

PRESENTATIONS FOR WEST AREA PLANNING COMMITTEE - TUESDAY 5 JANUARY 2016

3. Land at Jericho Canalside: 14/01441/FUL - amended plans and legal agreement (Pages 3 - 28)

5. Land at Electricity Sub Station, 299C Iffley Road: 15/03189/FUL (Pages 29 - 38)

6. Tinbergen Building, South Parks Road : 15/03105/FUL (Pages 39 - 60)

7. Old Parsonage Hotel, Banbury Road OX2 6NN: 15/01733/FUL (Pages 61 - 74)

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Welcome to the West Area Planning Committee

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View within site: 9 Coombe Rd to the LHS, Office and store of College Cruisers to be demolished. Location of Boatyard, chandlery and community centre



(9 Coombe Road



View of the site from the towpath of northern end



View of the site from the towpath of the existing dock of the form boatyard and St Barnabas; the new bridge would be sited approximately here.



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Approximate location of second bridge

View down towpath



View of towpath and trees



View of towpath and trees



View of across Castle Mill Stream to railway



12

View of across Castle Mill Stream to railway

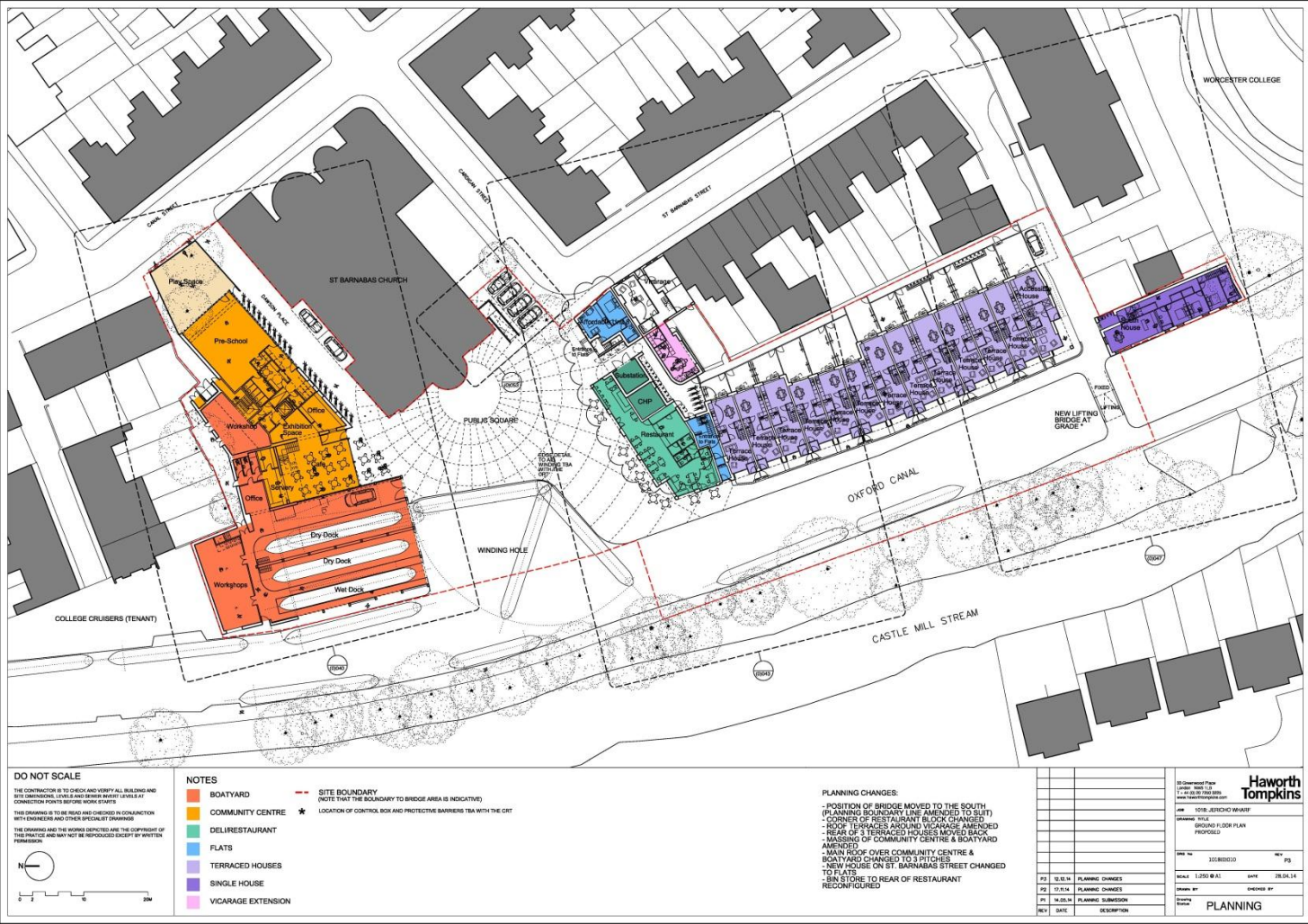


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View of across Castle Mill Stream to railway

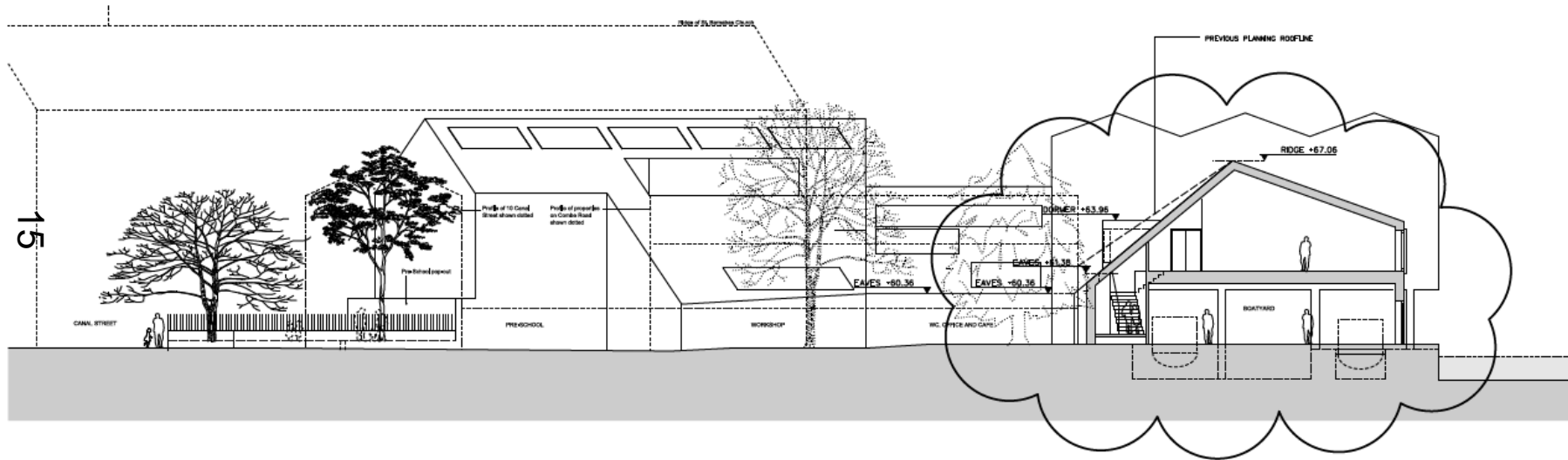
Whole site proposed Ground Floor Plan

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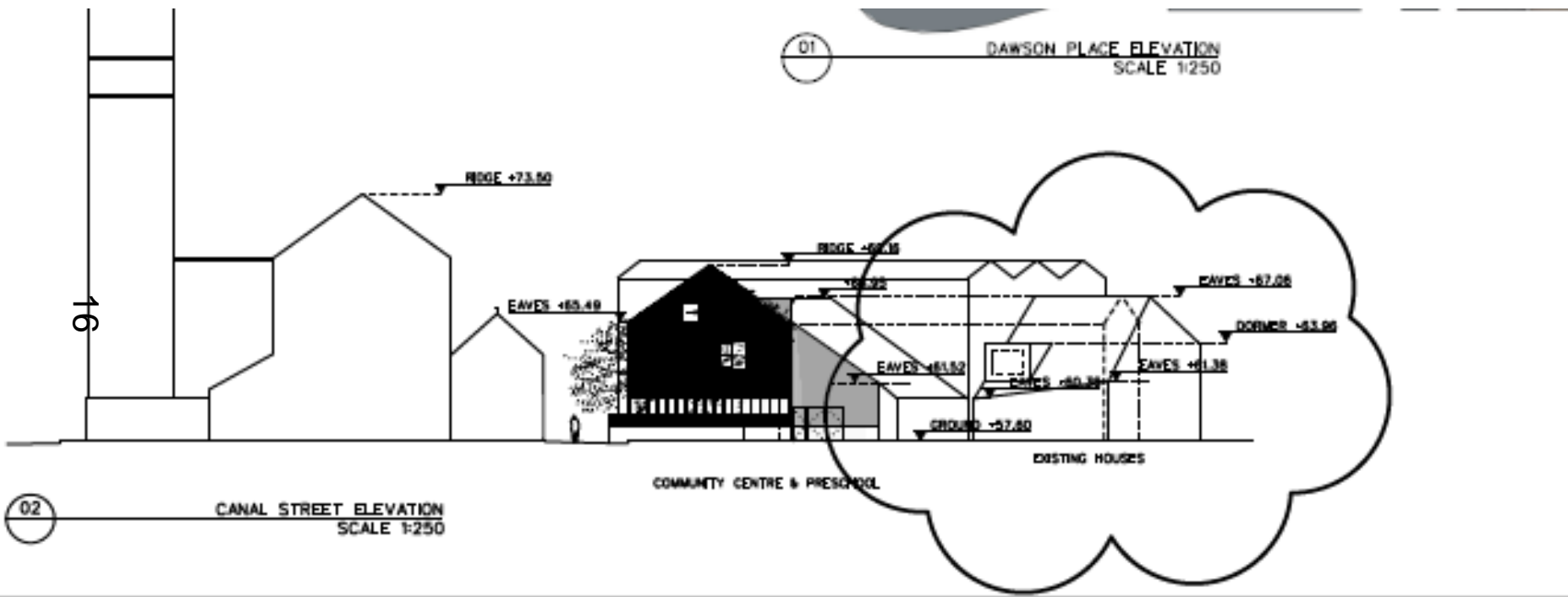


Amended plans for boatyard chandlery element

Proposed section through



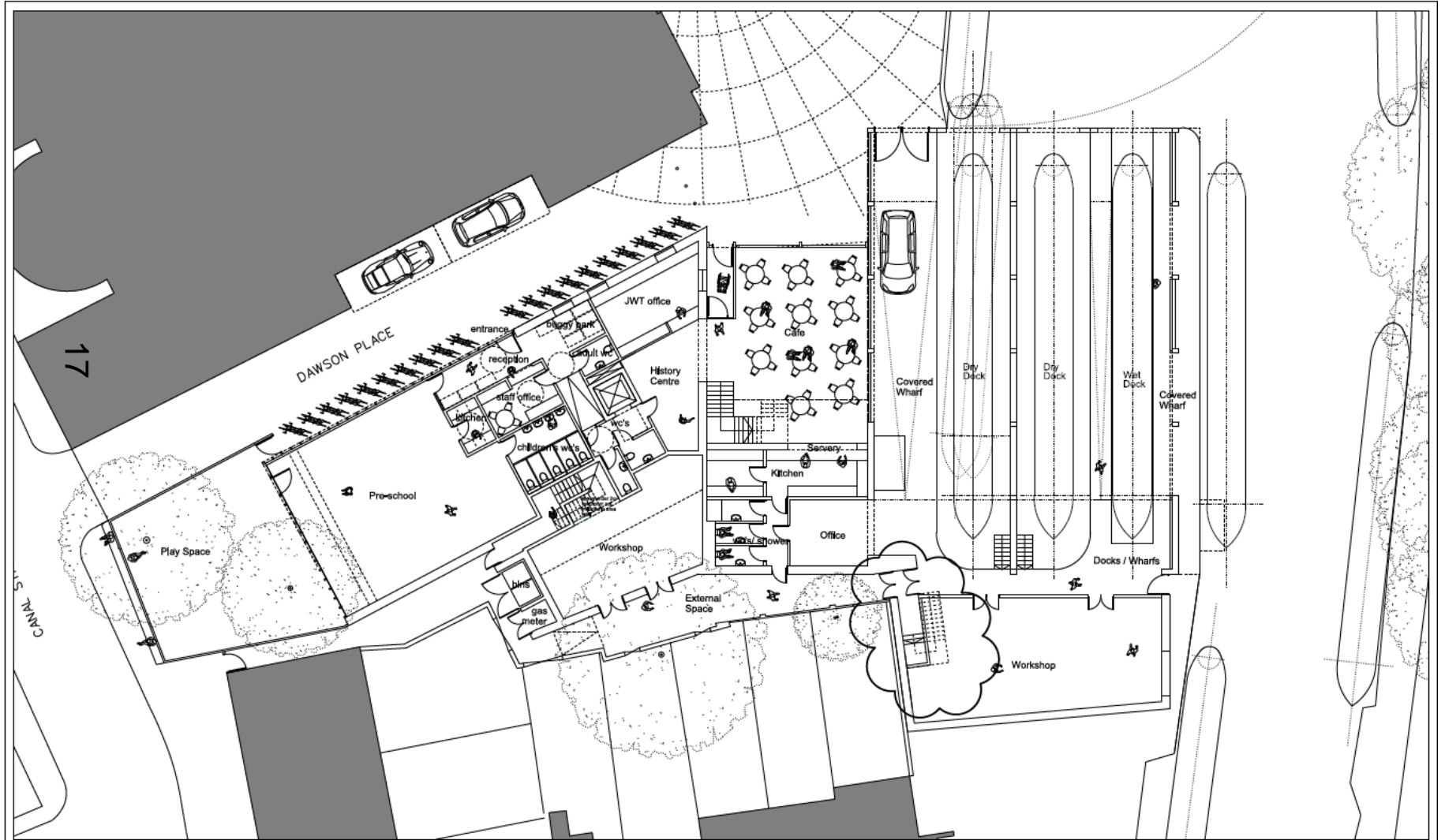
Amended plans for boatyard chandlery element rear elevation



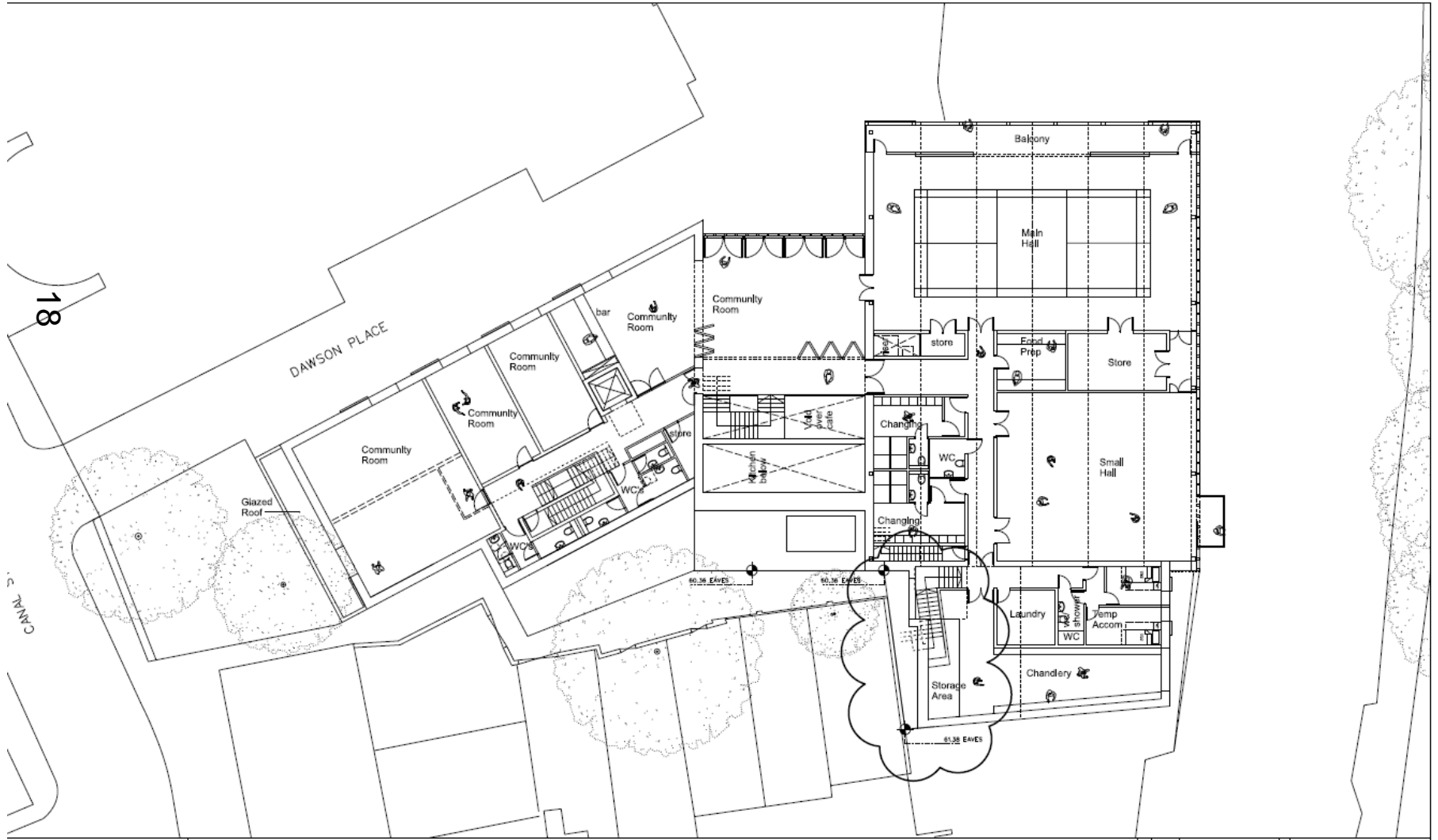
SCALE

NOTES

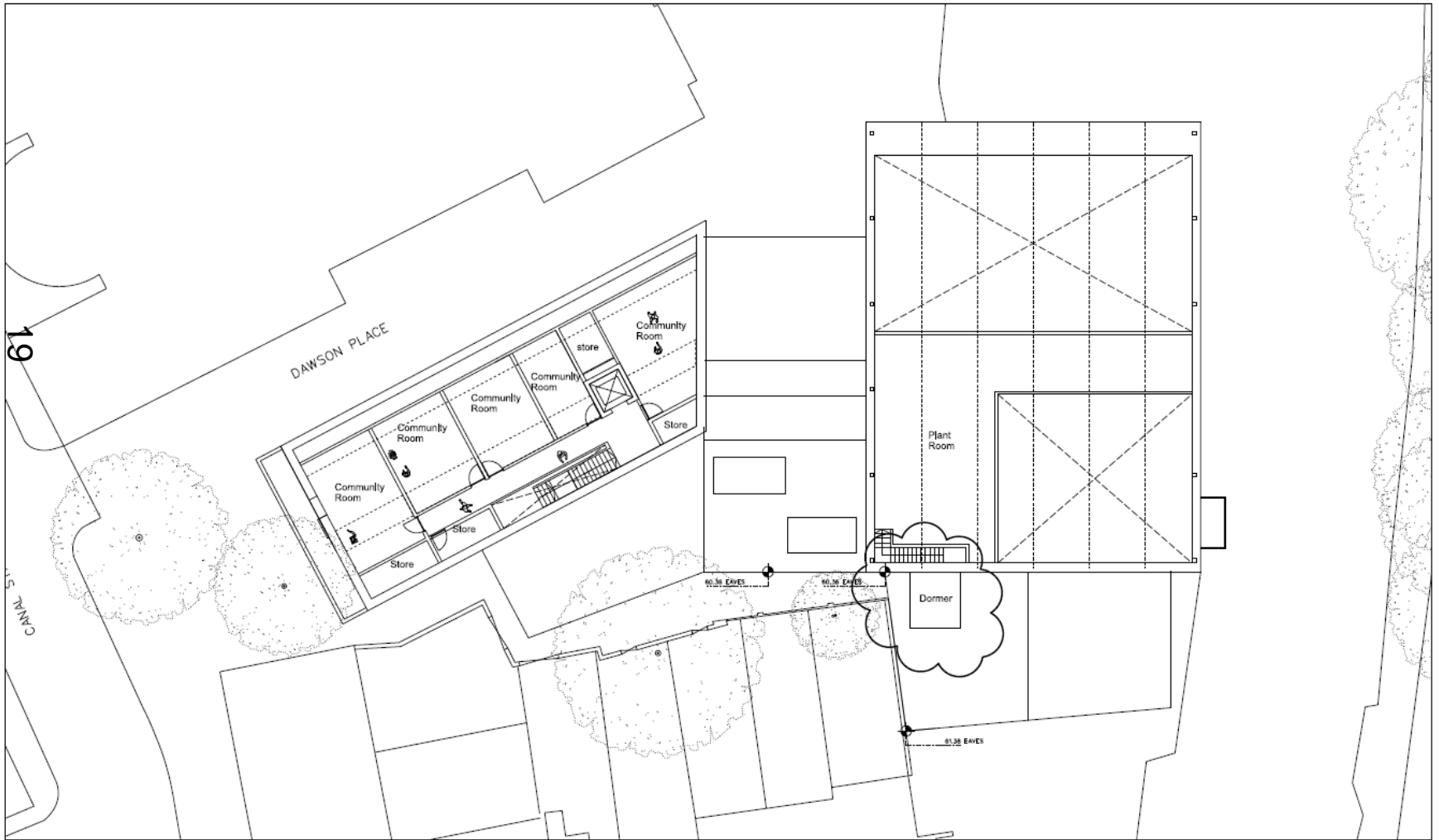
Amended plan proposed ground floor



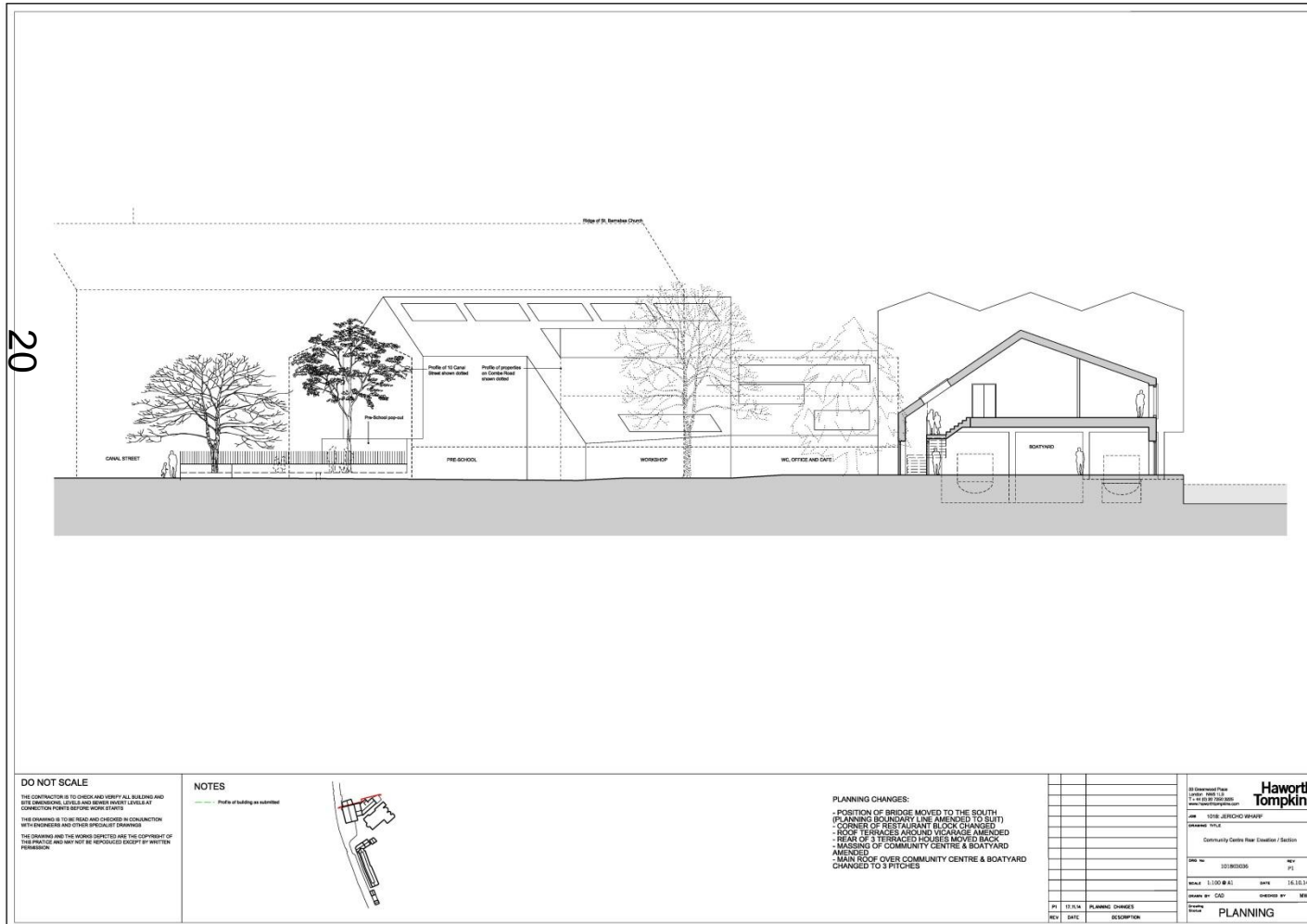
Amended plan proposed first floor



Amended plan proposed first floor

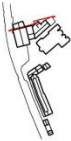


Community Centre/Boatyard Rear Elevation (superseded)



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THE DRAWING AND THE WORKS DERIVED ARE THE COPYRIGHT OF THE PRACTICE AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION

NOTES
--- Profile of building as submitted



PLANNING CHANGES:
- POSITION OF BRIDGE MOVED TO THE SOUTH (PLANNING BOUNDARY LINE AMENDED TO SUIT)
- CORNER OF RESTAURANT BLOCK CHANGED
- ROOF TERRACES AROUND VICARAGE AMENDED
- REAR OF 3 TERRACED HOUSES MOVED BACK
- MASSING OF COMMUNITY CENTRE & BOATYARD AMENDED
- MAIN ROOF OVER COMMUNITY CENTRE & BOATYARD CHANGED TO 3 FITCHES

REV	DATE	DESCRIPTION

Haworth Tompkins
1018 JEFFERSON WAY
1018 JEFFERSON WAY
1018 JEFFERSON WAY
1018 JEFFERSON WAY

1018000000

1:100 @ A1

DATE 14.10.14

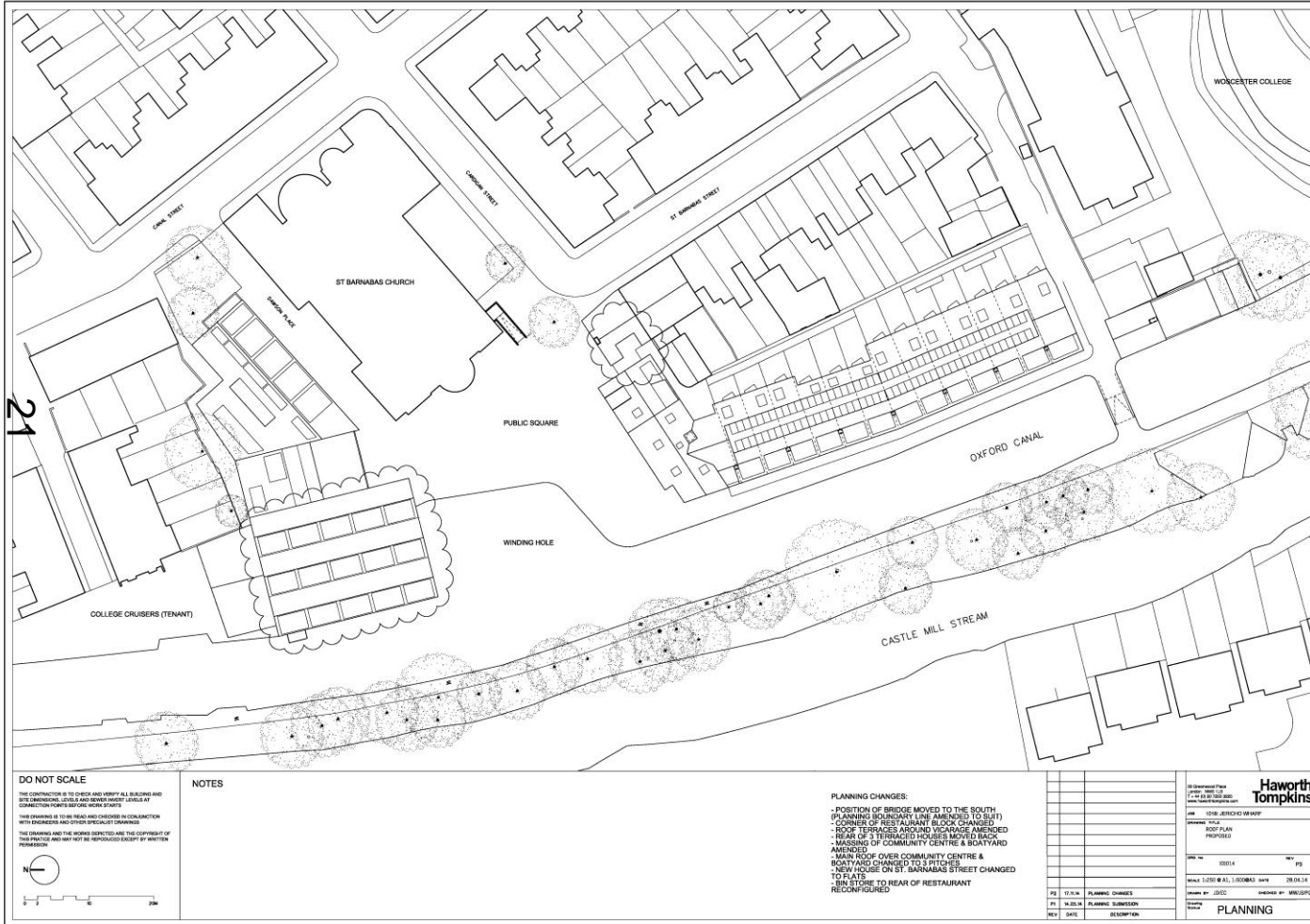
DESIGNED BY MW

CHECKED BY MW

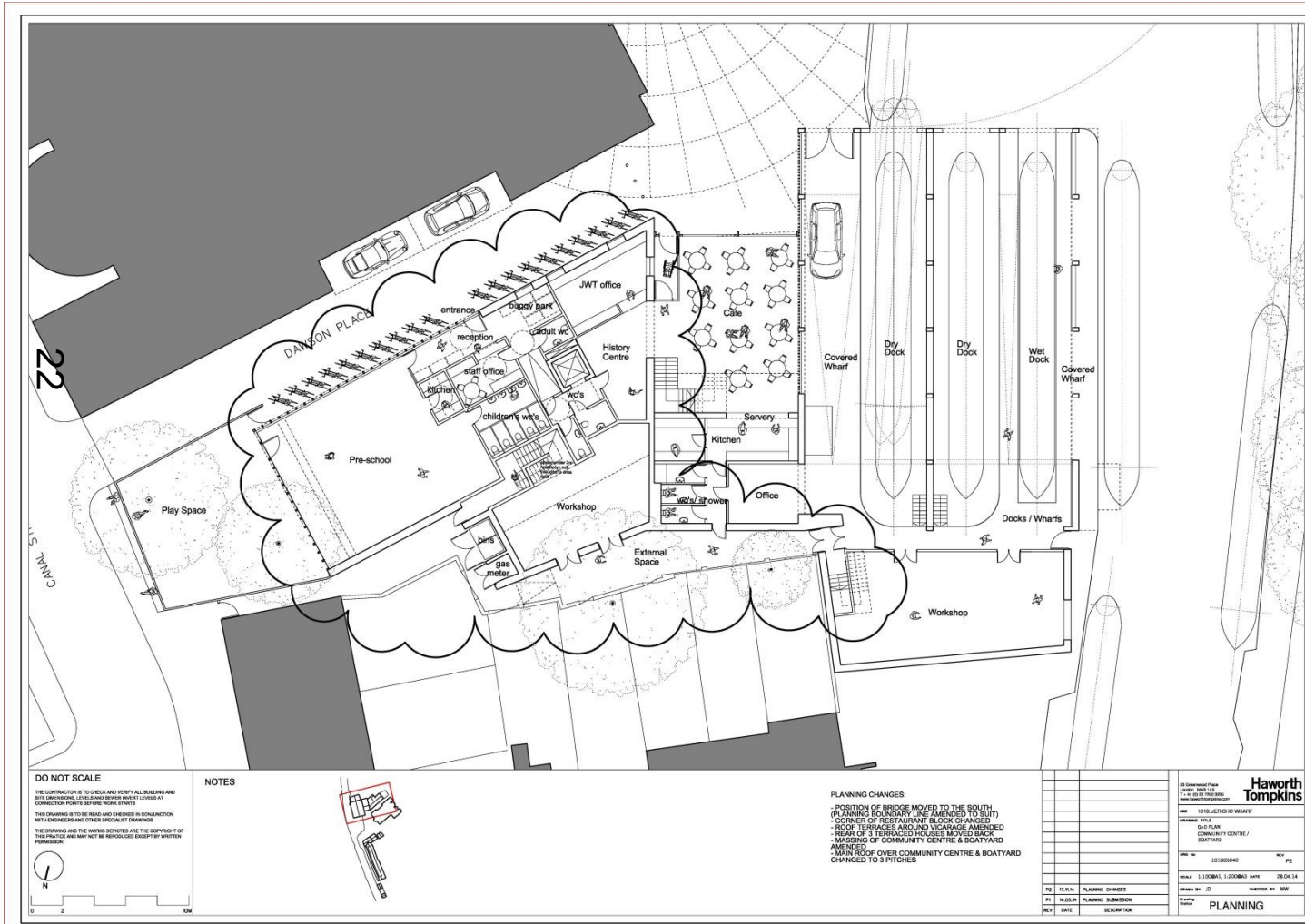
DATE 14.10.14

DESCRIPTION
PLANNING

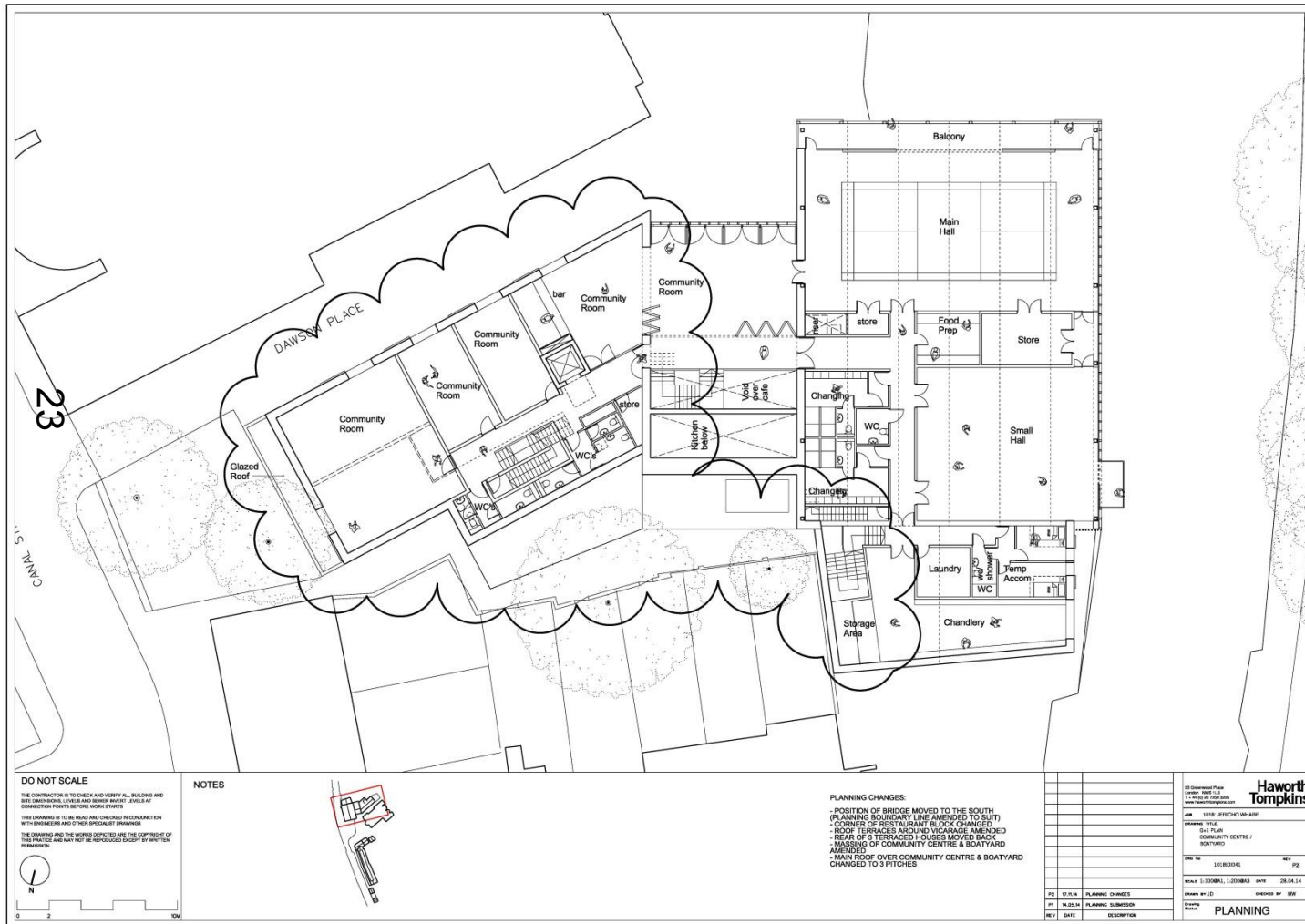
Proposed Roof Plan



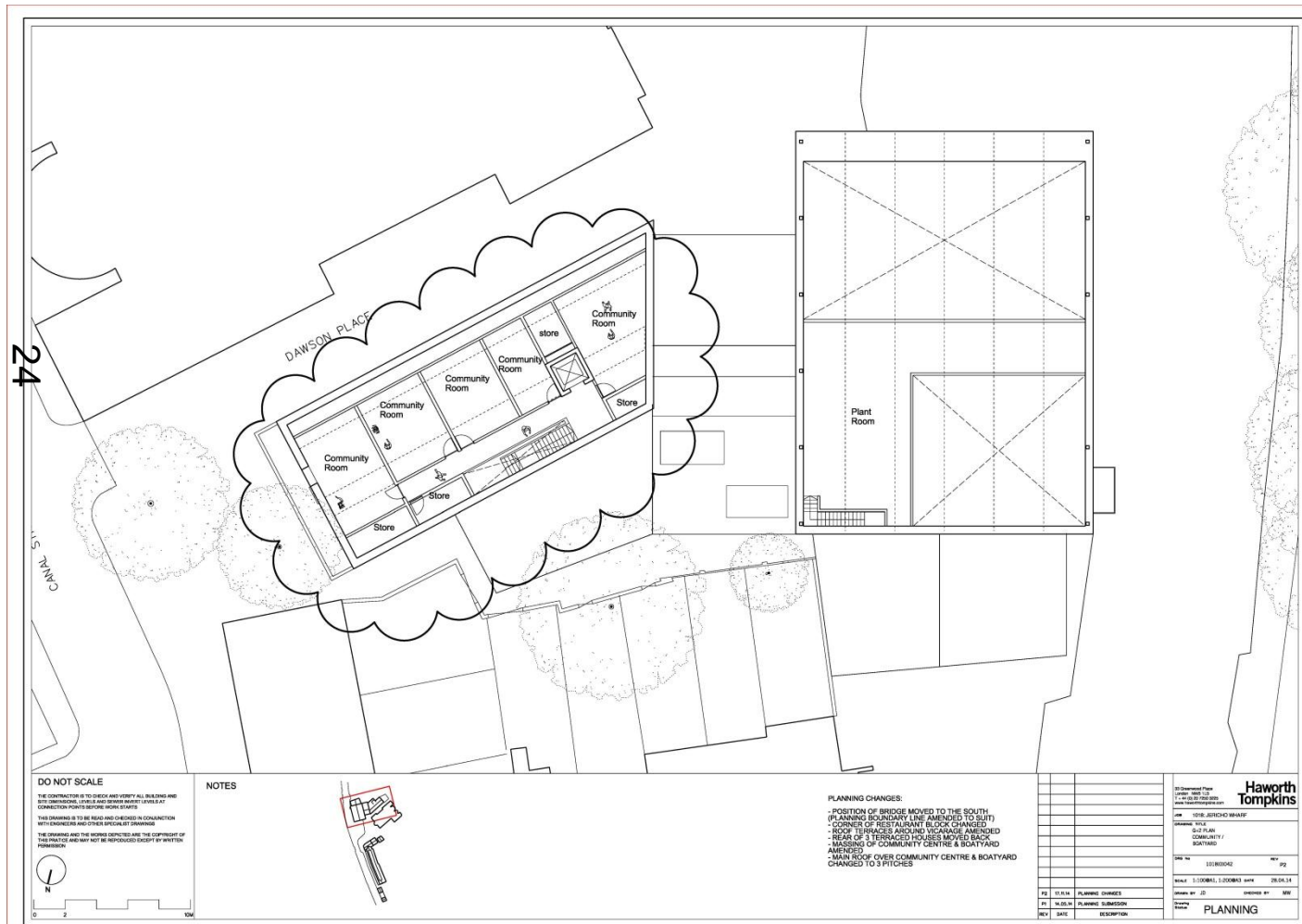
Community Centre/Boatyard Ground floor Plan (superseded)



Community Centre/Boatyard 1st floor Plan (superseded)

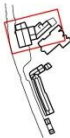


Community Centre/Boatyard 2nd Floor Plan (superseded)



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 CONNECTION POINTS BEFORE WORK BEGINS.
 THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION
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 THE DRAWINGS AND THE WORK DESCRIBED ARE THE PROPERTY OF
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NOTES

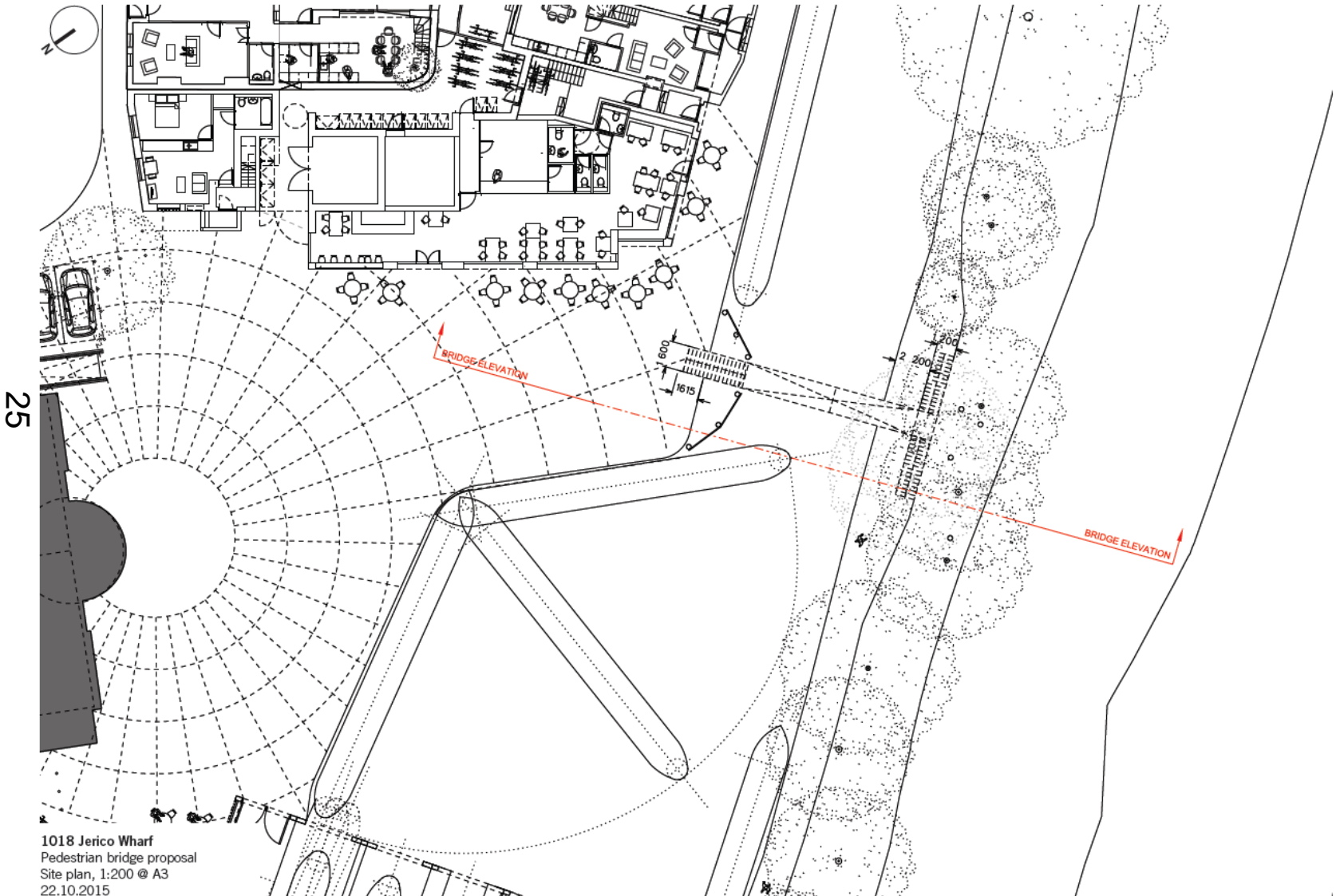


PLANNING CHANGES:
 - POSITION OF BRIDGE MOVED TO THE SOUTH
 - PLANNING BOUNDARY LINE AMENDED TO SUIT
 - CORNER OF RESTAURANT BLOCK CHANGED
 - ROOF TERRACES AROUND VICARAGE AMENDED
 - REAR OF 3 TERRACE HOUSES MOVED BACK
 - MASSING OF COMMUNITY CENTRE & BOATYARD
 AMENDED
 - MAIN ROOF OVER COMMUNITY CENTRE & BOATYARD
 CHANGED TO 3 PITCHES

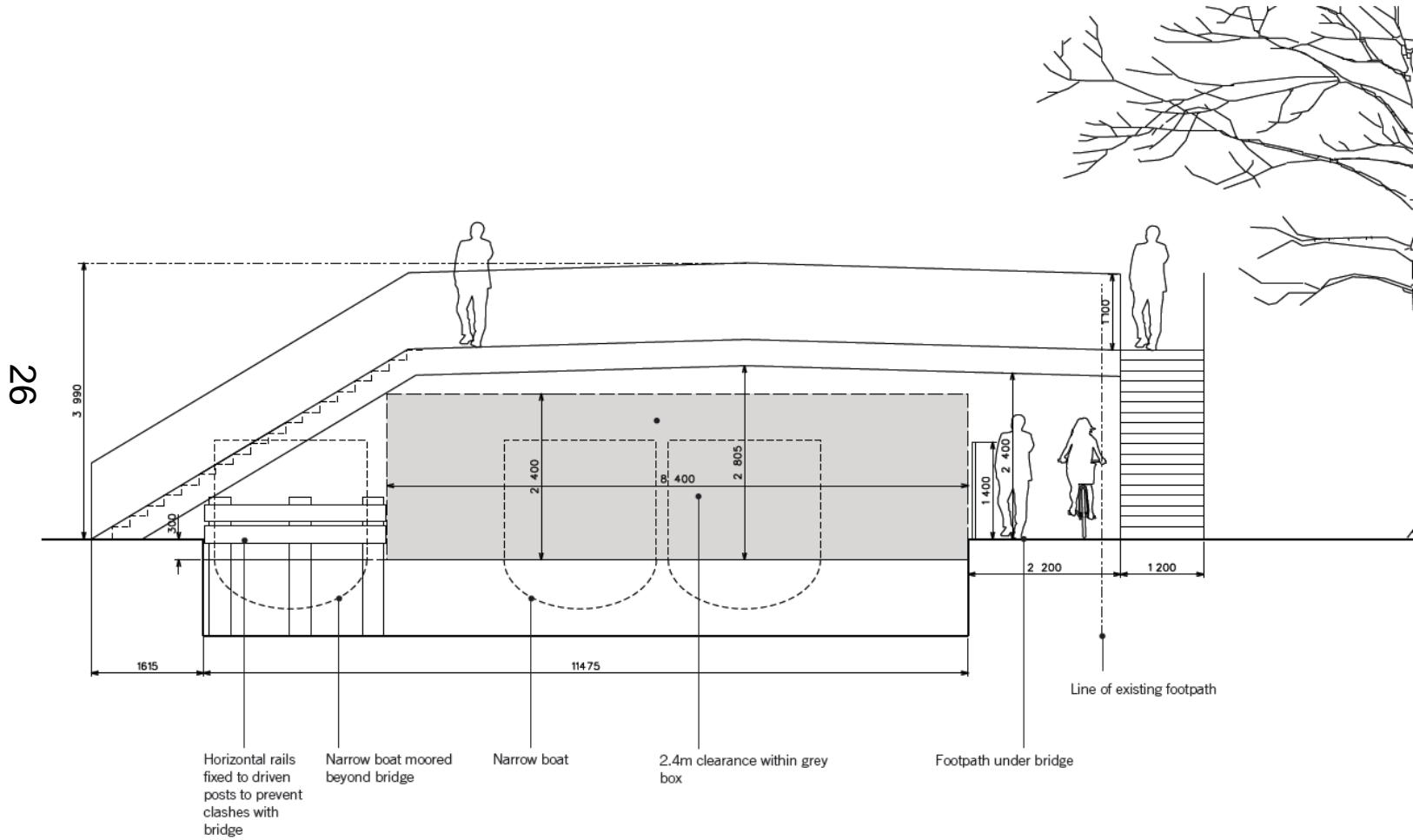
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SHEET NO: 10/1000042	TOTAL SHEETS: 10/1000042
DATE: 10/1000042	SCALE: 10/1000042
DRAWN BY: 10/1000042	CHECKED BY: 10/1000042
APPROVED BY: 10/1000042	PROJECT: 10/1000042
DRAWING TITLE: 10/1000042	DRAWING DATE: 10/1000042
DRAWING NO: 10/1000042	DRAWING TITLE: 10/1000042

Proposed location plan for new second bridge



Indicative elevation/ section through to show height, span and design



Additional supporting information for the bridge design

Note on bridge clearance for pedestrians and cyclists

In reviewing the proposed dimensions for clearance for pedestrians and cyclists using the tow path, we have referred to the following standards:

1)
Highways Agency, Design Manual for Roads and Bridges, Volume 2, Section 2, Part 8. BD 29/04, Design Criteria for Footbridges

Recommended minimum headroom for pedestrians and cyclists: 2.4m

2)
Highways Agency, Design Manual for Roads and Bridges, Volume 6, Section 3, Part 1. TD 36/93, Subways for Pedestrians and Pedal Cyclists: Layout and Dimensions

Recommended minimum headroom for pedestrians and cyclists: 2.4m

3)
The National Cycle Network - Guidelines and Practical Details issue 2, Chapter 8 Paths and Areas Free from Motor Traffic

Minimum path width: 2m
 Ideal path width: 3m

Typical Canal Path Bridges: 2.0m headroom x 1.5m width. Balustrade 1.4m high. See diagram opposite.

4)
Canal & River Trust: Towpath Design Guide

Section 2.6.2: "It is generally recommended that heavily used multi-user paths are at least 3m wide, however the towpath is somewhat unique in that the available width is restricted by the very nature of the environment. Therefore, where verges are available a 1.8m path may be sufficient and in some instances a 1-1.5m wide path, where passing places are regularly located, may be suitable."

Section 3.5: "Many towpaths form part of the National Cycle Network. It is generally envisaged that this national network will provide a route of 2-3 metre wide paths designed for use by both cyclists and walkers."

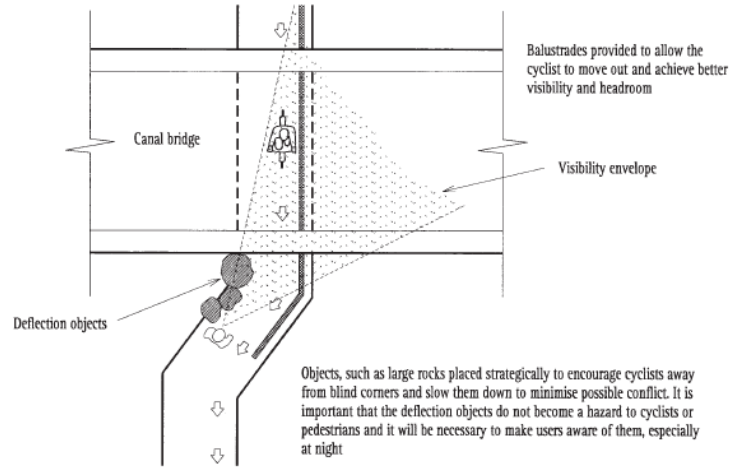
Conclusion:

It is widely accepted that a 2-3m wide path is the target for shared pedestrian and cycle paths with the exact width determined by local circumstances. The proposal for 2.2m therefore falls within these boundary and is therefore consistent with CRT requirements.

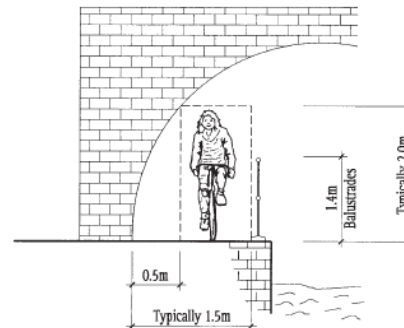
Likewise, 2.4m headroom is accepted in Highways Agency guidance as being suitable for cyclists using subways and covered bridges, and is therefore proposed as a reasonable height, albeit less than the CRT target of 2.7m.

To help provide a safe environment of for users, we propose that a 1.4m high barrier be installed in accordance with the National Cycle Network Guidelines shown opposite. The length of barrier would be kept to a minimum so as not to restrict general access to the canal or impede access to moored boats.

Canal Path Balustrades – Figure 8.3



Plan of Canal Bridge



At bridges over canal towpath, the width is generally 1.5m over short lengths with good visibility. This will often provide the safest crossing of a busy road

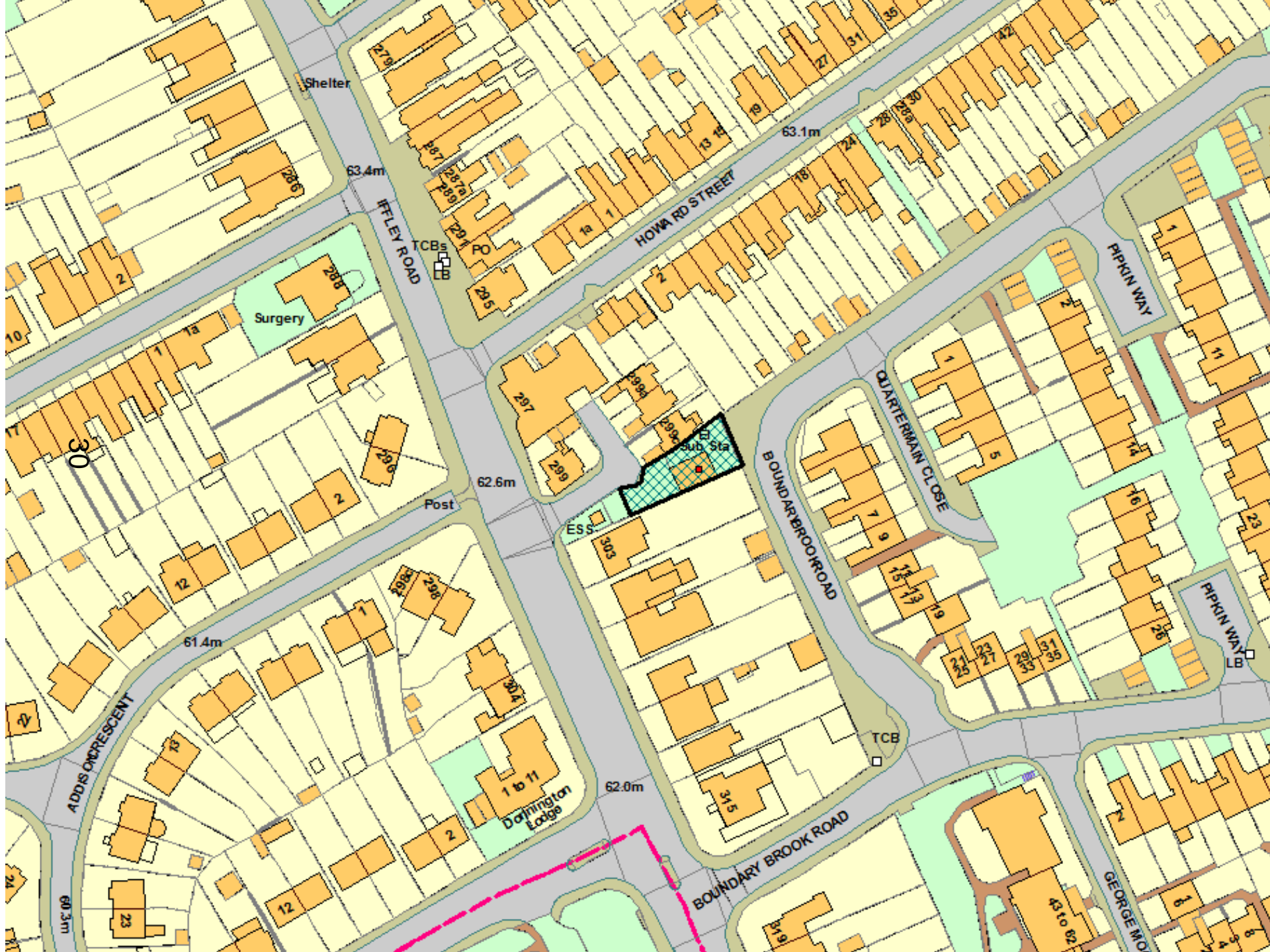
Balustrade to have a smooth top

Section through Canal Bridge

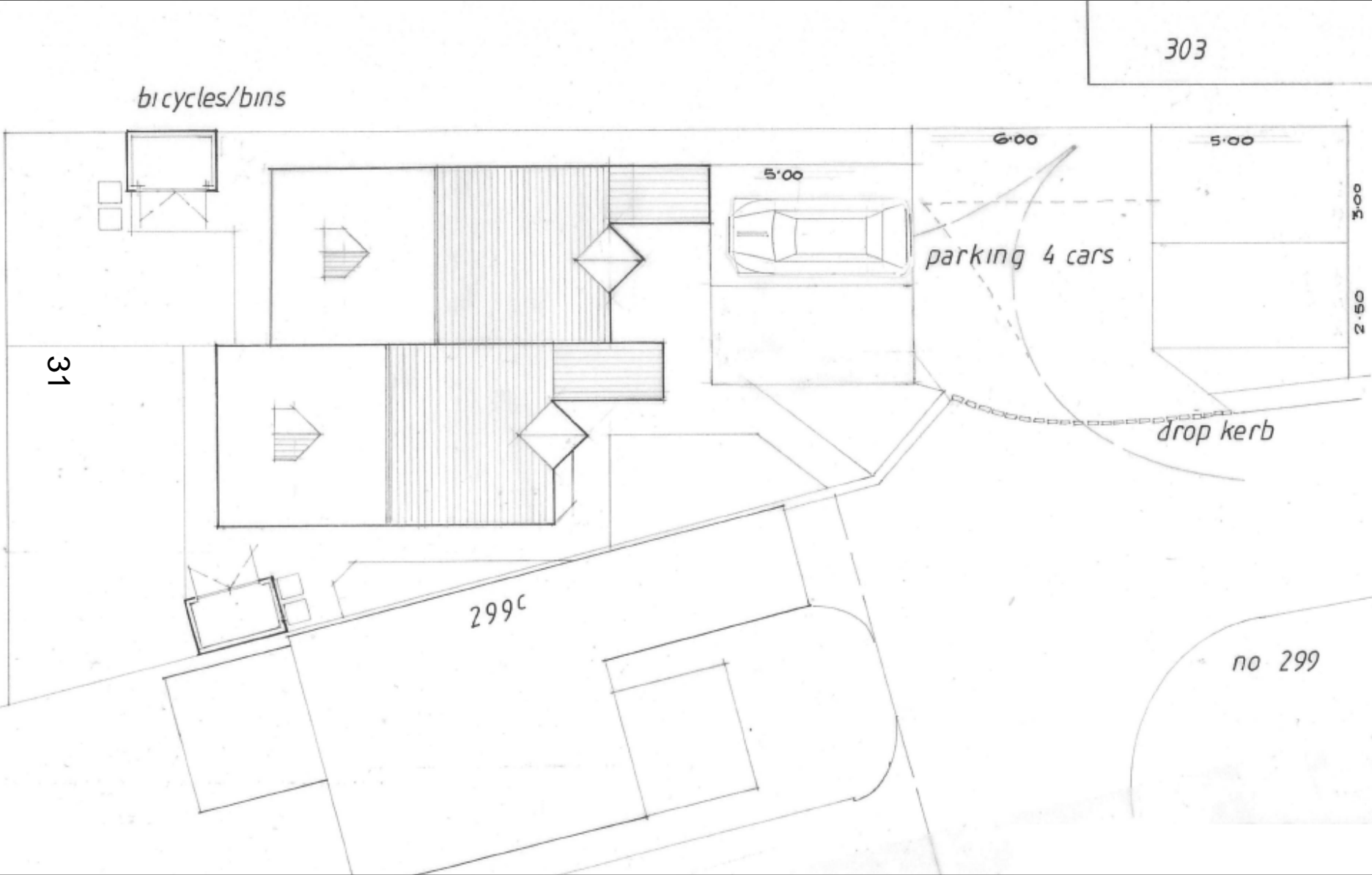
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Welcome to the West Area Planning Committee

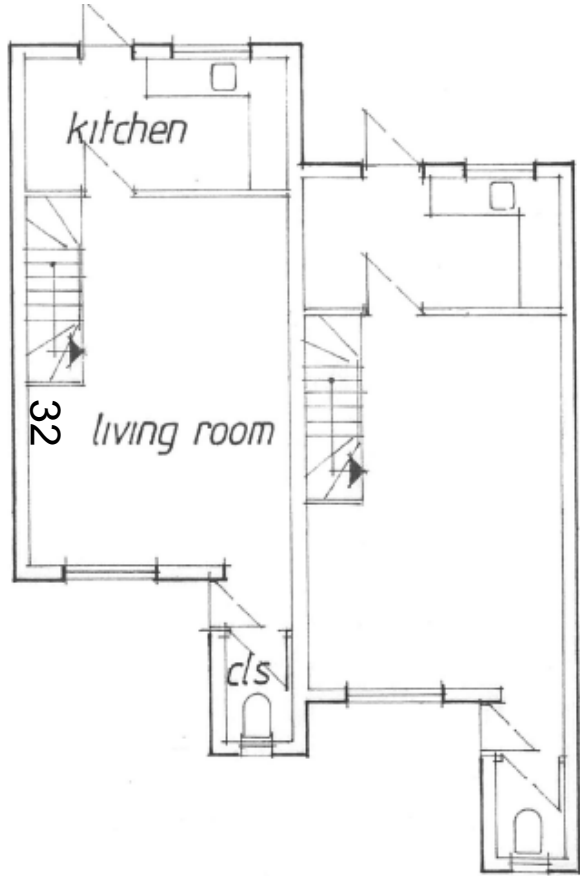
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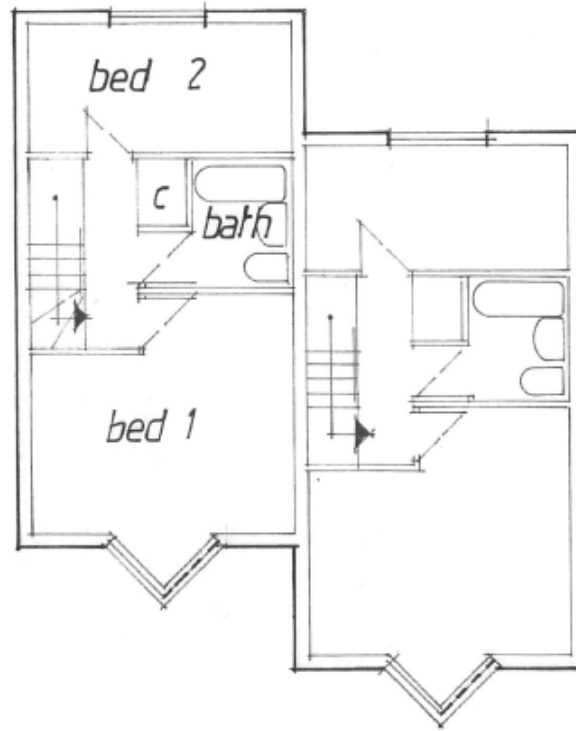
Proposed Site Plan



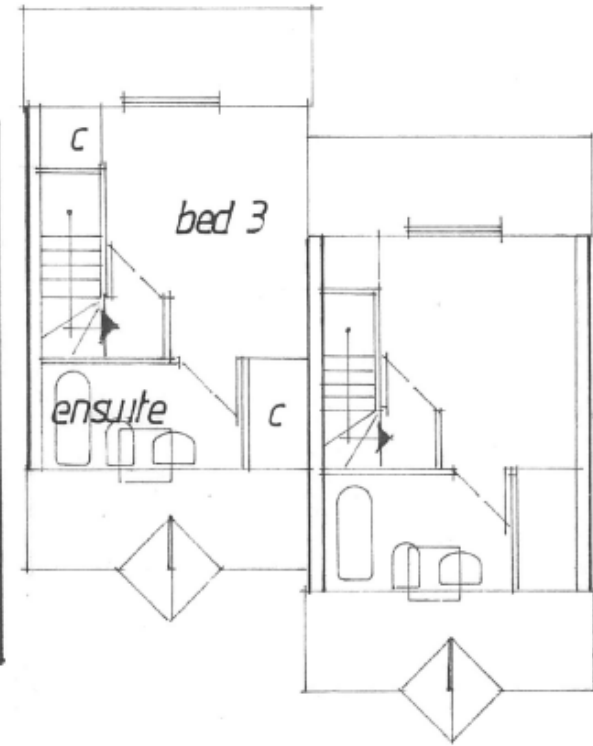
Proposed Floor Plans



plans : ground floor



first floor



second floor

Proposed Floor Plans



obscured glass

33

front



rear



facing north



facing south

obscured glass



34





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Iffley Rd

Iffley Rd



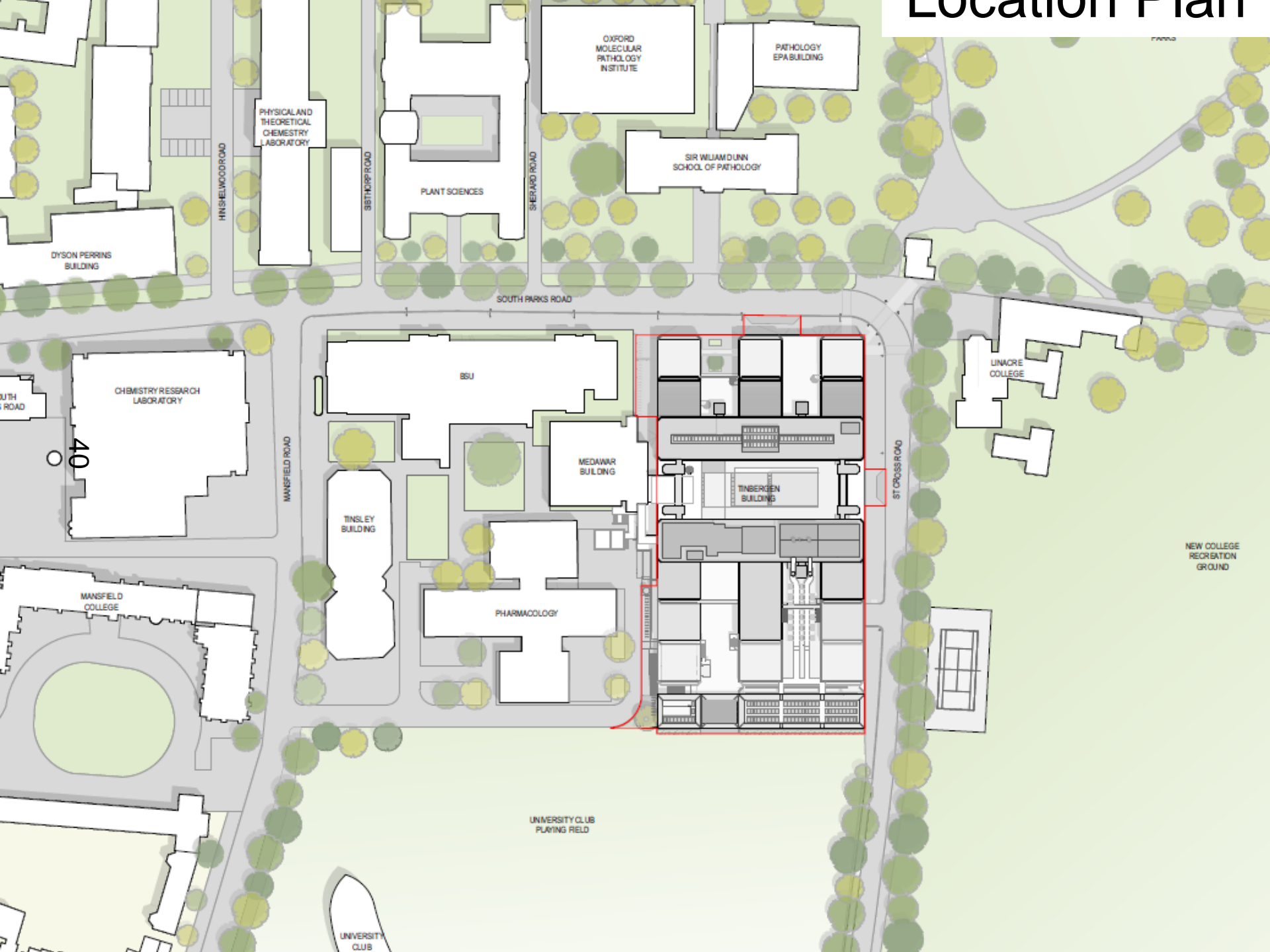
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Location Plan



OXFORD
MOLECULAR
PATHOLOGY
INSTITUTE

PATHOLOGY
EPABUILDING

PHYSICAL
THEORETICAL
CHEMISTRY
LABORATORY

PLANT SCIENCES

SIR WILLIAM DUNN
SCHOOL OF PATHOLOGY

DYSON PERRINS
BUILDING

CHEMISTRY RESEARCH
LABORATORY

BSU

MEDAWAR
BUILDING

TINBERGEN
BUILDING

LINACRE
COLLEGE

TINSLEY
BUILDING

PHARMACOLOGY

MANSFIELD
COLLEGE

UNIVERSITY CLUB
PLAYING FIELD

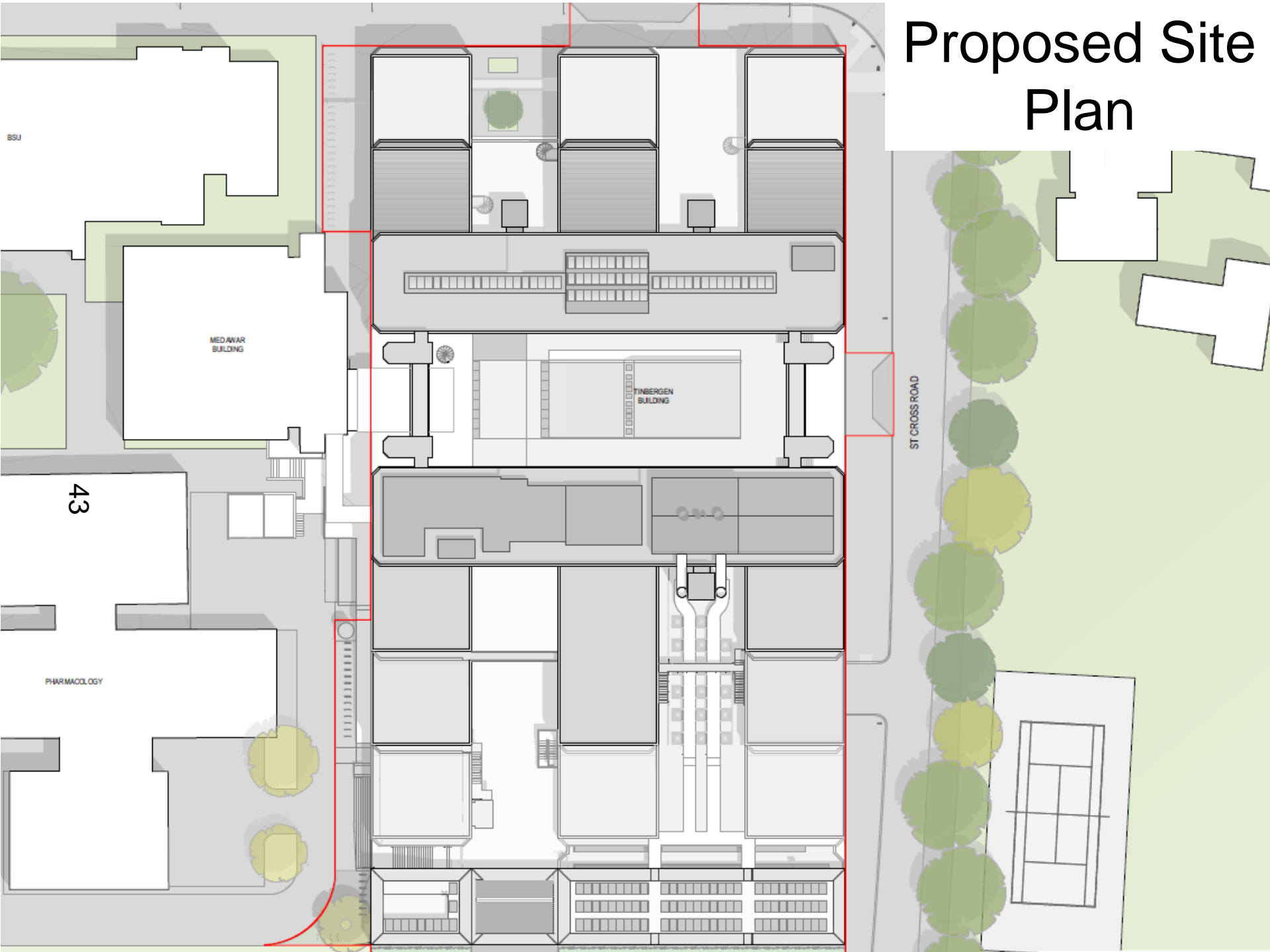
NEW COLLEGE
RECREATION
GROUND

UNIVERSITY
CLUB

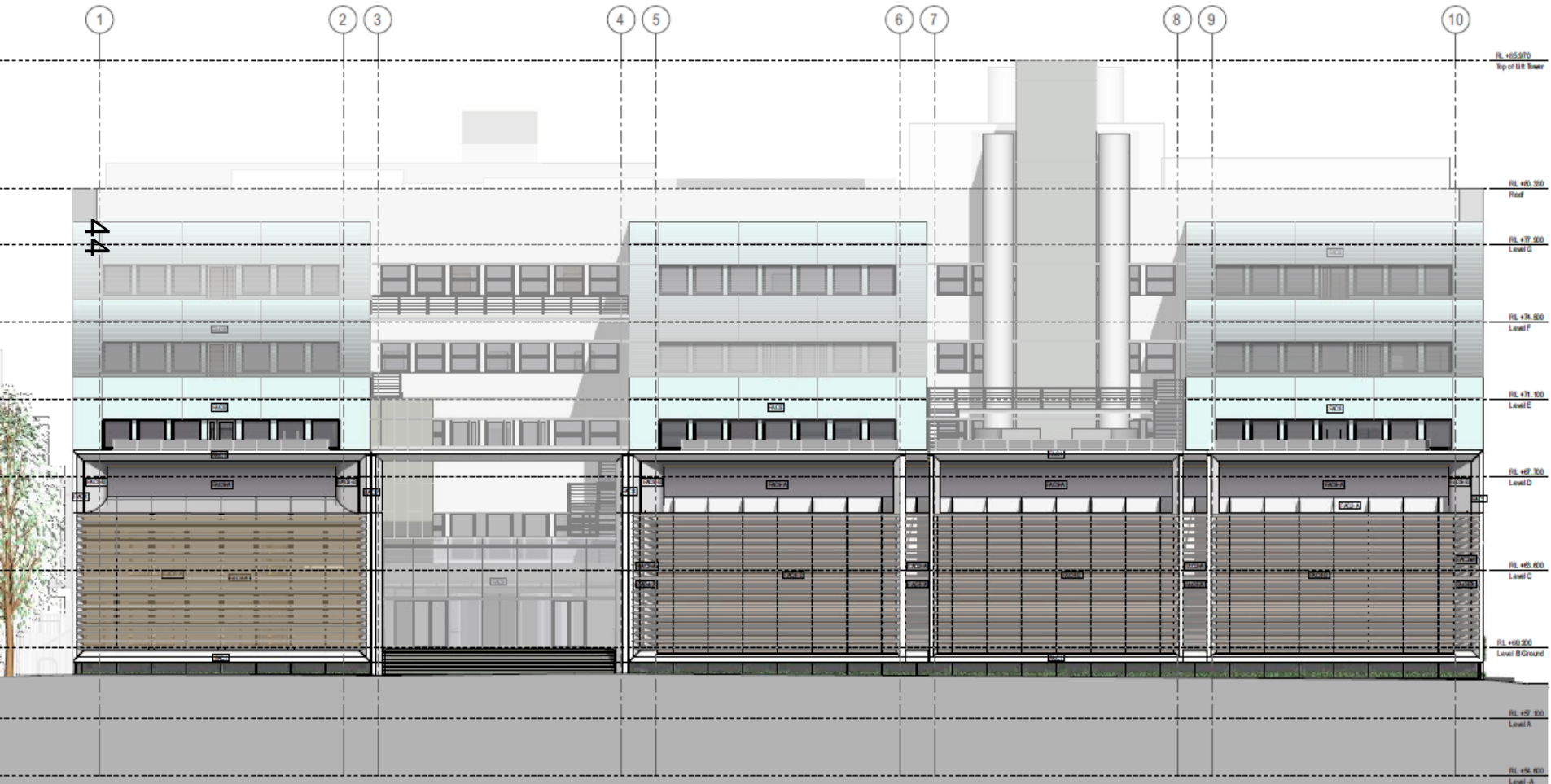




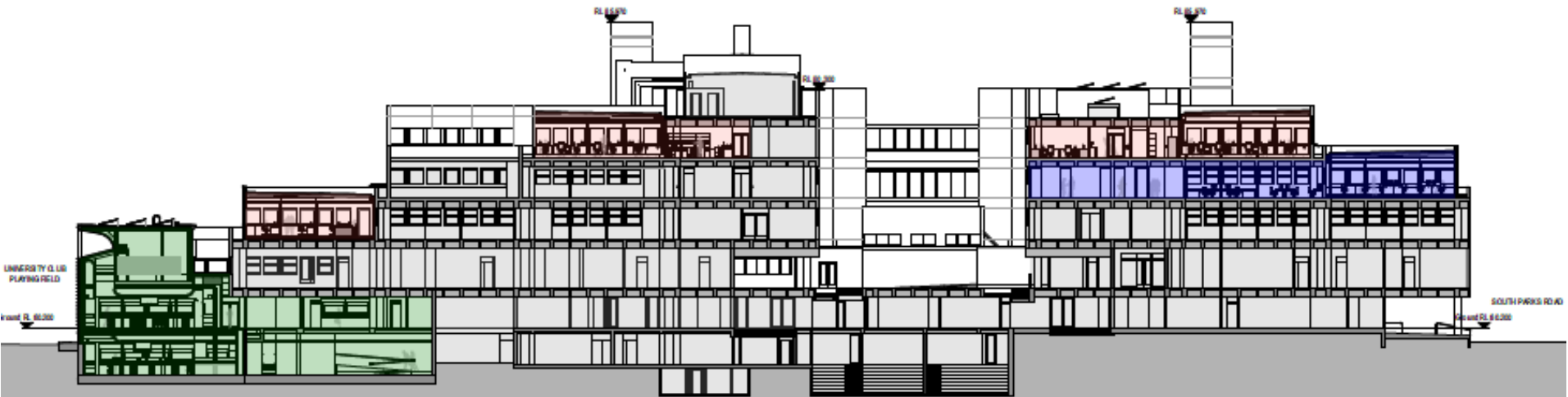
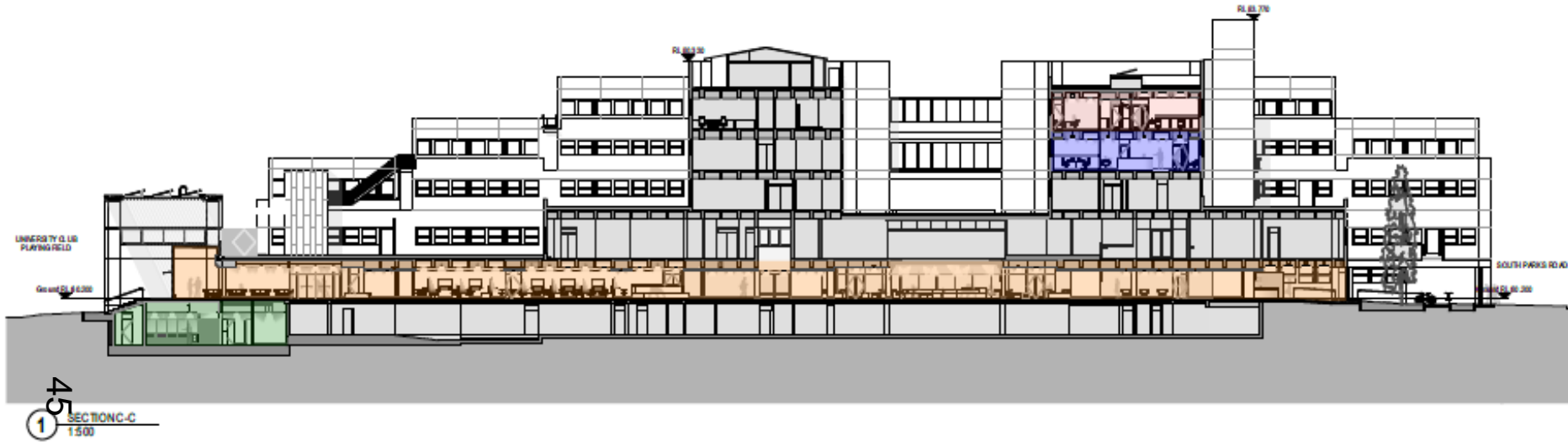
Proposed Site Plan



Proposed Elevations (Chemistry Extension)



Proposed Section



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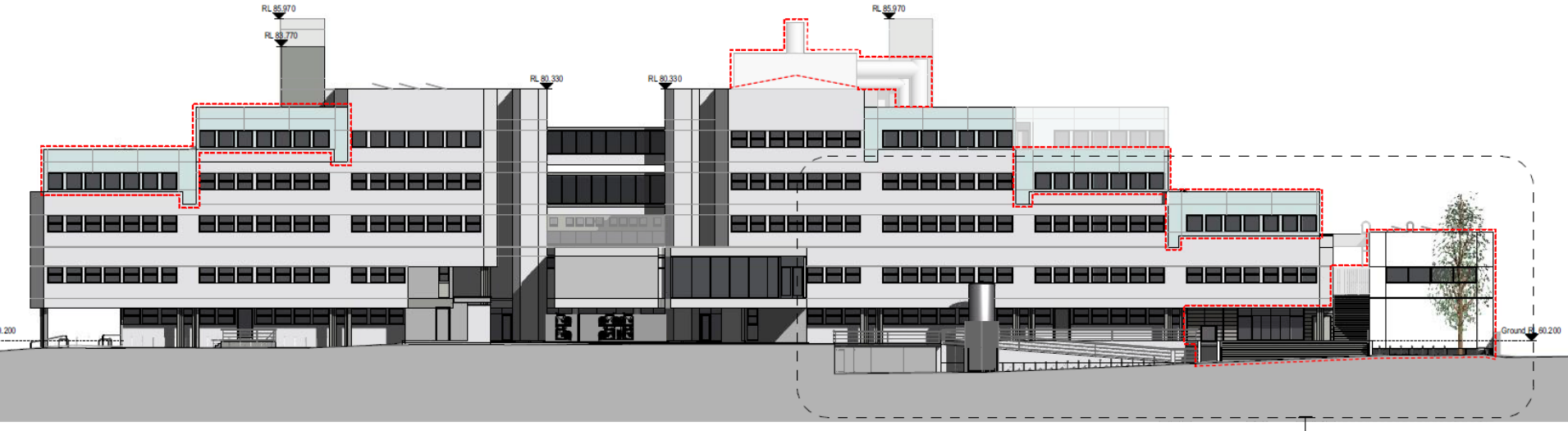


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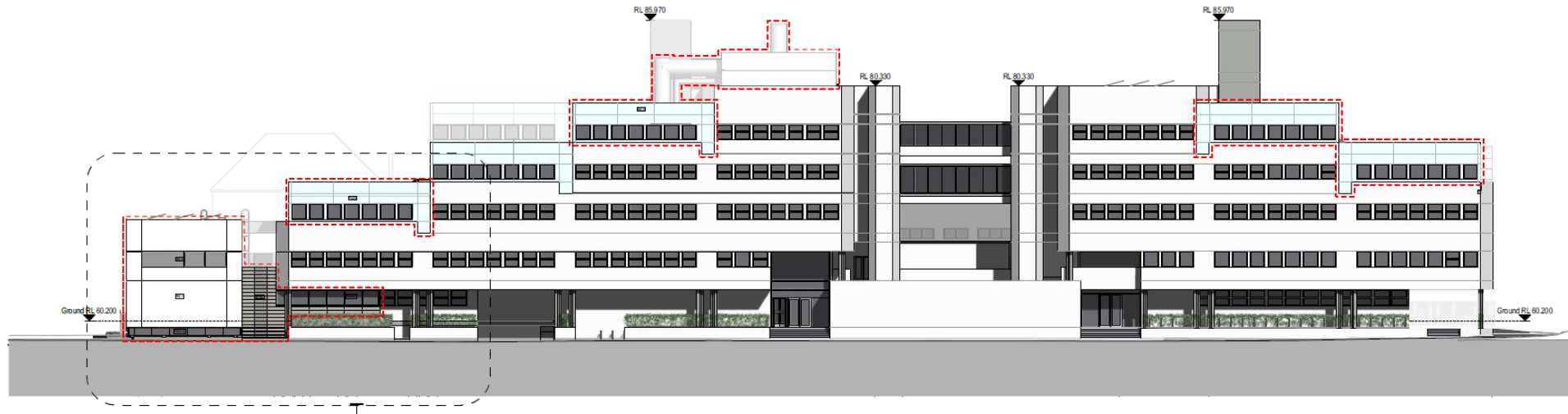


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Side Elevations



East (St Cross Street)



West

52





54





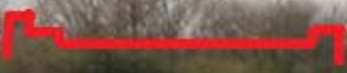
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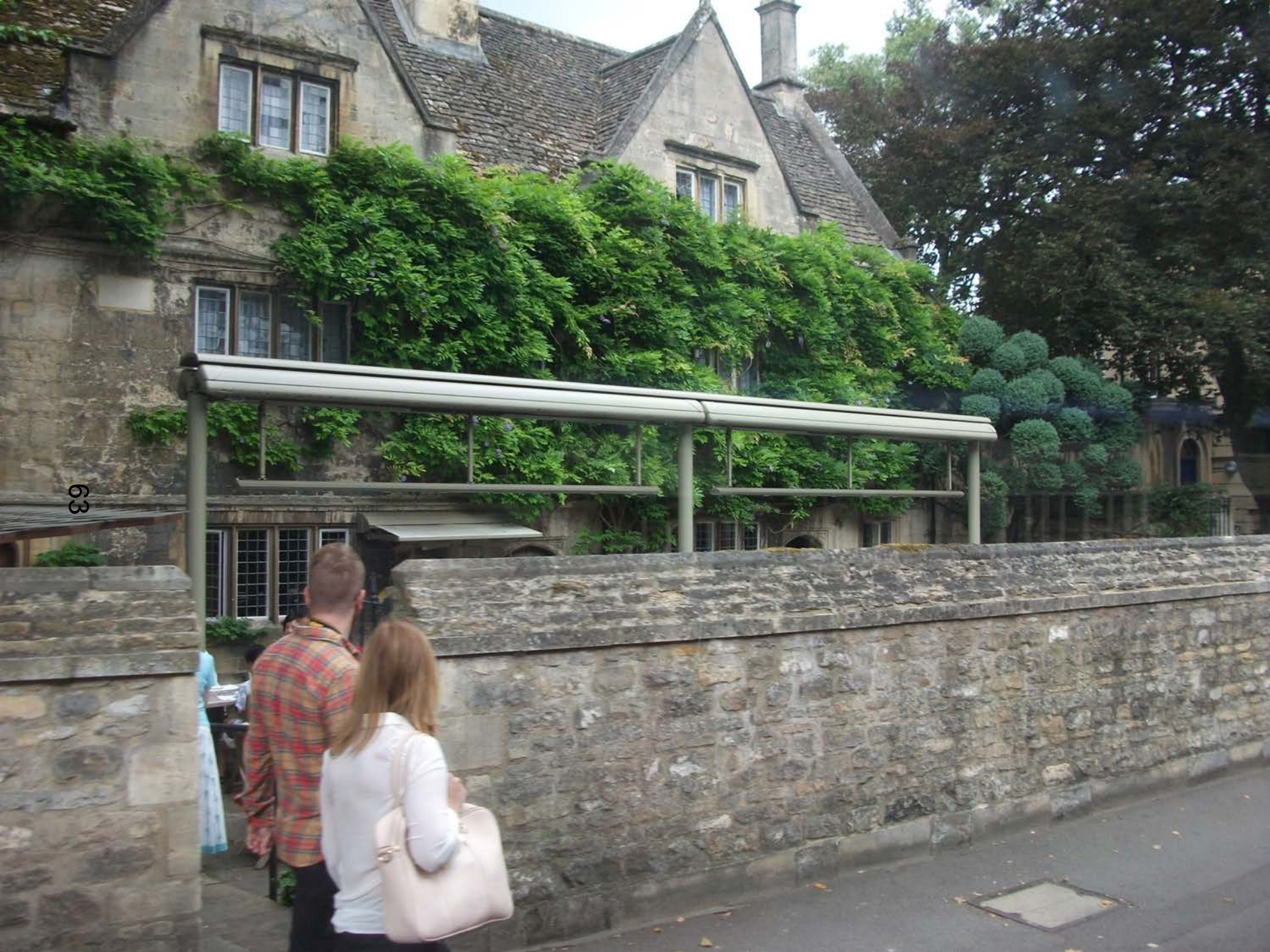
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ZKK

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HOTEL RECYCLE

HOTEL ENTRANCE & RECEPTION

LR60 UBE

67





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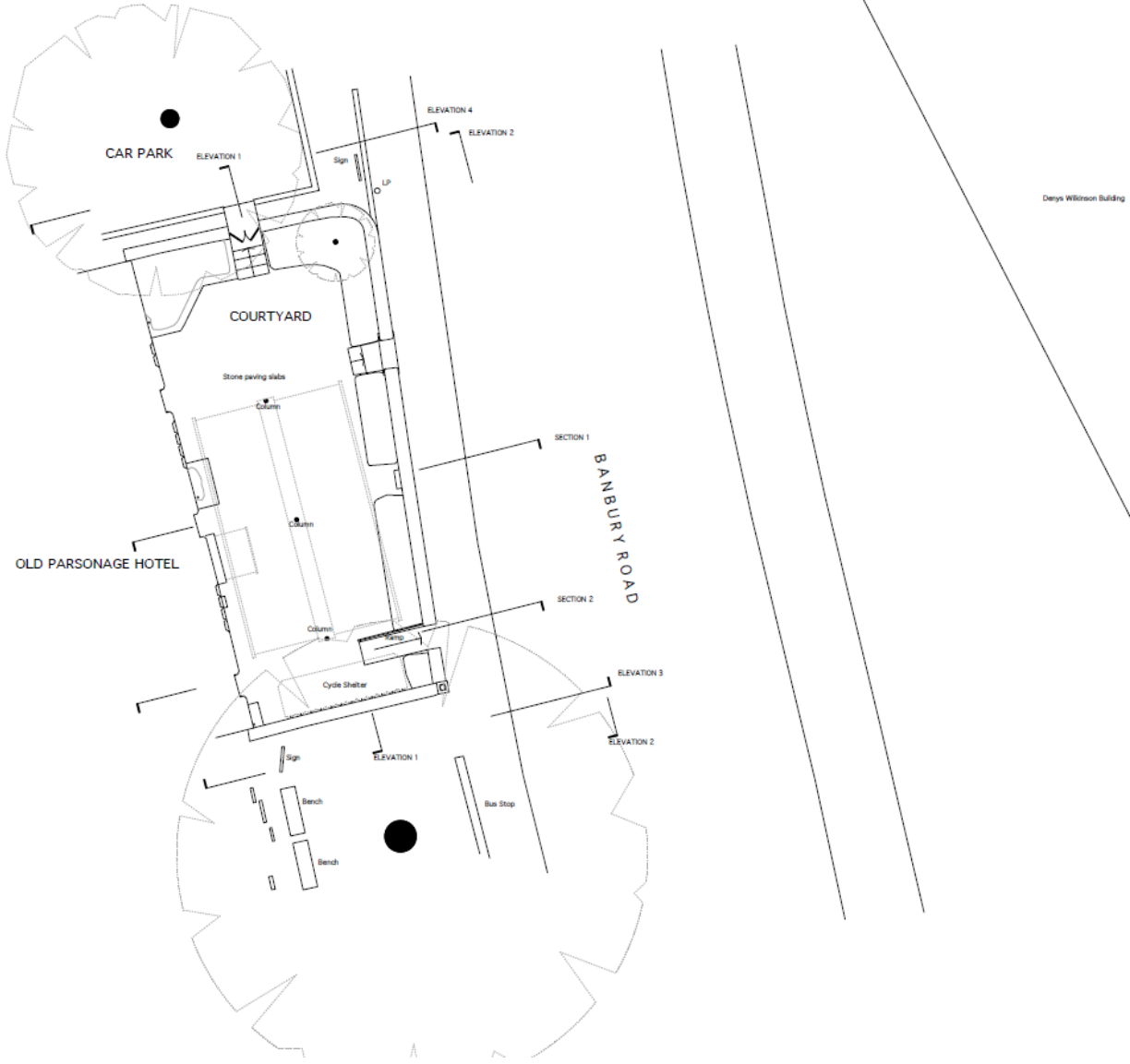
BANBURY ROAD

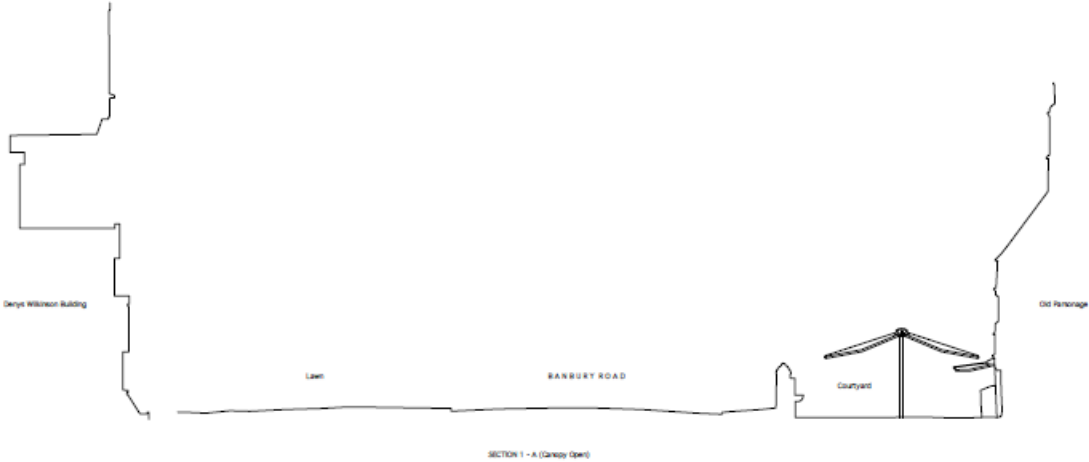
KEBLE ROAD



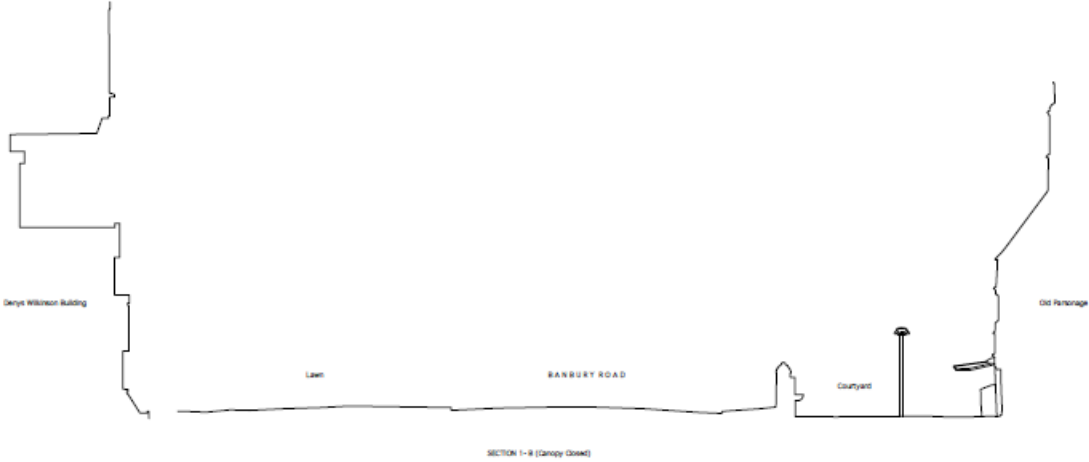
THE OXFORD WINE COMPANY
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www.oxfordwine.co.uk · Tel: 01865 301144

Plan View





SECTION 1 - A (Canopy Open)

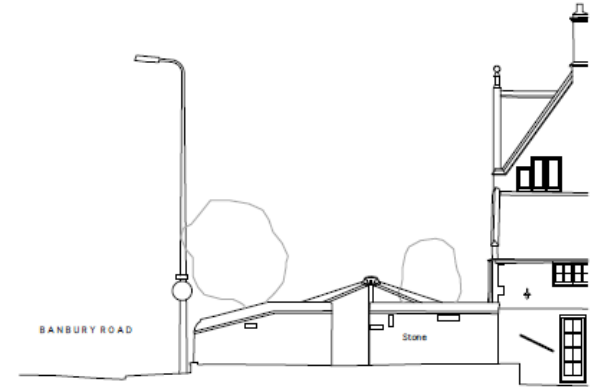


SECTION 1 - B (Canopy Closed)

Elevation – open canopy



ELEVATION 1

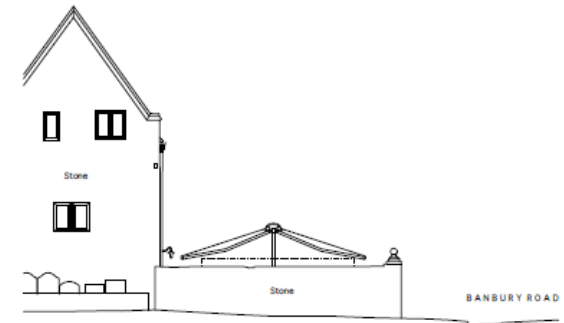


ELEVATION 4

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ELEVATION 2

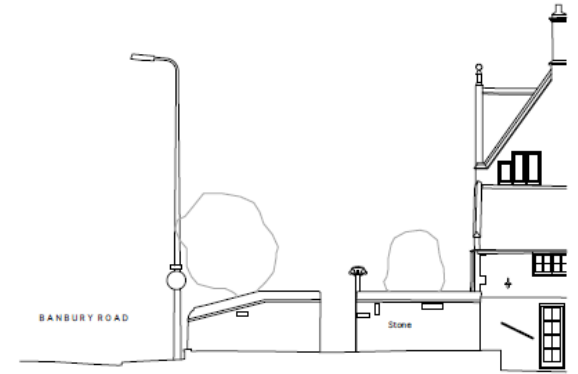


ELEVATION 3

Elevation – closed canopy



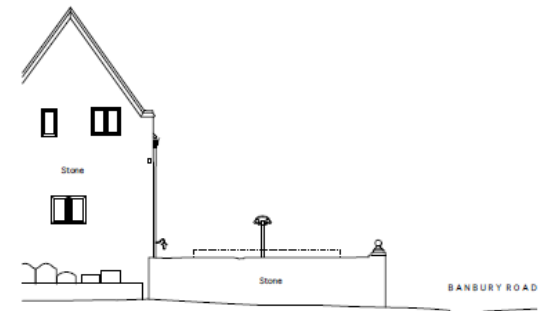
ELEVATION 1



ELEVATION 4



ELEVATION 2



ELEVATION 3

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