

Presentations for West Area Planning Committee Tuesday 12 June 2018

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Agenda item number, description and page numbers

3.	18/00021/VAR: Balliol College Sports Ground, Jowett Walk, Oxford, OX1 3TN	3 - 30
5.	18/00673/FUL: Land adjacent 279 Abingdon Road	31 - 40
6.	17/03429/FUL: 4-5 Queen Street, Oxford, OX1 1EJ	41 - 46

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West Area Planning Committee Presentation

**18/00021/VAR – Balliol College
Master's Field**

Jowett Walk & St Cross Road

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1503-PL-V-VIEW-01. View north of proposals from St Cross Road. Approved Application (16/03056/FUL)



1503-PL-V-VIEW-01 REV A. View north of proposals from St Cross Road. - Variation Application Proposal (18/00021/VAR)



1503-PL-V-VIEW-08. View south west of Block A looking onto undergraduate quad - Variation Application Proposal (18/00021/VAR)

Front Elevations of Block A2 & A3 and B1, Jowett Walk as amended

BUILDINGS A AND B1 - PROPOSED SOUTH ELEVATION



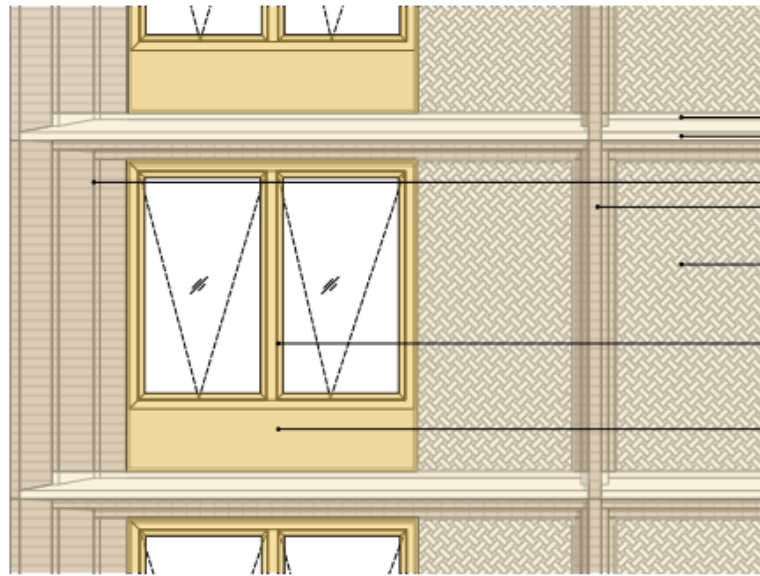
Front elevation of Blocks B1 & B2 on St Cross Rd as amended



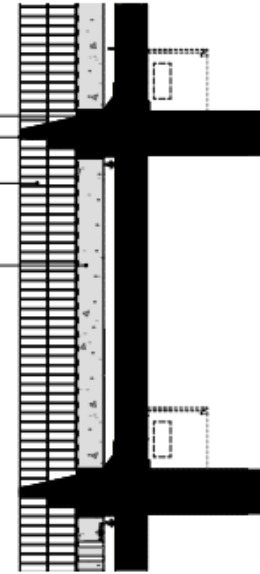
Front elevation of Blocks D1, D3 & D3 from St Cross Rd as amended



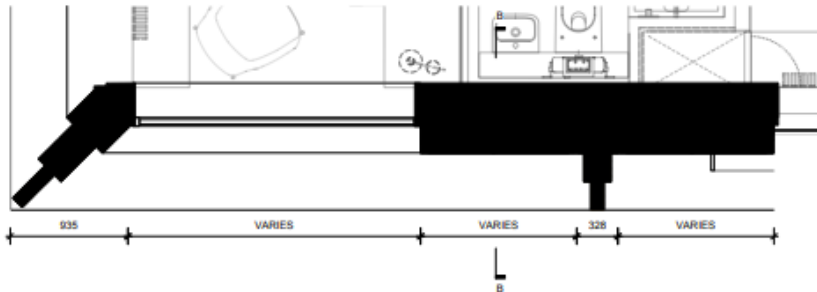
Detailing of the amended windows and panels



02 PARTIAL ELEVATION
1:50 W.P.A.



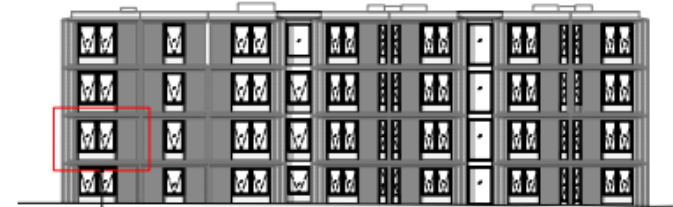
03 PARTIAL SECTION BB
1:50 W.P.A.



01 PARTIAL PLAN
1:50 W.P.A.

MATERIAL KEY

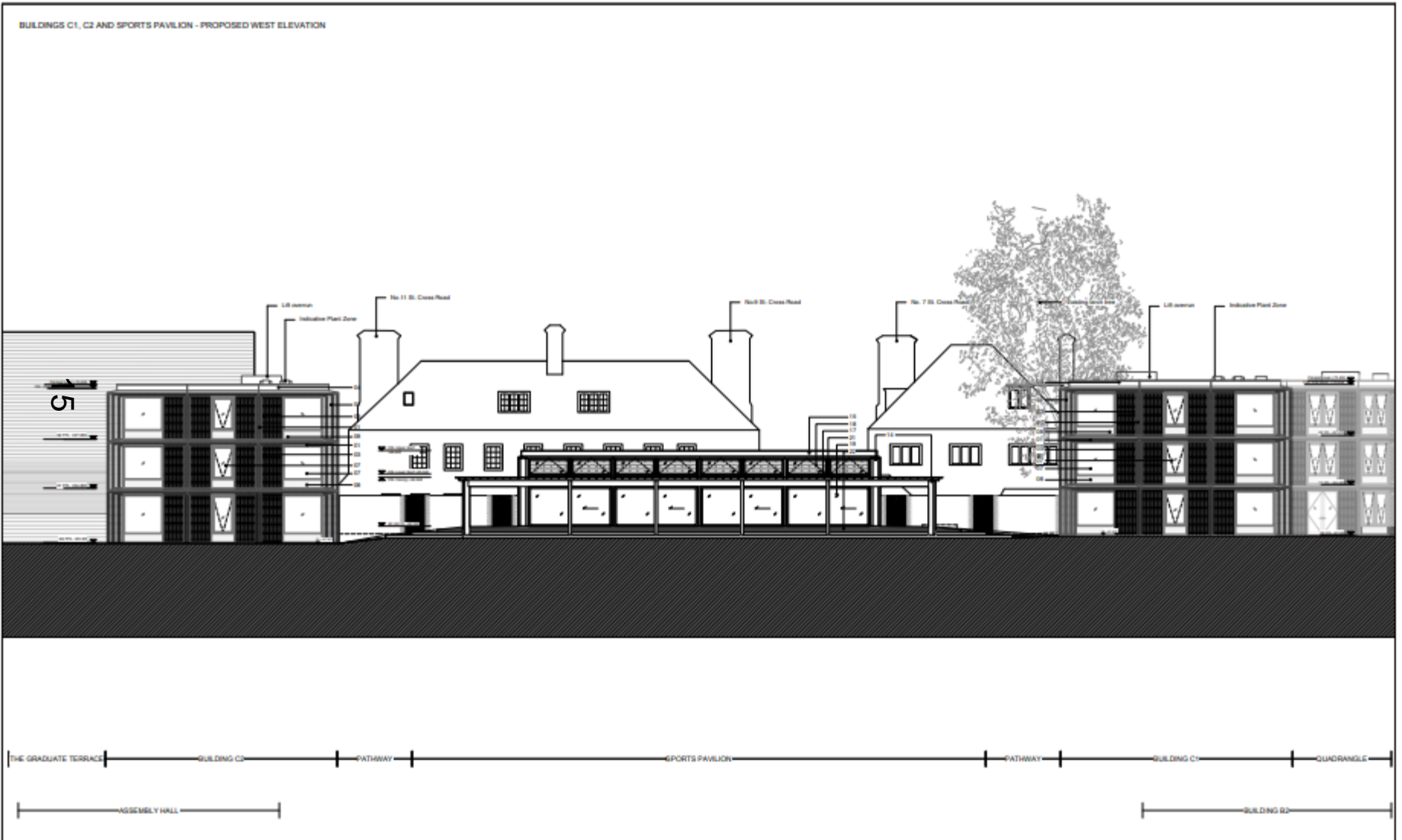
1. Precast concrete cill.
2. Buff brick faced precast concrete panel
3. Corbelled buff brick faced precast concrete lintel/ pier
4. Prefabricated precast concrete panel with surface relief pattern.
- 5 Gold/ bronze PPC aluminium double glazed doors/ windows/ spandrel panel



REFER TO PARTIAL ELEVATION

BLOCK A - SOUTH ELEVATION (REFER TO DRAWING 1503-PL-001)

Elevations of Blocks C1 & C2 and Pavilion within Master's field as amended



Section through the Sports pavilion as amended



Revision	Date	Description
-	24.11.2016	Issued for Planning
A	14.12.2017	Issued for Planning
B	07.02.2018	Issued for Planning

Notes

Please note that some of the existing buildings are yet to be fully surveyed. This relates to foundations and floor levels.

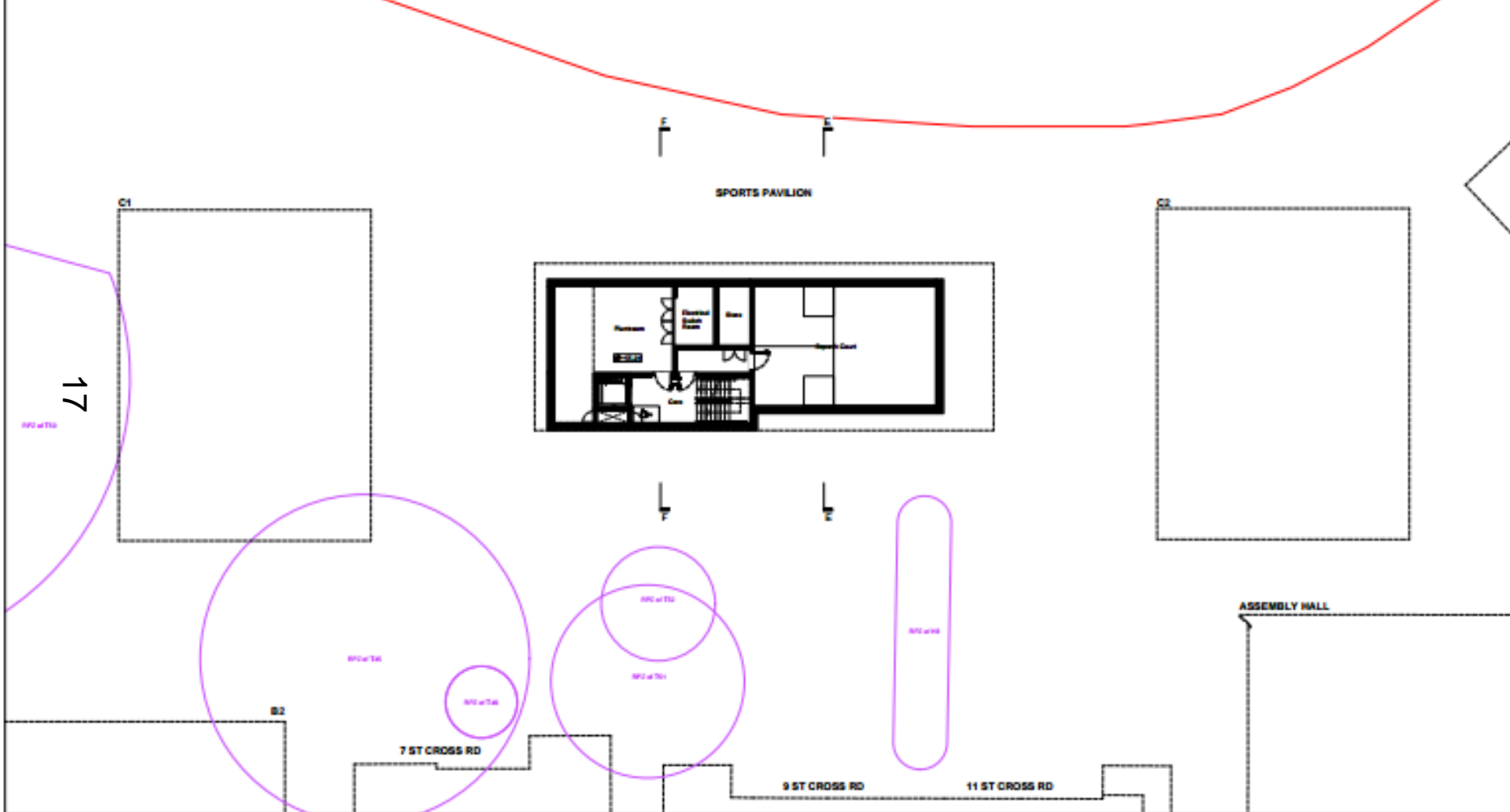
Site boundary

Scale: 0 1 2 5 10

Niall McLaughlin

Job: 1503 - Ballis College, Masteylan
Client: Ballis College, Galway
Scale: 1:100 @ A1, 1:200 @ A3
Date First Issued: 24.11.2016
Drawing: Sports Pavilion - Proposed Section FF
Reference: 1503-PL-024
Revision: B
Status: PLANNING

Sports Pavilion - Basement level as approved

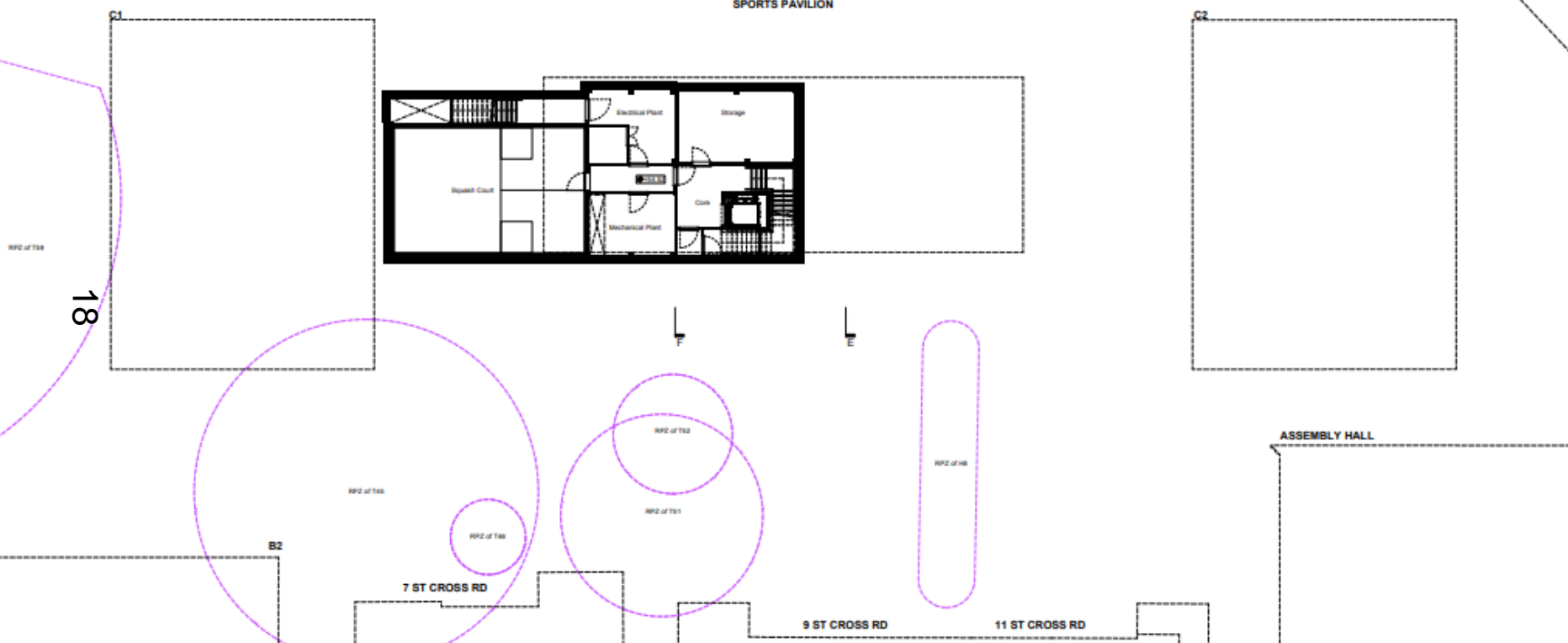


Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	1	24.11.2018	Issued for Planning	<ul style="list-style-type: none"> Red line: No building Purple line: Approximate location of building footprint 	<p>Job: NMA - Ballis College, Keshigan Ballis College, Dublin</p> <p>Scale: 1:500 (A1), 1:1000 (A0)</p> <p>Date: 24.11.2018</p> <p>Drawn by: Niall McLaughlin</p> <p>Approved by: Niall McLaughlin</p> <p>Project: Sports Pavilion - Proposed Basement Level B1 Plan</p>	<p>Project Name: NMA - Ballis College, Keshigan</p> <p>Client: Ballis College, Dublin</p> <p>Site: 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	
				<p>0 1 2 5 10</p>	<p>01/2018</p> <p>PLANNING</p>		

Sports Pavilion - Basement as amended

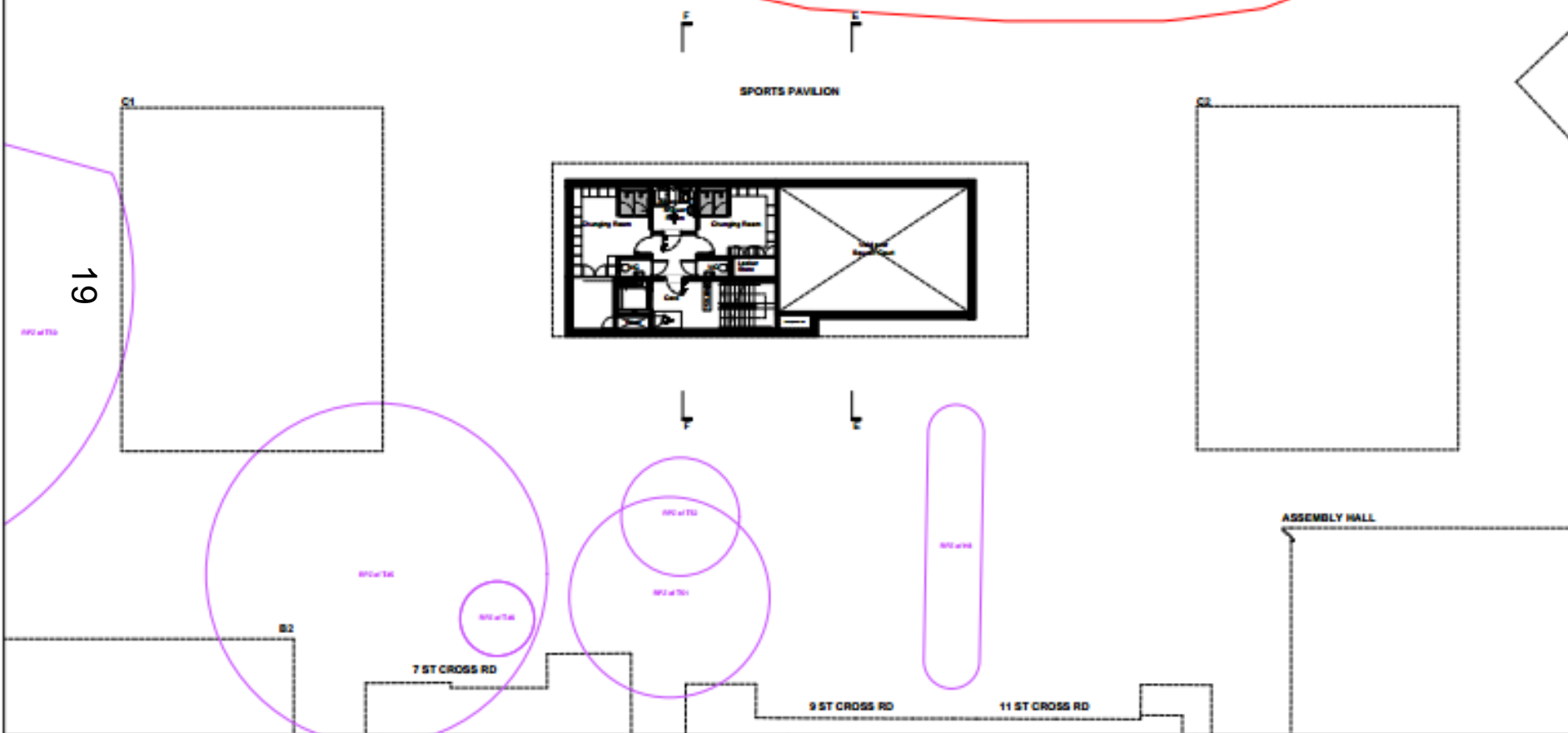
SPORTS PAVILION

ASSEMBLY HALL



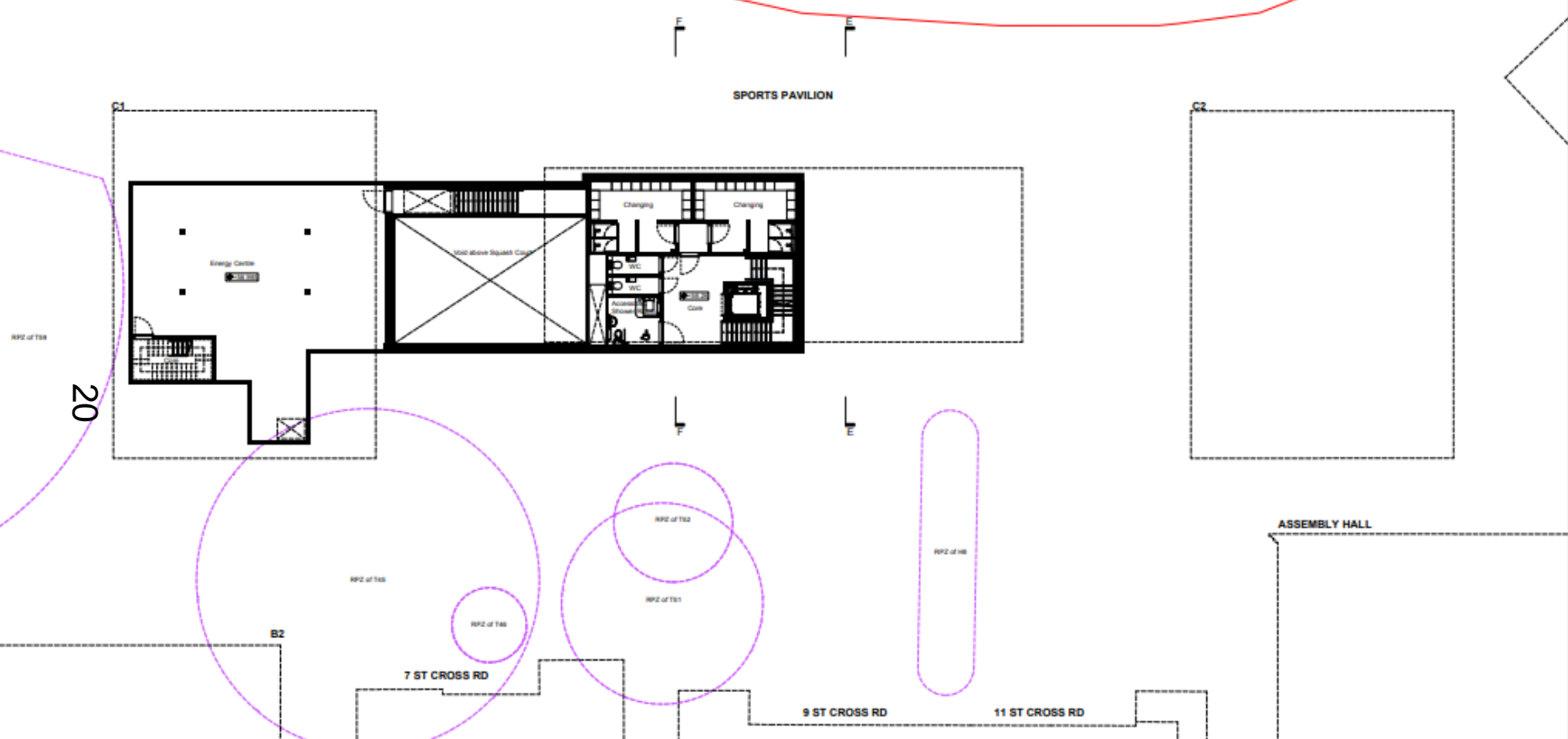
Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	-	24.11.2016	Issued for Planning	<ul style="list-style-type: none"> Red line: Site Boundary Purple line: Road Protection Zone - Existing Trees to be Retained 	1003 - Babd College, Masterton 129-130 Camden High Street London N1W 7JH T: +44 (0) 20 7485 8170 F: +44 (0) 20 7485 8171 E: info@niallmclaughlin.com W: www.niallmclaughlin.com		
	A	14.12.2017	Issued for Planning				

Sports Pavilion: Mezzanine level as approved



Key	Revision	Date	Description	Notes	Niall McLaughlin Architects	
	1	24.11.2016	Issued for Planning	<p>--- Mezzanine</p>	<p>Client: Dublin College, Navan Dublin College, Dublin</p> <p>Scale: 1/50 @ A1, 1/50 @ A2 DATE PRINT ISSUED: 24.11.16</p> <p>DRAWING: Sports Pavilion - Proposed Basement Mezzanine Plan</p> <p>APPROVED BY: Niall McLaughlin</p> <p>STATUS: PLANNING</p>	<p>Project Name: Dublin College High School Extension 1/1/16</p> <p>Drawn by: Niall McLaughlin</p> <p>Checked by: Niall McLaughlin</p> <p>Contact: info@niallmcLaughlin.com</p>

Sports Pavilion - Mezzanine level as amended



Revision	Date	Description
-	24.11.2016	Issued for Planning
A	14.12.2017	Issued for Planning

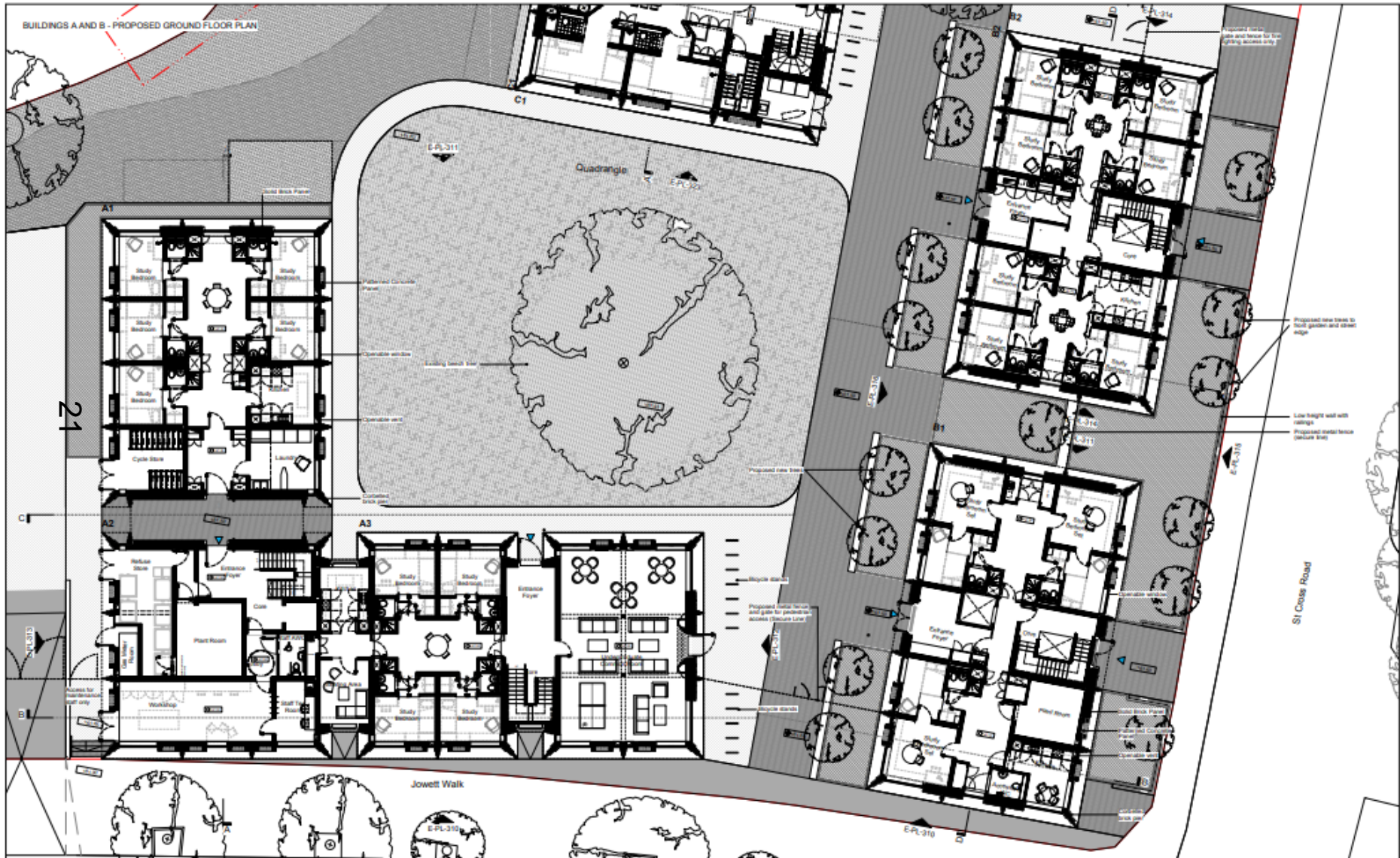
Notes

— Site Boundary

Niall McLaughlin Architects

JOB: 1103 - Ballis College, Mezzanine	Ballis House
CLIENT: Ballis College, Clonsilla	129-133 Canavan High Street
SCALE: 1:100 @ A1, 1:200 @ A3	Location: N015 7.20
DATE FIRST ISSUED: 24.11.16	T: +353 (0) 20 7883 9170
DRAWING: Sports Pavilion - Proposed Basement Mezzanine Plan	F: +353 (0) 20 7883 9171
REFERENCE: 1103-PL-101	E: info@niallmcLaughlin.com
REVISION: A	W: www.niallmcLaughlin.com
STATUS: PLANNING	

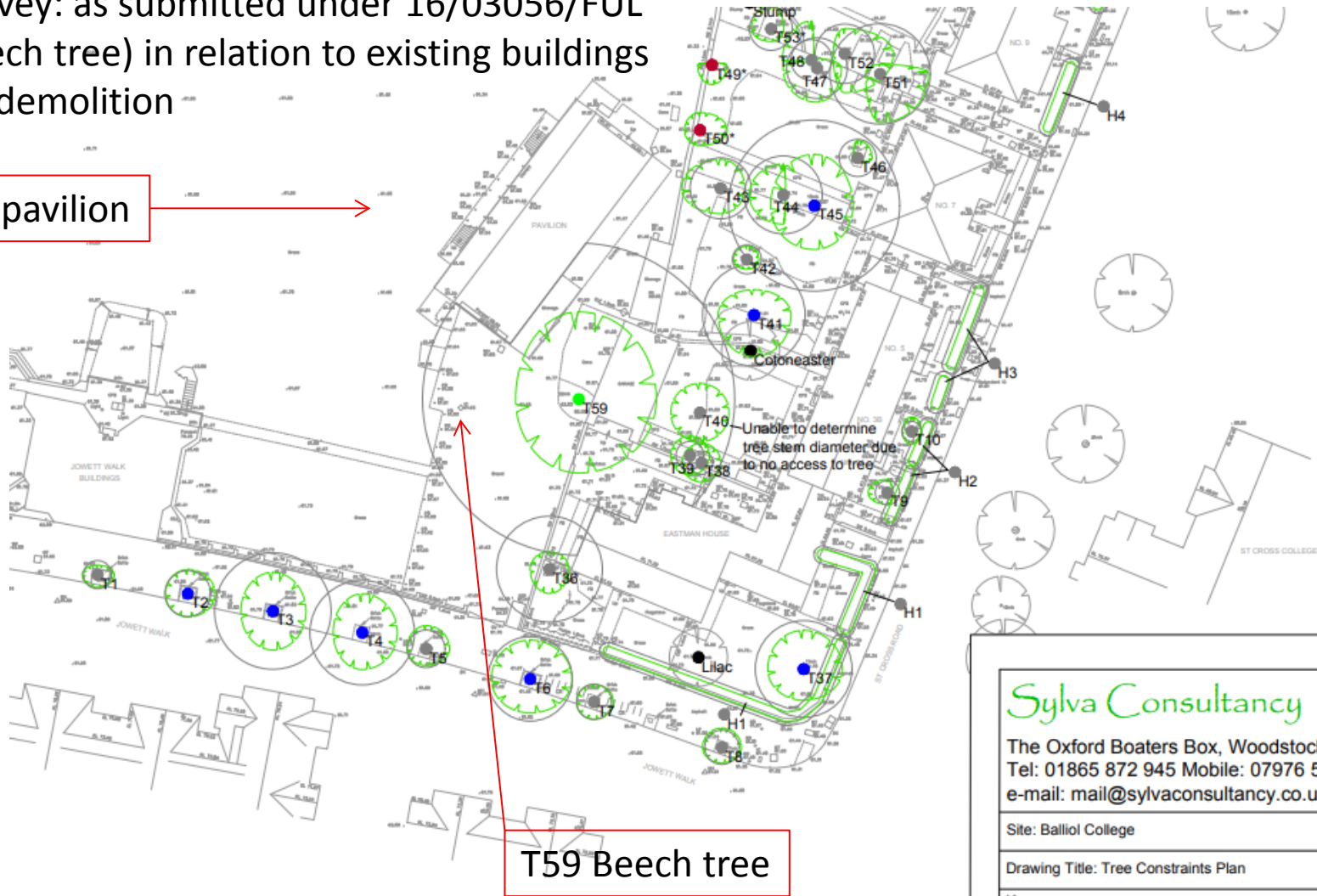
Ground floor of Blocks A1, A2 & A3 showing relationship of T59 to A3 as approved.



Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	-	26.11.2016	Issued for Planning				JOB: 100 - Balliol College, Macclesfield CLIENT: Balliol College, Oxford SCALE: 1:100 @ A1, 1:200 @ A2 DATE FIRST ISSUED: 26.11.16 DRAWING: Buildings A and B - Proposed Ground Floor Plan REFERENCE: 100-PL-102 REVISIONS: A STATUS: PLANNING
	A	14.12.2017	Issued for Planning				

Tree Survey: as submitted under 16/03056/FUL
T59 (beech tree) in relation to existing buildings
prior to demolition

Sports pavilion



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Sylva Consultancy

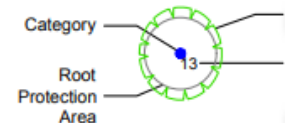
The Oxford Boaters Box, Woodstock Road, Oxl
Tel: 01865 872 945 Mobile: 07976 596 517
e-mail: mail@sylvaconsultancy.co.uk

Site: Balliol College

Drawing Title: Tree Constraints Plan

Key:

- Category A
- Category B
- Category C
- Category U



NOTE: Tree/group numbers marked with an * have approx
The original of this drawing was produced in colour - a mono
should not be relied upon.

Extract from plan : Sylva Consultancy Tree Survey Report



Extract from Arboricultural Method Statement as approved under 16/03056/FUL showing relationship between T59 Beech tree and proposed buildings



T59 Beech tree

Block A3

Extract from plan : Sylva Consultancy AMS

Sylva Consultancy
The Oxford Boaters Box, Woodstock Road
Tel: 01865 872 945 Mobile: 07976 596 517
e-mail: mail@sylvaconsultancy.co.uk

Client: Balliol College
Drawing Title: Tree Protection Plan (Construction)

Key:

● Category A	○ Category C
● Category B	○ Root Protection Area
● Category D	
● Category U	

— Proposed Basement Outline — Tree
— Ground Protection

NOTE: Tree group numbers marked with an * have no
The content of this drawing was produced in our office and should not be relied upon.

New Tree Survey: showing accurate canopy spread of T59 Beech tree & existing buildings prior to Demolition.



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Extract: Wharton Report 180515 0746 BCO V3: Accurate Tree canopy and Block A3: red denotes interaction between tree and building



Extract: Wharton Report 180515 0746 BCO V3: Proposed Works to T59



Works to T59:

Reduce canopy on the S side, reducing the 3no. upper most limbs by 0.75m. Works will involve removing branches no greater than 40mm diameter. Air-spade the rooting environment to reduce compaction and improve the trees vigour.

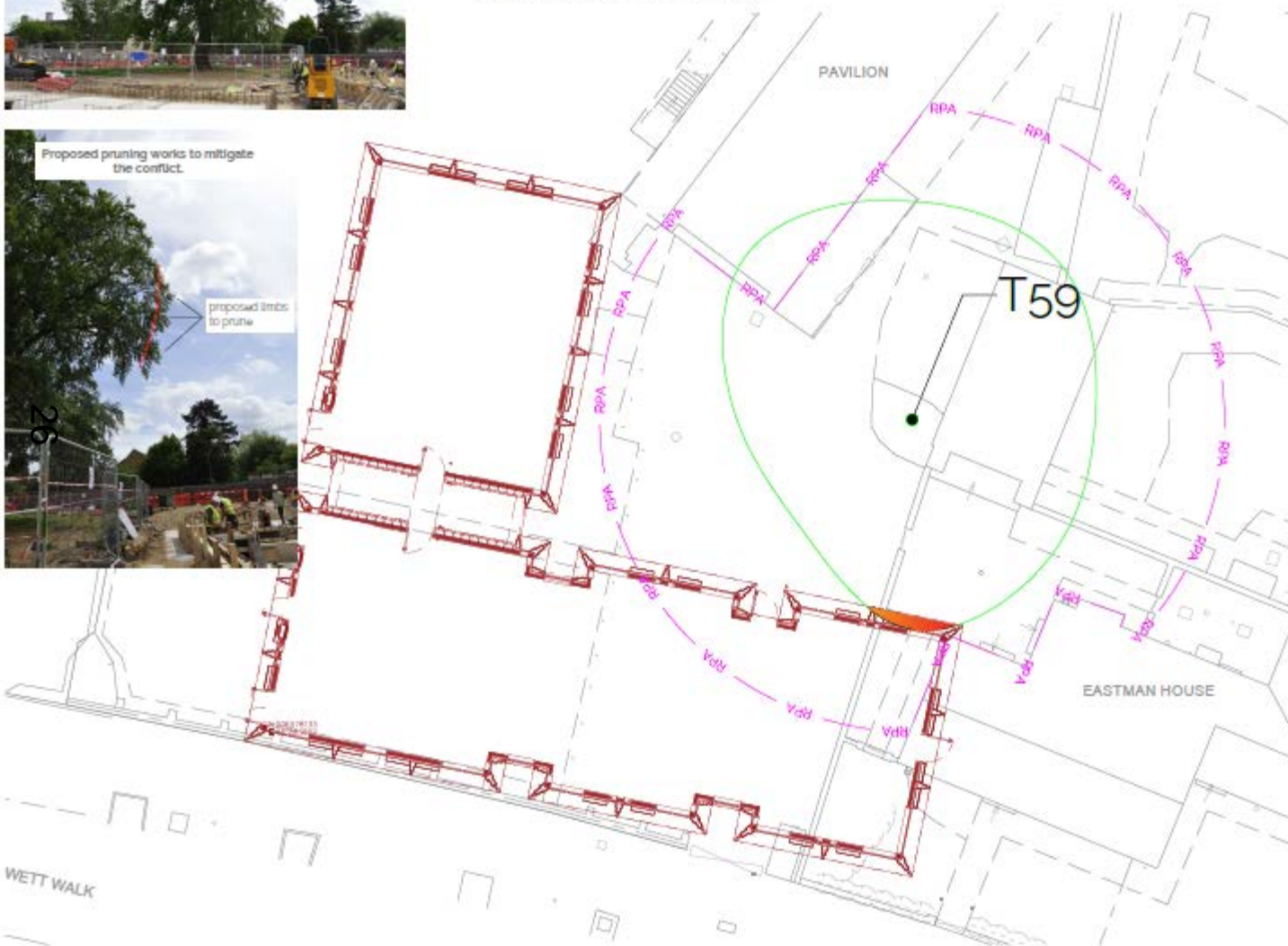
Impact of the proposed works - The reduction proposed results in:

- Canopy Volume - 1809.5m³ with a 5m³ new incursion - 0.2% reduction in canopy volume (based on a spherical canopy with a radius of 12m)



Proposed pruning works to mitigate the conflict.

proposed limbs to prune



Scale 1/200 @ A3

- A Category Trees / High Retention Value
- B Category Trees / Moderate Retention Value
- C Category Trees / Low Retention Value
- U Category Trees / Remove
- Canopy Spread (m)
- Tree Stem
- Root Protection Area (RPA)
- Conflict between canopy and approved building
- Existing and/or previously demolished structures
- Approved structures to be constructed



Date: May 2018
 Client: Tumberly Planning
 Project: Balliol College, Master's Field
 Title: Arboricultural Impact Plan

Map file reference:	DWG No
180515 0746 AP V2	002 Rev A

WHARTON
 Natural Infrastructure Consultants
 MINERVA HILL | STATION ROAD | ALCESTER | B49 5ET
 E: info@wharton.co.uk
 T: +44 (0)121 709 454 455
 www.wharton.co.uk

Figure 3.

Branches to be pruned and overhang directly above building line.

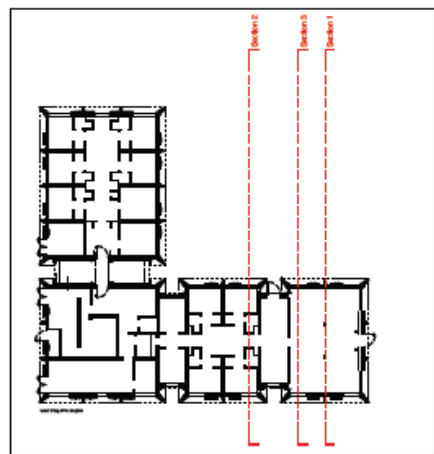
Floor Slab
Laid for
Block A3



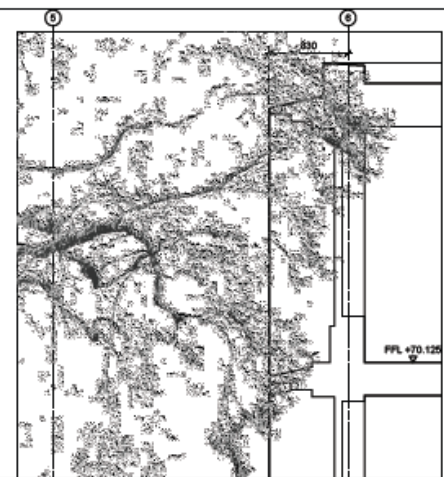
Arial view from above the tree.

Extract: Wharton Report
180515 0746 BCO V3

Section through Block A3 and T59 showing accurate relationship: worst affected 3rd floor room

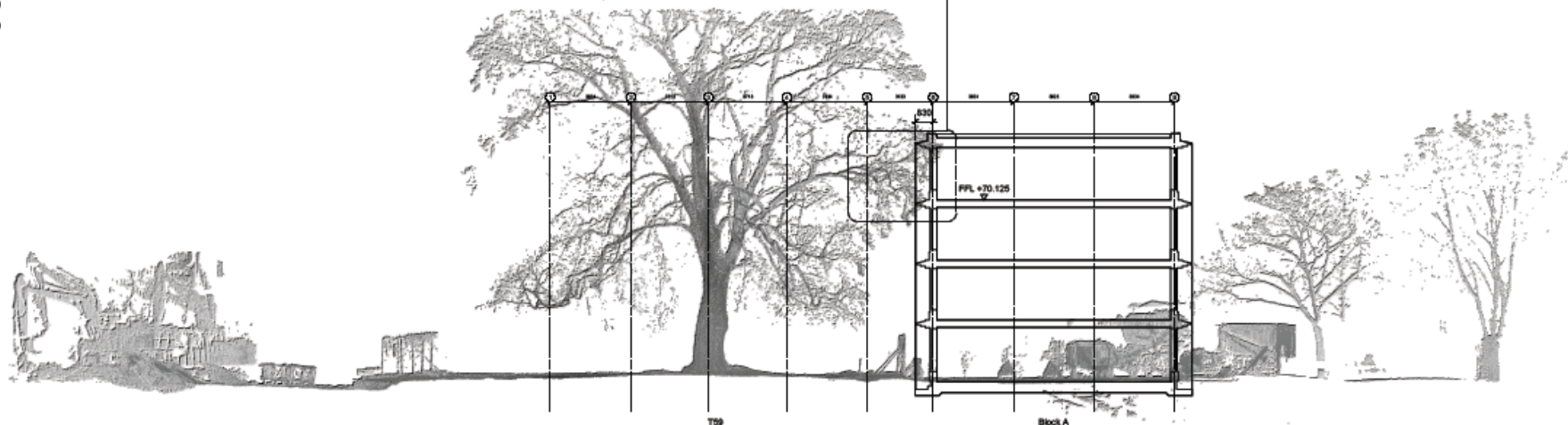


1 Key Plan - Scale 1:250 @ A1 / 1:500 @ A3



Detail - Scale 1:25 @ A1 / 1:50 @ A3

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Section 3 - Scale 1:100 @ A1 / 1:200 @ A3

Key	Revision	Date	Description	Notes	Niall McLaughlin Architects
All 3D Information by others			<p>1503-A-5-SK055 - RevA</p> <p>Tree Survey - Section 3 issued: 25.04.2018 scale: 1:100 @ A1 / 1:200 @ A3</p>	<p>SETTING OUT DRAWINGS</p> <ul style="list-style-type: none"> All dimensions given in drawings are to be set out as shown unless otherwise stated. All structural elements to be in accordance with the structural engineer's drawings and specifications. Refer to the relevant drawings for details of all work to be done and for all other project information. It is the contractor's responsibility to ensure that all work is done in accordance with all other project information. It is the contractor's responsibility to ensure that all work is done in accordance with all other project information. 	<p>1503 - Belfast College, Masterplan Belfast College, Belfast</p> <p>125-133 Carrigan High Street London NW1 7JN</p> <p>T: +44 (0) 20 7485 9170 F: +44 (0) 20 7485 9171 E: info@niallmcLaughlin.com W: www.niallmcLaughlin.com</p>
				<p>Scale: 1:100 @ A1 DATE FIRST ISSUED: 25.03.2018 DRAWING: Tree Survey - Section 3 REFERENCE: 1503-A-5-SK055 REVISION:</p>	<p>STATUS: STAGE 5 - CONSTRUCTION</p>

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West Area Planning Committee Presentation

18/00673/FUL

Land Adjacent to 279 Abingdon Road

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Site Location Plan



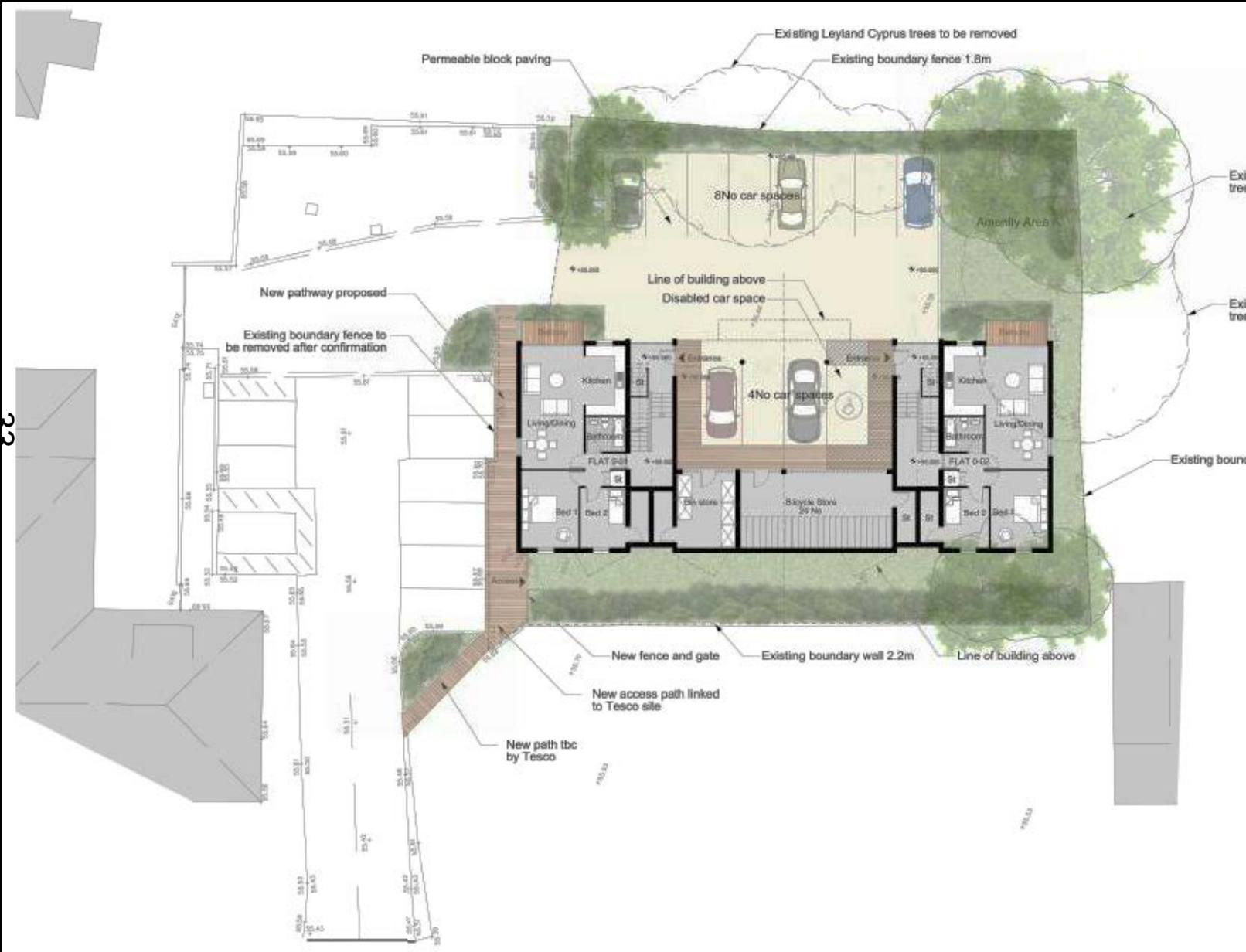
Site Location Plan
1:1250 @ A4

0m 25m 50m 75m

North

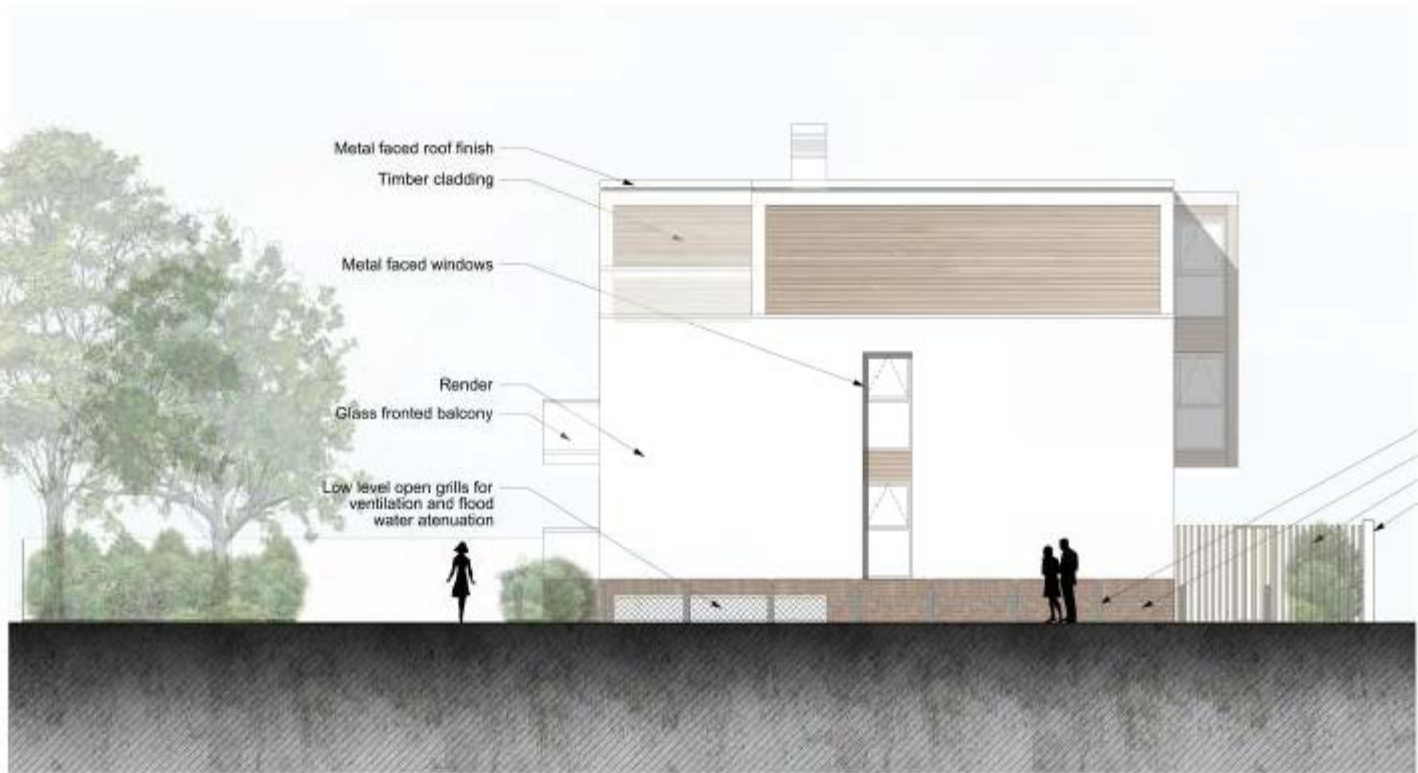


Proposed Site Plan



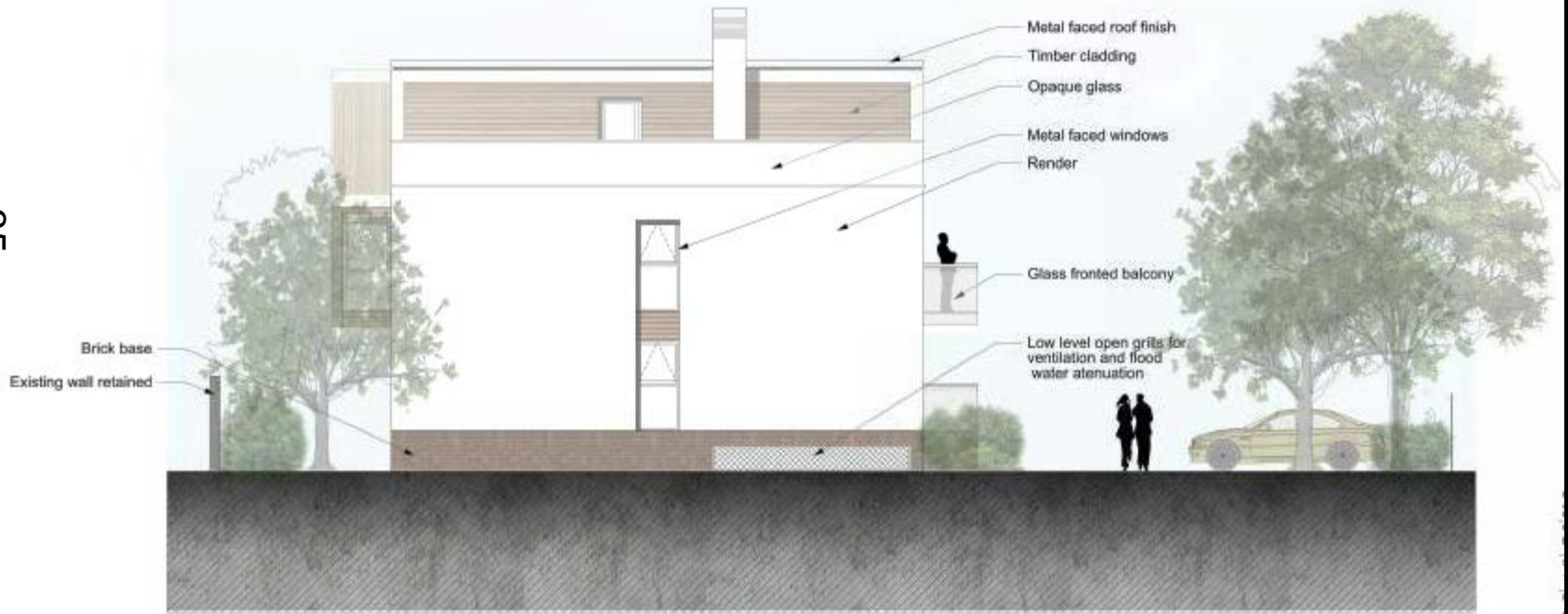
33

Proposed North Elevation



Proposed South Elevation

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Proposed East Elevation



Proposed West Elevation



Site Photos



Site Photos



Site Photos



West Area Planning Committee Presentation

17/03429/FUL

4-5 Queen Street

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Site Location Plan



4-5 Queen Street
Front Elevation



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- CCTV SURVEYS
- SONAR DRAIN TRACING
- EXCAVATIONS
- REPAIRS
- HIGH PRESSURE WATER JETTING
- PIPE MAINTENANCE



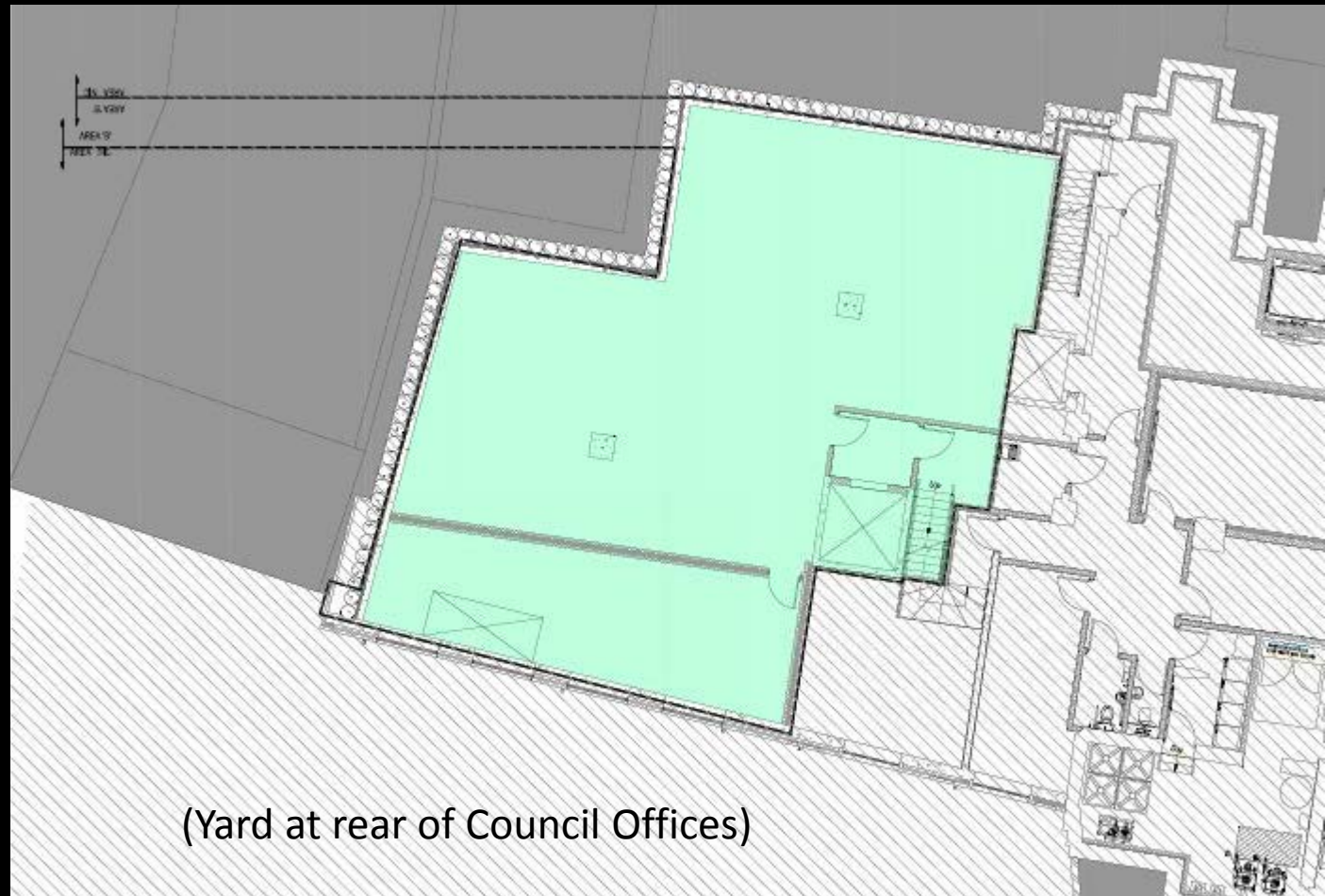
Drainage Specialists

01744
746860

Proposed Ground Floor Plan



Proposed Basement Plan



(Yard at rear of Council Offices)

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