

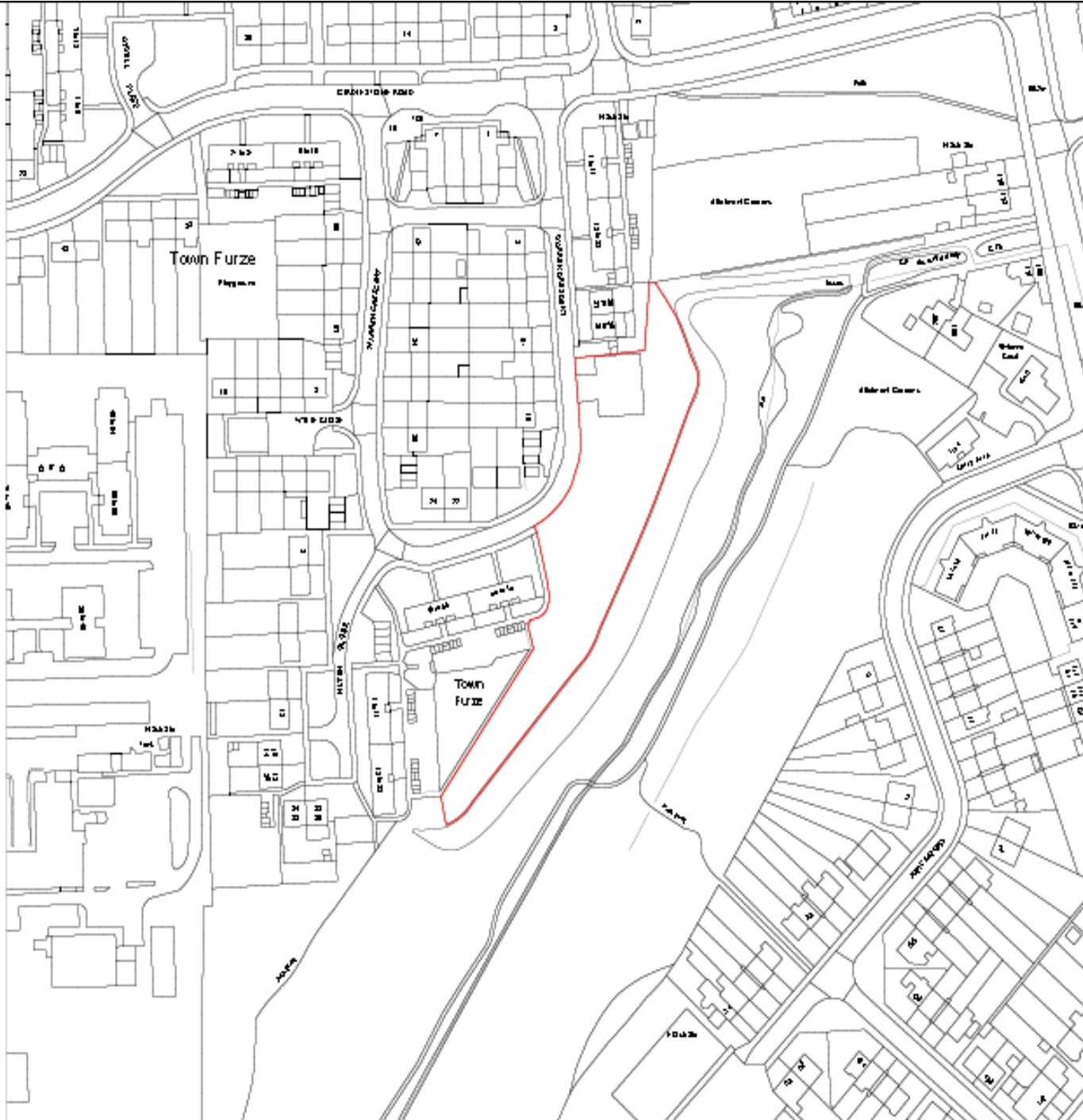
Welcome to the East Area Planning Committee

- This planning committee meeting is held in public, but it is not a public meeting.
- There will be 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.

www.oxford.gov.uk



Agenda Item 3



NOT TO SCALE
 DATE: 10/10/2018
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 18/0101
 SHEET NO: 01 OF 02

1:1



Date	By	Check
10/10/2018	J. Harris	J. Harris
10/10/2018	J. Harris	J. Harris
10/10/2018	J. Harris	J. Harris



PLANNING PERMISSION

GLENN HOWELLS ARCHITECTS
 27, London St, Brighton, BN 1
 +44 (0) 1273 817900
 info@glennhowells.co.uk

Project
 New Council Office
Client
 City Council

Drawing Title
 Site Plan
Number
 18/0101

Date	Scale	Created
10/10/2018	1:1	J. Harris
10/10/2018	1:1	J. Harris



5

View of site looking southwards along Warren Crescent



9

View of site looking south down Warren Crescent



View of site looking northwards along Warren Crescent



View of site looking northwards along Warren Crescent



View of southern end of site behind the flats on Warren Crescent and Heath Close



10

View of southern end of site behind the flats on Warren Crescent and Heath Close



View from within the site looking north towards the former garage block



12

View looking northwards, the belt of trees that form the edge of the SSSI to the right



13

View of looking south from within the site at the on Warren Crescent



View of informal car park on site of former garage block



15

View of Town Furze Allotments



16

View of northern tip of site where proposed allotment access is to be located






17

View of footpath that leads from site to the allotments and SSSI

NOTES:
DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

KEY
3b Sp (2 Storey) = 10 No. Units

-  Proposed tree
-  Tree to be removed
-  Shrub planting to be removed



Date	Rev	By	Details
15.02.13	00	JS	Drawing issued
07.03.13	01	JS	Issued for information
08.03.13	02	JS	Issued for information
27.03.13	03	SS	Street trees omitted and avenue indicated
04.04.13	04	LB	Issued for information
14.05.13	05	JS	Planning issue
07.08.13	06	JS	Footpath amended
22.08.13	07	JS	Allotment parking added
27.08.14	08	AD	Allotment access road widened, units repositioned
05.09.14	09	AD	Planning issue
18.11.14	10	JS	Plot 2 garden reduced to allow for tractor turning head



PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
321 Broadfield St, Birmingham, B5 6ET
Tel: 0121 698 7840 F: 0121 698 7841
mail@glennhowells.co.uk

Project
Warren Crescent
Oxford

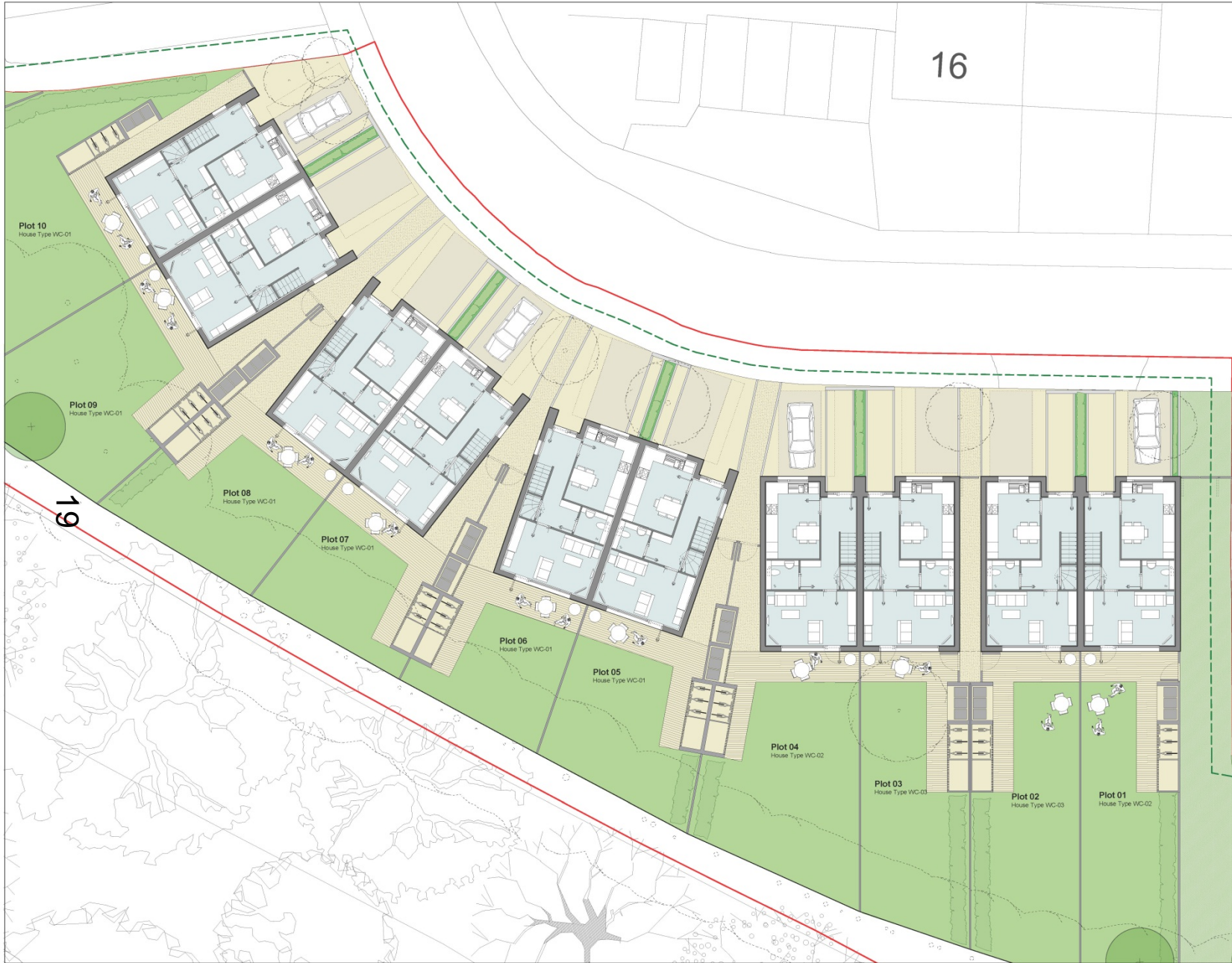
Client
Oxford City Council

Drawing Title
Site Plan
As Proposed

Date	Scale	Checked
02.01.13	1:250@A1 1:500@A3	SS

Project Ref.	Drawing No.	Revision
1952	AL-WC-010	10





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KEY
 3b 5p (2 Storey) = 10 No. Units

- Proposed tree
- Tree to be removed
- Shrub planting to be removed
- Proposed shrub planting
- Car Park Space and resin bound gravel
- Block Paving - herringbone pattern
- Decking
- Boundary Fence
- Bin store, Cycle Store and Shed
- New position of public footpath



Date	Rev	By	Details
15.02.13	00	JB	Drawing issued
07.03.13	01	JB	Issued for Information
08.03.13	02	JB	Issued for Information
04.04.13	03	LB	Issued for Information
14.05.13	04	JB	Planning issue



PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
 321 Bradford St, Birmingham, B5 6ET
 Tel: 0121 666 7640 F: 0121 666 7641
 mail@glennhowells.co.uk

Project
 Warren Crescent
 Oxford
 Client
 Oxford City Council

Drawing Title
 Ground Floor Plan
 As Proposed

Date	Scale	Checked
02.01.13	1:100@A1 1:200@A3	SS
Project Ref.	Drawing No.	Revision
1192	AL-WC-100	04



16

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NOTES:
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CONTRACTORS TO VERIFY ARCHITECTS OF SITE UTILITIES.
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KEY
As per CD Survey - 10 Mm Units

- Proposed Tree
- Tree to be removed
- Block parking to be removed
- Proposed block parking
- Permitted Block Parking (Long-term permit)
- Driveway
- Boundary Fence
- 6m Area, Cycle Store and Shed
- New location of public sewage



Date	By	Revised
18.02.13	GH	Drawings Issued
18.02.13	GH	Revised for Information
18.02.13	GH	Revised for Information
18.02.13	GH	Revised for Information
17.08.13	GH	Added 10m area with boundary
17.08.13	GH	Area reworked
17.08.13	GH	Permitted parking area



PLANNING ISSUE

GLENN HOWELLS ARCHITECTS
 221 Seaford Rd, Seaford, Sussex BN27 7LJ
 Tel: 01323 886780 Fax: 01323 886781
 www.gleNNhowells.co.uk

Project: [Blank]
 Vision Concept:
 Date:
 Client:
 Detail City Council

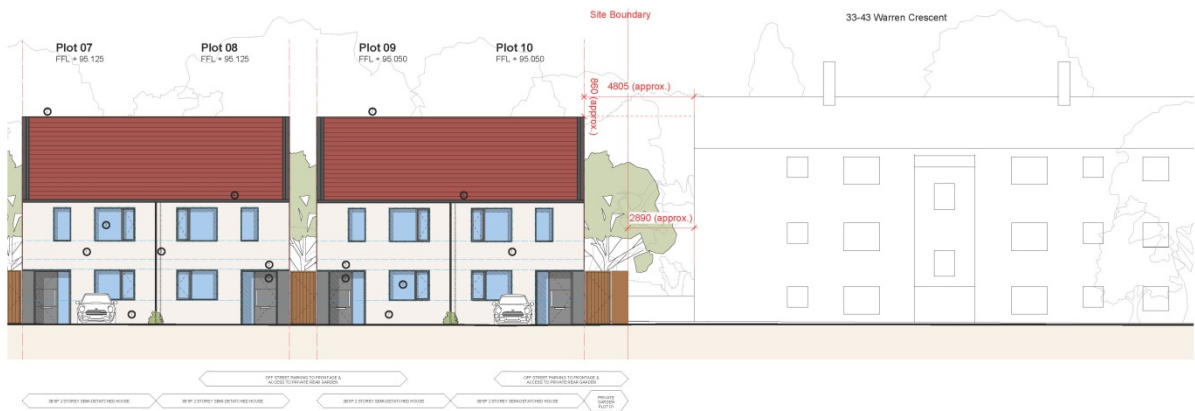
Drawing Title		
Ground Floor Plan - No Proposals		
Date	Scale	Checked
18.01.13	1:100@A1 1:200@A0	GH
Project Ref	Drawing No	Revision
002	AL/NC/100	00



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



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



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

NOTES
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- Material Key
- 1 Walls
Through-colour render (white)
 - 2 Roof
Plain roof tiles. Marley Elmerit Red Mixed Birnla Clay Tile or similar
Indicative position of integrated PV panels
 - 3 Windows
Through-colour UPVC grey double-glazed windows. Decacornik or similar with aluminium lines to window reveal. 20mm deep PVC aluminium frame to brick reveal
 - 4 Doors
Safford Lipe aluminium door or similar with glazed side panel
To achieve PAS 24 rating and meet Secured by Design criteria
 - 5 Door surround and recess
PVC aluminium in grey colour to match window surrounds. Integrated gas meter cover
 - 6 Rainwater goods
PVC aluminium to match windows
 - 7 Driveways and paths
Herringbone pattern block paving with Conservator sets to edges with resin bound gravel to parking bays
 - 8 Fencing
Treated Softwood Featheredge Fence Panel with treated softwood posts

Date	Rev	By	Details
15.02.13	00	JS	Drawing issued
07.03.13	01	JS	Issued for information
08.03.13	02	JS	Issued for information
08.04.13	03	LB	Issued for information
14.05.13	04	JS	Planning issue



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GLENN HOWELLS ARCHITECTS
321 Bradford St, Birmingham, B5 6ET
Tel: 0121 666 7640 F: 0121 666 7641
mail@glennhowells.co.uk

Project
Warren Crescent
Oxford
Client
Oxford City Council

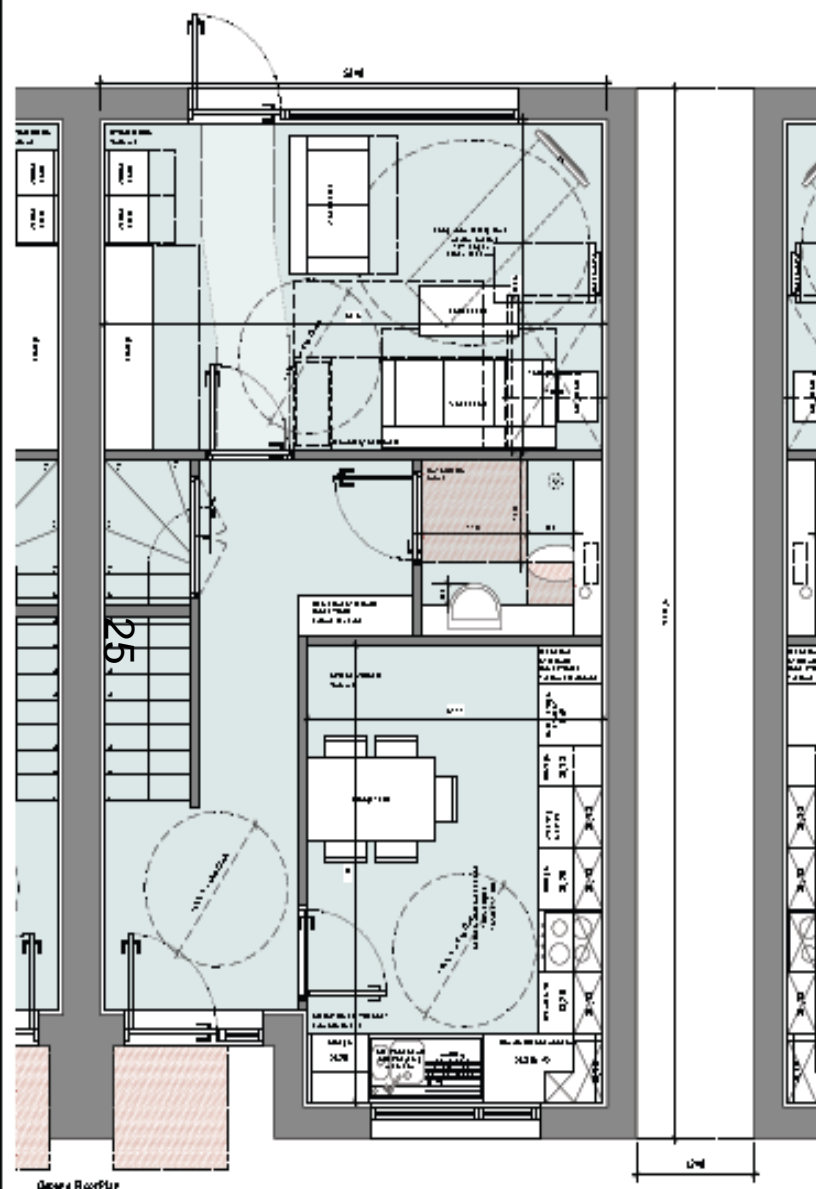
Drawing Title
Elevation AA
As Proposed

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15.02.13	1:100@A1 1:200@A3	SS
Project Ref	Drawing No.	Revision
1952	A-LWC-210	04

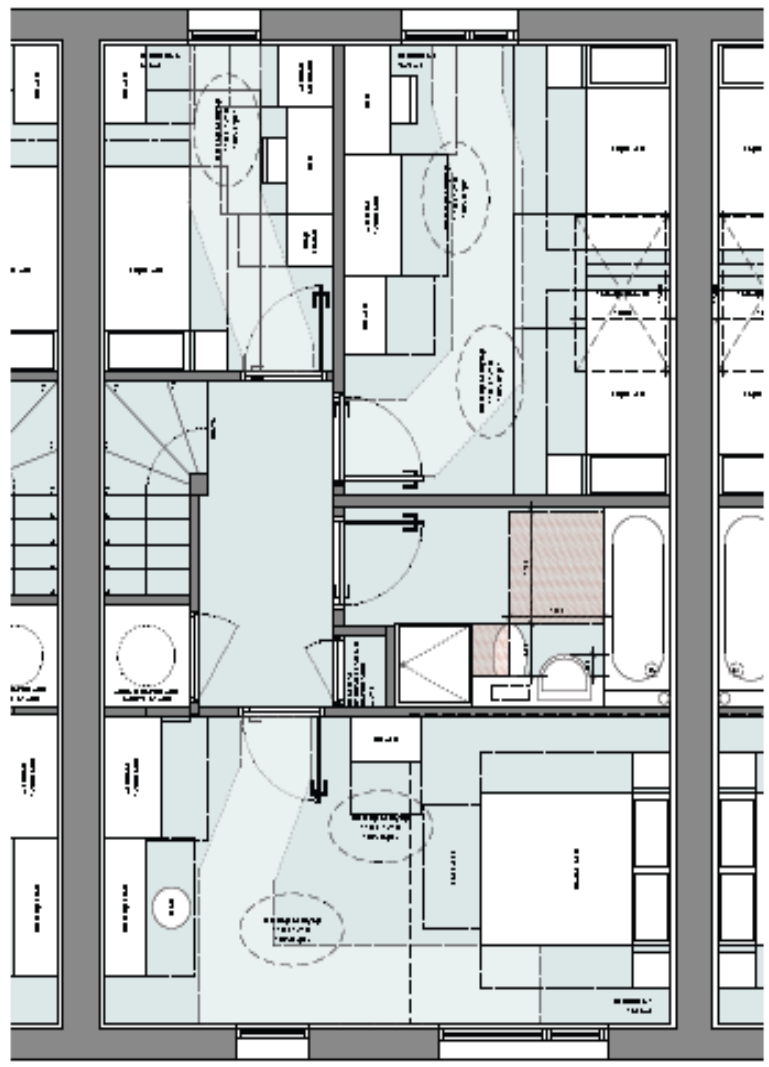




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Ground Floor



1st Floor

1/8th Men Creek
 House Type WC-03
 3-Bed (2+1) 100sqm
 HQ19 8m 2

Date	Rev	By	Check
10/10/11	01	JD	JD

10/10/11

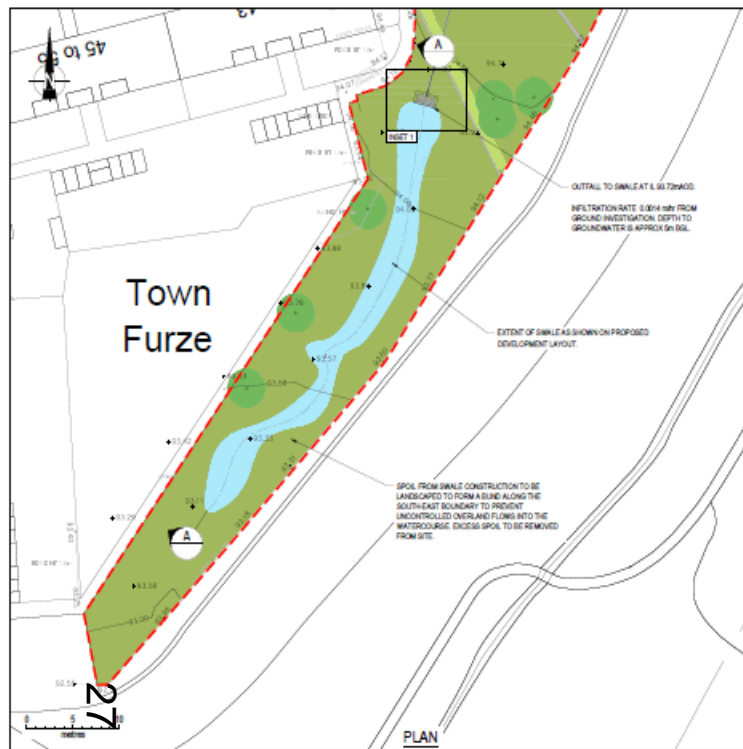
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GLENN HOWELLS ARCHITECTS
 27-30 Colindale Avenue, London NW9 1NS
 Tel: 020 8877 0000 Fax: 020 8877 0001
 www.gleNNhowells.com

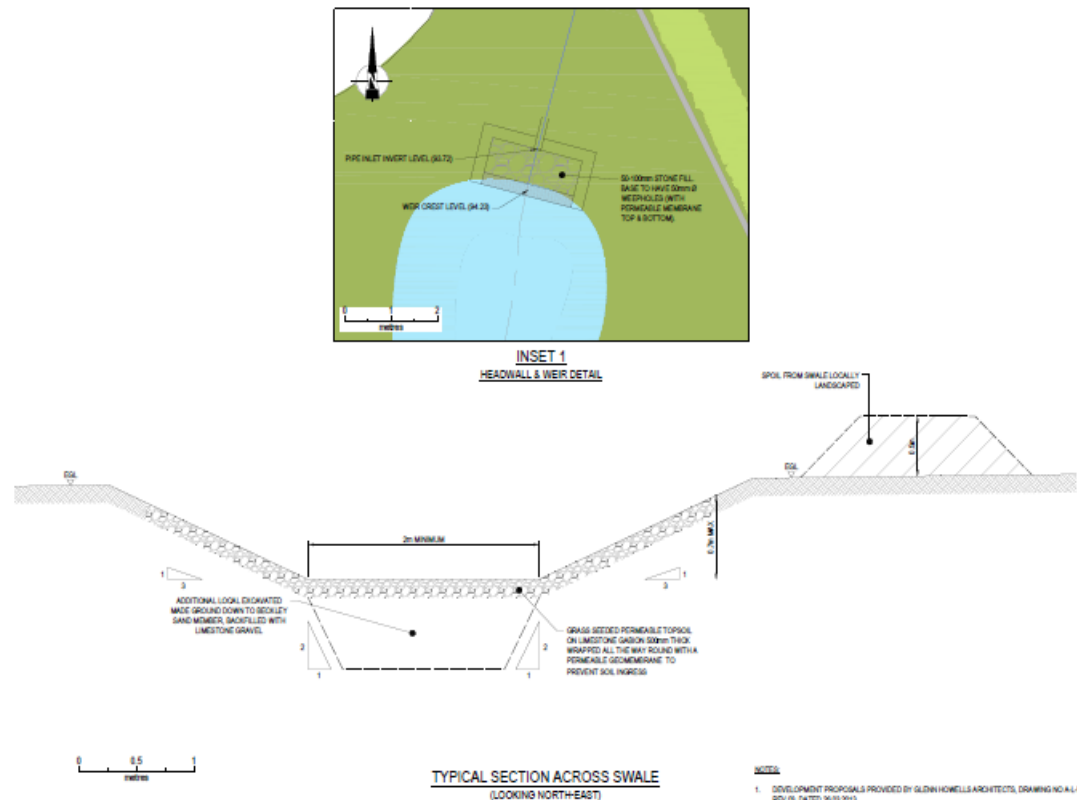
Project:
 1/8th Men Creek
 Client:
 1/8th Men Creek

Drawing No:
 HQ19 8m 2

Date	Scale	Checked
10/10/11	1:100	JD

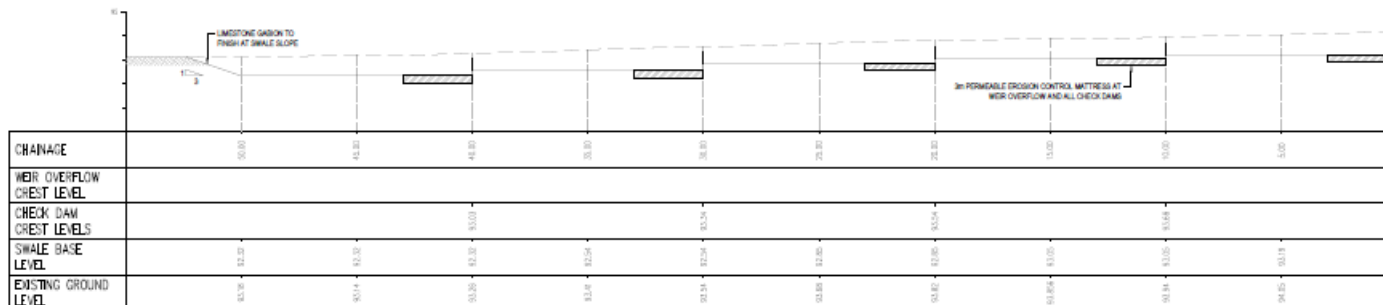


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NOTES

- DEVELOPMENT PROPOSALS PROVIDED BY GLENN HOWELLS ARCHITECTS, DRAWING NO A4-10000 REV 04, DATED 26/03/2015.
- TOPOGRAPHIC SURVEY PROVIDED BY MK SURVEYS, DRAWING NO 1069, DATED APRIL 2015.
- SEE PFA DRAWING 27920/005/003 FOR PROPOSED OUTLINE SURFACE WATER DRAINAGE STRATEGY.
- PROPOSED SURFACE WATER DRAINAGE SUPPORTED BY MICRODRAINAGE CALCULATIONS PROVIDED WITH FLOOD RISK ASSESSMENT APRIL 2015.
- LEVELS GIVEN ARE INDICATIVE BASED UPON TOPOGRAPHIC SURVEY LEVELS PROVIDED. FINAL LEVELS TO BE DETERMINED ON SITE CONDITIONS BUT HYDRAULICALLY AHEAD TO FOLLOW CONCEPT OF LEVELS PROVIDED.



SECTION A-A
CHECK DAM SWALE

Mark	Revision	Drawn	Date	Check

INCLUDES NOTE: Check dam from this drawing. If in doubt, see UTILITIES NOTE: The position of any existing pipes, or cables, services, utility services, plant or equipment shown on this drawing is believed to be correct, but no liability is accepted by the contractor. Other such plant or equipment may also be present but not shown. The Contractor is advised to undertake his own investigation where the presence of any existing services, cables, pipes or equipment may affect the operations.

FLOOD RISK ASSESSMENT

OCC AFFORDABLE HOUSING
WARREN CRESCENT, HEADINGTON, OXFORD

PLAN OF SWALE & SECTIONS

Client:

Date of Issue: 06/12/2015 File:

Scale: SEE SCALE BAR Checked by: AGP

Drawing Number: 27920/005/005 Revision: -

Office: Peter Brett Associates LLP
14000
Tel: 01235 850121

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