

# PRESENTATIONS FOR EAST AREA PLANNING COMMITTEE - WEDNESDAY 3 AUGUST 2016

3. Royal Mail Sorting Office, 7000 Alec Issigonis Way, OX4 2ZY: 16/00177/FUL (Pages 3 - 32)
4. 16/01357/FUL: Kassam Stadium And Land Adjacent Falcon Close, OX4 4XP (Pages 33 - 40)
5. 16/01631/DEM: Murco Service Station, Between Towns Road (Pages 41 - 44)
6. 16/01530/CT3 Tennis Courts, Pegasus Road (Pages 45 - 58)



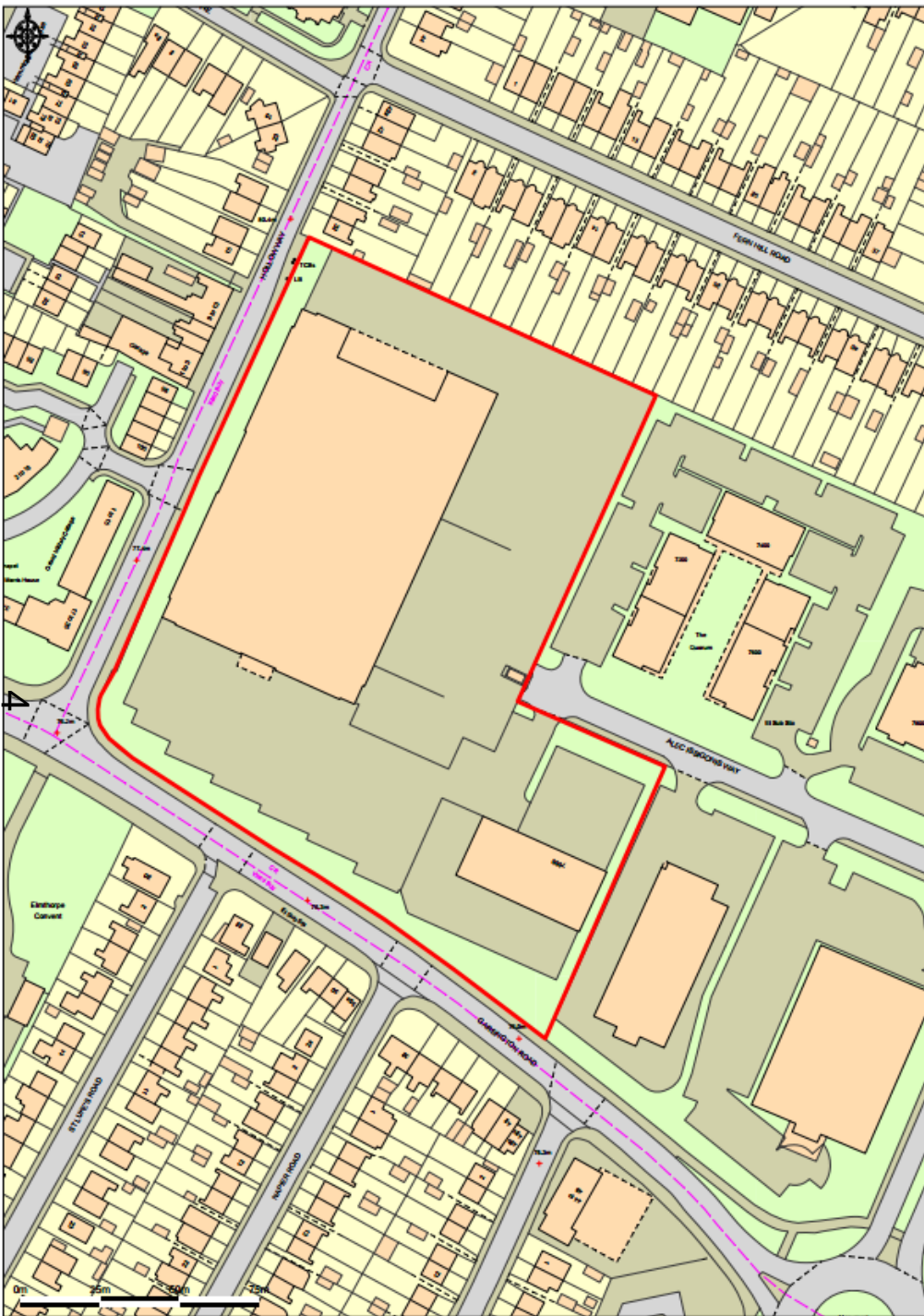
# Welcome to the East Area Planning Committee

- This planning committee meeting is held in public, but it is not a public meeting.
- There will be opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you will need to have either requested it in advance, or fill out and hand in one of the available speaker forms.
- Information on meeting protocol and conduct at committee is set out in the Code of Practice.
- You can find a copy of the Code of Practice in the committee agenda, just before the first planning application report.

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Agenda Item 3



Location Plan





Entrance to the sorting office on Alec Issigonis Way





View of sorting office from existing car park





View of eastern side of sorting office and service yard





The car park for the sorting office to the south





View of sorting office from Hollow Way





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Entrance to the sorting office on Hollow Way





Entrance to the rear of sorting office from Hollow Way





Rear of sorting office and boundary to Fern Hill Road





View of site from Garsington Road / Hollow Way Junction





Entrance to the maintenance depot on Alec Issigonis Way





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View of maintenance depot





**SCHEDULE OF ACCOMMODATION**

<b>Unit 1</b>	Net Warehouse Area	28,000 sq ft (2,800m <sup>2</sup> )
	Office (10% First Floor)	4,500 sq ft (418m <sup>2</sup> )
	<b>Total Area</b>	<b>43,500 sq ft (4,047m<sup>2</sup>)</b>
<b>Unit 2</b>	Net Warehouse Area	17,500 sq ft (1,620m <sup>2</sup> )
	Office (10% First Floor)	2,800 sq ft (260m <sup>2</sup> )
	<b>Total Area</b>	<b>20,300 sq ft (1,890m<sup>2</sup>)</b>
<b>Unit 3</b>	Net Warehouse Area	22,500 sq ft (2,080m <sup>2</sup> )
	Office (10% First Floor)	2,800 sq ft (260m <sup>2</sup> )
	<b>Total Area</b>	<b>25,300 sq ft (2,350m<sup>2</sup>)</b>
<b>Unit 4</b>	Net Warehouse Area	12,500 sq ft (1,160m <sup>2</sup> )
	Office (10% First Floor)	1,250 sq ft (116m <sup>2</sup> )
	<b>Total Area</b>	<b>13,750 sq ft (1,276m<sup>2</sup>)</b>
<b>Unit 5</b>	Net Warehouse Area	12,500 sq ft (1,160m <sup>2</sup> )
	Office (10% First Floor)	1,250 sq ft (116m <sup>2</sup> )
	<b>Total Area</b>	<b>13,750 sq ft (1,276m<sup>2</sup>)</b>
<b>Unit 6</b>	Net Warehouse Area	9,000 sq ft (830m <sup>2</sup> )
	Office (10% First Floor)	900 sq ft (83m <sup>2</sup> )
	<b>Total Area</b>	<b>9,900 sq ft (913m<sup>2</sup>)</b>
<b>Unit 7</b>	Net Warehouse Area	7,000 sq ft (646m <sup>2</sup> )
	Office (10% First Floor)	700 sq ft (646m <sup>2</sup> )
	<b>Total Area</b>	<b>7,700 sq ft (713m<sup>2</sup>)</b>
<b>Unit 8</b>	Net Warehouse Area	9,000 sq ft (830m <sup>2</sup> )
	Office (10% First Floor)	900 sq ft (83m <sup>2</sup> )
	<b>Total Area</b>	<b>9,900 sq ft (913m<sup>2</sup>)</b>
<b>Total GIA</b>		<b>138,500 sq ft (12,800m<sup>2</sup>)</b>
<b>Plot Area</b>		<b>0.67 Acres (2.70 Hectares)</b>



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# Proposed Site Plan

Rev: 01/2024 Date: 15/01/24

Oxford Business Park  
Site Plan



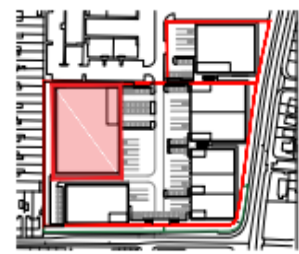
Head Office: 100 Abchurch Lane, London EC4N 3DF  
 Tel: 020 7493 4000 Fax: 020 7493 4001

Drawing Status	Planning
Drawn / Checked	SA / JAC
Date	06/10/2023
Scale	1:500 A1
Drawing no.	15905_P101
	P3

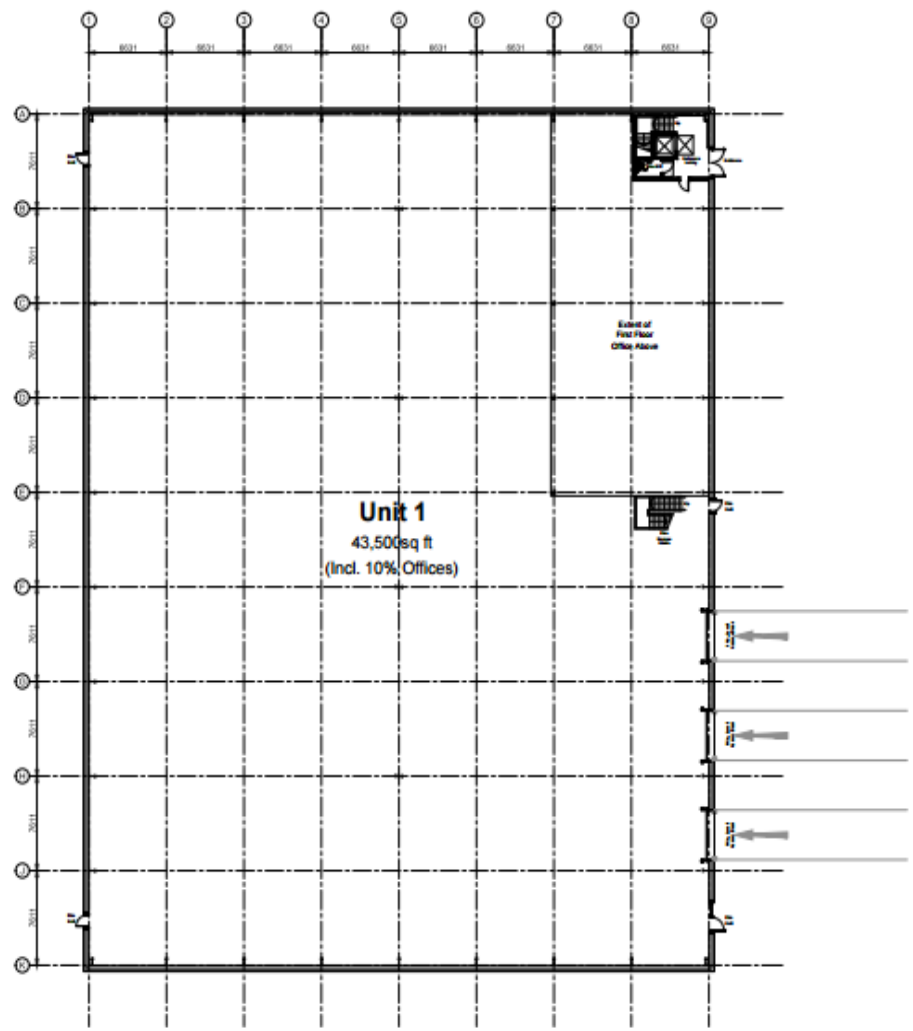




1. Dimensions are in millimetres unless stated otherwise.  
 2. All dimensions are to the centre line unless stated otherwise.  
 3. All dimensions are to the centre line unless stated otherwise.



Key Plan Scale 1:2000



17

Unit 1 - Building Layout  
Scale 1:200

# Unit 1 – Floor Plan



Oxford Business Park  
Unit 1 Building Layout



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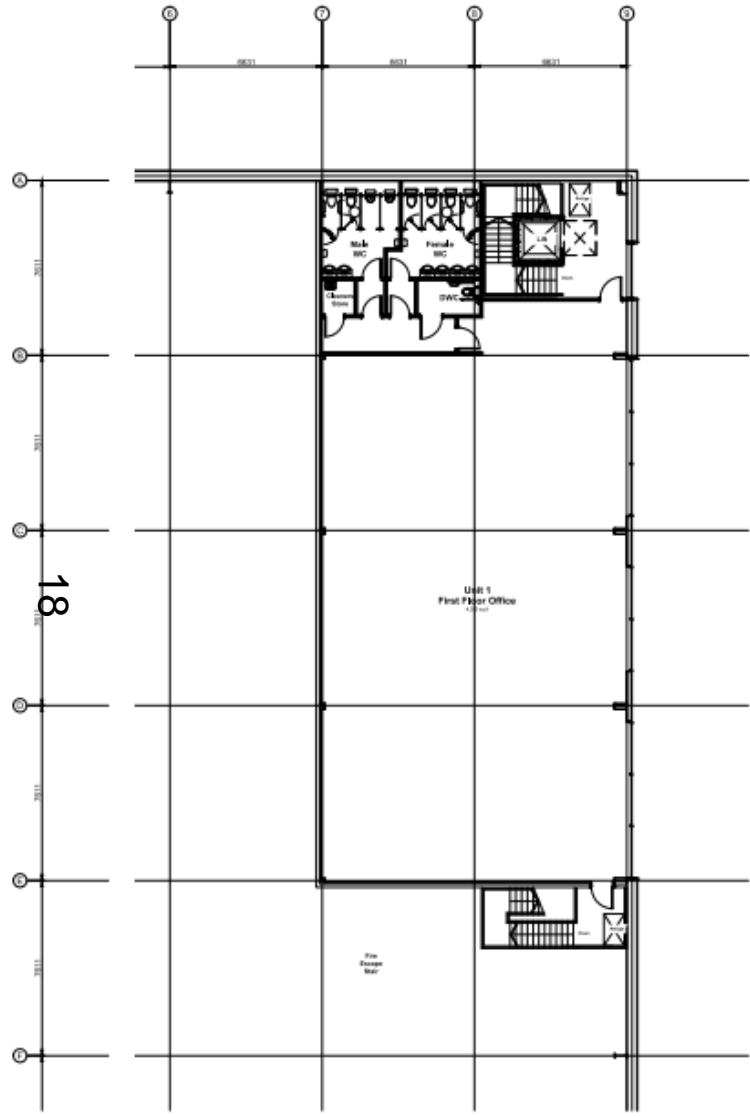
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Design Check	07/10/24
Date	12/10/2018
Scale	1:200 A1

Drawing no.	15003 P1.11
Revision	P1

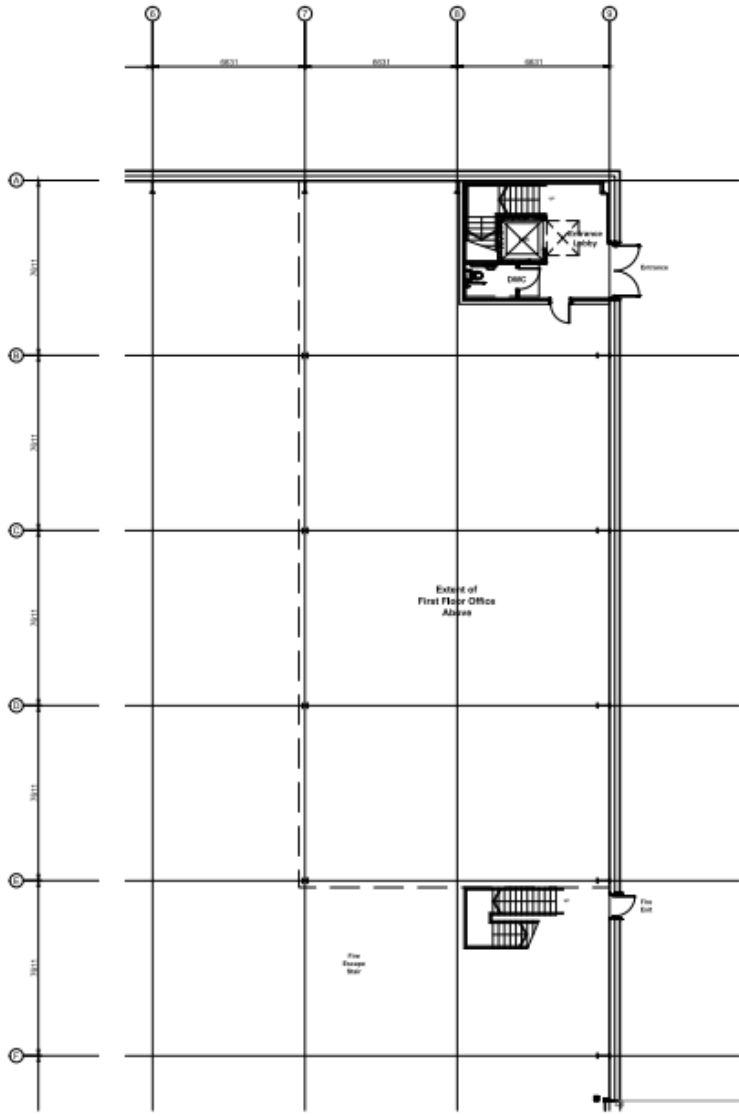




• Dimensions are in millimeters unless otherwise stated.  
 • All work is to be done in accordance with the current code of practice.  
 • All work is to be done in accordance with the current code of practice.  
 • All work is to be done in accordance with the current code of practice.



Unit 1 - First Floor Office Layout  
Scale 1:100



Unit 1 - Ground Floor Core Layout  
Scale 1:100

Oxford Business Park  
Unit 1 Office Layouts



Client Name	Planning
Design/Check	DT / JGM
Date	12/10/2018
Scale	1:100 A1
Drawing no.	Revision
15002_P112	P1

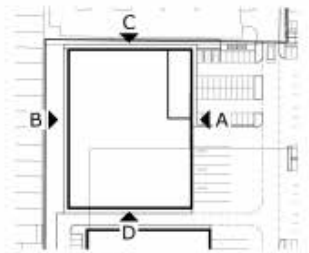
# Unit 1 – Office Plan



Dimensions are in millimetres unless stated otherwise.  
 In the event of any discrepancy, the dimensions shown on the drawings shall prevail.  
 All dimensions are to face unless otherwise stated.



Key Plan Scale 1:200



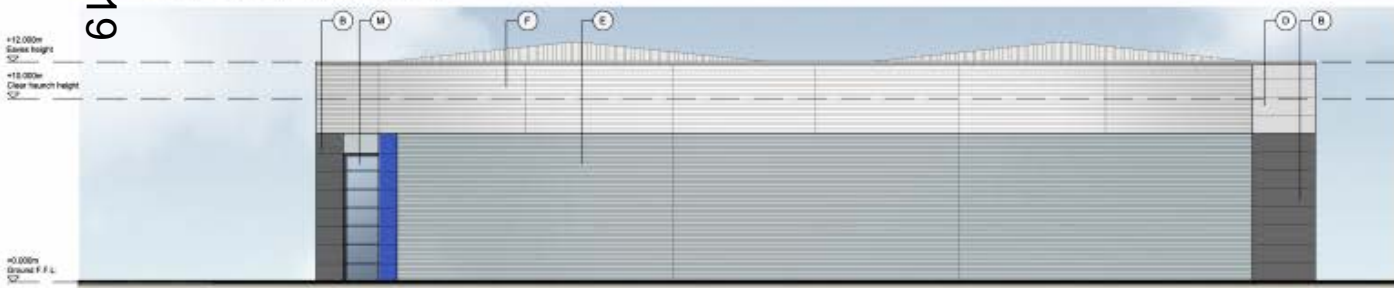
Key Plan Scale 1:100



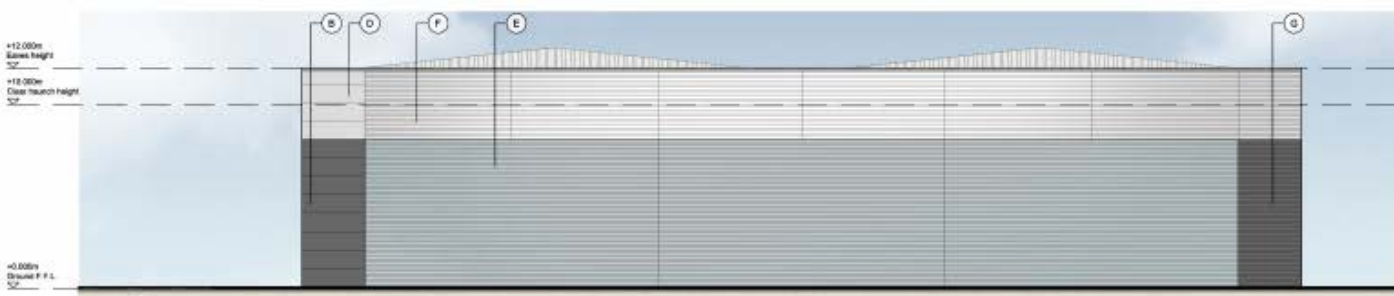
A. Unit 1 - South West Elevation Scale 1:200



B. Unit 1 - North East Elevation Scale 1:200



C. Unit 1 - South East Elevation Scale 1:200



D. Unit 1 - North West Elevation Scale 1:200

- A 300mm flat panel horizontally ribbed composite cladding panel system  
Colour: White (RAL 9002)
- B 300mm flat panel horizontally ribbed composite cladding panel system  
Colour: Silver Grey (RAL 7033)
- C 300mm Micro-Perforated horizontally ribbed composite cladding panel system  
Colour: Tungsten (RAL 3003)
- D 300mm Micro-Perforated horizontally ribbed composite cladding panel system  
Colour: Silver Metallic (RAL 8000)
- E Horizontally ribbed aluminium extruded profile with cladding system  
Colour: Anodized (RAL 1000)
- F Horizontally ribbed aluminium extruded profile with cladding system  
Colour: Silver Metallic (RAL 8000)
- G Horizontally ribbed aluminium extruded profile with cladding system  
Colour: Silver Grey (RAL 7033)
- H Horizontally ribbed aluminium extruded profile with cladding system  
Colour: Anodized (RAL 1000)
- J Steel insulated composite door system  
Finish: Zinc Electrocoat PVDF  
Frame Colour: To match exterior cladding
- K Reinforced concrete 28 (and above) loading slab  
Finish: 40mm concrete & 400mm top  
(over opening)  
Colour: Silver Metallic (RAL 8000)
- L Thermally broken aluminium powder coated extruded aluminium profile system  
Frame Colour: Anthracite (RAL 7048)
- M Thermally broken aluminium powder coated extruded aluminium profile system  
Frame Colour: Anthracite (RAL 7048)
- N Sludge or metallic treated roof system  
Colour: R10
- P Horizontally ribbed aluminium extruded profile with cladding system  
Colour: Tungsten (RAL 3003)

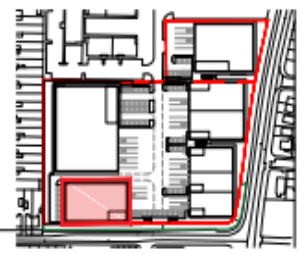
Oxford Business Park  
 Unit 1 Elevations



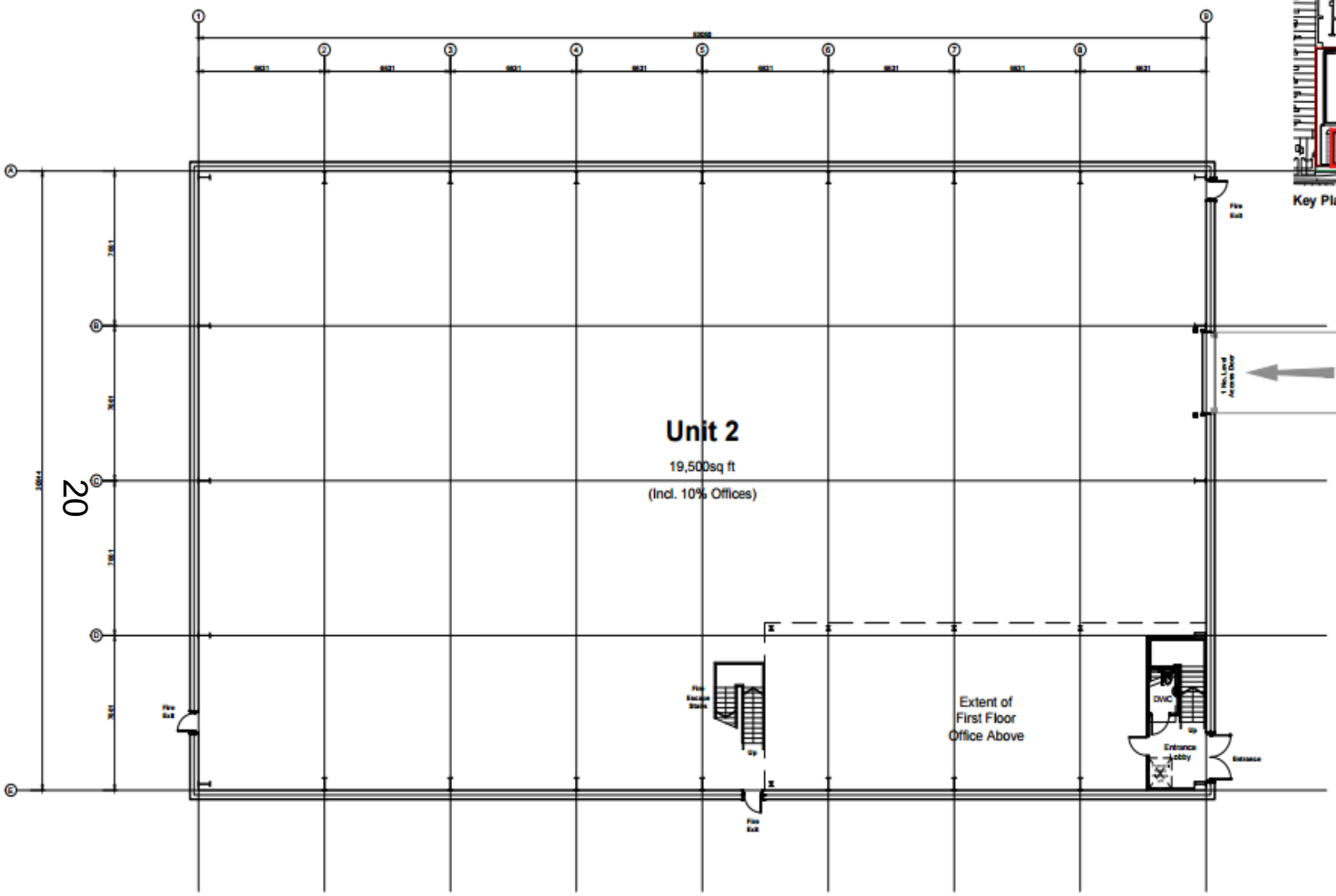
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Drawn / Checked:	ST / JCH	
Date:	12/10/2011	
Scale:	1:125	AS
Drawing No:	15003	P114
Revision:		P2

# Unit 1 - Elevations

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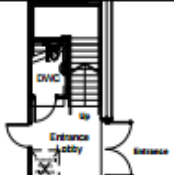


Key Plan Scale 1:2000



**Unit 2**  
 19,500sq ft  
 (Incl. 10% Offices)

Extent of  
 First Floor  
 Office Above



20

Unit 2 - Building Layout  
 Scale 1:100

# Unit 2 – Floor Plan



Oxford Business Park  
 Unit 2 Building Layout



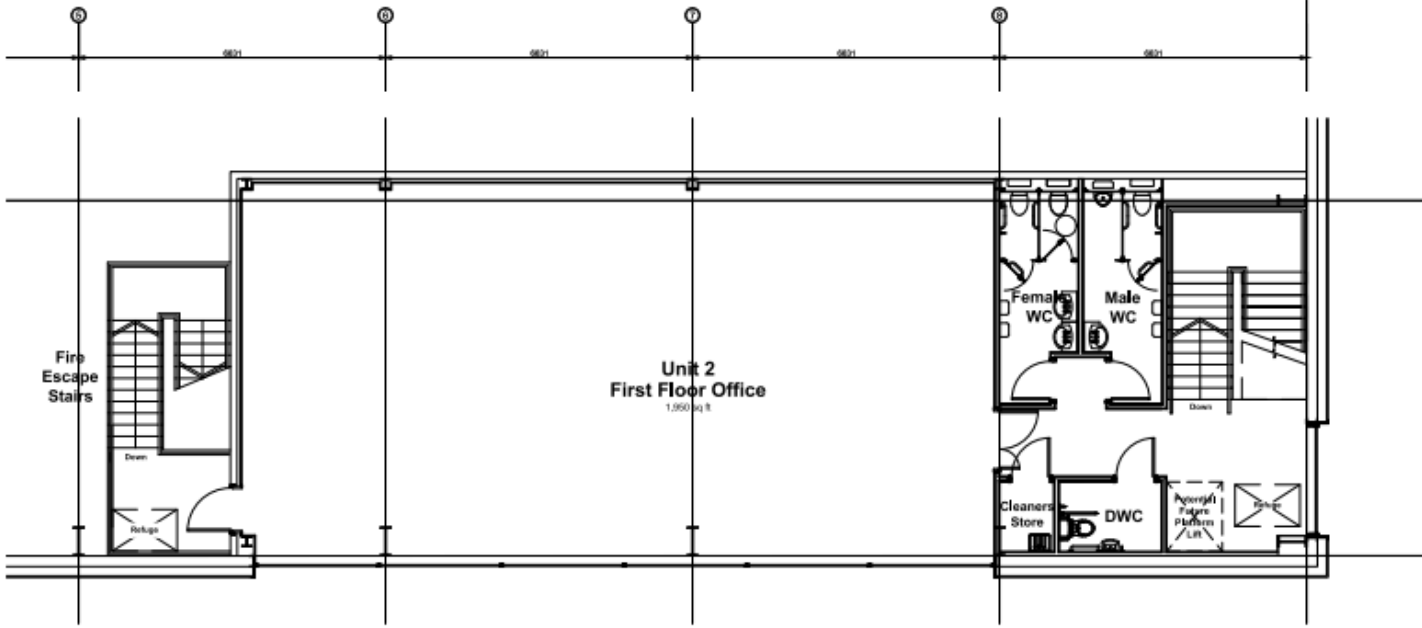
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Drawn / Checked	12/18/2013	Date	12/18/2013
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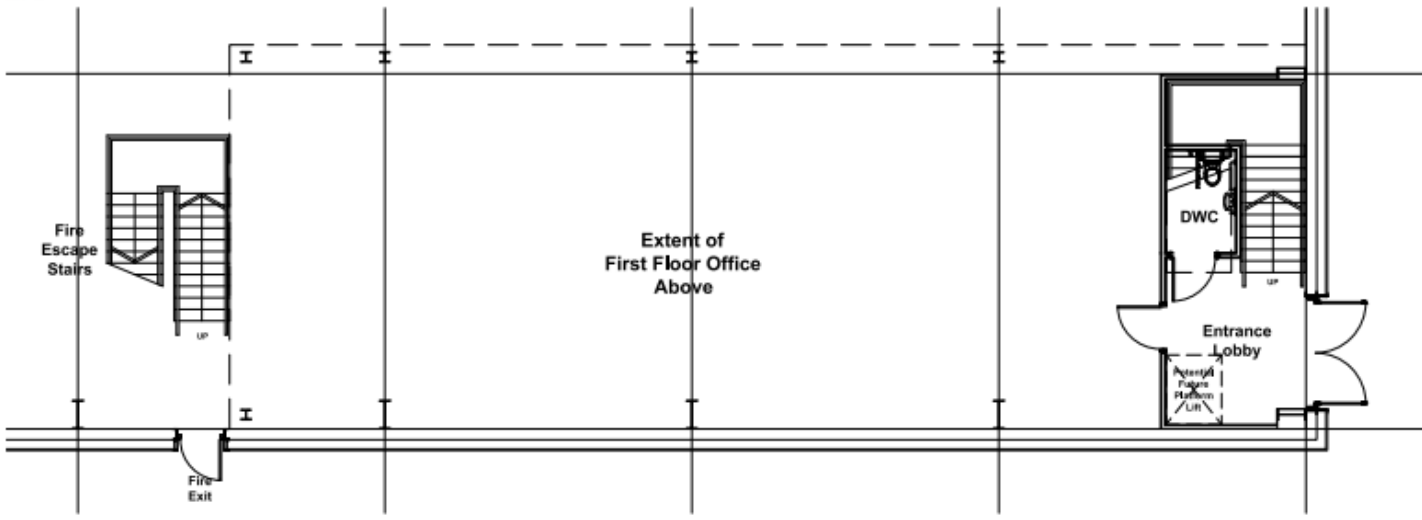




21



Unit 2 - First Floor Office Layout  
Scale 1:50



Unit 2 - Ground Floor Core Layout  
Scale 1:50

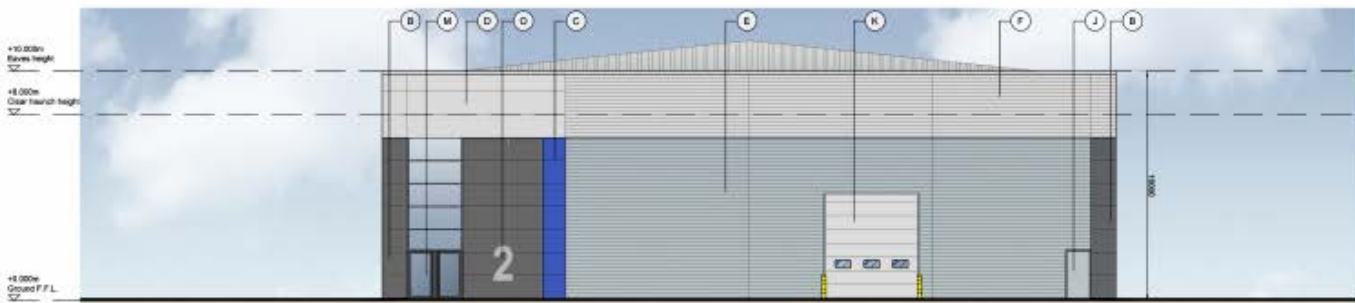
Oxford Business Park  
 Unit 2 Office Layouts



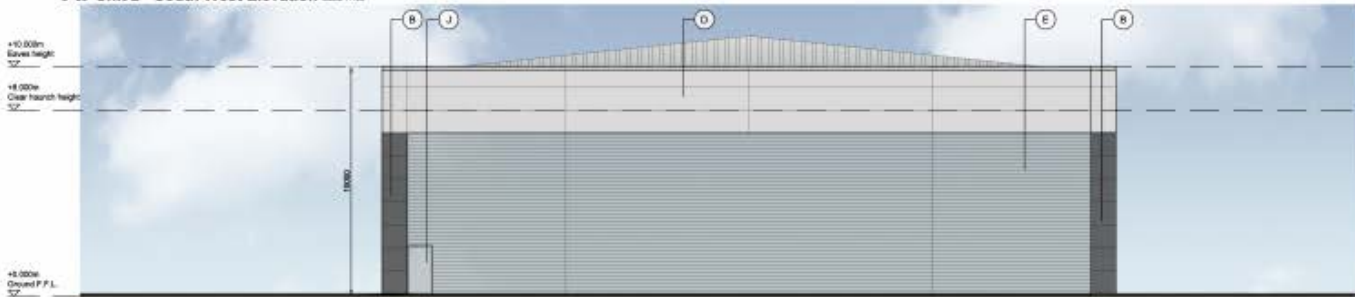
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SCALE 1:50

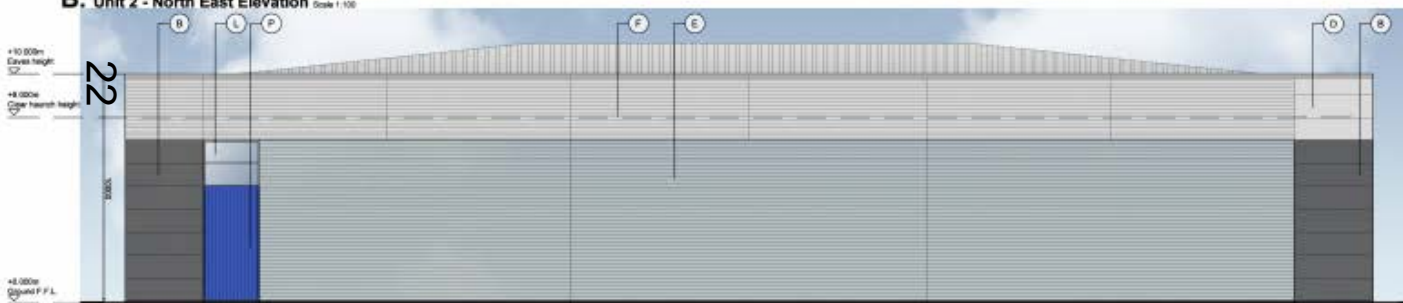
# Unit 2 – Office Layout



**A. Unit 2 - South West Elevation** Scale 1:100



**B. Unit 2 - North East Elevation** Scale 1:100



**C. Unit 2 - South East Elevation** Scale 1:100

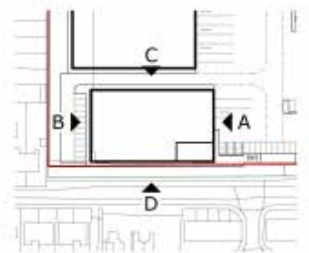


**D. Unit 2 - North West Elevation** Scale 1:100

- A** 100mm flat panel for vertically self-cleaning glazing panel system  
Colour: Silver (RAL 9003)
- B** 100mm flat panel for vertically self-cleaning glazing panel system  
Colour: Silver (RAL 9003)
- C** 100mm Micro-lyc technology self-cleaning glazing panel system  
Colour: Silver (RAL 9003)
- D** 100mm Micro-lyc technology self-cleaning glazing panel system  
Colour: Silver (RAL 9003)
- E** 40mm vertically self-cleaning profiled aluminium window  
Colour: Anthracite Grey (RAL 7024)
- F** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- G** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- H** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- I** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- J** Steel insulated security door with frame  
Colour: Silver (RAL 9003)
- K** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- L** Thermally broken aluminium window  
Colour: Anthracite Grey (RAL 7024)
- M** Thermally broken aluminium window  
Colour: Anthracite Grey (RAL 7024)
- N** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)
- O** Storage or materials, finished steel office  
Colour: RAL
- P** 40mm vertically self-cleaning profiled aluminium window  
Colour: Silver (RAL 9003)



**Key Plan** Scale 1:200



**Key Plan** Scale 1:100

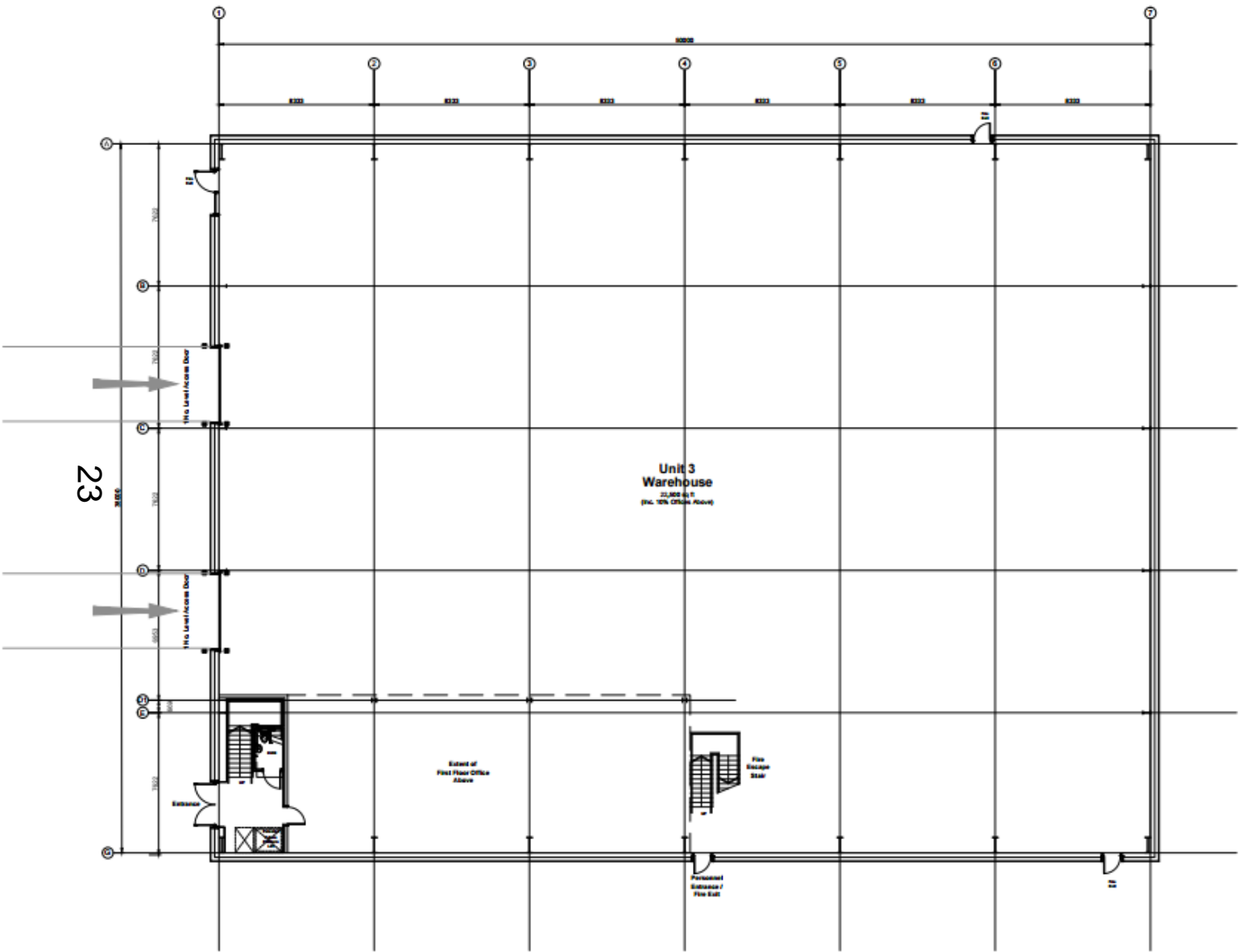
# Unit 2 - Elevations



• Dimensions are in millimeters unless otherwise stated.  
 • All dimensions are to the centerline of walls unless otherwise stated.  
 • All dimensions are to the centerline of columns unless otherwise stated.  
 • All dimensions are to the centerline of doors unless otherwise stated.



Key Plan Scale 1:2000



Unit 3 - Building Layout  
Scale 1:1000

Oxford Business Park  
 Unit 3 Building Layout



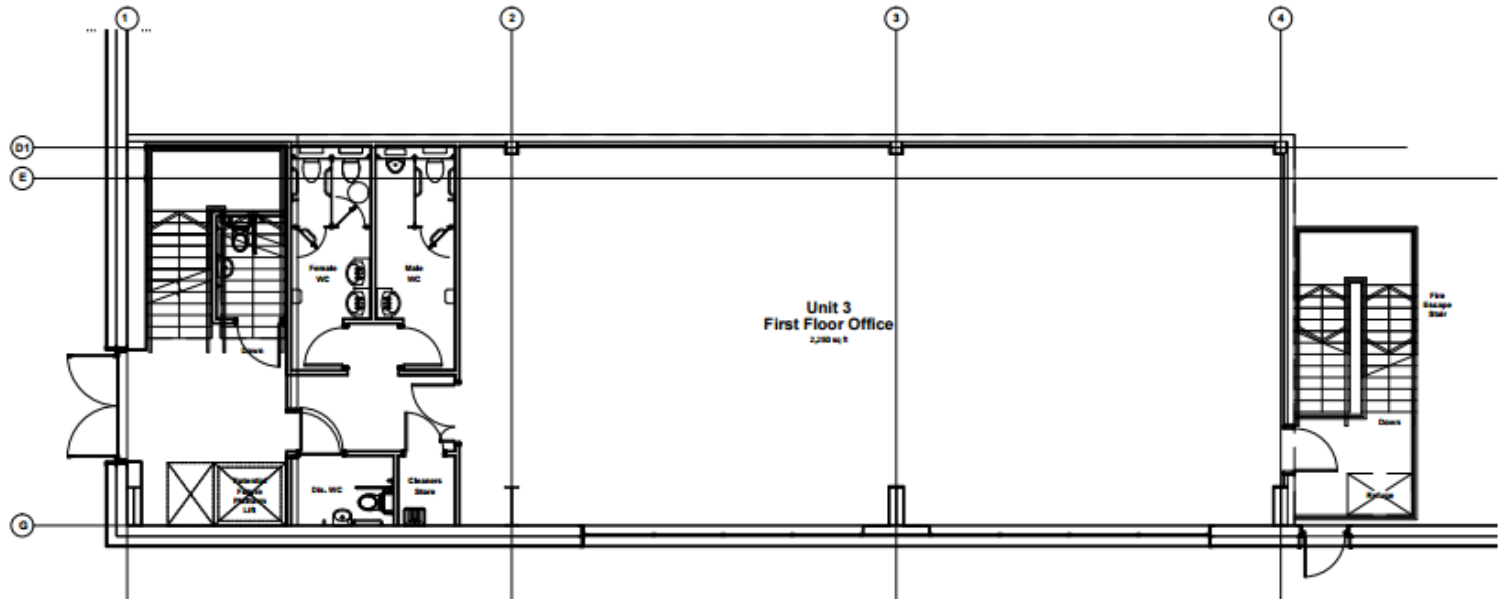
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Drawn / Checked	MR / JGDM
Date	13/10/2015
Scale	1:1000 A1

Drawing no.	15003
Revision	P1



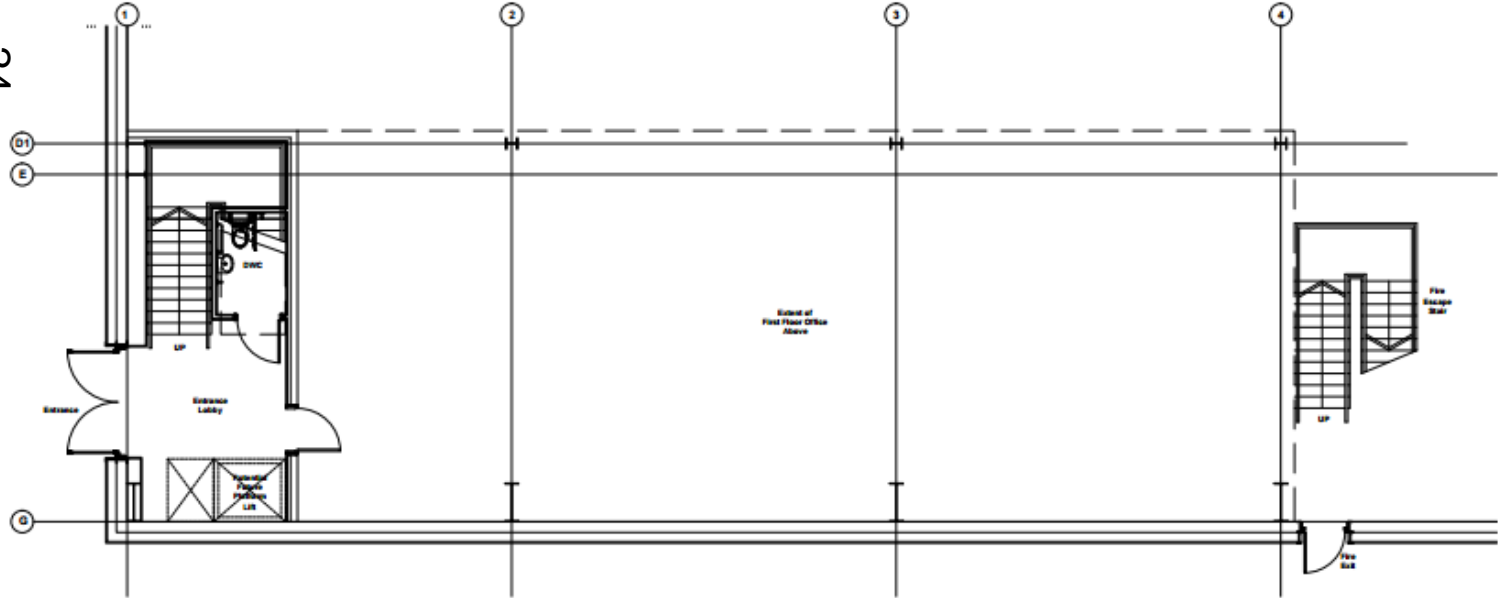
# Unit 3 – Floor Plan

1. Dimensions are in millimeters, unless stated otherwise.  
 2. All dimensions are to the centerline of the wall.  
 3. All dimensions are to the centerline of the column.  
 4. All dimensions are to the centerline of the column.  
 5. All dimensions are to the centerline of the column.  
 6. All dimensions are to the centerline of the column.



Unit 3 - First Floor Office Layout  
Scale 1:250

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Unit 3 - Ground Floor Core Layout  
Scale 1:250

Oxford Business Park  
 Unit 3 Office Layouts



Client Name	Planning
Client Contact	Mr. F. Carr
Date	12/10/2018
Scale	1:250 A1
Drawing no.	15003_P1.02
Revision	P1

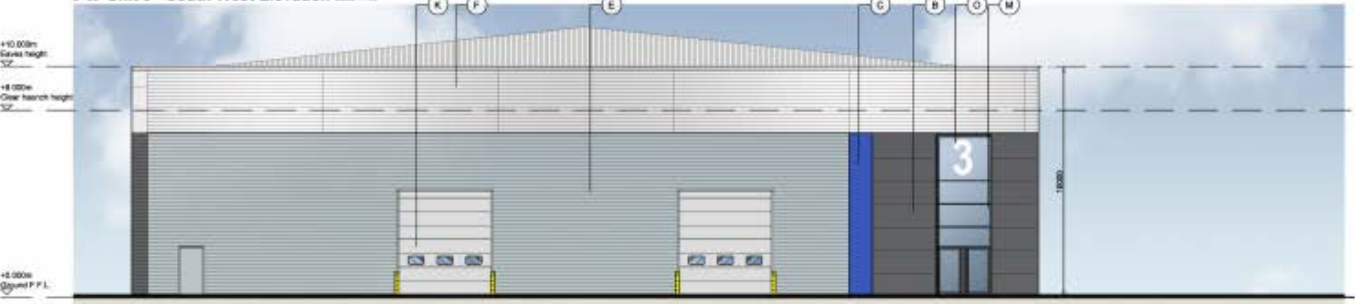
# Unit 3 – Office layout



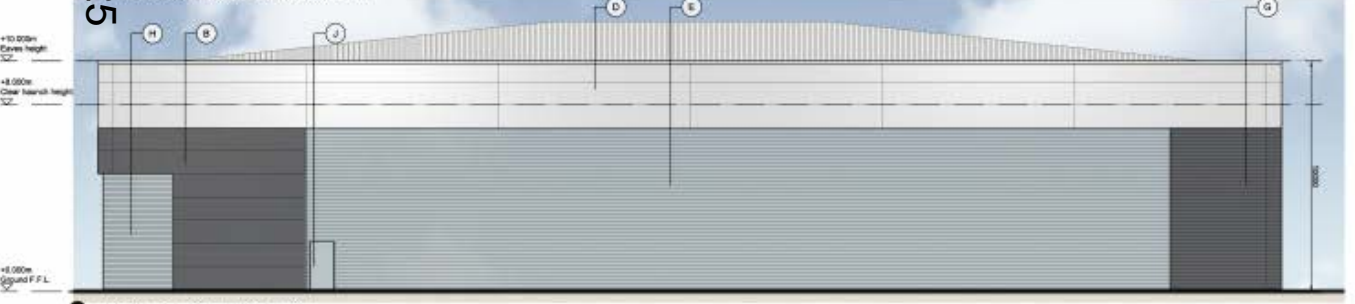
Drawings are to illustrate a proposed solution. They do not constitute an offer of any product or service. It is the client's responsibility to ensure the accuracy of the information. All dimensions and specifications should be verified on-site before construction.



**A. Unit 3 - South West Elevation** Scale 1:100



**B. Unit 3 - North East Elevation** Scale 1:100



**C. Unit 3 - South East Elevation** Scale 1:100



**D. Unit 3 - North West Elevation** Scale 1:100

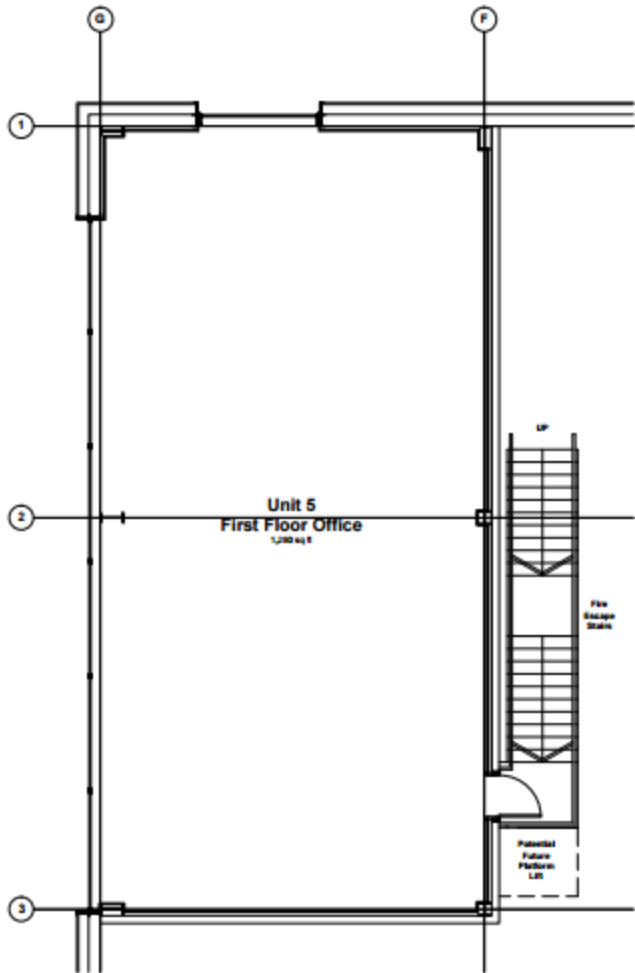
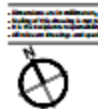
- A 1500mm flat panel for externally led concealed lighting panel system. Colour: Silver Grey (RAL 7035)
- B 1500mm flat panel for internally led concealed lighting panel system. Colour: Silver Grey (RAL 7035)
- C 1500mm Mirror finished aluminium extrusion concealed lighting panel system. Colour: Silver Grey (RAL 7035)
- D 1500mm Mirror finished internally led concealed lighting panel system. Colour: Silver Grey (RAL 7035)
- E 400mm internally led low profile aluminium profiled wall-cladding system. Colour: Anthracite Grey (RAL 7049)
- F 400mm externally led low profile aluminium profiled wall-cladding system. Colour: Silver Grey (RAL 7035)
- G 400mm internally led low profile aluminium profiled wall-cladding system. Colour: Anthracite Grey (RAL 7049)
- H 400mm externally led low profile aluminium profiled wall-cladding system. Colour: Silver Grey (RAL 7035)
- J Steel insulated security door and frame. 4000mm x 2000mm. Colour: Anthracite Grey (RAL 7049)
- K 4000mm x 2000mm x 100mm high aluminium extrusion. Colour: Silver Grey (RAL 7035)
- L Thermally broken aluminium powder coated aluminium extrusion. Colour: Anthracite Grey (RAL 7049)
- M Thermally broken aluminium powder coated aluminium extrusion. Colour: Anthracite Grey (RAL 7049)
- O 1000mm x 2000mm insulated door. Colour: Anthracite Grey (RAL 7049)
- P 400mm internally led low profile aluminium profiled wall-cladding system. Colour: Silver Grey (RAL 7035)



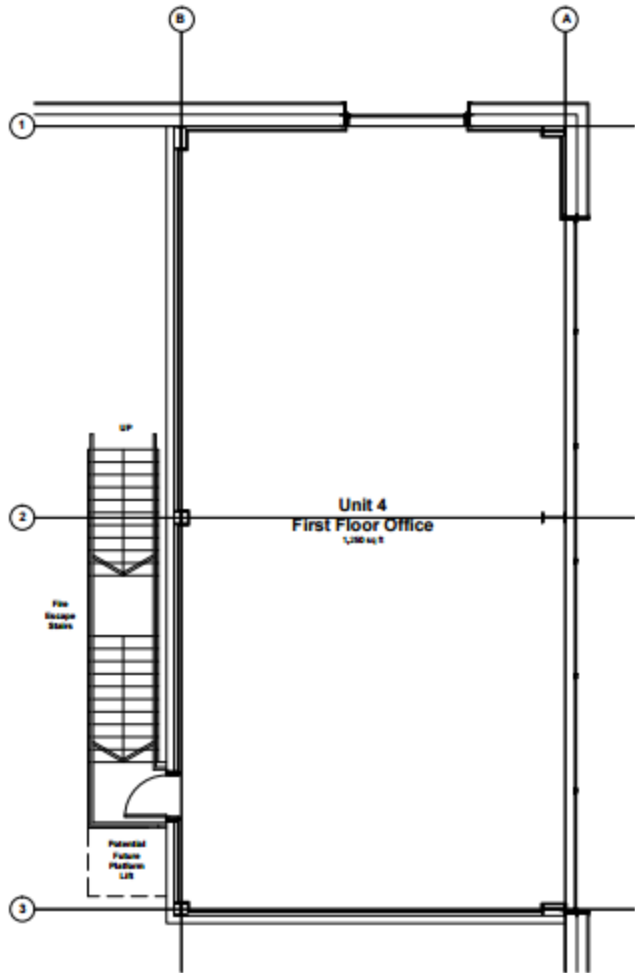
# Unit 3 - Elevations





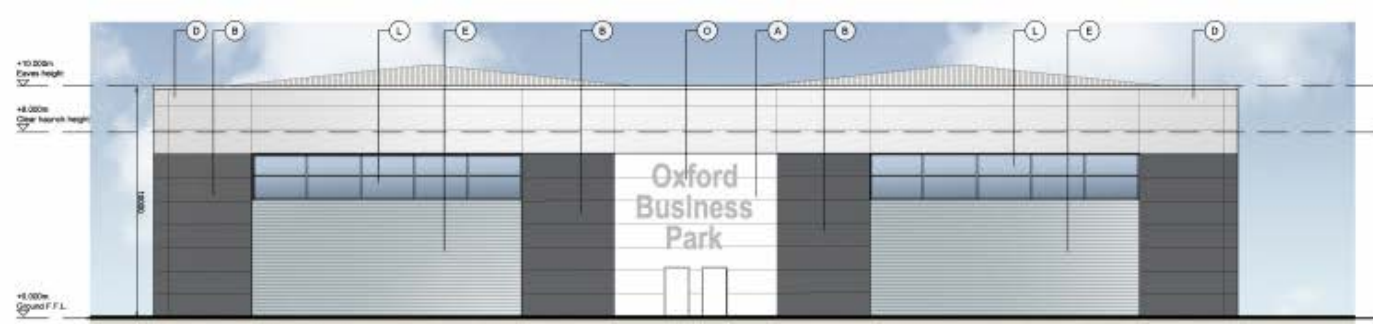


Unit 5 - First Floor Office Layout  
Scale 1:50

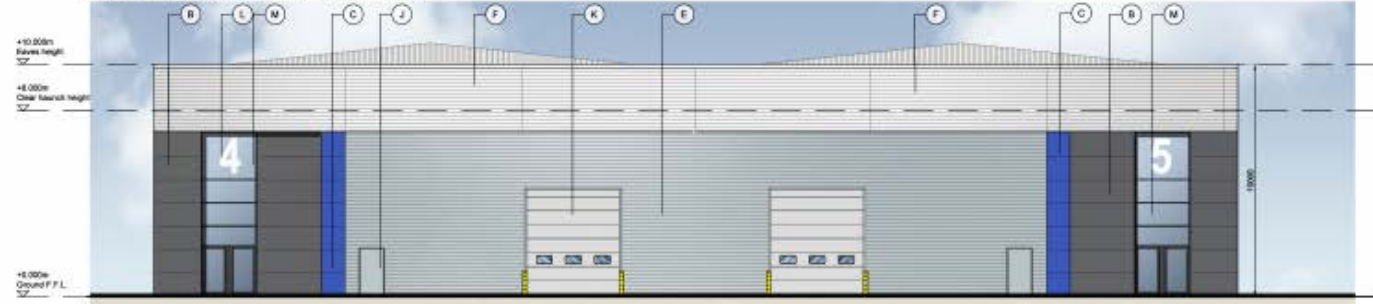


Unit 4 - First Floor Office Layout  
Scale 1:50

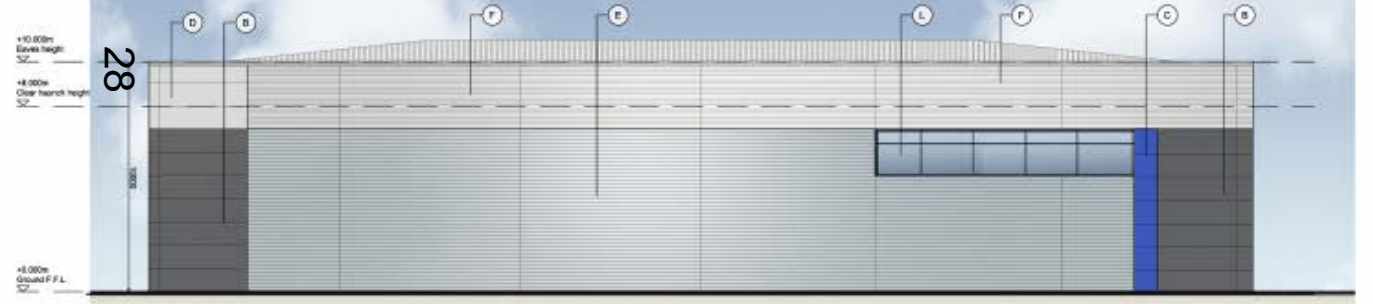
# Unit 4 - 5 – Office Layout



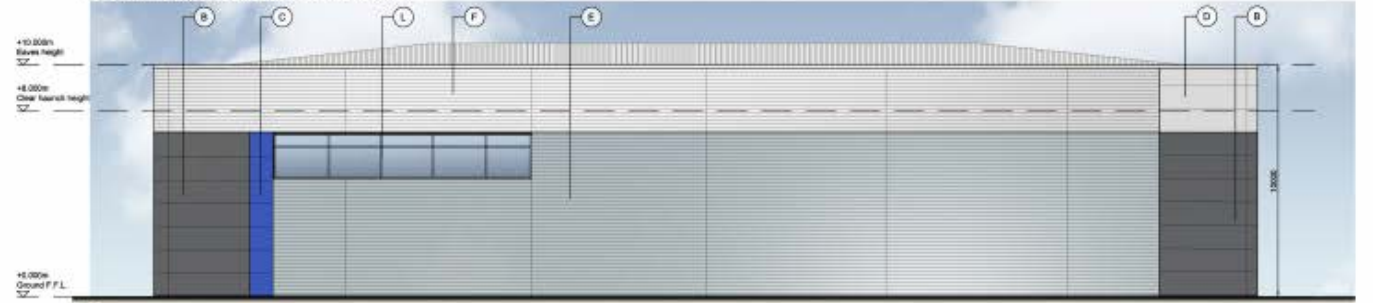
**A. Unit's 4-5 - South West Elevation** Scale 1:100



**B. Unit's 4-5 - North East Elevation** Scale 1:100



**C. Unit's 4-5 - South East Elevation** Scale 1:100



**D. Unit's 4-5 - North West Elevation** Scale 1:100

- A 100mm flat panel horizontally roll-up composite loading door system  
Colour: White (RAL 9003)
- B 100mm flat panel horizontally roll-up composite loading door system  
Colour: Silver (RAL 9005)
- C 100mm AluCoat horizontally roll-up composite loading door system  
Colour: Tropicana (RAL 5016)
- D 100mm AluCoat horizontally roll-up composite loading door system  
Colour: Silver (RAL 9005)
- E 800mm flat panel vertically roll-up profiled and loading system  
Colour: Anodized (RAL 9005)
- F 800mm flat panel vertically roll-up profiled and loading system  
Colour: White (RAL 9003)
- G 800mm flat panel vertically roll-up profiled and loading system  
Colour: Anodized (RAL 9005)
- H 800mm flat panel vertically roll-up profiled and loading system  
Colour: Anodized (RAL 9005)
- J Steel insulated security door and frame finish: Textured (RAL 7035)  
Frame Colour: To match adjacent building
- K 4000mm wide x 4000mm high 3/4" opening  
Colour: Silver (RAL 9005)
- L Thermally broken aluminium double glazed aluminium infill glazing system  
Frame Colour: Anodized (RAL 9005)
- M Thermally broken aluminium double glazed aluminium infill glazing system  
Frame Colour: Anodized (RAL 9005)
- O Slipsafe to vertically braked cover effect  
Colour: Silver
- P 800mm flat panel vertically roll-up profiled and loading system  
Colour: Tropicana (RAL 5016)



**Key Plan** Scale 1:100



Drawing Name	Planning
Drawn/Checked	SP / GJP
Date	09/09/2023
Scale	1:100 A1
Drawing no.	15003_P144
	PG

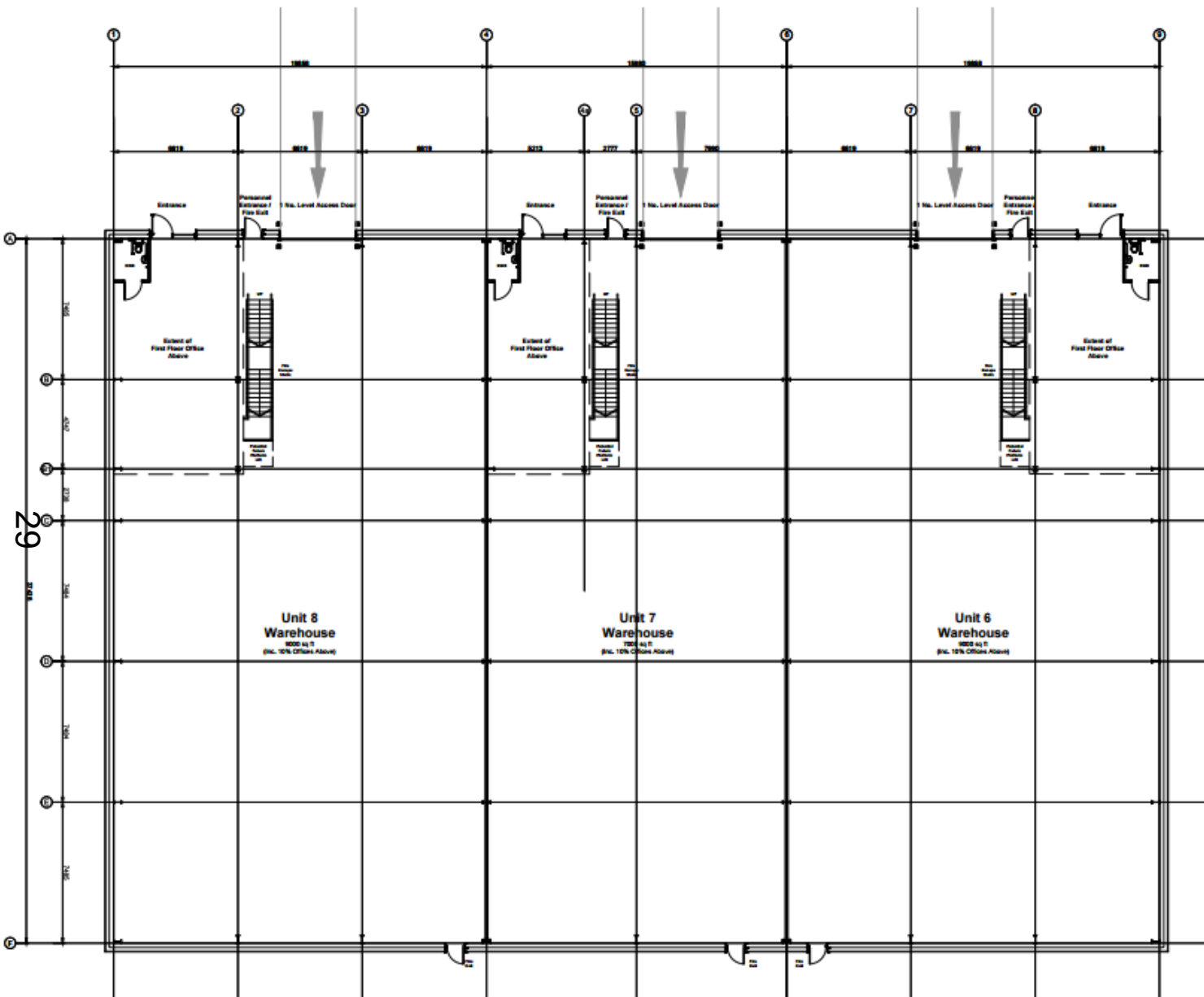
# Unit 4 - 5 – Elevations



1. All dimensions are in millimeters, unless stated otherwise.  
 2. All dimensions are rounded to the nearest millimeter.  
 3. All dimensions are rounded to the nearest millimeter.  
 4. All dimensions are rounded to the nearest millimeter.



Key Plan Scale 1:2000



29

Unit's 6-8 - Building Layout  
Scale 1:1000

Oxford Business Park  
Units 6-8 Building Layout

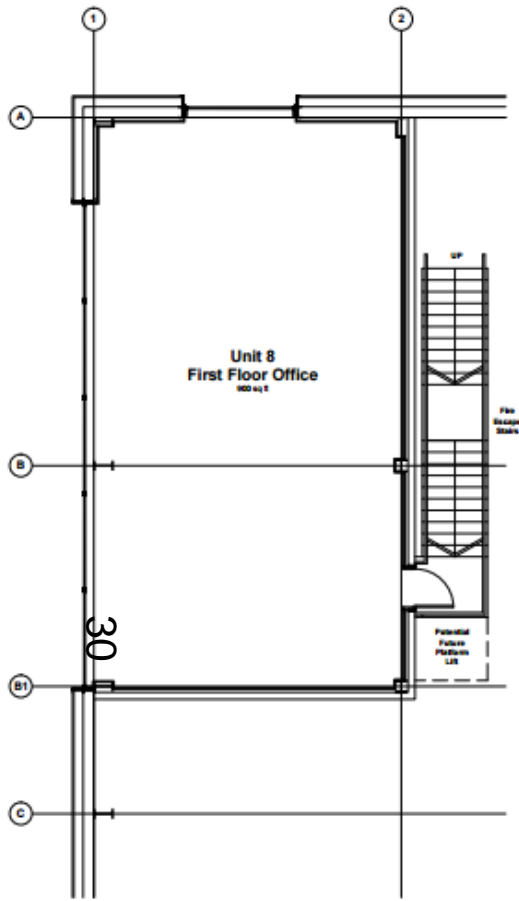




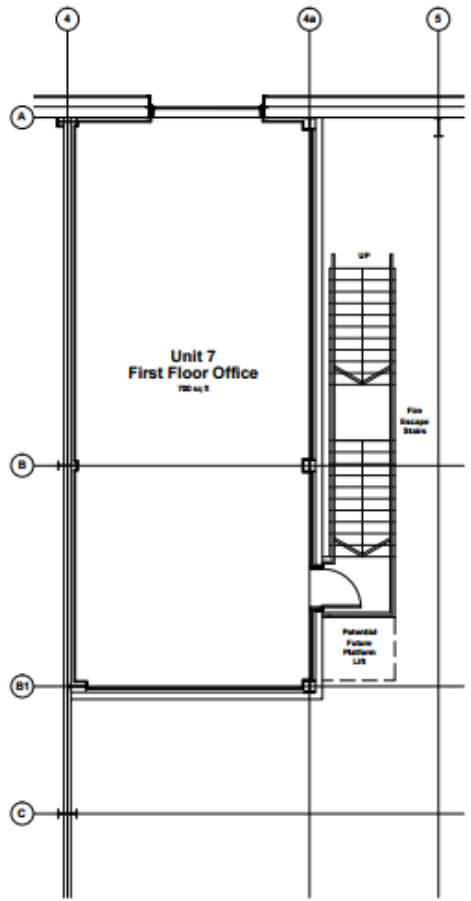


Drawing Name	Planning
Client/Contract	Dr / 7004
Date	09/10/2018
Scale	1:1000 A1
Drawing No.	Revision
10003_P041	P1

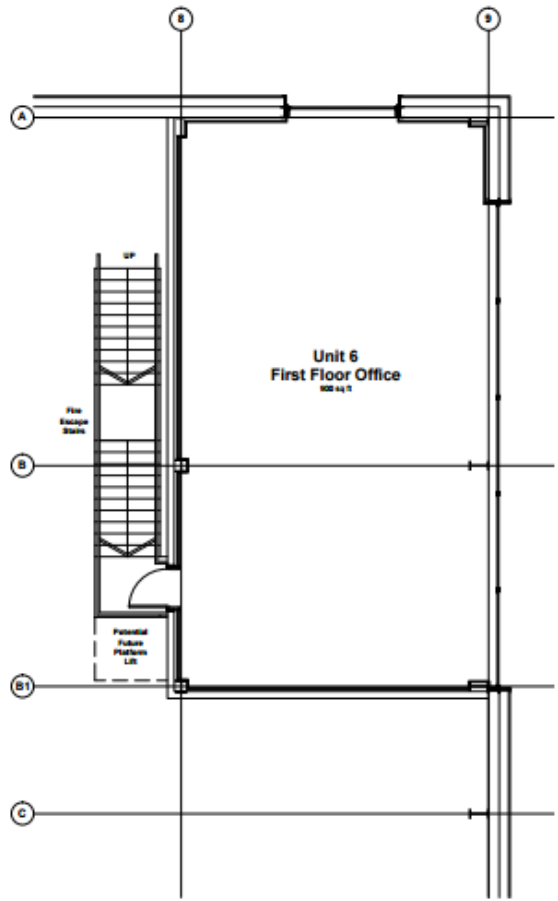
# Unit 6 - 8 – Floor Plan



Unit 8 - First Floor Office Layout  
Scale 1:50



Unit 7 - First Floor Office Layout  
Scale 1:50



Unit 6 - First Floor Office Layout  
Scale 1:50



Oxford Business Park  
Units 6-8 First Floor Office Layouts



Drawing No:	15003_P162	Revision:	P1
Client:	DTZ Investors	Project Name:	Oxford Business Park
Design Stage:	Final	Scale:	1:50
Date:	09/12/2018	Author:	AL



Unit 6 - 8 – office layout

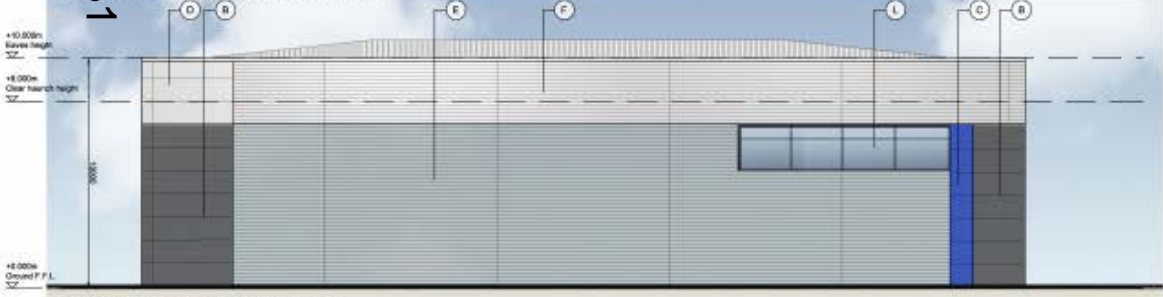




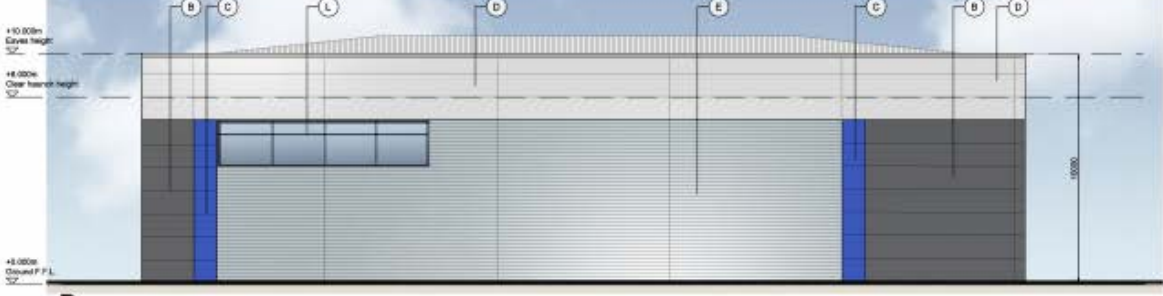
**A. Unit's 6-8 - South West Elevation** Scale 1:100



**B. Unit's 6-8 - North East Elevation** Scale 1:100



**C. Unit's 6-8 - South East Elevation** Scale 1:100



**D. Unit's 6-8 - North West Elevation** Scale 1:100



- A 3000mm flat panel horizontally laminated composite ceiling panel system  
Colour: White (RAL 9010)
- B 4000mm flat panel horizontally laminated composite ceiling panel system  
Colour: Silver Grey (RAL 7034)
- C 2000mm Microtech horizontally-laminate laminated ceiling panel system  
Colour: Titanium (RAL 9005)
- D 2000mm Microtech horizontally-laminate laminated ceiling panel system  
Colour: Silver Metallic (RAL 9016)
- E Horizontally laminated expanded perforated wall cladding system  
Colour: Aluminium (RAL 9006)
- F Horizontally laminated semi-transparent perforated wall cladding system  
Colour: Silver Metallic (RAL 9016)
- G Horizontally laminated expanded perforated wall cladding system  
Colour: Silver Grey (RAL 7034)
- H Horizontally laminated semi-transparent perforated wall cladding system  
Colour: Aluminium (RAL 9006)
- J Steel insulated vertical door and frame  
Frame: Zinc Coated Steel  
Frame Colour: RAL 9005
- K Insulated vertical 18' over-curtain loading door  
Size: 4000mm wide x 4400mm high  
Clear height: 4000mm  
Colour: Silver Metallic (RAL 9016)
- L Thermally broken aluminium powder coated perforated aluminium profile  
Colour: Aluminium (RAL 9006)
- M Thermally broken powder coated aluminium window walling system  
Frame Colour: Aluminium (RAL 9006)
- O Single or double insulated wall system  
Colour: RAL
- P Horizontally laminated expanded perforated wall cladding system  
Colour: Silver Grey (RAL 7034)

OXFORD BUSINESS PARK  
 UNITS 6-8 ELEVATIONS

**savills** **DTZ Investors**

**umc architects**

Client: Oxford Business Park  
 Date: 10/02/2015  
 Scale: 1:100 - A1  
 Drawing No: 15003\_P104\_P2

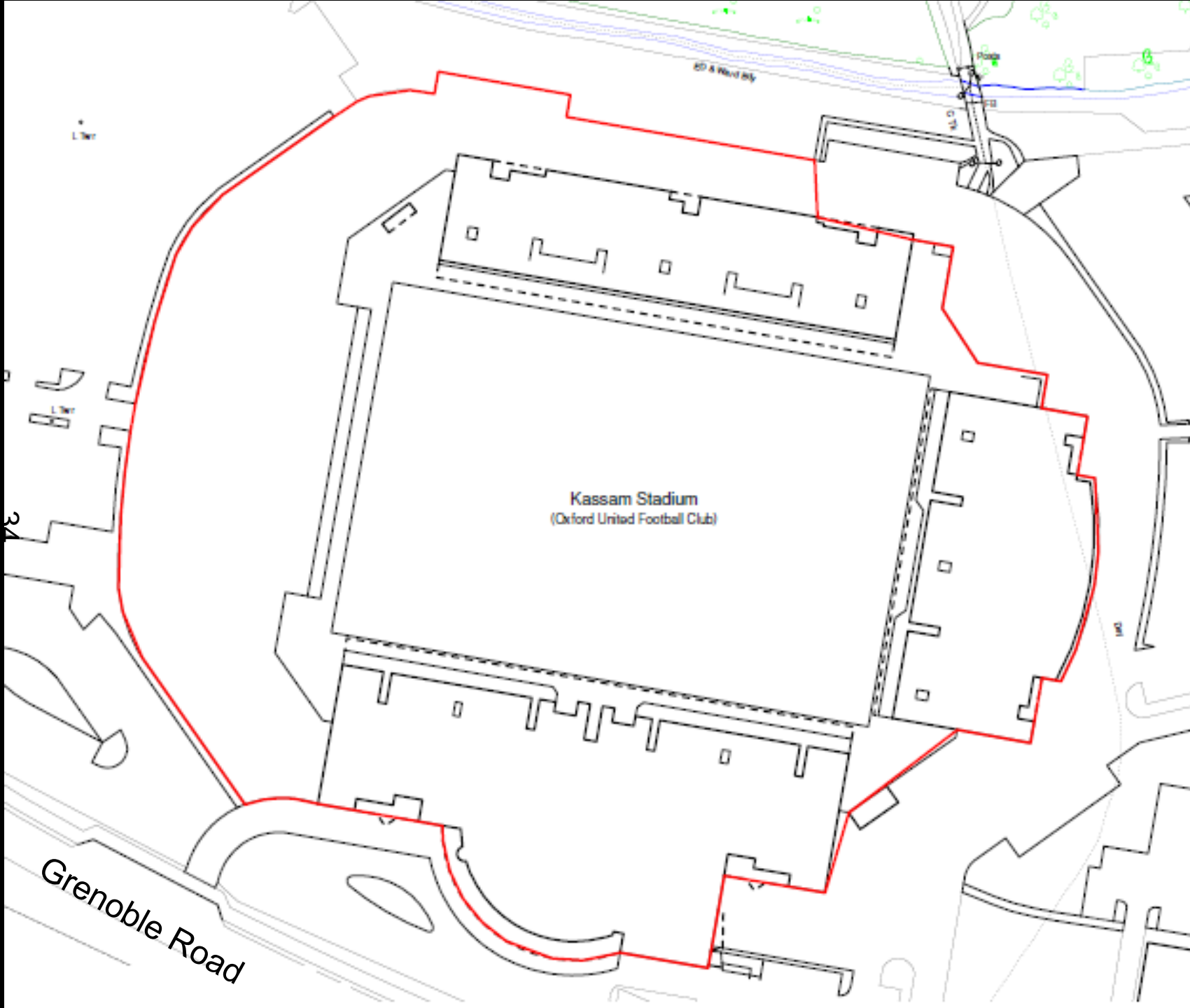
# Unit 6 - 8 – elevations

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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.
- 33 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.



Kassam Stadium  
(Oxford United Football Club)

Grenoble Road

Ed & Ward Way





Gate 5

35

vue





36

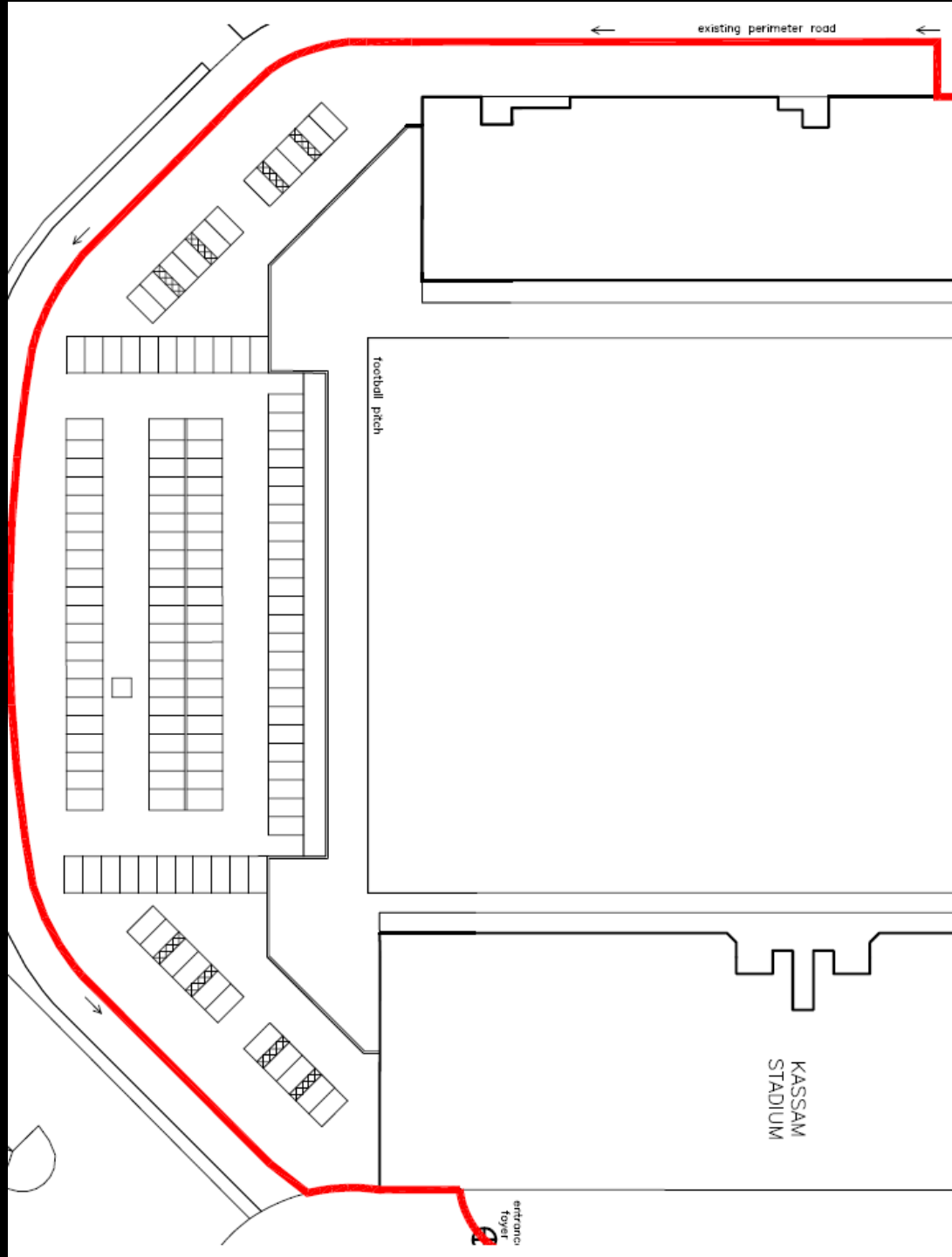




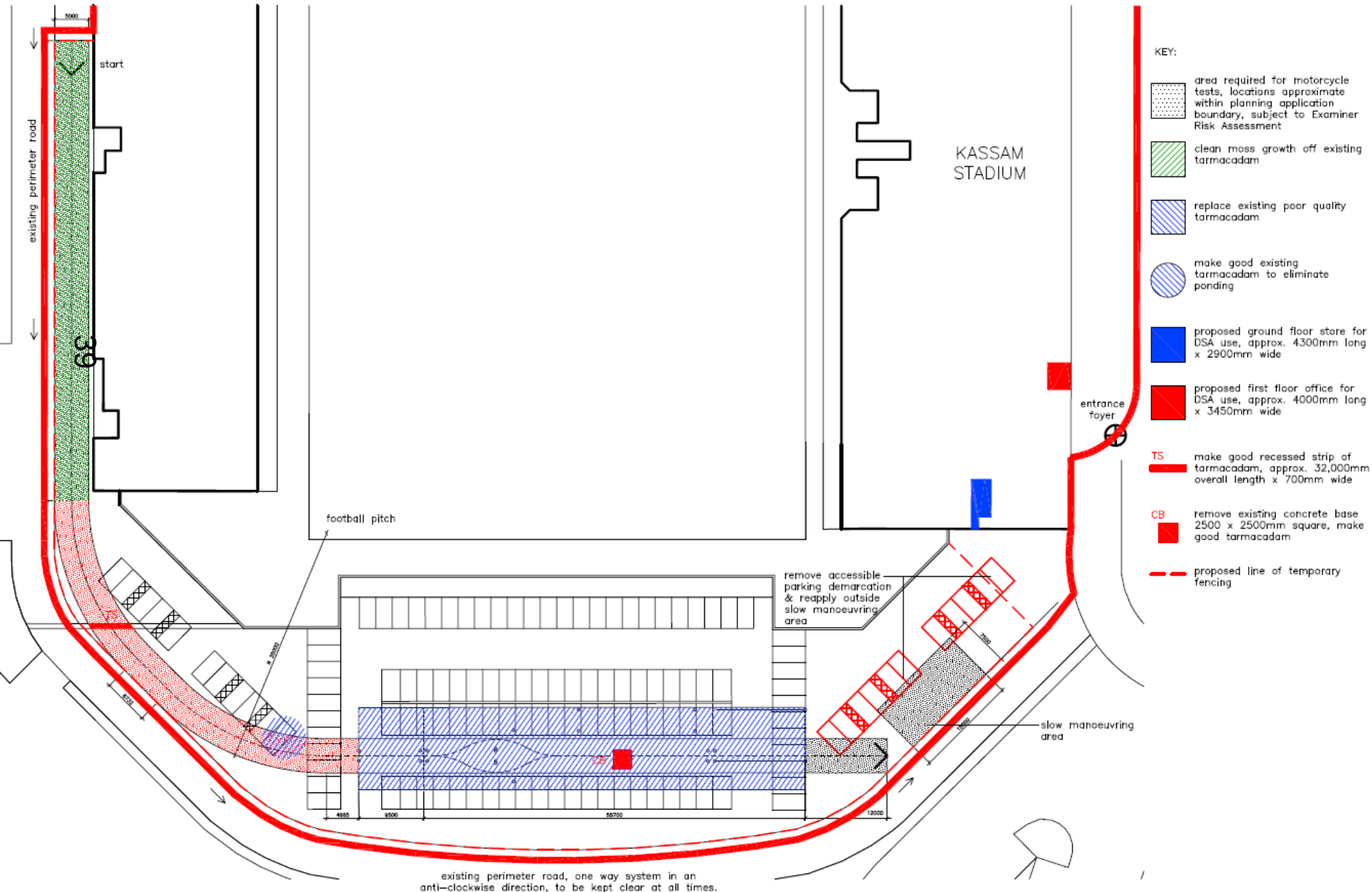
37



# Existing Site Plan



# Proposed Site Plan



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# Site Plan



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Ordnance Survey 100019348

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



**OXFORD  
CITY  
COUNCIL**



# Site Photo



43

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



**OXFORD  
CITY  
COUNCIL**





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# Existing Site Plan



Oxford and Cherwell  
Valley College

Tennis Courts

Leisure Centre

Evenlode Tower

Blackbird Leys Road

Pegasus Road

Field Avenue

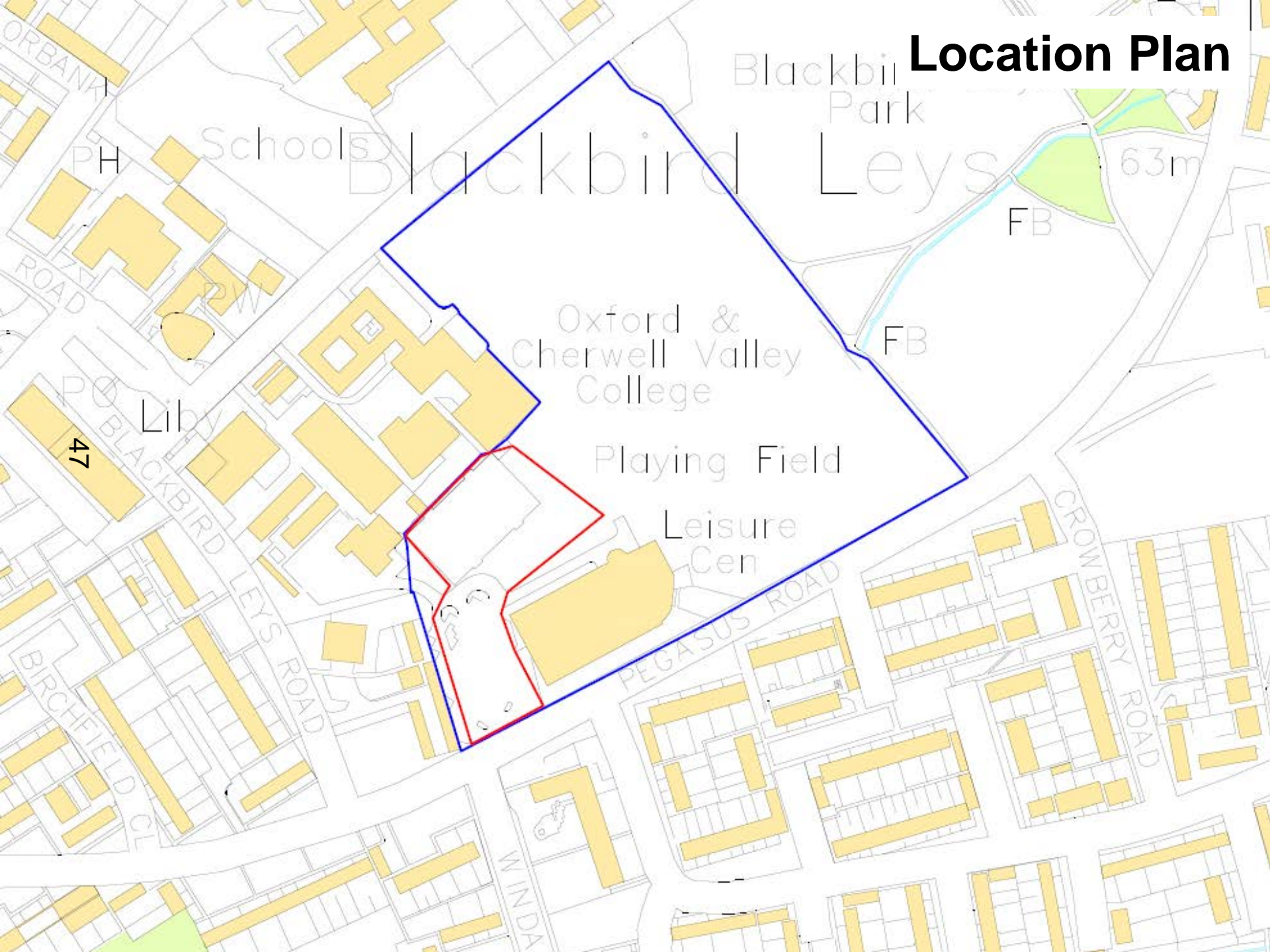
Windle Avenue

46

Lib



# Location Plan



48

ONE

PARKING





49





50





51

**PLANNING APPLICATION**

Advertisement of the existing natural amenity space and the proposed development for the site, which is a residential development of 10 dwellings, is shown on the site plan attached to the application. The site is located at the rear of the property and is currently used as a garden. The proposed development will be a residential development of 10 dwellings, which will be a mix of 5 two-bedroom and 5 three-bedroom dwellings. The development will be a mix of semi-detached and detached dwellings. The development will be a mix of semi-detached and detached dwellings. The development will be a mix of semi-detached and detached dwellings.

**Neighbourhood Planning Area**

Neighbourhood Planning Area: [illegible]

Application Number: [illegible]

Application Date: [illegible]

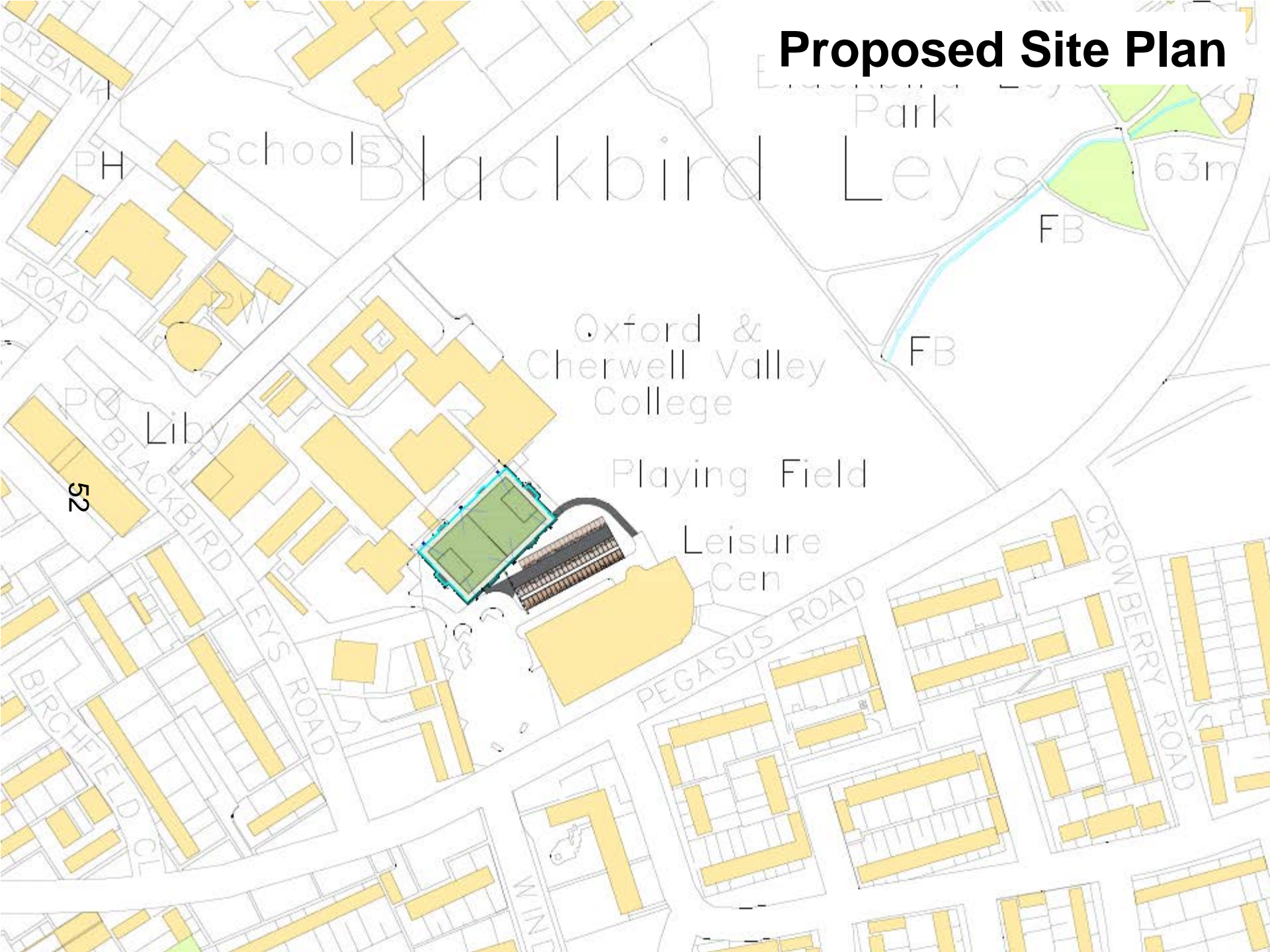
Application Expires: [illegible]

For further information, please contact the Planning Department on [illegible].





# Proposed Site Plan



Blackbird Leys

Oxford & Cherwell Valley College

Playing Field

Leisure Cen

Park

63m

FB

FB

52

OR BANK

PH

Schools

Lib

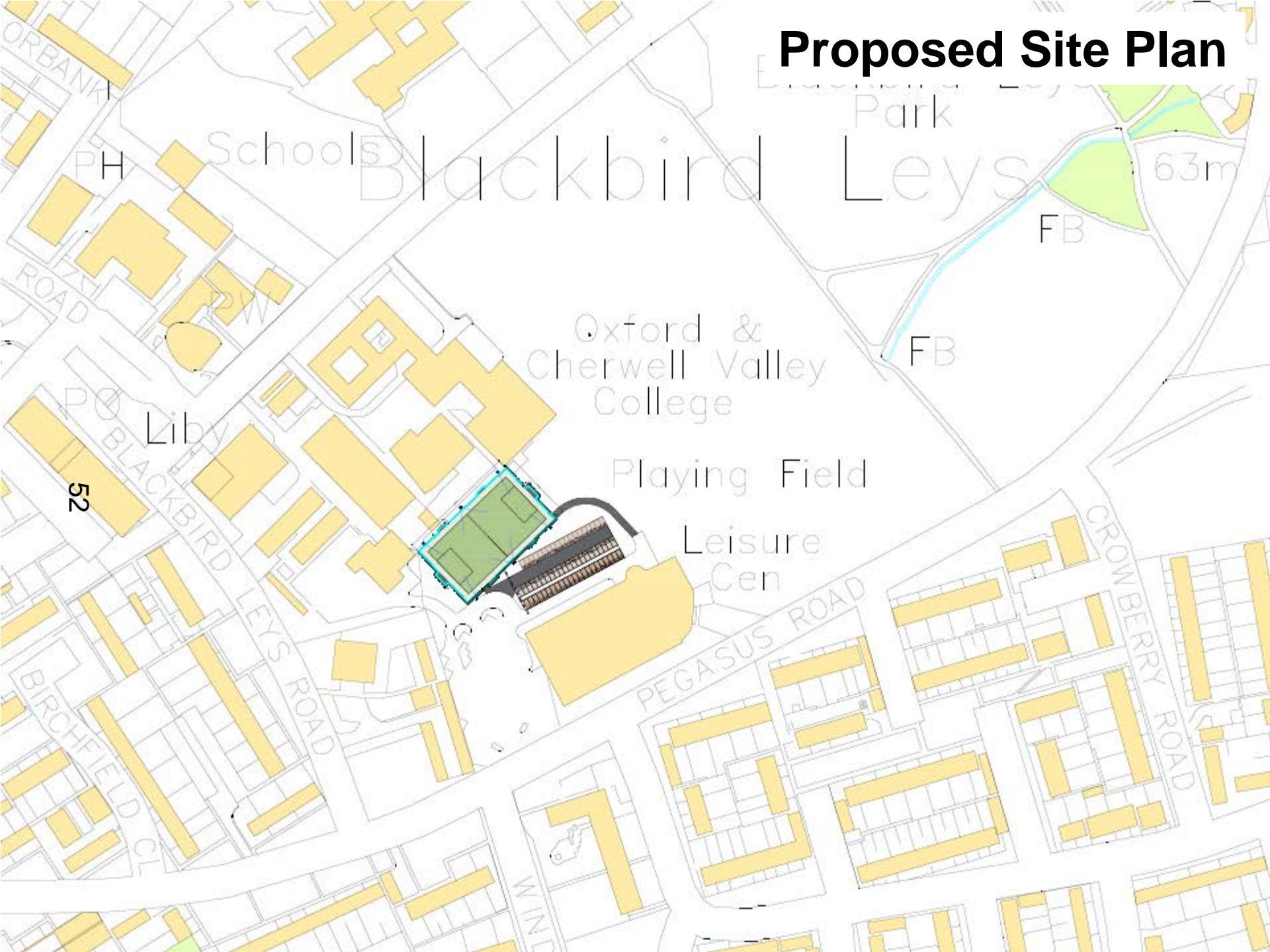
ROAD

BIRCHFIELD CT

WIND

PEGASUS ROAD

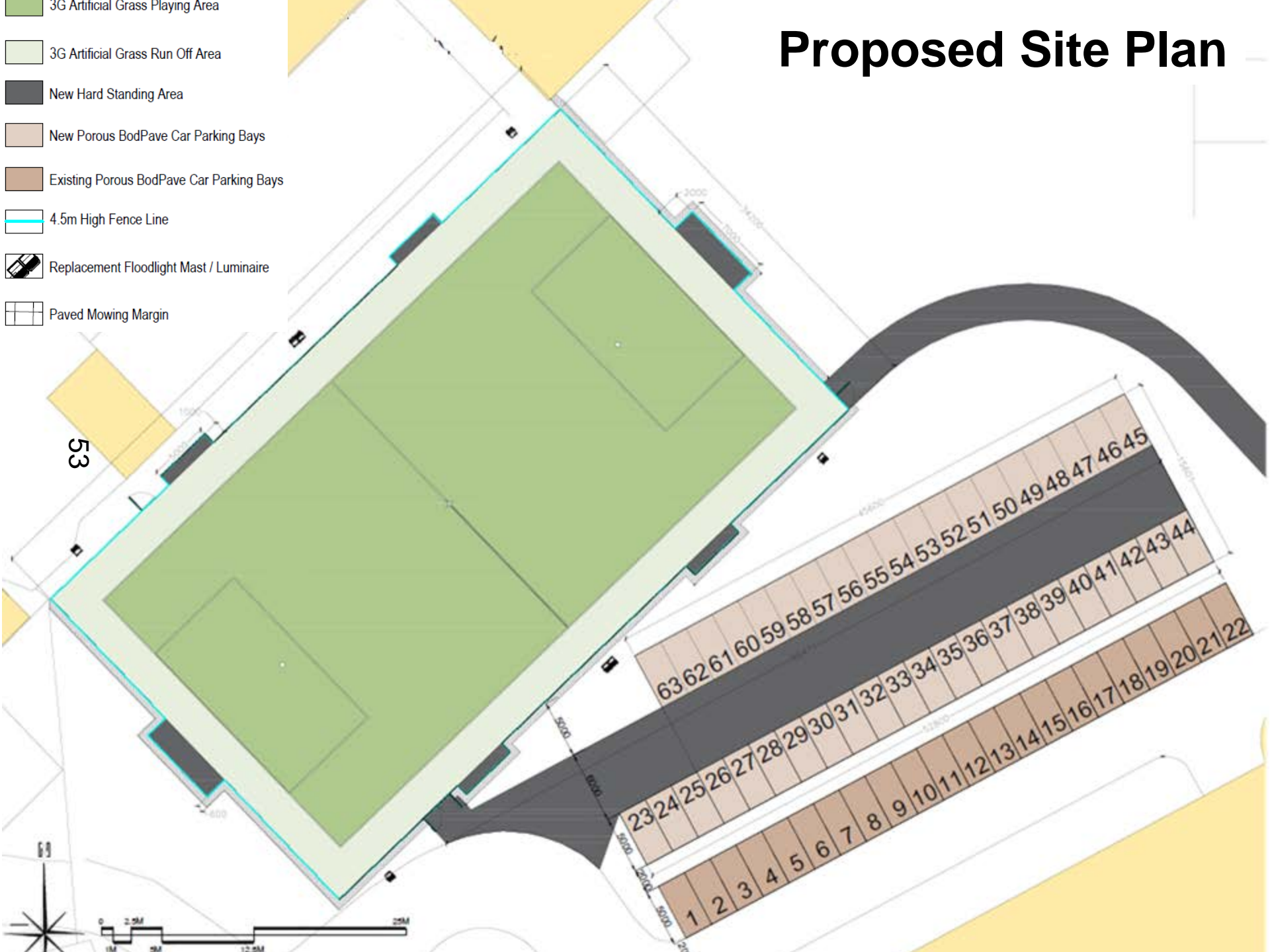
CROWBERRY ROAD



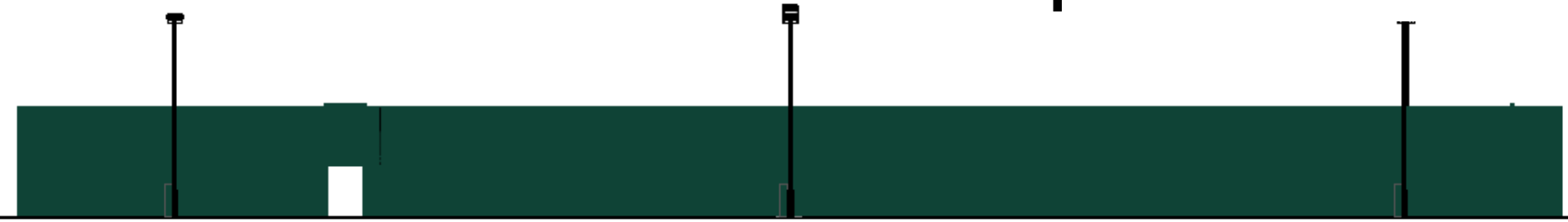


# Proposed Site Plan

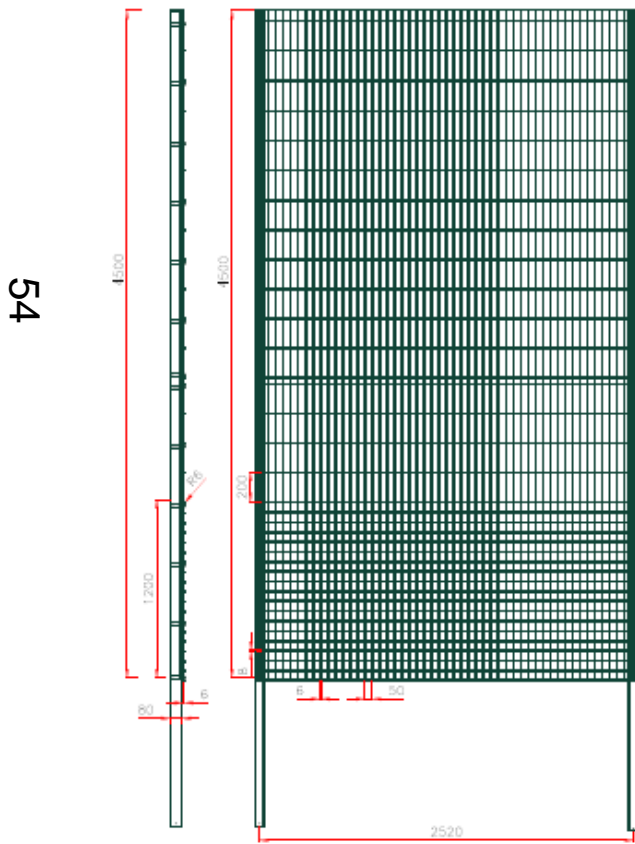
- 3G Artificial Grass Playing Area
- 3G Artificial Grass Run Off Area
- New Hard Standing Area
- New Porous BodPave Car Parking Bays
- Existing Porous BodPave Car Parking Bays
- 4.5m High Fence Line
- Replacement Floodlight Mast / Luminaire
- Paved Mowing Margin



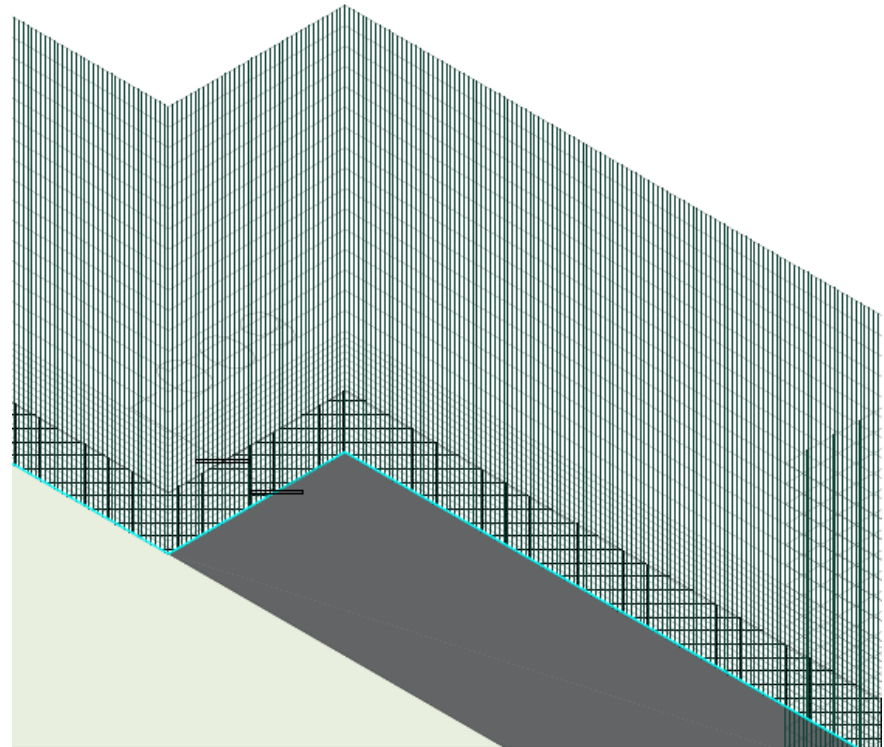
# Proposed Elevations



Elevation from South-East to North-West

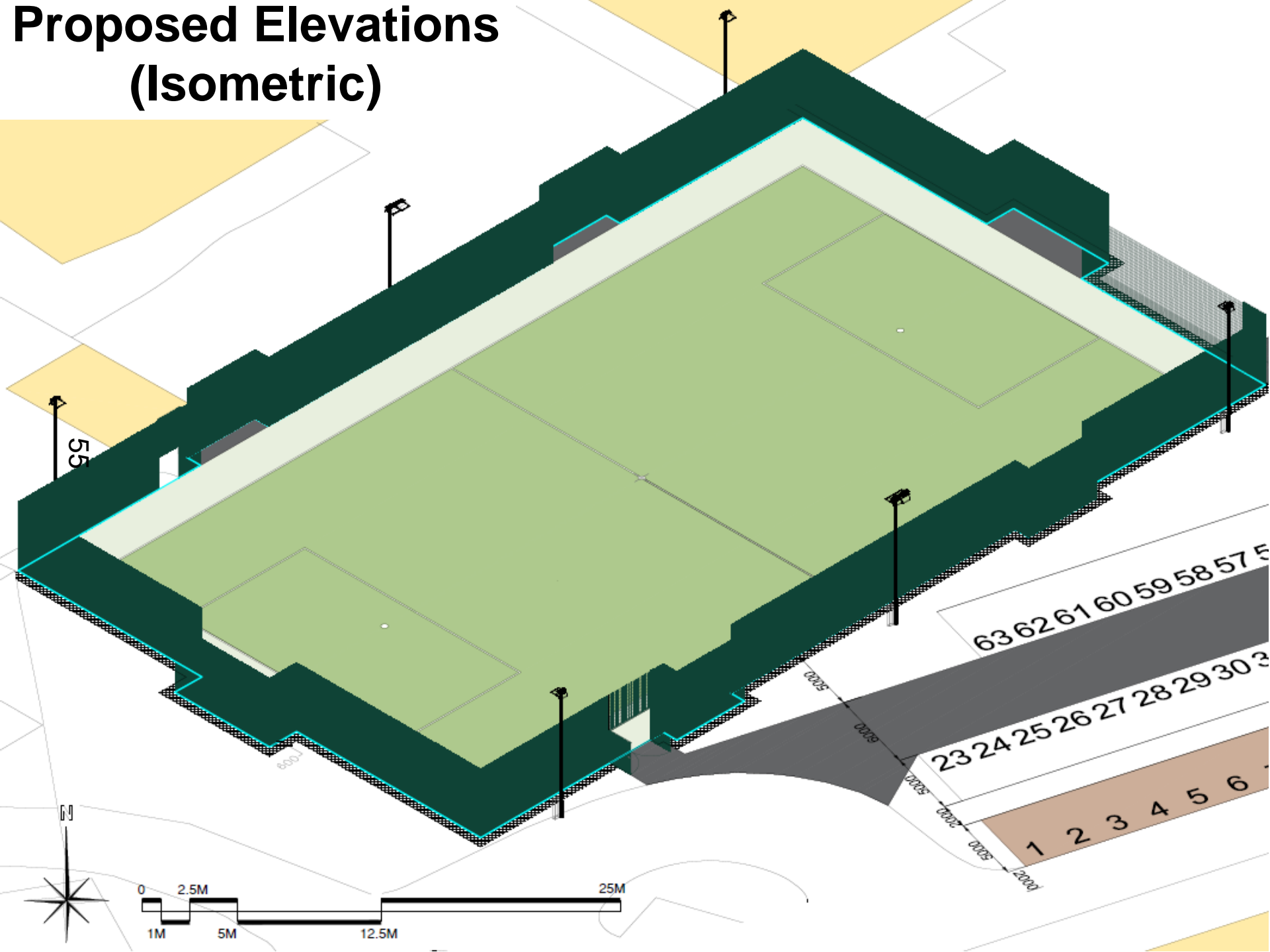


Fencing Section

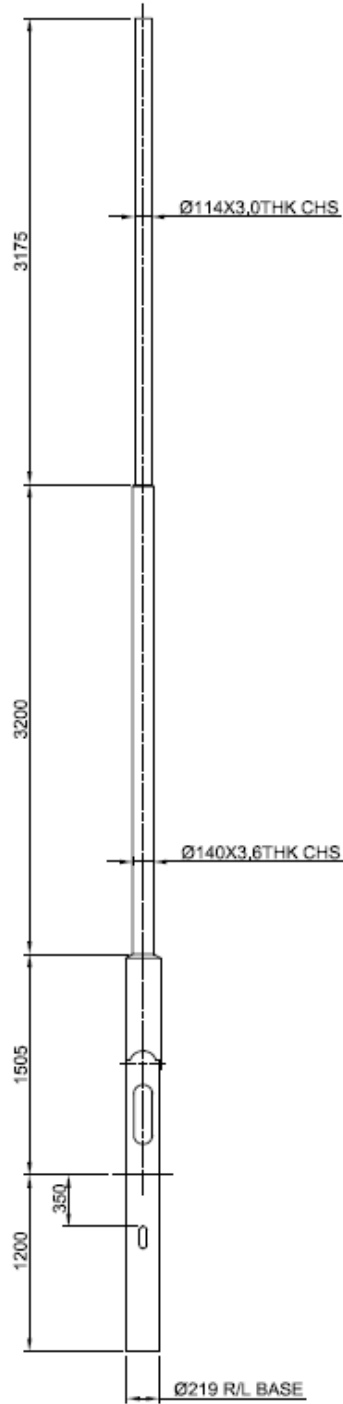


Fencing Elevation (Isometric)

# Proposed Elevations (Isometric)

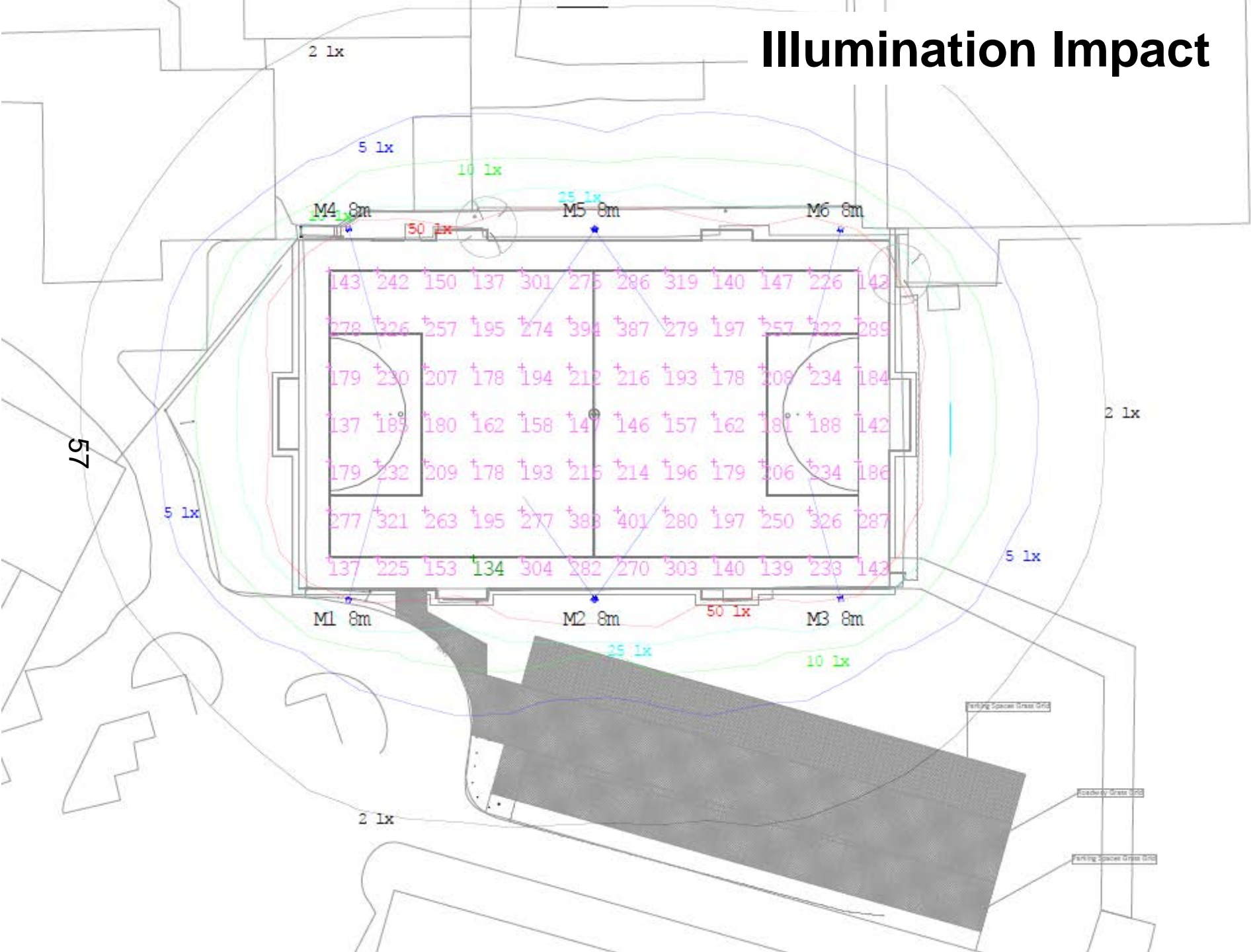






# Proposed Elevations (Floodlighting Column)

# Illumination Impact



# Proposed Materials



3G artificial grass



Ball stop fencing



Football application



Artificial (flood) luminaires



Typical 3G Artificial Grass Pitch (AGP) Installation



Overspill parking bays