

Presentations for East Area Planning Committee Wednesday 2 November 2016

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Agenda item number, description and page numbers

3.	16/02224/VAR: Northway and Marston Flood Alleviation Scheme: Phase 1 - variation of Condition 2 (plans) of 16/01320/CT3	3 - 8
4.	16/02406/FUL: Canterbury House, 393 Cowley Road, Oxford,OX4 2BS	9 - 26
5.	16/02230/FUL and 16/02231/LBC Land Adjacent St George's, 31 Cowley Road, Littlemore OX4 4LE	27 - 40
6.	16/00068/FUL: Grove House, 44 Iffley Turn, OX4 4DU	41 - 56
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8.	16/02112/FUL: 16 Glebelands, Oxford, OX3 7EN	73 - 78
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11.	16/01522/FUL: 5 Atkinson Close, Oxford,OX3 9LW	89 - 96

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Welcome to the East Area Planning Committee

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Agenda Item 3

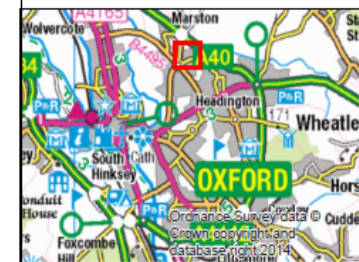


Northway and Marston Flood Alleviation Scheme

Site Location Overview

Key

-  Northway Community Field Storage
-  Embankment: 0.3 - 1.7 m height
-  Court Place Farm Storage
-  Peasmoor Brook Storage
-  Embankment: 0.2 - 0.5 m height



Data sources: Ordnance Survey

0 0.05 0.1 km

Scale (at A3): 1:2,500



ATKINS

Status: For issue	Purpose of issue: Planning	Rev: 1.0	Drawing No.: 5145447- ATK-P1-22-OR-C-0007
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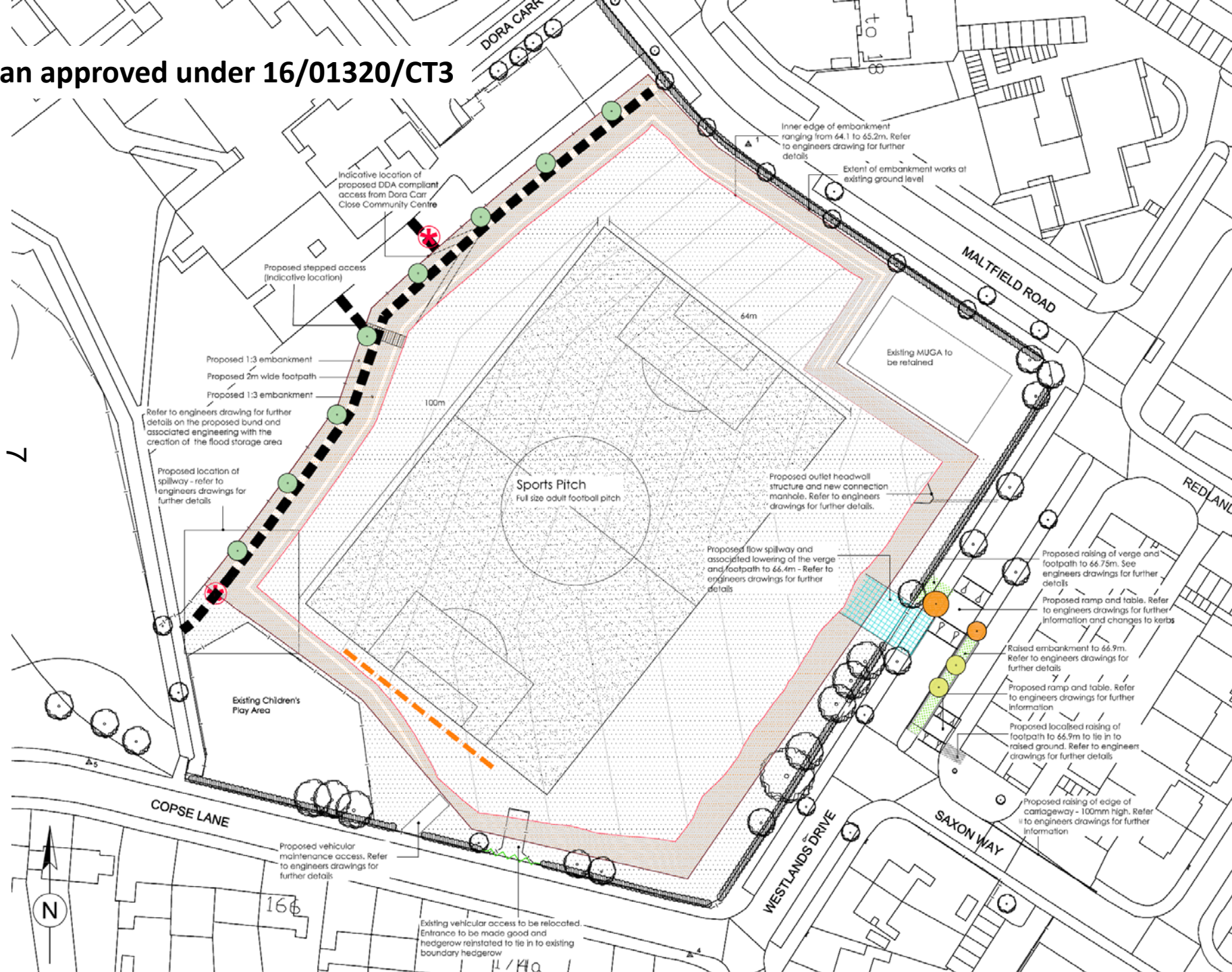
Maltfield Road boundary of Northway Sports Ground

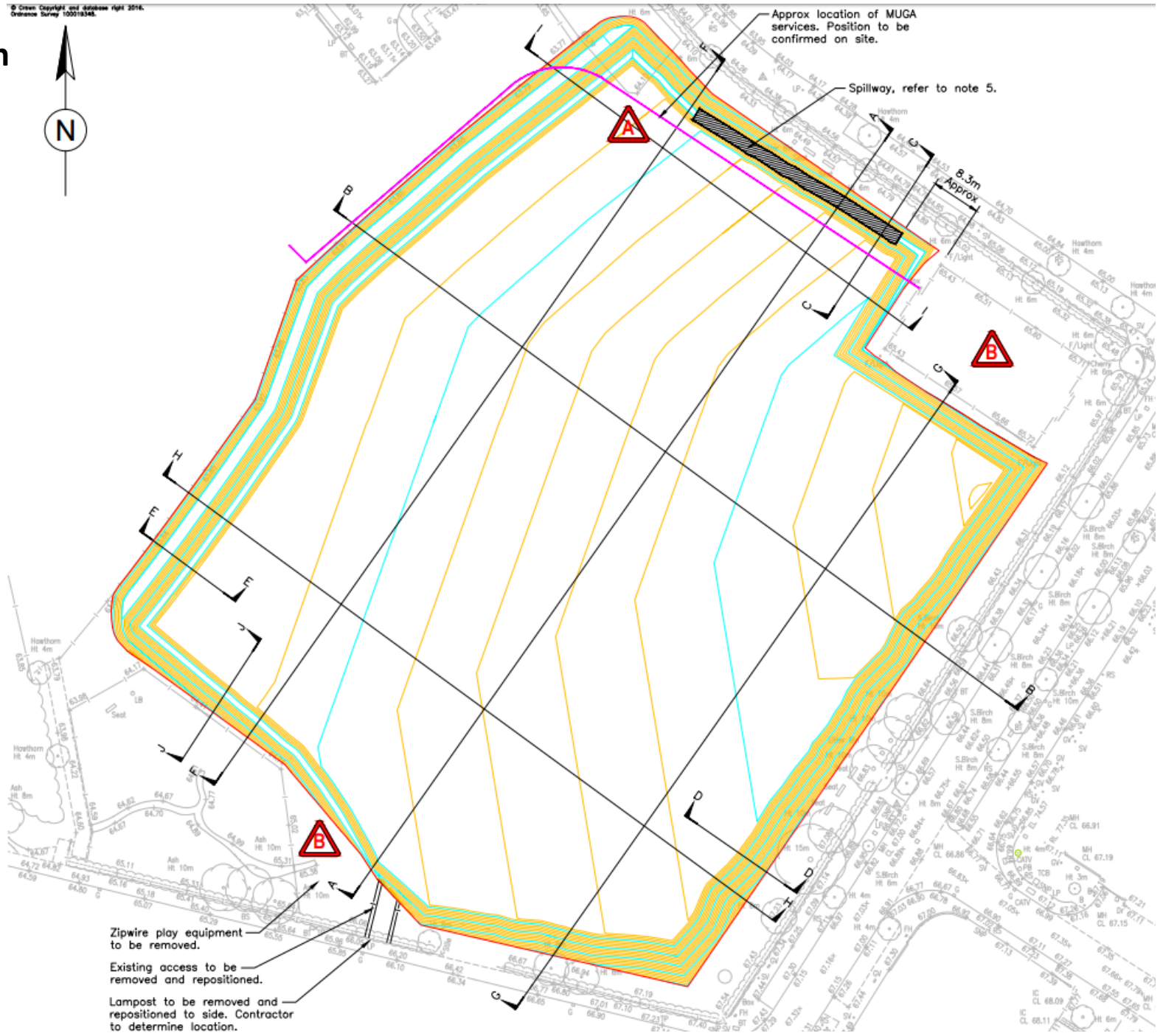
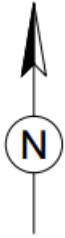


View from existing vehicular access off Copse Lane



Plan approved under 16/01320/CT3





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Reliance Way
Oxford

Site Plan

1/8/16

1:200 @ A3

1506/P200H

Andrew Spurring | Architect

26 Harbord Road, Oxford, Oxon OX2 8LJ
andrew@spurring.co.uk 07802 635434



View of the site from the Cowley Road. Canterbury House to the front (left) and Adams House (Block B rear LHS) and Riviera House (RHS rear). The vacant plot to the front (under separate application).



Canterbury House adjacent (No.393 Cowley Road)

Riviera House (Block C)

13



View up Reliance Way, site access on LHS, before Office block . RHS of picture shows
Flats on remainder of the former Bus Depot.

Canterbury House Proposed Elevations



elevation to Cowley Road



elevation to courtyard

2 new windows to match type A

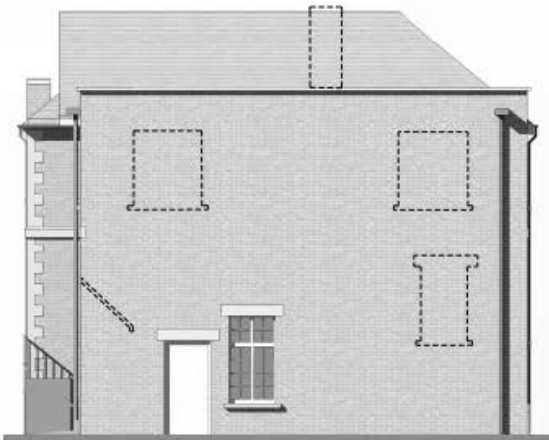
existing steps and porch removed and replaced with new ramp

existing opening bricked up to match and dp repositioned

existing window moved to line up with window above

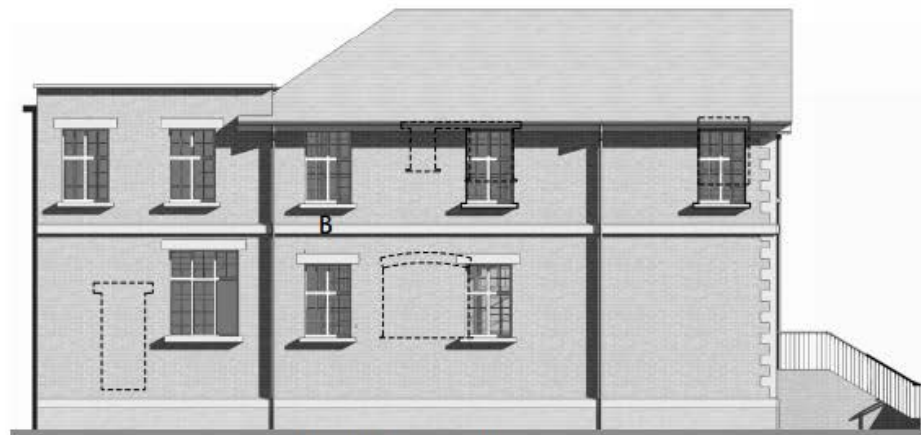
14

redundant chimney removed



elevation to Building B

existing openings bricked up to match



rear elevation

existing opening bricked up to match

FF existing openings enlarged with 2 new windows to match type B

GF existing opening bricked up with 2 new windows to match type B

All existing timber and steel windows and doors to be replaced by slim section white ppc aluminium to match in fenestration arrangement with existing.

Reliance Way
Oxford

Canterbury House
elevations

1/9/16

1:100 @ A3

1506/P212I

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Adams House (Block B) Proposed Elevations



elevation to courtyard

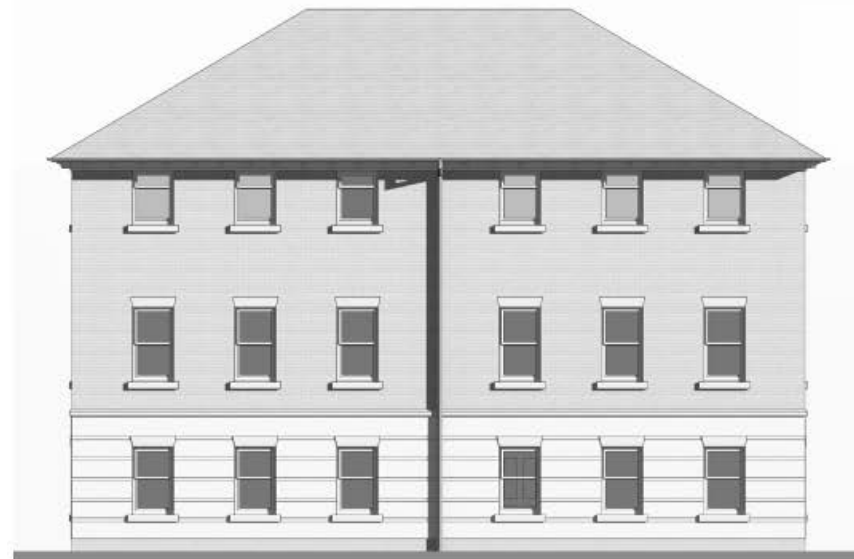
no alterations to existing elevation
pv's to SE roof slopes



end elevation

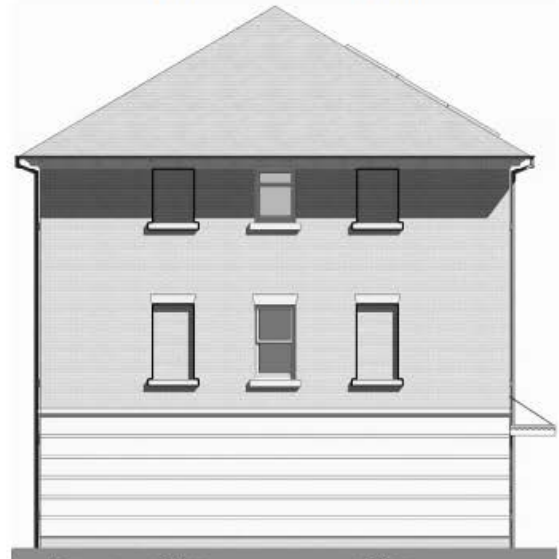
existing
openings
bricked up
to match

existing
openings
bricked up
to match



rear elevation

no alterations to existing elevation



end elevation

existing
openings
bricked up
to match

existing
openings
bricked up
to match

Reliance Way
Oxford

Building B
elevations

1/9/16

1:100 @ A3

1506/P213H

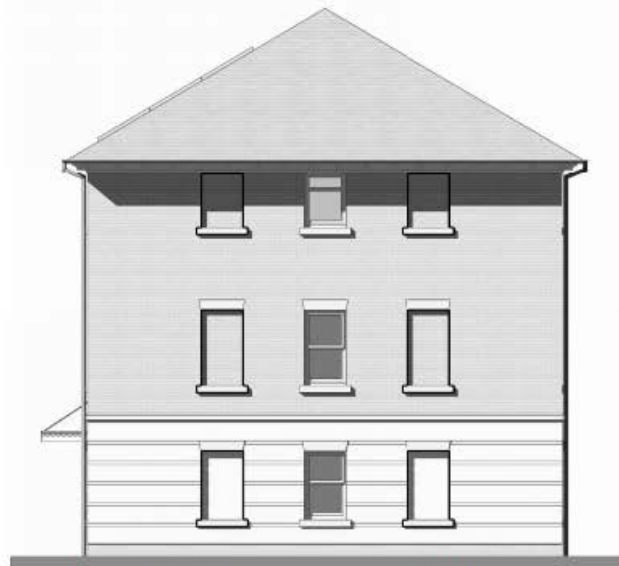
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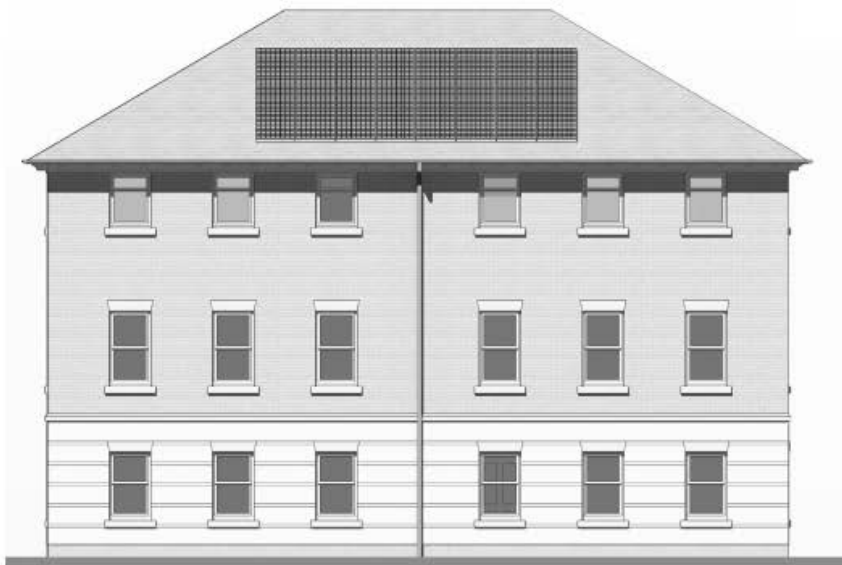
Riviera House (Block C) Proposed Elevations



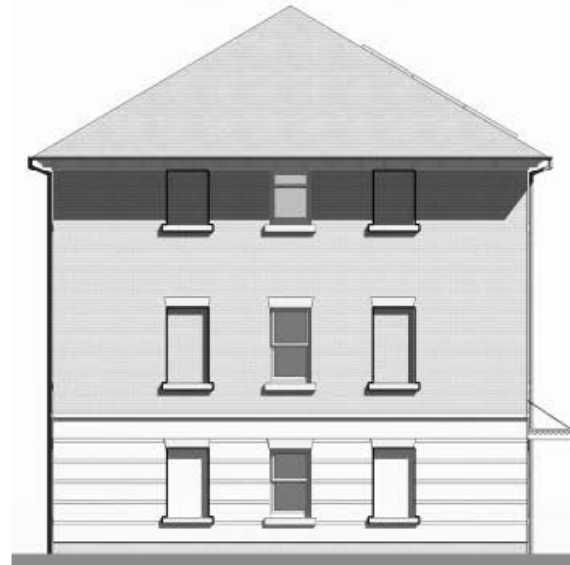
elevation to courtyard no alterations to existing elevation



end elevation existing openings bricked up to match existing openings bricked up to match



rear elevations no alterations to existing elevation pv's to SE roof slopes



end elevation existing openings bricked up to match existing openings bricked up to match

Reliance Way
Oxford

Building C
elevations

1/9/16

1:100 @ A3

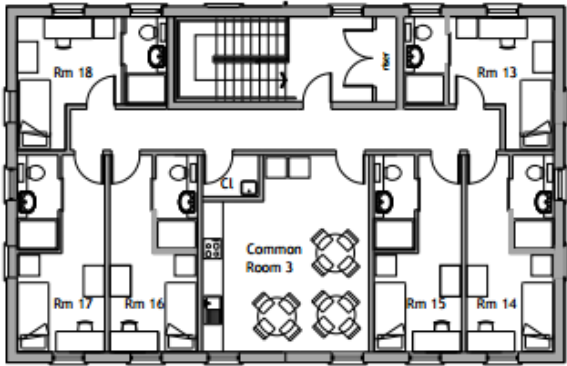
1506/P214H

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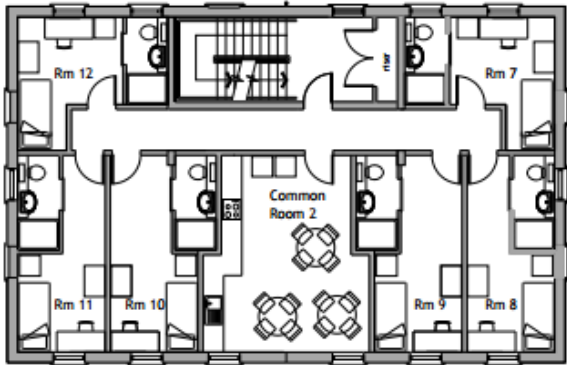
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Proposed Floor Plans
 Adams House (B)
 Riviera House (C)

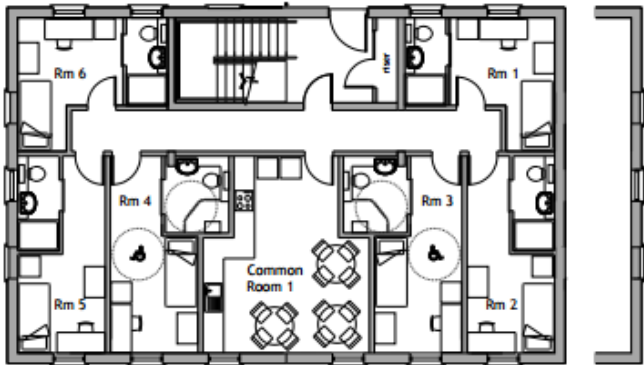
17



second floor plan



first floor plan



ground floor plan

building B building C



Reliance Way
 Oxford

Buildings B & C
 floor plans

1/8/16

1:100 @ A3

1506/211H

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Aerial View from the South



Reliance Way
Oxford

Aerial from South

1/8/16

nts

1506/P205H

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Aerial View from the East



Reliance Way
Oxford

Aerial from East

1/8/16

nts

1506/P206H

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Aerial View from the North



Reliance Way
Oxford

Aerial from North

1/8/16

nts

1506/P207H

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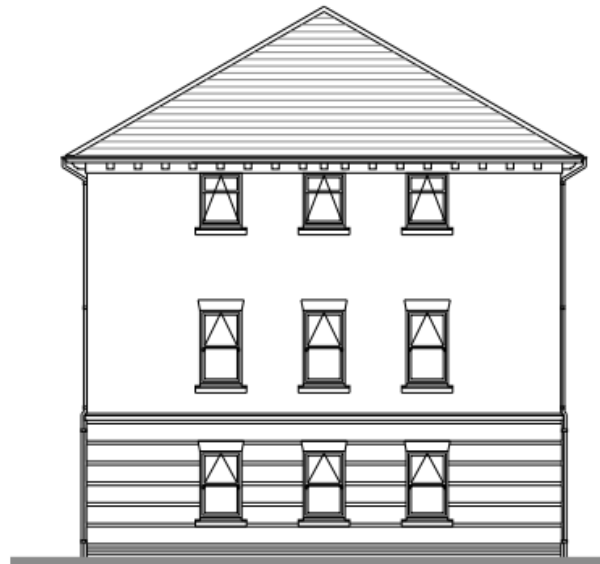
Proposed Landscape Plan



Adams House (Block B) Existing Elevations

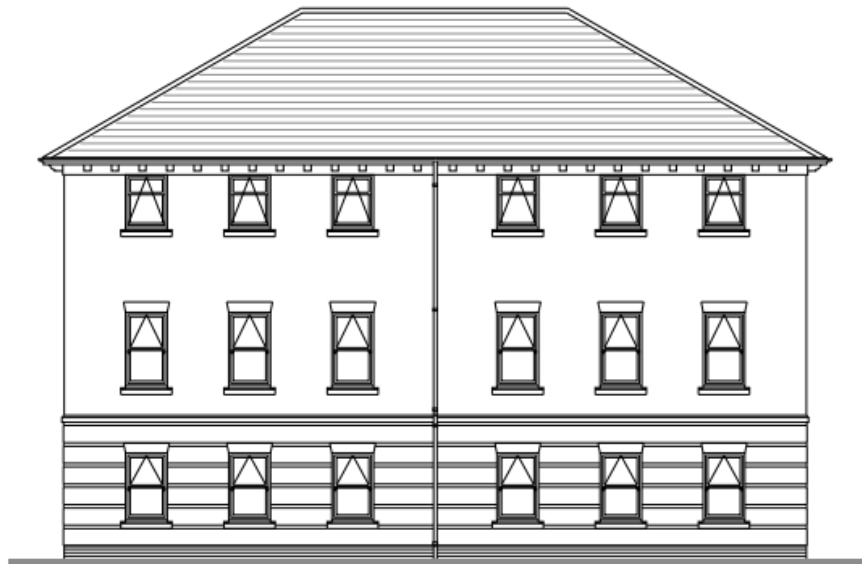


elevations to courtyard

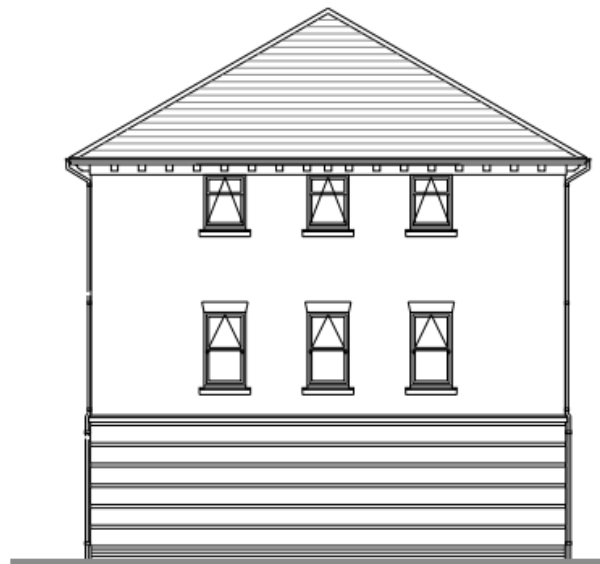


end elevation

22



rear elevation



end elevation

Reliance Way
Oxford

Building B
existing elevations

1/9/16

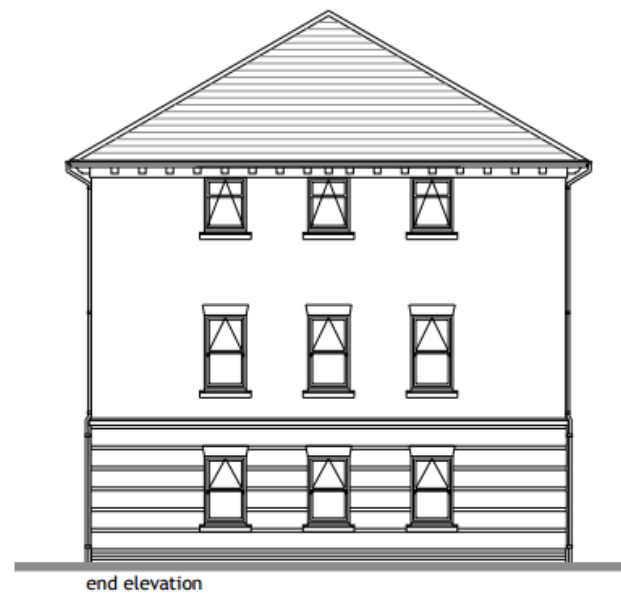
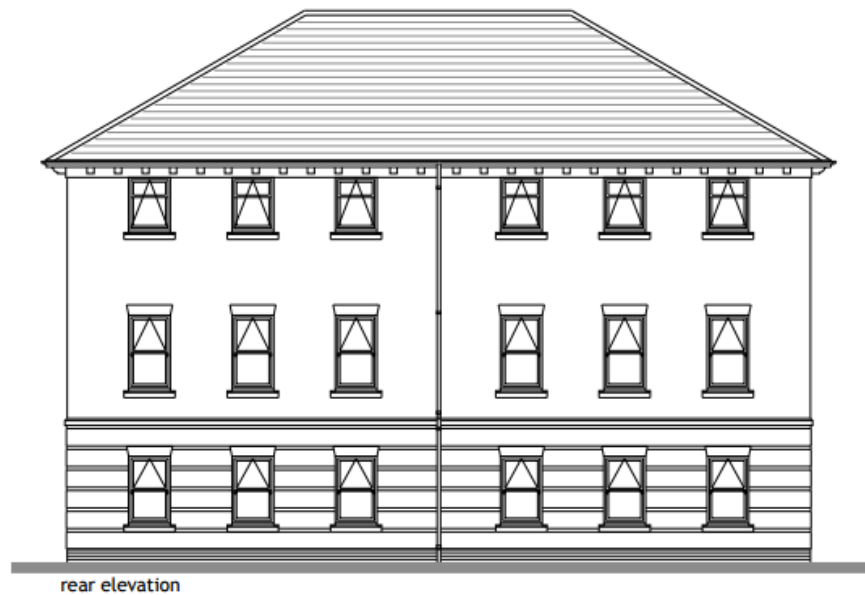
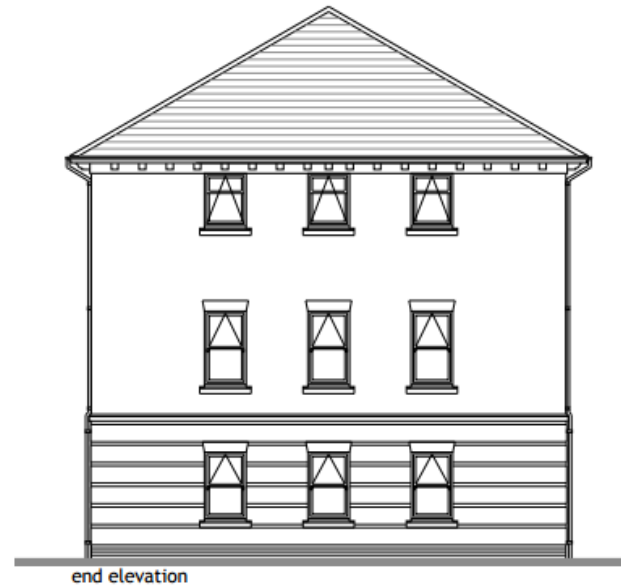
1:100 @ A3

1506/P218H

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Riviera House (Block C) Existing Elevations



Reliance Way
Oxford

Building C
existing elevations

1/9/16

1:100 @ A3

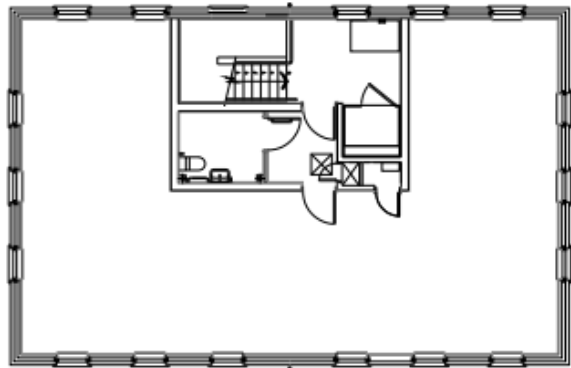
1506/P219H

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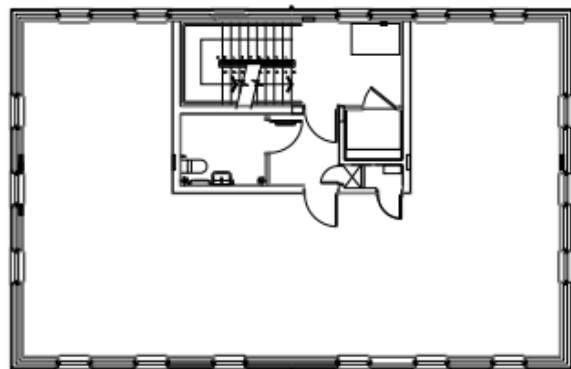
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Existing Floor
Plans
Adams House &
Riviera House

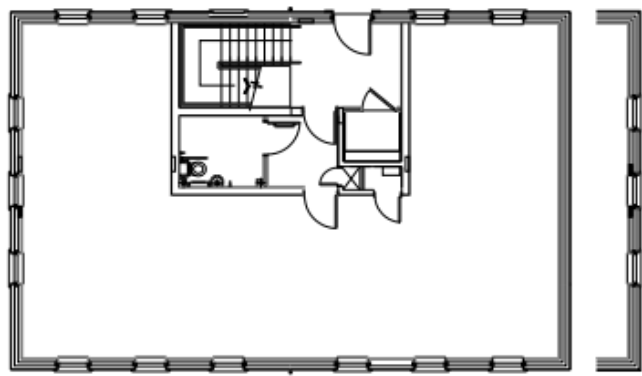
24



second floor plan



first floor plan



ground floor plan

building B building c



Reliance Way
Oxford
Buildings B & C
existing floor plans

1/8/16
1:100 @ A3
1506/216H

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Canterbury House Existing Elevations



2
07
elevation to Cowley Road



elevation to courtyard



elevation to Building B



rear elevation

Reliance Way
Oxford

Canterbury House
existing elevations

1/9/16

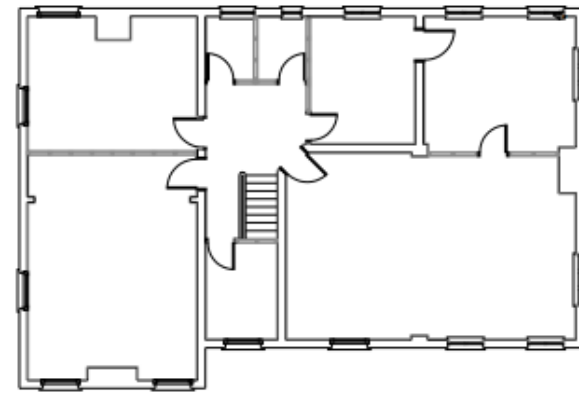
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1506/P217H

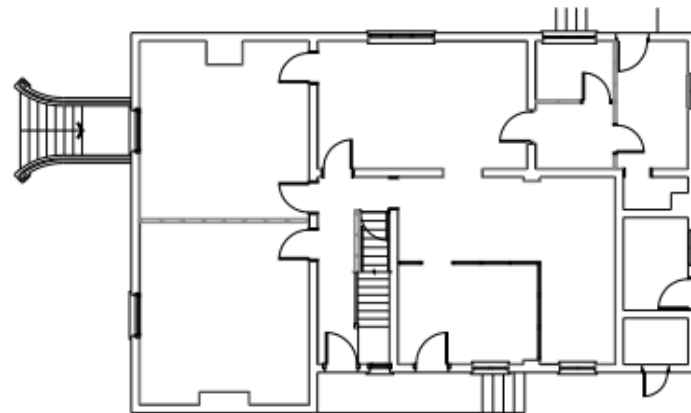
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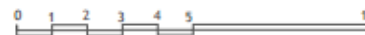
Canterbury House Existing Floor Plans



first floor plan



ground floor plan



Reliance Way
Oxford

Canterbury House
existing floor plans

1/8/16

1:100 @ A3

1506/P215H

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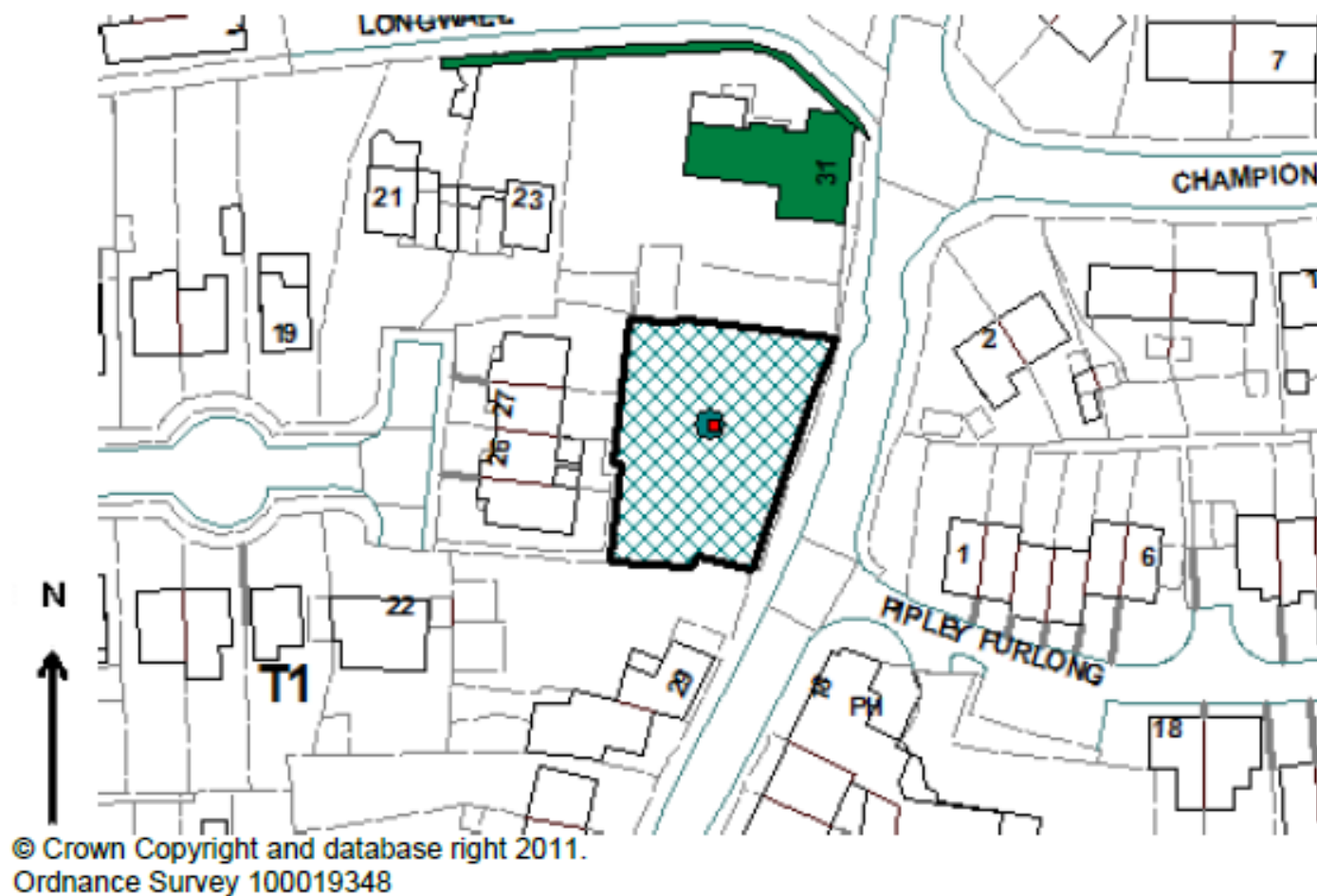
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Agenda Item 5

Site plan

28



View south along Cowley Road

29



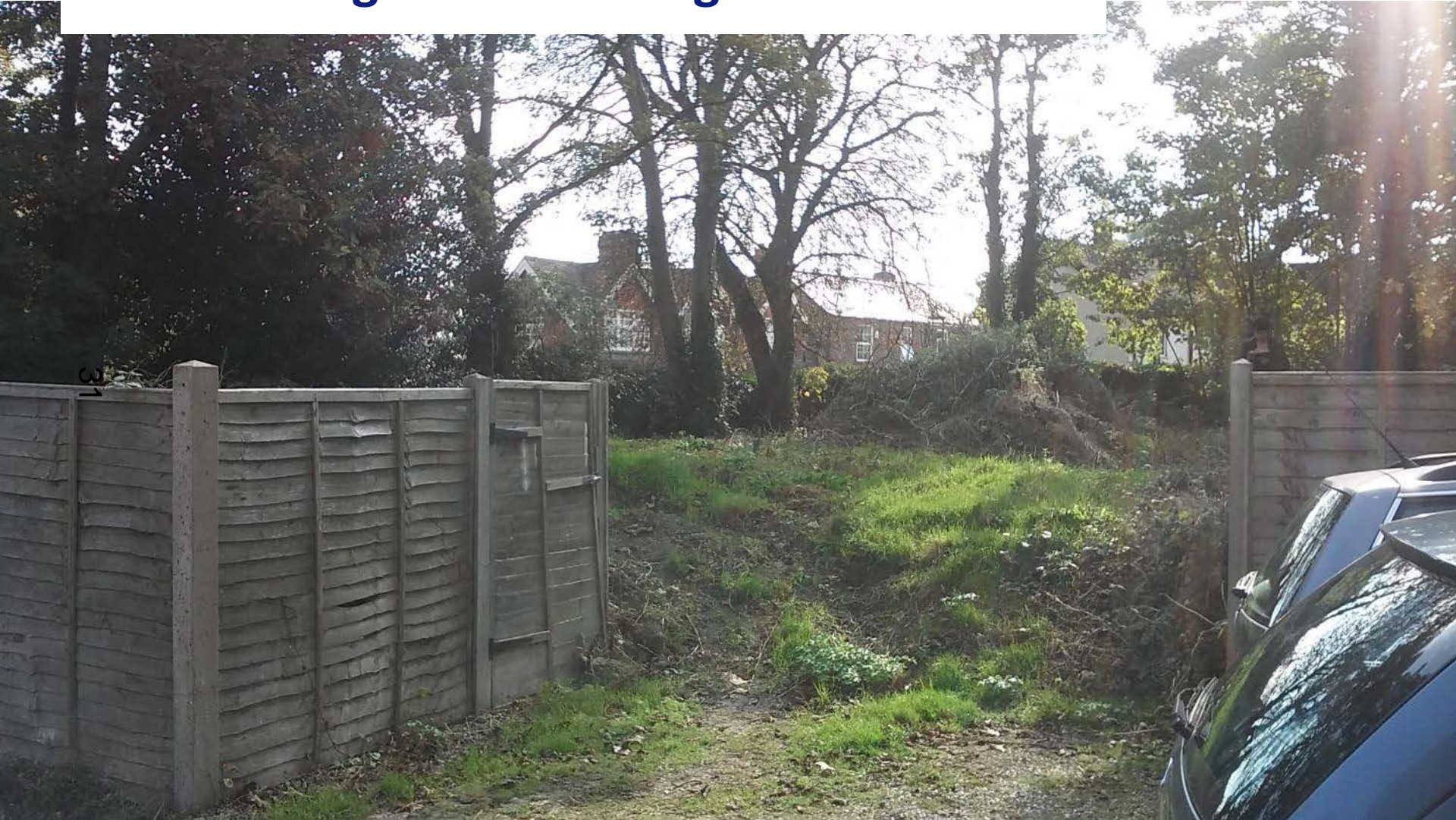
St George's

Access from Cowley Road



St George's

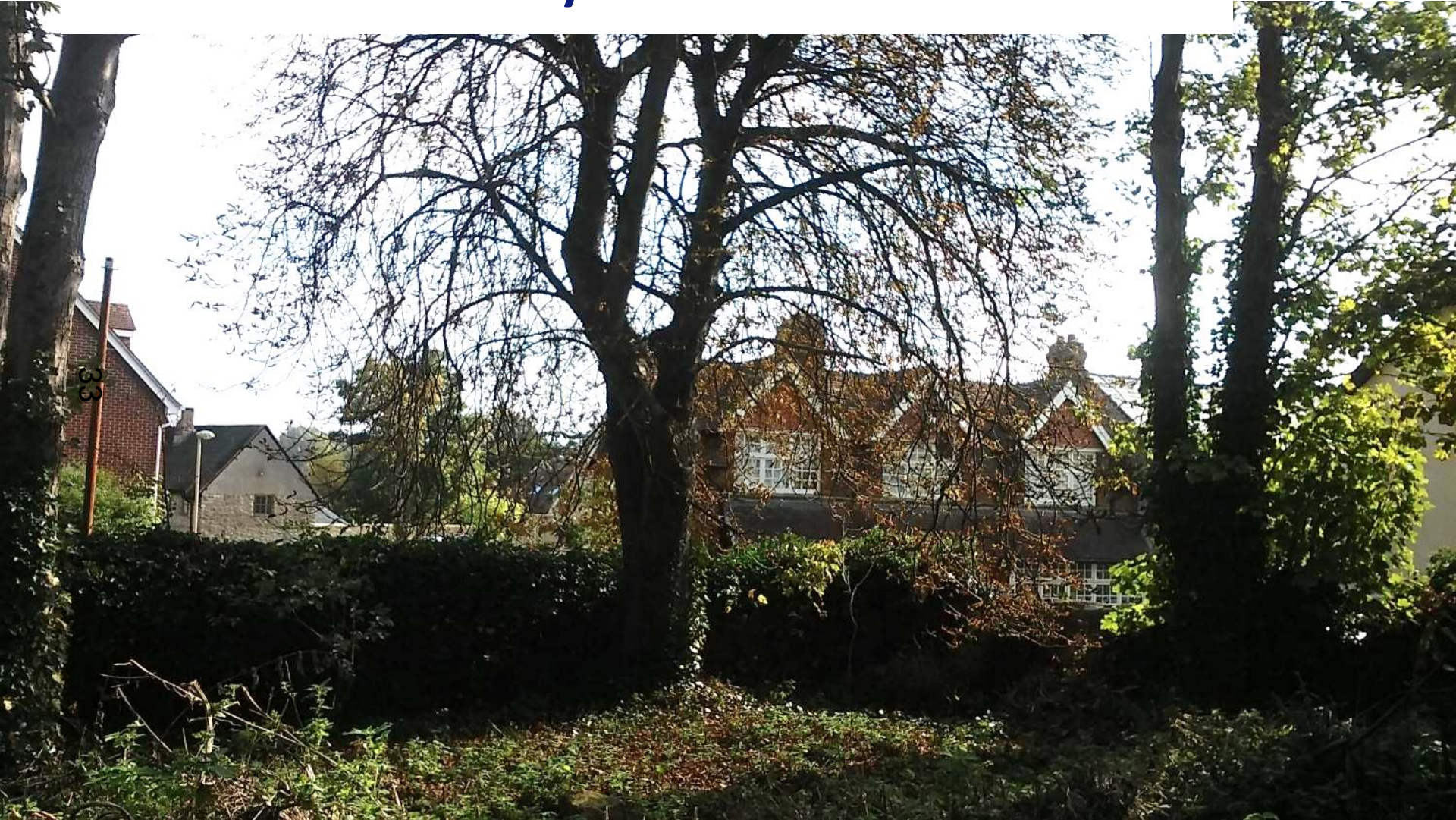
View looking from St George's into the site



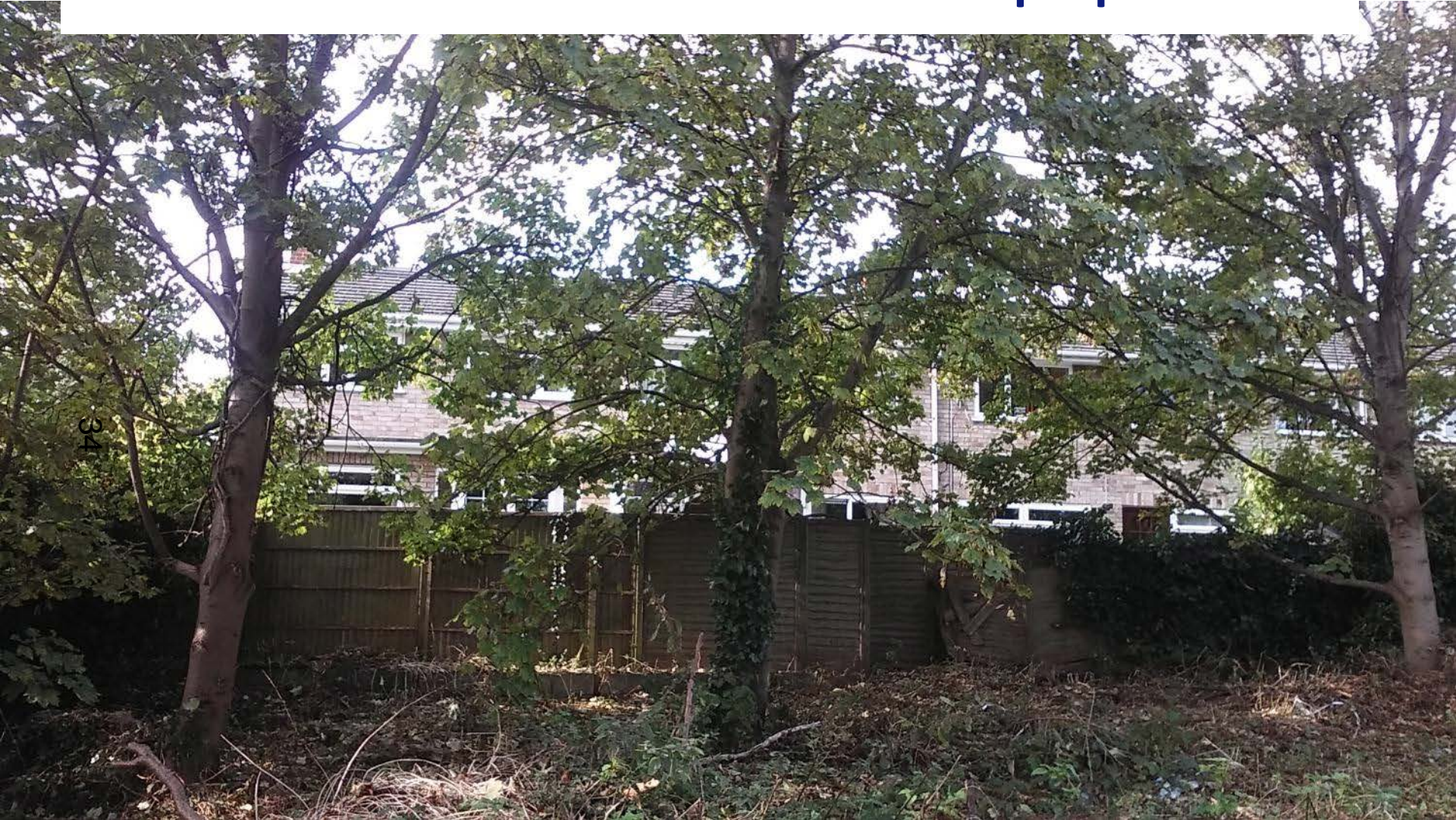
View looking towards St George's from within the site



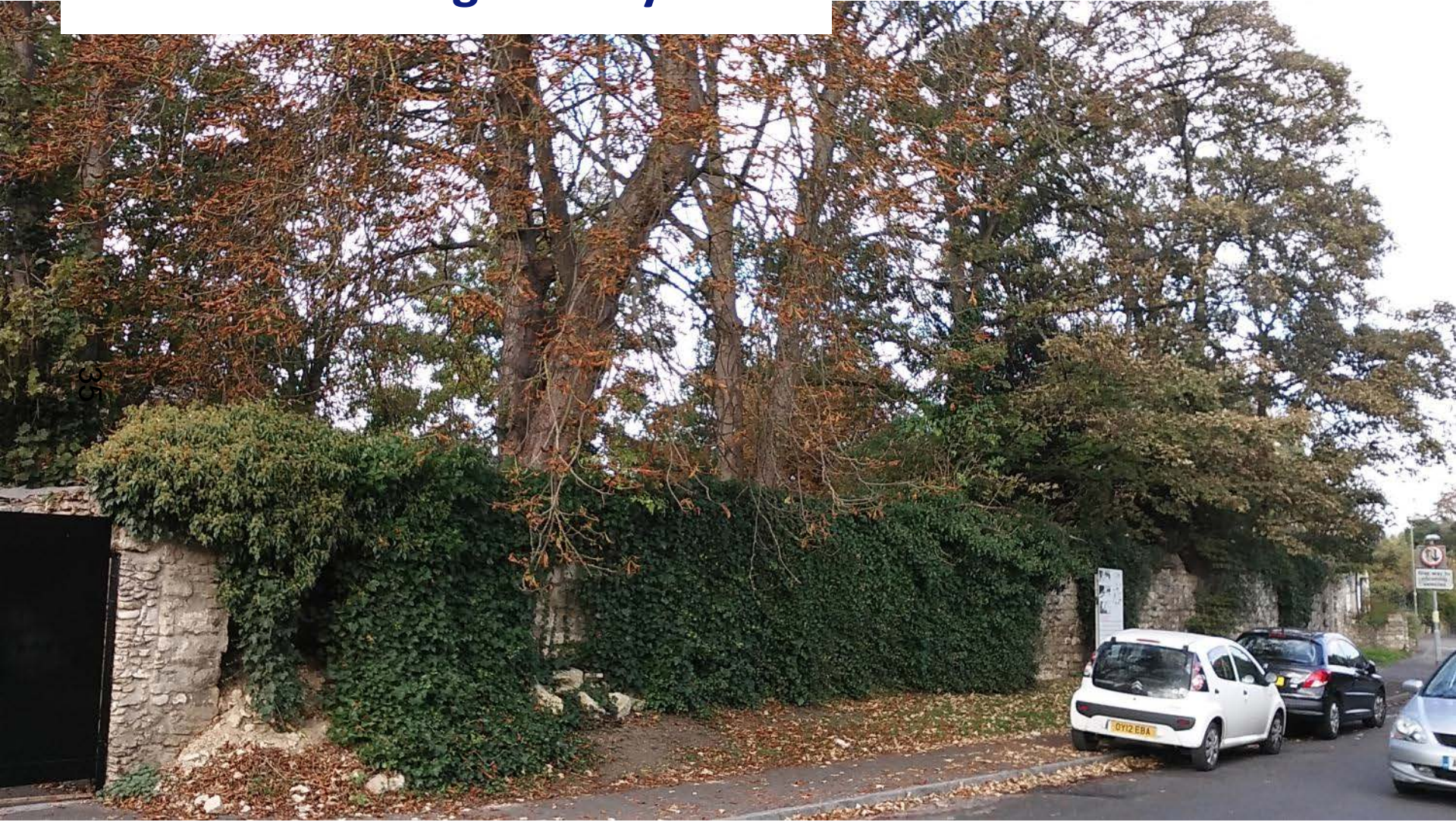
View towards Cowley Road from within the site



View towards rear of Swinbourne Road properties



View north along Cowley Road

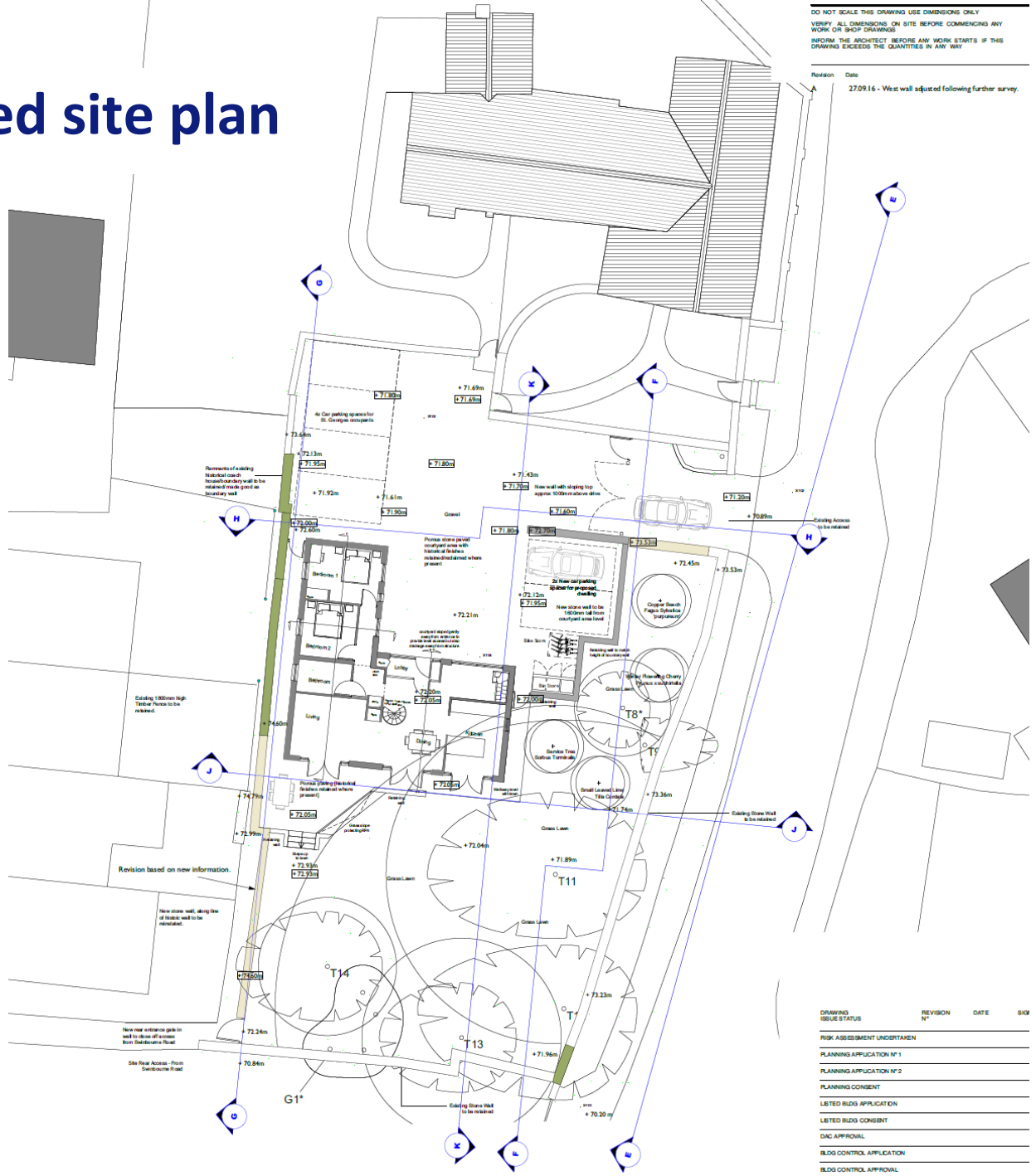


Existing site plan



Proposed site plan

37



Approved plans

15/00689/FUL



North Elevation



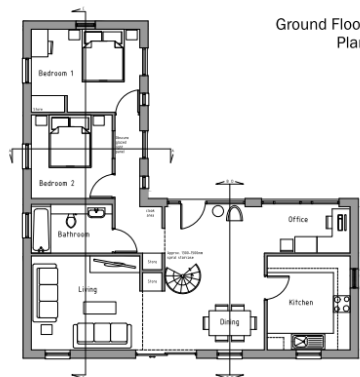
East Elevation



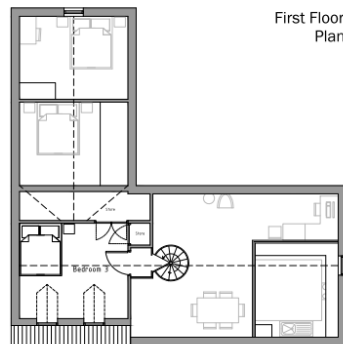
South Elevation



West Elevation

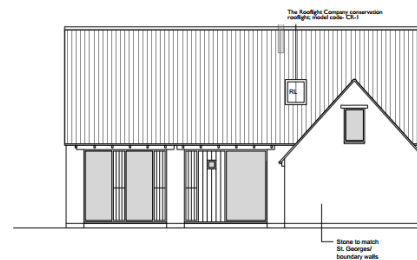


Ground Floor Plan

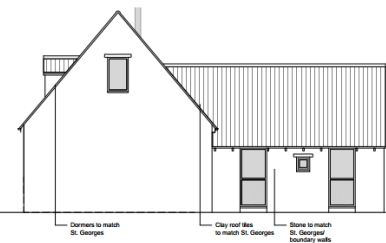


First Floor Plan

Proposed plans



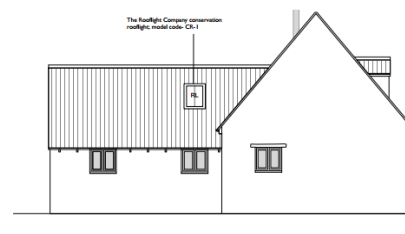
North Elevation



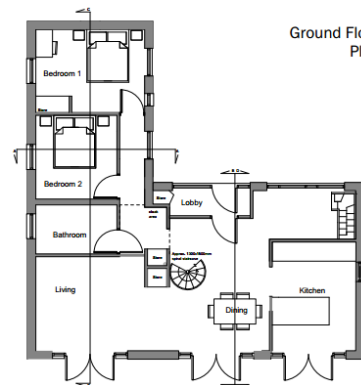
East Elevation



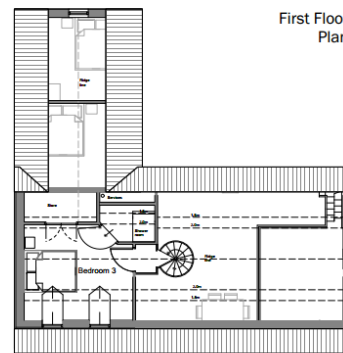
South Elevation



West Elevation

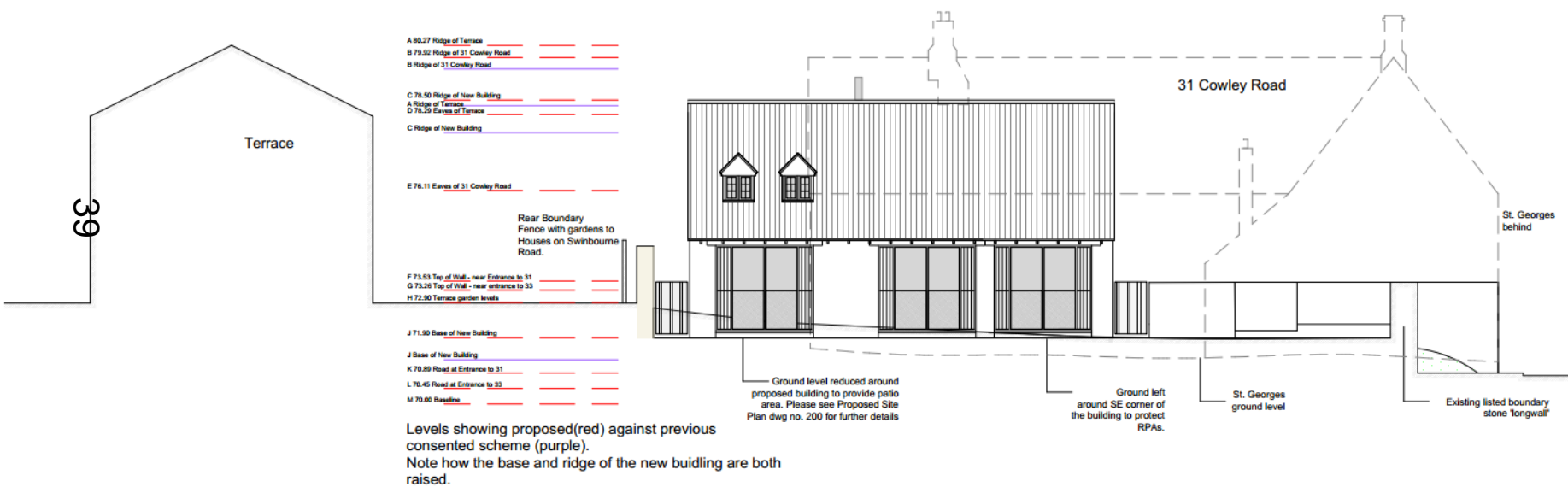


Ground Floor Plan

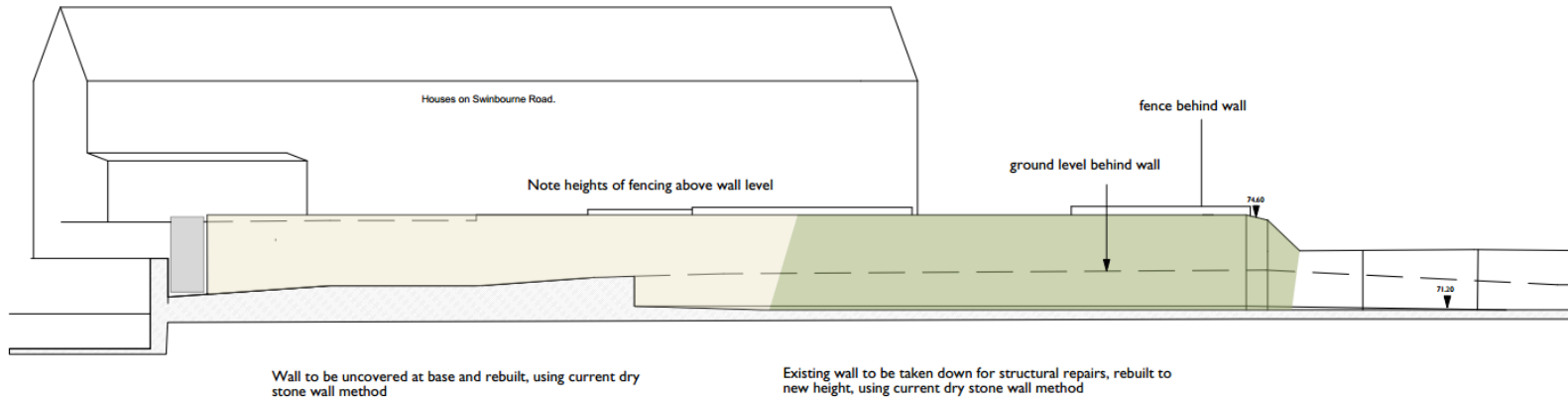


First Floor Plan

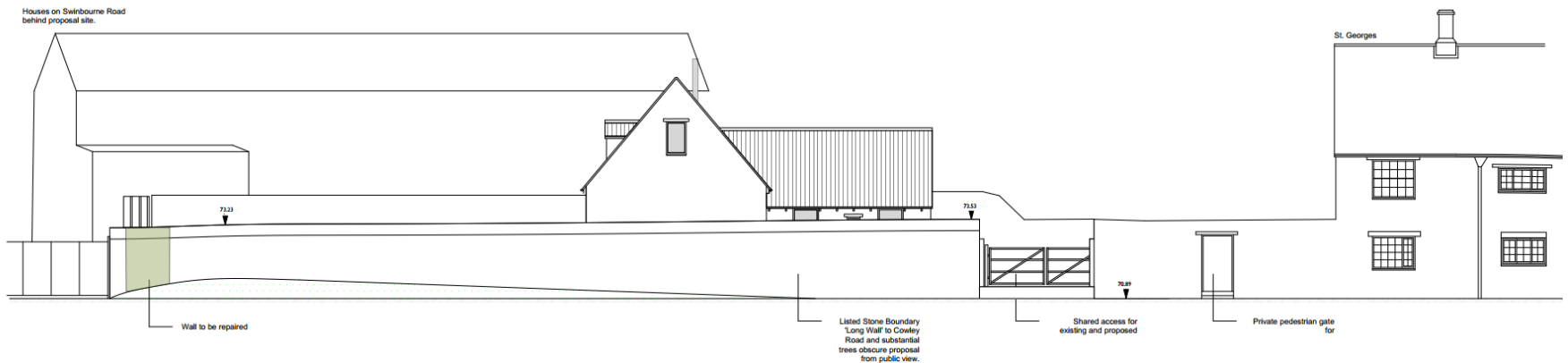
Cross section



Section – looking towards Swinbourne Road



40 Section – from Cowley Road



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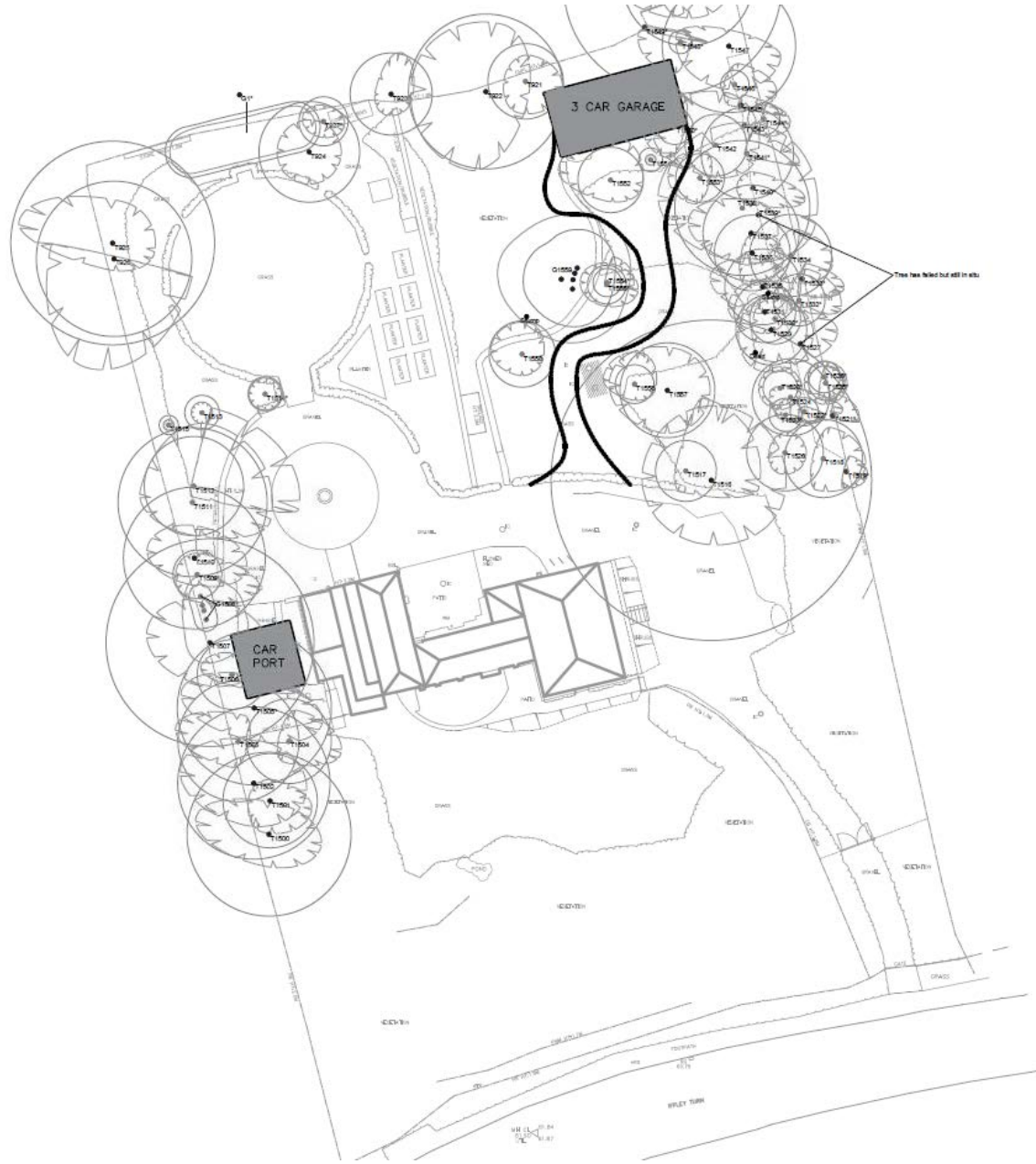
Site Plan – 44 Iffley Turn



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Proposed Site Plan



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View towards Church Way – Location of single car garage



44

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Location of two storey garage and access gate to Augustine Way



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Route of proposed driveway



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Driveway to Iffley Turn



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Internal alterations



Photos of existing bathroom, to be changed to a bedroom.

Elevation of Grove House – new window

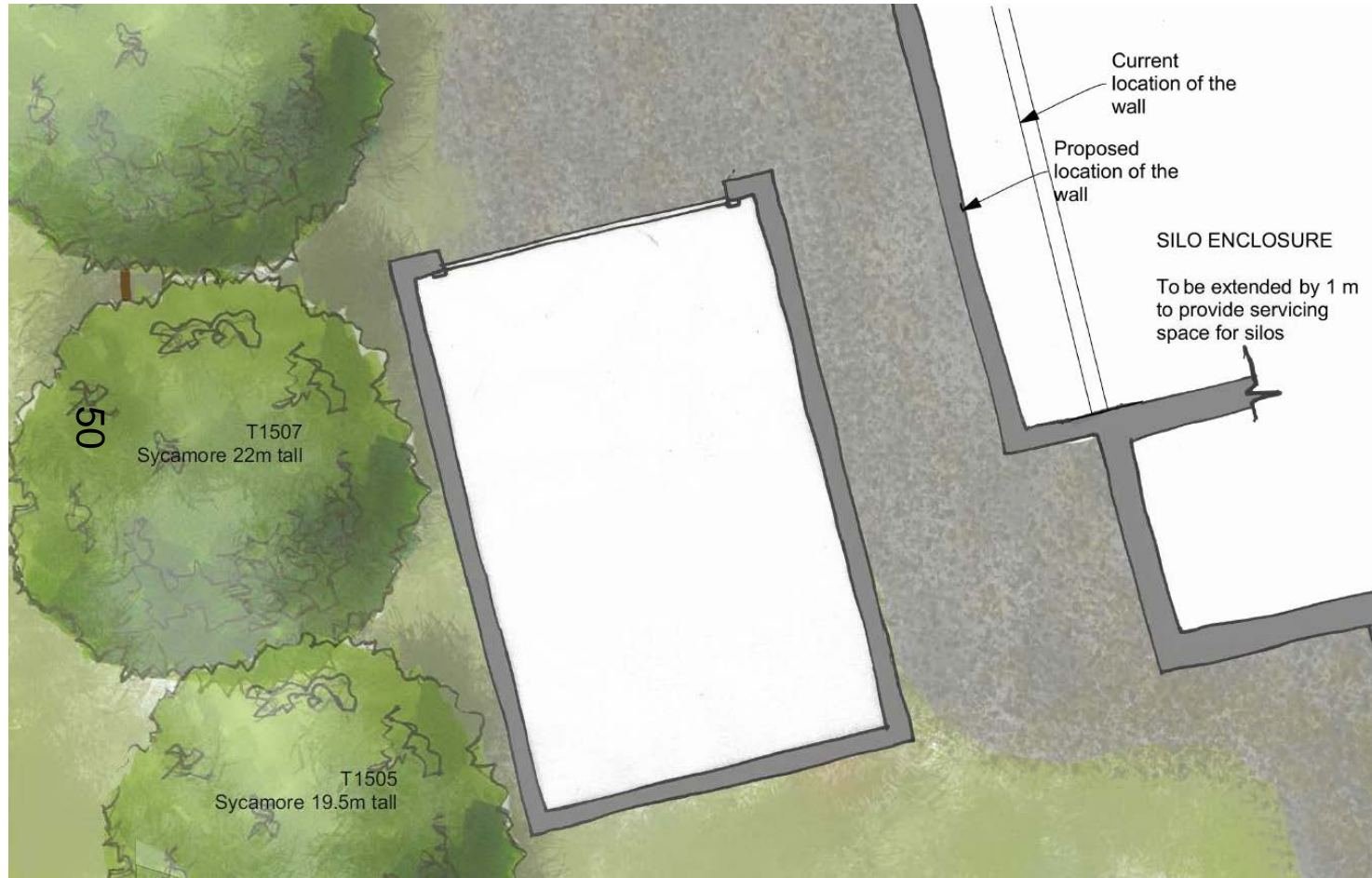
49



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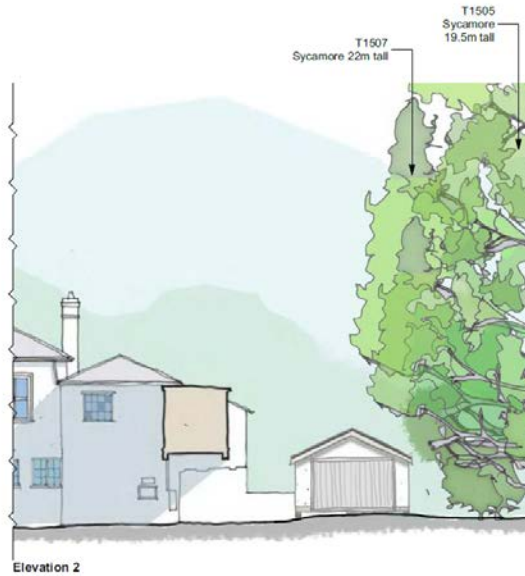


Proposed single car garage plan

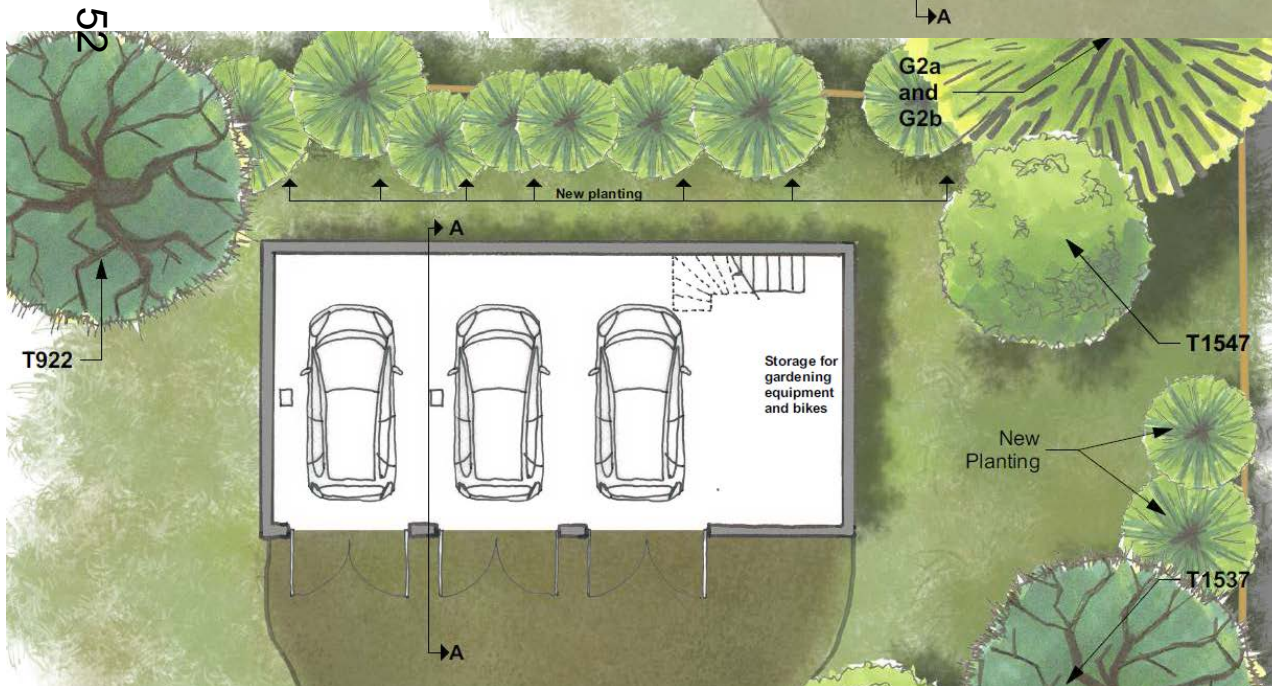
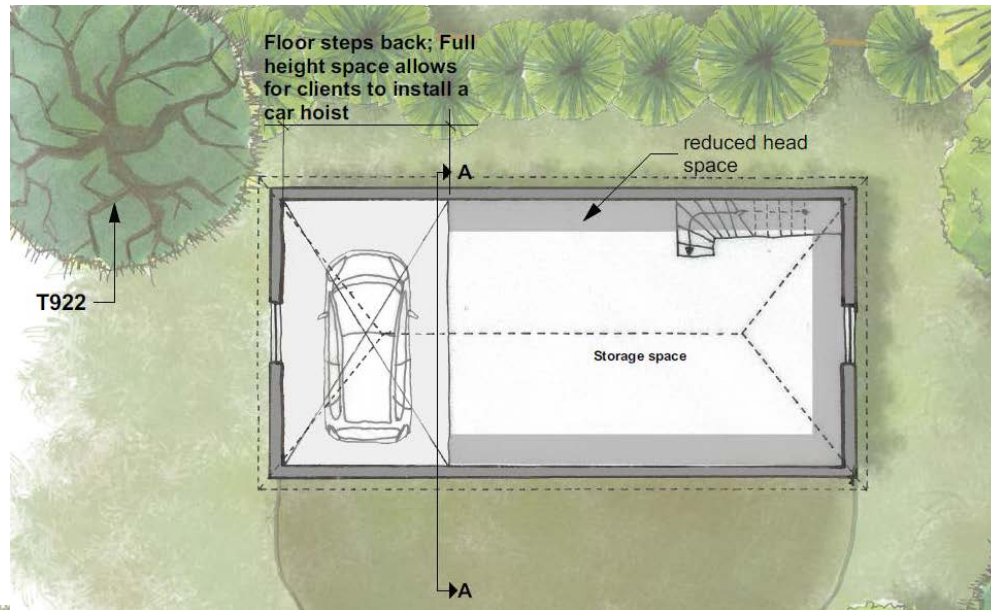


Proposed single car garage elevations

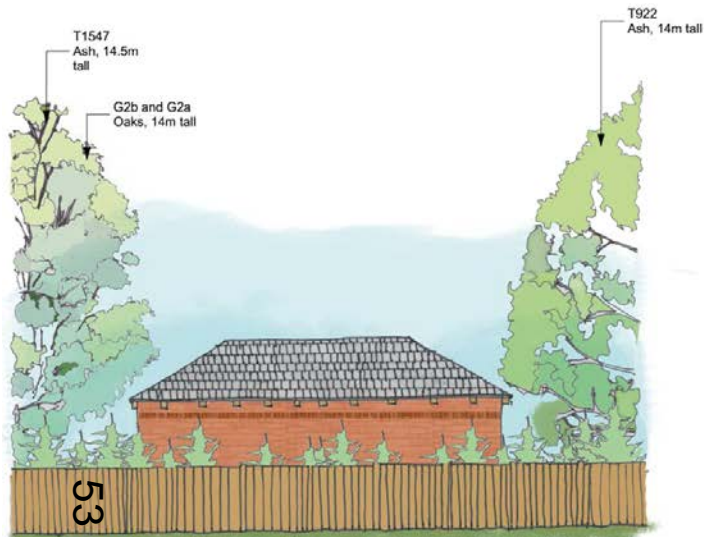
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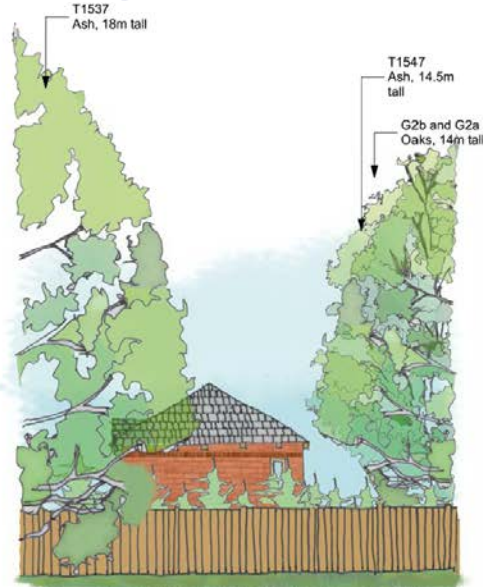
Proposed triple car garage plans



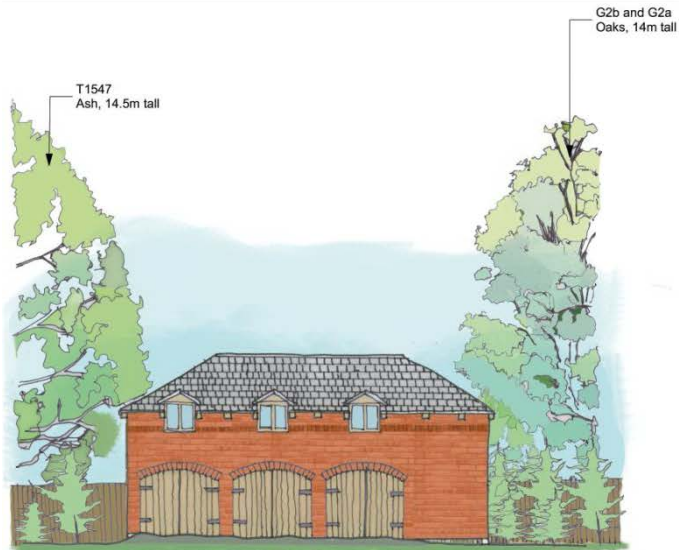
Proposed triple car garage elevations



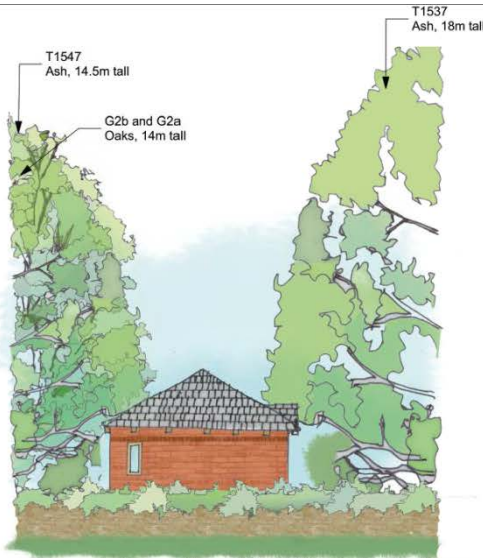
ELEVATION 1 -
seen from the
school



ELEVATION 2 -
Seen from
Augustine Way



ELEVATION 3 - seen from Grove House
garden

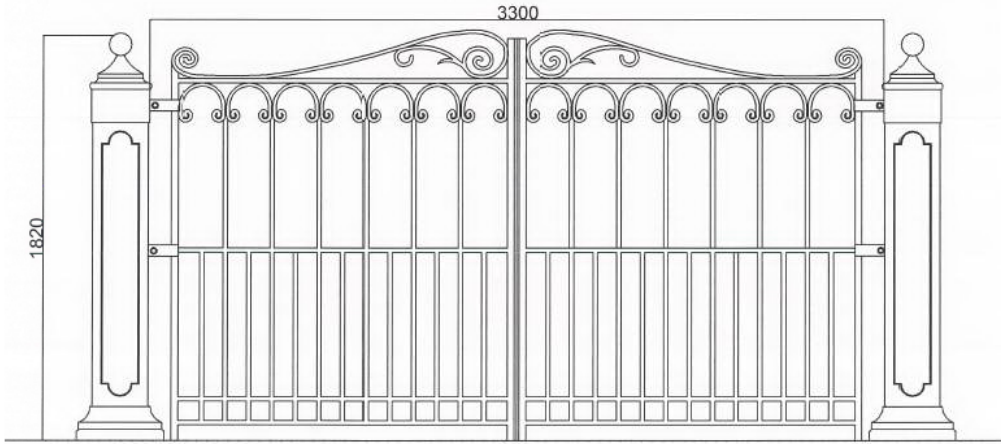


ELEVATION 4 - seen from Grove House garden

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Proposed gates



Elevation of the proposed gate; Please refer to the location plan



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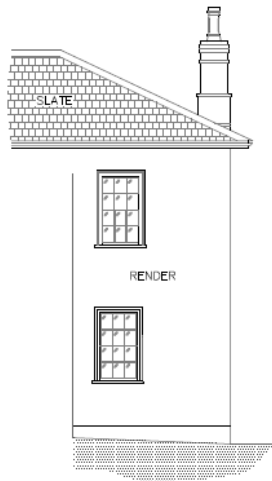


Proposed window

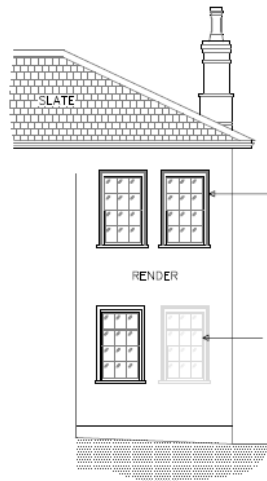
www.oxford.gov.uk



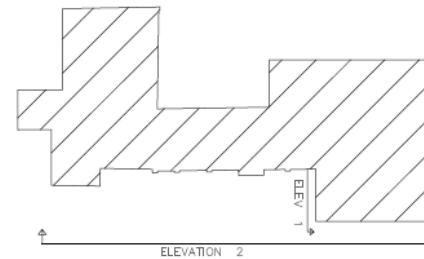
ELEVATION 2
EXISTING EAST ELEVATION TO REMAIN UNCHANGED
SCALE 1:100 ON A3



ELEVATION 1
EXISTING ELEVATION
SCALE 1:100 ON A3

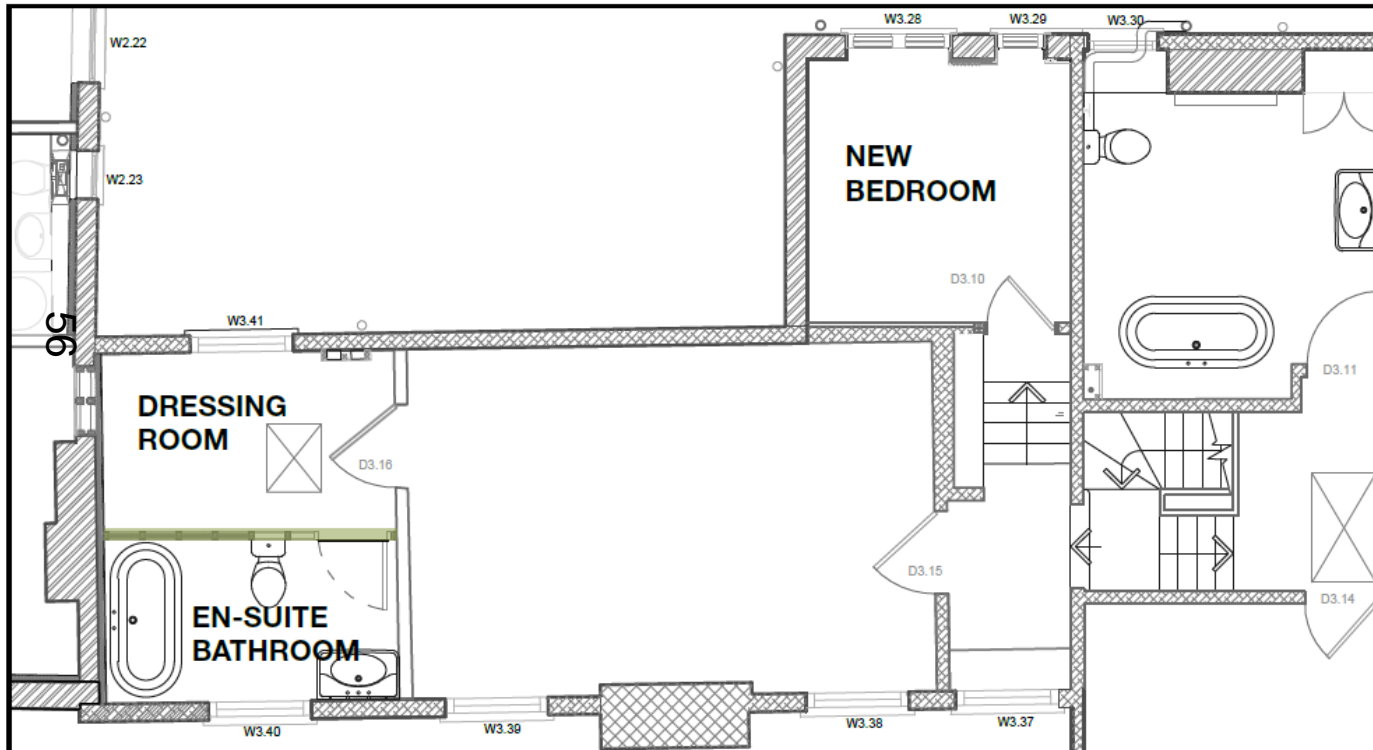


ELEVATION 1
PROPOSED ELEVATION
SCALE 1:100 ON A3



Proposed internal alterations

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Proposed design
Plan drawing, scale 1:100@A3

■ Proposed partition



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Site Plan – 44 Iffley Turn



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View towards Church Way – Location of single car garage



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Location of two storey garage and access gate to Augustine Way



Route of proposed driveway



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Driveway to Iffley Turn



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Internal alterations



Photos of existing bathroom, to be changed to a bedroom.

Elevation of Grove House – new window

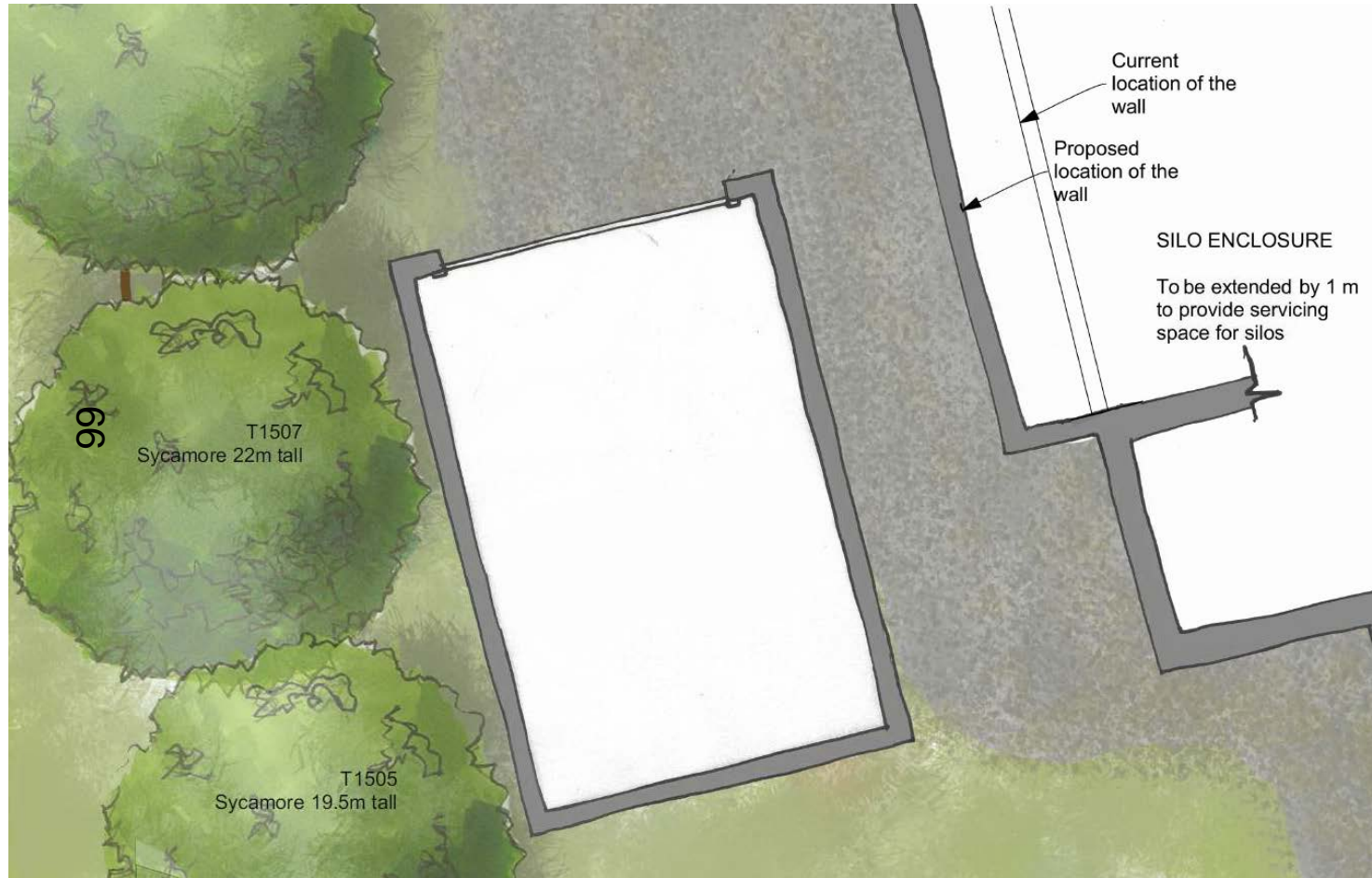
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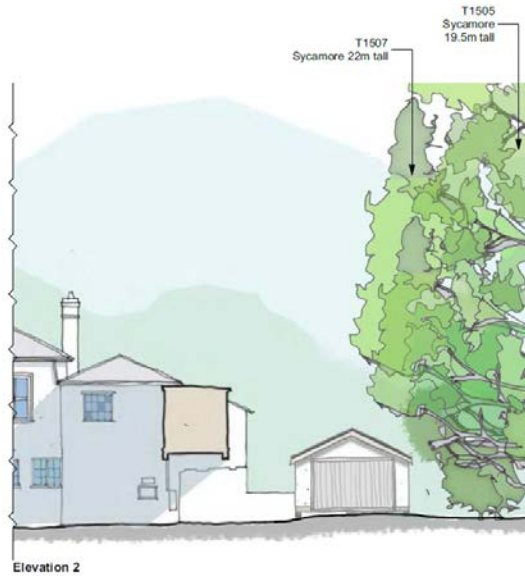


Proposed single car garage plan

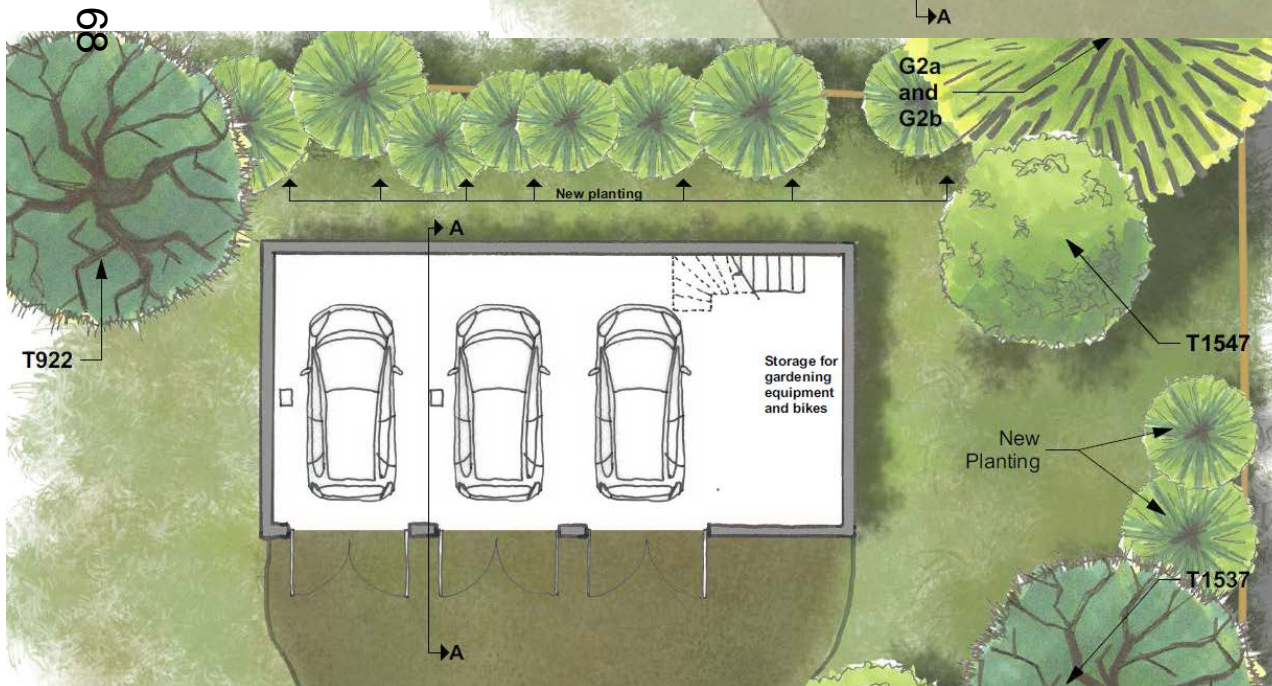
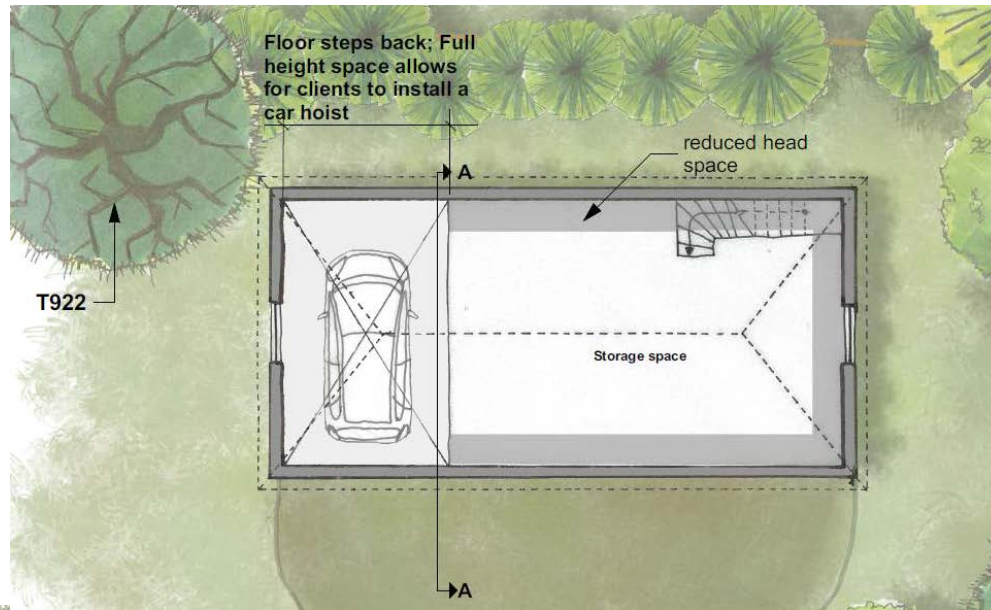


Proposed single car garage elevations

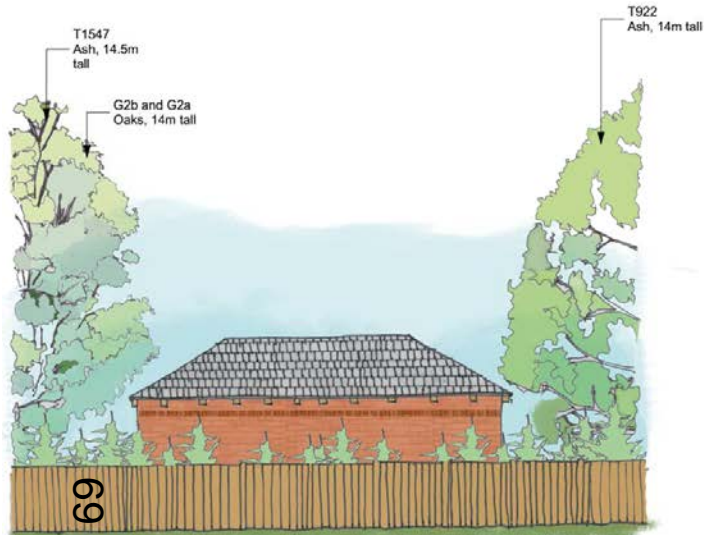
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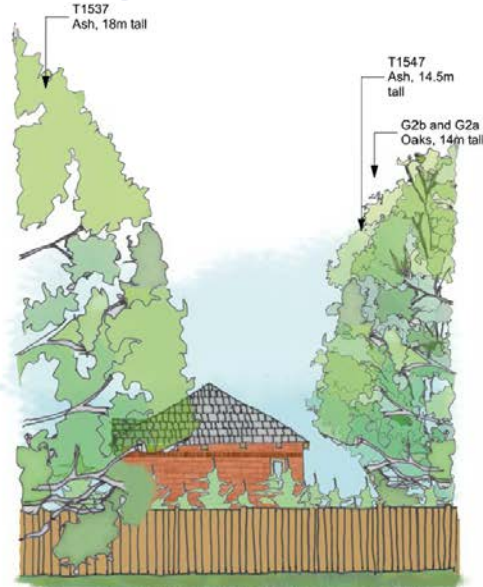
Proposed triple car garage plans



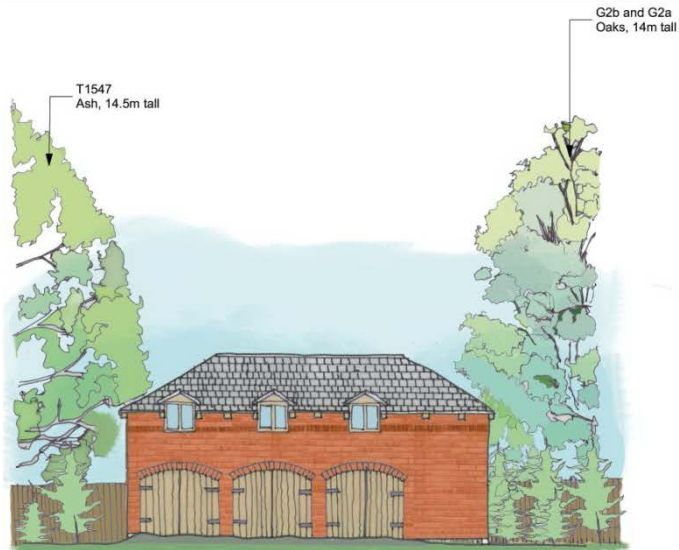
Proposed triple car garage elevations



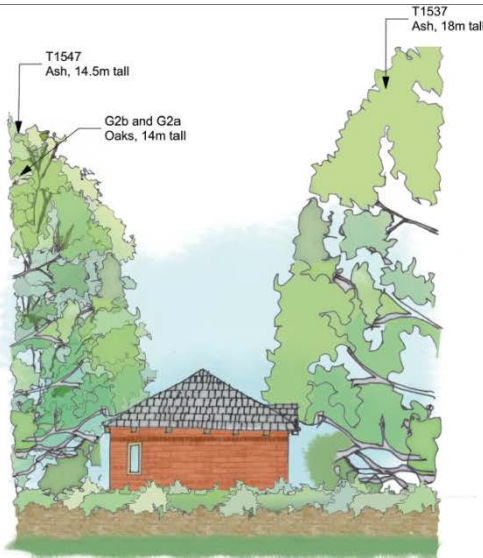
ELEVATION 1 -
seen from the
school



ELEVATION 2 -
Seen from
Augustine Way



ELEVATION 3 - seen from Grove House
garden

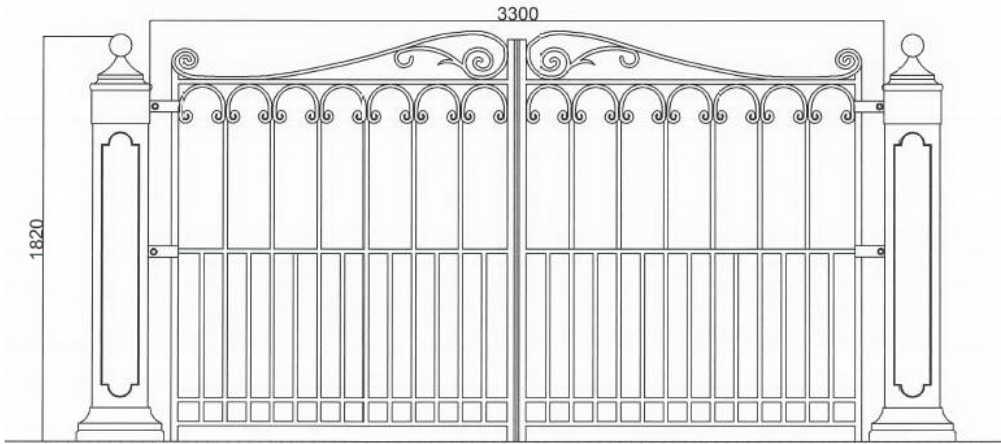


ELEVATION 4 - seen from Grove House garden

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Proposed gates



Elevation of the proposed gate; Please refer to the location plan



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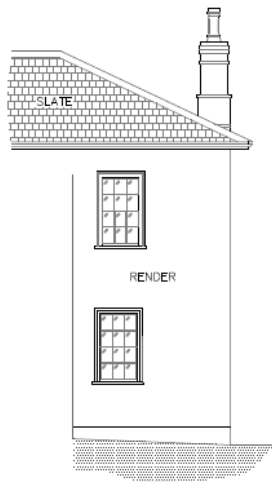


Proposed window

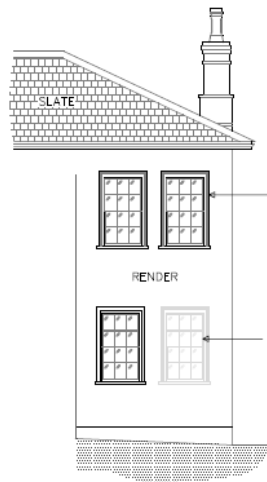
www.oxford.gov.uk



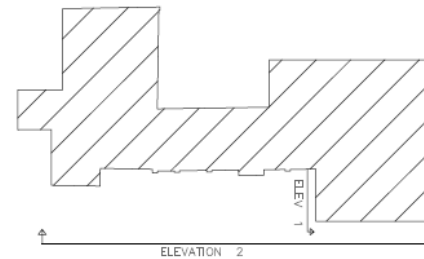
ELEVATION 2
EXISTING EAST ELEVATION TO REMAIN UNCHANGED
SCALE 1:100 ON A3



ELEVATION 1
EXISTING ELEVATION
SCALE 1:100 ON A3

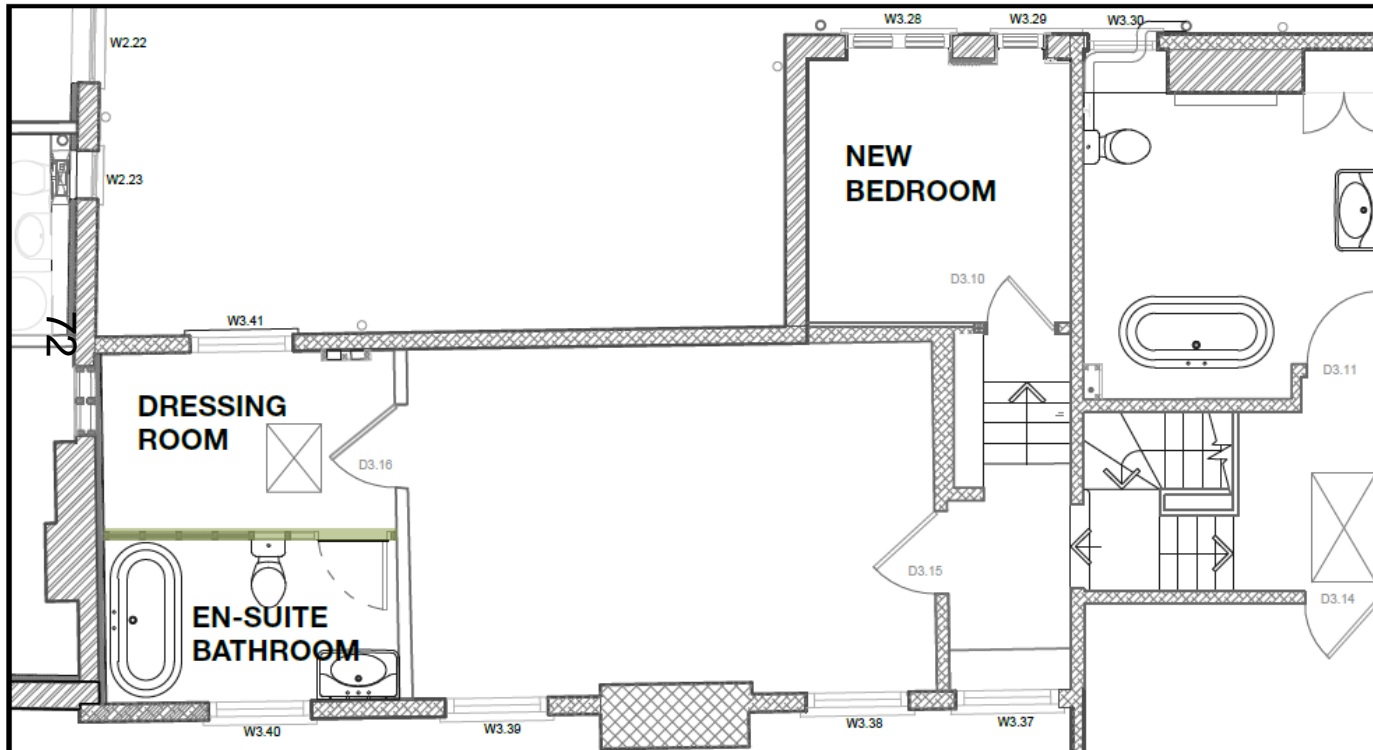


ELEVATION 1
PROPOSED ELEVATION
SCALE 1:100 ON A3



Proposed internal alterations

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Proposed design
Plan drawing, scale 1:100@A3

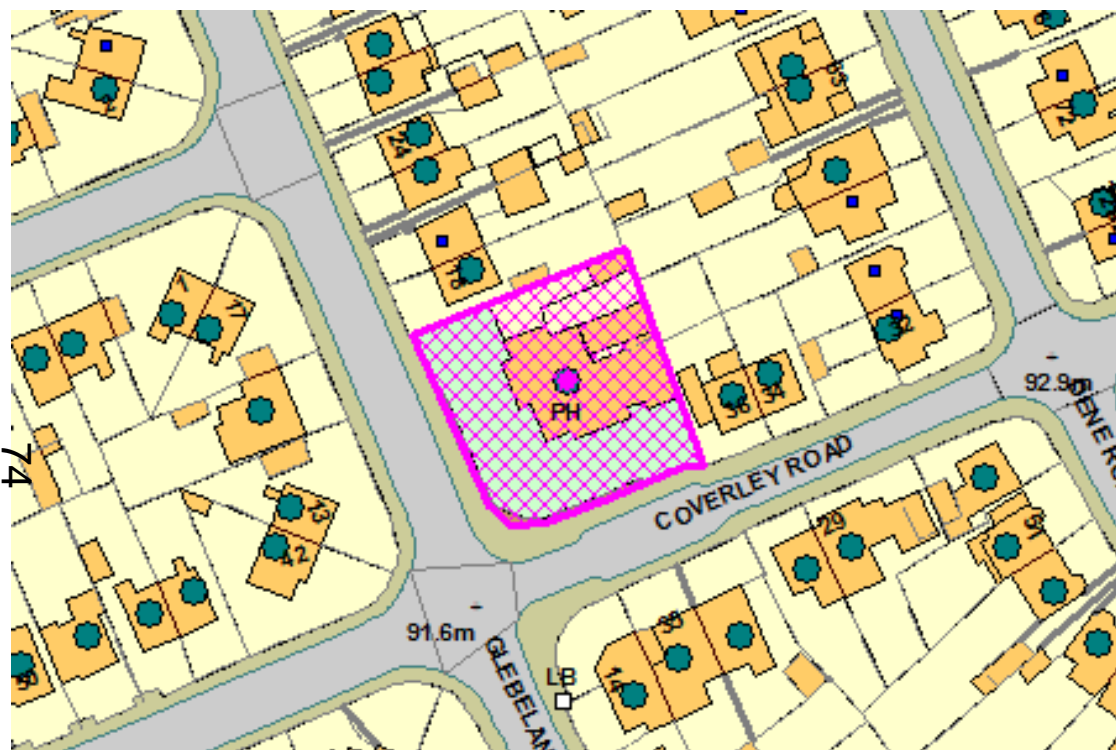
■ Proposed partition



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Site Plan – 16 Glebelands



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View of site



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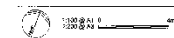
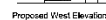
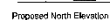
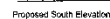
View of site



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 Demolition



Proposed new walls

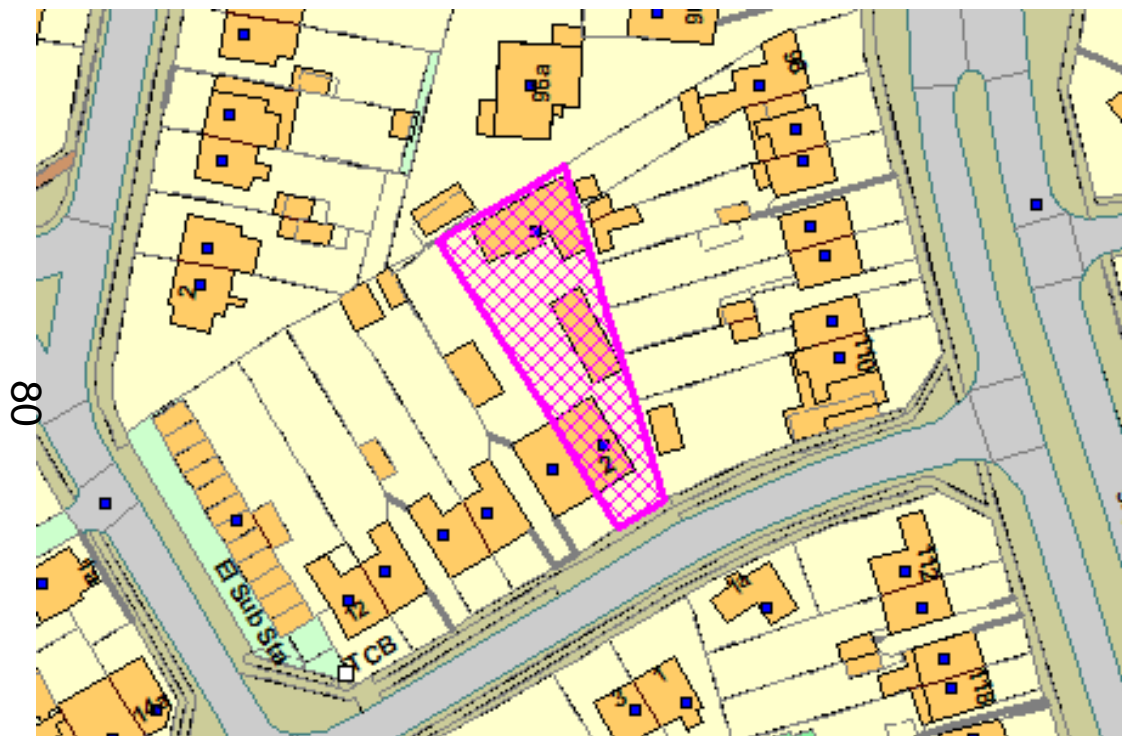
A Plan		Color amendments, JP Description	B101-10 Date
Project MB	Client JRP	Date June 2016	
Project Fairview Inn Headington			
Title Proposed Plans and Elevation			
Drawing Reference 16099-QA-B1-111-P-00			
Drawing list 111	Tabular A	Status S0	
Scale 1:100 @ A1 & 1:200 @ A3			
 OXFORD ARCHITECTS Rachel Duff - rduff@oxa.co.uk, 011-583 1111 David Cooper - dcooper@oxa.co.uk, 011-583 1111 174 Grosvenor Road, Oxford OX1 1BQ Tel: 01865 2000000 Fax: 01865 2000001 www.oxfordarchitects.co.uk			

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Site Plan – 2 Mortimer Drive



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View of site from highway



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View of rear elevation



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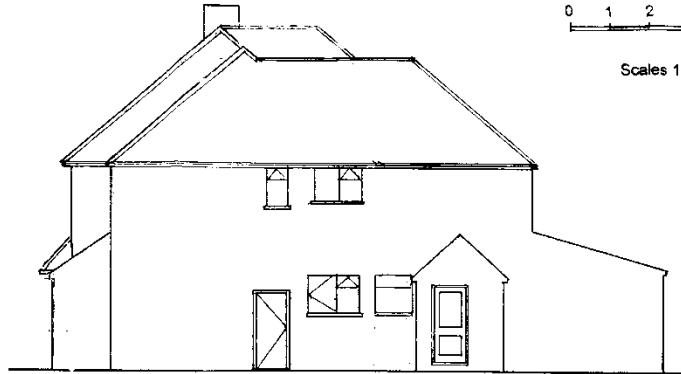
Elevations



83



Front (South)

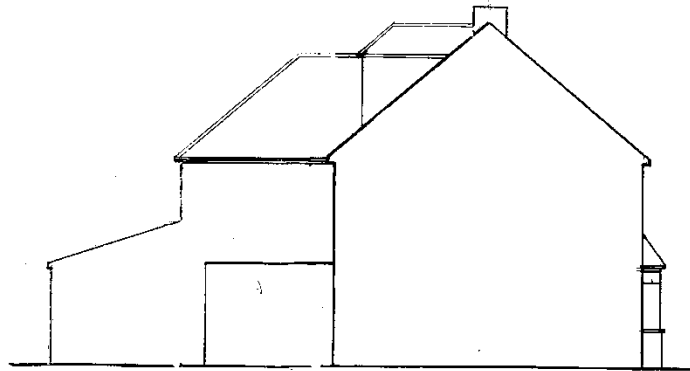


Side (East)

0 1 2 3 4 5M
Scales 1:100



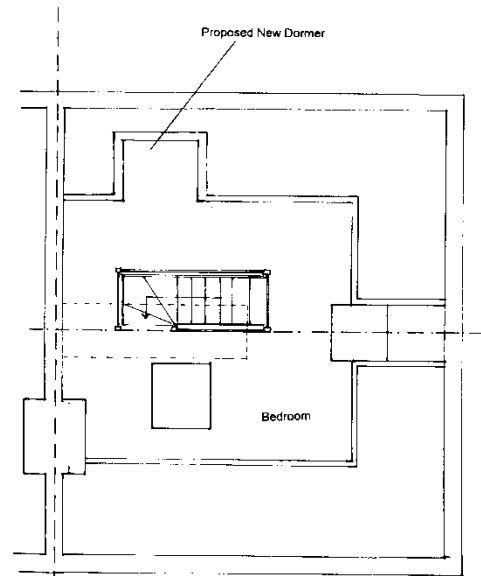
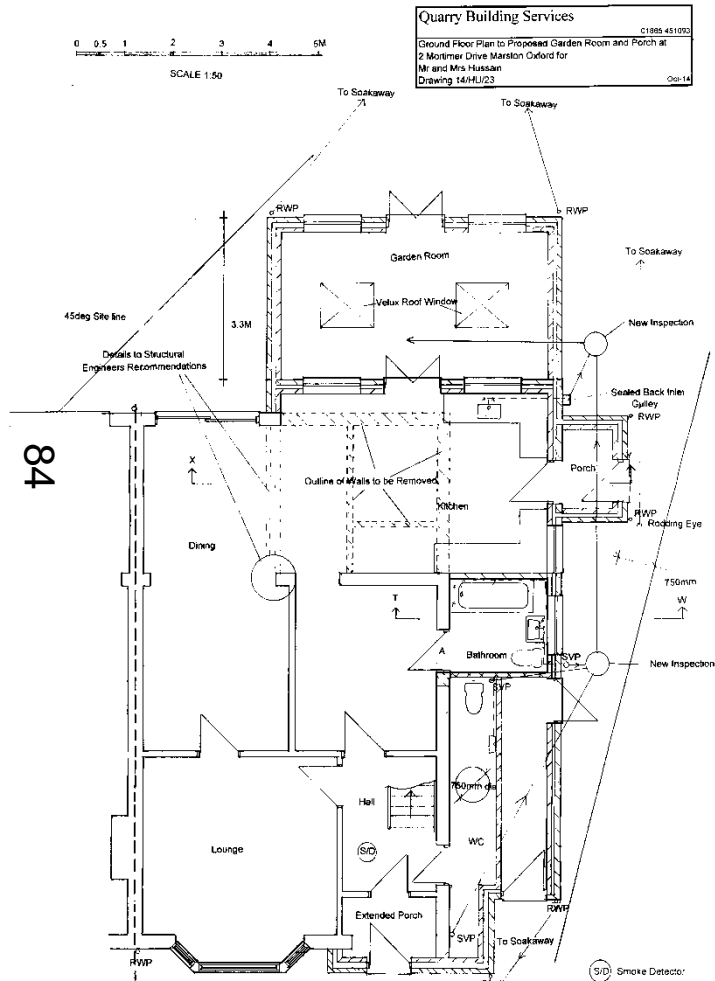
Rear (North)



Side (West)

Quarry Building Services

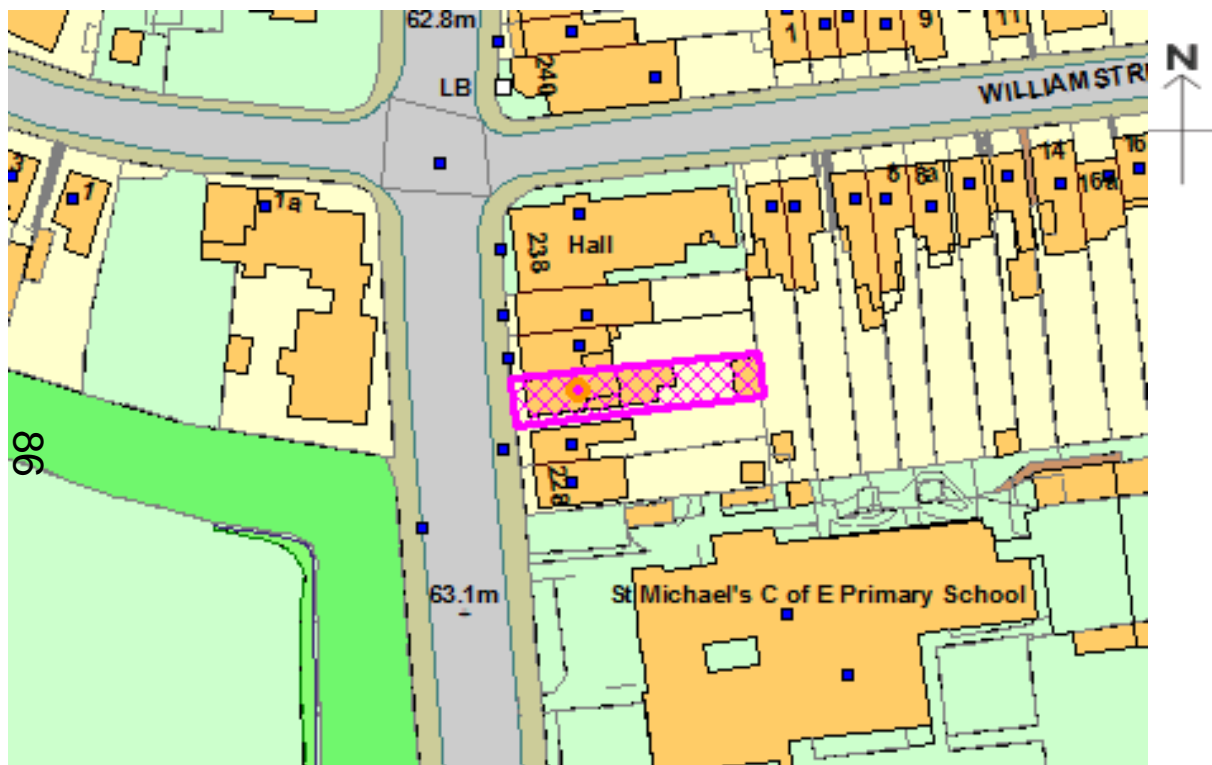
Plans



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Site Plan – 232 Marston Road



View of site

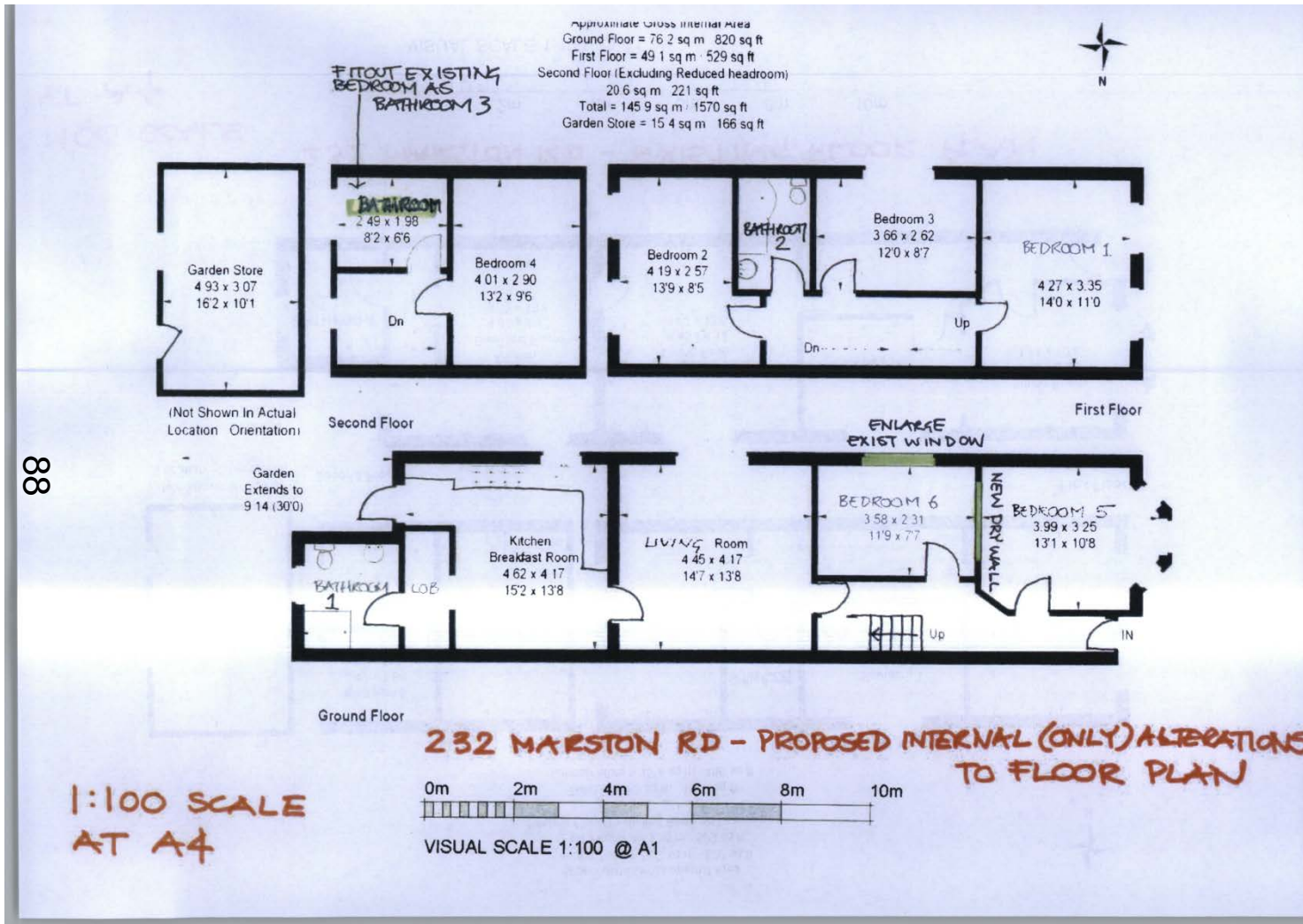
87



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Plans



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Site Plan – 5 Atkinson Close



View of site from highway



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View of site from rear of house

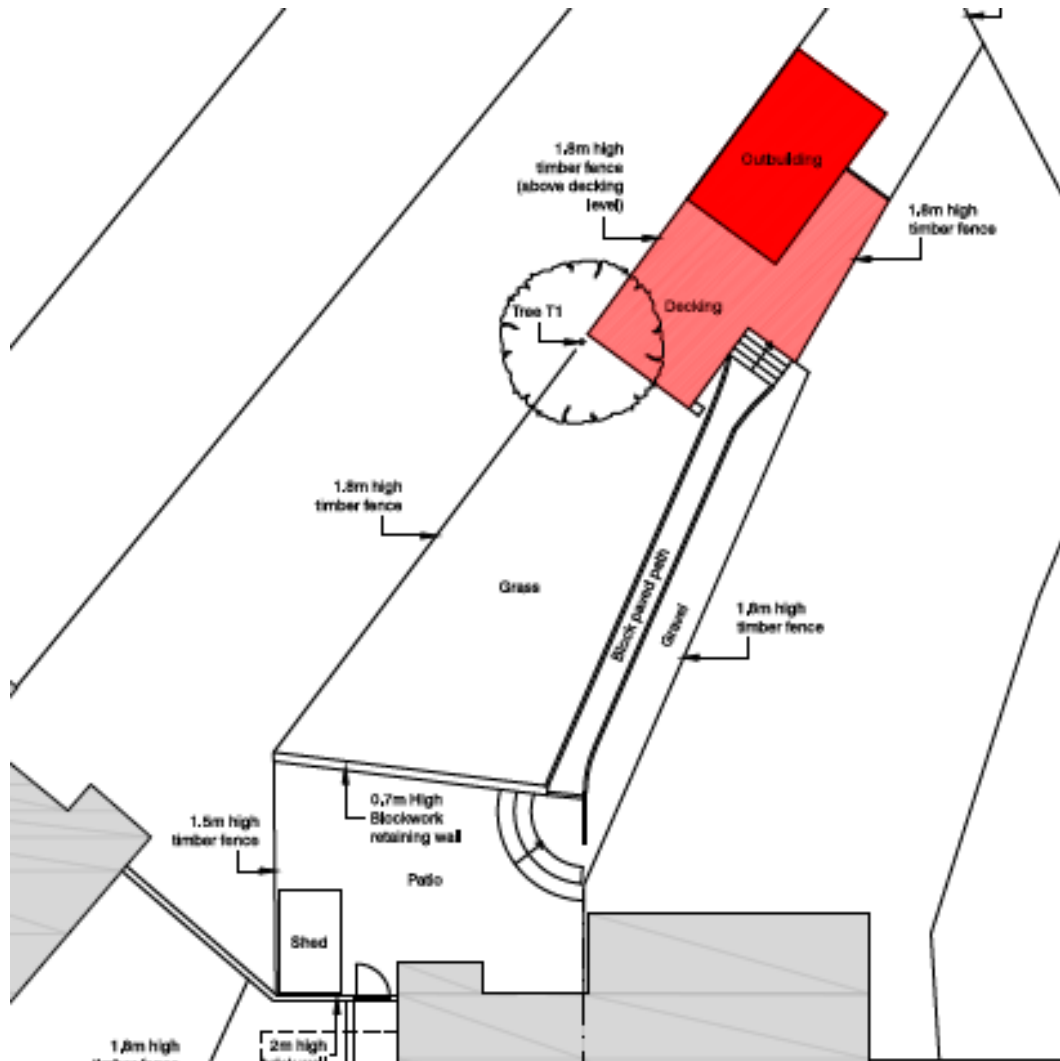


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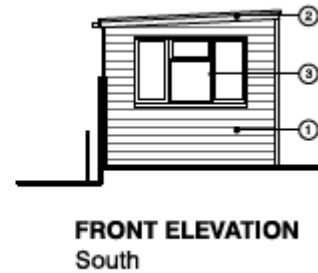
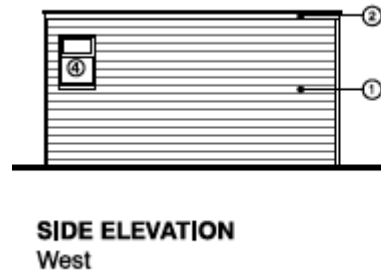
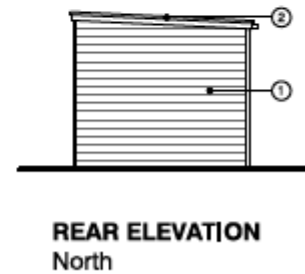
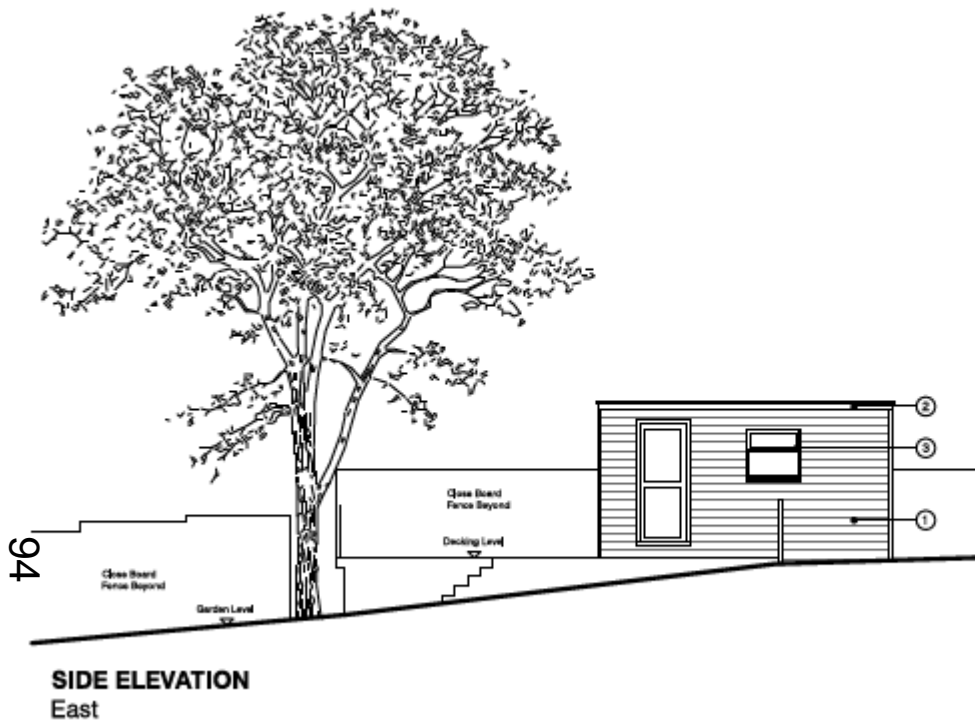
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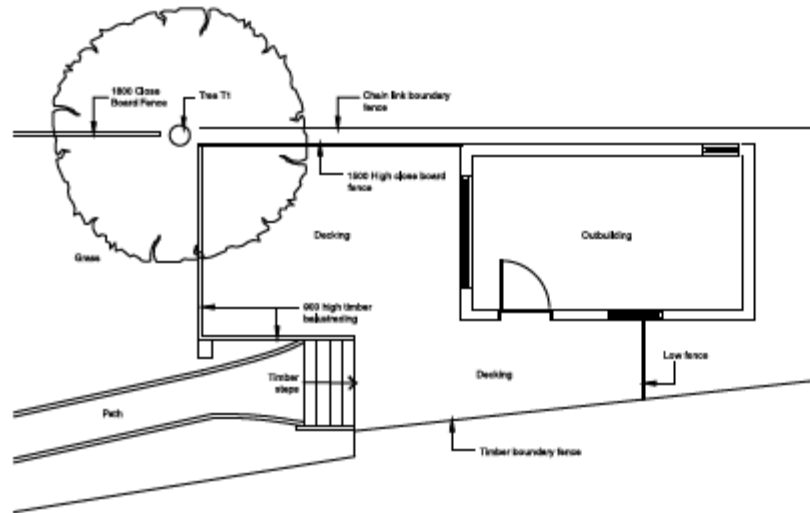
Site Plan



Elevations



Layout and Plan



FLOOR PLAN
1:100



ROOF PLAN
1:100



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