

Presentations 2 for East Area Planning Committee Wednesday 12 October 2016

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Agenda item number, description and page numbers

- 3. 16/01578/RES: Plot 3130, John Smith Drive**
- 8. 16/01739/CT3: Florence Park, Rymers Lane**

3 - 18

19 - 32

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Welcome to the East Area Planning Committee

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- There will be opportunity for the public to address the committee on each application.
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Agenda Item 3

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APPROVED FOR PLANNING APPROVAL
DATE: 10/15/2014
PROJECT: 15024 0110
LOCATION PLAN

**FRANK
SHAW
ASSOCIATES
LIMITED**
ARCHITECTS

15024 0110
A

Location Plan



View of site from Eastern Bypass



View of access from spur of roundabout on John Smith Drive



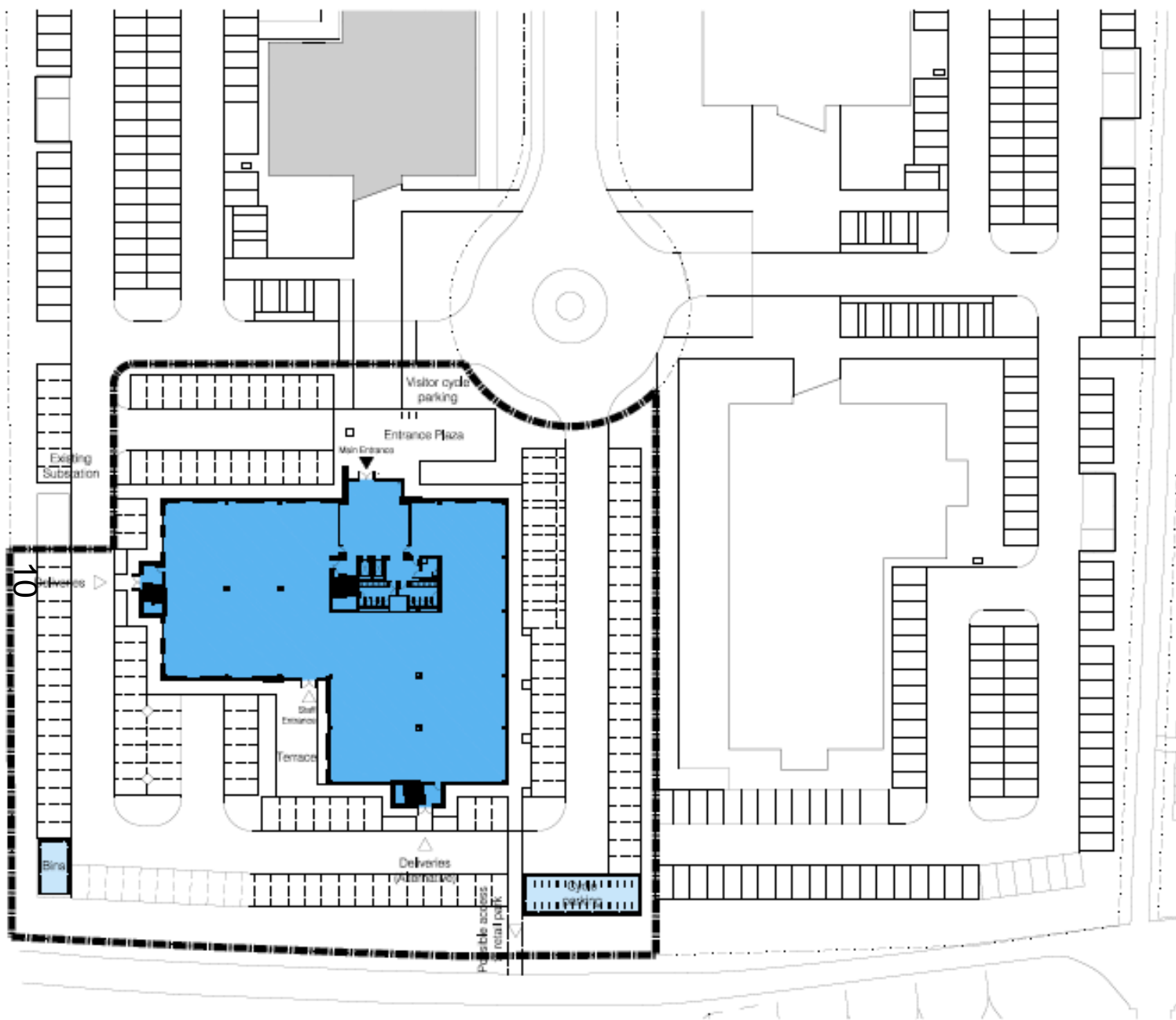
View of site from access spur



View of site from access spur



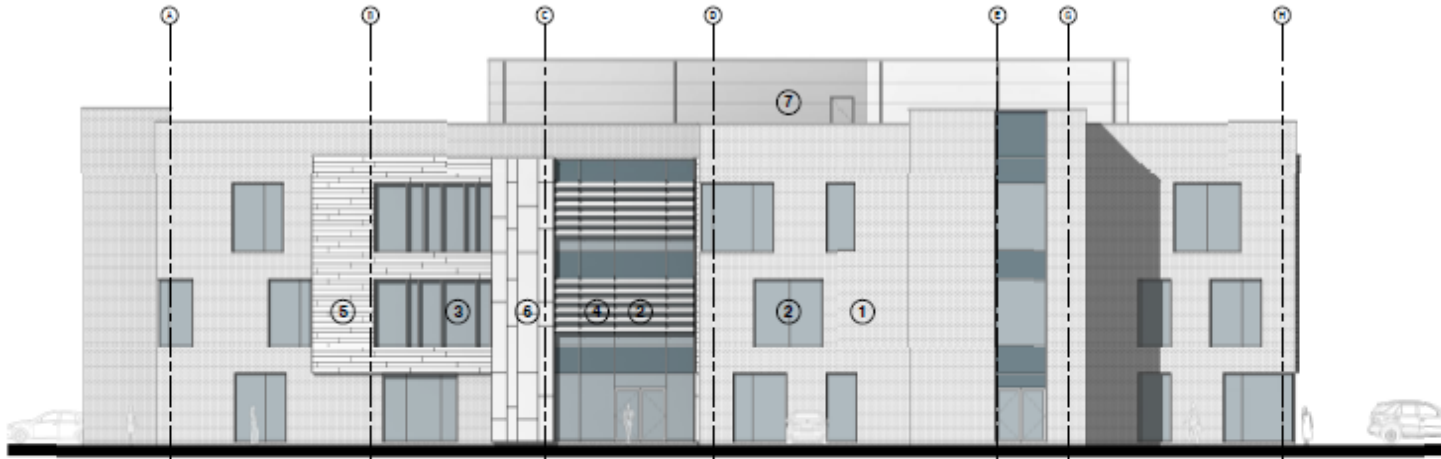
View of site from footpath / cycleway outside the site



Proposed Site Plan

Notes:

- ① Facing brickwork
- ② Clear glass, aluminium frame window
aluminium frame window, in-swinging door,
security light and hurricane panels as required
- ③ Clear glass, polycarbonate panel window
aluminium frame window, in-swinging door,
security light and hurricane panels as required
- ④ Polycarbonate panel window, in-swinging door
- ⑤ Anodised aluminium panel aluminium cladding
- ⑥ Anodised aluminium panel aluminium cladding
- ⑦ Colour coated metal frame aluminium cladding
panels
- ⑧ Concrete with polished steel frame and glass
glazing



South East Elevation

12



South West Elevation

A. PROPERTY INFORMATION
No. 100/101 100/101 100/101
AC NIELSEN
OXFORD BUSINESS PARK
100/101
ELEVATIONS
SHEET 2
100/101
GOODMAN

FRANK
SHAW
ASSOCIATES
LIMITED

ARCHITECTS

Architects, Planners, Engineers, Interiors, and more
100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101

Scale	Date	Author
1:100 @ A1	13/04/16	CAP
15024	2111	A
100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101 100/101		



Roof Plan



- ① **Entrance Gateway**
Focus of landscape treatment at plot entrance, with fealigiate-form trees and colourful planting, to create a clear sense of arrival with a defined landscape character which connects to the wider road-side landscape.
- ② **Entrance Plaza**
A high quality, paved plaza marks the building entrance with large multi-stemmed trees and a grid of clipped feature trees, set within a garden of hedges and flowering plants.
- ③ **Boundary to adjacent Plot 3140**
Clipped overgreen hedge with Cherry trees extends the existing portland character of the plot landscape along this boundary.
- ④ **Plot boundary to the north-east**
Hornbeam hedging with native Wild Cherry trees along the boundary.
- ⑤ **Plot boundary to the south-east**
Native species hedgerow, under-planted with native wildflowers, borders the south east boundary. This is further supplemented with native Alder trees and groundcover planting to the car park edge, and amenity lawn east to the existing footpath which borders the edge of the business park.
- ⑥ **Plot boundary to the south-west**
Line of existing Poplar and Leyland cypress trees retained along the western boundary, with the construction of the adjacent car bays designed to allow for the Poplar's retention. Under-planting with shade-loving groundcovers forms an edge to the car bays.
- ⑦ **Main car park area**
Groups of flowering multi-stemmed trees form attractive features in bays in the car park areas, with trees in the rear car park area, and delivery entrances marked with semi mature trees within beds of colourful groundcover planting. The building/north eastern elevation is bordered with a line of trees within the paving enhancing the green framework across the car park area.
- ⑧ **Rear Entrance Plaza**
Creation of an attractive paved garden close to the rear building entrance, with hedges, flowering plants and semi mature trees defining the space and forming a connection between the car park and rear building entrance.
- ⑨ **Footpath link**
Provides connection between plot and adjacent existing footpath
- ⑩ **Roof protection area for existing trees**
Car bays within roof protection area of existing trees to be paved with permeable block paving with no excavation to existing ground levels.

--- Planning application boundary

Landscape Plan

Revision	Description	Drawn by	Checked by	Date
A	Final Planning	PN	LP	26.03.16
B	Final Planning	PN	LP	31.03.16
C	Final Planning	PN	LP	04.04.16
D	Final Planning	PN	LP	21.04.16
E	Final Planning	PN	LP	23.04.16

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Macgregor + Smith Landscape Architecture			
project	WOMC, Hubbers Oxford Business Park	drawn by	PN
status	Final Planning (E&T)	checked by	LP
title	Illustrative plan	date	23.04.16
scale		scale	1:200 (plan)
drawing No.	1142-001	revision	

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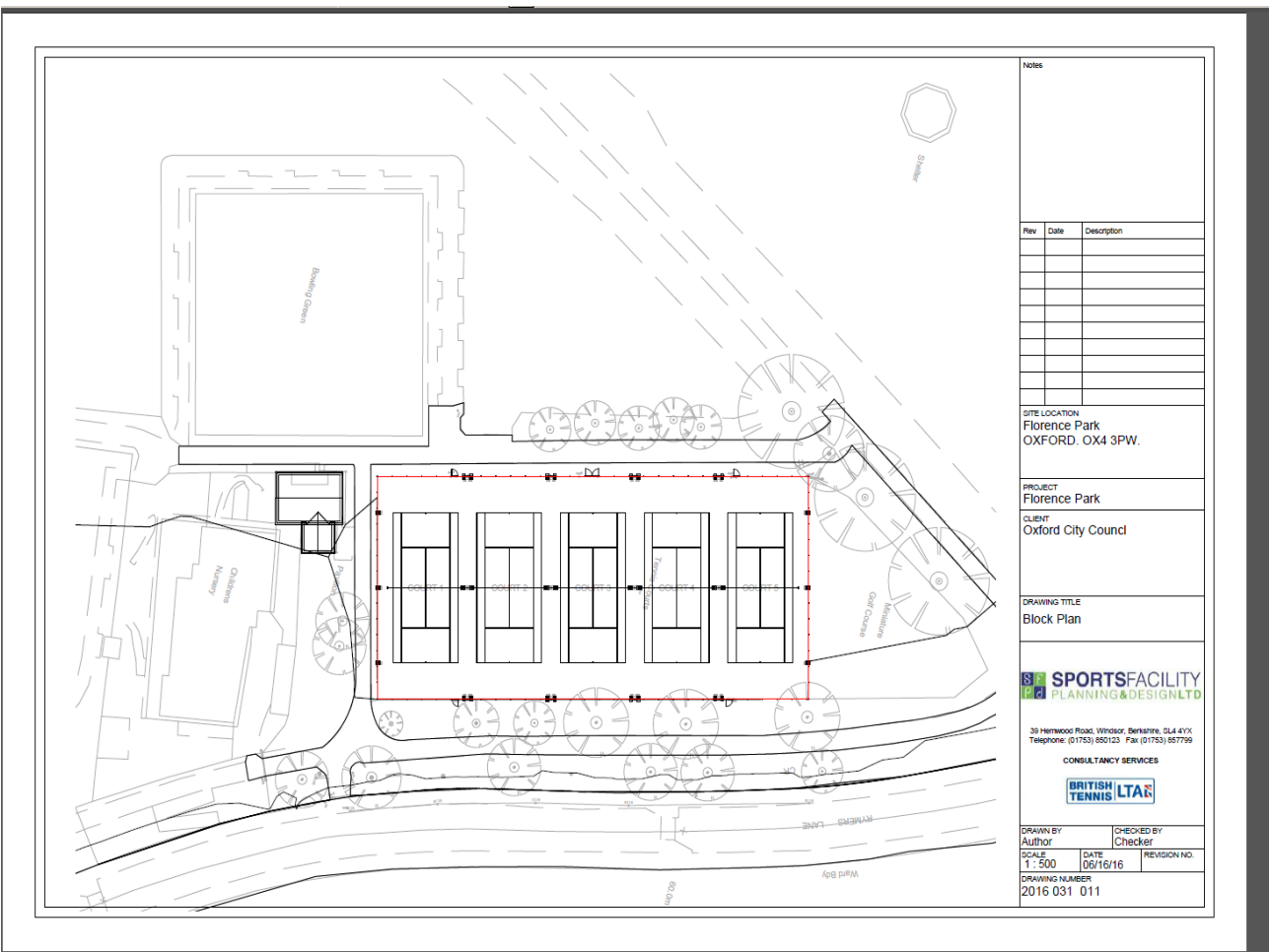
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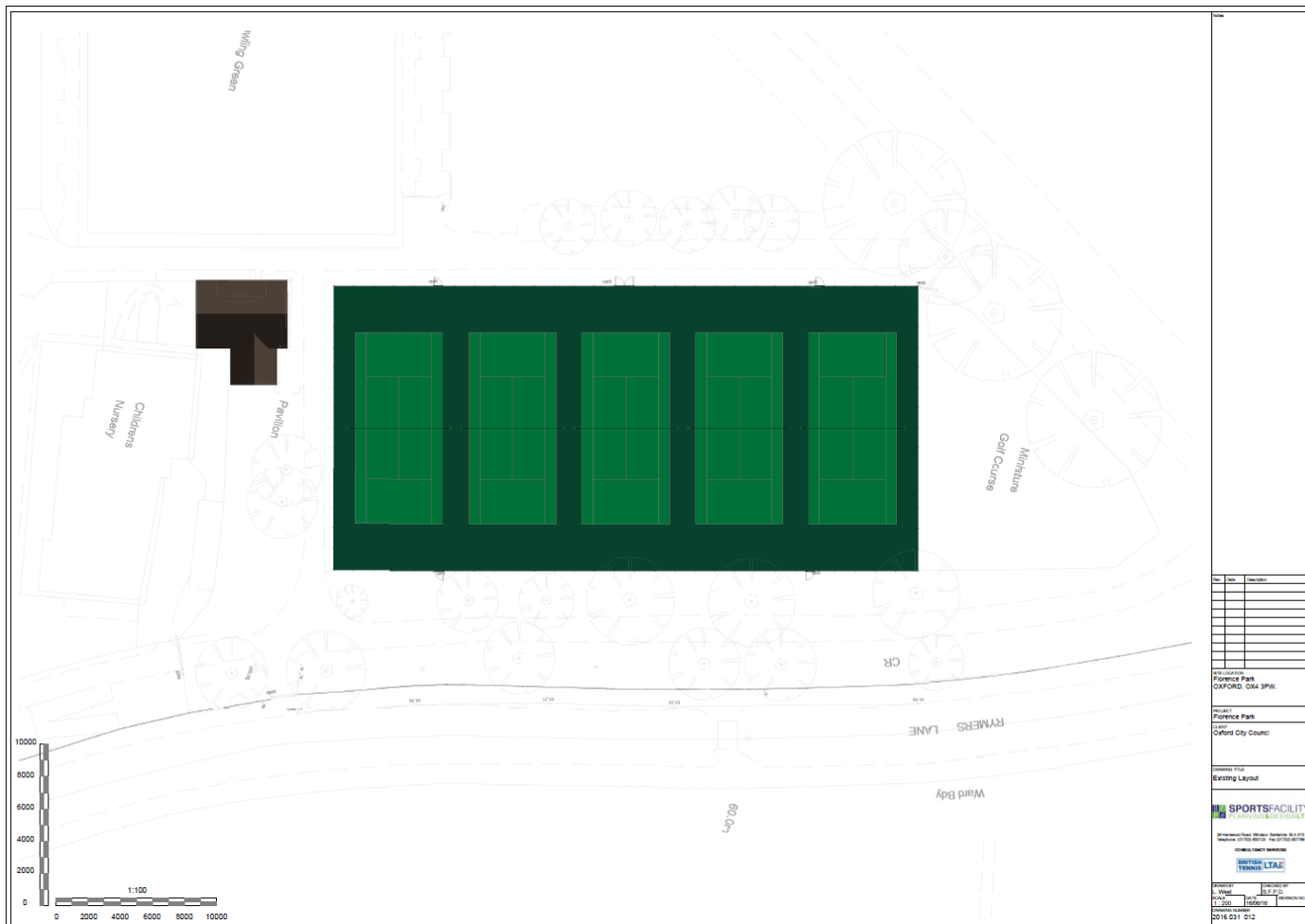
Existing Block Plan

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Existing Layout



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3D View 1



Notes

Rev	Date	Description

SITE LOCATION
Florence Park
OXFORD, OX4 3PW.

PROJECT
Florence Park

CLIENT
Oxford City Council

DRAWING TITLE
3d View 1

SPORTSFACILITY
PLANNING & DESIGN LTD

39 HERWOOD ROAD, WINDSOR, BERKSHIRE, SL4 4YX
Telephone: (01753) 600125 Fax: (01753) 607799

CONSULTANCY SERVICES

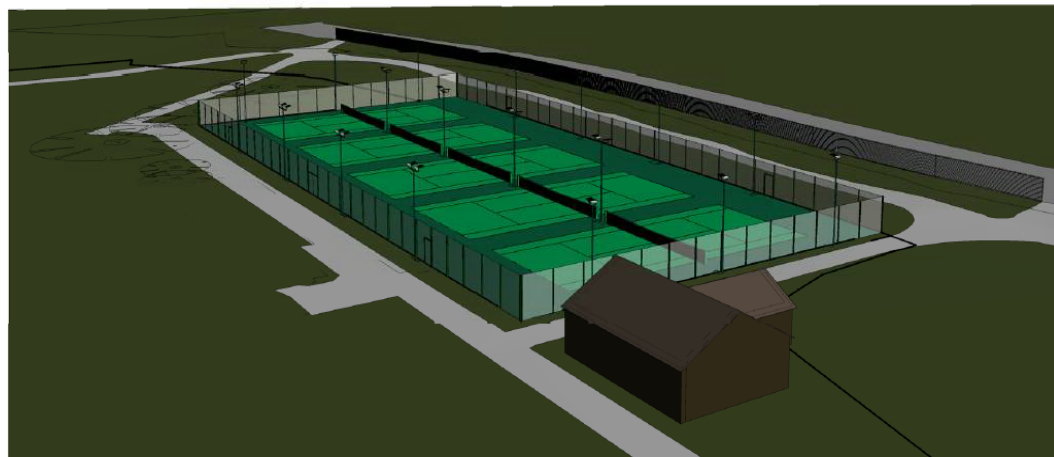
BRITISH TENNIS **LTA**

DRAWN BY L. West		CHECKED BY S.P.P.D.	
SCALE	DATE 16/06/16	REVISION NO.	
DRAWING NUMBER 2016.031 014			



3D View 2

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Notes

Rev	Date	Description

SITE LOCATION
Florence Park
OXFORD. OX4 3PW.

PROJECT
Florence Park

CLIENT
Oxford City Council

DRAWING TITLE
3D View 2

S F SPORTSFACILITY
PD PLANNING & DESIGN LTD

39 Hemwood Road, Windsor, Berkshire, SL4 4YX
Telephone: (01753) 850123 Fax (01753) 857799

CONSULTANCY SERVICES



DRAWN BY
L. West

CHECKED BY
S.F.P.D.

SCALE

DATE
16/06/16

REVISION NO.

DRAWING NUMBER
2016 031 015

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