

# Presentations

## West Area Planning Committee

Date: Tuesday 25 November 2014

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Agenda No	Item	Pages
3.	Westgate Centre, OX1 1NX: 14/02402/RES	3 - 44



INVESTORS  
IN PEOPLE



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# Welcome to the West Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.





**Existing Site Plan**

**Key**

The existing site plan shows the site boundary in red. Buildings on the site are labelled and identified below:

- Site boundary
- 1. Existing Westgate Shopping Centre
- 2. Multi-storey Car Park
- 3. Surface Car Park
- 4. Abbey Place Housing

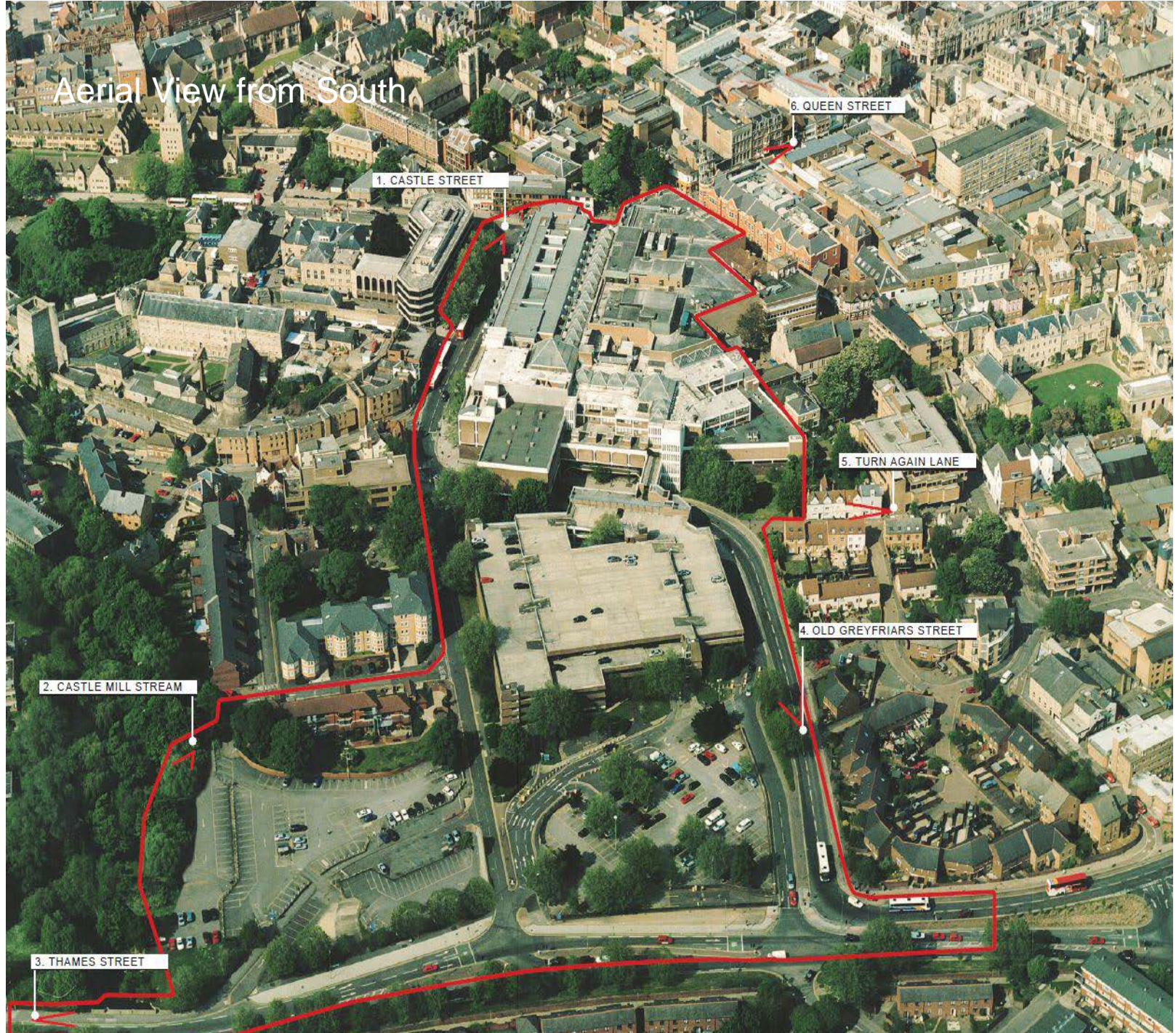
**Scale**

0 10 20 30 40 50 100m

0 10 20 30 40 50 100m



# Aerial View from South





## 6



# Building Blocks as Proposed



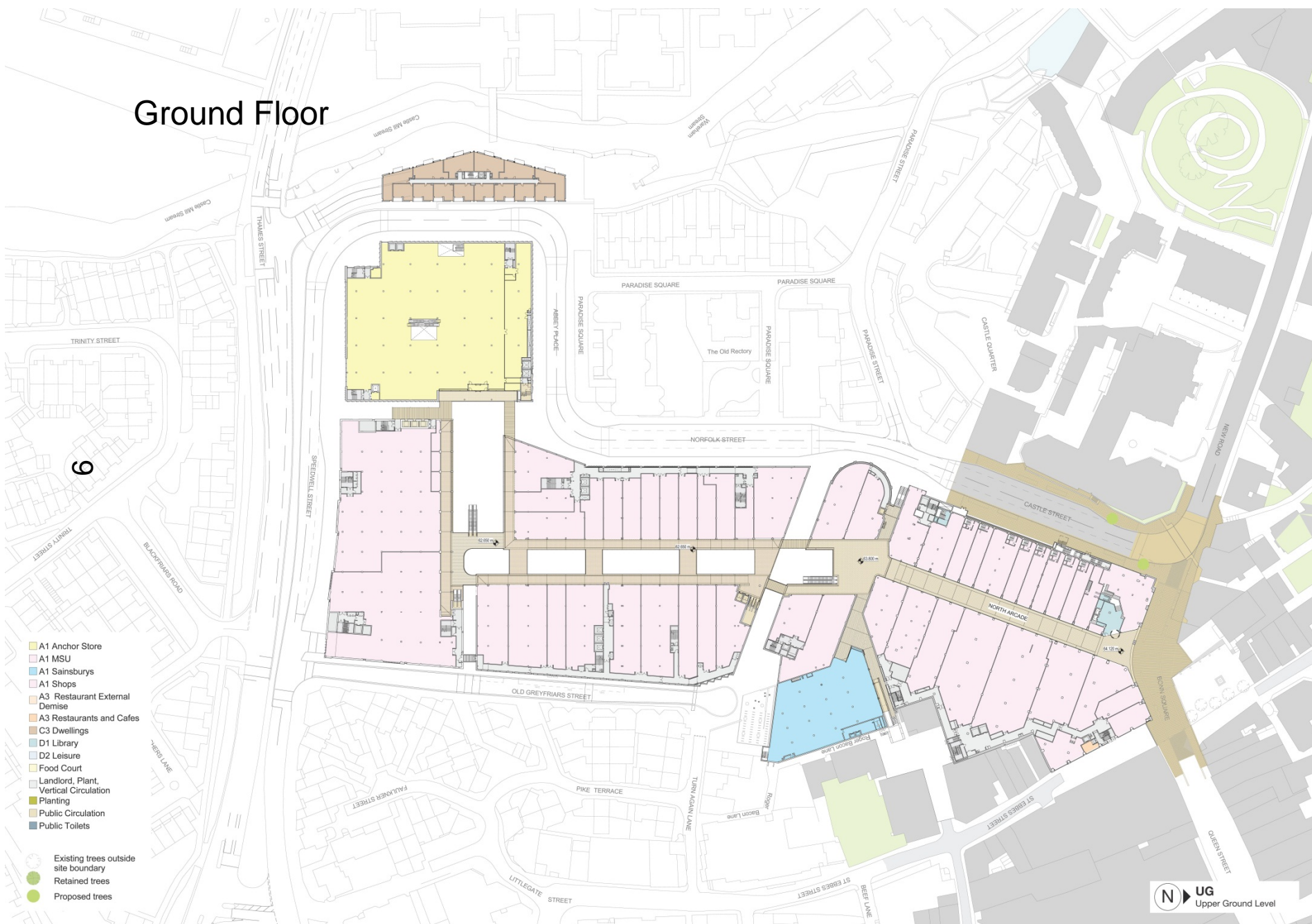


# Public Realm

8



## 9



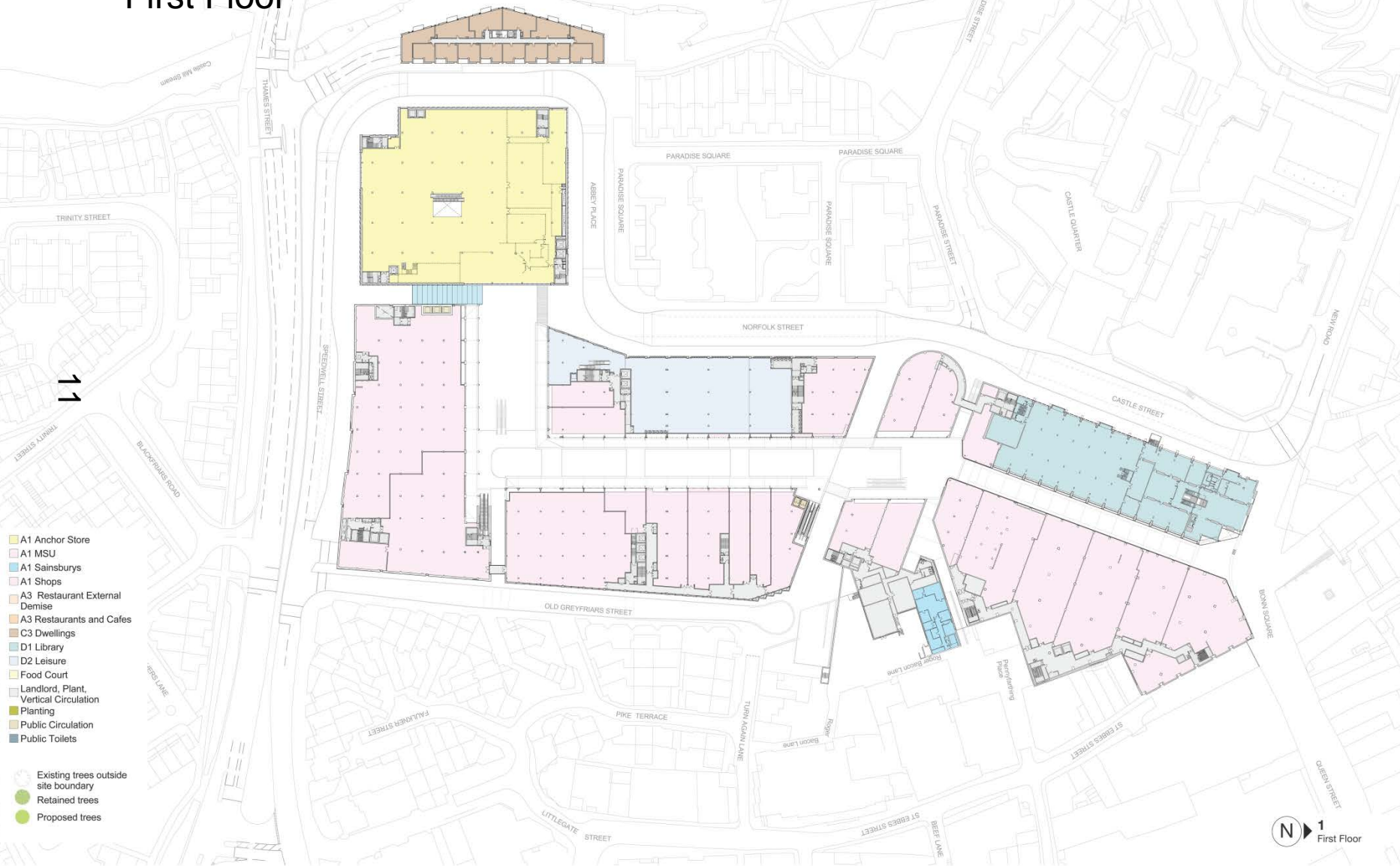


# Lower Ground





# First Floor



- A1 Anchor Store
- A1 MSU
- A1 Sainsburys
- A1 Shops
- A3 Restaurant External Demise
- A3 Restaurants and Cafes
- C3 Dwellings
- D1 Library
- D2 Leisure
- Food Court
- Landlord, Plant, Vertical Circulation
- Planting
- Public Circulation
- Public Toilets

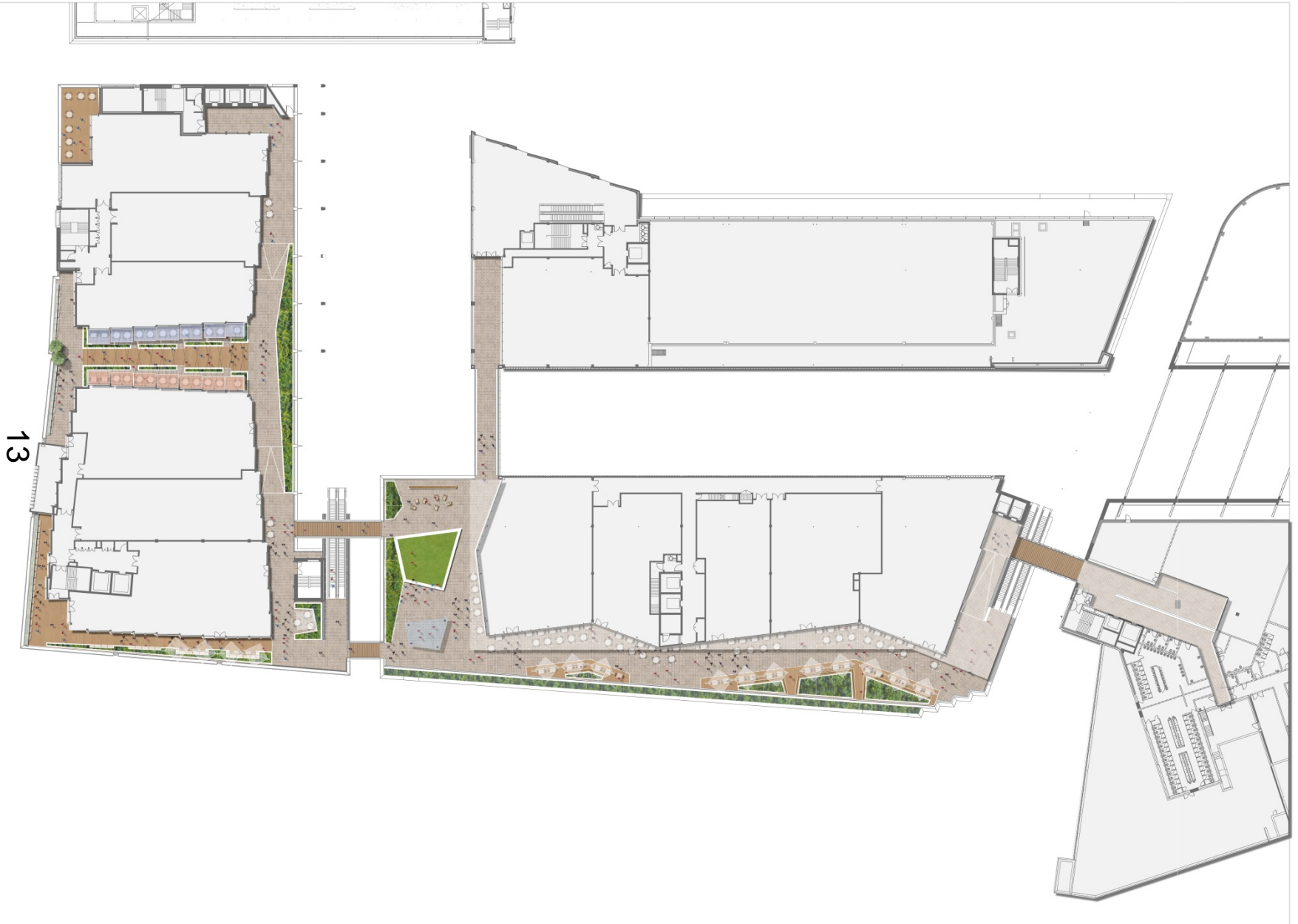
- Existing trees outside site boundary
- Retained trees
- Proposed trees

# Roof Level

12



## Roof Level Detail: Buildings 2 and 3

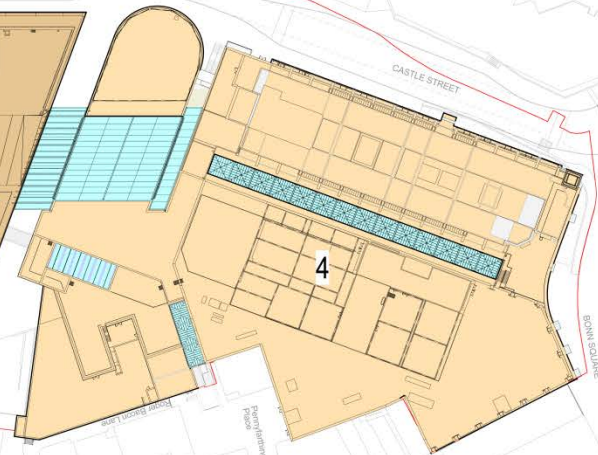
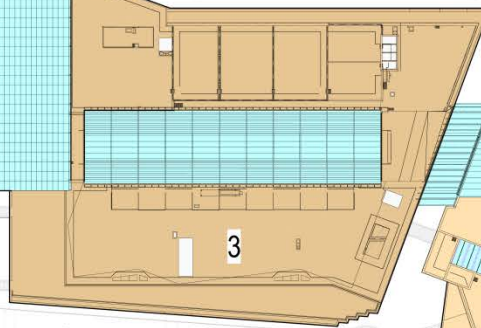
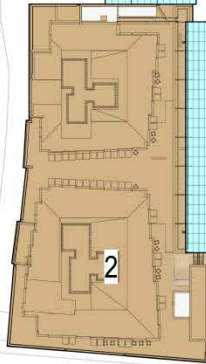
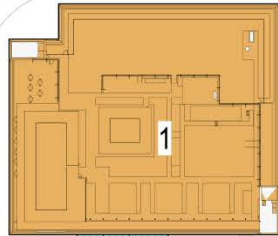




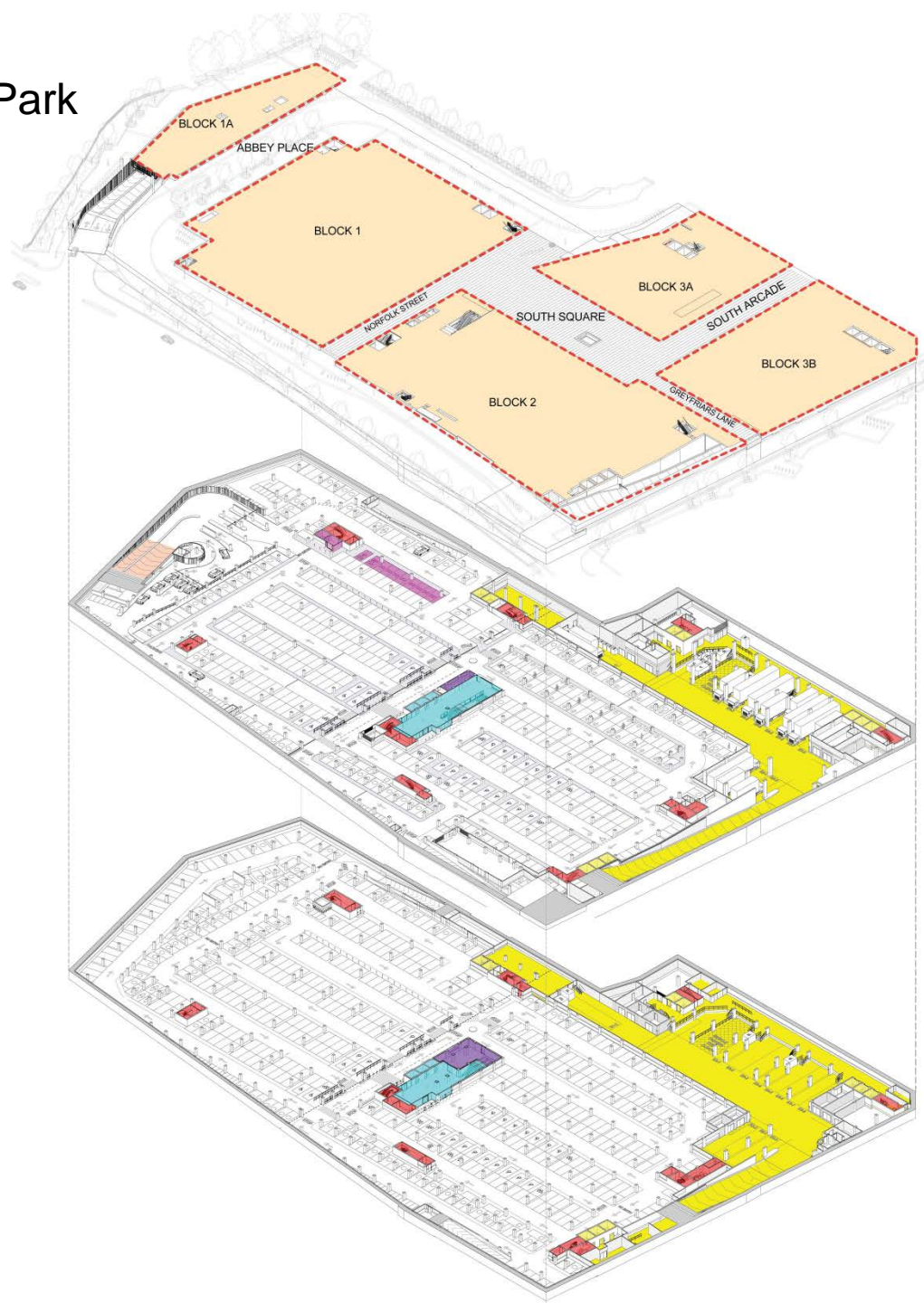
Roof

14

- Building 1A
- Building 1
- Building 2
- Building 3
- Building 4

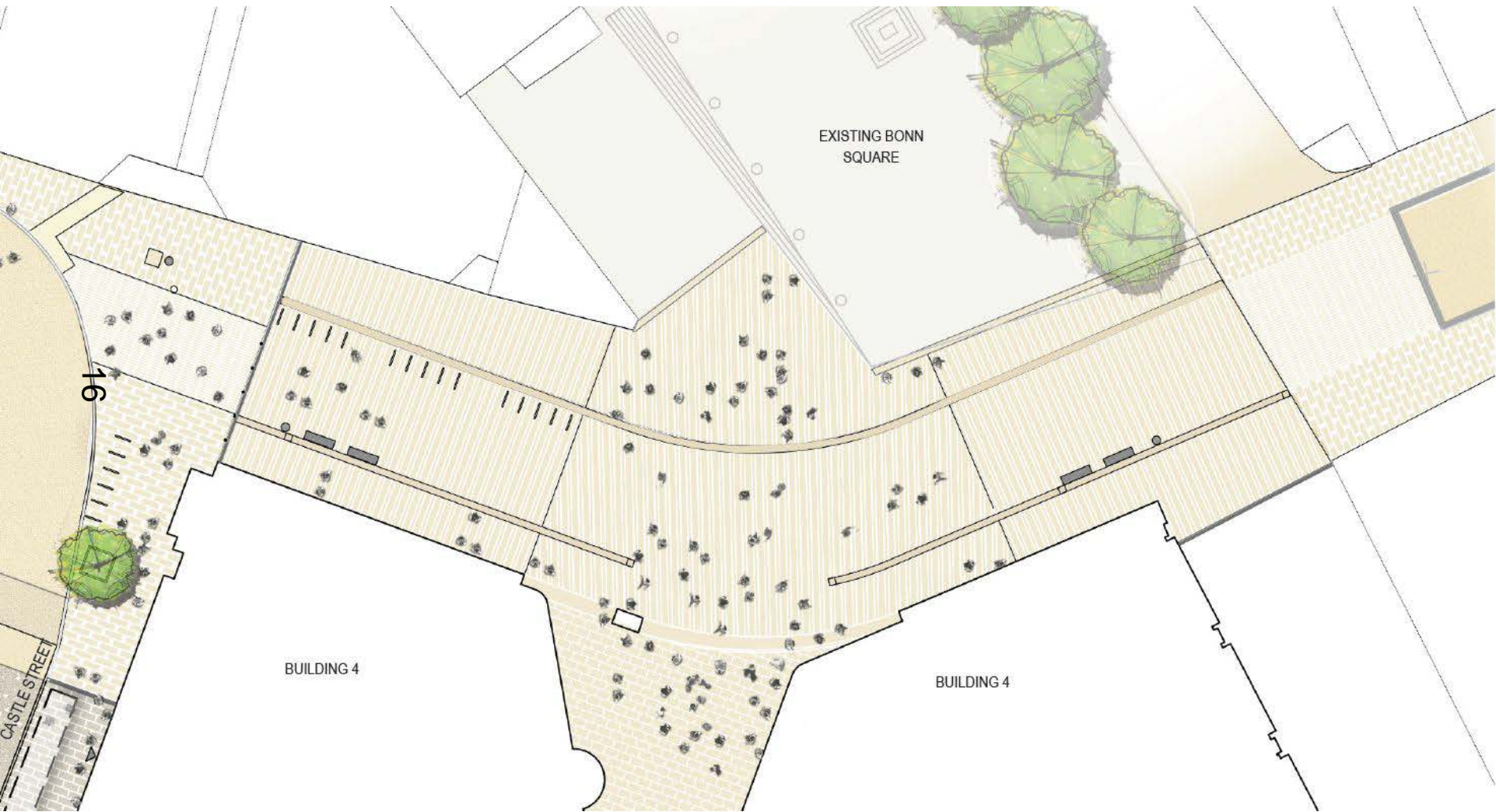


# Basement Car Park





Bonn Square







Queen Street looking West

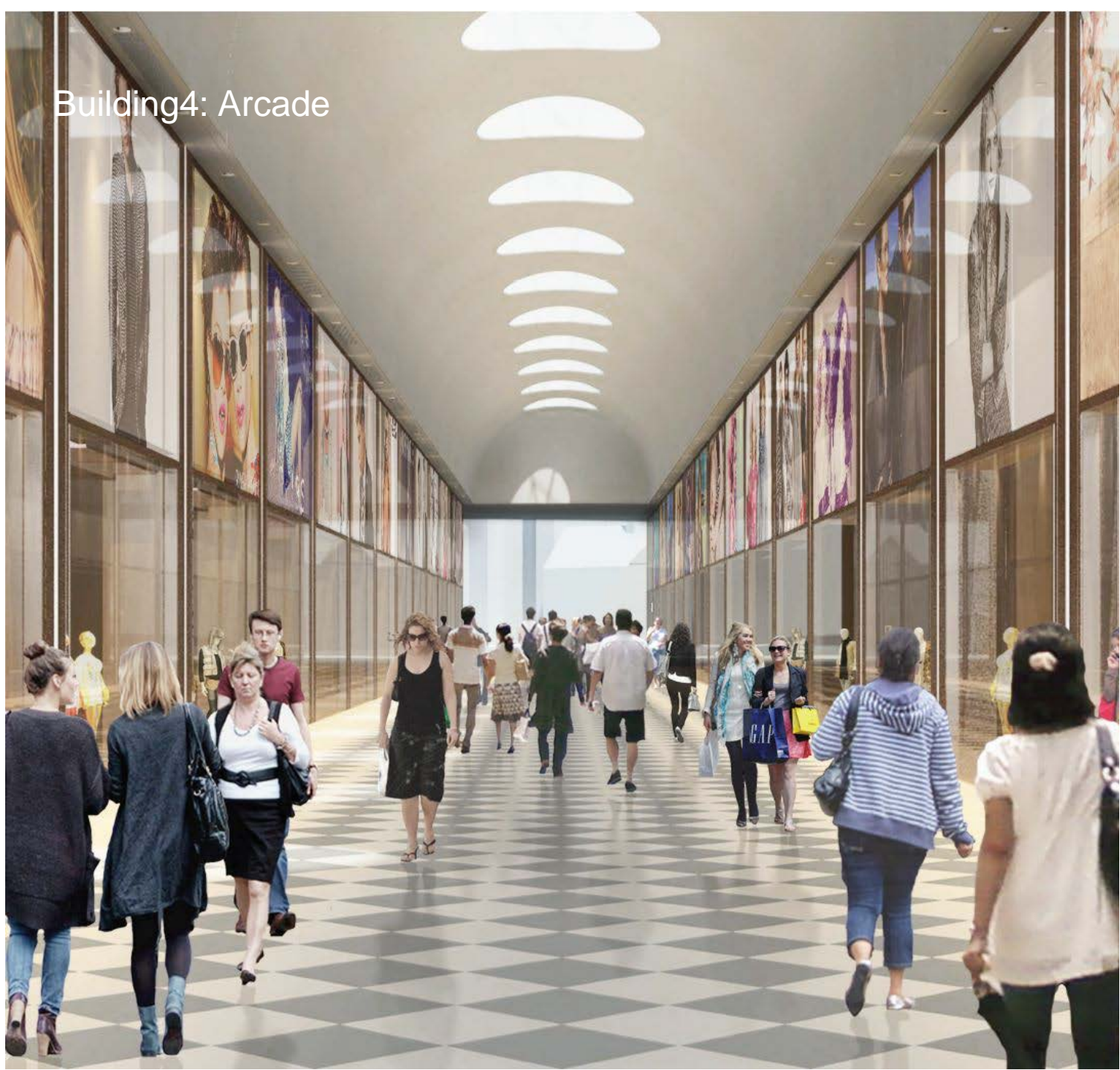




New Road looking East

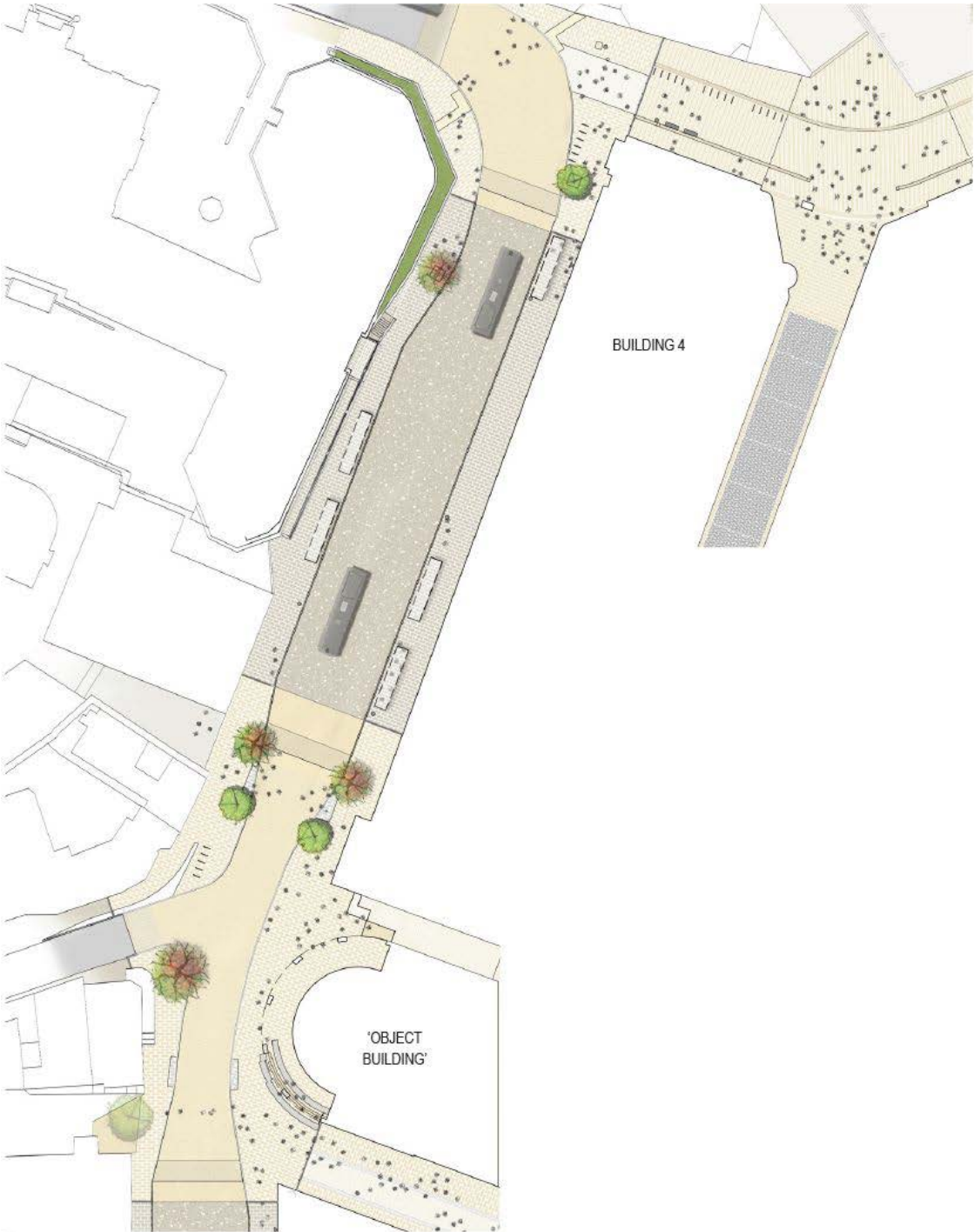


Building4: Arcade



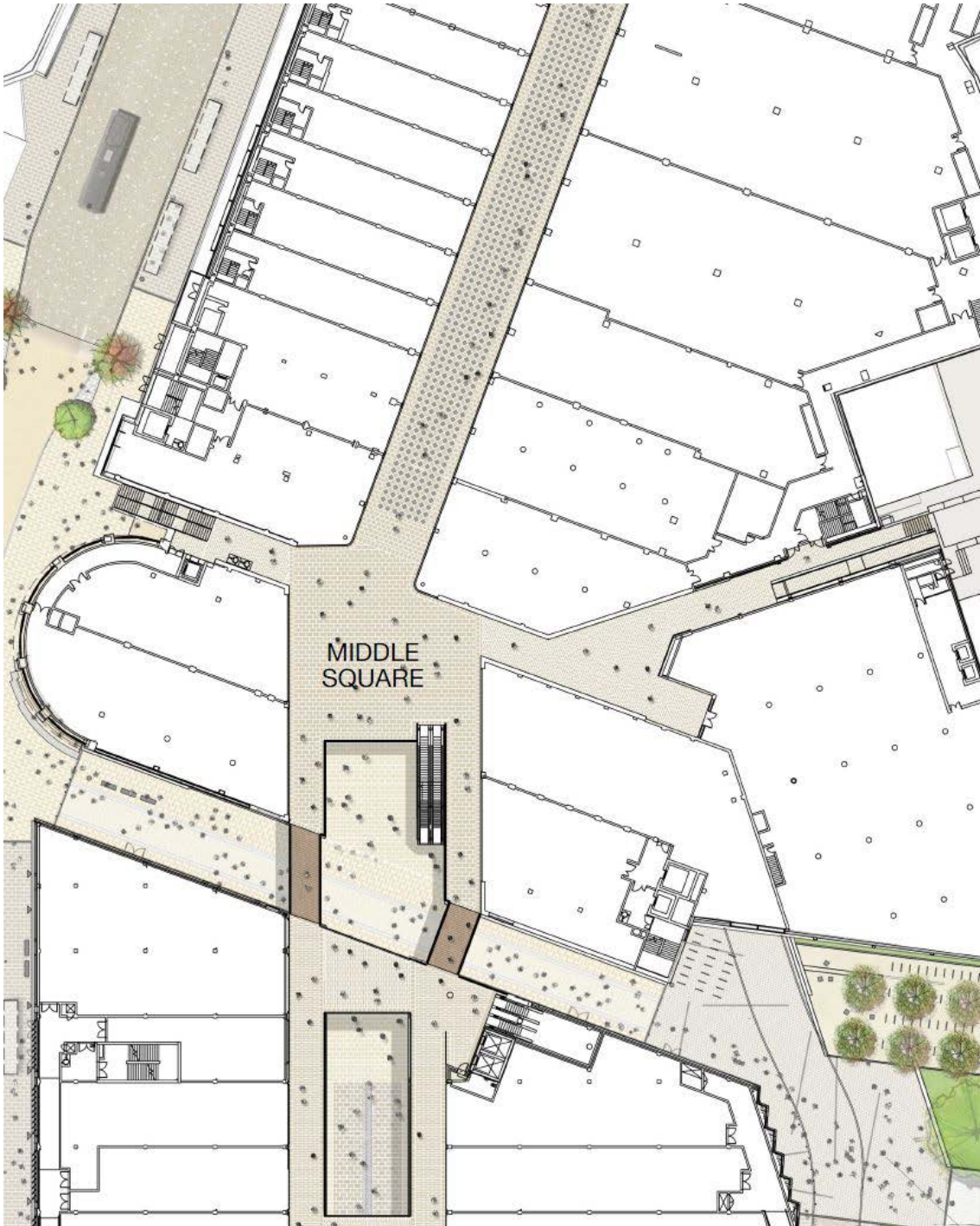


Castle Street



# Middle Square

21





## Middle Square: Looking South





# South Square: Looking North

23





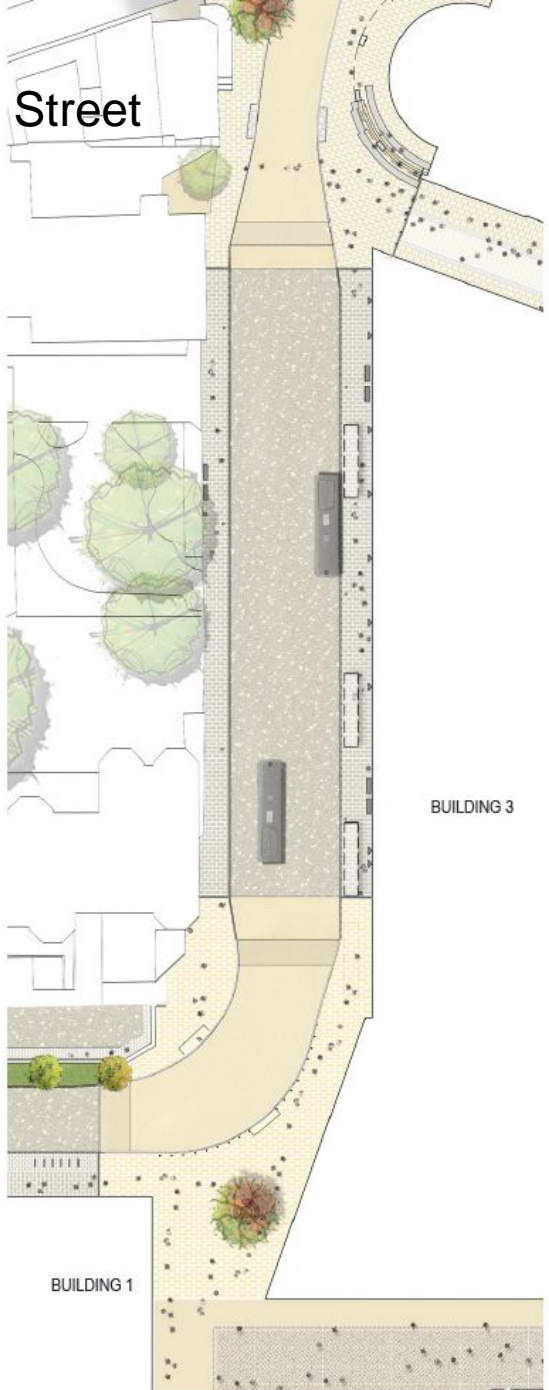
## South Arcade: Upper Level Looking South





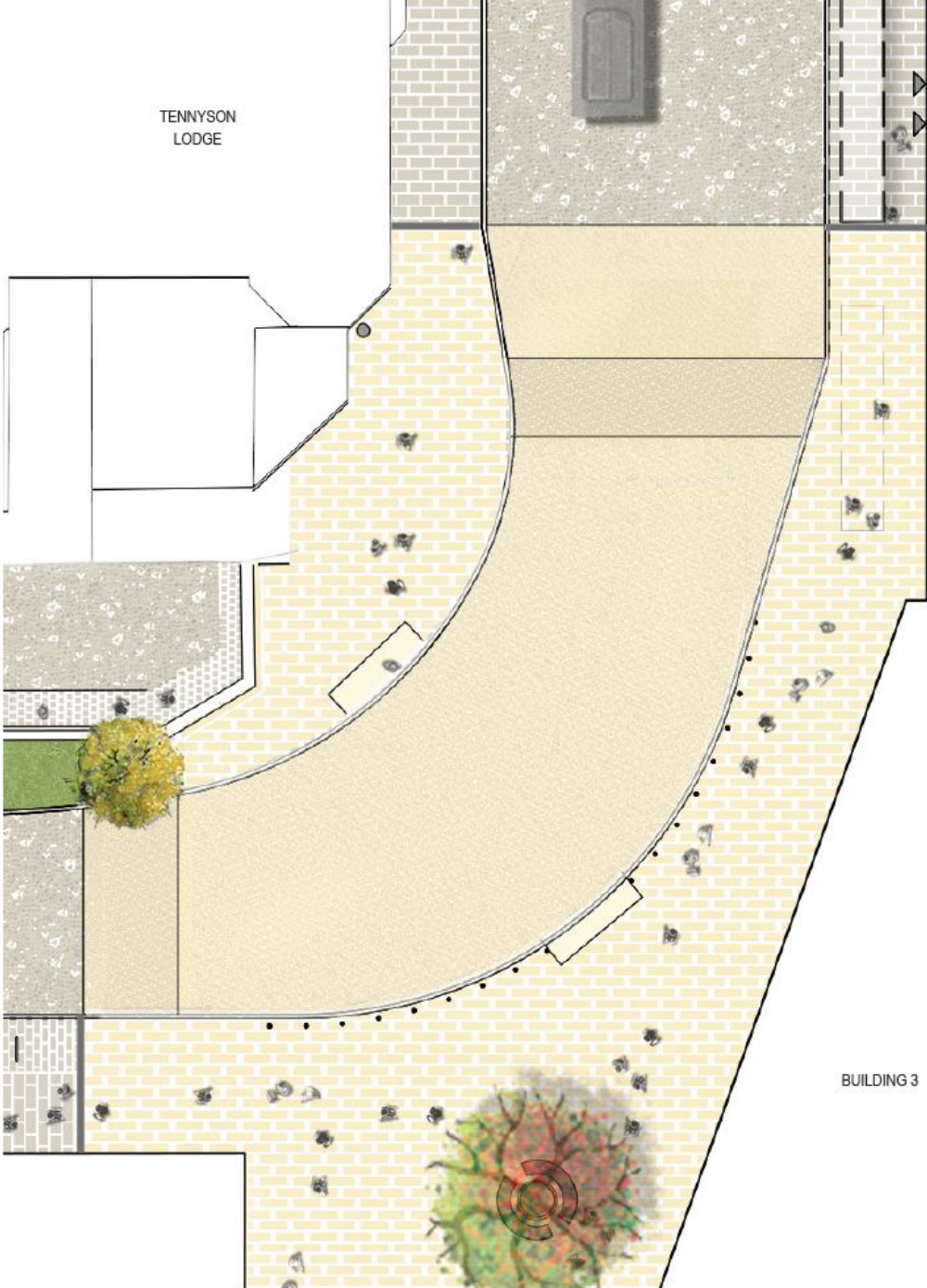
Norfolk Street

25



BUILDING 3

BUILDING 1



TENNYSON  
LODGE

BUILDING 3

## Norfolk Street: Looking South

26





## Norfolk Street Entrance to South Square





## Norfolk Street: Looking North



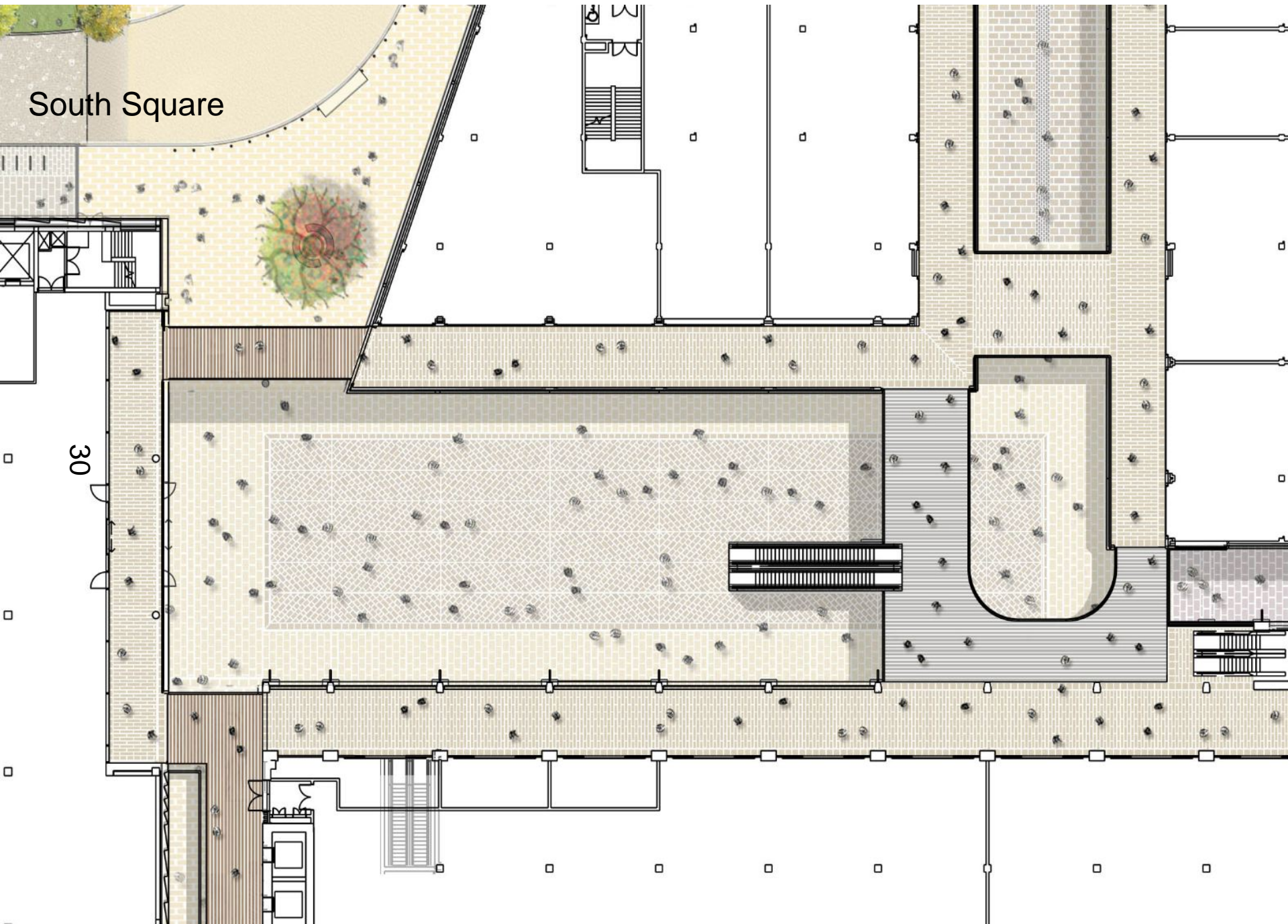






South Square

30





# Old Greyfriar's Street Entrance to South Square

31





## South Square Looking West from Ground Level





## South Square: Looking West from Upper Level





# Building 2

Elevation to Thames Street

34

Entrance from Thames Street

Night Time Image

Old Greyfriar's  
Street Entrance

View west along Speedwell Street - massing articulation and plinth humanise facade, string courses and panel joint details add scale.

Night view along Speedwell Street with only discrete elements of the facade illuminated.

View across Old Greyfriars Street towards Greyfriars Lane, the new route leading to South Square



## Building 2 / South Square

### Entrance from South



View along Norfolk Street towards Speedwell Street - elegant paving and uplit timber soffit enhances the route.

### Entrance from Old Greyfriars Street



Shopfronts activate the facades along Greyfriars Lane as it approaches South Square from the east.

### Roof Level



View at second floor towards east restaurant pavilion with its stepped plan of timber and metal-clad shopfronts.

### Upper Level looking South

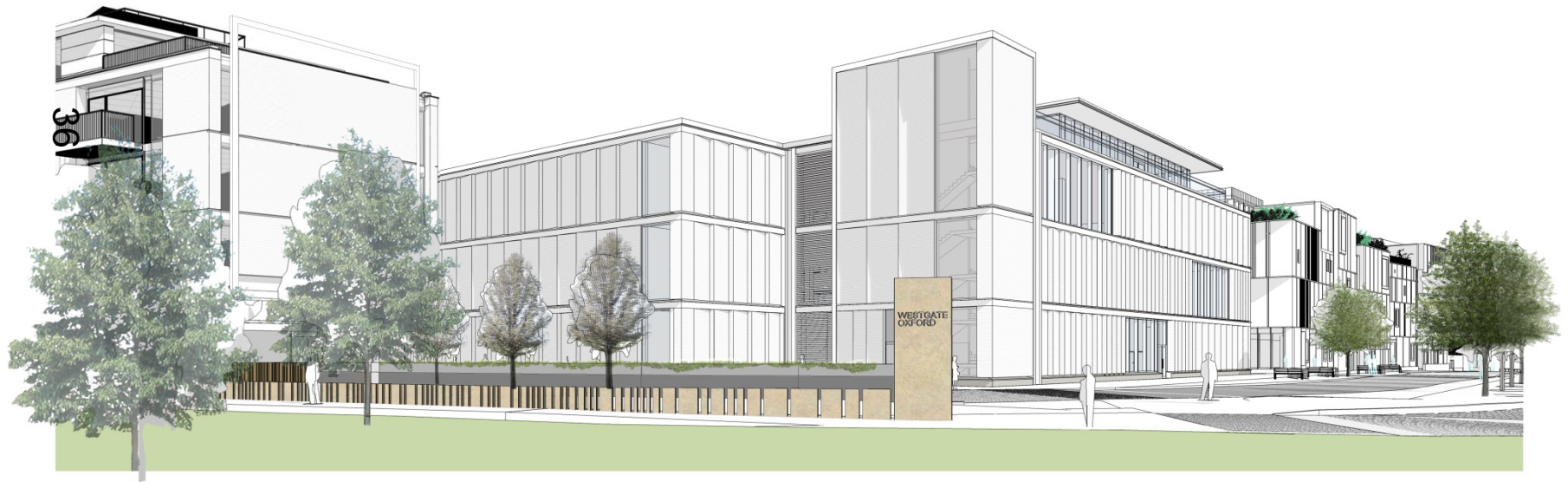


Circulation at end of upper walkway, looking south towards Speedwell Street with covered access to the lifts serving basement parking and restaurant levels.



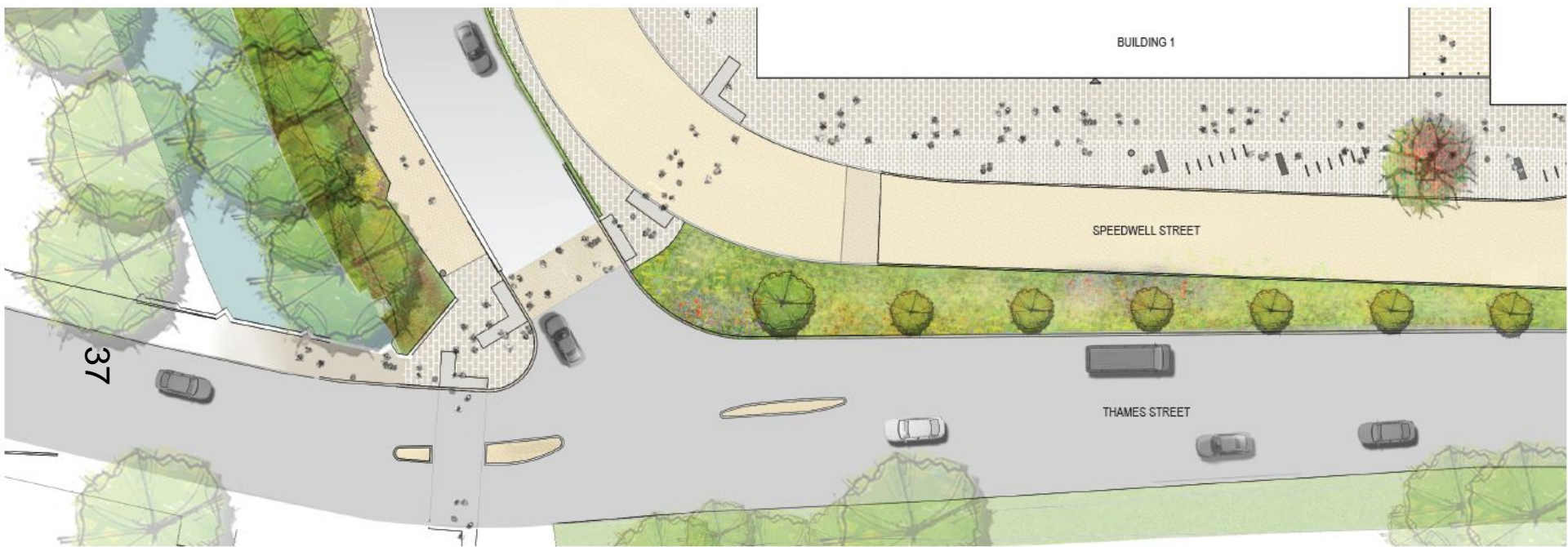
View alongside facade in South Square - split-stone plinth grounds the building, polished reveals enrich the detail. Loggia in light toned GRC complements stone and brick facades.

## Building 1 from Thames Street





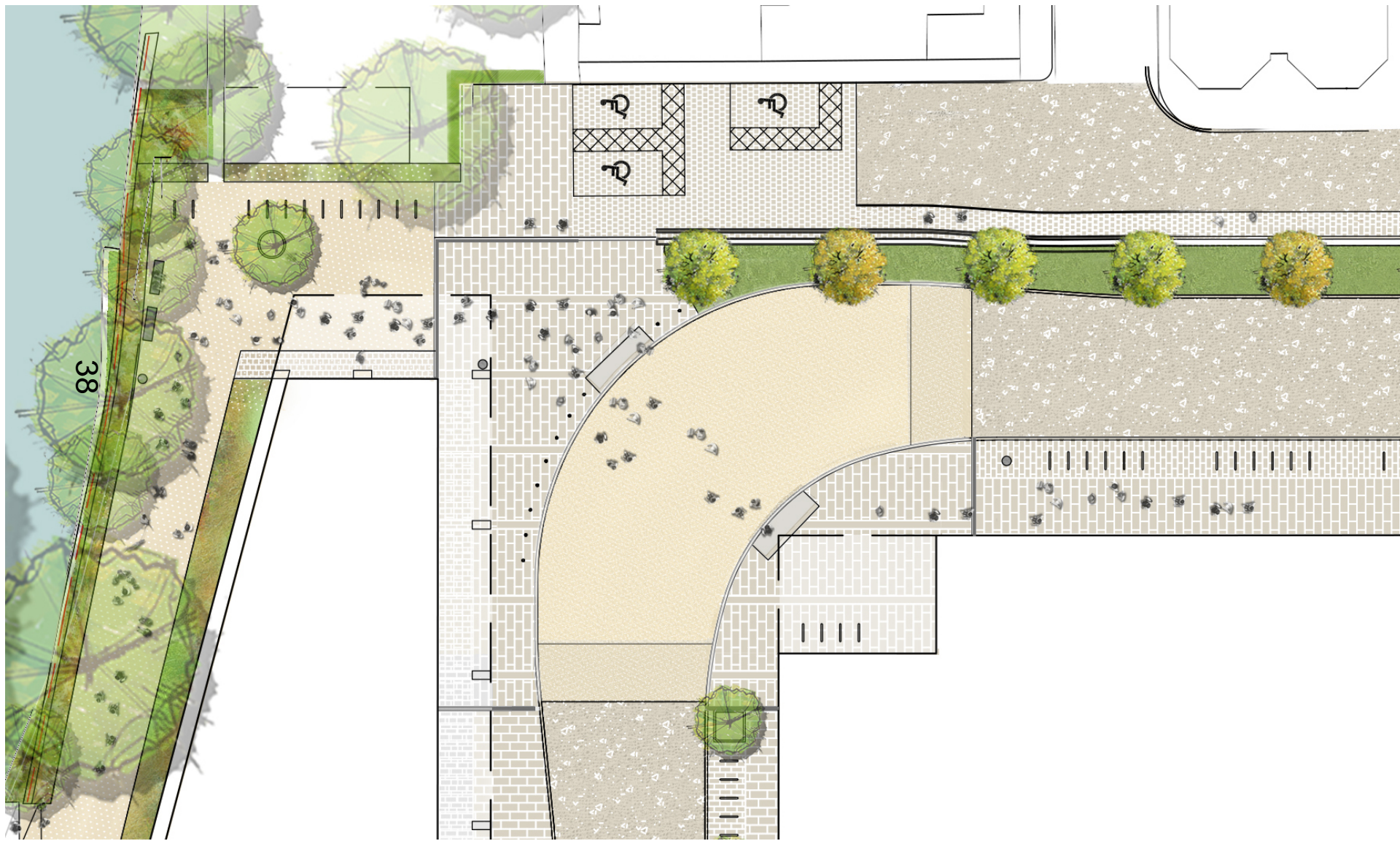
# Car Park Entrance from Thames Street



Speedwell Street and Thames Street Public Realm and Highways Plan

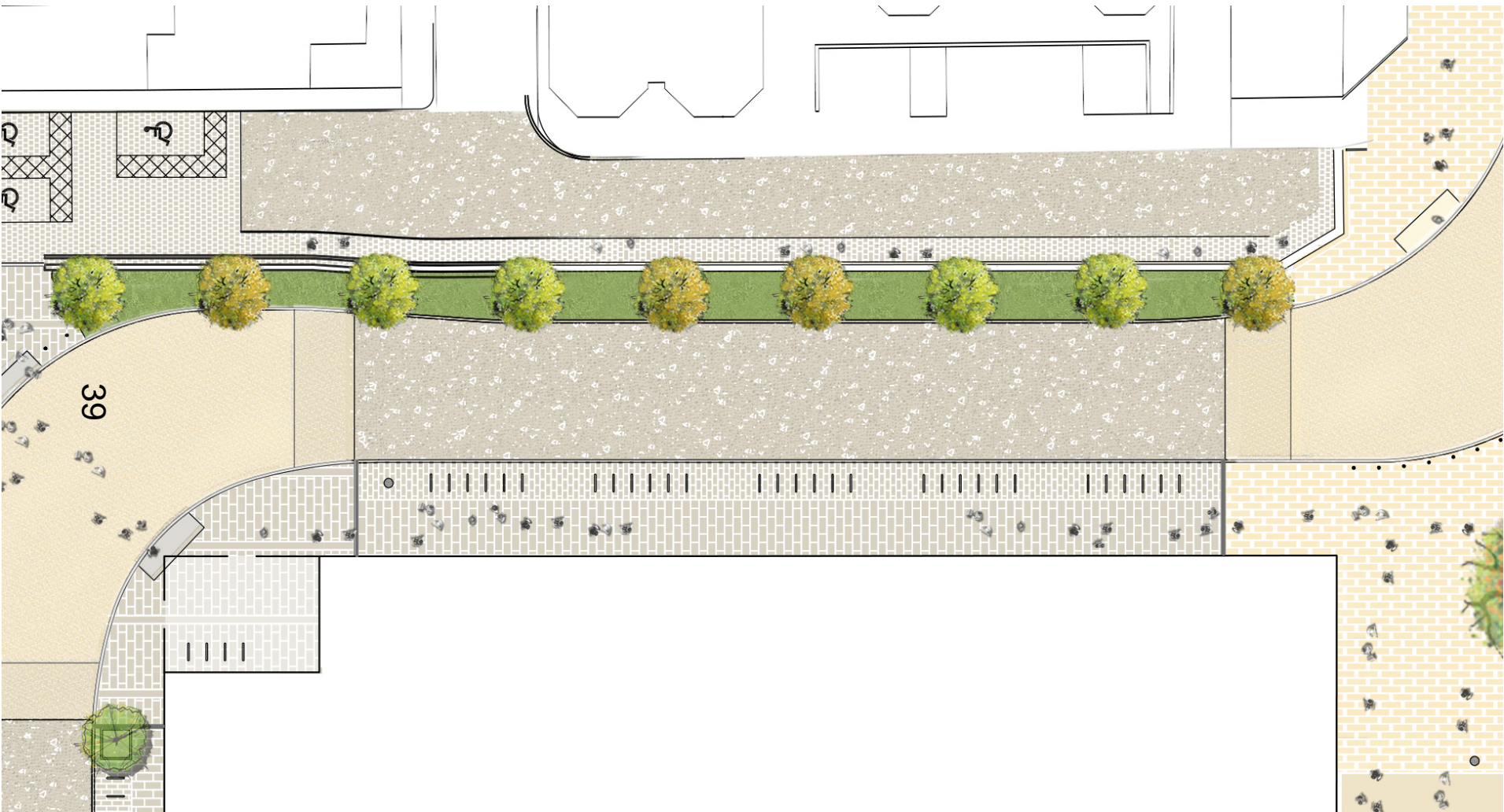


Abbey Place





Abbey Place / Tennyson Lodge



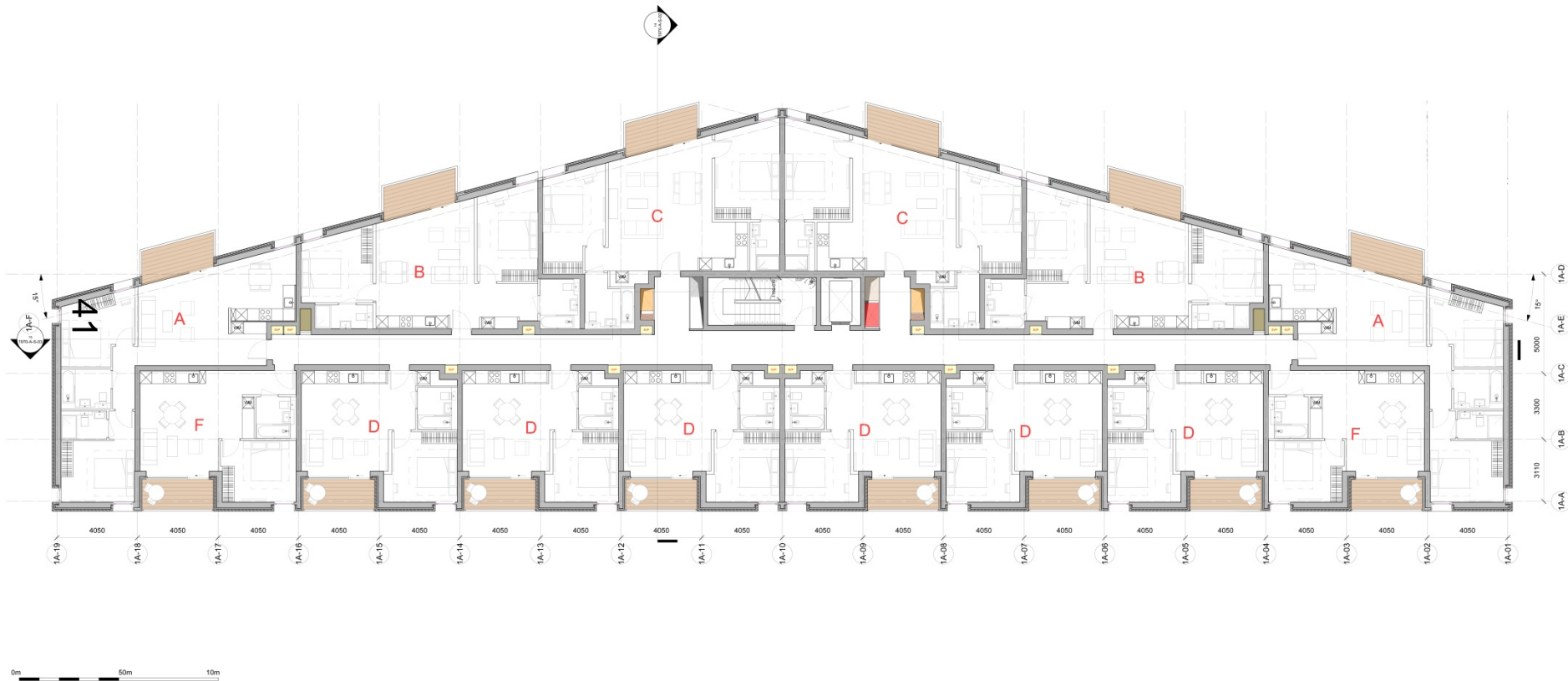


The floor plan illustrates the layout of the Abbey Place building, which features a prominent gabled roof. The building is oriented with a north arrow pointing towards the top-left. The plan includes the following rooms and areas:

- Cycle Store:** 30 Design (20 no 2 Tier Josta Cycle racks) (40no Bicycle parking spaces) (FPL-07-70)
- Residential & LV Switchroom:** (FPL-07-70)
- Bin Store:** (FPL-07-70)
- BT Intake:** (FPL-07-70)
- Foyer:** (FPL-07-18)
- Mail Room:** (FPL-07-09)
- CP Boiler & Plant Room:** (FPL-07-70)
- Stair:** (FPL-07-70)
- Lift:** (FPL-07-70)
- Corridor:** (FPL-07-83)
- BWCS Tank:** Refer to Hydraulic engineers drawings (FPL-07-70)
- Room 1A-01 to 1A-19:** A series of rooms along the left side of the building, numbered 1A-01 to 1A-19.
- Room 1A-01 to 1A-04:** A series of rooms along the right side of the building, numbered 1A-01 to 1A-04.
- Room 1A-05 to 1A-19:** A series of rooms along the right side of the building, numbered 1A-05 to 1A-19.
- Room 1A-20 to 1A-24:** A series of rooms along the right side of the building, numbered 1A-20 to 1A-24.
- Room 1A-25 to 1A-29:** A series of rooms along the right side of the building, numbered 1A-25 to 1A-29.
- Room 1A-30 to 1A-34:** A series of rooms along the right side of the building, numbered 1A-30 to 1A-34.
- Room 1A-35 to 1A-39:** A series of rooms along the right side of the building, numbered 1A-35 to 1A-39.
- Room 1A-40 to 1A-44:** A series of rooms along the right side of the building, numbered 1A-40 to 1A-44.
- Room 1A-45 to 1A-49:** A series of rooms along the right side of the building, numbered 1A-45 to 1A-49.
- Room 1A-50 to 1A-54:** A series of rooms along the right side of the building, numbered 1A-50 to 1A-54.
- Room 1A-55 to 1A-59:** A series of rooms along the right side of the building, numbered 1A-55 to 1A-59.
- Room 1A-60 to 1A-64:** A series of rooms along the right side of the building, numbered 1A-60 to 1A-64.
- Room 1A-65 to 1A-69:** A series of rooms along the right side of the building, numbered 1A-65 to 1A-69.
- Room 1A-70 to 1A-74:** A series of rooms along the right side of the building, numbered 1A-70 to 1A-74.
- Room 1A-75 to 1A-79:** A series of rooms along the right side of the building, numbered 1A-75 to 1A-79.
- Room 1A-80 to 1A-84:** A series of rooms along the right side of the building, numbered 1A-80 to 1A-84.
- Room 1A-85 to 1A-89:** A series of rooms along the right side of the building, numbered 1A-85 to 1A-89.
- Room 1A-90 to 1A-94:** A series of rooms along the right side of the building, numbered 1A-90 to 1A-94.
- Room 1A-95 to 1A-99:** A series of rooms along the right side of the building, numbered 1A-95 to 1A-99.
- Room 1A-100 to 1A-104:** A series of rooms along the right side of the building, numbered 1A-100 to 1A-104.
- Room 1A-105 to 1A-109:** A series of rooms along the right side of the building, numbered 1A-105 to 1A-109.
- Room 1A-110 to 1A-114:** A series of rooms along the right side of the building, numbered 1A-110 to 1A-114.
- Room 1A-115 to 1A-119:** A series of rooms along the right side of the building, numbered 1A-115 to 1A-119.
- Room 1A-120 to 1A-124:** A series of rooms along the right side of the building, numbered 1A-120 to 1A-124.
- Room 1A-125 to 1A-129:** A series of rooms along the right side of the building, numbered 1A-125 to 1A-129.
- Room 1A-130 to 1A-134:** A series of rooms along the right side of the building, numbered 1A-130 to 1A-134.
- Room 1A-135 to 1A-139:** A series of rooms along the right side of the building, numbered 1A-135 to 1A-139.
- Room 1A-140 to 1A-144:** A series of rooms along the right side of the building, numbered 1A-140 to 1A-144.
- Room 1A-145 to 1A-149:** A series of rooms along the right side of the building, numbered 1A-145 to 1A-149.
- Room 1A-150 to 1A-154:** A series of rooms along the right side of the building, numbered 1A-150 to 1A-154.
- Room 1A-155 to 1A-159:** A series of rooms along the right side of the building, numbered 1A-155 to 1A-159.
- Room 1A-160 to 1A-164:** A series of rooms along the right side of the building, numbered 1A-160 to 1A-164.
- Room 1A-165 to 1A-169:** A series of rooms along the right side of the building, numbered 1A-165 to 1A-169.
- Room 1A-170 to 1A-174:** A series of rooms along the right side of the building, numbered 1A-170 to 1A-174.
- Room 1A-175 to 1A-179:** A series of rooms along the right side of the building, numbered 1A-175 to 1A-179.
- Room 1A-180 to 1A-184:** A series of rooms along the right side of the building, numbered 1A-180 to 1A-184.
- Room 1A-185 to 1A-189:** A series of rooms along the right side of the building, numbered 1A-185 to 1A-189.
- Room 1A-190 to 1A-194:** A series of rooms along the right side of the building, numbered 1A-190 to 1A-194.
- Room 1A-195 to 1A-199:** A series of rooms along the right side of the building, numbered 1A-195 to 1A-199.
- Room 1A-200 to 1A-204:** A series of rooms along the right side of the building, numbered 1A-200 to 1A-204.
- Room 1A-205 to 1A-209:** A series of rooms along the right side of the building, numbered 1A-205 to 1A-209.
- Room 1A-210 to 1A-214:** A series of rooms along the right side of the building, numbered 1A-210 to 1A-214.
- Room 1A-215 to 1A-219:** A series of rooms along the right side of the building, numbered 1A-215 to 1A-219.
- Room 1A-220 to 1A-224:** A series of rooms along the right side of the building, numbered 1A-220 to 1A-224.
- Room 1A-225 to 1A-229:** A series of rooms along the right side of the building, numbered 1A-225 to 1A-229.
- Room 1A-230 to 1A-234:** A series of rooms along the right side of the building, numbered 1A-230 to 1A-234.
- Room 1A-235 to 1A-239:** A series of rooms along the right side of the building, numbered 1A-235 to 1A-239.
- Room 1A-240 to 1A-244:** A series of rooms along the right side of the building, numbered 1A-240 to 1A-244.
- Room 1A-245 to 1A-249:** A series of rooms along the right side of the building, numbered 1A-245 to 1A-249.
- Room 1A-250 to 1A-254:** A series of rooms along the right side of the building, numbered 1A-250 to 1A-254.
- Room 1A-255 to 1A-259:** A series of rooms along the right side of the building, numbered 1A-255 to 1A-259.
- Room 1A-260 to 1A-264:** A series of rooms along the right side of the building, numbered 1A-260 to 1A-264.
- Room 1A-265 to 1A-269:** A series of rooms along the right side of the building, numbered 1A-265 to 1A-269.
- Room 1A-270 to 1A-274:** A series of rooms along the right side of the building, numbered 1A-270 to 1A-274.
- Room 1A-275 to 1A-279:** A series of rooms along the right side of the building, numbered 1A-275 to 1A-279.
- Room 1A-280 to 1A-284:** A series of rooms along the right side of the building, numbered 1A-280 to 1A-284.
- Room 1A-285 to 1A-289:** A series of rooms along the right side of the building, numbered 1A-285 to 1A-289.
- Room 1A-290 to 1A-294:** A series of rooms along the right side of the building, numbered 1A-290 to 1A-294.
- Room 1A-295 to 1A-299:** A series of rooms along the right side of the building, numbered 1A-295 to 1A-299.
- Room 1A-300 to 1A-304:** A series of rooms along the right side of the building, numbered 1A-300 to 1A-304.
- Room 1A-305 to 1A-309:** A series of rooms along the right side of the building, numbered 1A-305 to 1A-309.
- Room 1A-310 to 1A-314:** A series of rooms along the right side of the building, numbered 1A-310 to 1A-314.
- Room 1A-315 to 1A-319:** A series of rooms along the right side of the building, numbered 1A-315 to 1A-319.
- Room 1A-320 to 1A-324:** A series of rooms along the right side of the building, numbered 1A-320 to 1A-324.
- Room 1A-325 to 1A-329:** A series of rooms along the right side of the building, numbered 1A-325 to 1A-329.
- Room 1A-330 to 1A-334:** A series of rooms along the right side of the building, numbered 1A-330 to 1A-334.
- Room 1A-335 to 1A-339:** A series of rooms along the right side of the building, numbered 1A-335 to 1A-339.
- Room 1A-340 to 1A-344:** A series of rooms along the right side of the building, numbered 1A-340 to 1A-344.
- Room 1A-345 to 1A-349:** A series of rooms along the right side of the building, numbered 1A-345 to 1A-349.
- Room 1A-350 to 1A-354:**

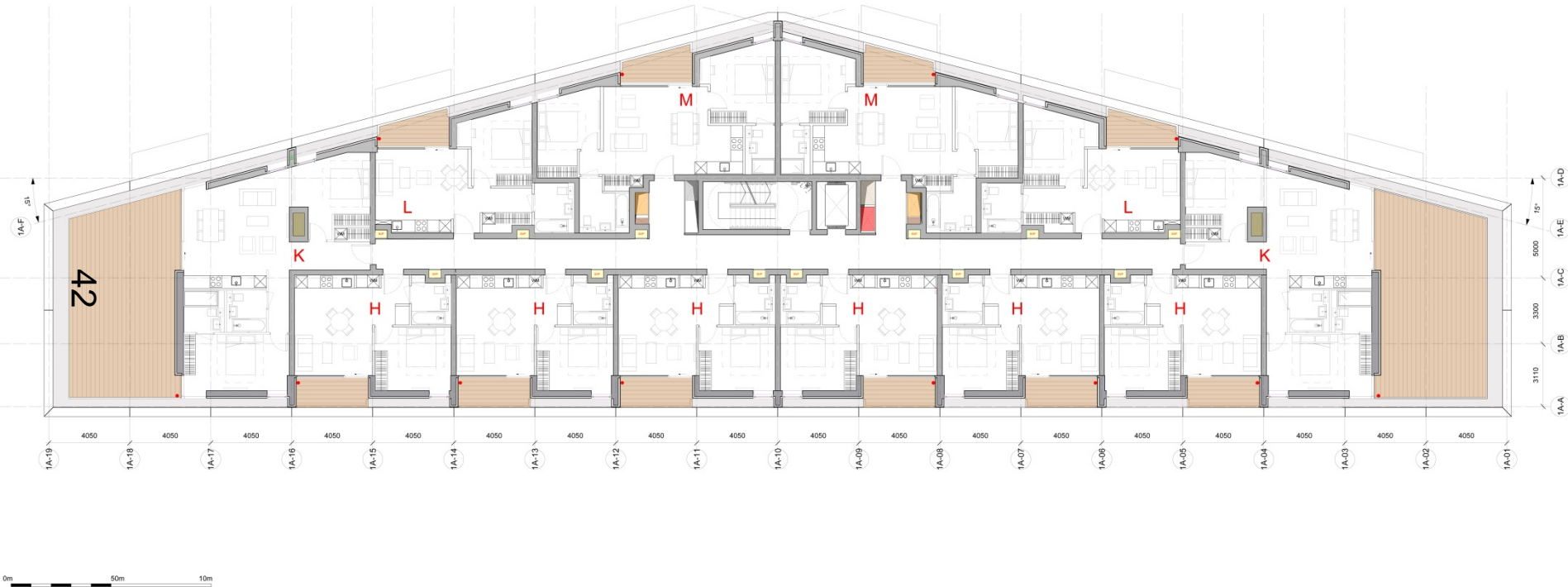


# Building 1A: Upper Levels





## Building 1A: Roof Level



Building 1A Viewed from South





## Building 1A Viewed from College Grounds across Castle Mill Stream

