

Planning - Oxford City Planning Committee

On **Tuesday 21 May 2024** At **6.00 pm**

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Presentations

Contents

Note: Planning Committee presentations contain mostly pictures, maps and plans. These are not in an accessible format.

To see full details of the application including full plans, representations, public comments and supplementary information, please [click here](#) and enter the relevant Planning Reference number in the search box

- | | | |
|----|--|---------|
| 5. | 24/00075/OUT: Land at Bayswater Farm, Bayswater Farm Road, Oxford | 3 - 12 |
| 6. | 24/00335/FUL: 4200 Nash Court, John Smith Drive, Oxford OX4 2RU | 13 - 30 |

The agenda, reports and any additional supplements can be found together with this supplement on the committee meeting webpage.

*View or subscribe to updates for agendas, reports and minutes at mycouncil.oxford.gov.uk.
All public papers are available from the calendar link to this meeting once published*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

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Oxford City Planning Committee Presentation

Reference Number: 24/00075/OUT

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**Site Address: Land at Bayswater
Farm**

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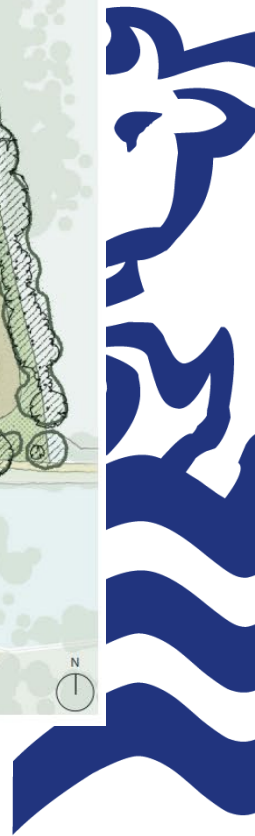
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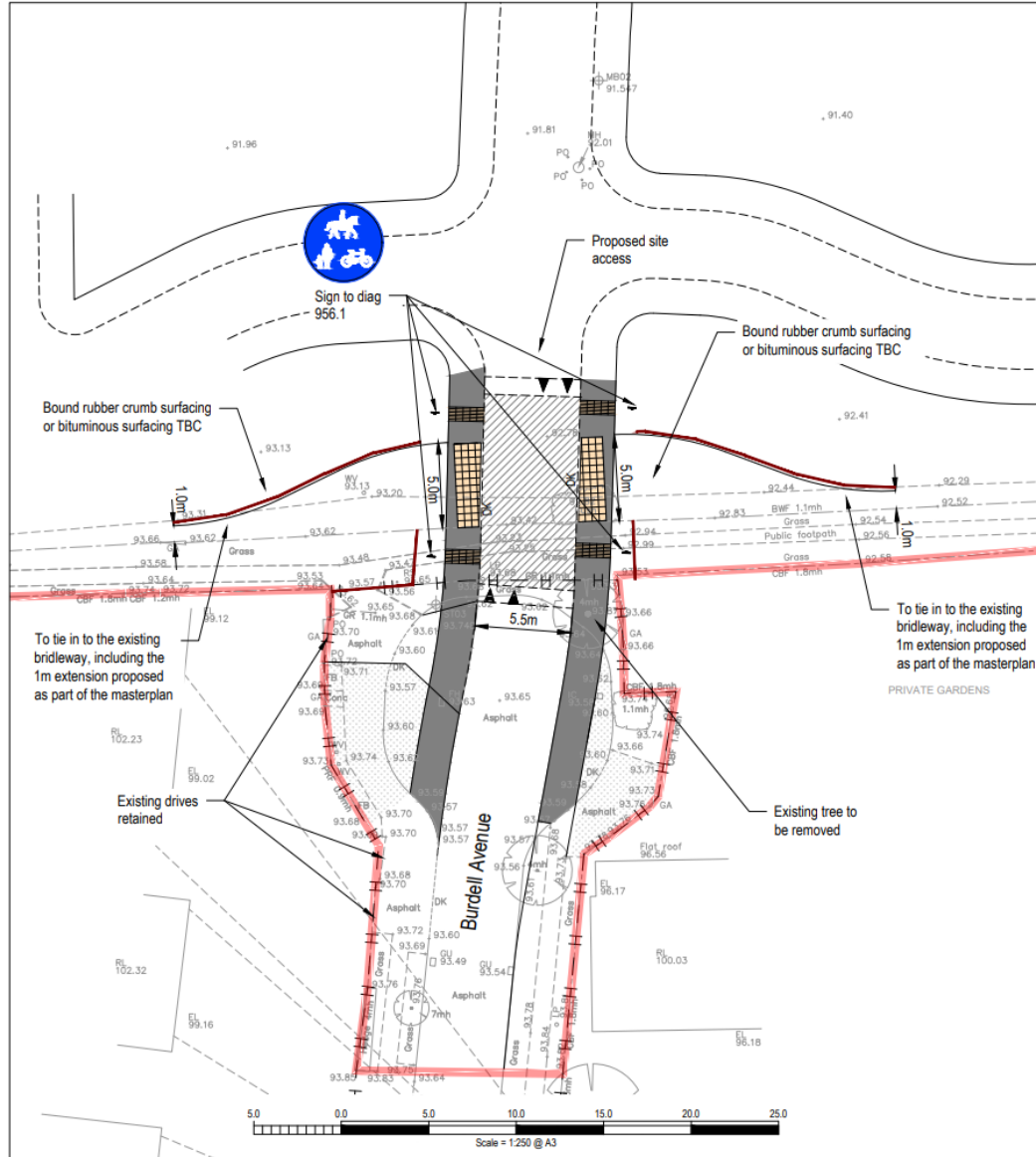
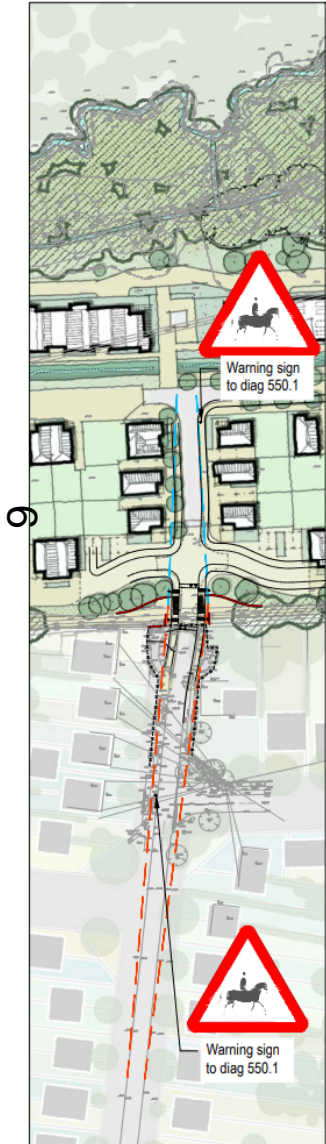
Location Plan



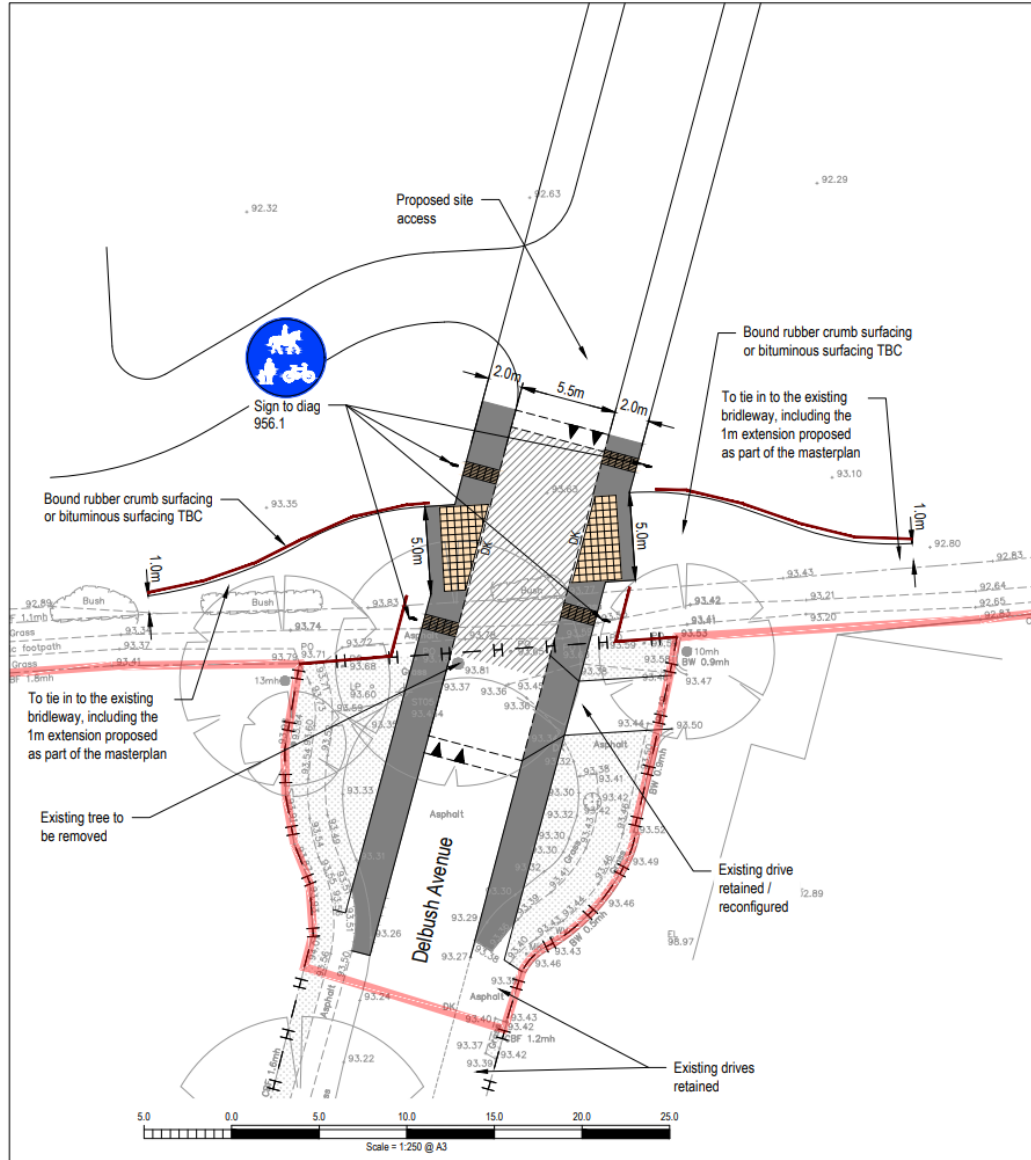
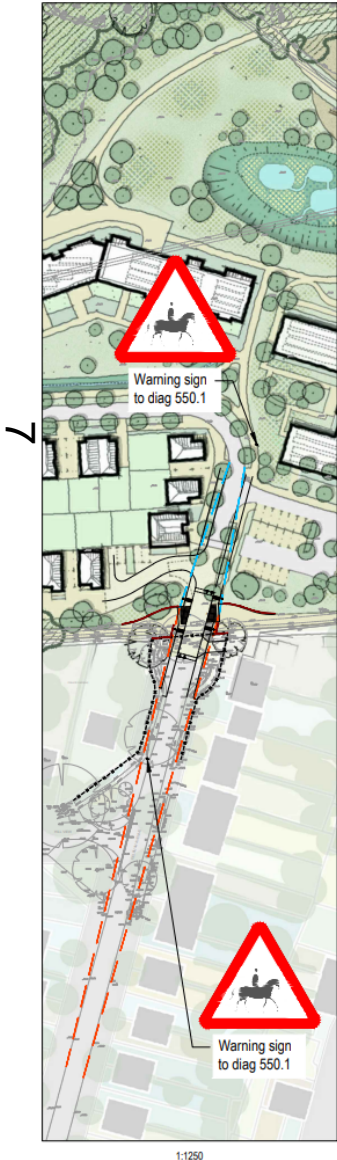
Indicative Site Layout



Burdell Avenue – Proposed Access



Delbush Avenue – Proposed Access



Burdell Avenue Access

d.gov.uk



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Delbush Avenue – Proposed Access

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Public Right of Way Adjacent to Delbush Avenue Access

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Proposed Access View from Application Site



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Oxford City Planning Committee Presentation

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24/00335/FUL

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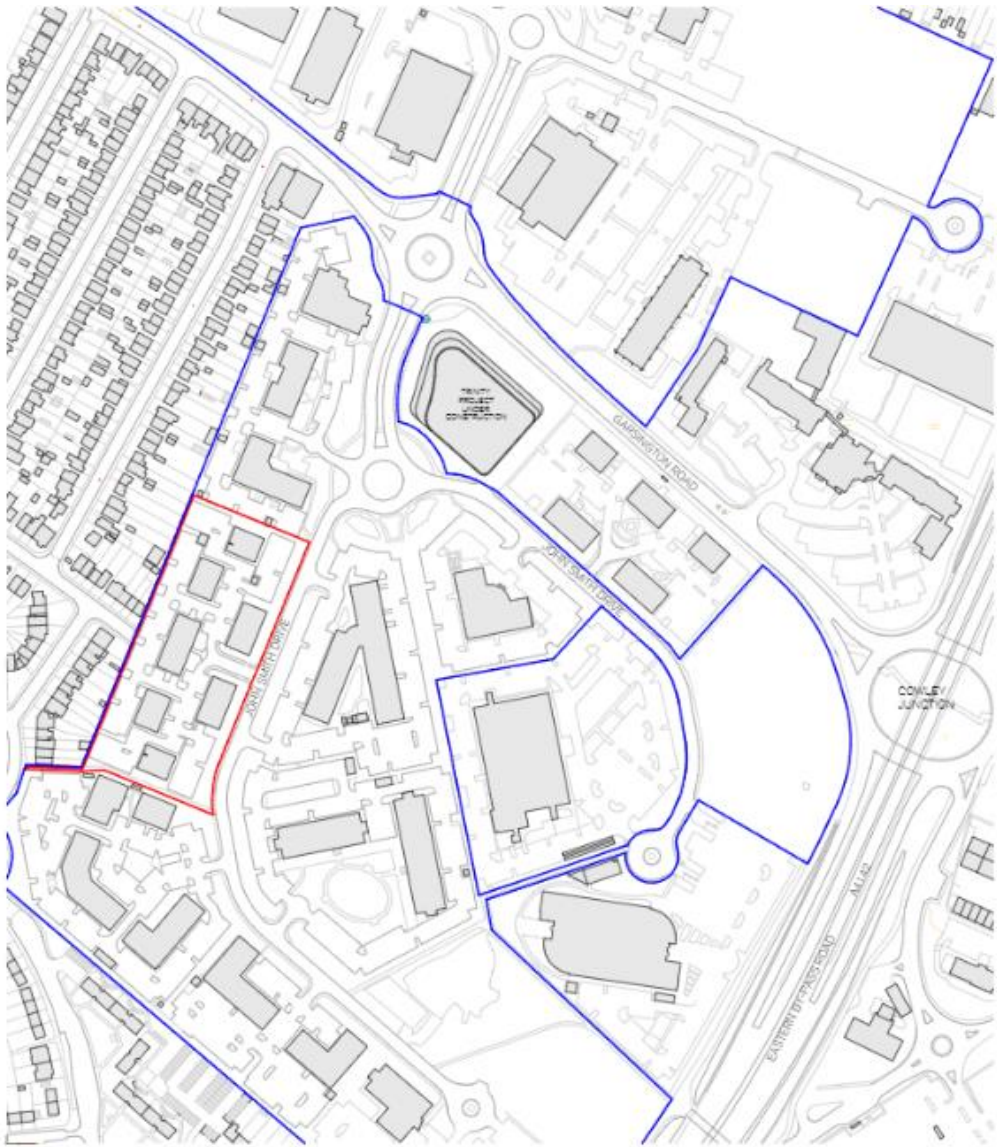
Nash Court, plot 4200 , ARC Oxford

21st May 2024



Site Location Plan

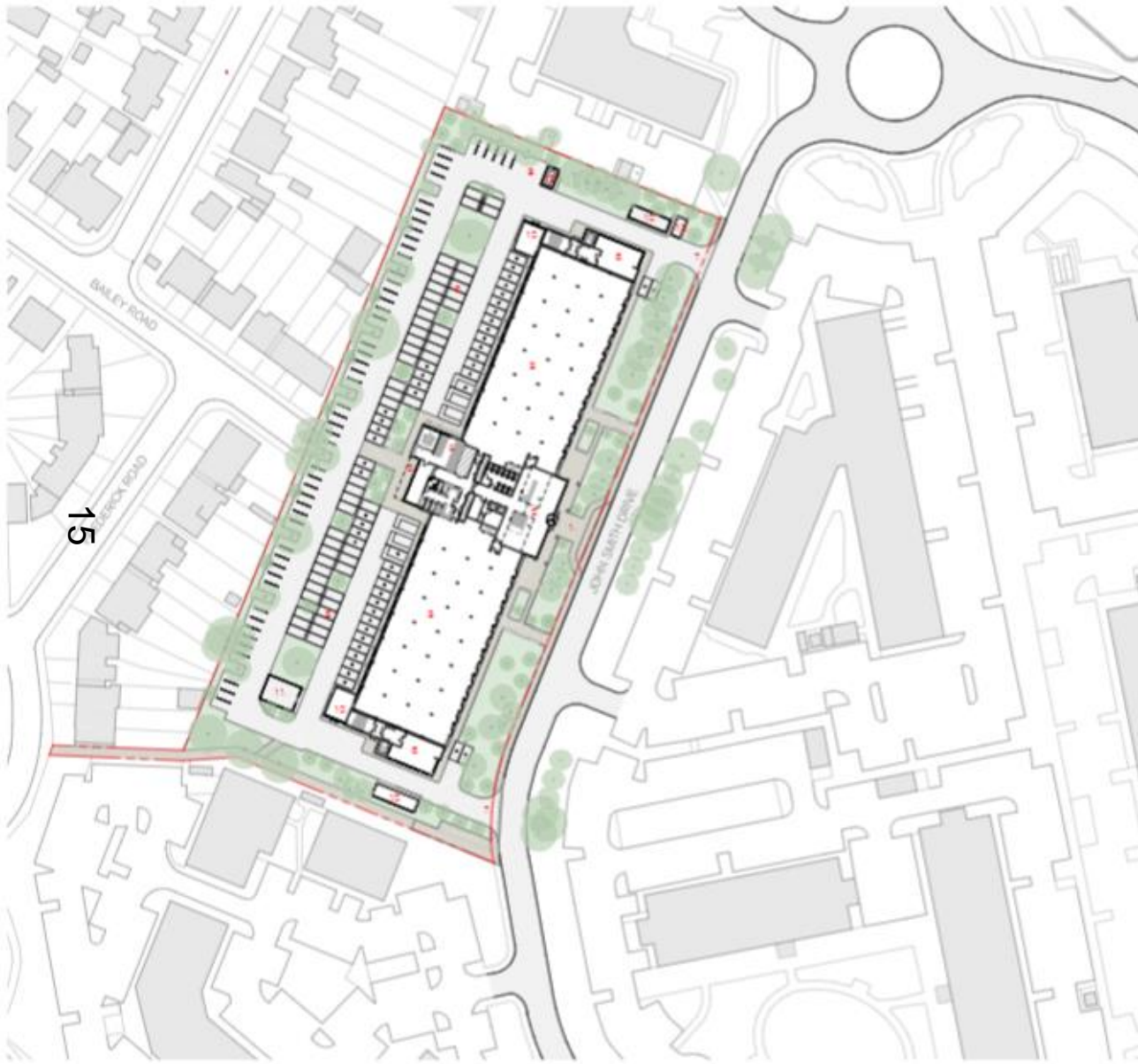
14



1 Site Location Plan
1 : 2500



Proposed Site Plan



GENERAL NOTES

All dimensions are given unless otherwise specified.
 All work shall be in accordance with the latest editions of the applicable codes and standards.
 All materials shall be of the highest quality available.
 All work shall be completed within the specified time frame.

- KEY**
- 1. Public & Staff Entrance
 - 2. Reception
 - 3. Office / Lab Space
 - 4. End of Trip Facilities
 - 5. Staff Entrance
 - 6. Stained Wall Core
 - 7. Vehicle Entrance
 - 8. Car Parking
 - 9. EV Charging (shown elsewhere)
 - 10. Historic Parking
 - 11. Cycle Store
 - 12. Storage / Generator
 - 13. Substation



Scale: 1:500
 Date: 15/10/2023
 Project: [illegible]

Item	Description	Quantity	Unit	Value
1	Site Preparation	1	Lot	15,000
2	Foundation	1	Lot	10,000
3	Structure	1	Lot	10,000
4	Roofing	1	Lot	10,000
5	Interior Fit-out	1	Lot	10,000
6	External Works	1	Lot	10,000
7	Professional Fees	1	Lot	10,000
8	Contingency	1	Lot	10,000
9	Other	1	Lot	10,000
10	Total	10	Lot	100,000

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Existing entrance to Nash Court



Relationship between existing office buildings and dwellings fronting Frederick Road



Distance between existing office buildings and dwellings fronting Bailey Road. Blank side elevation of no. 73A



View of existing buildings from Bailey Road



Entrance to footpath adjacent to Nash Court, within application site



20

Varying boundary treatments along the footpath

21



Existing gated entrance on Boswell Road



Proposed rear elevation (west)

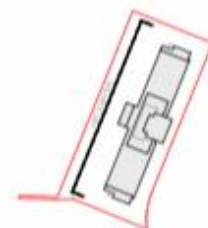
GENERAL NOTES

1. All elevations are shown in elevation and are not to scale unless otherwise noted.
 2. All elevations are shown in elevation and are not to scale unless otherwise noted.
 3. All elevations are shown in elevation and are not to scale unless otherwise noted.

- Key
- 1. Rear Entrance
 - 2. Side Core
 - 3. Rear Stair Enclosure
 - 4. Fire Stair (to Future Tenant)
 - 5. Lift Core
 - 6. Access Road
 - 7. Fire Escape Stair Location
 - 8. Loading Bay
 - 9. Lift Core / Stair



2 Proposed West Elevation
1:200



NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	Issue for Tender	10/10/2023	...	...	...
2	Issue for Tender	10/10/2023	...	...	...
3	Issue for Tender	10/10/2023	...	...	...
4	Issue for Tender	10/10/2023	...	...	...
5	Issue for Tender	10/10/2023	...	...	...
6	Issue for Tender	10/10/2023	...	...	...
7	Issue for Tender	10/10/2023	...	...	...
8	Issue for Tender	10/10/2023
9	Issue for Tender	10/10/2023
10	Issue for Tender	10/10/2023

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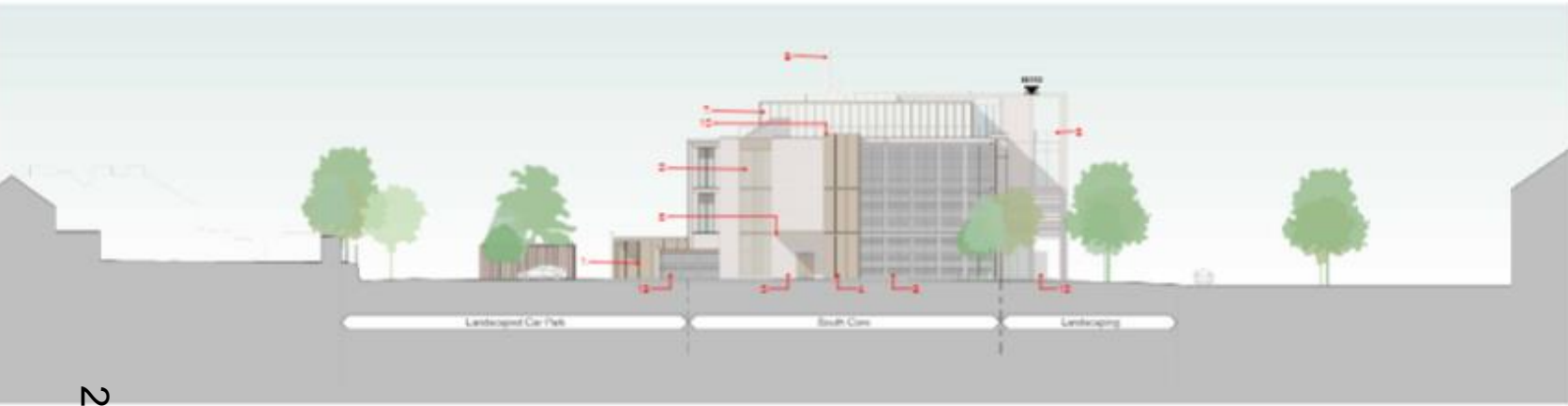
Proposed side elevations

GENERAL NOTES

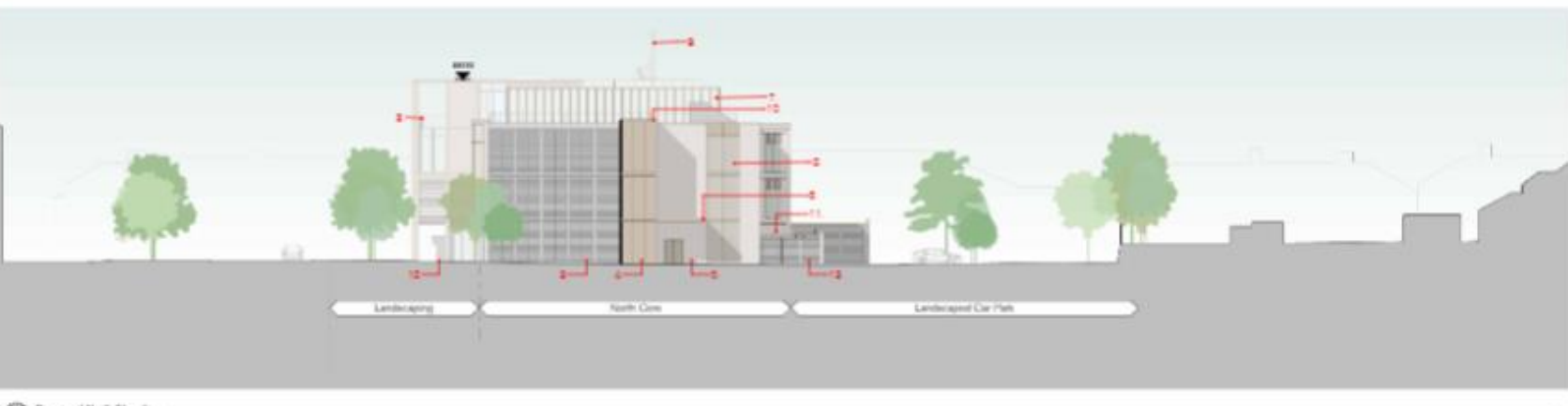
1. All elevations shown are based on the approved site plan and are subject to change without notice.
 2. All elevations are shown in meters above sea level (MSL).
 3. All elevations are shown in meters above sea level (MSL).
 4. All elevations are shown in meters above sea level (MSL).
 5. All elevations are shown in meters above sea level (MSL).

Key

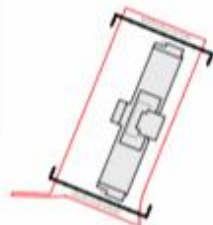
- 1. Base Entrance
- 2. Fire Escape Stair Location
- 3. Loading Ramp Zone
- 4. Service Lift
- 5. Loading Bay
- 6. Canopy to Loading Bay
- 7. Roof Plant Structure
- 8. Ramp Access to Roof Terrace
- 9. Bus Stop (to Future Terrace)
- 10. Lift Shaft
- 11. Electrical Transformer Location
- 12. Reception Entrance
- 13. Lift Shaft / 2nd Store



1 Proposed South Elevation
1 : 200



2 Proposed North Elevation
1 : 200



NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	ISSUED FOR PERMIT	10/10/2023
2
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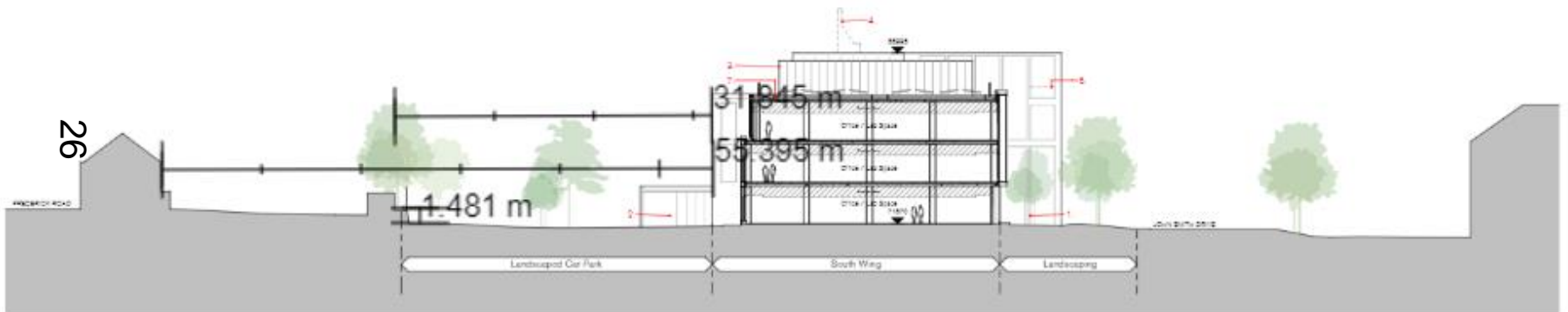
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Distance between nearest dwellings and proposed building

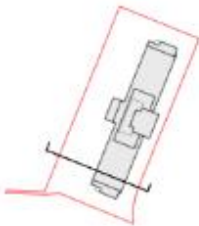
GENERAL NOTES

- 1. All dimensions are in meters unless otherwise stated.
- 2. All dimensions are to the centerline of the building unless otherwise stated.
- 3. All dimensions are to the centerline of the building unless otherwise stated.
- 4. All dimensions are to the centerline of the building unless otherwise stated.

- Key
- 1. Front Entrance
 - 2. Rear Entrance
 - 3. Roof Plant Enclosure
 - 4. Roof Plant Enclosure for Future Tenant
 - 5. Roof Terrace
 - 6. Lift Overrun
 - 7. Biocoverse Roof with PV Cells



A Proposed Short Section A-A
1:200



NO.	DATE	REVISION	BY	CHKD.
01	20/05/2020	Initial Design and Planning Documents	...	...

NO.	DATE	REVISION	BY	CHKD.
01	20/05/2020	Initial Design and Planning Documents

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Verified rendered view from Bailey Road



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1224 ARC Oxford Plot 4200 and Other Outline Plots - Verified Views

Proposed Plot 4200

(winter version) View 44

Level 3 VVM



Camera Level 1.6m | 24mm lens | 17:04 | 2023/10/23



VP 44 - View looking south at the junction of Phipps Road and Bailey



Camera Location Photograph

Verified rendered view from St Mary's Tower



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1224 ARC Oxford Plot 4200 and Other Outline Plots - Verified Views

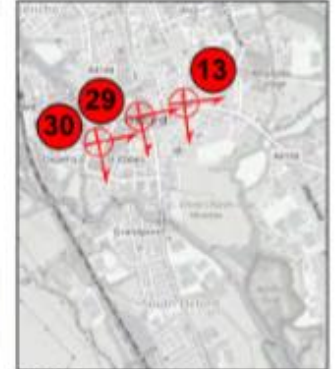
Proposed Plot 4200 + Plot 1000 + Templars Square + Other Concentrated Schemes

View 13

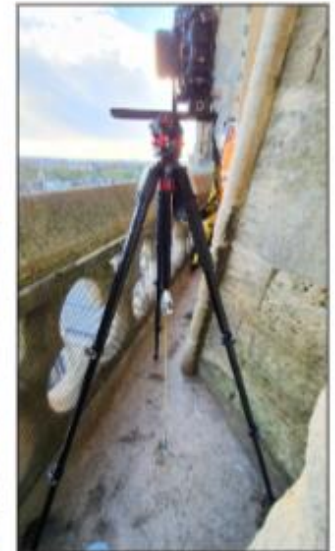
Level 3 VVM



Camera Level 1.6m | 50mm lens | 09:15 | 2022/11/09



VP 13 - View south east from eastern side of St Mary's Church Tower



Camera Location Photograph

Verified rendered view from St George's Tower

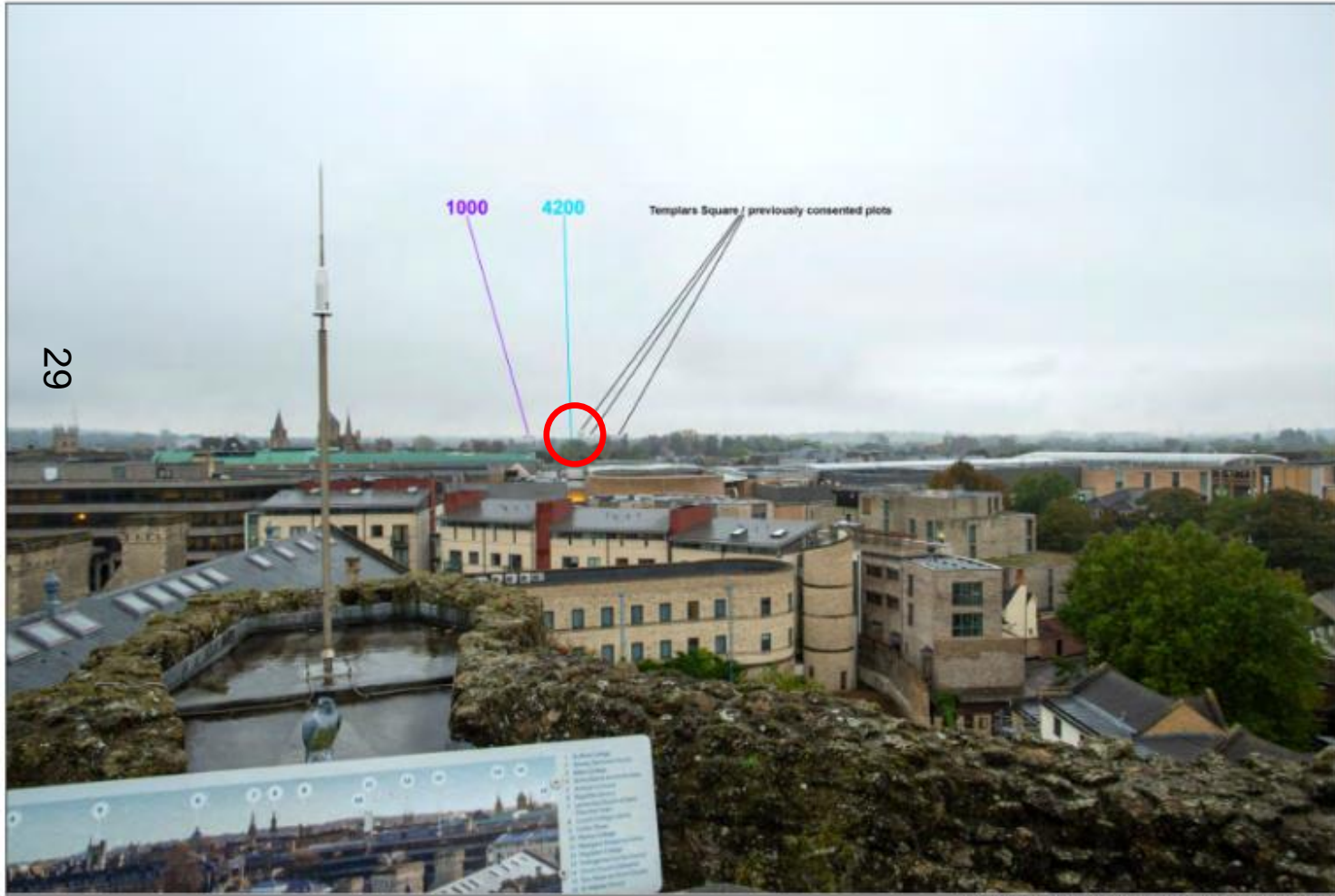
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1224 ARC Oxford Plot 4200 and Other Outline Plots - Verified Views

Proposed Plot 4200 + Plot 1000 + Templars Square + Other Concentrated Schemes

View 30

Level 1/3 VVM



29



VP 30 - View looking south east from St George's Tower (Oxford Castle)



Camera Location Photograph

Camera Level 1.6m | 24mm lens | 08:52 | 2023/10/24

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