

West Area Planning Committee

On **Tuesday 9 February 2021** At **3.00 pm**

www.oxford.gov.uk



Presentations

Contents

Note: Planning Committee presentations contain mostly pictures, maps and plans. These are not in an accessible format.

To see full details of the application including full plans, representations, public comments and supplementary information, please [click here](#) and enter the relevant Planning Reference number in the search box

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|----|---|---------|
| 3. | 19/02816/FUL: Land Between 45 And 51 Hill Top Road, Oxford | 3 - 24 |
| 4. | 20/02768/VAR: 16 East Street | 25 - 48 |
| 5. | 20/02434/VAR: Dragon School, Bardwell Road, Oxford,OX2 6SS | 49 - 64 |

The agenda, reports and any additional supplements can be found together with this supplement on the committee meeting webpage.

*View or subscribe to updates for agendas, reports and minutes at mycouncil.oxford.gov.uk.
All public papers are available from the calendar link to this meeting once published*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

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West Area Planning Committee Presentation

19/02816/FUL

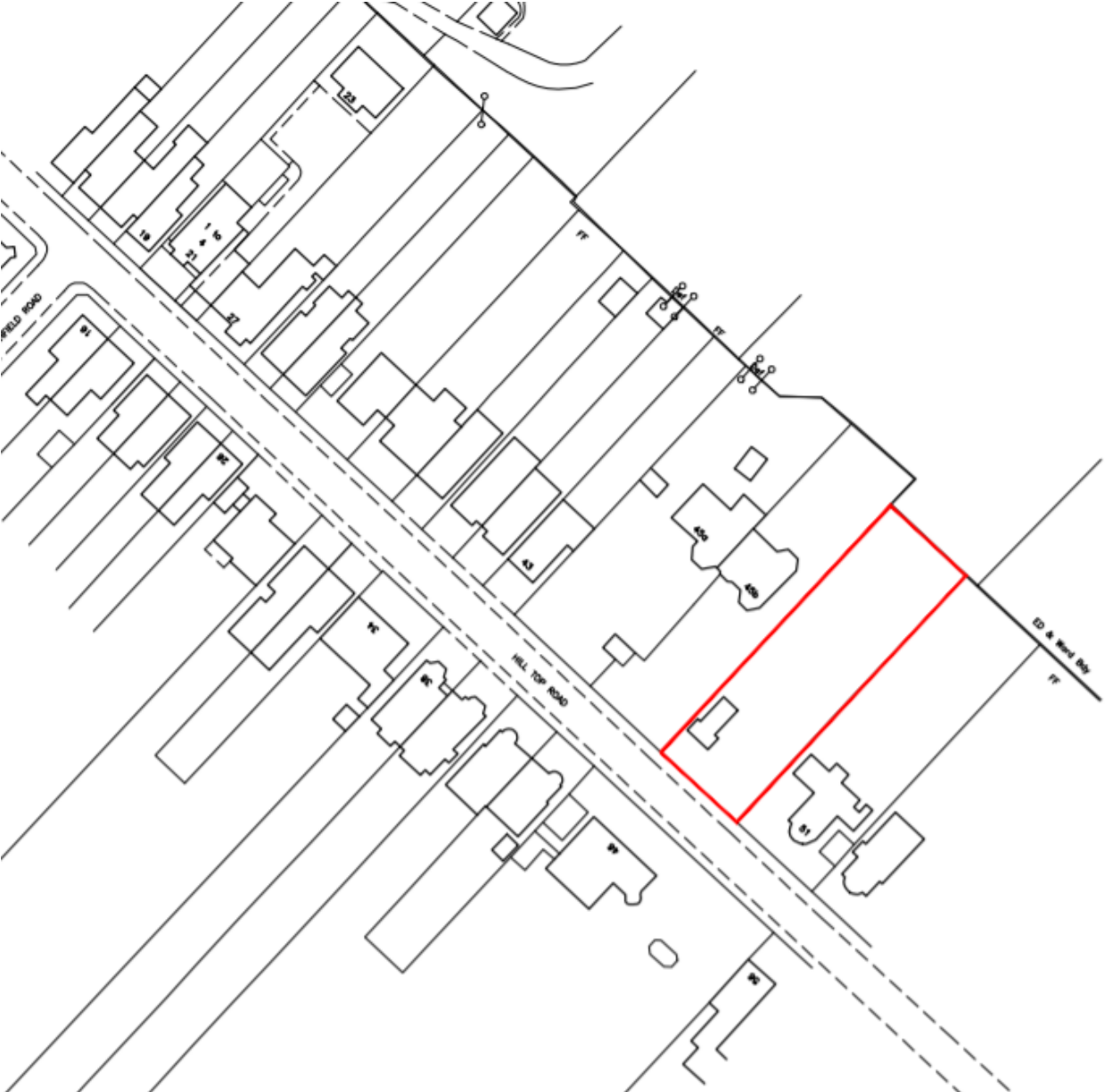
3

**Land Between 45 And 51
Hill Top Road
Oxford
OX4 1PD**

www.oxford.gov.uk



Site location plan



View of the front of the site



View of the front of the site (2)



View of the front of the site towards No. 51



View of the front of the site towards No. 45b



View of the existing garage



View of the rear of the site



View of No. 51 from the site



View of No. 51 from the site (2)



View of No. 45b from the site



Birdseye – Application site edged in red

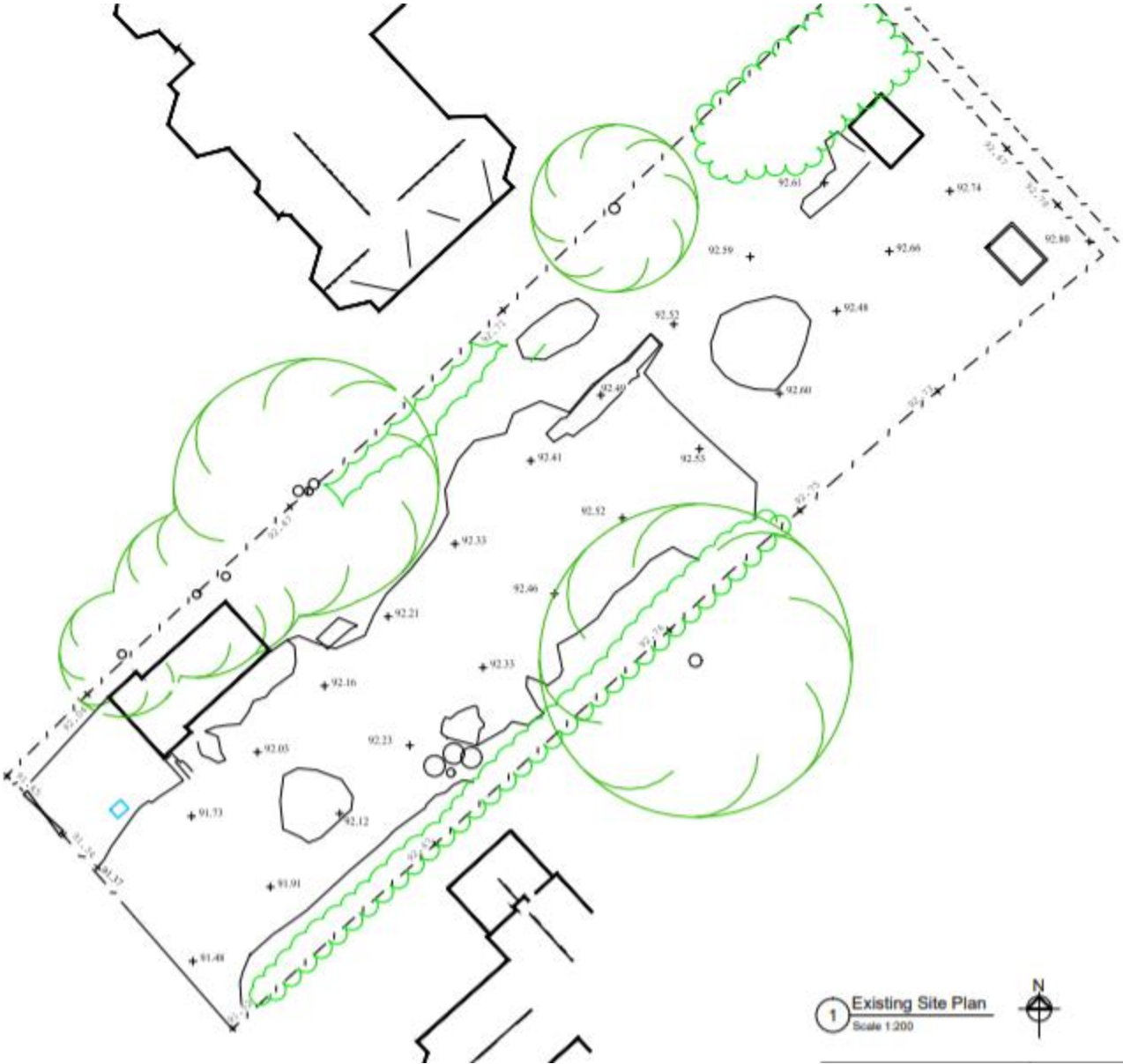


Birdseye – Application site edged in red



Existing Site Plan

16

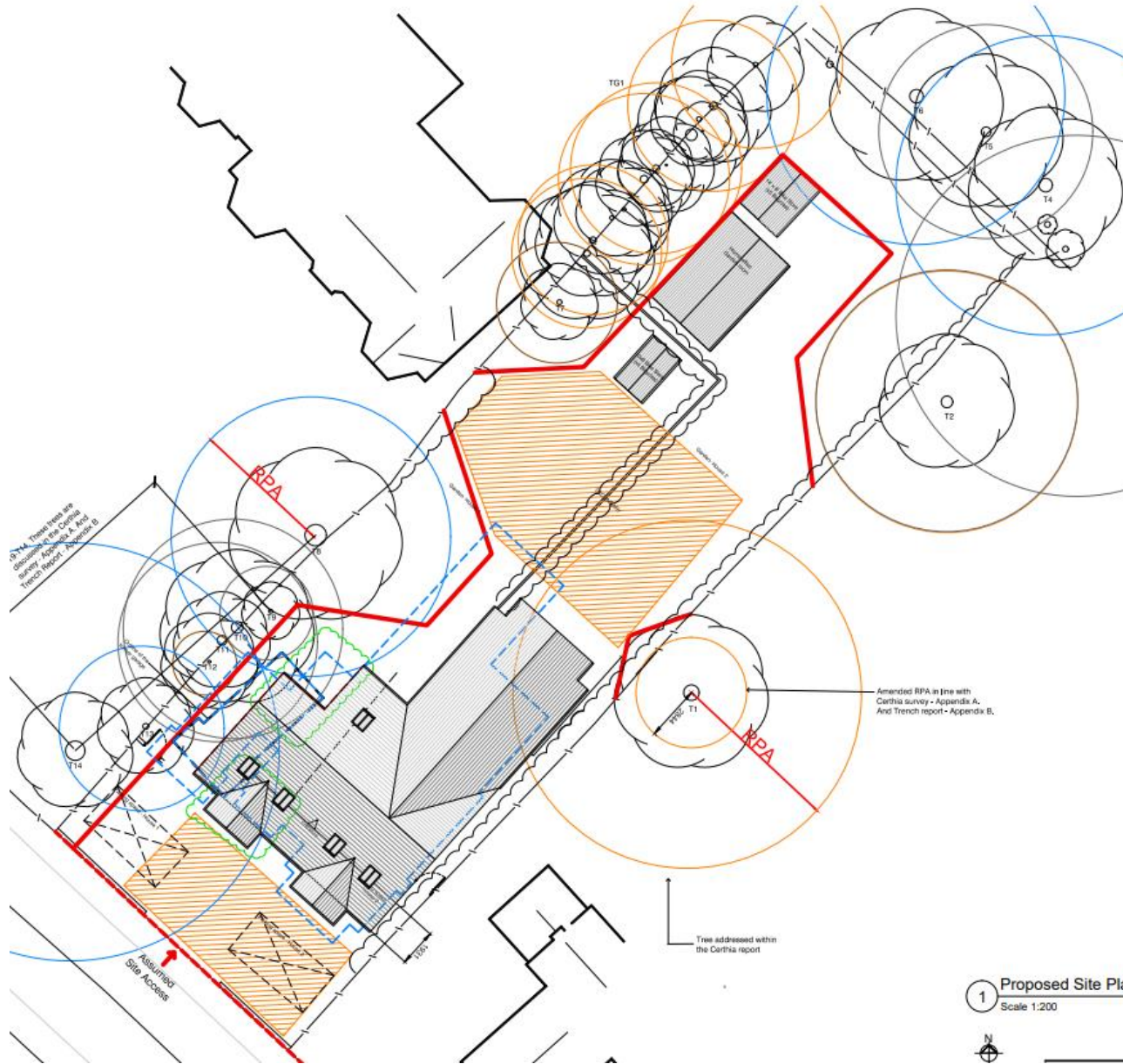


1 Existing Site Plan
Scale 1:200



Proposed Site Plan

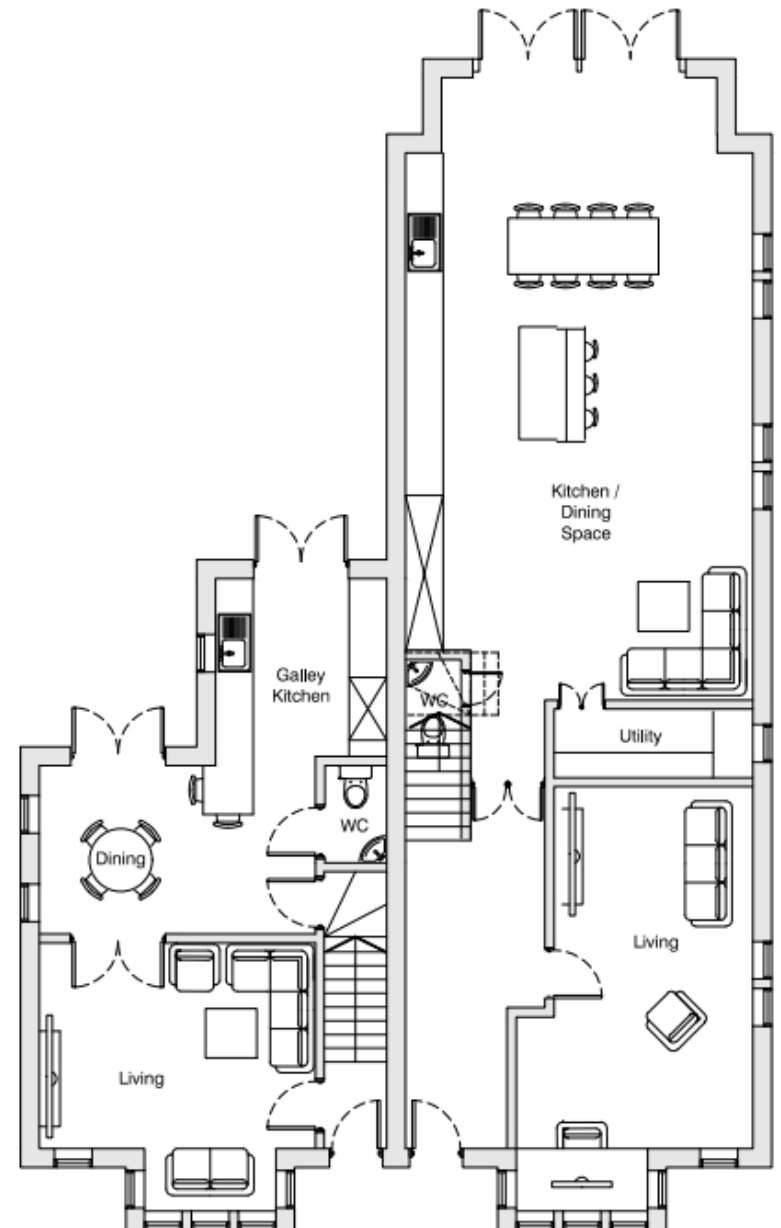
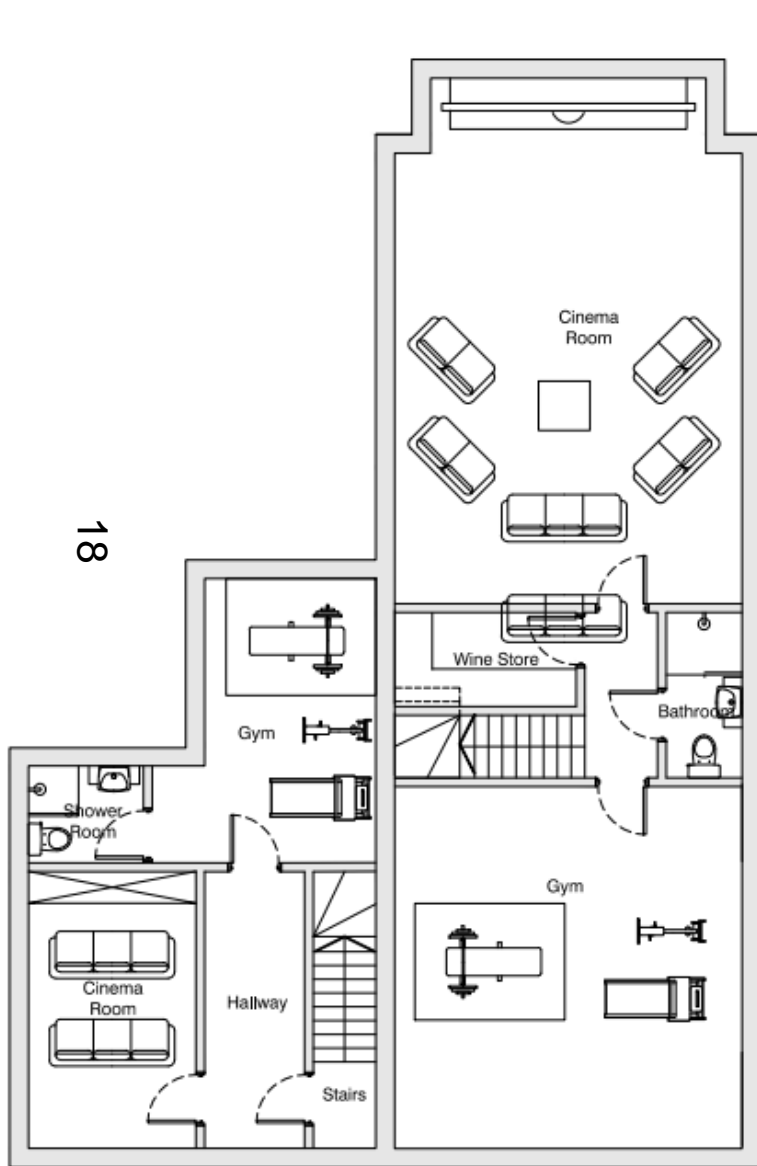
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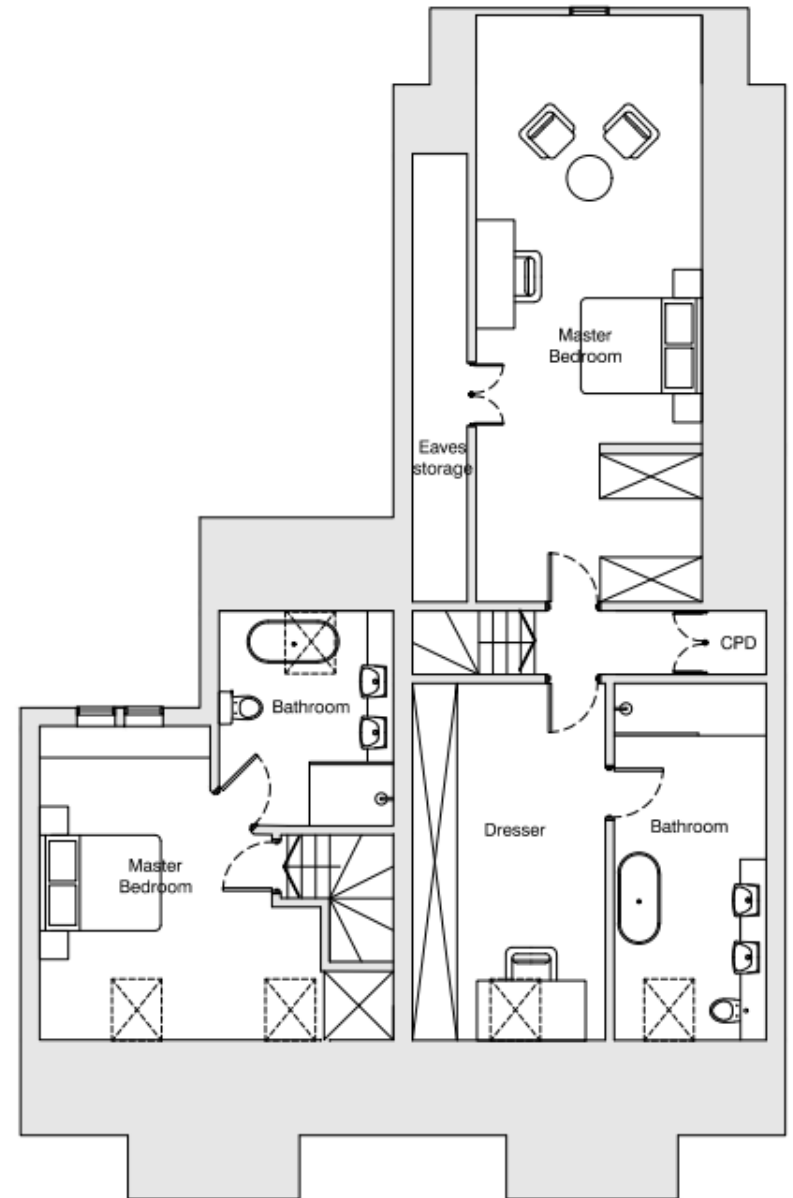
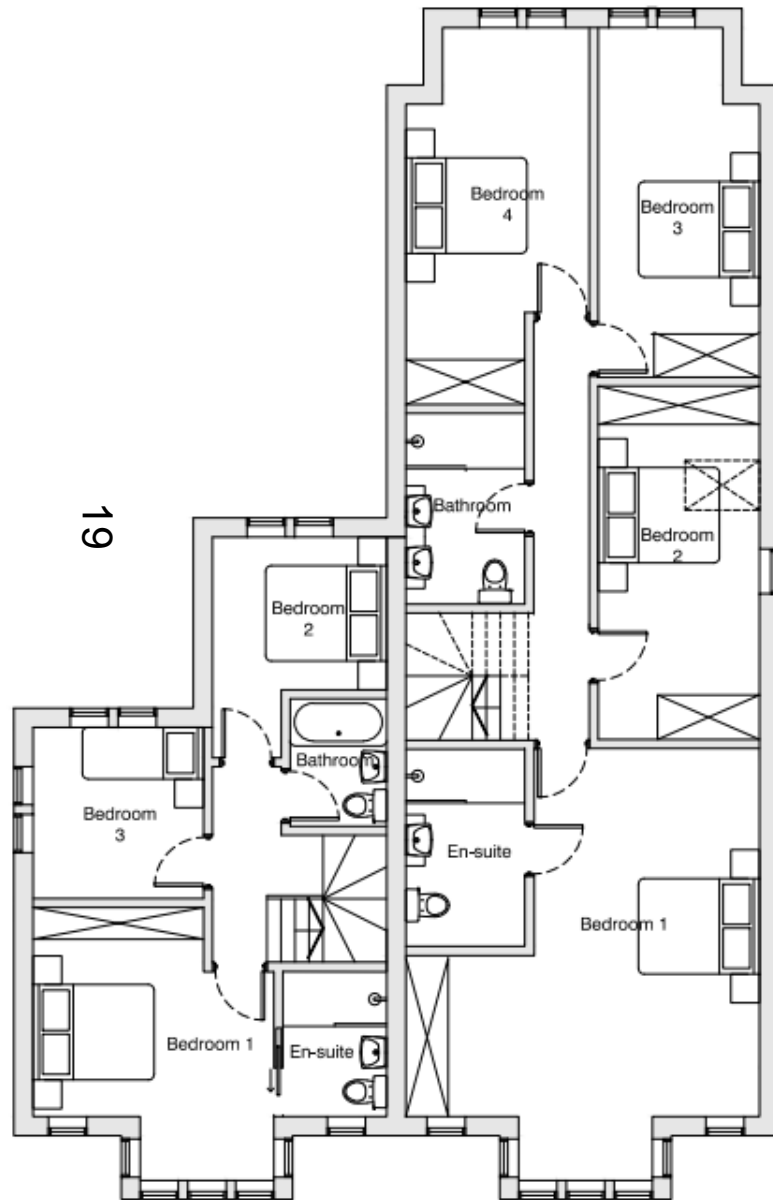
1 Proposed Site Plan
Scale 1:200



Proposed Basement and Ground Floor Plans



Proposed First and Second Floor Plans



32.3191m²

Proposed Front and Rear Elevations



1 Proposed South (Front) Elevation
Scale 1:100



2 Proposed North (Rear) Elevation
Scale 1:100

Proposed Side Elevations

21

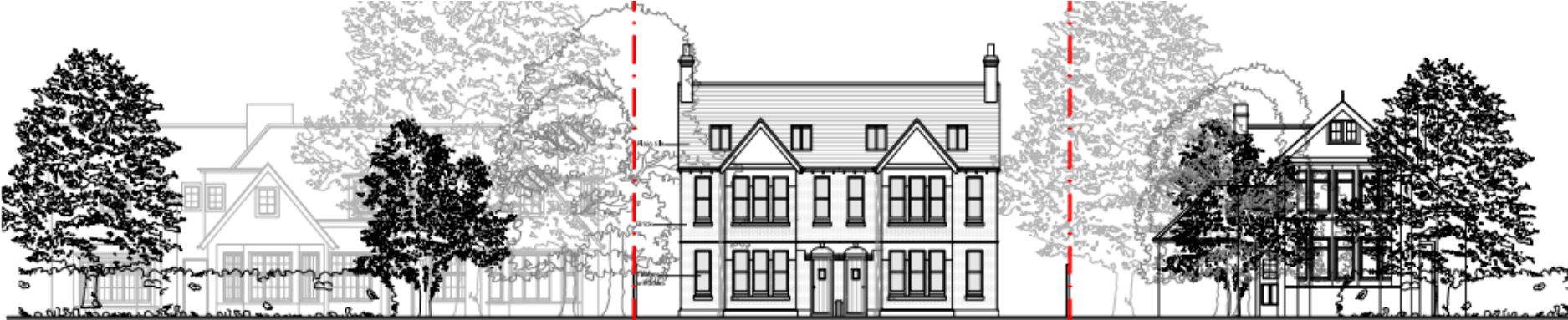


1 Proposed West (Side) Elevation
Scale 1:100



2 Proposed East (Side) Elevation
Scale 1:100

Proposed Front and Rear Street Elevations



1 Proposed South Elevation
Scale 1:200

22



Proposed Side Street Elevations



1 Proposed West Elevation
Scale 1:200

23



2 Proposed East Elevation
Scale 1:200

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West Area Planning Committee Presentation

20/02768/VAR

**16 East Street
Oxford
OX2 0AU**

www.oxford.gov.uk



Agenda Item 4

Site location plan



Views of the site



View of the existing front elevation



Side and rear elevation of the existing building

Views of the site



View of the side elevation towards the back garden
(side elevation of no. 15 East St on the right)



View from side passage from the back garden
towards the street (side and rear elevation of no. 15
East St on the left)



View of the existing rear elevation



Rear boundary treatment and No. 16 Bridge Street
behind the fence

Streetscene - Application site edged in red



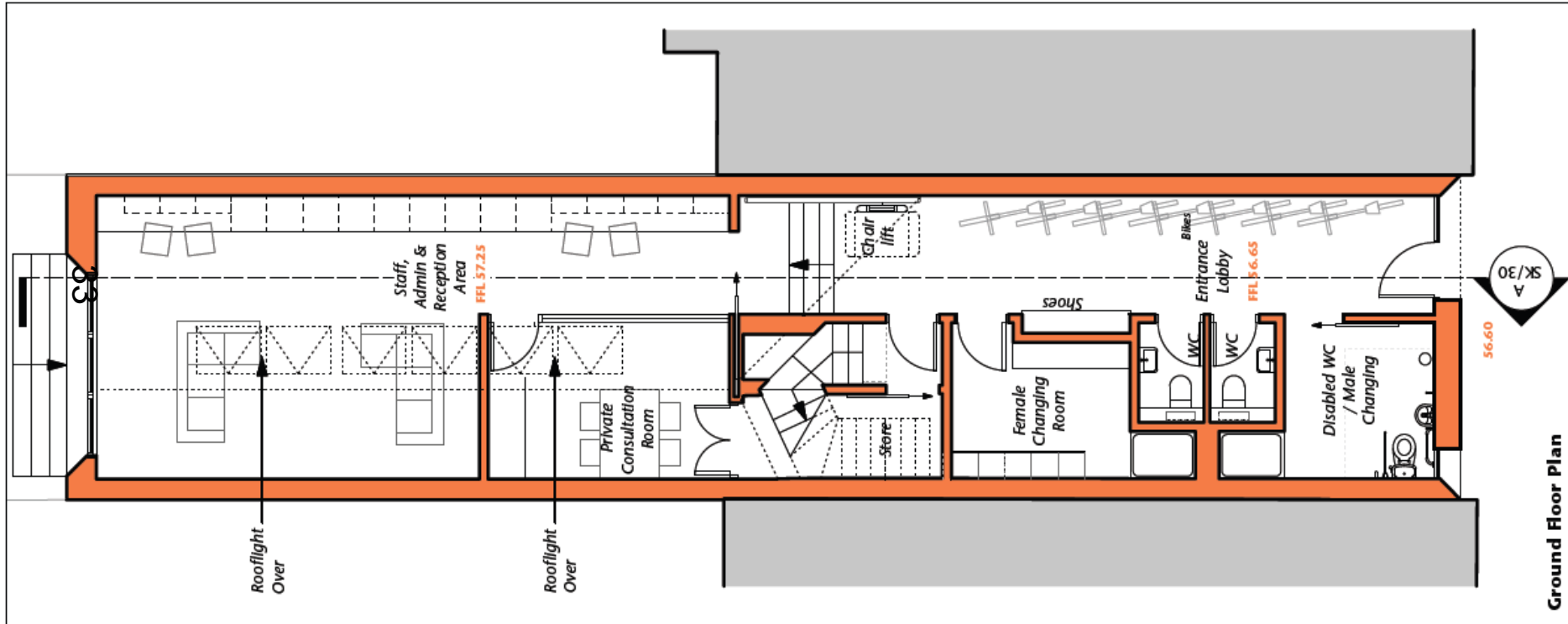
Photo credit: Google Map

Streetscene - Application site edged in red



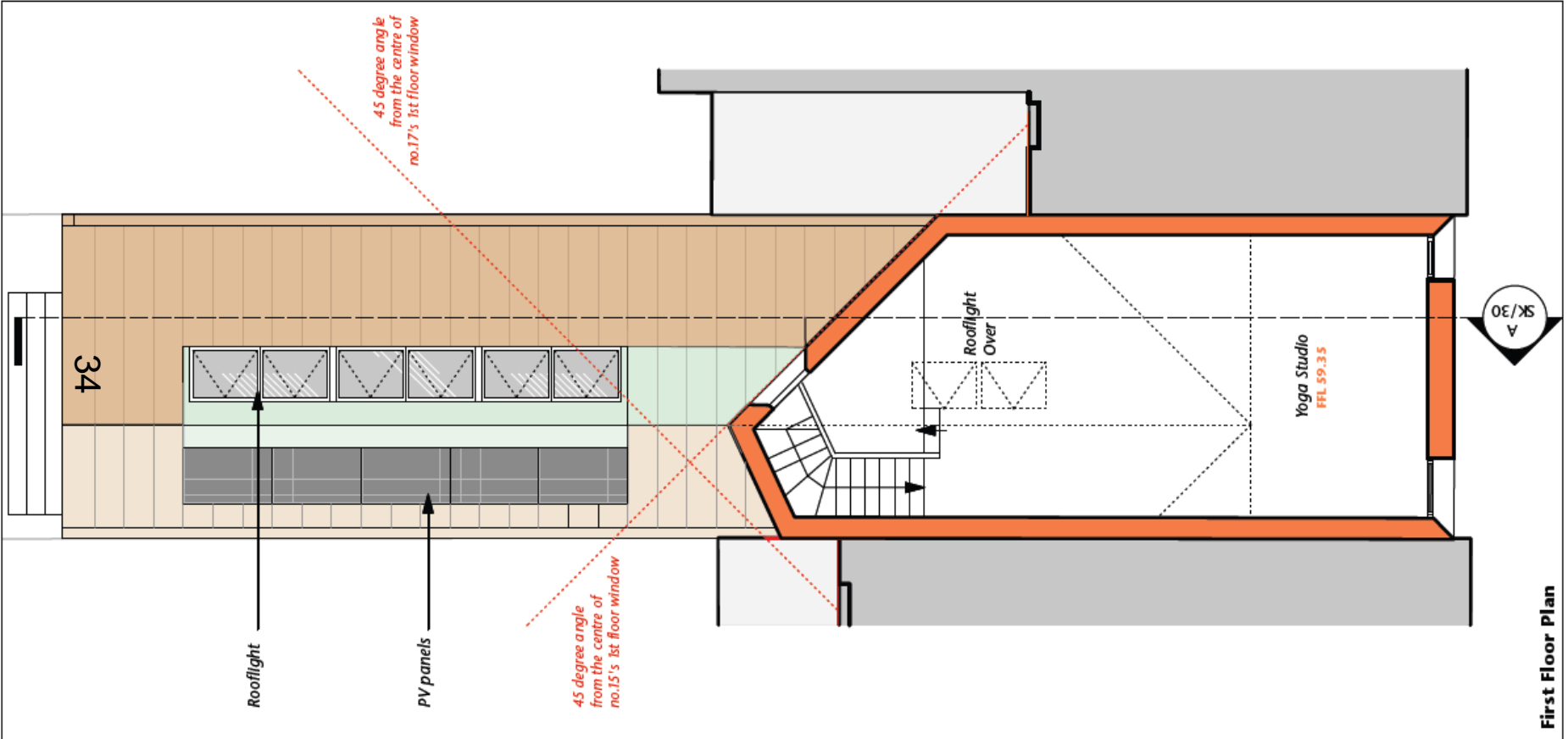
Photo credit: Google Map

Approved Ground Floor Plan

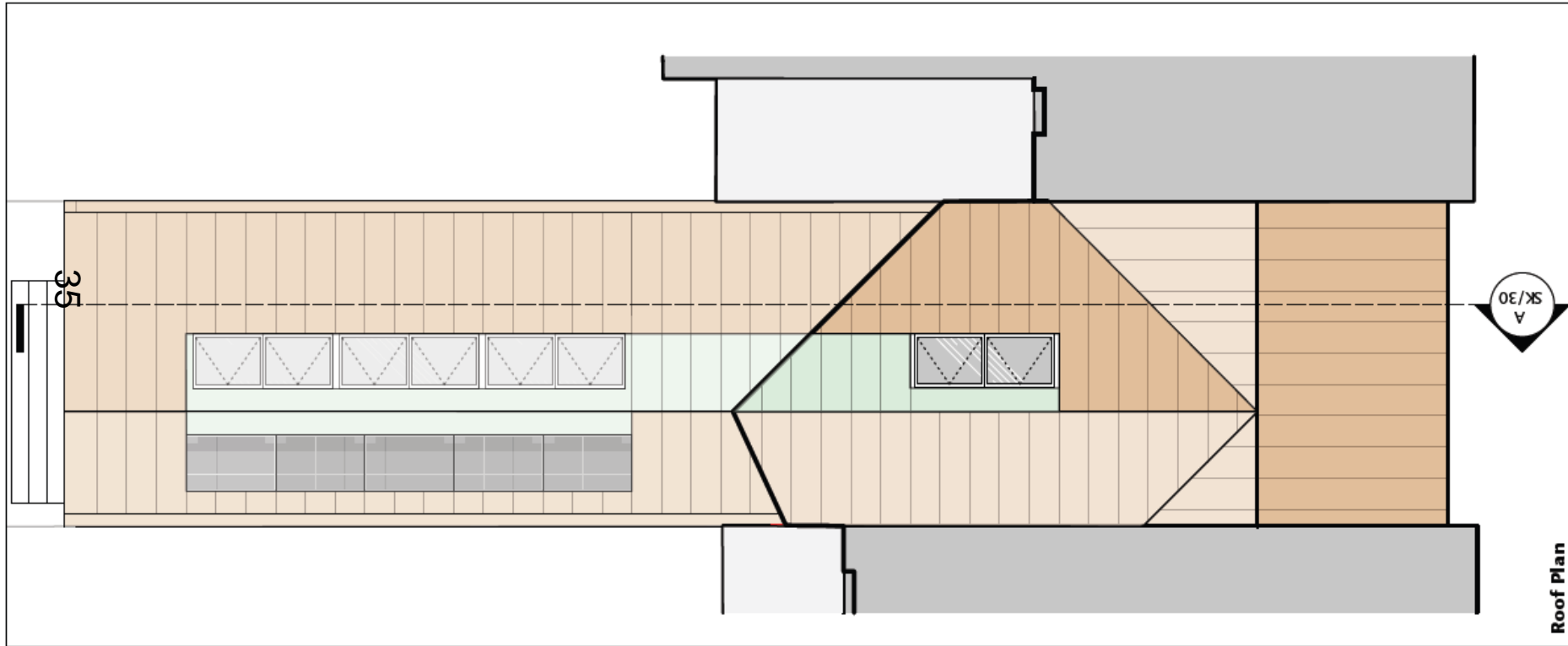


Ground Floor Plan

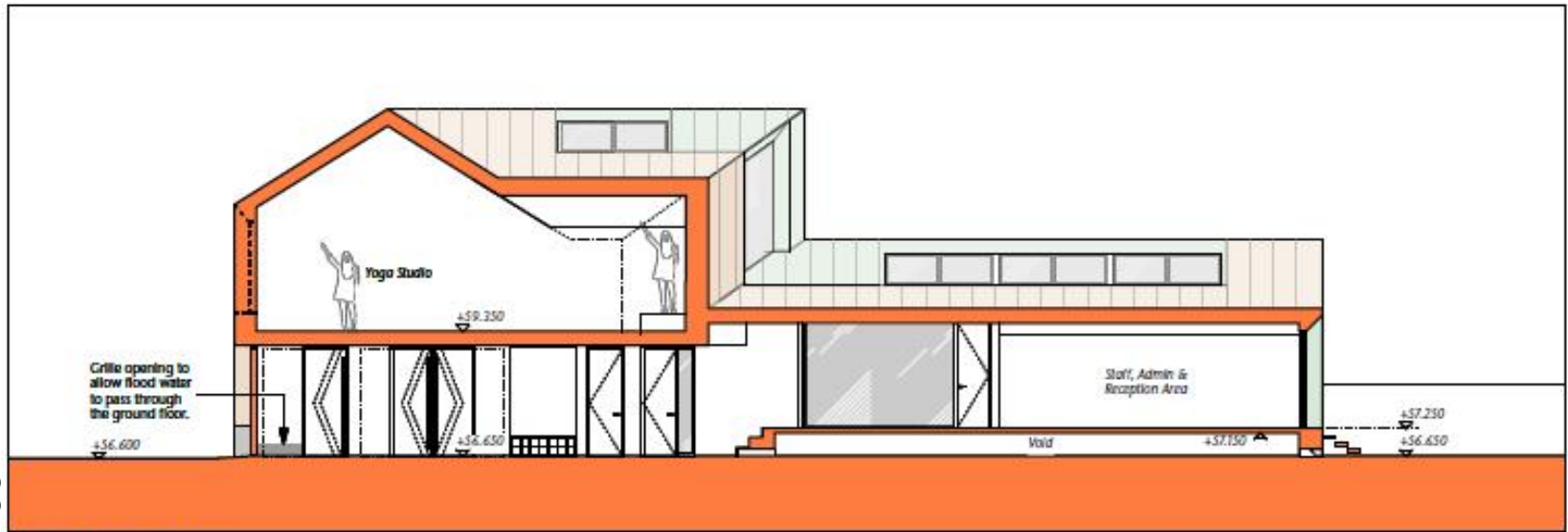
Approved First Floor Plan



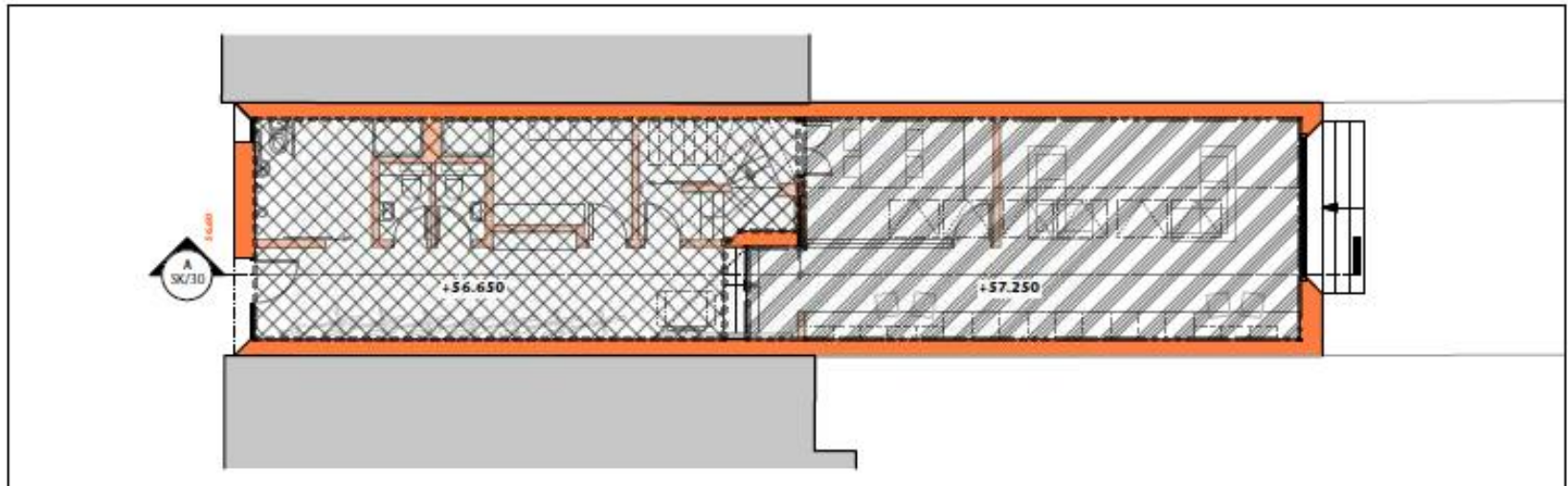
Approved Roof Plan



Approved Section

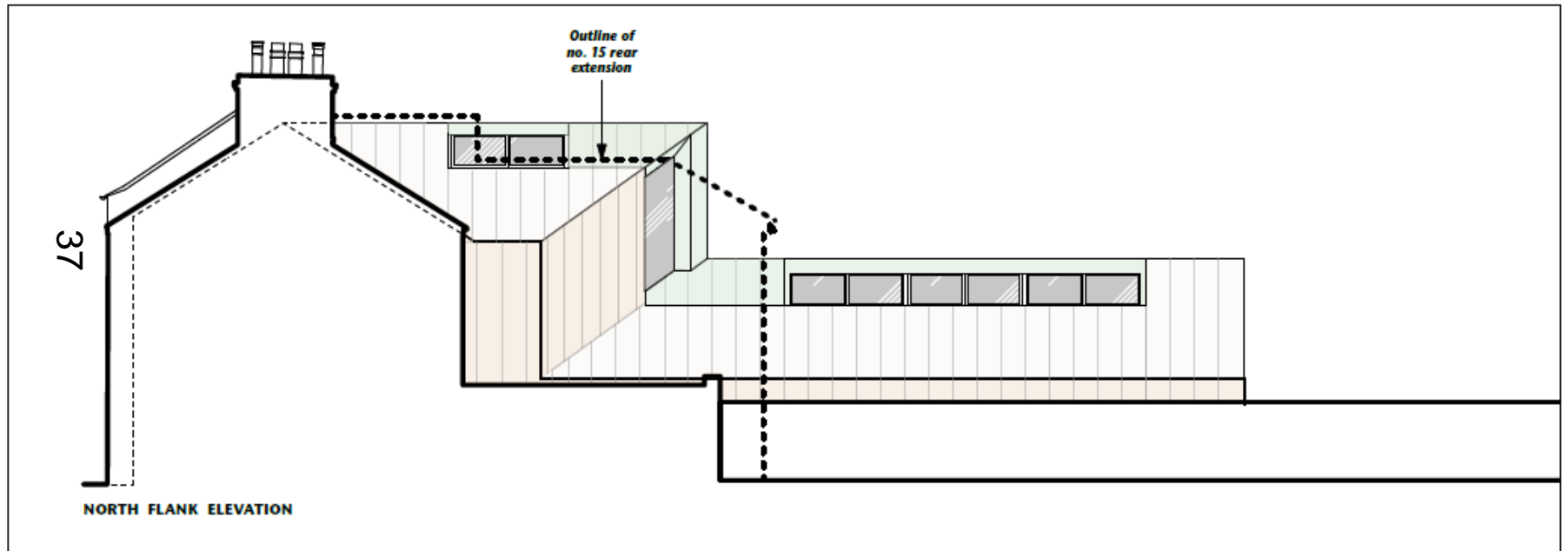


Proposed Cross Section AA



Proposed Key Plan Showing Ground Floor Finished Floor Levels

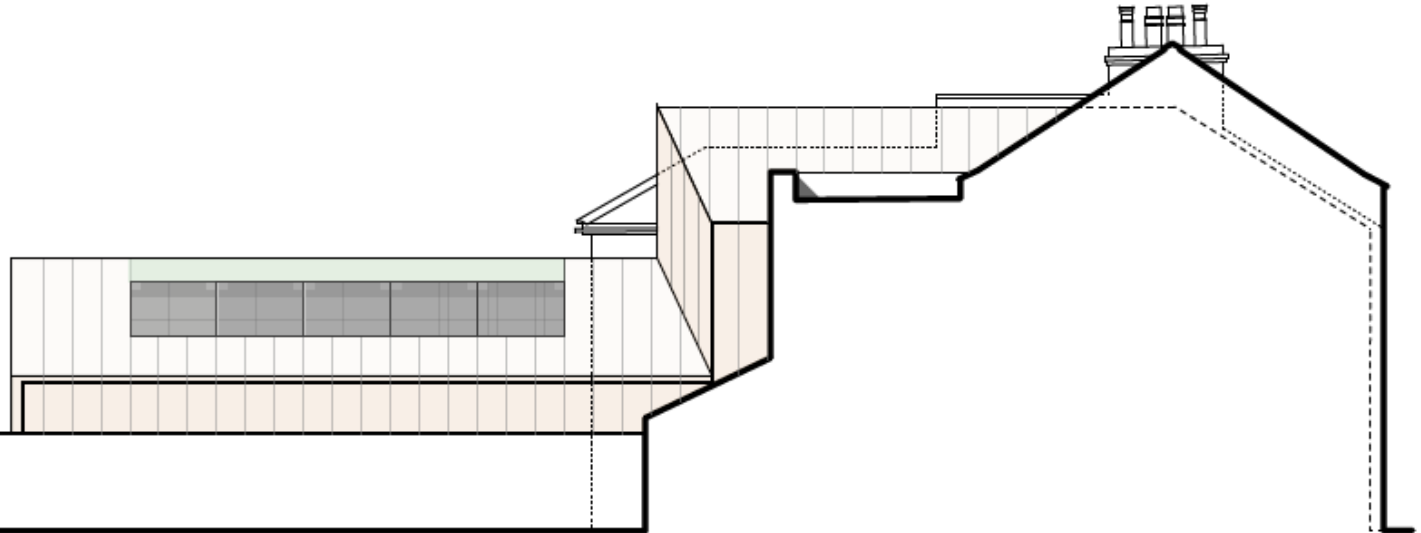
Approved Side Elevation



Approved Side Elevation

38

SOUTH FLANK ELEVATION

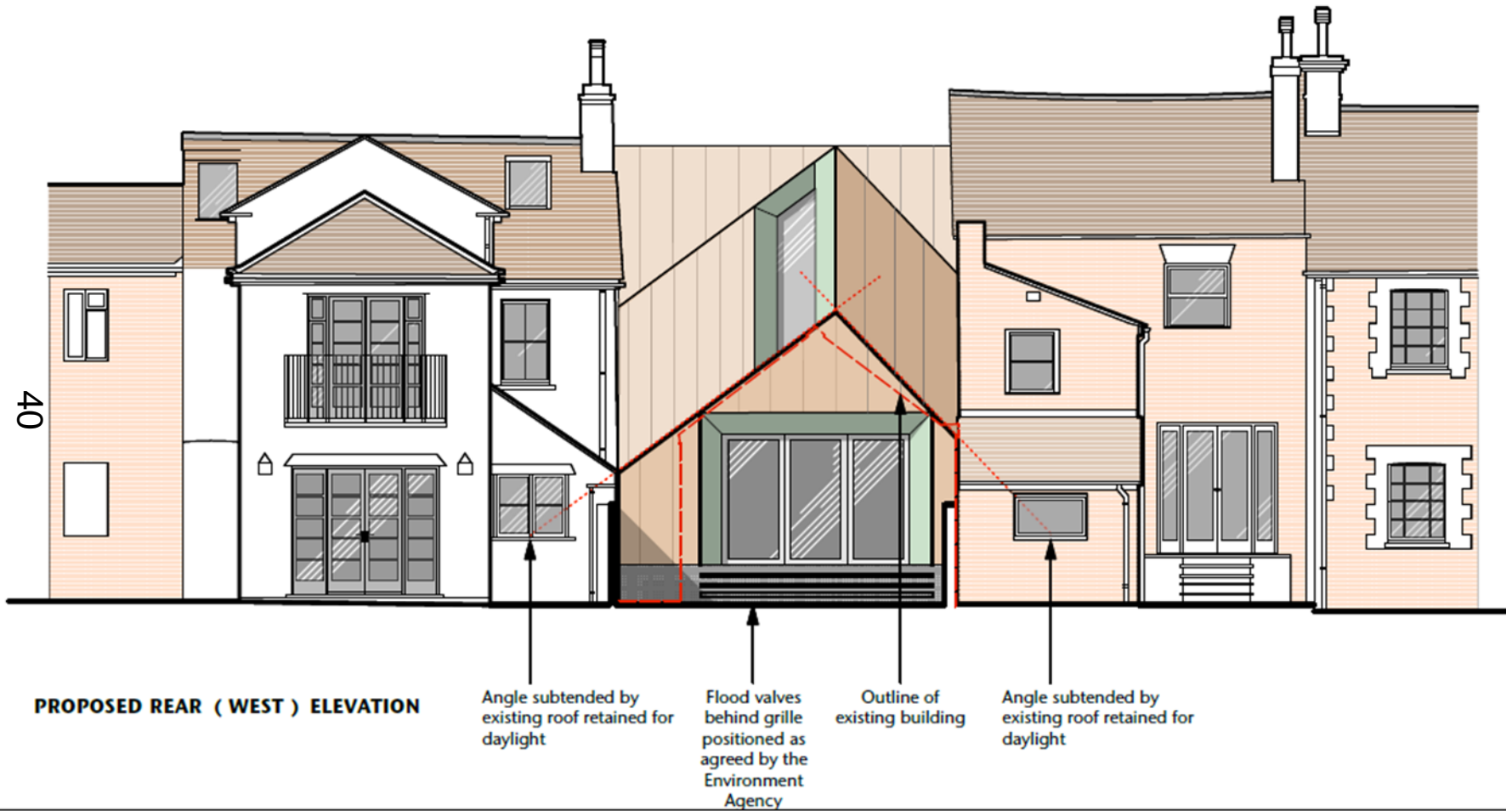


Approved Front Elevation

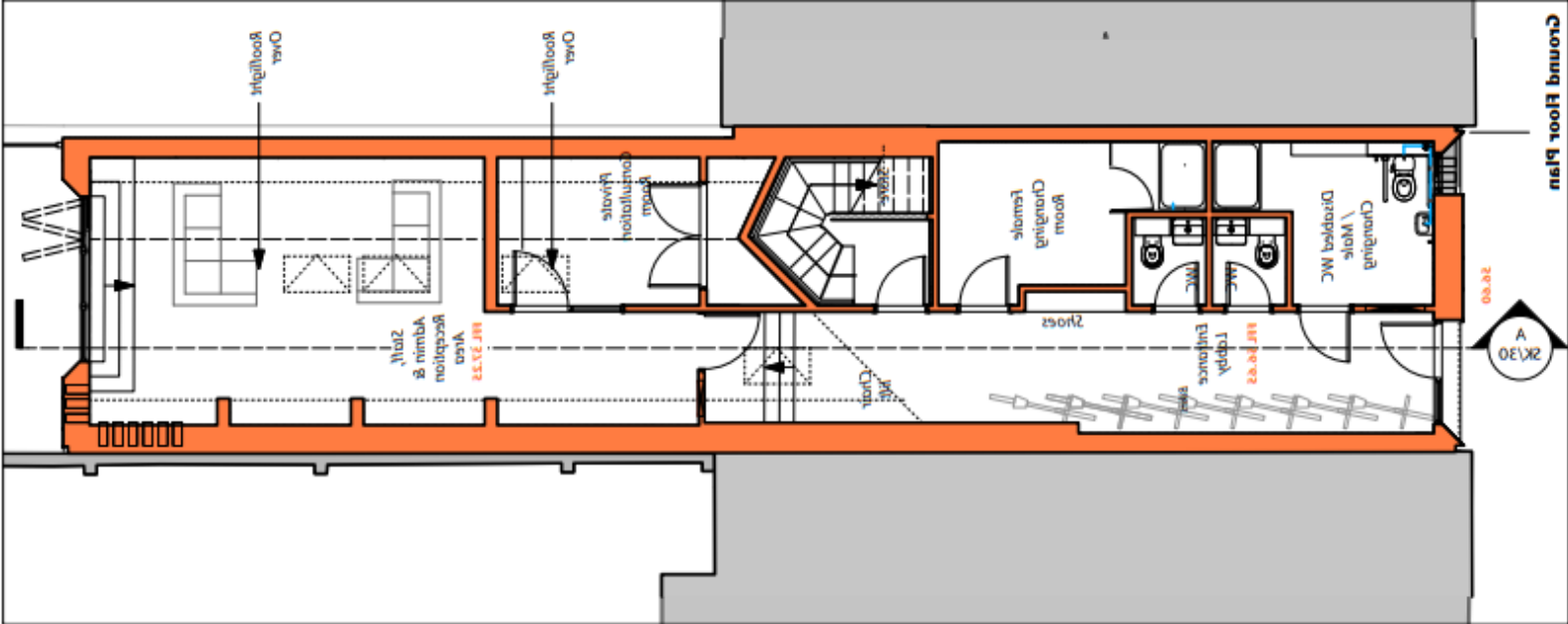


PROPOSED FRONT (EAST) ELEVATION

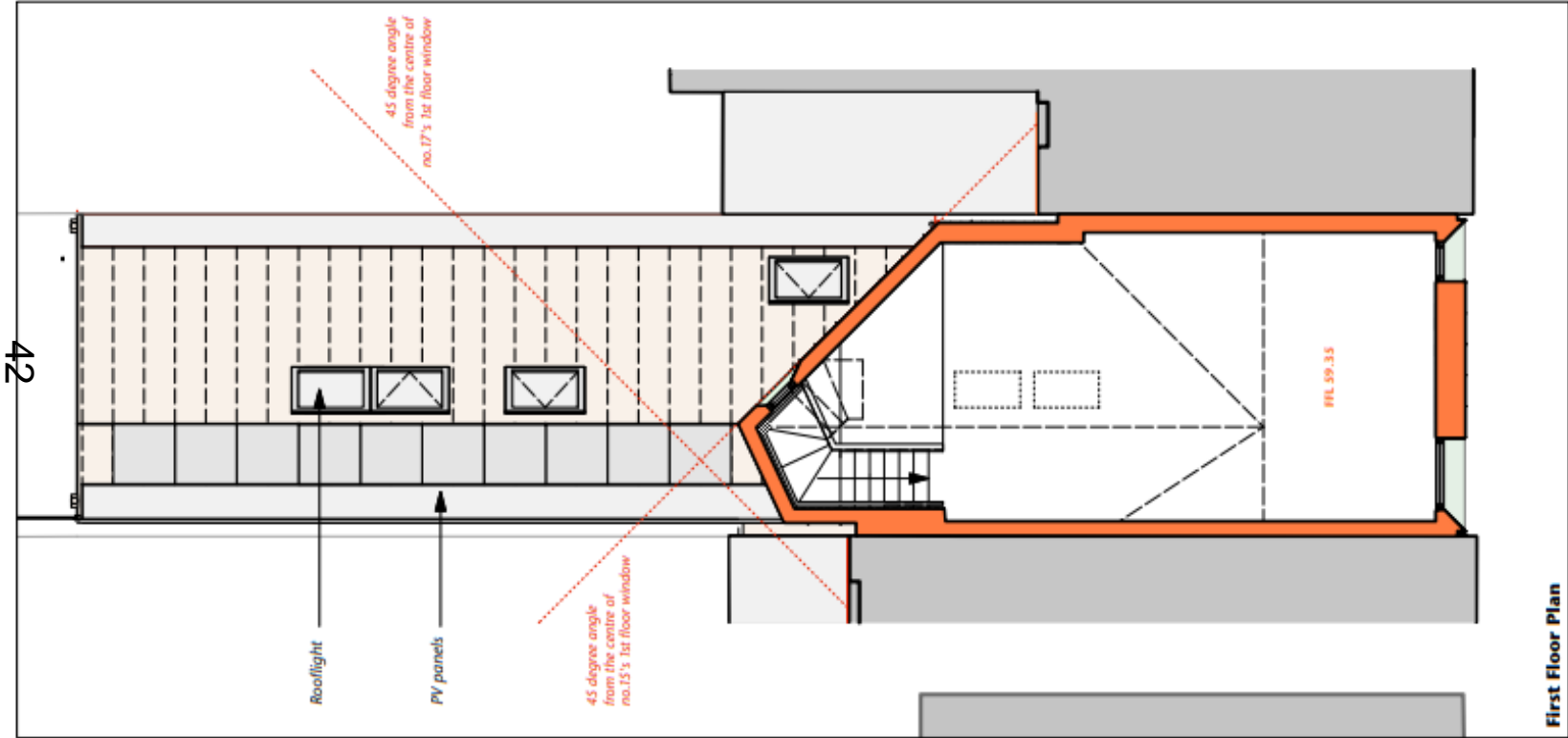
Approved Rear Elevation



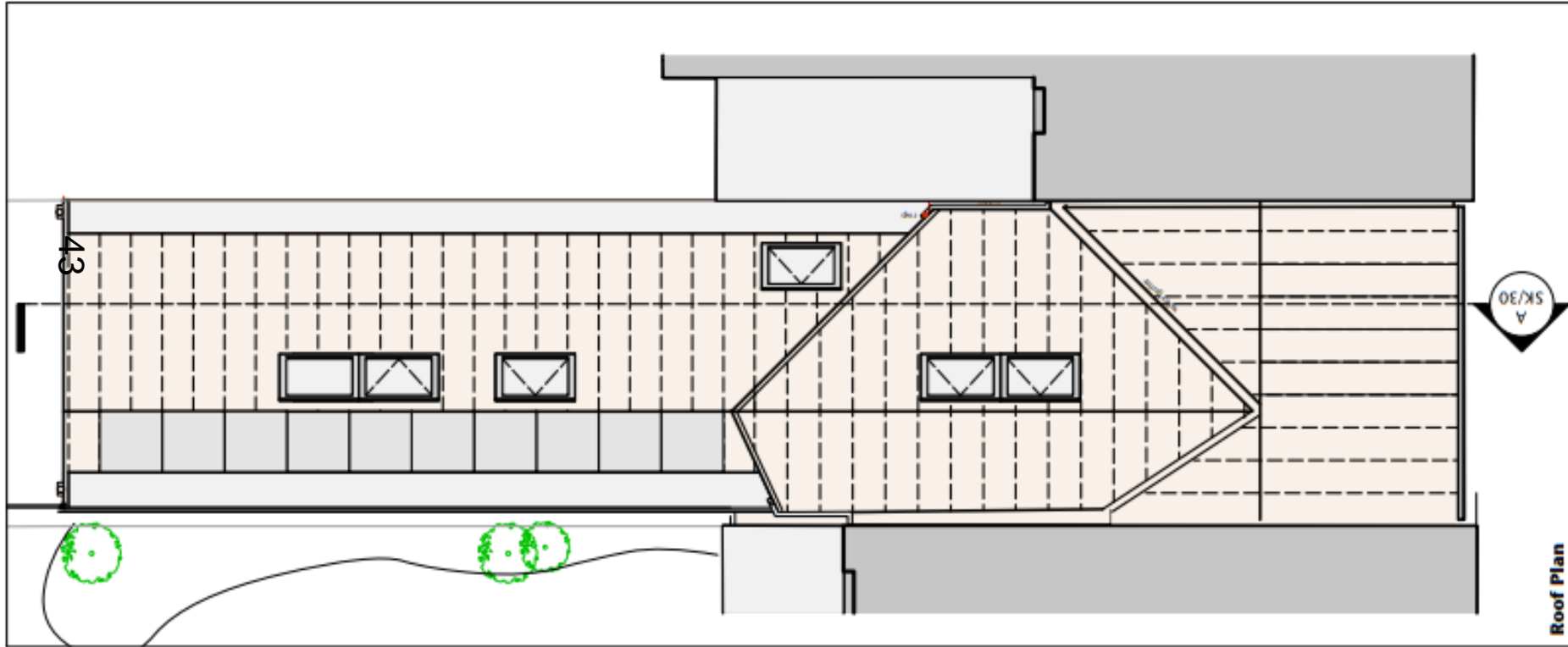
Proposed Ground Floor Plan



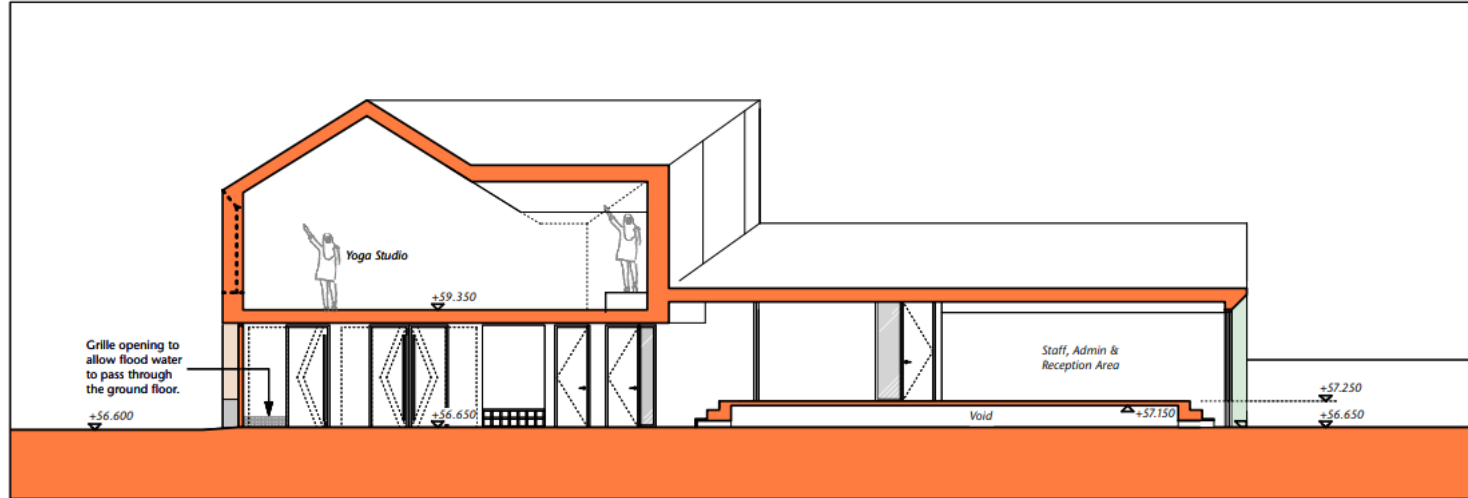
Proposed First Floor Plan



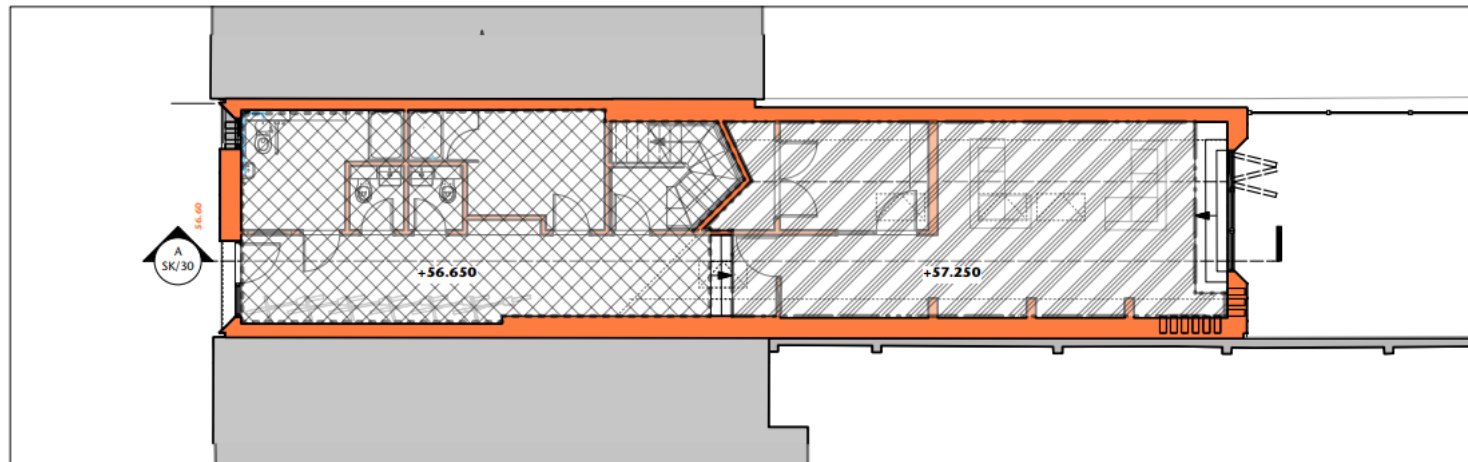
Proposed Roof Plan



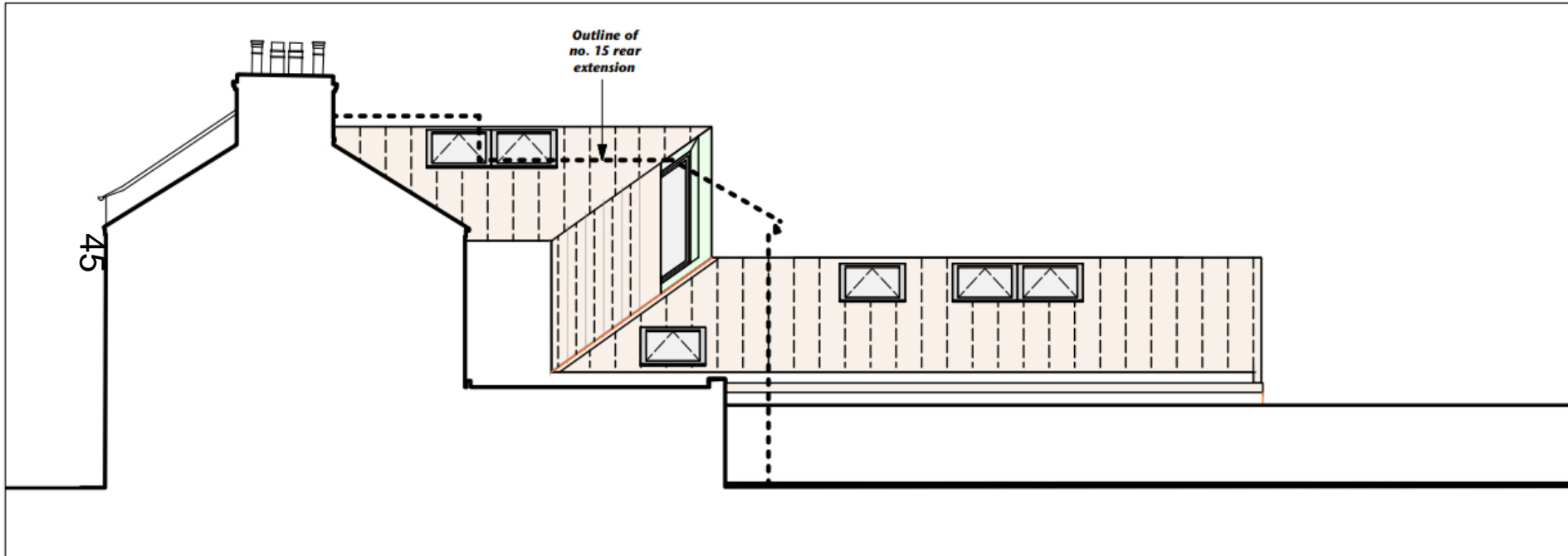
Proposed Section



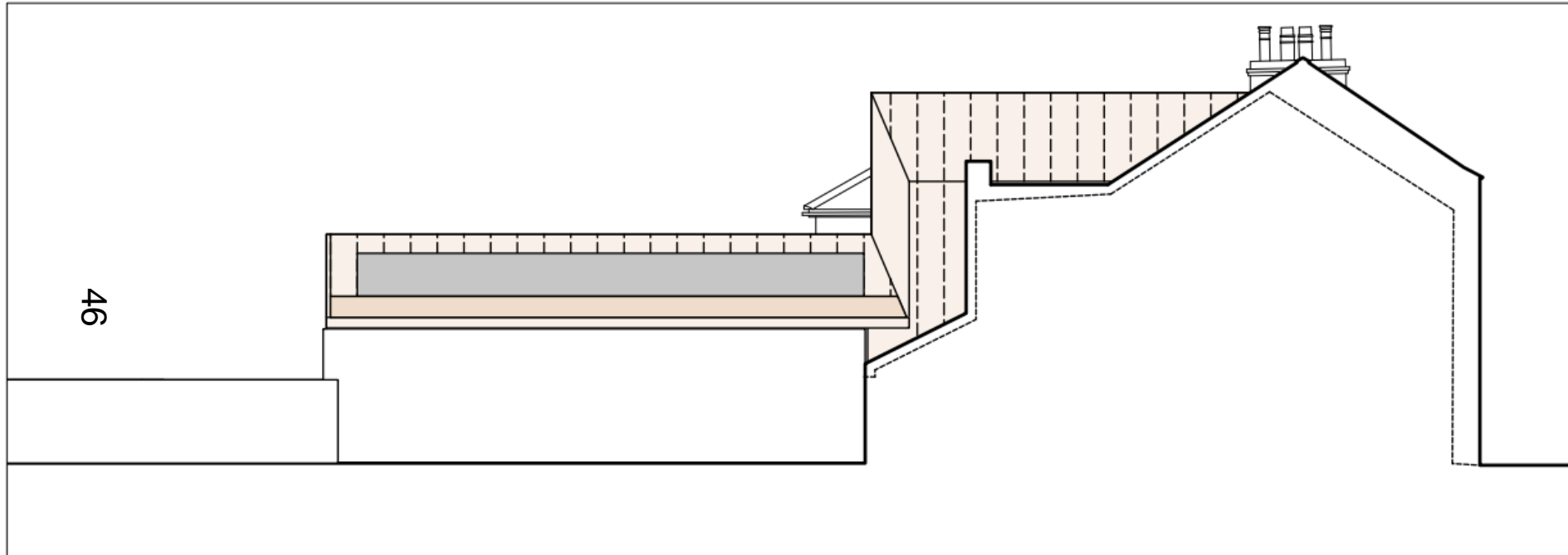
Proposed Cross Section AA



Proposed Elevation



Proposed Elevation



Proposed Front Elevation



Proposed Rear Elevation



West Area Planning Committee Presentation

20/02434/FUL

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**Dragon school
Bardwell Road**

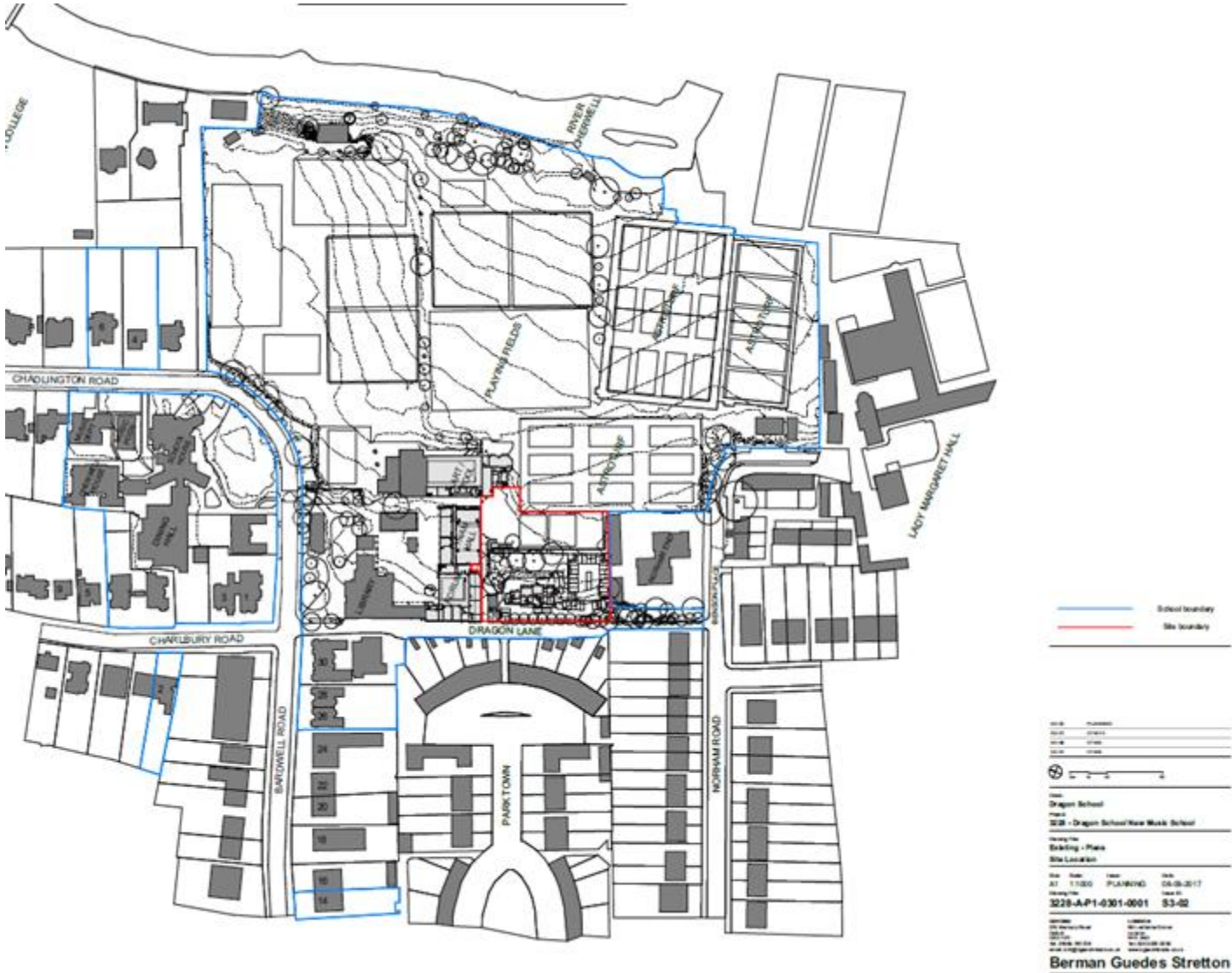
9th February 2021

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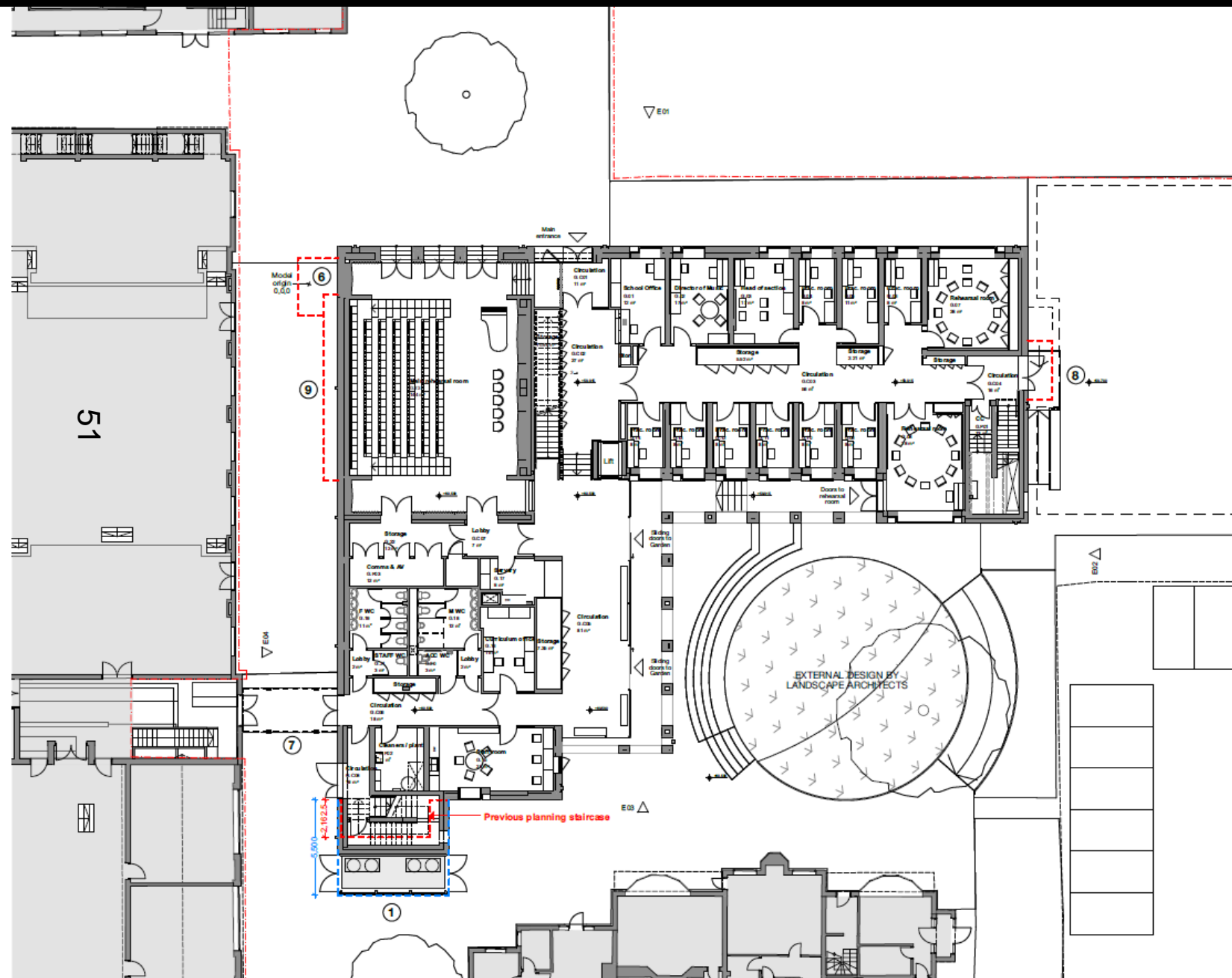


Site Location Plan

50



Proposed ground floor plan



PLANNING REVISIONS - KEY

- 1 Revised NW stair and plant
- 2 Limestone instead of 'black brick' opening to west gable
- 3 Change from brick to metal cladding to ground floor window spandrel panels
- 4 Modified window to west elevation at stair south
- 5 Increase in parapet height to north elevation
- 6 Omission of fire escape to north-east corner of main rehearsal room. Relocated to south-west corner of the room, discharging adjacent to main entrance.
- 7 Link building now external, no glazing
- 8 Modify south fire escape ramp.
- 9 Removal of seating box on north facade
- 10 PV panels amount reduced
- 11 Footlight amount reduced

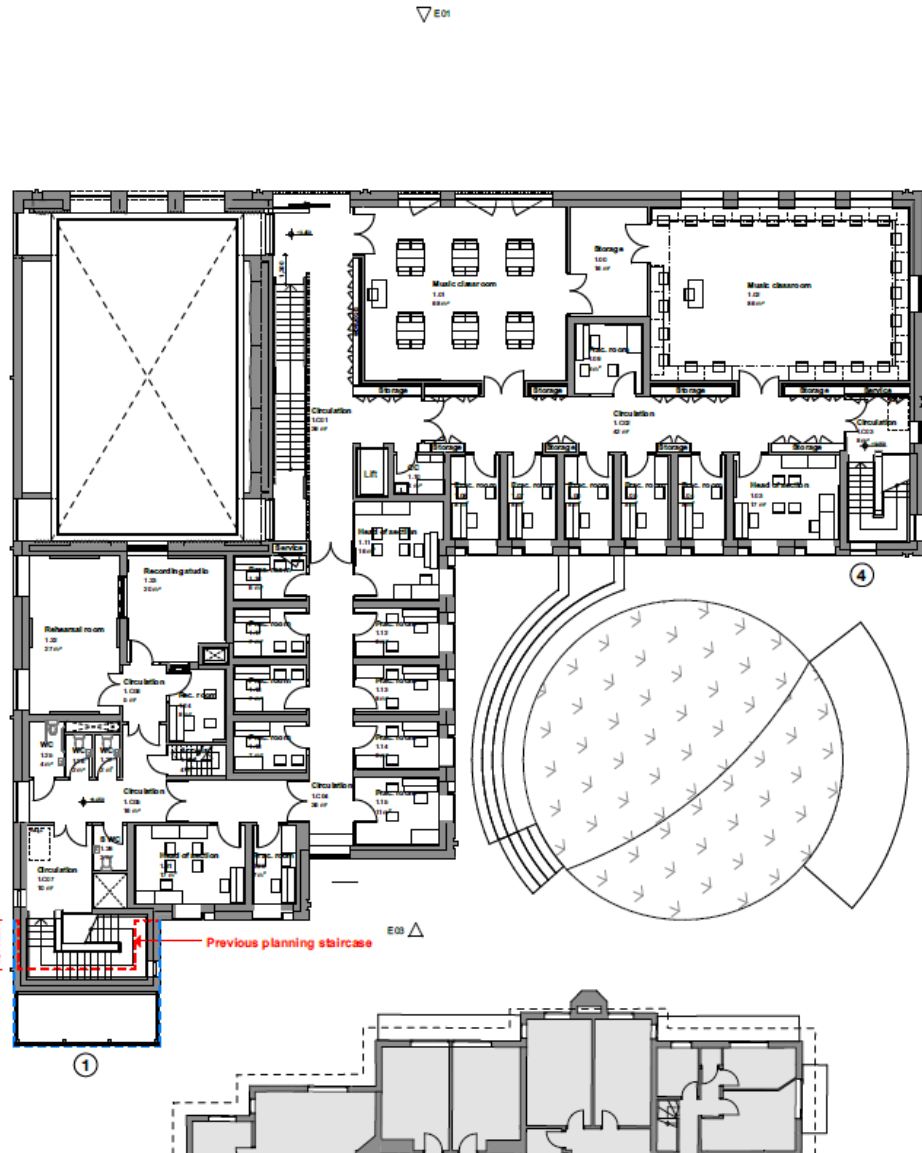
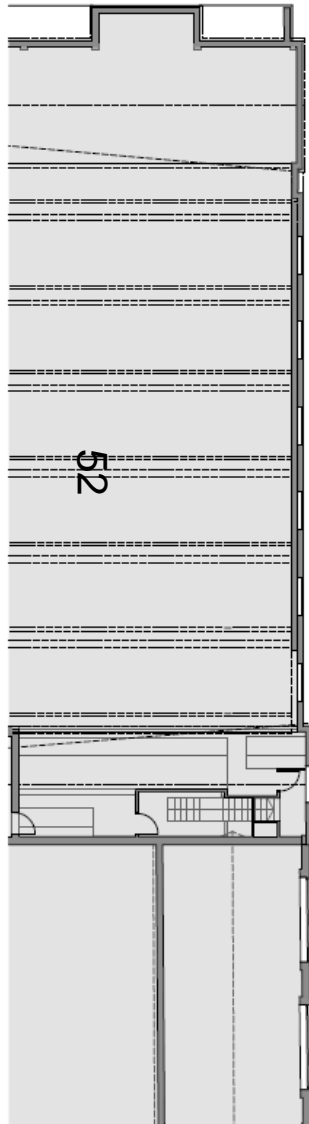
02 14 0001 Planning revision
 Revision 01 Change 01 Change Description
 03 14 0001 Planning revision
 Revision 02 Change 02 Change Description
 04 14 0001 Planning revision
 Revision 03 Change 03 Change Description
 05 14 0001 Planning revision
 Revision 04 Change 04 Change Description
 06 14 0001 Planning revision
 Revision 05 Change 05 Change Description
 07 14 0001 Planning revision
 Revision 06 Change 06 Change Description
 08 14 0001 Planning revision
 Revision 07 Change 07 Change Description
 09 14 0001 Planning revision
 Revision 08 Change 08 Change Description
 10 14 0001 Planning revision
 Revision 09 Change 09 Change Description
 11 14 0001 Planning revision
 Revision 10 Change 10 Change Description
 12 14 0001 Planning revision
 Revision 11 Change 11 Change Description

Client:
 Dragon School
 Project:
 3228 - New Music School

Layout No: Proposed Ground Floor Plan
 Scale: A1 1:100
 Layout No: 3228-A-01-001-0001
 Layout Revision: 02

Planning revision: PL-04
 Date: 20/09/2020
 [B4] Concept Design - For planning

Proposed first floor plan



PLANNING REVISIONS - KEY

- 1 Revised NW stair and plant
- 2 Lovers instead of 'black brick' opening to west gable
- 3 Change from brick to metal cladding to ground floor window spandrel panels
- 4 Modified window to west elevation at stair south
- 5 Increase in parapet height to north elevation
- 6 Omission of fire escape to north-east corner of main rehearsal room. Relocated to south-east corner of the room, discharging adjacent to main entrance.
- 7 Link building now external, no glazing
- 8 Modify south fire escape ramp.
- 9 Removal of seating box on north facade
- 10 PV panels amount reduced
- 11 Rooflight amount reduced

02 A 0211 Planning review

Revision 01 Change 01 Change Description

Client: Dragon School

Project: 328 - New Music School

Layout No: Proposed First Floor Plan Scale: A1 1:100

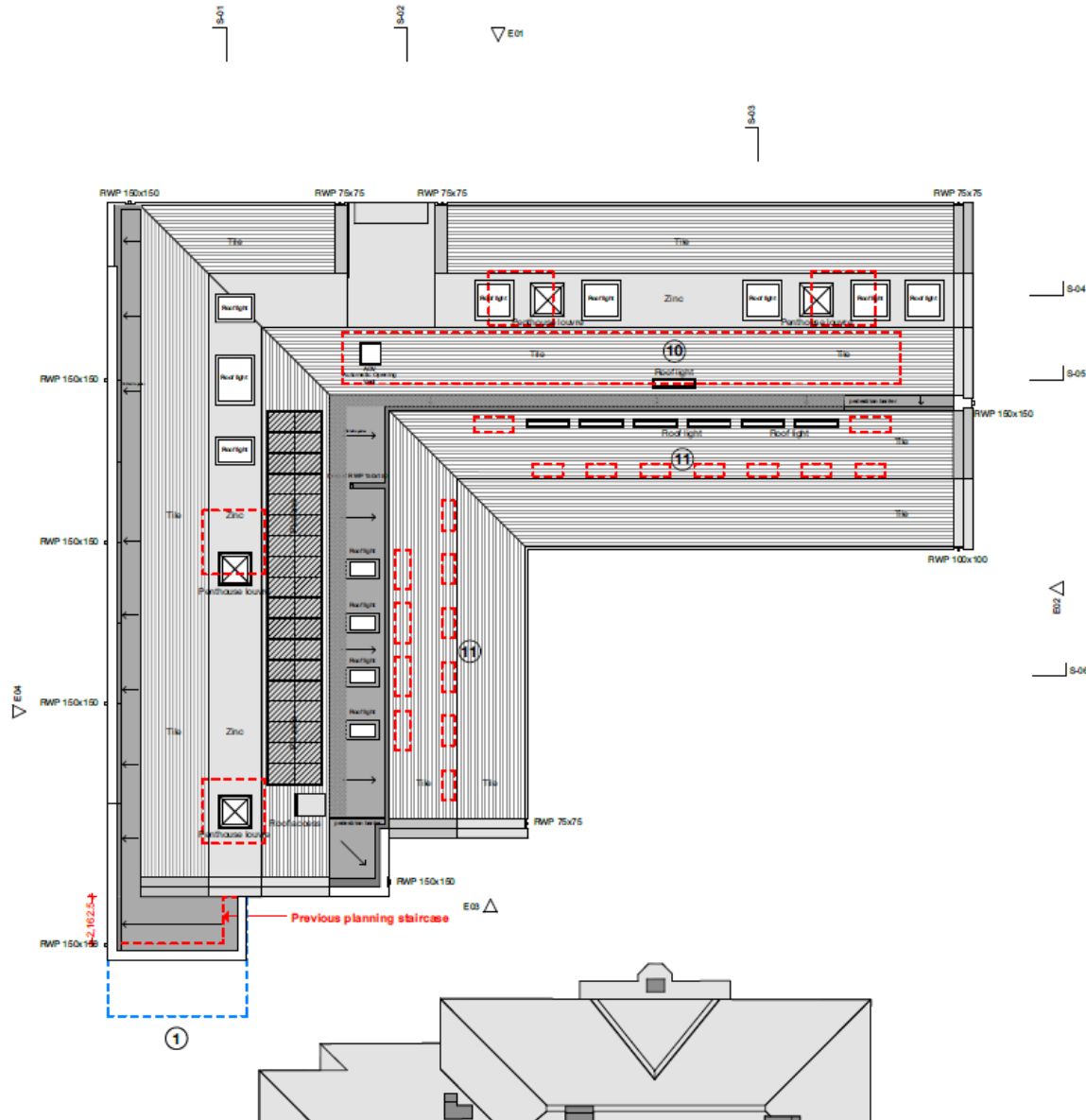
Layout 01: 328-A-01-001-002 Layout number: 02

Revision: Planning revision: PL04 Date: 29/03/2020

Author: [E4] Concept Design - For planning

COMPANY: bgsarchitects LONDON
 28 Redbury Road London, W15 1UB
 0207 261 2000 Tel: 0203 051 0200
 0207 261 2001 Fax: 0203 051 0201
 info@bgsarchitects.co.uk www.bgsarchitects.co.uk

Proposed roof plan



PLANNING REVISIONS - KEY

- 1 Revised NW stair and plant
- 2 Lower instead of 'black brick' opening to west gable
- 3 Change from brick to metal cladding to ground floor window spandrel panels
- 4 Modified window to west elevation at stair south
- 5 Increase in parapet height to north elevation
- 6 Onision of fire escape to north-west corner of main rehearsal room. Relocated to south-west corner of the room, discharging adjacent to main entrance.
- 7 Link building now external, no glazing
- 8 Modify south fire escape ramp.
- 9 Removal of seating box on north facade
- 10 PV panels amount reduced
- 11 Rooftop amount reduced

| | | |
|-------------|-----------|-------------------|
| 02 | M. 0001 | Planning revision |
| Revision 01 | Change 01 | Change Cladding |

Client:
Dragon School
3228 - New Music School

Layer 00:
Proposed Roof Plan

Layer 01:
3228-A-P3-0501-00R1

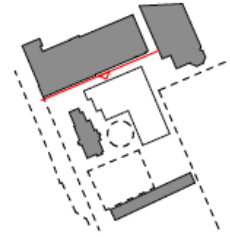
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| Scale: | Sheet: |
| A1 1:100 | 02 |

Issue 01: 20/09/2020
 Issue 02: PL-04
 Issue 03: For planning

3228-001
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 3228-003
 3228-004
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 3228-100

bgs architects

Proposed north elevation



54

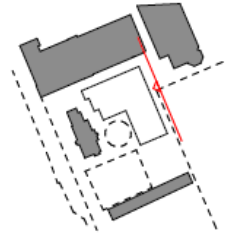


PLANNING REVISIONS - KEY

- Revised NW stair and plant ①
- Lower instead of 'block brick' opening to west gable ②
- Change from brick to metal cladding to ground floor window/splash/panels ③
- Modified window to west elevation at stair height ④
- Increase in parapet height to north elevation ⑤
- Omission of fire escape to north-east corner of main rehearsal room. Relocated to south-east corner of the room, discharging adjacent to main entrance. ⑥
- Link building now external, no glazing ⑦
- Modify south fire escape ramp ⑧
- Removal of seating box on north facade ⑨
- PV panels amount reduced ⑩
- Rooflight amount reduced ⑪

| | | |
|---|-------------------------|--------------------|
| 02 | A. 0011 | Planning revision |
| Revision 01 | Change 01 | Change Description |
| | | |
| Client: Dragon School Project: 3228 - New Music School | | |
| Layout No: | 3228-A-P3-05-02-001 | Rev. No: |
| Proposed North Elevation | | Scale: |
| Layout 01: | | As: 1:100 |
| Layout 02: | | Layout revision: |
| 02 | | 02 |
| Revision: | Issue 01 | Issue 001: |
| Planning revision | PL04 | 29/09/2020 |
| Revision: | | |
| [04] Concept Design - For planning | | |
| OWNER: | LOCATION: | |
| 216, Railway Road | 18, Redcliffe Terrace | |
| GL10 2JF | GL10 2JF | |
| Tel: 01202 365 700 | 01202 365 700 | |
| www.bgsarchitects.co.uk | www.bgsarchitects.co.uk | |

Proposed east elevation



PLANNING REVISIONS - KEY

- Revised NW stair and plant ①
- Lower instead of 'block back' opening to west gable ②
- Change from brick to metal cladding to ground floor window spandrel panels ③
- Modified window to west elevation at stair south ④
- Increase in parapet height to north elevation ⑤
- Ortison of fire escape to north-east corner of main rehearsal room. Relocated to south-west corner of the room, discharging adjacent to main entrance. ⑥
- Link building now external, no glazing ⑦
- Modify south fire escape ramp ⑧
- Removal of seating box on north facade ⑨
- PV panels amount reduced ⑩
- Rooflight amount reduced ⑪

| Revision | By | Date | Description |
|----------|-----------|------|--------------------|
| 01 | M. G. 001 | | Planning outline |
| 02 | Change 01 | | Change (revisions) |

Client: Dragon School
Project: 3238 - New Music School

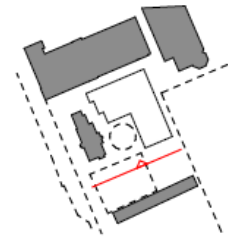
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| 02 | 3238-A-01-0502-0002 | | 02 |

| No. | Date | Issue | By | Date |
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| 1 | | Planning revision | PL-04 | 25/05/2020 |

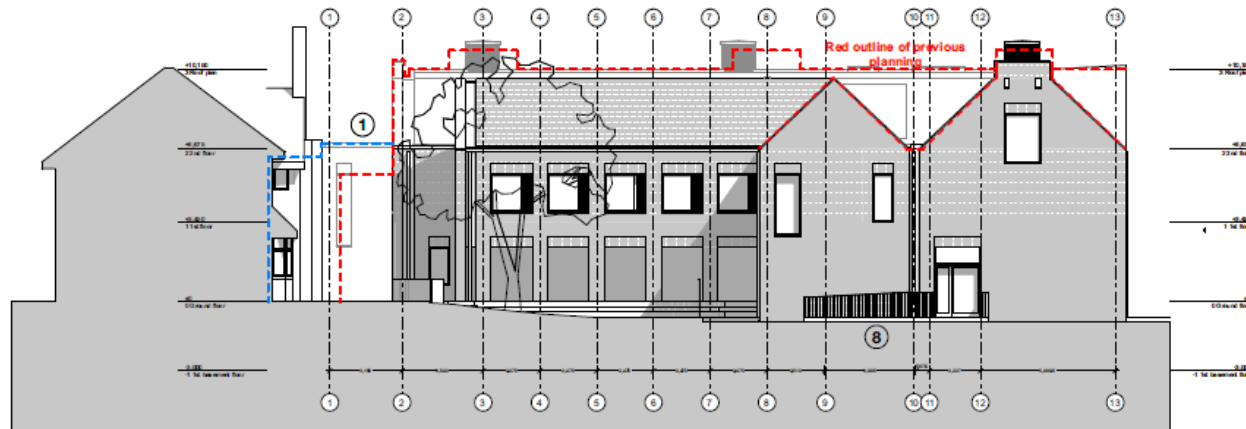
Drawn by: [B4] Concept Design - For planning

| Company | Address |
|----------------------------|--|
| bgsarchitects | 250 Broadway Road, London, E15 1JH, UK |
| Phone: +44 (0)20 7250 0200 | Email: info@bgsarchitects.co.uk |

Proposed south elevation



56



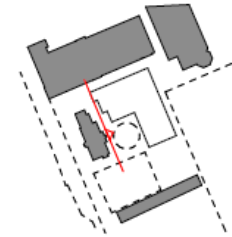
PLANNING REVISIONS - KEY

- ① Revised NW stair and plant
- ② Lower instead of 'block brick' opening to west gable
- ③ Change from brick to metal cladding to ground floor window spandrel panels
- ④ Modified window to west elevation at stair south
- ⑤ Increase in parapet height to north elevation
- ⑥ Omission of fire escape to north-east corner of main rehearsal room. Relocated to south-east corner of the room, discharging adjacent to main entrance.
- ⑦ Link building now external, no glazing
- ⑧ Modify south fire escape ramp
- ⑨ Removal of seating box on north facade
- ⑩ PV panels amount reduced
- ⑪ Rooflight amount reduced

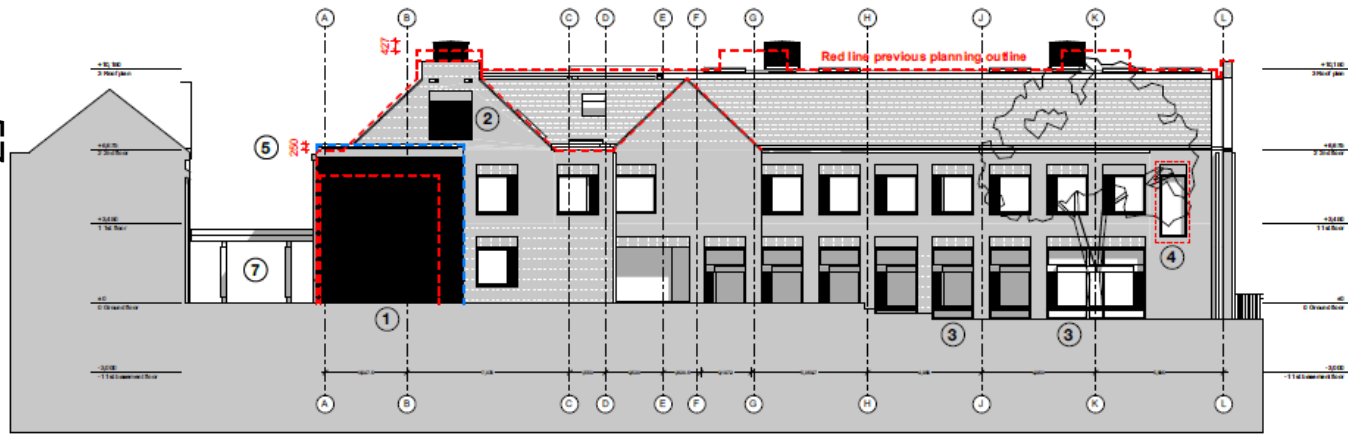
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| 02 | A. 0201 | Planning revision |
| Revision 01 | Change 01 | Change Study/Doc |
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| Layout No | Proposed South Elevation | Rev. Scale |
| Layout 01 | 3228-A-P3-0502-0003 | A1 1:100 Landscape 02 |
| Revision | Issue 01 | Date Issue |
| Planning revision | PL-04 | 29/09/2020 |
| <p>Project: B4 Concept Design - For planning</p> | | |

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| 020020 | 020020 |

Proposed west elevation



57



PLANNING REVISIONS - KEY

- 1 Revised NW stair and plant
- 2 Lower instead of 'block brick' opening to west gate
- 3 Change from brick to metal cladding to ground floor window spandrel panels
- 4 Modified window to west elevation at stair south
- 5 Increase in parapet height to north elevation
- 6 Omission of fire escape to north-west corner of main rehearsal room. Relocated to south-east corner of the room, discharging adjacent to main entrance.
- 7 Link building now external, no glazing
- 8 Modify south fire escape ramp
- 9 Removal of seating box on north facade
- 10 PV panels amount reduced
- 11 Rooflight amount reduced

| | | |
|-------------|-----------|--------------------|
| 02 | R. 02/21 | Planning revision |
| Revision 01 | Change 01 | Change Description |

Client: **Dragons School**
 Project: **3228 - New Music School**

| | | |
|-------------------------|--------|-------|
| Layer 001 | Scale | Sheet |
| Proposed West Elevation | A1 | 1:100 |
| Layer 002 | Layout | 02 |

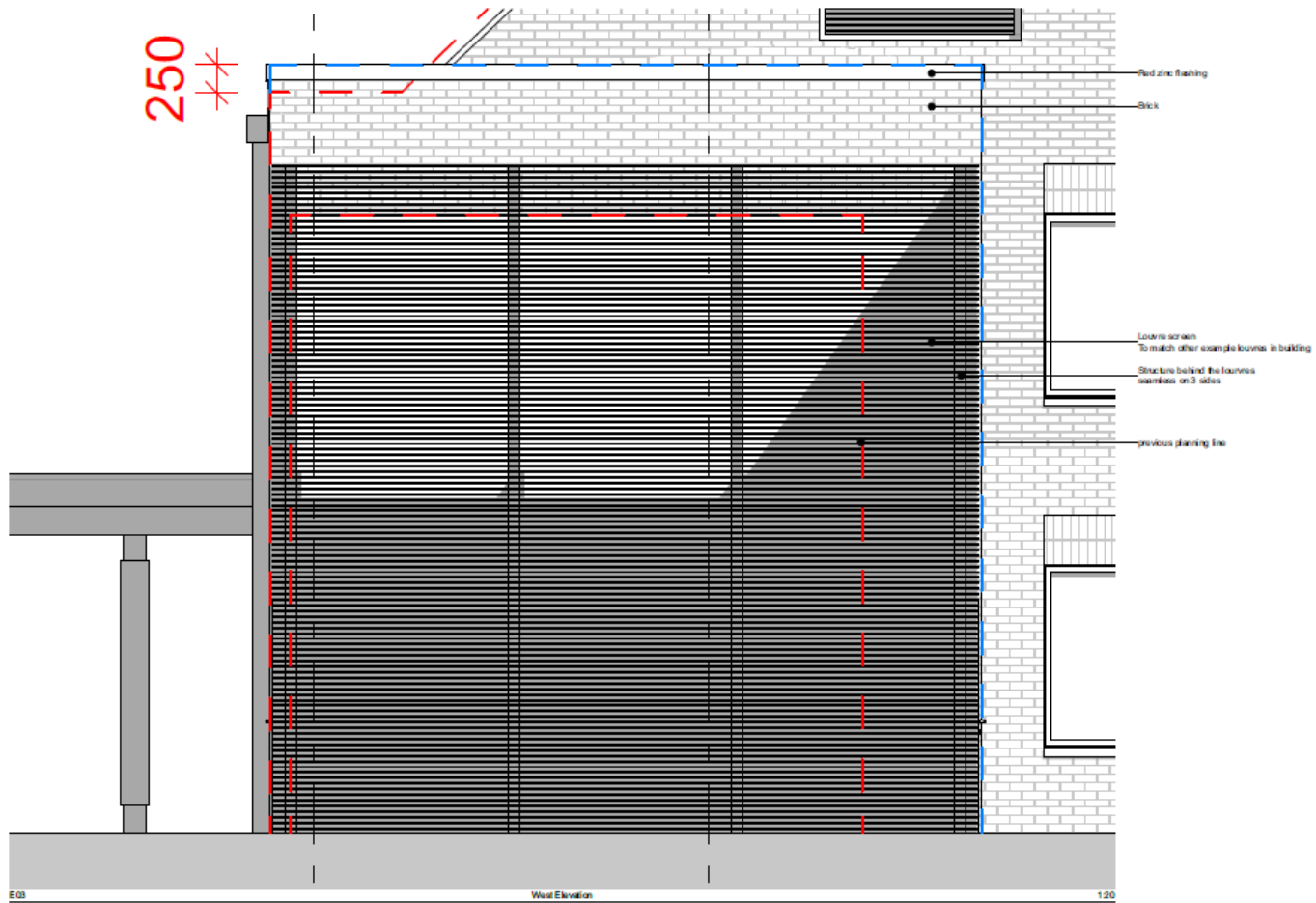
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| Rev 001 | Issue 01 | Rev 001 |
| Planning revision | PL-04 | 26/09/2020 |

Rev 002: **B-4 Concept Design - For planning**

| | |
|---|---|
| GUYMON 20 Redgrave Road Colchester CO1 1JY Tel: 0206 961 029 Email: info@bgsarchitects.co.uk | LONDON 20 Redgrave Road Colchester CO1 1JY Tel: 0206 961 029 Email: info@bgsarchitects.co.uk |
|---|---|

Staircase & plant screen – west elevation

West elevation - staircase & plant screen



58

E03

West Elevation

120

| Revision | Change | Change Description |
|----------|----------|--------------------|
| 01 | PL-05-01 | Planning |

Client:
Dragon School
Project:
3228 - New Music School

Project No:
Planning Info
PL-05
Revision:
[3] Concept design - for planning

Layer Name:
NW Stair elevations (1)
Layer ID:
3228-A-PS-SK1-001

Scale:
A1 1:20
Layer Name:
01

Client:
325 Boundary Road
London
E9 5JH
Tel: 020 891 9128
www.bgsarchitects.co.uk

Project:
10 Southwark Terrace
London
SE1 1LH
Tel: 01202 3232
www.bgsarchitects.co.uk

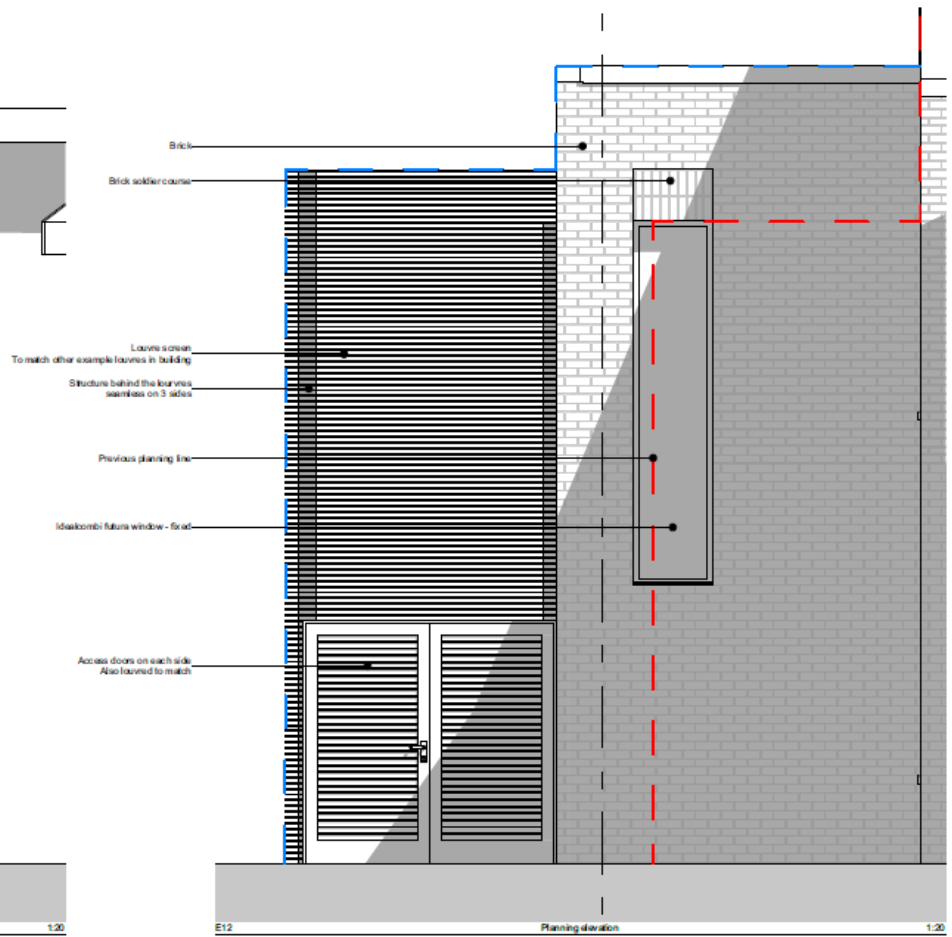
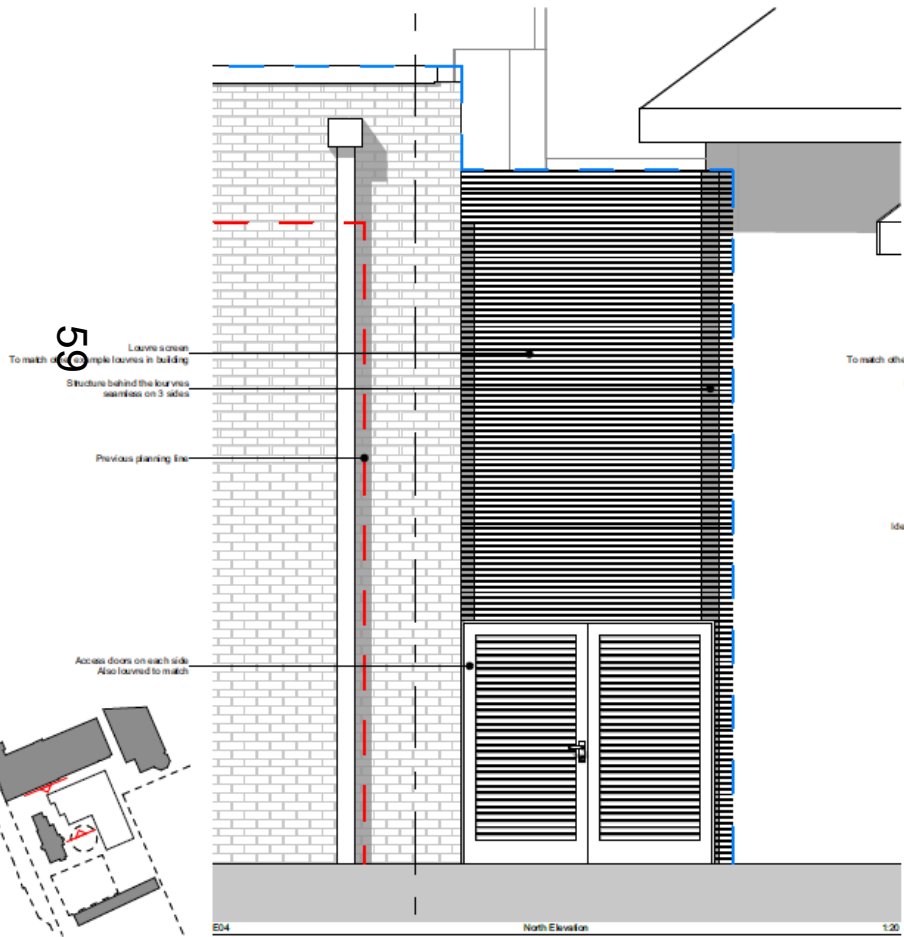
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Staircase & plant screen – north and south elevations

North elevation - staircase & plant screen

South elevation - staircase & plant screen



Site – Lynam Hall to the right, Lane House beyond boundary



Site looking south – archaeological work underway



View of site from
Dragon lane (over the
boundary fence)



View of site from
Dragon lane



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