

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



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View of 4-5 Queen Street

NORTH OXFORD
SCAFFOLDING
SERVICES
OXFORD OX1 0DD

64



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View of 4-5 Queen Street



View from within Queen Street entrance

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View of St Aldates building from within Queen Street entrance

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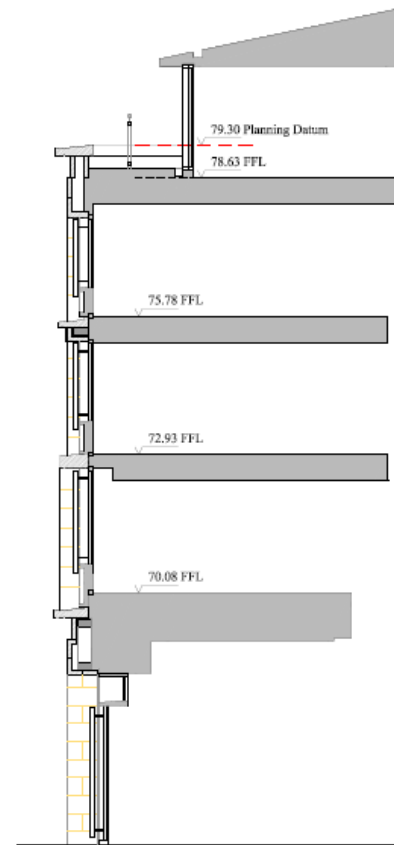


Rev	Description	Date
01	Planning	09.07.14
02	1:50 @A1	
03	PL.2.11	

Developer	reef
Job Title	114 - 119 St Aldate's & 4 - 5 Queen Street Oxford OX1 1BS
Drawing Name	St Aldates Detailed Elevation
Designer	reef
Tel:	020 7079 2748
Fax:	020 7079 0801
Plot:	020 7590 1074



QUEEN STREET ELEVATION



QUEEN STREET SECTION

- NOTES:
1. Proposed upper roof construction
 2. Gable roof with standing seams and roof cladding
 3. Stone masonry (hard stone)
 4. Clipped stone masonry and cladding
 5. Masonry (stone masonry) stone
 6. PFC masonry (stone masonry) stone
 7. Stone masonry
 8. PFC masonry (stone masonry) stone
 9. Stone masonry (stone masonry) stone
 10. Stone masonry (stone masonry) stone
 11. Stone masonry (stone masonry) stone
 12. Stone masonry (stone masonry) stone
 13. Stone masonry (stone masonry) stone
 14. Stone masonry (stone masonry) stone
 15. Stone masonry (stone masonry) stone
 16. Stone masonry (stone masonry) stone
 17. Stone masonry (stone masonry) stone
- Queen Street Elevation (Design is shown as indicated only, a fully detailed design (Design) will be submitted for planning approval along with an advertisement application by the applicant)

PLANNING

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

QUEEN STREET DETAILED ELEVATION

DRAWING NO:

PL 2.10

SCALE:

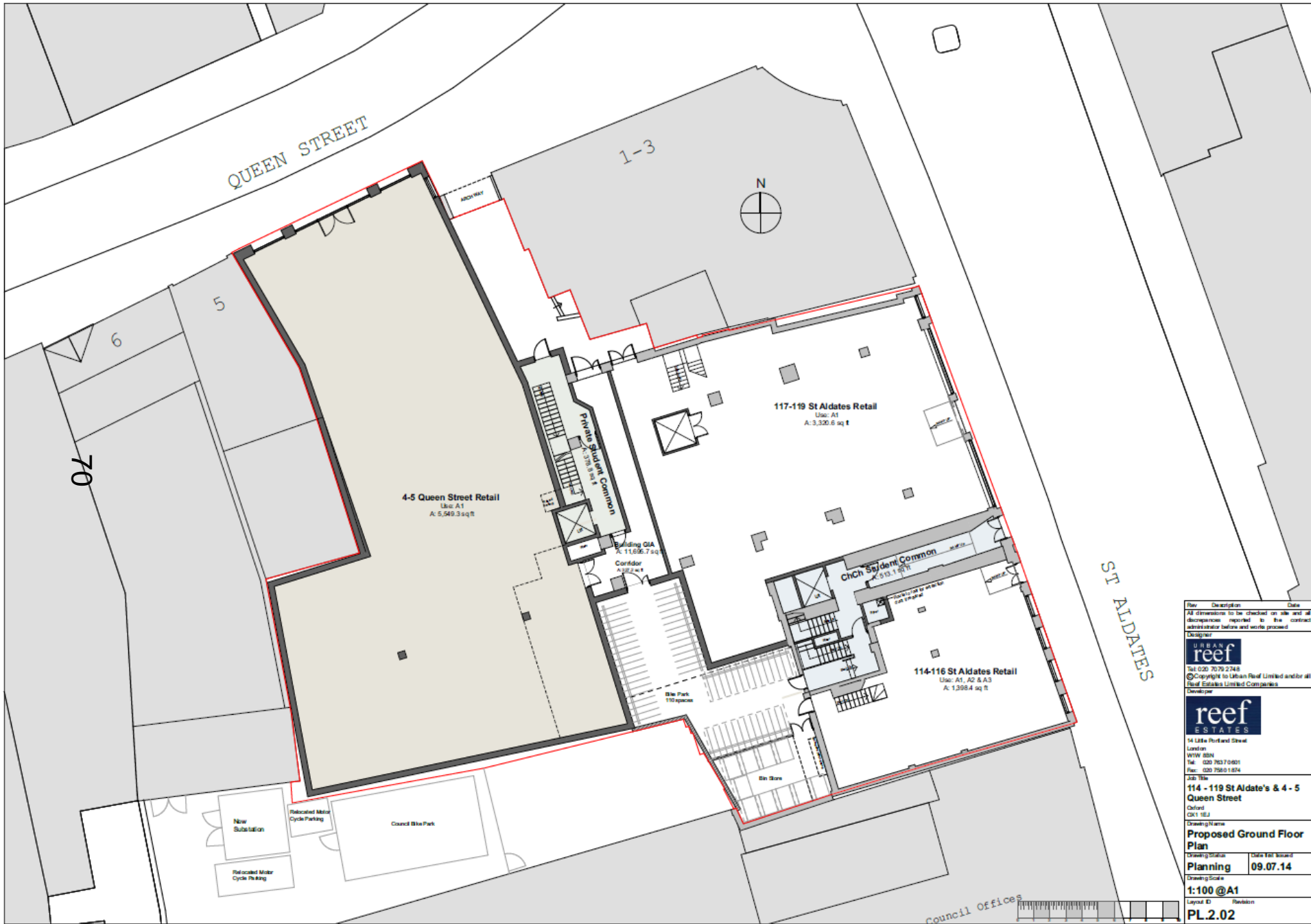
1:50@A1

DATE:

09/07/2014

WRIGHT & WRIGHT ARCHITECTS

Wright & Wright Architects
London Office: 020 7461 1000
T: 020 7461 1000
F: 020 7461 1000
www.wrightandwright.co.uk



Rev.	Description	Date
1	All dimensions to be checked on site and all discrepancies reported to the contract administrator before and while proceed	09/07/14
2	Designer	
urban reef Tel: 020 7070 2240 © Copyright to Urban Reef Limited and/or all Reef Estates Limited Companies		
reef ESTATES 14 Little Portland Street London W1W 6BN Tel: 020 7637 0401 Fax: 020 7590 1874 Job No:		
114 - 119 St Aldates & 4 - 5 Queen Street Oxford OX1 1BJ		
Proposed Ground Floor Plan Drawing Status: Planning Date Issued: 09.07.14 Drawing Scale: 1:100 @A1 Layout ID: PL.2.02		

Ground Floor Plan - Approved under 14/02256/FUL



Rev.	Description	Date
All dimensions to be checked on site and all discrepancies reported to the contract administrator before and while proceed		
Designer		
Tel: 020 7020 2745		
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Developer		
14 Little Portland Street		
London		
W1W 6BN		
Tel: 020 7657 0101		
Fax: 020 7590 1874		
J&J Ltd		
114 - 119 St Aldate's & 4 - 5		
Queen Street		
Oxford		
OX1 1EL		
Drawing Name		
Proposed Second Floor Plan		
Drawing Status	Date For Issued	
Planning	09.07.14	
Drawing Scale		
1:100 @ A1		
Layout ID	Revision	
PL.2.04		

Second Floor Plan – approved under 14/02256/FUL



Rev	Description	Date
1	All dimensions to be checked on site and all discrepancies reported to the contract administrator before and works proceed	

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reef
 ESTATES
 14 Little Portland Street
 London
 W1W 6BN
 Tel: 020 7637 0401
 Fax: 020 7660 1874

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

Drawing Name:
Proposed Third Floor Plan

Drawing Status:	Date For Issue:
Planning	09.07.14

Drawing Scale:
1:100 @A1

Layout ID:	Revision:
PL.2.05	

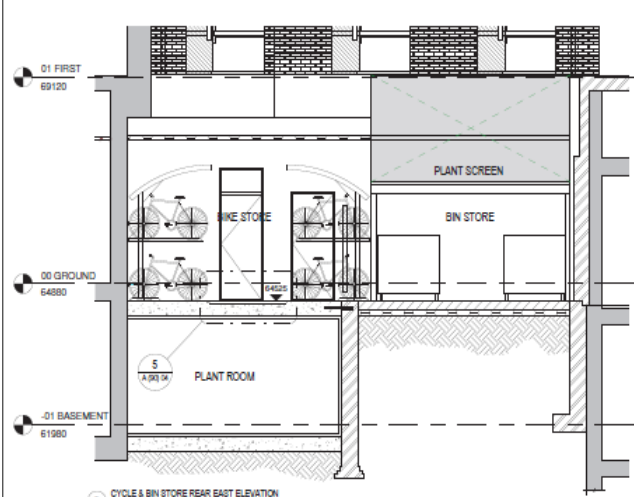
Third Floor Plan – Approved under 14/02256/FUL



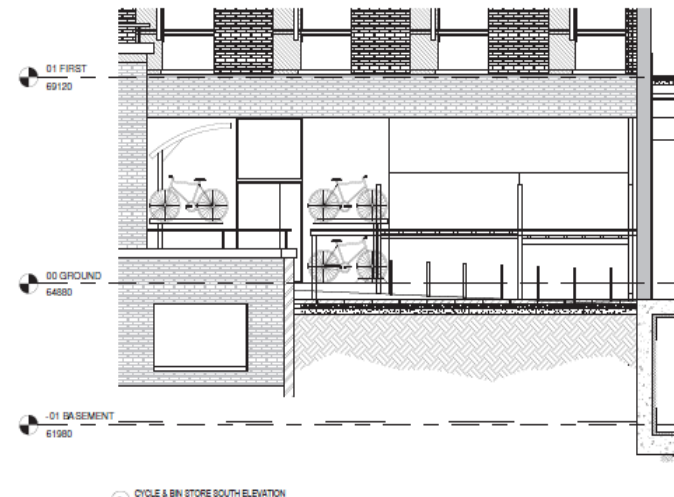
Fourth Floor Plan – Approved under 14/02256/FUL



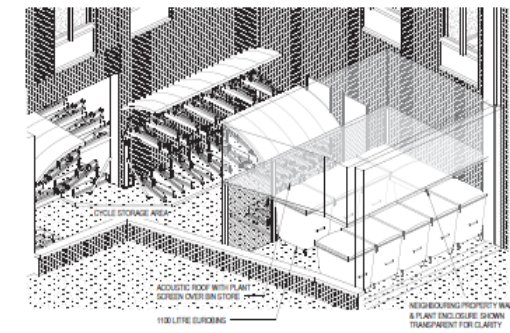
This drawing is a conceptual design and shall not be used for construction or for any other purpose without the prior written permission of the architect.
This drawing must be read in conjunction with all other related drawings and documentation.
It is the contractor's responsibility to ensure full compliance with the Building Regulations.
Do not scale from this drawing. Use dimensions as indicated only.
It is the contractor's responsibility to check and verify all dimensions and details.
Any discrepancy to be reported immediately.
7/15/2015 09:00 AM
Materials used in accordance with relevant British or European standards.
Health & Safety: All materials, products, equipment or machinery used in the construction of this project must be used in accordance with the relevant health and safety legislation.
The manufacturer or supplier of any materials, products, equipment or machinery used in the construction of this project must be used in accordance with the relevant health and safety legislation.
The manufacturer or supplier of any materials, products, equipment or machinery used in the construction of this project must be used in accordance with the relevant health and safety legislation.



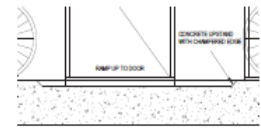
2 CYCLE & BIN STORE REAR EAST ELEVATION
1:50



3 CYCLE & BIN STORE SOUTH ELEVATION
1:50



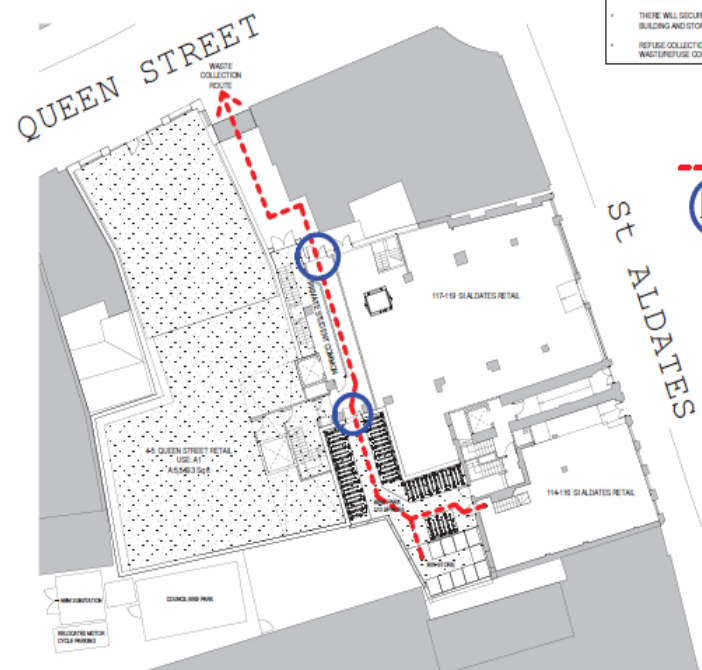
1 AXONOMETRIC VIEW ON BIKE & BIN STORE



5 DETAIL SHOWING LOWERED AREA TO BIN ROUTE
1:20



4 CYCLE & BIN STORE PLAN
1:50



5 PLAN SHOWING INTENDED WASTE COLLECTION ROUTE
1:200

NOTE:

- THE ENTRANCE FROM QUEENS STREET AND THE WILL HAVE LEVEL ACCESS FOR BOTH REFUSE BINS AND CYCLES.
- THE ROUTE FROM QUEENS STREET WILL BE CONSTRUCTED FROM MATERIALS THAT ARE BOTH ROBUST AND AESTHETICALLY.
- THERE ARE SMALL KIOSKS AROUND THE CYCLE STORAGE / PARKING SYSTEM TO DENY THE ROUTE FOR REFUSE BINS AND REDUCE THE CHANCE OF ANY POTENTIAL DAMAGE TO CYCLES CAUSED BY IMPACT DUE TO BINS MANOEUVRING.
- THERE WILL BE SCOPED ACCESS CONTROL FITTED TO THE DOORS INTO THE BUILDING AND STORAGE AREA.
- REFUSE COLLECTIONS TO BE UNDERTAKEN BY A SPECIALIST WASTE/REFUSE COLLECTION COMPANY.

WASTE STRATEGY LEGEND

WASTE COLLECTION ROUTE



NO	DATE	DESCRIPTION	BY	CHK
1	15/05/2015	ISSUED FOR COMMENT	WCEC	WCEC
2	15/05/2015	ISSUED FOR COMMENT	WCEC	WCEC
3	15/05/2015	ISSUED FOR COMMENT	WCEC	WCEC

REEF ESTATES

114-119 ST ALDATES & 4-5 QUEEN STREET

CYCLE AND BIN STORE AREA

DESIGNED BY
PLANNING

Drawn: JYJ
Scale: As Indicated @ A1
Date: MAY 2015

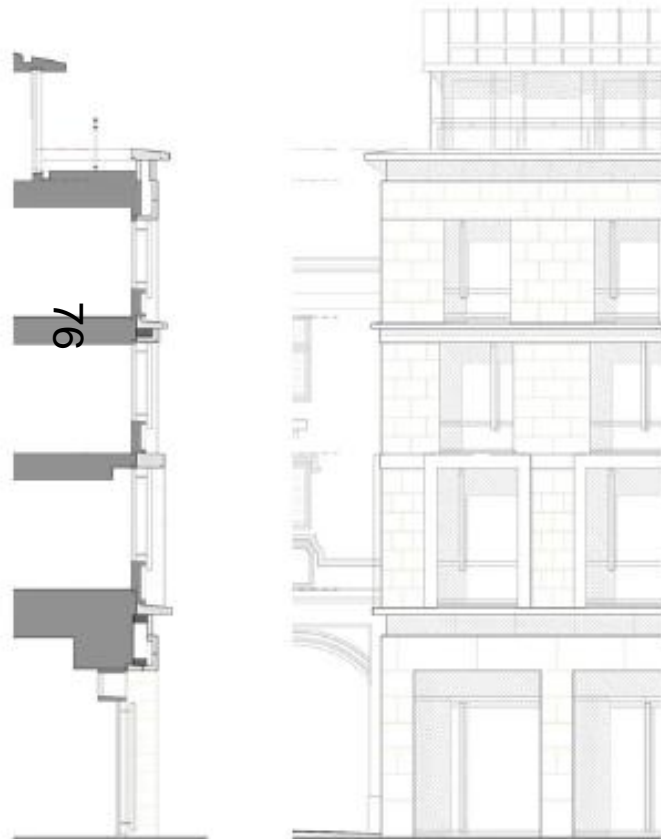
WCEC architects

South Building, South Building
London, WCEC 912

14/05/2015 10:00 AM

14/05/2015 10:00 AM

14/05/2015 10:00 AM



Scheme Design Design Development Queen Street Elevations

During the design development and review process, different materials, window patterns and roof profiles have been explored.

A selection of the variations are shown here to demonstrate development. Common to all is a stone base with string courses and window dressings.

1. Upper floors in yellow brick with regular window pattern.
2. Upper floors in black brick to relate to polychrome pattern of West side of Queen Street.
3. Upper floors split: combination of red and black brick.
4. Upper floors split: combination of yellow and black brick.
5. Upper floors in yellow brick, variegated window pattern.
6. Upper floor combination of brickwork, variegated window pattern.
7. Regular window pattern, yellow brick to upper floors, attic storey regularised.
8. Stone elevation, third floor windows enlarged, first and second floor windows grouped with string course omitted, projecting eaves to attic storey.



1



2



3



4



5



6



7



8



Condition 22 – Revised Queen Street Elevation – Alternative Elevation



Condition 22 – Revised Queen Street Elevation –Proposed Revised Elevation

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