

# **Presentations for West Area Planning Committee Tuesday 10 July 2018**

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## **Agenda item number, description and page numbers**

- 3. **18/00258/FUL: Northgate House, 13 - 20 Cornmarket Street, Oxford, OX1 3HE**
- 4. **18/00933/VAR: 18 Hawkswell Gardens, Oxford, Oxfordshire, OX2 7EX**

3 - 38

39 - 48

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# West Area Planning Committee Presentation

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**18/00258/FUL**

3

**Application for planning permission for the demolition of the existing building to ground level and the erection of a replacement building to provide replacement commercial units on the basement, ground and first floors, and new teaching facilities, ancillary accommodation and student fellows rooms on the upper floors for Jesus College. (Amended Plans)**



# Site location plan



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5

Ladbrokes  
THE BELIEVER

Ladbrokes  
THE GUT TRUSTER

Ladbrokes

FATFACE

Carphone Warehouse

Carphone Warehouse

Carphone Warehouse



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THE RESIDENCE

1875



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wagamama  
wagamama





THE  
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EST. 1774

THE  
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MARKET  
EST. 1774

2 FT STREET

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ONLY



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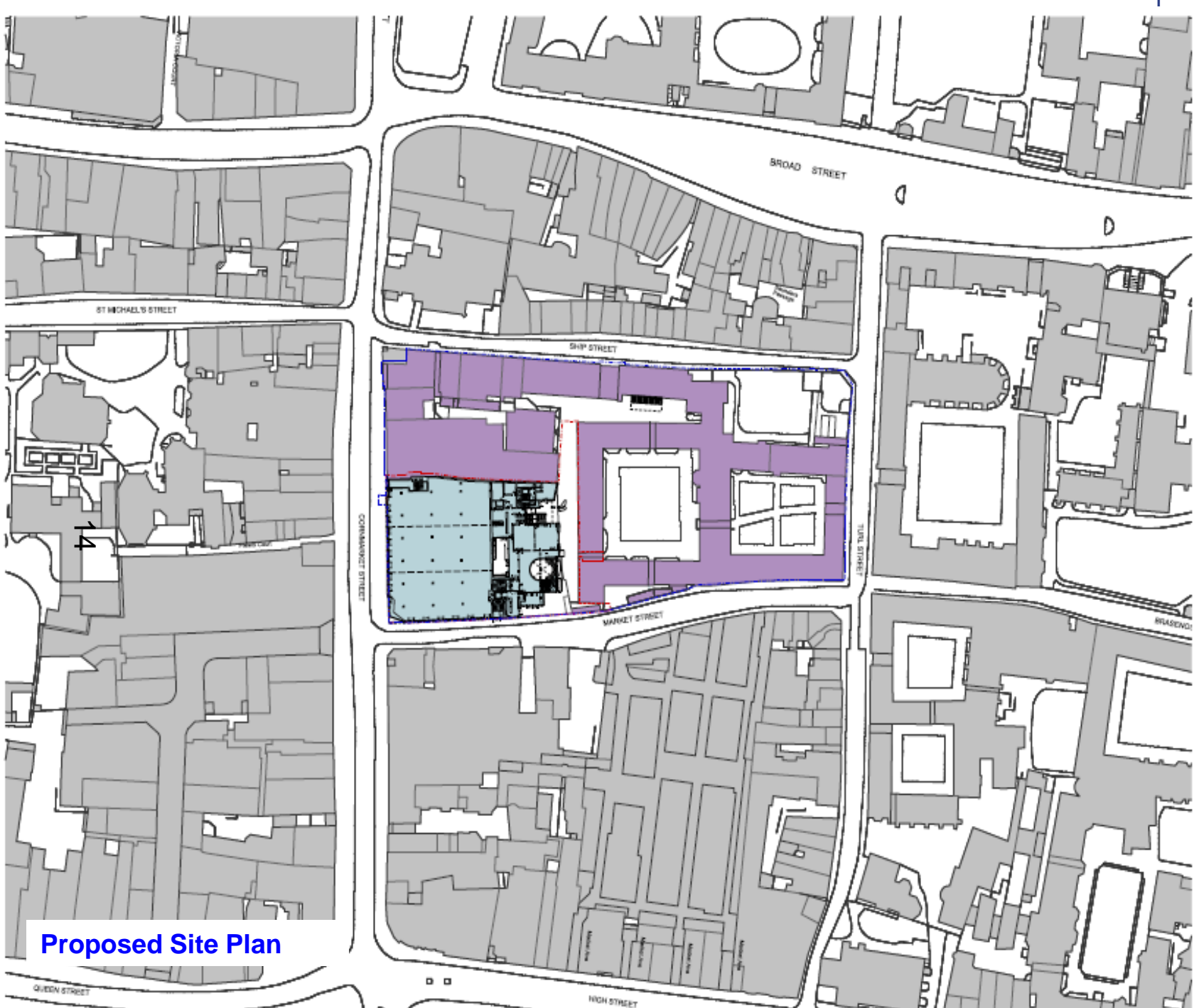
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LEGEND

- PROPOSED BUILDING FOOTPRINT
- PROPOSED BOUNDARY
- EXISTING BUILDING FOOTPRINT

SCALE

1:1000

PLANNING

**MICA**

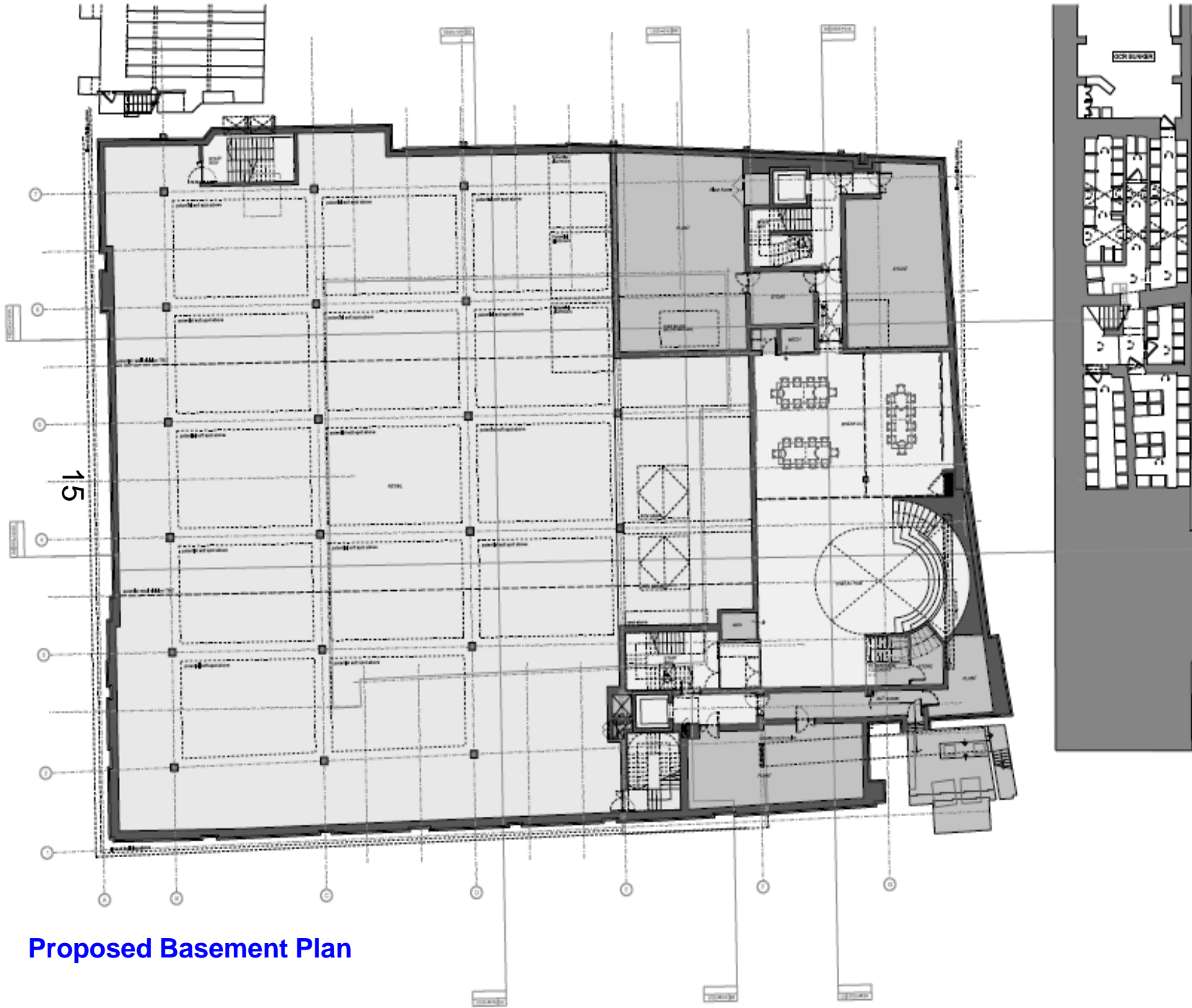
MANAGEMENT INFORMATION SYSTEM FOR THE CITY OF OXFORD

1. JAMES COLLIER, OXFORD NORTHGATE HOUSE

2. PROPOSED SITE PLAN

NO	643	15004	PL1
DATE	18/01/18	AD	JUN 18

**Proposed Site Plan**



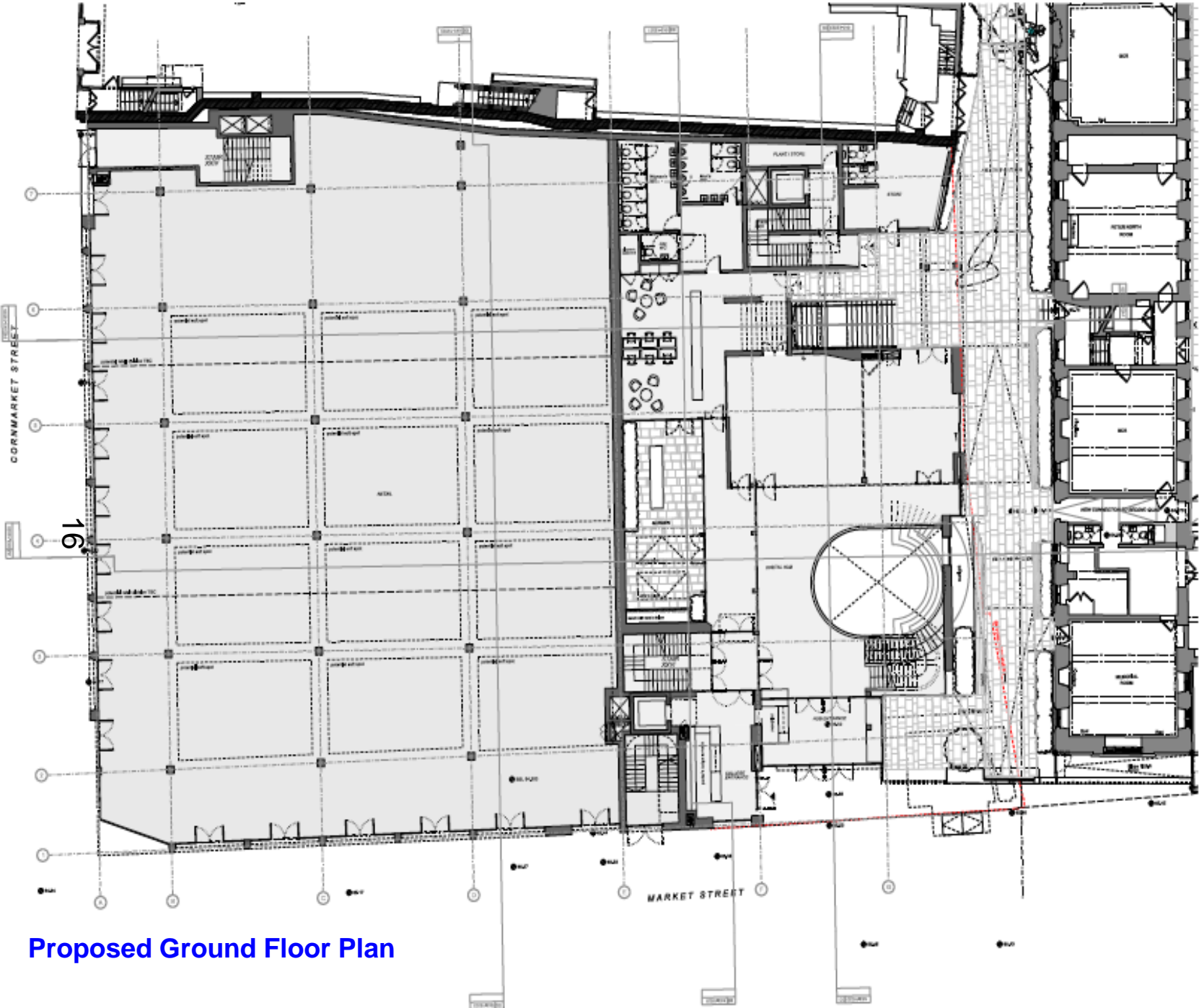
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PLANNING  
**MICA**  
 ARCHITECTS  
 1 JAMES COLLEGE, OXFORD  
 NORTHGATE HOUSE  
 PROPOSED  
 BASEMENT LEVEL PLAN

VI	643	19310	PL1
RF	1800	A1	JAN 18
	1200	A3	190078

Proposed Basement Plan



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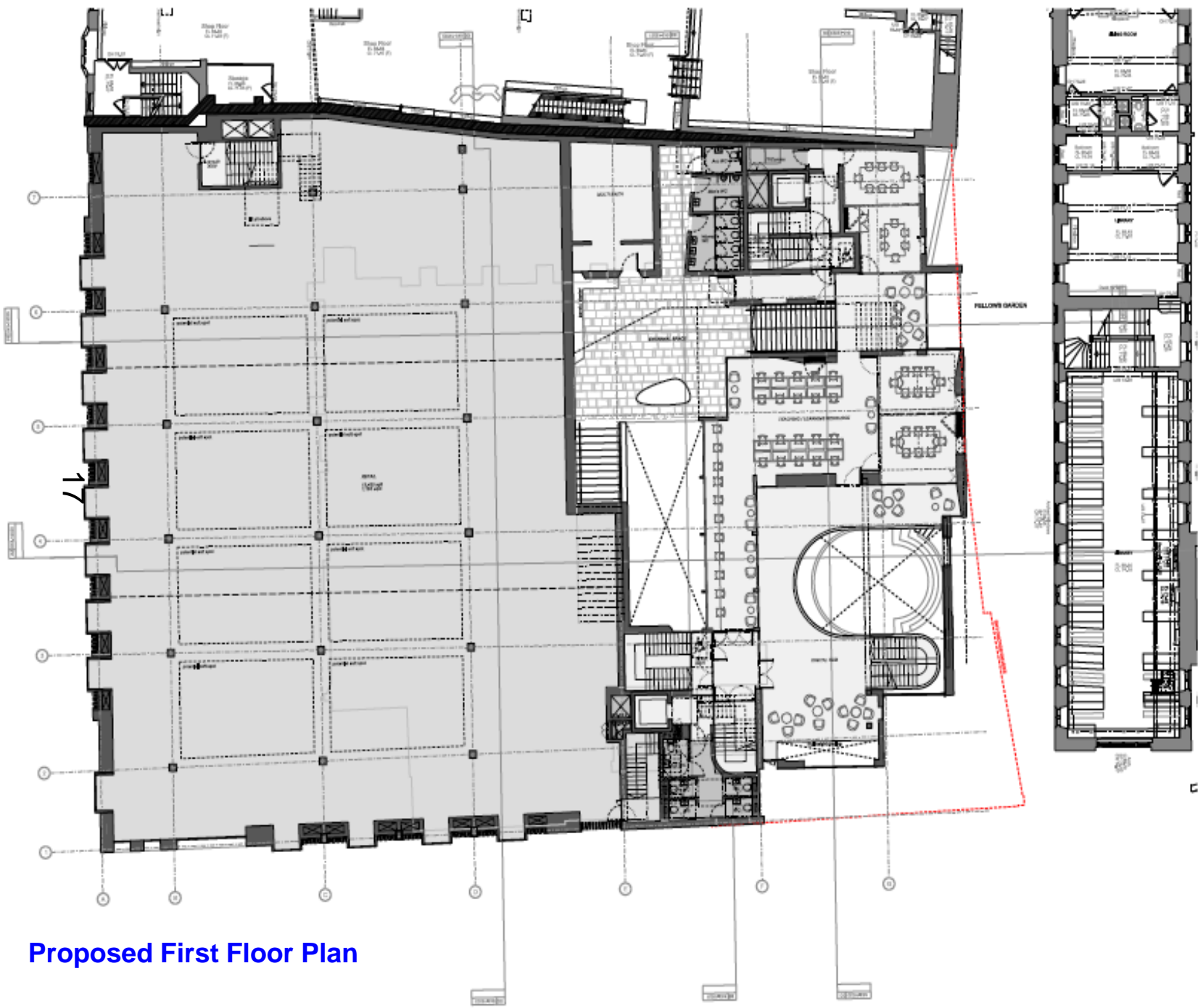
1. SCALE: 1:500  
 2. DATE: 15/01/18  
 3. DRAWN BY: [Name]  
 4. CHECKED BY: [Name]

PLANNING  
**MICA**  
 ARCHITECTS  
 1. JAMES COLLIER, DESIGN  
 NORTHGATE HOUSE  
 2. PROPOSED  
 GROUND LEVEL PLAN

VT	E43	15011	PL2
WF	1500	AT	JAN 18
	1200	AD	25/1/18

Proposed Ground Floor Plan



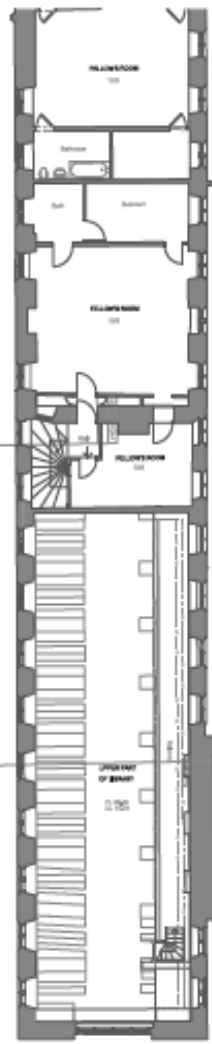
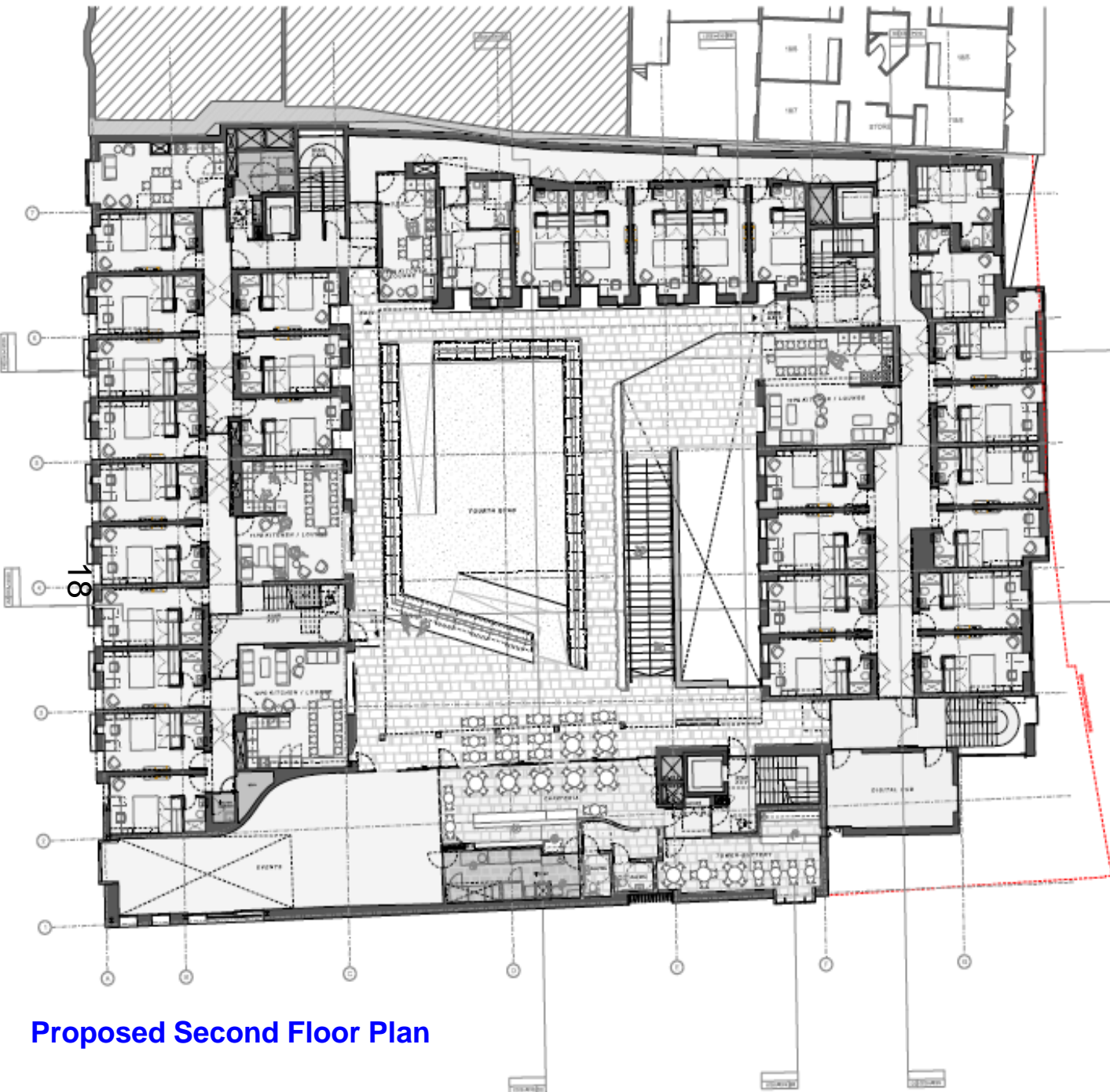


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1. Scale: 1:500  
 2. Date: 15/01/19  
 3. Drawing No: 19012-PL2  
 4. Project Name: JERAL COLLEGE, OXFORD  
 NORTHWATE HOUSE  
 5. Proposed: FIRST LEVEL PLAN

<b>MICA</b>			
MICA ARCHITECTS LIMITED 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000			

Proposed First Floor Plan



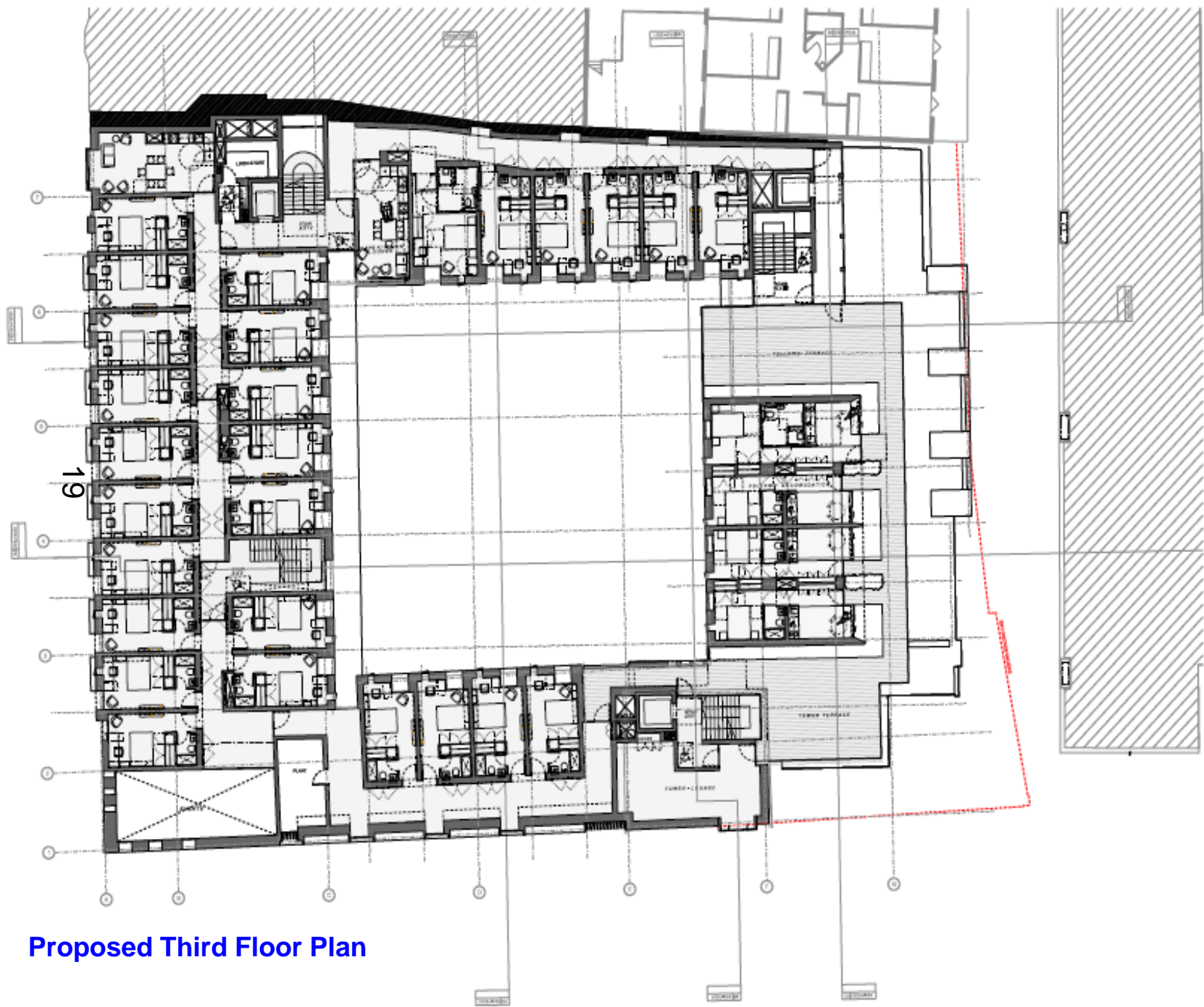
1. ALL ROOMS SHALL BE PROVIDED WITH...  
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SCALE: 1/8" = 1'-0"  
 NORTH  
 PLANNING

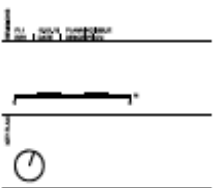
<b>MICA</b>			
MIDDLEBURY COLLEGE ARCHITECTURAL PROGRAM			
MIDDLEBURY COLLEGE, SPURDON NORTHGATE HOUSE			
PROPOSED SECOND LEVEL PLAN			
VT	643	10013	PL2
REV	1200	AL	JAN 18 2017

Proposed Second Floor Plan

18



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PLANNING

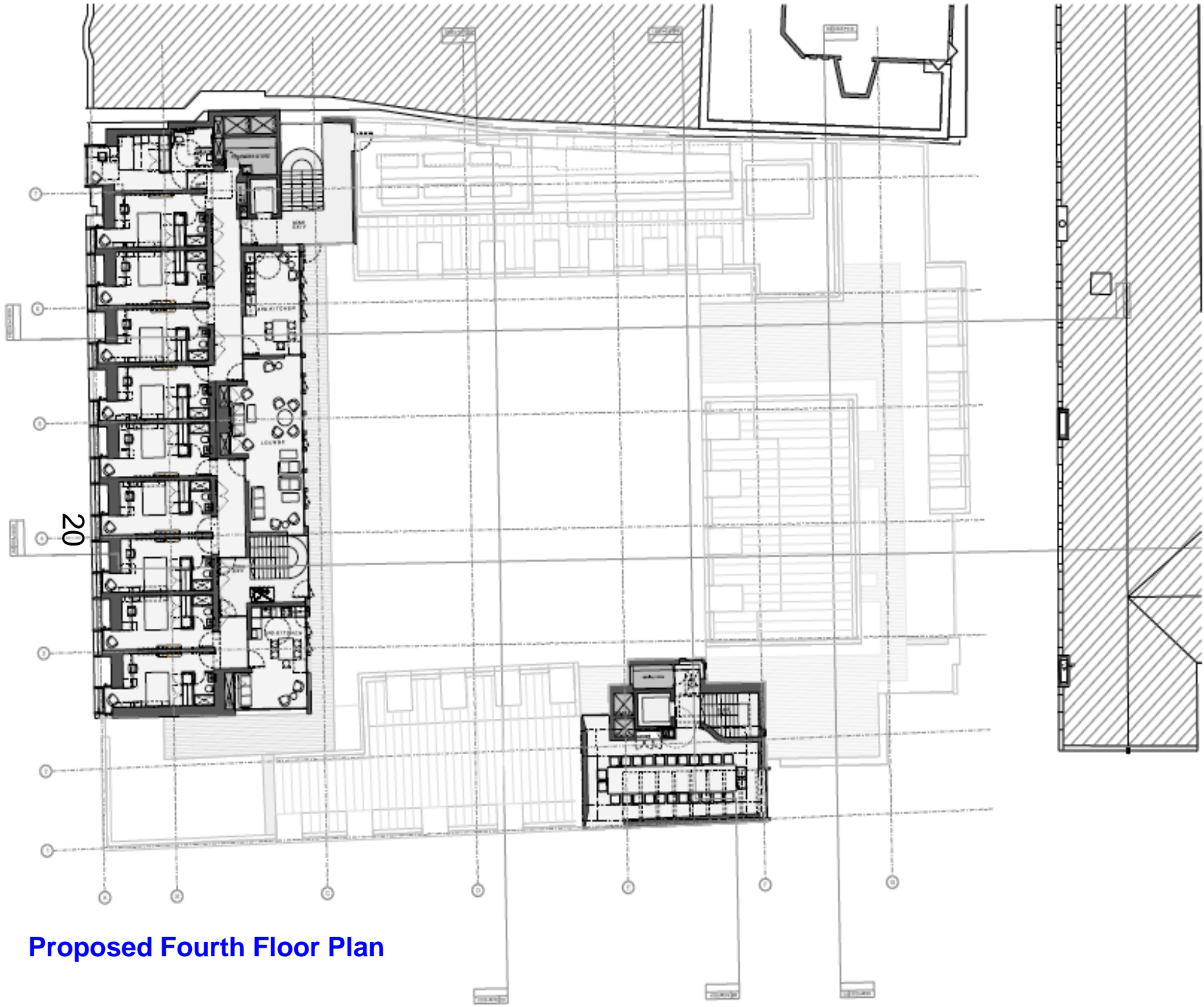
**MICA**  
 ARCHITECTS AND INTERIORS  
 4000 170 STREET WEST  
 VANCOUVER, BC V6V 1W6

JERVIS COLLEGE, GEORGIA  
 NORTHGATE HOUSE

PROPOSED  
 THIRD LEVEL PLAN

VT	843	18314	PL1
RF	1200	A1 A3	JAN 18 180218

Proposed Third Floor Plan



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PLANNING

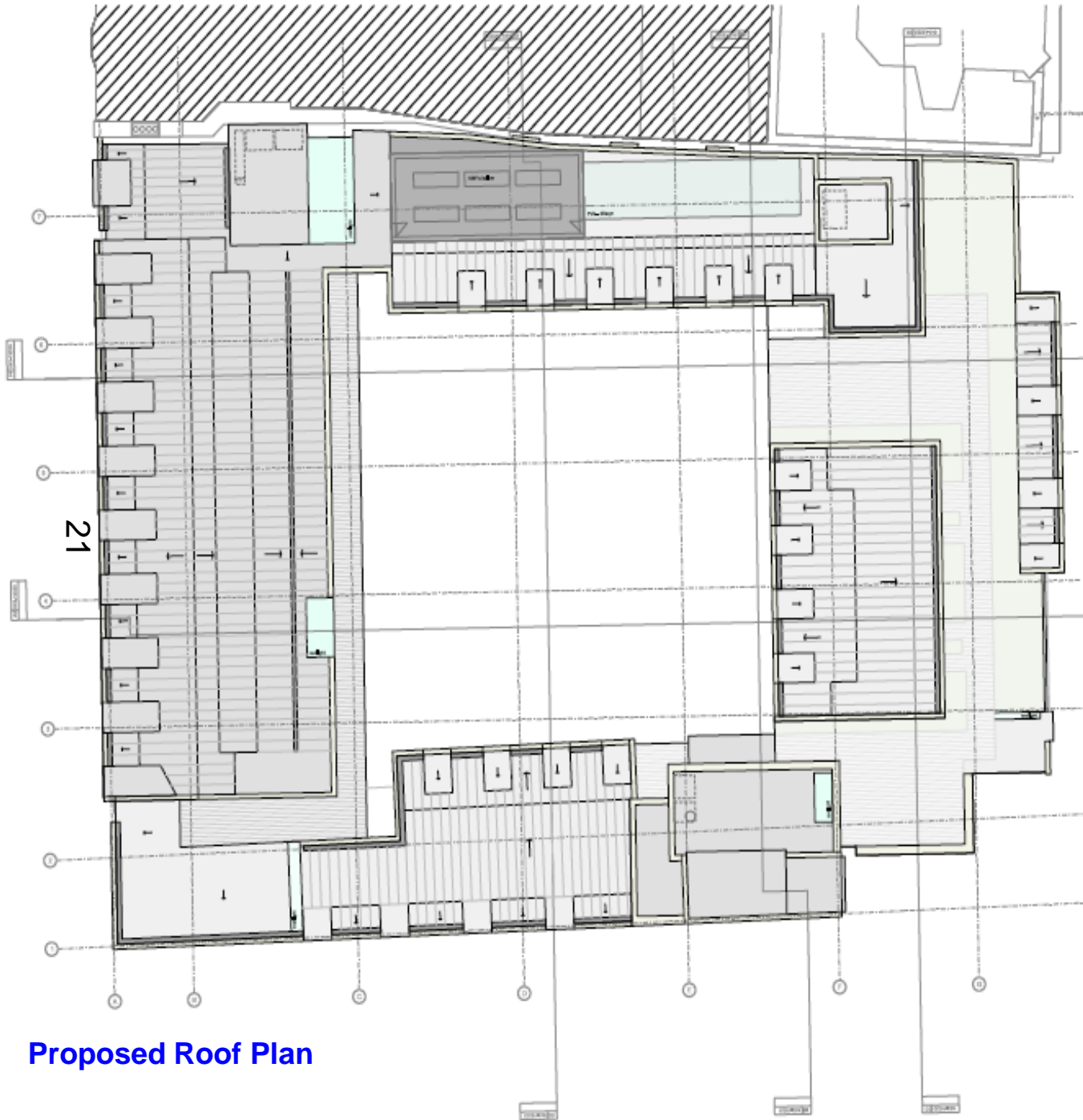
**MICA**  
 ARCHITECTS  
 100 COLLEGE STREET, SUITE 100  
 BOSTON, MASSACHUSETTS 02116

JESUIT COLLEGE, OXFORD  
 NORTHGATE HOUSE

PROPOSED  
 FOURTH LEVEL PLAN

VT	643	19315	PL2
RF	1800	A1	JAN 18
	1200	A3	2007.06

Proposed Fourth Floor Plan



1. EXISTING ROOF LEVEL PLAN  
 2. PROPOSED ROOF LEVEL PLAN  
 3. EXISTING ROOF LEVEL PLAN  
 4. PROPOSED ROOF LEVEL PLAN  
 5. EXISTING ROOF LEVEL PLAN  
 6. PROPOSED ROOF LEVEL PLAN

1. EXISTING ROOF LEVEL PLAN  
 2. PROPOSED ROOF LEVEL PLAN



PLANNING

**MICA**  
 MICHIGAN INSTITUTE OF ARCHITECTURE  
 400 WEST 10TH STREET  
 ANN ARBOR, MICHIGAN 48106

1. JAMES COLLIER, GEORGE  
 NORTHGATE HOUSE

2. PROPOSED  
 ROOF LEVEL PLAN

VT	E43	15316	PL2
RF	1200	AS	JAN 18
			250178

Proposed Roof Plan

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 J & F COLLIER.



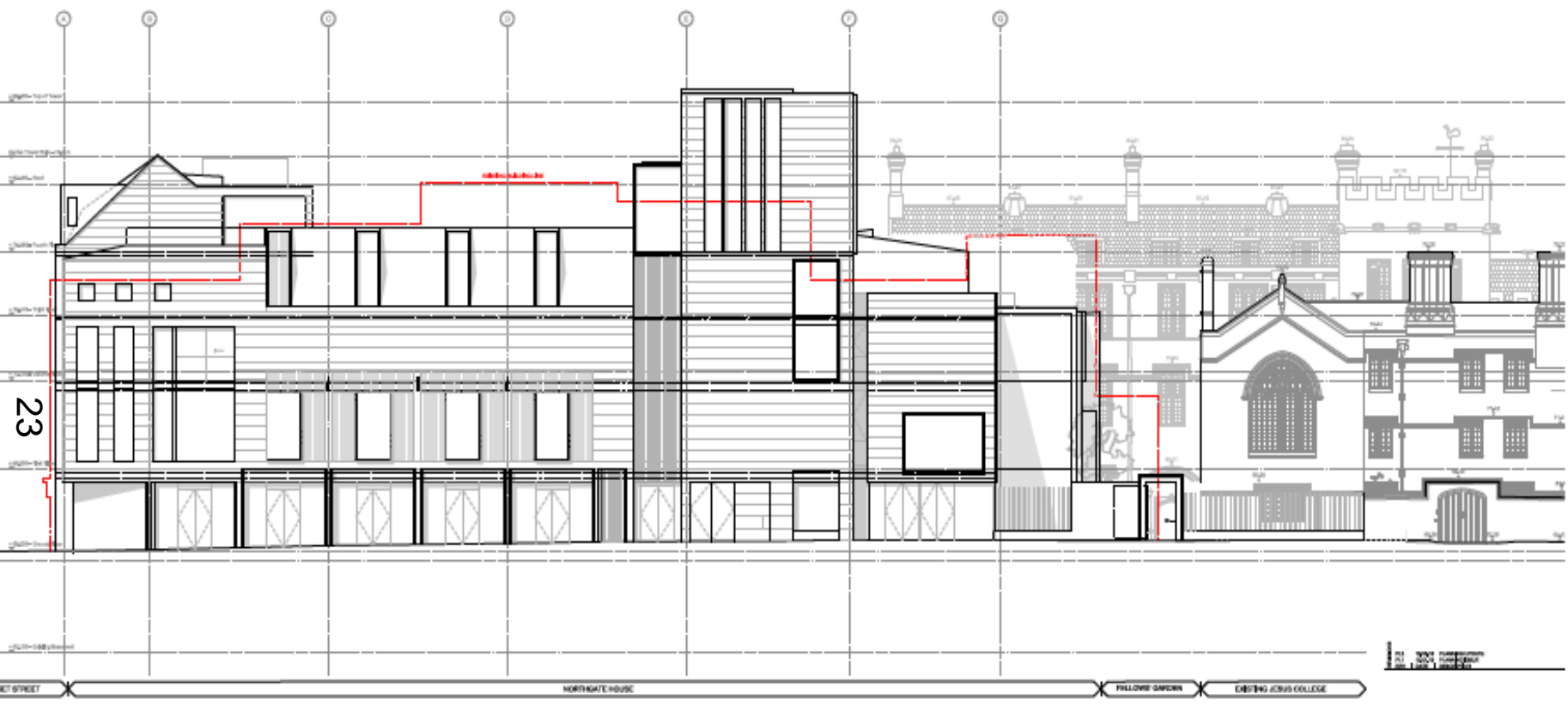
**Proposed Cornmarket St  
 Elevation**

1. 1:100 PLANNING  
 2. 1:100 PLANNING  
 3. 1:100 PLANNING

PLANNING  
**MICA**  
 ARCHITECTS J & F COLLIER, 100, SOUTH COLLEGE STREET, BIRMINGHAM, B2 1TA  
 1. JAMES COLLIER, OIPD  
 NORTHGATE HOUSE  
 2. CORNMARKE STREET  
 PROPOSED WEST ELEVATION

10	642	15611	PL2
10	15611	15611	15611
10	15611	15611	15611

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PL1 PL2  
 1:100 1:500  
 1:100 1:500



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 ARCHITECTS

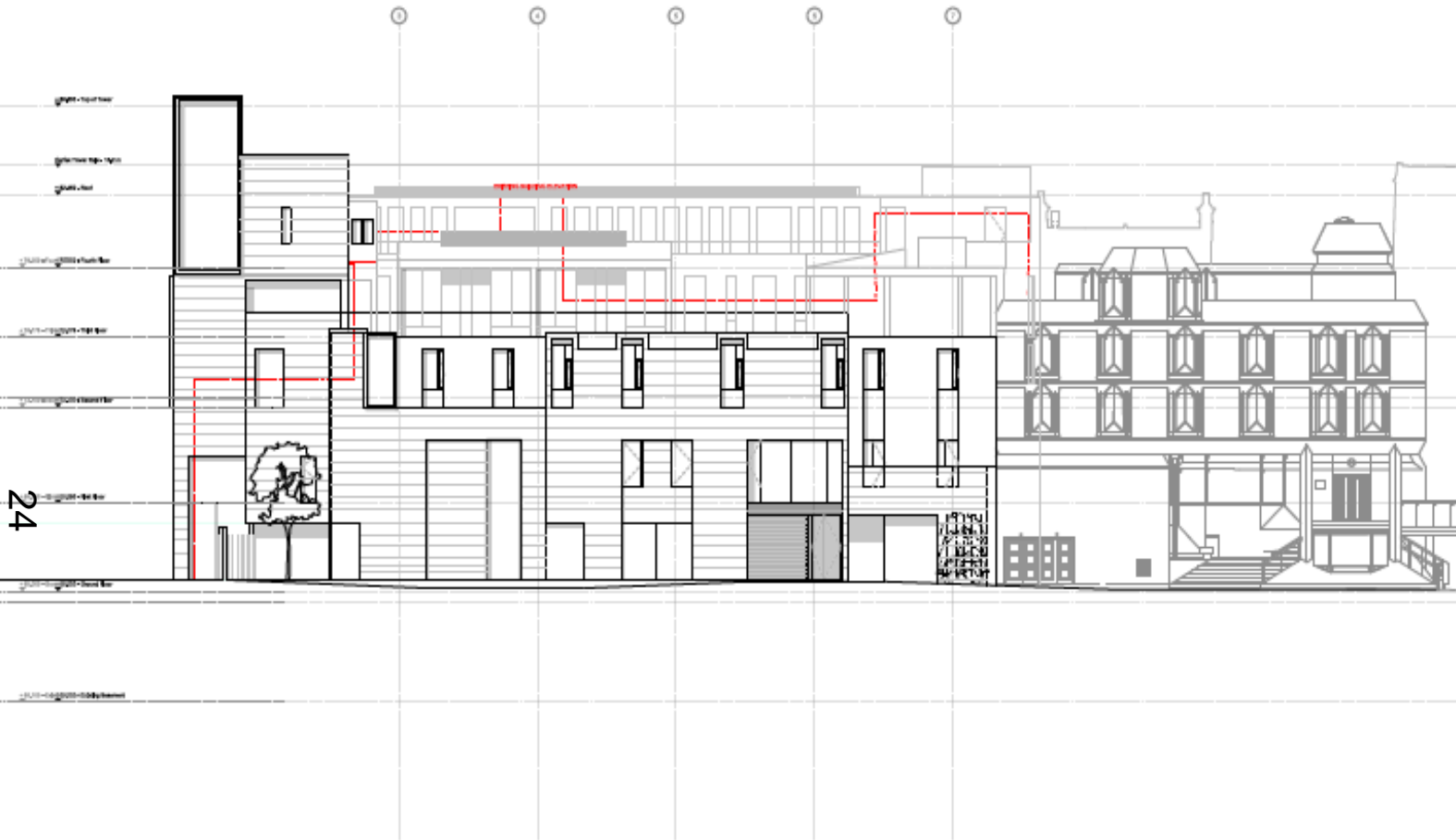
JESUS COLLEGE, OXFORD  
 NORTHGATE HOUSE

PROPOSED  
 STREET ELEVATION

JOB	643	15412	PL2
REF	1800	A1	JAN 18
	1200	A3	150218

Proposed Market St Elevation

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
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 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



PL1: WALL, FLOOR, CEILING  
 PL2: ROOF, FOUNDATION  
 PL3: DOOR, WINDOW



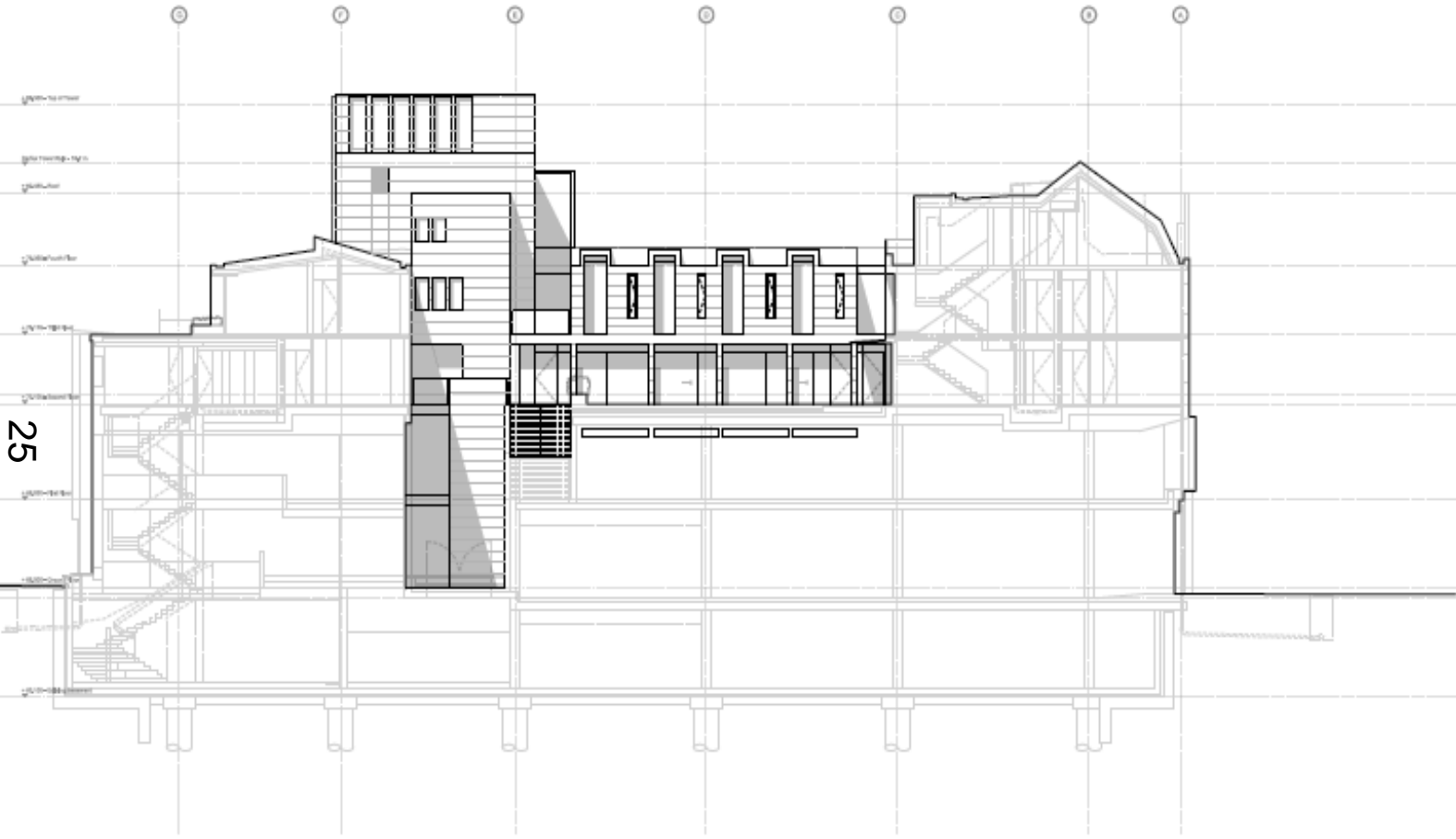
PLANNING

<b>MICA</b>			
MICA (Municipal Information and Communication Architecture)			
1. JAMES COLLIER, SEPOND			
NORTHGATE HOUSE			
2. PROPOSED			
FELLOWS GARDEN ELEVATION			
24	643	10413	PL3
1000	1100	A1	JAN 18
1000	1200	A3	100078

**Proposed Fellows Garden Elevation**



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**Proposed Fellows Quad  
Elevation**

PLANNING			
<b>MICA</b>			
<small>           100% ARCHITECTURAL DESIGN FOR            2000 SQ FT FELLOWS QUAD            100% ARCHITECTURAL DESIGN FOR         </small>			
<small>           1. JAMES COLLIER, SPOFO            NORTHWAY HOUSE         </small>			
<small>           2. PROPOSED            SOUTH QUAD ELEVATION         </small>			
<small>           22            643         </small>	<small>           15417         </small>	<small>           PL3         </small>	<small>           100078         </small>
<small>           1200            1200         </small>	<small>           A1            A3         </small>	<small>           JAN 19         </small>	<small>           100078         </small>



5.6 CORNMARKE STREET

- Gate house high level western facing window increases, owing to the reduction of surrounding volumes.
- Provides a greater presence to Cornmarket Street.
- Gatehouse elevation is slender above the surround building envelope and marks the College's new Market Street Entrance.

27



Existing Proposal



STARBUCKS

CHANGE MONEY  
FREE AT

pharmacy beauty

CLARENDON  
CLARENDON

CLARENDON  
CLARENDON



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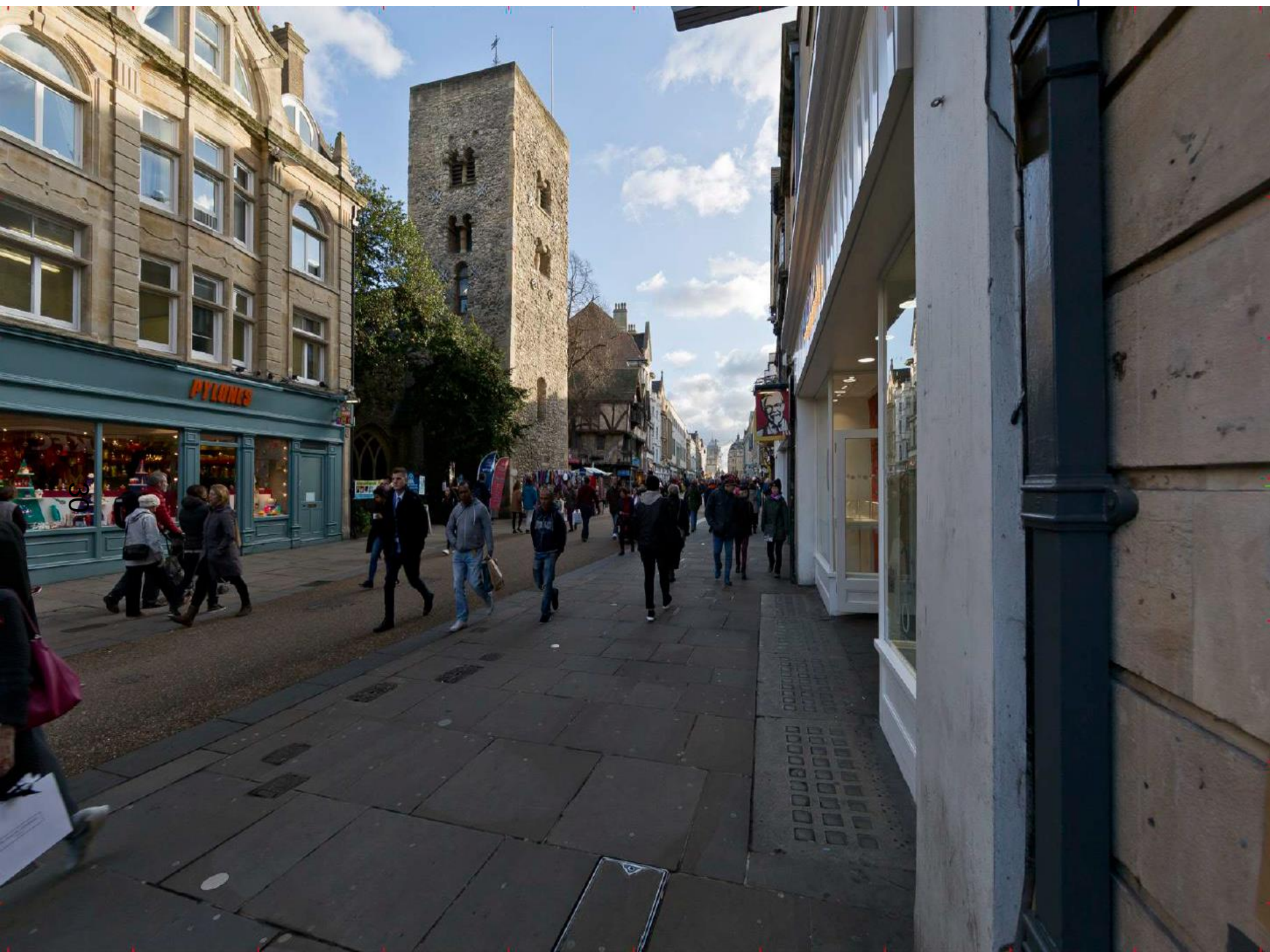
29

STARBUCKS

CHANGE  
MONEY  
FREE A

pharmacy beauty







EST. 1774

COVERED MARKET



0123596445  
www.signaturebuild.co.uk  
admin@signaturebuild.co.uk



**Signature**  
Building Services Limited

T5 SOY



EST. 1774

COVERED MARKET

market

Market News

0121 5964645  
www.signaturebuild.co.uk  
info@signaturebuild.co.uk



**Signature**  
Building Services Limited

Existing Proposal

- Lowered volume heights & Reduced massing against the Fellows' Library & Market Street Entrance.
- Picture window is now a finer and more slender element on the skyline.

34



5.1 CARFAX TOWER


Existing Proposal



- The Gatehouse remains predominantly hidden behind the chimney stack of 59 - 61 Commarket Street.
- Lowered volumes expose more of the roofscape of Balfour College.



- Volumes decreased, reducing proposals mass and visual impact.
- Increased horizon within the view.
- Increased fenestration, decreasing the gatehouse's mass.

 Newly Exposed Cityscape

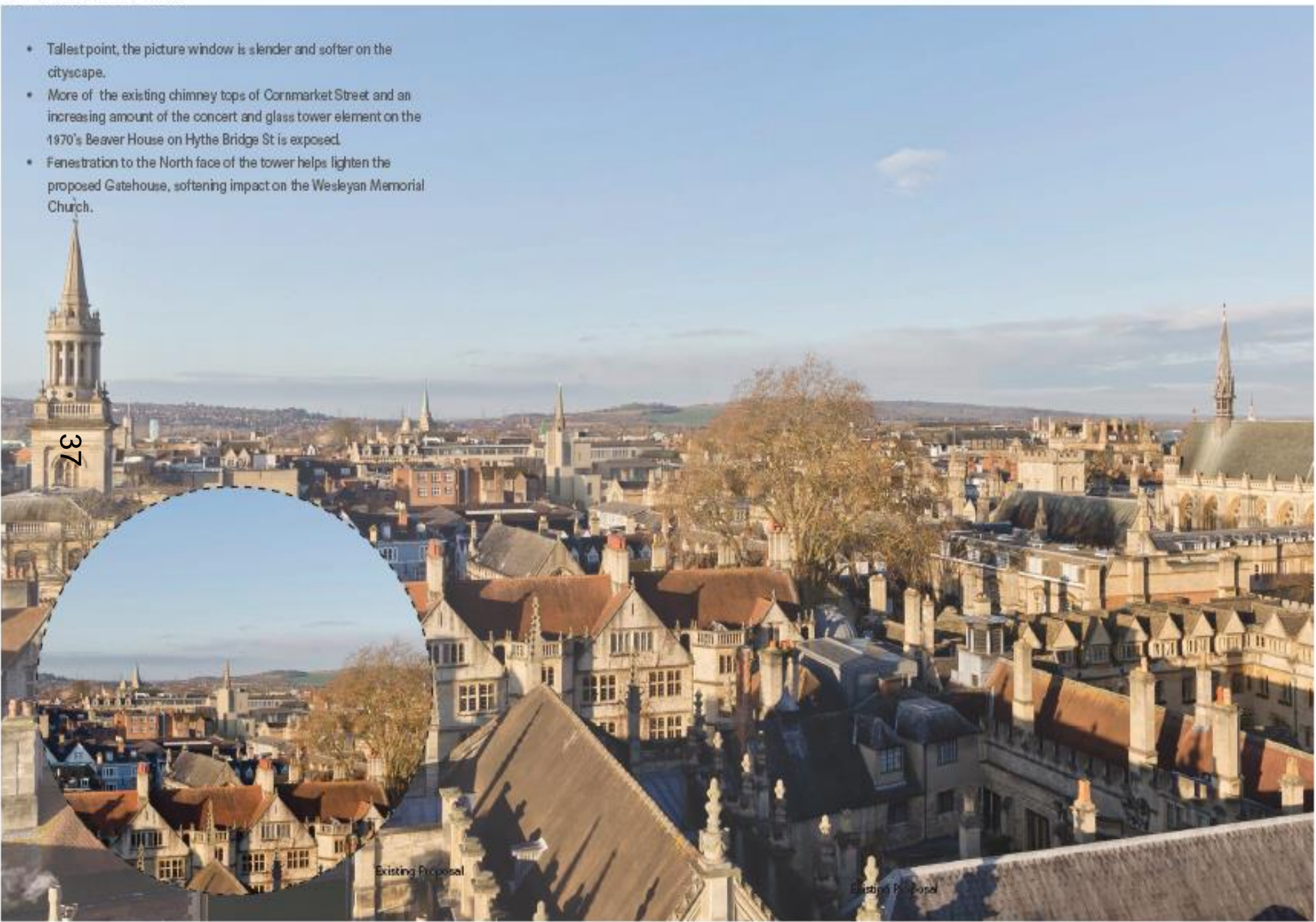


Existing Proposal

5.5 ST MARY'S CHURCH

- Tallest point, the picture window is slender and softer on the cityscape.
- More of the existing chimney tops of Cornmarket Street and an increasing amount of the concert and glass tower element on the 1970's Beaver House on Hythe Bridge St is exposed.
- Fenestration to the North face of the tower helps lighten the proposed Gatehouse, softening impact on the Wesleyan Memorial Church.

37



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# West Area Planning Committee Presentation

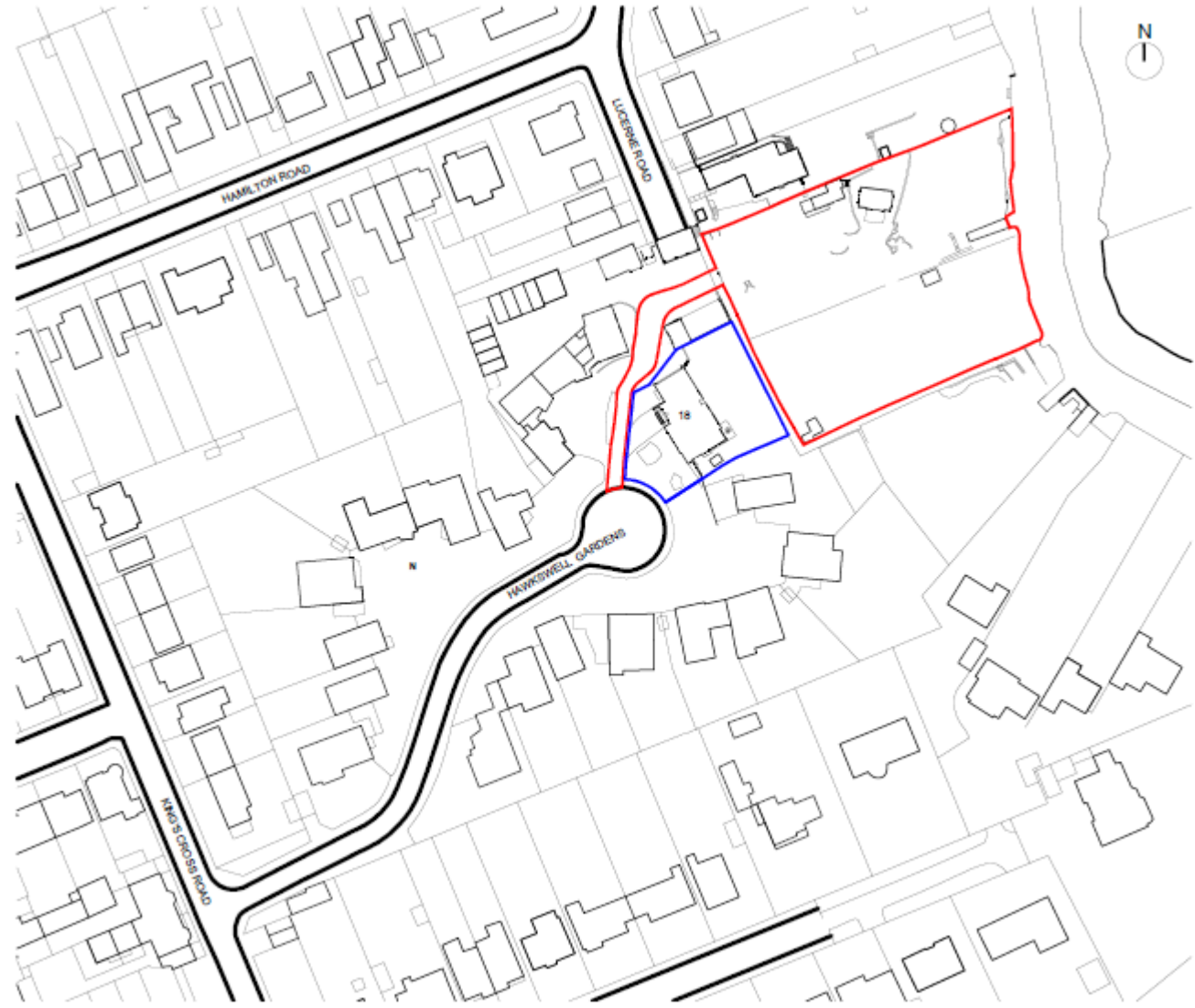
39

**18/00933/VAR – Variation of condition 2 (Approved Plans) and Condition 3 (Materials) - of planning permission 15/02352/FUL (Erection of 3 x 6 bedrooms dwellinghouses (Use Class C3).**



# Site location plan

40

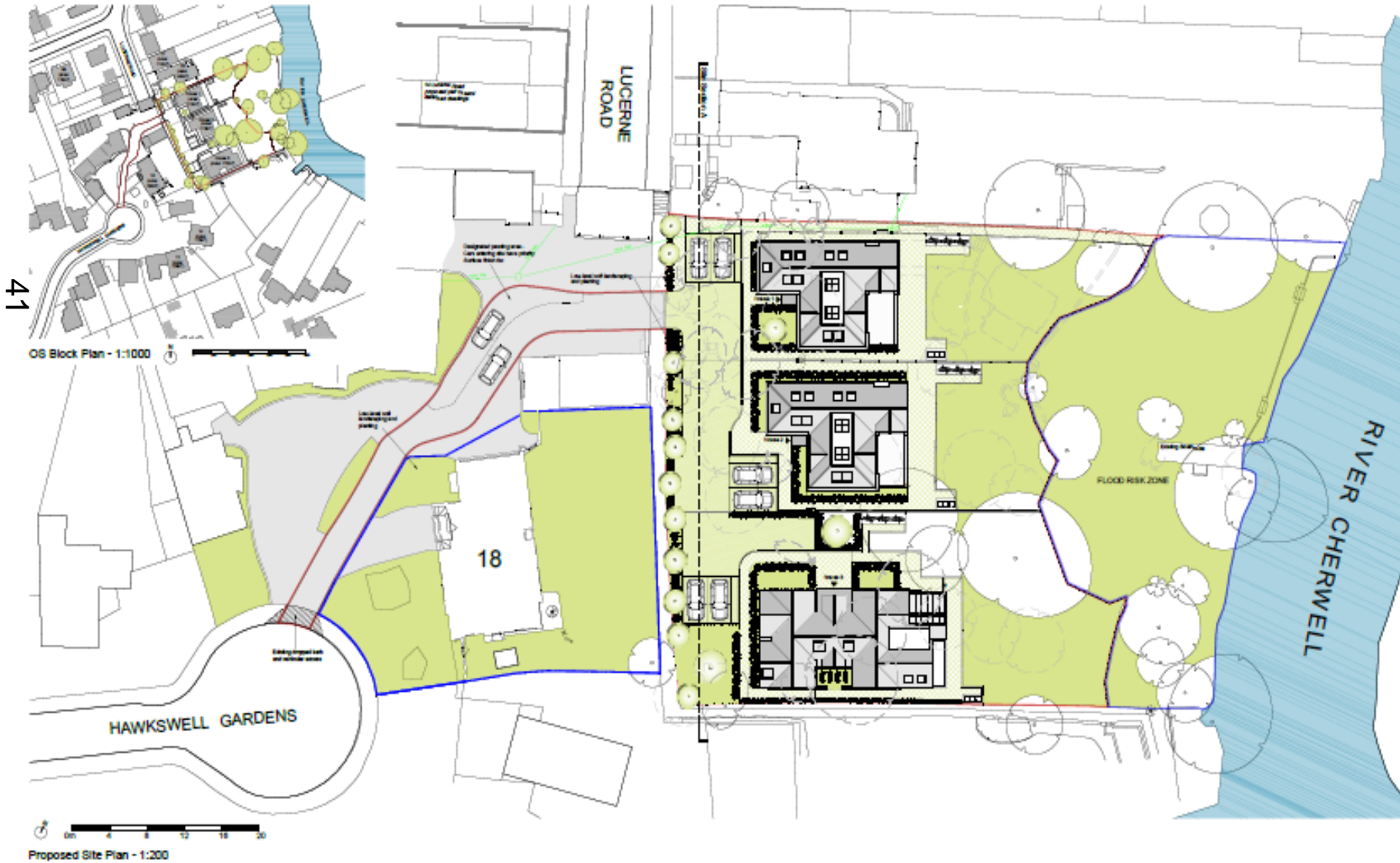


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# Approved Site Plan - 15/02352/FUL



41

# Approved Plans - 15/02352/FUL – Houses 1 and 2

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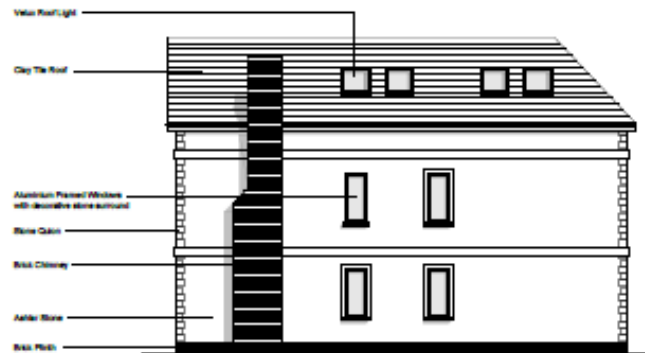
West Elevation (Front of House)



South Elevation



East Elevation (Rear of House)



North Elevation

42



# Approved Plans - 15/02352/FUL – House 3

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**OXFORD  
CITY  
COUNCIL**



North Elevation (Front of House)



West Elevation



South Elevation (Rear of House)



East Elevation

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# Proposed Elevations – Variation – Houses 1 and 2

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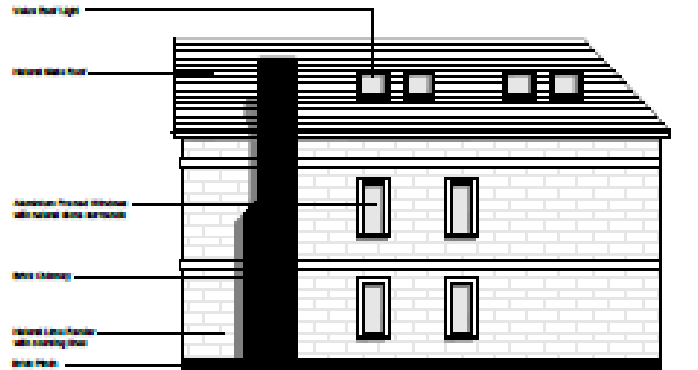
West Elevation (Front of House)



South Elevation



East Elevation (Rear of House)



North Elevation

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# Proposed Elevations – Variation – House 3

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North Elevation (Front of House)



West Elevation



South Elevation (Rear of House)



East Elevation



# Site Photos



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# Site Photos



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# Site Photos



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