

Welcome to the East 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





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View of Eastern House at end of road

22



View of Eastern House frontage



23

View of open space and Eastern House



24

View of open space and Eastern House

25

View of open space and rear of Newman Road properties



26

View of open space and rear of Cowley Road properties



27

View of south eastern corner and rear of Newman Road properties



View of south west corner of site and rear of Newman Road properties

29



View of 44 Eastern Avenue



View of Eastern House rear and proximity to boundaries of Cowley Road properties



31

View of Eastern House rear elevation with first floor windows



32

View of rear of Cowley road properties



33

View of open space to north and Eastern House



34

View of north-east corner and rear of Cowley Road properties



Existing Site Plan

NOTES
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KEY

Date	Rev	By	Details
01.02.15	01	SH	Drawing issued
01.02.15	02	SH	Issued for information
01.02.15	03	SH	Issued for information
01.04.15	04	SH	Chief Planning Issue
01.06.15	05	SH	Planning Issue

LOCATION KEY

PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
 201 Redhill St, Worthing, BN1 1PT
 Tel: 01243 886760 F: 01243 886761
 info@glennhowells.co.uk

Project
 Eastern House
 Eastern House

Client
 Chichester City Council

Drawing Title
 Site Plan
 No Working

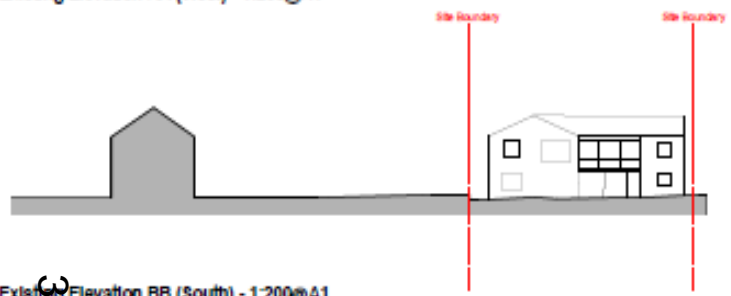
Date	Scale	Created
01.02.15	1:2000/1 1:1000/2	SH

Project Ref	Drawing No.	Revision
1002	ALL-15-002	05

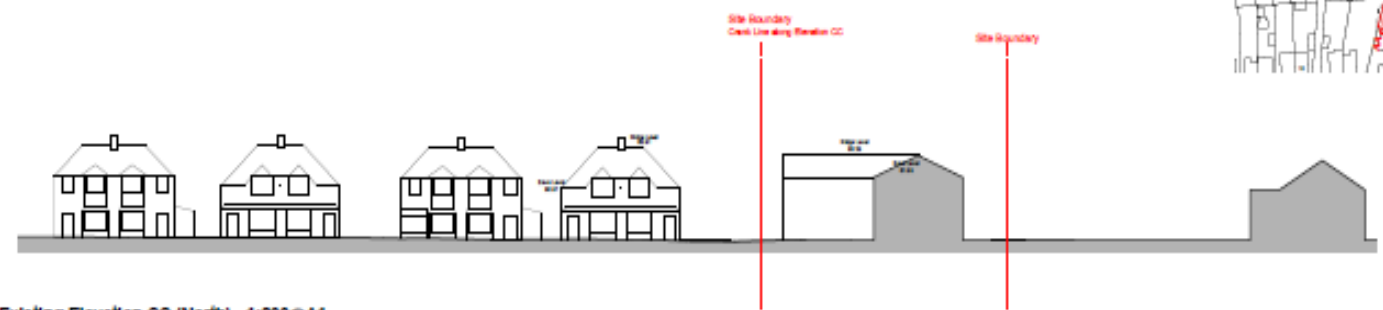
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01 - Existing Elevation AA (West) - 1:200@A1



02 - Existing Elevation BB (South) - 1:200@A1



03 - Existing Elevation CC (North) - 1:200@A1



04 - Existing Elevation DD (East) - 1:200@A1

Date	Rev	By	Details
19.02.13	01	JH	Creating Issue
27.02.13	02	JH	Issue for Information
04.03.13	03	JH	Issue for Information
04.04.13	04	JH	Final Planning Issue
04.05.14	05	JH	Planning Issue



PLANNING ISSUE

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Project:
 Eastern Avenue
 Client:
 Oxford City Council

Drawing Title:
 Elevations
 In Planning

Date	Scale	Checked
19.02.13	1:200@A1 1:400@A2	JH
Project Ref	Drawing No.	Revision
002	A.L.P.H.200	04

Existing Elevations

Proposed Site Plan



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NUMBER OF UNITS

0.00 Parcels
20 No. (1 Storey) = 1 No. Units
20 No. (1 Storey) = 2 No. Units
TOTAL = 2 Units

- Proposed tree
- Proposed street tree with pit
- Tree to be removed
- Street planting to be removed
- Proposed street planting
- Street Permeable Pavement Surface
- Driveway
- Boundary Wall
- Garden Wall
- Brickwork, Cycle Racks and Stair
- Outline of existing buildings
- Service way

Date	Rev	By	Details
15.02.13	01	JB	Drawing Issued
27.02.13	02	JB	Request for Information
04.03.13	03	JB	Request for Information
04.04.13	04	JB	Final Planning Issue
22.11.13	05	JB	Amendment 1/13
20.07.14	06	JB	House Type and road layout
07.08.14	08	JB	Amendment
22.08.14	09	JB	Service way added
04.09.14	10	JB	Planning Issue



PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
 221 Bealock St, Wellington, NZ 6177
 Tel: 021 886 7842 F: 021 8867841
 info@glennhowells.co.nz

Project:
Bakers House
Bakers Terrace

Client:
Daird City Council

Drawing Title:
Site Plan
As Proposed

Date	Scale	Checked
01.03.13	1:200@A1 1:400@A2	JB
Project No.	Drawing No.	Revision
002	A-181400	08



Proposed GF Plan

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NUMBER OF UNITS
 0.22 Residences
 26 to 27 Storey + 7 No. Units
 26 to 27 Storey (Weather) + 2 No. Units
 TOTAL = 28 Units

- Proposed site
- Proposed street frontage
- To be removed
- Street planting to be removed
- Proposed street planting
- Street Front Street Surface
- Parking
- Secondary Unit
- Garden Unit
- No Area, Cycle Rack and Street
- Outline of existing buildings
- Service strip

Date	Rev	Details
12.02.15	001	Client brief
17.02.15	001	Issued for information
18.02.15	001	Issued for information
18.02.15	001	Client Planning Issue
13.03.15	001	Revised Planning
13.03.15	001	Revised Planning
18.03.15	001	Revised PPS
20.07.15	001	House type and road layout
07.08.15	001	Architect
12.08.15	001	House type PPS 02 & 03 added
18.08.15	001	Service strip added
18.08.15	001	Planning Issue



PLANNING ISSUE

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Project
 Redish House
 Redish Avenue
Client
 Oxford City Council

Drawing Title
 Ground Floor Plan

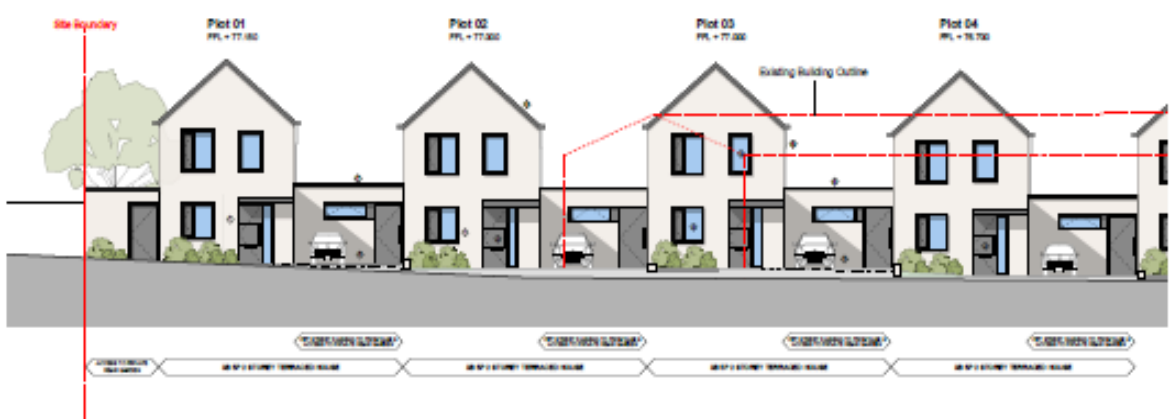
Date	Scale	Checked
01.02.15	1:200 (A1) 1:400 (A2)	GH
Project Ref.	Drawing No.	Revision
1802	AL-04-002	01



01 - Elevation AA (West) - 1:200@A1



02 - Elevation AA (West 1 of 2) - 1:100@A1



03 - Elevation AA (West 2 of 2) - 1:100@A1



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- Material Key**
- 1 Walls: GF white rough rendered, system render
 - 2 Roof: Blue and grey, Slating (Slate) and Metal (Slate) Clay Tile or similar, including profile of interlocking PV panels
 - 3 Windows: Timber window (UPVC grey double glazed windows - Casement or slider with aluminium frame in white wood) Sliding door (UPVC aluminium frame in white wood)
 - 4 Doors: Sliding door aluminium door or slider with glass and panel (UPVC frame) 200mm and steel framed by Design details with UPVC aluminium canopy above
 - 5 Aluminium grade: UPVC aluminium in white window
 - 6 Chimneys and roofs: Portland cement tiles, using white Conservation tiles in edges with red roof gravel to parking bays
 - 7 Plant roof

Date	Rev	By	Details
01.02.13	01	JH	Drawing board
02.02.13	02	JH	Issue for information
02.03.13	03	JH	Issue for information
04.04.13	04	LH	Draft Planning issue
05.08.13	05	JH	Final cost estimation amended
28.08.13	06	PC	Finalise Floor Levels
02.07.14	07	JH	Issue Type Amended
04.08.14	07	JH	Planning issue



PLANNING ISSUE

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Project:
 Eastern House
 Eastern Avenue
 Client:
 Oxford City Council

Drawing Title:
 Eastern House
 As Proposed

Date	Scale	Created
01.02.13	1:200@A1 1:100@A2	JH

Project Ref	Drawing No.	Revision
1502	ALLEN210	07

Proposed Elevations

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Material Key
 1. Walls
 2. Roof
 3. Windows
 4. Doors
 5. Stairs
 6. Balustrade
 7. Fencing
 8. Landscaping
 9. Site Boundary

Date	Rev	By	Details
18.02.15	01	JH	Issued for Information
18.02.15	02	JH	Revised for Information
18.04.15	03	GH	Final Planning Issues
18.06.15	04	GH	Final and amended as amended
18.06.15	05	GH	Finalised Floor Levels
18.07.18	06	GH	Amended House Type Approved
18.08.18	07	JH	Planning Issue



PLANNING ISSUE

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Project
 Eastern House
 Eastern Avenue

Client
 Oxford City Council

Drawing Title
 Elevations DD
 As Proposed

Date	Scale	Checked
18.02.15	1:200@A1 1:400@A3	GH
1802	A1-A4-D3	GT

2102 Newman Road

Site Boundary Plot 08

Plot 08

Plot 07

Plot 06

Break Line

Plot 05

Plot 04

Plot 03

Plot 02

Plot 01

Site Boundary



01 - Elevation DD (East) - 1:200@A1

Plot 05
PFL + 76.70

Plot 04
PFL + 76.70

Plot 03
PFL + 77.00

Plot 02
PFL + 77.00

Plot 01
PFL + 77.00

Site Boundary



02 - Elevation DD (East 1 of 2) - 1:100@A1

Site Boundary

Plot 08
PFL + 76.60

Plot 06
PFL + 76.60

Plot 07
PFL + 76.200

Plot 06
PFL + 76.600

2102 Newman Road

Approx amount of fill required



03 - Elevation DD (East 2 of 2) - 1:100@A1



Proposed Elevations

Proposed Floor Plan - House

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KEY

Date	Rev	By	Details
18.02.13	01	JR	Final Planning Issue
04.03.13	01	JR	Issue for Information
04.04.13	02	LR	Final Planning Issue
26.08.13	04	JR	Issue amended Planning Issue

LOCATION KEY

PLANNING ISSUE

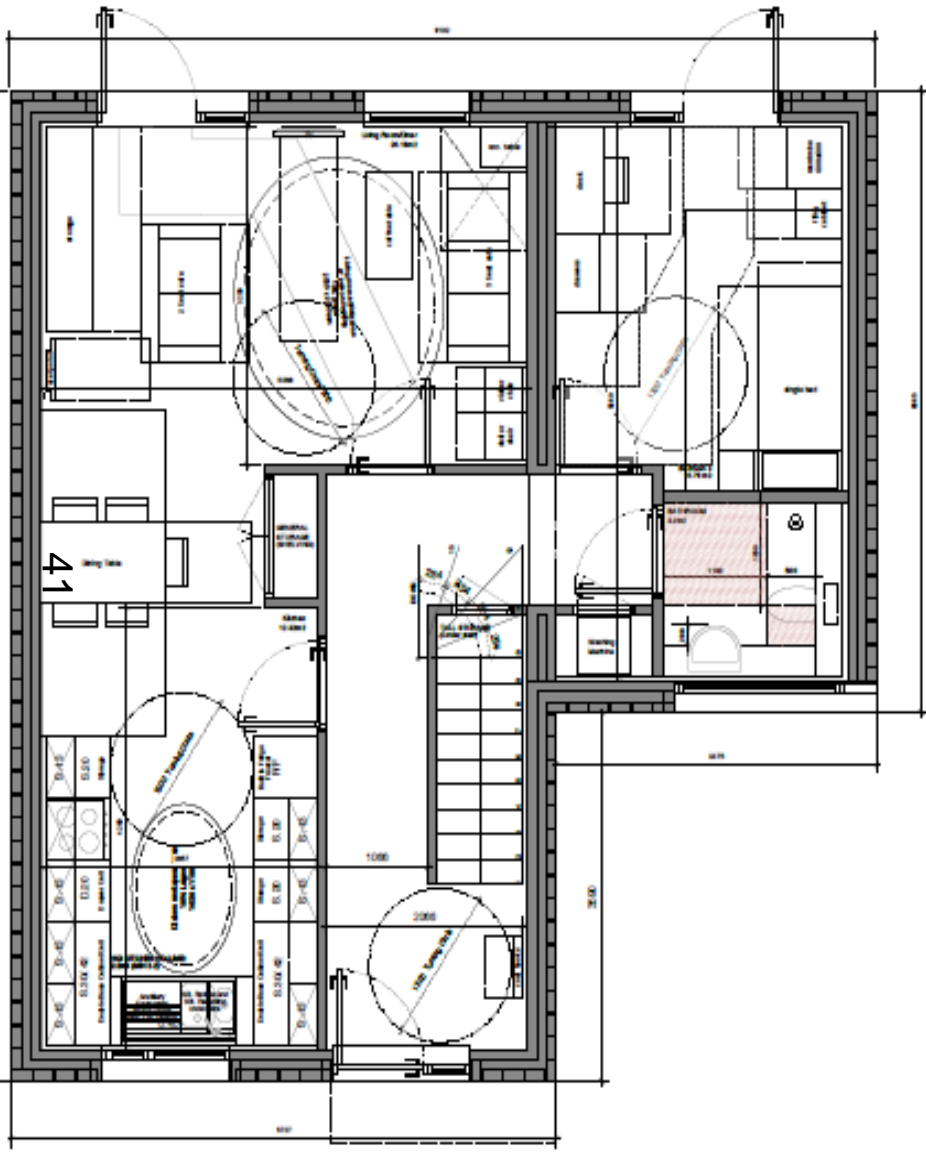
GLENN HOWELLS ARCHITECTS
 121 Broadfield, Wellington, 60187
 Tel: 031 881 7462 F: 031 881 7641
 info@glennhowells.co.nz

Project:
 Eastern House
 Oxford

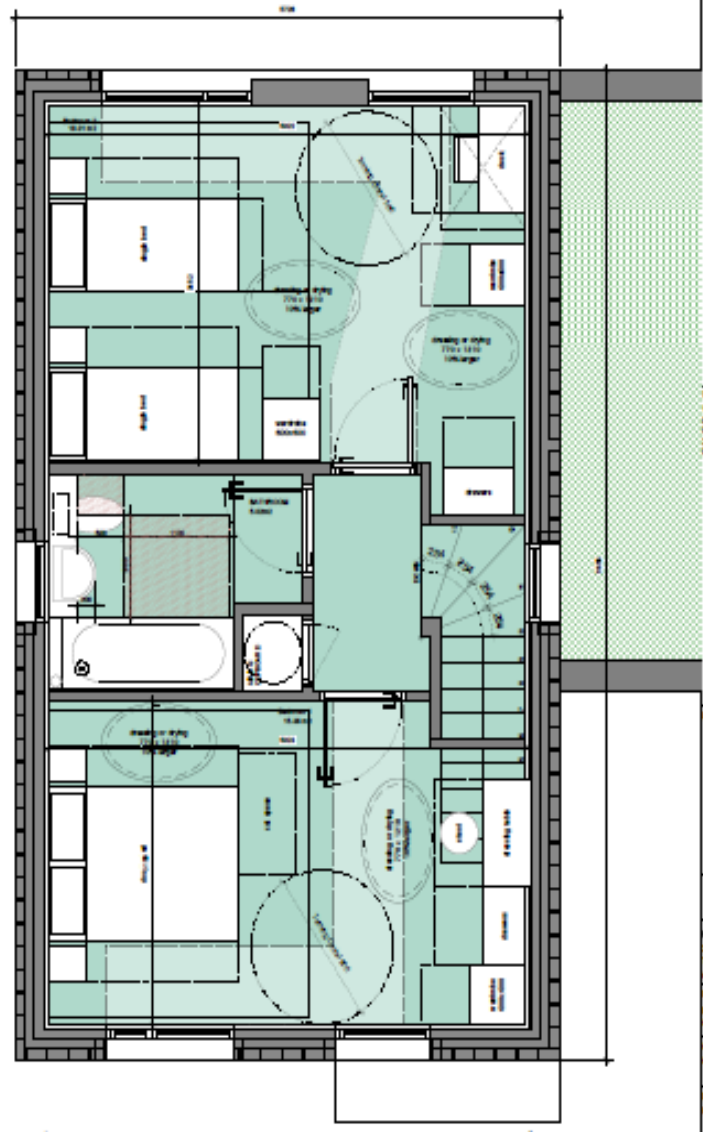
Client:
 Oxford City Council

Drawing Title:
 House Type EH-01

Date	Scale	Checked
08.10.13	1:100@A1	MR
Project Ref	Drawing No.	Revision
100	ALL-04-00	04



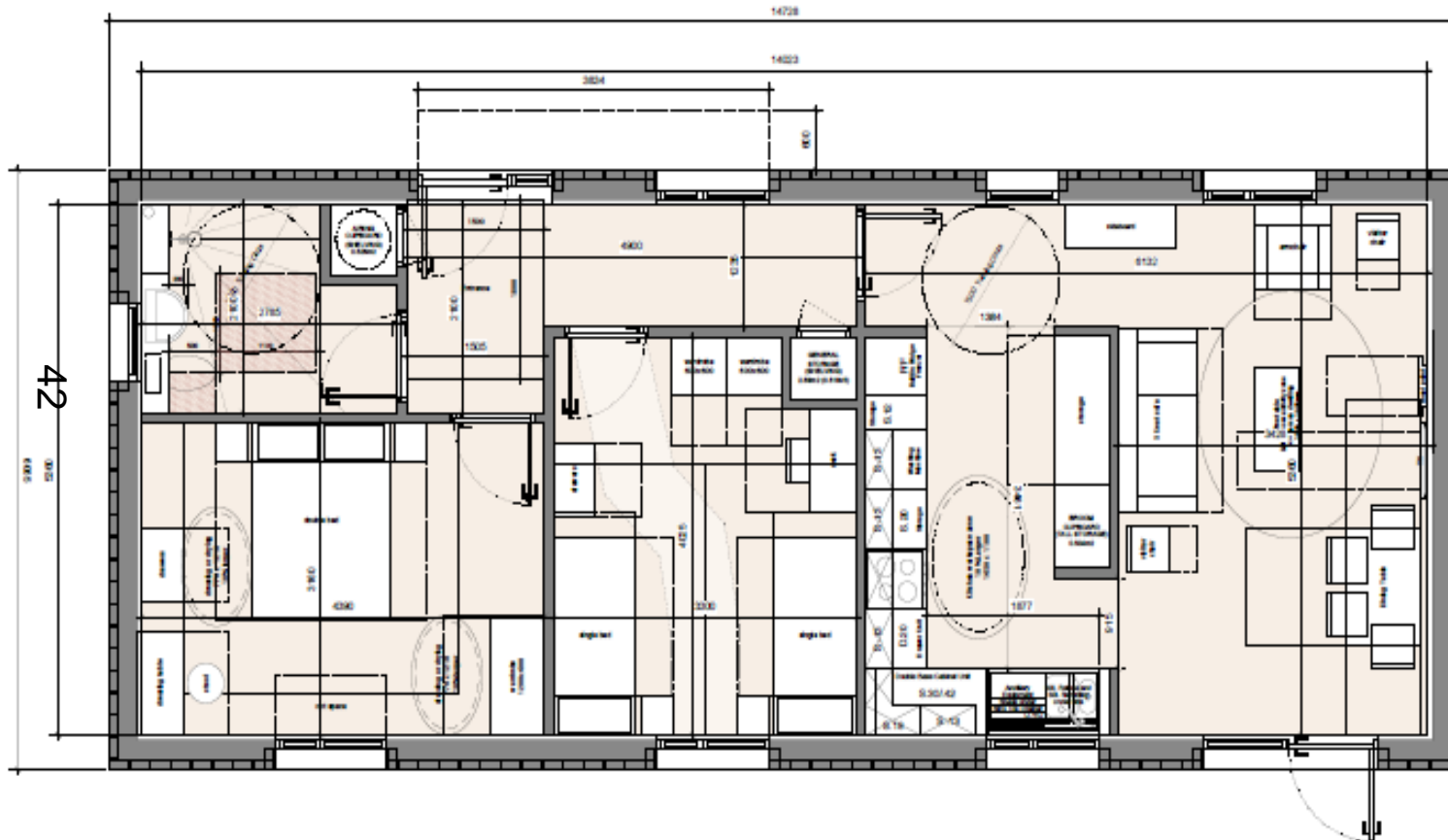
Ground Floor Plan



First Floor Plan

Eastern House
 House Type EH-01
 3-Bed (2-storey)5p
 HQI 108m2

Proposed Floor Plan -Bungalow



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Date	Rev	By	Details
01.02.13	01	JR	Draft Planning Issue
01.02.13	02	JR	Issue for Information
01.04.13	03	JR	Draft Planning Issue
01.08.13	04	JR	Notes amended
01.07.14	05	MR	Working layout completed
07.08.14	06	MR	Take layout notes
08.08.14	07	JR	Planning Issue

LOCATION KEY

PLANNING ISSUE

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Project:
 Eastern House
 Oxford
 Client:
 Oxford City Council

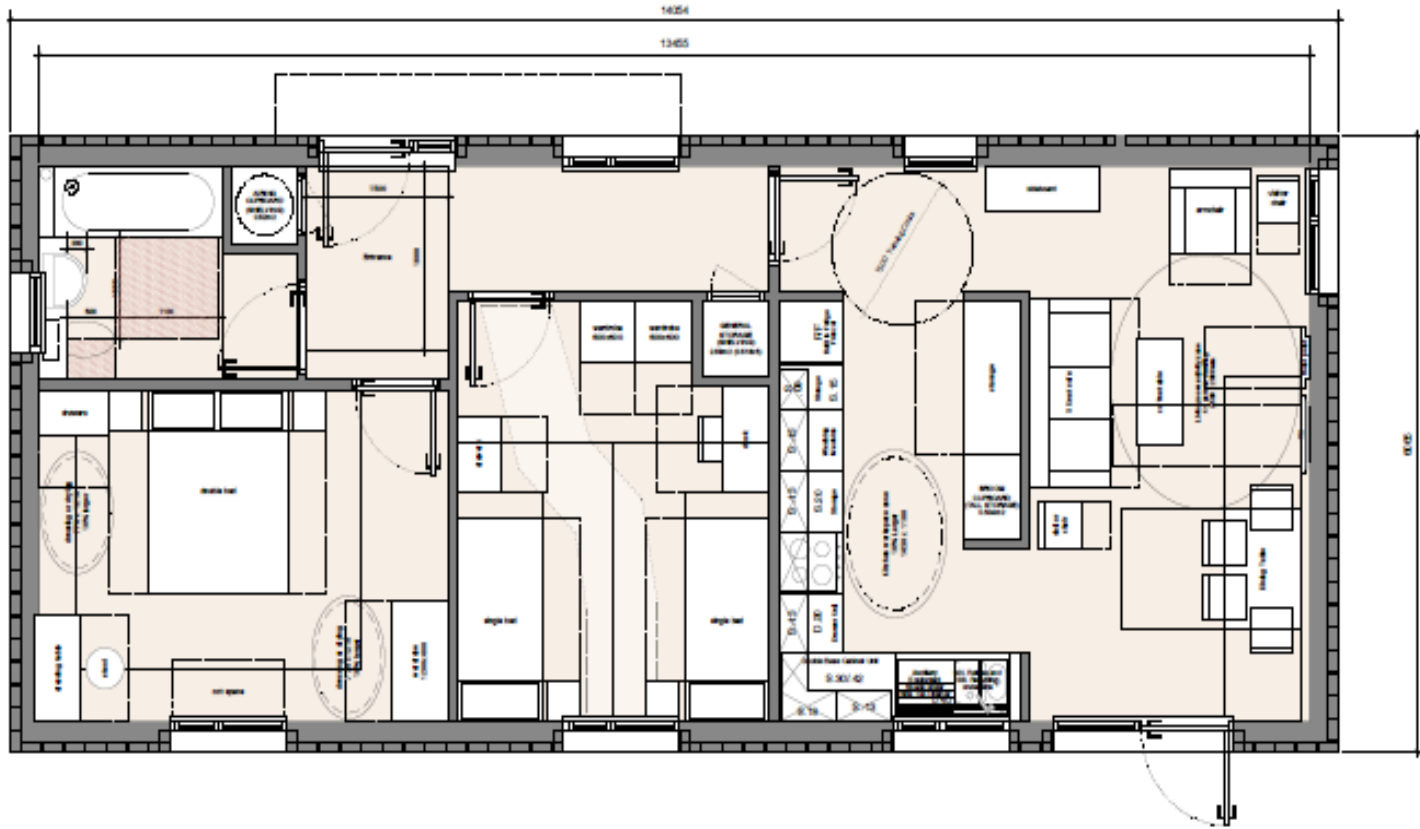
Drawing Title:
 House Type EH-02

Date	Scale	Checked
08.10.13	1:100@A3	MR
Project Ref:	Drawing No:	Revision:
100	AL-EN-01	01

Eastern House
 House Type EH-02
 2-Bed (1-storey/4p)
 HQI 75.16m²

Proposed Floor Plan - Bungalow

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Date	Rev	By	Details
24.03.13	01	LB	Final Planning issue
25.03.13	02	LB	Notes amended
30.07.14	03	MB	Building layout amended
07.08.14	04	MB	Final layout revised
08.08.14	04	JB	Planning issue

LOCATION REF

PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
 121 Southgate, Wellington, NZ 6142
 Tel: 031 888 7842 P: 031 888 7841
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Project:
 Eastern House
 District:
 Client:
 Oxford City Council

Drawing Title:
 House Type EH-03

Date	Scale	Checked
24.04.13	1:100/1:50	MB
Project Ref	Drawing No.	Revision
1302	ALLEN 03	04

Eastern House
 House Type EH-03
 2-Bed (1-storey/4p)
 HQI 73.14m²

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