

# Presentations for West Area Planning Committee Tuesday 14 March 2017

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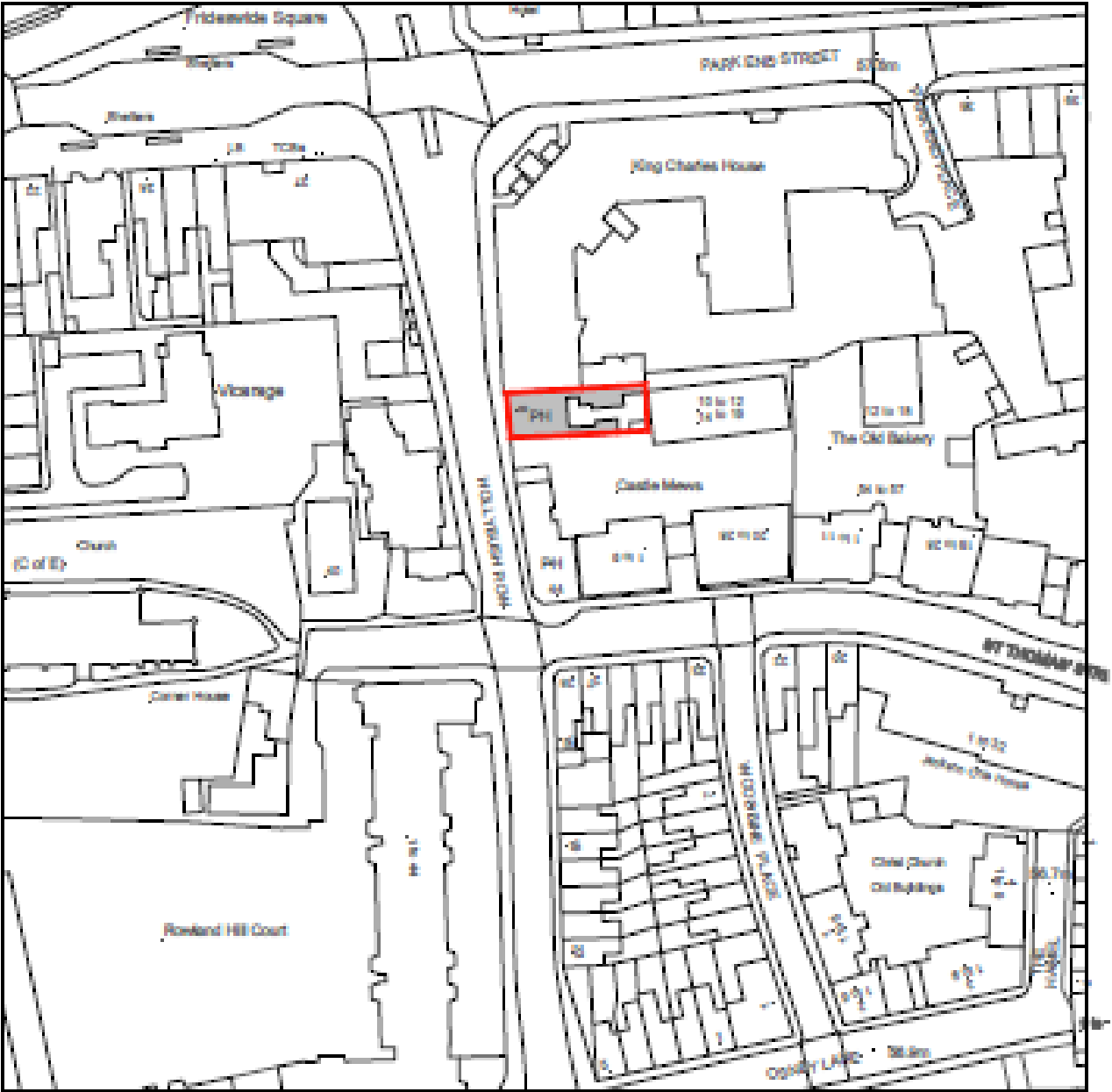
## Agenda item number, description and page numbers

3.	16/02945/FUL: Oxford Business Centre Osney Lane OX1 1TB	To follow
4.	16/03062/FUL: Somerville College, Woodstock Road, Oxford, OX2 6HD	To follow
5.	16/03189/FUL: 8 Hollybush Row, Oxford, OX1 1JH	3 - 10
6.	16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP	11 - 34
7.	17/00188/FUL: Eastgate Hotel, 73 High Street, Oxford, OX1 4BE	35 - 48
8.	16/02894/FUL: 4 North Parade Avenue, Oxford, OX2 6LX	49 - 62
9.	17/00214/CT3: 144 - 146 Covered Market, Market Street, Oxford, OX1 3DZ	63 - 70
10.	16/03067/CT3: 144-146 Covered Market, Market Street, Oxford	71 - 78
11.	17/00209/CT3: 161 - 161B Iffley Road, Oxford	79 - 84

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# Welcome to the West Area Planning Committee

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- There will be an opportunity for the public to address the committee on each application.
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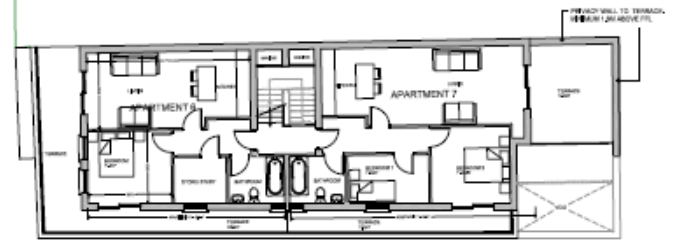




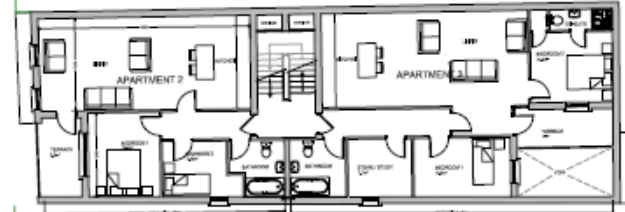
7



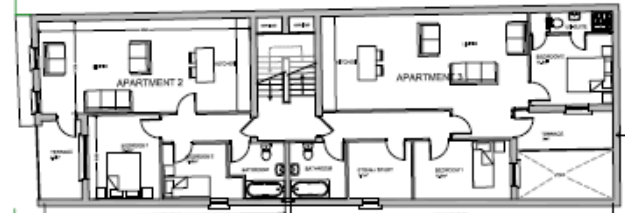
ROOF BLOCK PLAN 1:200



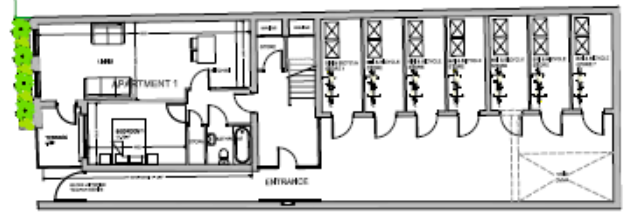
THIRD FLOOR PLAN



SECOND FLOOR PLAN

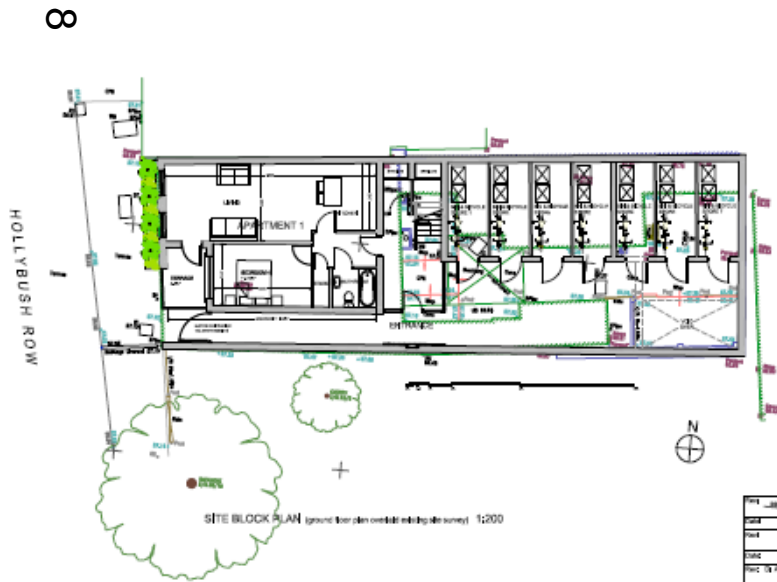


FIRST FLOOR PLAN



GROUND FLOOR PLAN

TOTAL EXTERIOR FLOOR AREA FOR THESE APARTMENTS IS 10,000 SQ M



SITE BLOCK PLAN (ground floor plan overlaid on existing site survey) 1:200

REV		DESCRIPTION		DATE	
001	ISSUED FOR PERMIT	002	ISSUED FOR PERMIT	003	ISSUED FOR PERMIT
004	ISSUED FOR PERMIT	005	ISSUED FOR PERMIT	006	ISSUED FOR PERMIT
007	ISSUED FOR PERMIT	008	ISSUED FOR PERMIT	009	ISSUED FOR PERMIT
010	ISSUED FOR PERMIT	011	ISSUED FOR PERMIT	012	ISSUED FOR PERMIT

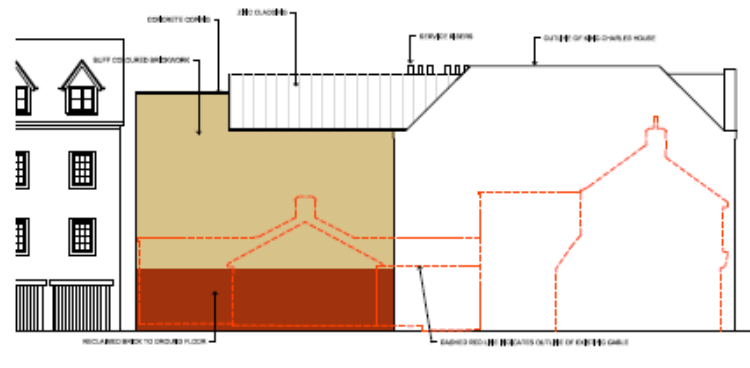
**KEYS & MONAGHAN ARCHITECTS**  
 12 Maple St, Ipswich, Suffolk IP11 1SU  
 Tel: 01473 604 200 Fax: 01473 604 200  
 www.keysandmonaghan.com  
 www.keysandmonaghan.com

JOB TITLE	PROPOSED APARTMENTS, 8 HOLLYBUSH ROW, OXFORD	JOB NO.	16-016	SCALE	1/100 / 1/50 @ A1
DRAWN BY	PROPOSED FLOOR PLANS & BLOCK PLANS	DATE	03/06/16	UNION NO.	Checked by
DATE	REV	D		Building Reg	
				Building Control Ref	
				Other Ref	

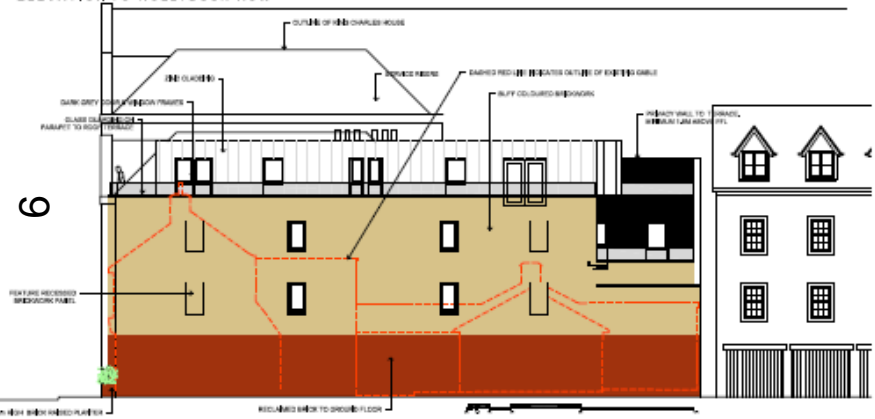




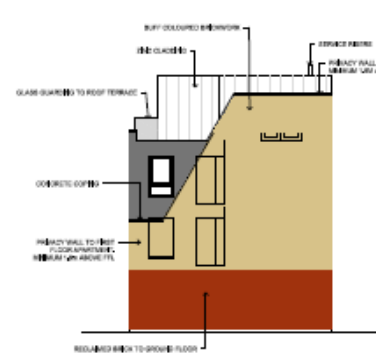
FRONT ELEVATION TO HOLLYBUSH ROW



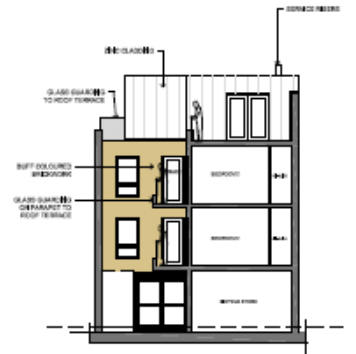
NORTH ELEVATION



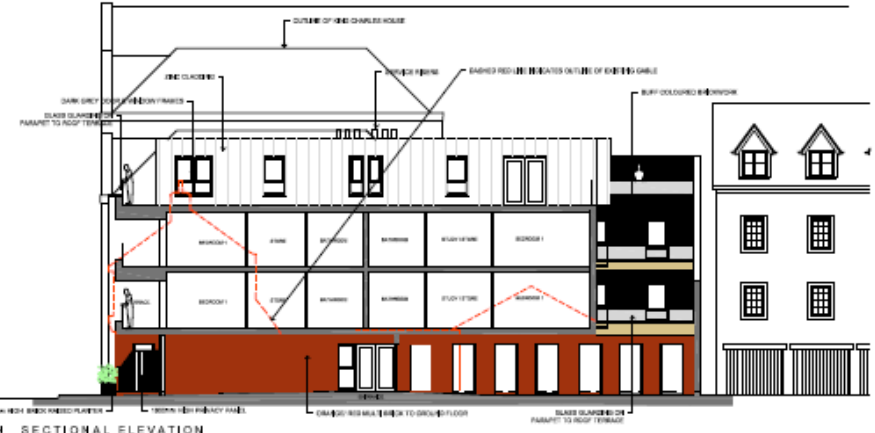
SOUTH ELEVATION



EAST ELEVATION



EAST SECTIONAL ELEVATION



SOUTH SECTIONAL ELEVATION

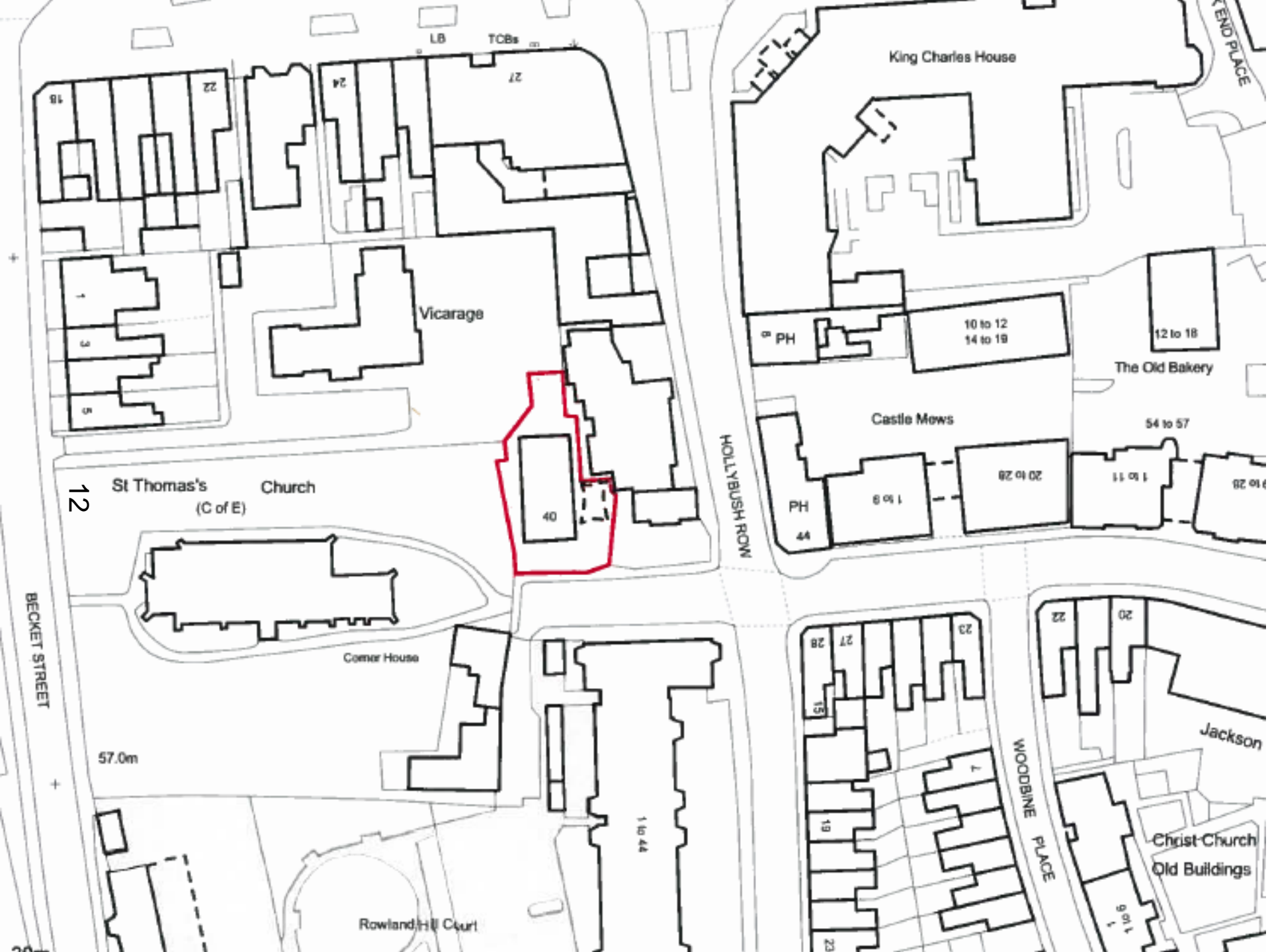
DATE: 15/05/2024 DRAWN BY: JMM CHECKED BY: JMM PROJECT: PROPOSED APARTMENTS, 8 HOLLYBUSH ROW, OXFORD		<b>KEYS &amp; MONAGHAN ARCHITECTS</b> 12 High St, Ardara, Oxford OX4 1DQ 01865 200000 www.keysandmonaghan.com info@keysandmonaghan.com		JOB NO: 16/016 DATE: 03/04/18 SCALE: 1/10 @ A1 DRAWN BY: JMM CHECKED BY: JMM
TITLE: PROPOSED APARTMENTS, 8 HOLLYBUSH ROW, OXFORD DRAWING NO: PUE-01		SHEET NO: 8 TOTAL SHEETS: 8		
PROJECT NO: 16/016 DATE: 15/05/2024		DRAWING NO: PUE-01 SHEET NO: 8		
PROJECT NO: 16/016 DATE: 15/05/2024		DRAWING NO: PUE-01 SHEET NO: 8		

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Vicarage

King Charles House

The Old Bakery

Castle Mews

St Thomas's Church  
(C of E)

BECKET STREET

HOLLYBUSH ROW

WOODBINE PLACE

TEND PLACE

40

12

57.0m

Corner House

Rowland Hill Court

Jackson

Christ Church  
Old Buildings

PH

PH

10 to 12  
14 to 18

12 to 18

1 to 9

20 to 28

54 to 57

1 to 11

20 to 28

23

27

28

15

19

23

22

20

9 or 1

1













St. Thomas Day Nursery



Welcome to  
St. Thomas Day Nursery  
100 years 1914-2014



# Existing Site Plan



20

B-002  
CANVAS OVERHEAD SHELTER

B-001  
EXISTING BUILDING

Hollybush Row

St Thomas' street

# Proposed Site Plan

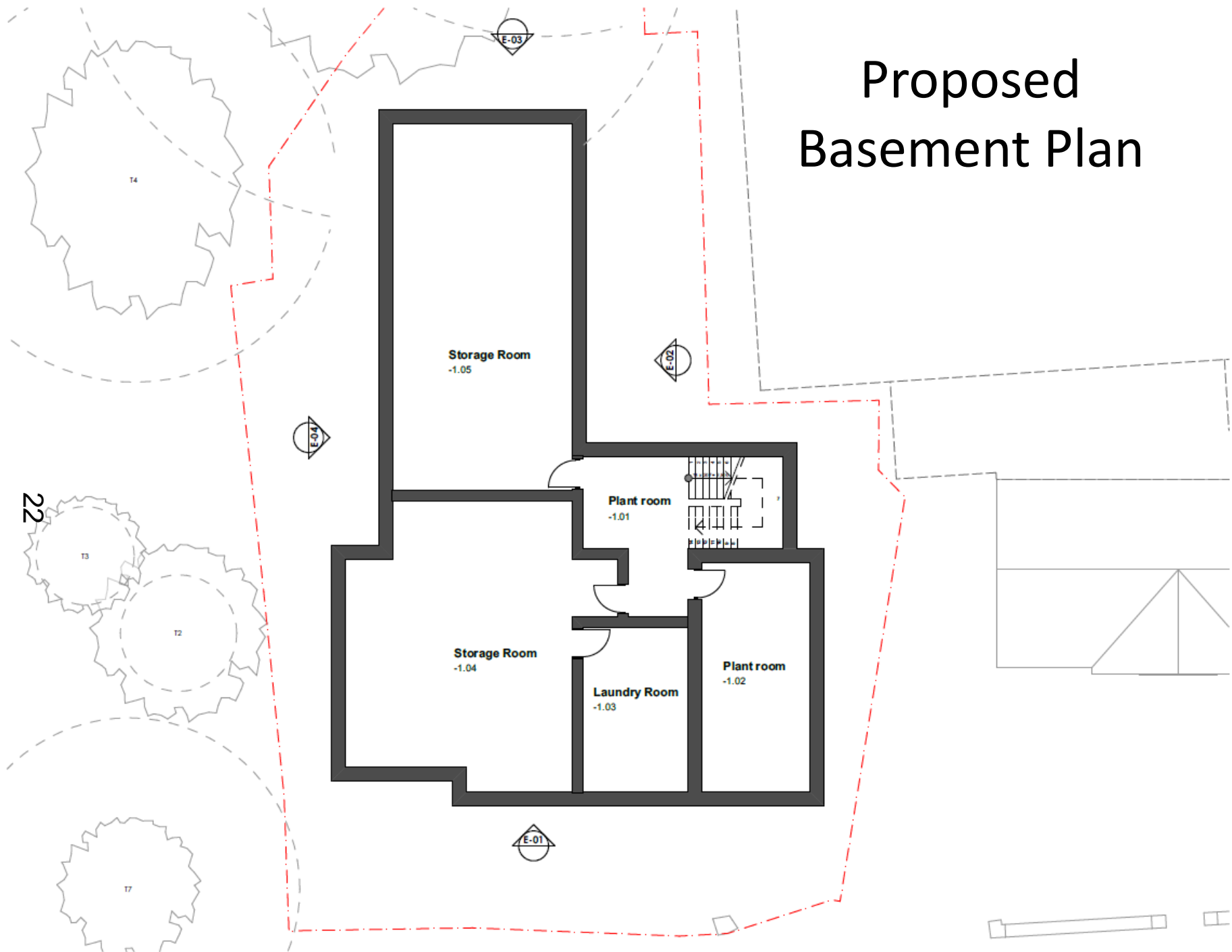
**Legend**

	Permeable block paving
	Grass/Lawn Areas
	Gravel

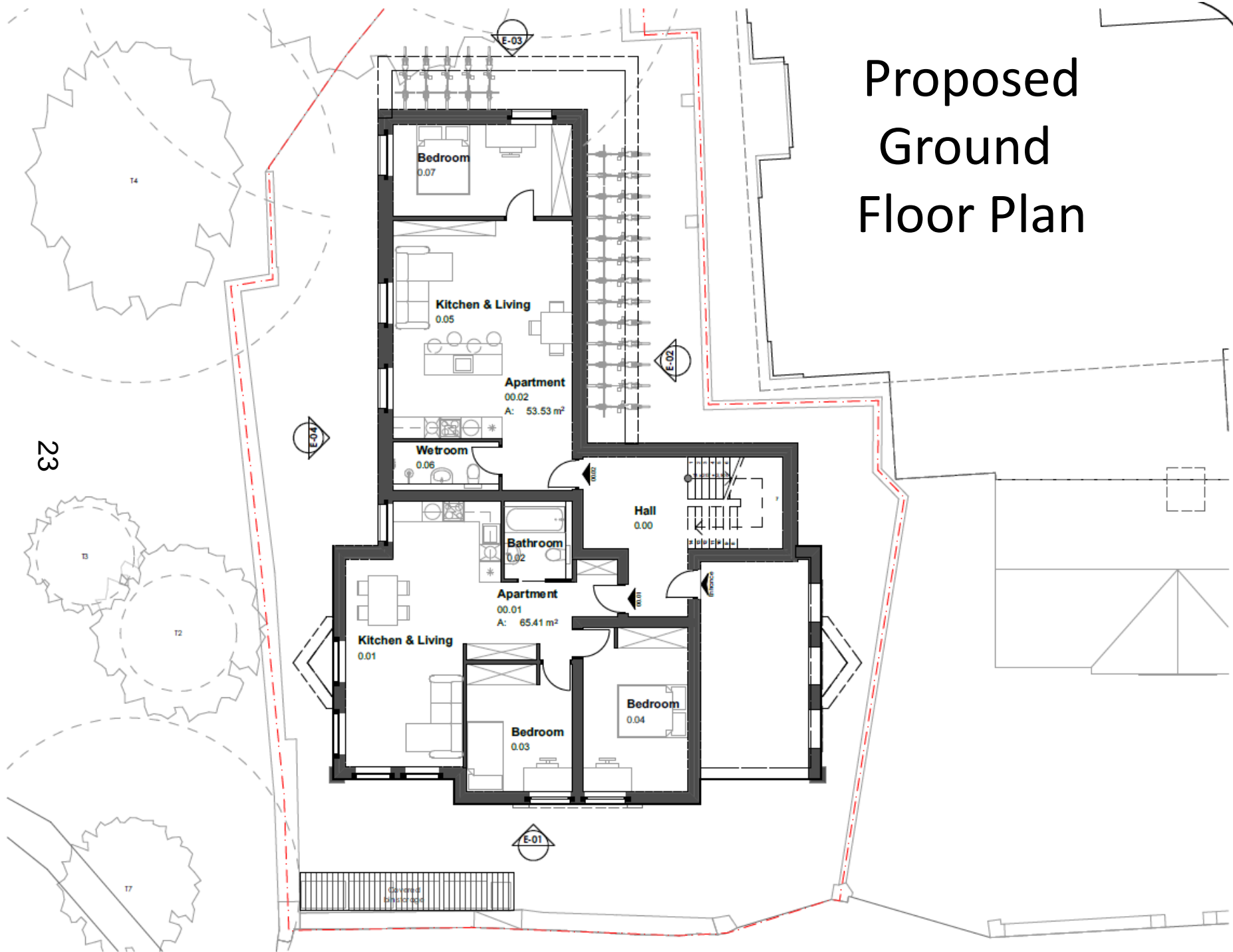
21



# Proposed Basement Plan

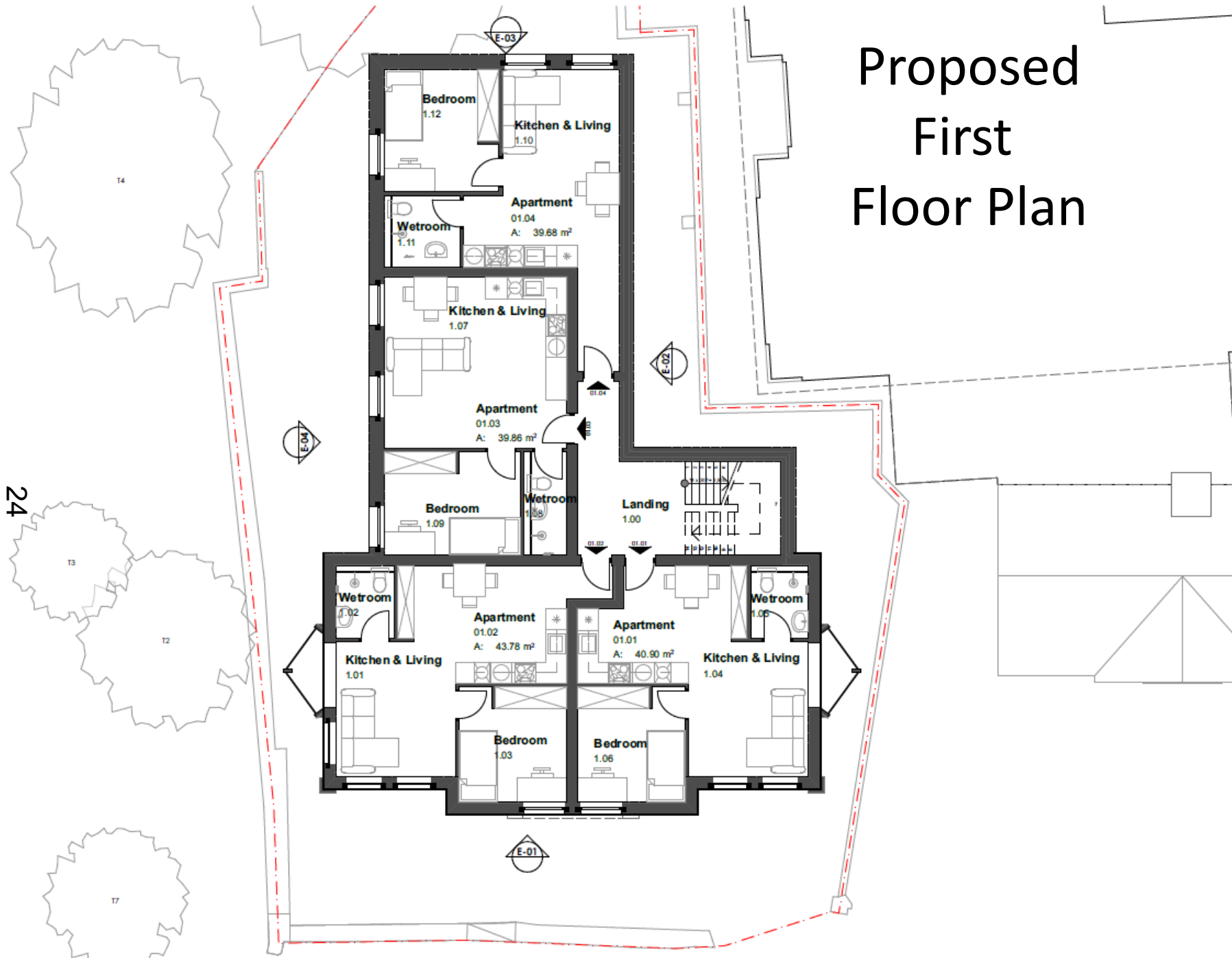


# Proposed Ground Floor Plan



23

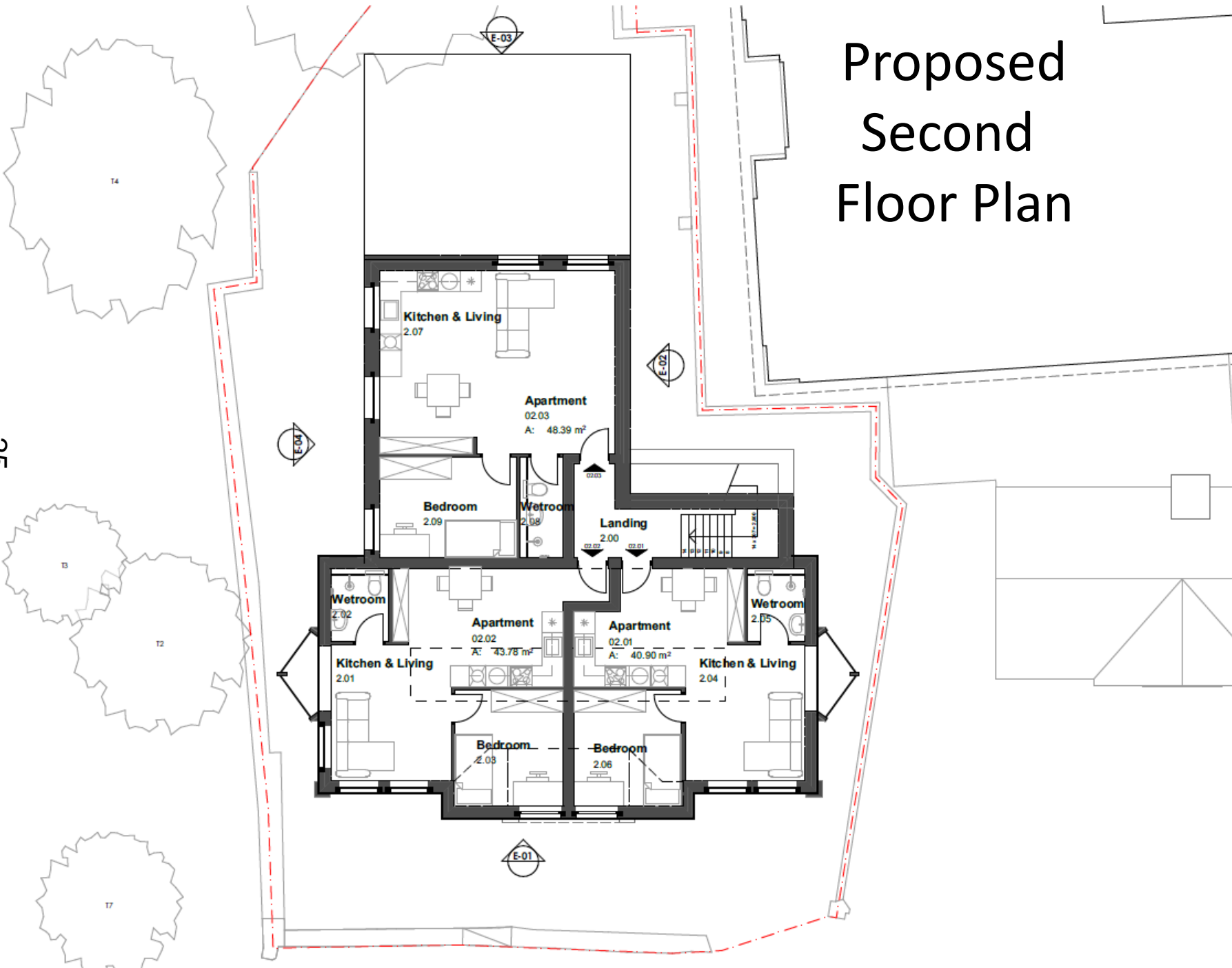
# Proposed First Floor Plan



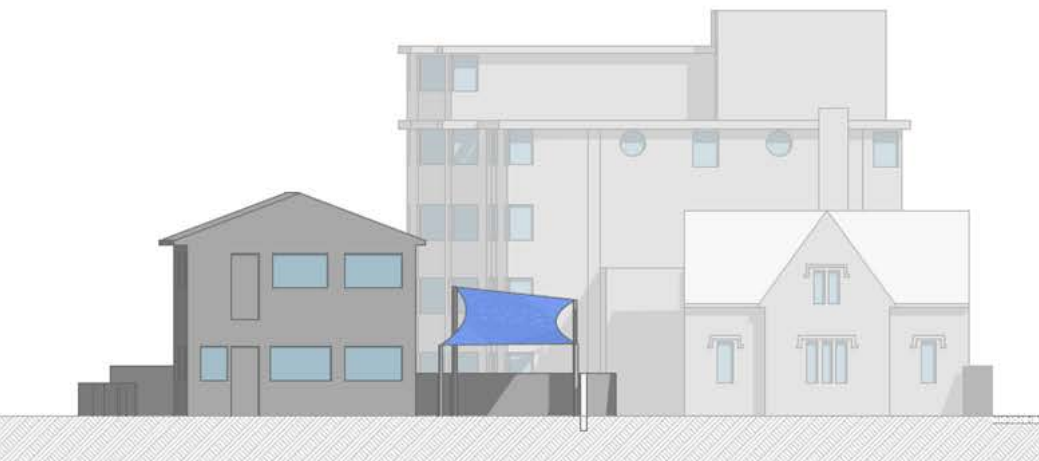


# Proposed Second Floor Plan

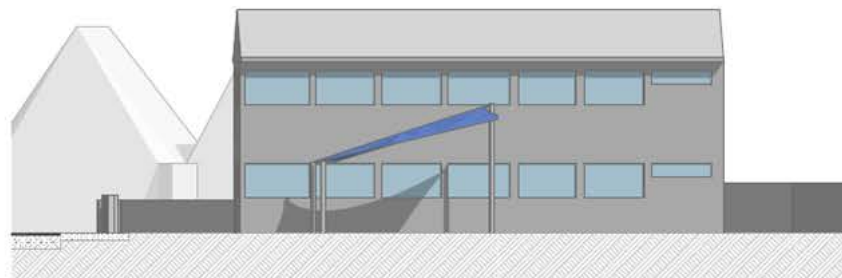
25



# Existing Elevations

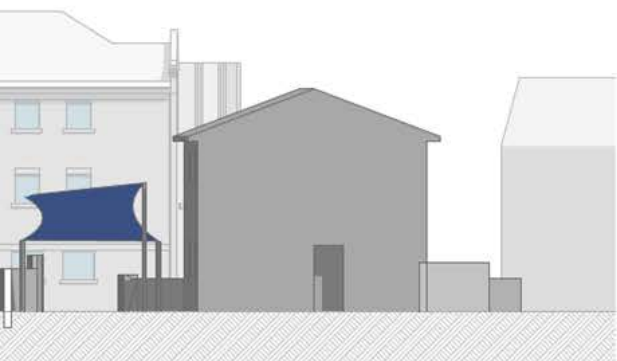


Front (South) Elevation

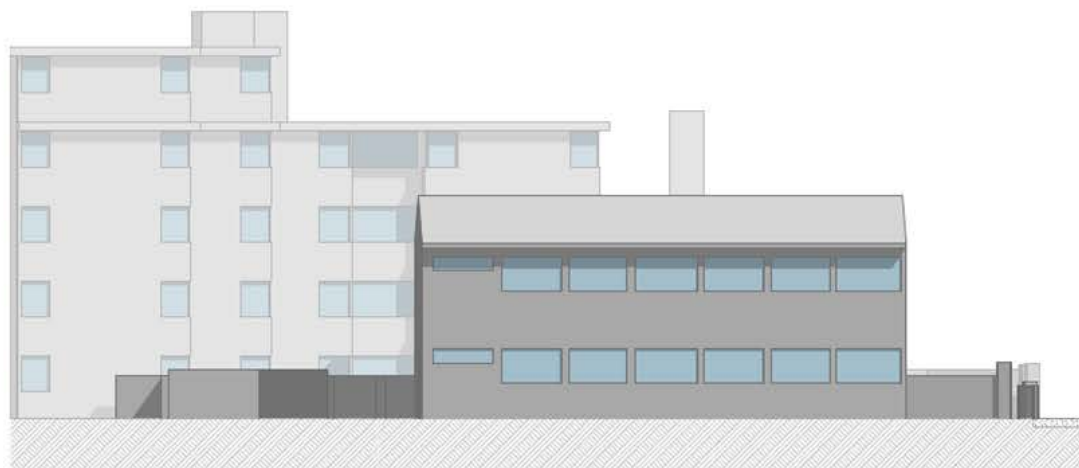


Side (West) Elevation

26



Rear (North) Elevation



Side (East) Elevation

# Proposed Front (South) Elevation

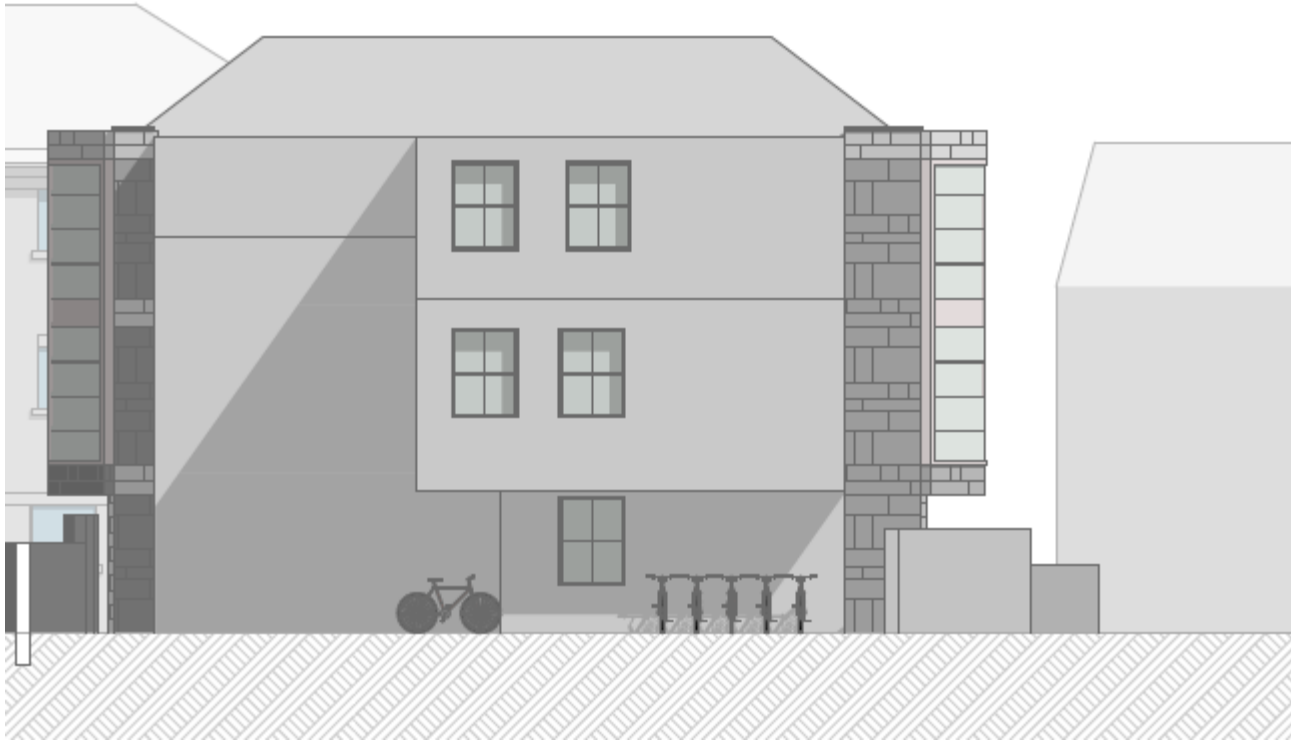


# Proposed Side (East) Elevation



# Proposed Rear (North) Elevation

29



# Proposed Side (West) Elevation



# Proposed Development – Perspective Views



# Proposed Development – Perspective Views





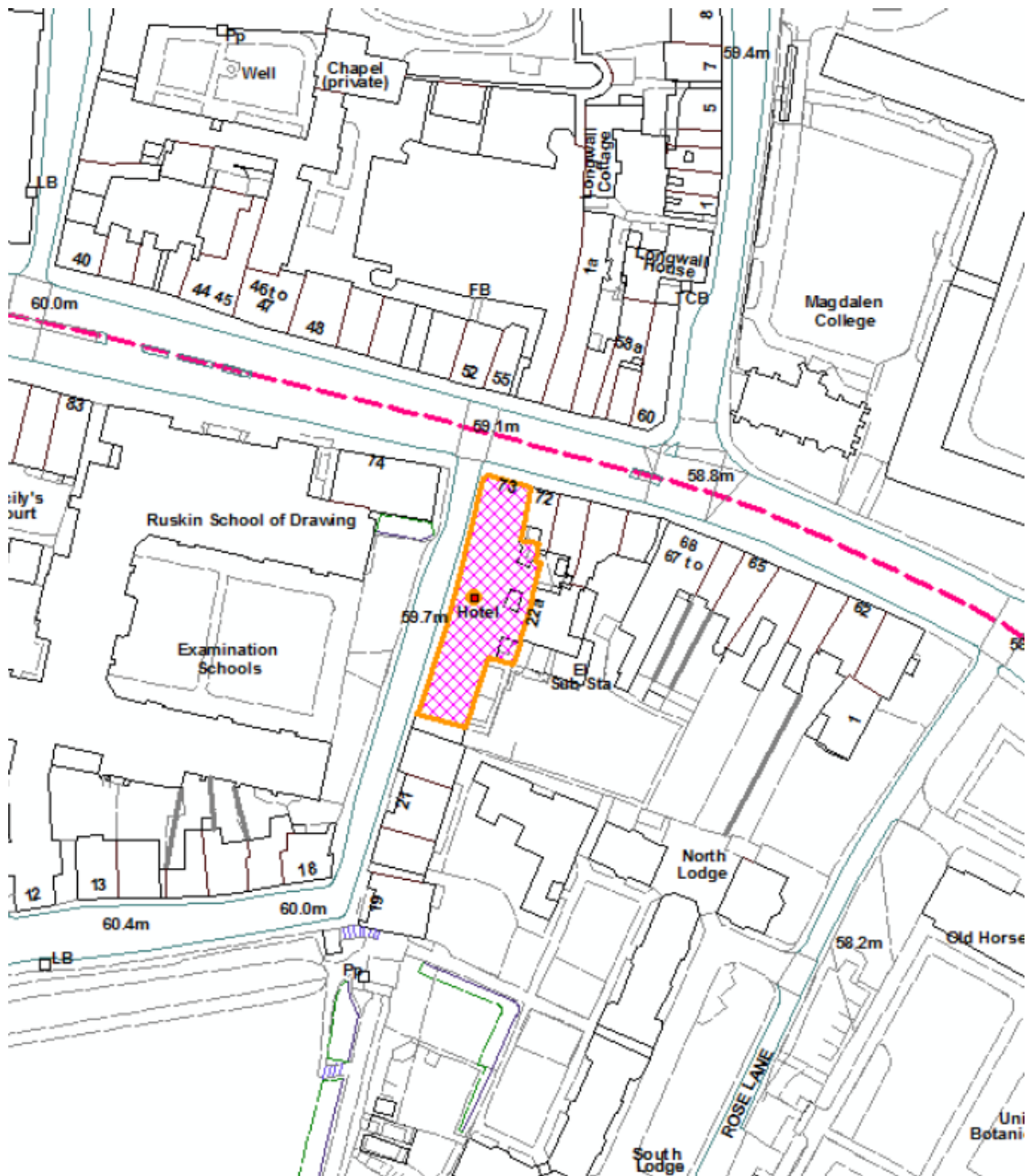


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# Site Plan



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



View east across the site



37

# View of south boundary



38

View north across the site – rear of buildings fronting High Street





40

The back of the Hotel





41

Mercure HOTEL

22



Hotel viewed from Merton Street

Archway access into the site

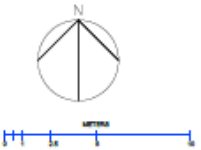


42

Hotel viewed from High Street

# Proposed Site Plan

43



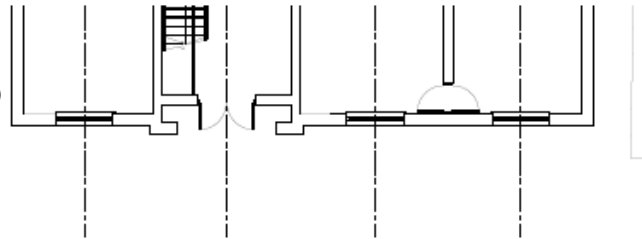
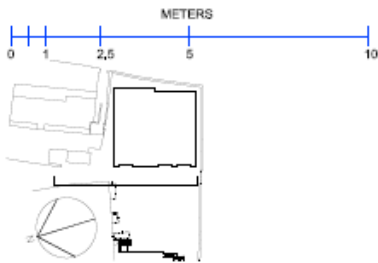
100% Street Design Partnership 100% Street Design Partnership		100% Street Design Partnership 100% Street Design Partnership
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street design partnership  
 architecture | engineering | landscape

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# Proposed East Elevation



rev B: Adjacent buildings refinements 15.12.16  
 rev A: 2 storey section roof lowered 11.10.12

client	project	drawing
MARKS HOUSING	SARNSWELL HOTEL, GARAGE, PROPOSED SIDEWALK, TERRACE AND PLATFORM LIFT	PROPOSED FRONT ELEVATION

project no.	drawing no.	revision	drawn	checked	date	scale @ A3
SDP7	PD 05	B	KB		05.01.11	1:100

street design partnership  
 architecture urban design interiors



18 Brewery Yard, 2nd Floor, 111 City Way, Oxford OX3 7TB | 01865 834 7282 | 01865 834 7112 | info@street-design.net

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OXFORD  
 CITY  
 COUNCIL



# Proposed West Elevation (existing Hotel in background)



rev B: Adjacent buildings refinements 15.12.10  
 rev A: 2 storey section roof lowered 11.10.12

client:	project:	drawing:
ANNE'S HOSPITALITY	EASTGATE HOTEL, OXFORD PROPOSED BEDROOM, TERRACE AND PLATFORM LIFT	PROPOSED REAR ELEVATION

project no:	drawing no:	revision:	drawn:	checked:	date:	scale @ A3
S207	PG 07	B	KB		05.01.11	1:100

street design partnership  
 architecture urban design interiors



18 Brewery Road, Oxford, Oxfordshire, OX1 1JF, UK. Tel: 01865 834 7202 / 01865 834 7112. Email: info@street-design.net

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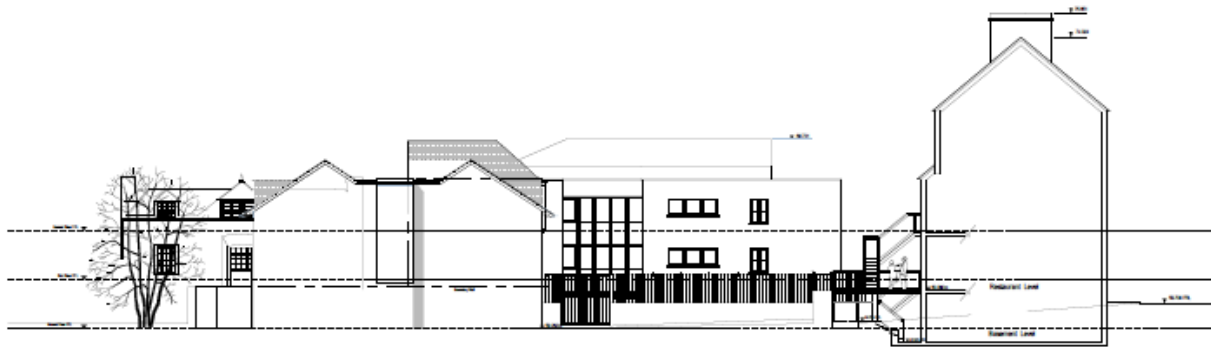
OXFORD  
 CITY  
 COUNCIL



# Proposed Side Elevations



North-west Elevation



South-east Elevation

46



100% Street Design Partnership 100% Street Design Partnership		10/18 10/18
Date: 10/18 Author: 10/18 Project: 10/18	Name: 10/18 Address: 10/18 Postcode: 10/18	10/18 10/18
Project: 10/18 Client: 10/18 Design: 10/18 Date: 10/18	10/18 10/18 10/18 10/18	10/18 10/18 10/18 10/18
street design partnership architecture   planning   interiors		

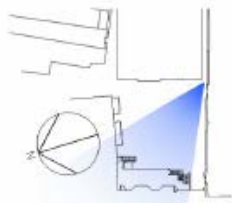


# Model of Proposed Terrace

www.oxford.gov.uk



47



see B: Adjacent buildings referements  
see A: Site show and cycle already included

date: 15.12.18  
date: 03.12.13

client:	project:	drawing:
AMARIS HOSPITALITY	EASTGATE HOTEL OXFORD PROPOSED BEDROOM, TERRACE AND PLATFORM LIFT	PROPOSED TERRACE MODEL IMAGE
project no:	drawing no:	revision:
5297	PS 10	B
drawn:	checked:	date:
KB	KB	05.01.11
scale @ A4	N.T.S.	

street design partnership  
architecture urban design interiors

16 Brewery pond drive centre, trinity way, wallford, oxford OX3 7SS t: 01861 834 7282 f: 01861 834 7112 e: info@street-design.net



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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.
- Members of the public can speak to the committee for or against applications on the agenda for up to five minutes.
- If you wish to speak, you must register before the meeting starts. You can ask the clerk to add your name to the speakers' list if you did not register beforehand.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice in the agenda. Copies are available.

49

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



**OXFORD  
CITY  
COUNCIL**



4 North Parade Avenue 16/02894/FUL



50

A  
D  
L





51



Rear of the site looking east



# Eastern passageway with adjacent neighbour



52



# Eastern passageway with stairs to be removed



53



# View towards rear of site



54



# View from first floor rear window



55



# Site location plan

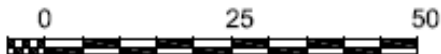
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56



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# Block plan

57



P E T E R E L D R I D G E A R C H I T E C T

<b>Project</b> Proposed M1c development (Change of Use) 4 North Parade, Oxford, OX2 6LX	<b>Date:</b> October 2016	<b>Scale:</b> 1:500 @ A4	<b>CHARTERED ARCHITECT</b> 1 Swains Yard Clarendon Road STURTON OX10 2BU
<b>Description:</b> Block Plan	<b>Des. by:</b> PE <b>Chkd. by:</b> PE	<b>Orig. No.:</b> NP/PP/PS 0000	01865 200000 01865 200000

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

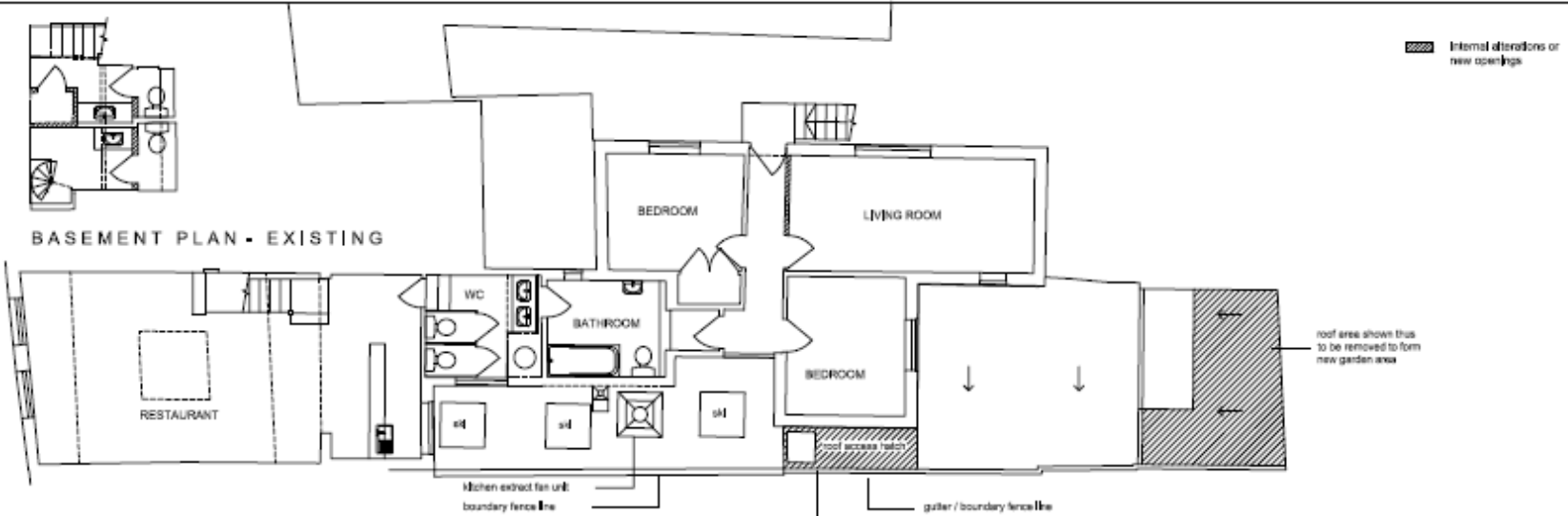


# Floor plans – existing

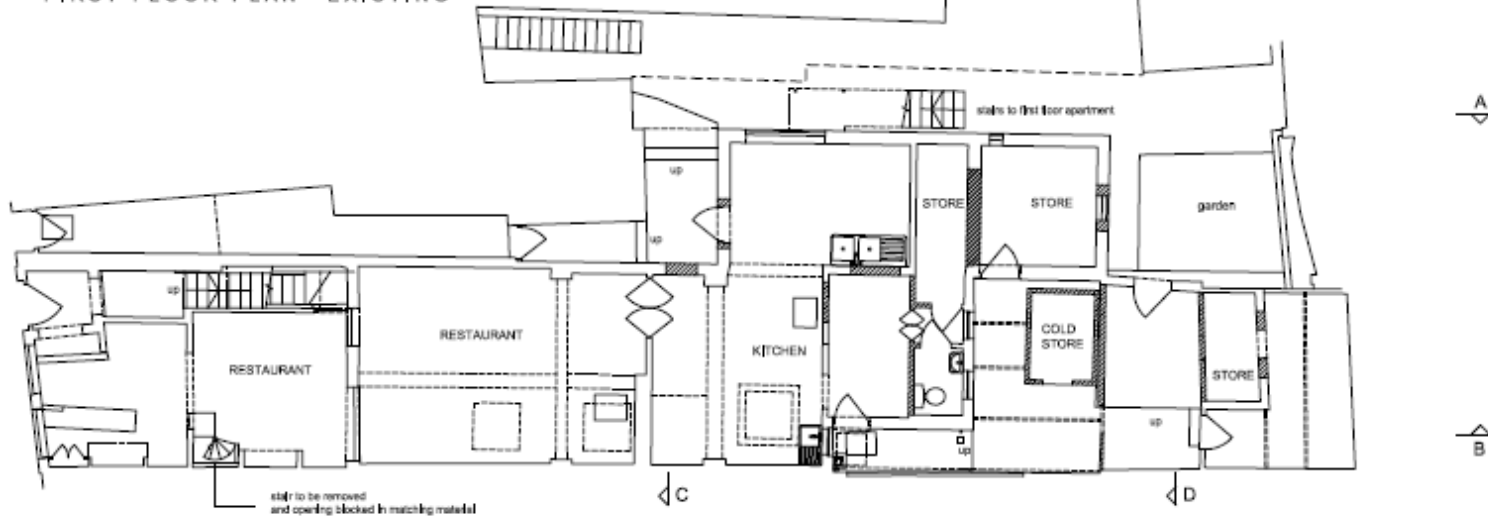


58

BASEMENT PLAN - EXISTING



FIRST FLOOR PLAN - EXISTING

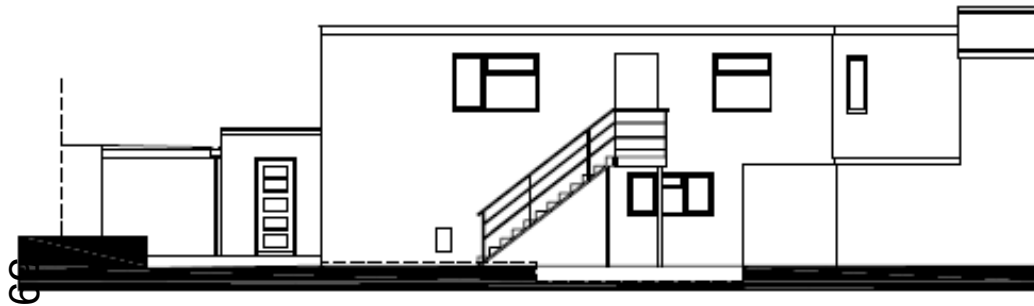


GROUND FLOOR PLAN - EXISTING



PETER ELDRIDGE ARCHITECT			
Project Proposed life development (Change of Use) 4 North Parade, Oxford, OX2 5LX	Date October 2016	Scale 1:100@A3	CHARTERED ARCHITECT 1 Station Yard Grove Road Stroud G10 2JG
Drawn by Existing Ground & First Floor Layouts	Drawn by PE	Checked by NPP/PP/S01	0149400000 • TEL 01235 830701 www.eldridgearchitect.com

# Elevations – existing



48,00 Datum

ELEVATION A - A

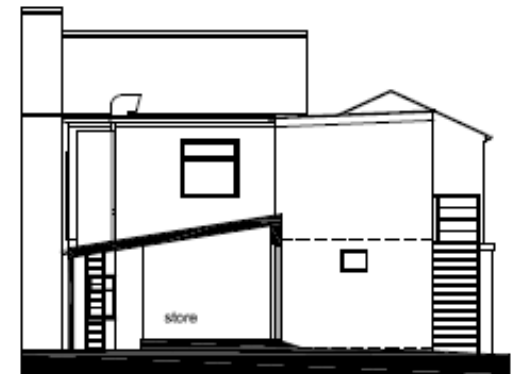


ELEVATION C - C



48,00 Datum

ELEVATION B - B



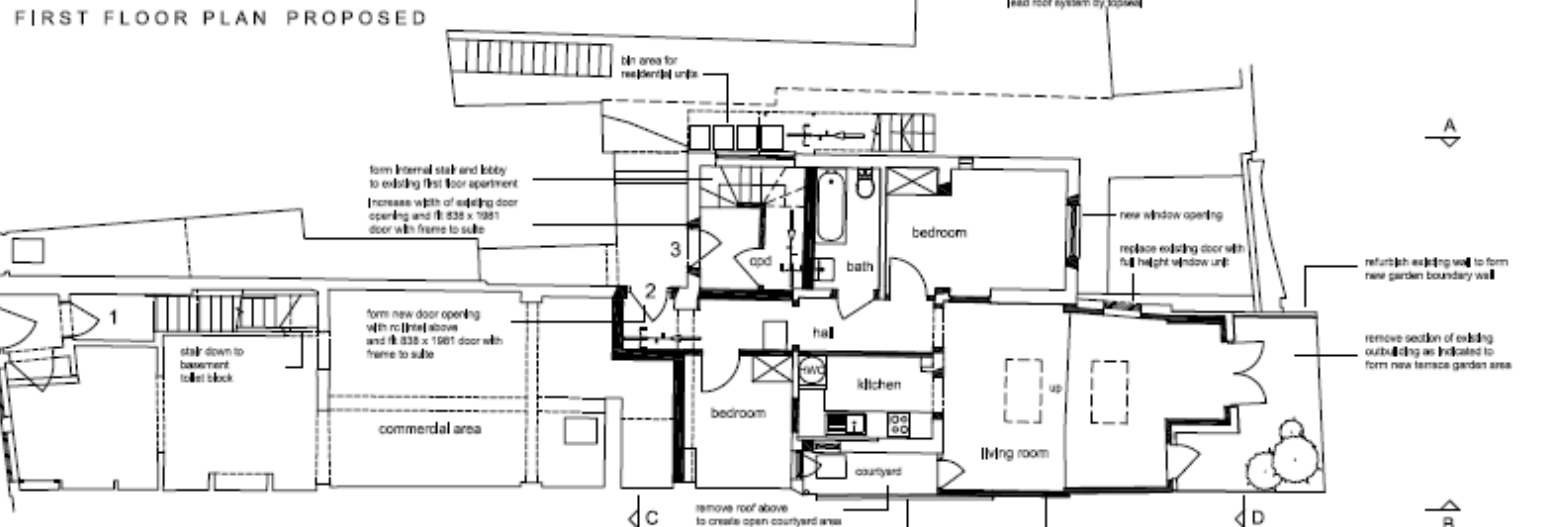
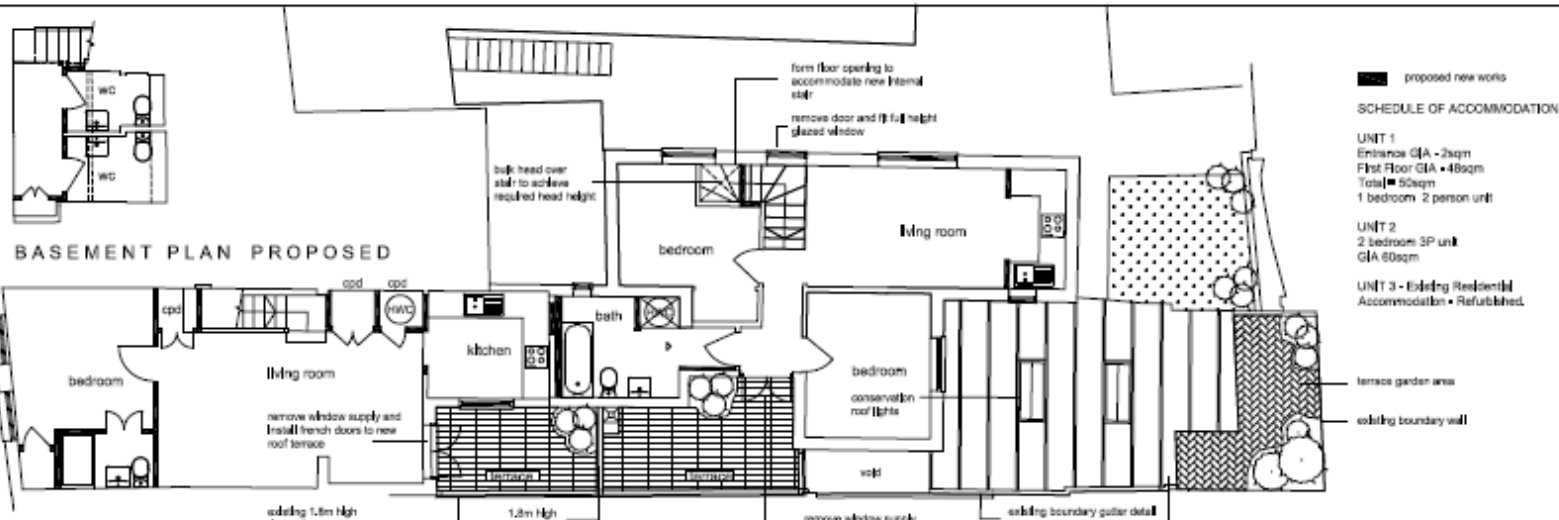
ELEVATION D - D



# Floor plans - proposed



60

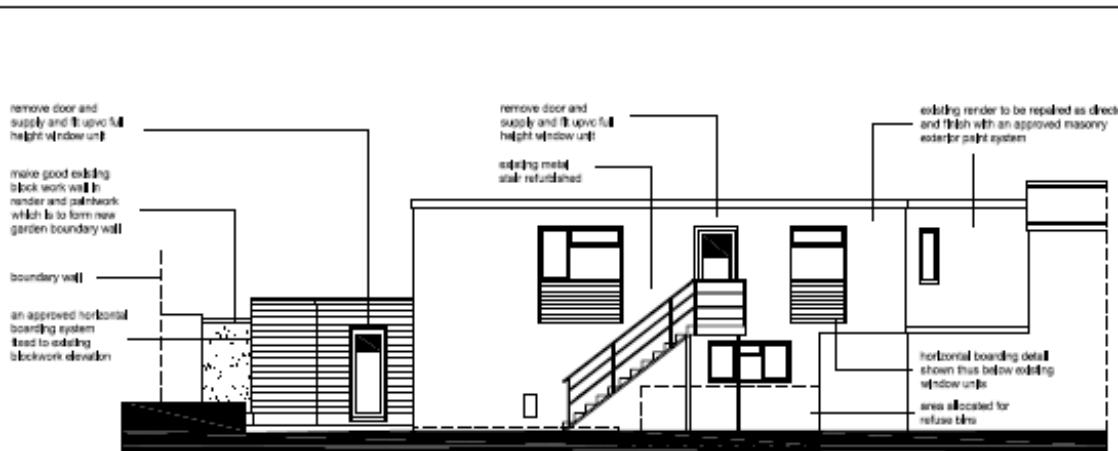


**GROUND FLOOR PLAN PROPOSED**



PETER ELDRIDGE ARCHITECT			
Project Proposed Mx development (Change of Use) 4 North Parade, Oxford, OX2 5LX	Date: October 2016	Scale: 1:100@A3	CHARTERED ARCHITECT 1 St Giles Road Oxford Road OX1 2JL
Drawn by: Proposed Ground & First Floor Layouts	Drawn by: PE	Checked by: NRP/PP/PSG	01865 000000 • TEL 01865 878781 www.petereldridge.co.uk

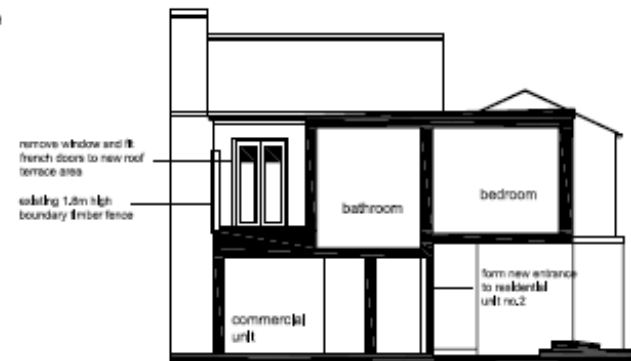
# Elevations – Proposed



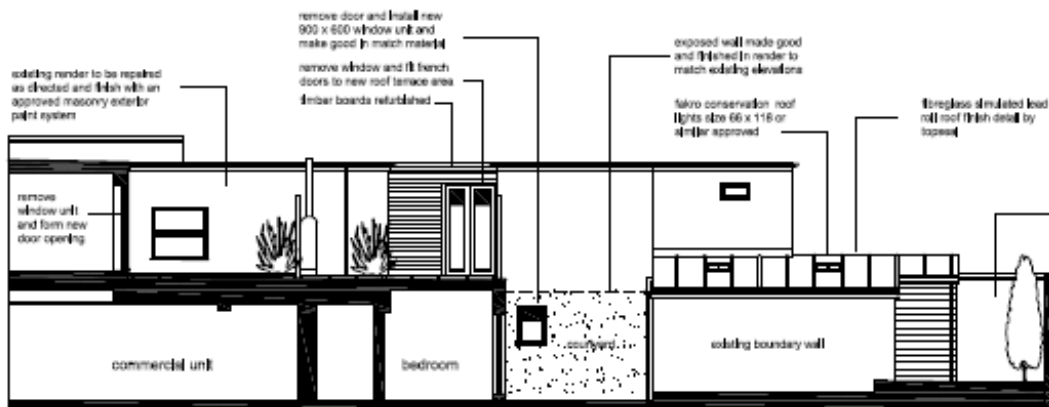
61

48.00 Datum

ELEVATION A - A



ELEVATION C - C



48.00 Datum

ELEVATION B - B



ELEVATION D - D

PETER ELDRIDGE ARCHITECT

Project Proposed Mx development (Change of Use) 4 North Parade, Oxford, OX2 5LX	Date October 2016	Scale 1:100@A3	CHARTERED ARCHITECT 1 Station Road Oxford, OX2 0JG
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Lincoln House

MARKET STREET

Lincoln College  
(Founded 1427)

Chapel

Lincoln College Library

The Mitre  
(PH)

65

Golden Cross

Golden Cross Court

PCs

EJ SubSta  
TGB

112 to 155

128 to 130  
90 to 92

123 to 127  
93 to 97

84 to 89  
54 to 58

42 to 48  
21 to 27

Market

60 to 68

36 to 41  
28 to 33

74 to 82

99 to 109

Market Ave  
No 4

Market Ave  
No 3

Market Ave  
No 2

Market Ave  
No 1

64.6m

63.9m

CR



Market

01

02

03

04

05

06

07

08

09

10

11

12

13

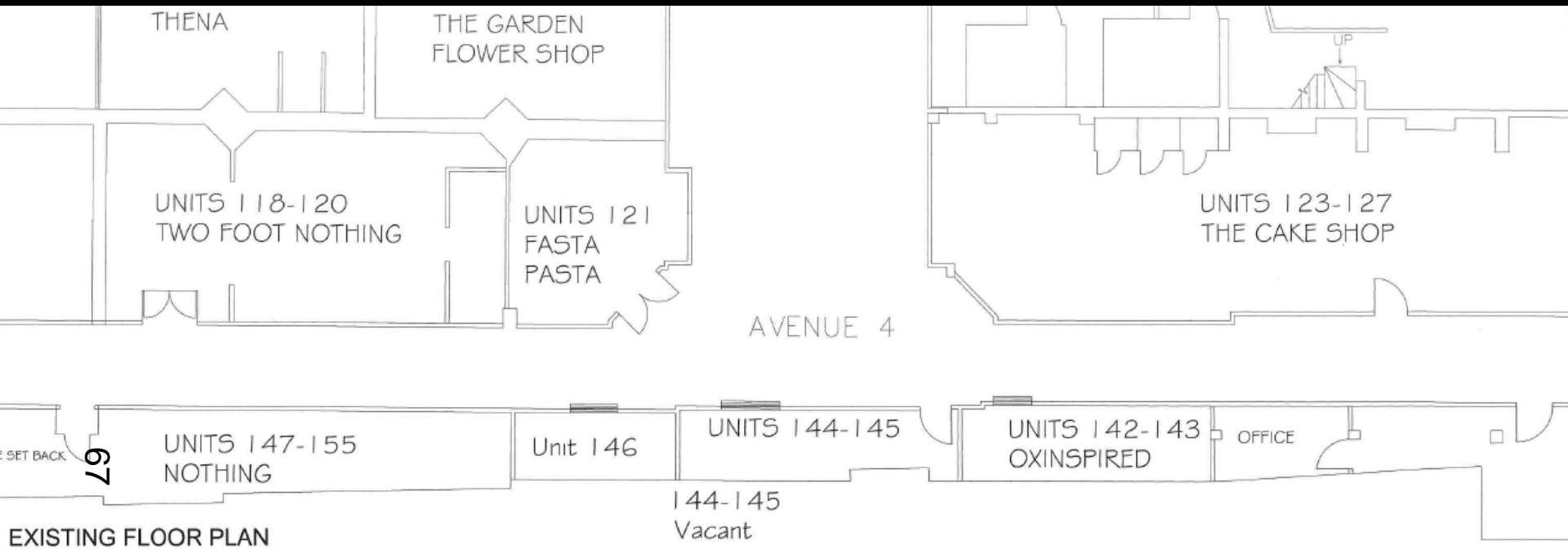
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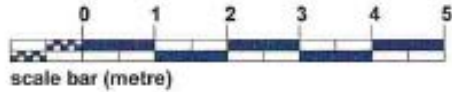
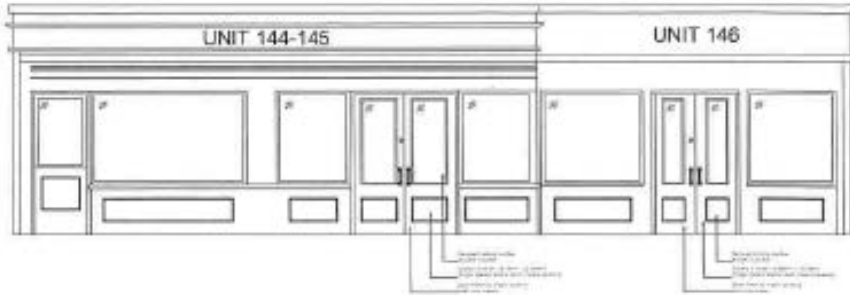
17

18



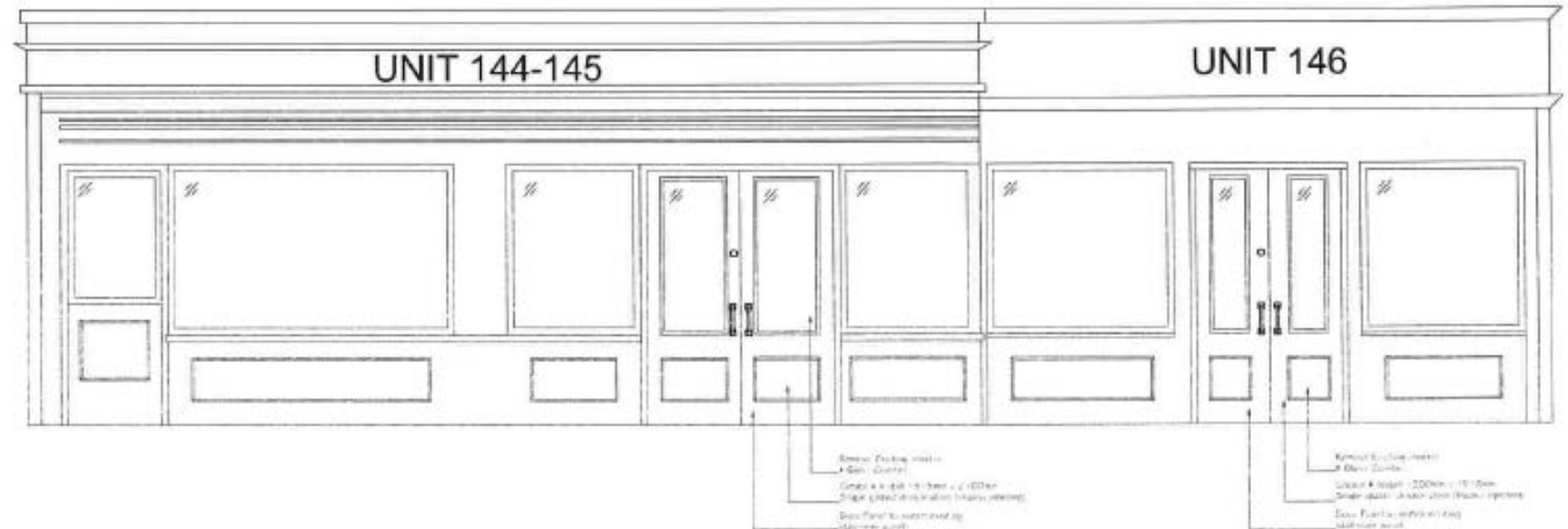
## Existing Elevations and Floor Plans

# PROPOSED ELEVATION

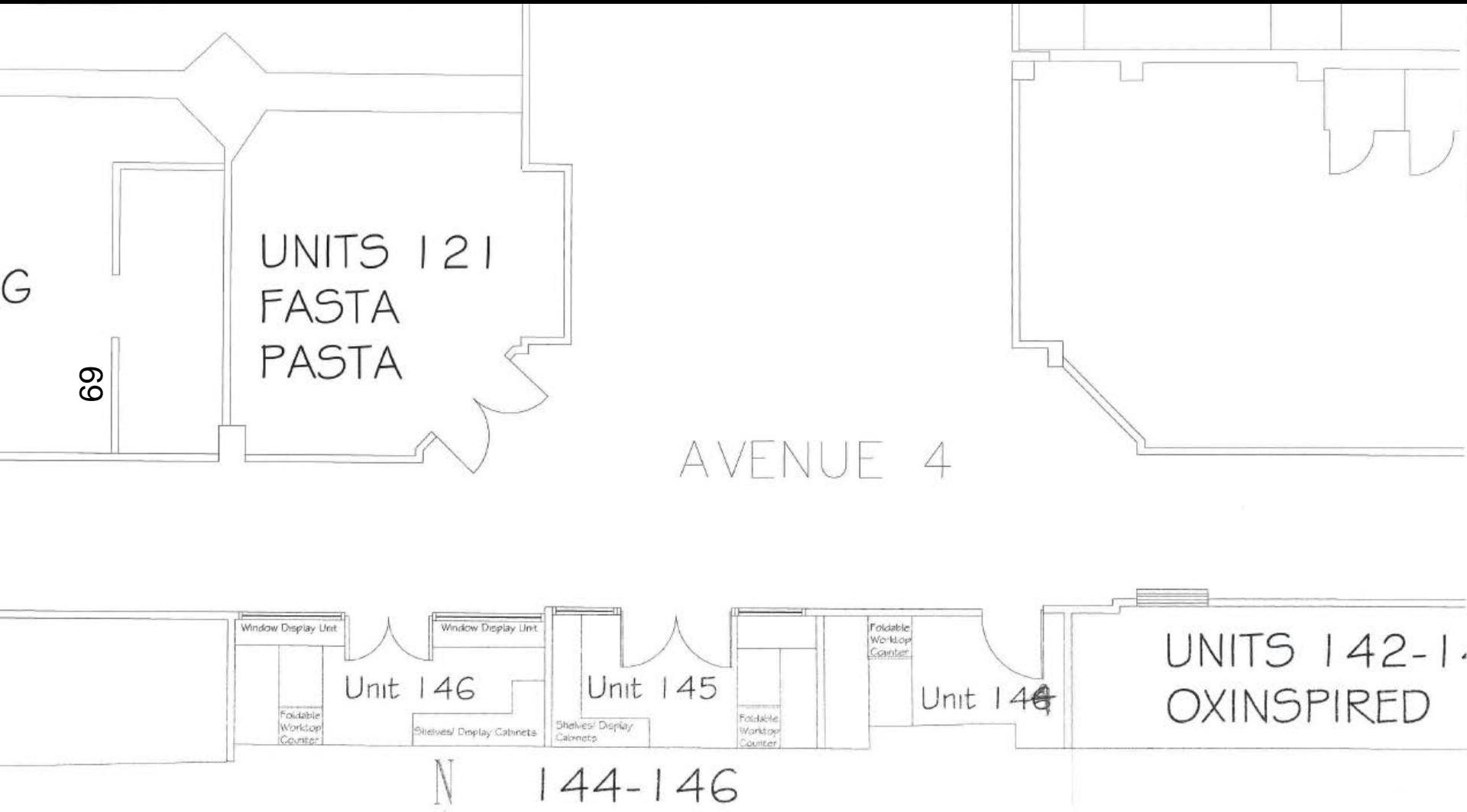


# Proposed Elevations

# PROPOSED ELEVATION



# Proposed Floor Plans



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Lucas

Lucas

72

FastaPasta

PRODUCT OF HOLLAND

FastaPasta  
HOT PASTA  
with  
DELICIOUS  
SAUCES  
Get Here or Get Out





Lincoln House

MARKET STREET

Lincoln College  
(Founded 1427)

Chapel

Lincoln College  
Library

The Mitre  
(PH)

73

Golden Cross

Golden Cross Court

PCs

EI SubSta

TGB

P

LB

16a to 16c

42 to 48

21 to 27

84 to 89  
54 to 58

123 to 127

93 to 97

Market

60 to 68

74 to 82

99 to 109

113 to 121

112 to 155

3 to 8

28 to 33

36 to 41

NO1

Market Ave

NO2

Market Ave

NO3

Market Ave

NO4

Market Ave

NO5

Market Ave

NO6

Market Ave

NO7

Market Ave

NO8

Market Ave

NO9

Market Ave

NO10

Market Ave

NO11

Market Ave

64.6m

63.9m

CR



Market

01

02

03

04

05

06

07

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11

12

13

14

15

16

17

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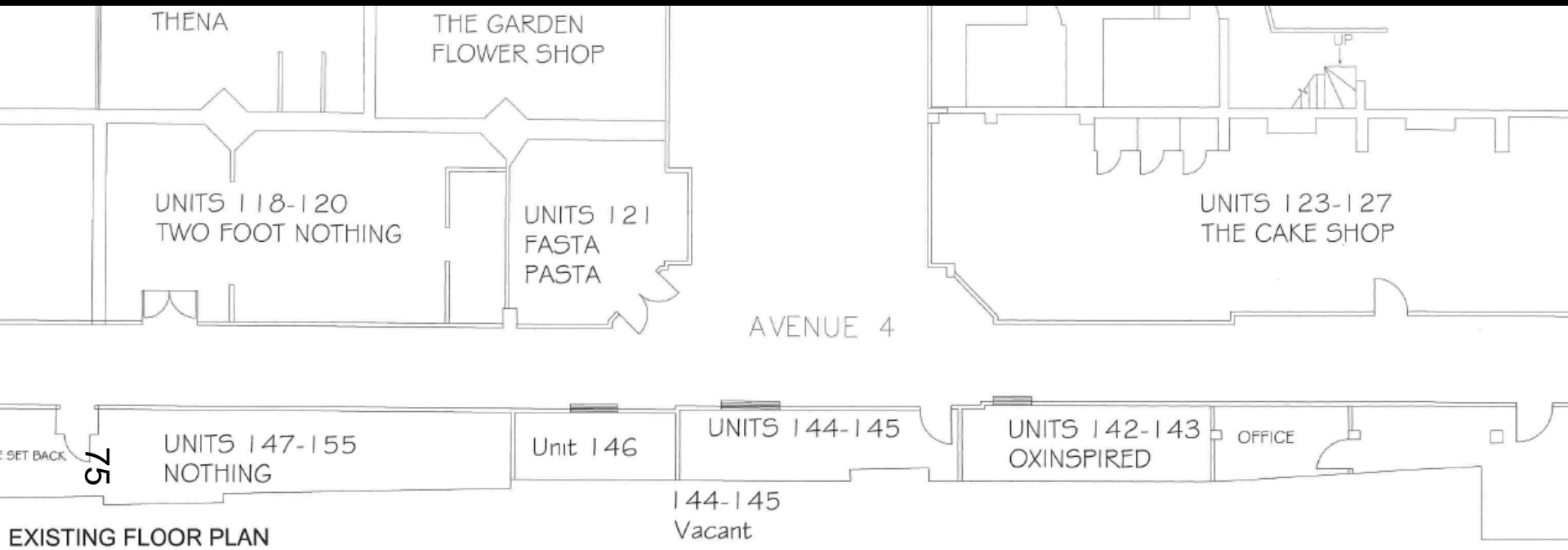
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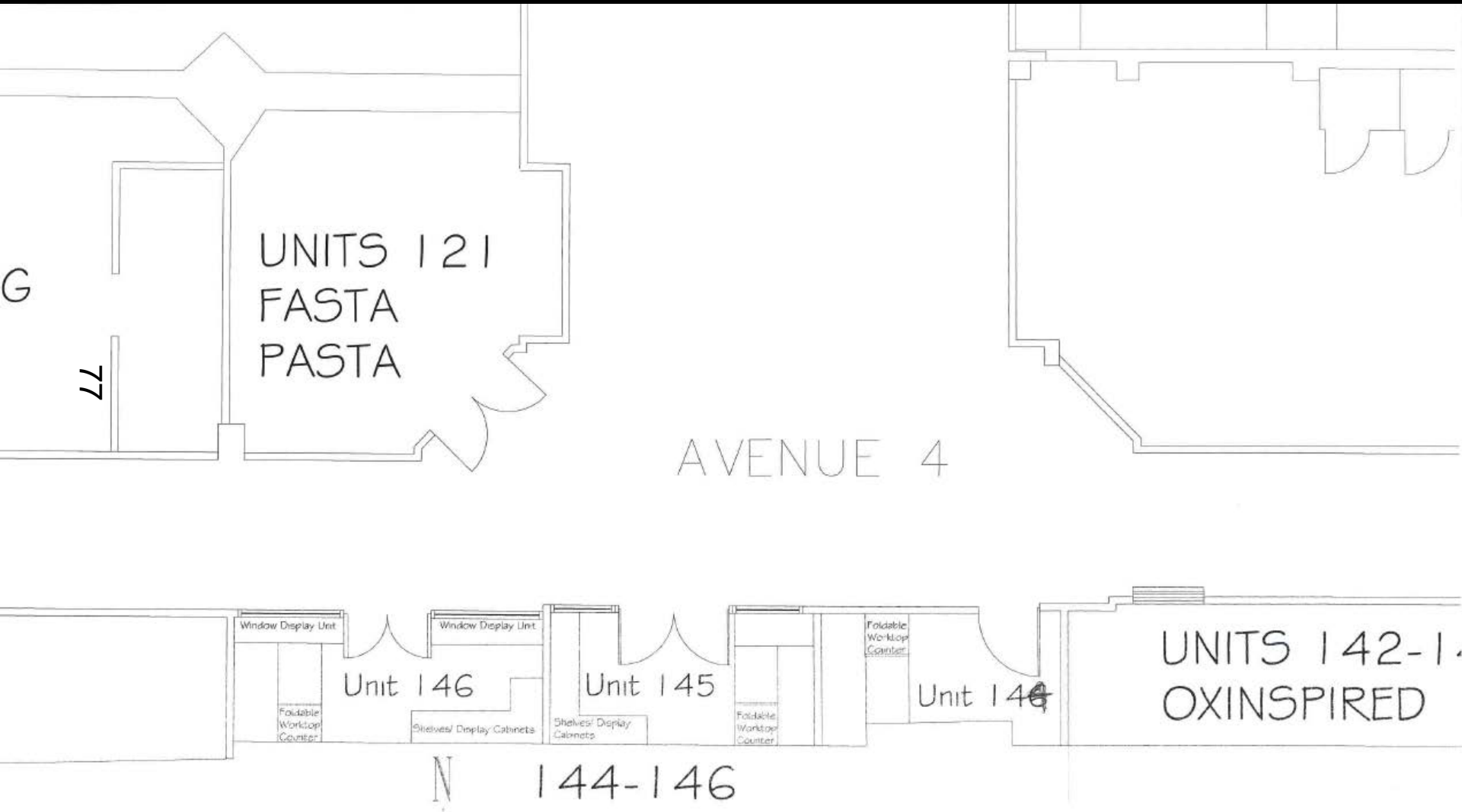
19



## Existing Elevations and Floor Plans



# Proposed Floor Plans

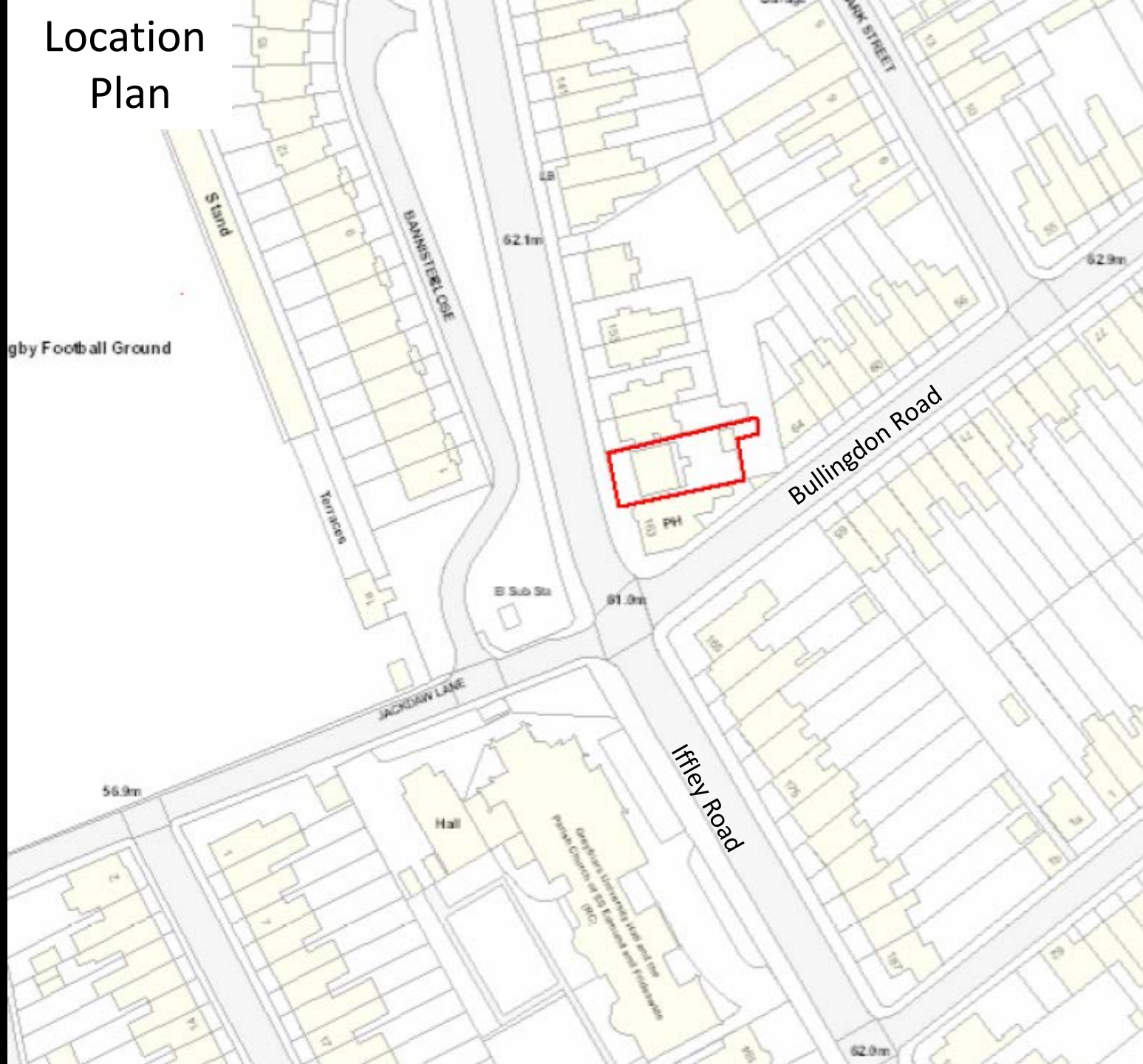


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# Welcome to the West Area Planning Committee

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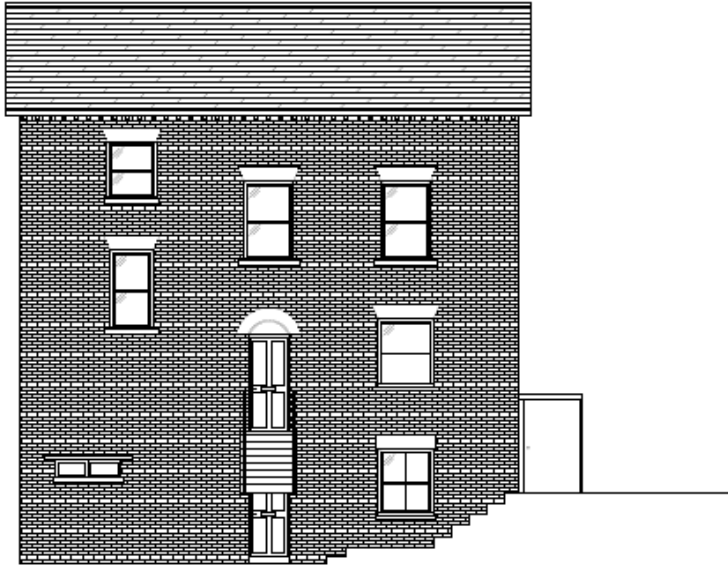
# Location Plan







# Existing Elevations



South Elevation  
Scale 1:100



North Elevation  
Scale 1:100



East Elevation  
Scale 1:100



West Elevation  
Scale 1:100

# Proposed Elevations



Timber vertical sliding sash windows with single glazing bar to basement, ground and first floor windows.

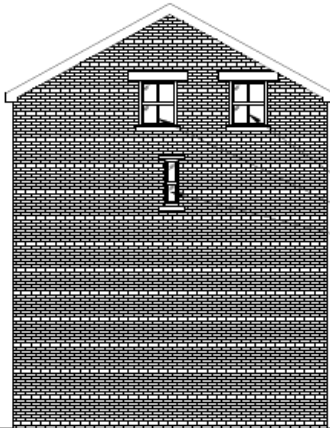


Proposed dormer central vertical sliding sash unit windows with fixed side lights.

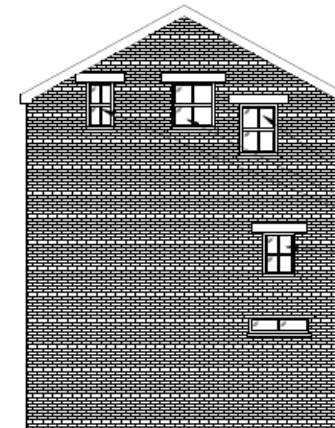
Timber vertical sliding sash windows with single glazing bar to basement, ground and first floor windows.

South Elevation  
Scale 1:100

North Elevation  
Scale 1:100



Timber vertical sliding sash windows with single glazing bar.



Timber vertical sliding sash windows with single glazing bar.

East Elevation  
Scale 1:100

West Elevation  
Scale 1:100

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