

Welcome to the West Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.



Location Plan



www.oxford.gov.uk





View of 114-119 St Aldates

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**OXFORD
CITY
COUNCIL**



View of 114-119 St Aldates



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View of 4-5 Queen Street



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View of 4-5 Queen Street



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View of rear of building.



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View of rear of building

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View of entrance from Queen Street



View from within Queen Street entrance

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COUNCIL**





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View of St Aldates building from within Queen Street entrance

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D-D ST ALDATES (EAST) EXISTING ELEVATION

09

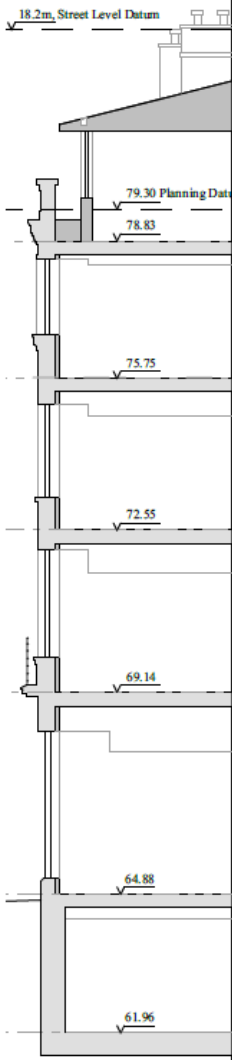


QUEEN STREET EXISTING ELEVATION

EXISTING ARCHWAY & ACCESS
PROPOSED TO BE RETAINED

Rev	Description	Date
	All dimensions to be checked on site and all discrepancies reported to the contract administrator before and under process	
Designer		
 URBAN REEF Tel: 020 7079 2748 ©Copyright to Urban Reef Limited and/or its Reef Estates Limited Companies Developer		
 reef ESTATES 14 Little Portland Street London W1W 8BN Tel: 020 7637 0001 Fax: 020 7260 1824 JTB/SL 114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1SU		
Drawing Name		
Existing Elevations		
Drawing Status	Scale Not Issued	
Planning	09.07.14	
Drawing Scale		
1:100 @A1		
Layout ID	Revision	
PL.1.09		

Existing St Aldates and Queen St Elevations

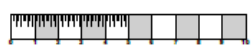


St Aldates Elevation

St Aldates Section Detail

Student Entrance, New solid timber doors

New Aluminium Shop front glazing and doors. Colour; Slate Grey RAL 7022

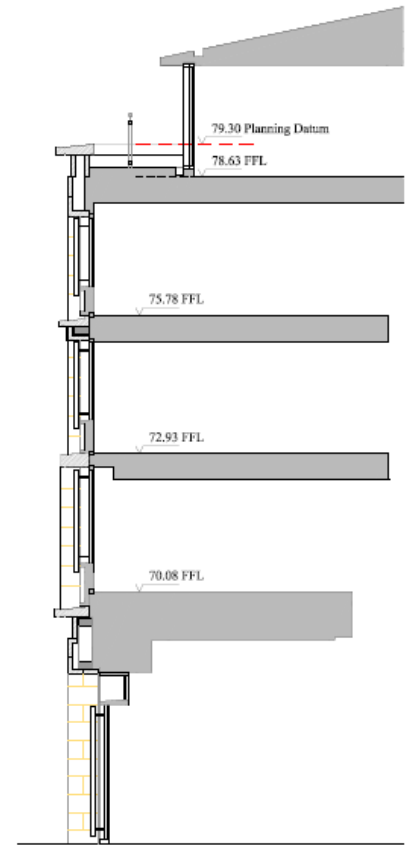


<small>All dimensions to be checked on site and all discrepancies reported to the architect and submitted to the local authority for approval.</small> URBAN reef <small>Tel: 020 7079 2746 ©Copyright to Urban Reef Limited and/or all Reef Estates Limited Companies</small>		<small>Developer</small> reef <small>ESTATES</small> <small>14 Lisle Portland Street London W1W 8BN Tel: 020 7079 2746 Fax: 020 7590 1974</small>	<small>Job Title</small> 114 - 119 St Aldate's & 4 - 5 Queen Street <small>Oxford OX1 1BA</small> <small>Drawing Name</small> St Aldates Detailed Elevation	<small>Rev</small> <small>Description</small> <small>Date</small> Planning 09.07.14 Drawing Scale 1:50 @A1 <small>Layout ID</small> <small>Revision</small> PL.2.11
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St Aldates Proposed Elevation



QUEEN STREET ELEVATION



QUEEN STREET SECTION

- NOTES
1. Detailed scope and materials
 2. Claret roof with standing seams and roof cladding
 3. Stone window frame work
 4. Claret stone masonry and kerbs
 5. Exposed brickwork finish work
 6. PVC frame window frames
 7. Timber work
 8. PVC roof panels (where applicable)
 9. Timber structure (where applicable) - these sections to agree levels, where white and glazing lines to match existing
 10. Stone cladding on steep slope (PVC cladding where Stone-Clay RAL 7022)
 11. Standing stone
 12. Stone masonry
 13. Stone masonry to plan
 14. Modern masonry work and timber work
 15. Replacement lead roof (where applicable)
- Other items may be changed in scope as indicated only in full approval and final design will be submitted for planning approval along with an advertisement application to the Council.

PLANNING
114-119 ST. ALDATES & 4-5 QUEEN STREET
OXFORD

QUEEN STREET DETAILED ELEVATION

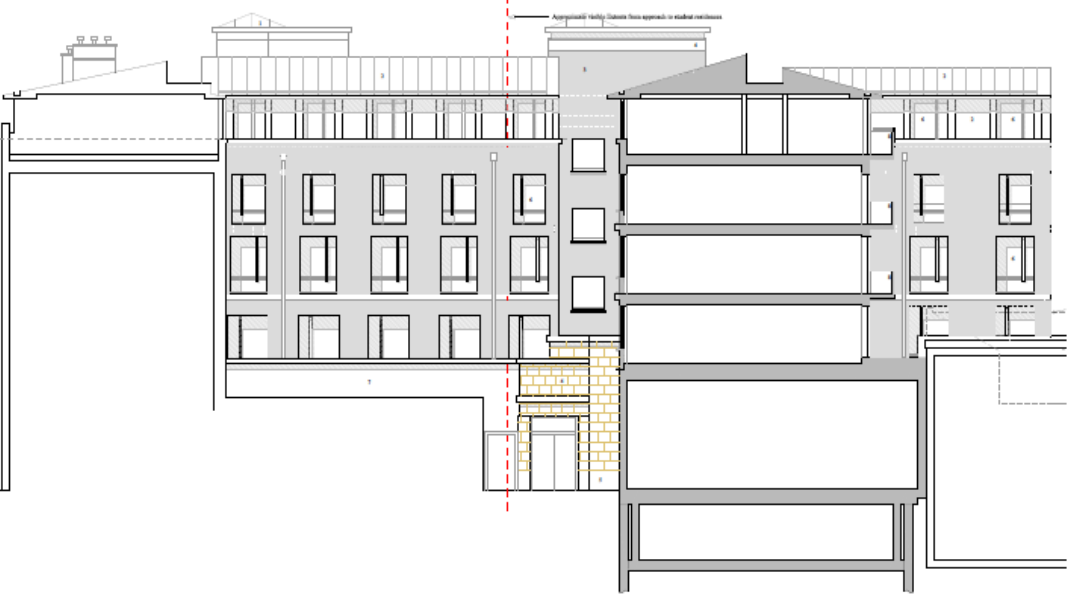
DRAWING NO:
PL 2.10

SCALE: 1:50@A1	DATE: 09.07.2014
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WRIGHT & WRIGHT ARCHITECTS

Wright & Wright Architects
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www.wrightandwright.com

Queen Street Proposed Elevation

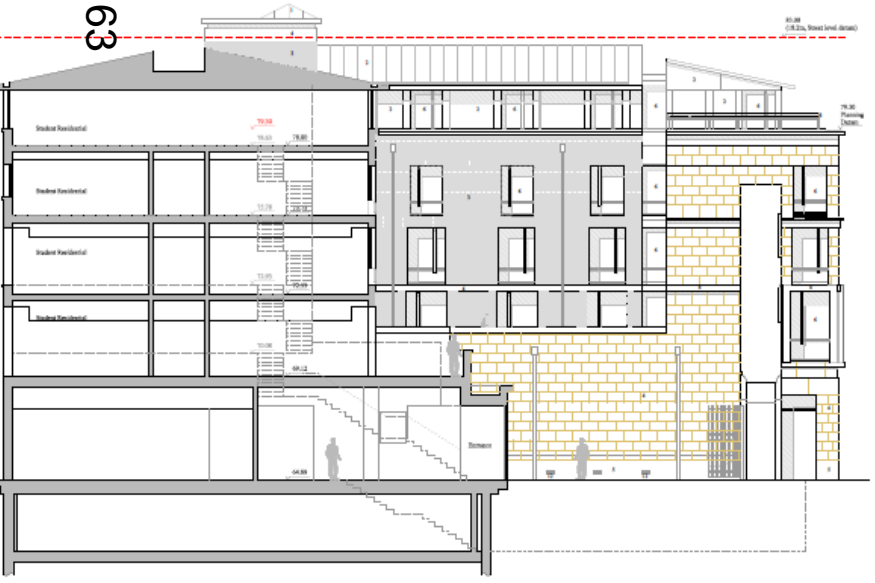


NORTH PROPOSED ELEVATION SECTION



QUEEN STREET NORTH PROPOSED ELEVATION

- Notes
- Material Key
1. Proposed upper roof level
 2. Existing roof with existing concrete and wall cladding
 3. Existing brick walls
 4. Existing stone walls and ranges
 5. Existing brickwork (solid masonry)
 6. PVC Terrace external structure
 7. Existing walls
 8. PVC Upper Decking / Terrace
 9. New external wall cladding (brick) (also shown elsewhere in separate sheets)
 10. New window and glazing lines to match existing
 11. New cladding (brick) (also shown elsewhere in separate sheets)
 12. Existing walls
 13. Existing light
 14. Existing Terrace concrete structure
 15. Existing roof (existing structure)
 16. Proposed brick wall (new masonry) (also shown elsewhere in separate sheets)
- Other: Please Note that changes to above are indicated in red, in this sheet. All new work shown will be indicated in the planning approval along with an alternative application to the Council.



EAST PROPOSED ELEVATION SECTION



SOUTH PROPOSED ELEVATION

PLANNING

114-119 ST. ALDATES & 4-5 QUEEN STREET OXFORD

ELEVATIONS

DRAWING NO: PL 2.08

SCALE: 1:100@A1 DATE: 09/07/2014

WRIGHT & WRIGHT ARCHITECTS

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Proposed Elevations



WEST PROPOSED ELEVATION SECTION

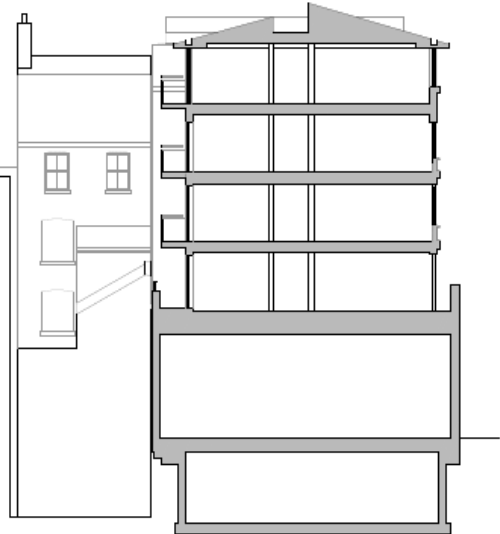


ST. ALDATES EAST PROPOSED ELEVATION SECTION

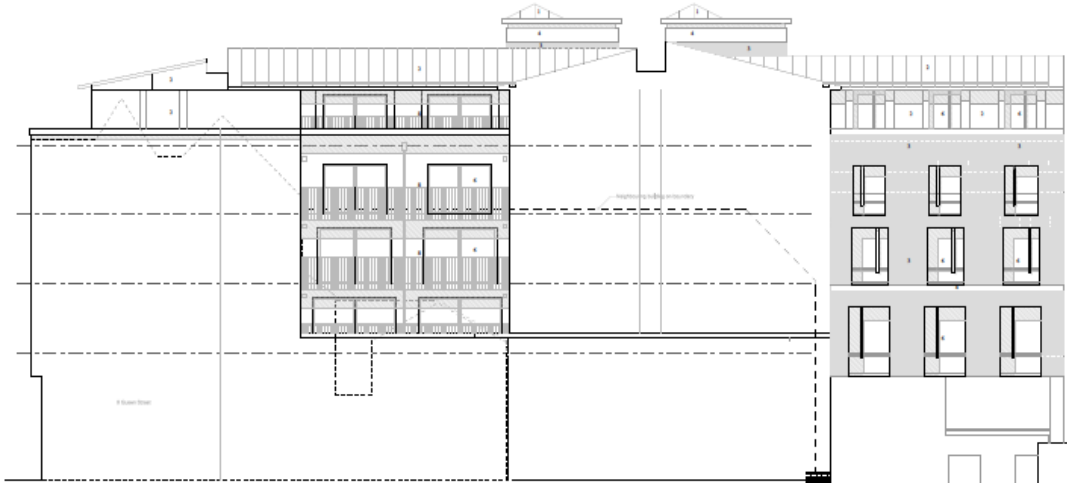
- Materials
- 1. Proposed upper roof level
 - 2. Proposed roof with existing concrete and wall cladding
 - 3. Existing brick walls
 - 4. Proposed stone walls and string
 - 5. Existing brickwork
 - 6. Proposed stone walls
 - 7. Existing walls
 - 8. Proposed stone walls
 - 9. Proposed stone walls
 - 10. Proposed stone walls
 - 11. Proposed stone walls
 - 12. Proposed stone walls
 - 13. Proposed stone walls
 - 14. Proposed stone walls
 - 15. Proposed stone walls
 - 16. Proposed stone walls
 - 17. Proposed stone walls

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±3.26 (15.2m, Street Level Datum)



SOUTH PROPOSED ELEVATION



WEST PROPOSED ELEVATION

PLANNING

114-119 ST. ALDATES & 4-5 QUEEN STREET
OXFORD

ELEVATIONS

DRAWING NO:
PL 2.09

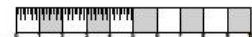
SCALE: 1:100@A1	DATE: 09.07.2014
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WRIGHT & WRIGHT ARCHITECTS

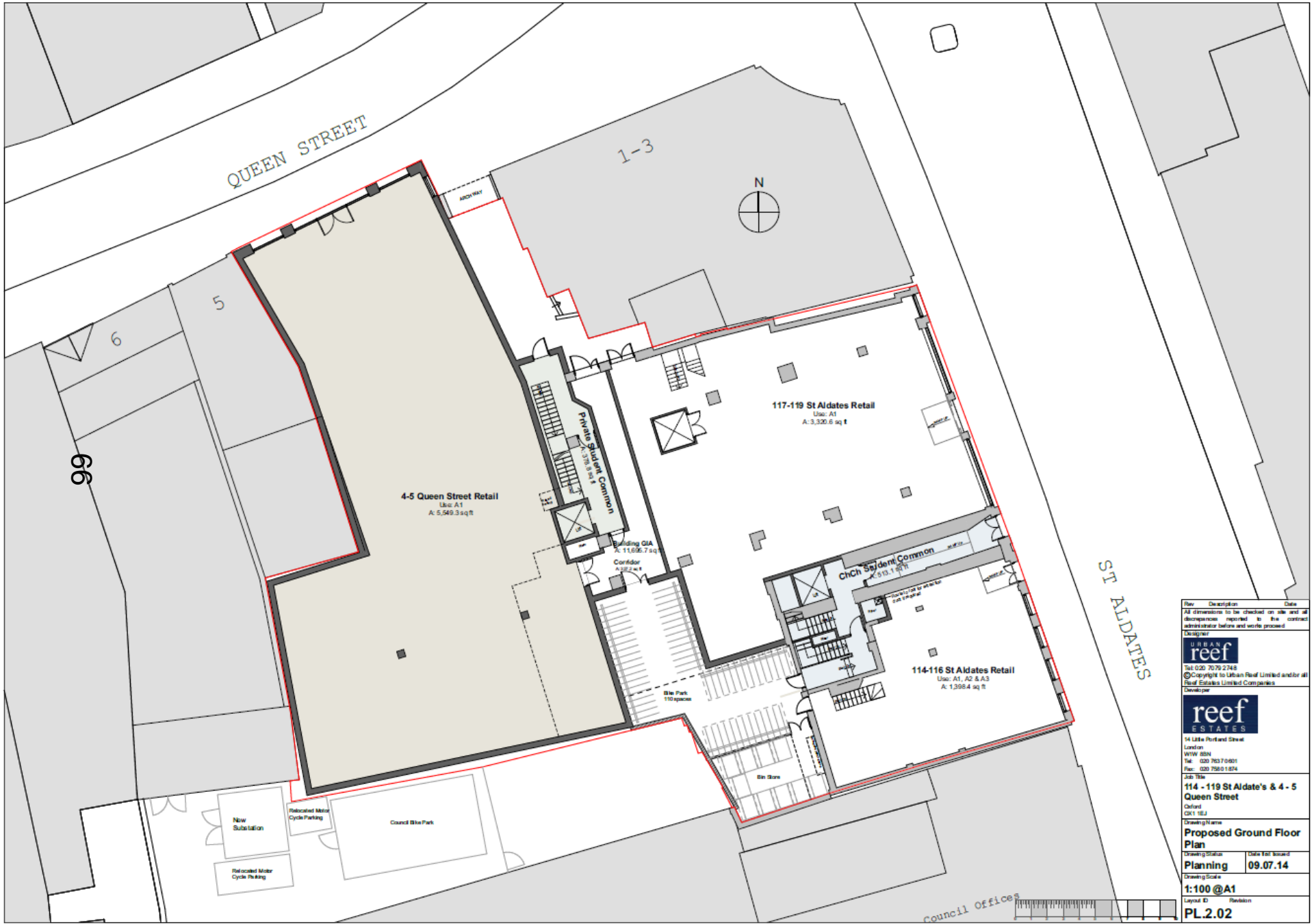
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Rev.	Description	Date
1	All dimensions to be checked on site and all discrepancies reported to the contract administrator before and works proceed.	
Designer URBAN reef Tel: 020 7079 2748 © Copyright to Urban Reef Limited and/or all Reef Estates Limited Companies Developer		
reef ESTATES 14 Little Portland Street London W1W 6BN Tel: 020 763 71001 Fax: 020 7591 1874		
JOB No 114 - 119 St Aldate's & 4 - 5 Queen Street Oxford CR1 1EJ		
Drawing Name Proposed Basement Floor Plan		
Drawing Date	Date Issued	
Planning	09.07.14	
Drawing Scale 1:100 @ A1		
Layout ID	Revision	
PL.2.01 A		



Proposed Basement Floor Plan



Rev.	Description	Date
All dimensions to be checked on site and all discrepancies reported to the contract administrator before and works proceed.		
14 Little Portland Street London W1W 6BN Tel: 020 7537 0401 Fax: 020 7591 1874		
114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1BJ		
Drawing Name Proposed Ground Floor Plan		
Drawing Date 09.07.14		Date First Issued 09.07.14
Drawing Scale 1:100 @ A1		
Layout ID PL.2.02		Revision

Proposed Ground Floor Plan

QUEEN STREET



Level	Total Rooms	Christ Church	Private
First Floor	34	20	14
Second Floor	34	20	14
Third Floor	34	20	14
Fourth Floor	31	19	12
Total Rooms	133	79	54

ST ALDATES

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Rev. Description Date

All dimensions to be checked on site and all discrepancies reported to the contract administrator before and while proceed

Designer:

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Developer:

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Tel: 020 763 70601
Fax: 020 7993 1074

Job Title
114 - 119 St Aldate's & 4 - 5 Queen Street
Oxford
OX1 1SL

Drawing Name
Proposed First Floor Plan

Drawing Status Main Not Issued
Planning 09.07.14

Drawing Scale
1:100 @A1

Layout E. Revision
PL.2.03

Proposed First Floor Plan



QUEEN STREET



ST ALDATES

89

GIA
A: 108143 sq ft

Rev. Description Date
All dimensions to be checked on site and all discrepancies reported to the contract administrator before and while proceed
Developer

urban reef
Tel: 020 7070 2745
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Developer
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London
W1W 6BN
Tel: 020 7637 0401
Fax: 020 7590 1874

114 - 119 St Aldate's & 4 - 5 Queen Street
Oxford
OX1 1EL

Drawing Name
Proposed Second Floor Plan

Drawing Status Planning	Date Issued 09.07.14
Drawing Scale 1:100 @ A1	
Layout ID PL.2.04	Revision

Proposed Second Floor Plan



QUEEN STREET



ST ALDATES

69

GIA
A: 30,514.3 sq ft

Rev	Description	Date
	All dimensions to be checked on site and all discrepancies reported to the contract administrator before and outside proceed	
Designer		
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 Reef Estates 14 Little Portland Street London W1W 6BN Tel: 020 7637 0401 Fax: 020 7550 1874 Job Title:		
114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1EJ		
Drawing Name: Proposed Third Floor Plan		
Drawing Location: Planning	Date For Issue: 09.07.14	
Drawing Scale: 1:100 @ A1		
Layout ID: PL.2.05	Revision: (blank)	



Proposed Third Floor Plan



QUEEN STREET



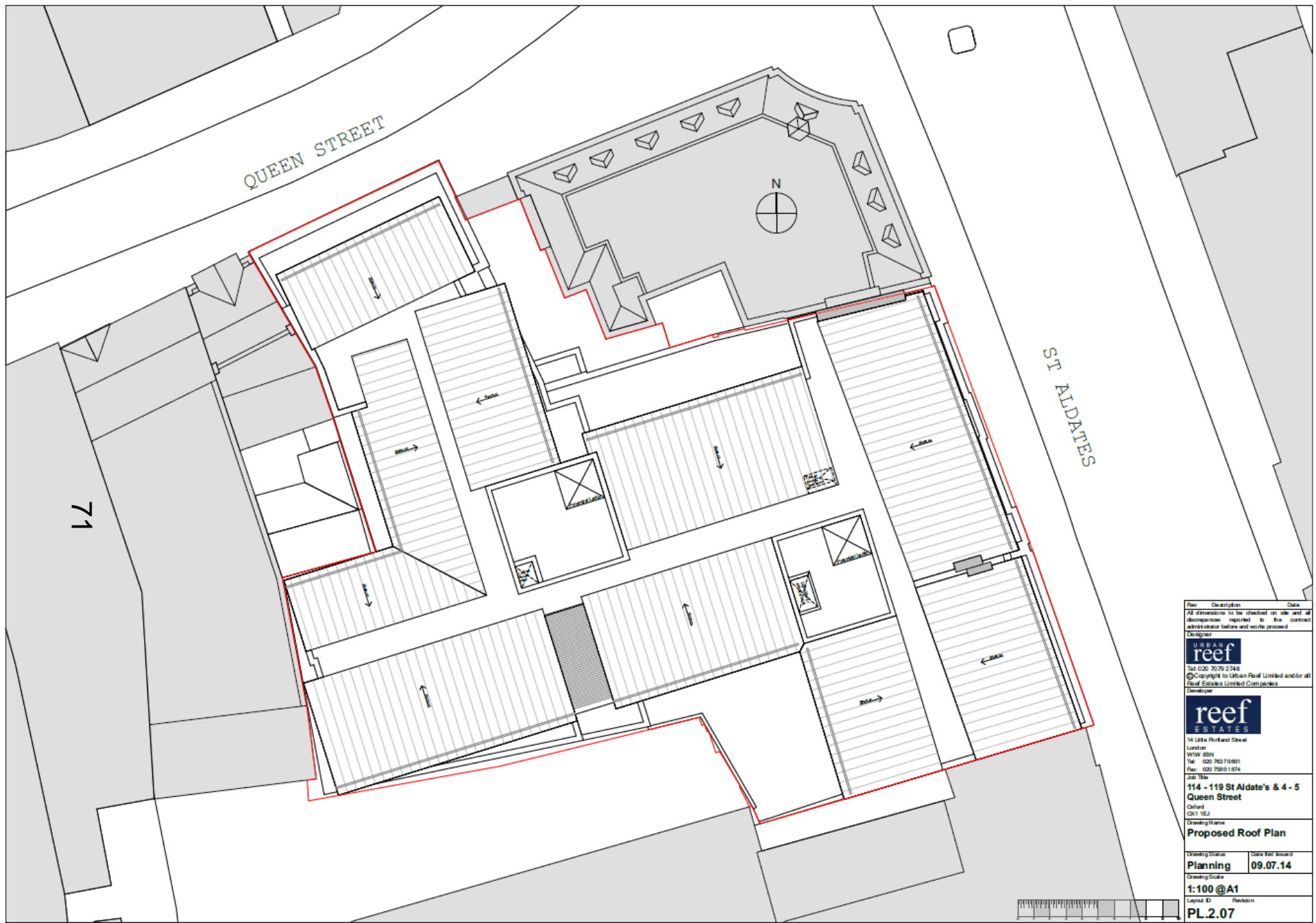
ST ALDATES

70

GIA
A: 10,145.9 sq m

Rev	Description	Date
All dimensions to be checked on site and all discrepancies reported to the contract administrator before any works proceed		
Designer		
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Designer		
 14 Little Portland Street London W1W 6BN Tel: 020 7657 0001 Fax: 020 7580 1874		
Job Title 114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1EL		
Drawing Name		
Proposed Fourth Floor Plan		
Drawing Status		Drawn / Issued
Planning		09.07.14
Drawing Scale		
1:100 @ A1		
Layout ID	Revision	
PL.2.06		

Proposed Fourth Floor Plan





QUEEN STREET

ST ALDATES

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Rev.	Description	Date
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Developer		
 14 Little Bedford Street London W1W 6SN Tel: 020 7637 0800 Fax: 020 7560 1874		
Job Title 114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1EJ		
Proposed Roof Plan		
Drawing Status	Date For Issue	
Planning	09.07.14	
Drawing Scale		
1:100 @ A1		
Layout ID	Revision	
PL.2.07		

Proposed Roof Plan



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View 1 Existing

Existing View from St Aldates



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View 1 Proposed

Proposed View from St Aldates



View 2 Existing

Existing View from St Aldates



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OXFORD CITY COUNCIL

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FULL

For information
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01865 206000

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View 2 Proposed

Proposed View from St Aldates



View 3 Existing

Existing View of St Aldates and Queen Street from High Street



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View 3 Proposed

Proposed View of St Aldates and Queen Street from High Street



View 4 Existing

Existing View of 4-5 Queen Street from Carfax



View 4 Proposed

Proposed View of 4-5 Queen Street from Carfax



Existing View of 4-5 Queen Street from Queen St



View 5 Proposed

Proposed View of 4-5 Queen Street from Queen St



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View 6 Existing

Existing View from Carfax



View 6 Proposed

Proposed View from Carfax

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