

West Area Planning Committee Presentation

18/00258/FUL

3

Application for planning permission for the demolition of the existing building to ground level and the erection of a replacement building to provide replacement commercial units on the basement, ground and first floors, and new teaching facilities, ancillary accommodation and student fellows rooms on the upper floors for Jesus College. (Amended Plans)



Site location plan



www.oxford.gov.uk





5

Ladbrokes
THE BELIEVER

Ladbrokes
THE GUT TRUSTER

Ladbrokes

FATFACE

Carphone Warehouse

Carphone Warehouse

Carphone Warehouse



HUGE S
OUR S

E80
HIP
JAWE

WAL
PRICE

High-visibility vest



Carphone Warehouse

Carphone Warehouse

Ladbrokes
THE GUT TRUSTER

Ladbrokes
THE BELIEVER

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wasabi

38

9

HUGE S
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IP
TOWER

ONLY PRICE
RESPONSES

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WHSmith

Savvy
Savvy

tuber

THE RESIDENCE

1875



wagamama
wagamama
wagamama



THE
COVERED
MARKET
EST. 1774

THE
COVERED
MARKET
EST. 1774

21 ST STREET

ONLY

ONLY



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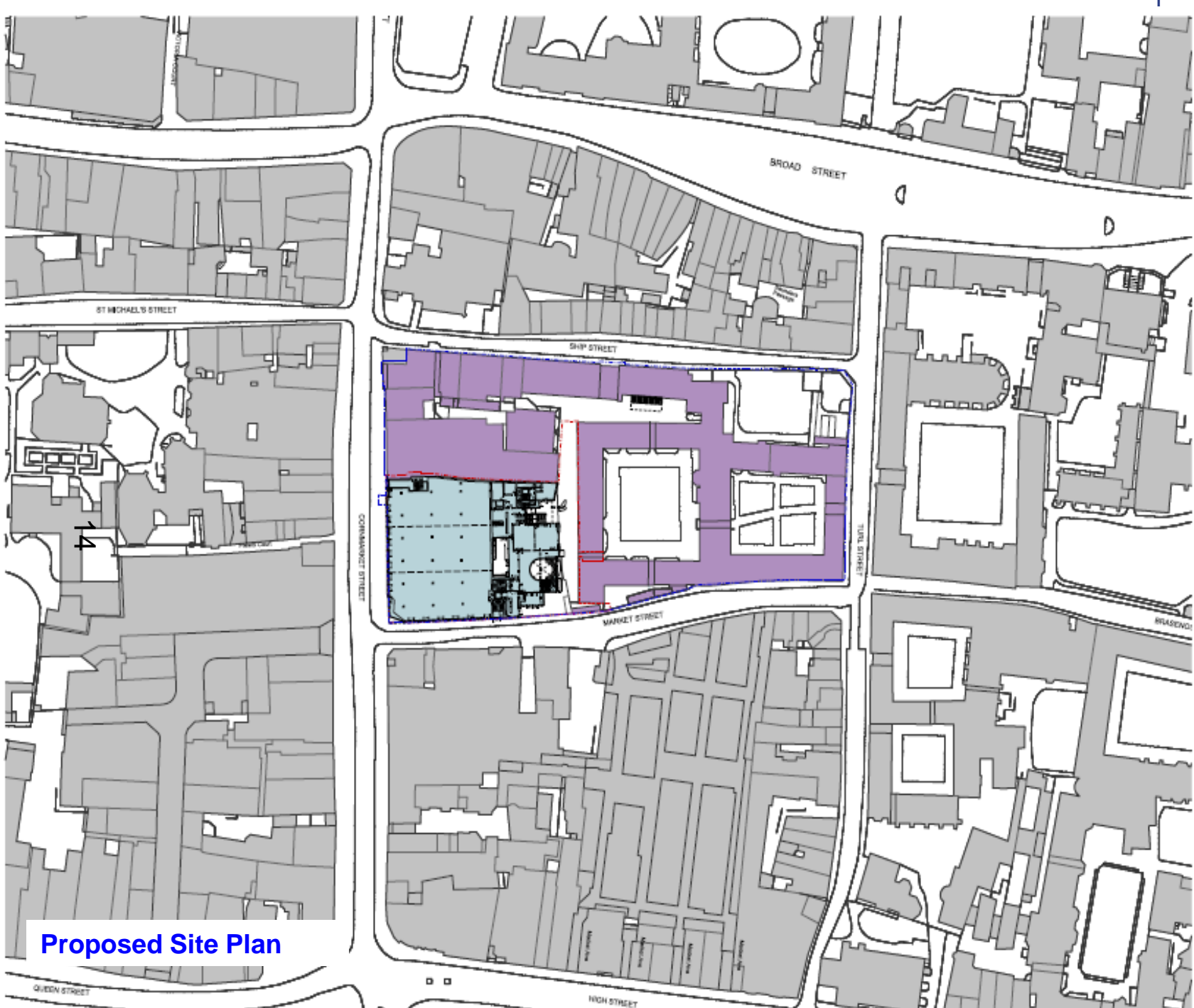
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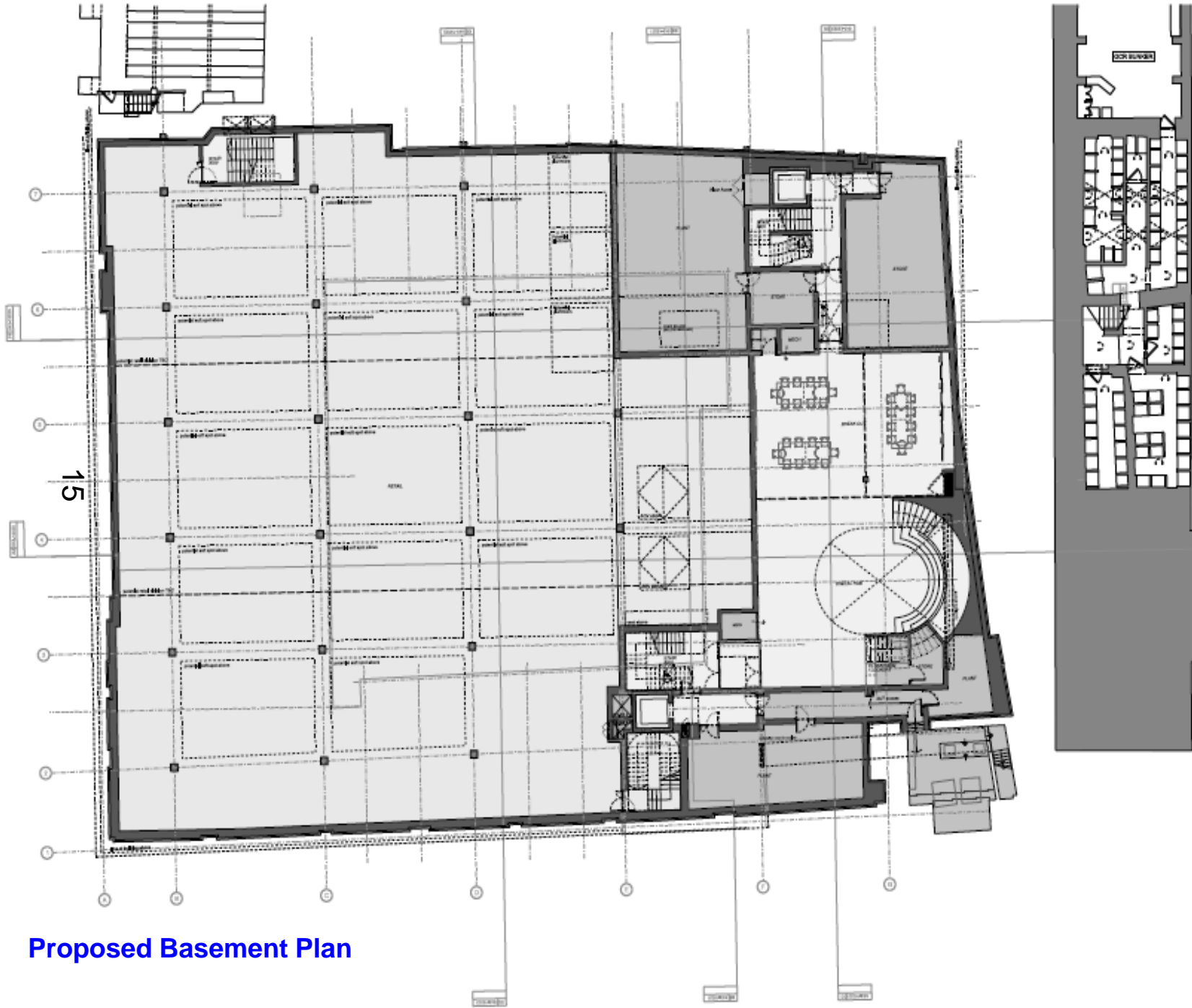
1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S PLANNING POLICY.
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 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S PLANNING POLICY.

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CURB WALL
- PROPOSED DRIVEWAY
- PROPOSED WALL



| | | | |
|---|----------|-------|--------|
| PLANNING | | | |
| MICA | | | |
| MICA COLLEGE, OXFORD NORTHGATE HOUSE | | | |
| PROPOSED SITE PLAN | | | |
| NO | 643 | 15004 | PL1 |
| DATE | 18/01/20 | AD | JUN 18 |

Proposed Site Plan



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PLANNING

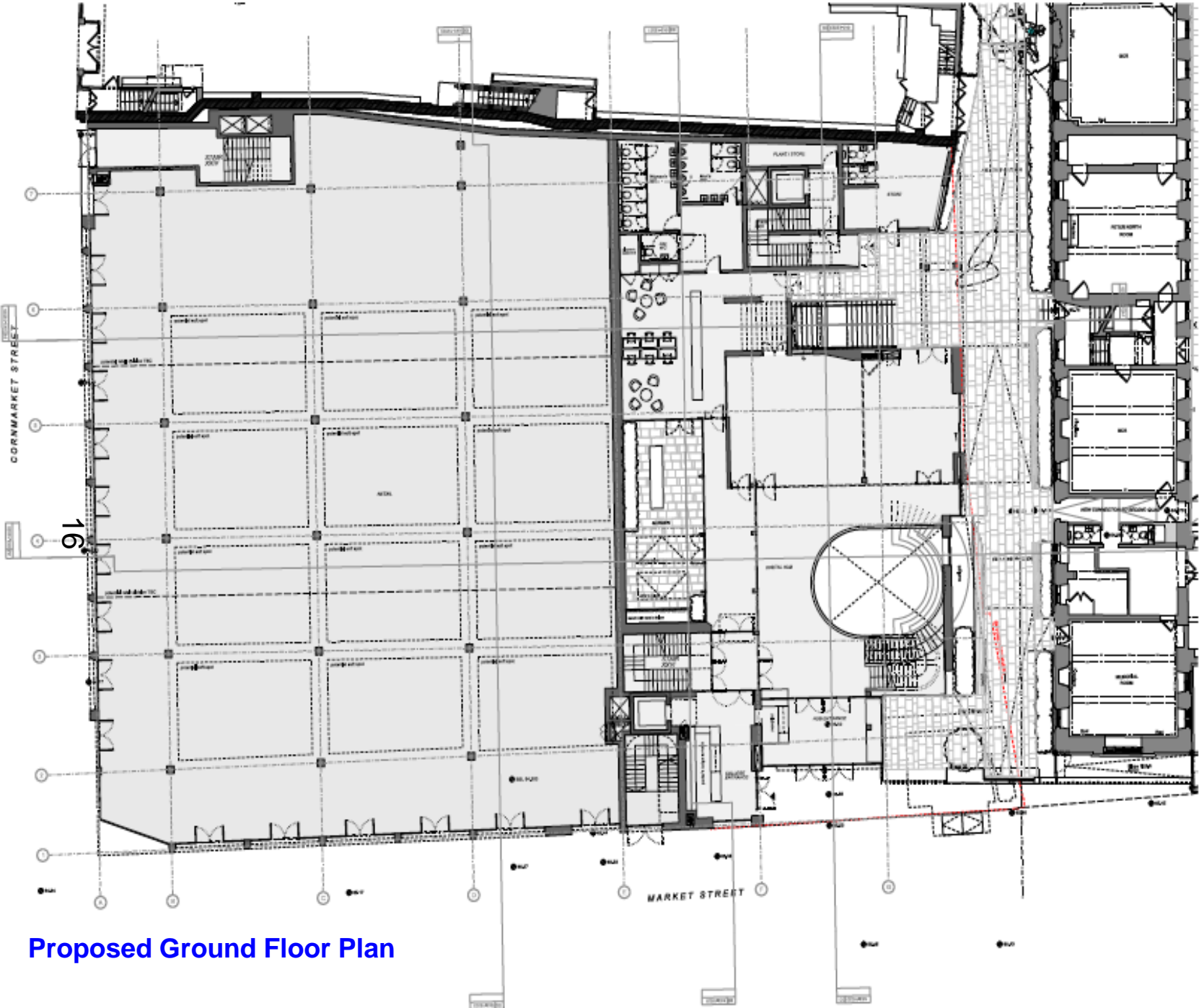
MICA
 ARCHITECTS
 1000 100 1000 1000
 1000 1000 1000 1000

1 JESUS COLLEGE, OXFORD
 NORTHGATE HOUSE

2 PROPOSED
 BASEMENT LEVEL PLAN

| | | | |
|----|------|----------|------------------|
| VI | 643 | 19310 | PL1 |
| RF | 1200 | A1 A3 | JAN 18 190078 |

Proposed Basement Plan



1. THIS PLAN IS A PROPOSED GROUND FLOOR PLAN FOR THE RECONSTRUCTION OF THE NORTHGATE HOUSE, 16 CORNMARKE STREET, OXFORD. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE ARCHITECTS' PROFESSION. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.



PLANNING

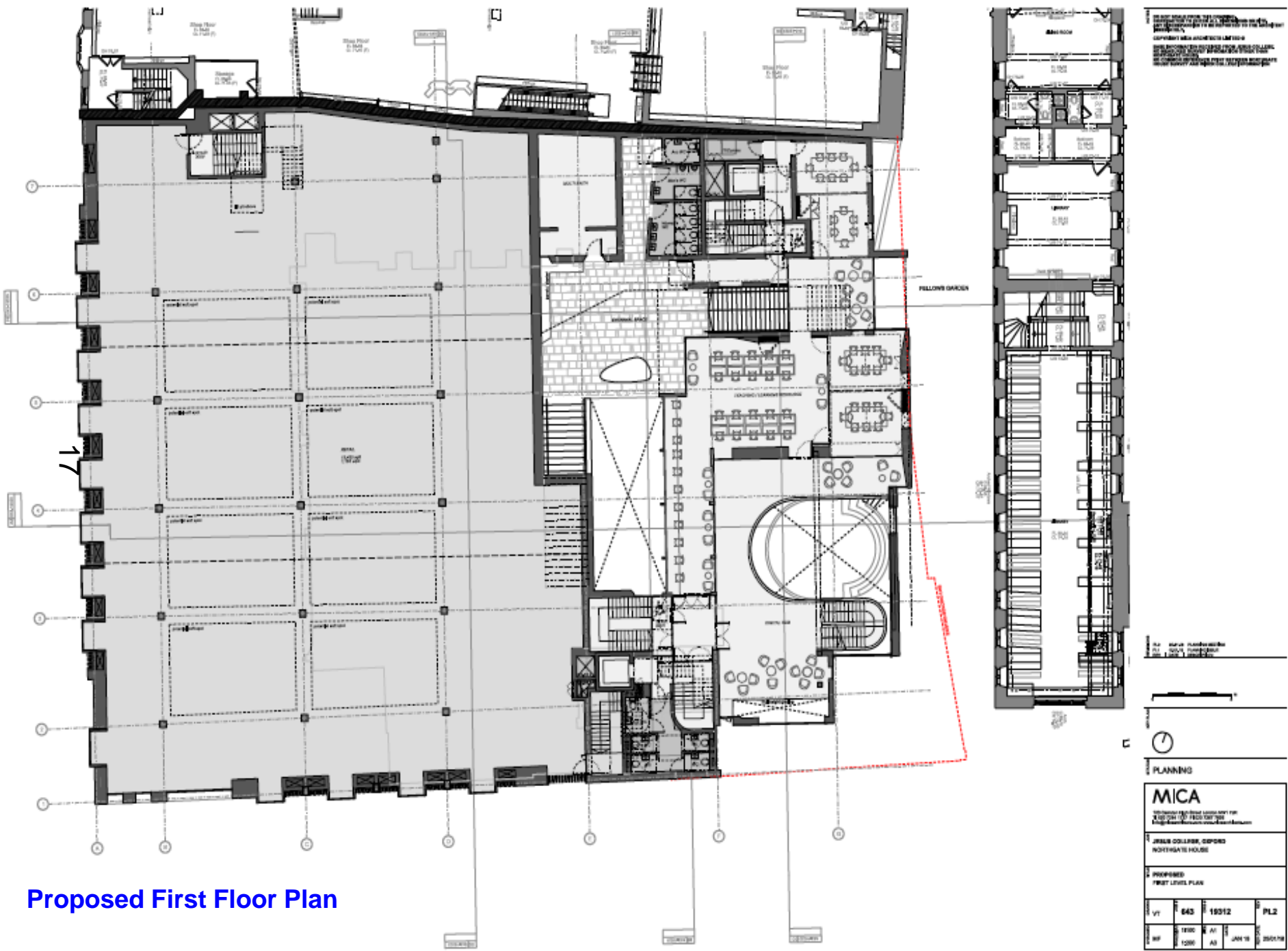
MICA

1. JAMES COLLIER, OXFORD
 NORTHGATE HOUSE

2. PROPOSED
 GROUND LEVEL PLAN

| | | | |
|----|------|-------|---------------|
| VT | E43 | 15311 | PL2 |
| WF | 1200 | AD | JAN 18 250178 |

Proposed Ground Floor Plan

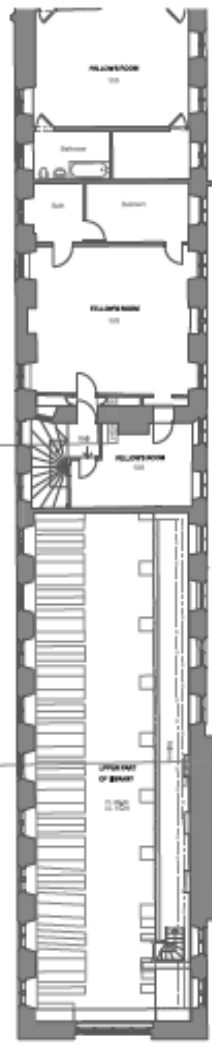
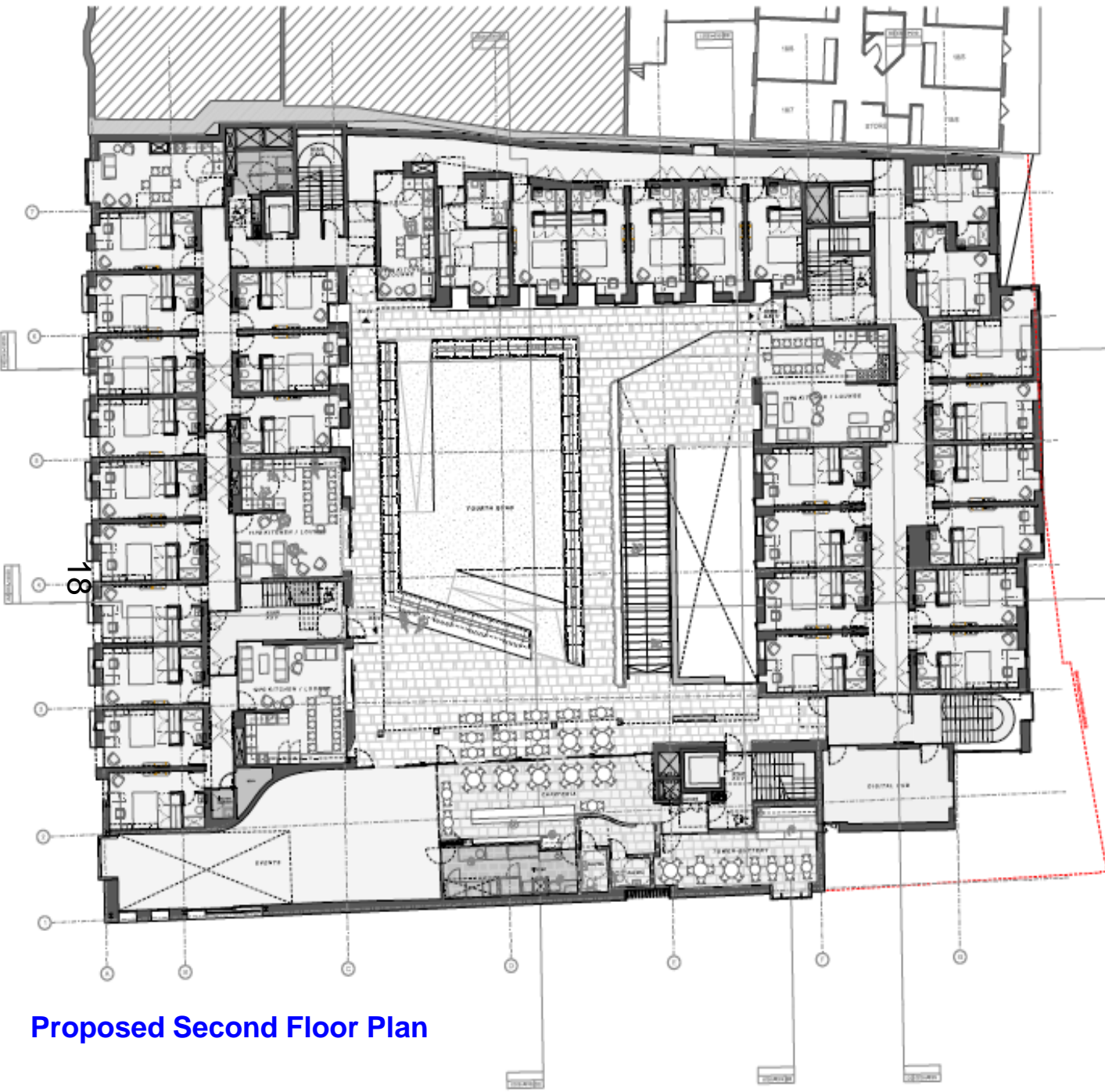


Proposed First Floor Plan

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Scale: 1:500
 North Arrow
 Planning

| | | | |
|--|------|-------|----------------|
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| MICA ARCHITECTS LIMITED 210-212 OXFORD ROAD OXFORD OX2 0DP | | | |
| JESUS COLLEGE, OXFORD NORTHGATE HOUSE | | | |
| PROPOSED FIRST FLOOR PLAN | | | |
| VT | 643 | 19312 | PL2 |
| WP | 1200 | AJ | JAN 18 2001/18 |

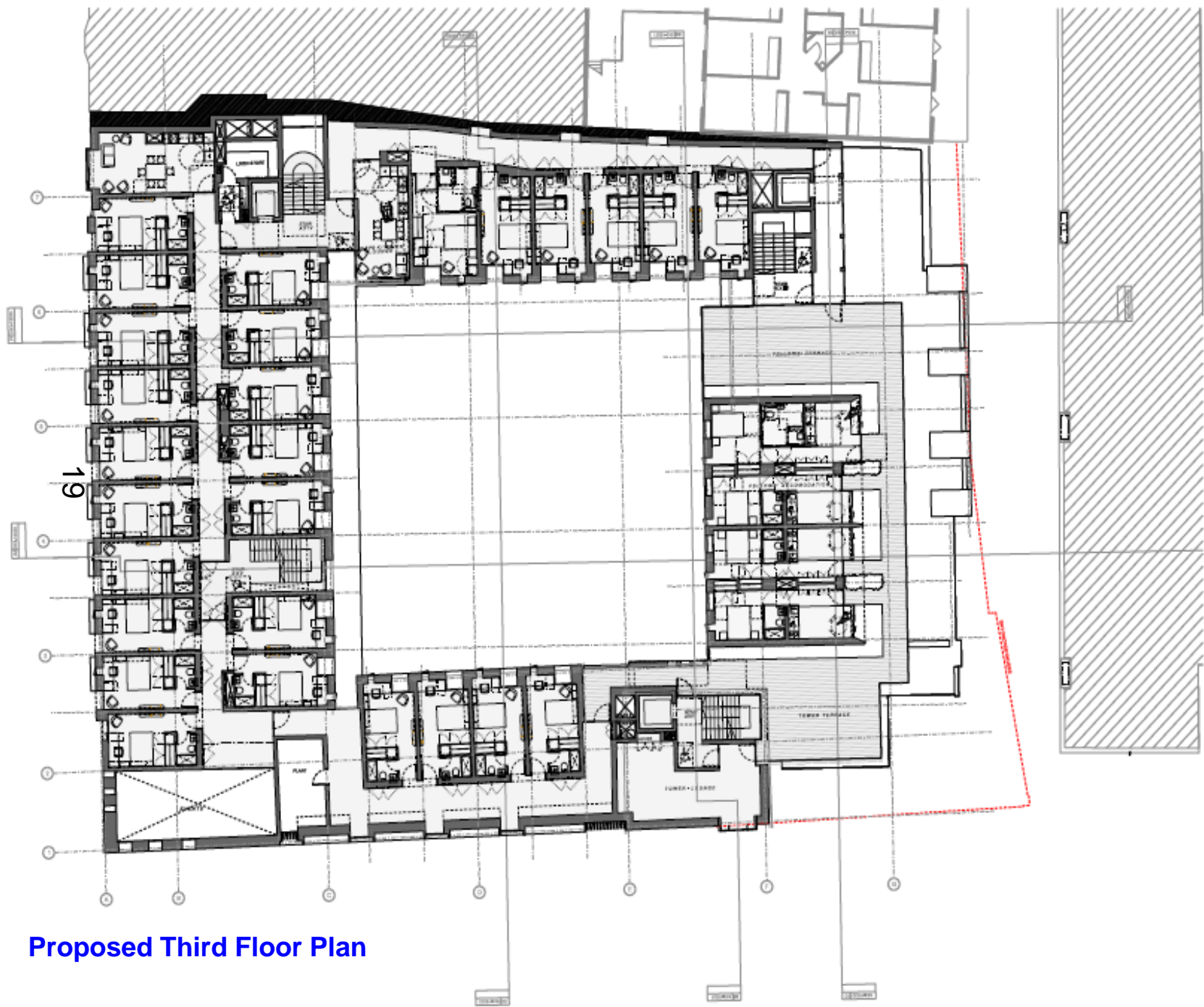


1. ALL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF 100 SQ FT OF FLOOR AREA.
 2. ALL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF 8 FT CLEARANCE TO THE CEILING.
 3. ALL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF 8 FT CLEARANCE TO THE CEILING.
 4. ALL ROOMS SHALL BE PROVIDED WITH A MINIMUM OF 8 FT CLEARANCE TO THE CEILING.
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|---|------|-------|----------------|
| PLANNING | | | |
| MICA | | | |
| MIDDLEBURY COLLEGE ARCHITECTURAL PROGRAM | | | |
| MIDDLEBURY COLLEGE, SPURDON NORTHGATE HOUSE | | | |
| PROPOSED SECOND LEVEL PLAN | | | |
| VT | 643 | 10013 | PL2 |
| REV | 1200 | AS | JAN 19 2007 PM |

Proposed Second Floor Plan



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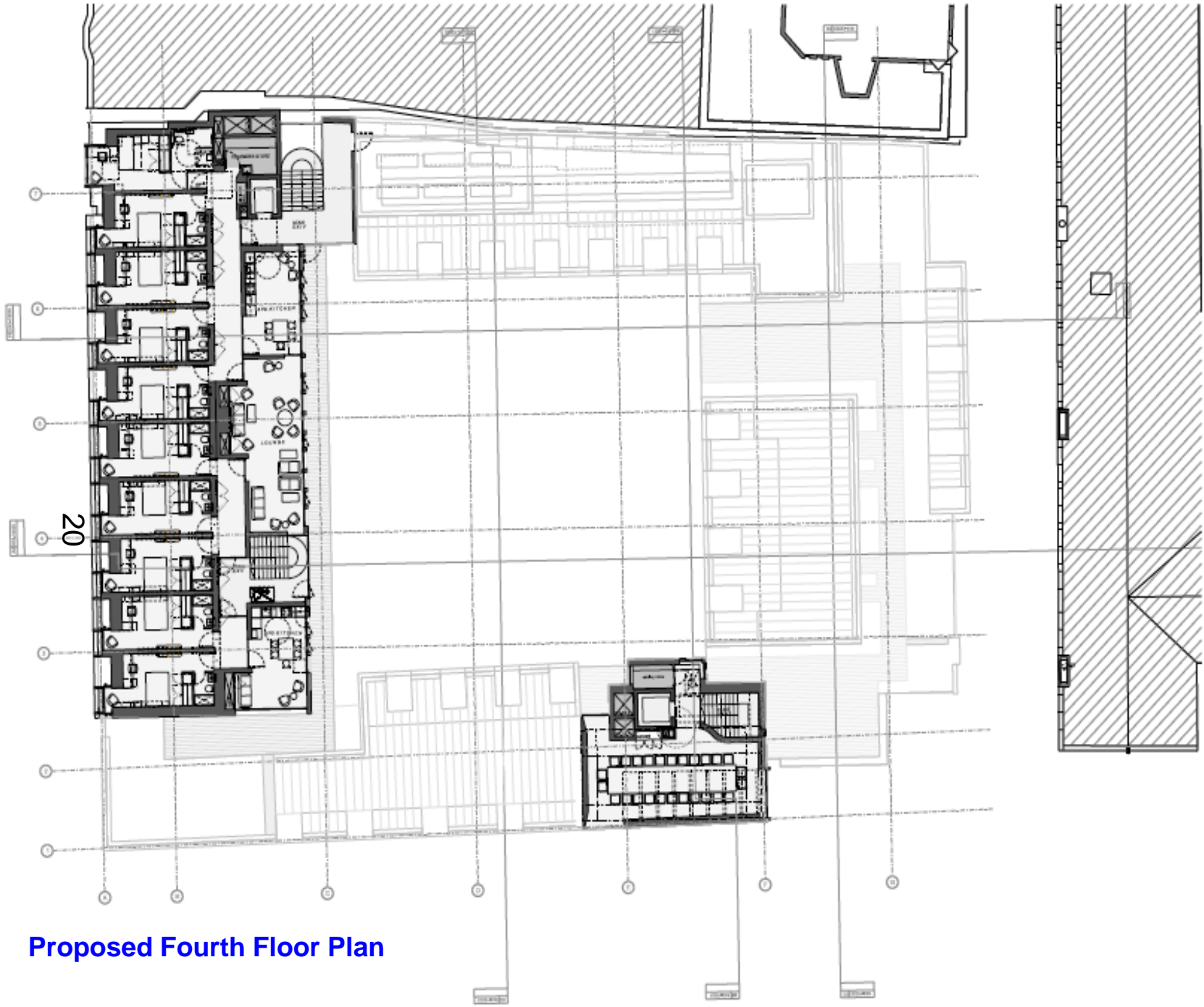
PLANNING
MICA
 ARCHITECTS
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 TEL: 415.774.1000
 WWW.MICAARCHITECTS.COM

JERAS COLLEGE, GORDON
 NORTHGATE HOUSE

PROPOSED
 THIRD LEVEL PLAN

| | | | |
|----|------|----------|------------------|
| VT | 843 | 18314 | PL1 |
| RF | 1200 | A1 A3 | JAN 18 180218 |

Proposed Third Floor Plan



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 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: [Project Name]
 CLIENT: [Client Name]

SCALE: 1:500

DATE: 15/01/2018

PLANNING

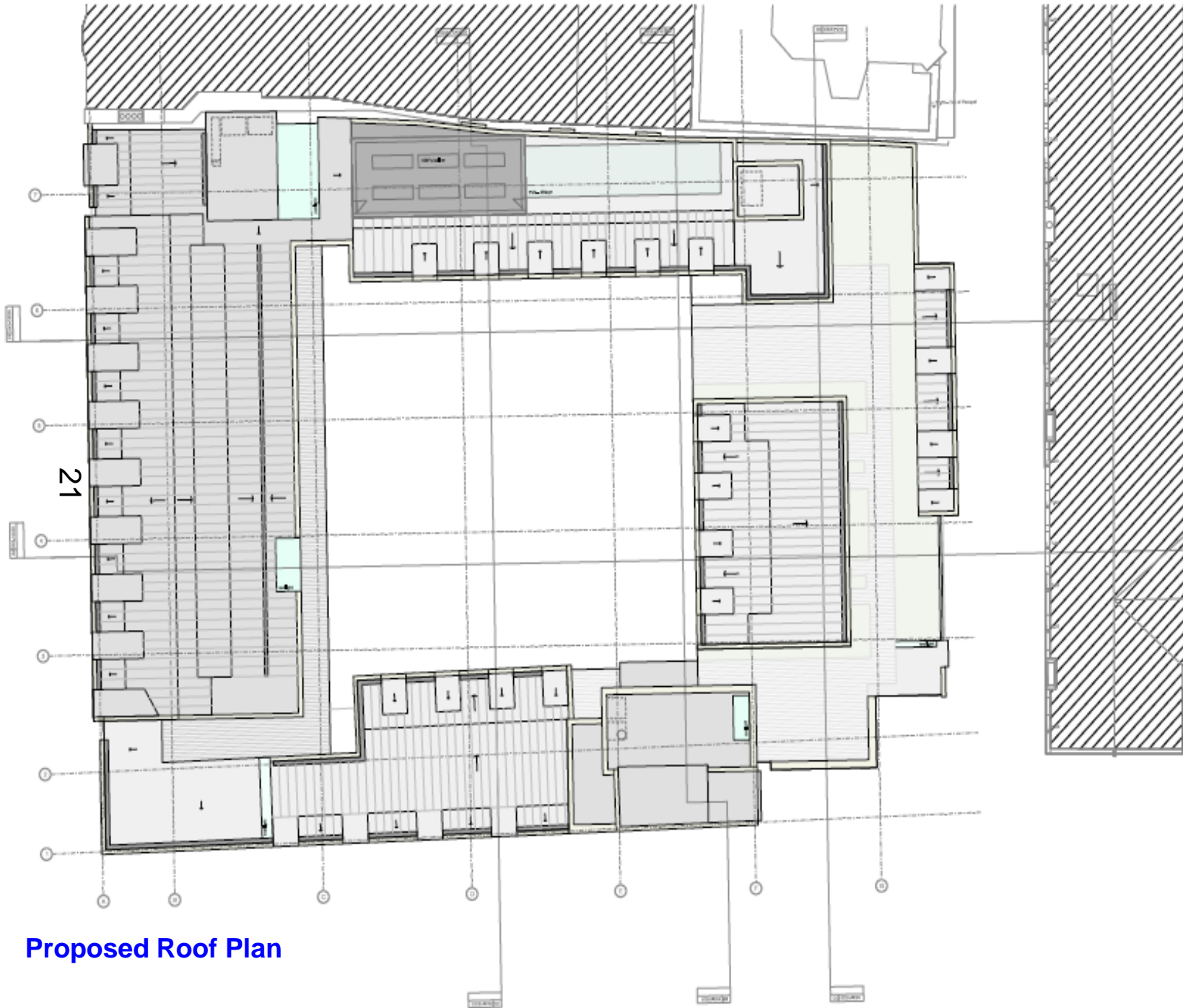
MICA

WILLS COLLEGE, OXFORD
 NORTHGATE HOUSE

PROPOSED
 FOURTH LEVEL PLAN

| | | | |
|----|------|-------|--------|
| VT | 643 | 18315 | PL2 |
| WF | 1800 | A1 | JAN 18 |
| | 1200 | A3 | 250078 |

Proposed Fourth Floor Plan



1. PROPOSED ROOF LEVEL PLAN
 2. PROPOSED ROOF LEVEL PLAN
 3. PROPOSED ROOF LEVEL PLAN
 4. PROPOSED ROOF LEVEL PLAN
 5. PROPOSED ROOF LEVEL PLAN
 6. PROPOSED ROOF LEVEL PLAN

1. PROPOSED ROOF LEVEL PLAN
 2. PROPOSED ROOF LEVEL PLAN
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 4. PROPOSED ROOF LEVEL PLAN
 5. PROPOSED ROOF LEVEL PLAN
 6. PROPOSED ROOF LEVEL PLAN



PLANNING

MICA
 MICHIGAN INSTITUTE OF CIVIL ARCHITECTURE
 400 WEST 10TH STREET
 ANN ARBOR, MICHIGAN 48106-1500

1. JAMES COLLIER, GEORGE
 NORTHGATE HOUSE

2. PROPOSED
 ROOF LEVEL PLAN

| | | | |
|----|------|-------|--------|
| VT | E43 | 15316 | PL2 |
| RF | 1200 | AS | JAN 18 |
| | | | 250178 |

Proposed Roof Plan

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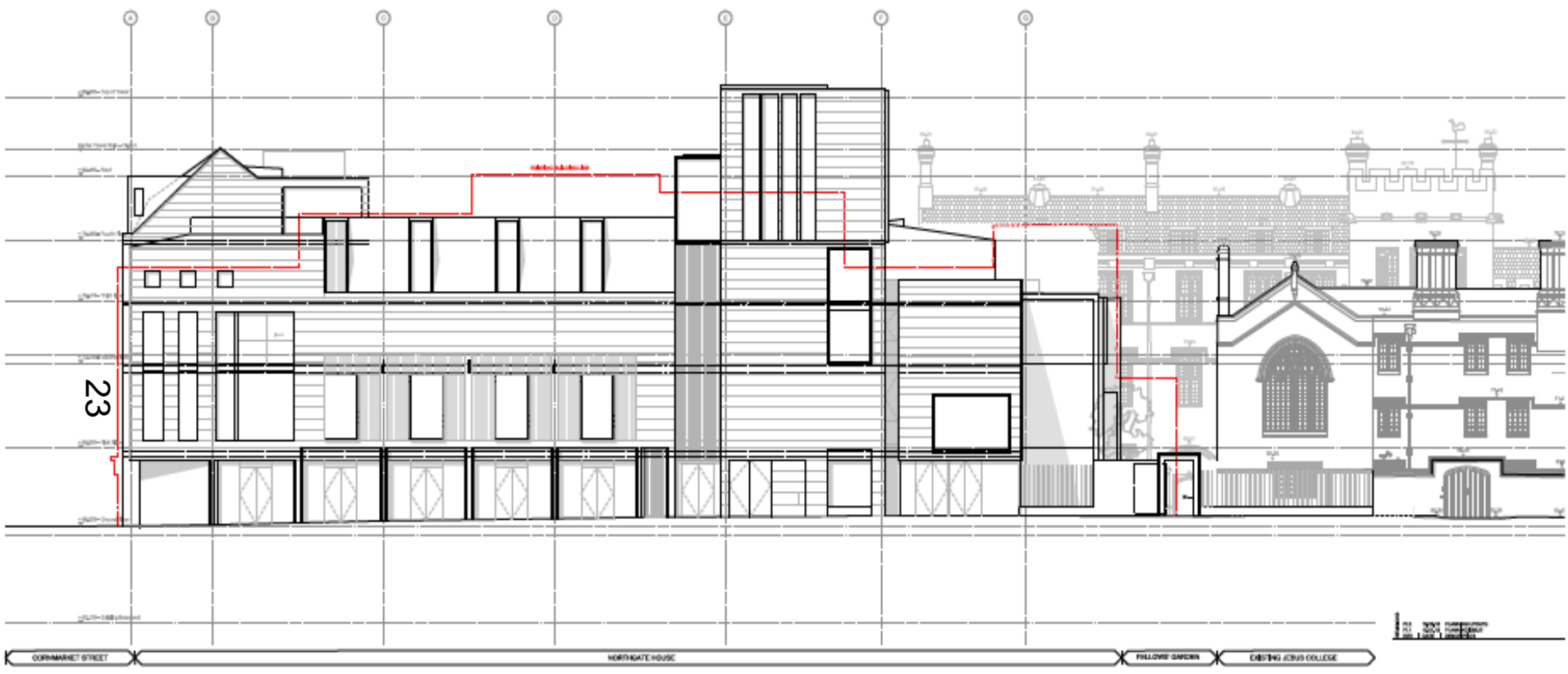
**Proposed Cornmarket St
Elevation**

1. 2001 PLANNING
 2. 1/2" = 1'-0" SCALE

PLANNING
MICA
 ARCHITECTS
 1. JAMES COLLIER, OIPD
 NORTHGATE HOUSE
 2. CORNMARKE STREET
 PROPOSED WEST ELEVATION

| | | | |
|----|------|--------|-------|
| 10 | 642 | 15611 | PL2 |
| 11 | 1510 | A1 | 15008 |
| 12 | AS | JAN 18 | 15008 |

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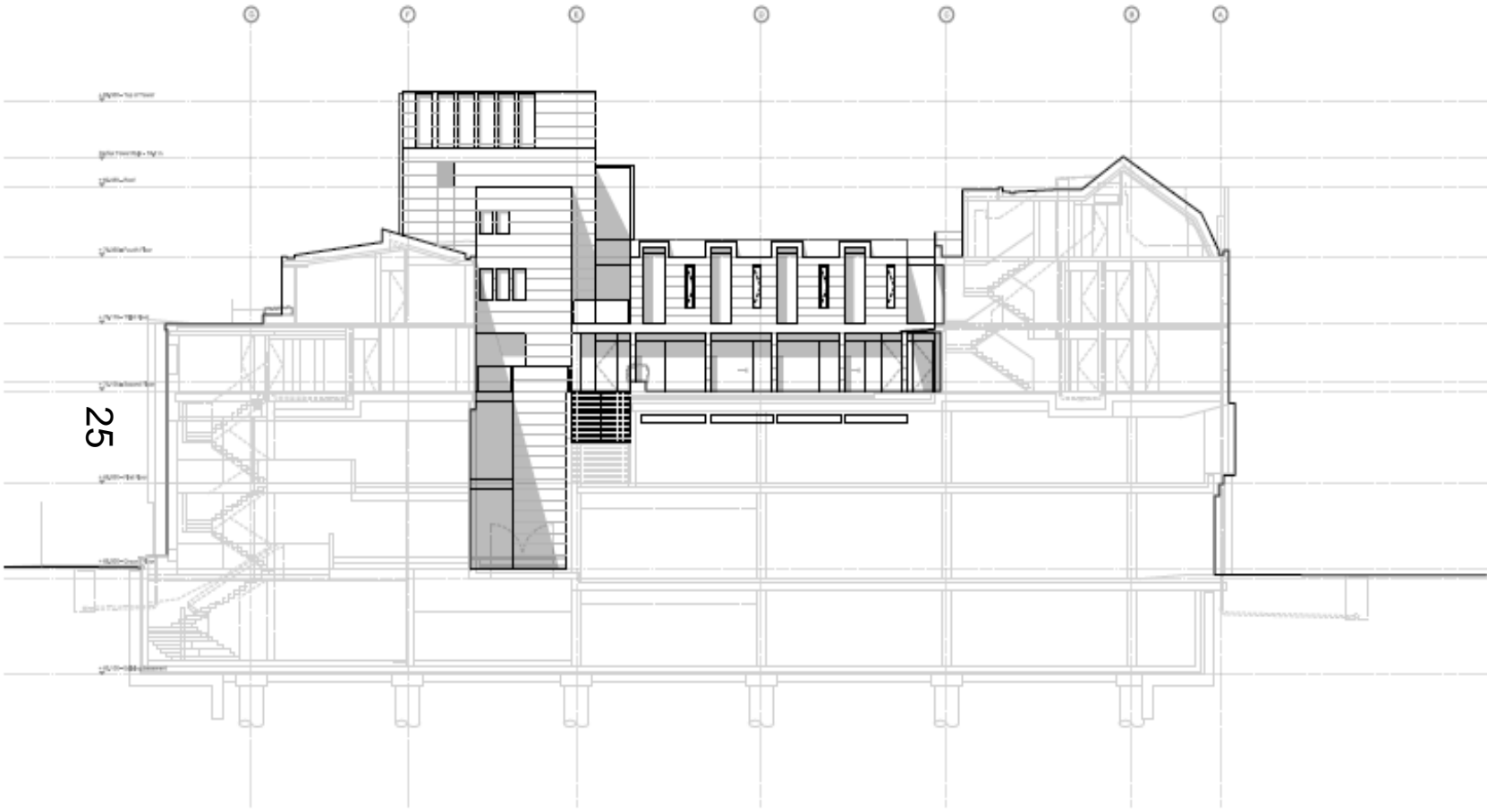
OXFORD JESUS COLLEGE, OXFORD
 NORTHGATE HOUSE

PROPOSED
 MARKET STREET ELEVATION

| | | | |
|-----|------|-------|--------|
| JOB | 643 | 15412 | PL2 |
| REF | 1800 | A1 | JAN 18 |
| | 1200 | A3 | 150074 |

Proposed Market St Elevation

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**Proposed Fellows Quad
Elevation**

| | | | |
|--|------|----------|------------------|
| PLANNING | | | |
| MICA | | | |
| MICHIGAN COLLEGE ARCHITECTURE FOR 2100 N. 1ST AVE. EAST LANSING | | | |
| 1. JAMES COLLIER, OPORD NORTHWAY HOUSE | | | |
| 2. PROPOSED SOUTH QUAD ELEVATION | | | |
| 22 | 643 | 15417 | PL3 |
| RF | 1200 | A1 A3 | JAN 19 200579 |



5.6 CORNMARKE STREET

- Gate house high level western facing window increases, owing to the reduction of surrounding volumes.
- Provides a greater presence to Cornmarket Street.
- Gatehouse elevation is slender above the surround building envelope and marks the College's new Market Street Entrance.

27



Existing Proposal



STARBUCKS

CHANGE MONEY
FREE AT

pharmacy beauty

CLARENDON
CLARENDON

CLARENDON
CLARENDON



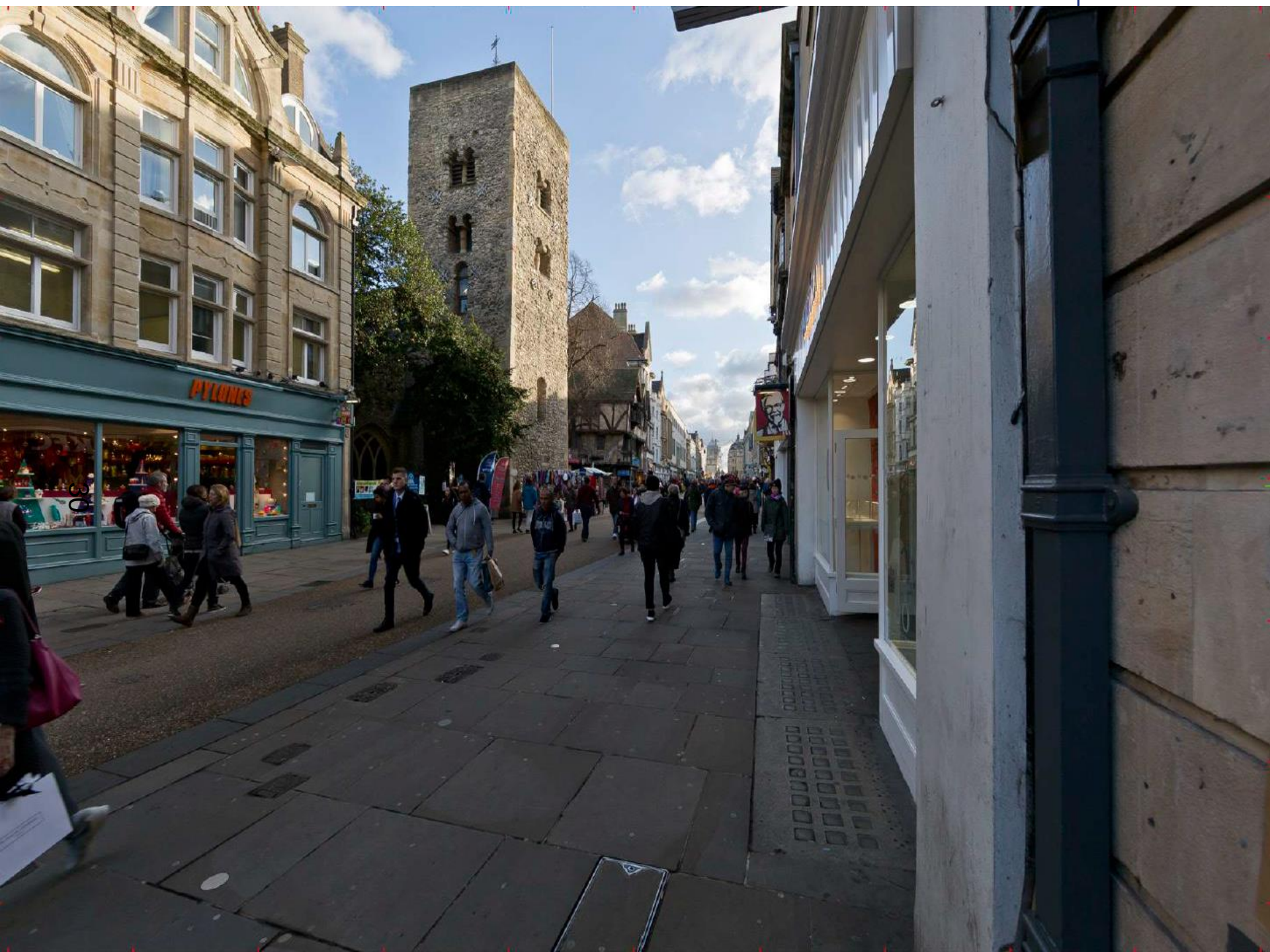
CLARENDON

29

STARBUCKS

pharmacy beauty

CHANGE MONEY
FREE A





EST. 1774

COVERED MARKET

Market News



01392 66445
www.signaturebuild.co.uk
admin@signaturebuild.co.uk



Signature
Building Services Limited

EST. 1774

COVERED MARKET

market

Market News

0121 5964645
www.signaturebuild.co.uk
info@signaturebuild.co.uk



Signature
Building Services Limited

Existing Proposal

- Lowered volume heights & Reduced massing against the Fellows' Library & Market Street Entrance.
- Picture window is now a finer and more slender element on the skyline.



34



5.1 CARFAX TOWER


Existing Proposal



- The Gatehouse remains predominantly hidden behind the chimney stack of 59 - 61 Commarket Street.
- Lowered volumes expose more of the roofscape of Balfour College.



- Volumes decreased, reducing proposals mass and visual impact.
- Increased horizon within the view.
- Increased fenestration, decreasing the gatehouse's mass.

 Newly Exposed Cityscape



36

Existing Proposal

5.5 ST MARY'S CHURCH

- Tallest point, the picture window is slender and softer on the cityscape.
- More of the existing chimney tops of Cornmarket Street and an increasing amount of the concert and glass tower element on the 1970's Beaver House on Hythe Bridge St is exposed.
- Fenestration to the North face of the tower helps lighten the proposed Gatehouse, softening impact on the Wesleyan Memorial Church.

37



Existing Proposal

Existing Proposal

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