

# Planning - Oxford City Planning Committee

On **Wednesday 23 March 2022** At **6.00 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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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](https://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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# Oxford City Planning Committee Presentation

**Reference: 20/01277/FUL**

**Site Address: Land at Jericho  
Canalside, Jericho**

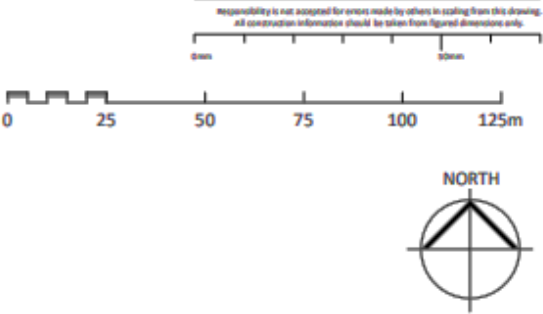
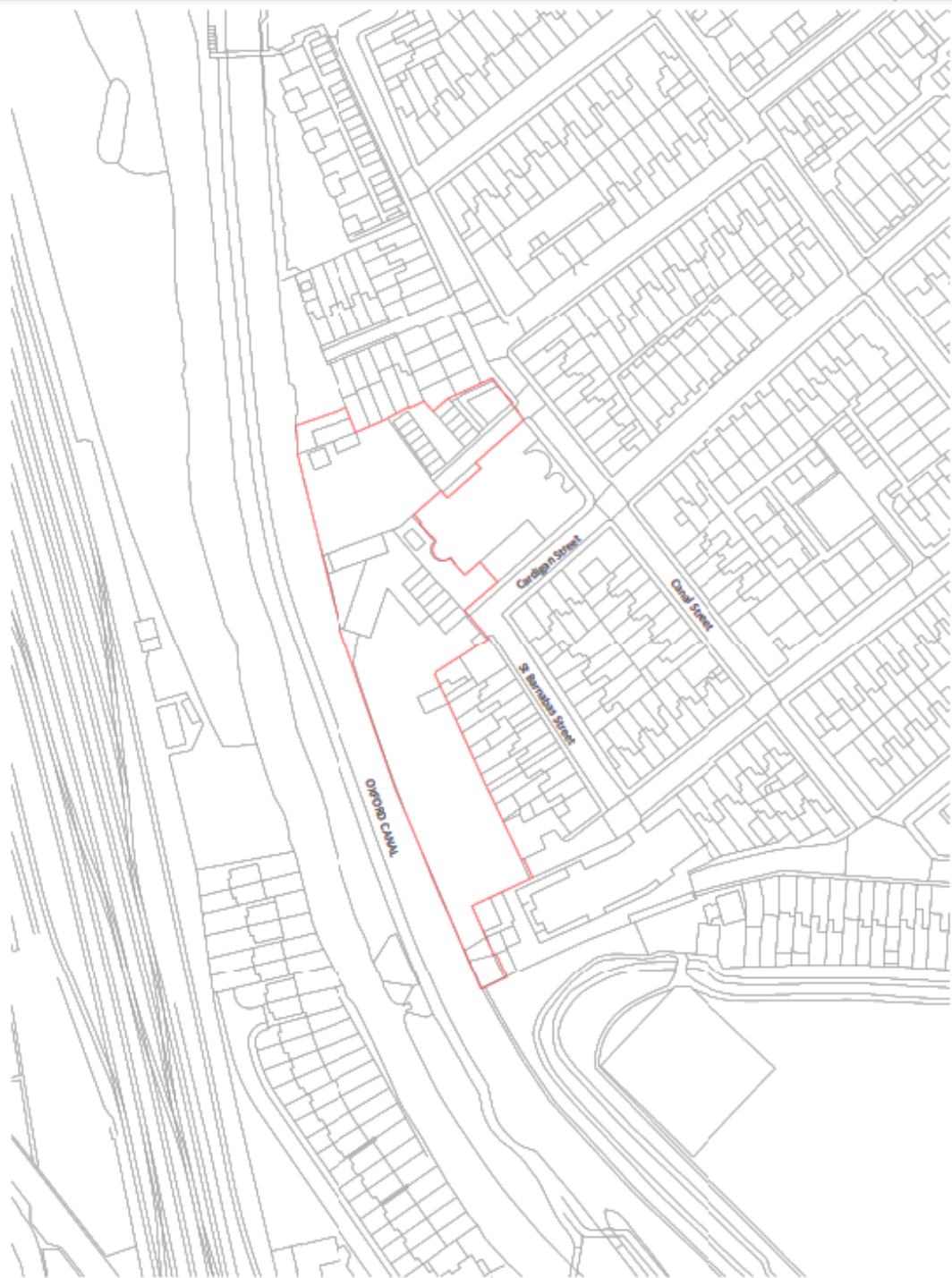
**Proposed Plans**

[www.oxford.gov.uk](http://www.oxford.gov.uk)



Site Plan

4



PL	PSA	20/10/21	33A Canal Street outlined from application
PL	PSA	09/05/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURRENT			
The Jericho Wharf Regeneration			REVIEWED BY: RS
Company Ltd & Cornerstone Land Ltd			CHECKED BY: JLo
			ORIGINATOR NO: 150905

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PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Site Location Plan

SUITABILITY (STATUS)		SCALE
S1 : SUITABLE FOR CO-ORDINATION		1 : 1250 @ A3
PROJECT   ORIGINATOR   OWNER   USER   TYPE   NO.   CLASS   NUMBER		REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-00.01		PS4

Site Location Plan  
1 : 1250



PL	P14	20/03/20	154 Canal Street omitted from application	
PL	P16	20/03/20	General design amendments following comments. Creation of bridge and winding hole	
PL	P18	08/04/20	PLANNING APPLICATION	
	<b>DATE</b>	<b>REV</b>	<b>LOG</b>	<b>DESCRIPTION</b>
				REVIEWED BY
				REVIEWED BY
				CHECKED BY
				CHECKED BY
				ORIGINATOR/NO
				2/20/20

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Project  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

## Block Plan

Sustainability Status		Scale
PL : PLANNING		1 : 500 @ A1
Project / Organisation / Zone / Area / Type / Scale / Class / Number		Revision
150905-STL-ALL-22-DW-A-22-00-02		P54

Proposed 3D model of the development



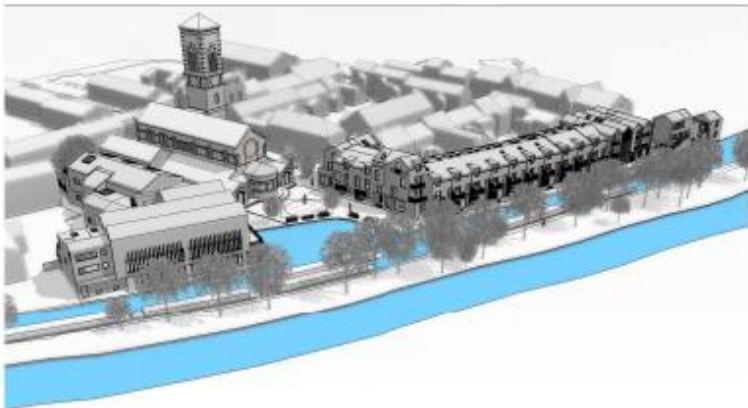
3D View\_North West



3D View\_North East



3D View\_South East



3D View\_South West

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

PL	PL	30/10/21	33a Canal Street outlined from application
PL	PL	17/01/22	Amendment to view - bridge removed
PL	PL	03/03/22	Boundary build-out updated. Chain and bulky barrier added following comments
PL	PL	23/03/22	General design amendments following comments. Omission of bridge and widening hole
PL	PL	09/04/22	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CLIENT			
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd			REVIEWED BY RS
			CHECKED BY JLO
			ORIGINATOR NO 150905

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PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE Planning Visualisations	
SUSTAINABILITY STATUS PL : PLANNING	SCALE @ A3
PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   NO.   CLASS   NUMBER 150905-STL-ALL-ZZ-DR-A-ZZ-06.02	REVISION PS4

Proposed CGI visualisation

7



PL

PRG

28/02/23

General design amendments following comments, Discussion of bridge and winding hole.

PL

PRG

28/02/23

PLANNING APPLICATION

STATUS	REV	DATE	DESCRIPTION
CURRENT			
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd			REVIEWED BY RS
			CHECKED BY JLo
			ORIGINATOR NO 150905

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PROJECT

Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

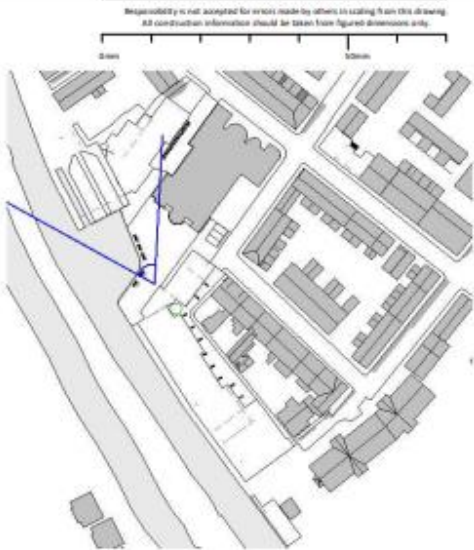
DRAWING TITLE

Canalside Visualisation

MATERIALITY STATUS		SCALE
PL : PLANNING		As indicated @ A3
PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   NO21   CLASH   NUMBER		REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-V0.01		P46



Proposed CGI visualisation



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All construction information should be taken from figured dimensions only.

PL	POI	DATE/01	Notified build route updated. Chain and kerb barrier added following comments
PL	POI	DATE/01	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURRENT			
REVISION BY			OG
CHECKED BY			JLO
ORIGINATOR NO			150905

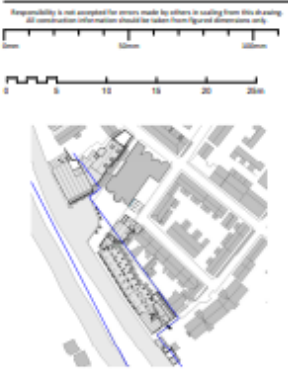
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PROJECT  
Jericho Canalside, Oxford  
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DRAWING TITLE  
**Piazza Visualisation**

SUSTAINABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A3
PROJECT / ORIGINATOR / ZONE / LEVEL / TYPE / ROLE / CLASS / NUMBER	REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-V0.02	P47

Proposed elevations I - Canal frontage and rear / side elevations

6



Street Elevation\_Canal  
1:100



Y\_Elevation\_R\_S (Rear)  
1:100

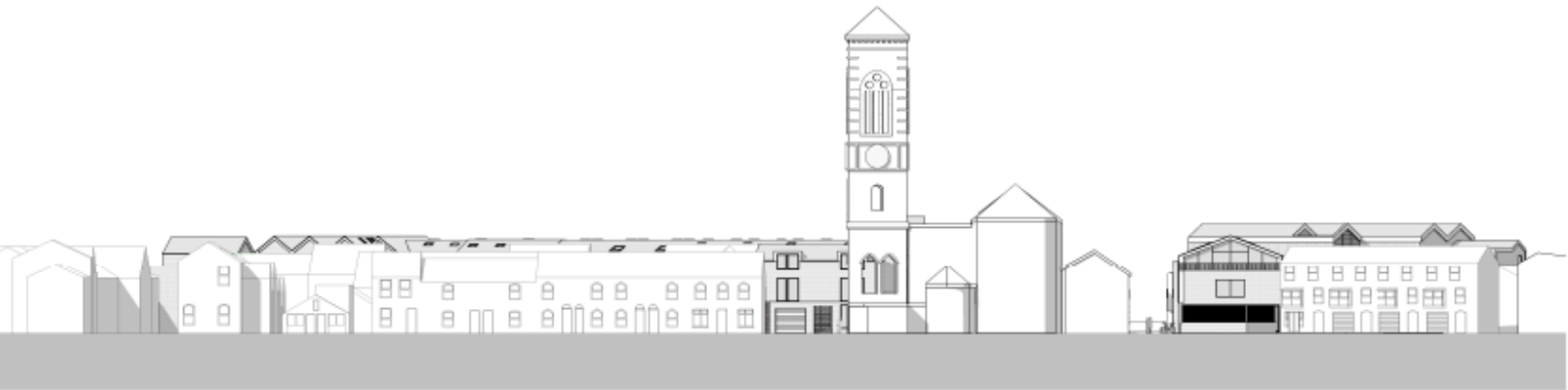
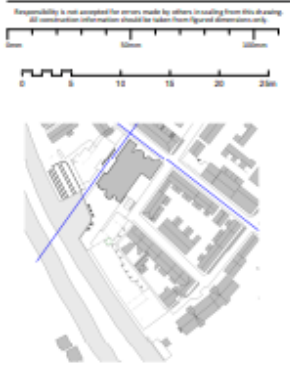
PL	P18	06/03/22	Planning Update
SL	P18	06/03/22	CAD to PDF
PL	P18	22/02/22	General design amendments following comments. Division of bridge and existing hole.
PL	P18	06/03/22	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
DATE			REVISED BY
			RS
			CHECKED BY
			JA
			ORGANISATION
			STRIDE

CONSULTANT  
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PROJECT  
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ISSUANCE TITLE  
Proposed Elevations I

STATUS	SCALE
PL: PLANNING	As indicated
	@ A1
PROJECT   ORGANISATION   DATE   REV   FILE   SCALE   NUMBER	REVISION
150905-STL-ALL-22-DH-A-22-02-51	P58

Proposed elevations II



St Barnabas & Canals Street

St Barnabas & Canals Street



Boatyard and Community Centre Building

Boatyard and Community Centre Building

PL P50 01/04/22 Layout alterations to Ground Floor or Boatyard and CC with minor structural amendments.

PL P46 20/02/22 General design amendments following comments. Division of bridge and window hole.

PL P50 01/04/22 PLANNING APPLICATION

REV	DATE	DESCRIPTION
1	01/04/22	PLANNING APPLICATION

CLIENT: The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

ORIGINATOR NO: 2187951

CONSULTANT: STRIDE TREGLOWN

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PROJECT: Jericho Canalside, Oxford

33A Canal St, Oxford OX2 6BQ

DRAWING TITLE: Proposed Elevations II

SUSTAINABILITY STATUS		SCALE
PL : PLANNING		As indicated
		@ A1

PROJECT	ORIGINATOR	DATE	TYPE	NO.	SCALE	NUMBER	REVISION
150905-STL-ALL-22-D8-A-22-02-52							P50

Proposed Elevations III



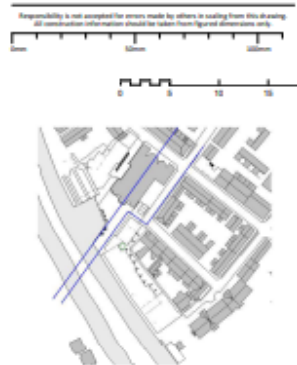
T\_Section\_Piazza  
A-100

New residential to south side of Piazza and fronting canal



T\_Street Elevation\_Piazza  
A-100

No.33 Canal Street and new residential to Piazza and fronting canal



PL P46 2020/01 General design amendments following comments.  
PL P46 2020/01 PLANNING APPLICATION  
The Jericho Wharf Regeneration  
Company Ltd & Cornerstone  
Land Ltd

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33A Canal St, Oxford OX2 6BQ

PROPOSED ELEVATIONS III

PL : PLANNING		As indicated @ A1
150905-STL-ALL-ZZ-D0-A-ZZ-02-53		P46

Proposed elevations III



Y\_Elevation\_St Barnabas Street  
1:250

St Barnabas Street



Y\_Elevation\_A\_N (Rear Boatyard)  
1:250

Community centre/ boatyard rear elevation



Elevation\_D\_N (Apartment)  
1:250

Community centre/ boatyard front elevation



Section\_D\_WW (Detached House)  
1:250

Detached house - section



Responsibility is not accepted for errors made by others in reading from this drawing.  
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PL	P18	06/10/22	Parking Update
PL	P18	20/10/22	15m Canal Street omitted from application
PL	P18	02/11/22	Layout alterations to Ground Floor on Boatyard and CC with minor structural amendments
PL	P46	20/10/22	General design amendments following comments
PL	P18	11/06/20	Consolidation of bridge and winding footpath
PL	P18	06/10/20	Additional Drawings
PL	P18	06/10/20	PLANNING APPLICATION

DATE	REV	DESCRIPTION	DESIGNED BY
			RS
			CHECKED BY
			DL
			CONTRACTOR NO
			51878815

CONTRACTOR  
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DRAWING TITLE  
Proposed Elevations IIII

DATE	SCALE
PL : PLANNING	As indicated
	@ A1
PROJECT : 150905-STL-ALL-22-D8-A-22-02-54	REVISION
	P58



Proposed Site wide sections - through community centre/ boatyard



V\_Section\_A\_XW (Community Centre)  
1:100



V\_Section\_NW\_Church and Phase B  
1:100

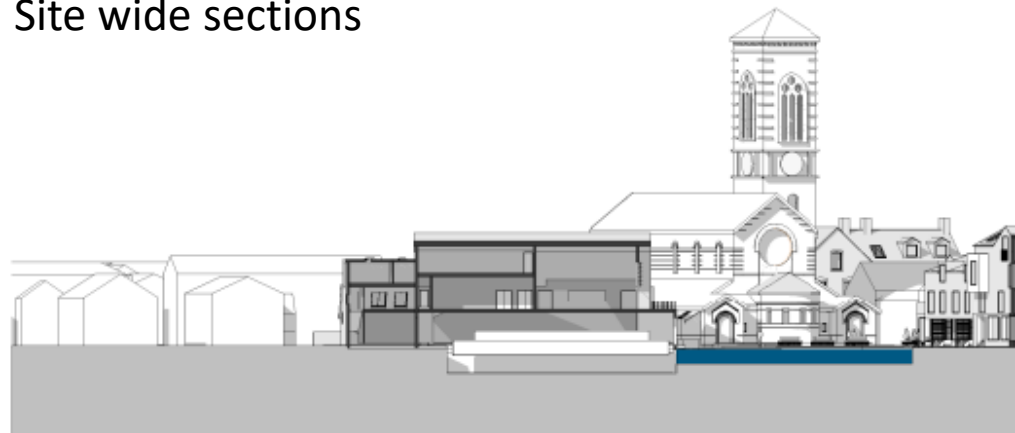
PL P46 20/02/2021 General design amendments following comments.  
PL P10 06/02/2021 Decision of bridge and winding hole.  
PL P10 06/02/2021 PLANNING APPLICATION  
DATE REV. REVISION  
The Jericho Wharf Regeneration  
Company Ltd & Cornerstone  
Land Ltd  
CHECKED BY  
JLD  
ORIGINATOR AND  
JLD  
13/02/2021

CONTRACTOR  
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Drawing Title  
Proposed Sections

DATE/REVISION STATUS	SCALE
PL : PLANNING	As indicated
150905-STL-ALL-22-DH-A-22-03.01	@ A1
	REVISION
	P46

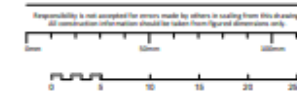
## 14



V\_section\_A\_NK (Buatyard)  
4/2/20

Section C\_200 (Townhouse)  
4-200Elevation\_R\_5 (Mean)  
4.246

Section\_B\_B (Townhouse Section)  
4 - 248



PL	FAB	20/01/01	General design amendments following comments.
PL	FAB	11/06/00	General of bridge and winning hole.
PL	FAB	09/03/00	Additional Drawing.
PL	FAB	09/03/00	PAVING APPLICATION

STATUS	REV	DATE	DESCRIPTION
CONFIRM			REVISED
The Jericho Wharf Regeneration			
Company Ltd & Cornerstone			
Land Ltd			
			CHECKED
			DATE
			ORIGINATOR
			DATE

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## Proposed Sections

SUSTAINABILITY STATUS <b>PL : PLANNING</b>	As indicated @ A
Project ID : 150905-5TL-ALL-22-D8-A-22-03.02	P4

## 15



N	P16	20/03/05	Via Canal Street contacted from application	
N	P16	20/03/05	Controlled design amendments/relating comments	
N	P16	09/04/05	Director of design and planning issue	
N	P16	09/04/05	Director of design and planning issue	
Finalist	Ref:	0.00	0.00/0.00/0.00	
Cost:				0.00

**The Jericho Wharf Regeneration  
Company Ltd & Cornerstone  
Land Ltd**

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Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

## Proposed Sections

SUBMITTER STATUS PL: PLANNING	SOCIAL As indicated @ A1
PROJECT : 150905-STL-ALL-ZZ-08-A-ZZ-03.01	WORKBOOK P54



## 17



Sl	Part	2012/13	General charge amendments/following comments
Sl <td>Part <td>2011/12 <td>First issue</td> </td></td>	Part <td>2011/12 <td>First issue</td> </td>	2011/12 <td>First issue</td>	First issue
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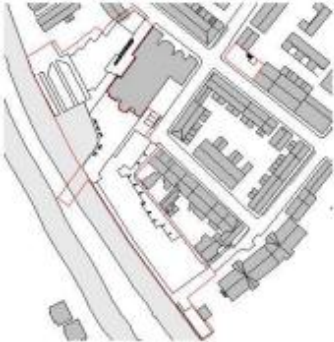
Community Centre - West Elevation





Detailing of proposed community centre/ boatyard building

18



PL	PKB	23/02/21	General design amendments following comments, Division of bridge and winding hole
PL	PKB	09/03/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
REVISIONS			
CLIENT			REVISION BY
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd			RS
			CHECKED BY
			DA
ORIGINATOR NO			150905

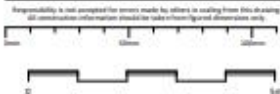
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PROJECT  
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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Detail Elevation - Community Centre

SUSTAINABILITY STATUS		SCALE
PL : PLANNING		As indicated
		@ A3
PROJECT   ORIGINATOR   JOB NO   LEVEL   TYPE   ROLE   CLASS   NUMBER	REVISION	
150905-STL-ALL-ZZ-DR-A-ZZ-V2.02		P46

Detailing of proposed Residential

19



PIB - Elevation - C-W (Canal side)  
1:50



PL	P46	22/05/22	General design information & following comments:
PL	P46	22/05/22	Division of bridge and walking path.
LOCATION	REV	DATE	DESCRIPTION
CLIENT			REVISED BY
The Jericho Wharf Regeneration			WS
Company Ltd & Cornerstone			CHECKED BY
Land Ltd			DS
			DESIGNED BY
			22/05/22

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PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Detail Elevation - Townhouses

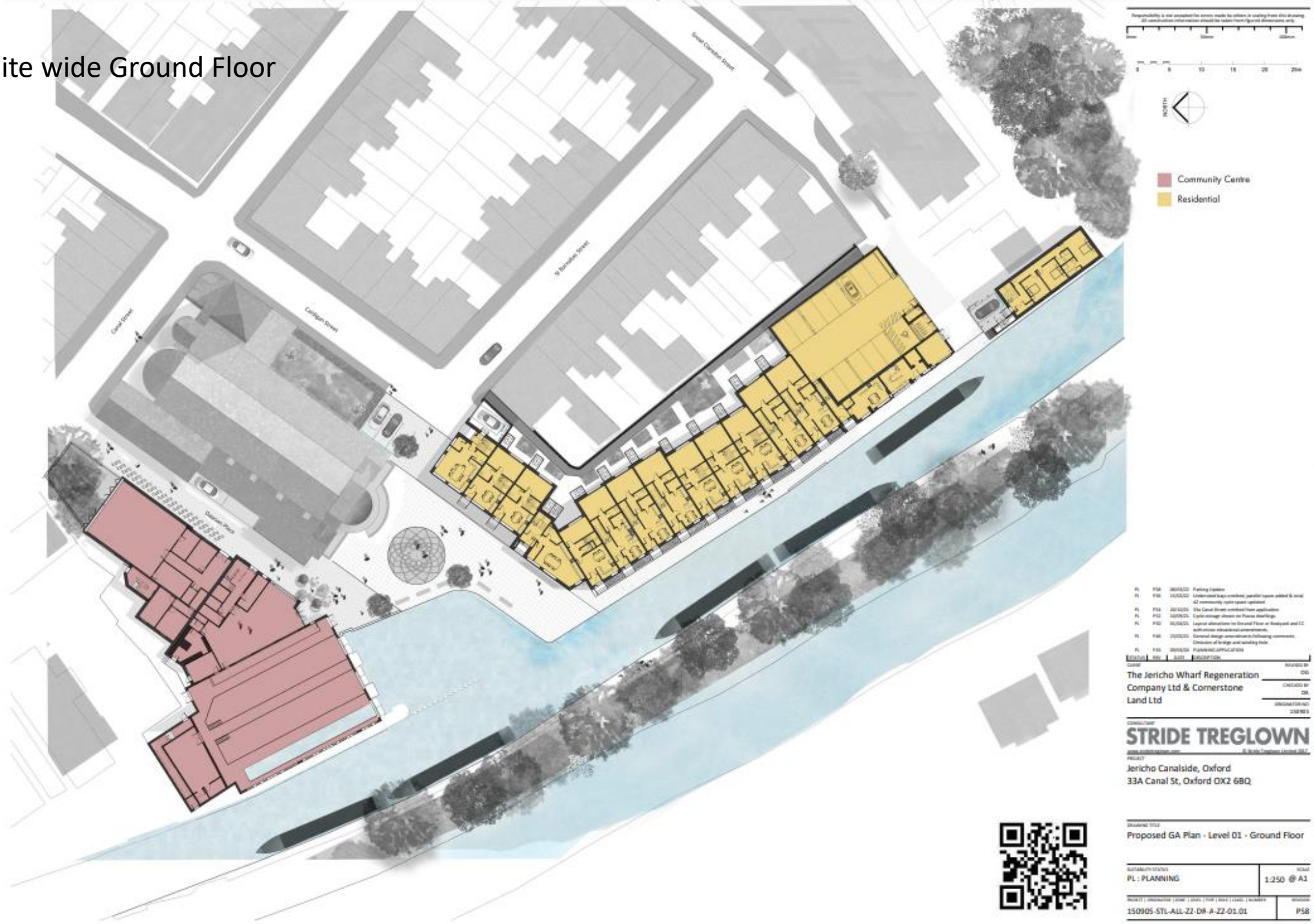
DATE/REVISION STATUS	SCALE
PL: PLANNING	1:50 @ A1

PROJECT : 150905-STL-ALL-Z2-D8-A-Z2-V2.01	REVISION
	P46



Proposed Site wide Ground Floor

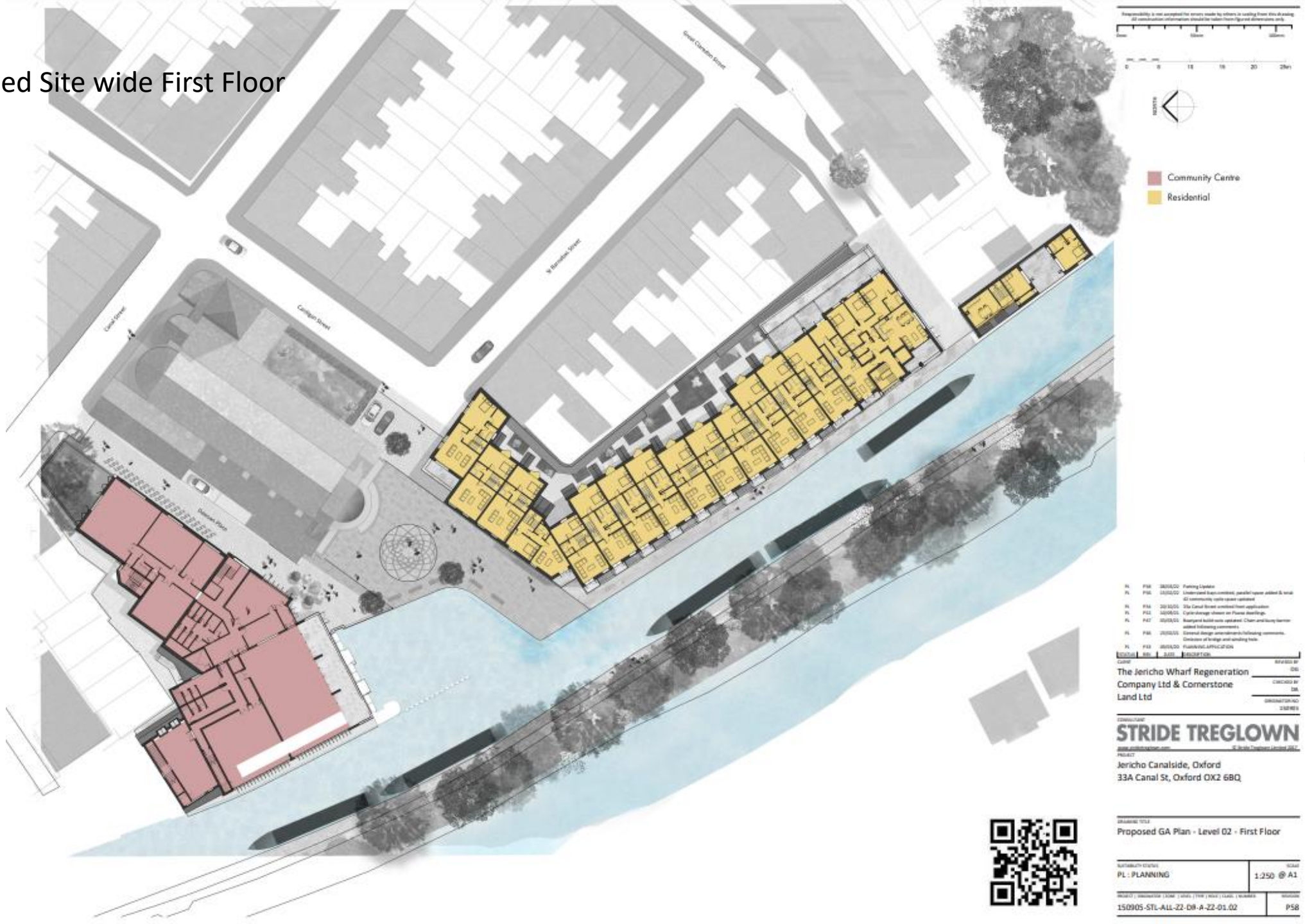
20





# Proposed Site wide First Floor

21





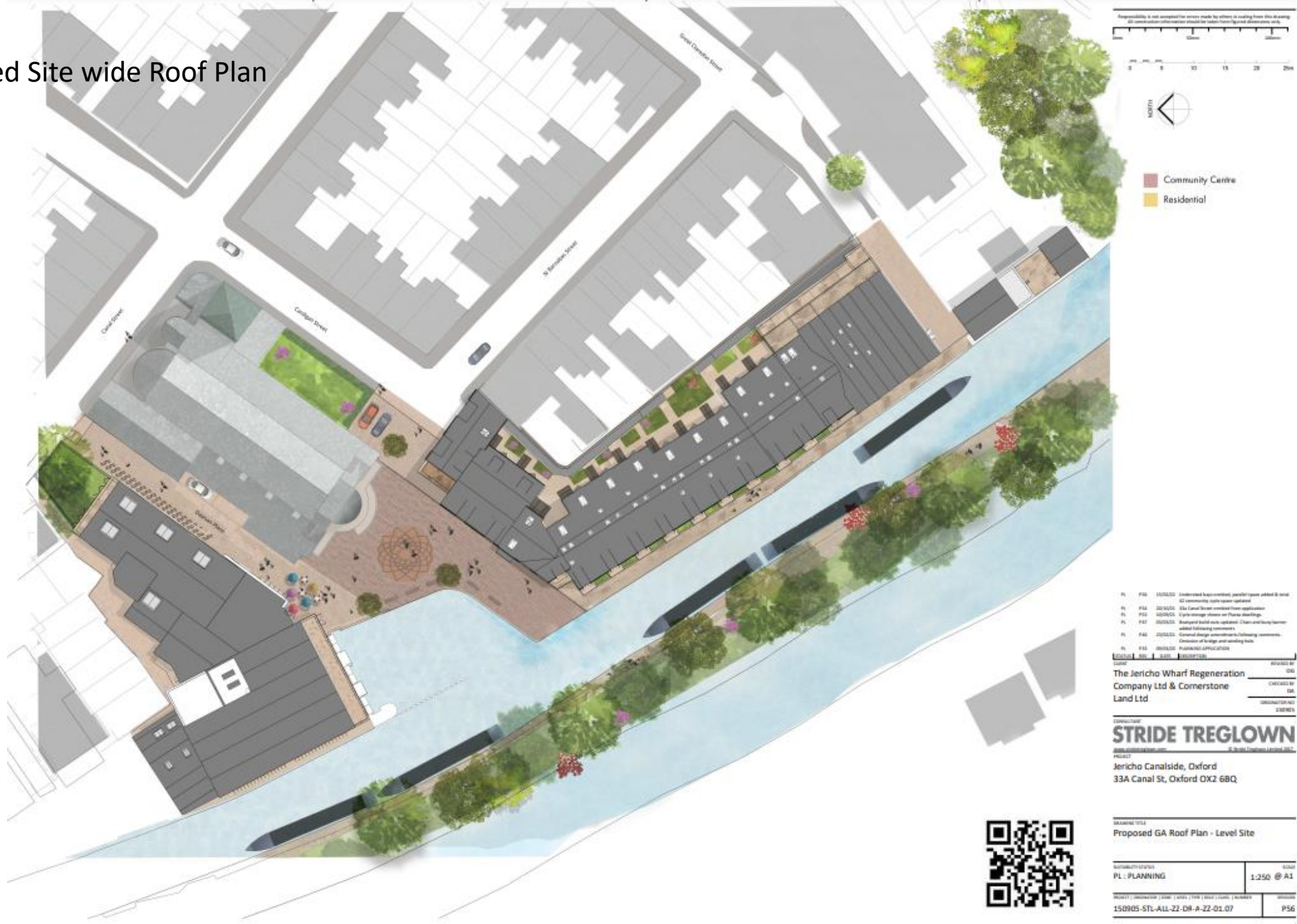
## 22







## 24



## 25





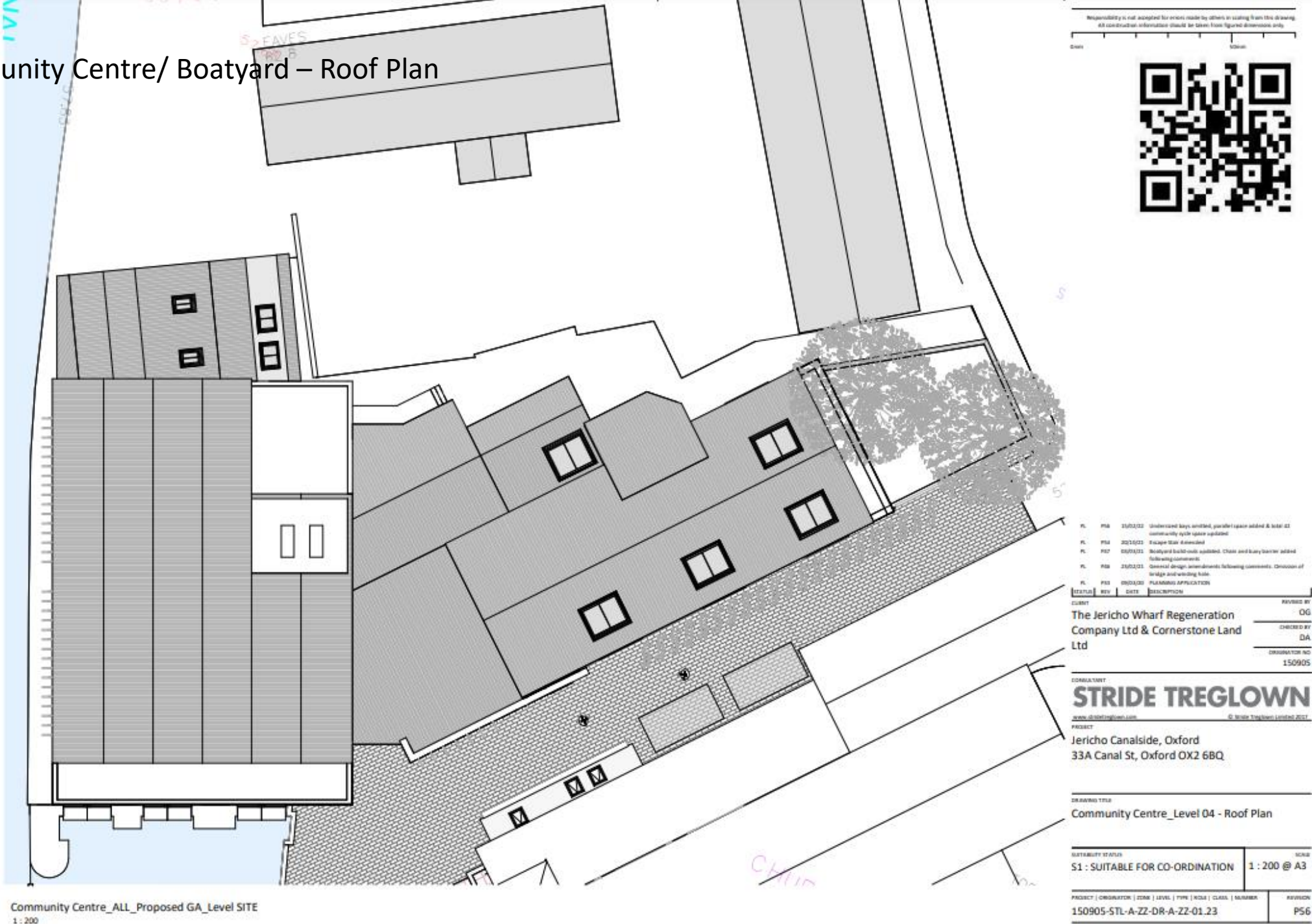






Community Centre/ Boatyard – Roof Plan

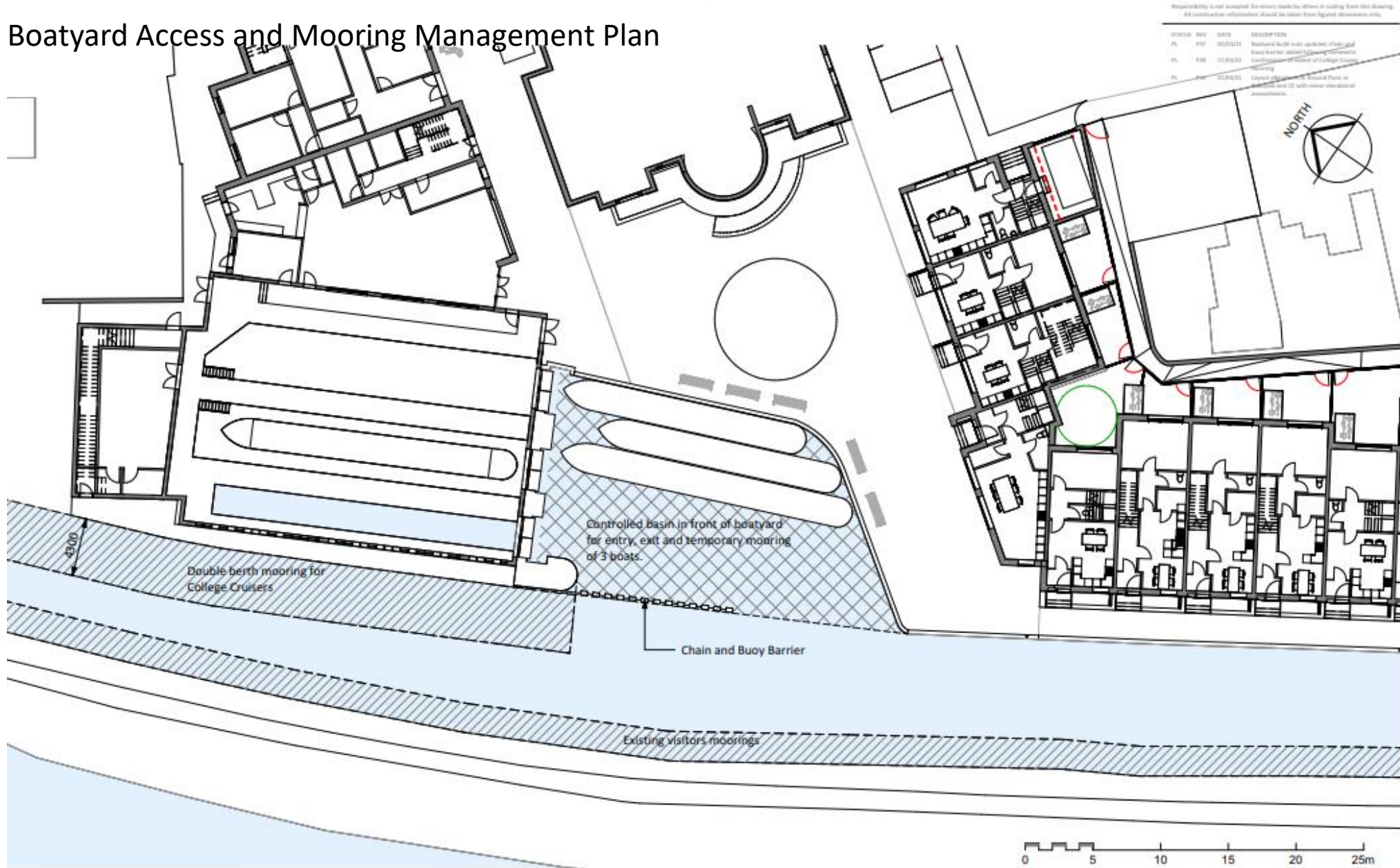
28





# Proposed Boatyard Access and Mooring Management Plan

29



TITLE: Boatyard Access and Mooring Management  
PROJECT: Jericho Canalide, Oxford  
CLIENT: The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd

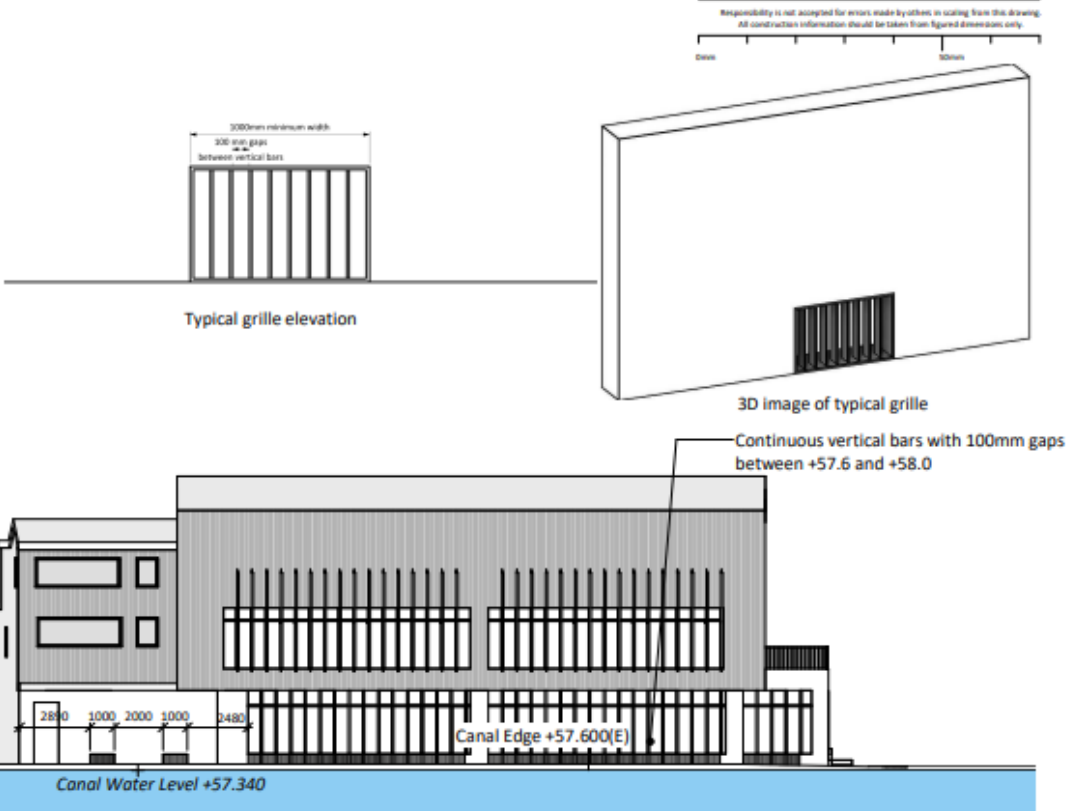
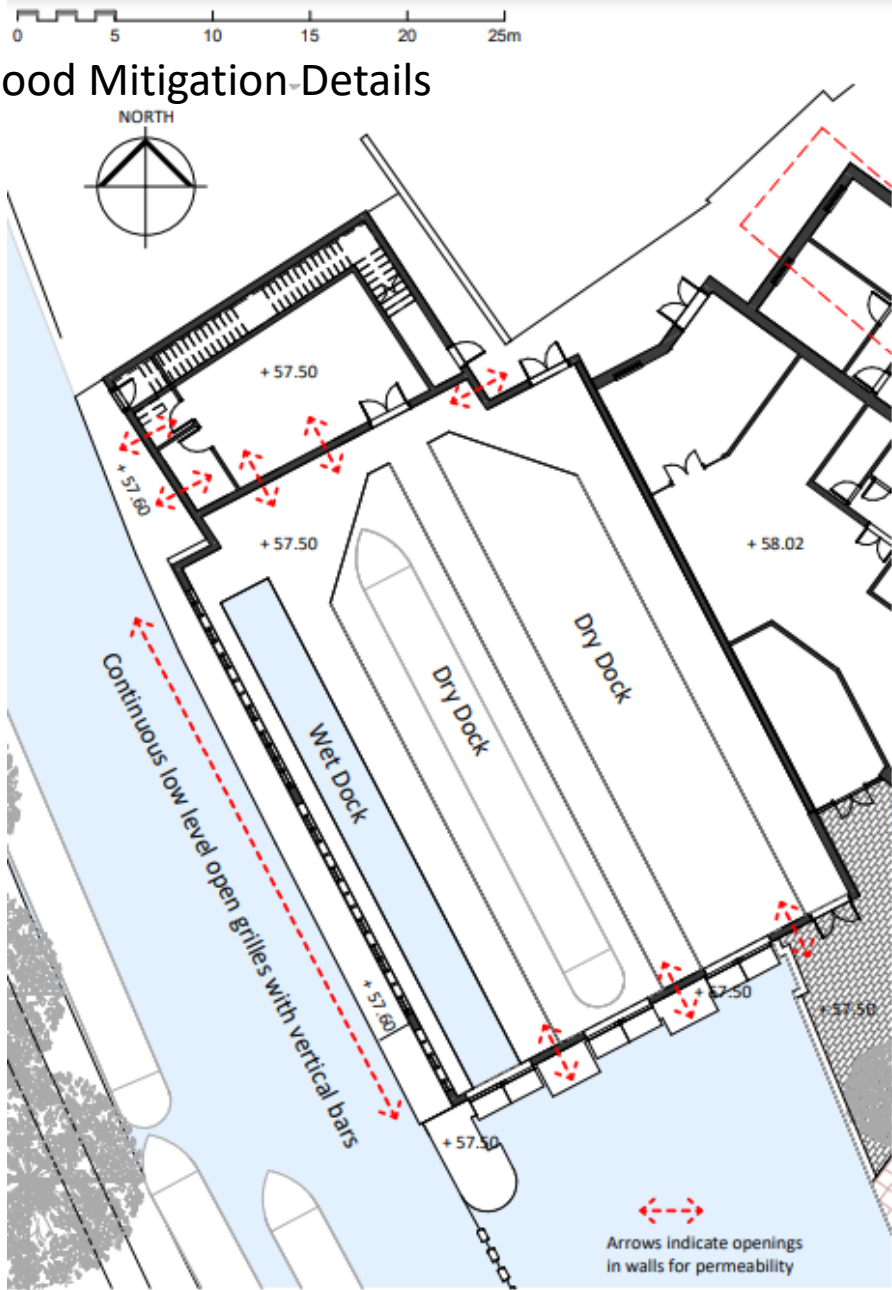
REVISED BY: OG  
CHECKED BY: DA  
ORIGINATOR NO: 150905

SUITABILITY STATUS: 02 : Suitable for information  
DRAWING USAGE:  
SCALE: 1 : 250@A3

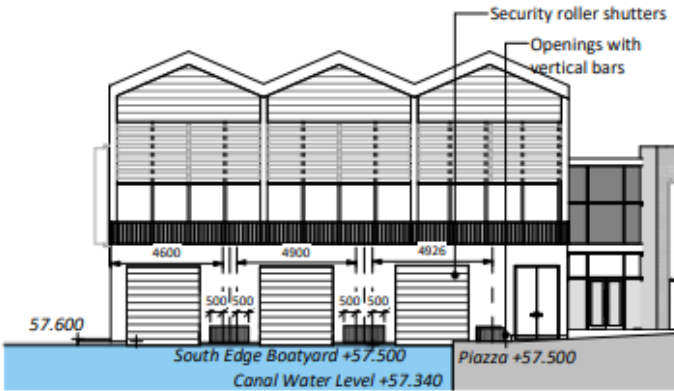
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER  
150905-STL-09.04  
STATUS, REVISION: PL\_P50

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Boatyard Flood Mitigation-Details



West Elevation - Facing Canal  
1 : 200



PL	P07	05/12/21	Boatyard build-out updated. Chain and buoy barrier added following comments.
PL	P08	23/12/21	General design amendments following comments. Division of bridge and winding hole.
PL	P09	11/01/22	Revised permeability strategy.
STATUS	REV	DATE	DESCRIPTION
CLIENT	The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd		
DESIGNED BY	da		
CHECKED BY	da		
ORIGINATOR NO	150905		

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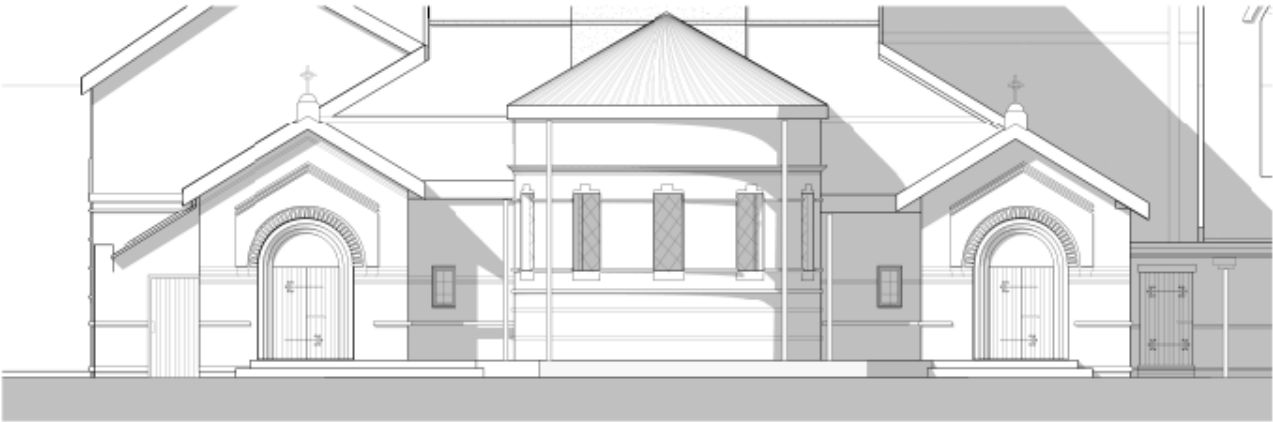
PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Boatyard Flood Mitigation

SUITABILITY STATUS S1 : SUITABLE FOR CO-ORDINATION	SCALE 1 : 200 @ A3
PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   CLASS   NUMBER 150905-STL-01.30	REVISION P47

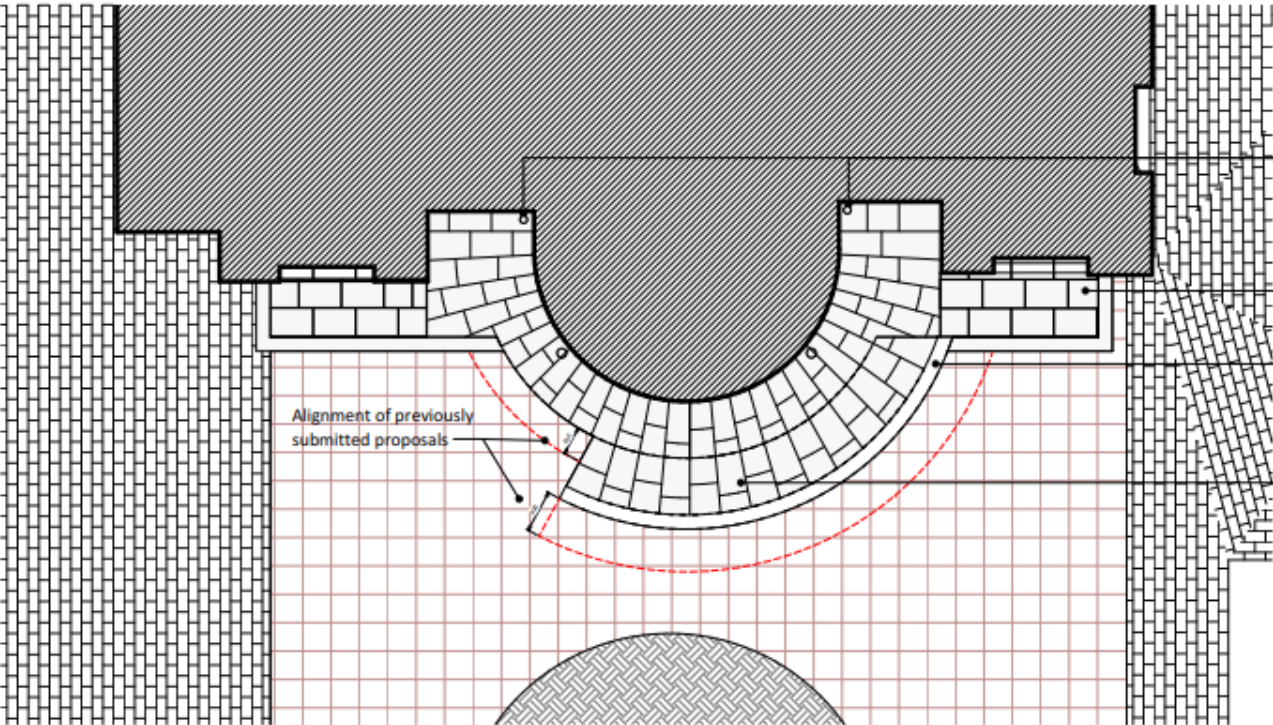


Detailed plan and elevation of the ramp to St Barnabas Church



01\_Proposed Heritage Lower Elevation  
1:50

Responsibility is not accepted for errors made by others in reading from this drawing.  
All construction information should be taken from signed dimensions only.



Existing downpipes adjusted to fit with new extended gully

Yorkstone paving at random sizes up to 600mm x 900mm

Reclaimed stone rubble and brick used to form wall surrounding new steps and sloped path

1:21 incline path

Alignment of previously submitted proposals

01\_Lower01\_Ground Floor Plan  
1:50



PL P41 05/11/2020 Updated church access - revised hard landscaping  
PL P41 14/04/2020 Heritage Strategy/Church Access  
CUST REV A 04/05/2020 REVISIONS  
REVISIONS  
The Jericho Wharf Regeneration  
Company Ltd & Cornerstone  
Land Ltd  
CHECKED BY DA  
DRAWN BY DA  
DATE 15/04/2020

CONTRACTOR  
**STRIDE TREGLOWN**  
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PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Proposed Plan and Lower Elevation

S2 : SUITABLE FOR INFORMATION		SCALE 1:50 @ A1
PROJECT : 150905-STL-X-ZZ-DR-A-XI-CH_02.22	DATE : 02.22	REVISION P41

Proposed Landscape Plan

32



Responsibility is not accepted for errors made by others in using from this drawing.  
All construction information should be taken from figured dimensions only.

0 5 10 15 20 25m

0 5 10 15 20 25m

NORTH

LANDSCAPE PROPOSALS LEGEND - Surface Materials:

- Marshall's Yorkstone Paving
- Marshall's Yorkstone Setts
- Resin Bound Gravel
- Piazza Inlay Artwork
- Concrete
- Tarmac
- Grass

Trees - Existing

Protective measures to be undertaken as described in the AR

Trees - Proposed  
Common name: Dutch Field Maple  
Scientific name: Acer Campestre 'Elyti'

Trees - Proposed  
Common name: Resistant Elm  
Scientific name: Ulmus 'New Horizon'

Proposed new planting to be within suitably designed tree pits in hard landscaped areas. Full details to be provided as part of condition release.

PL 15/12/22 Undersized key/limited, possible space added & total 42 community cycle space updated

PL 25/12/22 150 Canal Street updated from application

PL 30/09/23 Existing trees on Canal St shown

PL 25/12/23 Proposed tree species updated

PL 30/09/23 Replaced built walls updated. Chain and busy banner added following comments

PL 25/12/23 General design amendments following comments. Division of bridge and winding hole

PL 18/12/22 Updated Landscape Proposals

PL 09/12/23 PLANNING APPLICATION

STATUS	REV	DATE	DESCRIPTION	REVIEWED BY
CLIENT				OG
DESIGNED BY				DA
ORIGINATOR				1:50000

CONSULTANT

**STRIDE TREGLOWN**

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PROJECT

Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE

External Works Plan - Landscape Proposals



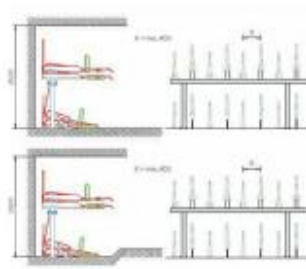
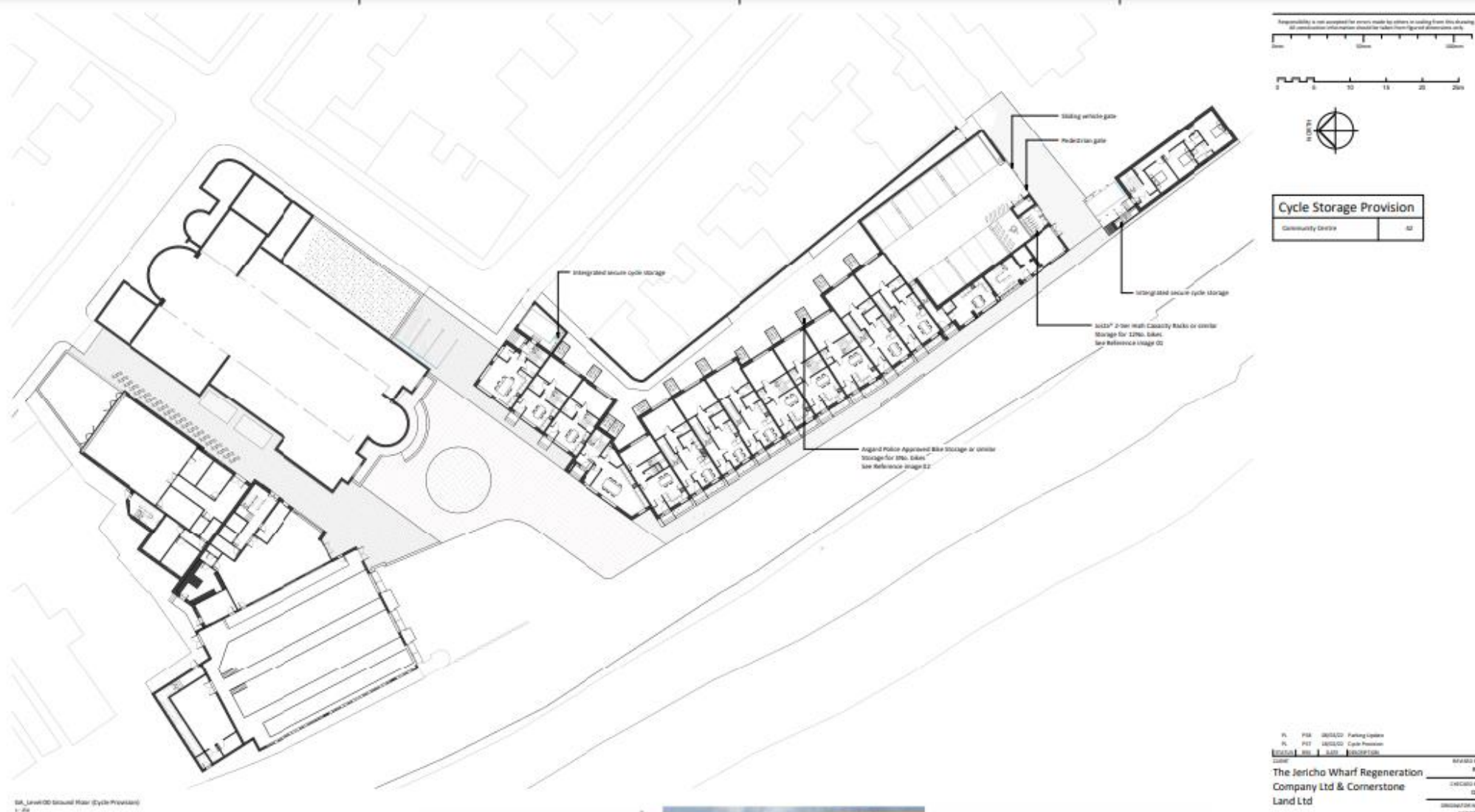
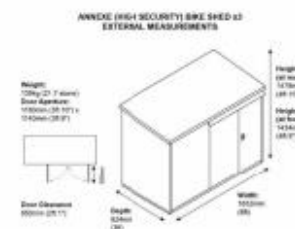


Image 01. Josta® 2-tier High Capacity Rack.



Image 02. Asgard Police Approved Bike Storage for 3No. bikes (924mmx1832mm)

ANNEXE (HIGH SECURITY) BWE SHED-03  
EXTERNAL MEASUREMENTS

**Height:**  
108kg (23.7 stone)  
**Door Aperture:**  
1180mm (38' 10") x  
2140mm (69' 9")



**Door Clearance:**  
800mm (26' 3")

Height	120 mm
Weight	14.7 kg
Height	120 mm
Weight	14.7 kg
Height	120 mm
Weight	14.7 kg

PL P18 00/01/02 Parking Options  
PL P17 00/01/02 Cycle Provision  
00/01/02 00/01/02

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Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

### Cycle Provision

SUITABILITY STATUS	CO-ORDINATION
S1 : SUITABLE FOR CO-ORDINATION	1 : 250 @ A

150905-STL-ALL-00-DR-A-XI-01.31	PS
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# Oxford City Planning Committee Presentation

**Reference: 20/01277/FUL**

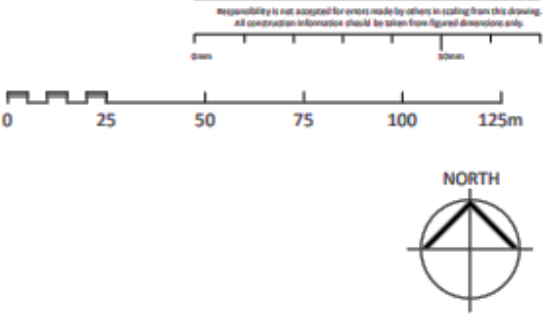
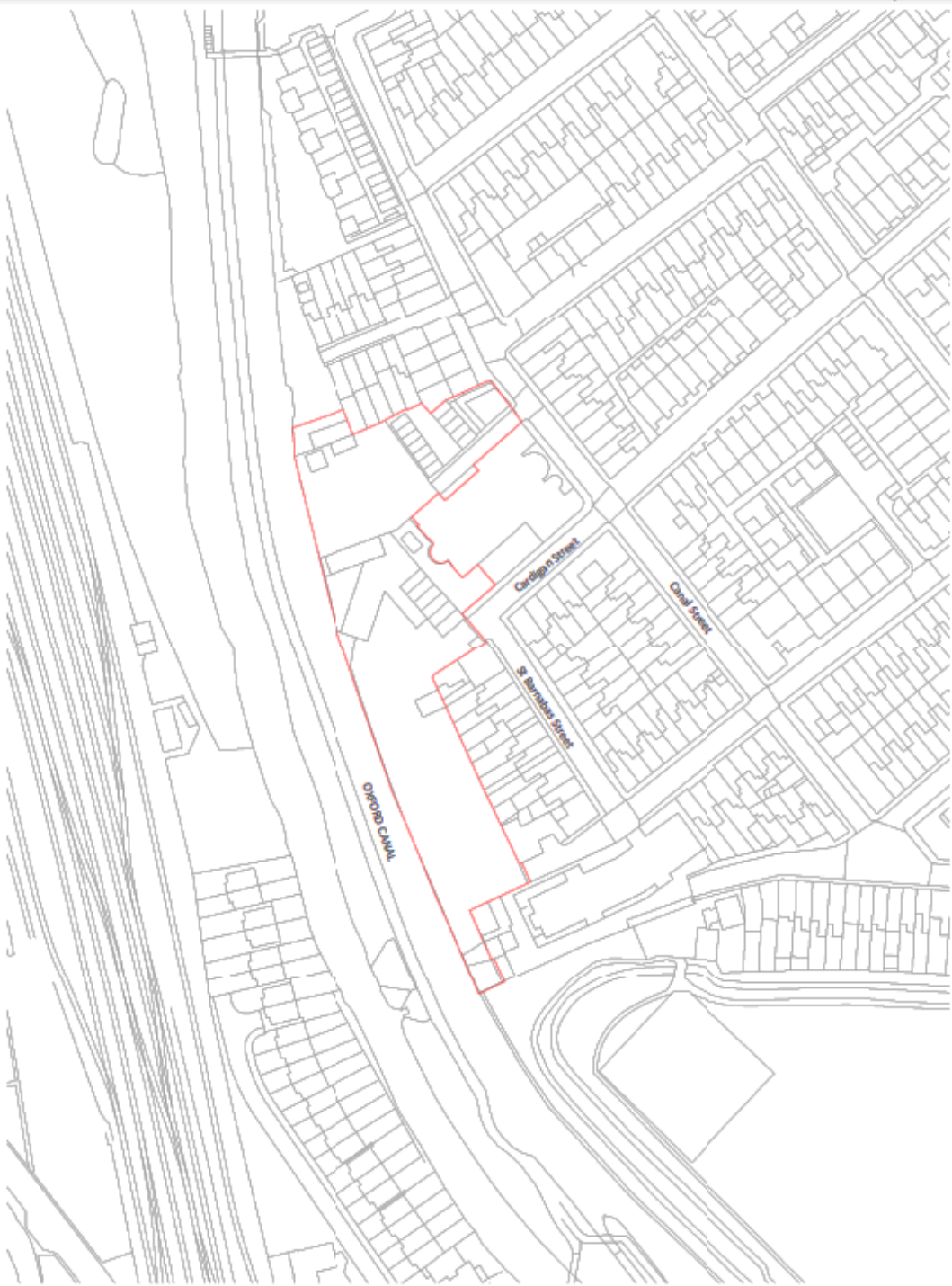
**Site Address: Land at Jericho  
Canalside, Jericho**

**Site Photos**



Site Plan

35



PL	PL	20/10/21	33A Canal Street outlined from application
PL	PL	09/05/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURRENT			
The Jericho Wharf Regeneration			REVIEWED BY: RS
Company Ltd & Cornerstone Land Ltd			CHECKED BY: JLo
			COORDINATION NO: 150905

CONSULTANT  
**STRIDE TREGLOWN**  
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PROJECT  
Jericho Canalside, Oxford  
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE  
Site Location Plan

SUITABILITY (STATUS)		SCALE
S1 : SUITABLE FOR CO-ORDINATION		1 : 1250 @ A3
PROJECT   ORIGINATOR   OWNER   USER   TYPE   NO.   CLASS   NUMBER		REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-00.01		P54

Site Location Plan  
1 : 1250





View of the site from the Canal towpath at the southern end





View of the site from the Canal towpath at the southern end





View of the site from the Canal towpath - middle of the site





View of the site from the Canal towpath looking towards the northern end





View of the site from the Canal towpath at the northern end (surrently used by College Cruisers)





View of the site from the Canal towpath towards the southern end





View of the site City Council owned garages on the site





View of the site from the Canal Street





View of the site from Great Clarendon Street





View of the site from St Barnabas St





View of the exiting entrance site from St Barnabas St





View from within the site at the southern end





View from within the site at the southern end, looking south





View from within the southern end showing adjacent properties on St Barnabas St and Great Clarendon St





View from within the southern end of the site showing adjacent properties on St Barnabas St





View from within the site showing the existing buildings in the middle of the site





View from within the site showing the existing buildings in the middle of the site  
And existing view of the west elevation of the listed church





View from within the site showing the Vicarage





View from within the northern end of the site looking southwards showing the existing parking





View from within the northern end of the site





View from within the northern end of the site looking northwards and existing buildings/  
Structures used by College Cruisers





View from within the northern end of the site looking at adjacent No.9 Combe Road and existing buildings/Structures used by College Cruisers

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# Oxford City Planning Committee Presentation

**20/01277/LBC**

**Land at Jericho**

**Construction of a ramp and steps to the south-west elevation of the church and demolition of curtilage boundary walls to south-west (Amended site plan).**

**23<sup>rd</sup> March 2022**

# Site Location Plan

09



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Aerial Photograph of Site

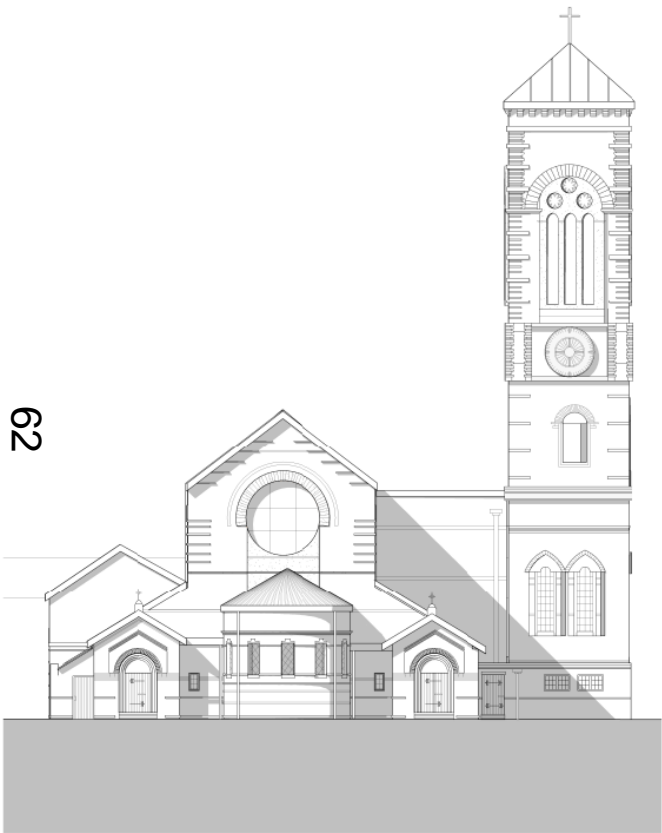


[www.oxford.gov.uk](http://www.oxford.gov.uk)

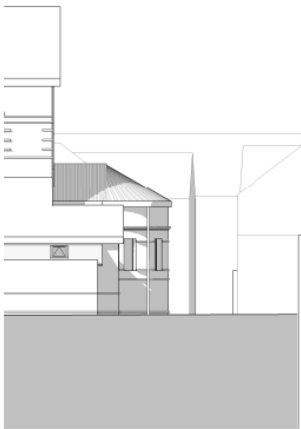


# Existing Church Elevations

62



Existing South West Elevation  
1:100



Existing North West Elevation  
1:100



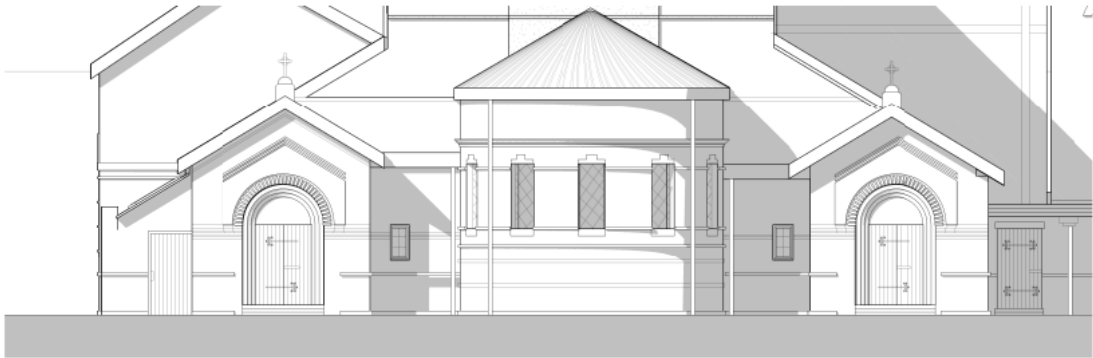
Existing South East Elevation  
1:100



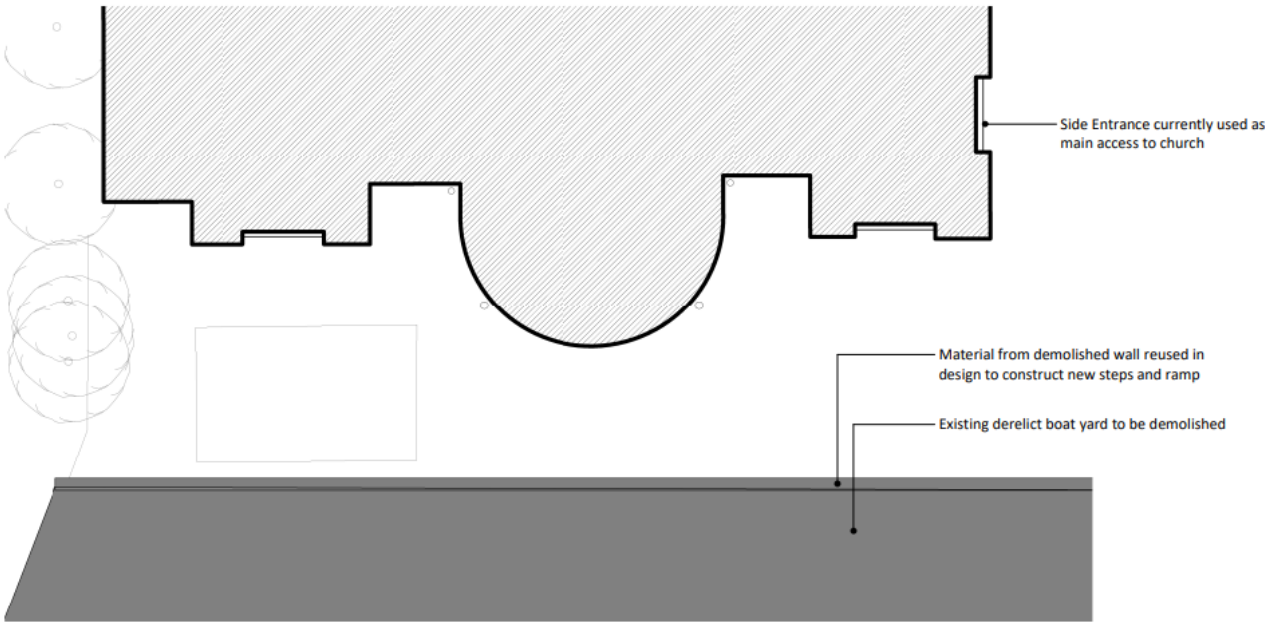


# Existing Plan and Lower Elevation

63



01\_Existing Heritage, Lower Elevation  
1:10



01\_Level 01\_Existing Ground Floor Plan  
1:10



# Tall Walls to North and West



64

[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Tall Walls to North



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[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Church Porch to South



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Church Porch to South East



[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Campanile of Church





# Church Porch Entrance Door

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Tall Walls, Piers and Gate





# Tall Walls and Entrance Door



[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Tall Walls in Context



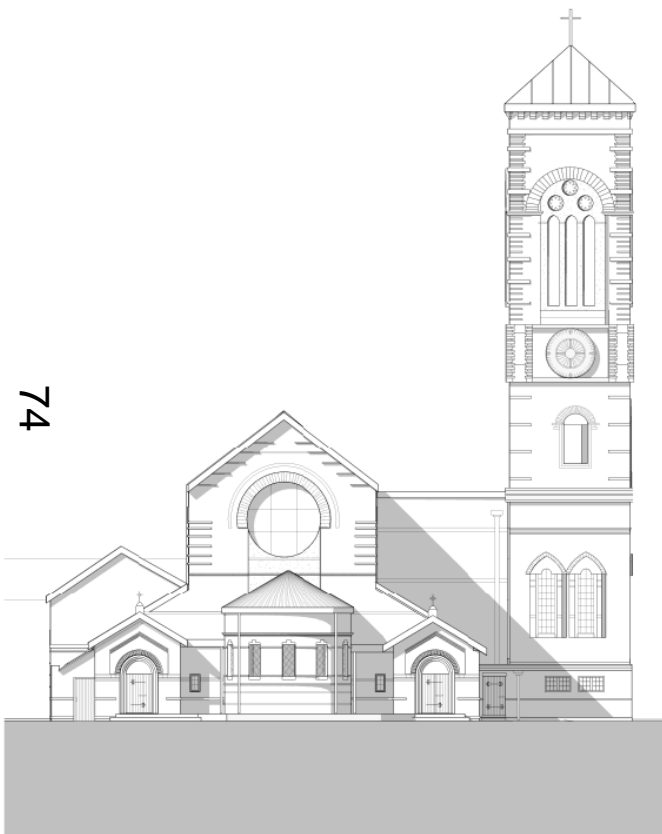


# Walls Showing Brick and Stone

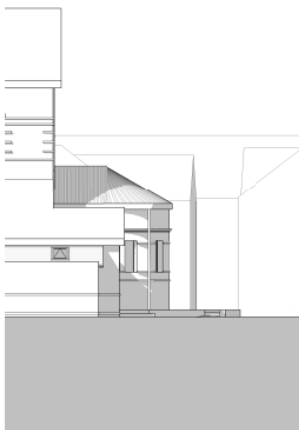


# Proposed Elevations

74



Proposed South West Elevation  
1:100



Proposed North West Elevation  
1:100



Proposed South East Elevation  
1:100

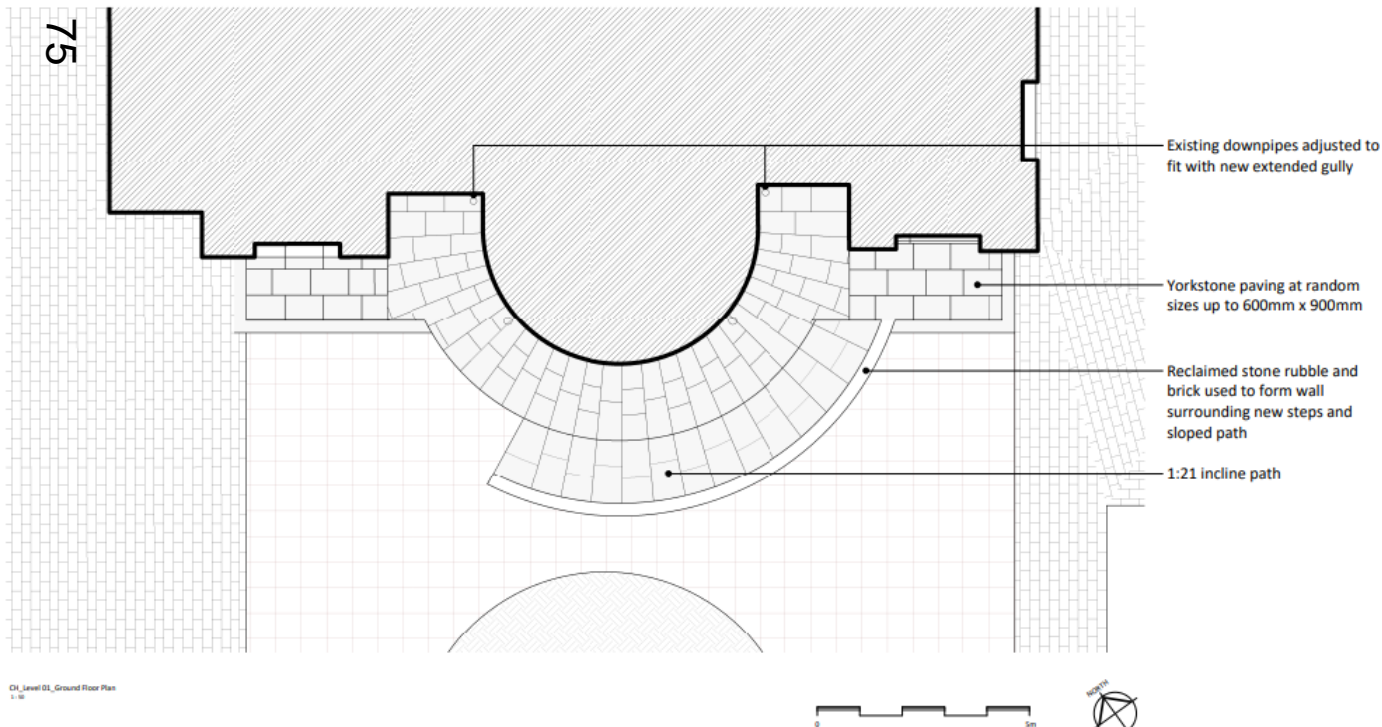




# Proposed Plan and Lower Elevation



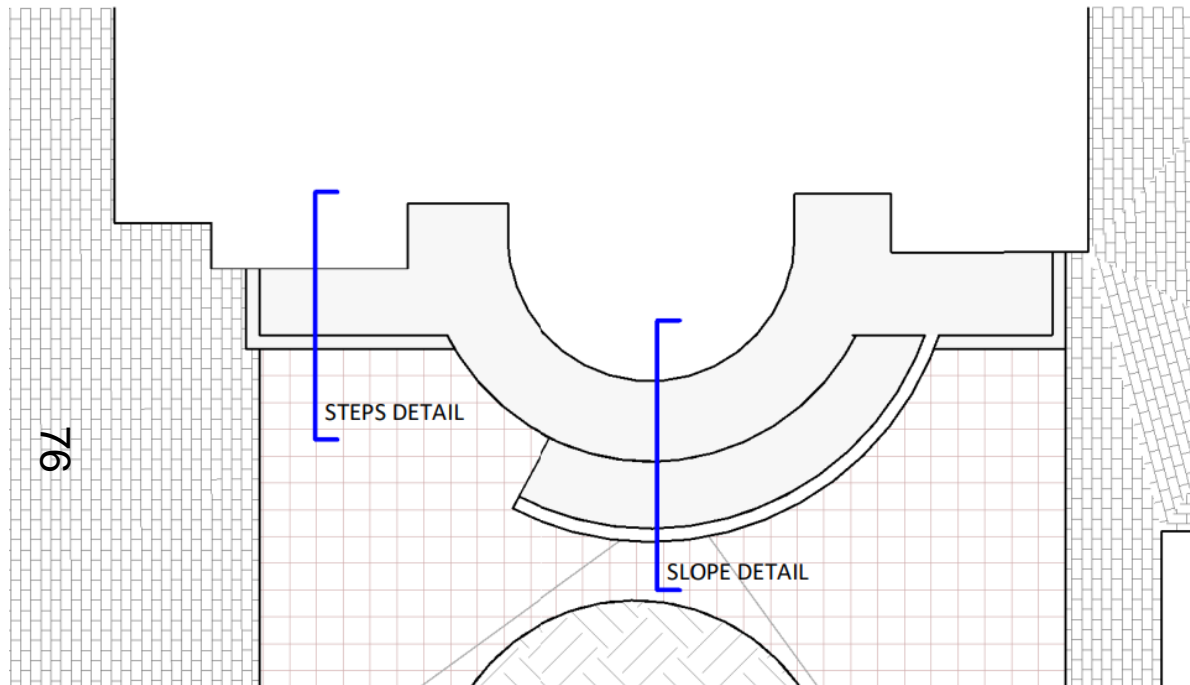
OX\_Proposed Heritage\_Lower Elevation  
1:50



OX\_Level 01\_Ground Floor Plan  
1:50



# Proposed Sections

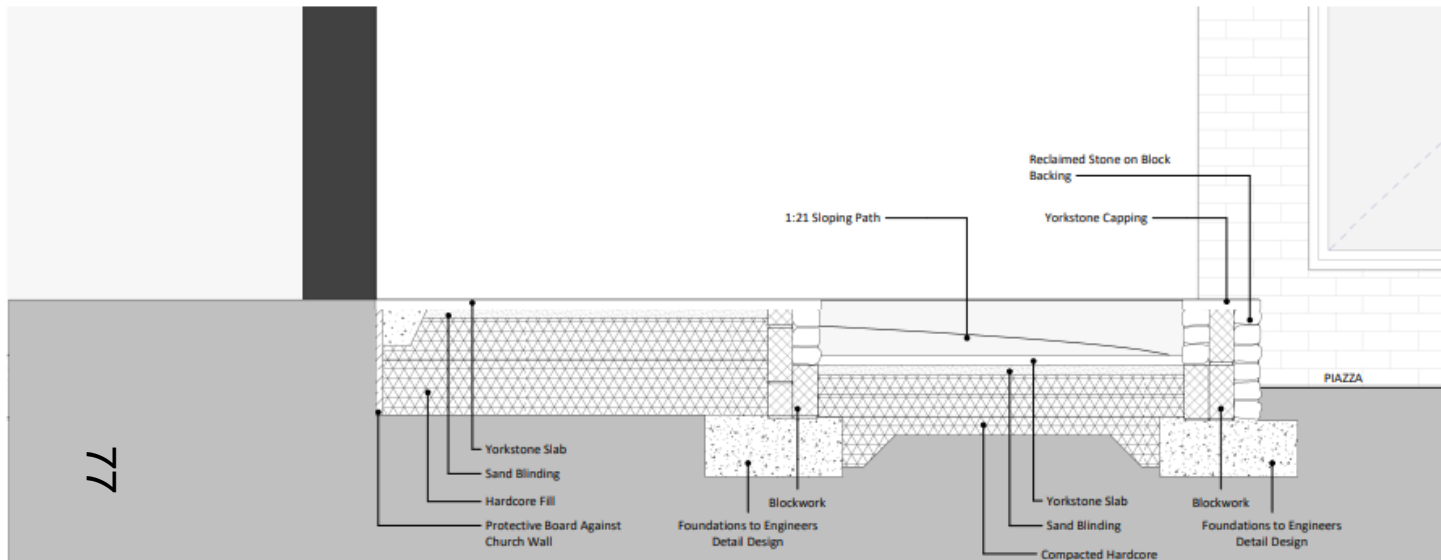


KEY PLAN  
1 : 200

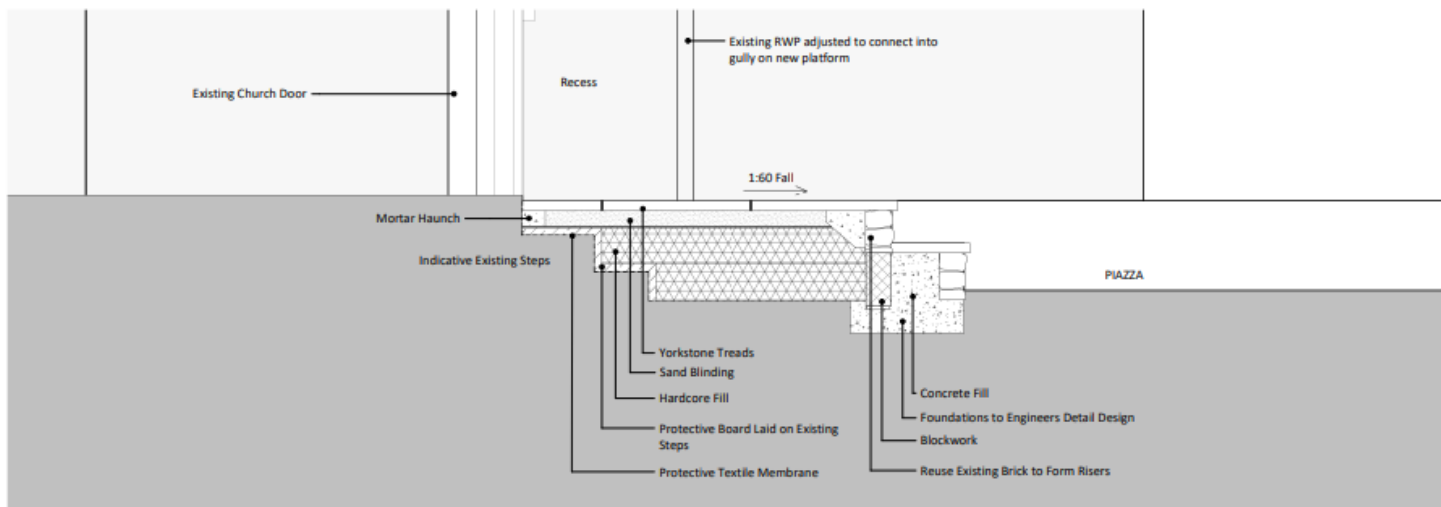




# Proposed Sections



CH\_Detail Section (Slope)  
1:10



CH\_Detail Section (Steps)  
1:10



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# Oxford City Planning Committee Presentation

[www.oxford.gov.uk](http://www.oxford.gov.uk)



**Reference Number: 21/02580/FUL**

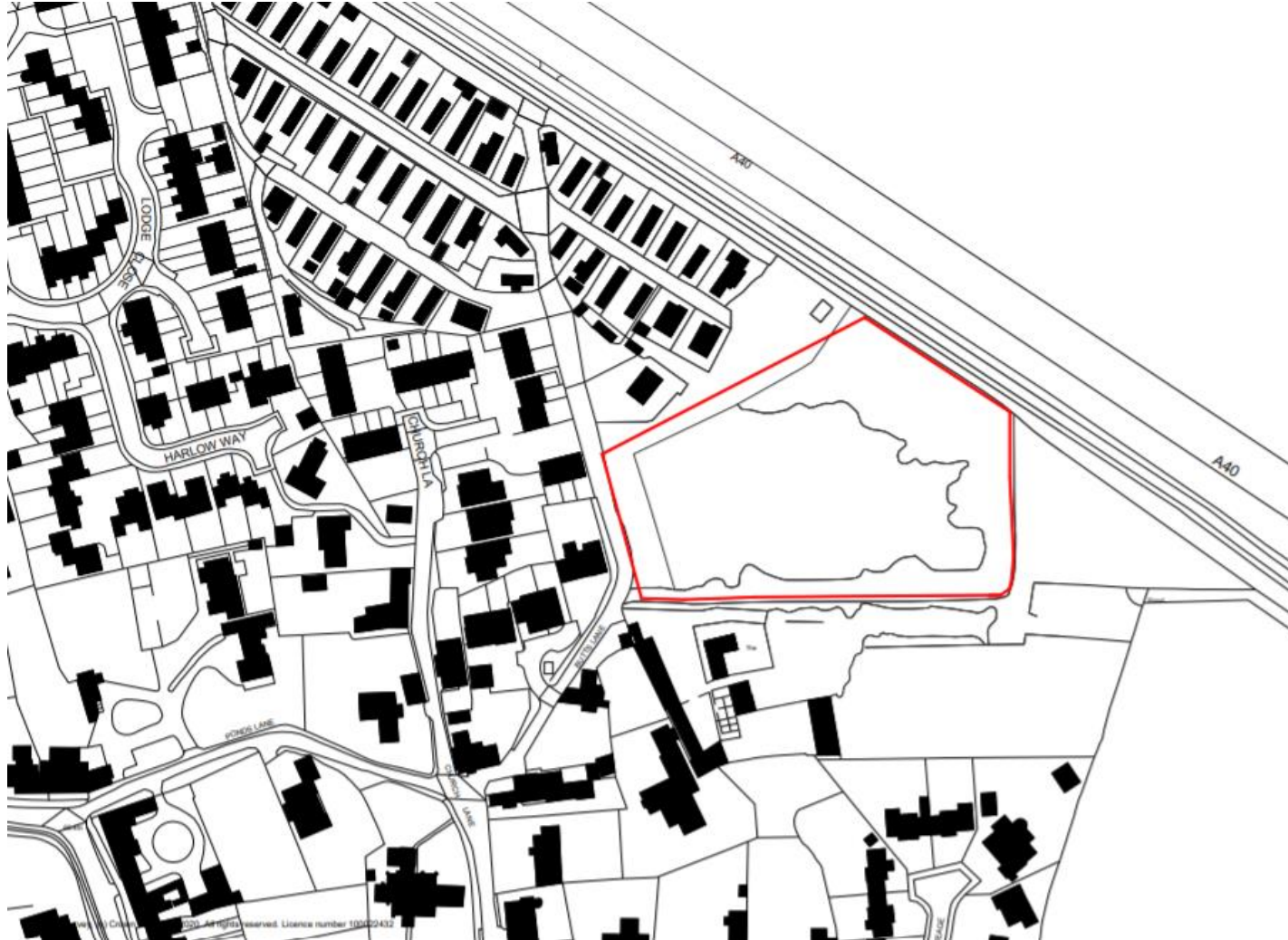
**Site Address: Marston Paddock, Butts Lane, Old Marston**

79



# Location Plan

80





# Aerial Plan





# Junction – Butts Lane/Church Lane



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Butts Lane – Site Approach



oxford.gov.uk





# Site – Frontage to Butts Lane

-gov.uk





# Site View – Looking West

gov.uk





# Site View – Looking East

gov.uk





# View of Adjoining Property - South

-gov.uk



**OXFORD  
CITY  
COUNCIL**





# View from A40 cycle path



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Aerial Plan





# Proposed Site Plan



Do not scale dimensions from this drawing





# Site Aerial Visual

[.gov.uk](https://www.gov.uk)



# Terrace 1 – Street Elevations





# Terrace 3 – Elevations



01 Terrace 03 Street Elevation Part A  
1 : 100

03 Unit 40 Street Elevation  
1 : 100



02 Entrance Side Elevation Unit 01  
1 : 100



# Elevations – Proposed Flats





# Visual – Site Entrance



Site Entrance

# View of Central Public Open Space



View of Public Open Space



# Visual of Site towards entrance



View from courtyard  
towards Site Entrance

# Wider View – Elsfield Viewcone (LVIA) Winter View

ord.gov.uk



RD  
Y  
CIL



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# Oxford City Planning Committee Presentation

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## Oxford Heritage Asset Register (OHAR)

Nominations June 2018 – November 2021

101



# Temple Cowley Library, Temple Road, Cowley

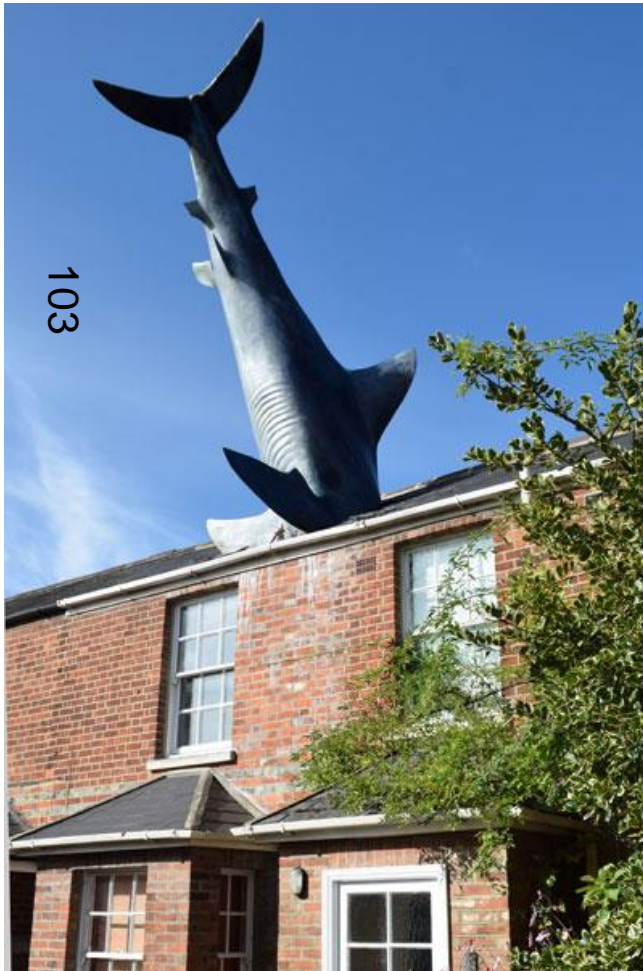
[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Headington Shark, 2 New High Street, Headington

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# The Printworks, Crescent Road, Cowley

[www.oxford.gov.uk](http://www.oxford.gov.uk)



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# 69 London Road, Headington

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# 105 London Road, Headington

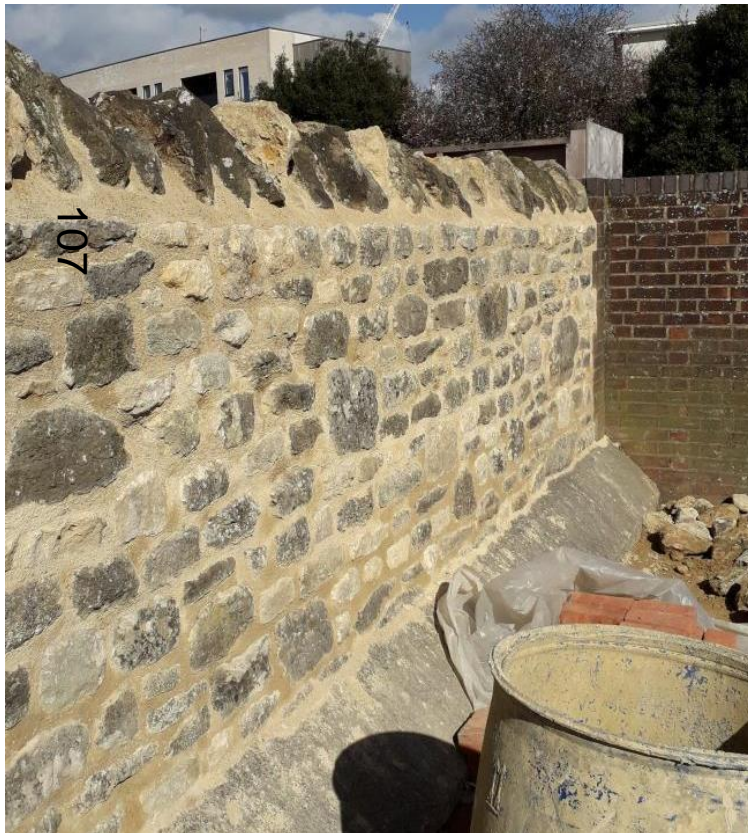
[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Medieval Wall, The Grates, Cowley

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# The Lodge, Binsey Lane

[www.oxford.gov.uk](http://www.oxford.gov.uk)





# The Lodge, Rose Hill Cemetery, Church Cowley Road

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Weirs House, Weirs Lane



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# The Chapel, Rose Hill Cemetery, Church Cowley Road



111

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Bailey Bridge, Port Meadow

[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Crown and Thistle Pub, 132 Old Road, Headington

[www.oxford.gov.uk](http://www.oxford.gov.uk)



# The Westgate Hotel, 1 Botley Road

[www.oxford.gov.uk](http://www.oxford.gov.uk)



114





# 182-184 Abingdon Road



[www.oxford.gov.uk](http://www.oxford.gov.uk)



# Scout Hall, 238 Marston Road

[www.oxford.gov.uk](http://www.oxford.gov.uk)



146





# The Old Vicarage, 41 Lake Street, New Hinksey

[www.oxford.gov.uk](http://www.oxford.gov.uk)



117



# United Reformed (formerly Congregational) Church, Temple Cowley

[www.oxford.gov.uk](http://www.oxford.gov.uk)

