

Oxford City Planning Committee Presentation

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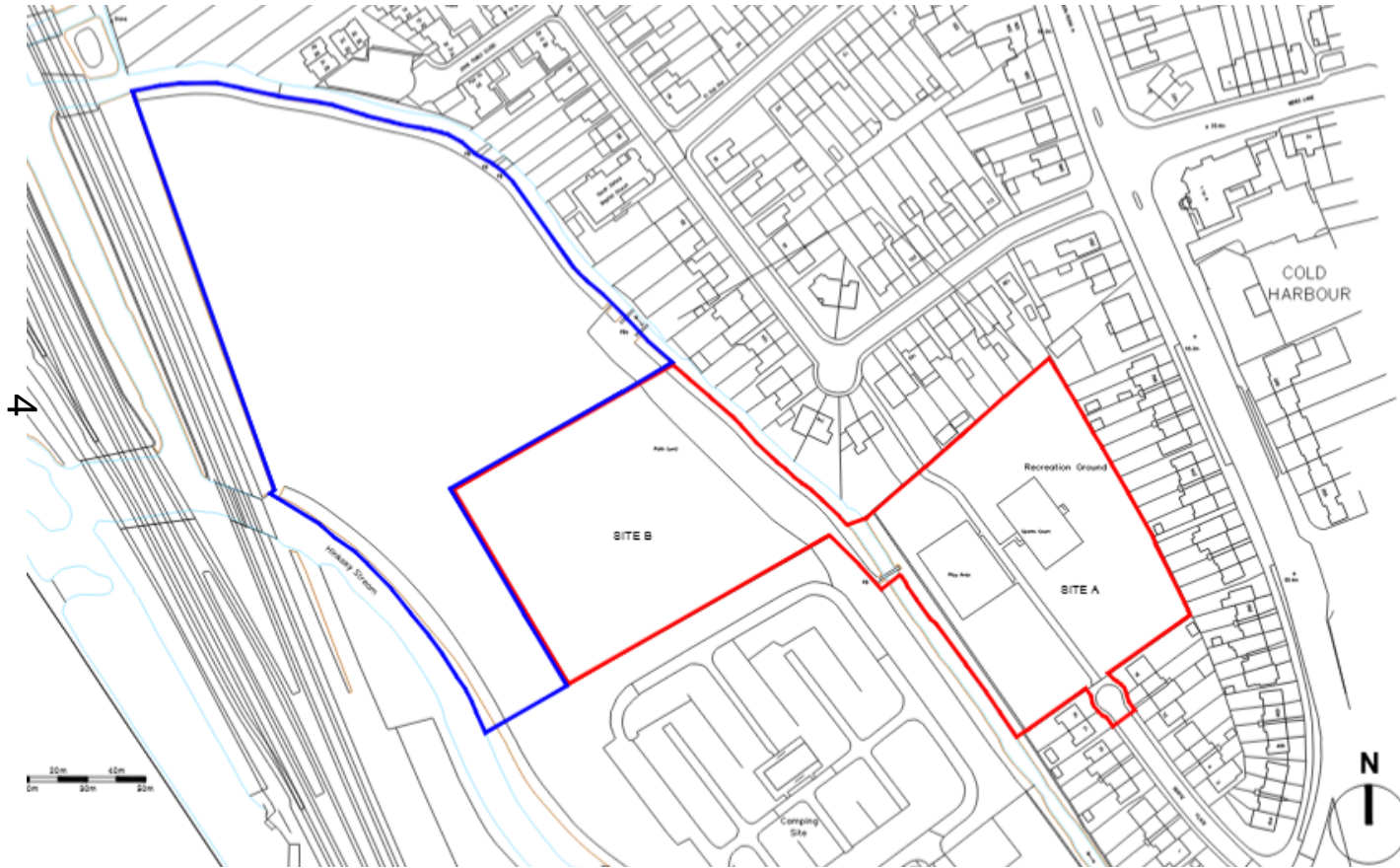
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Reference Number: 23/00988/FUL

**Site Address: Bertie Place Recreation
Ground and Land South West of Wytham
Street**



Site Location Plan



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Site Layout



| ACCOMMODATION SCHEDULE | | | |
|------------------------|-----------------|--------------------|-----|
| DWELLING TYPE | GFA | HEIGHT (storeys) | No. |
| 1A | 1820 FLAT | 51.7m ² | 1 |
| 1A1 | 1820 FLAT | 51.7m ² | 1 |
| 1B | 1820 FLAT | 66.6m ² | 1 |
| 1B1 | 1820 FLAT | 66.6m ² | 1 |
| 1C | 1820 FLAT (2SF) | 64.4m ² | 1 |
| 1C1 | 1820 FLAT (2SF) | 64.4m ² | 1 |
| 1C2 | 1820 FLAT (2SF) | 64.4m ² | 1 |
| 1D | 1820 FLAT (3SF) | 61.3m ² | 1 |
| 2A | 2BAP HOUSE | 79.9m ² | 2 |
| 2B | 2BAP HOUSE | 79.7m ² | 2 |
| 2C | 2BAP FLAT | 78.1m ² | 1 |
| 2A | 2BAP HOUSE | 84.9m ² | 2 |
| 2B | 2BAP HOUSE | 83.4m ² | 2 |
| TOTAL | | | 21 |

| TREE REMOVAL SCHEDULE | | | |
|-------------------------------|-----|-----|--|
| EXISTING TREE REMOVED | | | |
| TREES NOT TO BE REMOVED | | | |
| T1 | T14 | T22 | |
| T2 | T15 | T23 | |
| T4 | T17 | | |
| T8 | T16 | | |
| T13 | T19 | | |
| TOTAL = 12 No. Trees Retained | | | |
| PROPOSED TREES | | | |
| REFER TO LANDSCAPE PLAN | | | |

| KEY | |
|-----|--|
| C | Cycle Storage |
| V | Visitor Car Park |
| W | Waste Area |
| + | 450m ² Pavement (Indicative size and location, TPC by the engineer) |
| + | Minor Road (Indicative size and location) |
| + | Indicative Plot position - potential for further access in the future |
| + | Trees to be removed - Refer to Plot and site plan |
| + | Widening a section of Chertsey Road by 7m |



House Plans - type 1C



HOUSE TYPE 1C
1B/2P APARTMENT
54.4 SQM
GROUND FLOOR PLAN



HOUSE TYPE 1C
1B/2P APARTMENT
63.5 SQM
FIRST FLOOR PLAN

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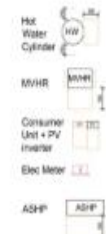


M4(2) Compliance Key:

- 300mm wide x 1200mm long unobstructed area to the leading edge of private entrance doors.
- 300mm wide rib to leading edge of every internal door within the entrance storey.
- Min. 750mm wide clear access zone to foot and sides of beds as shown on plan.
- Min. 750mm wide clear access route from bedroom doorway to window.
- Min. 1200mm clear space in front of and between all kitchen units and appliances.
- 1350x1100mm clear access zone and permitted encroachment to WHB and WC.
- 700x1100mm clear access zone to side of Bath.

Note: First floor flats are not M4(2) compliant as there is no step free access.

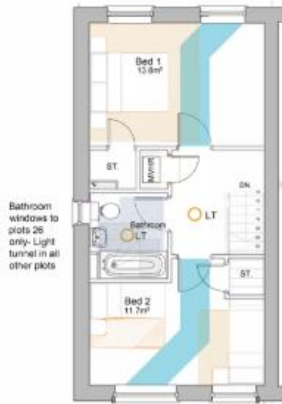
MEP Key:



House Plans – type 2A



HOUSE TYPE 2A
2B4P GROUND FLOOR
38.5M²
TOTAL GIFA = 79.9M²



HOUSE TYPE 2A
2B4P FIRST FLOOR
40.4M²



HOUSE TYPE 2A
PLOTS: 23-30
SIDE ELEVATION

Obscured windows to plots 26 only

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HOUSE TYPE 2A
PLOTS: 23-30
FRONT ELEVATION

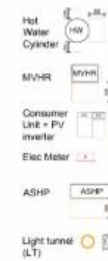
① Clear glazing
② Obscure glazing

SCALE BAR 1:50



HOUSE TYPE 2A
PLOTS: 23-30
REAR ELEVATION

MEP Key:



House Plans – type 2B



M4(2) Compliance Key:
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 700x1100mm clear access zone to side of Bath.



**HOUSE TYPE 2B
PLOT 31
FRONT ELEVATION**

∞ End terrace
∞ Access path

SCALE BAR 1:50



**HOUSE TYPE 2B
PLOT 31
SIDE ELEVATION
(PRIVATE SIDE)**



**HOUSE TYPE 2B
PLOT 31
SIDE ELEVATION
(PUBLIC SIDE)**



House plans – type 3A

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HOUSE TYPE 3A
3B5P GROUND FLOOR
48.85M²
TOTAL GFA = 94.8M²



HOUSE TYPE 3A
3B5P FIRST FLOOR
47.45M²

Bathroom windows to grade 00 only - Light tunnel in all other plots

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MEP Key:



HOUSE TYPE 3A
PLOTS 6-11, 15-18
FRONT ELEVATION
SCALE BAR 1:50



HOUSE TYPE 3A
PLOTS 8-11, 16-18
REAR ELEVATION



House plans – type 3B



HOUSE TYPE 3B
3B/SP GROUND FLOOR
46.3M²
Total GFA = 93.4M²

HOUSE TYPE 3B
3B/SP FIRST FLOOR
47.1M²



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700x
of Bz

10



HOUSE TYPE 3B
PLOT 5
FRONT ELEVATION

① One plane
② Obstructions



HOUSE TYPE 3B
PLOT 5
SIDE ELEVATION
(PRIVATE FACING)

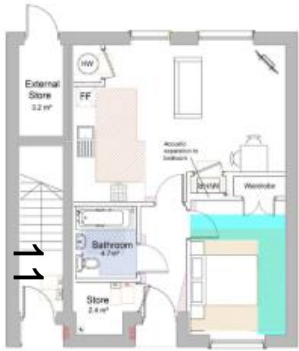


HOUSE TYPE 3B
PLOT 5
SIDE ELEVATION
(PUBLIC FACING)

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Apartment plans – type 1A1



HOUSE TYPE 1A1
1B/2P APARTMENT
51.7 SQM
GROUND FLOOR PLAN



HOUSE TYPE 1B1
1B/2P APARTMENT
66.6 SQM
FIRST FLOOR PLAN



APARTMENT BLOCK, HOUSE TYPES 1A1, 1B1
PLOTS 21 - 22
SIDE ELEVATION

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Note: First floor flats are not M4(2) compliant as there is no step free access



MEP Key:



APARTMENT BLOCK, HOUSE TYPES 1A1, 1B1
PLOTS 21 - 22
FRONT ELEVATION



APARTMENT BLOCK, HOUSE TYPES 1A1, 1B1
PLOTS 21 - 22
REAR ELEVATION



APARTMENT BLOCK, HOUSE TYPES 1A1, 1B1
PLOTS 21 - 22
SIDE ELEVATION

SCALE BAR 1:50



Apartments plans – types 1A, 1B, 1D, 2D



APARTMENT BLOCK HOUSE TYPES 1A, 1B, 1D, 2D
PLOTS 1 - 4
SIDE ELEVATION
(PUBLIC FACING)



APARTMENT BLOCK HOUSE TYPES 1A, 1B, 1D, 2D
PLOTS 1 - 4
SIDE ELEVATION
(PRIVATE FACING)

MEP Key:

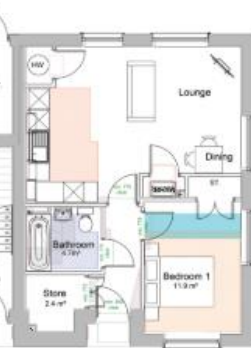
- Hot Water Cylinder
- MVHR
- Consumer Unit + IPV
- Elec Meter
- ASHP
- Light tunnel (LT)



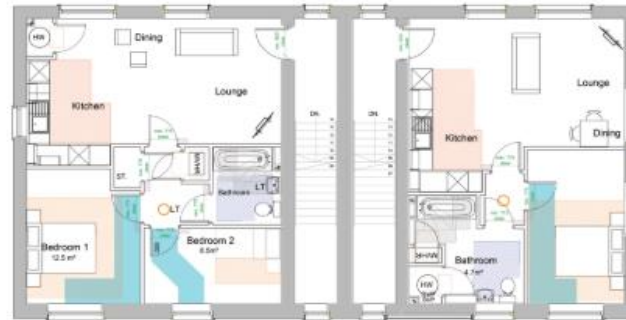
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1D (1B/2P), 61.3m² - M4(3)
GROUND FLOOR PLAN



1A (1B/2P), 51.7m² - M4(2)



2D (2B/3P), 76.1m²
FIRST FLOOR PLAN

1B (1B/2P), 66.6m²



Apartment Plans – type 1C1



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HOUSE TYPE 1C1
1B/2P APARTMENT
54.4 SQM
GROUND FLOOR PLAN



HOUSE TYPE 1C1
1B/2P APARTMENT
63.5 SQM
FIRST FLOOR PLAN



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HOUSE TYPE 1C1
PLOTS: 12, 13
FRONT ELEVATION

SCALE BAR 1:50



HOUSE TYPE 1C1
PLOTS: 12, 13
SIDE ELEVATION
(PUBLIC FACING)



HOUSE TYPE 1C1
PLOTS: 12, 13
REAR ELEVATION



HOUSE TYPE 1C1
PLOTS: 12, 13
SIDE ELEVATION
(PRIVATE FACING)



Streetscene Elevations



STREETSCENE A-A



STREETSCENE A-A continued.



STREETSCENE B-B



STREETSCENE C-C



STREETSCENE D-D



Boundary Treatments



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Landscape Plan – Site A



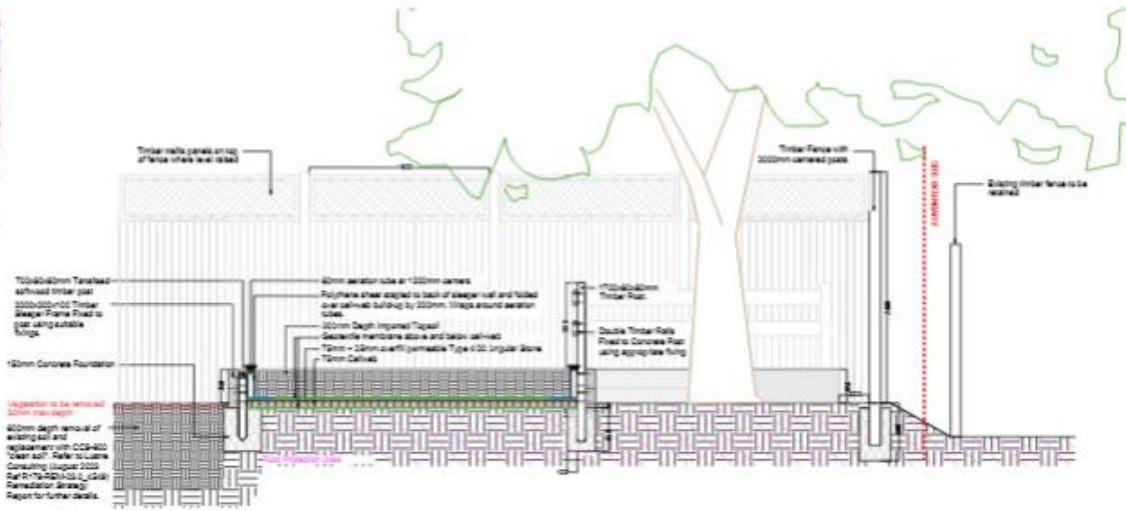
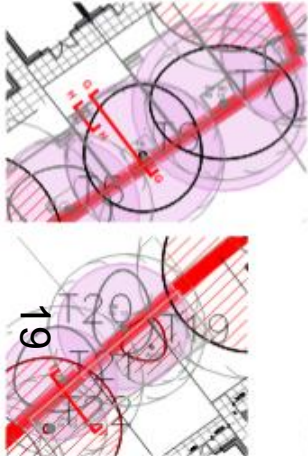
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Landscape Plan – Site B

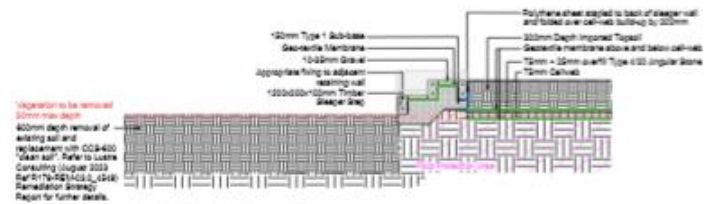


Landscape section - MUGA

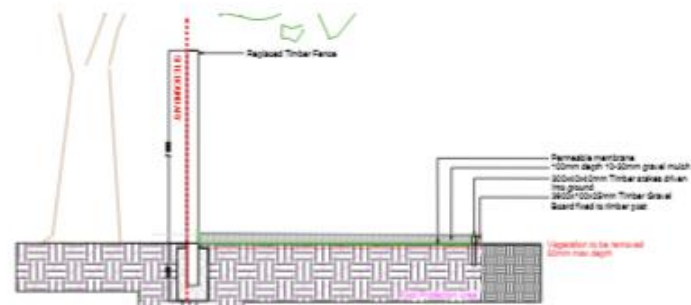


GG' Section GG' Section through sleeper wall and gravel board retain wall remediation works near T5-T8 + T12-T13
1:20 @ A1

Note: Garden fence to be initially installed followed by timber sleeper gravel board frame to assist with level changes
Note: Site to be fully green during construction



HH' Section HH' Section through sleeper steps
1:20 @ A1



II' Section II' Section through remediation for T20&T21
1:20 @ A1



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