

PRESENTATIONS FOR WEST AREA PLANNING COMMITTEE - TUESDAY 9 FEBRUARY 2016

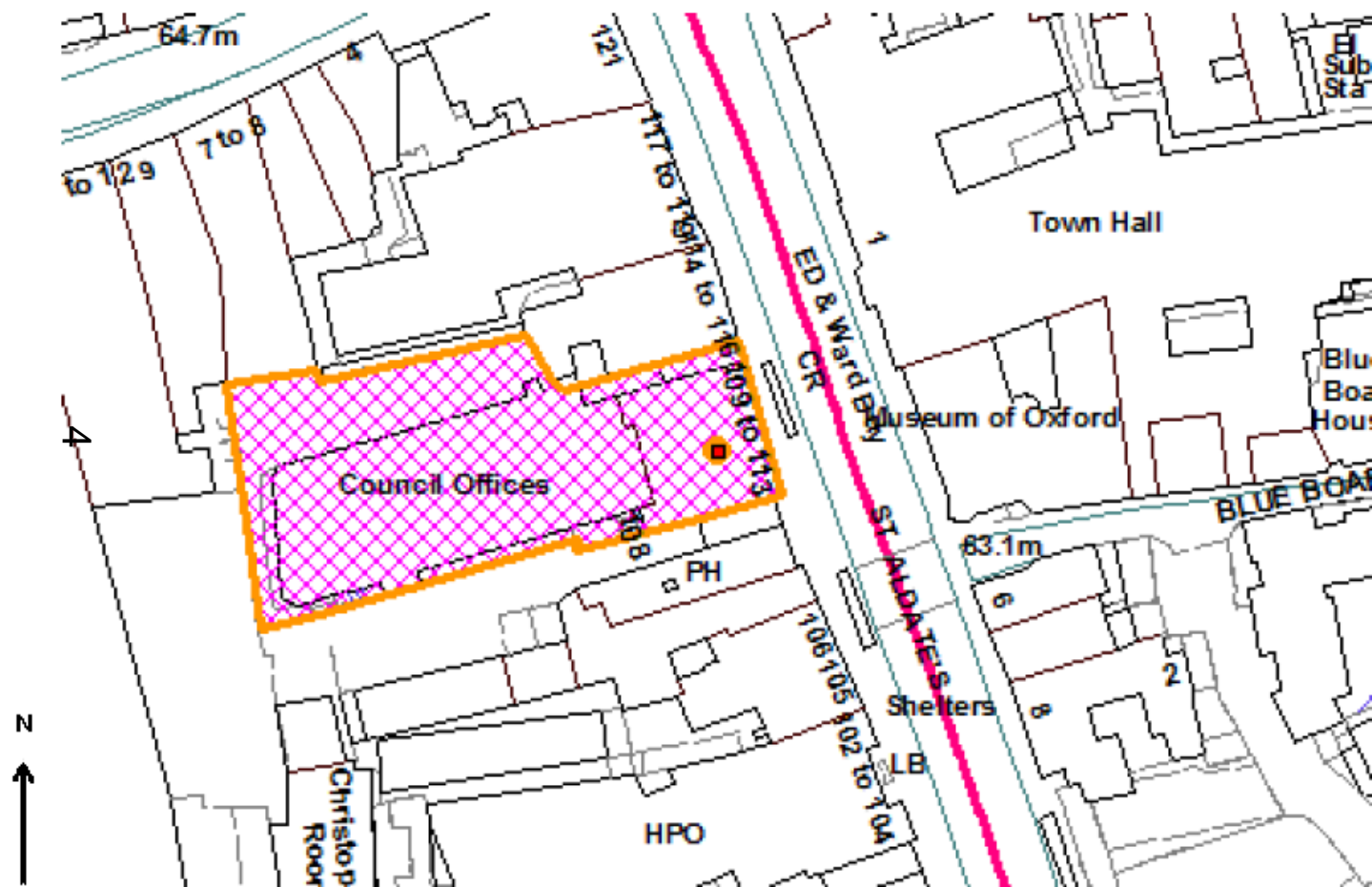
6. St Aldate's Chambers, 109 - 113 St Aldate's: 15/03660/CT3 (Pages 3 - 16)
7. 33 St Ebbe's Street: 15/03077/FUL (Pages 17 - 22)
8. 8 Richmond Road: 15/03306/FUL (Pages 23 - 30)
9. 15 Rosamund Road, Wolvercote: 15/03027/VAR (Pages 31 - 42)

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Site plan



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Existing floor plans

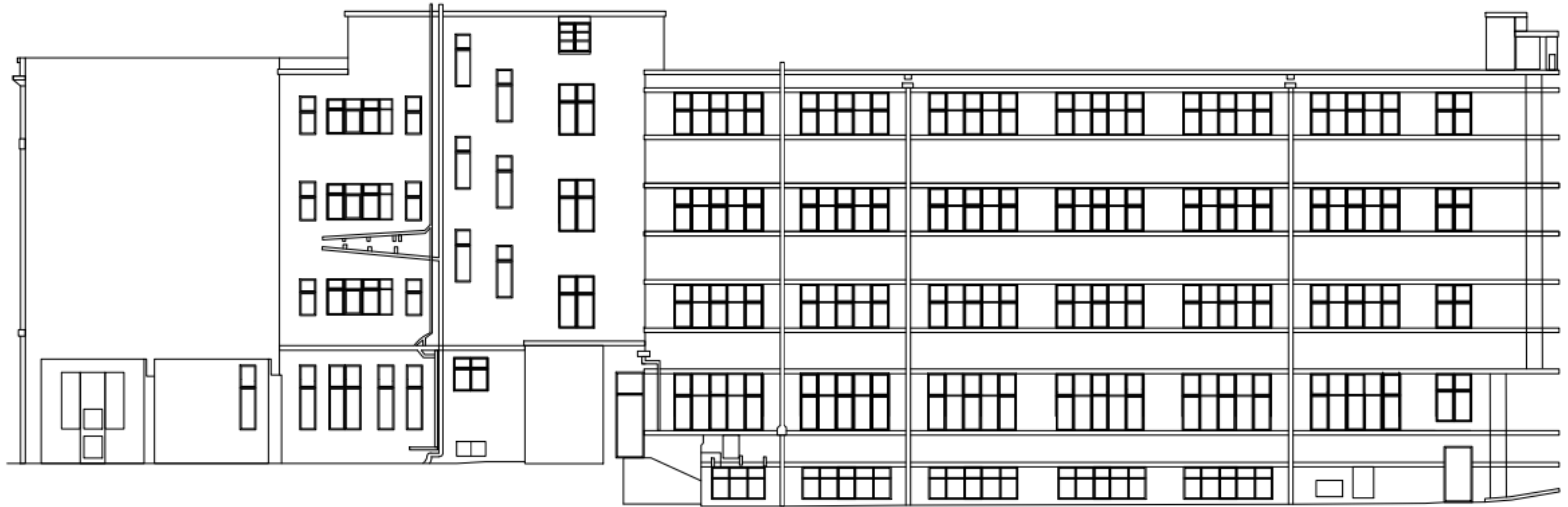


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Existing north and south elevations

9

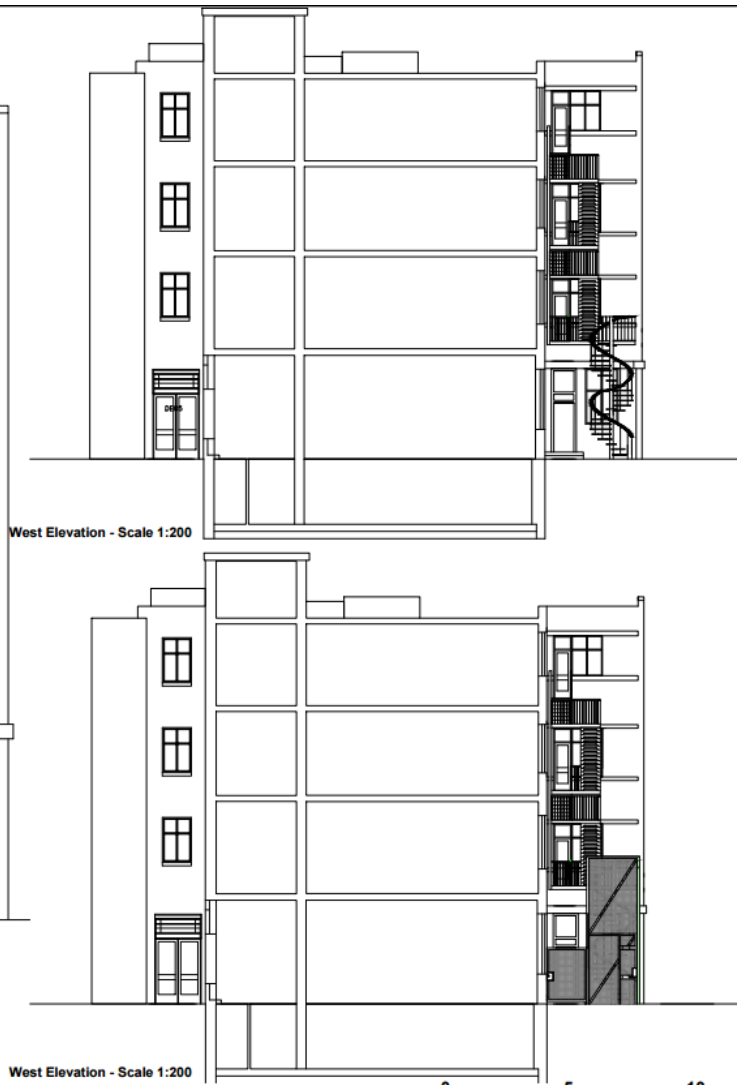


North Elevation - Scale 1:200

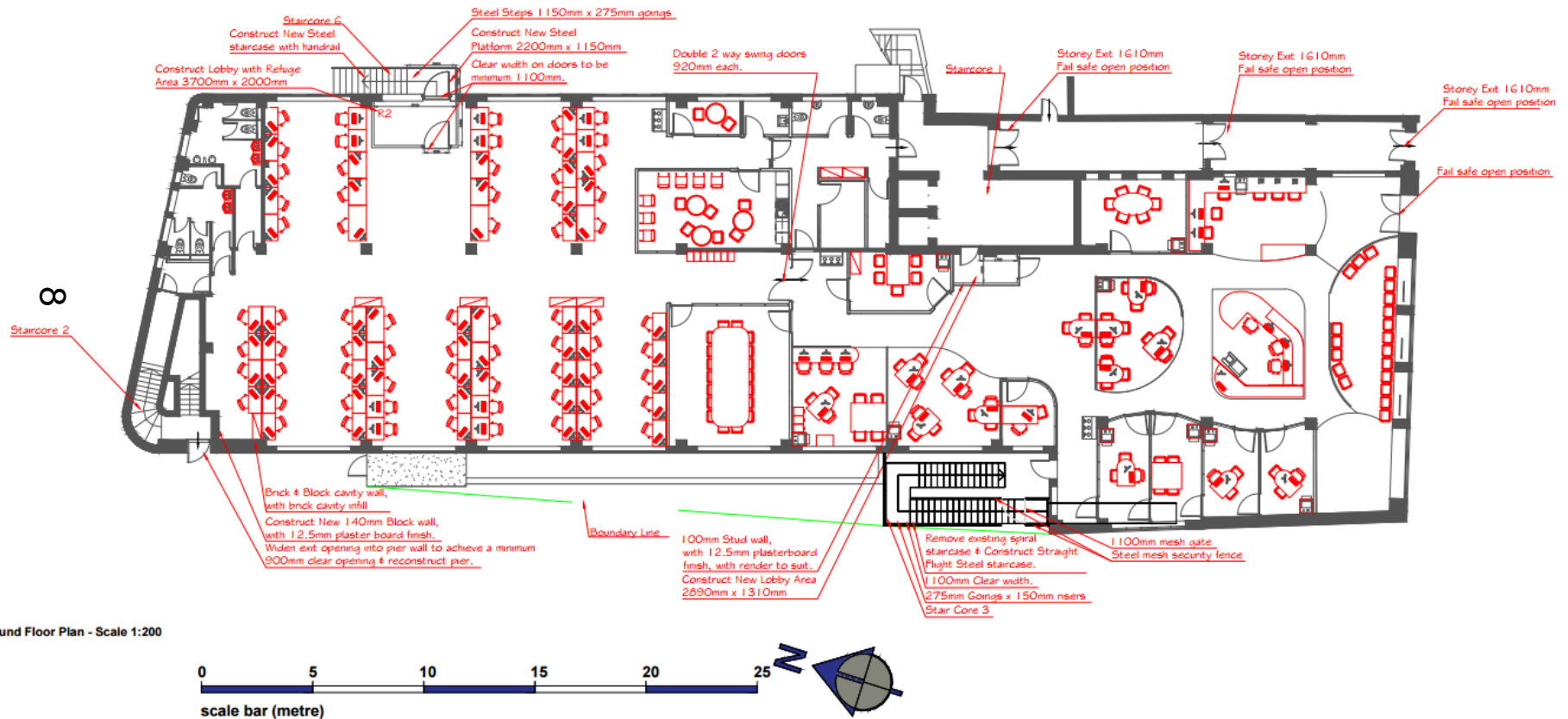


South Elevation - Scale 1:200

Existing west elevation



Proposed floor plans



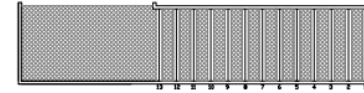
Proposed north and south elevations



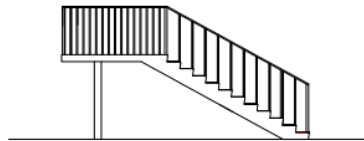
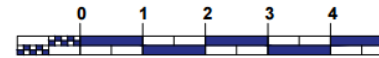
North Elevation - Scale 1:200



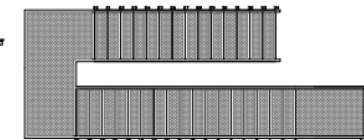
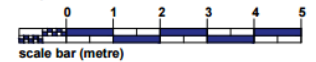
South Elevation - Scale 1:200



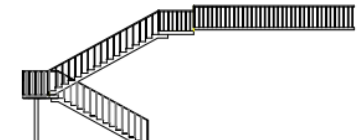
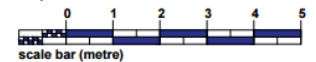
Proposed Stair Case 6 Plan - Scale 1:75



Proposed Stair Case 6 Elevation - Scale 1:100

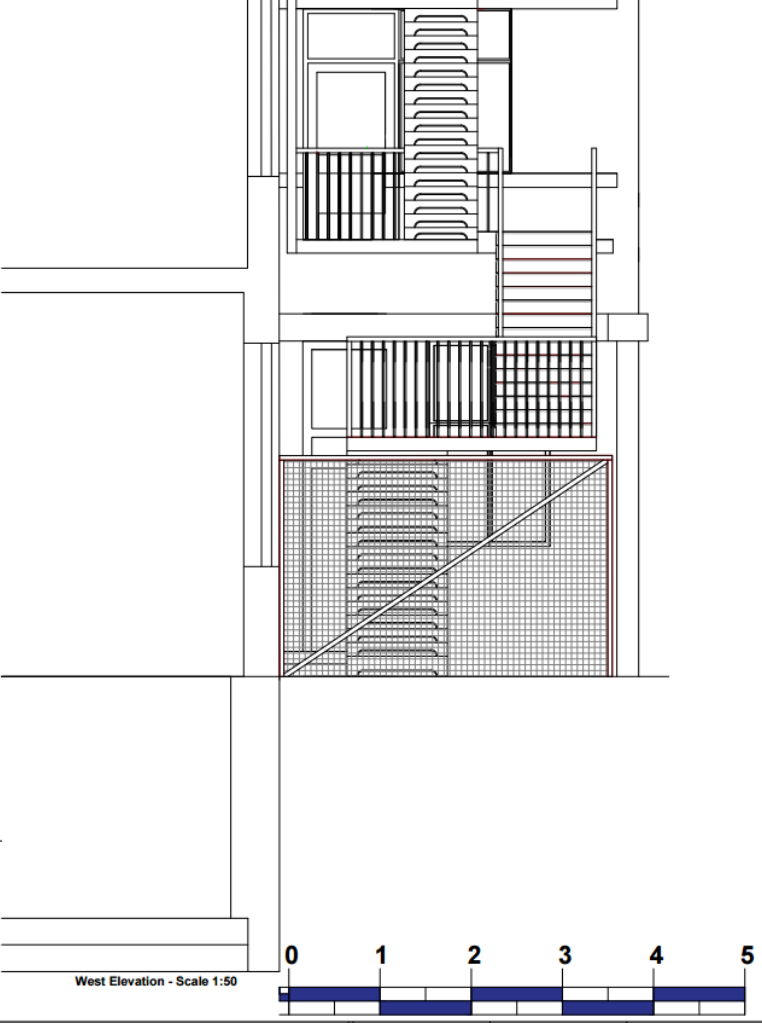


Proposed Stair Case 3 Plan - Scale 1:100



Proposed Stair Case 3 Elevation - Scale 1:200

Proposed west elevation



North elevation



North elevation



South elevation

13



South elevation

14



West elevation

15



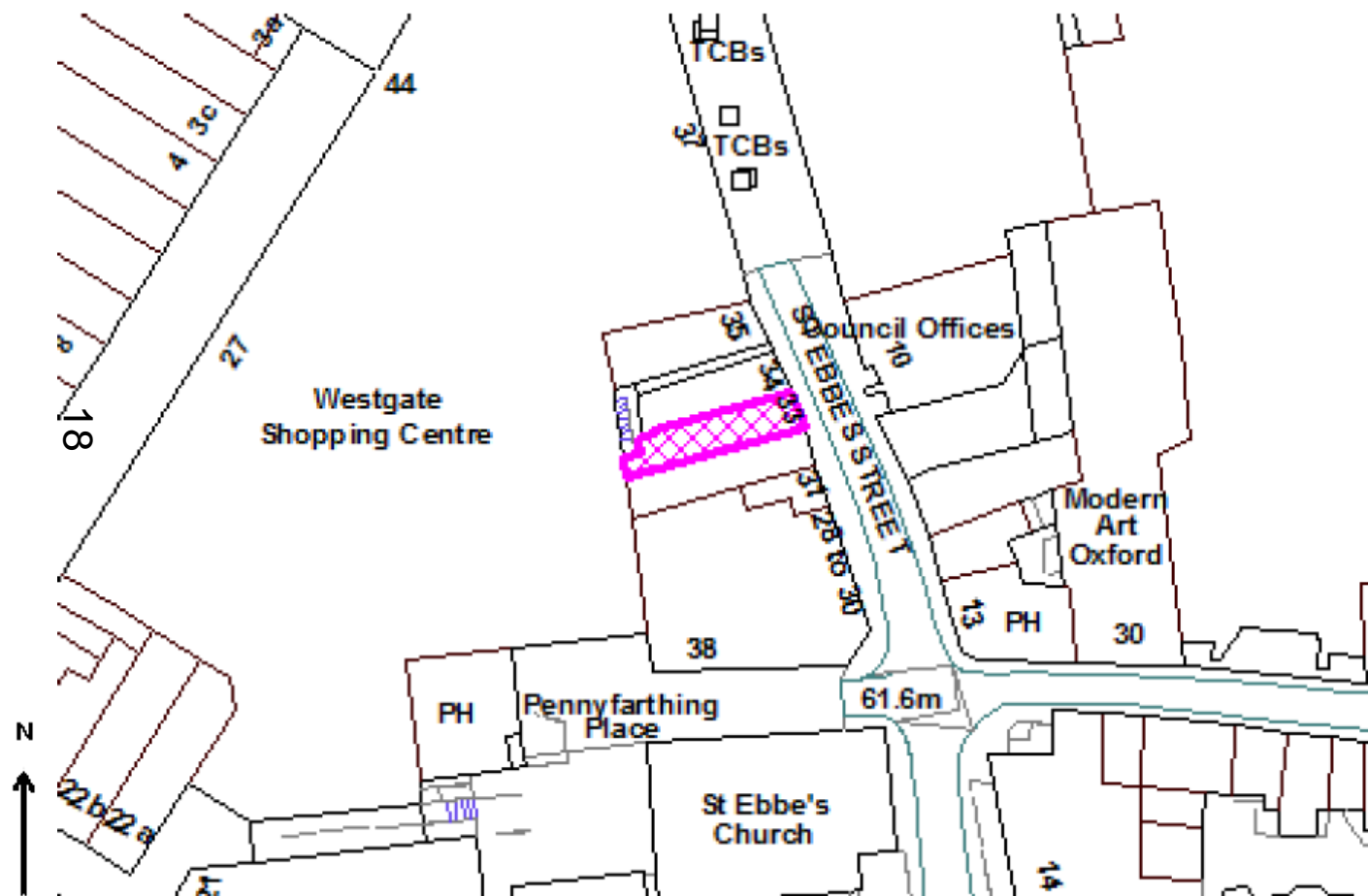
Vehicle access into New Inn Yard



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Site plan



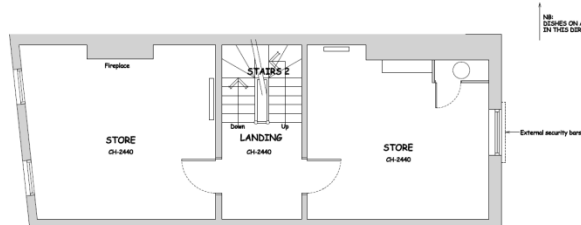
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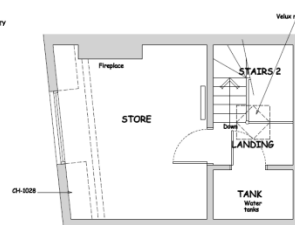
Existing plans

19



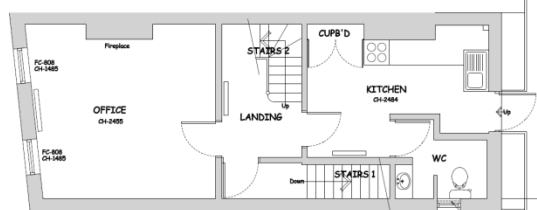
SECOND FLOOR PLAN (1:50)

TOTAL FLOOR AREA
44.1 SQ.M. - 474 SQ.FT.



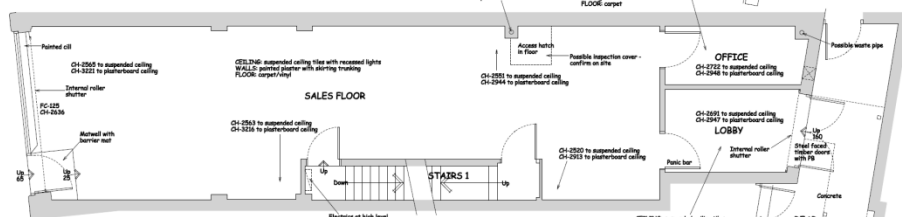
THIRD FLOOR PLAN (1:50)

TOTAL FLOOR AREA
22.4 SQ.M. - 241 SQ.FT.



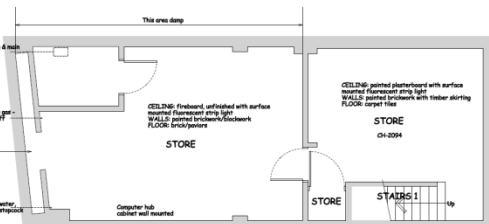
FIRST FLOOR PLAN (1:50)

TOTAL FLOOR AREA
43.9 SQ.M. - 472 SQ.FT.



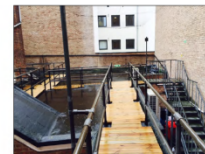
GROUND FLOOR PLAN (1:50)

TOTAL FLOOR AREA
73.6 SQ.M. - 792 SQ.FT.

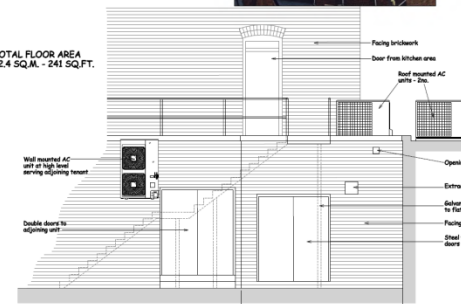


BASEMENT FLOOR PLAN (1:50)

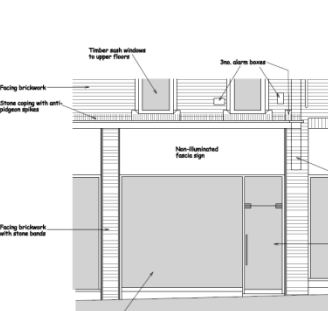
TOTAL FLOOR AREA
44.8 SQ.M. - 482 SQ.FT.



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DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.



REAR ELEVATION (1:50)



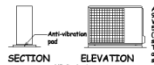
FRONT ELEVATION (1:50)



Scale Bar @ 1:50
0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

CORALE One Stratford Place, Stratford Road, London, E20 9ET			
GENERAL NOTES DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.			
B	Additional information added	BB	31.03.15
A	Redrawn following survey	AA	24.03.15
Rev	Amendment	By	Date
BROD LTD Brookside Farm, Hemmels, Abergavenny, NP7 9DP. Email: info@brod.co.uk Telephone: 01877 883265 Fax: 01877 883243			
Project Name & Address Proposed Licensed Betting Office at 33 St. Ebbes Street, Oxford, OX1 1PU			
Title Floor Plans & elevations As Existing			
Drawn by: BPS			
Date: June 2014			
Scale: 1:50 @ A1			
Drawing No: COR1753/AS01 B			

20



SIGN 01	
Type	Facile
Height of base above ground	2975
Dimensions - height - width - depth	1120 3930 125
Max. height of individual letters or symbols	400 letters 300 logo
Colour of text and backgrounds	white text on blue red/yellow/ green logo
Materials	Timber panel stainless steel letters, vinyl on acrylic glass
Max. projection from face of building	90
Type of illumination	Internal with LED (Halo)
Strategic or intermittent illumination	Strategic

CORAL[®] One Stratford Place, Austerfield Road, London E20 1ST			
GENERAL NOTES			
DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE.			
F	Springs detailed as follows	NB	22.12.15
E	Springs examined to satisfy planning	NB	23.12.15
E	Springs examined to satisfy planning	NB	23.12.15
See	As above	By	Date
MISC INFO: 20/01/16 L1 Set Floor The Planners 20/01/16 L1 Set Floor The Planners 20/01/16 L1 Set Floor The Planners Email: design@coral.co.uk Tel: 0203 737 8833 Fax: 0203 737 8833			
Project Name & Address: Proposed Licensed Betting Office at 33 St. Erbsen Street, Oxford, OX1 1PR			
Title: Floor Plans & Elevations As Proposed			
Drawn by: BPL Date: March 2015 Scale: 1:50 @ A1 Drawing No: COR073/PLN01 F			

Marketing information

Retail

BIDWELLS 



To Let

33 St. Ebbs Street
Oxford
OX1 1PU

1,969 sq ft
(182.92 sq m)

Key features

- Retail unit with A2 consent
- Ground floor, basement and three upper floors
- Refurbished in 2011
- Busy location close to Queens Street & Westgate Centre



OXFORD

33 ST EBBES STREET OX1 1PU

WELL LOCATED UNIT
(A1/A2 CONSENT)
LEASE FOR SALE

LOCATION

Oxford is an attractive historic city and busy retail centre well served in terms of road and rail communications and world renowned for its famous university. The city has a resident population of approximately 150,000 inhabitants and a catchment population of circa 400,000 people which is boosted further by the City's significant tourist industry.

The premises occupy an excellent trading location within the heart of Oxford City Centre on St Ebbs Street which runs south from the Western end of Queen Street and is adjacent to the Westgate Shopping Centre being one of two principle shopping centres in the City centre. Occupiers in the immediate vicinity include BHS, Superdry, Oasis, Goldsmiths Jewellers, Sainsbury's, The Royal Blenheim Public House and Camera Bar & Restaurant.

ACCOMMODATION

These premises having been recently refurbished in 2011 are in an excellent decorative order and are currently configured as a retail office.

We calculate the property has the following approximate net dimensions and floor areas :-

Internal Width	13ft 7ins	4.15 m ²
Shop Depth	59ft 6ins	18.13 m ²
Ground Floor Sales	722 sq ft	67.07 m ²
First Floor Office	308 sq ft	28.58 m ²
Second Floor Office	358 sq ft	33.26 m ²
Third Floor Office	141 sq ft	13.09 m ²
Basement	440 sq ft	40.83 m ²

TENURE

The premises are available by way of assignment of the existing FRI underlease for a term of 10 years from 24th June 2011 at a passing rental of £35,000 pax and subject to rent review in June 2016.

TERMS

Offers invited

BUSINESS RATES

We understand from the VOA website that the property has been assessed as follows:-

Rateable Value:	£38,250
UBR:	£0.471
Rates Payable:	£18,015.75 per annum

We advise any interested parties to carry out their own enquiries with the local authority

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E (116)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

VIEWING

Viewing is strictly by arrangement through the joint sole agents

For further information please contact:-

MARTIN HOWARD
020 7518 1526
mhoward@rrg.co.uk
or
BILL STEPHENS
020 7518 1527
bstephens@rrg.co.uk

Or our joint agents Meeson Williams Phillips on 01865 349011

SUBJECT TO CONTRACT

July 2013



CHARTERED SURVEYORS

RETAIL

17 WOODSTOCK STREET LONDON W1C 2AJ
020 7493 4242
PETER HOUSE, OXFORD STREET MANCHESTER M1 5AN
0161 209 3930

www.rrg.co.uk

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Site Location Plan



A SITE PLAN
GCS scale 1:500

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Front elevation

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Rear elevation



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Extension at No. 10

27



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Rear Garden

28

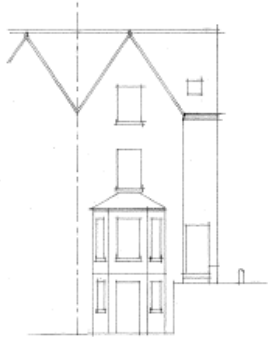


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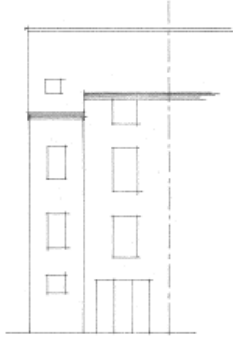


Existing Floor Plans and Elevations

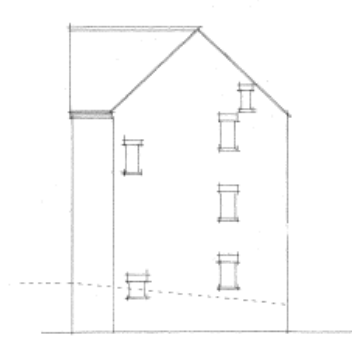
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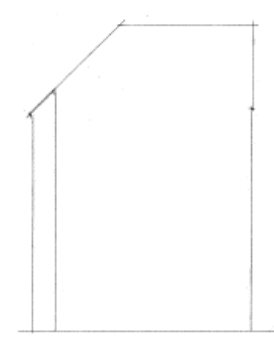
Existing Front Elevation



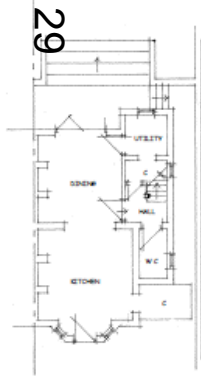
Existing Rear Elevation



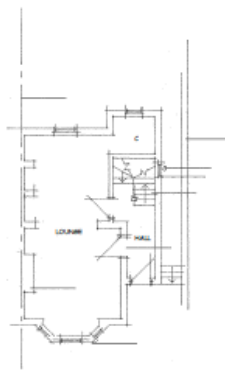
Existing Side Elevation



Existing Side Elevation



Existing Lower Ground Floor Plan

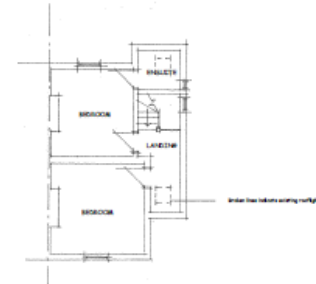


Existing Ground Floor Plan

Existing site boundary
Existing boundary wall
Existing roof
Existing window openings
Existing entrance
Existing door openings
Existing stairs
Existing log store



Existing First Floor Plan



Existing Second Floor Plan

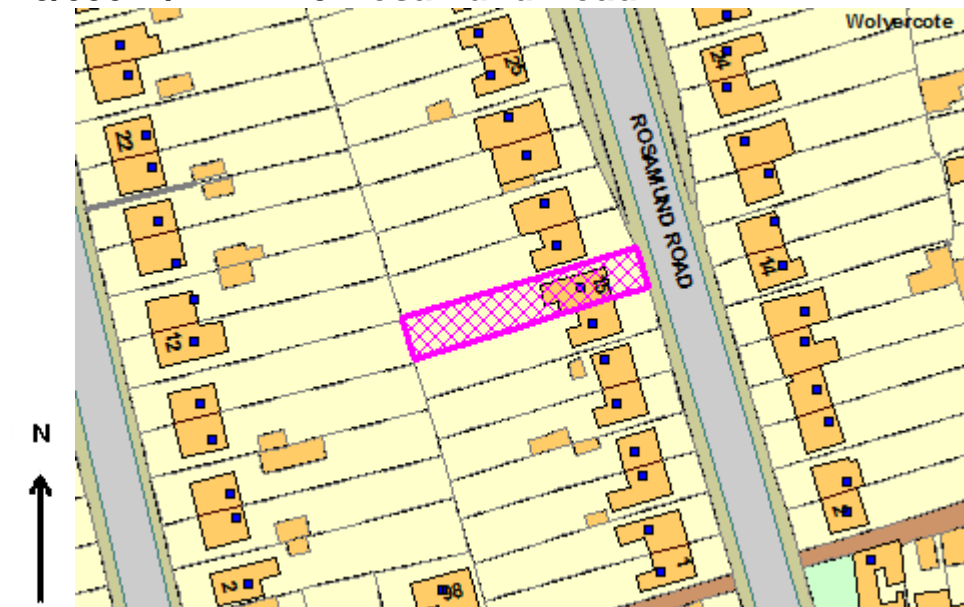


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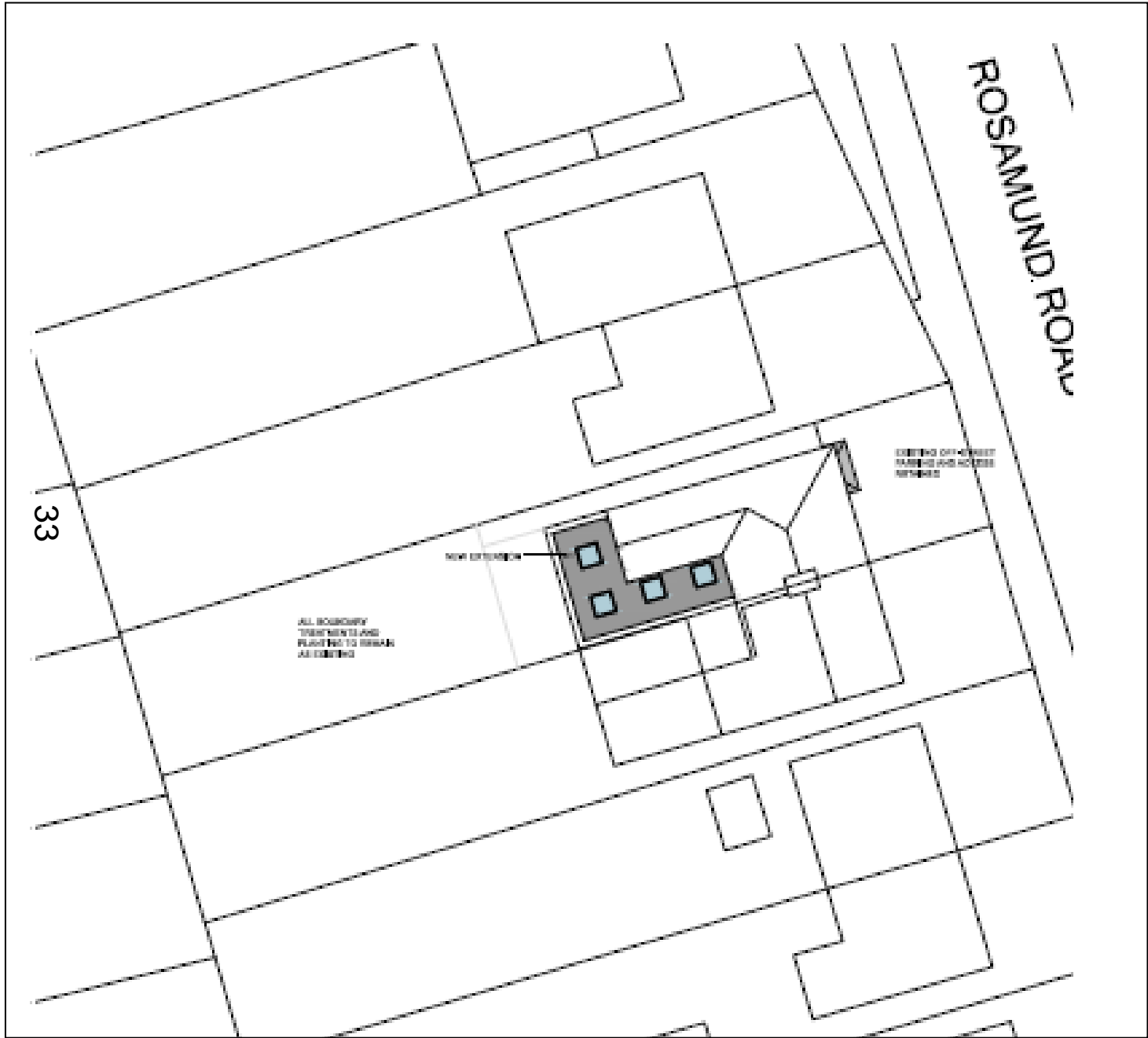
Appendix 1

15/03027/VAR - 15 Rosamund Road



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Block Plan



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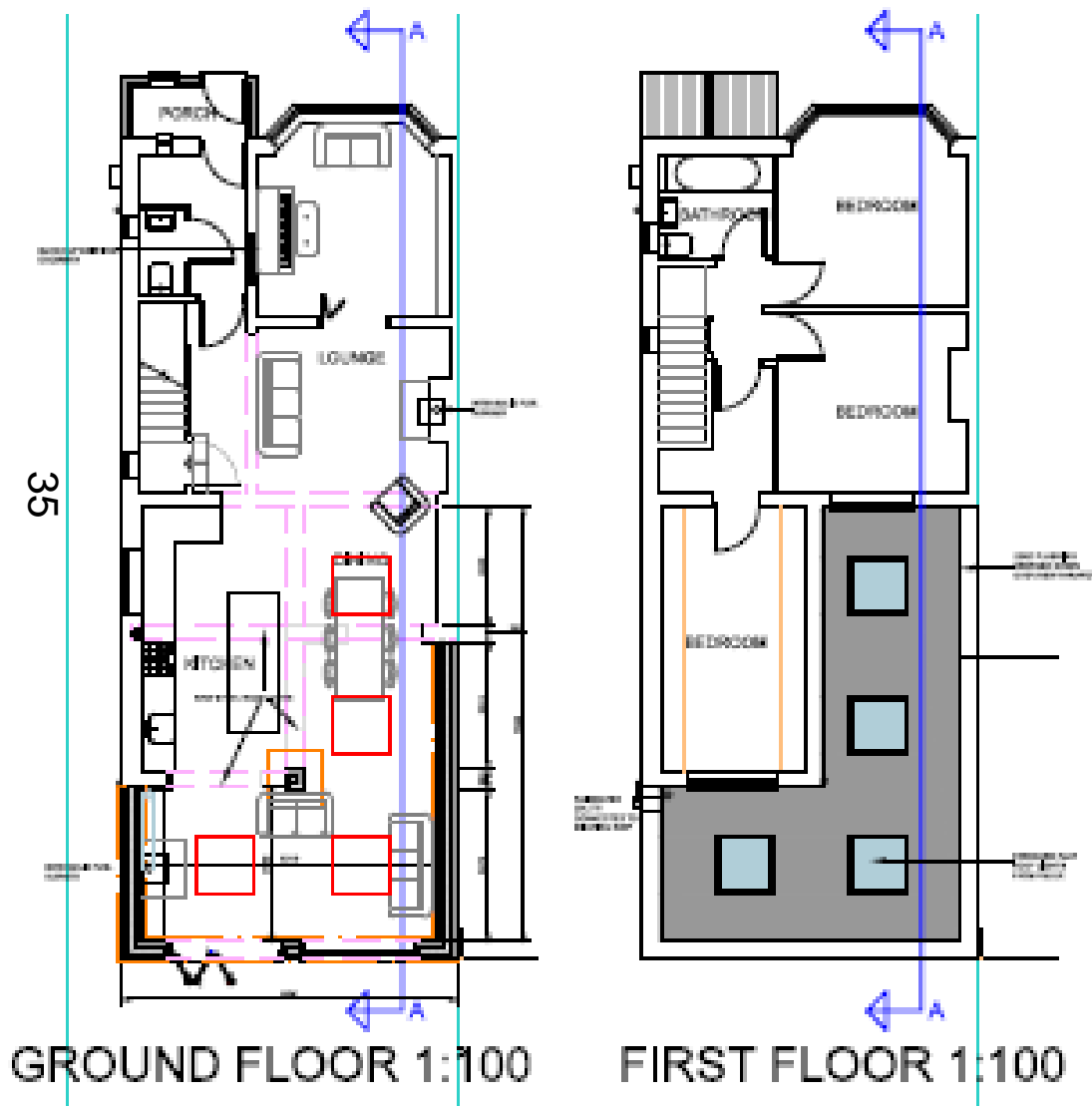




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Floor Plans



Rear Elevation



View from First Floor Window of Roof



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View from Neighbours Conservatory



View from Neighbours First Floor Window



Completed rendering of extension walls – rear elevation



Completed rendering of extension walls – side elevation



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