

# Planning - Oxford City Planning Committee

On Tuesday 9 November 2021 At 6.00 pm

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## Presentations - Oxford Station (updated) and Units 1 & 2 Botley Road

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

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# Oxford City Planning Committee Presentation

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**Reference Number:**

**21/02007/PA18**

**Site Address:**

**Oxford Train Station**



## PART 18

### Miscellaneous development

#### Class A – development under local or private Acts or Order

##### Permitted development

##### A. Development authorised by—

- (a) a local or private Act of Parliament,
  - (b) an order approved by both Houses of Parliament, or
  - (c) an order under section 14 or 16 of the Harbours Act 1964 (orders for securing harbour efficiency etc, and orders conferring powers for improvement, construction etc of harbours)(1),
- which designates specifically the nature of the development authorised and the land upon which it may be carried out.

##### Conditions

##### A.1 Development is not permitted by Class A if it consists of or includes—

- (a) the erection, construction, alteration or extension of any building, bridge, aqueduct, pier or dam; or
  - (b) ~~the~~ the formation, laying out or alteration of a means of access to any highway used by vehicular traffic,
- unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained.

##### A.2 The prior approval referred to in paragraph A.1 is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that—

- (a) the development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or
- (b) the design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.

##### Interpretation of Class A

##### A.3 For the purposes of Class A, “appropriate authority” means—

- (a) in Greater London or a metropolitan county, the local planning authority;
- (b) in a National Park, outside a metropolitan county, the county planning authority; and
- (c) in any other case, the district planning authority(2).

# Photos of the site

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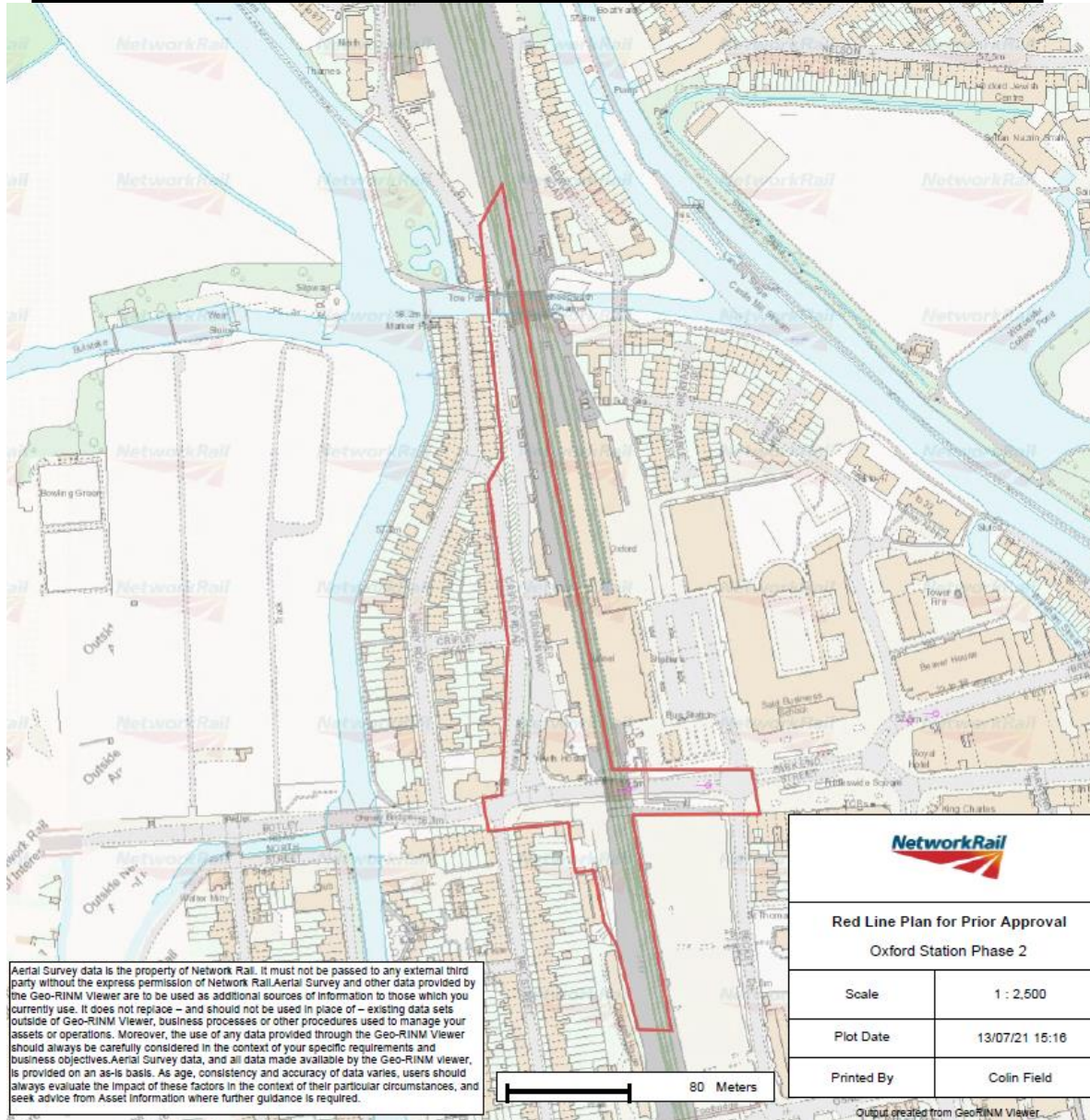


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# Site location plan

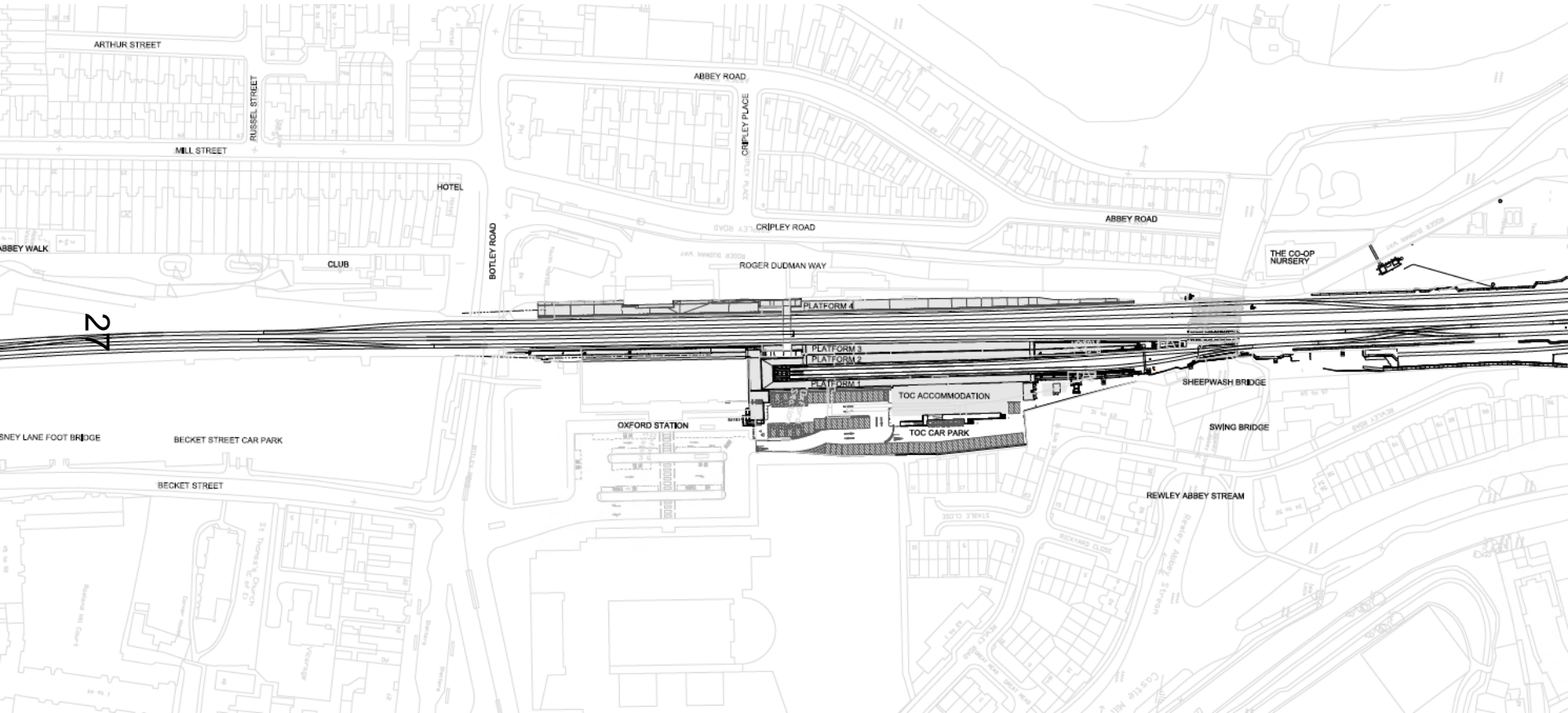
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# Aerial plan

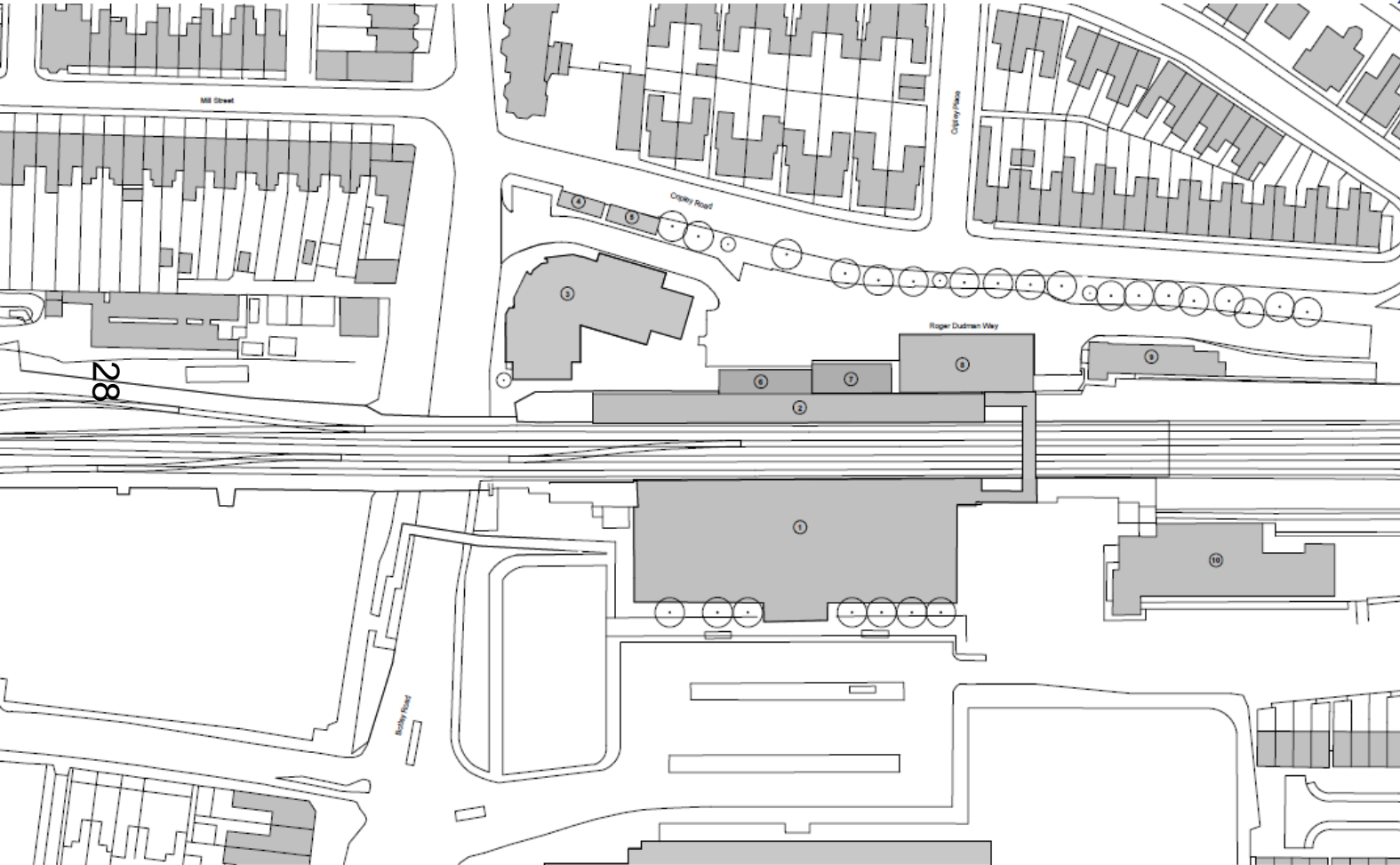


# Existing site plan

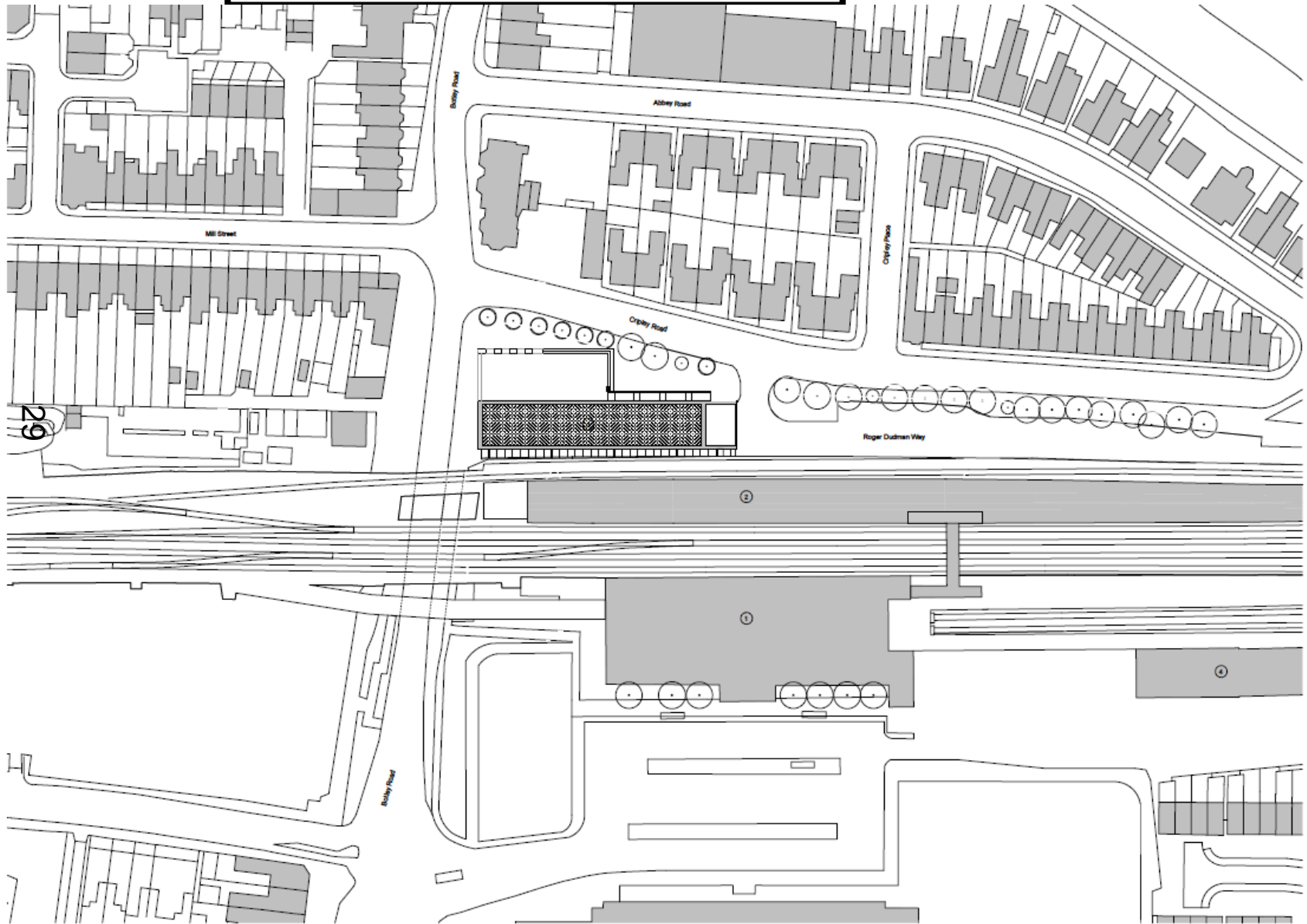


# Existing site plan

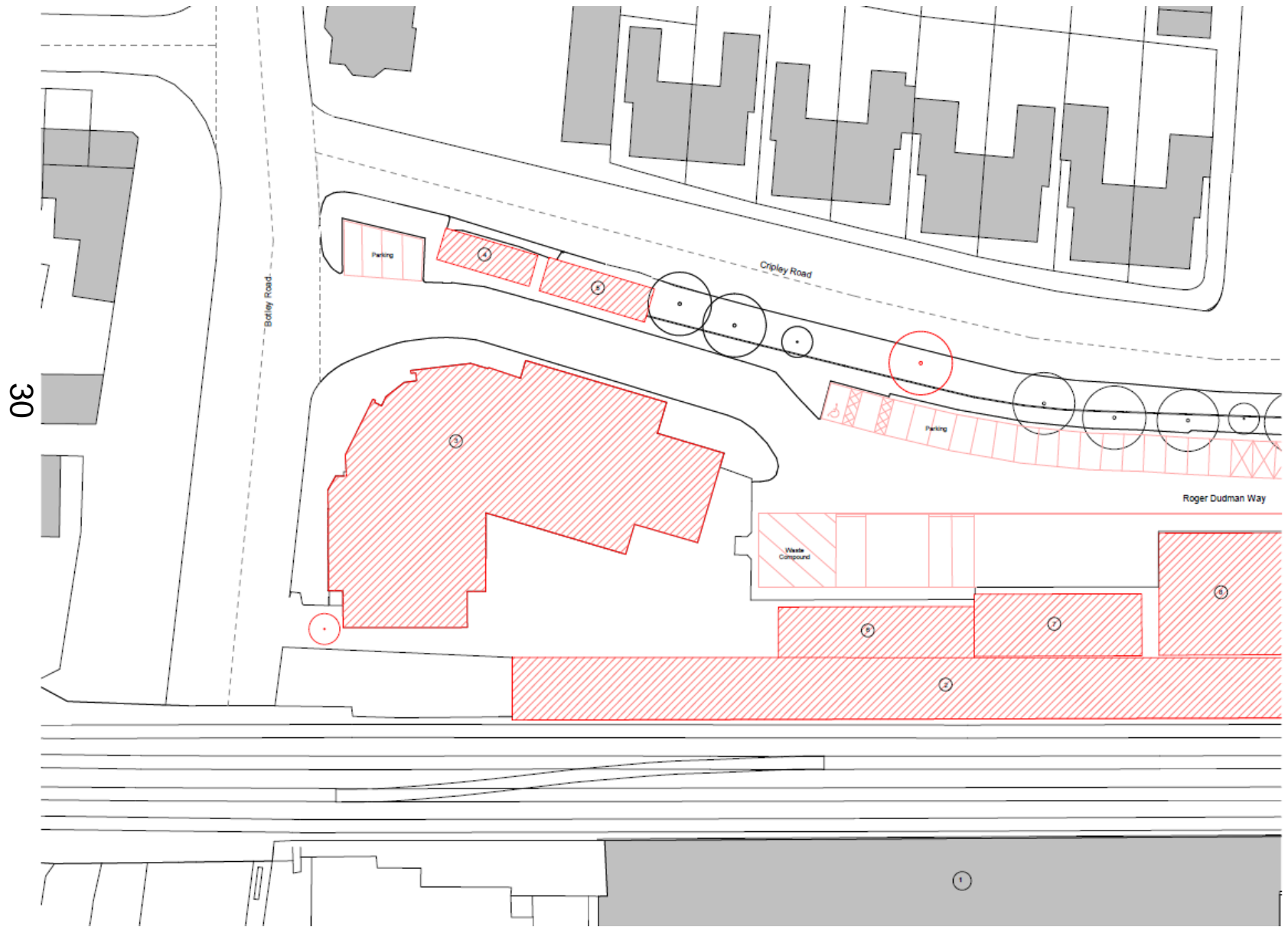
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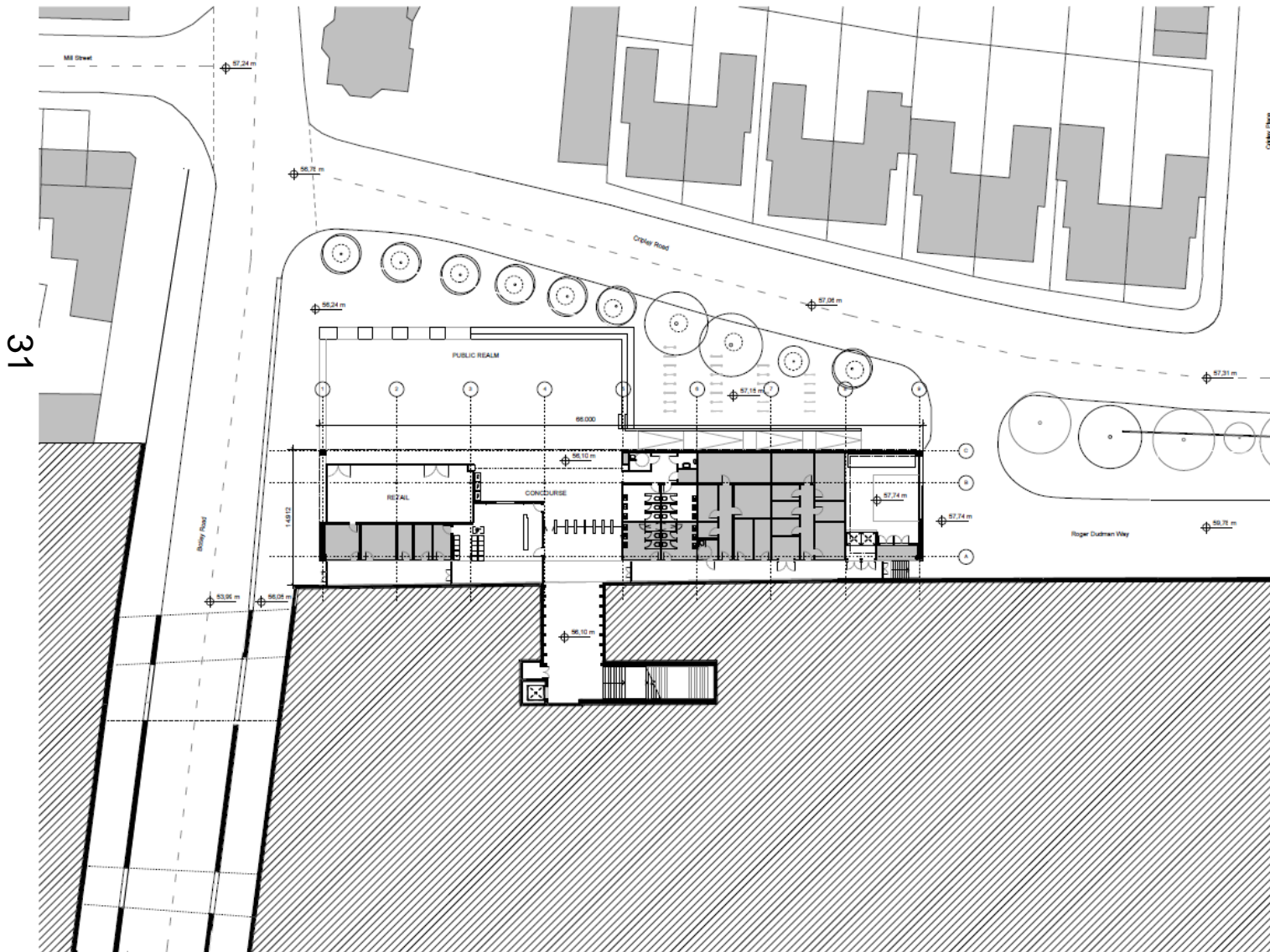
# Proposed site plan



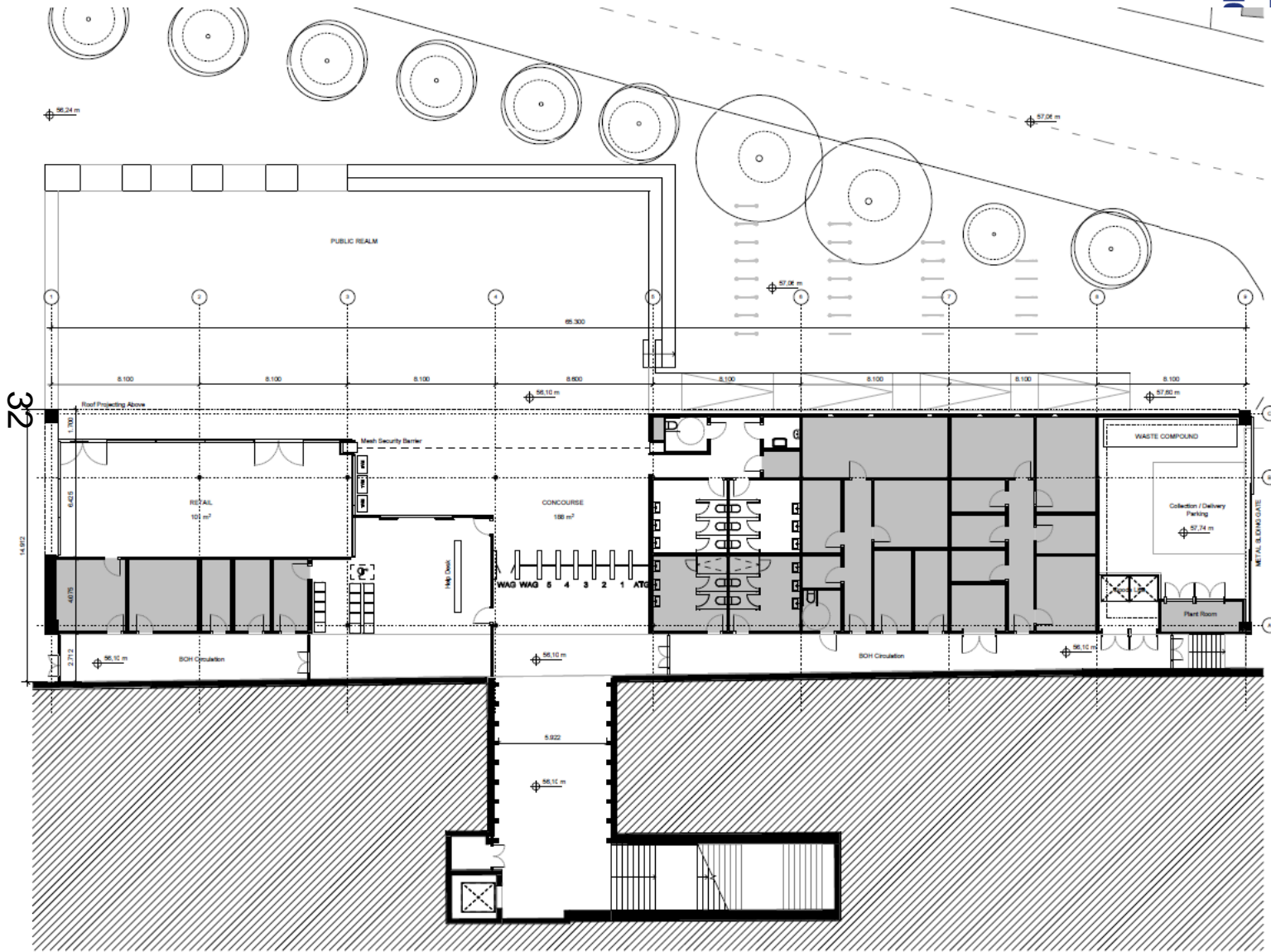
# Demolition plan



# Proposed ground floor plan



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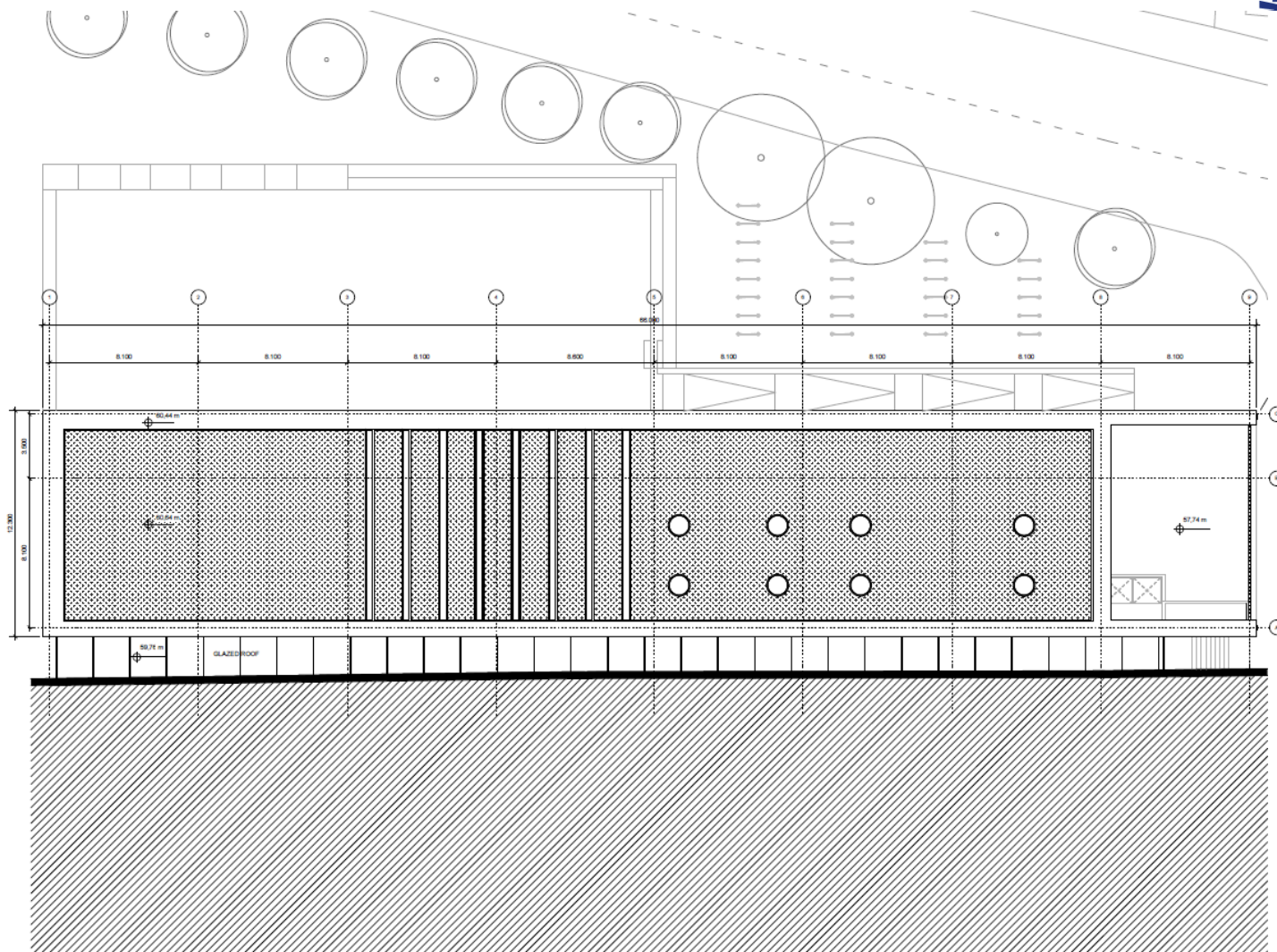


# Proposed roof plan

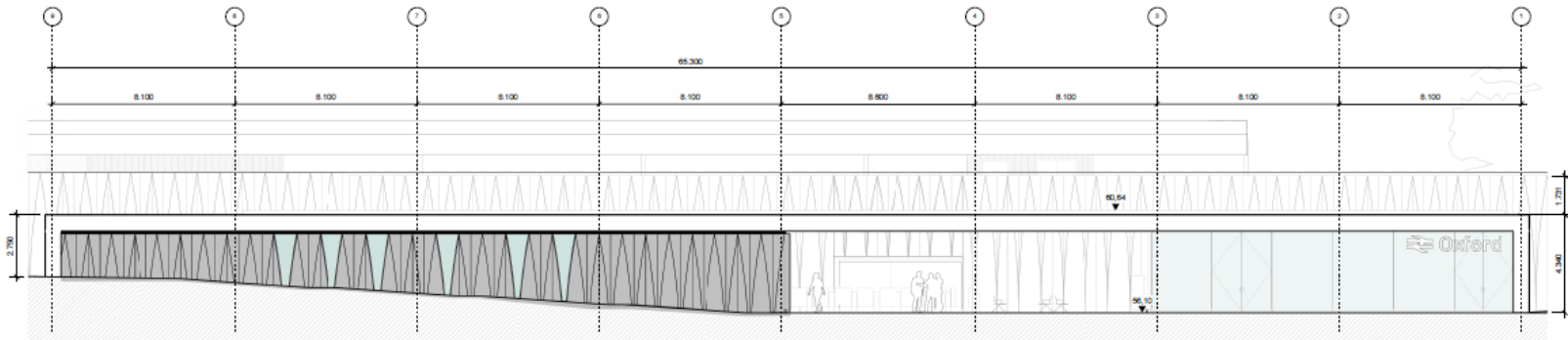
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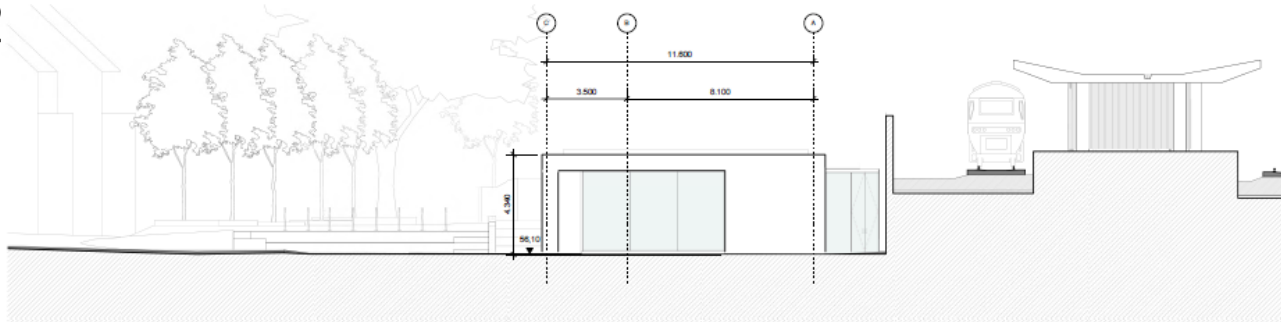


# Proposed elevations

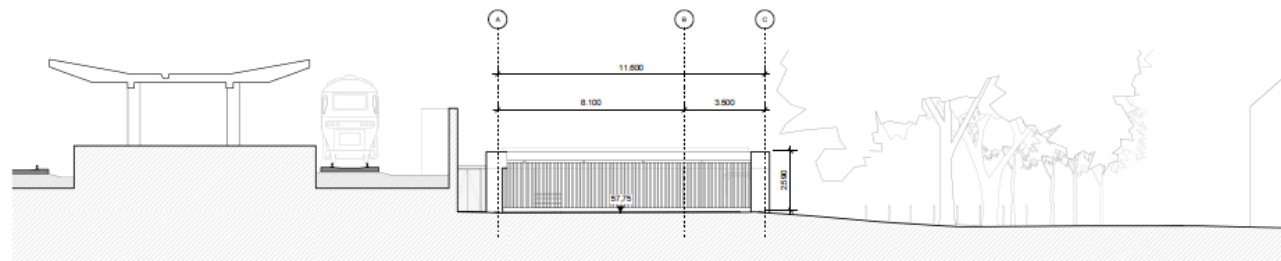


1 Proposed Building Elevation - West  
Scale 1:100

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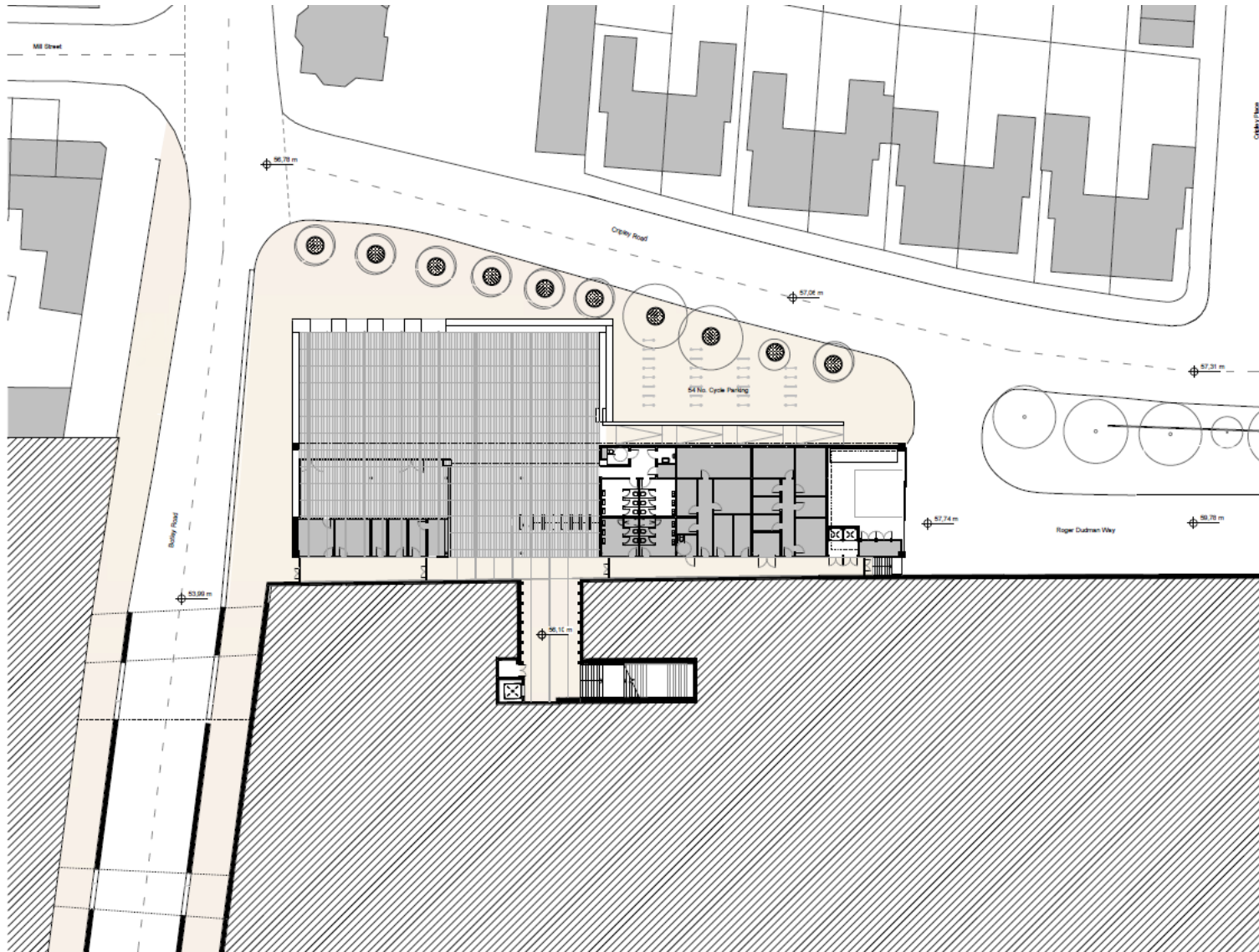


2 Proposed Building Elevation - South  
Scale 1:100

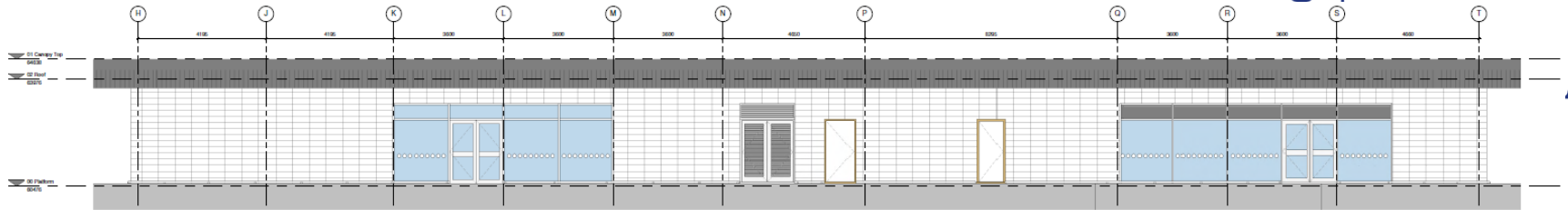


# Proposed Landscape Plan

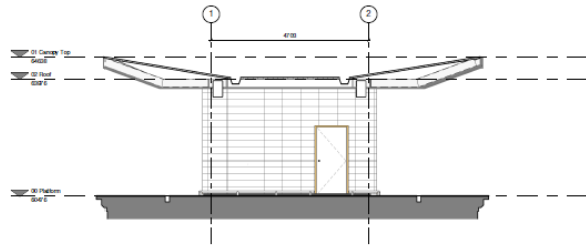
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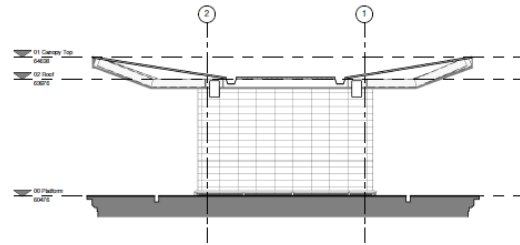
# Platform Buildings



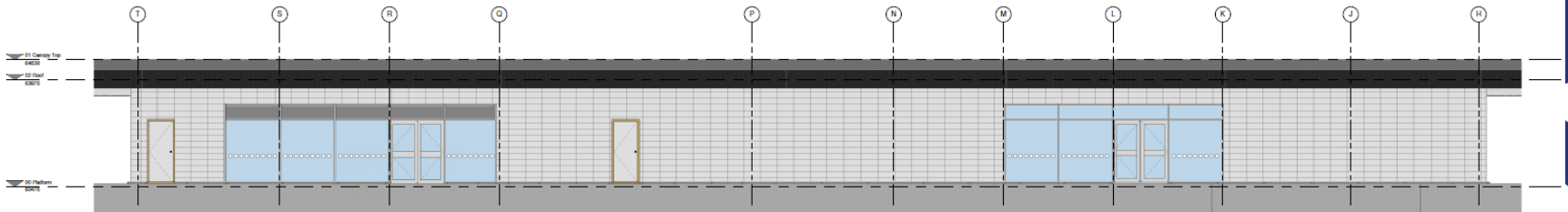
1 EAST ELEVATION - CAFE & PASSENGER LOUNGE  
1:50



3 SOUTH ELEVATION - CAFE & PASSENGER LOUNGE  
1:50



2 NORTH ELEVATION - CAFE & PASSENGER LOUNGE  
1:50



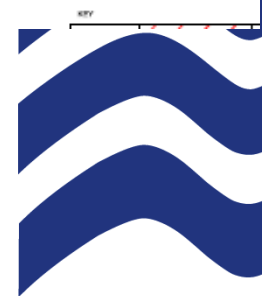
4 WEST ELEVATION - CAFE & PASSENGER LOUNGE  
1:50



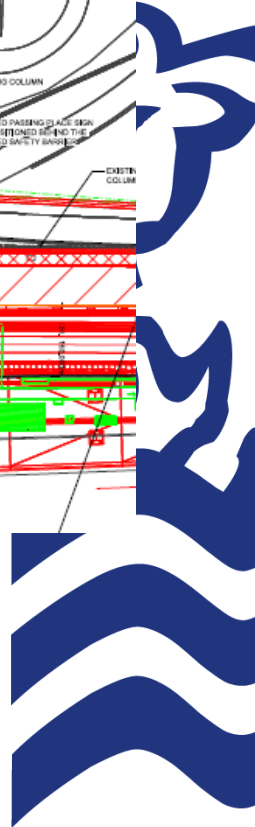
# Proposed Cripley Road General Arrangement



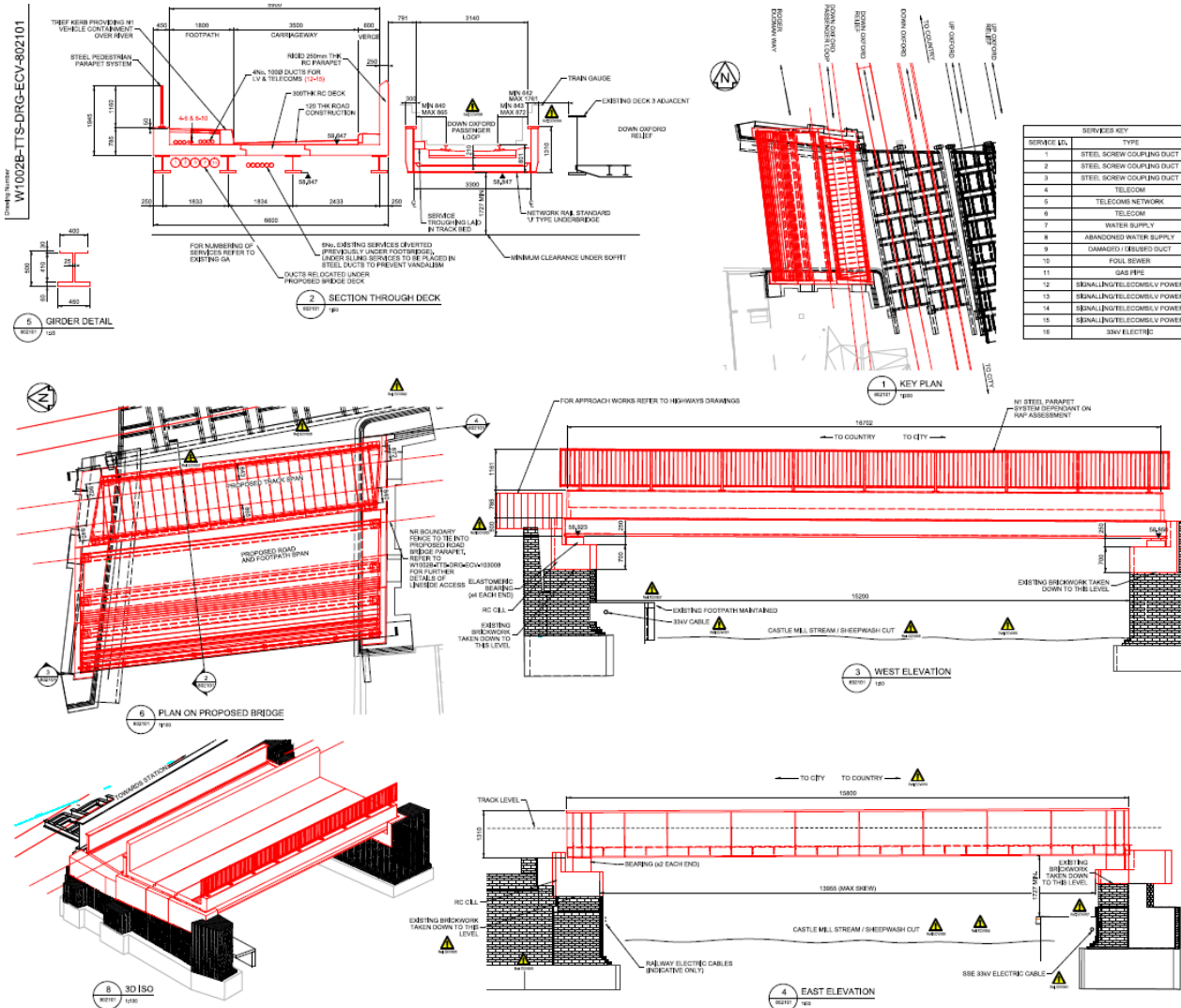
**Proposed Roger Dudman  
Way arrangement**



**Indicative location of additional  
cycle and car parking**



# Proposed Sheepwash Bridge arrangement



## Proposed Botley Road arrangement





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# Tree Retention Plan – prior approval scheme



Blue line showing trees now to be retained



# Visualisations

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View 1 - Botley Road Platform 5 bridge with Western Entrance building on the left



View 2 - Botley Road view towards Oxford City Centre



View 3 - Botley Road rail bridge



# Visualisations

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View 1 - Botley Road pedestrian bridge



View 2 - Botley Road pedestrian bridge



# Visualisations



# Visualisations



# Visualisations



# Visualisations



# Visualisations

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# Visualisations



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# Planning Committee Presentation

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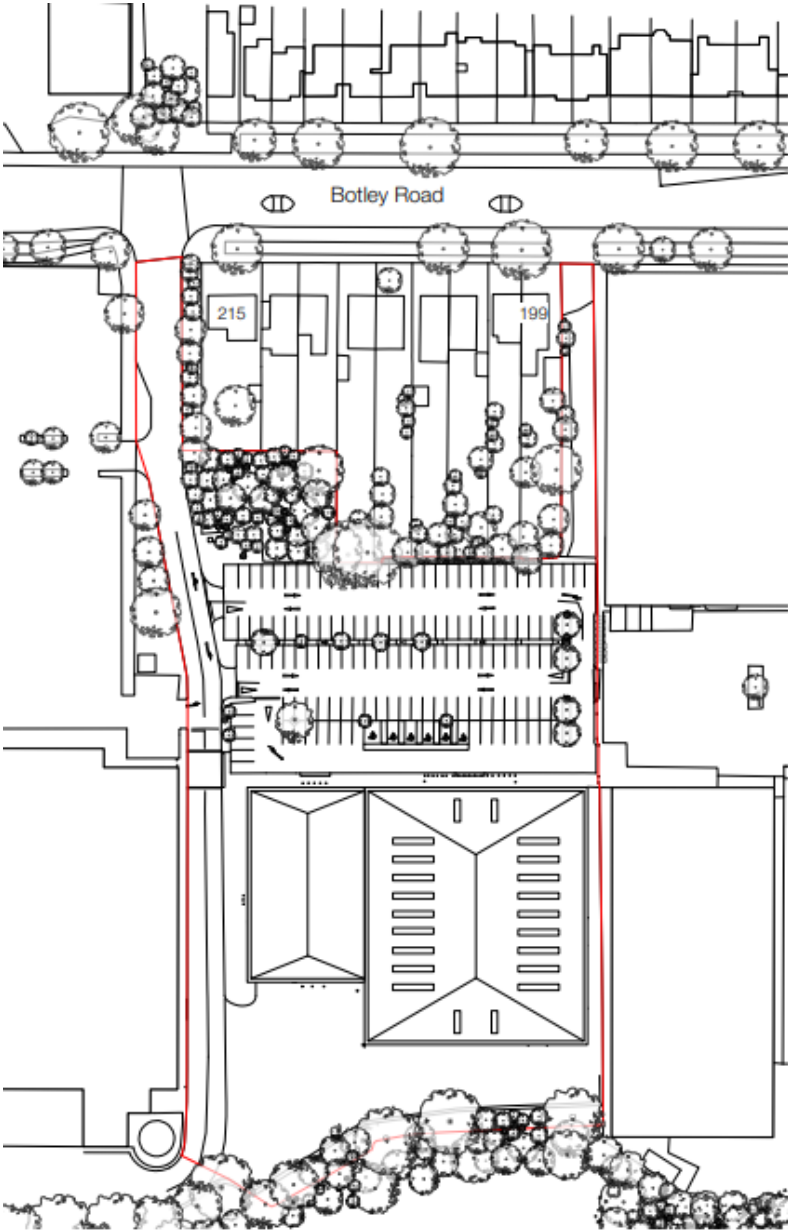
**21/02053/FUL**

**Unit 1 And Unit 2  
Botley Road  
Oxford  
Oxfordshire  
OX2 0HA**



Agenda Item 4

# Site location plan



View of the front of the site



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## View of the front of the site (2)



## View of the front of the site (3)



View of the front of the site towards Botley Road (1)



# View of the front of the site towards Botley Road (2)



View of the rear service yard (1)



View of the rear service yard (2)



View of side elevation

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# Birdseye – Application site edged in red



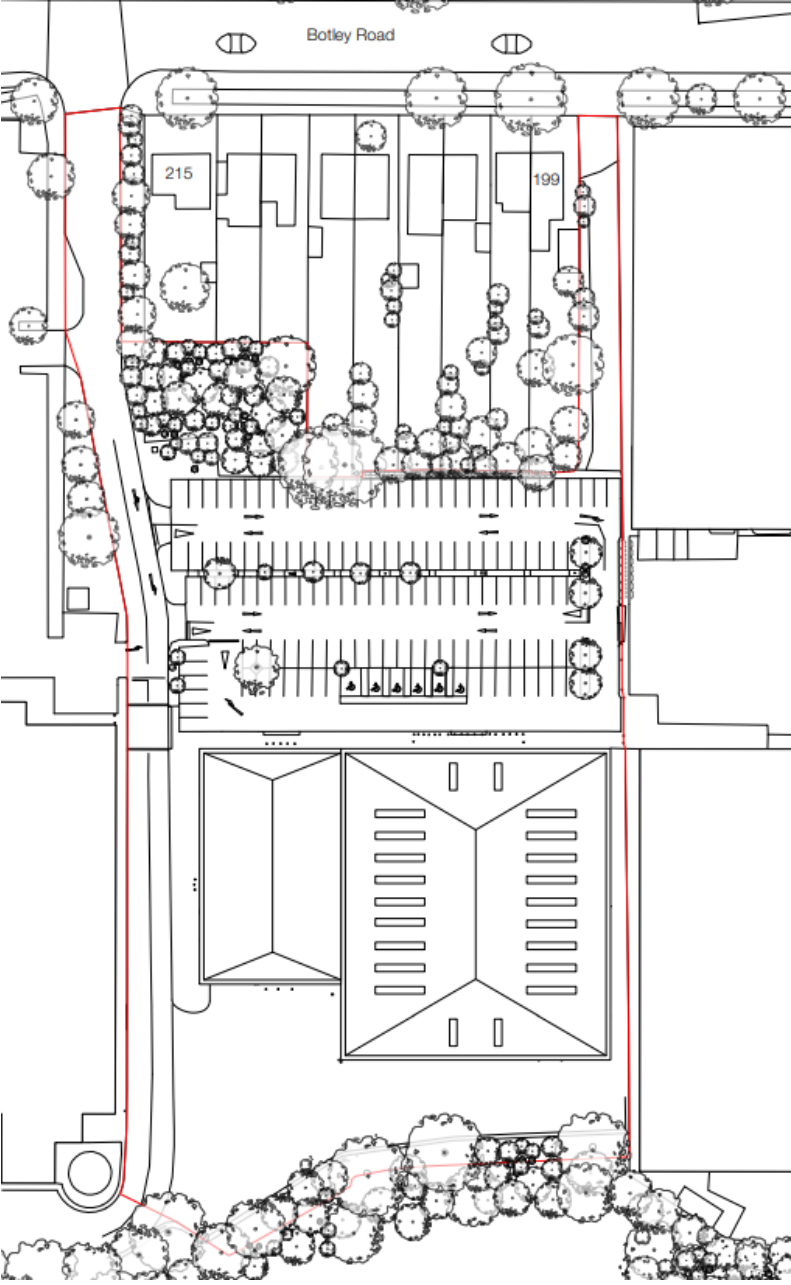
Credit: Google  
Maps

# Birdseye – Application site edged in red

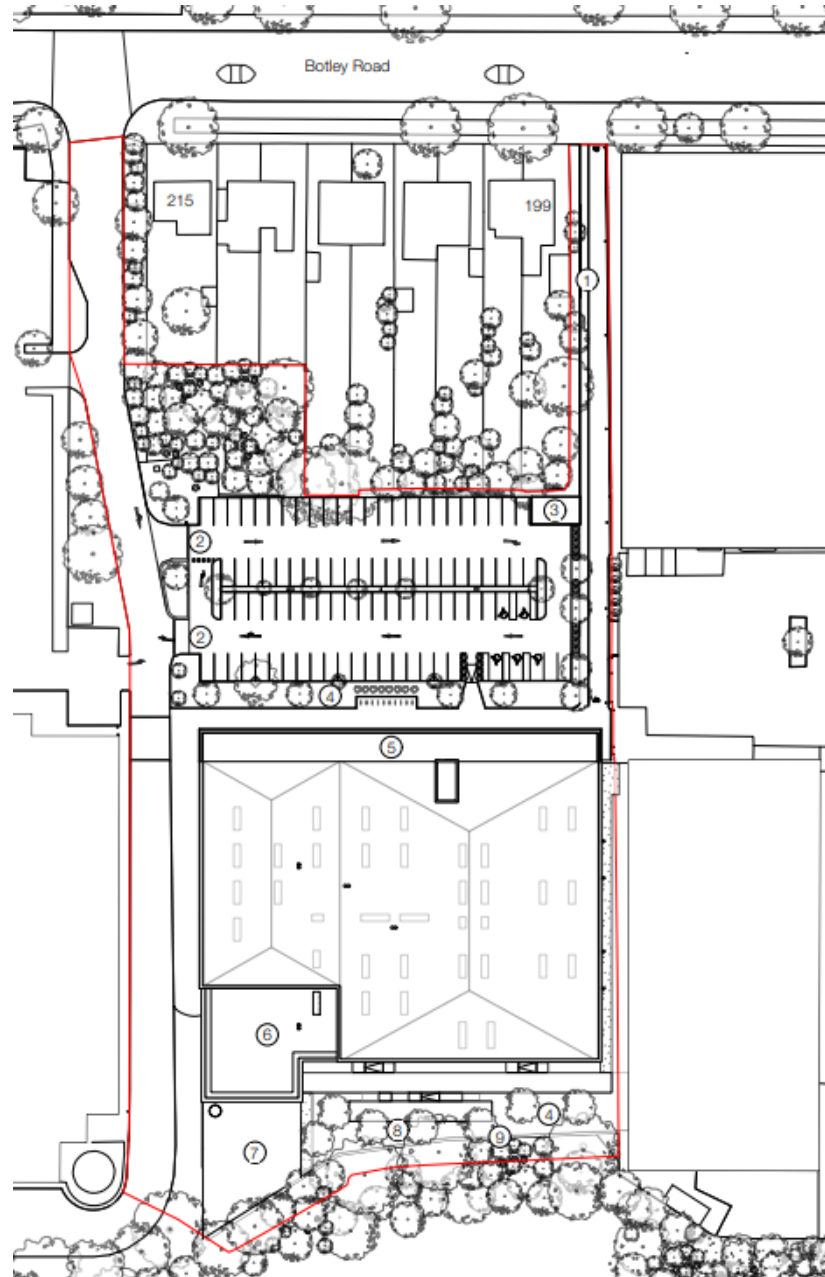


Credit: Google  
Maps

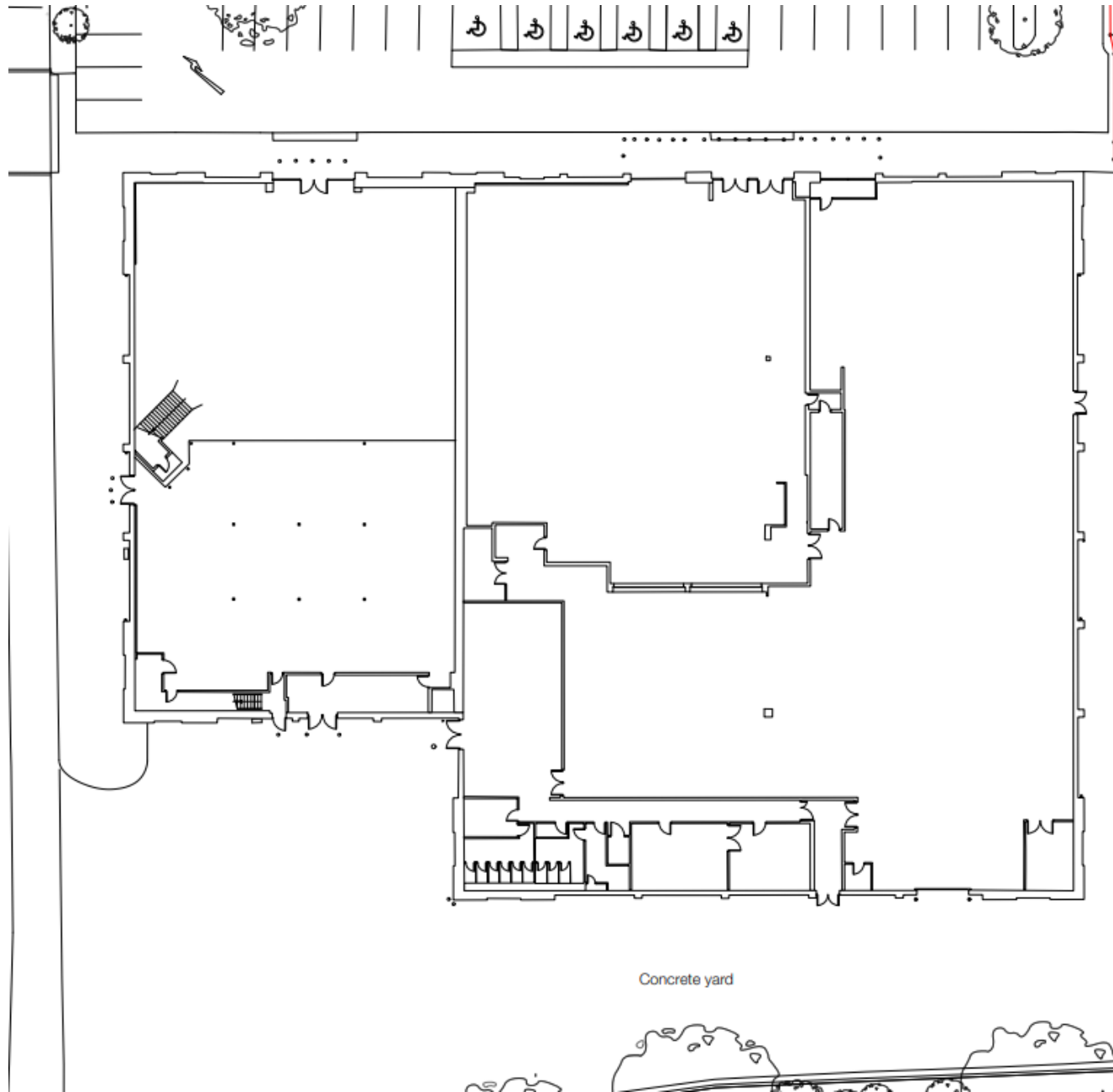
# Existing Site Plan



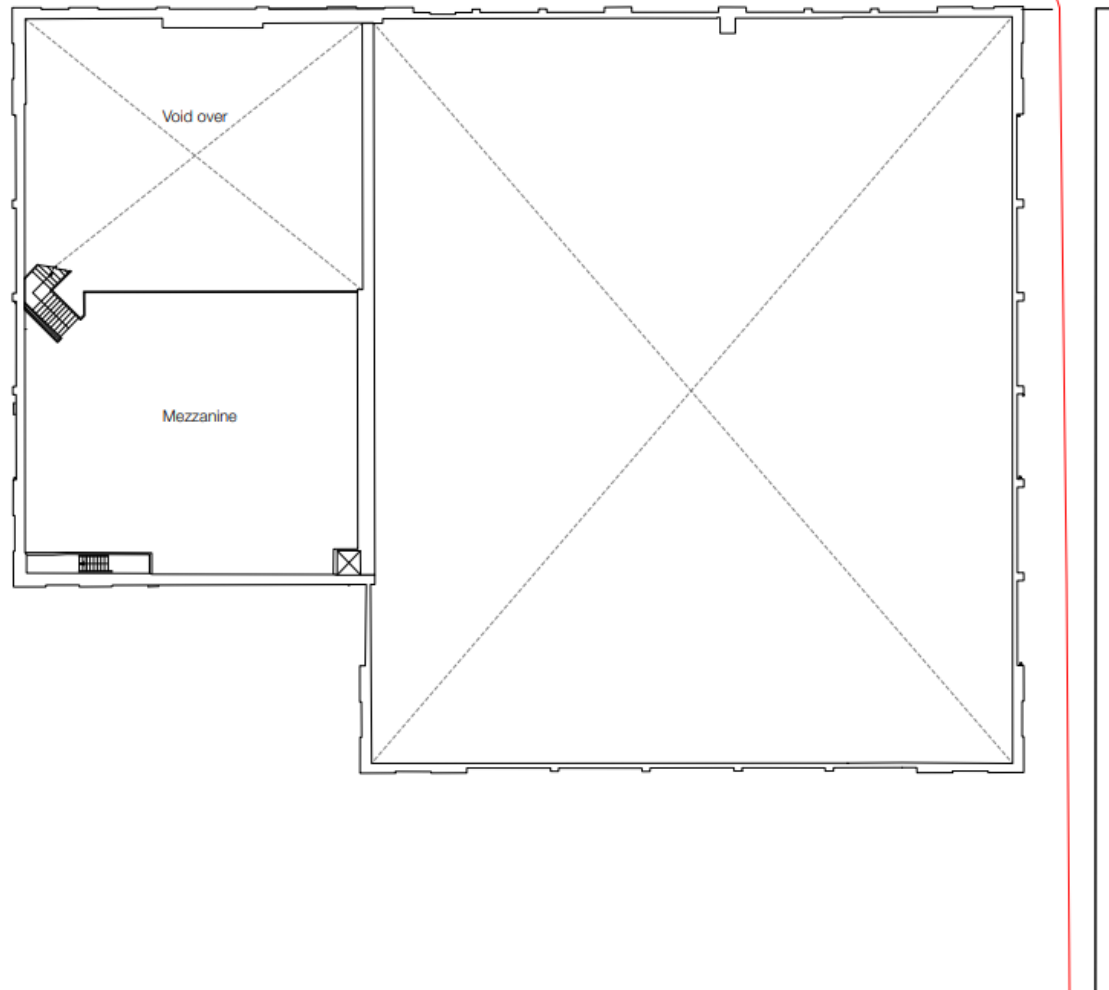
# Proposed Site Plan



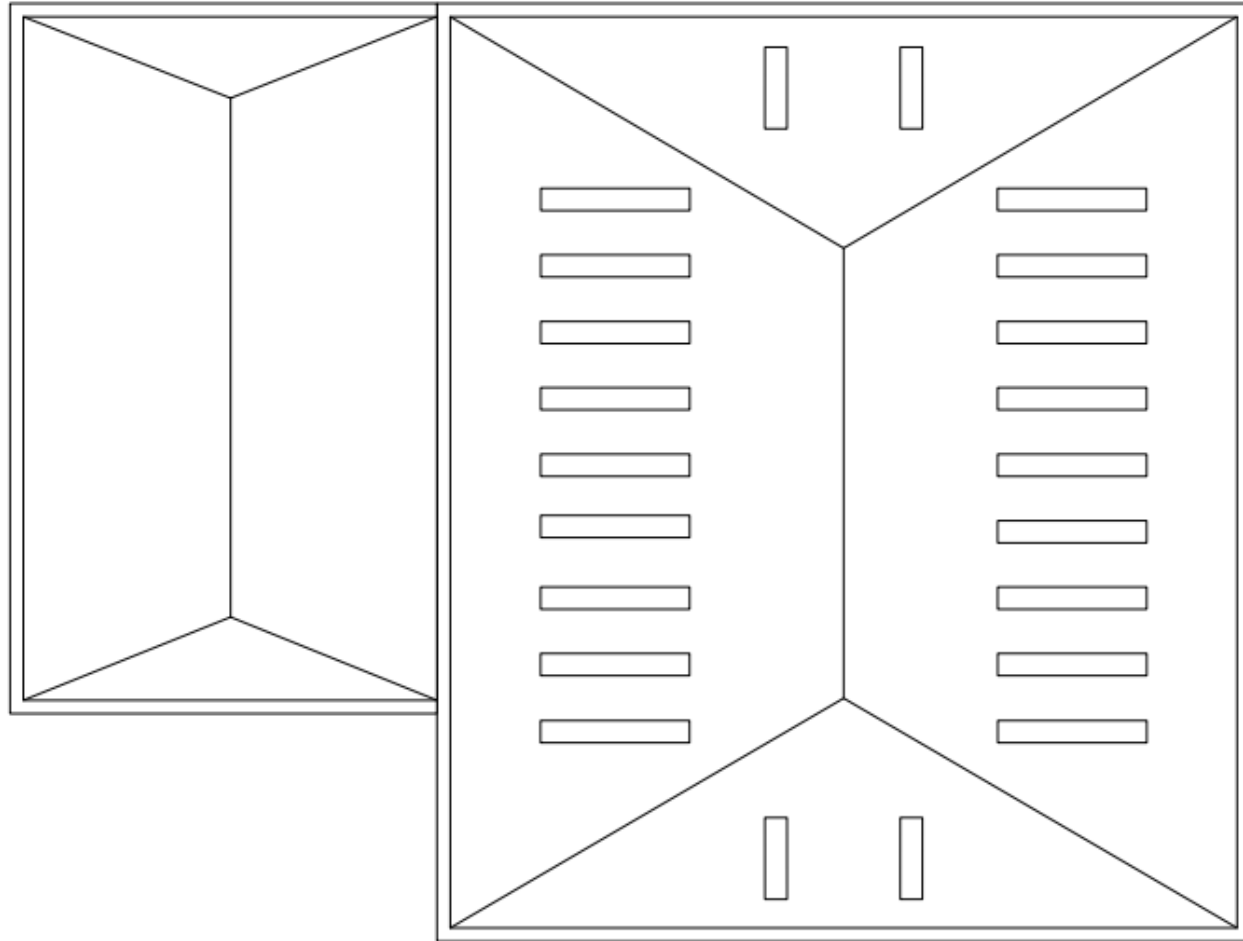
# Existing Ground Floor Plans



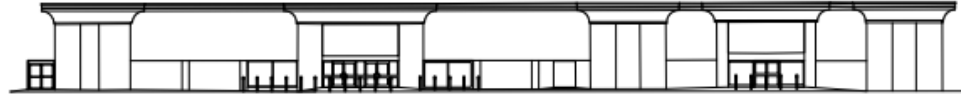
# Existing First Floor Plans



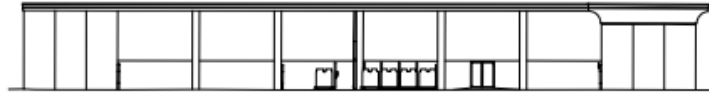
# Existing Roof Plan



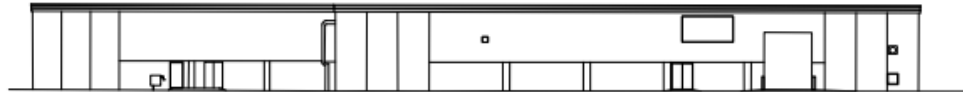
# Existing Elevations



**A** North Elevation  
Scale: 1:200



**B** East Elevation  
Scale: 1:200

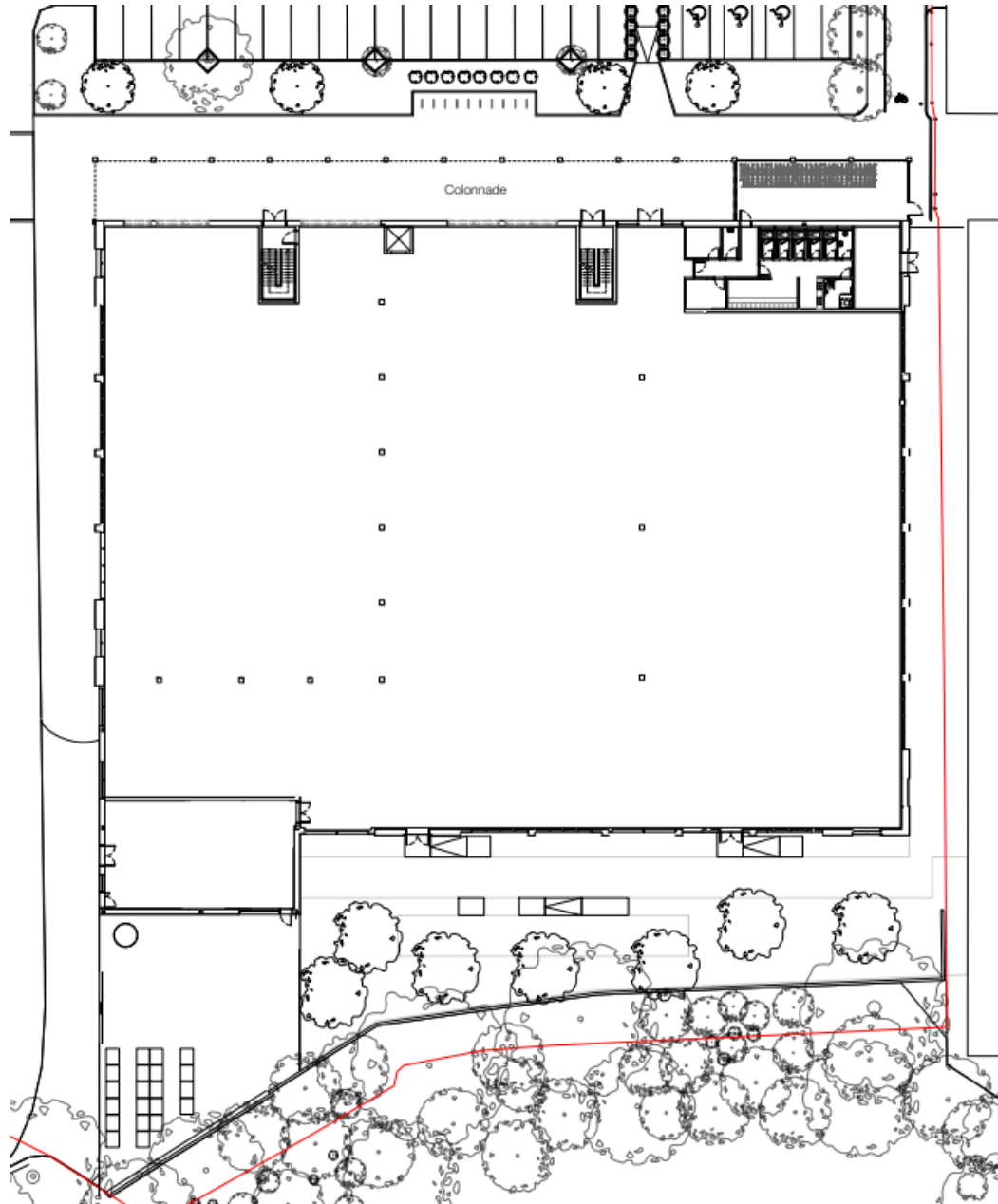


**C** South Elevation  
Scale: 1:200

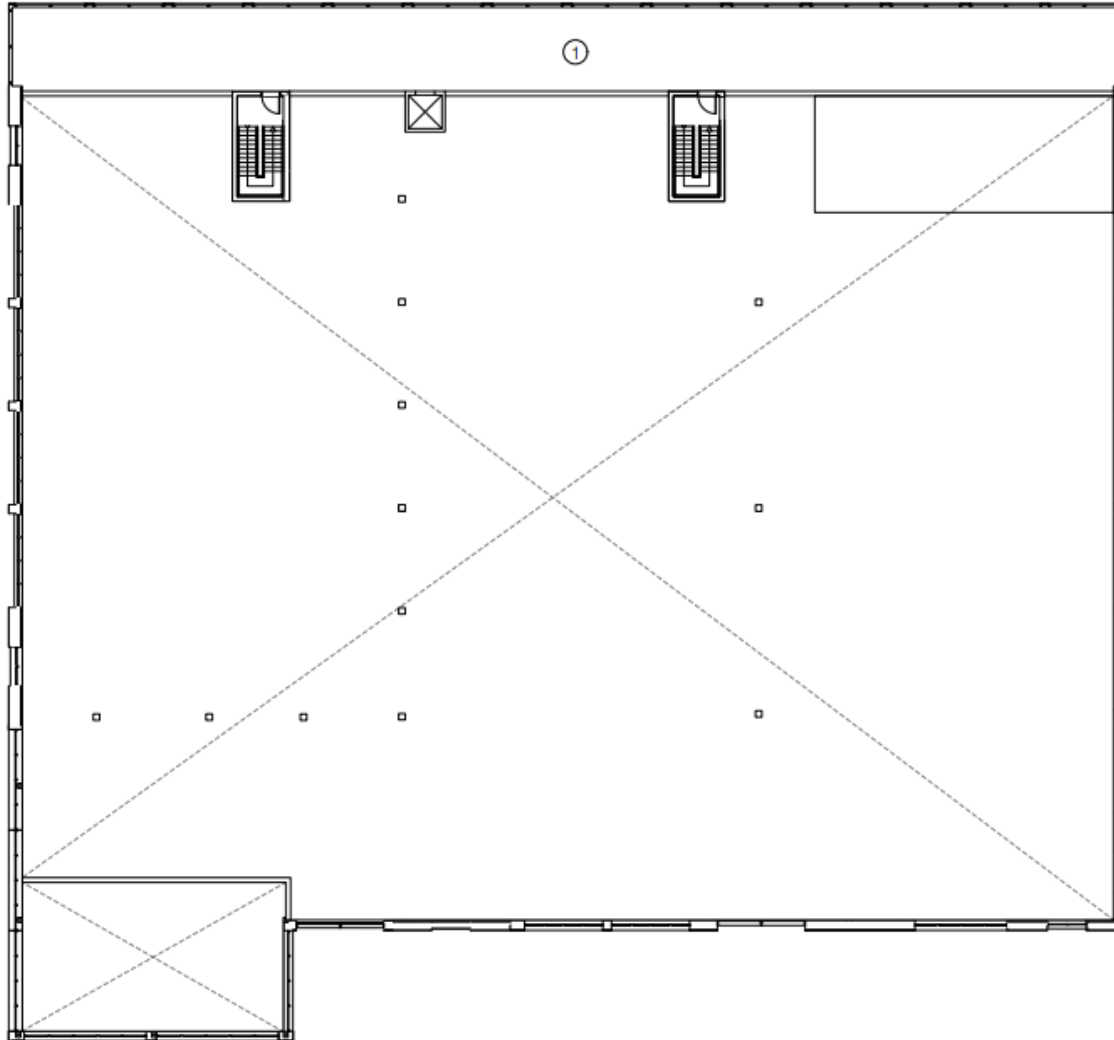


**D** West Elevation  
Scale: 1:200

# Proposed Ground Floor Plans



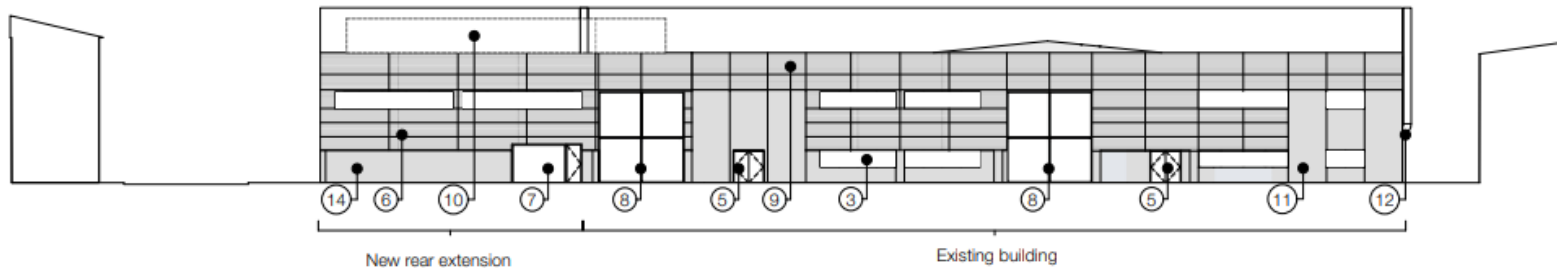
# Proposed First Floor Plans



# Proposed North and South Elevations

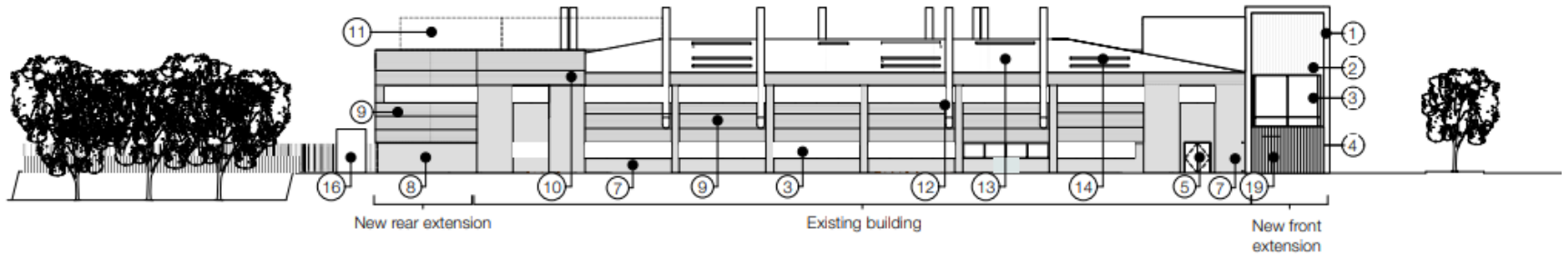


A North Elevation  
Scale: 1:200



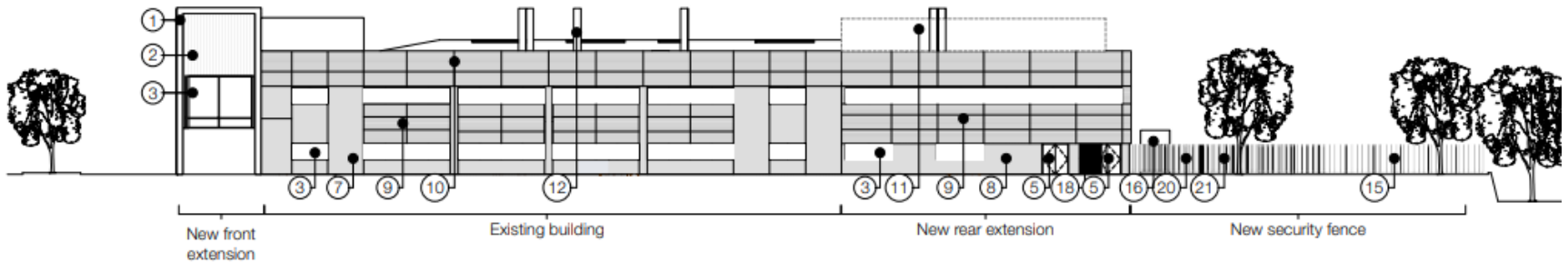
C South Elevation  
Scale: 1:200

# Proposed East and West Elevations



**B** East Elevation  
Scale: 1:200

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# Proposed Materials



1 High quality concrete finish



2 Dark grey corrugated metal



3 Grey contemporary brickwork

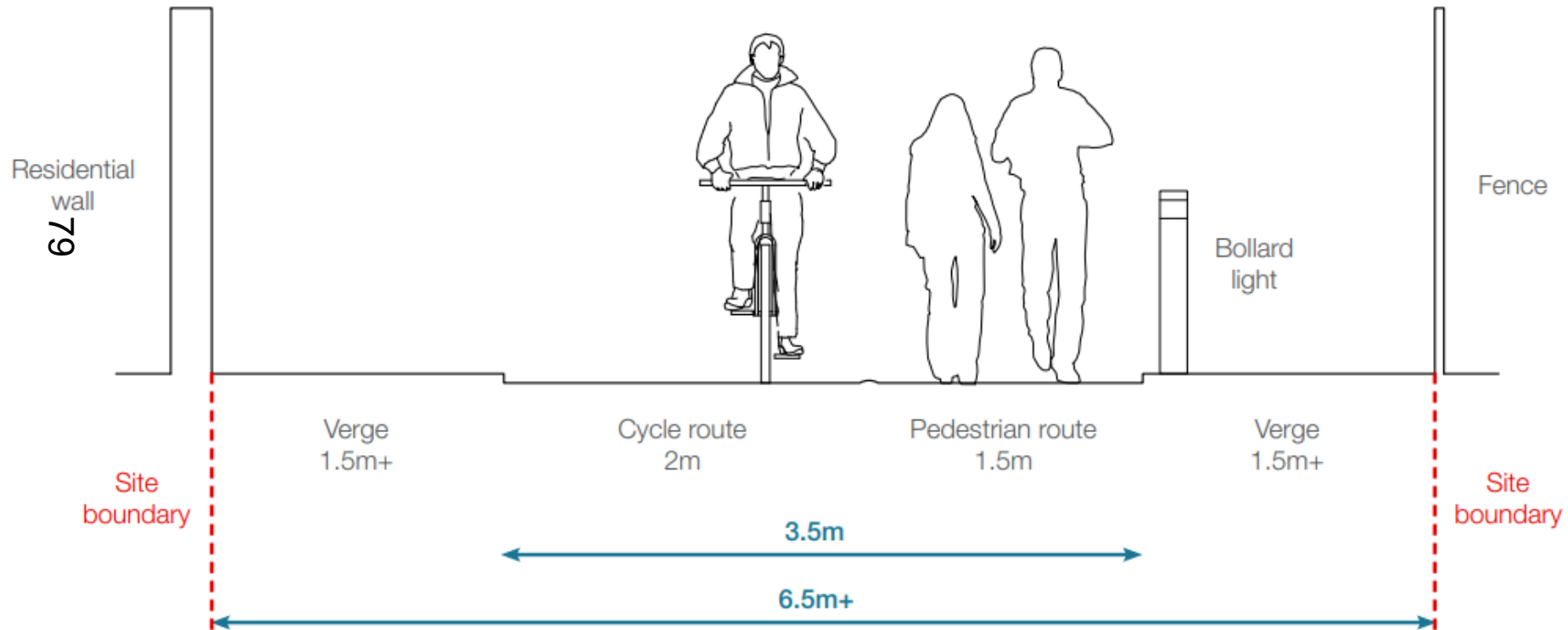


4 Black metal framed glazing

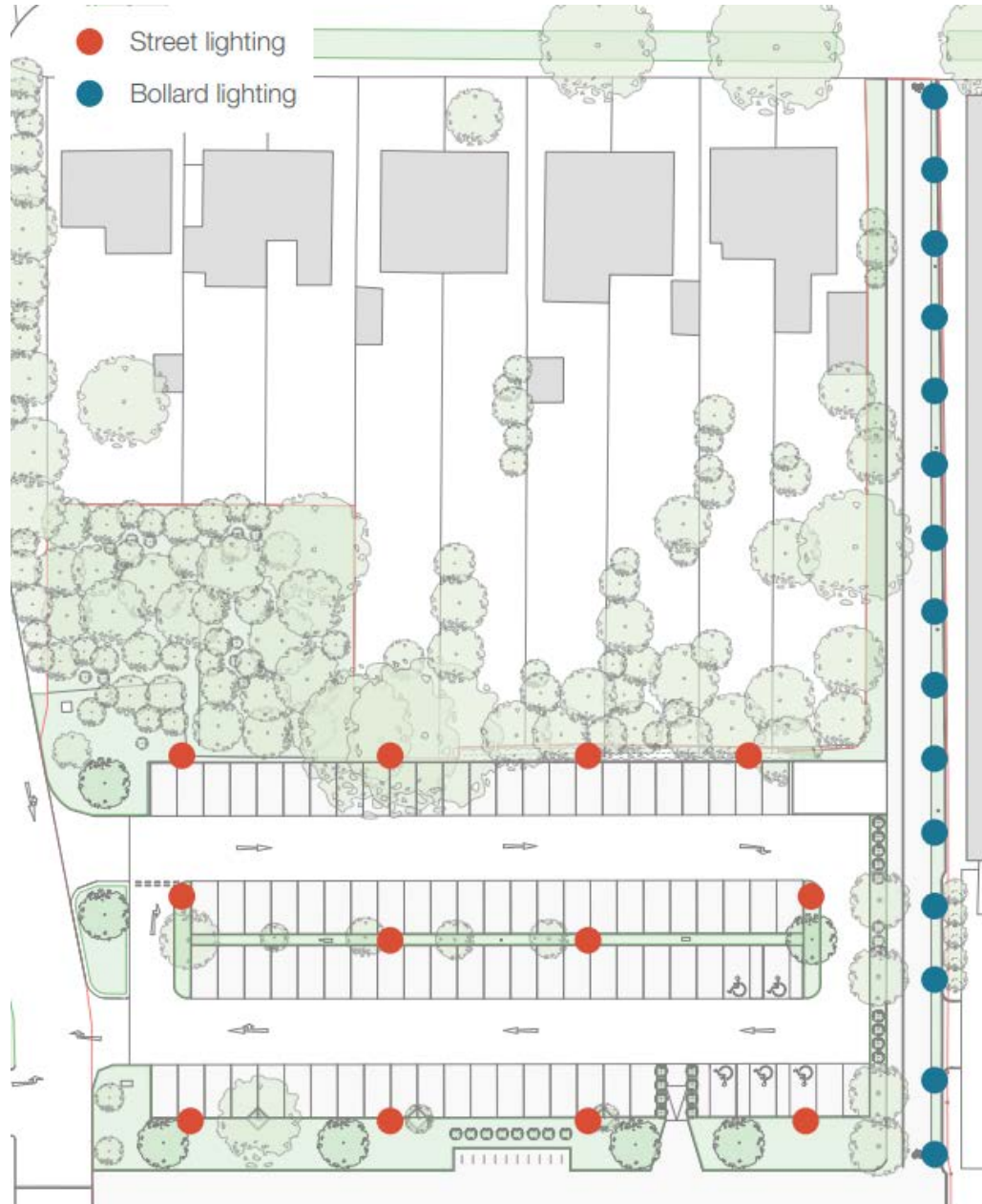
# Proposed Cycle/ Foot Path Plan



# Proposed Cycle/ Foot Path Section



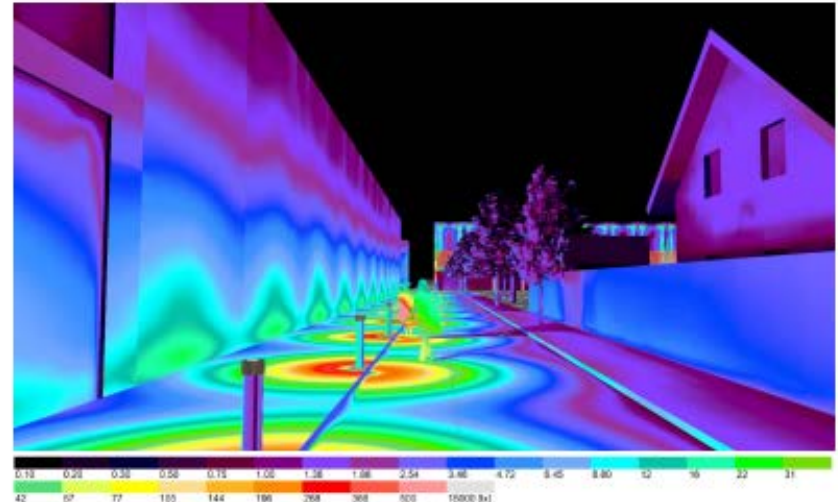
# Proposed Cycle/ Foot Path Lighting



# Proposed Cycle/ Foot Path Visuals



3D LIGHTING CALCULATION VISUAL - BOTLEY ROAD JUNCTION



FALSE COLOUR RENDER

## Illuminance Leves

Properties	E	E <sub>min</sub>	E <sub>max</sub>	g <sub>1</sub>	g <sub>2</sub>	Index
Pedestrian and Cycle path Horizontal illuminance Height: 0.000 m	11.5 lx	2.04 lx	54.5 lx	0.18	0.037	51
Pedestrian and Cycle path Semi-cylindrical illuminance Rotation: 90.0°, Height: 1.500 m	3.80 lx	1.53 lx	8.72 lx	0.40	0.18	51
Pedestrian and Cycle path Vertical illuminance Rotation: 0.0°, Height: 1.500 m	6.73 lx	2.66 lx	18.5 lx	0.40	0.14	51

## Light Spill -199 Botley Rd

Properties	E	E <sub>min</sub>	E <sub>max</sub>	g <sub>1</sub>	g <sub>2</sub>	Index
199 Facade Light Spill Perpendicular illuminance (adaptive) Height: 3.394 m	0.85 lx	0.063 lx	1.44 lx	0.074	0.044	52



# Proposed Front Visual



# Proposed Side Visual

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