

Presentations for East Area Planning Committee Wednesday 6 September 2017

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Agenda item number, description and page numbers

3.	32 Jack Straw's Lane (No.1) Tree Preservation Order 2017	3 - 6
4.	17/00984/FUL: clinic surgery for Marston Medical Centre on the John Radcliffe site	7 - 18
5.	17/00963/FUL: Land Adjacent to 2, Rymers Lane, Oxford, OX4 3LA	19 - 38
6.	17/01463/FUL: 474 Cowley Road, Oxford, OX4 2DP	39 - 62
7.	17/01516/CT3: Land To The Rear Of 2 To 24 High Cross Way, Oxford	63 - 68
8.	17/01275/CT3: Rose Hill Pavilion, Rose Hill Sports Ground	69 - 72

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East Area Planning Committee Presentation

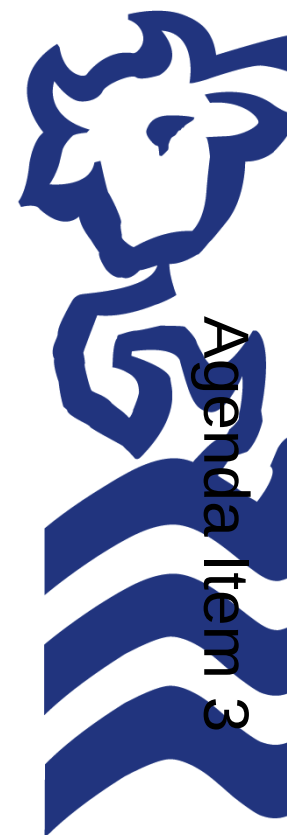
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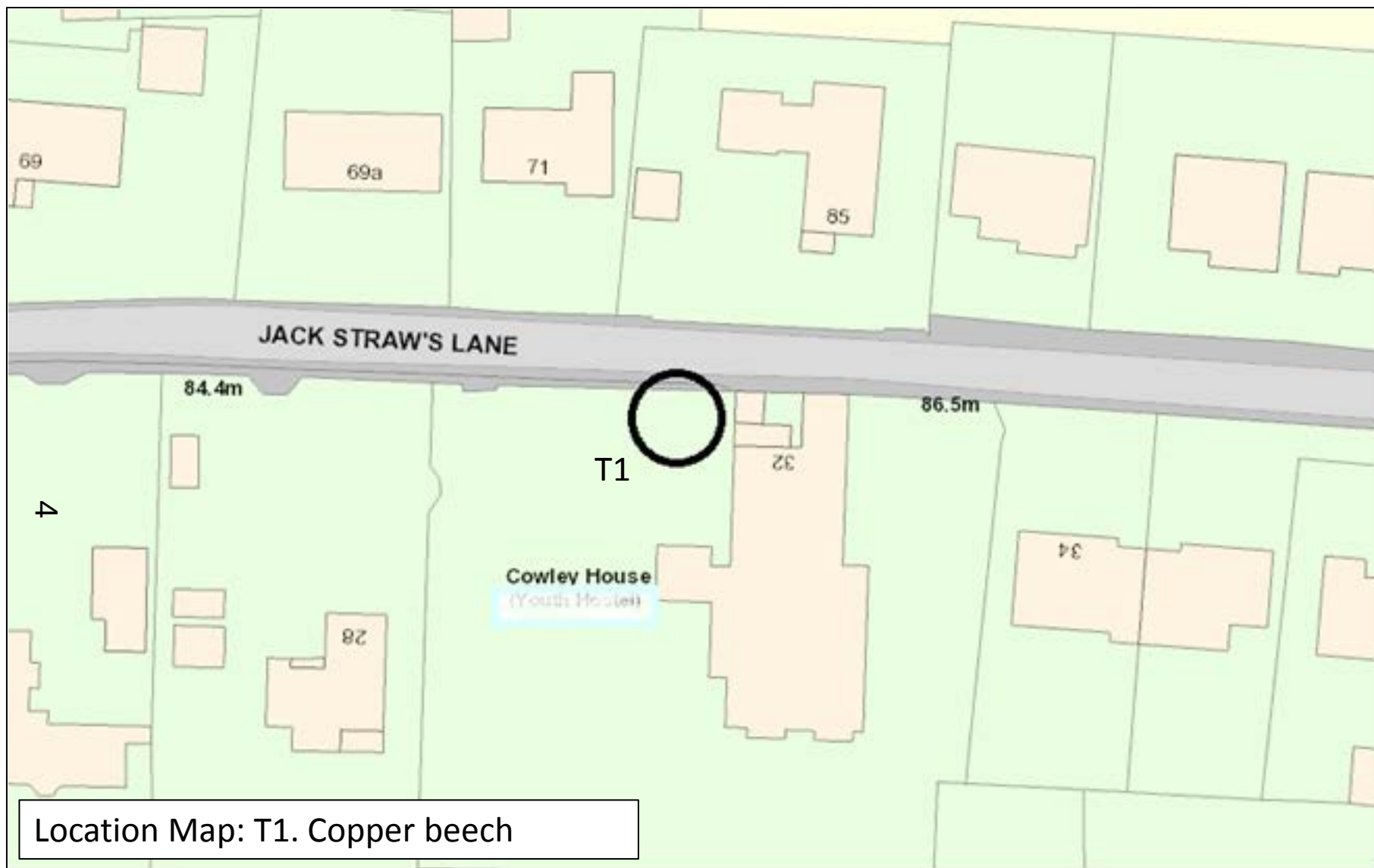


TPO

3

Jack Straw's Lane





Location Map: T1. Copper beech



Photo.1: View Looking east up Jack Straw's Lane



Photo.2: View Looking west down Jack Straw's Lane

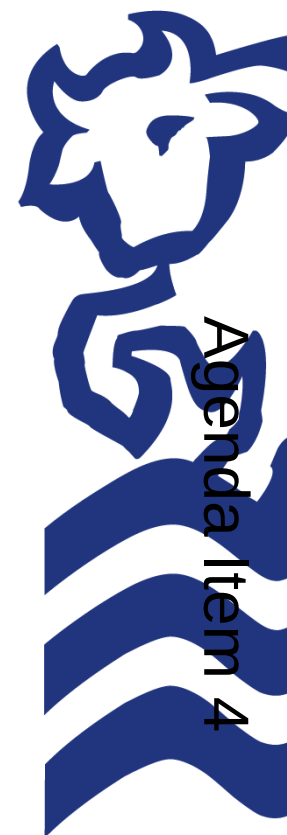
East Area Planning Committee Presentation

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17/00984/FUL

**Marston Medical Centre, John
Radcliffe Hospital**







6

MM55 YUH







DAVID EDWARDS





Site Safety

No unauthorized access

Construction work in progress

Protective footwear must be worn in this area

Smoking prohibited in this area

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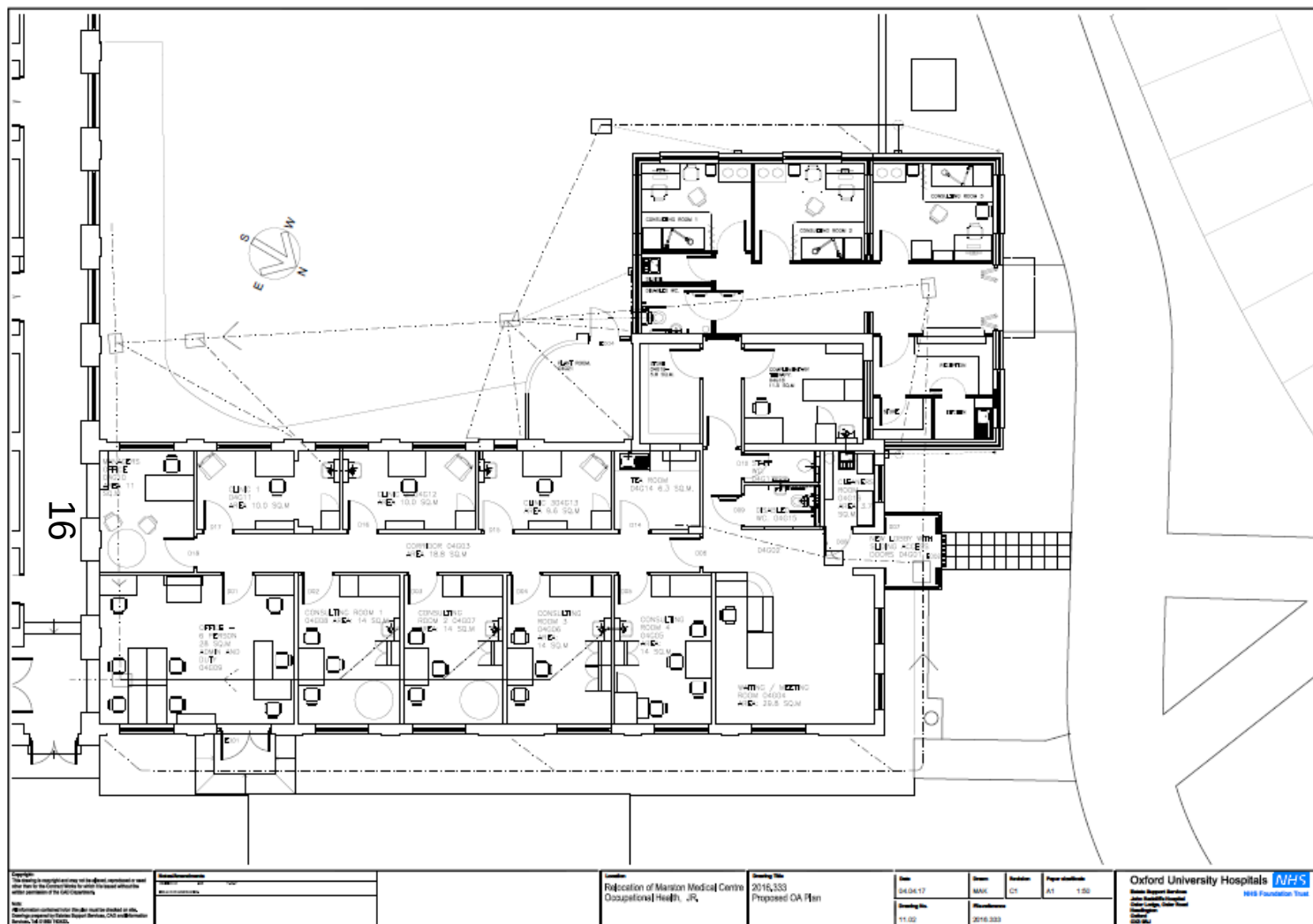
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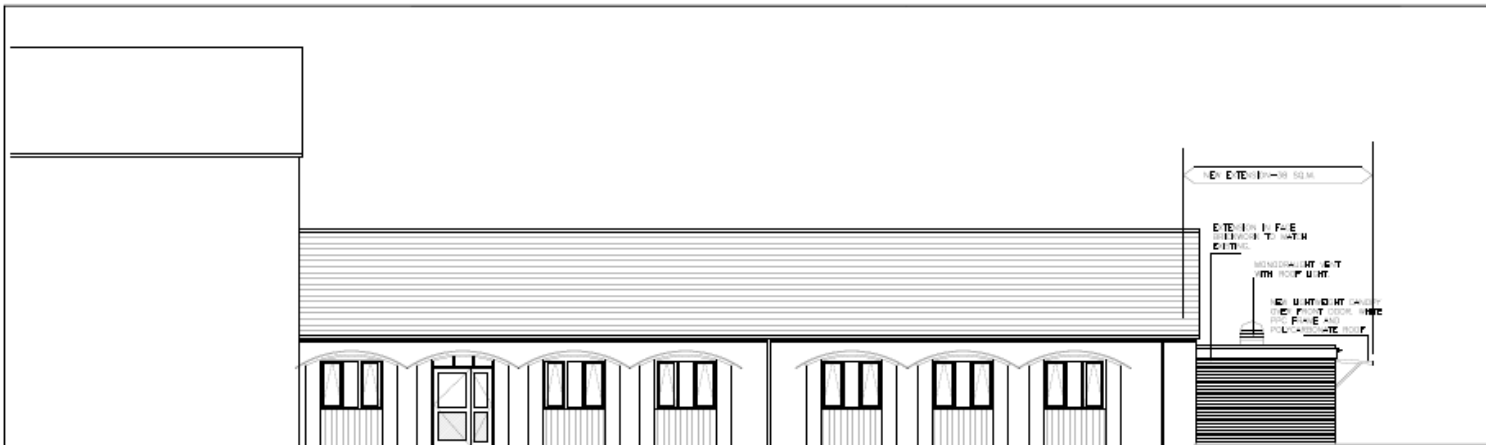


Oxford University Hospitals NHS Foundation Trust

Centre for
Occupational Health
and Wellbeing







17

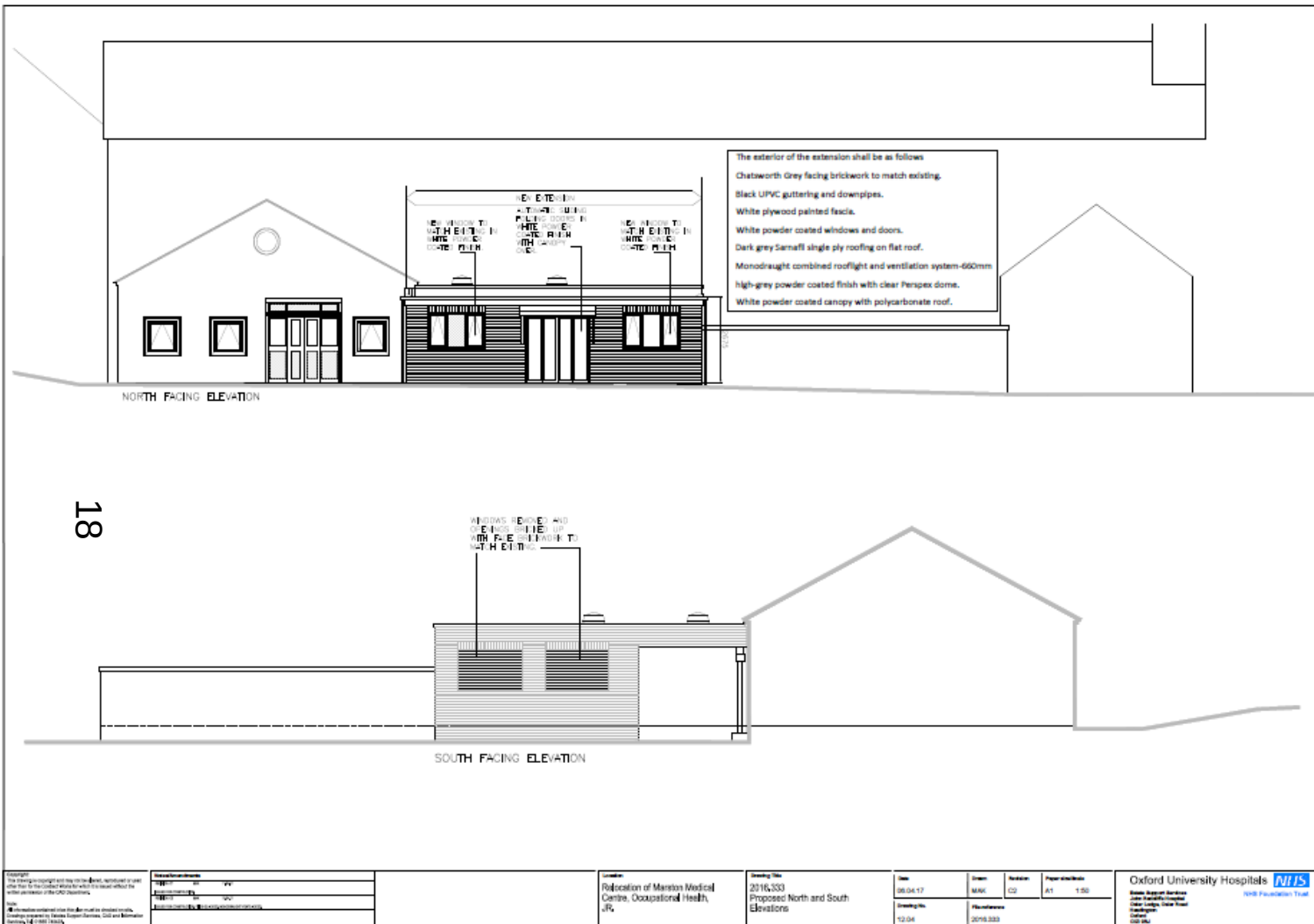


WEST FACING ELEVATION

The exterior of the extension shall be as follows

- Chatsworth Grey facing brickwork to match existing.
- Black UPVC guttering and downpipes.
- White plywood painted fascia.
- White powder coated windows and doors.
- Dark grey Sarnafil single ply roofing on flat roof.
- Monodraught combined rooflight and ventilation system-660mm high-grey powder coated finish with clear Perspex dome.
- White powder coated canopy with polycarbonate roof.

Research/Consultancy 2019/20 - 2021/22 2021/22 - 2023/24 2023/24 - 2025/26 2025/26 - 2027/28 2027/28 - 2029/30 2029/30 - 2031/32 2031/32 - 2033/34 2033/34 - 2035/36 2035/36 - 2037/38 2037/38 - 2039/40 2039/40 - 2041/42 2041/42 - 2043/44 2043/44 - 2045/46 2045/46 - 2047/48 2047/48 - 2049/50 2049/50 - 2051/52 2051/52 - 2053/54 2053/54 - 2055/56 2055/56 - 2057/58 2057/58 - 2059/60 2059/60 - 2061/62 2061/62 - 2063/64 2063/64 - 2065/66 2065/66 - 2067/68 2067/68 - 2069/70 2069/70 - 2071/72 2071/72 - 2073/74 2073/74 - 2075/76 2075/76 - 2077/78 2077/78 - 2079/80 2079/80 - 2081/82 2081/82 - 2083/84 2083/84 - 2085/86 2085/86 - 2087/88 2087/88 - 2089/90 2089/90 - 2091/92 2091/92 - 2093/94 2093/94 - 2095/96 2095/96 - 2097/98 2097/98 - 2099/00 2099/00 - 2101/02 2101/02 - 2103/04 2103/04 - 2105/06 2105/06 - 2107/08 2107/08 - 2109/10 2109/10 - 2111/12 2111/12 - 2113/14 2113/14 - 2115/16 2115/16 - 2117/18 2117/18 - 2119/20 2119/20 - 2121/22 2121/22 - 2123/24 2123/24 - 2125/26 2125/26 - 2127/28 2127/28 - 2129/30 2129/30 - 2131/32 2131/32 - 2133/34 2133/34 - 2135/36 2135/36 - 2137/38 2137/38 - 2139/40 2139/40 - 2141/42 2141/42 - 2143/44 2143/44 - 2145/46 2145/46 - 2147/48 2147/48 - 2149/50 2149/50 - 2151/52 2151/52 - 2153/54 2153/54 - 2155/56 2155/56 - 2157/58 2157/58 - 2159/60 2159/60 - 2161/62 2161/62 - 2163/64 2163/64 - 2165/66 2165/66 - 2167/68 2167/68 - 2169/70 2169/70 - 2171/72 2171/72 - 2173/74 2173/74 - 2175/76 2175/76 - 2177/78 2177/78 - 2179/80 2179/80 - 2181/82 2181/82 - 2183/84 2183/84 - 2185/86 2185/86 - 2187/88 2187/88 - 2189/90 2189/90 - 2191/92 2191/92 - 2193/94 2193/94 - 2195/96 2195/96 - 2197/98 2197/98 - 2199/00 2199/00 - 2201/02 2201/02 - 2203/04 2203/04 - 2205/06 2205/06 - 2207/08 2207/08 - 2209/10 2209/10 - 2211/12 2211/12 - 2213/14 2213/14 - 2215/16 2215/16 - 2217/18 2217/18 - 2219/20 2219/20 - 2221/22 2221/22 - 2223/24 2223/24 - 2225/26 2225/26 - 2227/28 2227/28 - 2229/30 2229/30 - 2231/32 2231/32 - 2233/34 2233/34 - 2235/36 2235/36 - 2237/38 2237/38 - 2239/40 2239/40 - 2241/42 2241/42 - 2243/44 2243/44 - 2245/46 2245/46 - 2247/48 2247/48 - 2249/50 2249/50 - 2251/52 2251/52 - 2253/54 2253/54 - 2255/56 2255/56 - 2257/58 2257/58 - 2259/60 2259/60 - 2261/62 2261/62 - 2263/64 2263/64 - 2265/66 2265/66 - 2267/68 2267/68 - 2269/70 2269/70 - 2271/72 2271/72 - 2273/74 2273/74 - 2275/76 2275/76 - 2277/78 2277/78 - 2279/80 2279/80 - 2281/82 2281/82 - 2283/84 2283/84 - 2285/86 2285/86 - 2287/88 2287/88 - 2289/90 2289/90 - 2291/92 2291/92 - 2293/94 2293/94 - 2295/96 2295/96 - 2297/98 2297/98 - 2299/00 2299/00 - 2301/02 2301/02 - 2303/04 2303/04 - 2305/06 2305/06 - 2307/08 2307/08 - 2309/10 2309/10 - 2311/12 2311/12 - 2313/14 2313/14 - 2315/16 2315/16 - 2317/18 2317/18 - 2319/20 2319/20 - 2321/22 2321/22 - 2323/24 2323/24 - 2325/26 2325/26 - 2327/28 2327/28 - 2329/30 2329/30 - 2331/32 2331/32 - 2333/34 2333/34 - 2335/36 2335/36 - 2337/38 2337/38 - 2339/40 2339/40 - 2341/42 2341/42 - 2343/44 2343/44 - 2345/46 2345/46 - 2347/48 2347/48 - 2349/50 2349/50 - 2351/52 2351/52 - 2353/54 2353/54 - 2355/56 2355/56 - 2357/58 2357/58 - 2359/60 2359/60 - 2361/62 2361/62 - 2363/64 2363/64 - 2365/66 2365/66 - 2367/68 2367/68 - 2369/70 2369/70 - 2371/72 2371/72 - 2373/74 2373/74 - 2375/76 2375/76 - 2377/78 2377/78 - 2379/80 2379/80 - 2381/82 2381/82 - 2383/84 2383/84 - 2385/86 2385/86 - 2387/88 2387/88 - 2



East Area Planning Committee Presentation

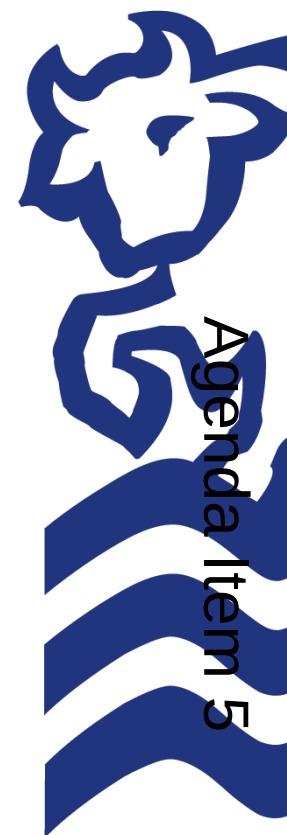
www.oxford.gov.uk

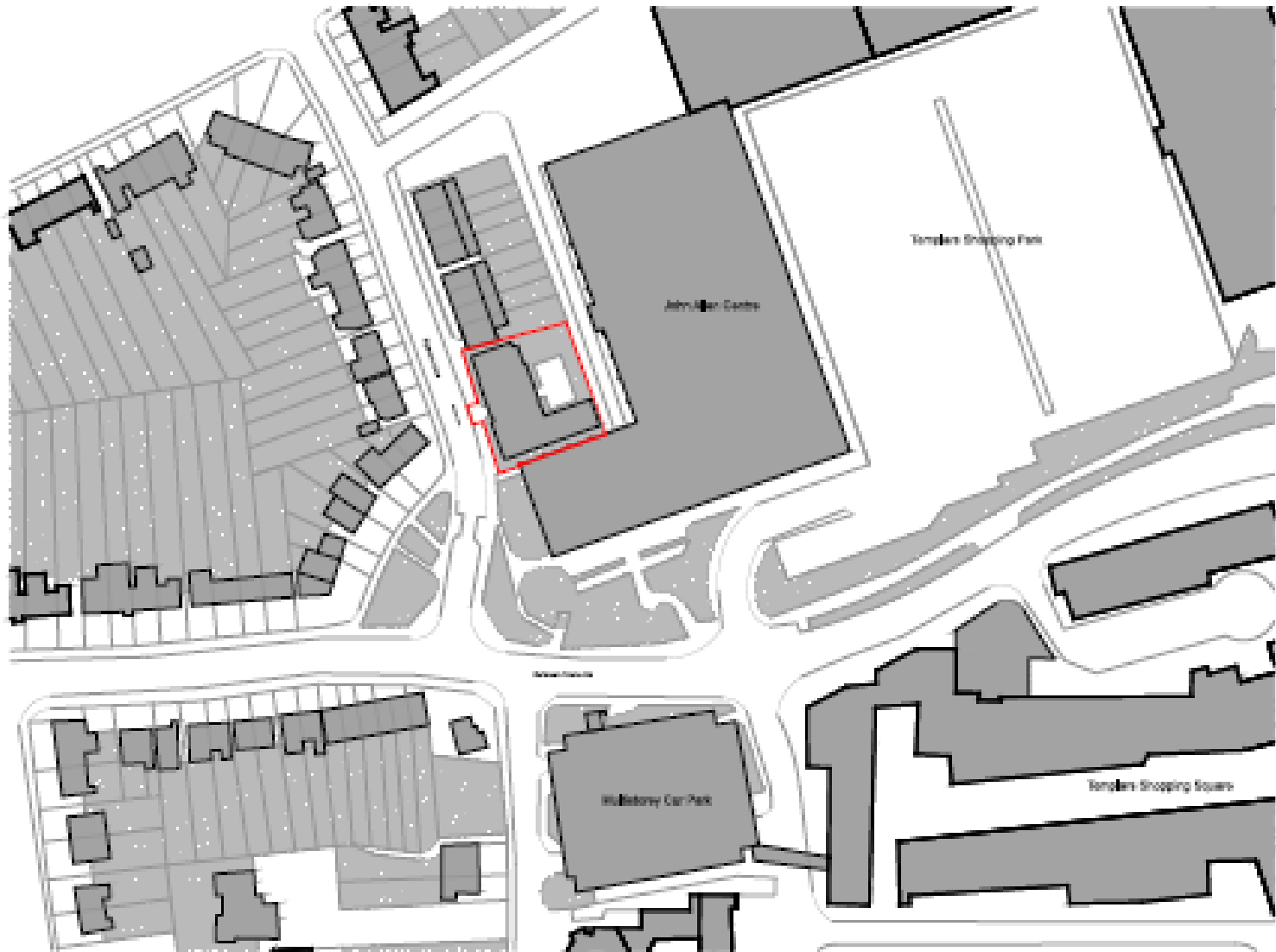


17/00963/FUL

19

Land adjacent 2 Rymers Lane





Location Plan



21



22



23





25



26





GENERAL NOTES:

1. All dimensions to be checked on site.
2. Use figure dimensions only if there is any doubt, etc.
3. Refer to Engineer's drawings and specification for all structural and services information.
4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

Materials

1. Facing Brick (Colour list)
2. Combining Facing Brick (Colour list)
3. PPC Aluminium Windows
4. PPC Aluminium Doors
5. Feature Cast Staircase
6. Roof Covering - Single Ply Membrane (Colour list)

Site Outline

0 1 2 3 4 5 6 7 8 9 10
Metres

nca-architecture

The Studio
1. Fundamental College
Widgery
COO 34.7
Tel: 01 904 238910
Email: enquiries@nca-architecture.co.uk
www.nca-architecture.co.uk

Project
Mythen's Lake
Clontarf

Client

Title
Proposed Street Elevation

Date: 11.04.17
Scale: 1:100
Sheet: Planning

Drawing Number
2048 - 2 - 200

Rev

1. Facing Brick (Colour: Red)
2. Contrasting Facing Brick (Colour: Blue)
3. PPG Aluminium Windows
4. PPG Aluminium Doors
5. Feature Cool Skymark
6. Roof Covering - Single Ply Membrane (Colour: Red)

Scale for scores

The Studio
1 Postgraduate College
Gillingham
CH2 9JY
Tel: 01590 225500
email: enquiries@the-studio.co.uk
www: the-studio.co.uk

1750

2048 - 2 - 210



- GENERAL NOTES:**
1. All dimensions to be checked on site.
 2. Use figure dimensions only if there is any doubt, etc.
 3. Refer to Engineer's drawings and specification for all structural and services information.
 4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

Materials

1. Facing Brick (Colour 10c)
2. Contrasting Facing Brick (Colour 10c)
3. PVC Aluminium Windows (Colour 10c)
4. PVC Aluminium Doors
5. Feature Cast Stonework
6. Roof Covering - Single Ply Membrane (Colour 10c)

--- Site Overlap



nca-architecture

The Studio
1 Richmond College
18 Regent
CR0 3HT
Tel: 01 850 238011
Email: enquiries@nca-architecture.co.uk
www.nca-architecture.co.uk

Project
Richmond College
Classroom

Client

Date

Site
Proposed Site Elevations

Date: 11.04.11

Scale: 1:100

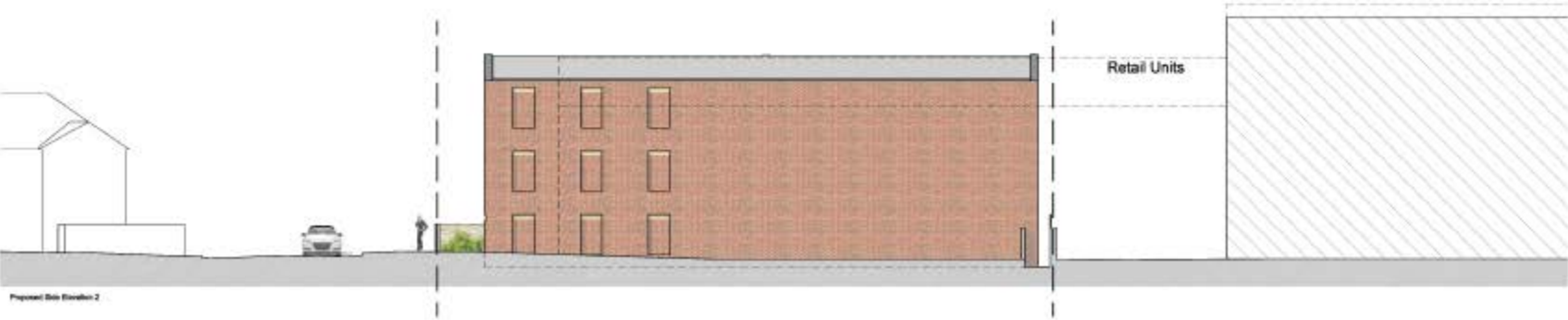
Status: Planning

Sheet: 43

Drawing Number

2048 - 2 - 220

Rev



Side Elevations



GENERAL NOTES:

1. All dimensions to be checked on site.
2. Use fixed dimensions only, there is no room for error.
3. Refer to Engineer's drawings and specifications for all structural and service information.
4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

nca-architecture

The Studio
1 Farnham College
Farnham
GU14 7JF

01253 850000

and experienced professionals
working in the industry

Project:
Farnham Lane
Cinema

Date:

Title:
Proposed 3D Views

Date: 10/11/17

Scale: 1:100 Status: Planning

Draw: AD

Working Number:

2048 • 2 • 400

Rev:

1. **2D dimensions** to be checked on site.
2. Use **figured dimensions only**, if there is any doubt, call.
3. Refer to Engineer's drawings and specifications for all structural and service information.
4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

The Study
 ☐ Postgraduate College
 Bellingham
 CDS-547

 Email: smpmiller@macmillan.com
www.macmillan.com/study

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Step 1	2
Step 2	3

2048 - 2 = 401	
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GENERAL NOTES:

1. All dimensions to be checked on site.
2. Use figured dimensions only. If there is any doubt, ask.
3. Refer to Engineer's drawings and specifications for all structural and services information.
4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

nca-architecture
 The Studio
 11 Farnham College
 Farnham
 GU10 3AT
 01253 331111
 and enquiries@nca-architecture.com
 www.nca-architecture.com

Project:
 Farnham College
 Building

Client:
 Farnham College

Talk:
 Proposed 3D Model

Date: 12/12/20 Drawn: JTS Scale: A0	Status: Planning
---	------------------

Drawing Number:
 2048 - 2 - 402

Rev:



- GENERAL NOTES:
1. All dimensions to be checked on site.
 2. Use figured dimensions only, if there is any doubt, call.
 3. Refer to Engineer's drawings and specification for all structural and service information.
 4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

nca-architecture
 The Studio
 1. Colchester College
 10. Colchester
 CO1 1JF
 Tel: 0206 2000
 and enquiries@nca-architecture.com
 www.nca-architecture.com

Project
 Plymouth Lane
 Colchester

Client

Title
 Proposed 3D Views

Drawn by	Drawn
Check by	Checked
Date	Date

Drawing number	Rev
2048 - 2 - 403	



GENERAL NOTES:

1. All dimensions to be checked on site.
2. Use figured dimensions only, if there is any conflict.
3. Refer to Engineer's drawings and specifications for all structural and service information.
4. Any discrepancies between Architect's and Engineer's drawings to be reported to the Architect immediately.

nca-architecture

The Studio
1. Parliament College
Rushmore
Cork City

tel: 021 492 3333
and enquiries@ncastudio.com
www.ncastudio.com

Project:
Rushmore Lane
Cork City

Date:

Title:

Proposed 3D View:

Drawn by: J.D.

Scale: 1/10

Rev: A1

Working Number:

2048 • 2 • 406

Date:

East Area Planning Committee Presentation

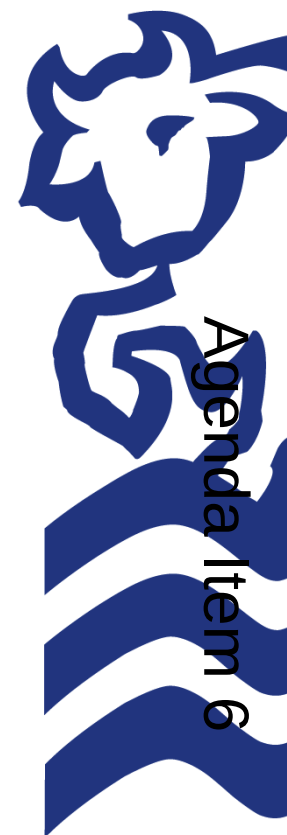
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17/01463/FUL

474 Cowley Road

39





40

476 to 490 (even) Cowley Road: Entrance Beyond



Entrance to Site



Entrance to Site



43

Car park and current buildings



Shop with offices over



45

Glass shop



46

Boundary of site to Milton Road properties



47

Timber storage buildings etc





NW
elevation



JAD

SE elevation





SOUTHWEST elevation



LEGEND

- | | |
|--|------------------------|
| - Boundary Line | - Grass Lawn |
| - 1500mm high CR fence with 400mm beds | - Shrub Bed Planting |
| - 1500mm Fencing | - Flower bed |
| - 1500mm high masonry wall with 400mm beds | - Hedge |
| - Porous block paving | - Raised Planting Bed |
| - Mainstream Road | - Driveway |
| - Resident Footpath, Porous resin bonded | - Root Protection Area |
| - M20 Footpath Porous resin bonded | - Trees to be removed |
| - Tarmac Paving | - Existing tree |
| - Existing line of buildings | - New tree |

Schedule of Accommodation

Total Site Area: 0.328 Hectares
 Total Number of Beds: 64no. Beds
 3832 sqm at 53.2 sqm per Resident
 Existing vehicular access off Cowley Road
 Number of Parking: 21 (2no. Disabled)
 Number of Cycle Spaces: 18no. (9no. Sheffield Stands)



Notes:
 1. All dimensions are to the center of the building unless otherwise stated.
 2. All dimensions are to the center of the building unless otherwise stated.
 3. All dimensions are to the center of the building unless otherwise stated.
 4. All dimensions are to the center of the building unless otherwise stated.
 5. All dimensions are to the center of the building unless otherwise stated.



Project Name: COWLEY ROAD CARE HOME, OXFORD

Project Ref: 1250@A1

Client: HUNTERS

Design Ref: 1250@A1

Planning Ref: 1250@A1

Scale: 1:1250@A1

Date: 12/05/2017

Author: J. HUNTERS

Checker: J. HUNTERS

Approved: J. HUNTERS

Project Location: COWLEY ROAD, OXFORD

Project Ref: 1250@A1

Client: HUNTERS

Design Ref: 1250@A1

Planning Ref: 1250@A1

Scale: 1:1250@A1

Date: 12/05/2017

Author: J. HUNTERS

Checker: J. HUNTERS

Approved: J. HUNTERS

Project Name: COWLEY ROAD CARE HOME, OXFORD

Project Ref: 1250@A1

Client: HUNTERS

Design Ref: 1250@A1

Planning Ref: 1250@A1

Scale: 1:1250@A1

Date: 12/05/2017

Author: J. HUNTERS

Checker: J. HUNTERS

Approved: J. HUNTERS

Proposed Site Plan



KEY PLAN 1:1250

SCHEDULE OF ACCOMMODATION:

Floor	Bedroom
Ground Floor:	16 Beds
First Floor:	25 Beds
Second floor:	23 Beds
TOTAL:	64 Beds

Floor	Gross Internal Area (sqm)
Ground Floor:	1233
First Floor:	1342
Second Floor:	1201
TOTAL:	3676

64 rooms with 57 sqm floor space per resident

COLOUR KEY	
	Resident Activity
	Lounge / Dining
	Resident Bedroom
	Office / Reception
	Service / Staff
	Circulation
	Stair / Lifts
	Resident Utilities

0 1m 5m 10m 20m

Scale: 1:100@A1



DOWLEY ROAD CARE HOME, OXFORD
 Proposed Ground Floor Plan
 Date: 10/06/2017
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 Project No: [Number]
 Scale: 1:100@A1
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 Project No: [Number]
 Scale: 1:100@A1

54

PROPOSED GROUND FLOOR PLAN

Notes:
 1. All rooms are to be finished to a high standard.
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KEY PLAN 1:1250

SCHEDULE OF ACCOMMODATION:

SCHEDULE	
Floor	Bedroom
Ground Floor:	18 Beds
First Floor:	25 Beds
Second floor:	23 Beds
TOTAL:	64 Beds

AREA SCHEDULE

Floor	Gross Internal Area (sqm)
Ground Floor:	1233
First Floor:	1242
Second Floor:	1201
TOTAL:	3676

64 rooms with 37 sqm floor space per resident

COLOUR KEY

- Resident Activity
- Lounge / Dining
- Resident Bedroom
- Office / Reception
- Service / Staff
- Circulation
- Stair / Lifts
- Resident UB/Toilets



PROPOSED FIRST FLOOR PLAN

0 1m 5m 10m 20m

Scale: 1:100@A1

COWLEY ROAD CARE HOME, OXFORD

Proposed First Floor Plan

DATE: November 2012

BY: [Signature]

FOR: [Signature]

PLANNING

00000, 00000, 00000, 00000, 00000, 00000

hunters

01235 555555

01235 555555

01235 555555



KEY PLAN 1:1250

SCHEDULE OF ACCOMMODATION:

Floor	Bedroom
Ground Floor:	16 Beds
First Floor:	25 Beds
Second Floor:	23 Beds
TOTAL:	64 Beds

AREA SCHEDULE

Floor	Gross Internal Area (sqm)
Ground Floor:	1233
First Floor:	1242
Second Floor:	1201
TOTAL:	3676

64 rooms with 57 sqm floor space per resident

COLOUR KEY

- Resident Activity
- Lounge / Dining
- Resident Bedroom
- Office / Reception
- Service / Staff
- Circulation
- Stair / Lifts
- Resident Utilities

0 1m 5m 10m 20m

Scale: 1:100@A1



PROJECT NAME	COWLEY ROAD CARE HOME, OXFORD
PROPOSED SECOND FLOOR PLAN	
DATE	10/06/2015
BY	10/06/2015
FOR	10/06/2015
PLANNING	
10/06/2015	

PROPOSED SECOND FLOOR PLAN

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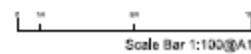
Site Location Plan 1:1250@A1



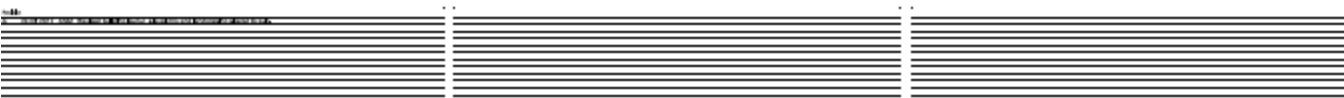
PROPOSED NORTH EAST ELEVATION A-A': SCALE 1:100@A1

SCHEDULE OF MATERIALS

- | | |
|----------------------------|---|
| 1. Facing fabric | Widenerker, range: Mendels equal and approved, 104 in stretcher bond |
| 2. Facing fabric | Widenerker, range: Paves Grey equal and approved, 104 in stretcher bond |
| 3. Wall: feature brickwork | Linear projection (10mm) |
| 4. Roof fabric | Artificial Interlocking Tiles in Natural Slate Grey |
| 5. Windows and doors | Powder coated aluminium, Colour: Dark Grey / RAL 7015 |
| 6. Juliet balconies | Clear Solid Clearing Frames structural glass |
| 7. Balconies | Stainless steel posts and handrails with clear Solid Clearing Frames structural glass |
| 8. Rain water goods | Square profile, Colour: Black |



Notes:



hunters
 ARCHITECTS
 100, DOWLEY ROAD, OXFORD, OX4 1JF
 TEL: 01865 206000
 EMAIL: info@hunters-oxford.co.uk
 WWW: www.hunters-oxford.co.uk
 PROJECT: DOWLEY ROAD CARE HOME, OXFORD
 DRAWING: PLANNING
 DATE: 10/10/2023
 DRAWN BY: J. HUNTER
 CHECKED BY: J. HUNTER
 APPROVED BY: J. HUNTER

Proposed NE Elevation



SCHEDULE OF MATERIALS

- | | |
|----------------------------|--|
| 1. Facing brick: | Weberbauer, single Marula sand and approved, laid in stretcher bond |
| 2. Facing brick: | Weberbauer, single Pigeon Grey sand and approved, laid in stretcher bond |
| 3. Wall: Nature brickwork: | Linear projection (Mimic) |
| 4. Roof Finishes: | Artificial Interlocking Slate in Natural Slate Grey |
| 5. Windows and doors: | Powder coated aluminium, Colour Dark Grey /RAL 7015 |
| 6. Juliet balconies: | Clear Safe Clamping Framesless structural glass |
| 7. Balustrade: | Stainless steel posts and handrails with clear Safe Clamping Framesless structural glass |
| 8. Gate and/or gates: | Square profile, Colour Black |

Scale Bar 1:1000 @ A1

[illegible]



Site Location Plan: 1:1250@A1

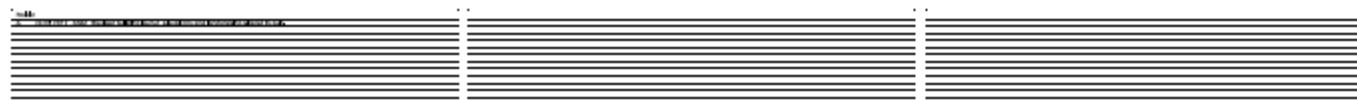


PROPOSED SOUTH WEST ELEVATION C-C': SCALE 1:100@A1

SCHEDULE OF MATERIALS

- | | |
|-------------------------------|--|
| 1. Facing brick | Widexberger, range Mandala equal and approved, laid in stretcher bond |
| 2. Facing brick | Widexberger, range Poplar Grey equal and approved, laid in stretcher bond |
| 3. Walling features brickwork | Linear projection (50mm) |
| 4. Roof Finish | Artificial Interlocking Slate in Natural Slate Grey |
| 5. Windows and doors | Powder coated aluminium. Colour: Dark Grey / RAL 7015 |
| 6. Balcony balustrade | Clear 8mm Glazing Frameless structural glass |
| 7. Balustrade | Stainless steel posts and handrail with clear 8mm Glazing Frameless structural glass |
| 8. Rain water goods | Square profile Colour: Black |

Scale Bar 1:100@A1



Proposed SW Elevation

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East Area Planning Committee Presentation

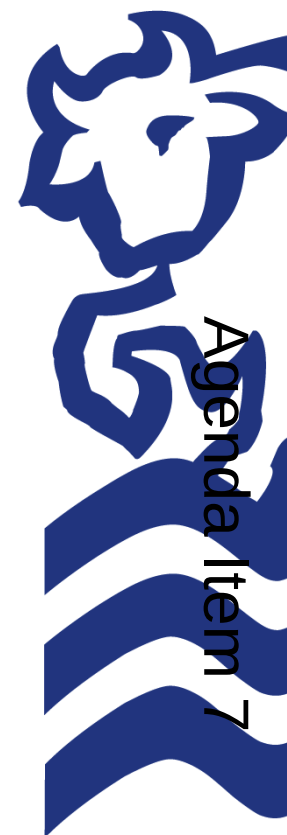
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**Land to rear of 2 to 24 High Cross
Way**



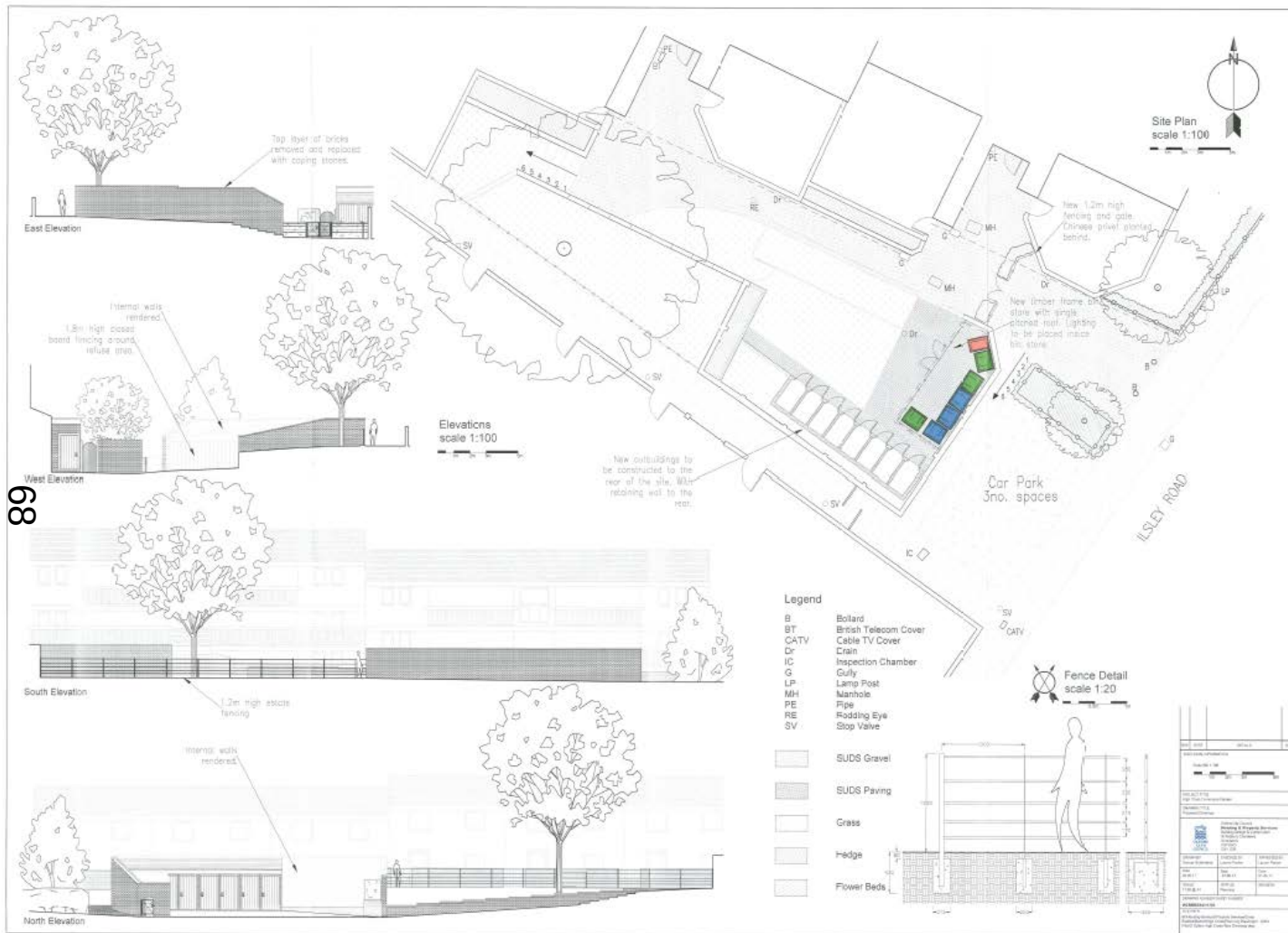






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East Area Planning Committee Presentation

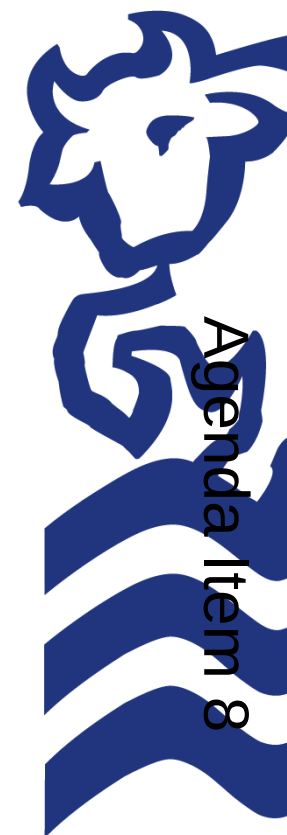
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Rose Hill Pavilion





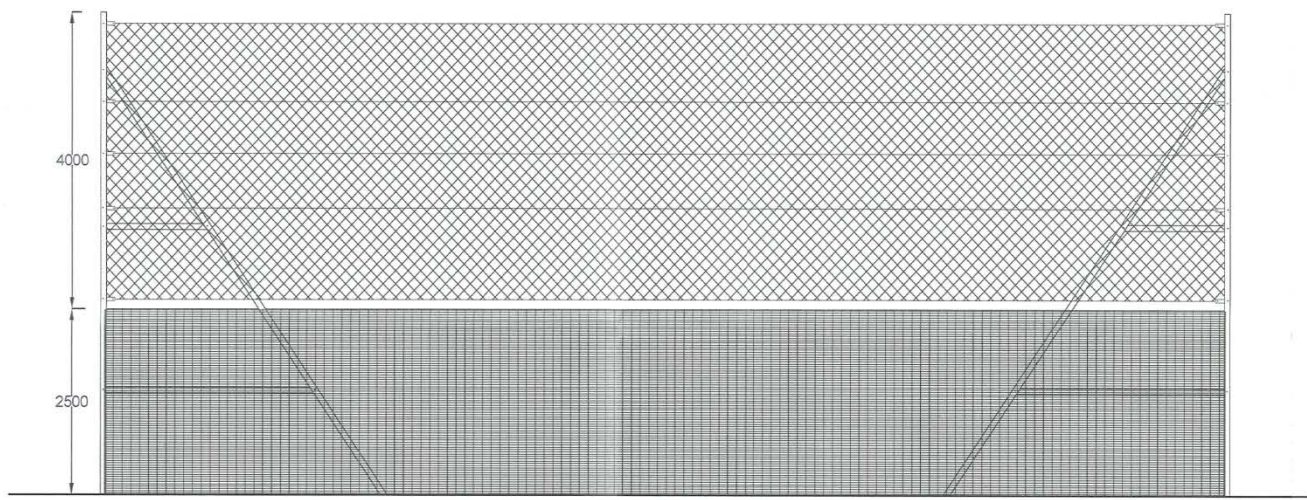
View across site towards Dashwood Road

Location Plan

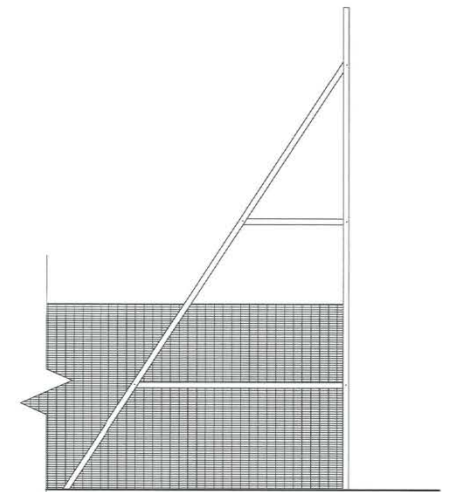


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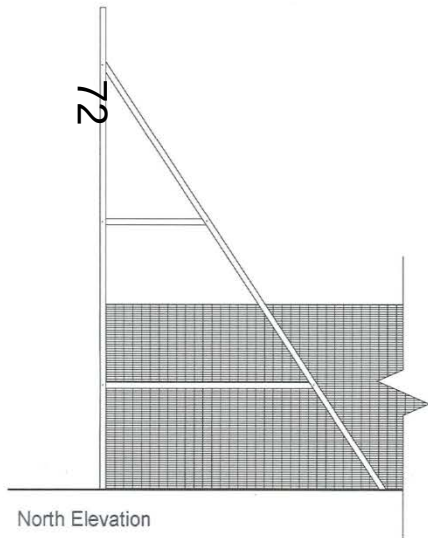




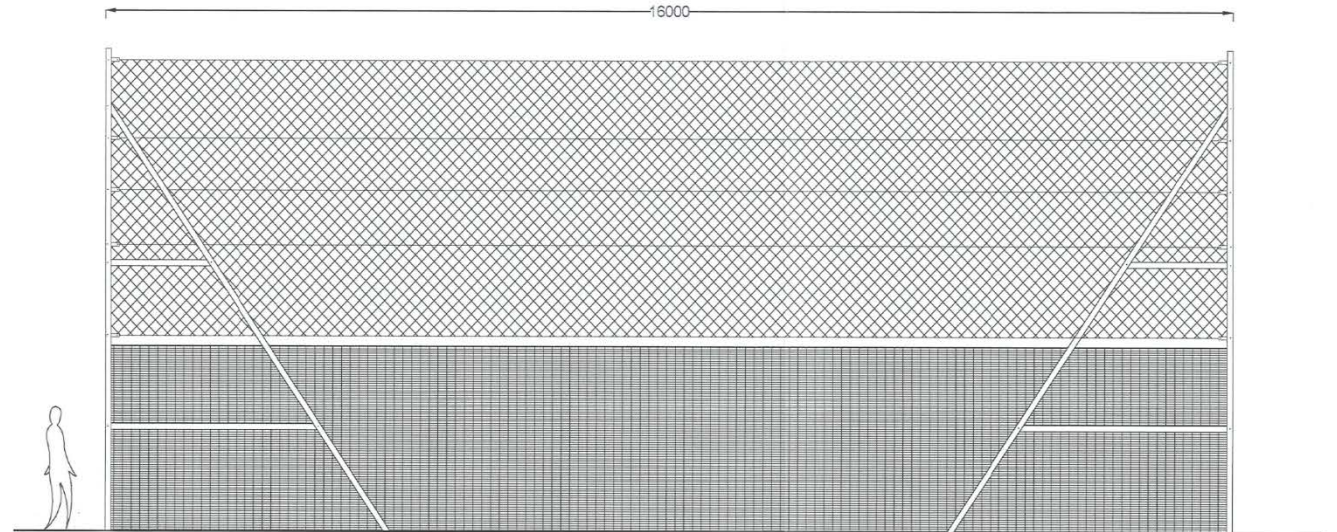
West Elevation



South Elevation



North Elevation



East Elevation

Elevations