

PRESENTATIONS FOR WEST AREA PLANNING COMMITTEE - TUESDAY 12 APRIL 2016

3. Land south of Manor Place: 15/01747/FUL (Pages 3 - 26)

4. Florey Building, 23-24 St Clement's Street: 15/03643/FUL & 15/03644/LBC (Pages 27 - 66)

5. Land adjacent to 30A Union St: 15/03633/FUL (Pages 67 - 72)

6. 33-35 George Street Oxford OX1 2AY: 16/00232/CT3 (Pages 73 - 78)

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Item 3: 15/01747/FUL Land South Of Manor Place Oxford OX1 3UN

The presentation for this application will be published on Monday.

The plans along with other documents relating to this application are on the Council's planning system at

<http://public.oxford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NPPYE9MFK4200>

which should take you straight to the application

or via the search page

https://www.oxford.gov.uk/info/20066/planning_applications/328/view_and_comment_on_planning_applications

click on view and comment and put the application number 15/01747/FUL into the search.

3

When viewing plans, the key plans to be considered are labelled '**drawing**' or '**revised drawing**'. Earlier versions of the plans (now superseded) are marked 'superseded drawings'

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Welcome to the West 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.



The junction of Manor Place and Manor Road, looking up Manor Place



The southern end of Manor place as it is now. The new access would be created by extending the road into the site and removing some of the vegetation either side



View north along Manor Place towards college buildings in Manor Road. Gives some idea of how the proposed scheme might provide an 'endpoint' in the view when looking the other way



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View south-east across the site from the eastern Cemetery wall, towards the Squash Courts. Wall newly repaired.



View eastwards from the main pathway in the cemetery. The avenue of conifers on the left will partly obscure views of Block A. Open views over the refectory through the landscaped area of the scheme will maintain view through to trees beyond.



The historic Cemetery wall. Block A of the new development will be visible beyond.



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**OXFORD
CITY
COUNCIL**



View from the eastern cemetery wall, looking east towards the tree planting next to 13 Manor Place. Block A would be located here.



View from the garden of 13 Manor Place in the autumn



13



View from the garden of 13 Manor Place



14



View north across the Deer Park towards the proposed development. Views largely hidden behind mature trees, though glimpsed views will be possible, especially in winter



15



View west showing the high listed wall to the Deer Park and Magdalen College (site sits behind the cars parked to the right)



16

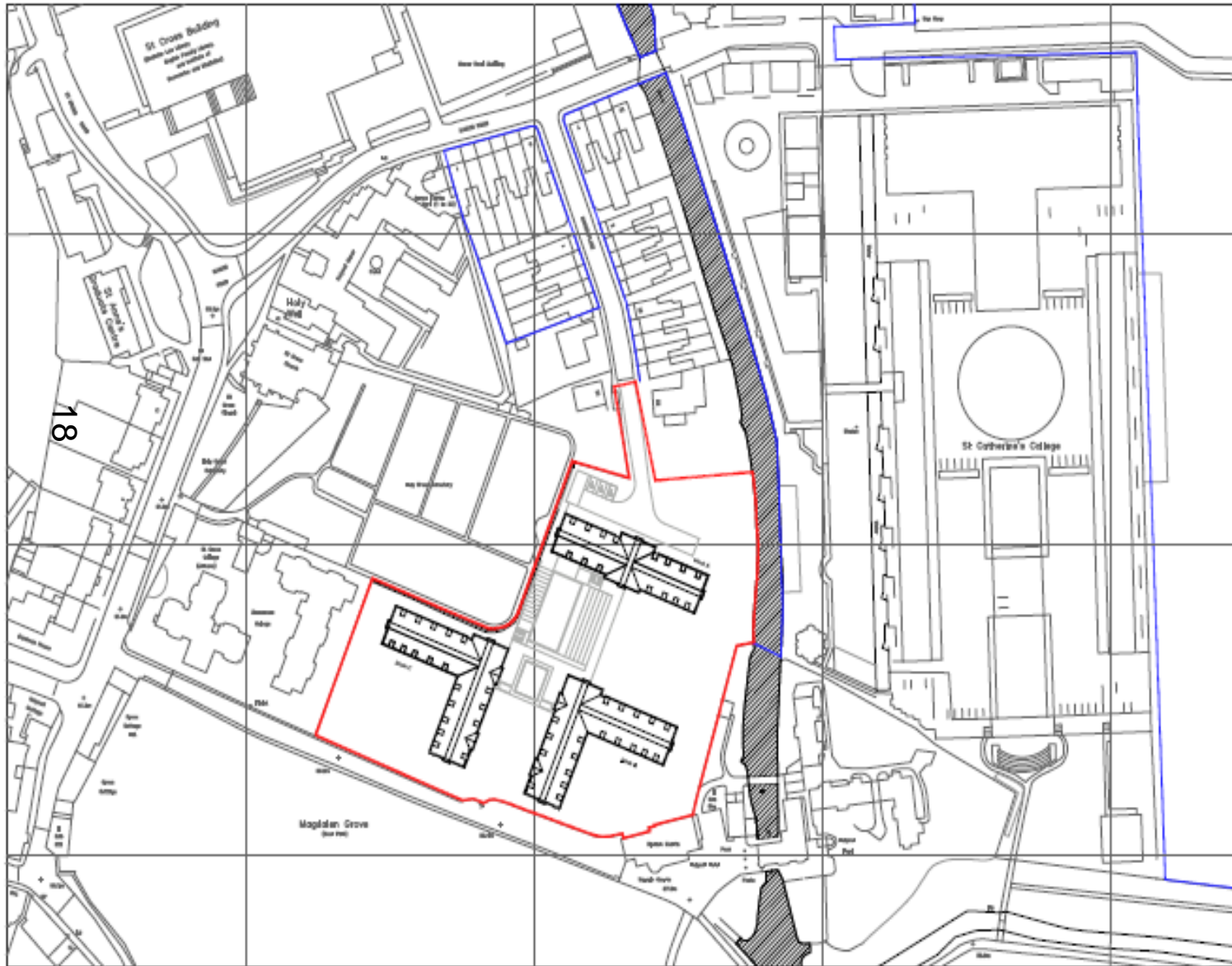
www.oxford.gov.uk



The view west from outside St Catherine's College, across towards Manor Place and the development site. Part of the Grade I listed college grounds, designed by Arne Jacobsen



Superseded Site Plan



www.oxford.gov.uk



Landscape Framework Plan

20



www.oxford.gov.uk



Proposed Elevations

.gov.uk



ELEVATION A1- Looking south from main site entrance

21



Proposed Elevations

v.uk



ELEVATION A3 - Looking south from Holywell Lane

22



ELEVATION A4 - Looking west towards the cemetery



Proposed Section



SECTION-ELEVATION B1

23



SECTION-ELEVATION B2

www.oxford.gov.uk



Proposed Section



SECTION-ELEVATION S3 (staggered)

24



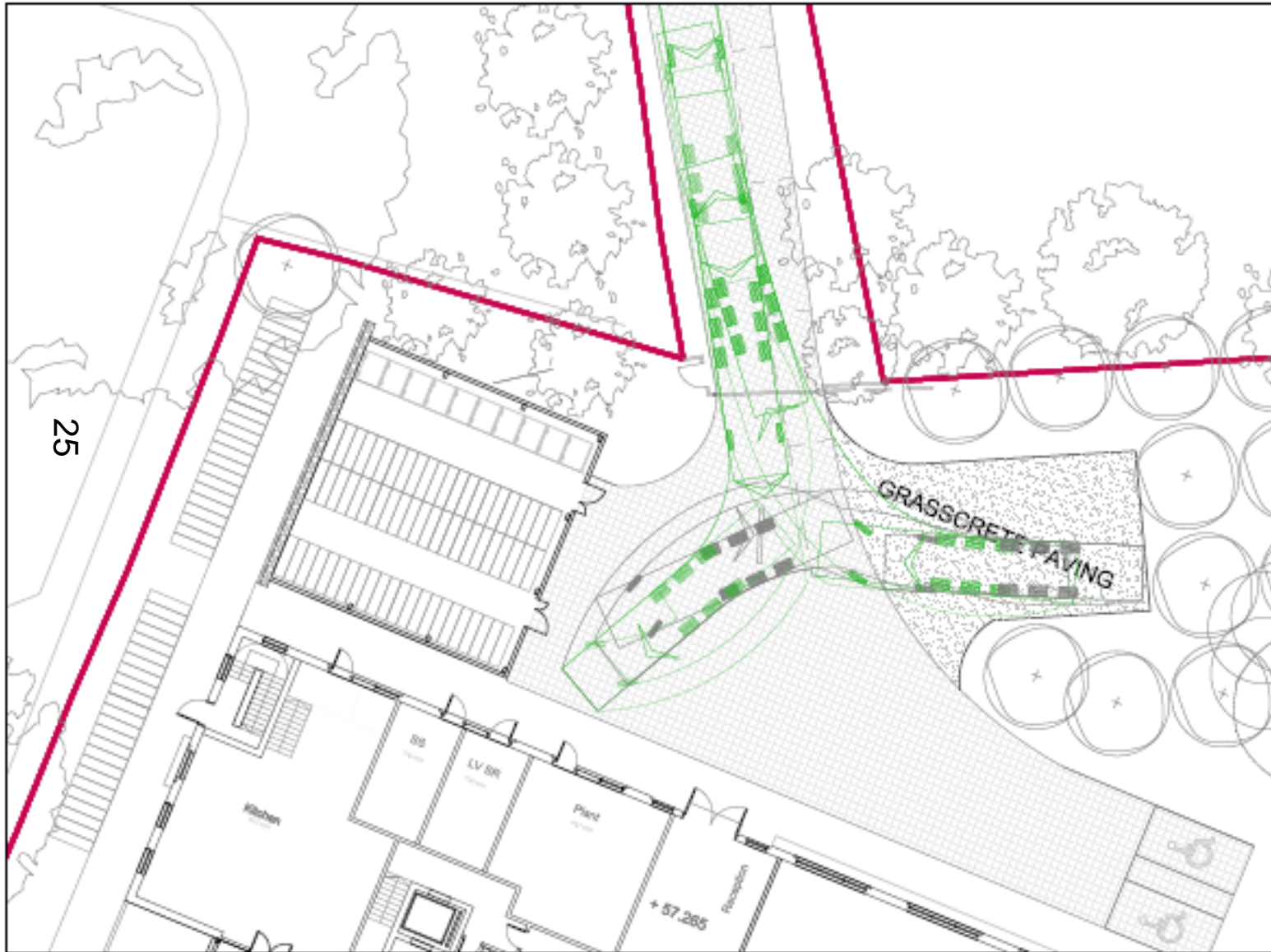
SECTION-ELEVATION S4

www.oxford.gov.uk



Swept Path Analysis

v.uk



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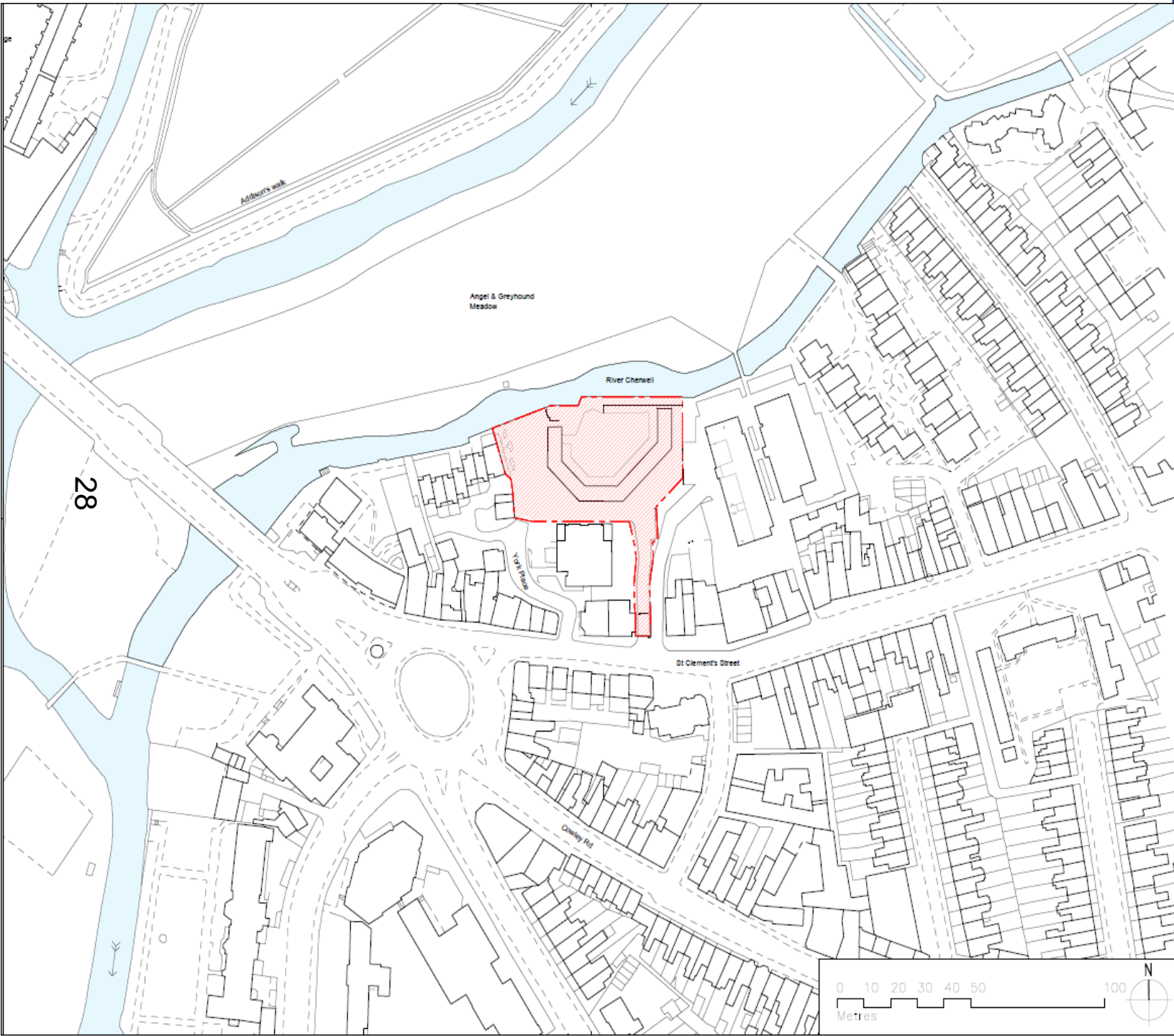
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Notes

 Site



Revision	Description	Checked by
1	Issue for Client	MF

Scale 1:1250 Size A3 Date First Issue 13/11/2015
Drawn by SJ Checked by MF

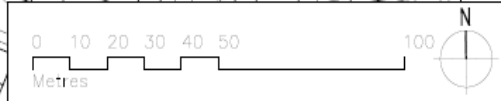
Project
Florey Building
The Queens College,
Oxford

Drawing
Location Plan

Drawing number 13083-PL-SI-001 Revision -

Status
PLANNING

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View of The Florey from St Clement's Street



30

View of The Florey from entrance to St Clement's Car Park



View of The Florey looking westwards



32

View of The Florey from St Clement's car park



View of The Florey adjacent to car park and new student housing block



34

View of forecourt area around The Florey



View of forecourt area around The Florey



View of The Florey's elevation facing the river from the meadow



View of The Florey and area of new annexe from the meadow



View of Florey facing onto the river





View of York Place from St Clement's Street



40

View of Florey from York Place and secondary access gates



View of Anchor Court from York Place



42

View of Florey from York Place, no.8 York Place to left, secondary access gates and Anchor Court beyond



View of Florey from York Place



View of access to river between The Florey and 8 and 7 York Place





45

View from river back towards York Place



46

View of side elevation to 7 York Place



47

View of riverside walk alongside The Florey



48

View of Florey and Anchor Court from river

River Cherwell

York Place

Anchor Court

Allen House

St Clement's Street

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Notes

- NEW**
- Site boundary
- Ownership boundary where different from site boundary
- ① Vehicle beam barrier
- ② 700mm high dwarf wall
- ③ Security entrance gates
- ④ Bin Store

Dimensions	
Overall Length	00' 00" / 0m
Overall Width	00' 00" / 0m
Levels	
Ground Level	00' 00" / 0m
Finished Floor Level	00' 00" / 0m

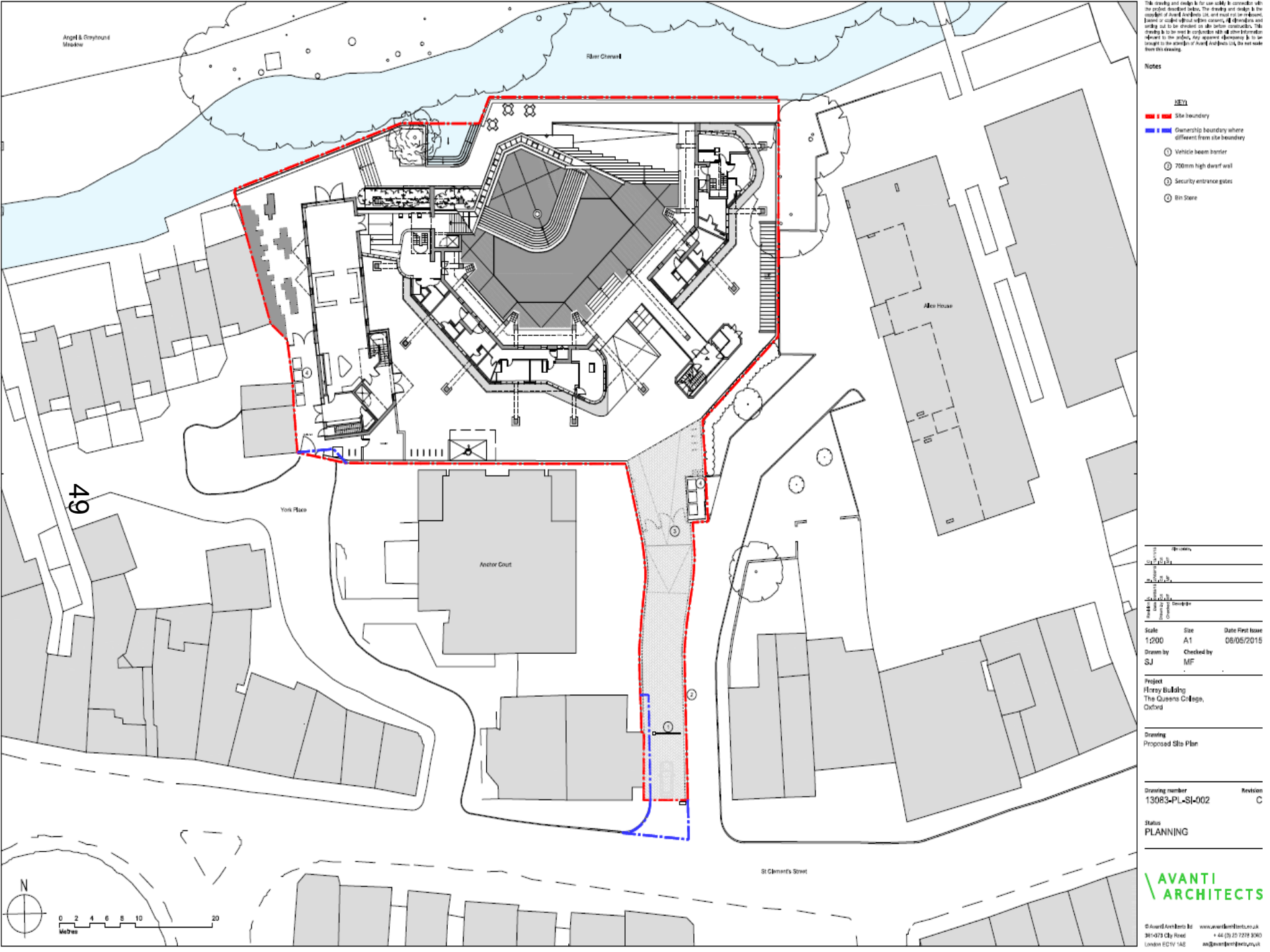
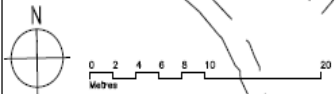
Scale	Size	Date First Issue
1:200	A1	06/05/2018
Drawn by	Checked by	
SJ	MF	

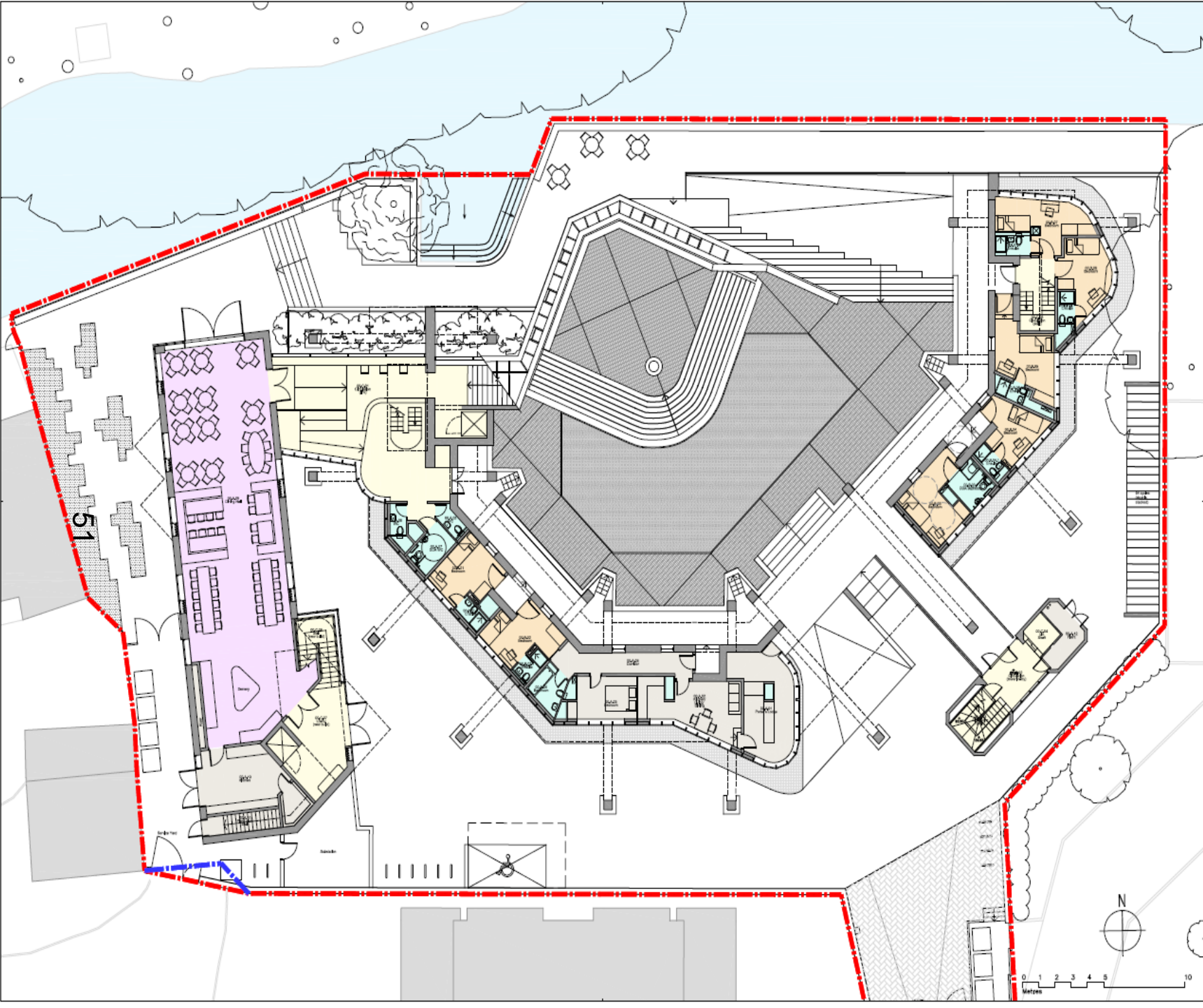
Project
Fleury Building
 The Queens College,
 Oxford

Drawing
 Proposed Site Plan

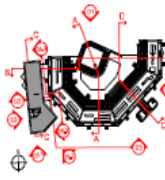
Drawing number	Revision
13083-PL-SJ-002	C

Status
PLANNING





Notes



- - - - - Site boundary
- - - - - Ownership boundary where different fees are levied
- Student Accommodation
- Common Room
- Common Facilities
- Classroom
- Ancillary spaces

Revisions	
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment
6	Issue for comment
7	Issue for comment
8	Issue for comment
9	Issue for comment
10	Issue for comment

Scale	Site	Date First Issue
1:100	A1	06/05/15
Drawn by	Checked by	
SJ	MF	

Project
 Fray Building
 The Queens College,
 Oxford

Drawing
 Ground Floor Plan as Proposed

Drawing number	Revision
13083-PL-GA-02	C

Status
 PLANNING



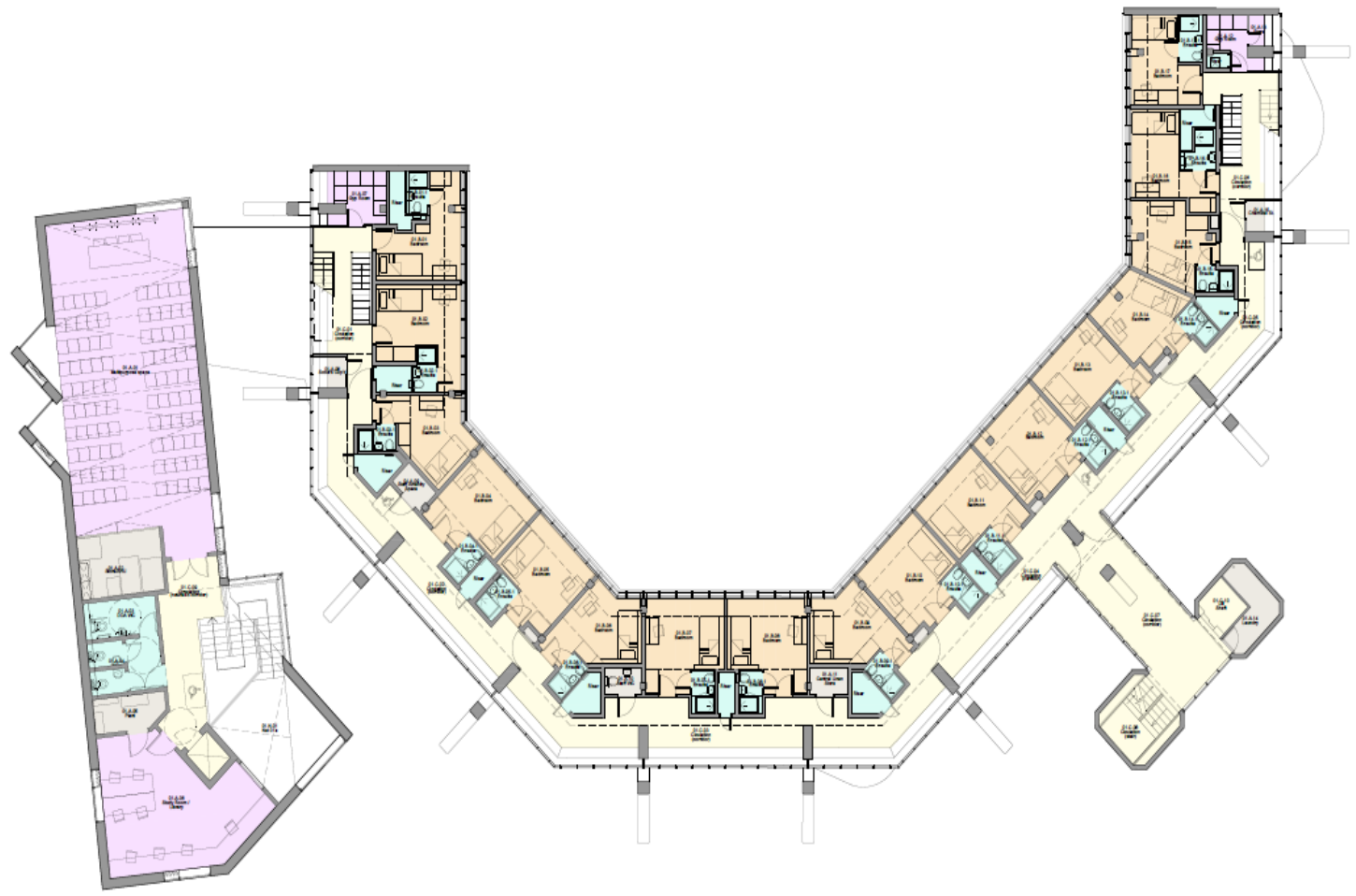
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Notes

Key

- Student Accommodation
- Estates / Rm
- Communal Facilities
- Circulation
- Ancillary Spaces

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Author	Permitted	
Checked		
Drawn		
Scale	Size	Date First Issue
1:100	A1	06/05/2015
Drawn by	Checked by	
SJ	MF	

Project
 Florey Building
 The Queen's College,
 Oxford

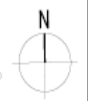
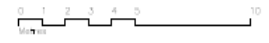
Drawing
 First Floor Plan as Proposed

Drawing number
 13083-PL-GA-03

Status
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Notes

Key

- Student Accommodation
- Ensuites / Flairs
- Communal Facilities
- Circulation
- Ancillary Spaces

Revised	By	Description

Scale	Size	Date First Issue
1:100	A1	13/11/2015
Drawn by	Checked by	
SJ	MF	

Project
 Flory Building
 The Queens College,
 Oxford

Drawing
 Second Floor Plan as Proposed

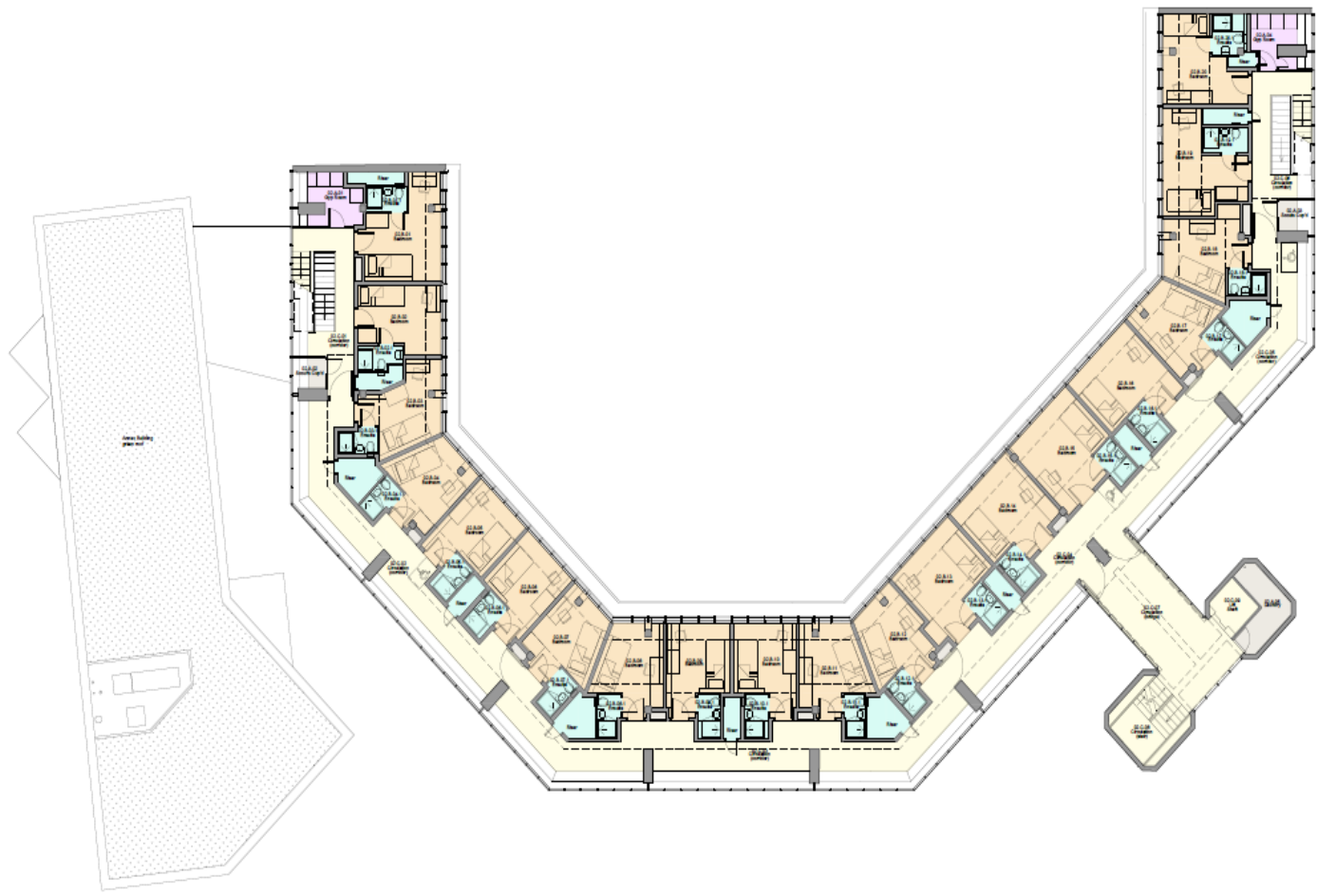
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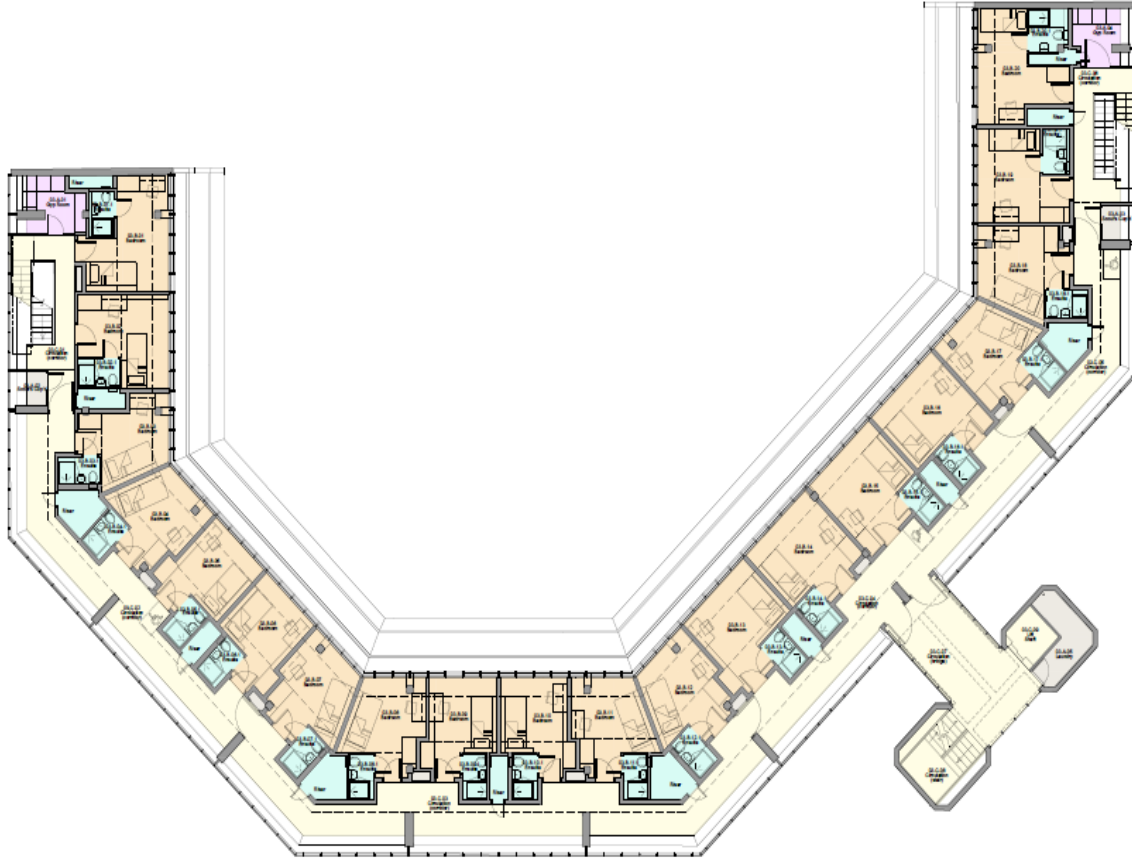
Status
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Notes

- Key
- Student Accommodation
 - Ensembles / Riens
 - Communal Facilities
 - Circulation
 - Auxiliary Spaces

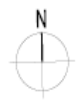
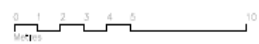
Scale	Site	Date First Issue
1:100	A1	13/11/2015
Drawn by	Checked by	
SJ	MF	

Project
Froye Building The Queens College, Oxford

Drawing
Third Floor Plan as Proposed

Drawing number	Revision
13083-PL-GA-05	-

Status
PLANNING

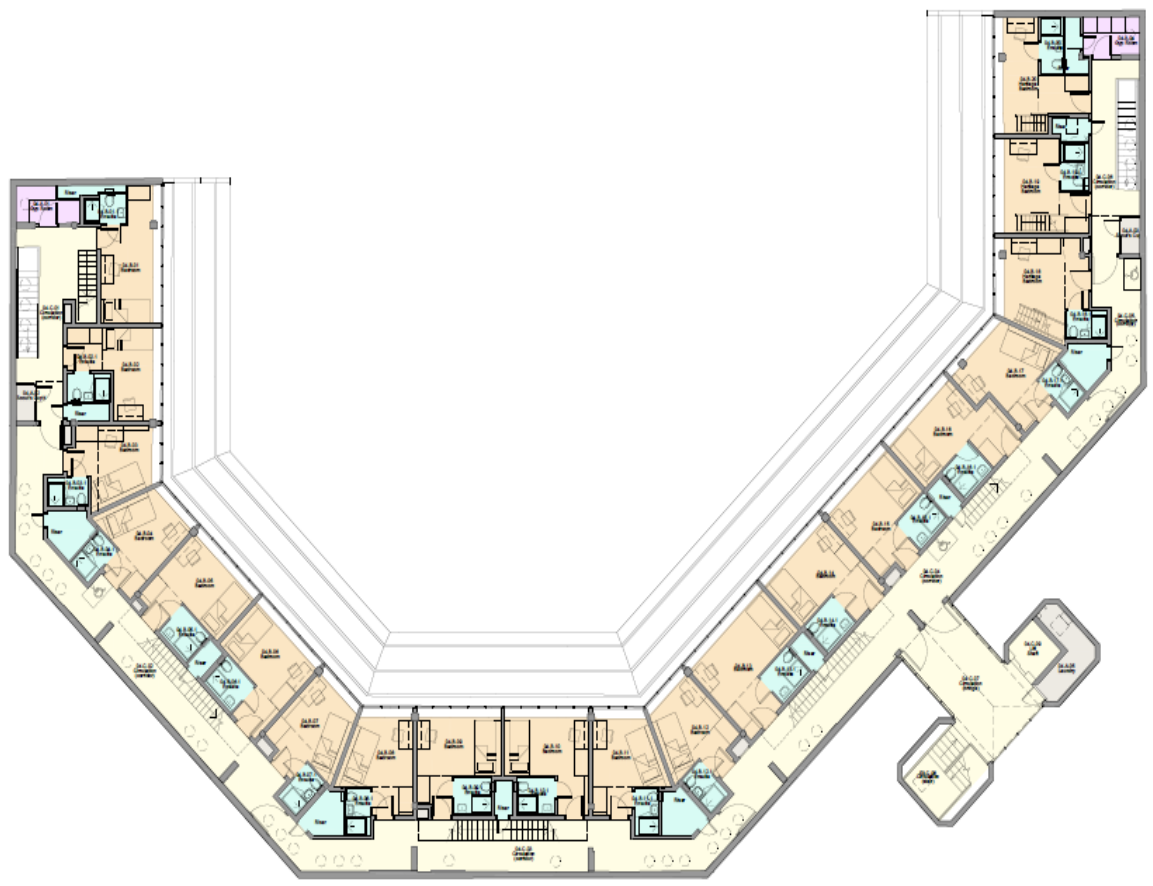


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Notes

Key

- Student Accommodation
- Escalator / Lifts
- Communal Facilities
- Circulation
- Ancillary Spaces



55

Author	Designer	Checker	Drawn by
			SJ

Scale	Size	Date First Issue
1:100	A1	06/05/2015
Drawn by	Checked by	
SJ	MF	

Project
 Flory Building
 The Queens College,
 Oxford

Drawing
 Fourth Floor Plan as Proposed

Drawing number	Revision
13083-PL-GA-06	A

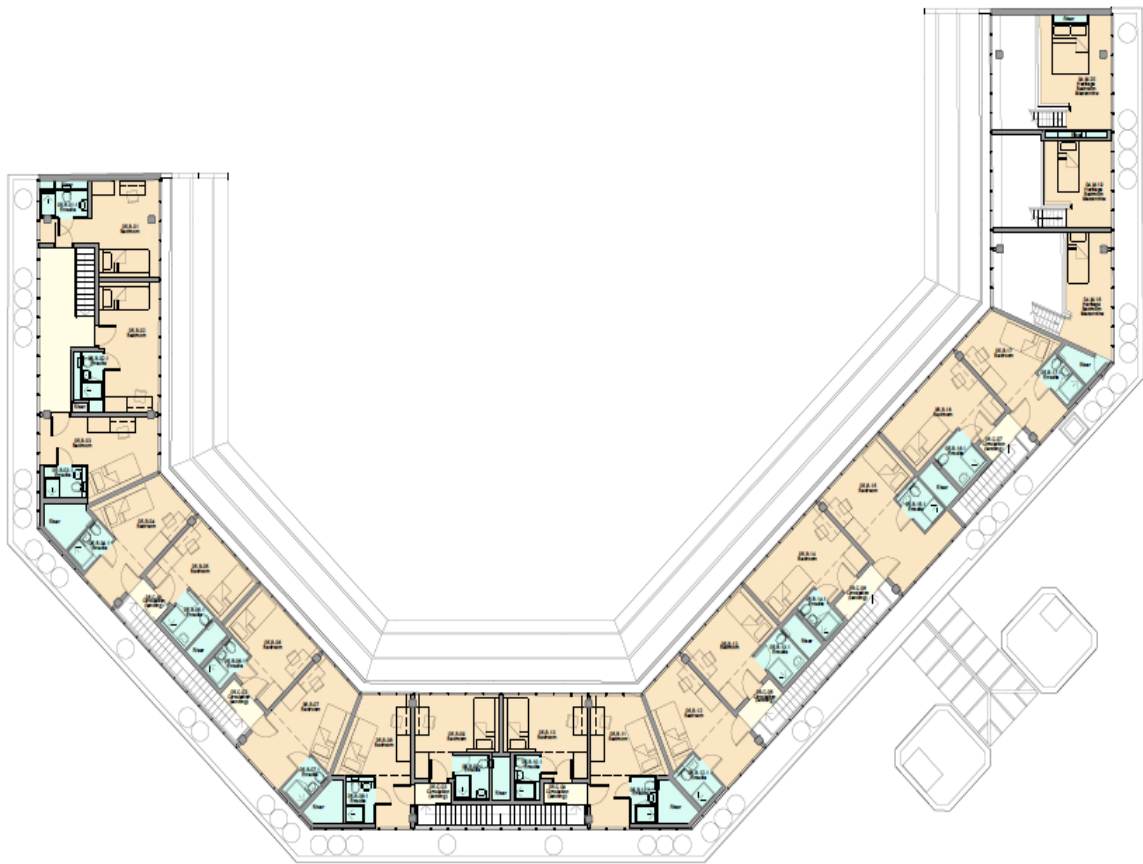
Status
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Notes

- Key
- Student Accommodation
 - Studios / Plans
 - Communal Facilities
 - Circulation
 - Ancillary Spaces



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Rev	Description

Scale	Size	Date first issue
1:100	A1	13/11/2015
Drawn by	Checked by	
SJ	MF	

Project
 Flory Building
 The Queens College,
 Oxford

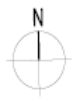
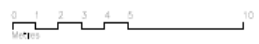
Drawing
 Fifth Floor Plan as Proposed

Drawing number	Revision
13083-PL-GA-07	-

Status
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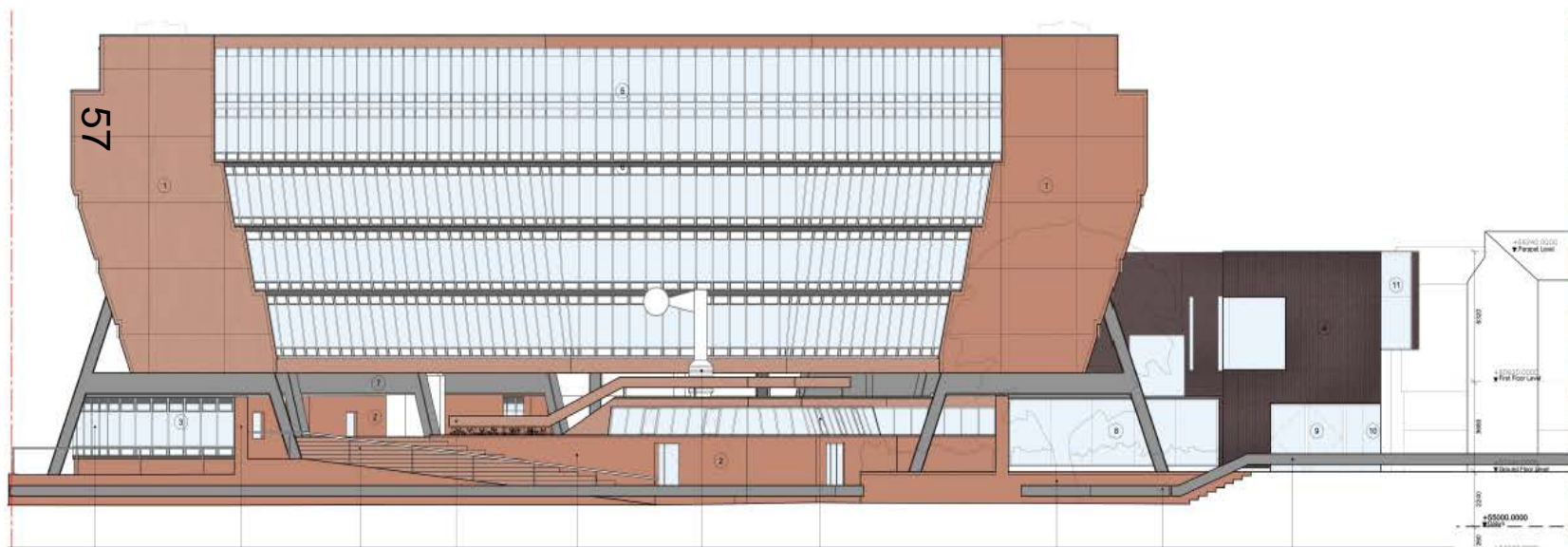


Notes



KEY:

- 1 Refurbished terracotta tiles
- 2 Red engineering brick masonry
- 3 Double glazed, powder coated steel plate glass and louvred ground floor structure with tiled plinth
- 4 Ribbed, dark red oxidised terracotta rainscreen panels
- 5 Replacement double glazed anodised aluminium plate glass unitised panels with louvers
- 6 Black anodised aluminium flashing at facade setbacks
- 7 Fair faced concrete A-Frame
- 8 Powder coated steel, double glazed, butt-jointed glazing to link building
- 9 Silicone bonded glass faced steel doors
- 10 Fitted fixed glass pane
- 11 Silicone bonded glazing with fitted bands at head and sill



- REMODELLED GROUND FLOOR BUILDING
- REINSTATEMENT OF CLOSTER WALL TO ABUT RAMP EDGE
- NEW FORMED PODIUM EDGE-TILE TO MATCH EXISTING
- REPLACEMENT TILED HANDRAL TO MATCH EXISTING
- REMODELLED NORTH EAST FACET OF BREAKFAST ROOM USING NEW ENGINEERING BRICK TO MATCH EXISTING
- LOUVRED PLINTH TO WEATHER VANE BASE
- REPLACEMENT CLERESTORY GLAZING TO MATCH EXISTING
- WEEPING YELLOW TO REPLACE ORIGINAL WHICH HAS SINCE DIED
- EXISTING QUADRANT TRIMMED AT STAIR EDGE
- PROPOSED QUADRANT TO MATCH EXISTING AT PARSE EMBANKMENT EDGE

Revision	Date	Description
1	13/11/2015	Issue for tender
2		Issue for construction
3		Issue for construction
4		Issue for construction
5		Issue for construction
6		Issue for construction
7		Issue for construction
8		Issue for construction
9		Issue for construction
10		Issue for construction
11		Issue for construction

Scale: 1:100
 Date First Issue: 13/11/2015
 Drawn by: CS
 Checked by: MF

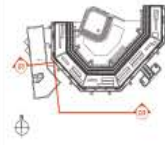
Project: Fikrey Building, The Queens College, Oxford

Drawing: Proposed North Elevation
 Drawing number: 13083-PL-EL-01
 Revision: A

Status: PLANNING



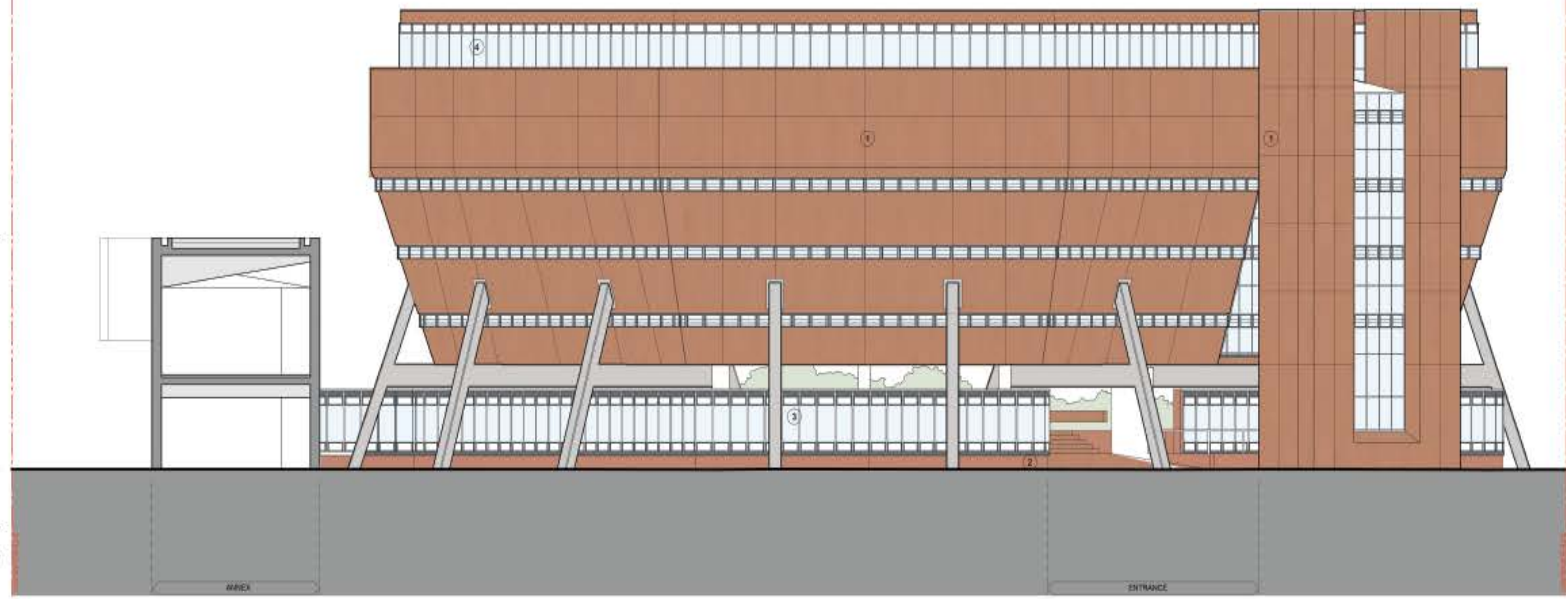
Notes



KEY:

- 1 Refurbished terracotta tiles
- 2 Red engineering brick masonry
- 3 Double glazed, powder coated steel plate glass and louvred ground floor structure with tiled plinth
- 4 Replacement double glazed anodised aluminium plate glass unitised panels with louvres

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Number	Date	Created by	Description

Scale	Site	Date First Issue
1:100	A1	13/11/2015
Drawn by	Checked by	
CS	MF	

Project
Flory Building
The Queens College,
Oxford

Drawing
Proposed South Elevation

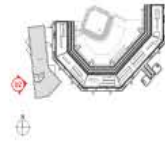
Drawing number	Revision
13063-PL-EL-03	A

Status
PLANNING



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Notes



KEY:

- 1 Ribbed, dark red oxidised terracotta rainscreen panels
- 2 Dark red oxidised terracotta boquerite panels
- 3 Partially glazed black powder coated glazed steel doors to kitchen
- 4 Black powder coated steel doors to stairs room
- 5 Substation entrance
- 6 SG door
- 7 Fitted lead glass pane canassing structure
- 8 Silicone bonded glazing with fitted bands at head and sill
- 9 Silicone bonded glazing

Revision No.	Description
1	Issue for Planning

Scale: 1:100
 Date First Issue: 13/11/2015
 Drawn by: CS
 Checked by: MF

Project:
 Florey Building
 The Queens College,
 Oxford

Drawing:
 Proposed West Elevation

Drawing number: 13063-PL-EL-02
 Revision: A

Status:
 PLANNING



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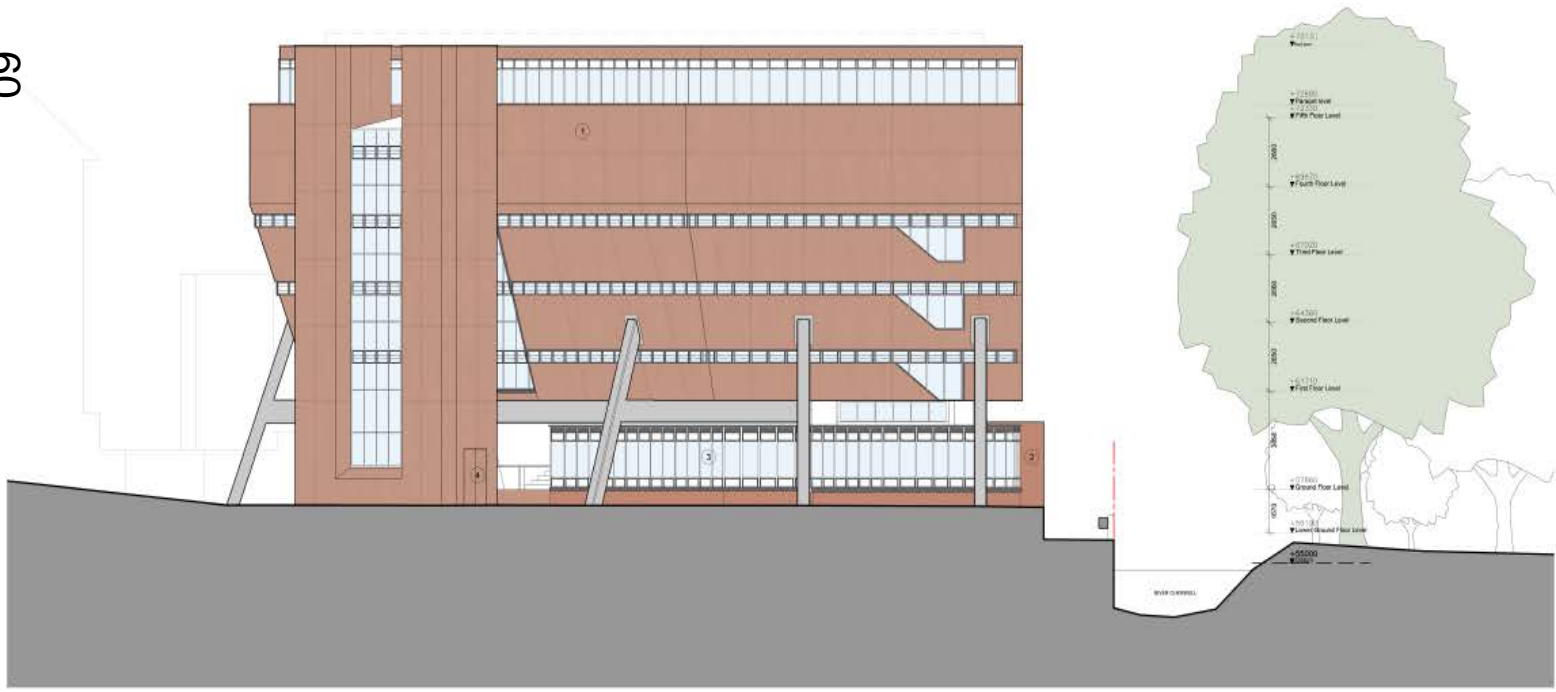
Notes



KEY:

- 1 Refurbished terracotta tiles
- 2 Red engineering brick masonry
- 3 Double glazed, powder coated steel plate glass and loured ground floor structure with tiled plinth
- 4 Tile faced access panel

09



Revision	Date	Description
1	13/11/2015	Issue for Planning

Scale	Size	Date First Issue
1:100	A1	13/11/2015
Drawn by	Checked by	
CS	MF	

Project
 Florey Building
 The Queens College,
 Oxford

Drawing
 Proposed East Elevation

Drawing number	Revision
13083-PL-EL-04	A

Status
 PLANNING





01 PROPOSED ELEVATION 05.1
1:100



02 PROPOSED ELEVATION 05.2
1:100

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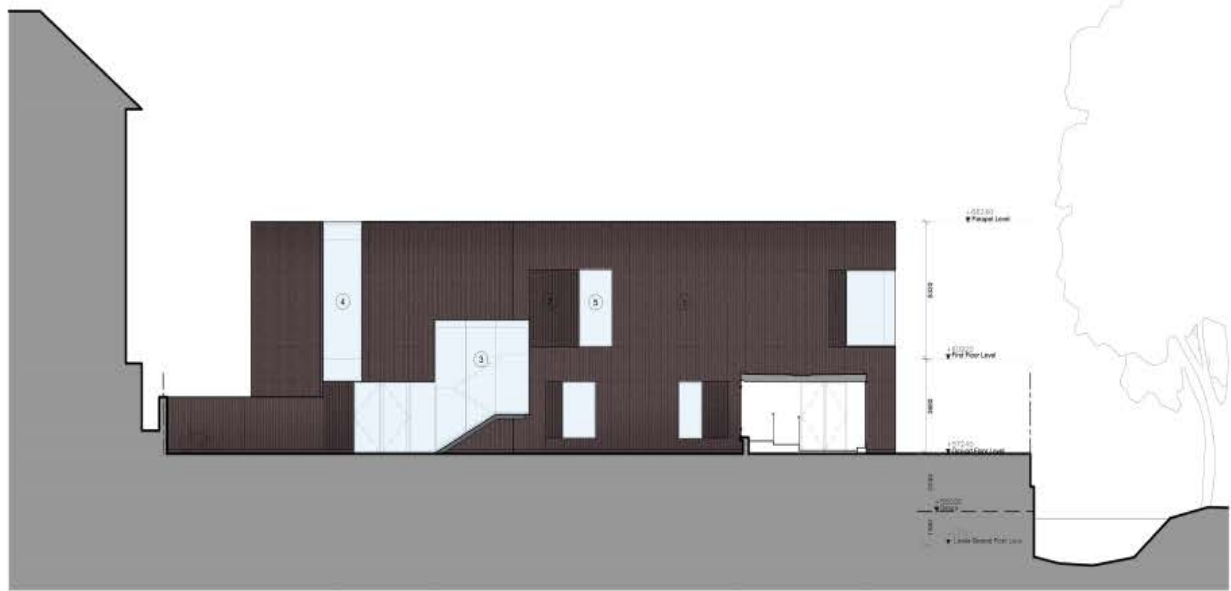
Notes



KEY:

- 1 Ribbed, dark red oxidised terracotta rainscreen panels
- 2 Dark red oxidised terracotta baguette panels
- 3 Glazed projecting steel stair structure
- 4 Silicone bonded glazing with fitted bands at head and sill
- 5 Silicone bonded glazing

61



03 PROPOSED ELEVATION 05.3
1:100

Author	Designer
Drawn by	Checked by

Scale	Site	Date First Issue
1:100	A1	13/11/2015
Drawn by	Checked by	
CS	MF	

Project
Fireory Building
The Queens College,
Oxford

Drawing
Proposed Annex South and East
Elevations

Drawing number	Revision
13083-PL-EL-05	A

Status
PLANNING





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Aerial view



View of new annex



View of entrance

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Notes

Rev	Description	Date
1	Issue for tender	23/11/2015
2	Issue for construction	

Scale	Size	Date first issue
NTS	A1	23/11/2015
Drawn by	Checked by	
CS	MF	

Project
 Florey Building
 The Queens College,
 Oxford

Drawing
 Visuals and Views

Drawing number	Revision
13083-PL-DE-02	A

Status
 PLANNING

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Notes



Cutaway perspective view

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Scale	Site	Date First Issue
NTS	A1	23/11/2015
Drawn by	Checked by	
CS	MF	

Project
Florsy Building
 The Queens College,
 Oxford

Drawing
 Cutaway Perspective View

Drawing number	Revision
13083-PL-DE-03	A

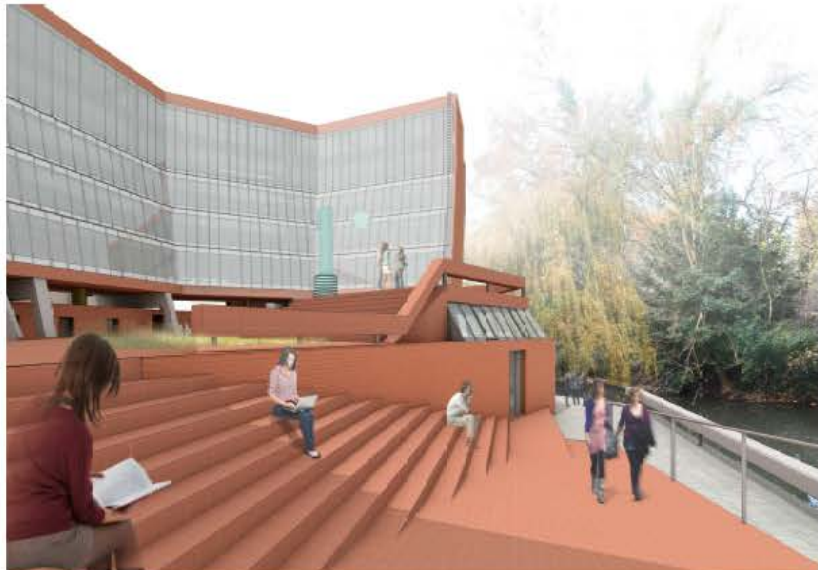
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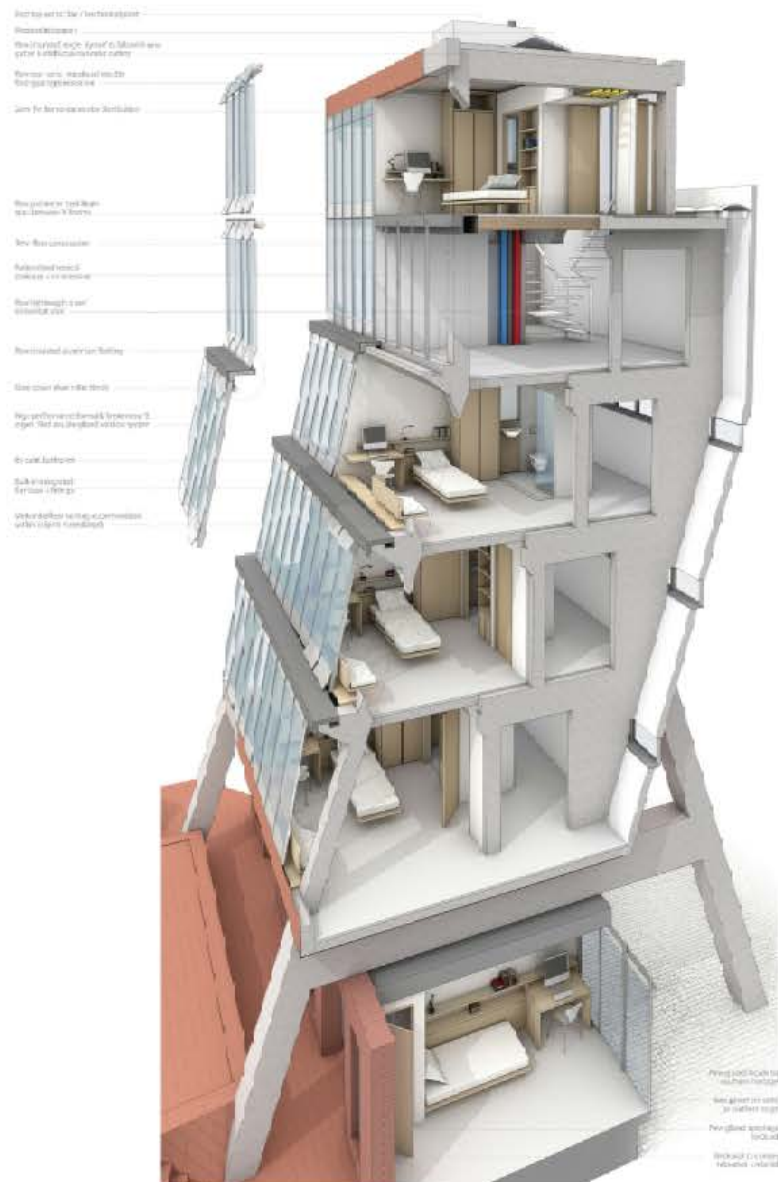
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Notes

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View of podium edge at river front



Exploded axonometric showing services and furniture

Scale	Site	Date First Issue
NTS	A1	23/11/15
Drawn by	Checked by	
CS	MF	

Project
 Flory Building
 The Queens College,
 Oxford

Drawing
 Visuals and Views

Drawing number
 13083-PL-DE-04

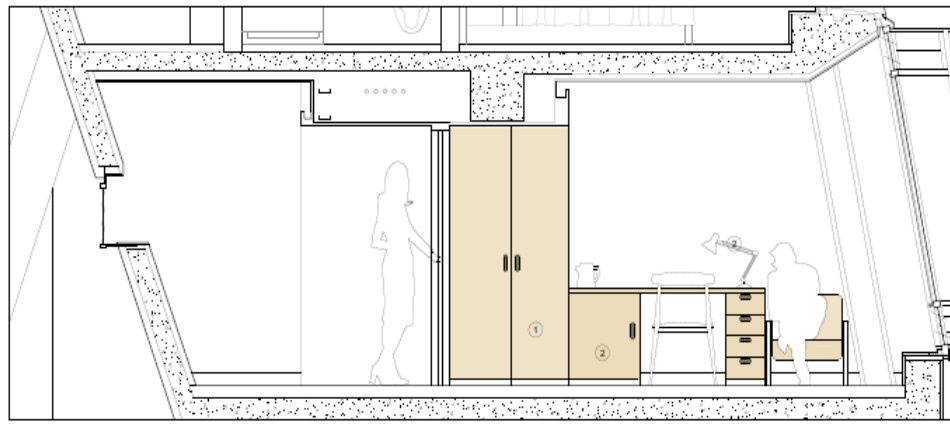
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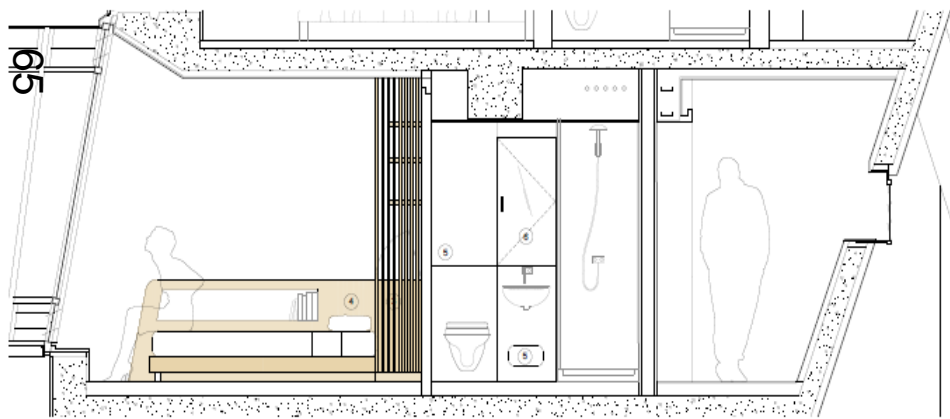
Notes

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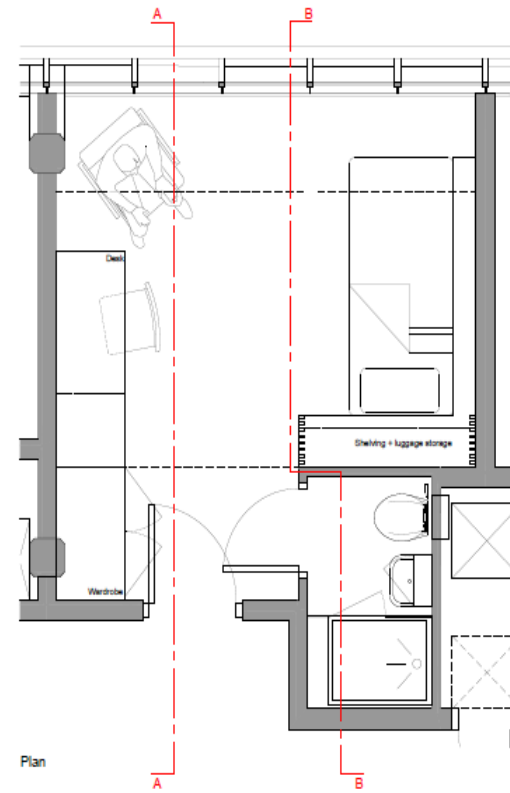
- ① Wardrobe
- ② Desk
- ③ Bedhead with Storage
- ④ Bed unit
- ⑤ Demountable wall lining IPS panel
- ⑥ Medicine cabinet with mirror
- ⑦ Fixed wall lining panel



Section A



Section B



Plan



3D visual

Rev	Description	By	Check

Scale: 1:20 Site: A1 Date First Issue: 13/11/2015
 Drawn by: CS Checked by: MF

Project:
 Florey Building
 The Queens College,
 Oxford

Drawing:
 Rooms Internal Layout

Drawing number: 13083-PL-DE-01 Revision: -

Status:
 PLANNING



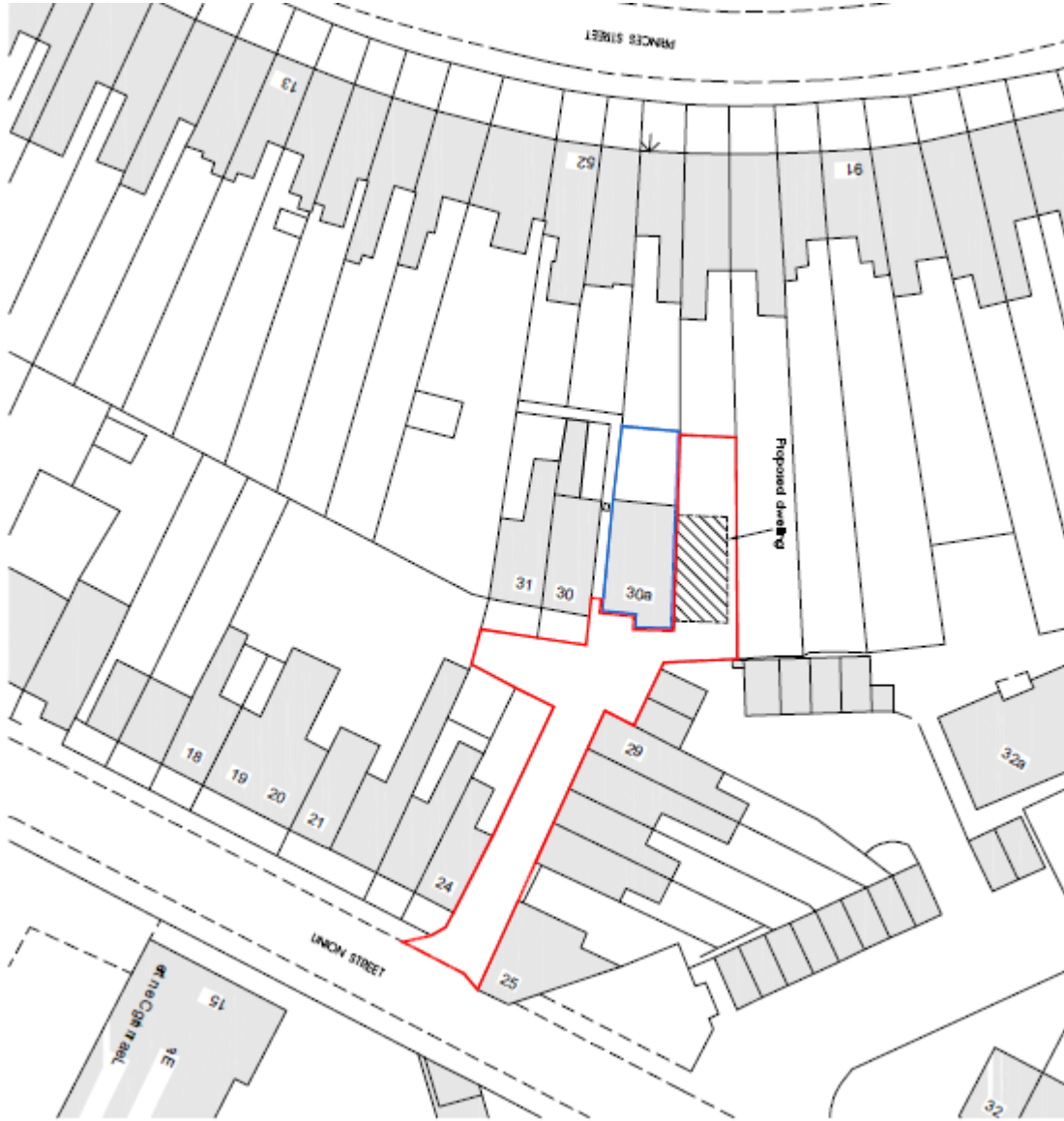
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Welcome to the West Area Planning Committee

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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

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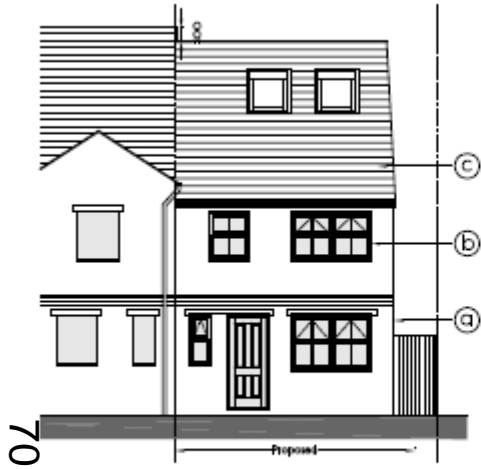
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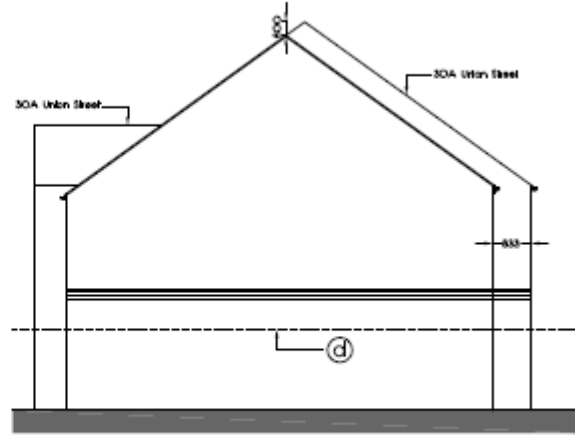
**OXFORD
CITY
COUNCIL**



Proposed Elevations



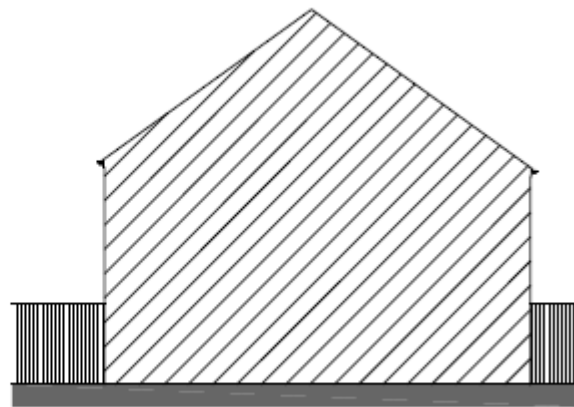
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SECTION / SOUTH ELEVATION

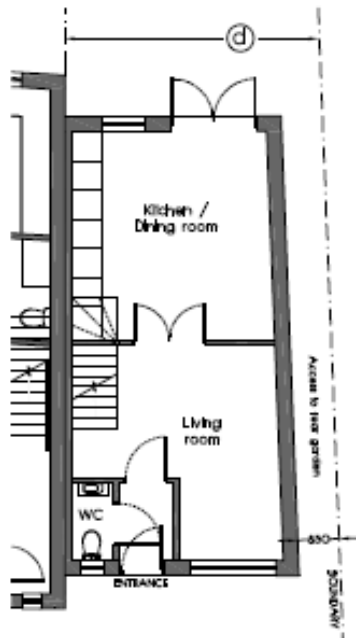
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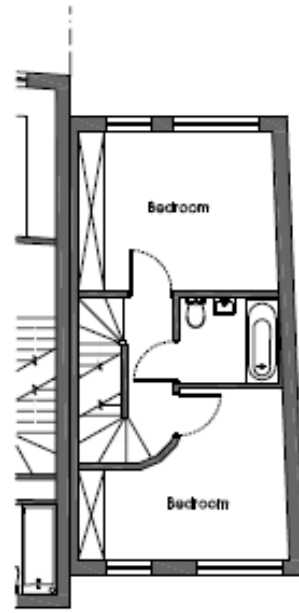
**OXFORD
CITY
COUNCIL**



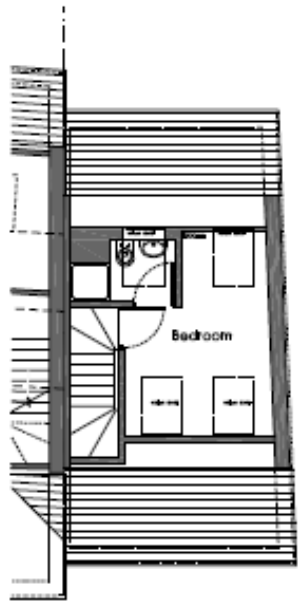
Proposed Floor Plans



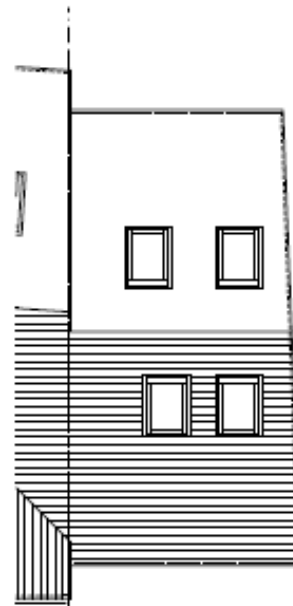
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROOF FLOOR

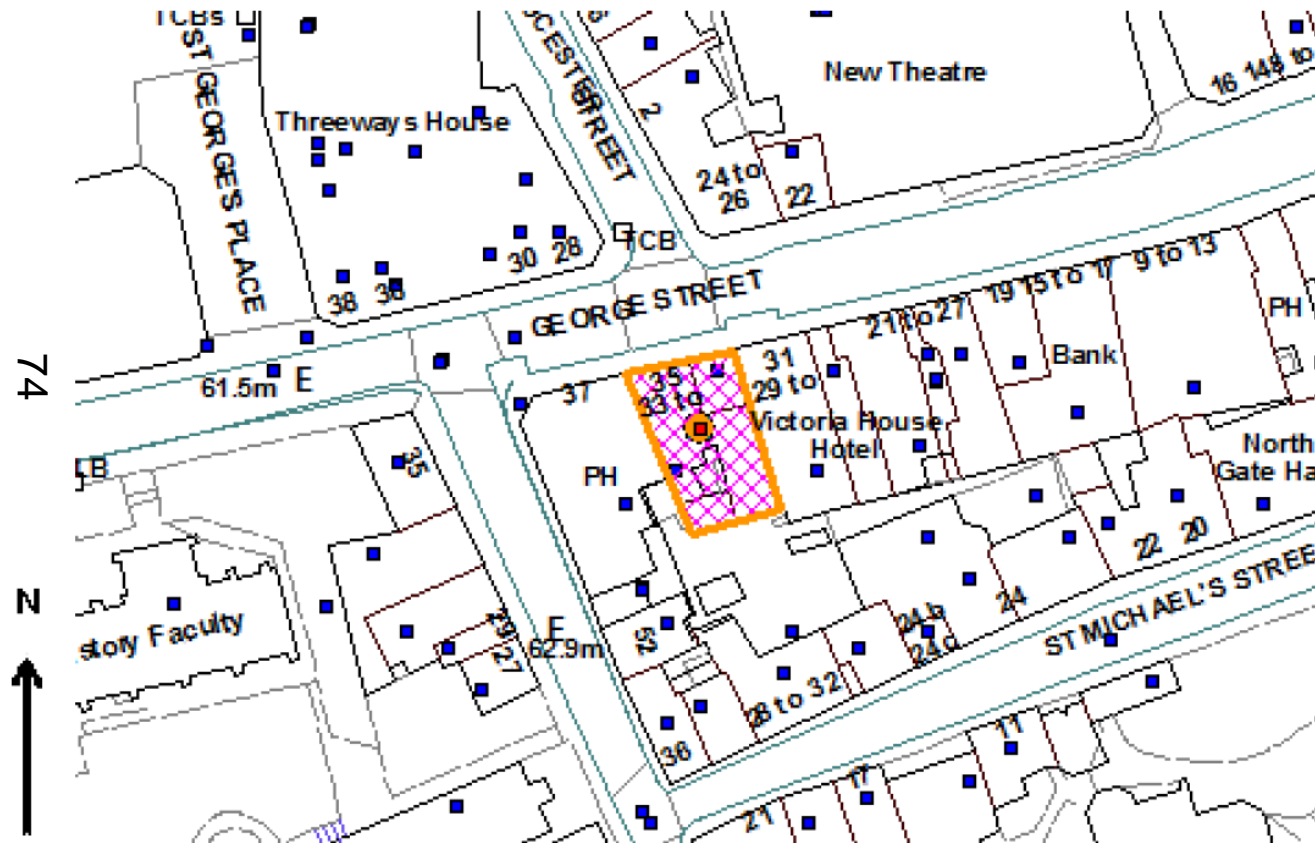


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Site plan



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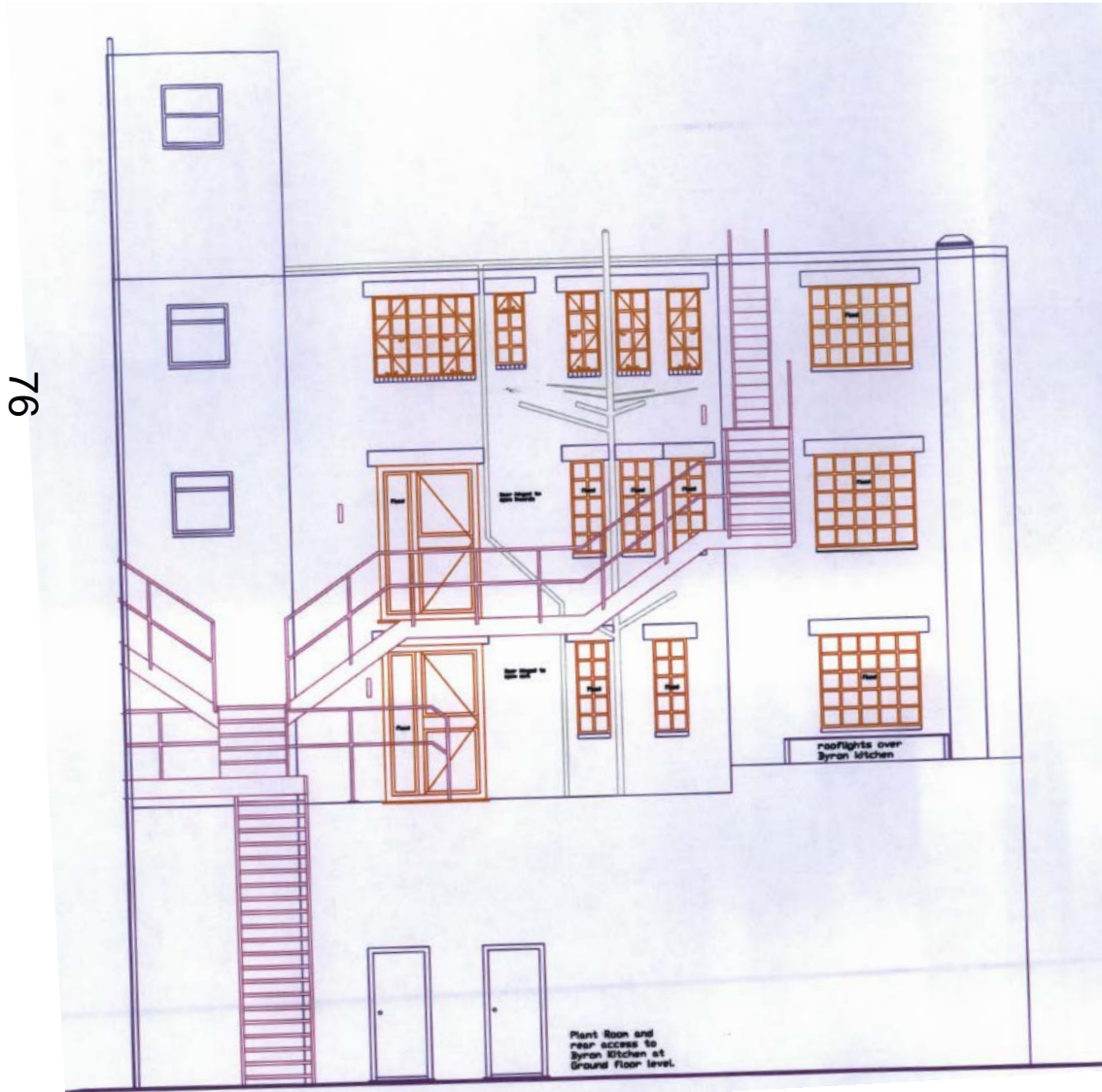


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Proposed south elevation

76

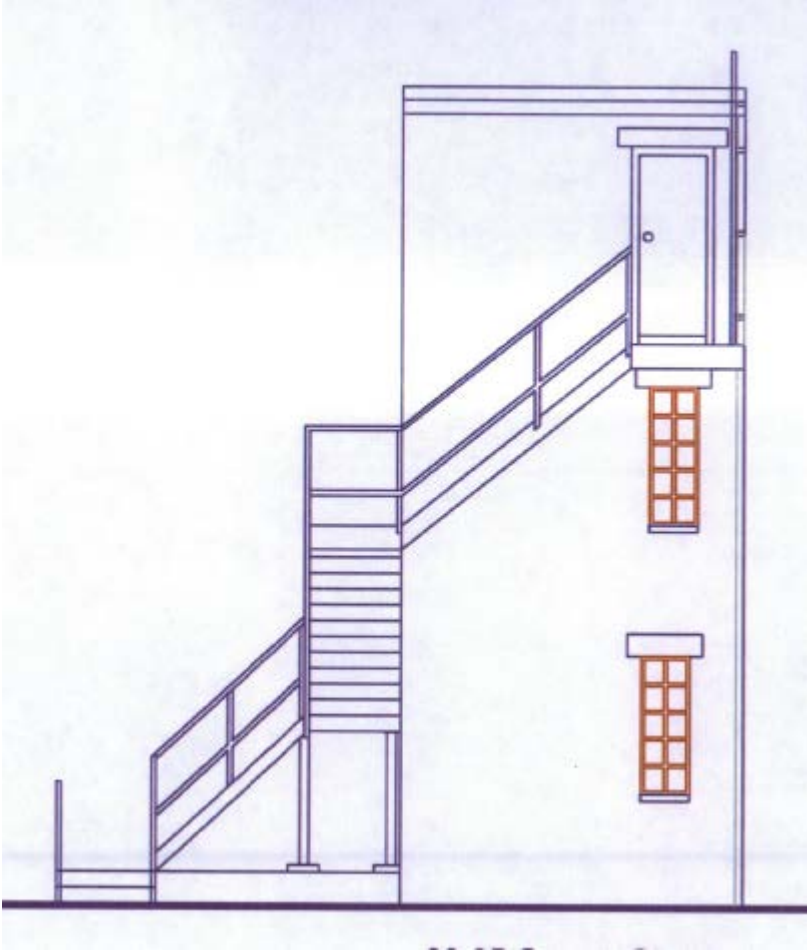


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Proposed east elevation

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