

# Presentations

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## East Area Planning Committee

Date: **Wednesday 4 February 2015**

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Agenda No	Item	Pages
3.	Former DHL Site, Sandy Lane West: 14/02650/FUL	3 - 12
4.	Abberbury Road (No.1) Tree Preservation Order, 2014	13 - 18
5.	Eastern House, Eastern Avenue: 13/01553/CT3	19 - 44



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 Location Plan

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View Eastwards Across Vacant Site with Houses of Spring Lane in Background



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



View Southwards Across Site Towards No. 34 Spring Lane



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



View Southwards Along Spring Lane with the Application Site to the Right  
behind the Hedging



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



View of Site Northwards along Spring Lane with No.34 in the Foreground



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





# Proposed Site Layout Plan

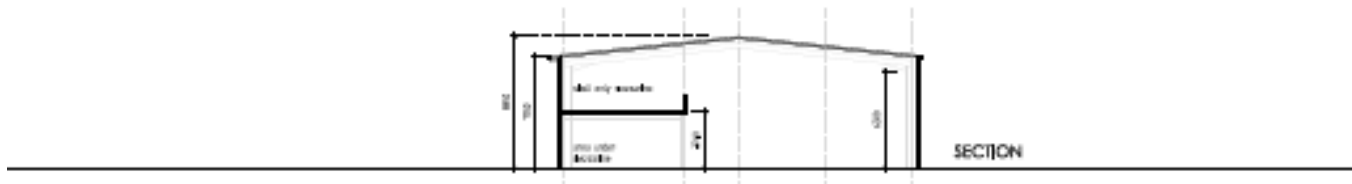
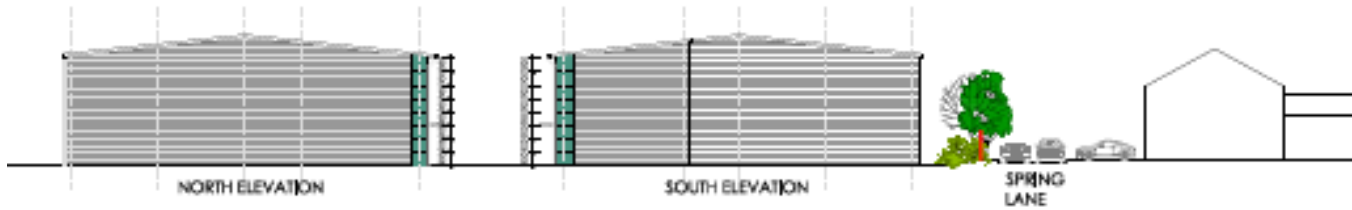
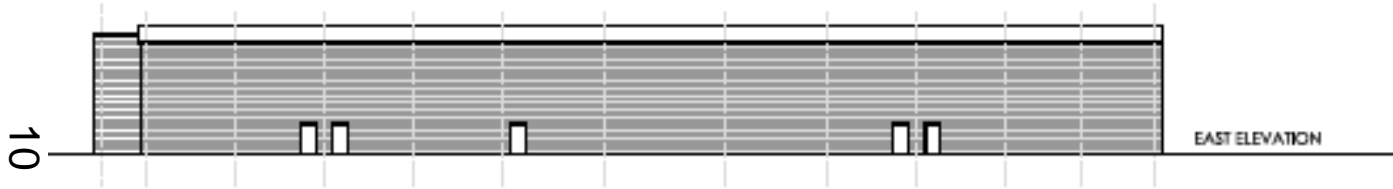
6



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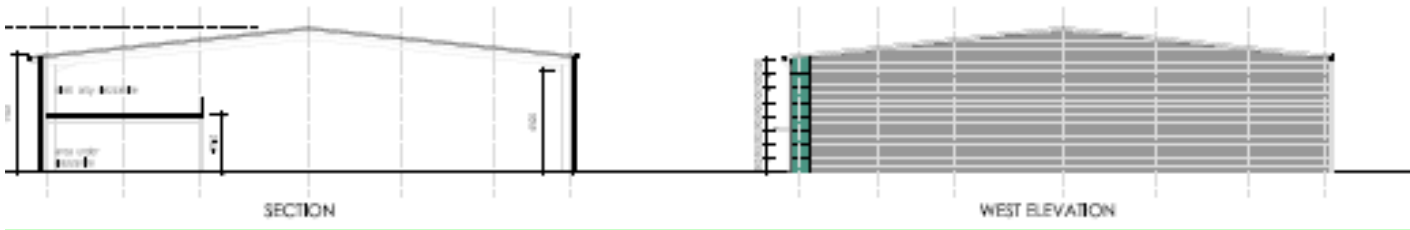
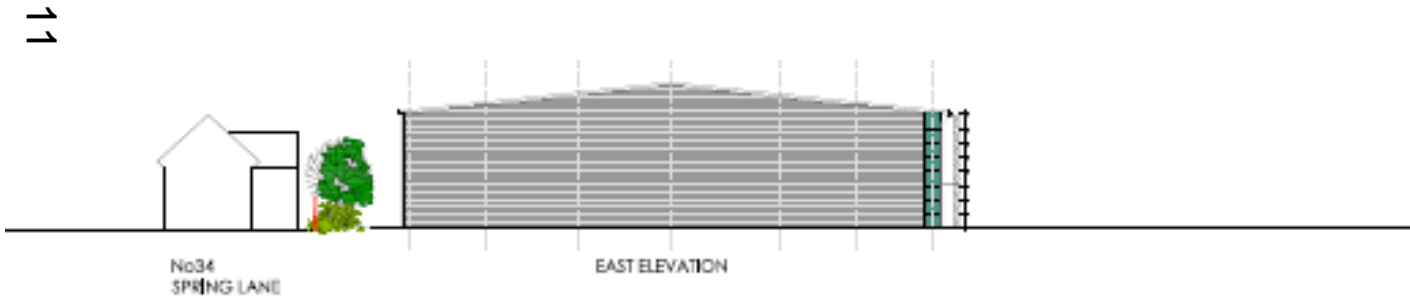
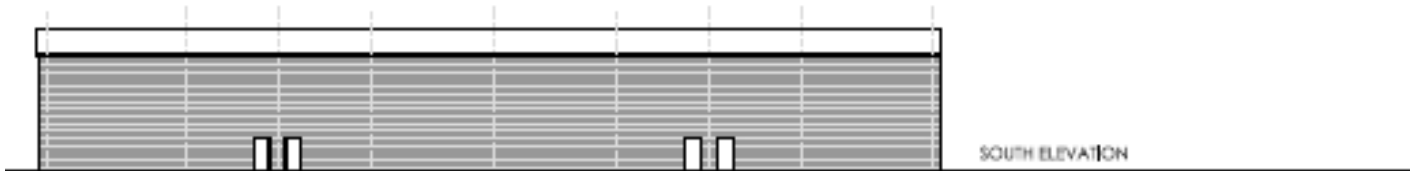
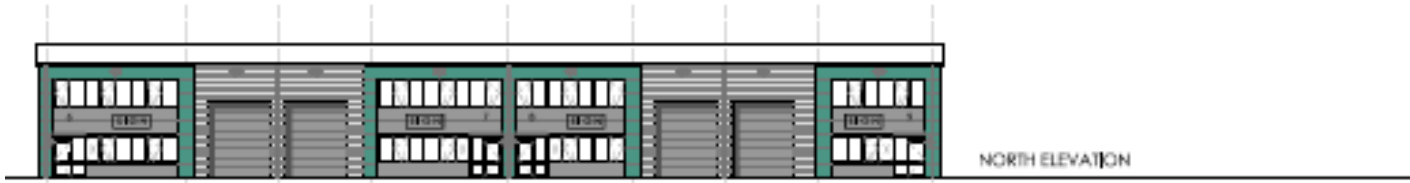
# Proposed Elevations of Building Comprising Units 1-5



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



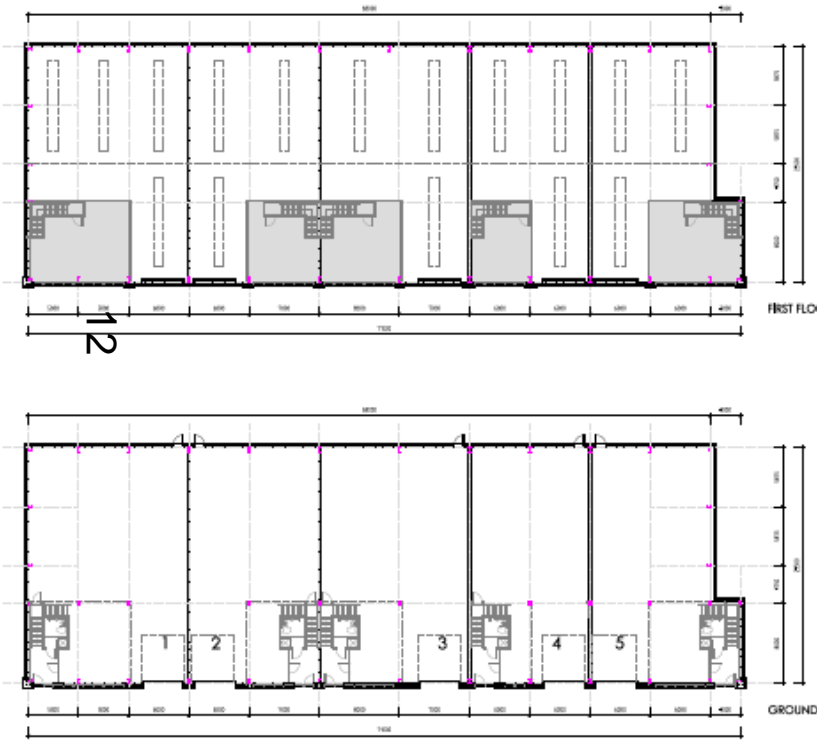
# Proposed Elevations of Building Comprising Units 6-9



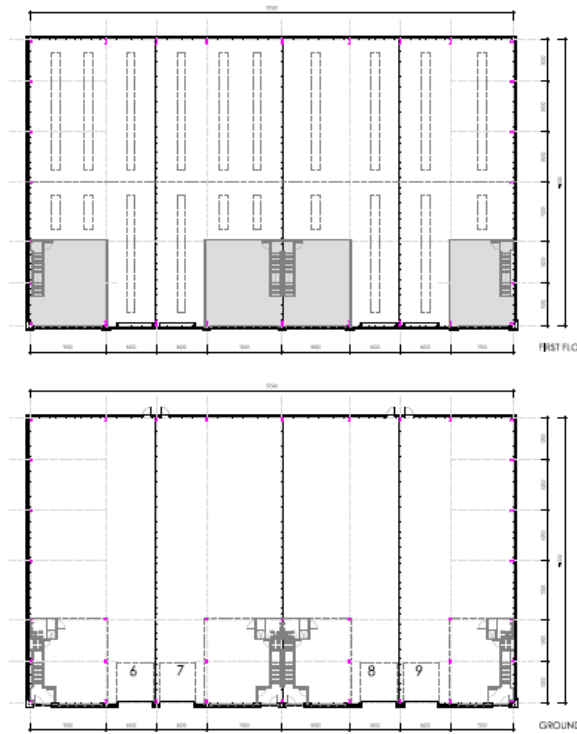
[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Proposed Floor Plans of the Two New Buildings



Proposed Floor Plans of  
Building Comprising Units 1-5



Proposed Floor Plans of  
Building Comprising Units 6-9



# **EAST AREA PLANNING COMMITTEE**

Oxford City Council – Abberbury Road (No.1) Tree Preservation Order, 2014

Land at 10 and 18 Abberbury Road, Iffley, Oxford

# Site location in ward of Rose Hill and Iffley

14



Abberbury Road (No. 1) TPO 2014  
14/00006/ORDER

Scale: 1:7,500 (A4)  
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Ordnance Survey 100019348.



# Tree Preservation Order Map (Area 1 within dotted line)

Oxford City Council - Abberbury Road (No.1) TPO, 2014

14/00006/ORDER



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Ordnance Survey 100019348.

Photo 1: View of TPO site and No.10 Abberbury Road: right hand side  
(View looking east).





Photo 2: View of TPO site (centre and copper beech): left hand side  
(View looking west).

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Photo 3: View of TPO site and No.18 Abberbury Road: left hand side  
(View looking west).



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Location Plan

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View of Eastern House at end of road

22



View of Eastern House frontage



23

View of open space and Eastern House



24

View of open space and Eastern House



25



View of open space and rear of Newman Road properties



26

View of open space and rear of Cowley Road properties



27

View of south eastern corner and rear of Newman Road properties



View of south west corner of site and rear of Newman Road properties

29



View of 44 Eastern Avenue



View of Eastern House rear and proximity to boundaries of Cowley Road properties



31

View of Eastern House rear elevation with first floor windows



32

View of rear of Cowley road properties





33

View of open space to north and Eastern House



34

View of north-east corner and rear of Cowley Road properties



Existing Site Plan

**NOTES**  
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**KEY**

Date	Rev	By	Details
01.02.15	01	SH	Drawing issued
01.02.15	02	SH	Issued for information
01.02.15	03	SH	Issued for information
01.04.15	04	SH	Chief Planning Issue
01.06.15	05	SH	Planning Issue

**LOCATION KEY**

**PLANNING ISSUE**

**GLENN HOWELLS ARCHITECTS**  
 201 Redhill St, Worthing, BN1 1PT  
 Tel: 01243 886760 F: 01243 886761  
 info@glennhowells.co.uk

**Project**  
 Eastern House  
 Eastern House

**Client**  
 Chichester City Council

**Drawing Title**  
 Site Plan  
 No Tracking

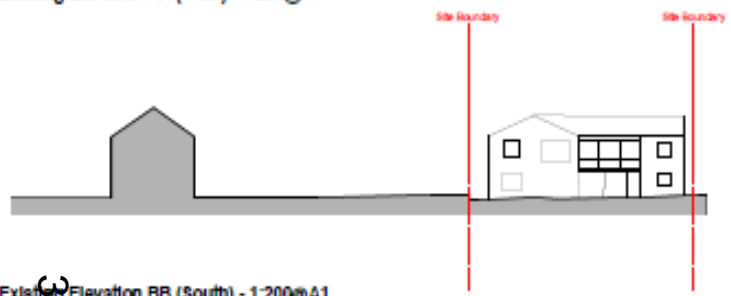
Date	Scale	Created
01.02.15	1:2000/1 1:1000/2	SH

Project Ref	Drawing No.	Revision
1002	ALL-15-002	05

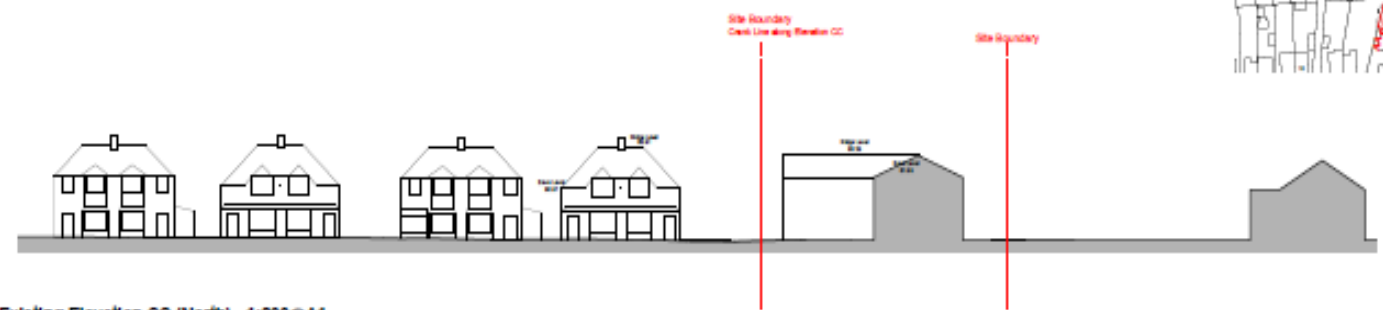
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 ARCHITECTS OF SITE VARIATIONS  
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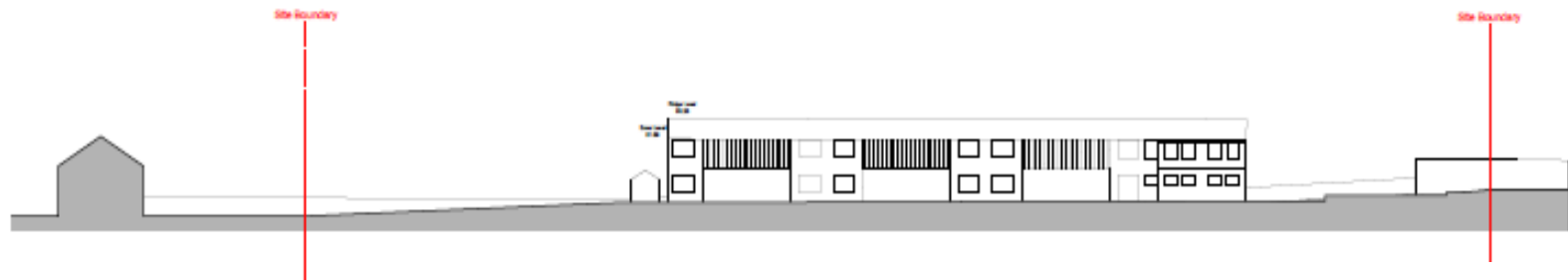
01 - Existing Elevation AA (West) - 1:200@A1



02 - Existing Elevation BB (South) - 1:200@A1



03 - Existing Elevation CC (North) - 1:200@A1



04 - Existing Elevation DD (East) - 1:200@A1

# Existing Elevations

Date	Rev	By	Details
19.02.13	01	JH	Creating layout
27.02.13	02	JH	Issue for information
04.03.13	03	JH	Issue for information
04.04.13	04	JH	Final Planning Issue
04.05.14	05	JH	Planning Issue



PLANNING ISSUE

GLENN HOWELLS ARCHITECTS  
 221 Bedford St, Worthington, SD 571  
 Tel: 011 888 7842 P: 011 888 7841  
 info@glennhowells.co.uk

Project:  
 Eastern Avenue  
 Client:  
 Oxford City Council

Drawing Title:  
 Elevations  
 In Planning

Date	Scale	Checked
19.02.13	1:200@A1 1:400@A2	JH
Project Ref	Drawing No	Revision
002	A.1.04.002	04

# Proposed Site Plan



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**NUMBER OF UNITS**  
 0.00 Flats/Units  
 20 No. (1 Storey) = 1 No. Units  
 20 No. (1 Storey) = 2 No. Units  
**TOTAL = 20 UNITS**

- Proposed tree
- Proposed street tree with pit
- Tree to be removed
- Street planting to be removed
- Proposed street planting
- Street Permeable Pavement Surface
- Driveway
- Boundary Wall
- Garden Wall
- Brickwork, Cycle Racks and Store
- Outline of existing buildings
- Service way

Date	Rev	By	Details
15.02.13	01	JB	Drawings Issued
27.02.13	02	JB	Request for Information
04.03.13	03	JB	Request for Information
04.04.13	04	JB	Final Planning Issue
12.11.13	05	JB	Amendment 1/13
20.07.14	06	JB	House Type and road layout
07.08.14	08	JB	Amendment
22.08.14	09	JB	Service way added
04.09.14	10	JB	Planning Issue



**PLANNING ISSUE**

**GLENN HOWELLS ARCHITECTS**  
 221 Beakwell St, Worthington, SE 10T  
 Tel: 0121 886 7842 F: 0121 8867841  
 info@glennhowells.co.uk

**Project:**  
Bakers House  
Bakers Square

**Client:**  
Debut City Council

**Drawing Title:**  
Site Plan  
As Proposed

Date	Scale	Checked
15.02.13	1:200@A1 1:100@A2	JB
Project Ref	Drawing No.	Revision
002	A1-0100	08



Proposed GF Plan

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**NUMBER OF UNITS**  
 0.22 Residences  
 26 No (2 Storey) + 7 No (3.6m)  
 26 No (7 Storey) (Weather) + 7 No (3.6m)  
**TOTAL = 53 UNITS**

- Proposed tree
- Proposed street tree/visibility
- Tree to be removed
- Street planting to be removed
- Proposed street planting
- Street Street Shared Surface
- Parking
- Secondary Unit
- Garden Unit
- No Area, Cycle Store and Street
- Outline of existing buildings
- Service strip

Date	Rev	Details
12.02.15	001	Client Brief
17.02.15	001	Issued for Information
18.02.15	001	Issued for Information
18.02.15	001	Client Planning Issue
13.03.15	001	Revised Planning
13.03.15	001	Revised Planning
18.03.15	001	Revised PPS
20.07.15	001	House Type and road layout
07.08.15	001	Architect
12.08.15	001	House Type PPS CC & CD issues
18.08.15	001	Service strip added
18.08.15	001	Planning Issue



**PLANNING ISSUE**

**GLENN HOWELLS ARCHITECTS**  
 121 Bedford St, Birmingham, B2 0ET  
 Tel: 0121 6671640 F: 0121 6671641  
 info@glennhowells.co.uk

Project:  
 Redish House  
 Redish Avenue  
 Client:  
 Oxford City Council

Drawing Title:  
 Ground Floor Plan

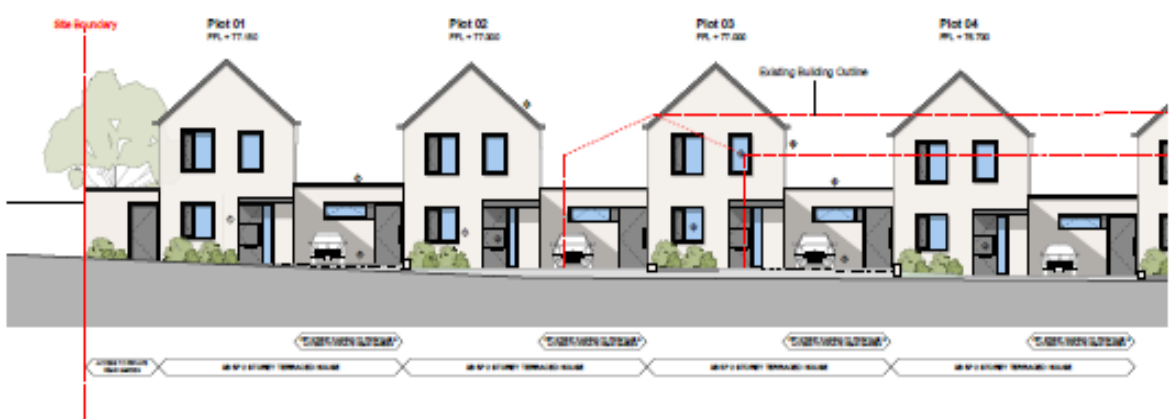
Date	Scale	Checked
01.02.15	1:200(0/1) 1:400(0/2)	GH
Project Ref.	Drawing No.	Revision
1802	AL-04-002	01



01 - Elevation AA (West) - 1:200@A1



02 - Elevation AA (West 1 of 2) - 1:100@A1



03 - Elevation AA (West 2 of 2) - 1:100@A1



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- Material Key**
- 1 Walls: GF white rough rendered, system render
  - 2 Roof: Blue and grey, heavy fluted flat sheet double clay tiles or similar, including profile of parapet/TV panels
  - 3 Windows: Timber window UPVC grey double glazed windows - Casement or slider with aluminium frame in white wood. Sliver deep PVC double pane in white frame
  - 4 Doors: Sliver deep aluminium door or slider with glass and panel UPVC frame. 1400 x 2000 and steel framed by Design Works, with PVC aluminium canopy above
  - 5 Aluminium grills: PVC aluminium in each window
  - 6 Chimneys and roofs: Porcelain painted tiles, using white/creamstone tiles in edges with red roof gravel to parking bays
  - 7 Plant roof

Date	Rev	By	Details
01.02.13	01	JH	Drawing board
02.02.13	02	JH	Issue for information
02.03.13	03	JH	Issue for information
04.04.13	04	LH	Draft Planning issue
05.08.13	05	JH	Final cost estimation amended
28.08.13	06	PC	Finalise Floor Levels
02.07.14	07	JH	Issue Type Amended
04.08.14	07	JH	Planning issue



**PLANNING ISSUE**

**GLENN HOWELLS ARCHITECTS**  
 121 Broadlands, Birmingham, B3 0BT  
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 info@glennhowells.co.uk

Project:  
 Eastern House  
 Eastern Avenue  
 Client:  
 Oxford City Council

Drawing Title:  
 Eastern House  
 As Proposed

Date	Scale	Created
01.02.13	1:200@A1 1:100@A2	JH

Project Ref	Drawing No.	Revision
1502	ALLEN210	07

# Proposed Elevations

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**Material Key**  
 1 Walls  
 2.5 Roof  
 3.1 Roof  
 4.1 Windows  
 4.2 Doors  
 4.3 Stairs  
 4.4 Balustrade  
 4.5 Floor  
 4.6 Roof

Date	Rev	Details
18.02.15	01	Issued for Information
18.02.15	02	Revised for Information
18.02.15	03	Revised for Information
18.04.15	04	Final Planning Issues
18.06.15	05	Final and amended as amended
18.06.15	06	Finalised Floor Levels
18.07.18	07	As amended
18.08.18	08	House Type Approved
18.08.18	09	Planning Issues



**PLANNING ISSUE**

**GLENN HOWELLS ARCHITECTS**  
 221 Bedford St, Birmingham, B2 9ET  
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 info@glennhowells.co.uk

**Project**  
 Eastern House  
 Eastern House

**Client**  
 Oxford City Council

**Drawing Title**  
Elevations DD  
As Proposed

Date	Rev	Checked
18.02.15	1:200@A1	SH
	1:100@A1	

**Project Ref** Drawing No. Revision  
 1802 A1-18420 07

2102 Newman Road

Site Boundary Plot 08

Plot 08

Plot 07

Plot 06

Break Line

Plot 05

Plot 04

Plot 03

Plot 02

Plot 01

Site Boundary



01 - Elevation DD (East) - 1:200@A1

Plot 05  
PFL + 76.70

Plot 04  
PFL + 76.70

Plot 03  
PFL + 77.00

Plot 02  
PFL + 77.00

Plot 01  
PFL + 77.00

Site Boundary



02 - Elevation DD (East 1 of 2) - 1:100@A1

Site Boundary

Plot 08  
PFL + 76.60

Plot 06  
PFL + 76.60

Plot 07  
PFL + 76.200

Plot 06  
PFL + 76.600

2102 Newman Road

Approx amount of fill required



03 - Elevation DD (East 2 of 2) - 1:100@A1



# Proposed Elevations



# Proposed Floor Plan - House

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KEY

Date	Rev	By	Details
18.02.13	01	JR	Final Planning Issue
04.03.13	01	JR	Issue for Information
04.04.13	02	LR	Final Planning Issue
26.08.13	04	JR	Notes amended Planning Issue

LOCATION KEY

PLANNING ISSUE

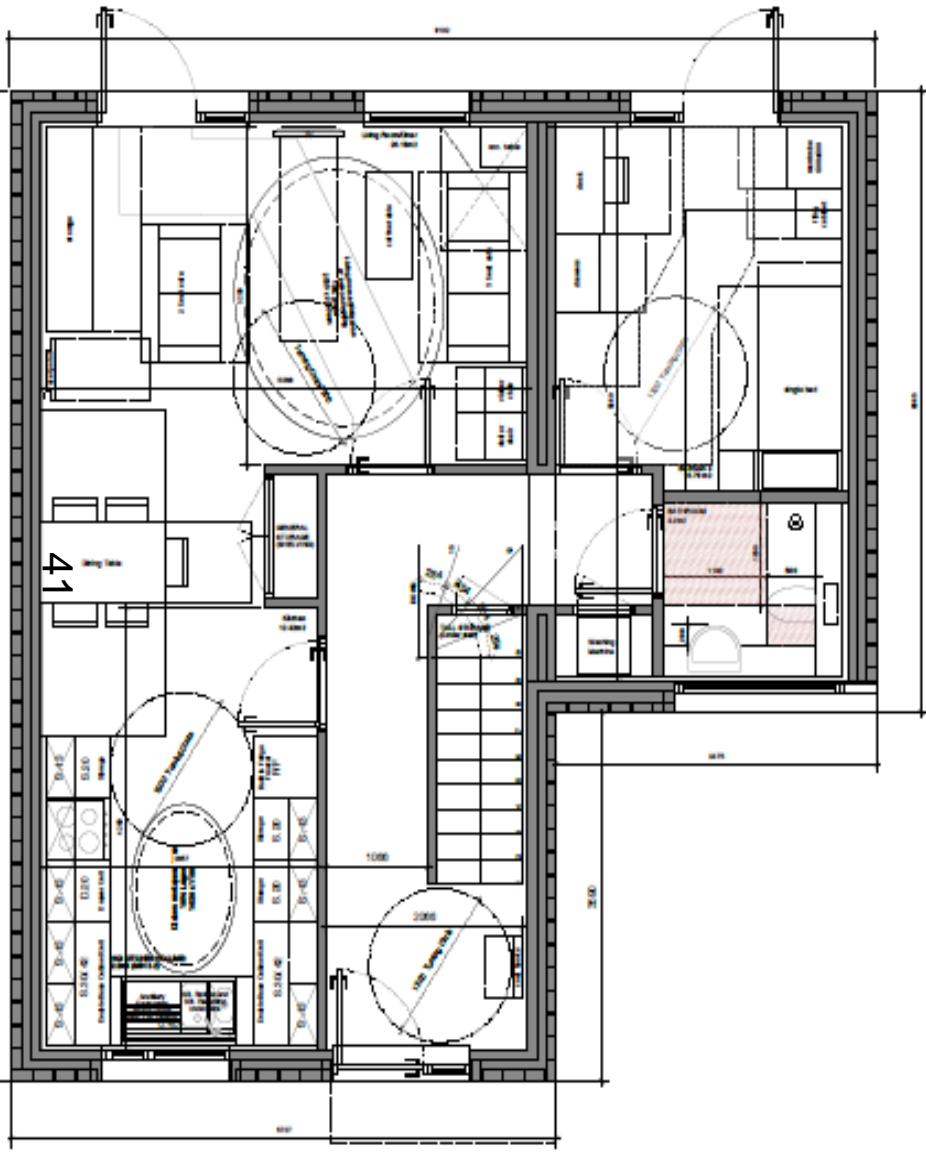
**GLENN HOWELLS ARCHITECTS**  
221 Southville, Wellington, 601007  
Tel: 021 661 7462 F: 021 661 7641  
www.glennhowells.co.nz

Project:  
Eastern House  
Colford

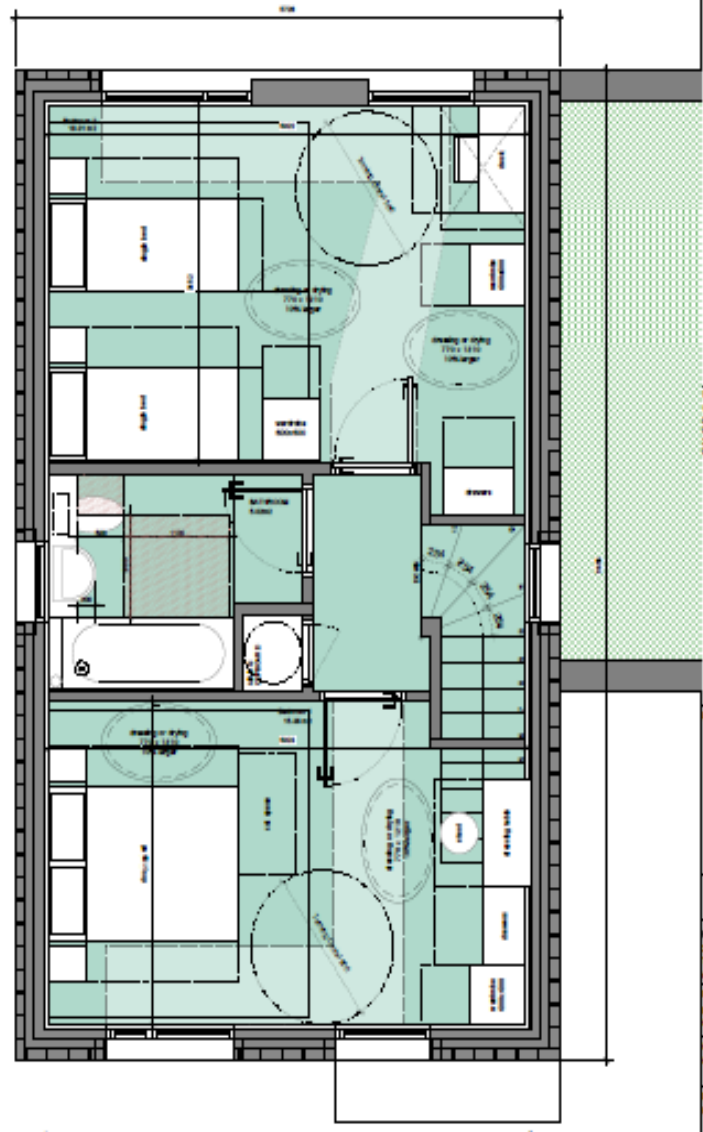
Client:  
Colford City Council

Drawing Title:  
House Type EH-01

Date	Scale	Checked
08.10.13	1:100@A1	MR
Project Ref	Drawing No.	Revision
100	ALL-04-00	04



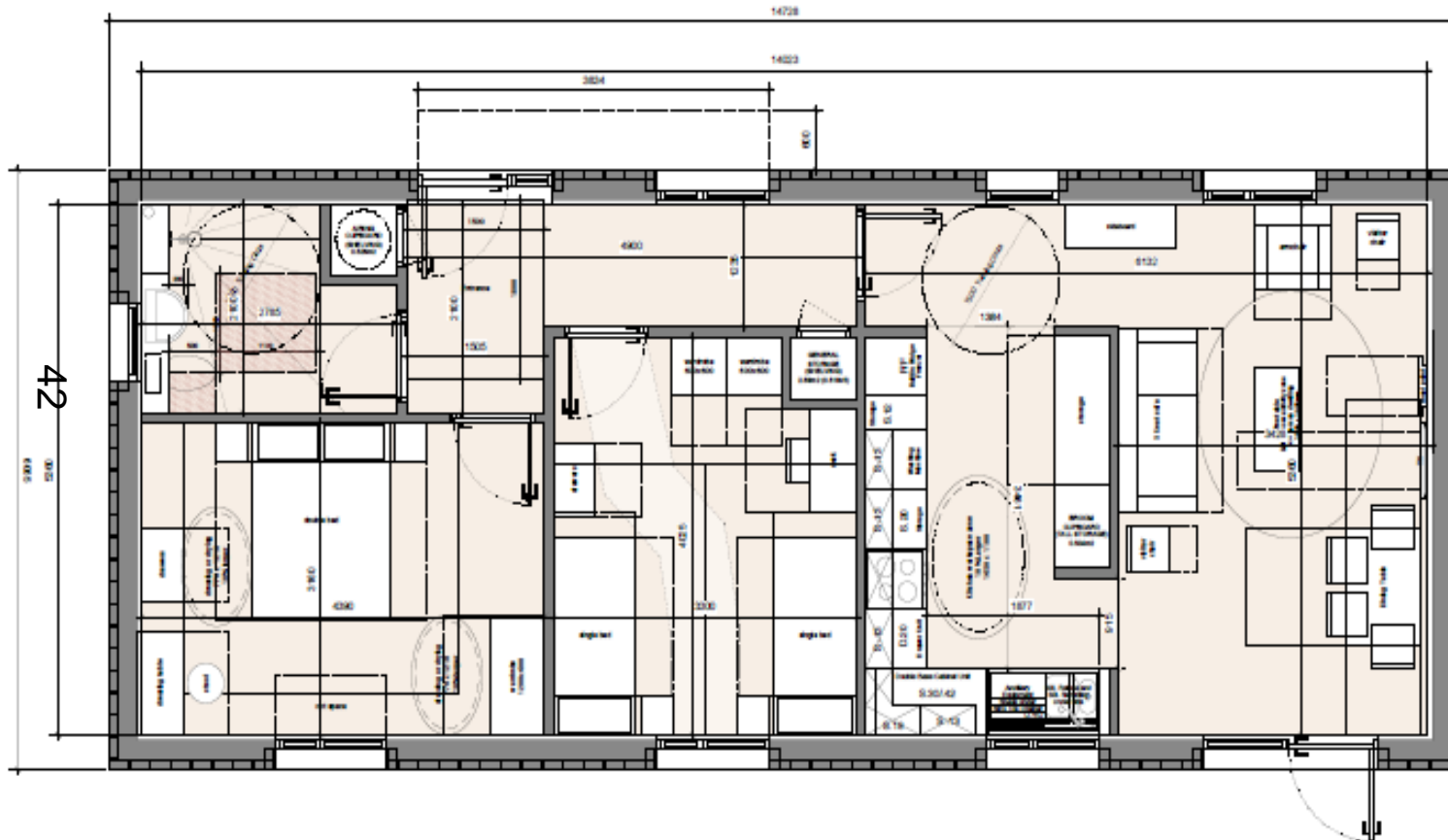
Ground Floor Plan



First Floor Plan

Eastern House  
House Type EH-01  
3-Bed (2-storey)5p  
HQI 108m2

# Proposed Floor Plan -Bungalow



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Date	Rev	By	Details
01.02.13	01	JR	Draft Planning Issue
01.02.13	02	JR	Issue for Information
01.04.13	03	JR	Draft Planning Issue
01.08.13	04	JR	Notes amended
01.07.14	05	MR	Working layout completed
07.08.14	06	MR	Take layout notes
08.08.14	07	JR	Planning Issue

LOCATION KEY

PLANNING ISSUE

**GLENN HOWELLS ARCHITECTS**  
 221 Bedford St, Wellington, 6140  
 Tel: 021 669 7840 F: 021 669 7841  
 info@glennhowells.co.nz

Project:  
 Eastern House  
 Oxford  
 Client:  
 Oxford City Council

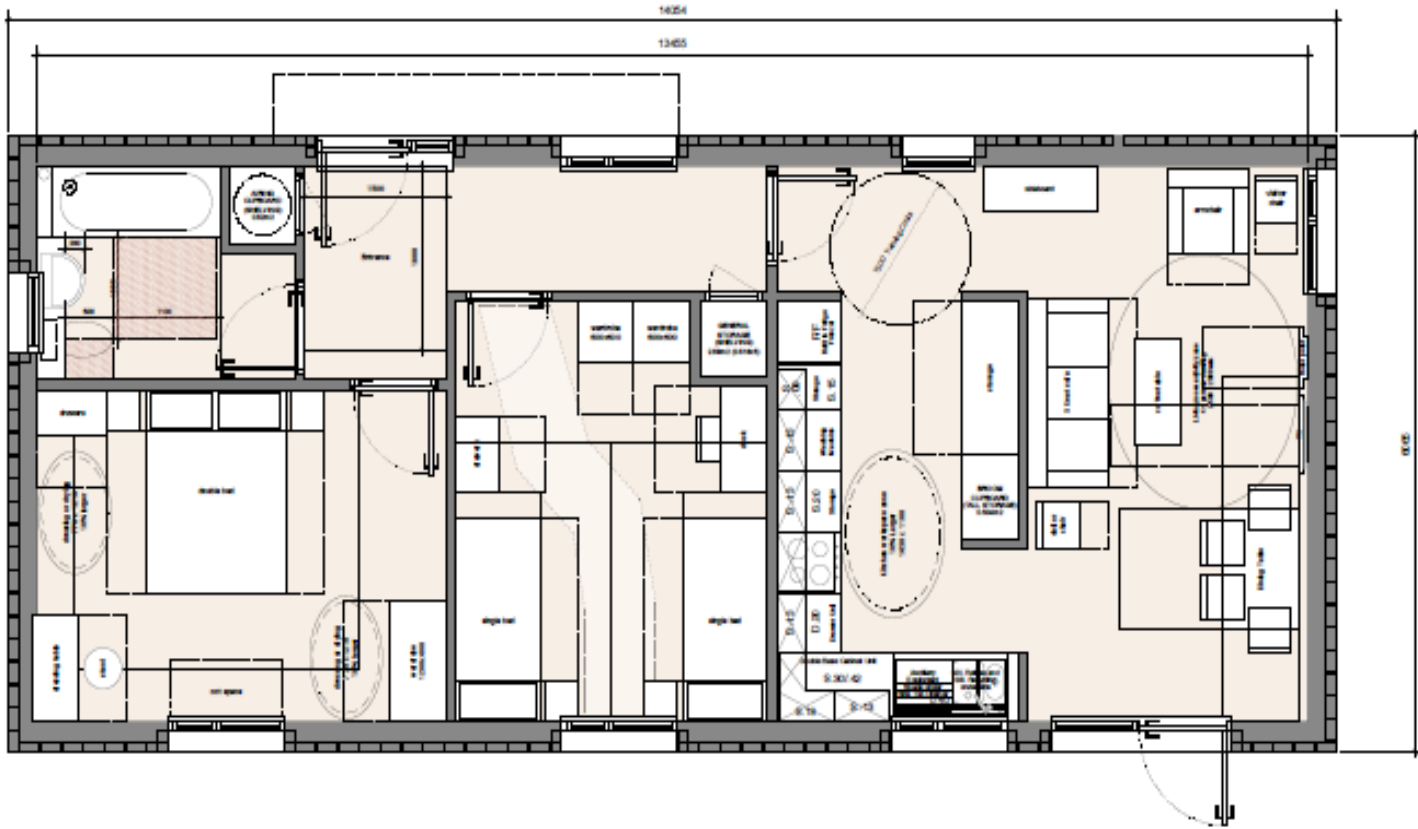
Drawing Title:  
 House Type EH-02

Date	Scale	Checked
01.12.13	1:100 AD	MR
Project Ref	Drawing No.	Revision
100	ALPH 01	01

Eastern House  
 House Type EH-02  
 2-Bed (1-storey/4p)  
 HQI 75.16m2

# Proposed Floor Plan - Bungalow

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Date	Rev	By	Details
24.03.13	01	LB	Final Planning issue
25.03.13	02	LB	Issue amended
30.07.14	03	MB	Building layout amended
07.08.14	04	MB	Final layout revised
08.08.14	04	JB	Planning issue

LOCATION REF

PLANNING ISSUE

**GLENN HOWELLS ARCHITECTS**  
 121 Southwell, Wellington, 61 007  
 Tel: 031 888 7842 P: 031 888 7841  
[www.glennhowells.co.nz](http://www.glennhowells.co.nz)

Project:  
 Eastern House  
 District:  
 Client:  
 Oxford City Council

Drawing Title:  
 House Type EH-03

Date	Scale	Checked
24.04.13	1:100/1:50	MB
Project No.	Drawing No.	Revision
1302	ALPH 03	04

Eastern House  
 House Type EH-03  
 2-Bed (1-storey/4p)  
 HQI 73.14m<sup>2</sup>

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