

# West Area Planning Committee Presentation

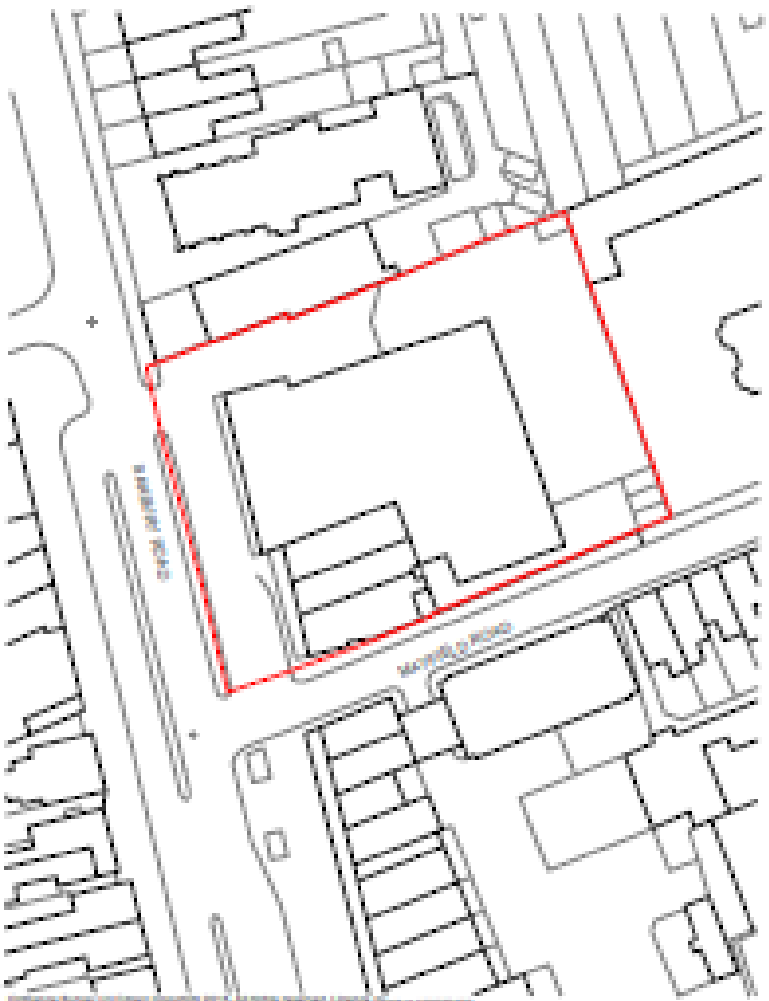
17/02387/FUL

276-280 Banbury Road

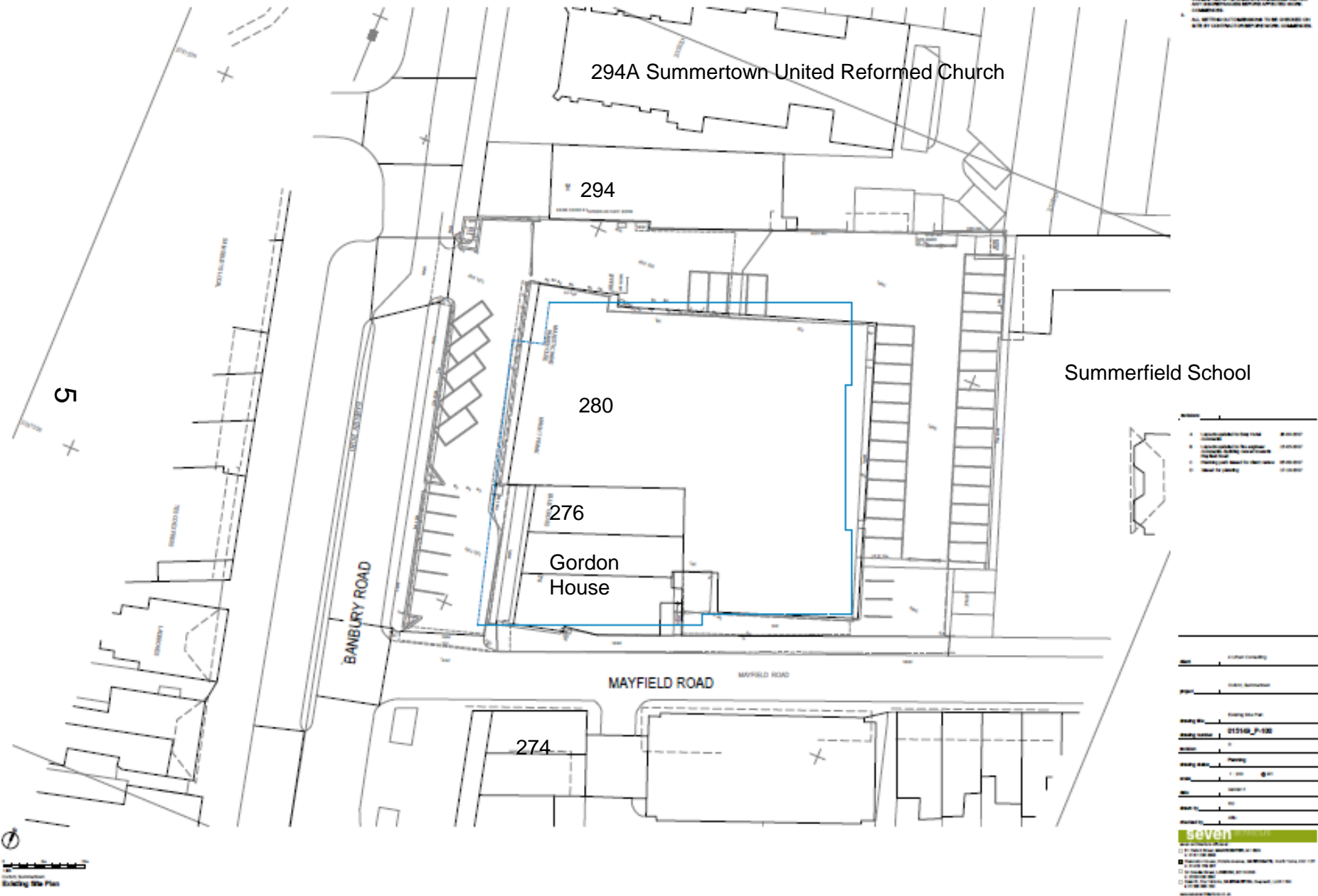
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# Existing Site Plan



# Existing Floor Plans

6



Existing Ground Floor Plan



Existing First Floor Plan

North Arrow  
Scale: 1/4" = 1'-0"



Building Second, Third Floor Plans



NOTE: SANITARY AND VENTILATION SYSTEMS ARE LOCATED IN THE SECOND AND THIRD FLOOR INTERIOR LAYOUTS ARE UNKNOWN

1. EXISTING FLOOR PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
2. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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Client: [Name]  
Project: [Name]  
Drawing No.: [Number]  
Drawing Title: [Title]  
Drawing Date: [Date]  
Drawing Scale: [Scale]  
Drawing Sheet: [Sheet]  
Drawing Total: [Total]  
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Drawing Total: [Total]

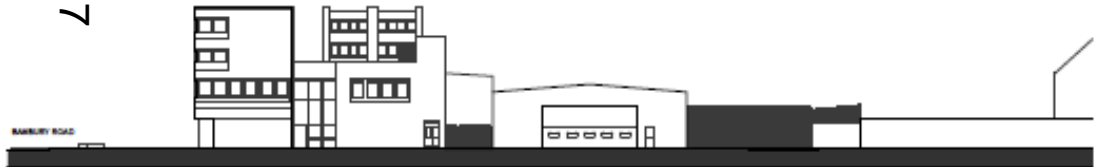
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# Existing Street Elevations to Banbury Road and Mayfield Road

- 1. EXISTING BUILDING ELEVATIONS TO BANBURY ROAD
- 2. EXISTING BUILDING ELEVATIONS TO MAYFIELD ROAD
- 3. ALL METRIC CONVERSIONS TO BE CHECKED ON SITE BY THE ARCHITECT AND ENGINEER



Existing West Elevation\_Banbury Road



Existing South Elevation\_Mayfield Road

Scale: 1/8" = 1'-0"

North Arrow

Project: [Redacted]

Client: [Redacted]

Project No.: [Redacted]

Project Name: [Redacted]

Project Location: [Redacted]

Project Date: [Redacted]

Project Status: [Redacted]

Project Owner: [Redacted]

Project Manager: [Redacted]

Project Architect: [Redacted]

Project Engineer: [Redacted]

Project Designer: [Redacted]

Project Draftsman: [Redacted]

Project Checker: [Redacted]

Project Approver: [Redacted]

Project Date: [Redacted]

Project Status: [Redacted]

View from Banbury Road





View of Gordon House and adjacent No. 274 Banbury Rd



View of Site and No 294 Banbury Rd





View of Site, No.294 and 294A United Reform Church



View of side of No.294





View of Existing buildings on site facing onto the internal access road



No. 280 on Banbury Road





## Gordon House and No. 274 Banbury Road





No. 274 Banbury Road



# View down Mayfield Road

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# View up Mayfield Road





View up Mayfield Road  
from Summerfield School



View from Summerfields School towards the rear of the site





View of Summerfields School (pre-prep playground and car park recently completed)



View of Summerfields School (pre-prep)

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View of Rear of site





View of rear of the site (towards Summerfield School)



View of rear of the site (towards Mayfield Road)





View of rear of the existing buildings





View of rear of the site (towards Banbury Road)



View of existing car park and security gates





View of existing access onto Mayfield Road





View of the site from Lonsdale Road





View of Church Hall between rear of No. 294 and two story outbuilding





View of Church Hall high level windows





Side elevation of the Church hall buildings

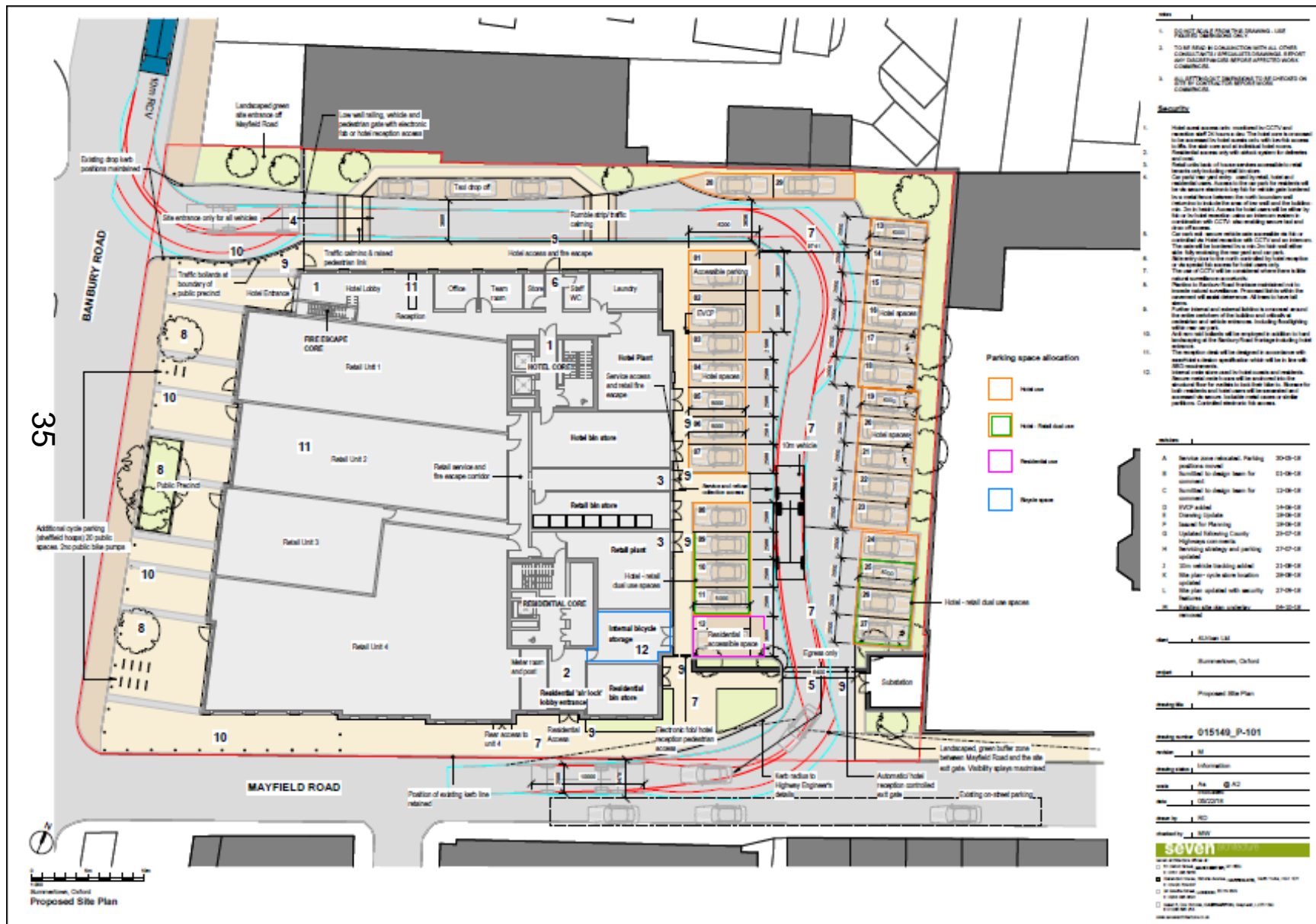




View of site from Church Hall (standing in front of high level windows)



# Proposed Site Plan





BEFORE  
Banbury Road looking south

## Visualisations View from the North- Existing

36



# Visualisation of view from the north - Proposed

## Visuals

### AFTER

Barbury Road looking south





# Visualisation View from the South - Existing

## Visuals

### BEFORE

Banbury Road looking north east



38

# Visualisation View from the South - Proposed

## Visuals

AFTER

Banbury Road looking north east



39



# Visualisation of Mayfield Road elevation

01

40



# Visualisation of façade detailing

## Visuals

### BRICK DETAILING

41



Parapet and eaves detail



Shopfront and base detail



Railings, balcony and oriel window detail





# Proposed Elevations



Proposed Side Elevation

43

Side (north) – Internal service road



Proposed East Elevation

Rear (east) – facing Summerfield School

**NOTES**

1. ELEVATIONS SHALL BE PREPARED AND CHECKED BY THE ARCHITECT.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL ELEVATION DRAWINGS, INCLUDING ANY REVISIONS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
3. ALL ELEVATIONS SHALL BE PREPARED TO BE PRINTED ON A4 OR A3 SIZE PAPER, UNLESS OTHERWISE SPECIFIED.

**REVISIONS**

NO.	DESCRIPTION	DATE
1	Revisions to Elevation	11/01/11
2	Revisions to Elevation	11/01/11
3	Revisions to Elevation	11/01/11
4	Revisions to Elevation	11/01/11
5	Revisions to Elevation	11/01/11

**PROJECT INFORMATION**

Project Name: **Summerfield School**

Project Location: **Summerfield School**

Project Number: **010140\_P1010**

Project Date: **11/01/11**

Project Scale: **1:100**

Project Status: **Final**

Project Drawn By: **11/01/11**

Project Checked By: **11/01/11**

Project Approved By: **11/01/11**

**SEVEN**

Architectural Services

11/01/11



# Proposed Façade detailing



1. Thin Aluminium flaking
2. Solder course or similar brick weave detail
3. Recessed brick border detail to shopfronts
4. Depressed brick detailing to base of facade
5. Arden Weathered Red distressed brick stock or similar to match historic properties to west side of Banbury Road
6. Slim Aluminium framed window set in deep reveal with metal louvre privacy screening to base and integrated ventilation panel at head
7. Brick clad oval window
8. Full height Aluminium framed glazed shopfront with signage zone above. Schuco or similar
9. PPC steel balustrade
10. Thin metal soffit
11. Hard end wall landscaping to public precinct

1. TO BE READ IN CONJUNCTION WITH THE DRAWING LIST
2. TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND PRELIMINARY DRAWINGS REPORT AND DISCUSSIONS BEFORE ANY WORK COMMENCES
3. ALL WORK TO BE COMPLETED TO BE CHECKED ON SITE BY THE ARCHITECT BEFORE WORK COMMENCES

Notes

Client: Banbury Town Council

Location: Banbury, Oxford

Project: Facade Treatment, West Elevation (Banbury Road)

Drawing No: 015149\_P-230

Drawing Number: 015149\_P-230

Author: Planning

Drawing Status: 1:50 A2

Date: 08/03/2018

Drawn by: NIS

Checked by: NIS

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015149\_P-230

015149\_P-230

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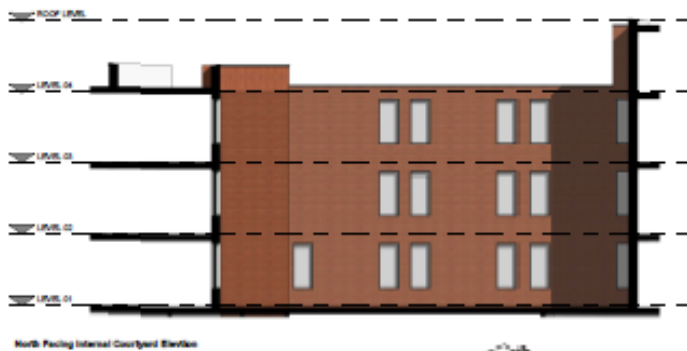
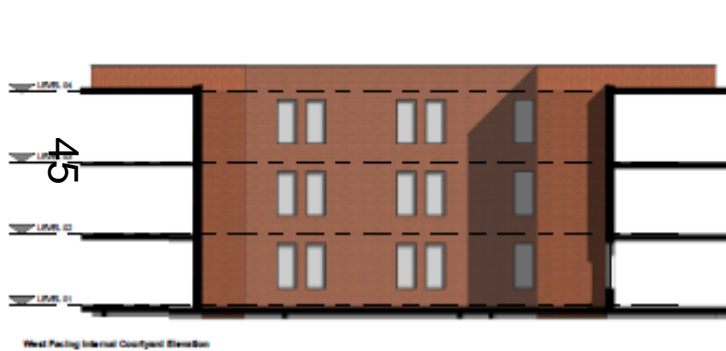
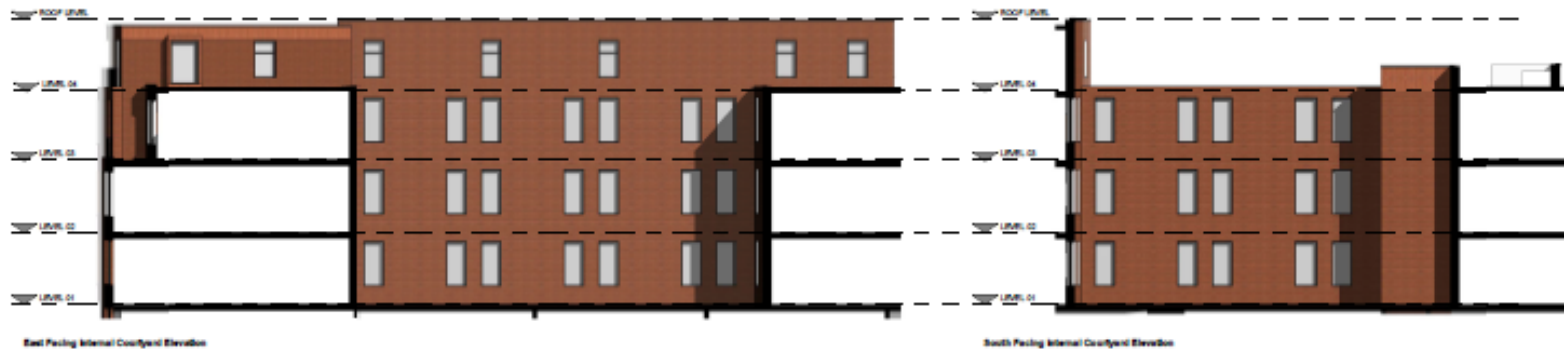
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## Proposed Sections

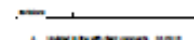


Activity	Time
1. Reading aloud	10:00-10:15
2. Reading aloud	10:15-10:30
3. Read to Parent	10:30-10:45

drawing title: Proposed Outpatient Evaluation  
 drawing number: 015148\_P-021  
 revision: 0  
 drawing status: Pending  
 notes: See attached  01  
 title: 015148  
 drawn by: DS  
 checked by: MS

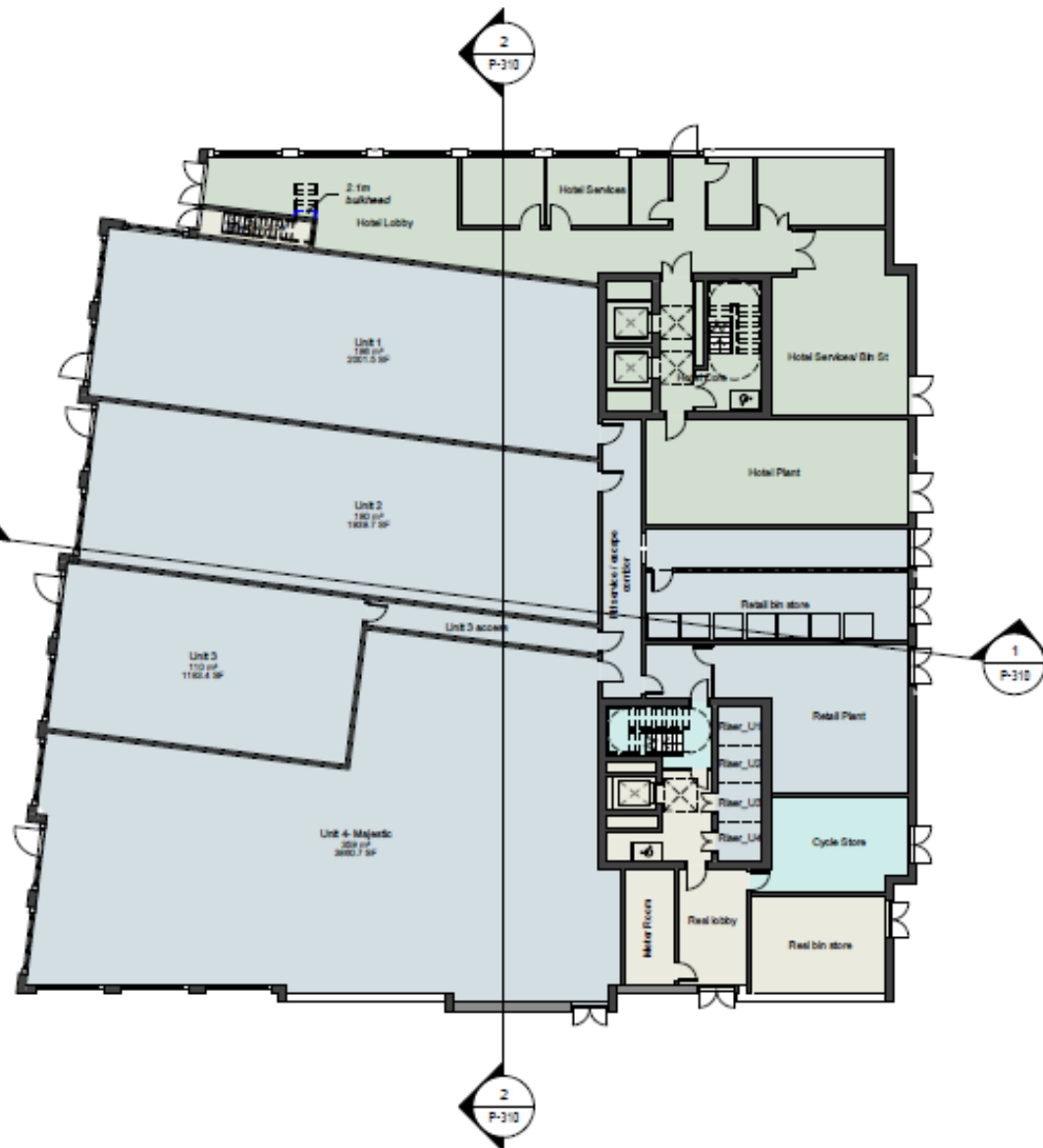


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# Proposed Ground Floor Plan

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2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

- Hotel
- Mixed/ Other
- Residential
- Retail

- Revisions
- | Revision | Description   | Date     |
|----------|---|----------|
| A        | Drawn submitted to LPA for comment                              | 21-05-18 |
| B        | Submitted to design team for comment                            | 01-06-18 |
| C        | GA plans updated following Approved Inspector feedback received | 13-06-18 |
| D        | Layouts Updated   | 15-06-18 |
| E        | Drawing Update  | 16-06-18 |
| F        | Drawing Update  | 16-06-18 |
| G        | Drawing Update  | 16-06-18 |
| H        | Drawing Update  | 16-06-18 |
| J        | Issued for Planning   | 16-06-18 |

Client: 4Urban Ltd

Address: Summertown, Oxford

Project: Proposed Ground Floor Plan

Drawing number: 015149\_P-200

Revision: J

Revision title: Information

Scale: 1:200

Date: 04/03/18

Drawn by: RD

Checked by: MW

**seven** architects

Architectural Office Ltd

71-73, The Quadrant, Summertown, Oxford, OX2 0BQ

01865 200000

www.sevenarchitects.co.uk

Summertown, Oxford

Proposed Ground Floor Plan



## 48



0 5m 10m  
1:200  
Summertown, Oxford  
**Proposed First Floor Plan**

Hotel Schedule	
Standard:	39
Twins:	27
LIK:	4
Total:	70
Hotel Total:	100

1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY.
2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE APPLICANT WORK COMMENCES.
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

- | Item | Description  | Due Date |
|------|--|----------|
| A    | Draft submitted to LPA for comment                                       | 21-05-18 |
| B    | Submitted to design team for 21-05-18 comment                            |          |
| C    | GA plans updated following approved inspector feedback received 13-05-18 | 13-05-18 |
| D    | Layouts Updated  | 15-05-18 |
| E    | Drawing Update   | 18-05-18 |
| F    | Drawing Update   | 18-05-18 |
| G    | Drawing Update   | 18-05-18 |
| H    | Issued for Planning  | 18-05-18 |

Urban Ltd



drawing title: **Proposed First Floor Plan**

drawing number: 015149\_P-201



Information

1:200 © A3

04/03/18

10/10/2016

checked by: MW

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**Keywords:** *work engagement, organizational commitment, turnover intentions, organizational citizenship behaviors, organizational identification*

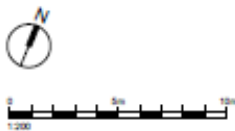
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### Proposed Second Floor Plan

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3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

Hotel Schedule	
Standard:	39
Twin:	27
UA:	4
Total:	70
Hotel Total:	180

- Hotel  
 Mixed/ Other  
 Residential  
 Retail

- | Item | Description  | Date     |
|------|--|----------|
| A    | Draft submitted to LPA for comment                             | 31-05-18 |
| B    | Submitted to design team for comment                           | 31-05-18 |
| C    | GA plans issued following Approved Inspector feedback received | 13-06-18 |
| D    | Layouts Updated  | 15-06-18 |
| E    | Drawing Update   | 18-06-18 |
| F    | Drawing Update   | 18-06-18 |
| G    | Drawing Update   | 18-06-18 |
| H    | Issued for Planning  | 18-06-18 |

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Summertown, Oxford

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drawing title Proposed Second Floor Plan

drawing number: 015149\_P-202

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DATE: 04/03

drawn by RD

checked by          MW

seven

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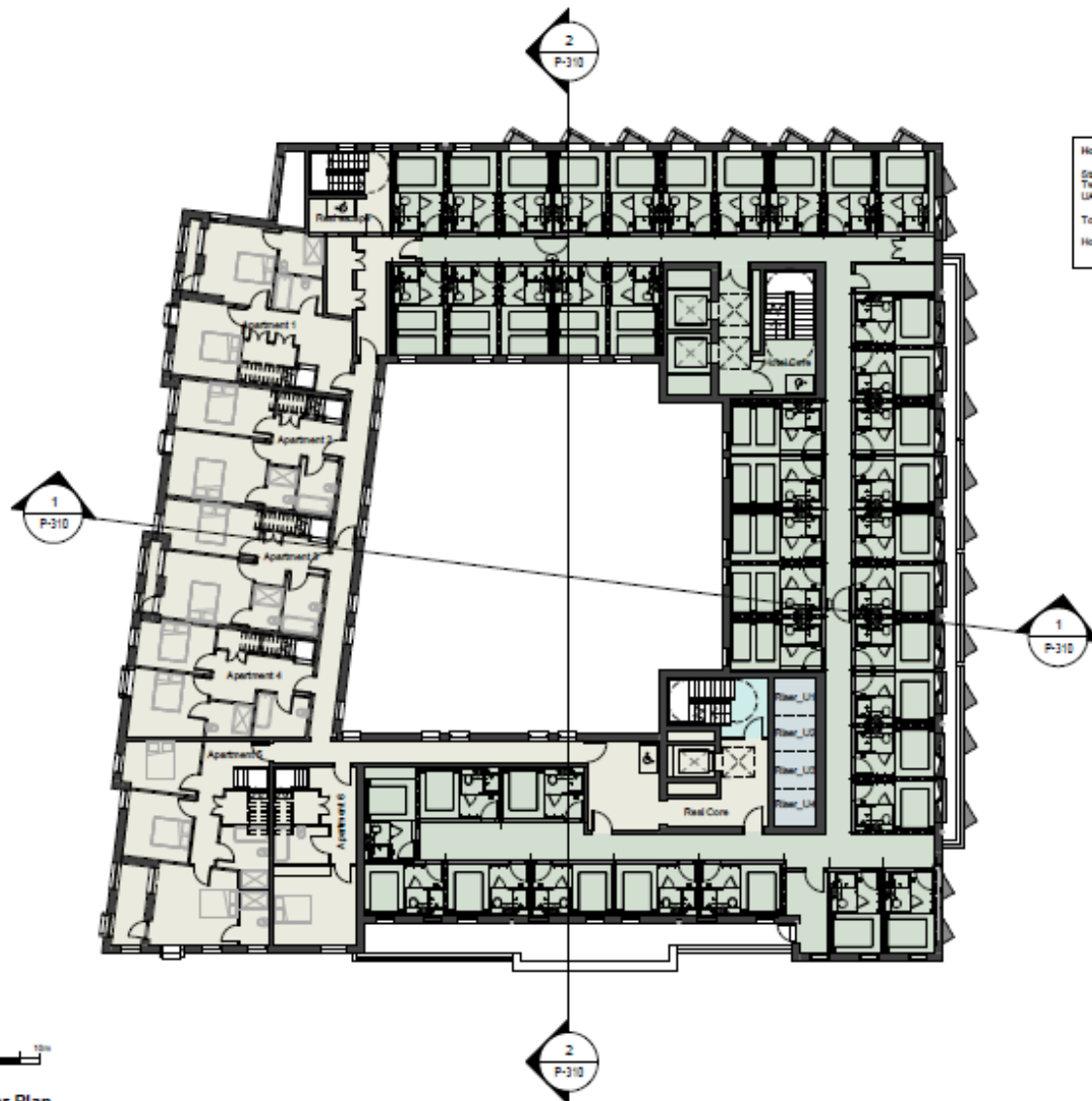
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# Proposed Third Floor Plan

50



Hotel Schedule	
Standard:	31
Twin:	10
UK:	0
Total:	40
Hotel Total:	180

- Notes
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  - TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
  - ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

	Hotel
	Mixed/ Other
	Residential
	Retail

Revisions	
A	Draft submitted to LPA for 31-05-18 comment
B	Submitted to design team for 01-06-18 comment
C	OK plans added following 13-06-18 Approved Inspector feedback received 13-06-18
D	Layouts Updated 15-06-18
E	Drawing Update 18-06-18
F	Drawing Update 18-06-18
G	Drawing Update 18-06-18
H	Issued for Planning 18-06-18

client	Urban Ltd
site	Summertown, Oxford
project	
drawing title	Proposed Third Floor Plan
drawing number	015149_P-203
revision	01
drawing status	Information
scale	1:200 @ A3
date	04/03/18
drawn by	RD
checked by	MW

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<input type="checkbox"/>	BY ACCEPTING, SIGNATURES, ON THIS DRAWING, THE CLIENT
<input checked="" type="checkbox"/>	UNDERSTANDS, ACCEPTS AND AGREES TO THE TERMS, CONDITIONS AND LIMITATIONS OF THE SERVICE PROVIDED BY SEVEN ARCHITECTS
<input type="checkbox"/>	IN WITNESS WHEREOF, THE CLIENT
<input type="checkbox"/>	IN WITNESS WHEREOF, SEVEN ARCHITECTS
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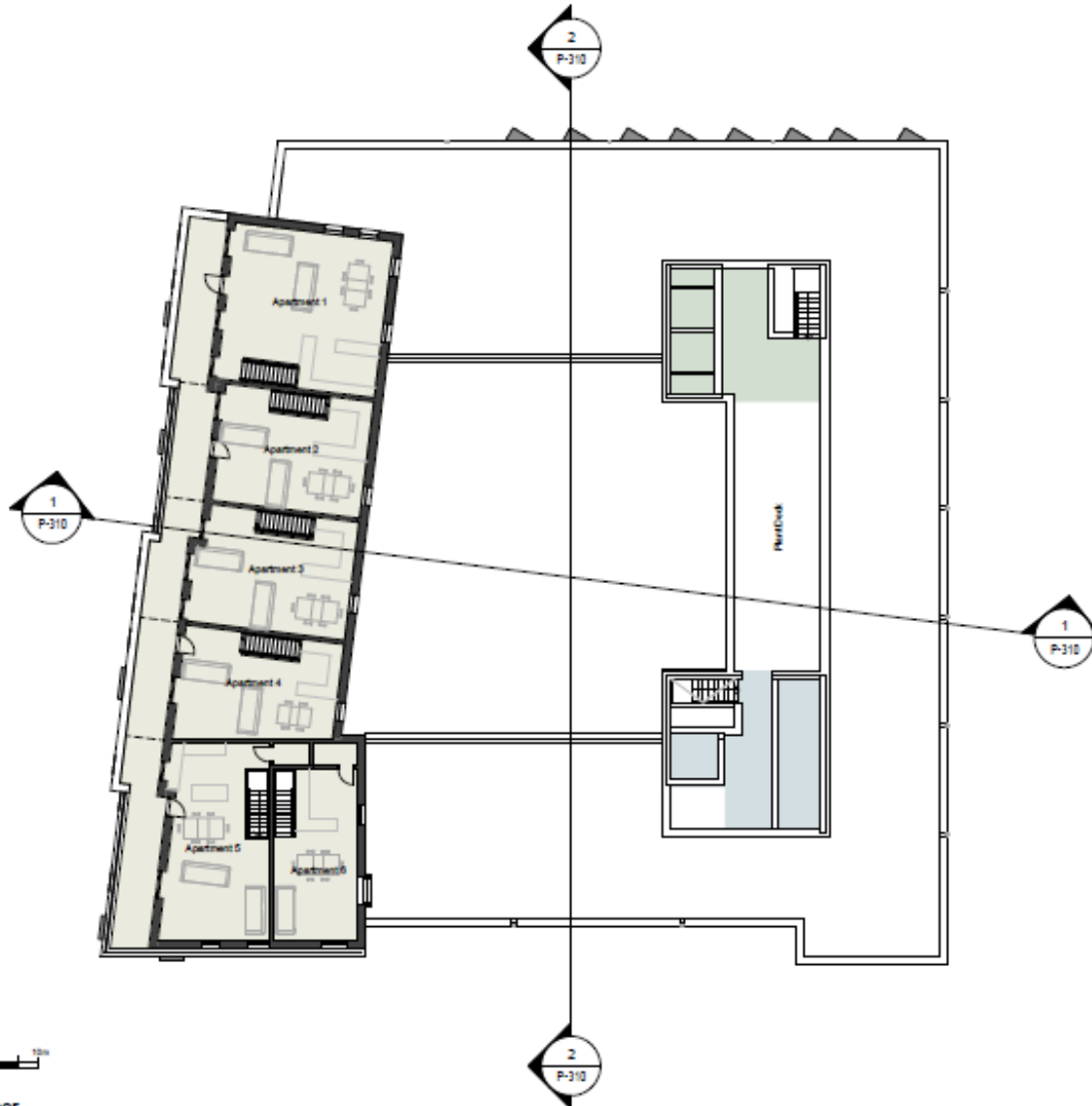
# Proposed Fourth Floor Plan

51



0 5m 10m

Summerdown, Oxford  
Proposed Fourth Floor



NOTES

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2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' SPECIFICATIONS. REPORT ANY DISCREPANCIES BEFORE ANY WORK COMMENCES.
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

☐ Hotel  
☐ Residential  
☐ Retail

REVISIONS

NO.	DESCRIPTION	DATE
A	Draft submitted to LPA for comment	21-05-18
B	Submitted to design team for comment	21-05-18
C	GA plans issued following Approved Inspector feedback received	13-06-18
D	Layouts Updated	15-06-18
E	Drawing Update	18-06-18
F	Drawing Update	18-06-18
G	Drawing Update	18-06-18
H	Issued for Planning	18-06-18

client: 4Urban Ltd  
 project: Summerdown, Oxford  
 drawing title: Proposed Fourth Floor  
 drawing number: 015148\_P-204  
 section: 31  
 drawing date: Information  
 scale: 1:200 @ A3  
 date: 04/03/18  
 drawn by: RD  
 checked by: MW

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## 52



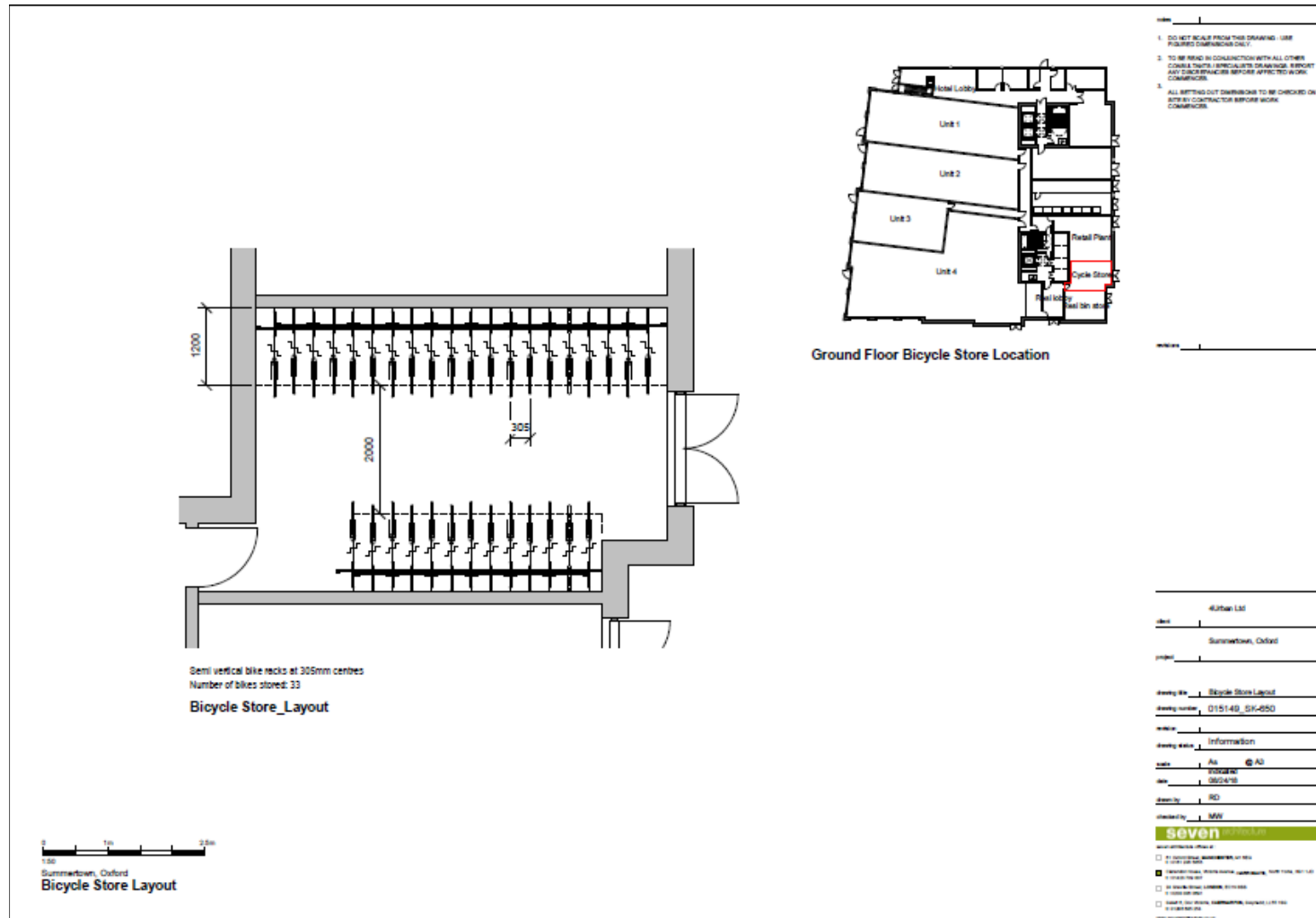
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COMMENCE.
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON  
SITE BY CONTRACTOR BEFORE WORK  
COMMENCES.

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
# Proposed Bike store floor plan

53



## 54

## BANBURY ROAD, SUMMERTOWN

For details		For details	
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving, Colours: Silver Grey, Plain, rose mixed, Blushless 60mm, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing, regular, Greenwell Maribault's granular, 100mm/100mm volume in crown, 10-15m Greenwell, 100mm/100mm or similar and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving, Colours: Diamond, Plain rose mixed, Technica 60mm, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
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	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.
	<b>Federation-Pavement Paving: Maribault</b> Multi-transported granite aggregate black paving in similar and approved, Colours: Pearl, Pearl Grey, Lullaby, or similar and approved.		<b>Proposed Trees (Plant Landscaper)</b> Local trees standard 15 to 20m, 15-20m girth with underground growing and approved.

Rev	Date	Comments	Drawn	App'd
C	28 JUL 15	Amended to comments	BM	CK
B	26 JUL 15	Amended to reflect layout	BM	CK
A	15 JUL 15	Amended to reflect layout	BM	CK

Client:	480n Consulting Ltd	Date:	28 AUGUST 2015
Project:	1000 5th Ave	Drawn:	CK/BM
Issued by:	LANDSCAPE MASTERPLAN	Approved:	CK
Revision:		Reviewed:	C

# Proposed Green roof



55



ROOF TERRACE PLAN

**NOTES:**  
 Confirm accuracy of dimensions, levels and existing service alignments on site before commencing any work on this drawing.  
 Any discrepancy concerning the drawing/specification should be referred to the Landscape Architect immediately.  
 Only agreed dimensions to be taken from this drawing. Do not scale off this drawing.  
 All landscape drawings to be read in conjunction with the landscape specification and all relevant engineer's and architect's drawings/specifications.  
 This drawing is Copyright and must not be reproduced without consent of Guarda Landscape.

## LEGEND

- Hatched Edge Margin: Markdown 50-60mm vertical position or similar and approved.
- Proposed Green Roof Area: Seed to be Firmigate (10% standard 10% at night), or similar and approved.

**Construction:**  
 Seed  
 100mm depth Markdown for above  
 substrate  
 Filter sheet  
 40mm Drainage layer  
 Markdown/Protection mat  
 Markdown or similar and approved.  
 Roof deck construction, waterproofing and protection to be specified by the architect.

1	10/10/17	10/10/17	10/10/17
2	10/10/17	10/10/17	10/10/17
3	10/10/17	10/10/17	10/10/17

Drawn by: **GUARDA**  
 DRAFT

**guarda**  
 landscape

<b>CLIENT</b>
4Urban Consulting
<b>PROJECT</b>
Banbury Road, Summertown
<b>TITLE</b>
Landscape Masterplan - Green Roof Plan

<b>SCALE</b>	<b>DATE</b>	<b>DATE</b>
1:100 @ A3	10/10/17	10/10/17
<b>DRAWING NUMBER</b>	<b>17-05-52-001</b>	<b>01</b>



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