

# West Area Planning Committee Presentation

**18/00021/VAR – Balliol College  
Master’s Field**

**Jowett Walk & St Cross Road**

[www.oxford.gov.uk](http://www.oxford.gov.uk)





1503-PL-V-VIEW-01. View north of proposals from St Cross Road. Approved Application (16/03056/FUL)



1503-PL-V-VIEW-01 REV A. View north of proposals from St Cross Road. - Variation Application Proposal (18/00021/VAR)



1503-PL-V-VIEW-08. View south west of Block A looking onto undergraduate quad - Variation Application Proposal (18/00021/VAR)



# Front Elevations of Block A2 & A3 and B1, Jowett Walk as amended

BUILDINGS A AND B1 - PROPOSED SOUTH ELEVATION





# Front elevation of Blocks B1 & B2 on St Cross Rd as amended



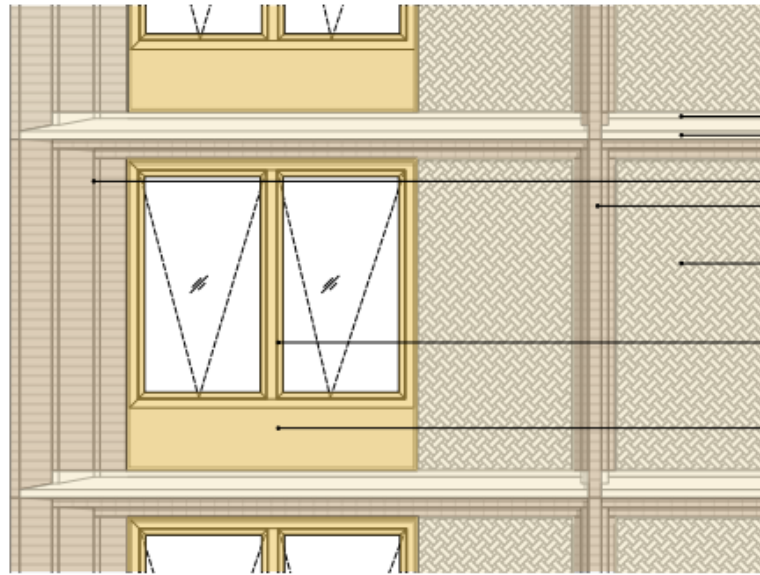




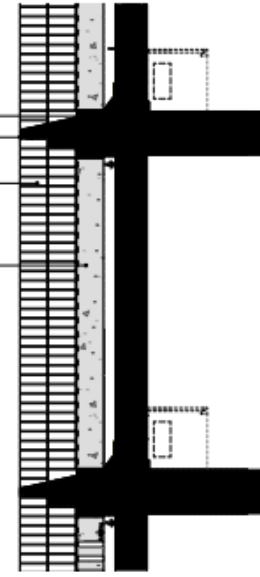
Front elevation of Blocks D1, D3 & D3 from St Cross Rd as amended



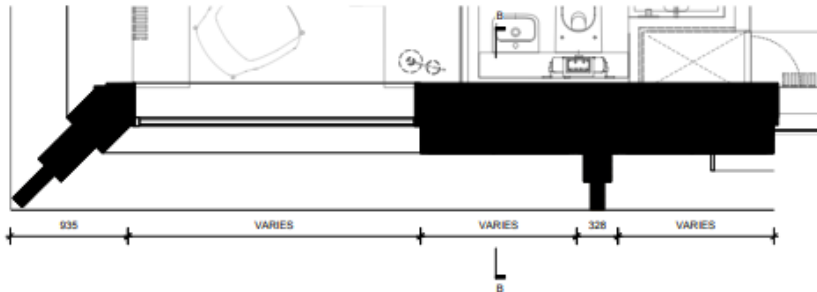
# Detailing of the amended windows and panels



02 PARTIAL ELEVATION  
1:50 W/A1



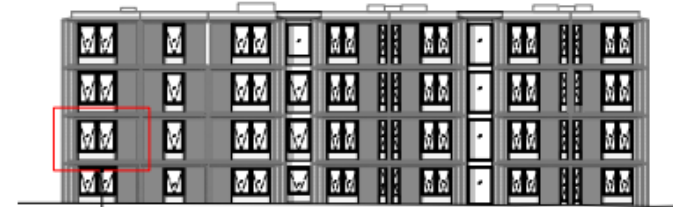
03 PARTIAL SECTION BB  
1:50 W/A1



01 PARTIAL PLAN  
1:50 W/A1

## MATERIAL KEY

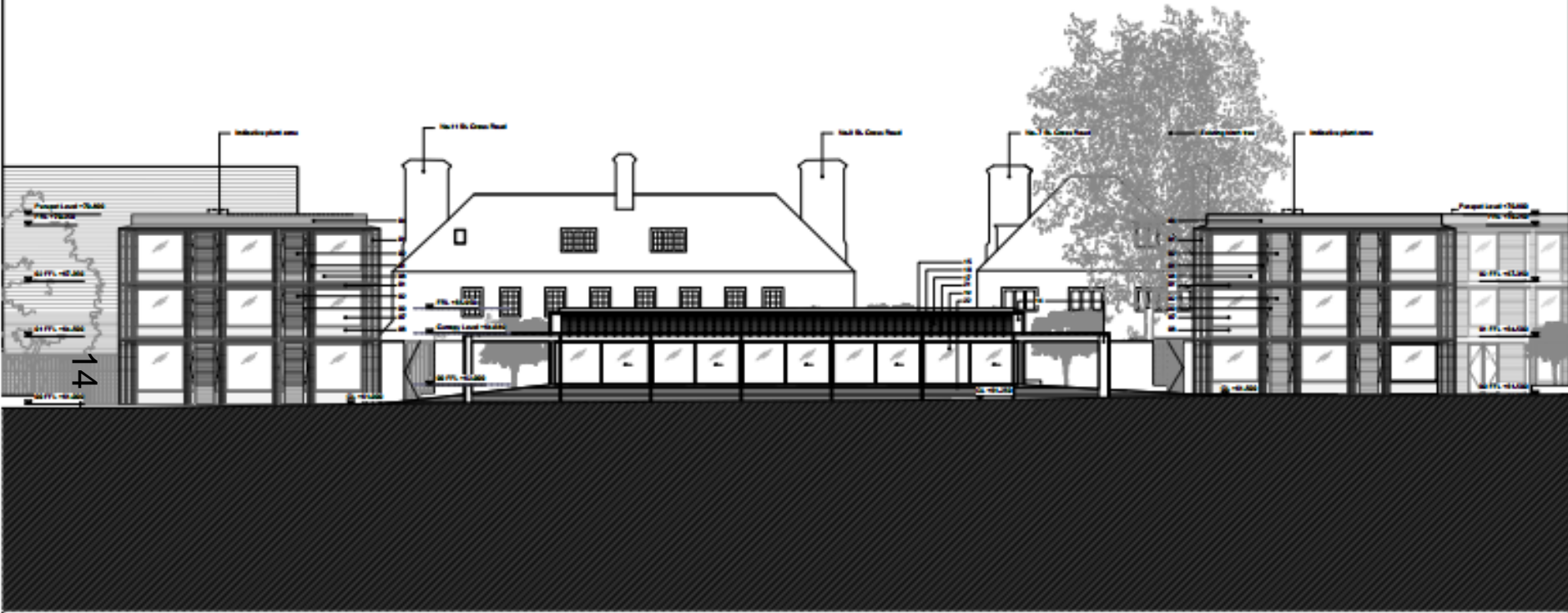
1. Precast concrete cill.
2. Buff brick faced precast concrete panel
3. Corbelled buff brick faced precast concrete lintel/ pier
4. Prefabricated precast concrete panel with surface relief pattern.
- 5 Gold/ bronze PPC aluminium double glazed doors/ windows/ spandrel panel



REFER TO PARTIAL ELEVATION

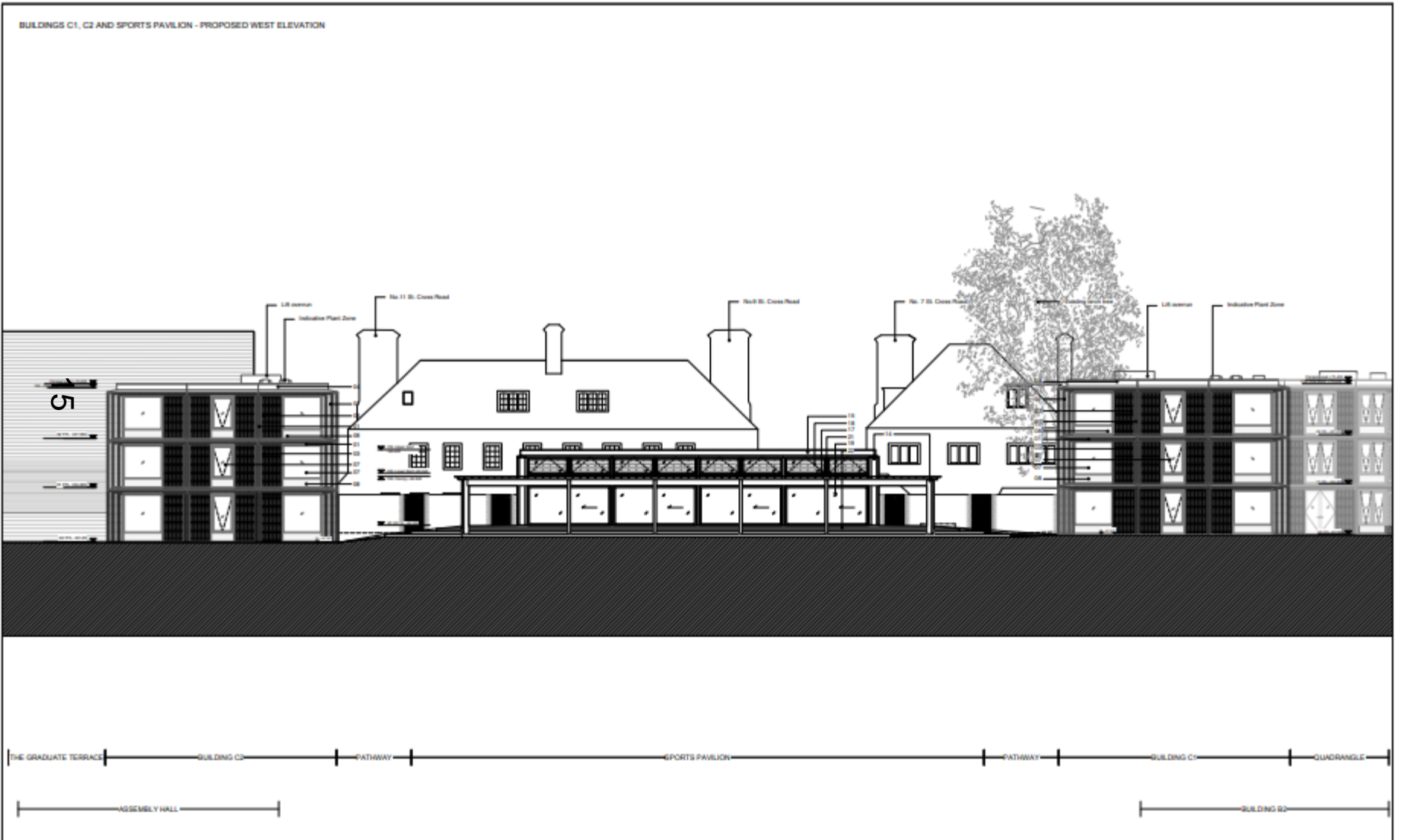
BLOCK A - SOUTH ELEVATION (REFER TO DRAWING 1503-PL-001)

# Elevations of Blocks C1 & C2 and Pavilion within Master's field as approved

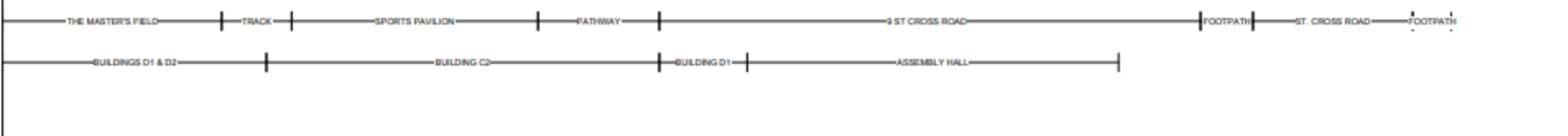


Key		Revision	Date	Description	Notes	Starr McLaughlin Architects		
	<ul style="list-style-type: none"> <li>■ Building Footprint</li> <li>■ Building Footprint with Porch</li> <li>■ Building Footprint with Screened Porch</li> <li>■ Building Footprint with Deck</li> <li>■ Building Footprint with Terrace</li> <li>■ Building Footprint with Balcony</li> <li>■ Building Footprint with Staircase</li> <li>■ Building Footprint with Ramp</li> <li>■ Building Footprint with Elevator</li> <li>■ Building Footprint with Lift</li> <li>■ Building Footprint with Accessible Path</li> <li>■ Building Footprint with Accessible Ramp</li> <li>■ Building Footprint with Accessible Staircase</li> <li>■ Building Footprint with Accessible Elevator</li> <li>■ Building Footprint with Accessible Lift</li> <li>■ Building Footprint with Accessible Pathway</li> <li>■ Building Footprint with Accessible Rampway</li> <li>■ Building Footprint with Accessible Stairway</li> <li>■ Building Footprint with Accessible Elevatorway</li> <li>■ Building Footprint with Accessible Liftway</li> <li>■ Building Footprint with Accessible Pathway</li> <li>■ Building Footprint with Accessible Rampway</li> <li>■ Building Footprint with Accessible Stairway</li> <li>■ Building Footprint with Accessible Elevatorway</li> <li>■ Building Footprint with Accessible Liftway</li> </ul>	1	04/11/2016	Issued for Planning	<ul style="list-style-type: none"> <li>— Proposed</li> </ul>	<p>Starr McLaughlin Architects</p> <p>1000 - Butler College, Newcastle Butler College, QLD AUSTRALIA</p> <p>Phone: +61 (0) 7 553 1111 Fax: +61 (0) 7 553 1111 Email: info@starrmclaughlin.com.au www.starrmclaughlin.com.au</p>		
	<p>STATUS: PLANNING</p>							

# Elevations of Blocks C1 & C2 and Pavilion within Master's field as amended

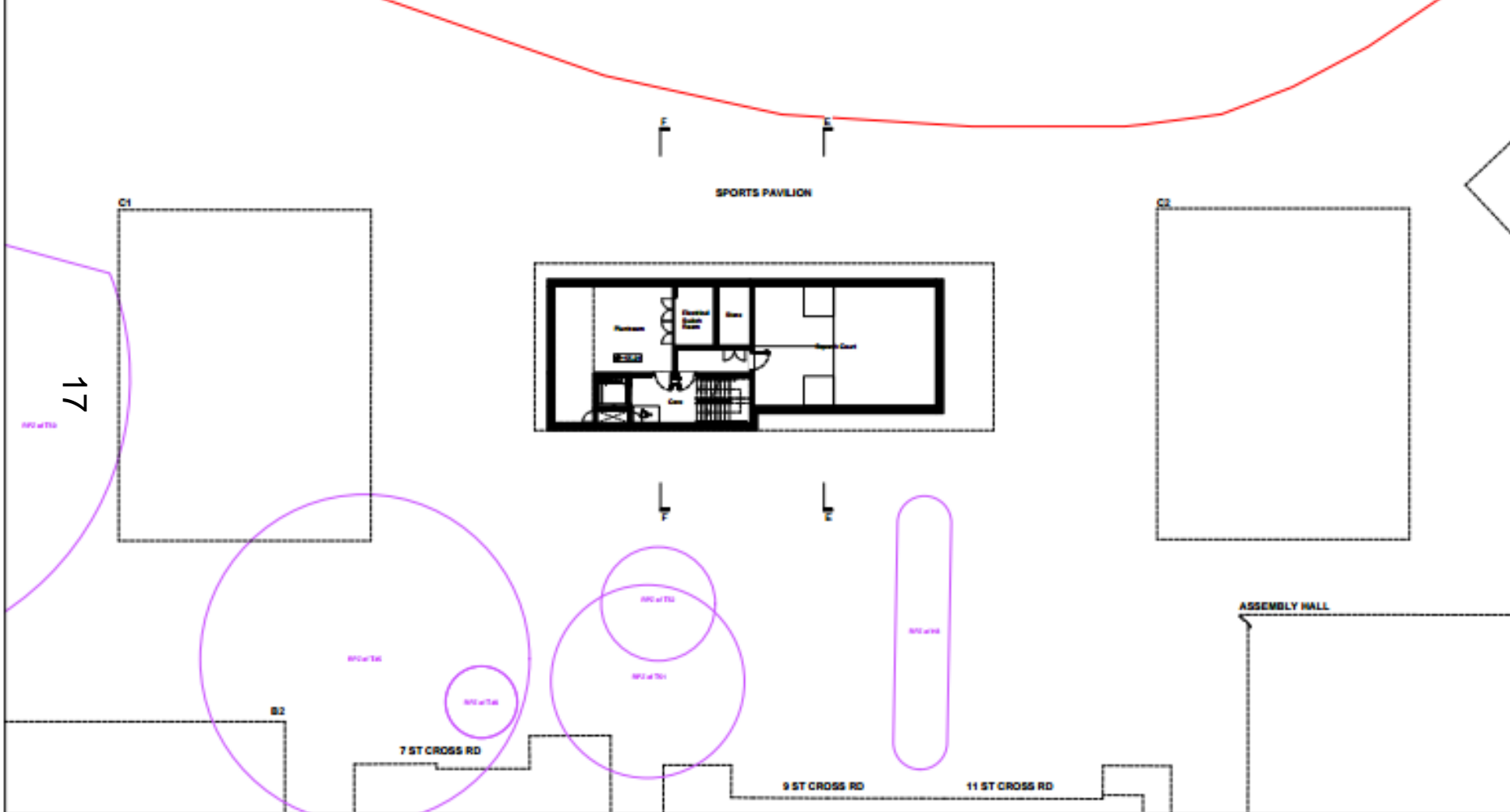


# Section through the Sports pavilion as amended



Key	Revision	Date	Description	Notes	Niall McLaughlin
	-	24.11.2016	Issued for Planning	Please note that some of the existing buildings are yet to be fully surveyed. This relates to foundations and floor levels.  Site boundary	JOB: 1503 - Ballis College, Masteylan CLIENT: Ballis College, Galway SCALE: 1:100 @ A1, 1:200 @ A3 DATE FIRST ISSUED: 24.11.2016 DRAWING: Sports Pavilion - Proposed Section FF REFERENCE: 1503-PL-024 REVISION: B STATUS: PLANNING
	A	14.12.2017	Issued for Planning		
	B	07.02.2018	Issued for Planning		
					

# Sports Pavilion - Basement level as approved

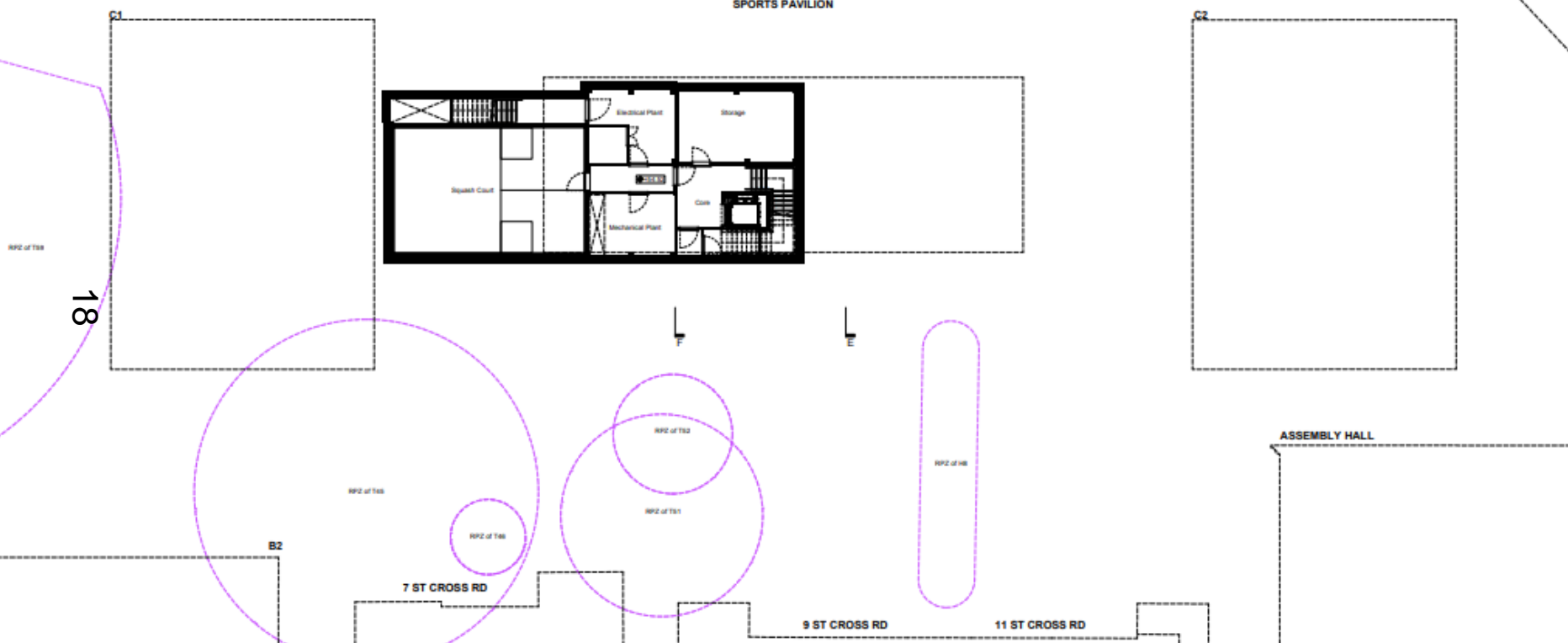


Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	1	24.11.2018	Issued for Planning	<p>Red outline: Site boundary</p> <p>Purple outline: Sports Pavilion, Lobby, Gymnasium, etc.</p> <p>0 1 2 5 10</p> <p>North Arrow</p>	<p><b>Job:</b> NMA - Ballis College, Keshigoon</p> <p><b>Client:</b> Ballis College, Omeath</p> <p><b>Scale:</b> 1:500 (Site Plan), 1:100 (B1/B2)</p> <p><b>Date:</b> 24.11.18</p> <p><b>Designer:</b> Niall McLaughlin</p> <p><b>Project:</b> Sports Pavilion - Proposed Basement Level B1 Plan</p> <p><b>Drawn:</b> Niall McLaughlin</p> <p><b>Checked:</b> Niall McLaughlin</p> <p><b>Scale:</b> PLANNING</p>	<p><b>Project Name:</b> Ballis College High School Extension (B1/B2)</p> <p><b>Tel:</b> 08 24284400</p> <p><b>Fax:</b> 08 24284401</p> <p><b>Email:</b> info@niallmcLaughlin.com</p> <p><b>Web:</b> www.niallmcLaughlin.com</p>	

# Sports Pavilion - Basement as amended

SPORTS PAVILION

ASSEMBLY HALL

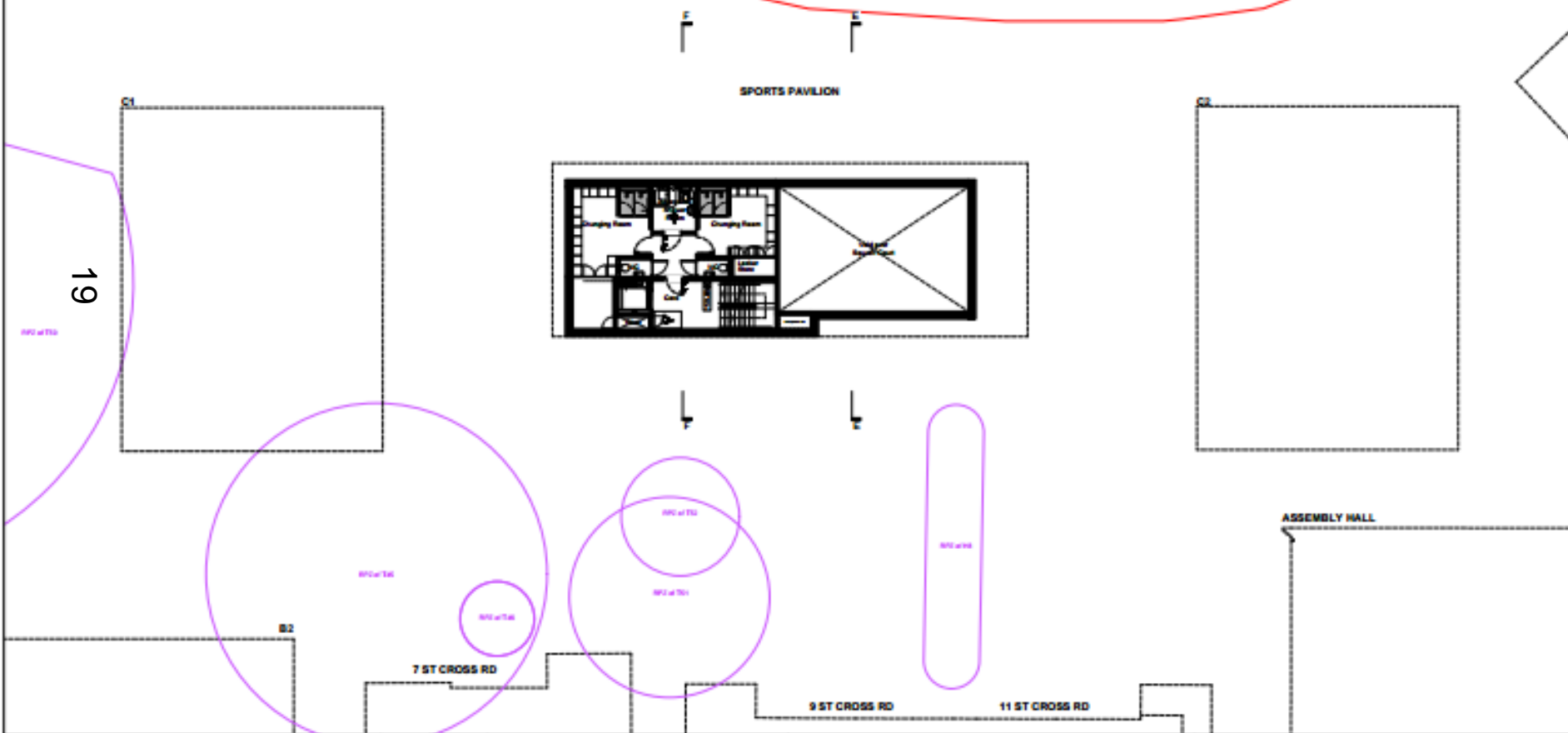


Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	-	24.11.2016	Issued for Planning	Site Boundary Road Protection Zone - Existing Trees to be Retained	1003 - Babd College, Masterton Niall McLaughlin Architects 1/100 St. Asg, 1/200 St. Asg 24.11.16 Sports Pavilion - Proposed Basement Level B1 Plan 1003-PL-100 A PLANNING	Bedford House 129-130 Camden High Street London N1W 7JH T: +44 (0) 20 7485 8170 F: +44 (0) 20 7485 8171 E: info@niallmclaughlin.com W: www.niallmclaughlin.com	
	A	14.12.2017	Issued for Planning				



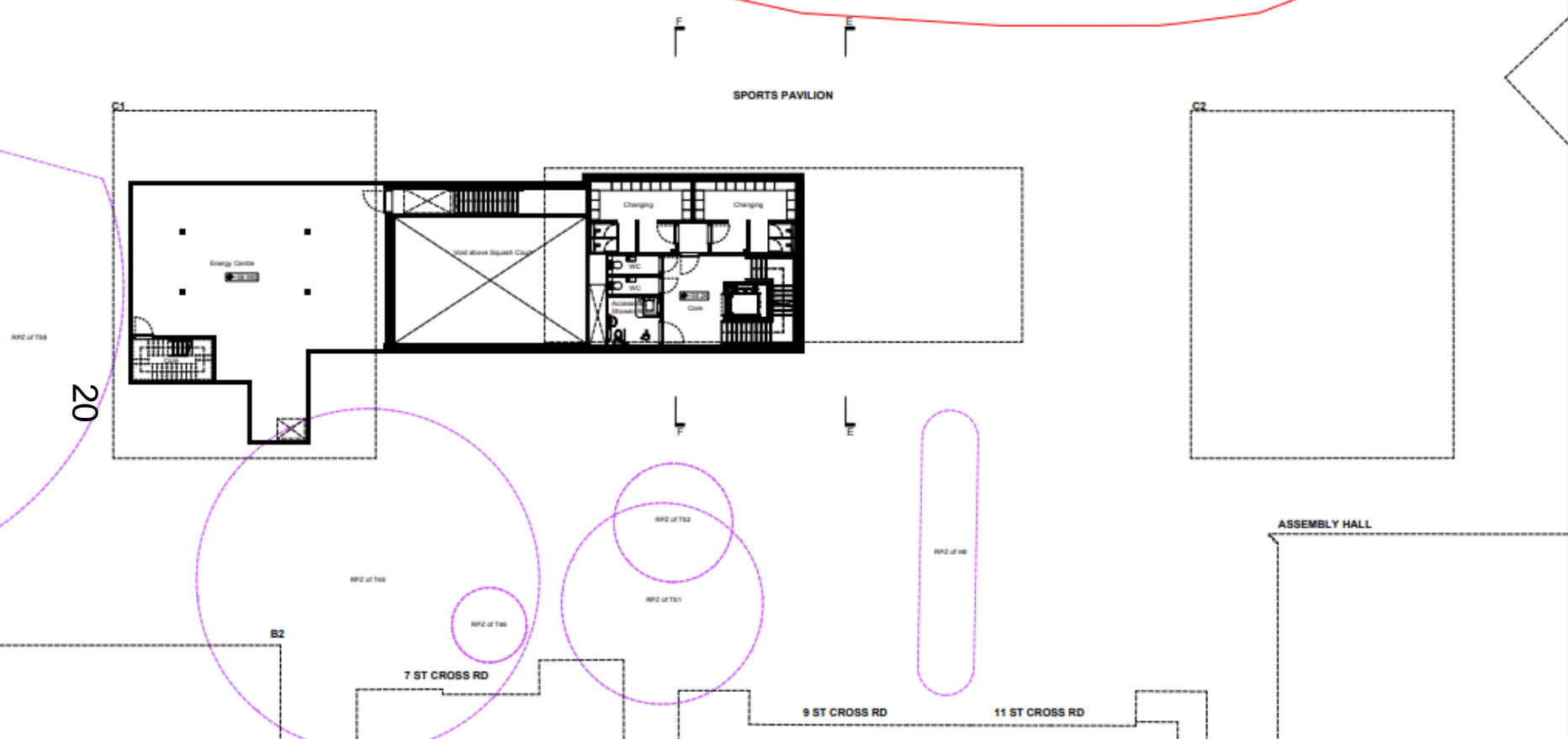


# Sports Pavilion: Mezzanine level as approved



Key	Revision	Date	Description	Notes	Niall McLaughlin Architects	
	1	24.11.2016	Issued for Planning	<p>--- Mezzanine</p>	<p>Client: Dublin College, Navan                  Dublin College, Dublin</p> <p>Scale: 1/50 @ A1, 1/100 @ A0</p> <p>DATE PRINT ISSUED: 24.11.16</p> <p>DRAWING: Sports Pavilion - Proposed Basement Mezzanine Plan</p> <p>APPROVED BY: Niall McLaughlin</p> <p>STATUS: PLANNING</p>	<p>Project Name: Dublin College High School Extension 101-102</p> <p>1: Joe McLaughlin</p> <p>2: Joe McLaughlin</p> <p>3: Joe McLaughlin</p> <p>4: Joe McLaughlin</p> <p>5: Joe McLaughlin</p> <p>6: Joe McLaughlin</p> <p>7: Joe McLaughlin</p> <p>8: Joe McLaughlin</p> <p>9: Joe McLaughlin</p> <p>10: Joe McLaughlin</p> <p>11: Joe McLaughlin</p> <p>12: Joe McLaughlin</p> <p>13: Joe McLaughlin</p> <p>14: Joe McLaughlin</p> <p>15: Joe McLaughlin</p> <p>16: Joe McLaughlin</p> <p>17: Joe McLaughlin</p> <p>18: Joe McLaughlin</p> <p>19: Joe McLaughlin</p> <p>20: Joe McLaughlin</p> <p>21: Joe McLaughlin</p> <p>22: Joe McLaughlin</p> <p>23: Joe McLaughlin</p> <p>24: Joe McLaughlin</p> <p>25: Joe McLaughlin</p> <p>26: Joe McLaughlin</p> <p>27: Joe McLaughlin</p> <p>28: Joe McLaughlin</p> <p>29: Joe McLaughlin</p> <p>30: Joe McLaughlin</p>

# Sports Pavilion - Mezzanine level as amended



**Key**

Revision	Date	Description
-	24.11.2016	Issued for Planning
A	14.12.2017	Issued for Planning

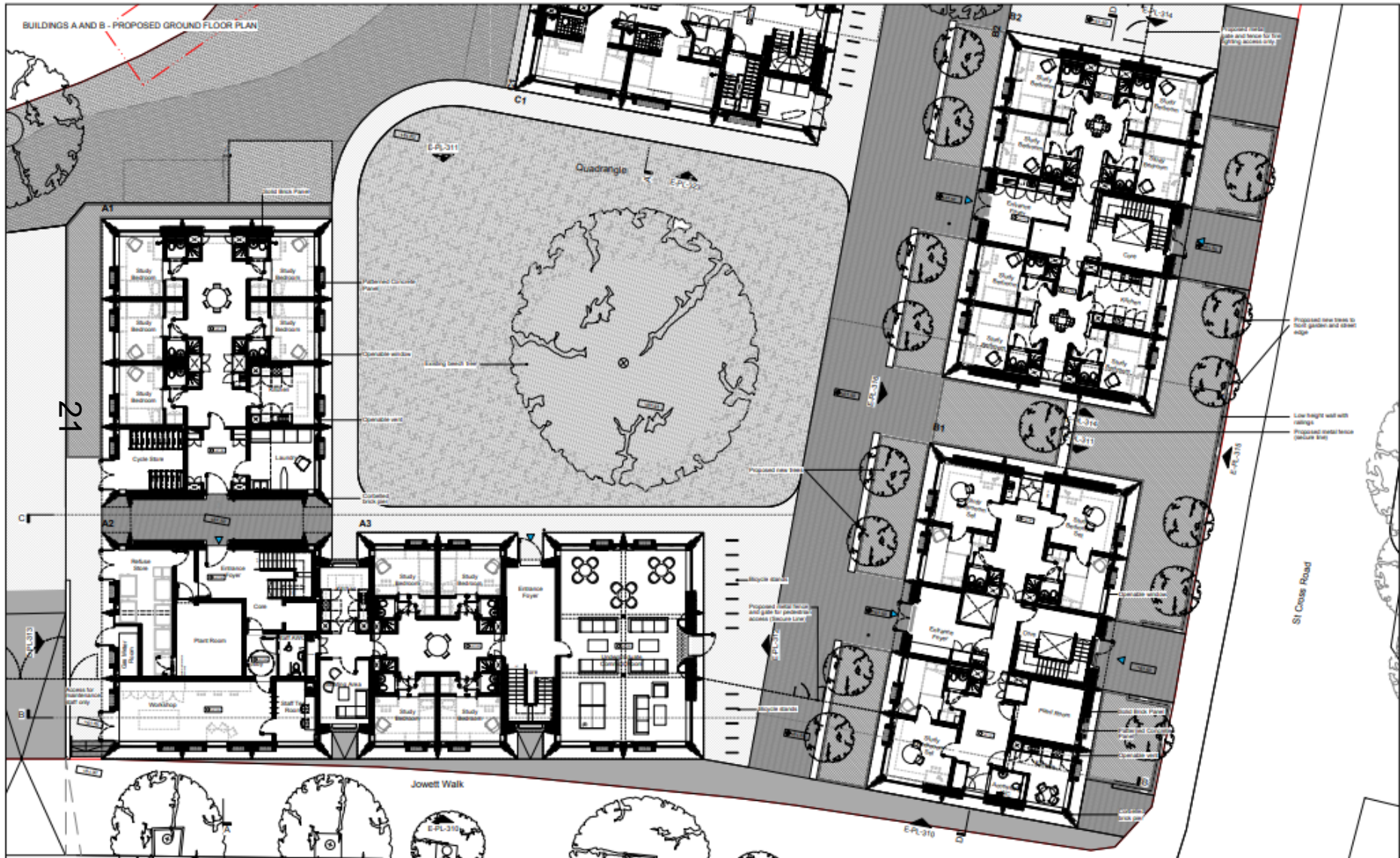
**Notes**

— Site Boundary

**Niall McLaughlin Architects**

<b>JOB:</b> 1103 - Ballinacorney, Mezzanine	Ballinacorney House
<b>CLIENT:</b> Ballinacorney College, Clonsilla	129-133 Canavan High Street
<b>SCALE:</b> 1:100 @ A1, 1:200 @ A3	London, W91T 7JN
<b>DATE FIRST ISSUED:</b> 24.11.16	T: +44 (0) 20 7483 9170
<b>DRAWING:</b> Sports Pavilion - Proposed Basement Mezzanine Plan	F: +44 (0) 20 7483 9171
<b>REFERENCE:</b> 1103-PL-101	E: info@niallmcLaughlin.com
<b>REVISION:</b> A	W: www.niallmcLaughlin.com
<b>STATUS:</b> PLANNING	

# Ground floor of Blocks A1, A2 & A3 showing relationship of T59 to A3 as approved.



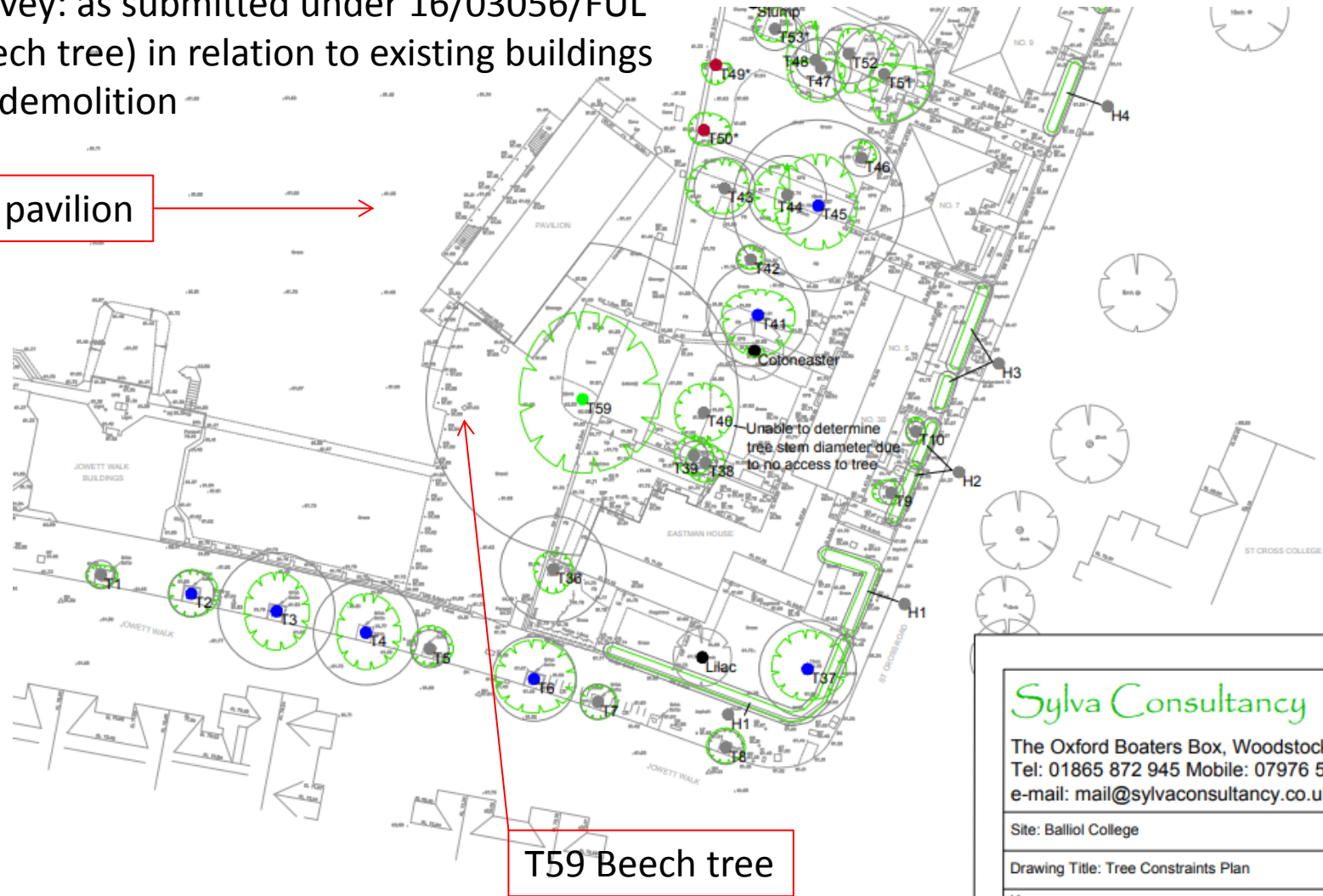
Key	Revision	Date	Description	Notes	Niall McLaughlin Architects		
	-	26.11.2016	Issued for Planning		JOB:	1803 - Balliol College, Macclesfield	Balliol House
	A	14.12.2017	Issued for Planning			CLIENT:	Balliol College, Oxford
					SCALE:	1:100 @ A1, 1:200 @ A2 24.11.16	T: +44 (0) 20 7888 9170
					DATE FIRST ISSUED:	Buildings A and B - Proposed Ground Floor Plan	F: +44 (0) 20 7888 9171
					DRAWING:	1803-PL-102	E: info@niallmcLaughlin.com
					REFERENCE:	A	W: www.niallmcLaughlin.com
					STATUS:	PLANNING	

Tree Survey: as submitted under 16/03056/FUL  
 T59 (beech tree) in relation to existing buildings  
 prior to demolition

Sports pavilion

T59 Beech tree

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Sylva Consultancy

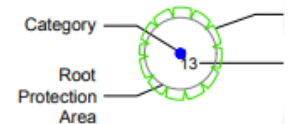
The Oxford Boaters Box, Woodstock Road, Oxl  
 Tel: 01865 872 945 Mobile: 07976 596 517  
 e-mail: mail@sylvaconsultancy.co.uk

Site: Balliol College

Drawing Title: Tree Constraints Plan

Key:

- Category A
- Category B
- Category C
- Category U



NOTE: Tree/group numbers marked with an \* have approx  
 The original of this drawing was produced in colour - a mono  
 should not be relied upon.

Extract from Arboricultural Method Statement as approved under 16/03056/FUL showing relationship between T59 Beech tree and proposed buildings



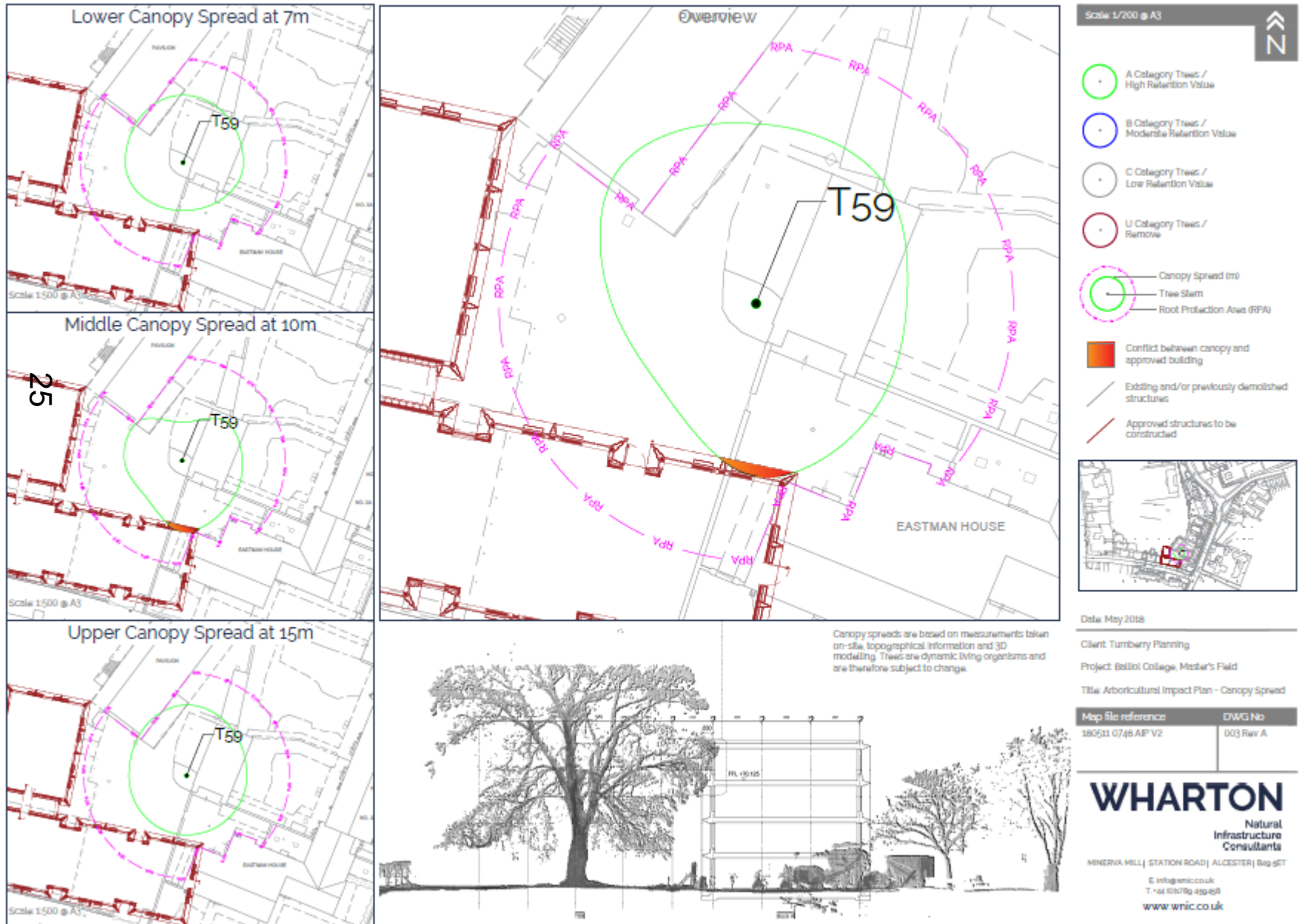
Extract from plan : Sylva Consultancy AMS

New Tree Survey: showing accurate canopy spread of T59 Beech tree & existing buildings prior to Demolition.



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# Extract: Wharton Report 180515 0746 BCO V3: Accurate Tree canopy and Block A3: red denotes interaction between tree and building



# Extract: Wharton Report 180515 0746 BCO V3: Proposed Works to T59

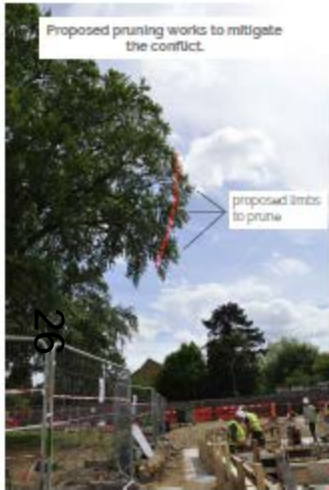


## Works to T59:

Reduce canopy on the S side, reducing the 3no. upper most limbs by 0.75m. Works will involve removing branches no greater than 40mm diameter. Air-spade the rooting environment to reduce compaction and improve the trees vigour.

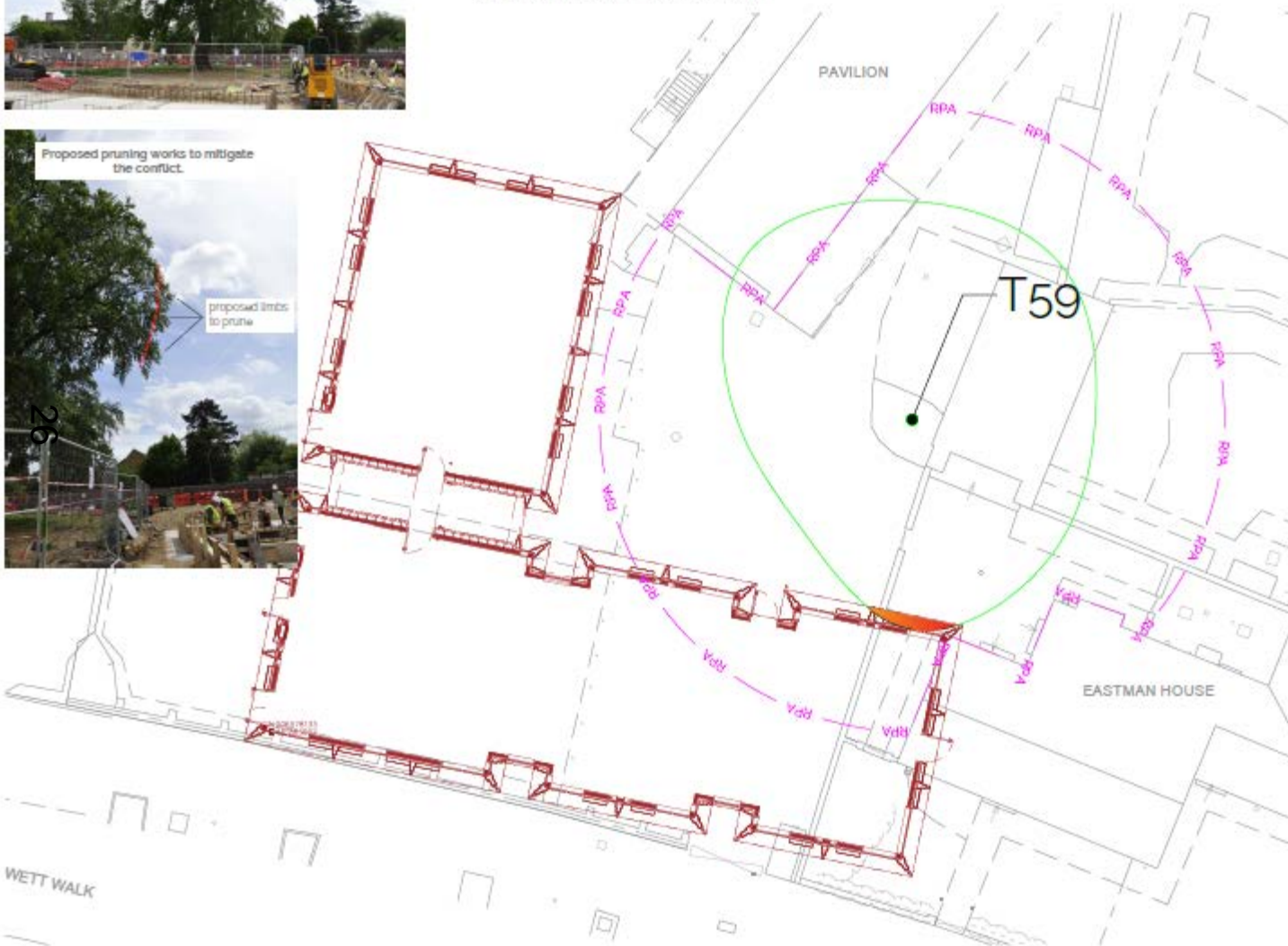
Impact of the proposed works - The reduction proposed results in:

- Canopy Volume - 1809.5m<sup>3</sup> with a 5m<sup>3</sup> new incursion - 0.2% reduction in canopy volume (based on a spherical canopy with a radius of 12m)



Proposed pruning works to mitigate the conflict.

proposed limbs to prune



Scale 1/200 @ A3

- A Category Trees / High Retention Value
- B Category Trees / Moderate Retention Value
- C Category Trees / Low Retention Value
- U Category Trees / Remove
- Canopy Spread into
- Tree Stem
- Root Protection Area (RPA)
- Conflict between canopy and approved building
- Existing and/or previously demolished structures
- Approved structures to be constructed



Date: May 2018  
 Client: Tumberly Planning  
 Project: Balliol College, Master's Field  
 Title: Arboricultural Impact Plan

Map file reference:	DWG No
180515 0746 AP V2	002 Rev A

**WHARTON**  
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 T: +44 (0)121 709 454455  
 www.wharton.co.uk



Figure 3.

*Branches to be pruned and overhang directly above building line.*

Floor Slab  
Laid for  
Block A3



Arial view from above the tree.

Extract: Wharton Report  
180515 0746 BCO V3





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