

# 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 opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you will need to have either requested it in advance, or fill out and hand in one of the available speaker forms.
- Information on meeting protocol and conduct at committee is set out in the Code of Practice.
- You can find a copy of the Code of Practice in the committee agenda, just before the first planning application report.





18

ROOFING LTD





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19

FOR SALE

19





20

Give Way  
To  
Pedestrians

HAND CAR  
WASH 7 DAYS

HAND CAR  
WASH 7 DAYS

P

COLLINS STREET

SW16 6YL





21

P

COLLINS STREET





22

NX58 WOH



23







24





Give Way  
To  
Pedestrians

HAND CAR  
WASH DAYS

HAND CAR  
WASH DAYS

SV





26







28







29

3ford

LESS THAN









31

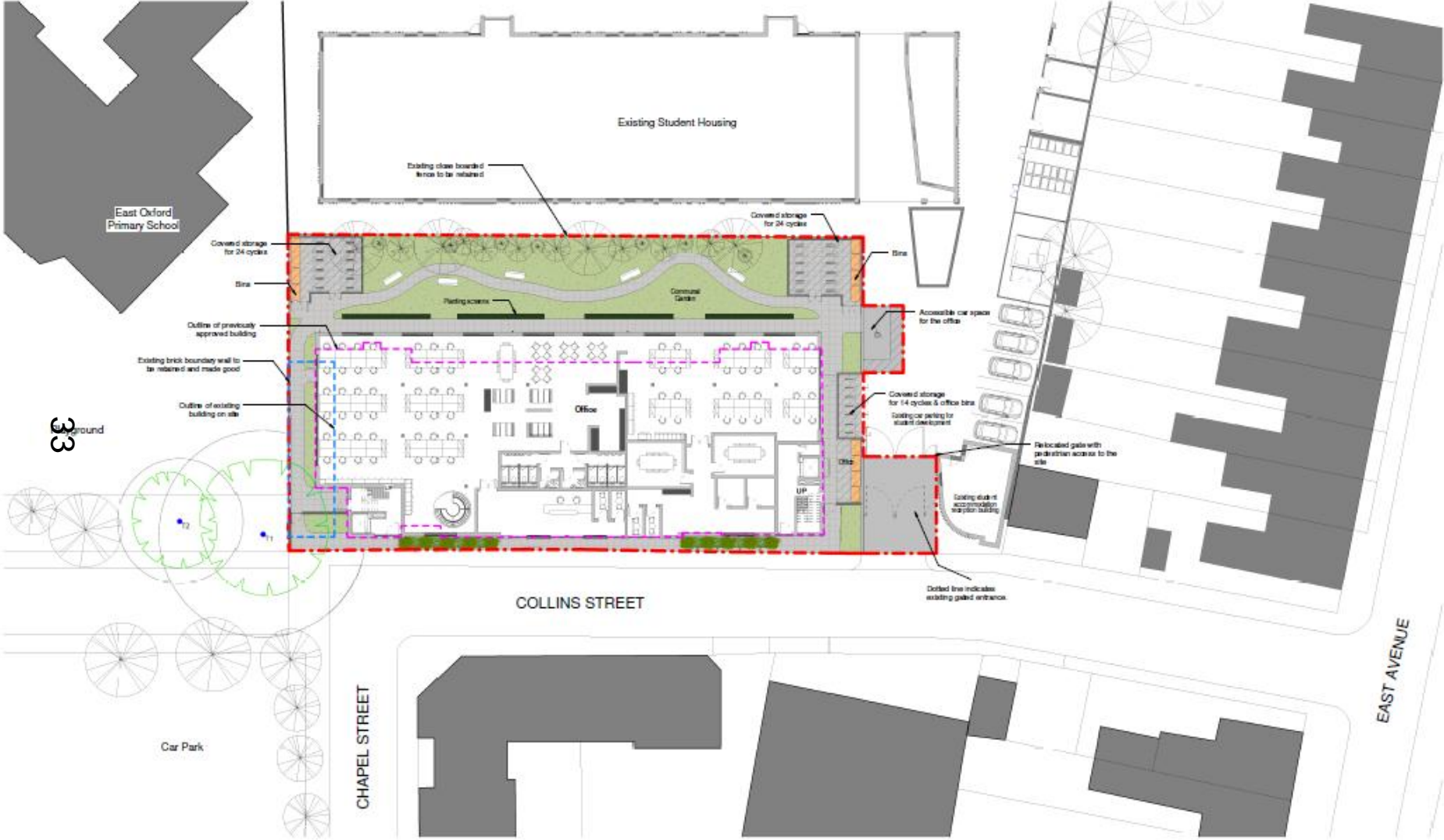




32



# Proposed site plan





# Proposed front elevation



① Collins Street Elevation  
1 : 100



## PLANNING

DATE	REVISION	BY	CHECKED	DATE

A2 Dominion  
 Mixed Use Development  
 Collins Street  
 Oxford OX4 1XL  
**Proposed Front Elevation**

SCALE	DATE	DRAWN	CHECKED
1 : 100@A1	Aug '15	PLJ	JIF

**Brookes Architects**  
 Located at The George Bank Lane  
 London SW 15 5JT  
 T: 020 5497 1223  
 F: 020 5876 4372  
 E: info@brookesarchitects.co.uk  
 www.brookesarchitects.co.uk

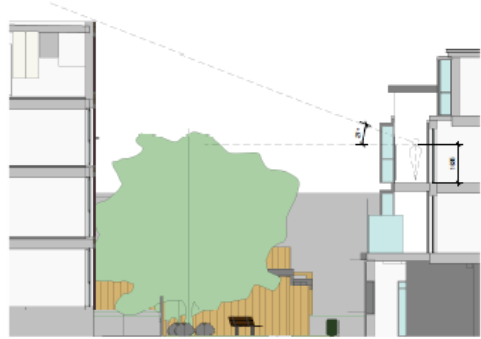




# Proposed rear/ side elevations



1 Rear Elevation  
1 : 100



4 Privacy Screen Detail Section  
1 : 100

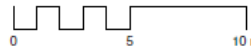
35



2 South East Elevation  
1 : 100



3 North West Elevation  
1 : 100



PLANNING

NO.	DESCRIPTION	DATE	BY	CHECKED

A2 Dominion

Mixed Use Development  
Collins Street  
Oxford OX4 1XL

Proposed Rear Elevations

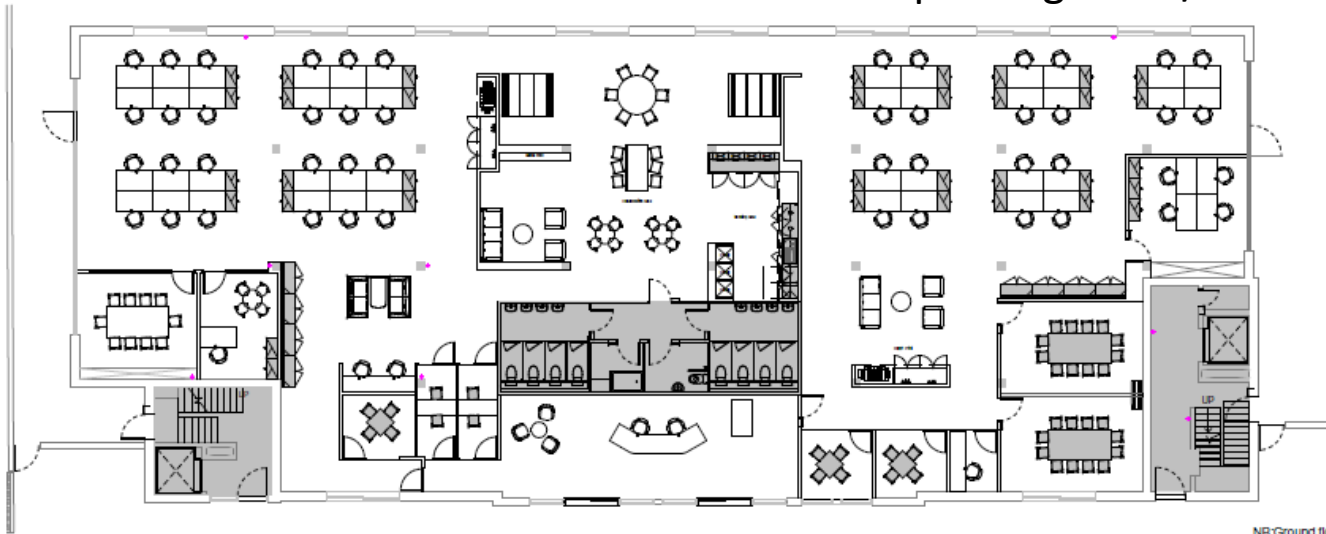
SCALE	DATE	DESIGNER	CHECKER
1 : 100@A1	Aug '15	FJ	IF

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 www.brookesarchitects.co.uk

drawing no.	4657	3	58	A
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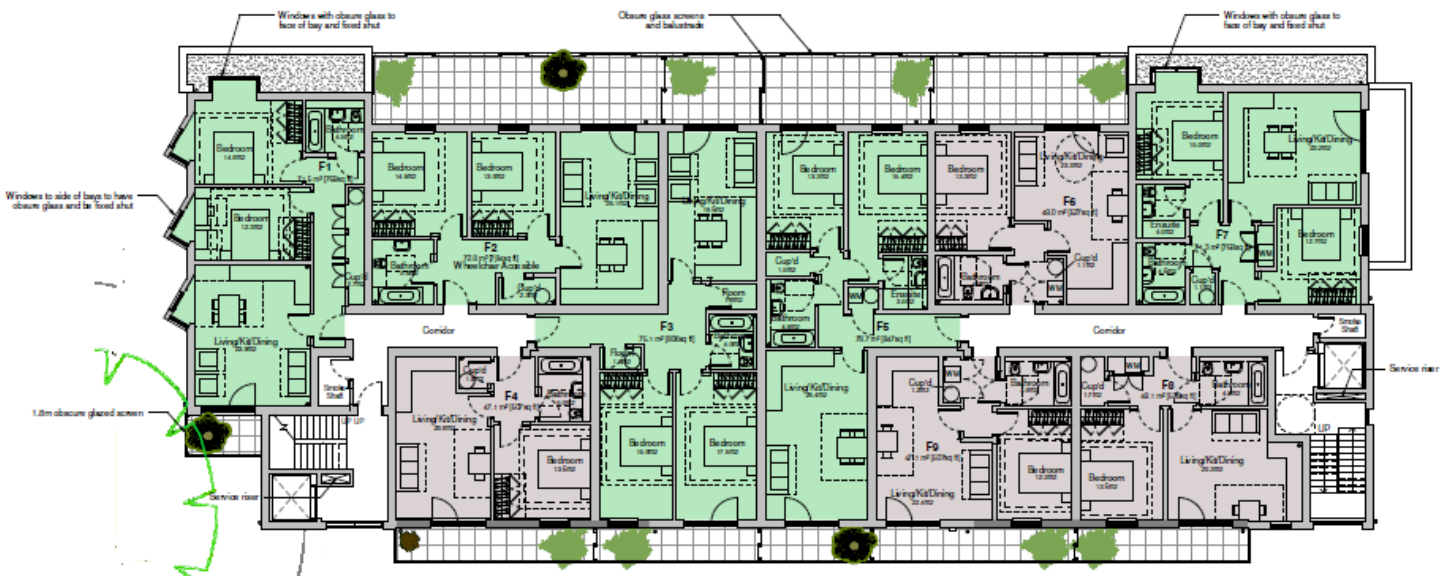
# Proposed ground/ first floor plans



1 Ground Floor  
1 : 100

NB: Ground floor layout provided by Construction Group Consultancy

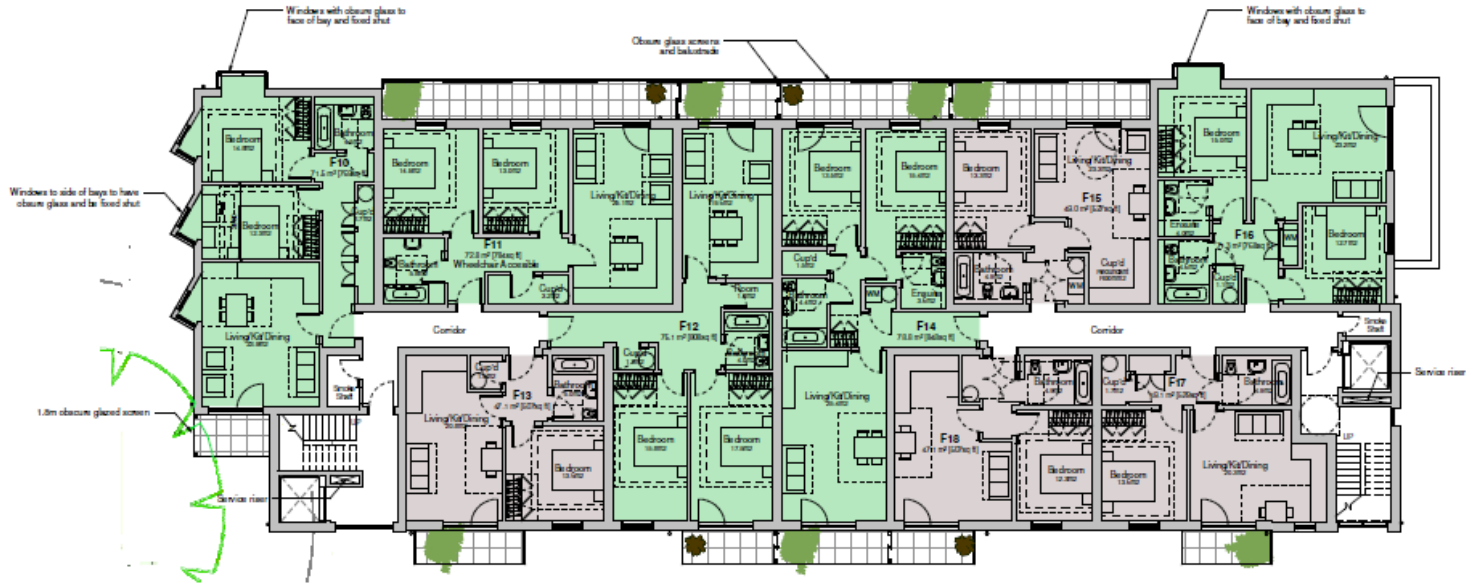
36



2 First Floor  
1 : 100



# Proposed second/ third floor plans



1 Second Floor  
1 : 100

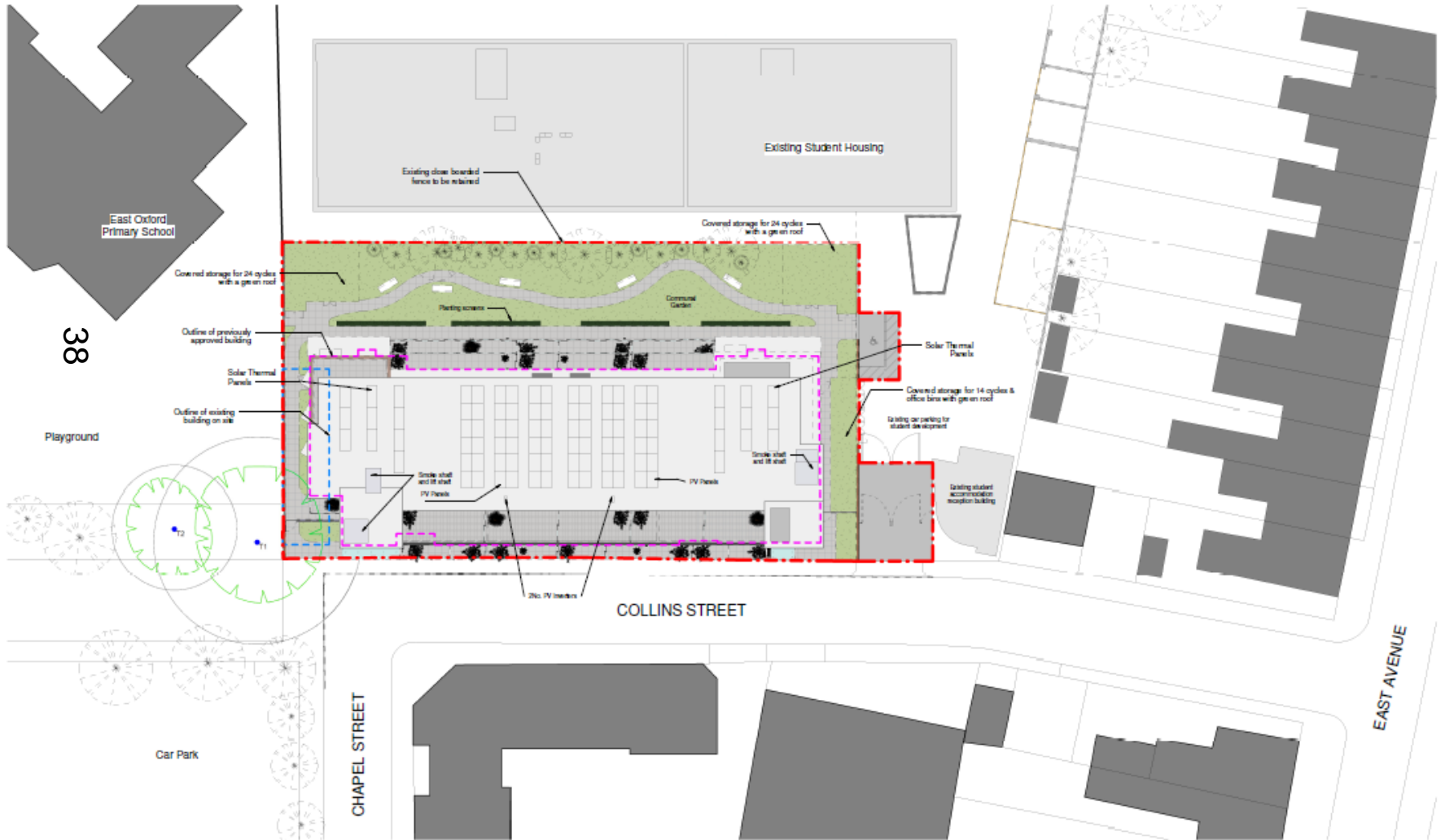
37



2 Third Floor  
1 : 100

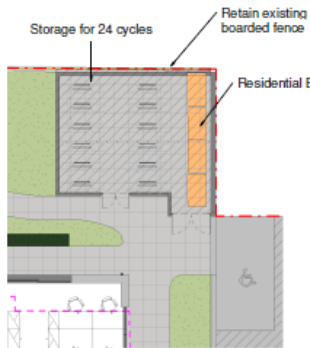


# Proposed roof plan

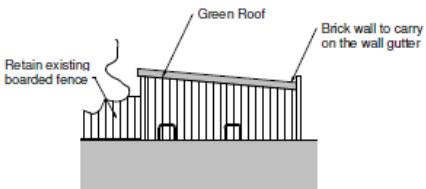




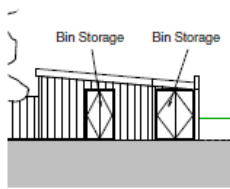
# Proposed bin & cycle plans/ elevations



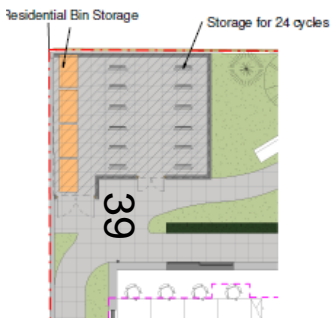
① Residential Store 1  
1:100



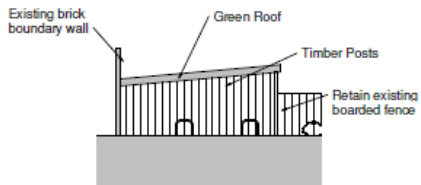
② Residential Store 1 Section  
1:100



③ Residential Store 1 Elevation  
1:100



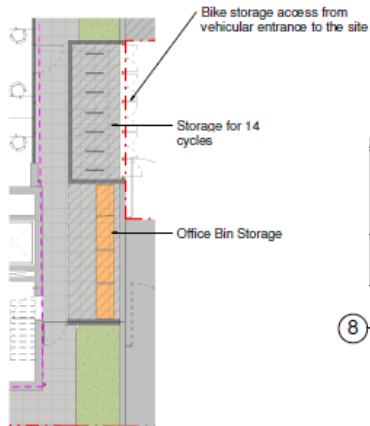
④ Residential Store 2  
1:100



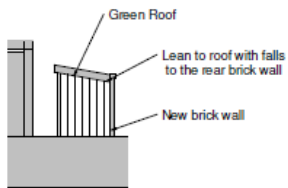
⑤ Residential Store 2 Section  
1:100



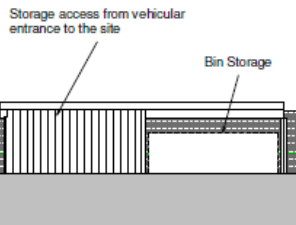
⑥ Residential Store 2 Elevation  
1:100



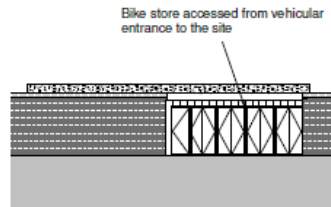
⑦ Office Store  
1:100



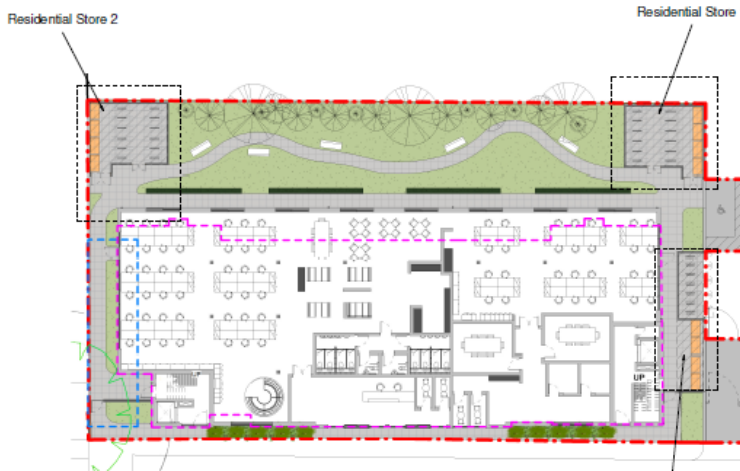
⑧ Office Store Section  
1:100



⑨ Office Store Front Elevation  
1:100



⑩ Office Store Rear Elevation  
1:100



⑪ Bike and Bin Store Plan  
1:200

All areas are approximate

## PLANNING

REF	DESCRIPTION	DATE	STATUS

A2 Dominion

Mixed Use Development  
Collins Street  
Oxford OX4 1XL

Bin and Bike Storage

DATE	BY	APP'D	REVISION
As	Sept '15	RM	IF
indicated@A1			

Brookes Architects

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Previous approval 14/01273/OUT

plans and elevations



Existing School Building



1 Street Elevation  
1 : 100



PLAN

NO.	DESCRIPTION
1	Site Plan
2	Ground Floor Plan
3	First Floor Plan
4	Second Floor Plan
5	Roof Plan
6	Section 1-1
7	Section 2-2
8	Section 3-3
9	Section 4-4
10	Section 5-5
11	Section 6-6
12	Section 7-7
13	Section 8-8
14	Section 9-9
15	Section 10-10
16	Section 11-11
17	Section 12-12
18	Section 13-13
19	Section 14-14
20	Section 15-15
21	Section 16-16
22	Section 17-17
23	Section 18-18
24	Section 19-19
25	Section 20-20
26	Section 21-21
27	Section 22-22
28	Section 23-23
29	Section 24-24
30	Section 25-25
31	Section 26-26
32	Section 27-27
33	Section 28-28
34	Section 29-29
35	Section 30-30
36	Section 31-31
37	Section 32-32
38	Section 33-33
39	Section 34-34
40	Section 35-35
41	Section 36-36
42	Section 37-37
43	Section 38-38
44	Section 39-39
45	Section 40-40
46	Section 41-41
47	Section 42-42
48	Section 43-43
49	Section 44-44
50	Section 45-45
51	Section 46-46
52	Section 47-47
53	Section 48-48
54	Section 49-49
55	Section 50-50
56	Section 51-51
57	Section 52-52
58	Section 53-53
59	Section 54-54
60	Section 55-55
61	Section 56-56
62	Section 57-57
63	Section 58-58
64	Section 59-59
65	Section 60-60
66	Section 61-61
67	Section 62-62
68	Section 63-63
69	Section 64-64
70	Section 65-65
71	Section 66-66
72	Section 67-67
73	Section 68-68
74	Section 69-69
75	Section 70-70
76	Section 71-71
77	Section 72-72
78	Section 73-73
79	Section 74-74
80	Section 75-75
81	Section 76-76
82	Section 77-77
83	Section 78-78
84	Section 79-79
85	Section 80-80
86	Section 81-81
87	Section 82-82
88	Section 83-83
89	Section 84-84
90	Section 85-85
91	Section 86-86
92	Section 87-87
93	Section 88-88
94	Section 89-89
95	Section 90-90
96	Section 91-91
97	Section 92-92
98	Section 93-93
99	Section 94-94
100	Section 95-95

Canary Estates Ltd  
Mixed Use Development  
Collins Street  
Oxford OX4 1JL

Front Elevation

Scale  
1 : 100 @ A1

PAUL BROOKES ARCHITECTS  
The Works 28 Barnes

T 020 8963  
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E pb@pbaw.co.uk

Front elevation

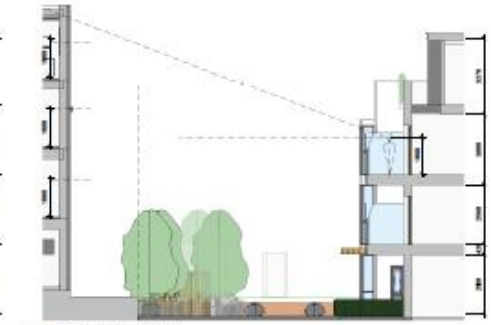


GENERAL NOTES

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL AND OTHER SPECIALIST DRAWINGS  
 ALL DIMENSIONS ARE STRUCTURAL AND MUST BE CHECKED ON SITE  
 FOR STRUCTURAL, CIVIL AND SURFACE DRAINAGE INFORMATION  
 SEE STRUCTURAL FOUNDATION DRAWINGS  
 FOR BUILDING SERVICES, SEE MECHANICAL AND ELECTRICAL DRAWINGS



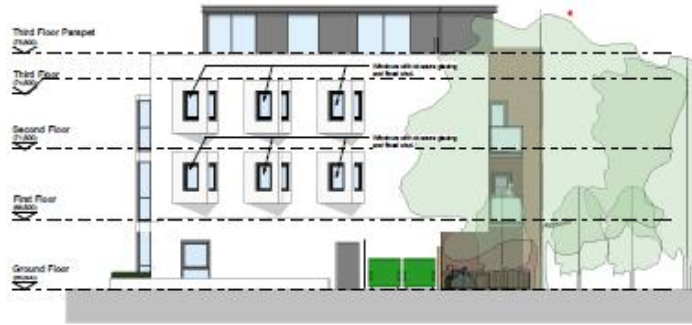
1 North East  
1 : 100



3 Privacy Screen  
1 : 100



2 South East  
1 : 100



4 North West  
1 : 100

PLANNING

Item	Description	Date	By	Check
1	Initial Design	11/05/13	JB	IF
2	Final Design	11/05/13	JB	IF
3	Final Design	11/05/13	JB	IF
4	Final Design	11/05/13	JB	IF
5	Final Design	11/05/13	JB	IF
6	Final Design	11/05/13	JB	IF
7	Final Design	11/05/13	JB	IF
8	Final Design	11/05/13	JB	IF
9	Final Design	11/05/13	JB	IF
10	Final Design	11/05/13	JB	IF

Canlay Estates Ltd  
 Type  
 Mixed Use Development  
 Collins Street  
 Oxford OX4 1XL  
 View  
 Rear Elevation

Scale	Date	Sheet	Total
1 : 100 @ A1	11/05/13	16	16

**PAUL BROOKES ARCHITECTS**  
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 T 020 8963 0181  
 F 020 8963 0185  
 E pb@pbrookes.co.uk

Rear and side elevations



GENERAL NOTES

DRAWING TO BE USED IN CONNECTION WITH TENDERS AND OTHER SPECIFIC DRAWINGS.  
ALL DIMENSIONS ARE STRUCTURAL AND MUST BE CHECKED ON SITE.  
FOR STRUCTURAL, CIVIL AND SURFACE DRAINAGE INFORMATION,  
SEE STRUCTURAL, FLOORING, CHANGING,  
FOR BUILDING SERVICES, SEE MECHANICAL AND ELECTRICAL DRAWINGS.

43



1 Site Plan  
1:200

# PLANNING

Item	Reference	Approved	Date
1. Planning Permission	13/0113/F	Y	13/01/13
2. Building Regulations	13/0113/F	Y	13/01/13
3. Fire Certificate	13/0113/F	Y	13/01/13
4. Party Wall Agreement	13/0113/F	Y	13/01/13
5. Access Agreement	13/0113/F	Y	13/01/13
6. Planning Condition	13/0113/F	Y	13/01/13
7. Planning Condition	13/0113/F	Y	13/01/13
8. Planning Condition	13/0113/F	Y	13/01/13
9. Planning Condition	13/0113/F	Y	13/01/13
10. Planning Condition	13/0113/F	Y	13/01/13

Canjay Estates Ltd

Mixed Use Development  
Collins Street  
Oxford OX4 1XL

Site Plan

Scale	Date	Rev	Author
1:200@A1	03/11/13	1S	JP

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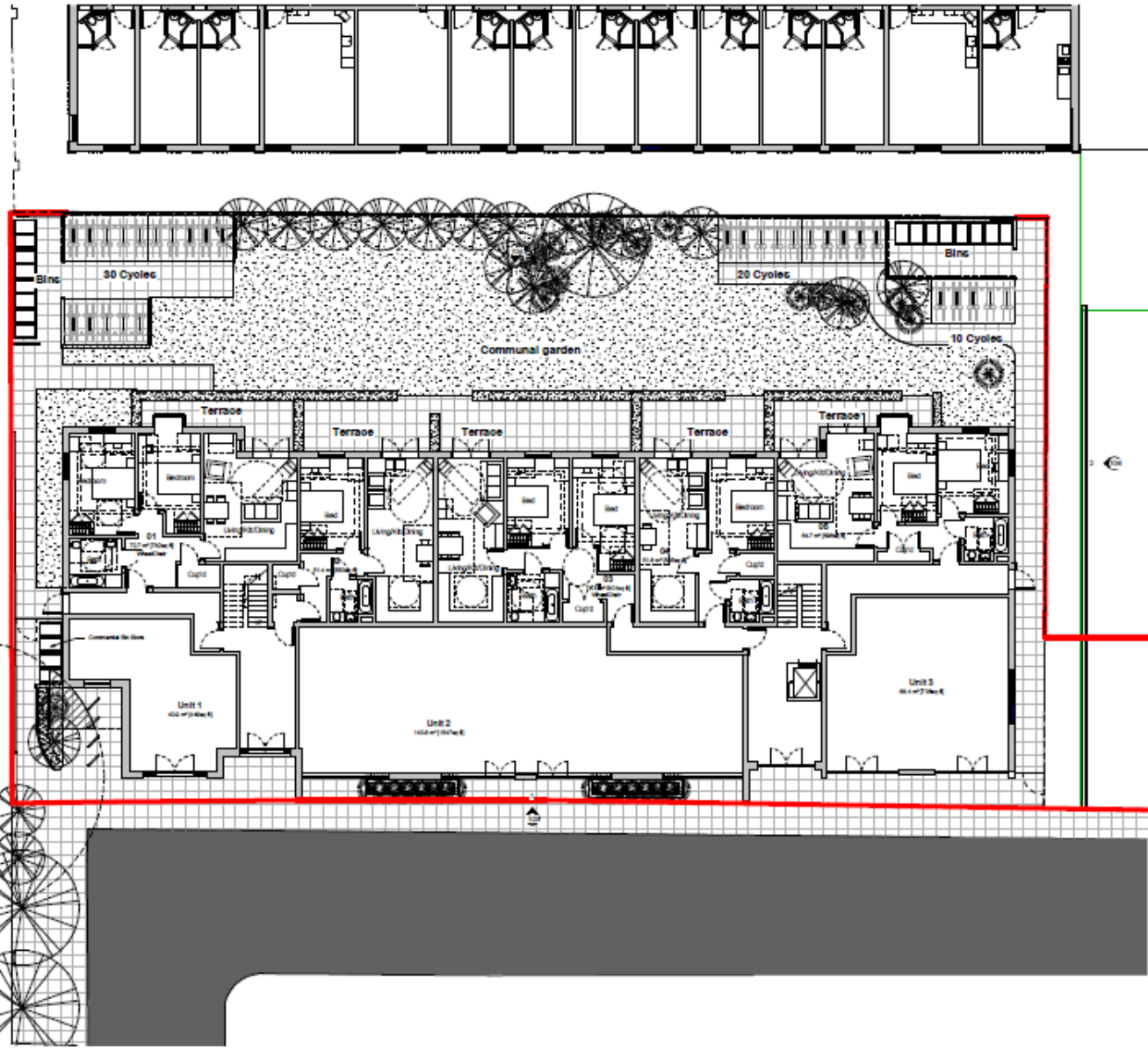
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Site plan showing relationship to adjoining properties

**GENERAL NOTES**

DESIGNED TO BE BUILT IN CONJUNCTION WITH MECHANICAL AND OTHER SPECIALIST DRAWINGS.  
 ALL DIMENSIONS ARE STRUCTURAL UNLESS NOTED OTHERWISE ON SITE.  
 FOR STRUCTURAL, CIVIL AND SURFACE DRAINAGE INFORMATION, SEE STRUCTURAL ENGINEERS DRAWINGS.  
 FOR ALL SERVICES, SEE MECHANICAL AND ELECTRICAL DRAWINGS.

Accommodation Schedule					
Number	No. beds	Area	Level	Tenure	Comments
01	1	73 m <sup>2</sup>	Ground Floor	Residential HA	
02	2	51 m <sup>2</sup>	Ground Floor	Residential HA	
03	2	74 m <sup>2</sup>	Ground Floor	Residential HA	
04	1	52 m <sup>2</sup>	Ground Floor	Residential HA	
05	2	85 m <sup>2</sup>	Ground Floor	Residential HA	
Unit 1		41 m <sup>2</sup>	Ground Floor	Commercial	
Unit 2		144 m <sup>2</sup>	Ground Floor	Commercial	
Unit 3		89 m <sup>2</sup>	Ground Floor	Commercial	
06	2	82 m <sup>2</sup>	First Floor	Residential HA	En-suite
07	1	57 m <sup>2</sup>	First Floor	Residential HA	
08	2	98 m <sup>2</sup>	First Floor	Residential HA	
09	1	49 m <sup>2</sup>	First Floor	Residential HA	
10	1	48 m <sup>2</sup>	First Floor	Residential HA	
11	1	73 m <sup>2</sup>	First Floor	Residential	
12	2	51 m <sup>2</sup>	First Floor	Residential	
13	1	52 m <sup>2</sup>	First Floor	Residential	
14	2	82 m <sup>2</sup>	First Floor	Residential	En-suite
15	1	52 m <sup>2</sup>	First Floor	Residential	
16	2	82 m <sup>2</sup>	Second Floor	Residential HA	
17	1	56 m <sup>2</sup>	Second Floor	Residential HA	
18	2	98 m <sup>2</sup>	Second Floor	Residential HA	
19	1	49 m <sup>2</sup>	Second Floor	Residential HA	
20	1	49 m <sup>2</sup>	Second Floor	Residential HA	
21	1	73 m <sup>2</sup>	Second Floor	Residential	
22	2	51 m <sup>2</sup>	Second Floor	Residential	
23	1	51 m <sup>2</sup>	Second Floor	Residential	
24	2	82 m <sup>2</sup>	Second Floor	Residential	
25	1	52 m <sup>2</sup>	Second Floor	Residential	
26	2	86 m <sup>2</sup>	Third Floor	Residential	
27	1	53 m <sup>2</sup>	Third Floor	Residential	
28	1	80 m <sup>2</sup>	Third Floor	Residential	
29	1	52 m <sup>2</sup>	Third Floor	Residential	
30	2	80 m <sup>2</sup>	Third Floor	Residential	
		2130 m <sup>2</sup>			



**PLANNING**

Item	Proposed	Approved	Notes
1. Use of premises (office, retail, etc.)	Y	Y	
2. Use of premises (residential)	Y	Y	
3. Use of premises (public entertainment)	N	N	
4. Use of premises (storage)	Y	Y	
5. Use of premises (other)	Y	Y	
6. Use of premises (other)	Y	Y	
7. Use of premises (other)	Y	Y	
8. Use of premises (other)	Y	Y	
9. Use of premises (other)	Y	Y	
10. Use of premises (other)	Y	Y	
11. Use of premises (other)	Y	Y	
12. Use of premises (other)	Y	Y	
13. Use of premises (other)	Y	Y	
14. Use of premises (other)	Y	Y	
15. Use of premises (other)	Y	Y	
16. Use of premises (other)	Y	Y	
17. Use of premises (other)	Y	Y	
18. Use of premises (other)	Y	Y	
19. Use of premises (other)	Y	Y	
20. Use of premises (other)	Y	Y	
21. Use of premises (other)	Y	Y	
22. Use of premises (other)	Y	Y	
23. Use of premises (other)	Y	Y	
24. Use of premises (other)	Y	Y	
25. Use of premises (other)	Y	Y	
26. Use of premises (other)	Y	Y	
27. Use of premises (other)	Y	Y	
28. Use of premises (other)	Y	Y	
29. Use of premises (other)	Y	Y	
30. Use of premises (other)	Y	Y	

Canlay Estates Ltd  
 Mixed Use Development  
 Collins Street  
 Oxford OX4 1XL  
 Proposed Ground Floor Plan

Scale: 1 : 100 @ A1 Date: 05/11/13 Issue: IS

**PAUL BROOKES ARCHITECTS**  
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 E pb@paulbrookes.co.uk

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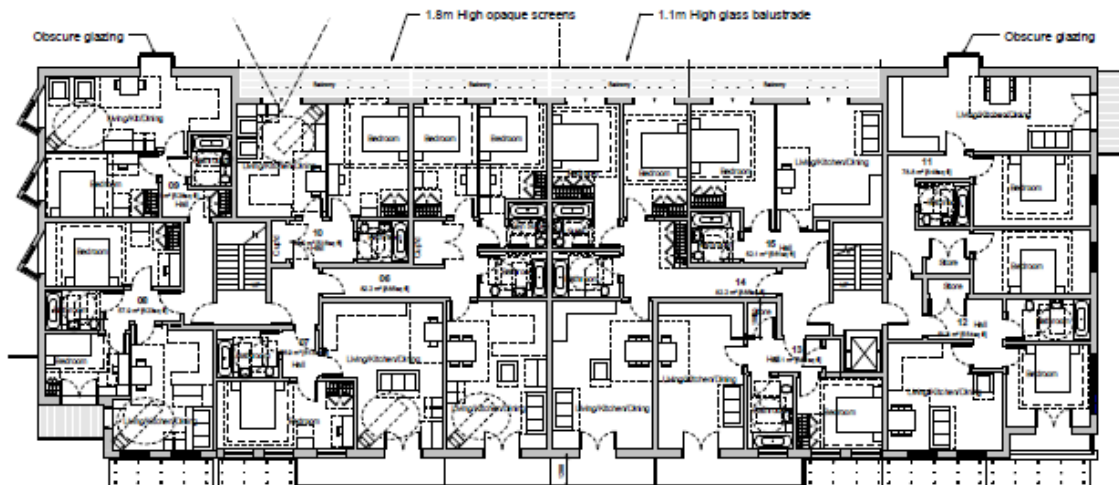
① Ground Floor  
 1 : 100

Ground floor plan showing office and flats



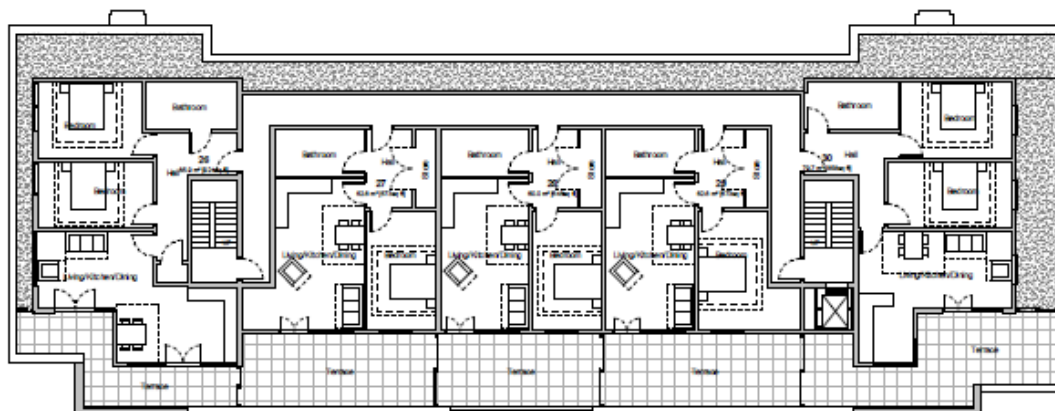
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1 First & Second Floor  
 1 : 100

45



2 Third Floor  
 1 : 100

PLANNING

Item	Area (sqm)	Use Class	Permitted	Notes
1. Residential ( flats )	10,000	B1	Yes	
2. Commercial ( offices )	10,000	B1	Yes	
3. Public House ( pubs )	10,000	B1	Yes	
4. Retail ( shops )	10,000	B1	Yes	
5. Restaurant ( restaurants )	10,000	B1	Yes	
6. Hotel	10,000	B1	Yes	
7. Office ( offices )	10,000	B1	Yes	
8. Public House ( pubs )	10,000	B1	Yes	
9. Retail ( shops )	10,000	B1	Yes	
10. Restaurant ( restaurants )	10,000	B1	Yes	
11. Hotel	10,000	B1	Yes	
12. Office ( offices )	10,000	B1	Yes	
13. Public House ( pubs )	10,000	B1	Yes	
14. Retail ( shops )	10,000	B1	Yes	
15. Restaurant ( restaurants )	10,000	B1	Yes	
16. Hotel	10,000	B1	Yes	
17. Office ( offices )	10,000	B1	Yes	
18. Public House ( pubs )	10,000	B1	Yes	
19. Retail ( shops )	10,000	B1	Yes	
20. Restaurant ( restaurants )	10,000	B1	Yes	
21. Hotel	10,000	B1	Yes	
22. Office ( offices )	10,000	B1	Yes	
23. Public House ( pubs )	10,000	B1	Yes	
24. Retail ( shops )	10,000	B1	Yes	
25. Restaurant ( restaurants )	10,000	B1	Yes	
26. Hotel	10,000	B1	Yes	
27. Office ( offices )	10,000	B1	Yes	
28. Public House ( pubs )	10,000	B1	Yes	
29. Retail ( shops )	10,000	B1	Yes	
30. Restaurant ( restaurants )	10,000	B1	Yes	
31. Hotel	10,000	B1	Yes	
32. Office ( offices )	10,000	B1	Yes	
33. Public House ( pubs )	10,000	B1	Yes	
34. Retail ( shops )	10,000	B1	Yes	
35. Restaurant ( restaurants )	10,000	B1	Yes	
36. Hotel	10,000	B1	Yes	
37. Office ( offices )	10,000	B1	Yes	
38. Public House ( pubs )	10,000	B1	Yes	
39. Retail ( shops )	10,000	B1	Yes	
40. Restaurant ( restaurants )	10,000	B1	Yes	
41. Hotel	10,000	B1	Yes	
42. Office ( offices )	10,000	B1	Yes	
43. Public House ( pubs )	10,000	B1	Yes	
44. Retail ( shops )	10,000	B1	Yes	
45. Restaurant ( restaurants )	10,000	B1	Yes	
46. Hotel	10,000	B1	Yes	
47. Office ( offices )	10,000	B1	Yes	
48. Public House ( pubs )	10,000	B1	Yes	
49. Retail ( shops )	10,000	B1	Yes	
50. Restaurant ( restaurants )	10,000	B1	Yes	
51. Hotel	10,000	B1	Yes	
52. Office ( offices )	10,000	B1	Yes	
53. Public House ( pubs )	10,000	B1	Yes	
54. Retail ( shops )	10,000	B1	Yes	
55. Restaurant ( restaurants )	10,000	B1	Yes	
56. Hotel	10,000	B1	Yes	
57. Office ( offices )	10,000	B1	Yes	
58. Public House ( pubs )	10,000	B1	Yes	
59. Retail ( shops )	10,000	B1	Yes	
60. Restaurant ( restaurants )	10,000	B1	Yes	
61. Hotel	10,000	B1	Yes	
62. Office ( offices )	10,000	B1	Yes	
63. Public House ( pubs )	10,000	B1	Yes	
64. Retail ( shops )	10,000	B1	Yes	
65. Restaurant ( restaurants )	10,000	B1	Yes	
66. Hotel	10,000	B1	Yes	
67. Office ( offices )	10,000	B1	Yes	
68. Public House ( pubs )	10,000	B1	Yes	
69. Retail ( shops )	10,000	B1	Yes	
70. Restaurant ( restaurants )	10,000	B1	Yes	
71. Hotel	10,000	B1	Yes	
72. Office ( offices )	10,000	B1	Yes	
73. Public House ( pubs )	10,000	B1	Yes	
74. Retail ( shops )	10,000	B1	Yes	
75. Restaurant ( restaurants )	10,000	B1	Yes	
76. Hotel	10,000	B1	Yes	
77. Office ( offices )	10,000	B1	Yes	
78. Public House ( pubs )	10,000	B1	Yes	
79. Retail ( shops )	10,000	B1	Yes	
80. Restaurant ( restaurants )	10,000	B1	Yes	
81. Hotel	10,000	B1	Yes	
82. Office ( offices )	10,000	B1	Yes	
83. Public House ( pubs )	10,000	B1	Yes	
84. Retail ( shops )	10,000	B1	Yes	
85. Restaurant ( restaurants )	10,000	B1	Yes	
86. Hotel	10,000	B1	Yes	
87. Office ( offices )	10,000	B1	Yes	
88. Public House ( pubs )	10,000	B1	Yes	
89. Retail ( shops )	10,000	B1	Yes	
90. Restaurant ( restaurants )	10,000	B1	Yes	
91. Hotel	10,000	B1	Yes	
92. Office ( offices )	10,000	B1	Yes	
93. Public House ( pubs )	10,000	B1	Yes	
94. Retail ( shops )	10,000	B1	Yes	
95. Restaurant ( restaurants )	10,000	B1	Yes	
96. Hotel	10,000	B1	Yes	
97. Office ( offices )	10,000	B1	Yes	
98. Public House ( pubs )	10,000	B1	Yes	
99. Retail ( shops )	10,000	B1	Yes	
100. Restaurant ( restaurants )	10,000	B1	Yes	

Canlay Estates Ltd

Mixed Use Development  
 Collins Street  
 Oxford OX4 1XL

Proposed First to Third Floor

Scale: 1 : 100 @ A1 Date: 09/11/13 Plan: 1/5 Sheet: 1/1

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First, Second & third floors

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