

Presentations for West Area Planning Committee Tuesday 10 September 2019

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Agenda item number, description and page numbers

3.	18/03369/FUL - Site Of Gibbs Crescent Oxford OX2 0NX	3 - 36
4.	18/03370/FUL - Simon House 1 Paradise Street Oxford OX1 1LD	37 - 68
5.	18/02982/FUL: Old Power Station, 17 Russell Street, Oxford, OX2 0AR	69 - 126
6.	19/01774: Car Park To The Rear Of Littlemead Business Park, Ferry Hinksey Road, Oxford	127 - 142
7.	19/01418/FUL: 26 Davenant Road, Oxford, OX2 8BX	143 - 158
8.	18/02031/NMA: 12 Earl Street, Oxford, OX2 0JA	159 - 162

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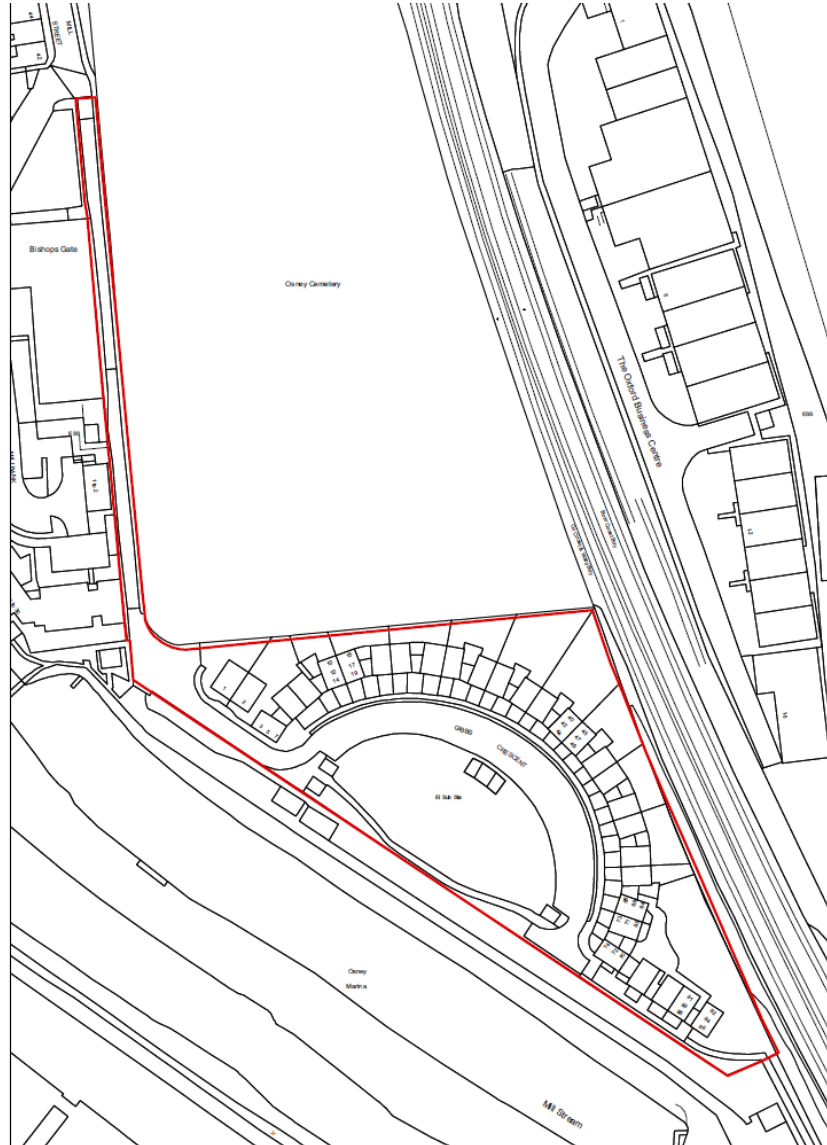
18/03369/FUL

3

**Site Of
Gibbs Crescent
Oxford
Oxfordshire
OX2 0NX**



Site Location Plan



Existing Site Plan



Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



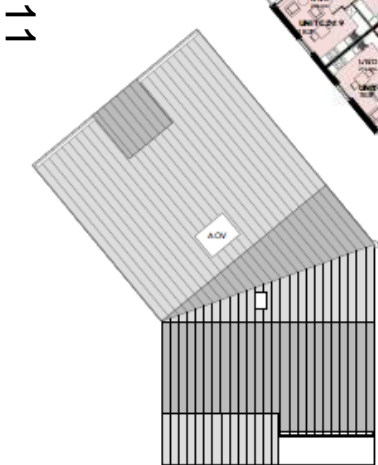
Proposed Second Floor Plan



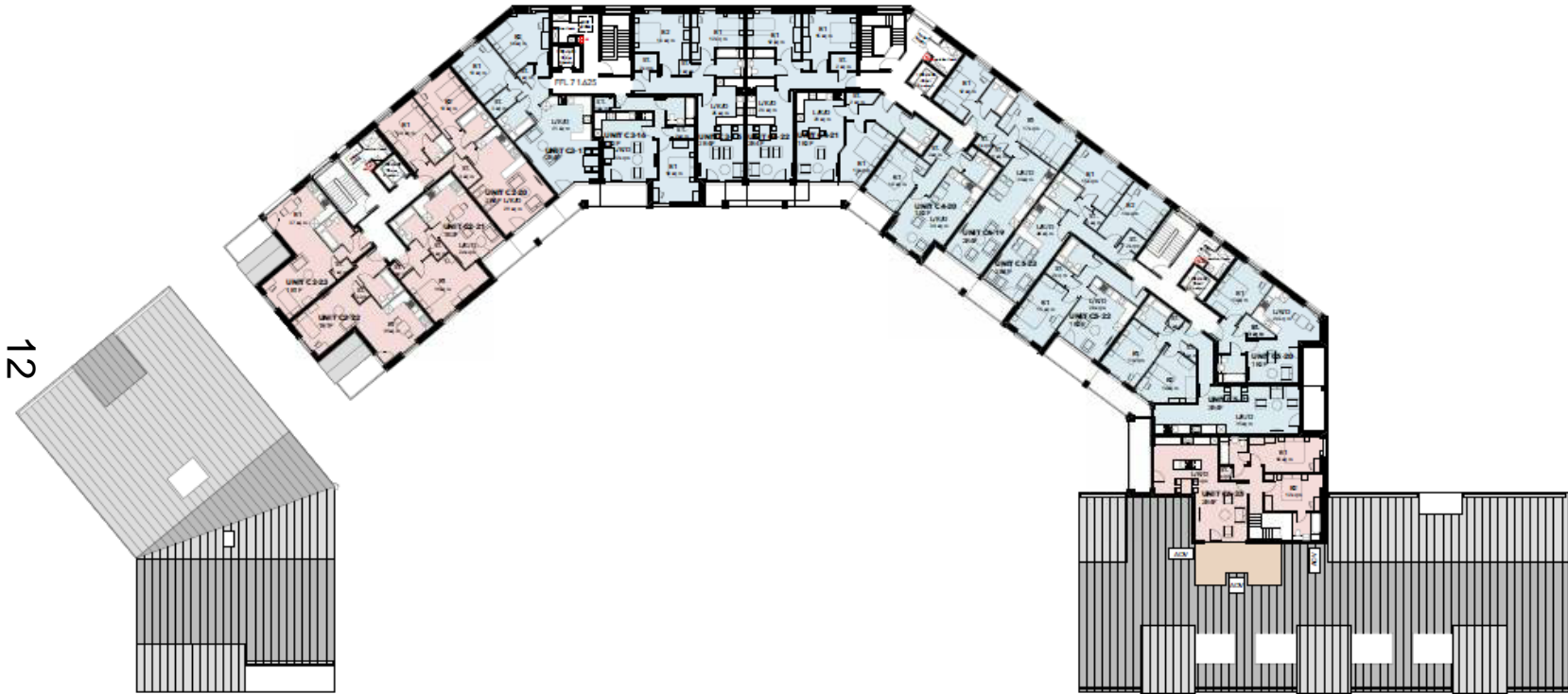
Proposed Third Floor Plan



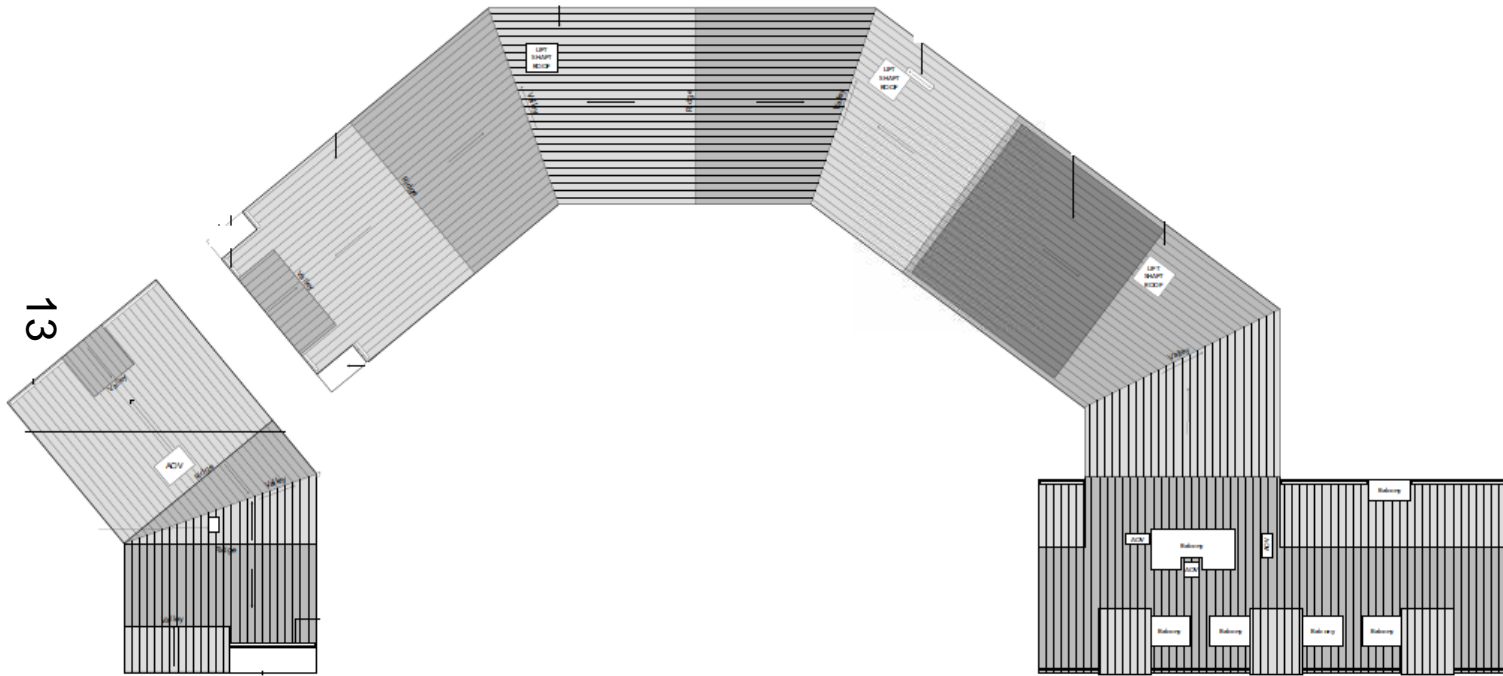
Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



Proposed Roof Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed West Elevation



Proposed East Elevation



Landscape Plan



Verified view from Osney Lock



Verified view from Mill Street

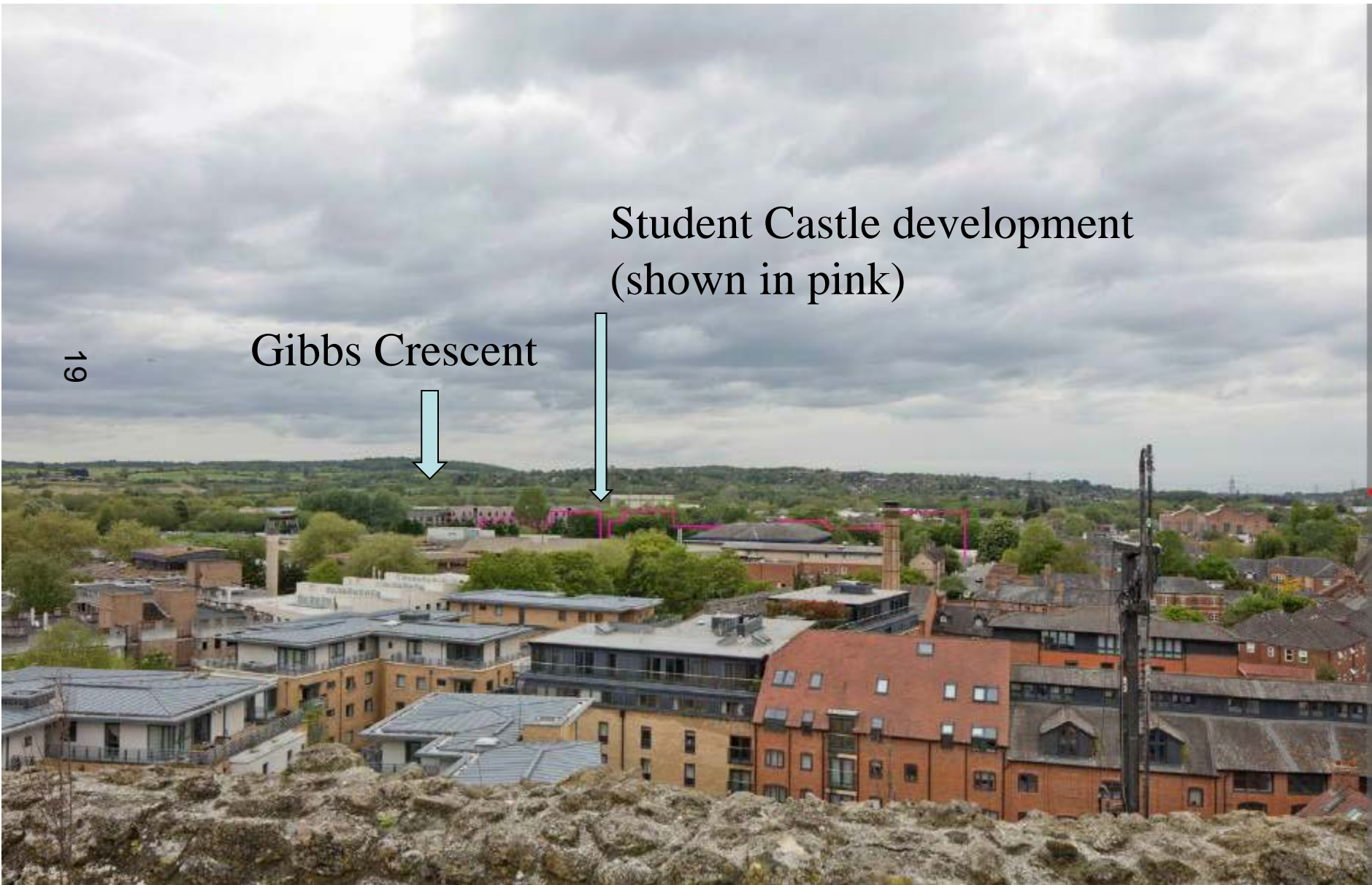


Verified view from St Georges Tower

19

Gibbs Crescent

Student Castle development
(shown in pink)



View from Boars Hill



20

Gibbs Crescent



Main Oxford skyline



Verified view from Hinksey Heights Golf Club

21

Gibbs Crescent



Main Oxford skyline



Verified view from Raleigh Park



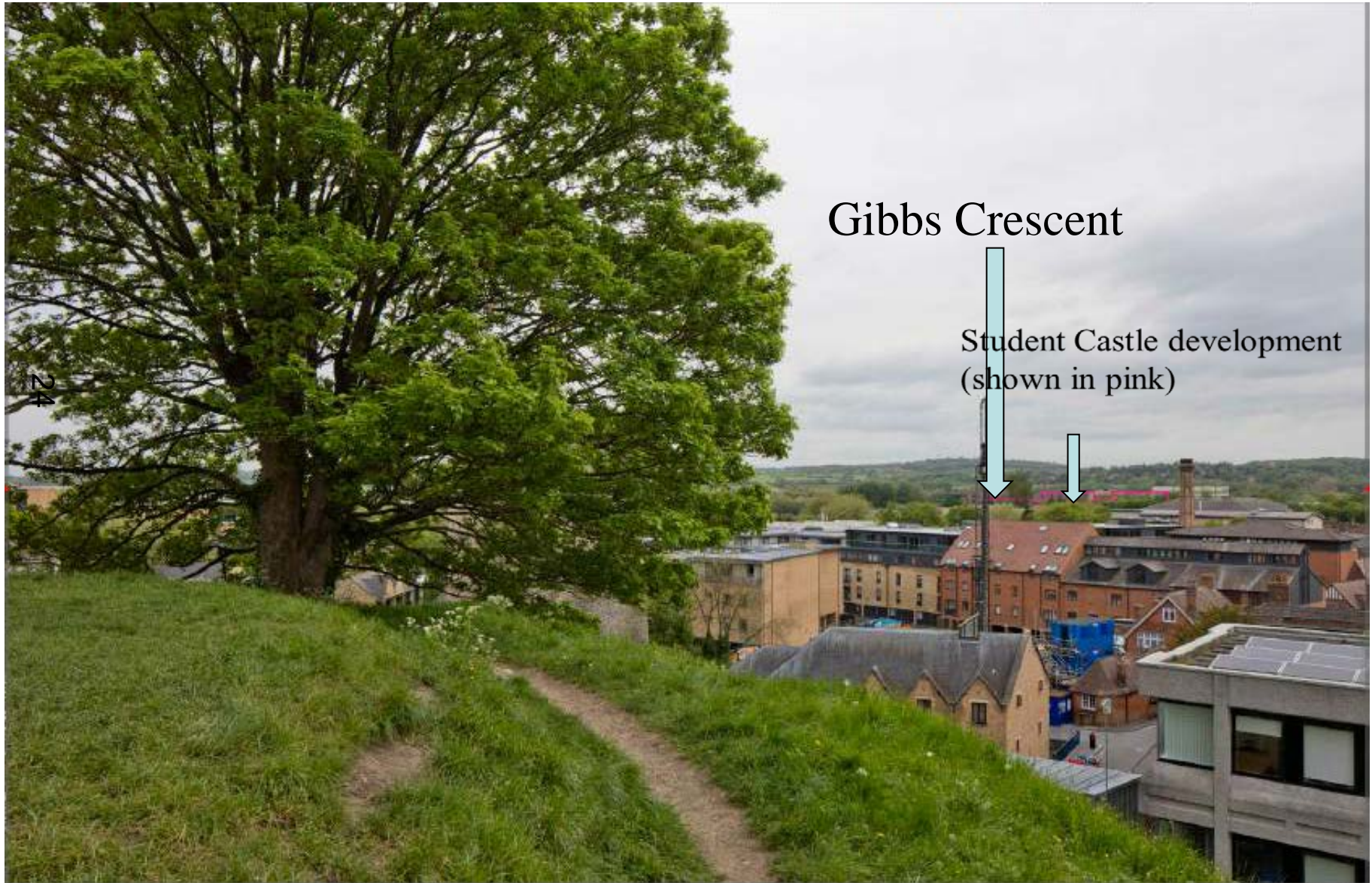
Verified view from Carfax Tower

Gibbs Crescent (shown in green)

Student Castle development
(shown in pink)



Verified view from Castle Mound



Photos of the site –standing in the crescent looking towards the building

25



Photos of the site –standing in front of the existing building



Photos of the site –standing on the corner near the access in front of the existing building

27



Photos of the site –standing in the crescent looking towards the site



Photos of the site –standing looking down the access road towards Mill Street

29



Photos of the site –standing in the crescent looking towards the site



Photos of the site –standing looking down the footpath that runs along the southern side

31



Photos of the site –standing near the entrance to the Marina looking at the site



Photos of the site –standing to the rear of the site looking towards the railway line



Photos of the site –rear aspect of the site



Photos of the site – to the rear between the site and cemetery



Photos of the site – taken from the footpath beyond the marina looking back at the site

36



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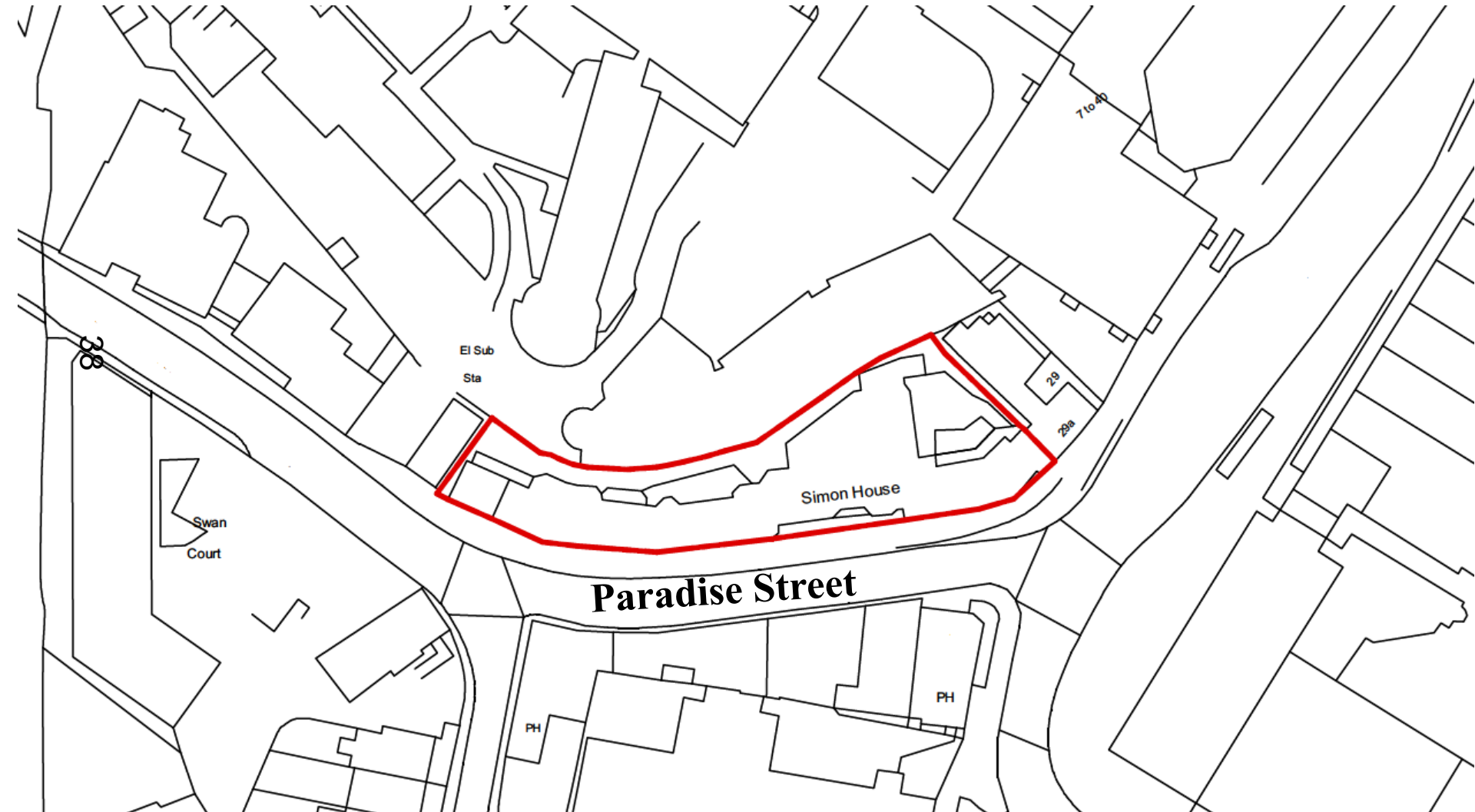


18/03370/FUL

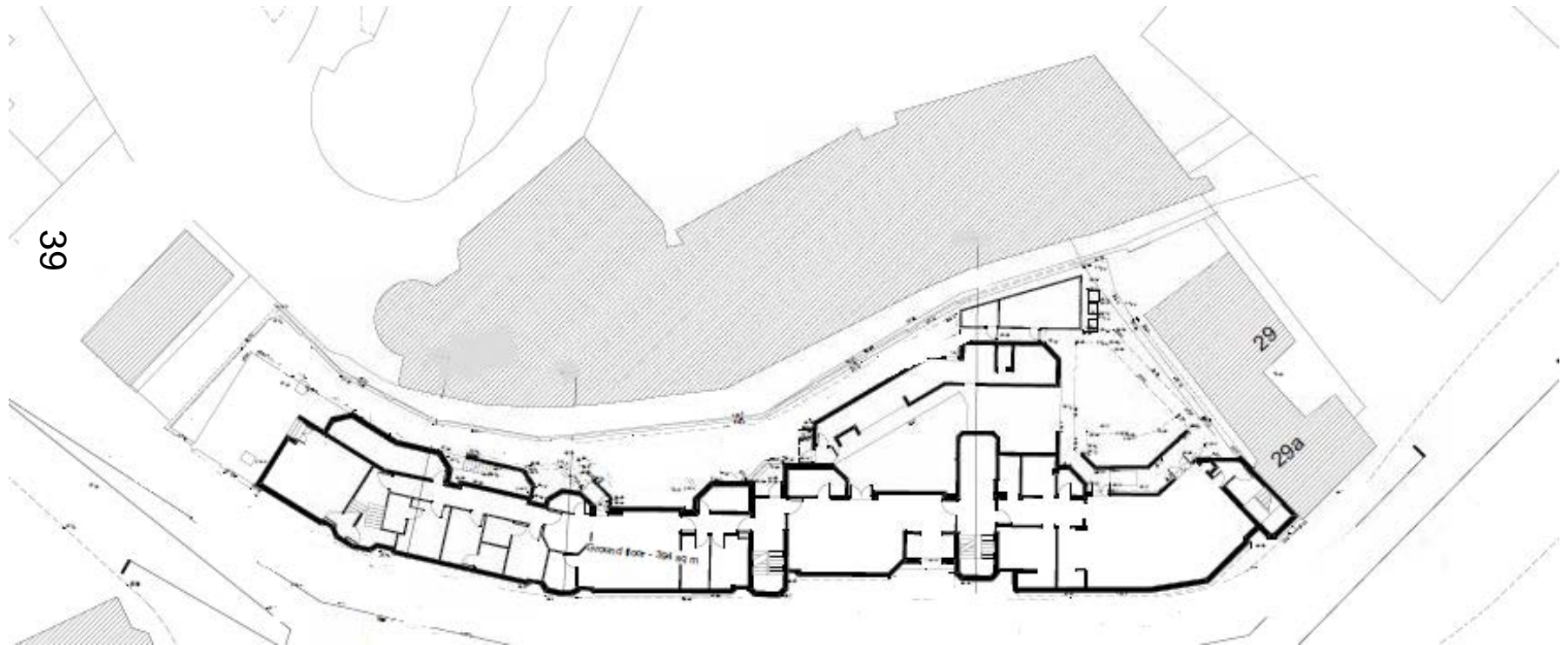
**Simon House
1 - 5 Paradise Street
Oxford
Oxfordshire
OX1 1LD**



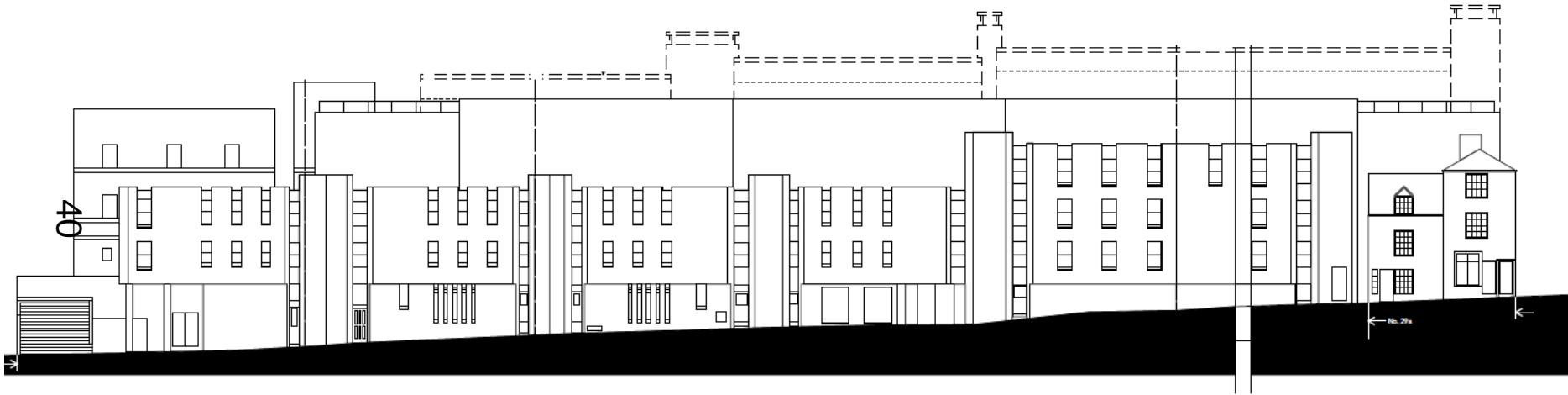
Site Location Plan



Existing Plan



Existing Paradise Street elevation



Proposed site and ground floor plan



Proposed first floor plan



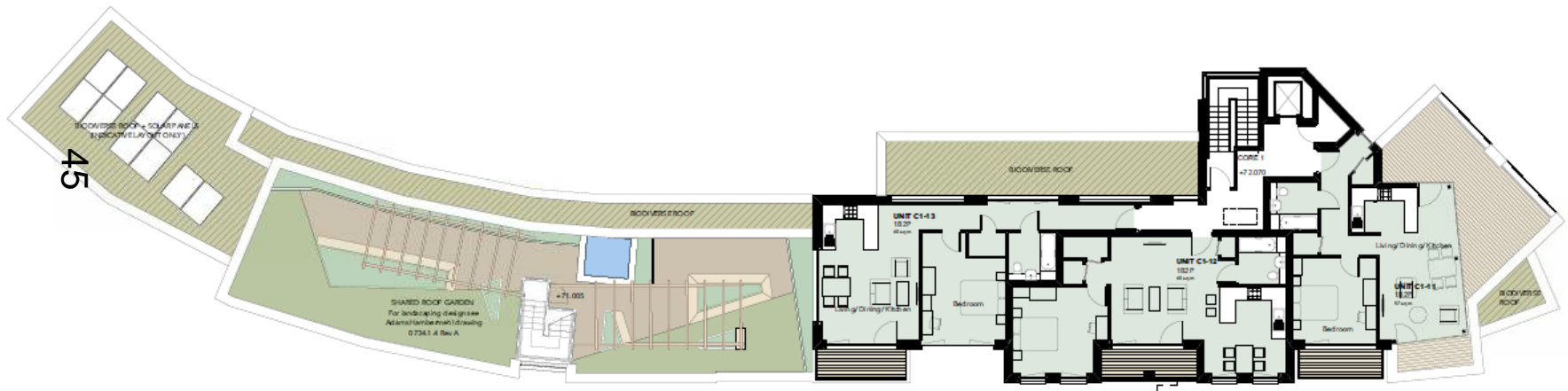
Proposed second floor plan



Proposed third floor plan



Proposed fourth floor plan



Proposed roof plan



Proposed front elevation



Proposed west elevation



Proposed east elevation



Proposed rear elevation



Landscape plan

51



Verified view from Castle Street



View 07 - Castle Street - See original AVR London Verified View Scoping Study

Verified view from inside the Westgate



Verified view from Norfolk Street



View 08 - Norfolk Street - See original AVR London Verified View Scoping Study

Verified view from Paradise Square

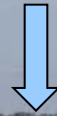
55



View 13 - Paradise Square - See original AVR London Verified View Scoping Study

Verified view from Raleigh Park

Simon House



Verified View from Boars Hill



Verified view from St George's Tower



Verified view from Carfax Tower

59



Verified view from The Mound



Photos of the site – from the steps of Westgate



Photos of the site – view from Castle Street



Photos of the site – view from Paradise Square



Photos of the site – from the garden looking towards 29 and 29a Castle Street



Photos of the site – looking at the prison wall from the garden of Simon House

65



Photos of the site – rear of Simon House



Photos of the site – view looking towards the Westgate with the listed buildings opposite Simon House



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18/02982/FUL

69

**The Old Power Station
17 Russell Street
Oxford
Oxfordshire
OX2 0AR**



Site Location Plan

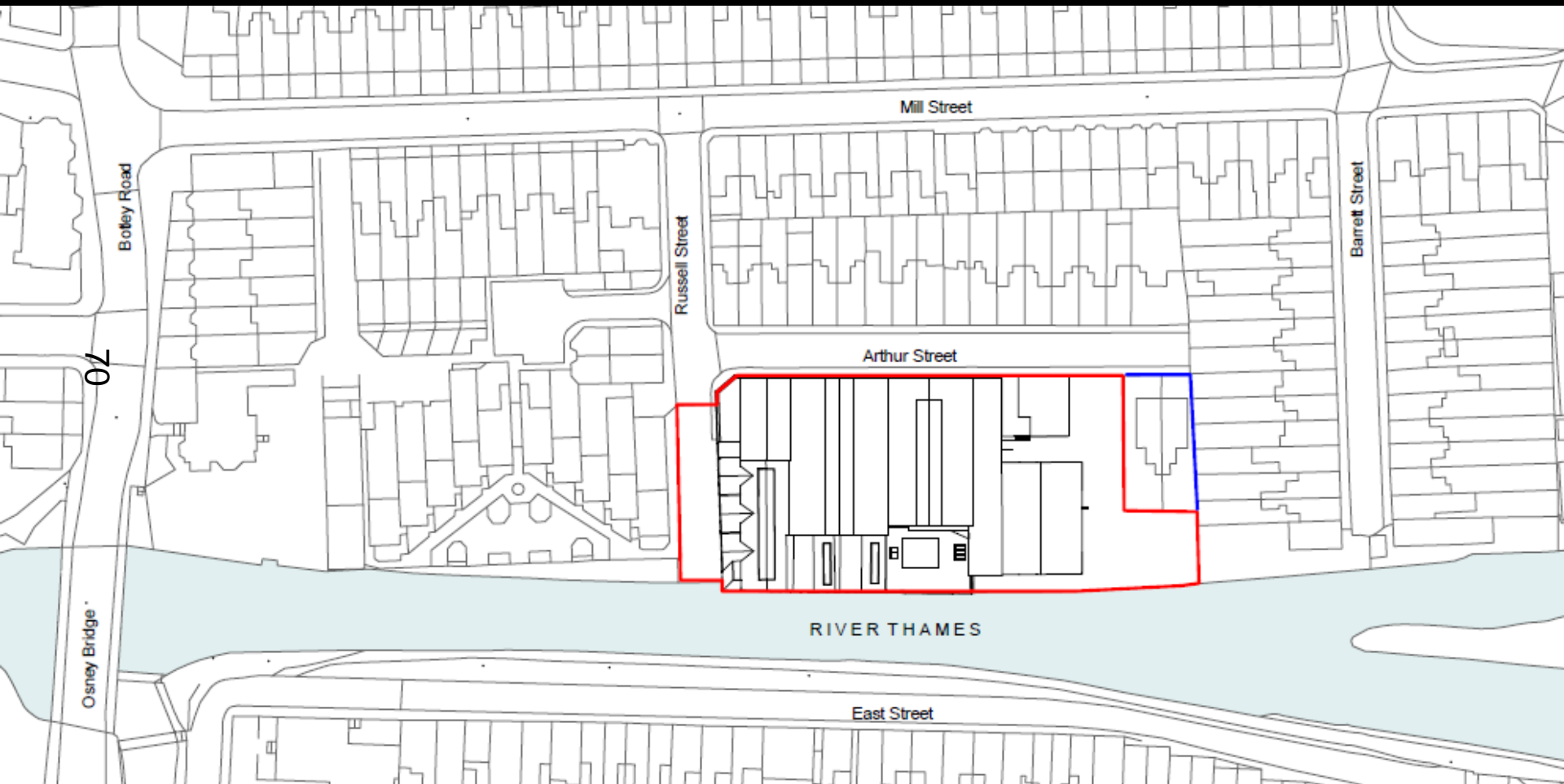


Photo of Existing West Elevation (facing East Street)



Photo of Existing West Elevation (facing East Street)



View from Bridge of North-Western Corner of Site



Existing view of north elevation (on the left side of this photo, property on right is 14 Russell Street)



Existing view of Arthur Street – Left side of photo shows the existing east elevation of the Former Power Station



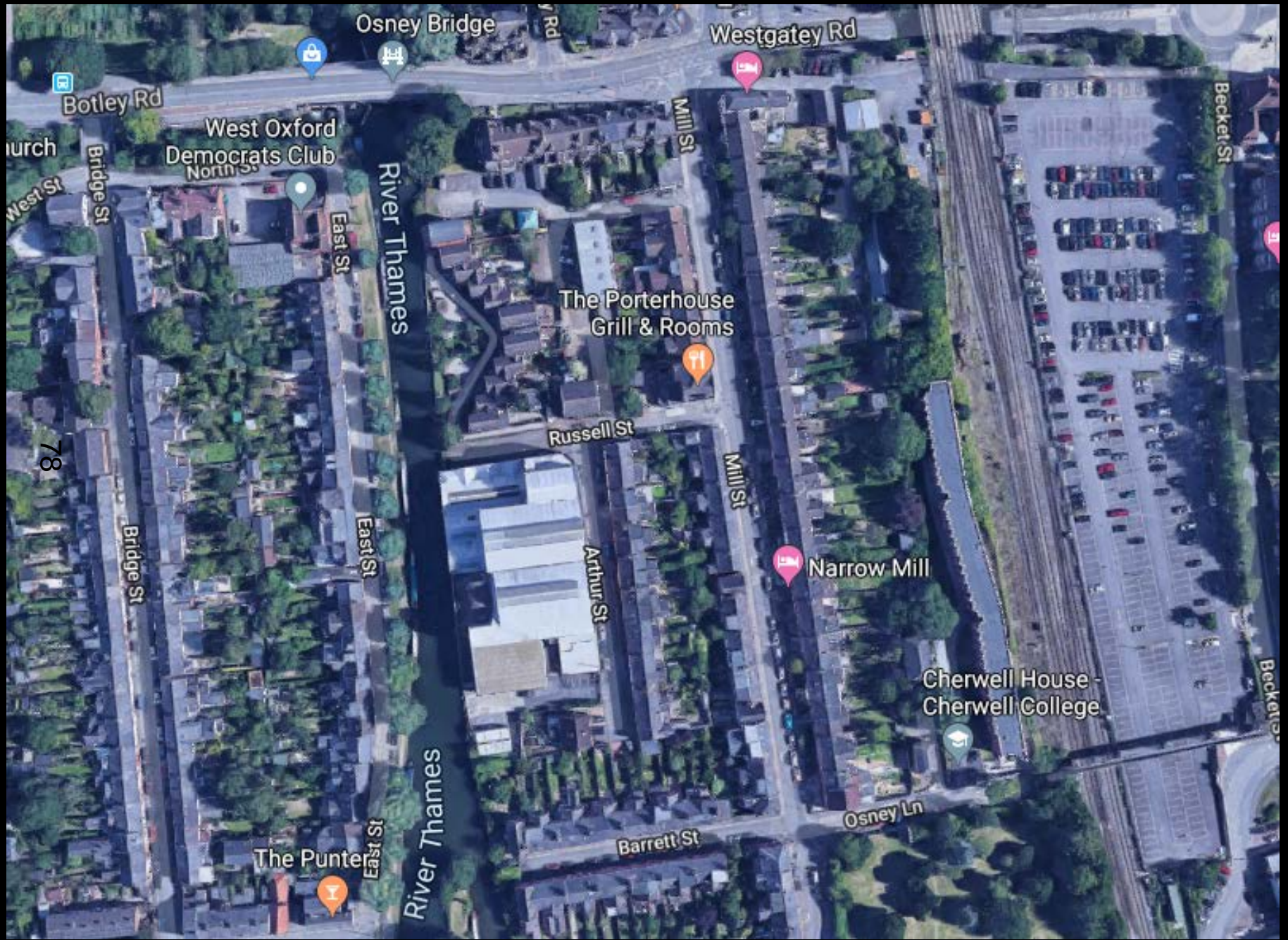
Existing view of Arthur Street – Left side of photo shows the existing east elevation of the Former Power Station (with the south elevation of the more modern metal clad element of the building)



Existing view of the corner of the former power station (corner of Arthur and Russell Street) – No. 1 Arthur Street is in the foreground on the left of the photo



Aerial View



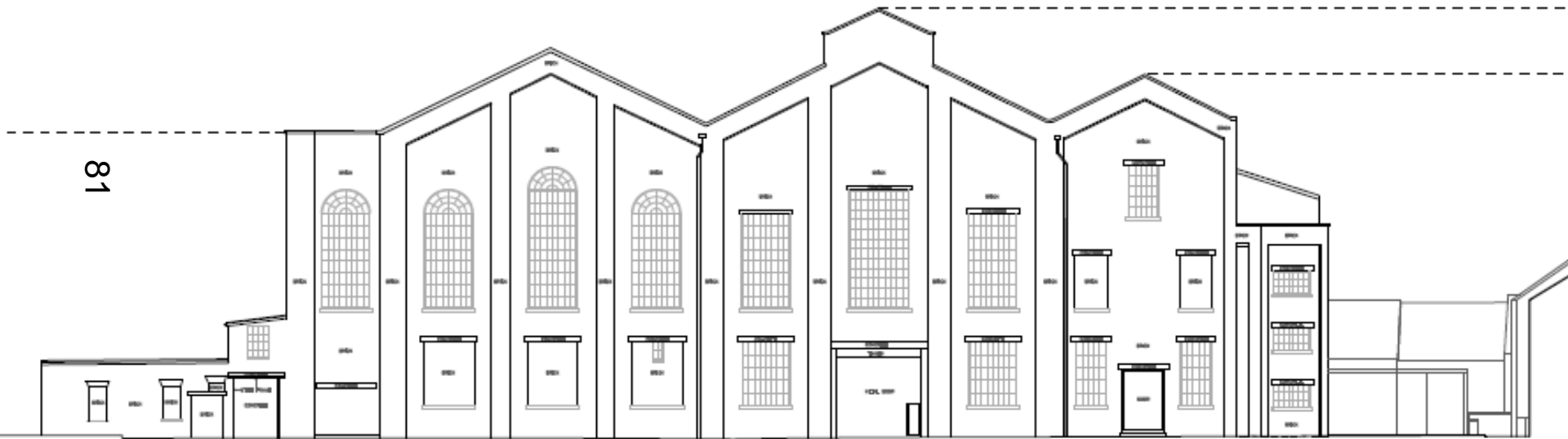
Existing Site Plan



Existing North Elevation (facing Russell Street properties)

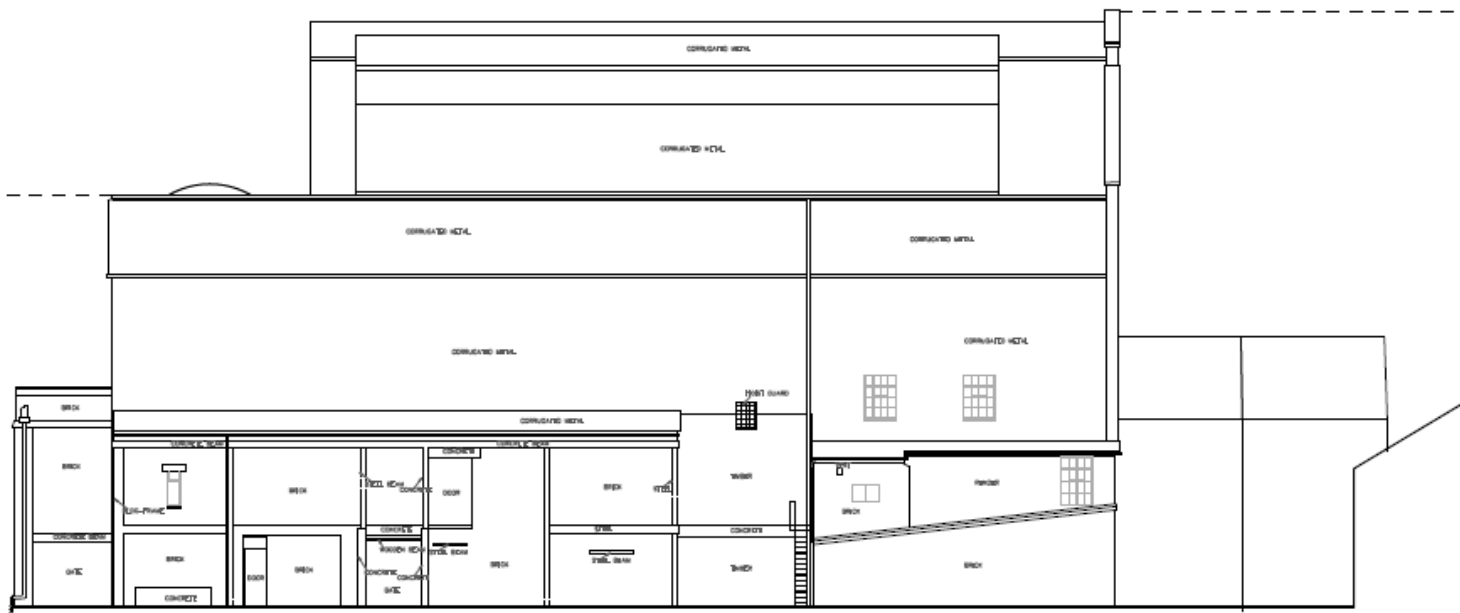


Existing East Elevation (facing Arthur Street properties)

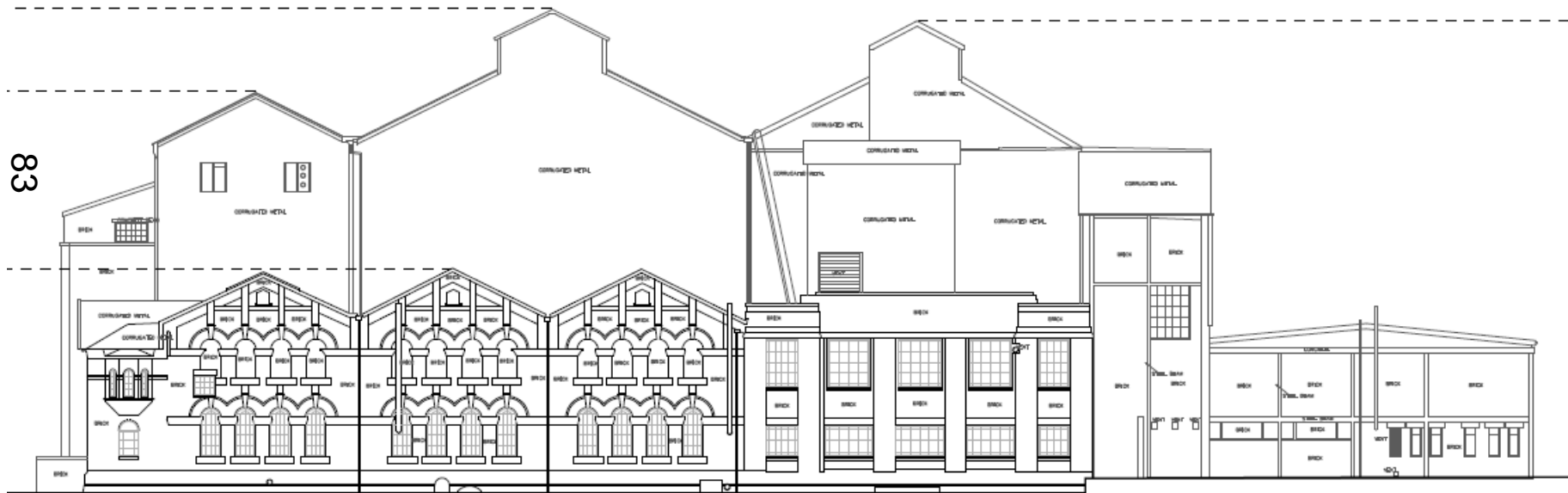


Existing South Elevation (facing Barrett Street properties)

82



Existing West Elevation (facing East Street properties)

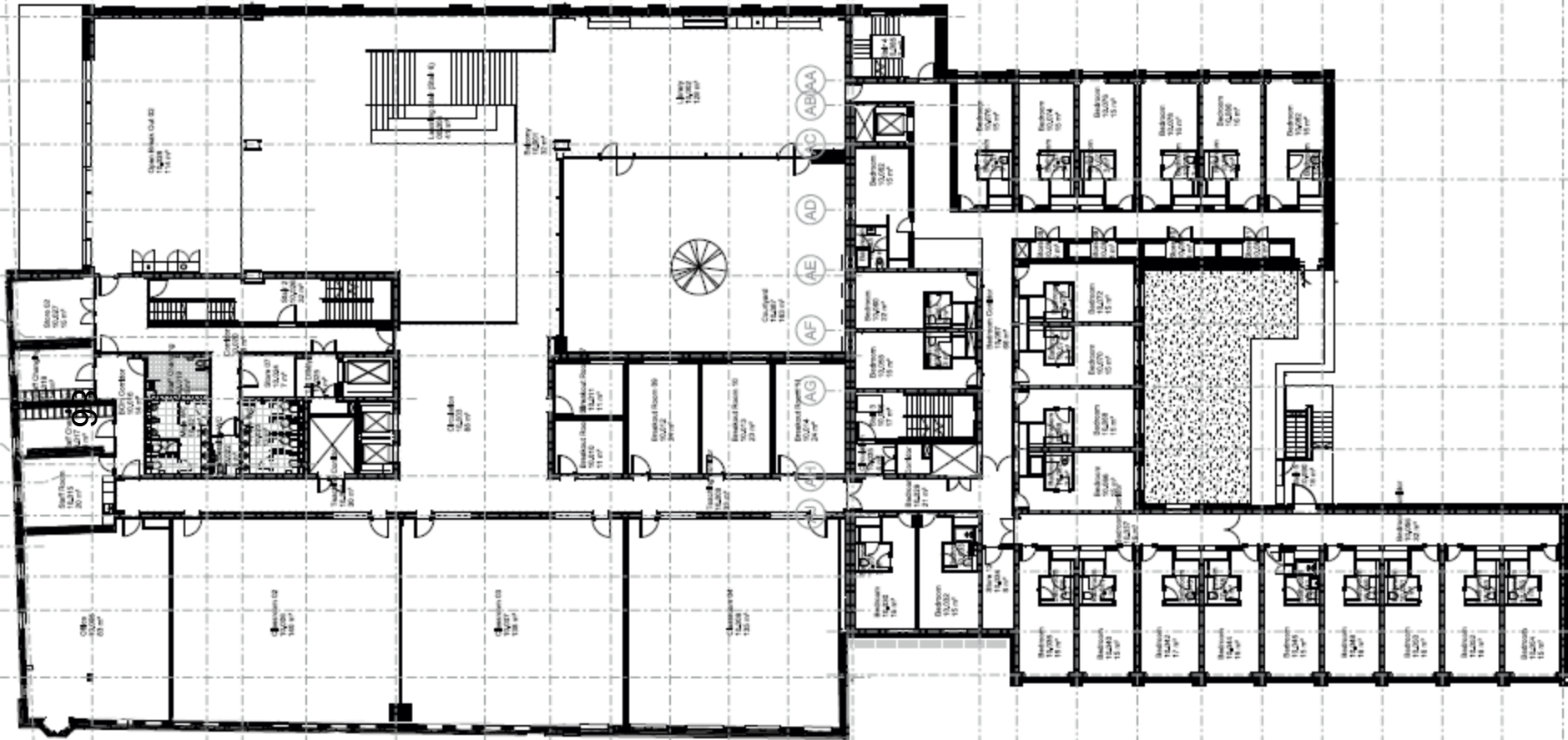


Proposed Block Plan

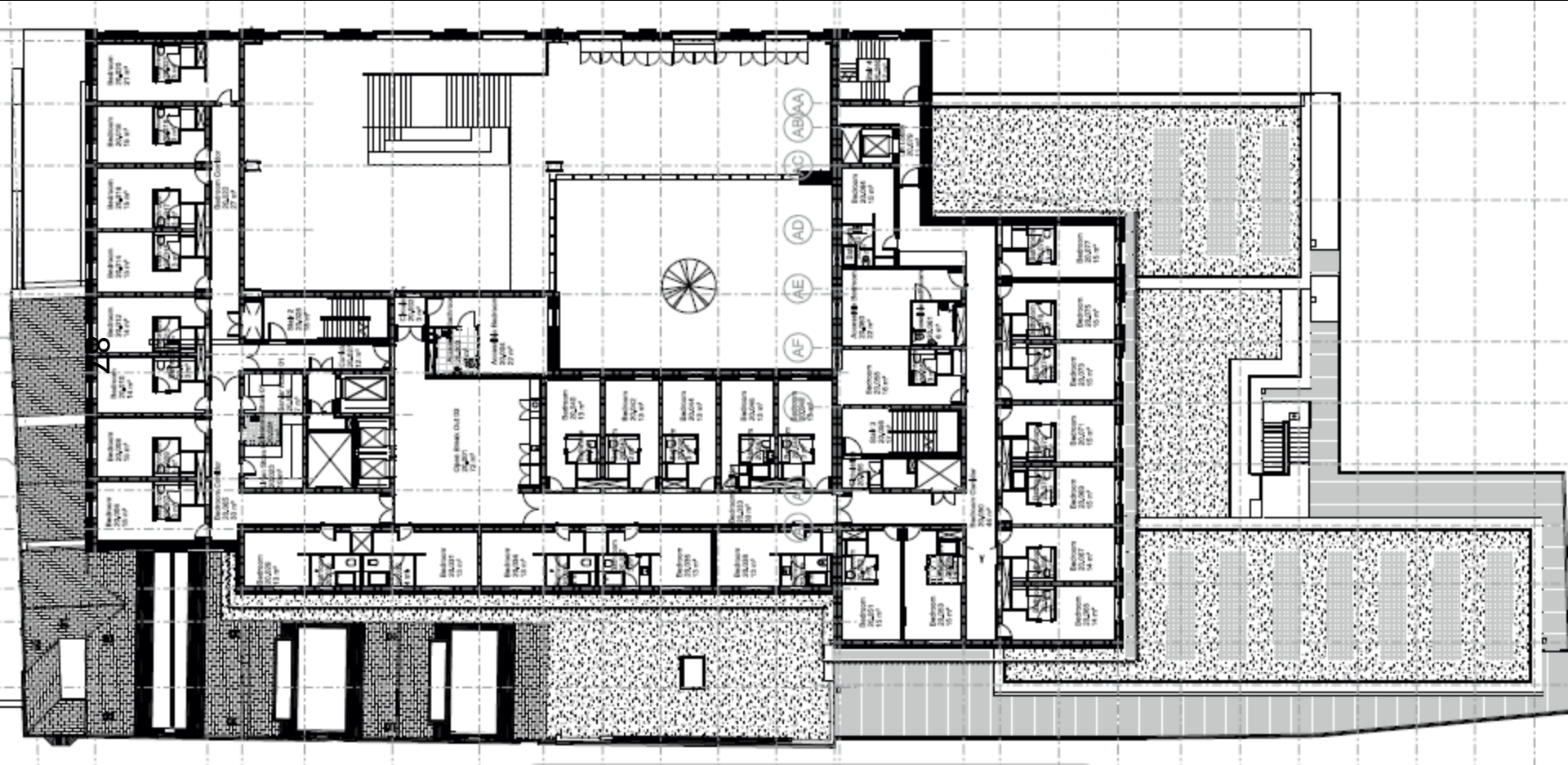


The floor plan illustrates the layout of the first floor, featuring a variety of functional spaces. Key areas include a large Open Break Out space (0-047, 205 m²) and a Gym (0-056, 106 m²) at the rear. The central part of the building contains a Media Room (0-051, 39 m²), a Plant Room (0-041, 184 m²), and several Breakout Rooms (0-027, 12 m²; 0-033, 5 m²; 0-034, 25 m²). The front section includes a Kitchen (0-016, 94 m²), Dining Room (0-017, 91 m²), and a Reception area (0-002, 107 m²). The plan also shows a large Theater (0-057, 20 m²) and a Bar (0-054, 66 m²). The building's layout is characterized by multiple corridors and stairwells, providing access to all rooms.

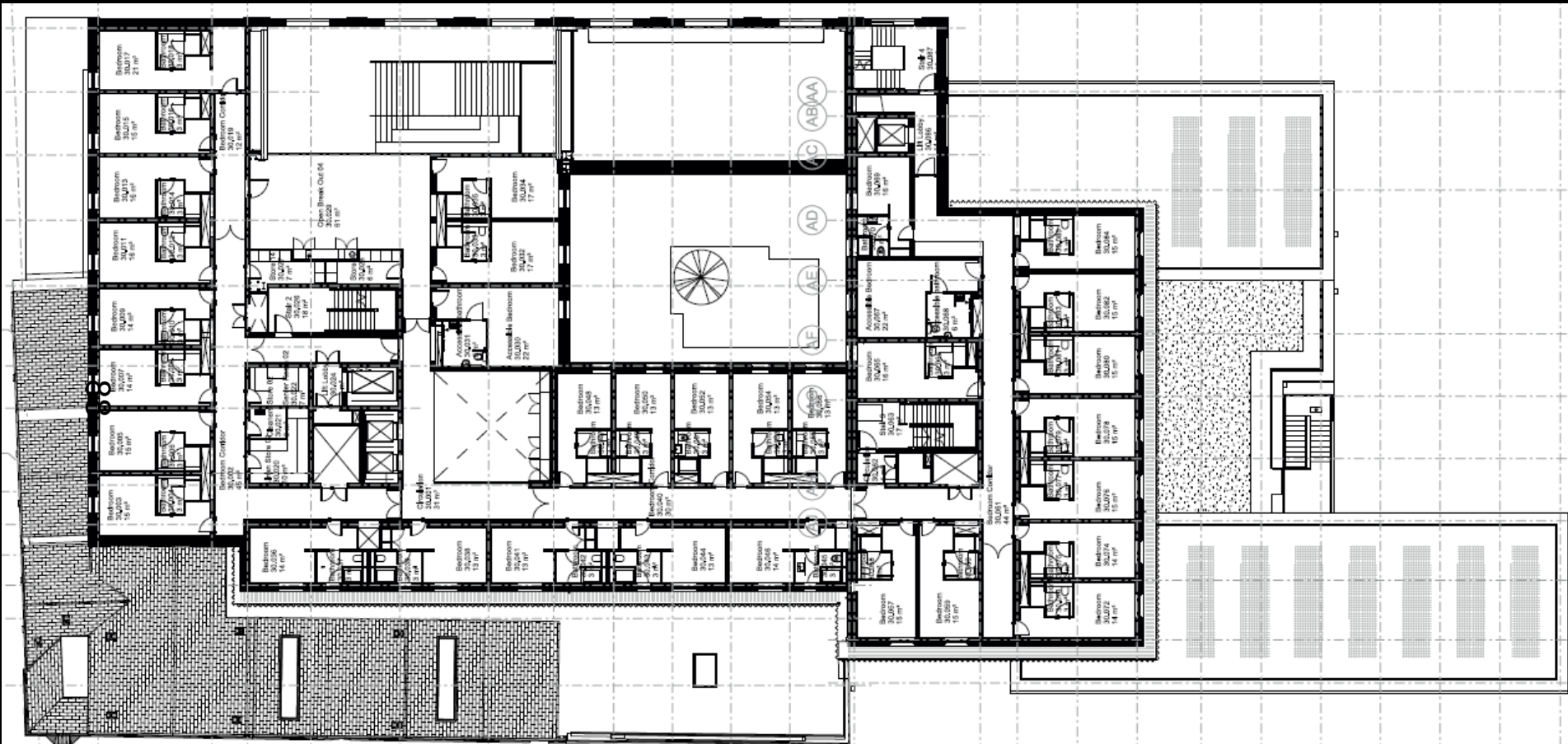
Proposed 1st Floor Plan



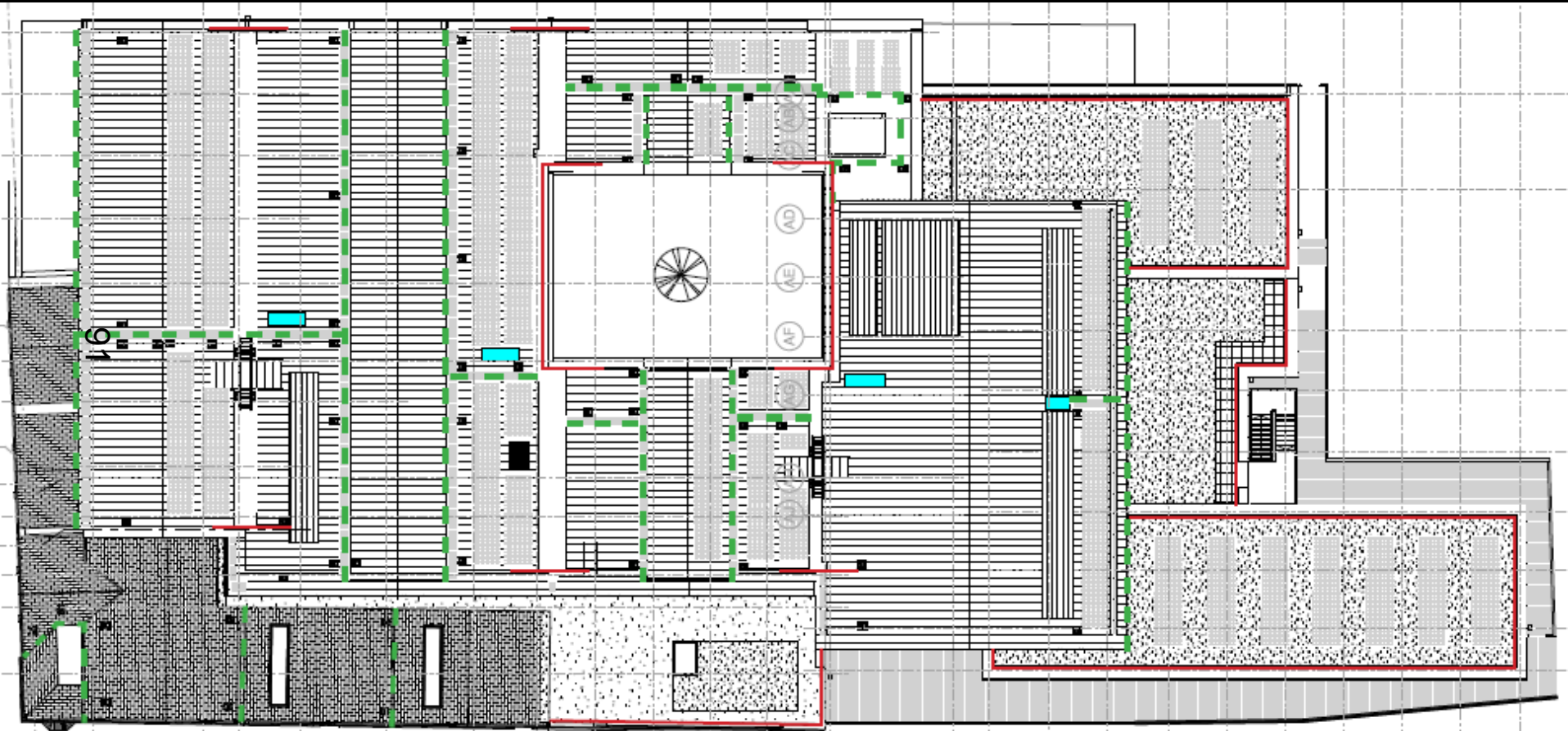
Proposed 2nd Floor Plan



Proposed 3rd Floor Plan



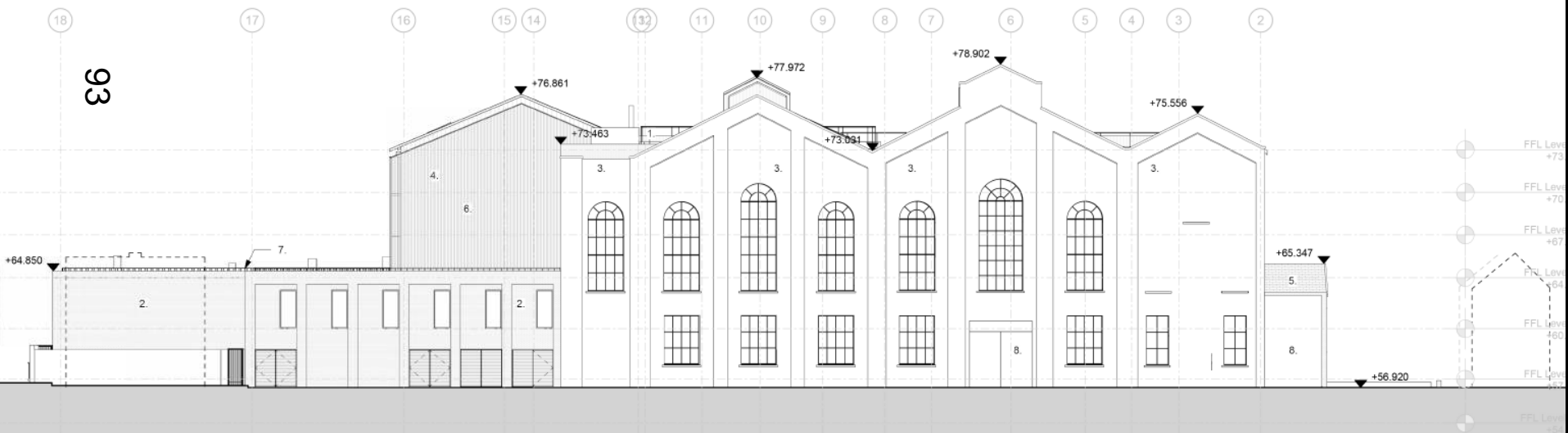
Proposed Roof Plan



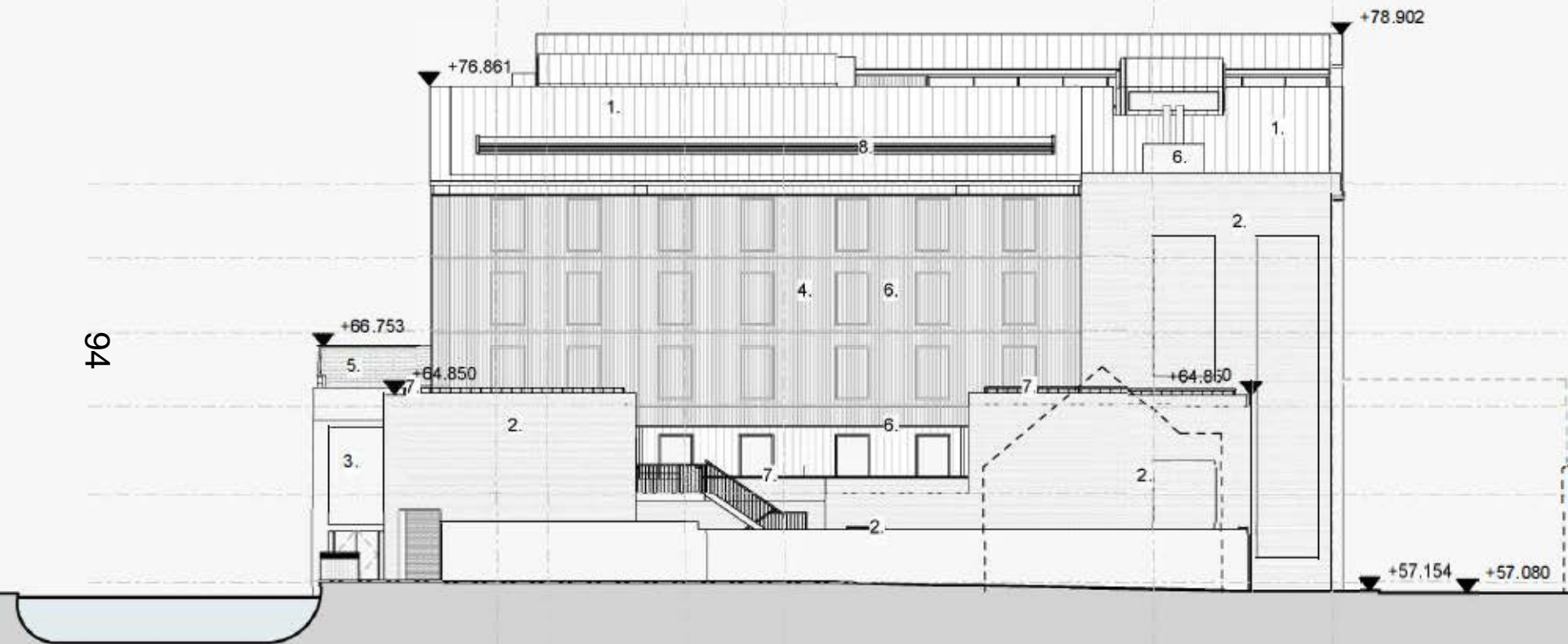
This architectural elevation drawing shows a building facade with various elements numbered 1 through 9. The drawing includes elevation markers: +78.902 at the top left, +75.556 on the left side, +65.368 near the central gable, +66.753 on the right side, and +56.800 at the bottom left. A vertical dimension of 92 is indicated on the left. The facade features a large central section with a grid of rectangular windows (2), a gabled section with arched windows (3), and a lower section with arched windows (4). A small section on the right has a gabled roof (5) and a small window (8). A section on the left has a large window (6) and a door (7). The roof is shown with a series of gables and a flat section (9).

Proposed East Elevation (facing Arthur Street)

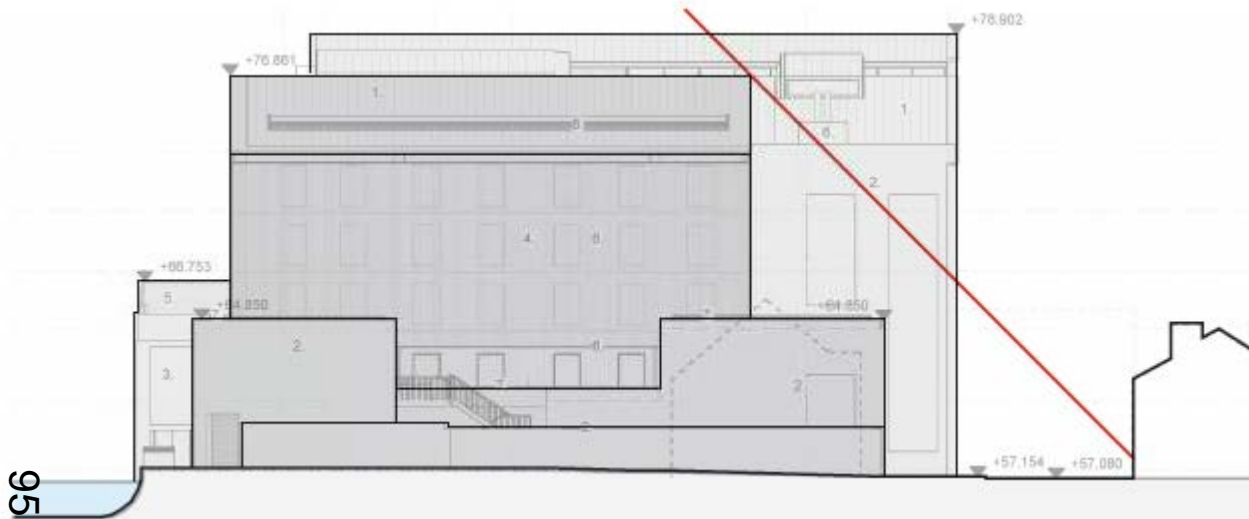
1. Standing seam aluminium roof
2. New Brickwork
3. Existing Facade to be cleaned and repaired
4. Veil: Bespoke perforated aluminium channels
5. Slate roof
6. Behind Veil: Vertical Seam Aluminium Cladding
7. Powdercoated GMS Balustrade
8. Blackened Steel



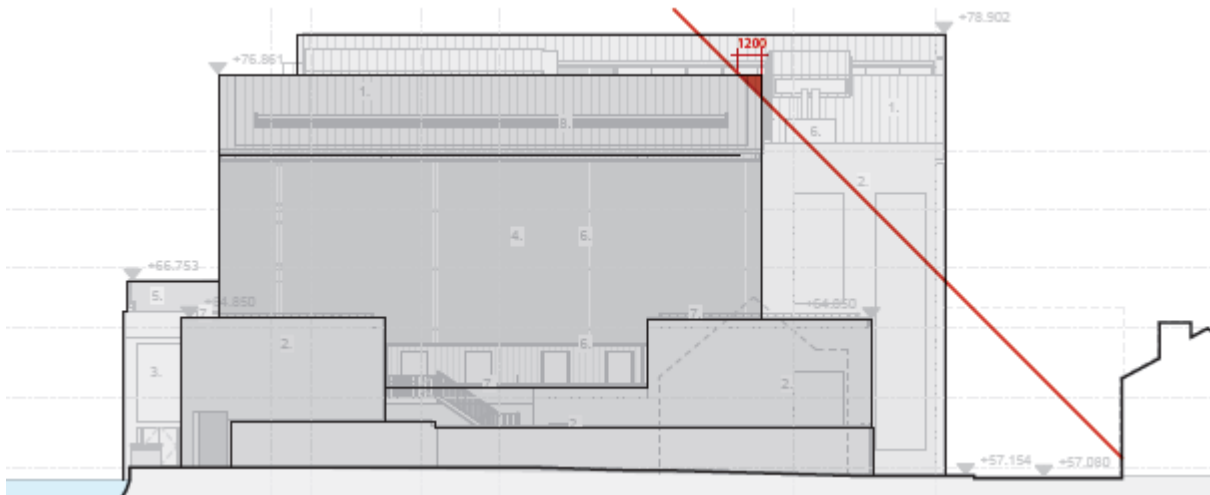
Proposed South Elevation (facing Barrett Street)



45 degree guidance



Proposed South elevation and 45 degree line guidance



Previously proposed South elevation and 45 degree line guidance



Proposed West Elevation (facing East Street)



Proposed Landscape Plan



1. Arrival space
2. Servicing/refuse collection
3. Riverside garden space
4. Accessible parking
5. Meadow roofs
- 6 & 7 Arthur Street landscape and cycle parking
8. Pedestrian service access
9. Courtyard
10. Riverside terrace

Visual of Russell Street Riverside Space



Since it has the same effect as
 a strong, steady breeze from
 the side that makes sails
 beat, so does light sail
 blow us to work, from hence the current flows
 The wind is not understood how to blow
 It is the three thousand candle power

Visual of Russell Street Riverside and Entrance



Landscaping on Arthur Street Elevation



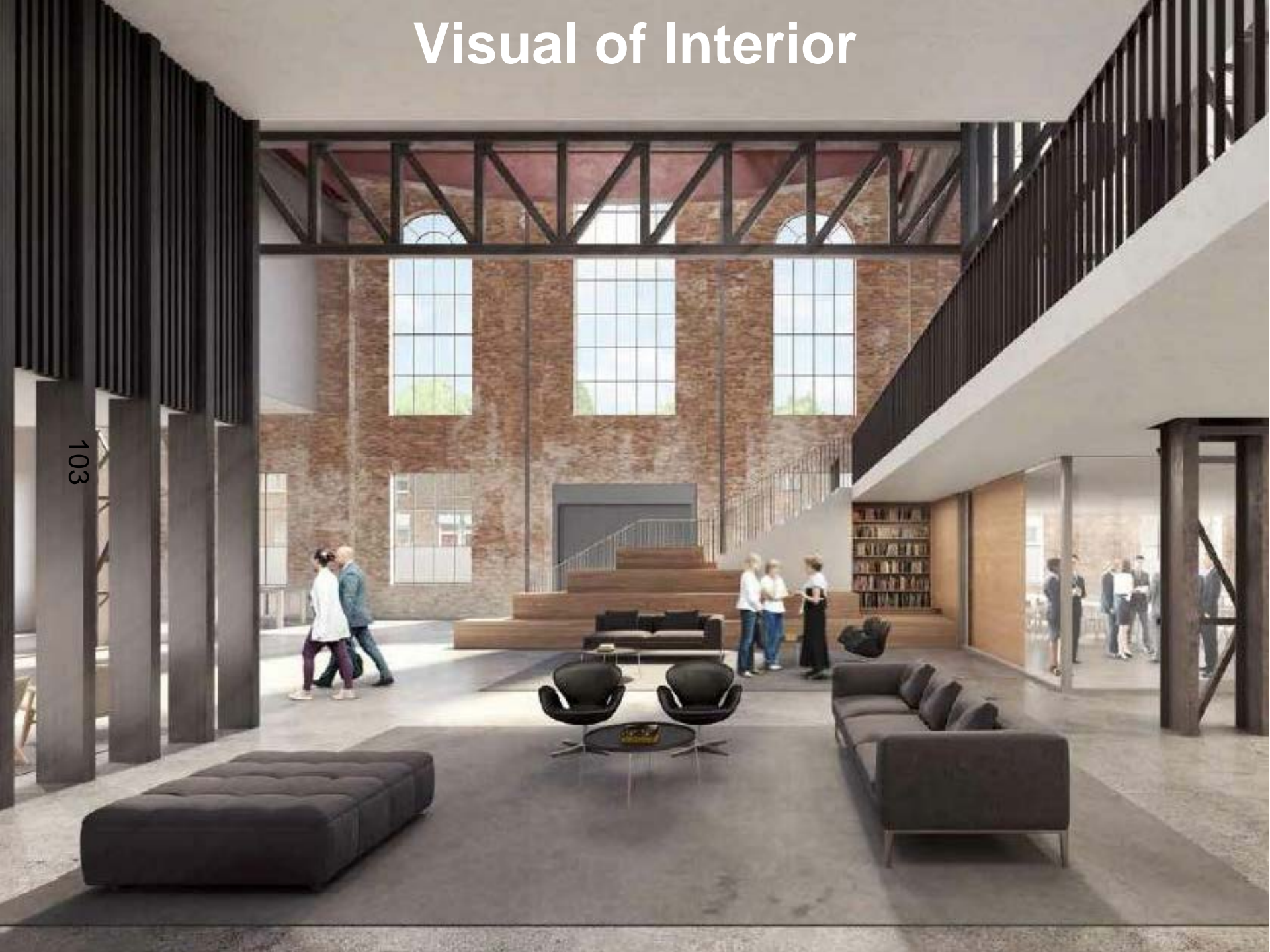
Visual of Arthur Street



Visual of internal courtyard



Visual of Interior



Visual from River – North and West Elevation



Visual from River – North and West Elevation



Visual from River (South and West Elevations)



Visual of West Elevation



Visual of East Elevation



Visual – Entrance from Russell Street

109



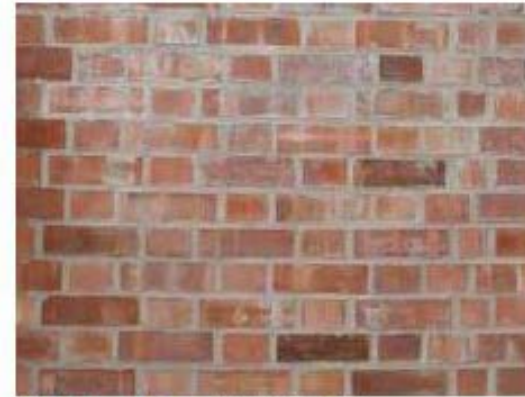
Proposed Materials



Part Russell Street elevation (artistic impression)



Slate Grey - Window frames & doors



Brick reference image - industrial aesthetic



Replacement window reference image



Standing seam metal roof



Rainwater pipes replaced

Proposed materials

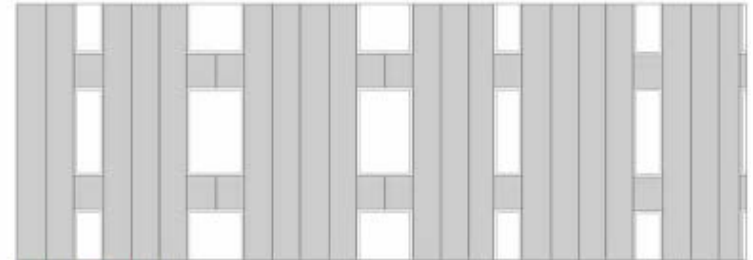
111



Part riverside elevation (artistic impression)



Part plan



Internal veil elevation



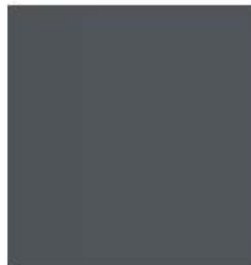
Inner veil façade - standing seam aluminium



Maintenance catwalk - galvanised steel mesh



Brick reference image - plinth



Slate Grey - Window frames & doors



Balustrade reference image - railings



Veil reference image - perforated pleated metal



Veil reference image - perforated pleated metal

Existing View from Castle Mound



Proposed View from Castle Mound



Existing View from St George's Tower



Proposed View from St George's Tower



115

Existing View from Thames Path (looking north)



Proposed View from Thames Path (looking north)



Existing View from Thames Path (looking north)



Proposed View from Thames Path (looking north)



Existing View from East Street (looking north)



Proposed View from East Street (looking north)



Existing View from East Street (looking north)



19

Proposed View from East Street (looking north)



Existing View from East Street (looking south)



Proposed View from East Street (looking south)



Existing View from East Street (looking south)



121

Proposed View from East Street (looking south)



Existing View from North Street (looking south-east)



Proposed View from North Street (looking south-east)



Existing view from Thames Bridge



3

Proposed view from station footbridge



Existing view from station footbridge



Proposed view from station footbridge



View from Raleigh Park

(shows the former power station relative to historic high buildings in long distance view)



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19/01774/FUL

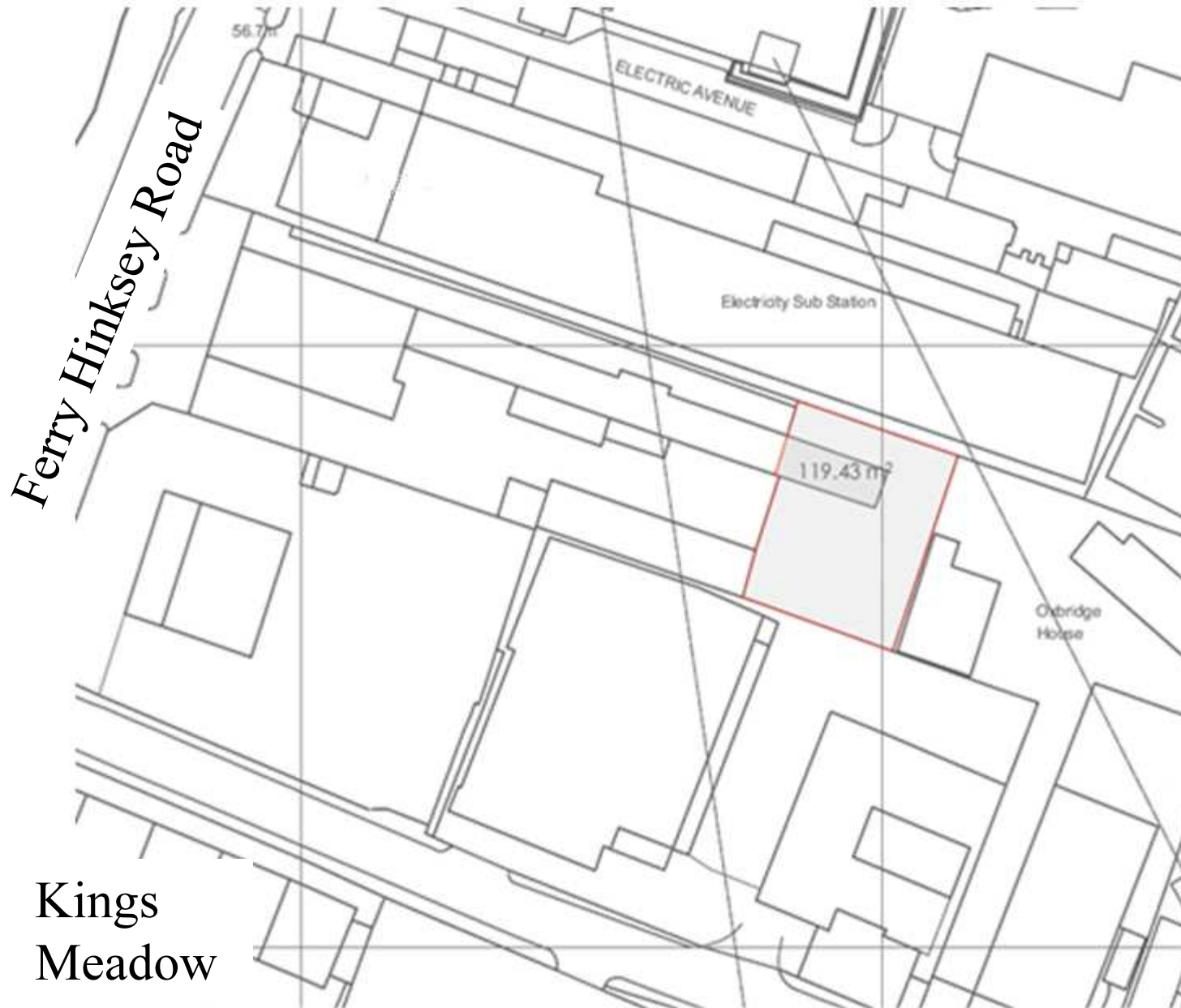
**Car Park To The Rear Of Littlemead
Business Park
Ferry Hinksey Road
Oxford
Oxfordshire**

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Site location plan

128



View of front entrance leading to site,
from Ferry Hinksey Road



View westwards from within site



View of the site to south-east



View of the centre of site with existing building

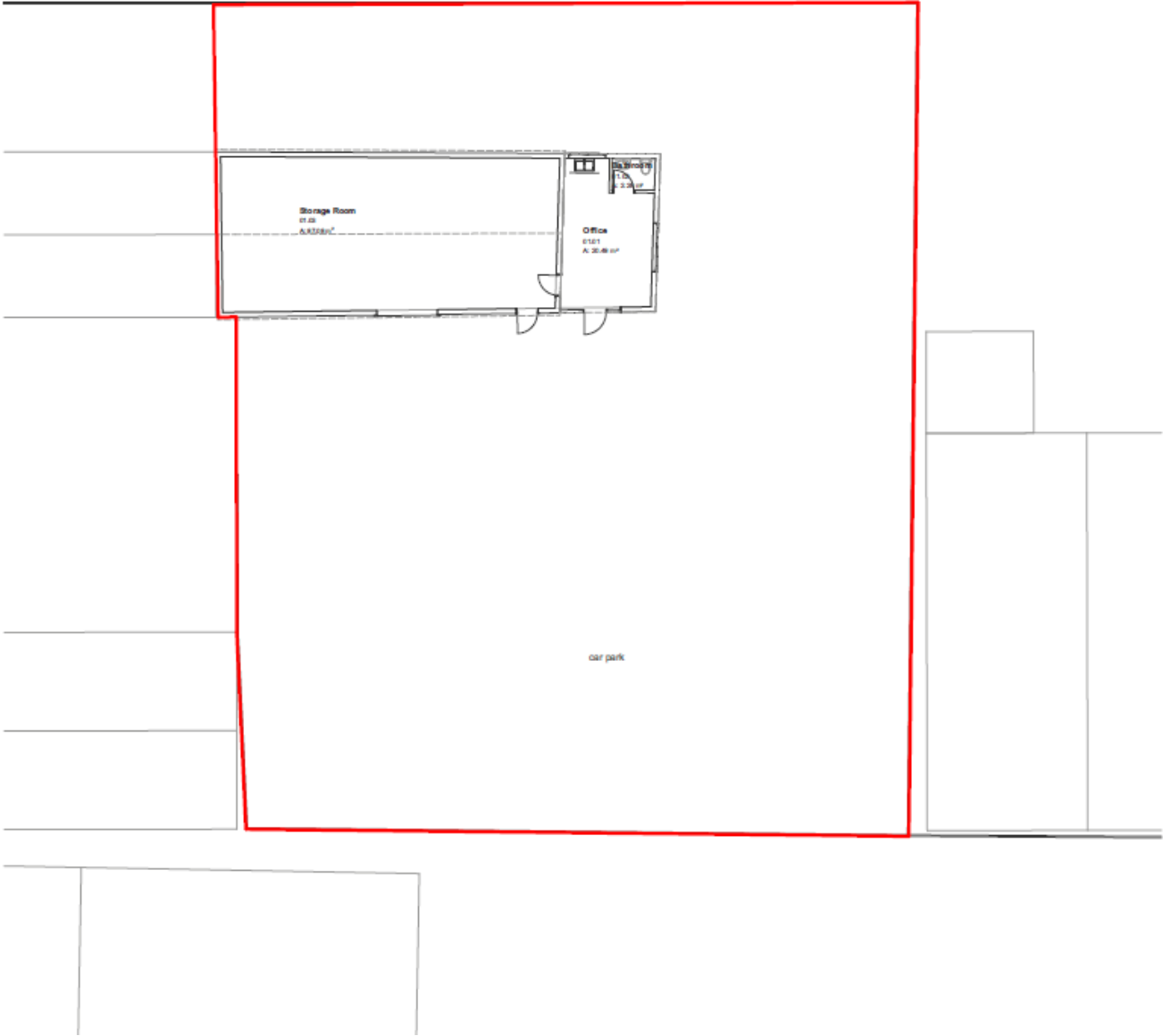


Birdseye – Application site edged in red

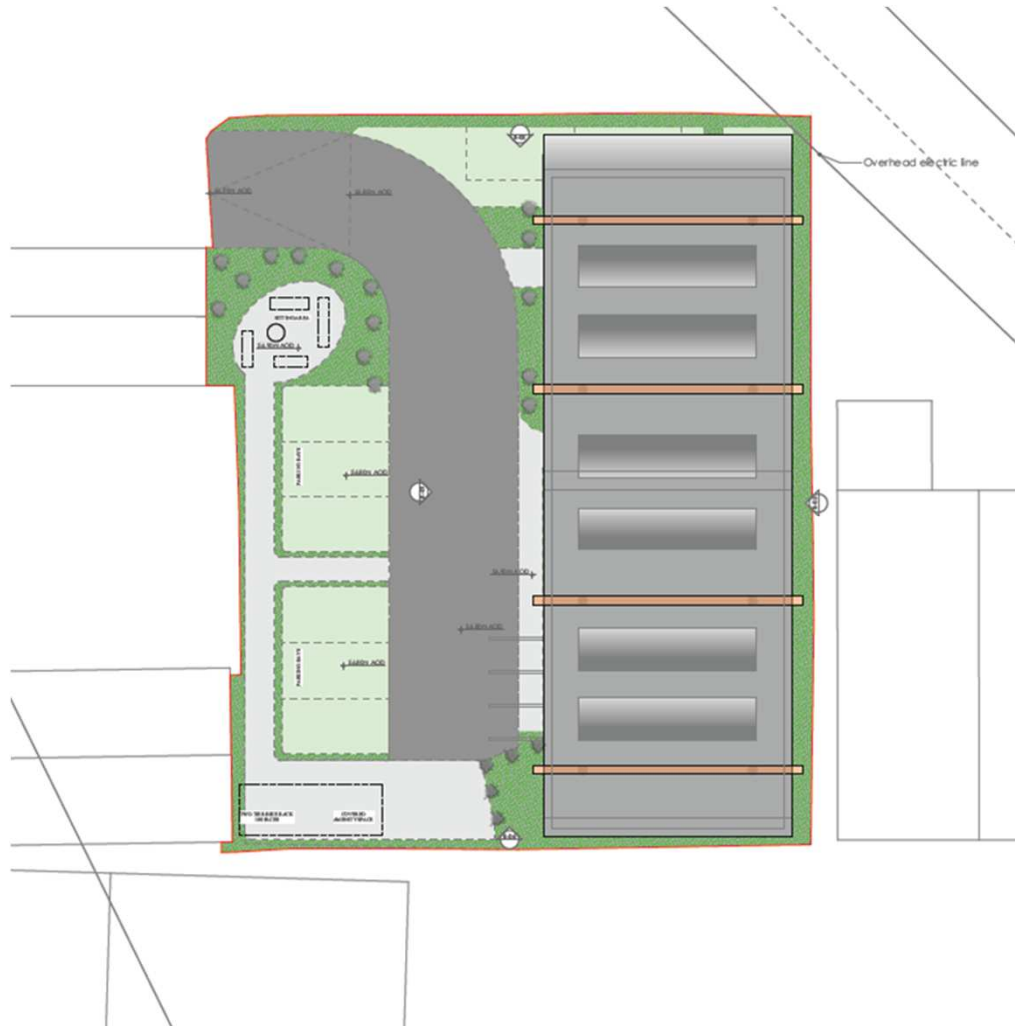


Credit: Google
Maps

Existing Site & Floor Plan



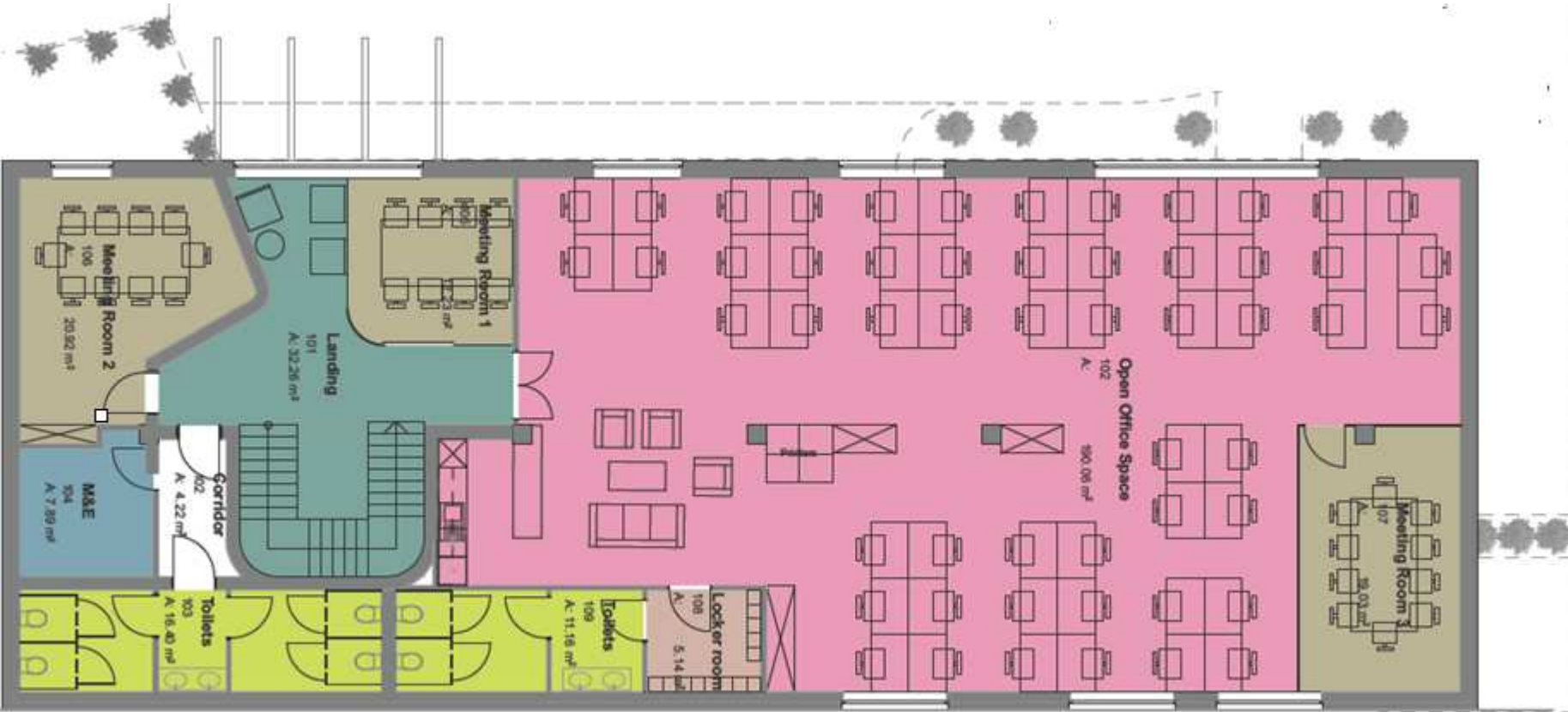
Proposed Block Plan



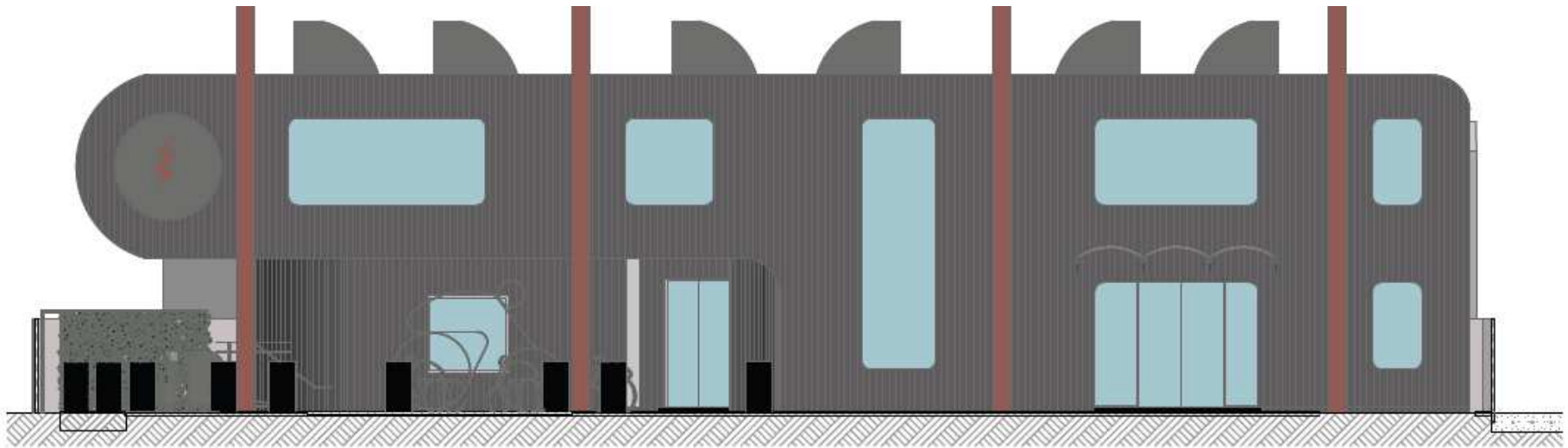
Proposed Ground Floor Plan



Proposed First Floor Plan



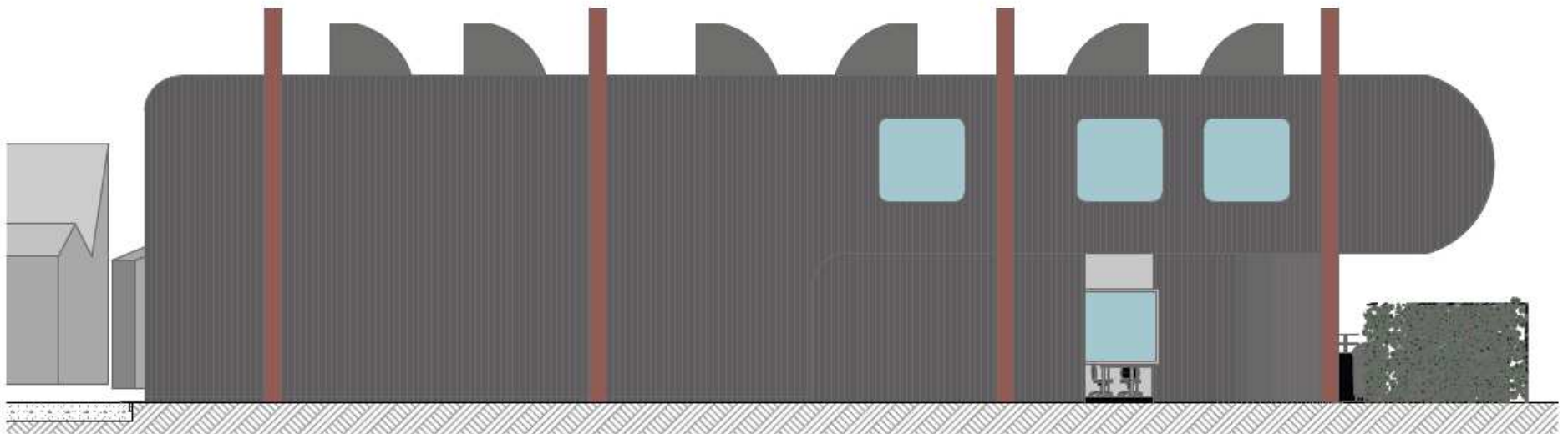
Proposed East/West Elevations



E-01 Elevation

1:100

138

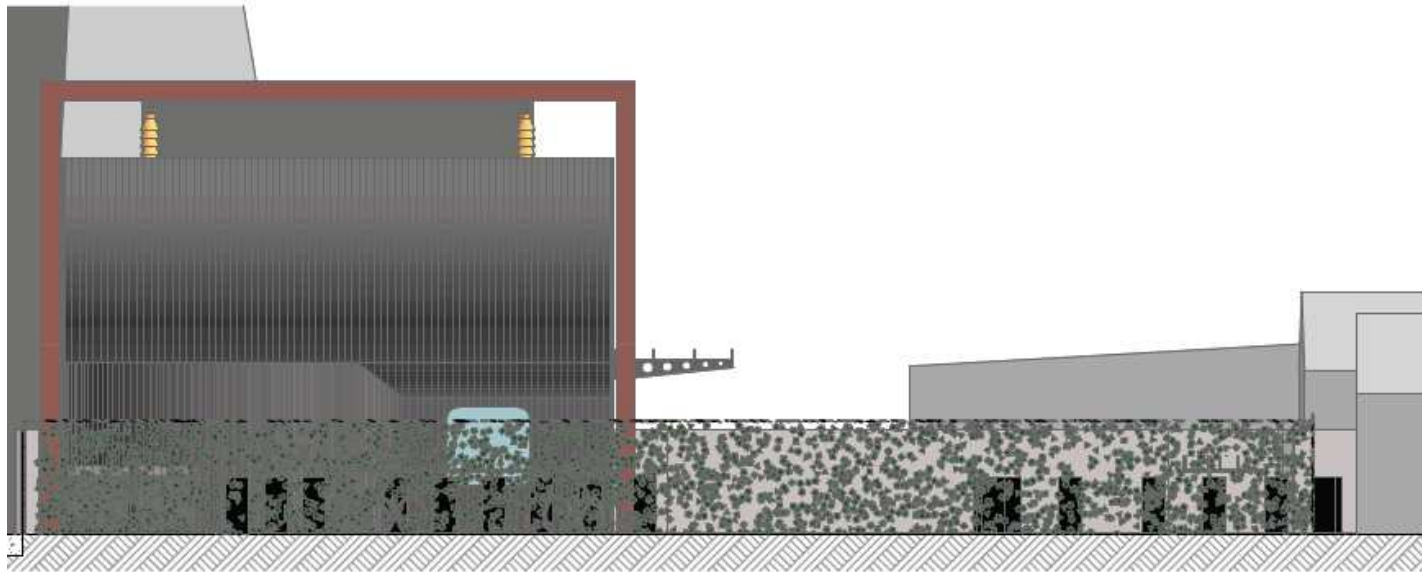


E-03 Elevation

1:100

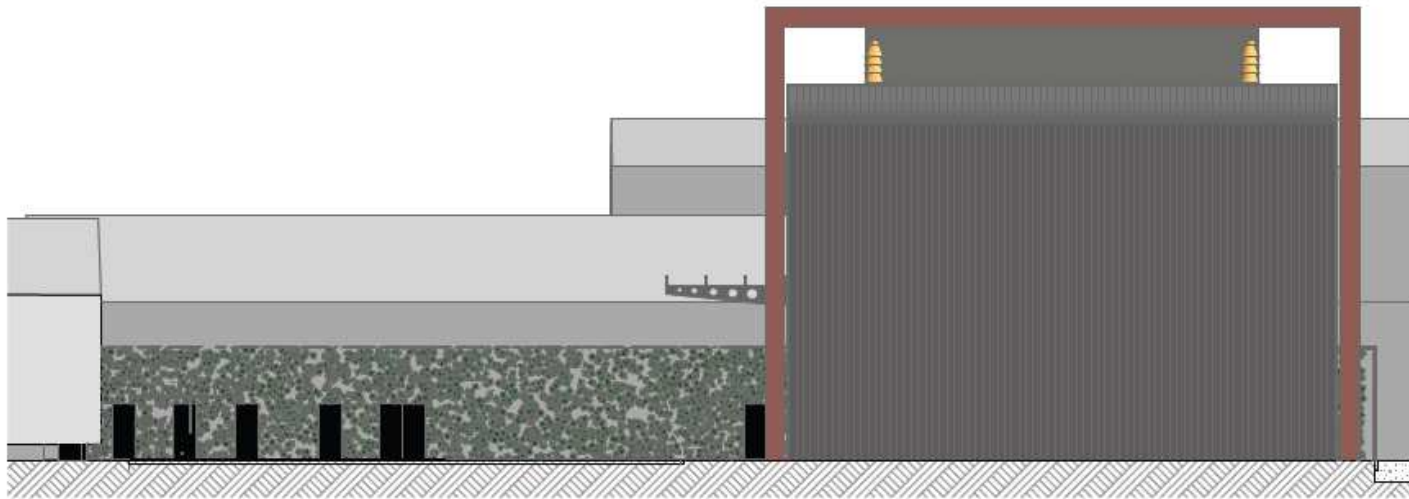
Proposed North/South Elevations

139



E-02 Elevation

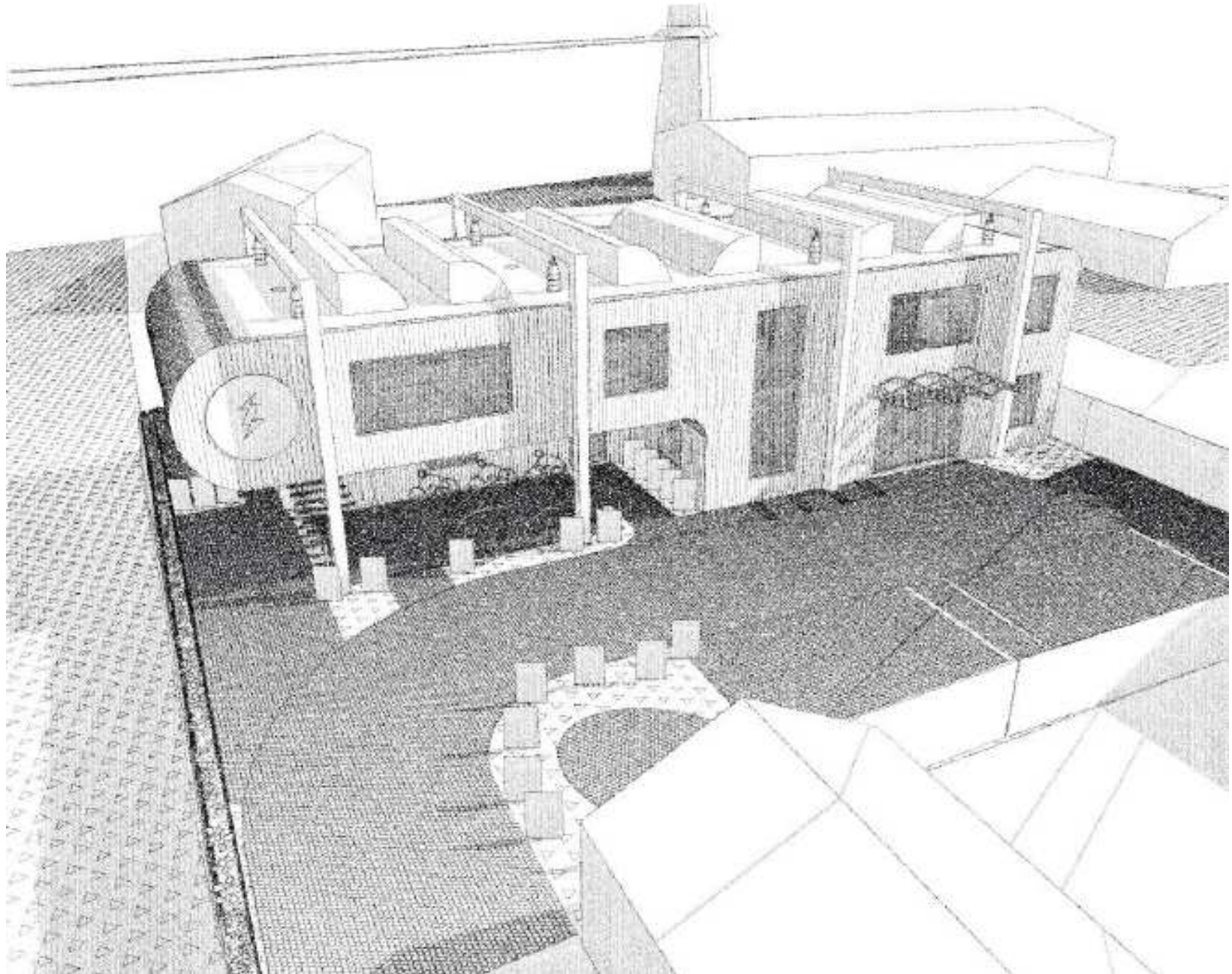
1:100



E-04 Elevation

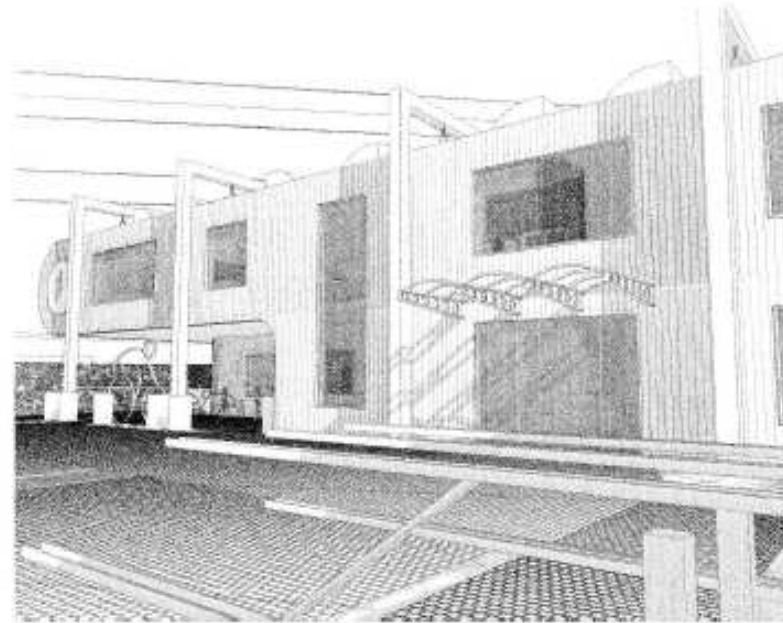
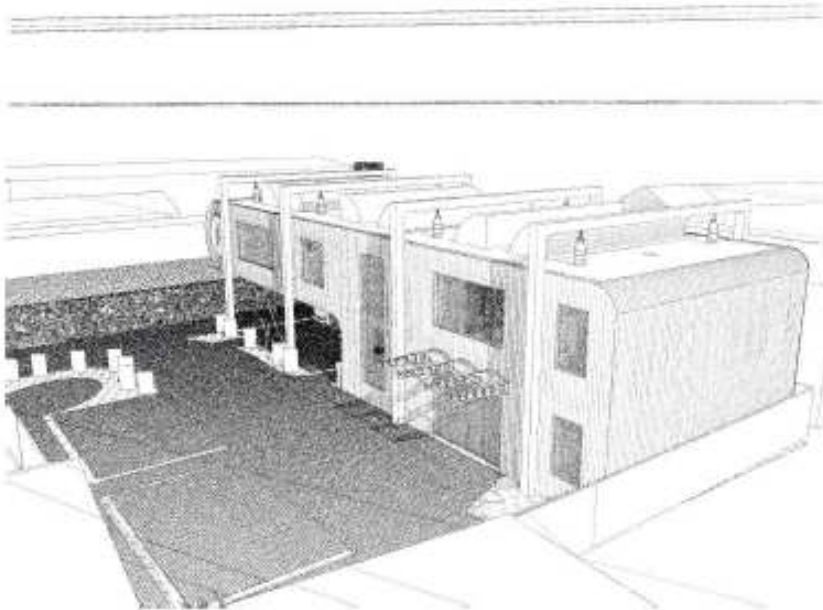
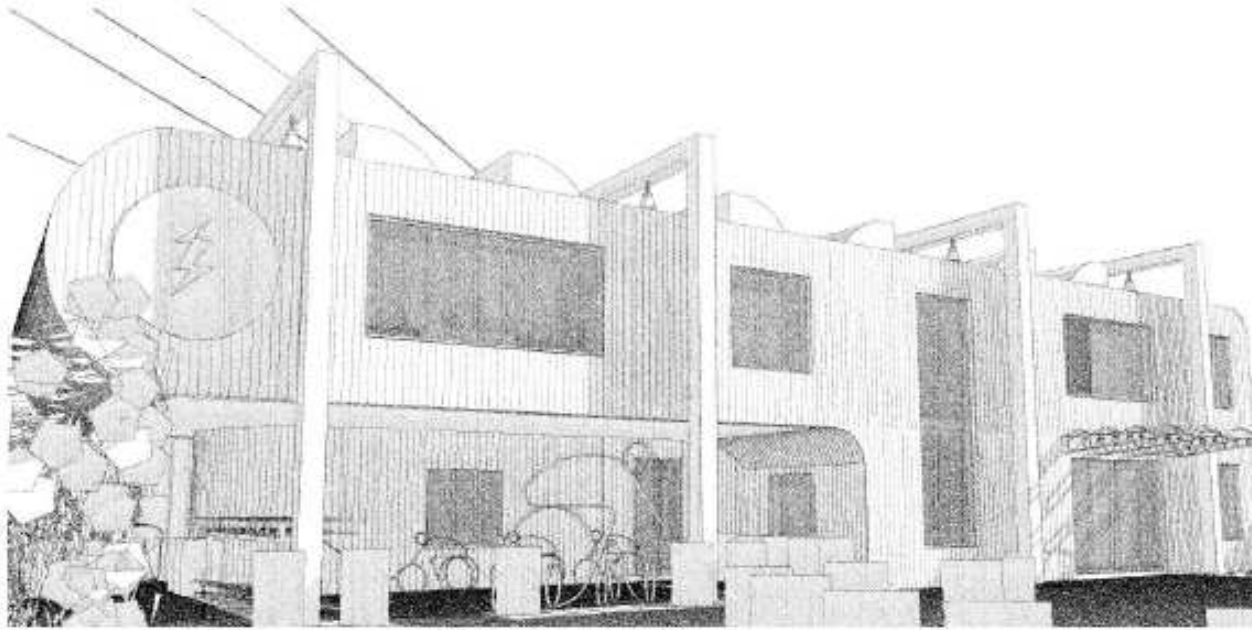
1:100

Proposed Visual



Proposed Visuals

141



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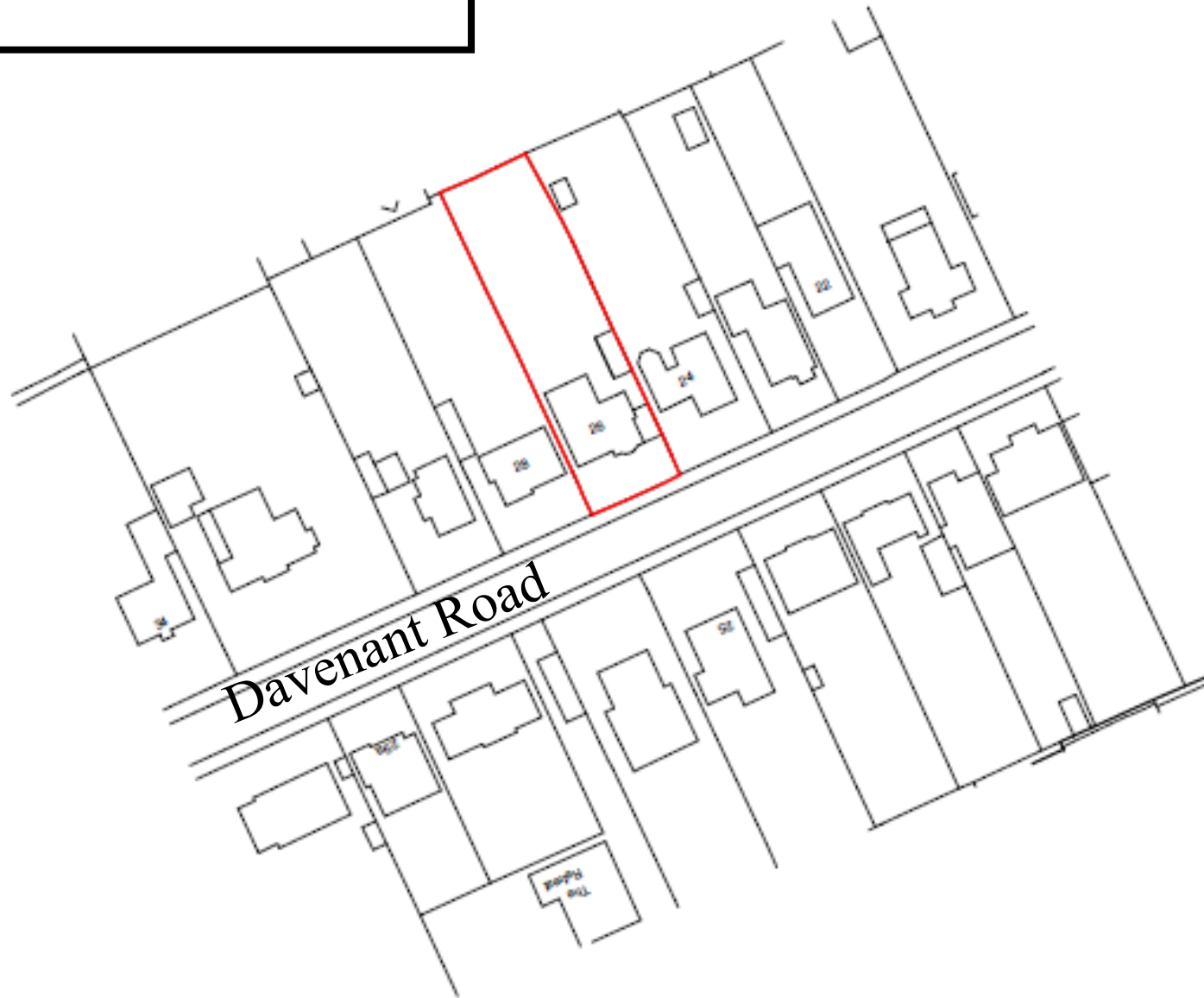
19/01418/FUL

**26 Davenant Road
Oxford
Oxfordshire
OX2 8BX**

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Site Location Plan



Existing Plan

145



View of front elevation



Rear elevation



Rear elevation



Rear elevation – looking towards no. 24



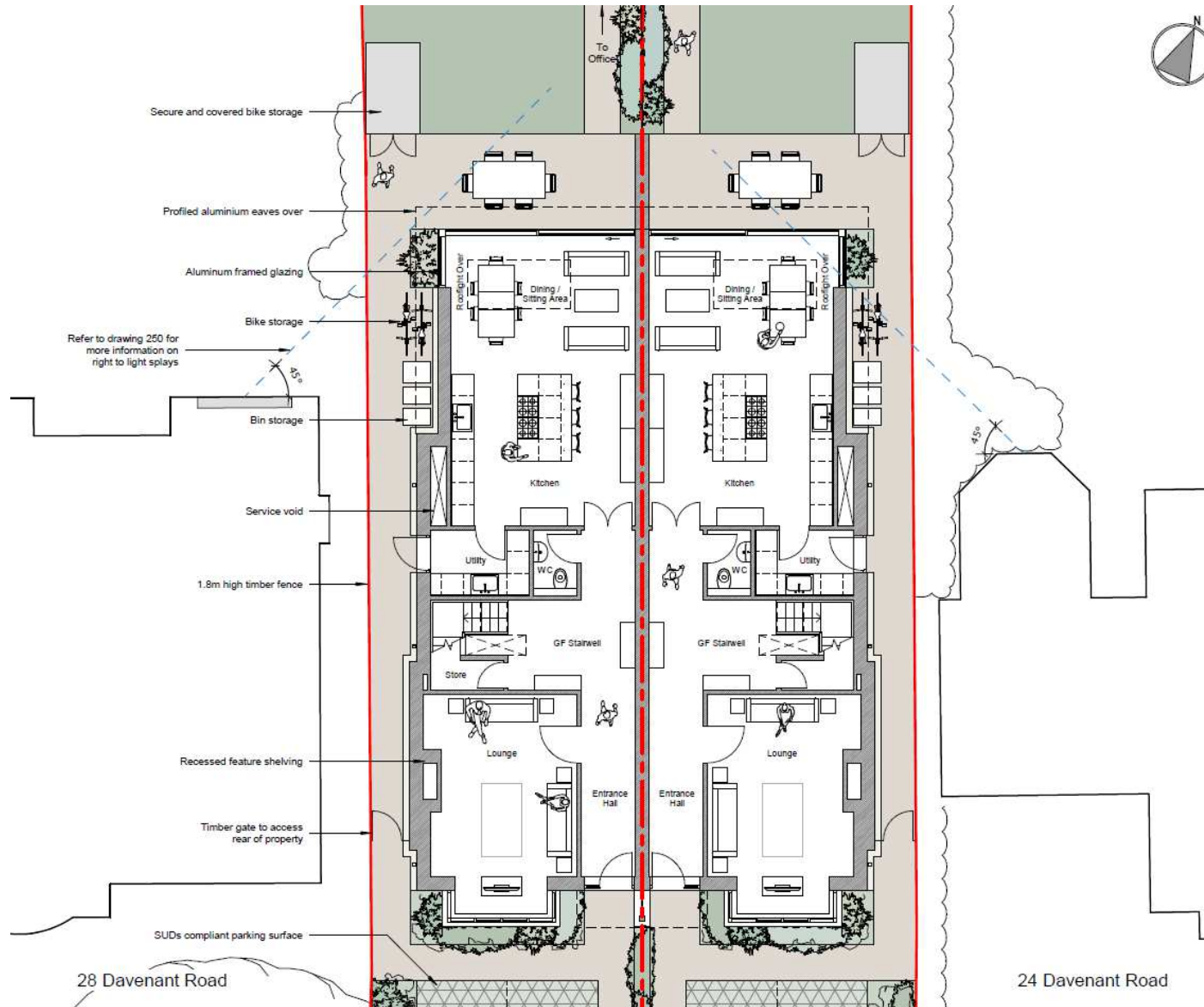
Rear elevation – looking towards no. 28



Proposed site plan

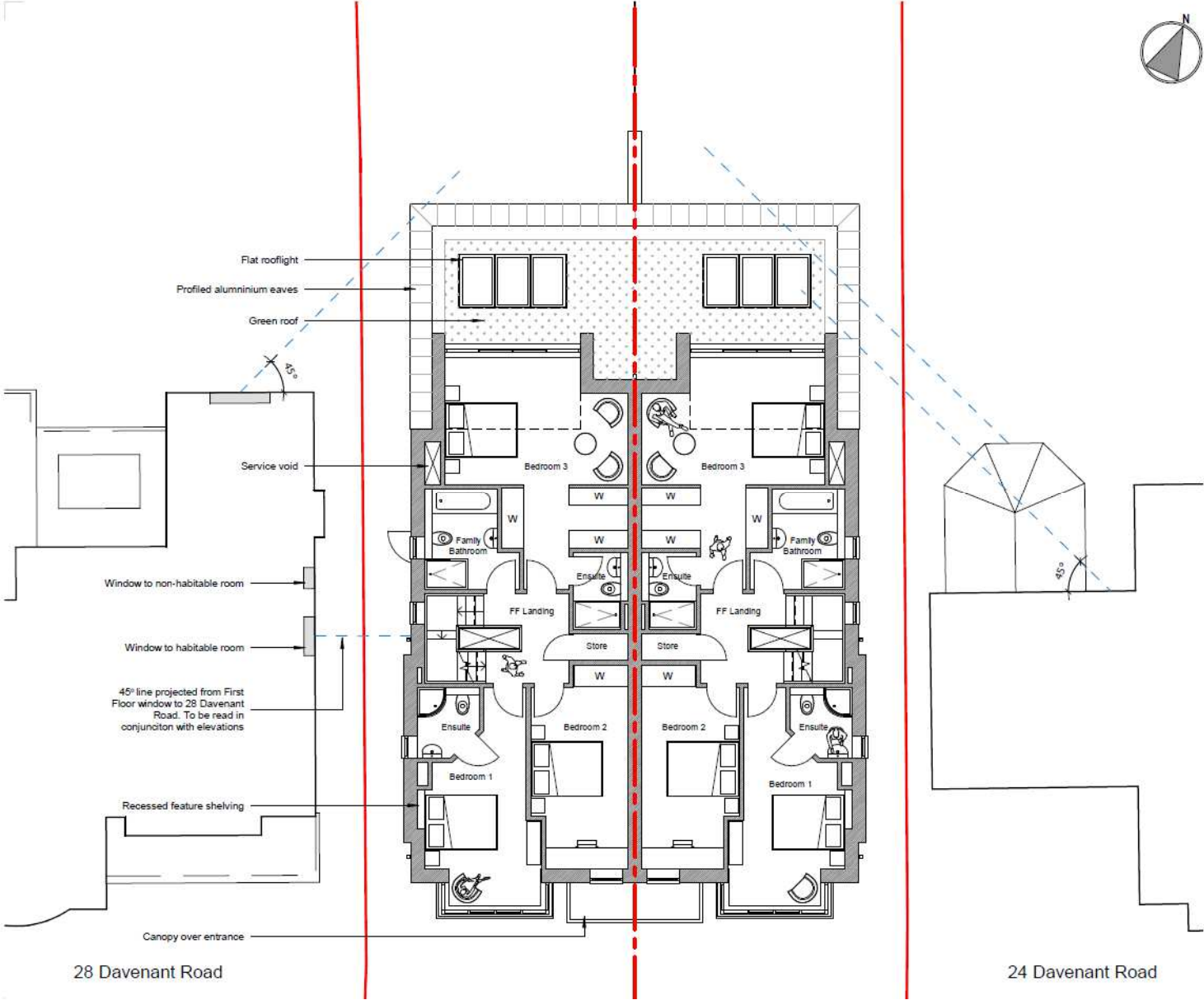


Proposed ground floor plans



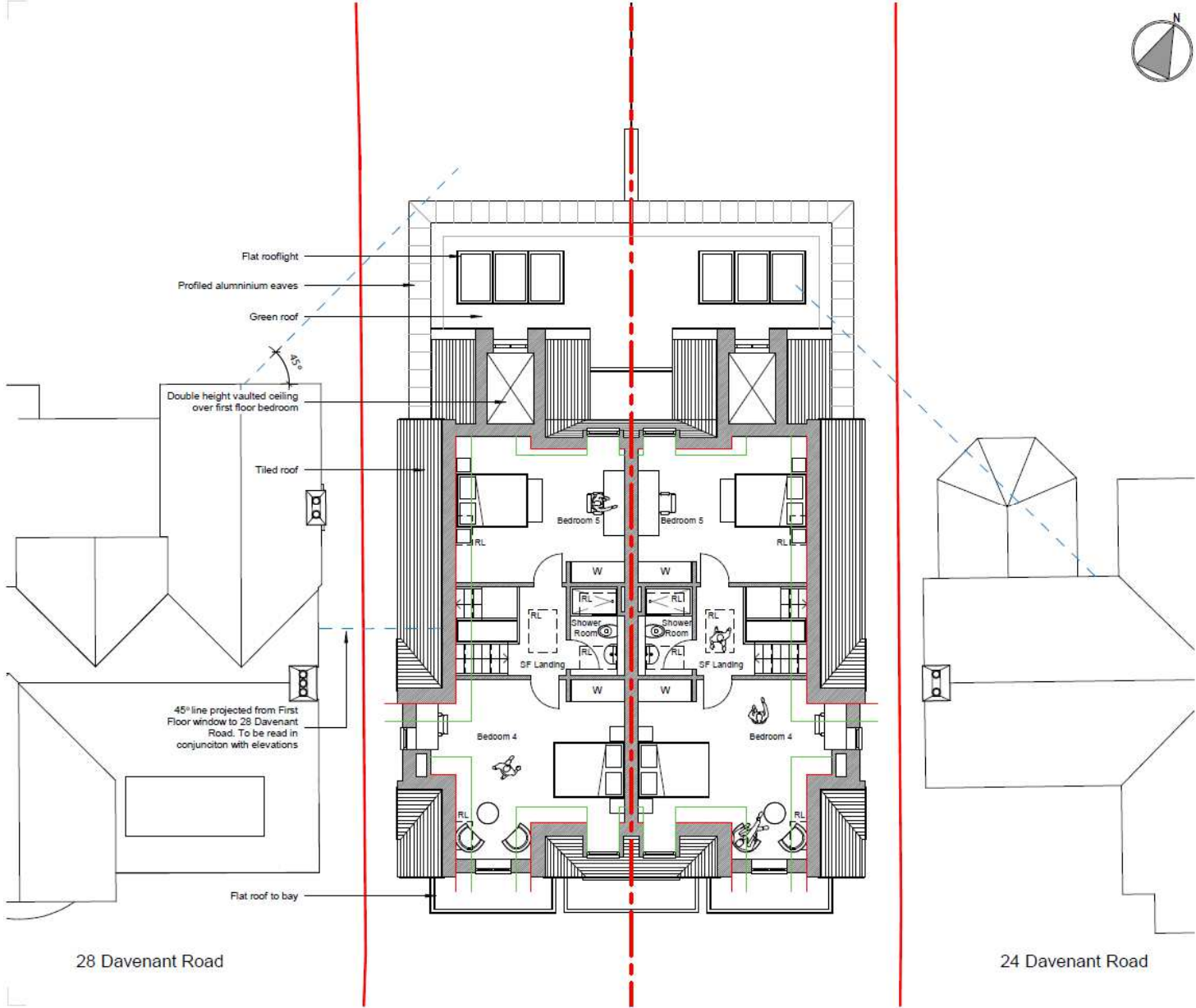
Proposed first floor plan

153

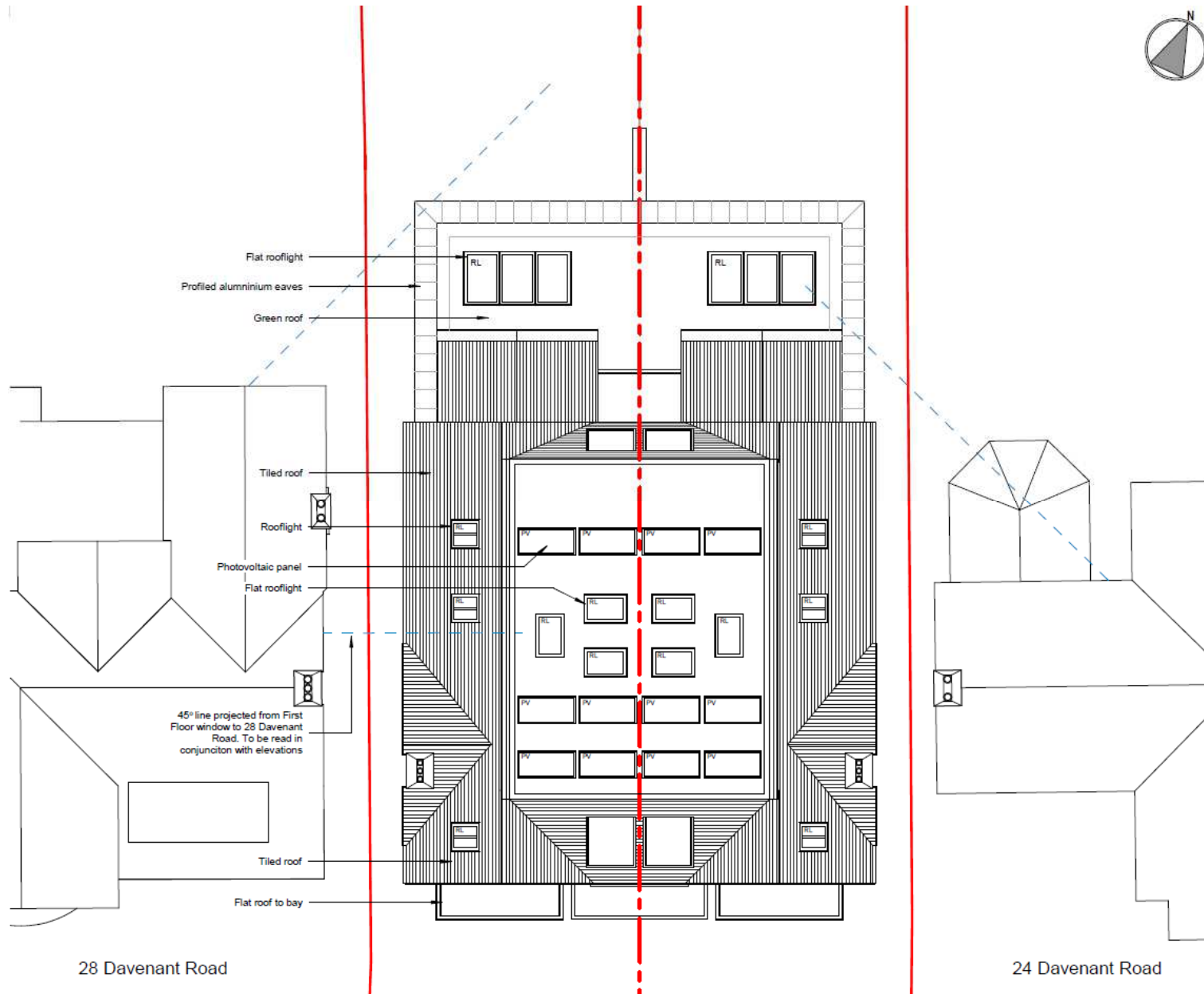


Proposed second floor plan

154



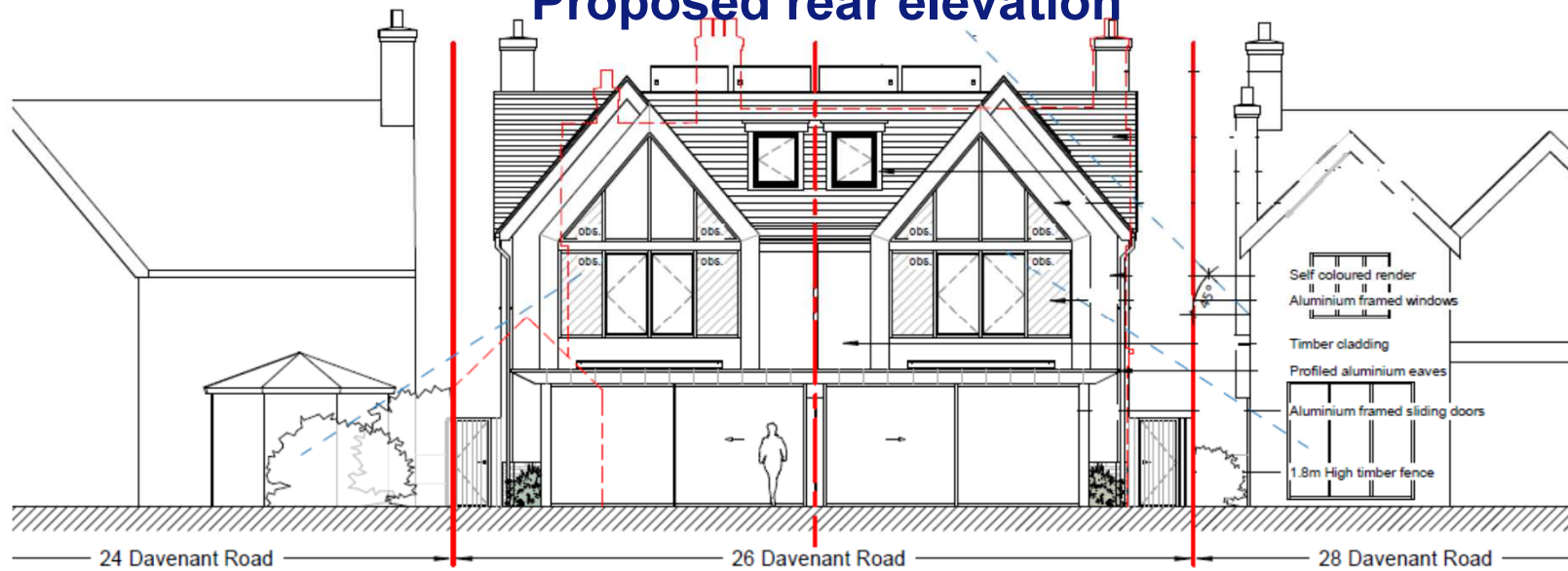
Proposed roof plan



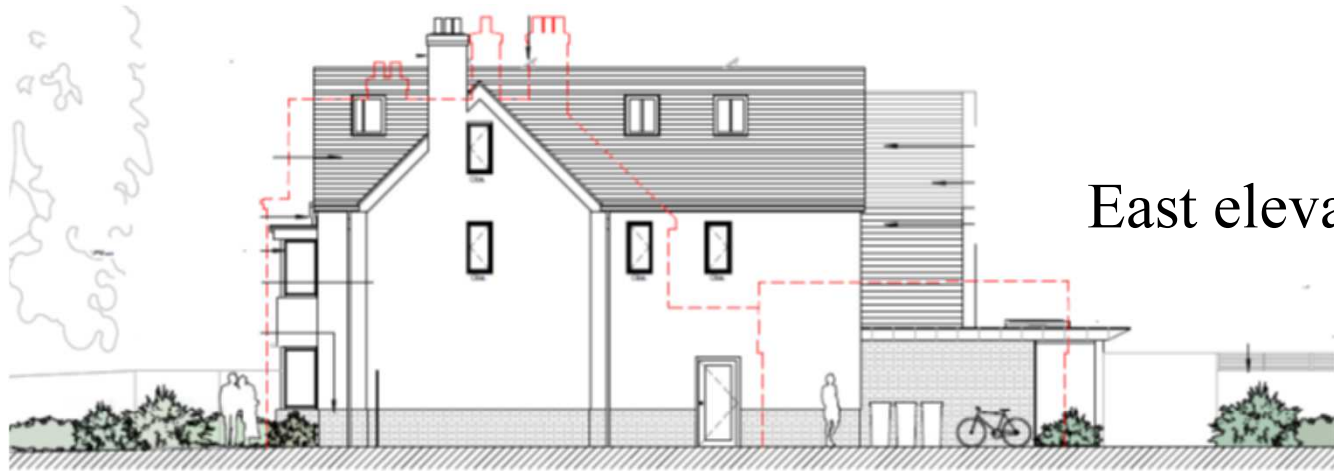
Proposed front elevation



Proposed rear elevation



Proposed side elevations



East elevation



West elevation

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West Area Planning Committee Presentation

18/02031/NMA

**12 Earl Street
Oxford
OX2 0JA**

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Site location plan



160

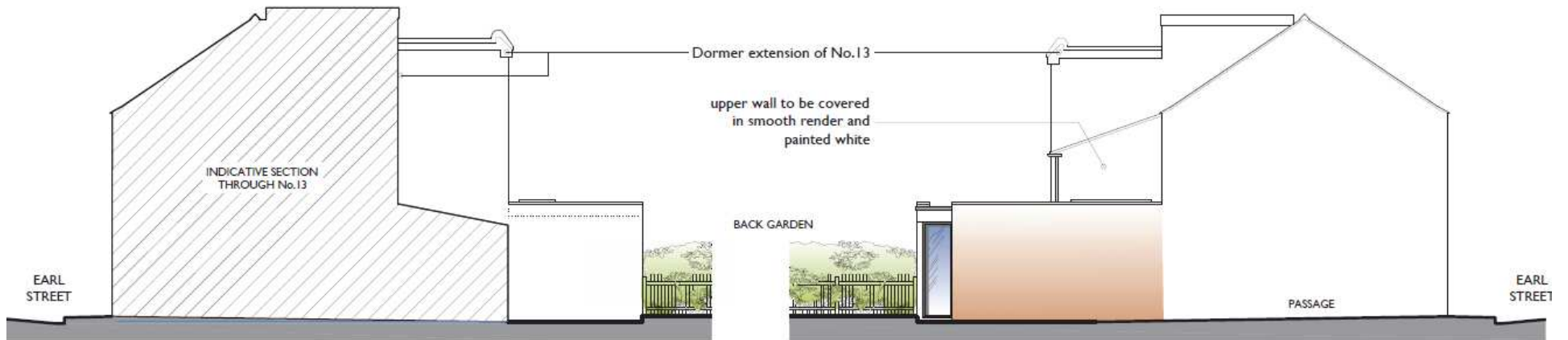
www.oxford.gov.uk



Approved Elevations



EAST (GARDEN) ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

Proposed Amended Elevations

