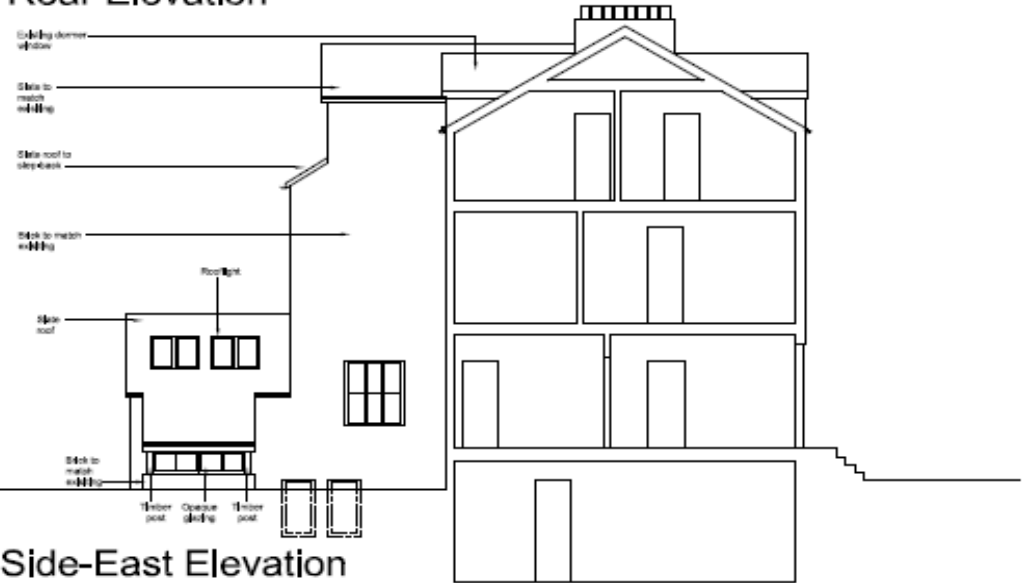


Proposed Rear & Side East Elevation

1295-104-A



Rear Elevation



Side-East Elevation

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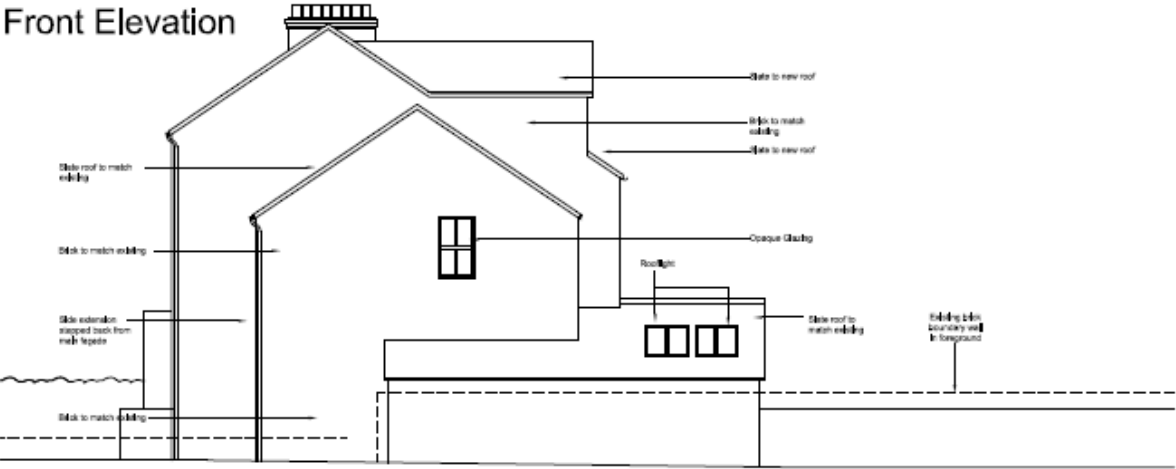
Proposed Front & Side West Elevation

1295-105-A

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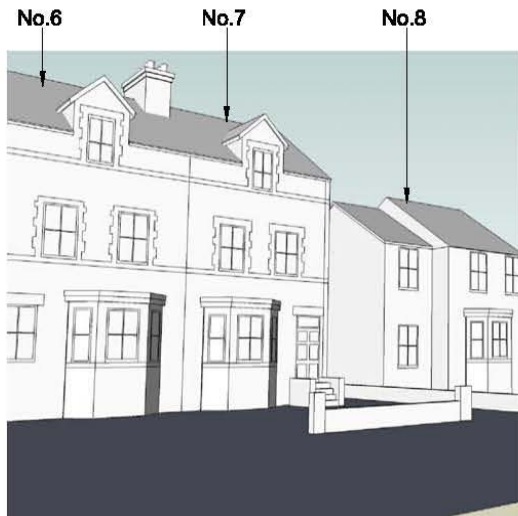
Front Elevation



Side-West Elevation



Proposed Views



Existing Front Elevation



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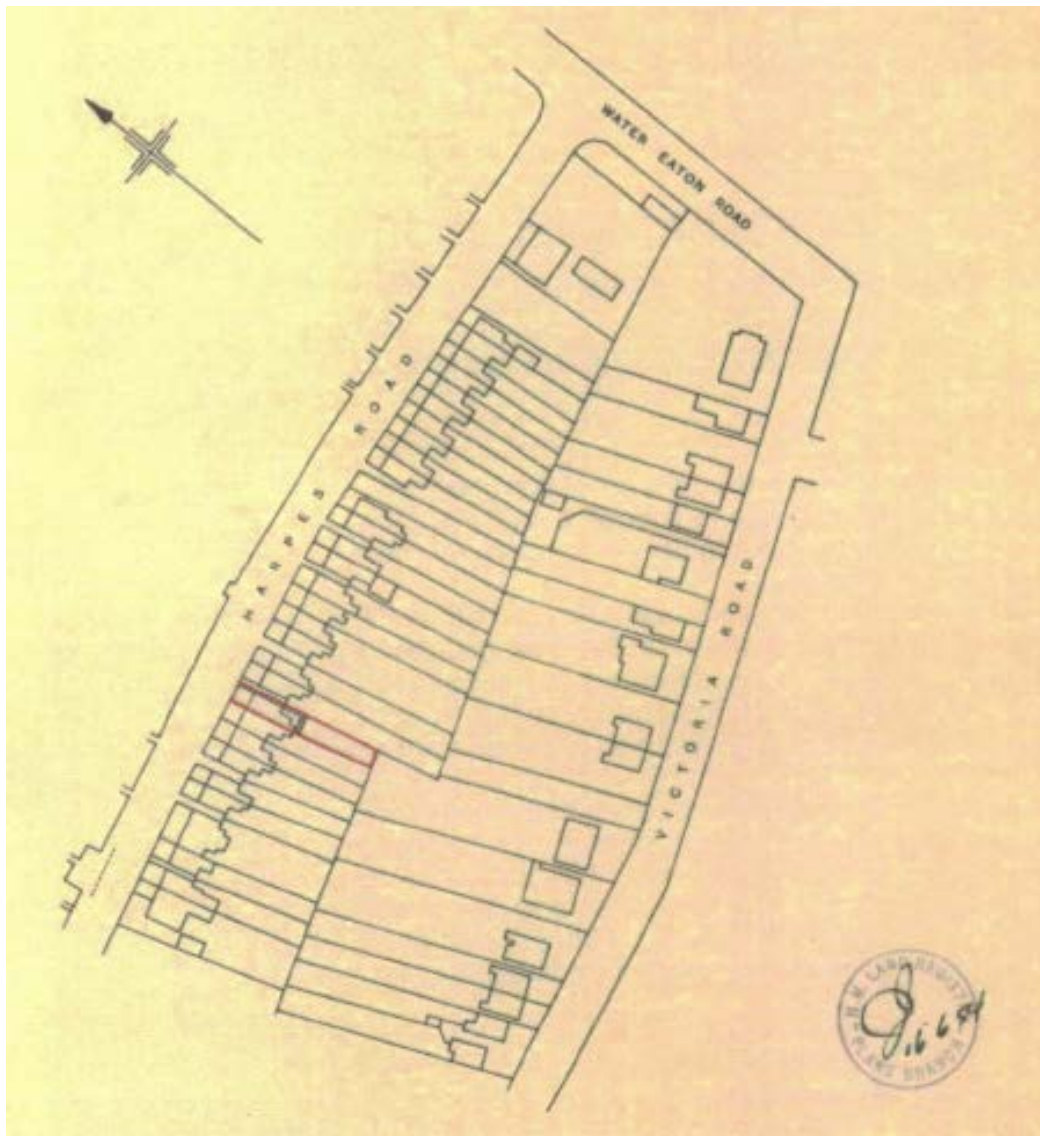
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- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.



Location Plan

70



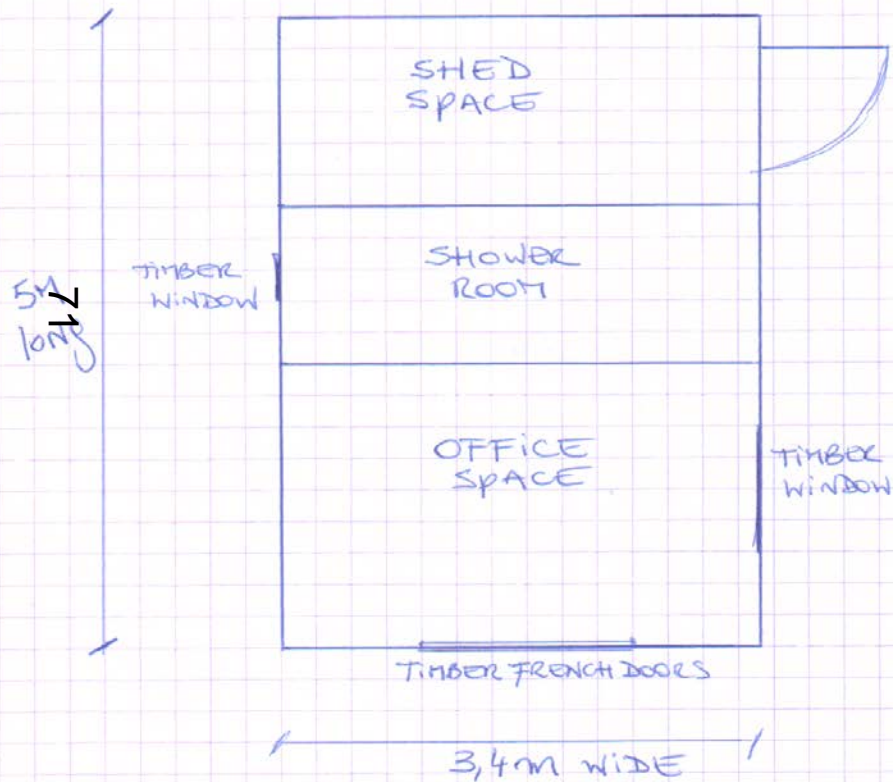
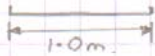
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Proposed Plan

30 HARPES ROAD - ERECTION OF GARDEN OUTBUILDING

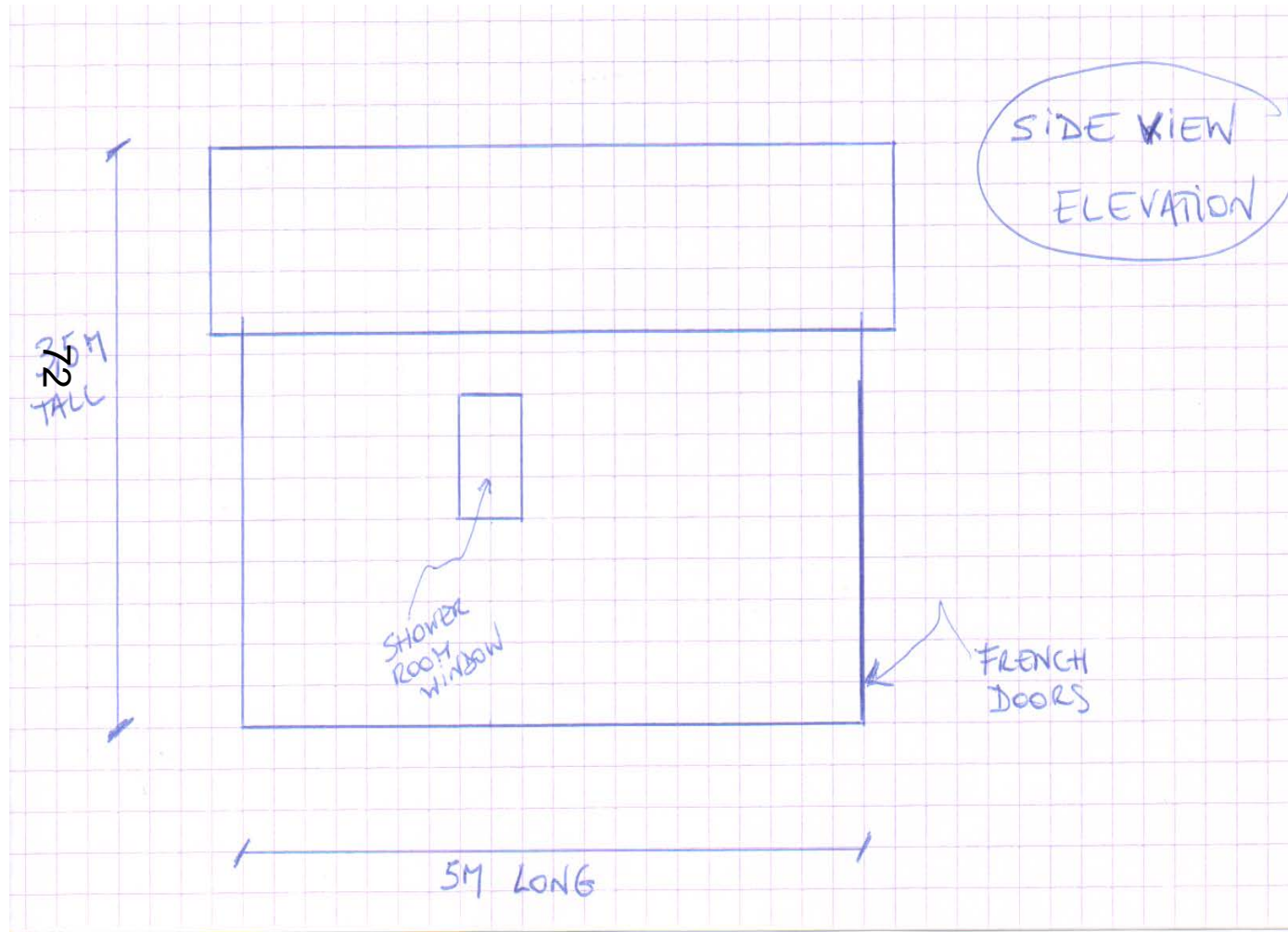
Scale 1:50



PLAN
VIEW



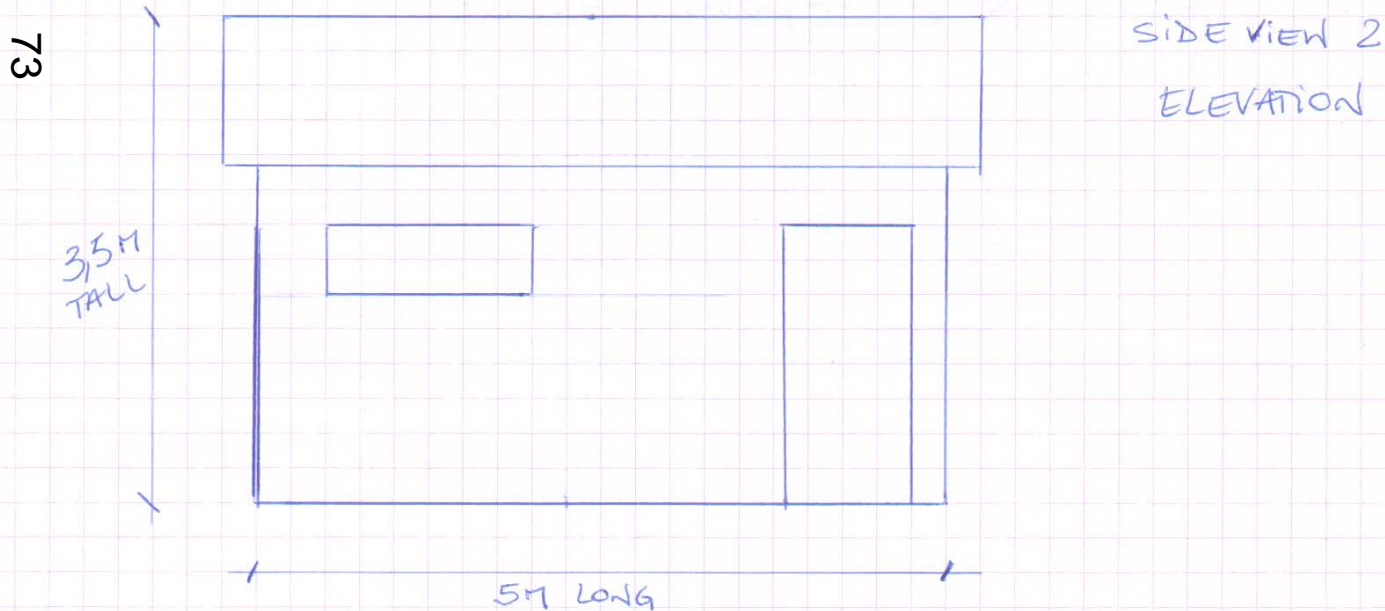
Proposed Elevation



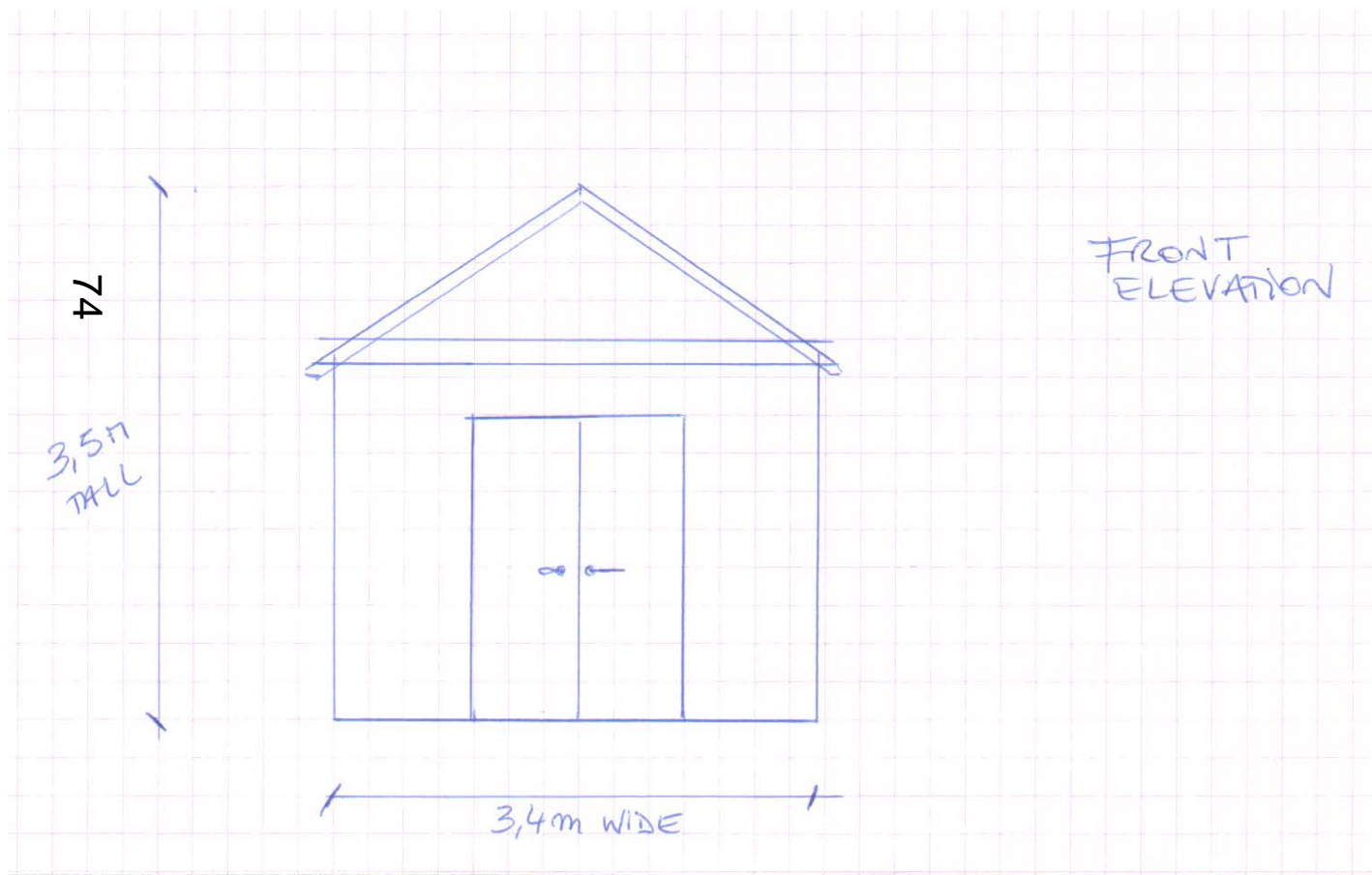
Proposed Outbuilding

30 HARPER ROAD - ERECTION OF GARDEN OUTBUILDING

Scale 1:50

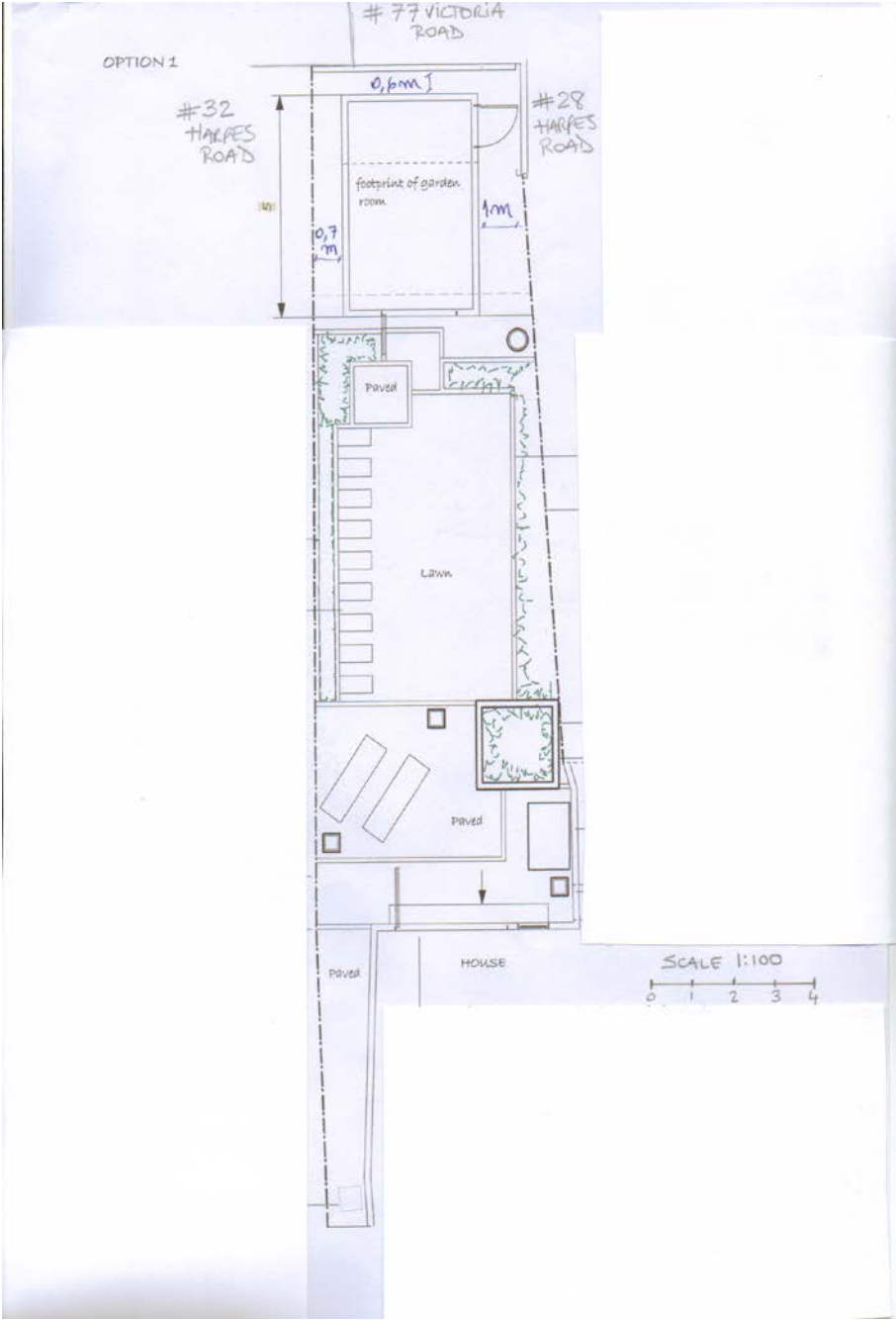


Proposed Outbuilding



Proposed Garden

75



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