

**PRESENTATION: LAND EAST OF WARREN
CRESCENT
FOR
PLANNING REVIEW COMMITTEE
WEDNESDAY 30 MARCH 2016**

3. Land East of Warren Crescent: 13/01555/CT3 (Pages 3 - 28)

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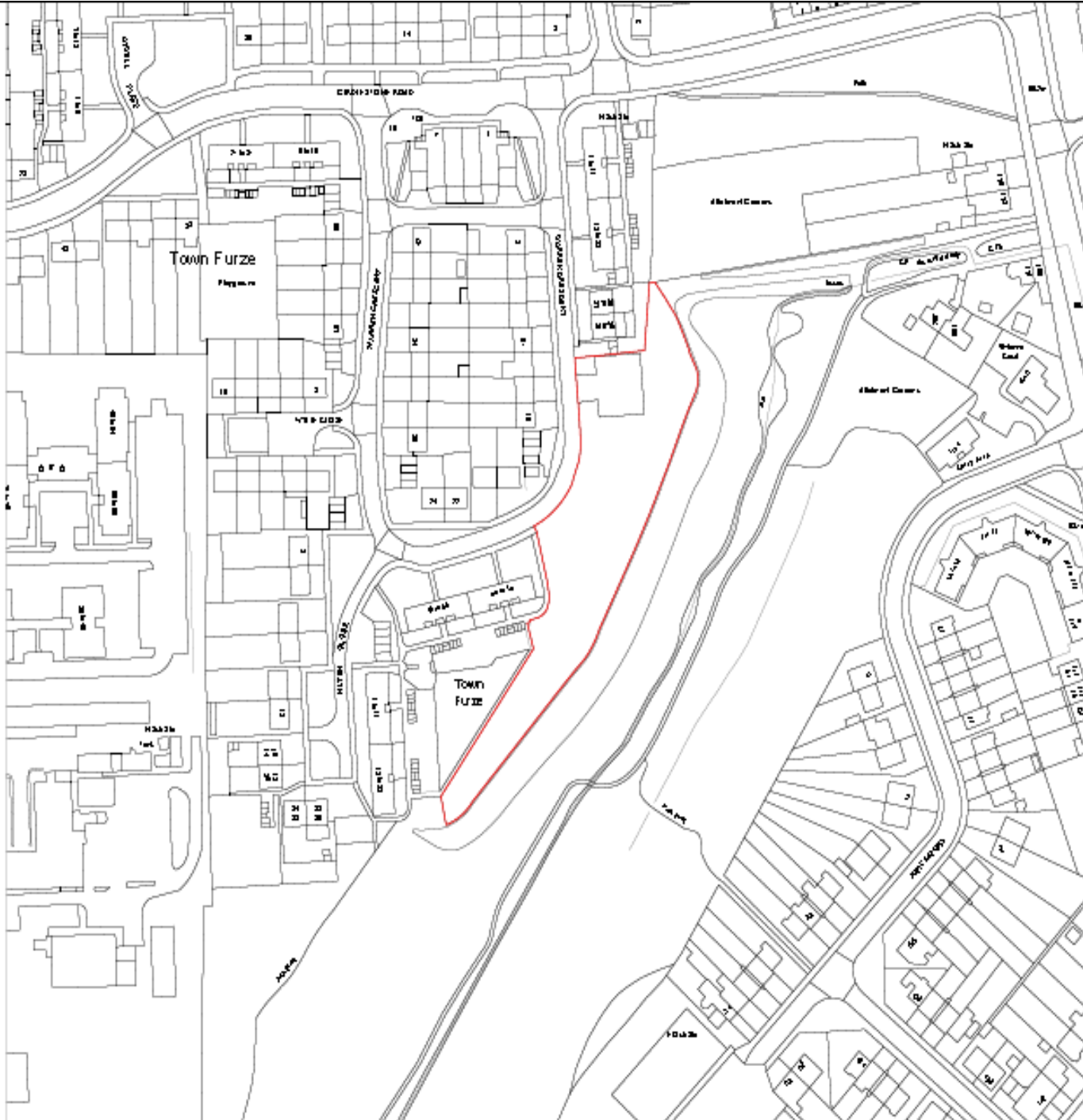
Welcome to the East Area Planning Committee

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

www.oxford.gov.uk



Agenda Item 3



NOT TO SCALE
 DATE: 05/11/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 11-0101
 SHEET NO: 11-0101-04

11/1



Date	Rev	By	Details
05/11/2011	01	J. B. BROWN	Working Issues
05/11/2011	02	J. B. BROWN	Issues for Interim
05/11/2011	03	J. B. BROWN	Final Issues



PLANNING DEPARTMENT
GLINN HOWELLS ARCHITECTS
 27 South St., Burlington, VT 05401
 Tel: 802-249-1111 Fax: 802-249-1112
 www.glnh.com

Project:
 Town Center
 Client:
 City of Burlington

Drawing Title:
 Site Plan
 Drawing File:

Date	Scale	Created
05/11/2011	1" = 10'-0"	11/1
05/11/2011	1" = 10'-0"	11/1



5

View of site looking southwards along Warren Crescent



View of site looking south down Warren Crescent



View of site looking northwards along Warren Crescent



View of site looking northwards along Warren Crescent



View of southern end of site behind the flats on Warren Crescent and Heath Close



10

View of southern end of site behind the flats on Warren Crescent and Heath Close



View from within the site looking north towards the former garage block



12

View looking northwards, the belt of trees that form the edge of the SSSI to the right



13

View of looking south from within the site at the on Warren Crescent



View of informal car park on site of former garage block



15

View of Town Furze Allotments



16

View of northern tip of site where proposed allotment access is to be located






17

View of footpath that leads from site to the allotments and SSSI

NOTES:
DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

KEY

3b Sp (2 Storey) = 10 No. Units

-  Proposed tree
-  Tree to be removed
-  Shrub planting to be removed



Date	Rev	By	Details
15.02.13	00	JS	Drawing issued
07.03.13	01	JS	Issued for information
08.03.13	02	JS	Issued for information
27.03.13	03	SS	Street trees omitted and avenue indicated
04.04.13	04	LB	Issued for information
14.05.13	05	JS	Planning issue
07.08.13	06	JS	Boundary amended
22.08.13	07	JS	Allotment parking added
27.08.14	08	AD	Allotment access road widened, units relocated
05.09.14	09	AD	Planning issue
18.11.14	10	JS	Plot 2 garden reduced to allow for tractor turning head



PLANNING ISSUE

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mail@glennhowells.co.uk

Project
Warren Crescent
Oxford

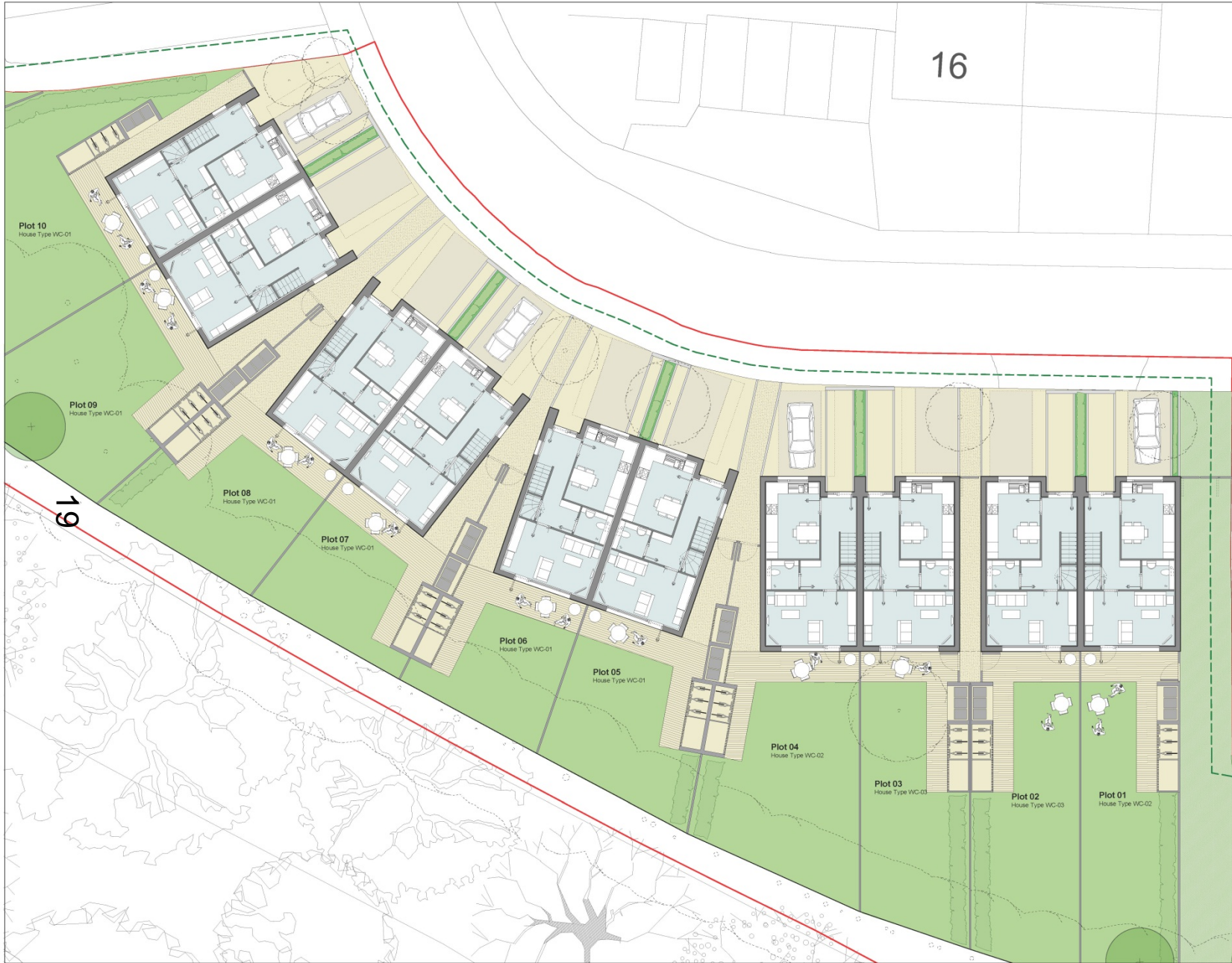
Client
Oxford City Council

Drawing Title
Site Plan
As Proposed

Date	Scale	Checked
02.01.13	1:250@A1 1:500@A3	SS

Project Ref.	Drawing No.	Revision
1952	AL-WC-010	10





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KEY
 3b 5p (2 Storey) = 10 No. Units

- Proposed tree
- Tree to be removed
- Shrub planting to be removed
- Proposed shrub planting
- Car Park Space and rein bound gravel
- Block Paving - herringbone pattern
- Decking
- Boundary Fence
- Bin store, Cycle Store and Shed
- New position of public footpath



Date	Rev	By	Details
15.02.13	00	JB	Drawing issued
07.03.13	01	JB	Issued for information
08.03.13	02	JB	Issued for information
04.04.13	03	LB	Issued for information
14.05.13	04	JB	Planning issue



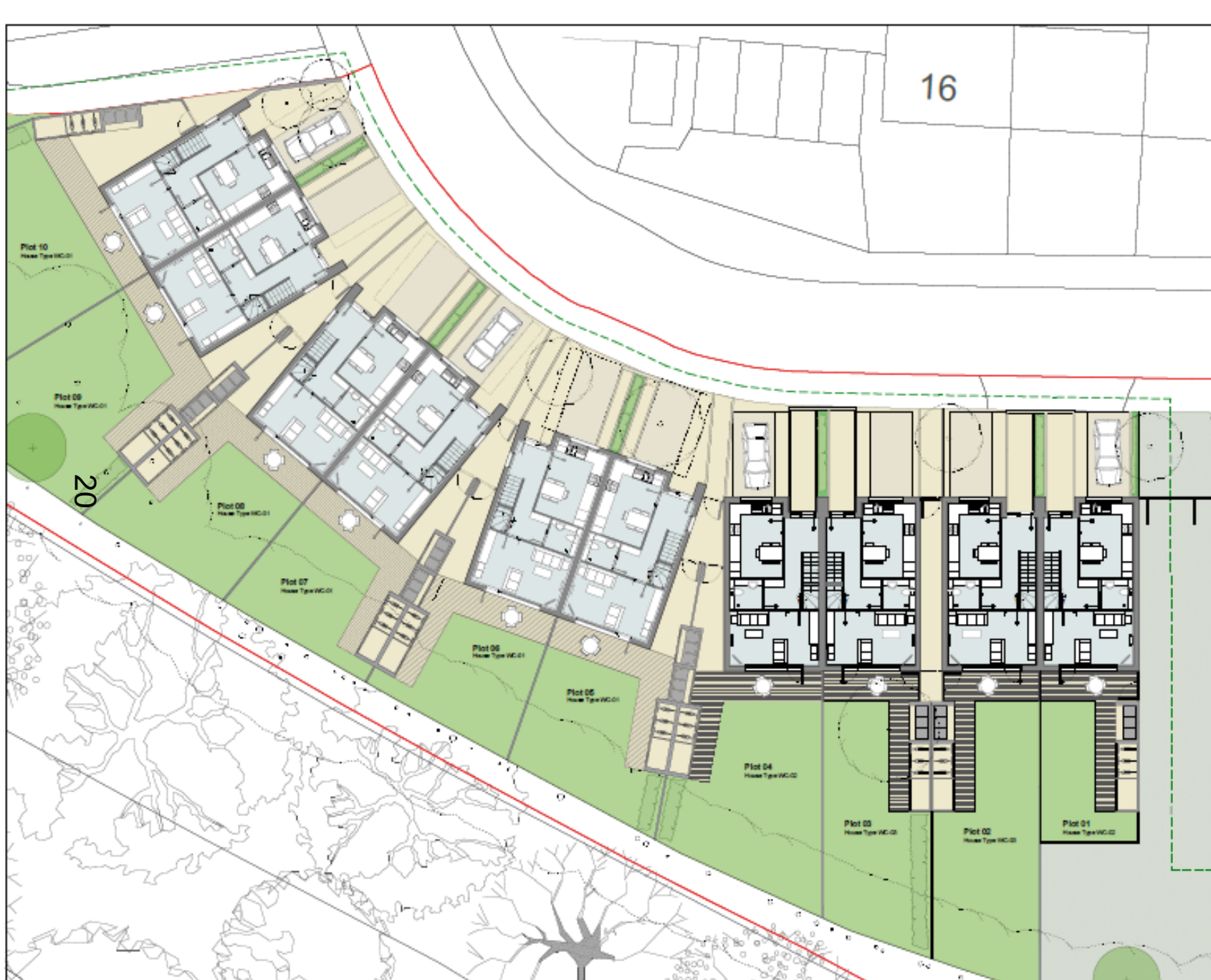
PLANNING ISSUE

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Project
 Warren Crescent
 Oxford
 Client
 Oxford City Council

Drawing Title
 Ground Floor Plan
 As Proposed

Date	Scale	Checked
02.01.13	1:100@A1 1:200@A3	SS
Project Ref.	Drawing No.	Revision
1192	AL-WC-100	04



NOTES:
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KEY
 As per CD Survey - 10 Mm Units

- Proposed Plot
- To be removed
- Works pending to be removed
- Proposed works pending
- Formwork Base, Paving, Landscape plan
- Driveway
- Boundary Fence
- 60 mm, Cycle Store and Shed
- New position of public sewage



Date	By	Revised
18.02.13	DB	Drawing Issued
18.02.13	DB	Revised for Information
18.02.13	DB	Revised for Information
18.02.13	DB	Revised for Information
17.08.14	AD	Added 10m wide public sewer
17.08.14	AD	Works included
		Paving Area



PLANNING ISSUE

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Project:
 Vision Concept
 Date:
 Client:
 Defton City Council

Drawing Title:
 Ground Floor Plan
 As Proposed

Date	Revised	Checked
18.02.13	1:100@11	DB
	1:200@10	

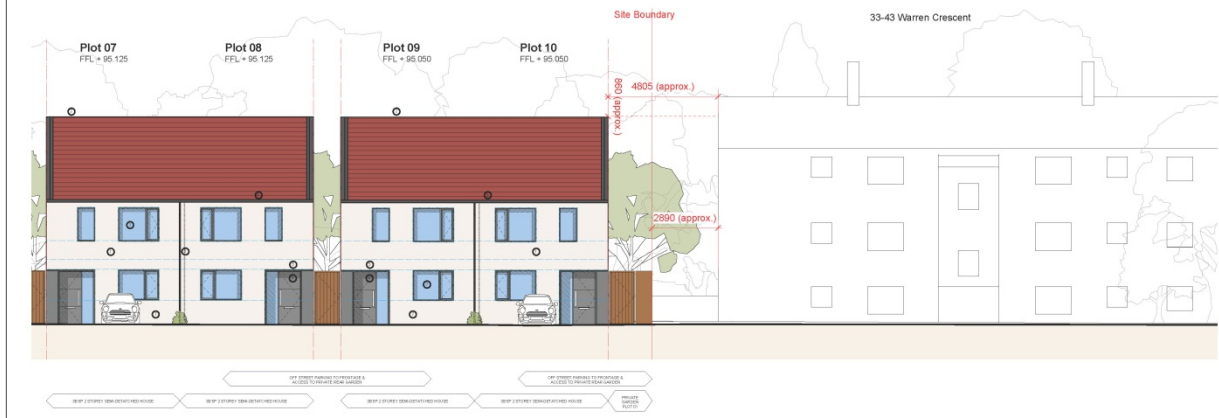
Project Ref	Drawing No.	Revision
002	AL/NC/100	06



01 - Proposed Elevation AA (West) - 1:200@A1



02 - Proposed Elevation AA 1 of 2 (West) - 1:100@A1



03 - Proposed Elevation AA 2 of 2 (West) - 1:100@A1

NOTES
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- Material Key
- 1 Walls
Through-colour render (white)
 - 2 Roof
Plain roof tiles. Marley Elmerit Red Mixed Birnla Clay Tile or similar. Indicate the position of integrated PV panels.
 - 3 Windows
Through-colour UPVC grey double-glazed windows. Decochnik or similar with aluminium lines to window reveal. 20mm deep PVC aluminium frame to brick reveal.
 - 4 Doors
Safford Lipe aluminium door or similar with glazed side panel.
To achieve PAS 24 rating and meet Secured by Design criteria.
 - 5 Door surround and recess
PVC aluminium in grey colour to match window surrounds. Integrated gas meter cover.
 - 6 Rainwater goods
PVC aluminium to match windows.
 - 7 Driveways and paths
Herringbone pattern block paving with Conservator sets to edges with resin bound gravel to parking bays.
 - 8 Fencing
Treated Softwood Featheredge Fence Panel with treated softwood posts.

Date	Rev	By	Details
15.02.13	00	JS	Drawing issued
07.03.13	01	JS	Issued for information
08.03.13	02	JS	Issued for information
08.04.13	03	LB	Issued for information
14.05.13	04	JS	Planning issue



PLANNING ISSUE

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Project
Warren Crescent
Oxford
Client
Oxford City Council

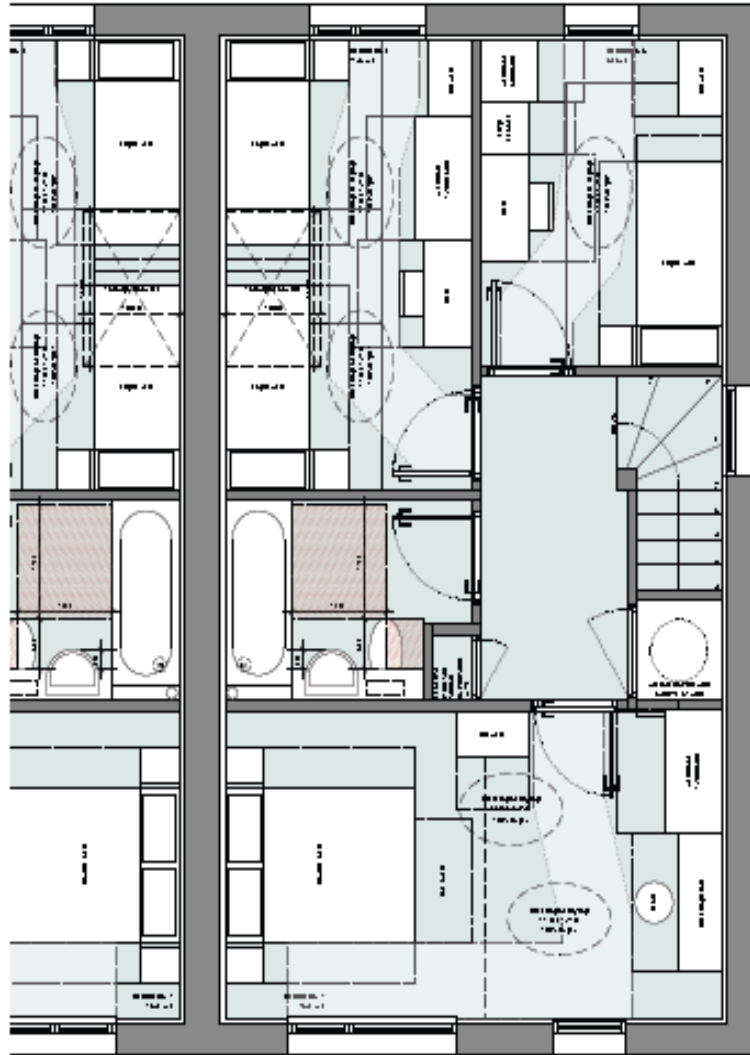
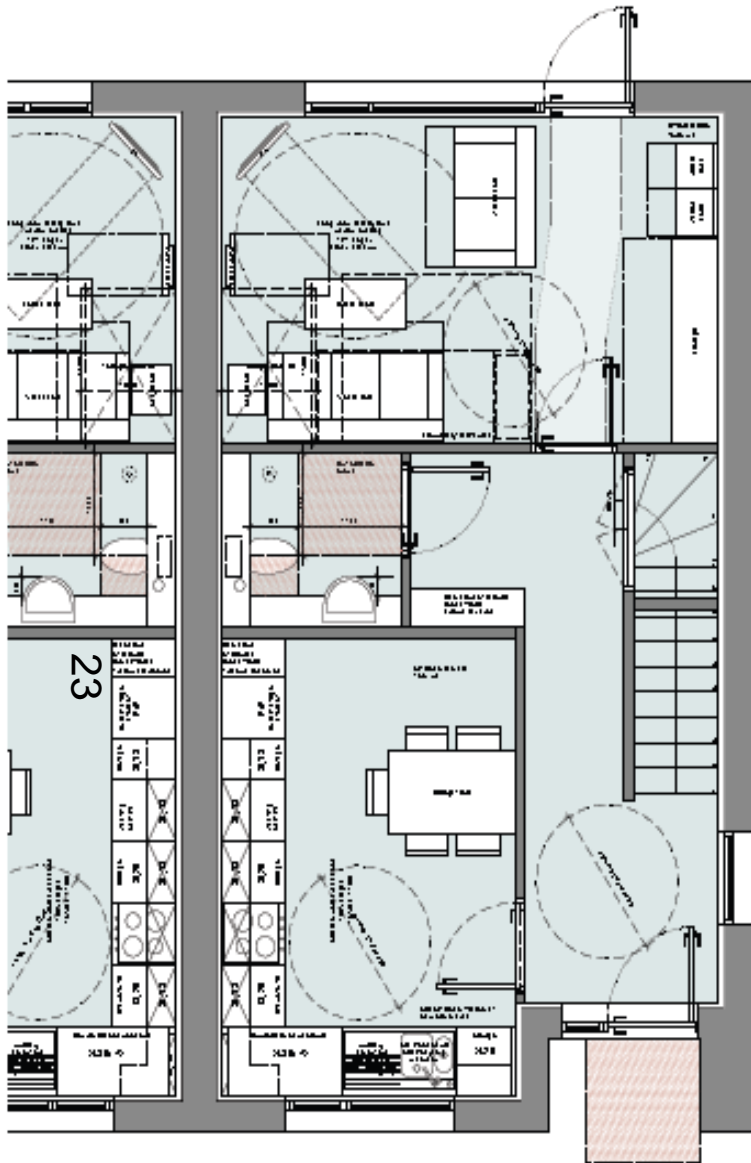
Drawing Title
Elevation AA
As Proposed

Date	Scale	Checked
15.02.13	1:100@A1 1:200@A3	SS
Project Ref.	Drawing No.	Revision
1952	A-LWC-210	04





22



H01-1
 000-10000 H01 1000 1000-1000-1000
 000-1000 1000-1000-1000-1000
 000-1000 1000-1000-1000-1000
 000-1000 1000-1000-1000-1000
 000-1000 1000-1000-1000-1000
 000-1000 1000-1000-1000-1000

Code	Part	Qty	Details
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000-1000	00	00	000-1000-1000-1000
000-1000	00	00	000-1000-1000-1000

000-1000-1000-1000

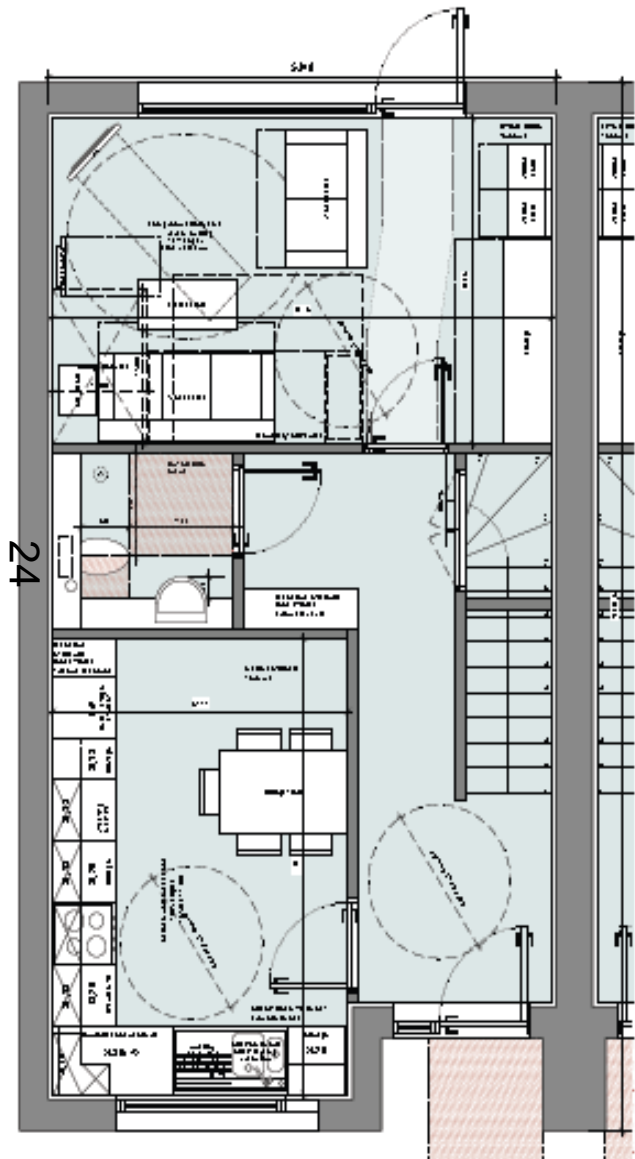
FLOOR PLAN 000-1000

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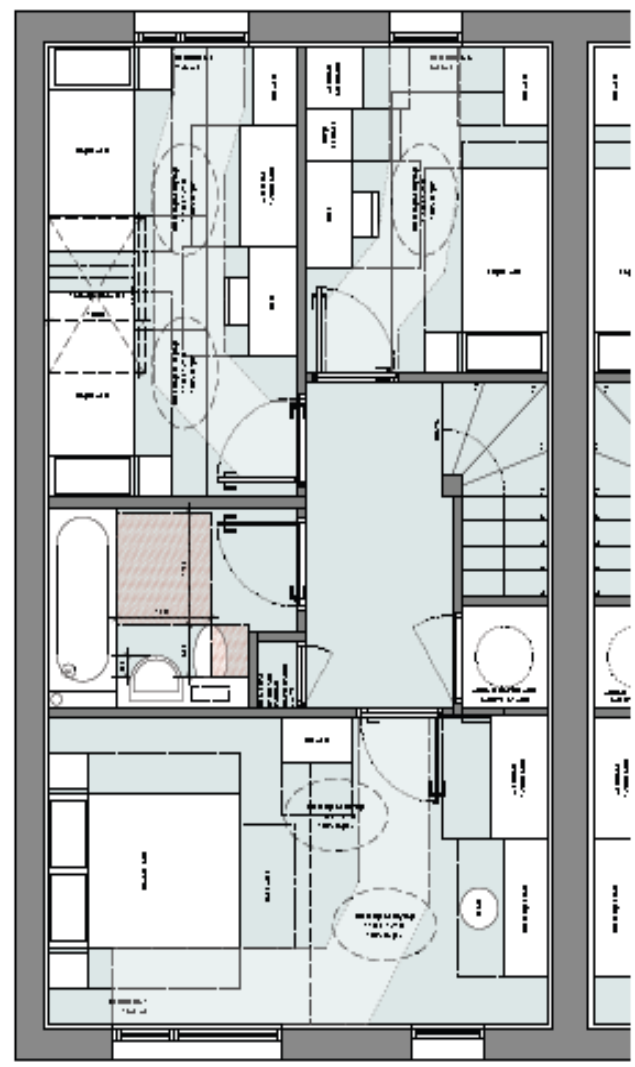
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 Client: _____
 Architect: _____
 Designer: _____
 Date: _____
 Scale: _____

Code	Part	Qty	Details
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000-1000	00	00	000-1000-1000-1000
000-1000	00	00	000-1000-1000-1000

3-Bed (2+storey)Sp
 HG19 8m 2
 Warren Crescent



Ground Floor Plan



First Floor Plan

1/8th men Crescent
House Type 00C-02
3-Bed (2+1br) 5p
HQ19 8m 2

REF: 2
DWG: 000001 REF: 1001-20110-1-001-110
DRAWING: 000001 REF: 1001-20110-1-001-110
PROJECT: 1001-20110-1-001-110
ARCHITECT: GLENN HOWELLS ARCHITECTS
DRAWING: 1001-20110-1-001-110
DATE: 10/11/11 09:00:00

Date	Part	By	Check
10/11/11	01	GH	GH
10/11/11	02	GH	GH
10/11/11	03	GH	GH
10/11/11	04	GH	GH

000001-01

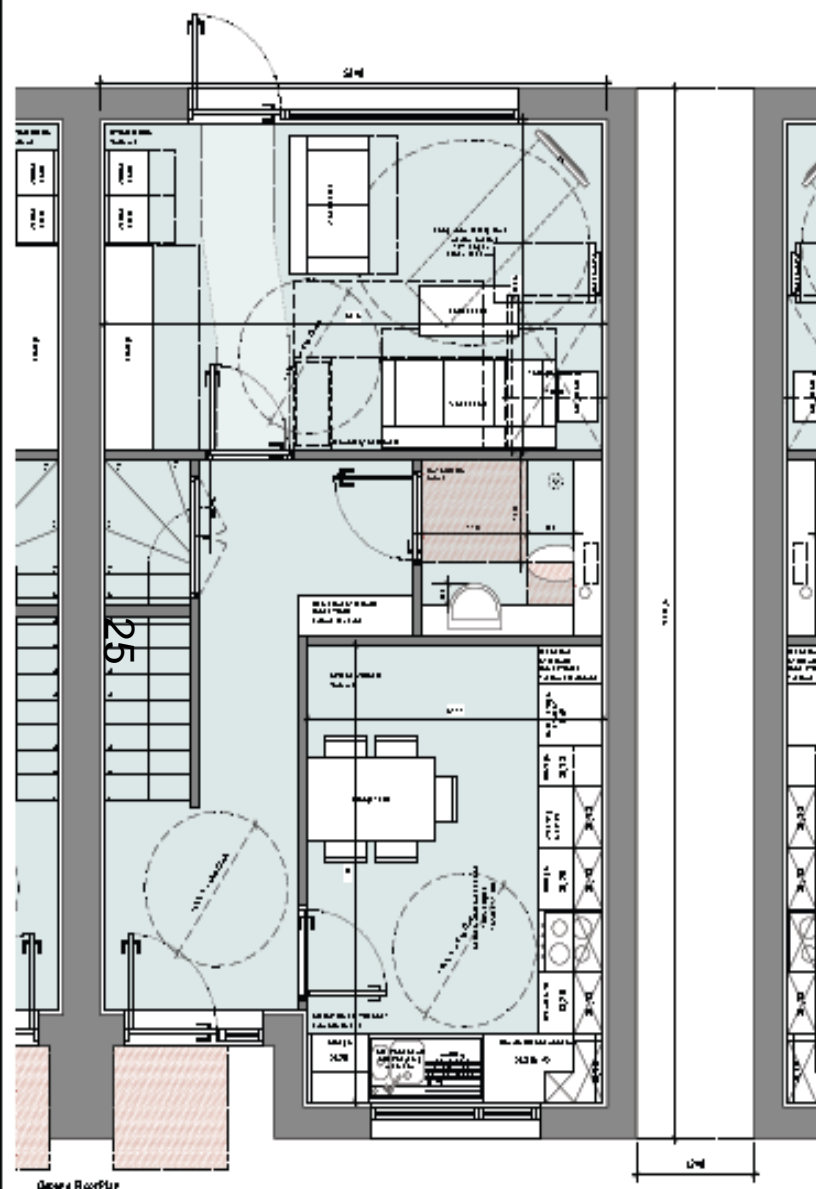
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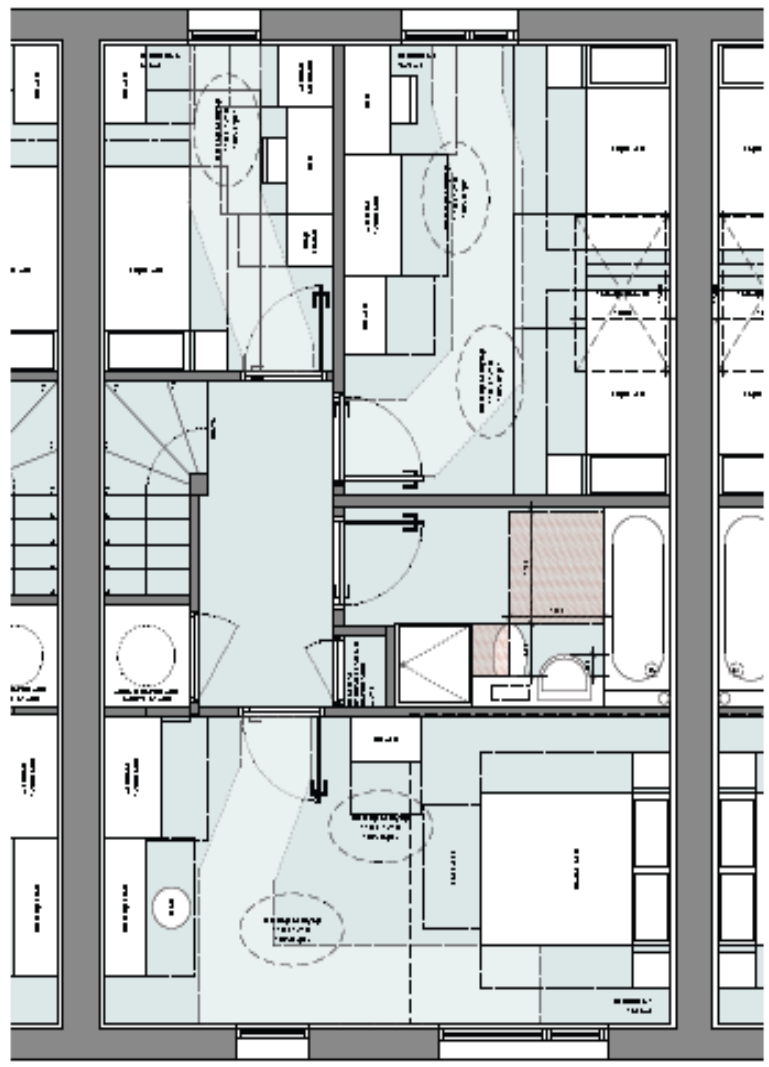
Project:
Client:
Site:
Date: 10/11/11

Drawing: 01
Revision: 01

Date	Scale	Checked
10/11/11	1:100	GH
10/11/11	1:100	GH



Ground Floor



1st Floor

1/8 Men Crescent
 House Type WC-03
 3-Bed (2+1) 95sqm
 HQ19 8m 2

File	Part	By	Check
- WC-03	01	01	Planning Issue

DATE: 10/10/11

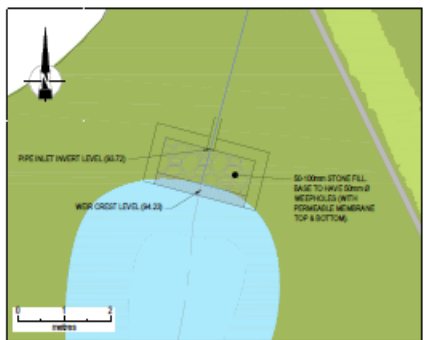
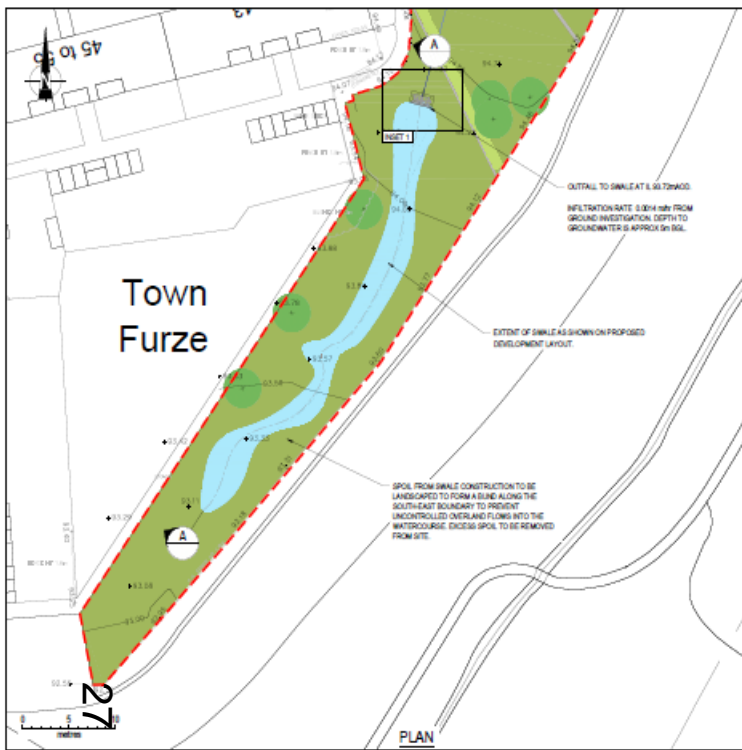
PLANNING PERMISSION

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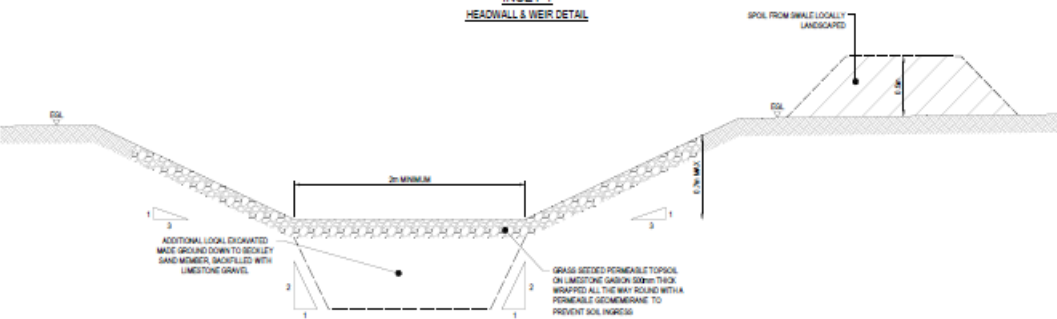
Project:
 Vision/Concept:
 Client:
 1/8 Men Crescent

Drawing No:
 House Type WC-03

File	Scale	Check
WC-03	1:1000	01
Project Path	Drawing No.	Part No.
- 001	1:1 - NC-01	01



INSET 1
HEADWALL & WEIR DETAIL



TYPICAL SECTION ACROSS SWALE
(LOOKING NORTHEAST)

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NOTES

- DEVELOPMENT PROPOSALS PROVIDED BY GLENN HOWELLS ARCHITECTS, DRAWING NO. A-11-00103 REV 04, DATED 26/03/2015.
- TOPOGRAPHIC SURVEY PROVIDED BY MK SURVEYS, DRAWING NO. 1086, DATED APRIL 2011.
- SEE PFA DRAWING 2792005000 FOR PROPOSED OUTLINE SURFACE WATER DRAINAGE STRATEGY.
- PROPOSED SURFACE WATER DRAINAGE SUPPORTED BY MICRODRAINAGE CALCULATIONS PROVIDED WITH FLOOD RISK ASSESSMENT APRIL 2015.
- LEVELS GIVEN ARE INDICATIVE BASED UPON TOPOGRAPHIC SURVEY LEVELS PROVIDED. FINAL LEVELS TO BE DETERMINED ON SITE CONDITIONS BUT HYDRAULICALLY AHEAD TO FOLLOW CONCEPT OF LEVELS PROVIDED.

	0+00	0+25	0+50	0+75	1+00	1+25	1+50	1+75	2+00	2+25	2+50	2+75	3+00	3+25	3+50	3+75	4+00	4+25	4+50	
CHAINAGE																				
WEIR OVERFLOW CREST LEVEL																				
CHECK DAM CREST LEVELS																				
SWALE BASE LEVEL																				
EXISTING GROUND LEVEL																				



SECTION A-A
CHECK DAM SWALE

Mark	Revision	Drawn	Date	Check

INCLUDING NOTE: Check scale from this drawing. If in doubt, see UTILITIES NOTE. The position of any existing pipes, or utilities services, utility services, plant or equipment shown on this drawing is believed to be correct, but no responsibility is accepted or assumed. Other such plant or equipment may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing services, utilities, pipes or equipment may affect the operations.

FLOOD RISK ASSESSMENT

OCC AFFORDABLE HOUSING
WARREN CRESCENT, HEADINGTON, OXFORD

PLAN OF SWALE & SECTIONS

Client	
Date of Issue	06/12/2015
Drawn By	AGR
Checked By	AGR
Scale	AS SHOWN ON SCALE BAR
Drawing Number	27920/005/005
Revision	-

Peter Brett Associates LLP
20000
Tel: 01235 850 0161

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