

# Planning - Oxford City Planning Committee

On **Thursday 22 September 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

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



**Reference Number:**

**22/01532/CT3**

**Site Address:**

**The Oxford Enterprise Centre  
Standingford House**



# Site Location Plan

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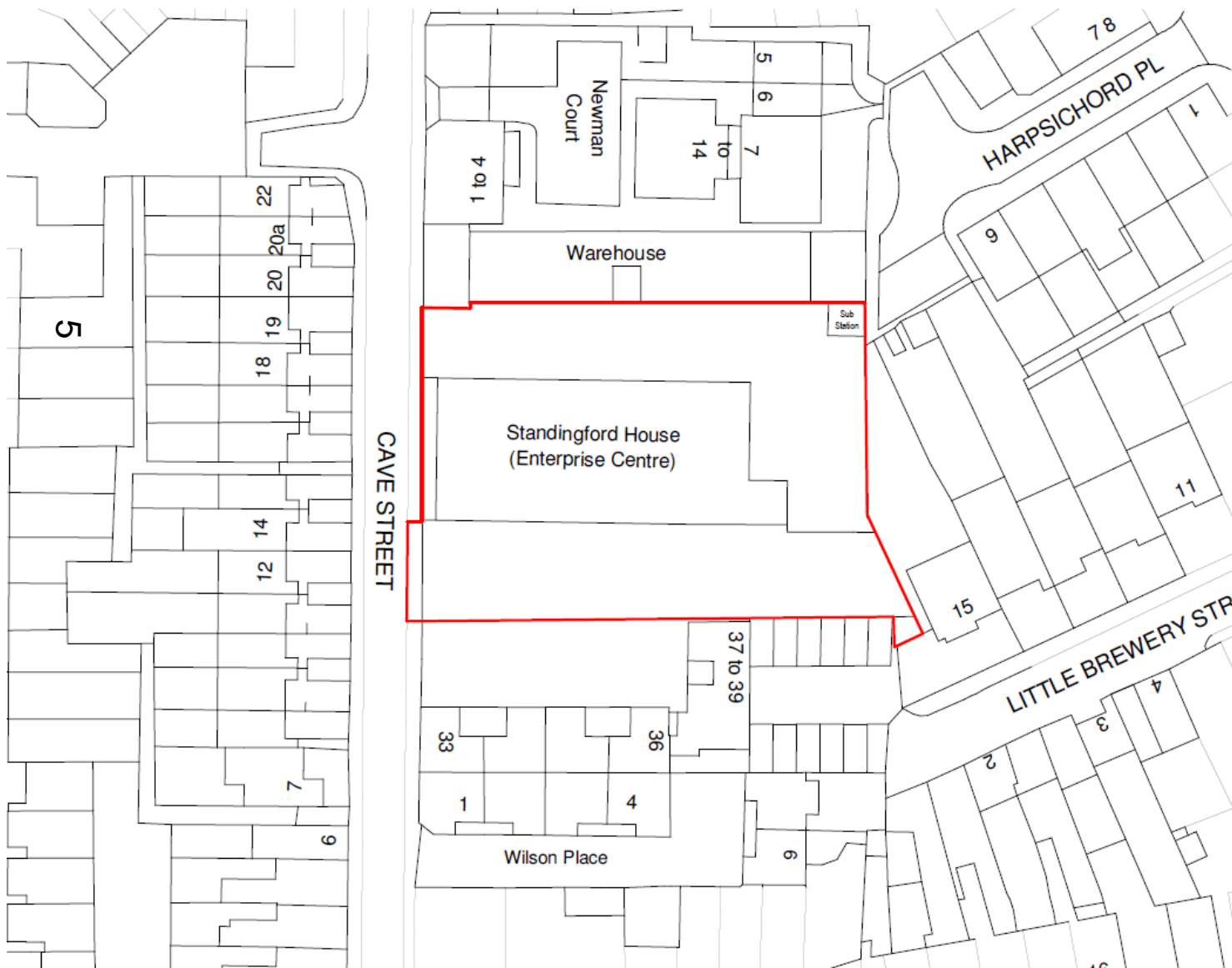


REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
S2 P 1	13.05.22	DRAFT Planning Issue	ADP	ADP
S2 P 2	07.06.22	Planning Issue	ADP	ADP

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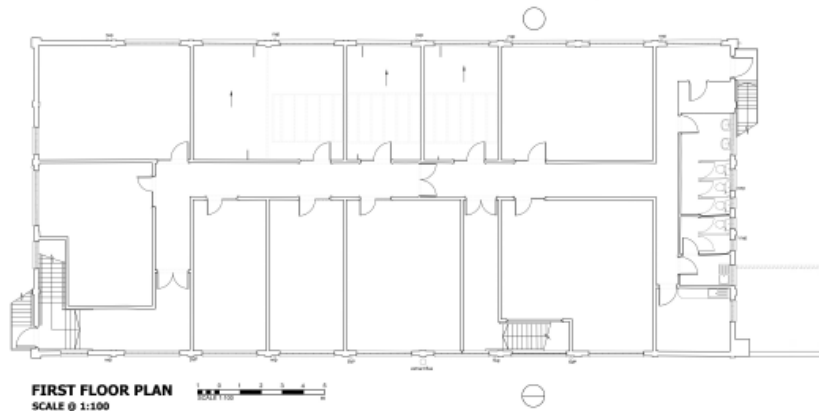
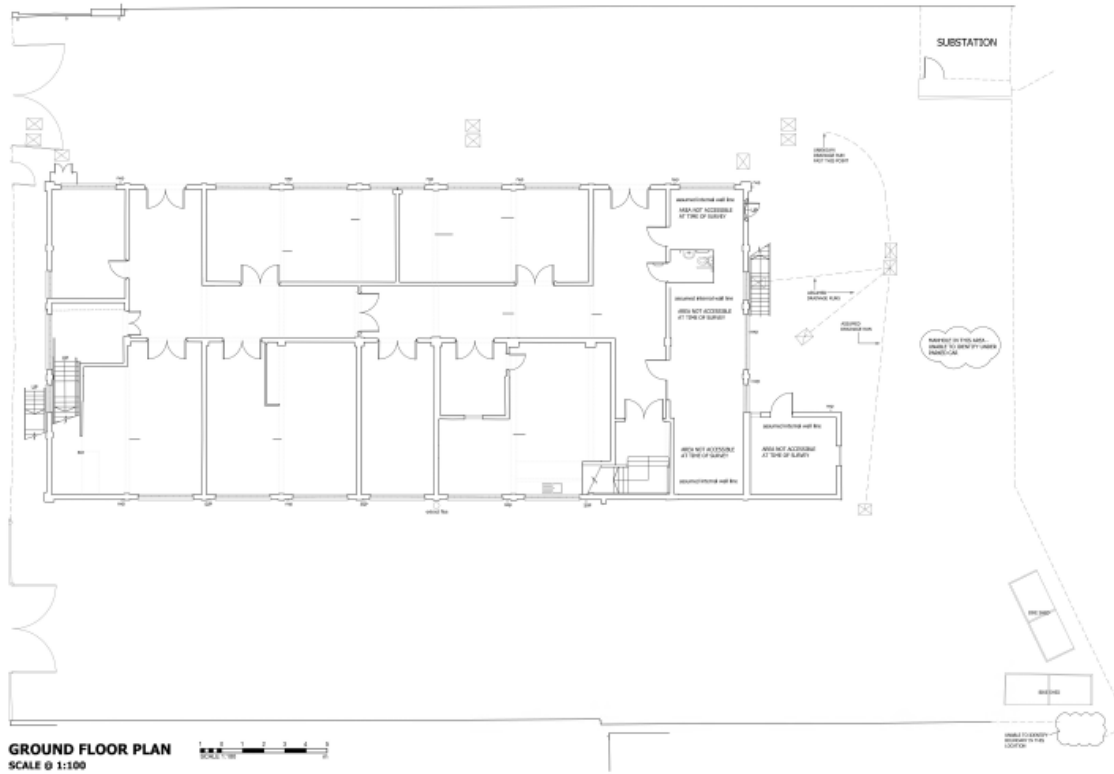
# Existing Site Plan



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

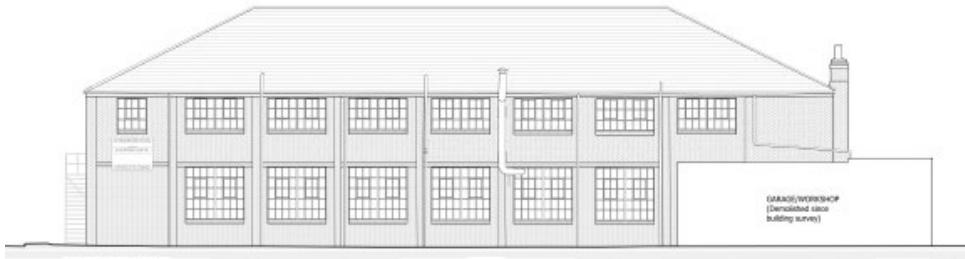


# Existing Floor Plans



# Existing Elevations

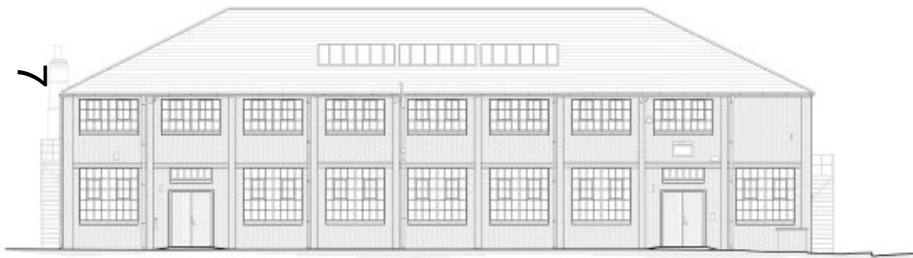
[www.oxford.gov.uk](http://www.oxford.gov.uk)



**ELEVATION A**  
SCALE @ 1:100



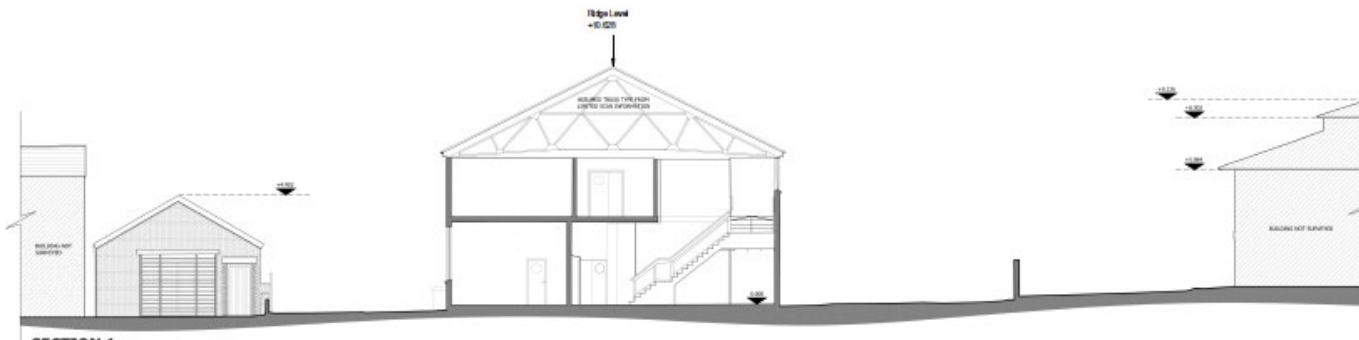
**ELEVATION B**  
SCALE @ 1:100



**ELEVATION C**  
SCALE @ 1:100



**ELEVATION D**  
SCALE @ 1:100

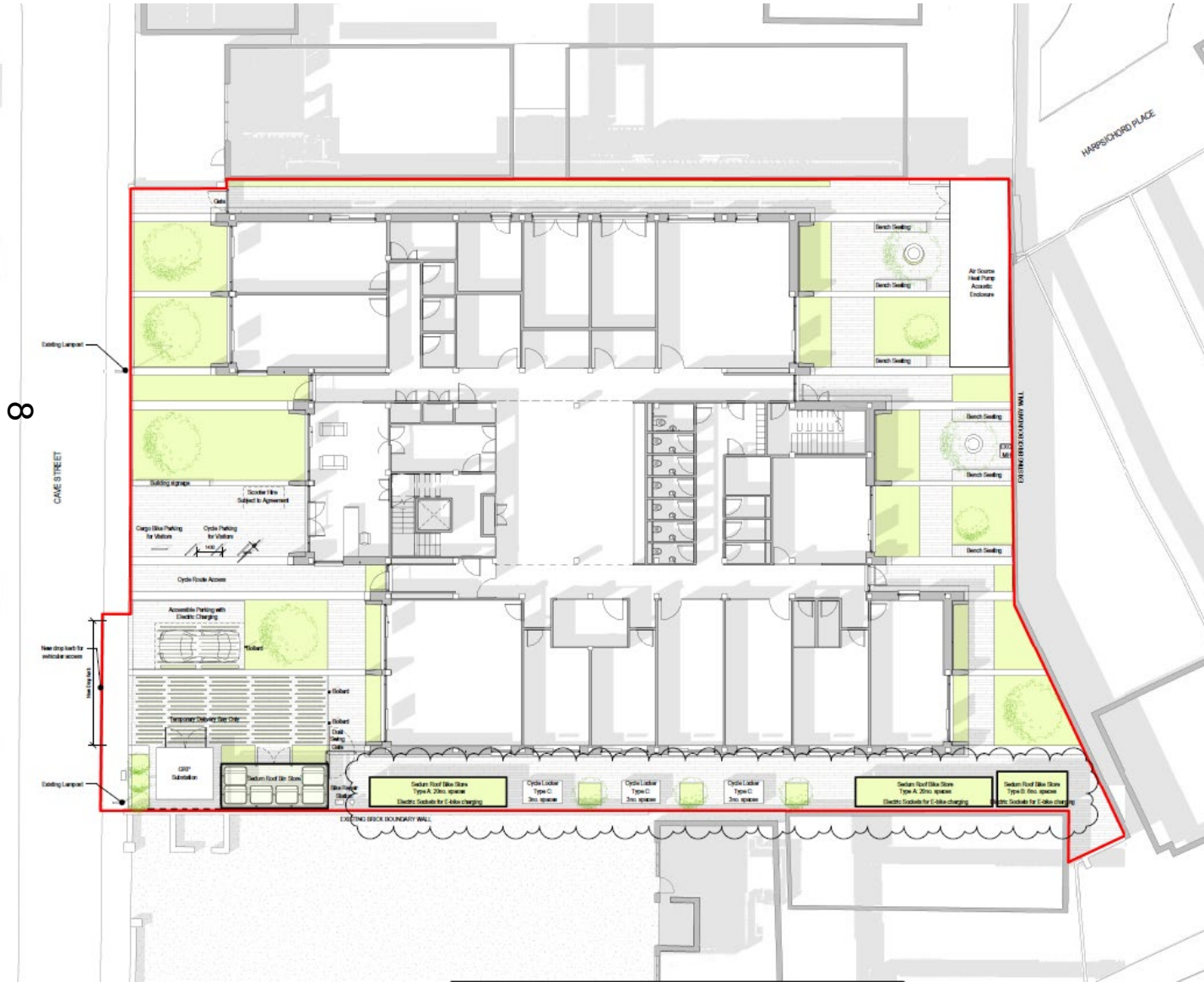


**SECTION 1**  
SCALE @ 1:100



# Proposed Site Plan

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# Proposed Ground Floor

ord.gov.uk

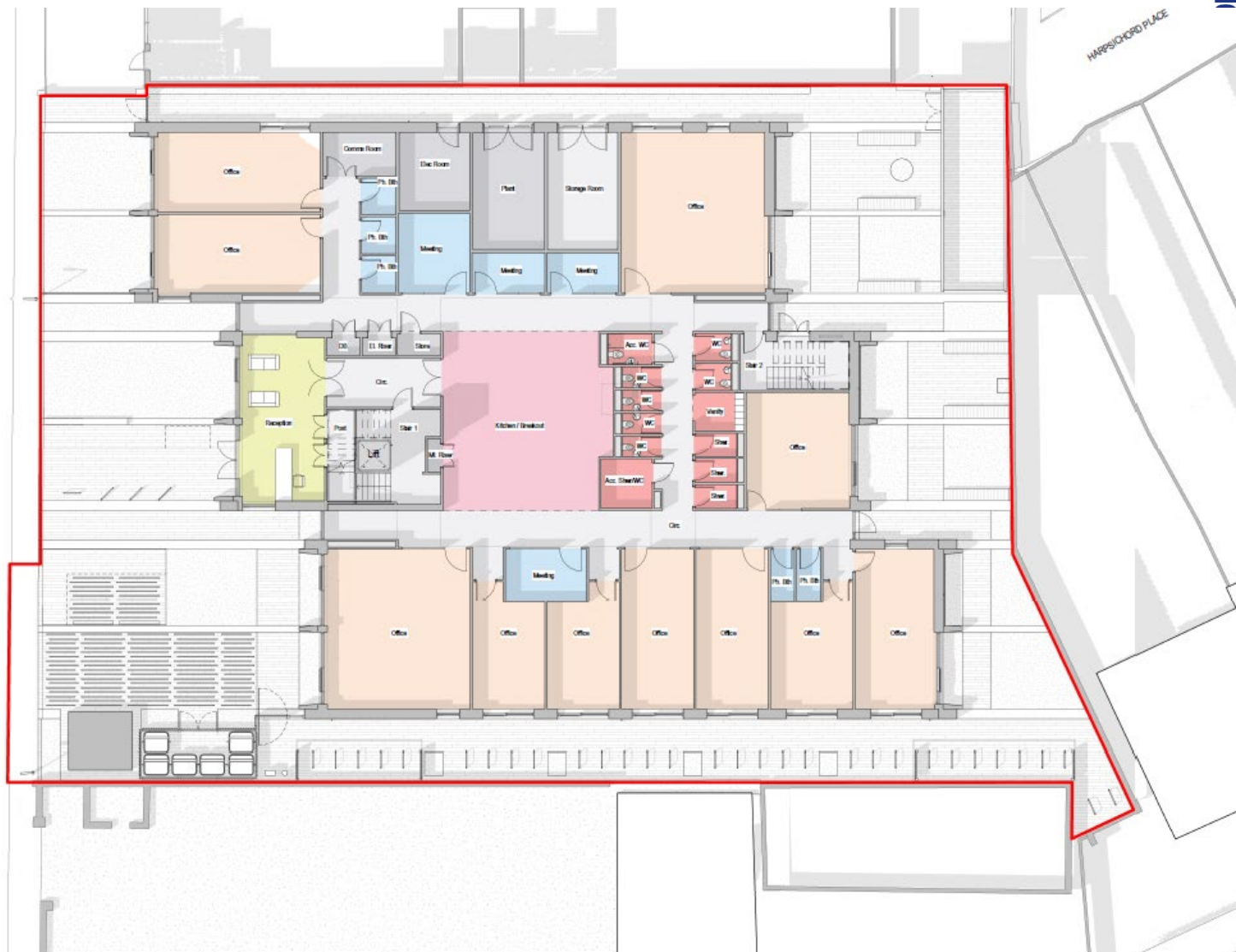


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6  
CAVE STREET

HARRISCHURCH PLACE

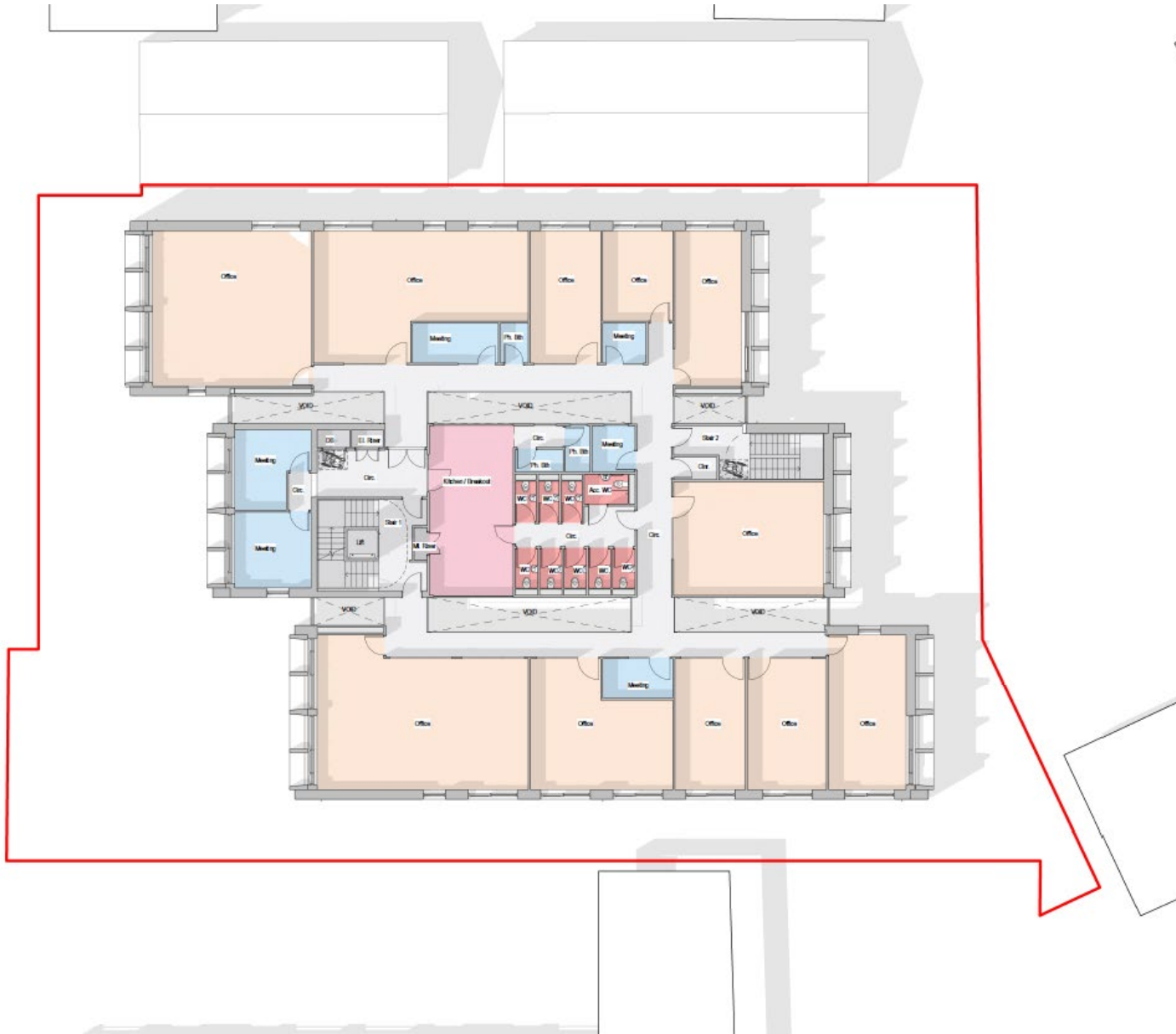


# Proposed First Floor

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



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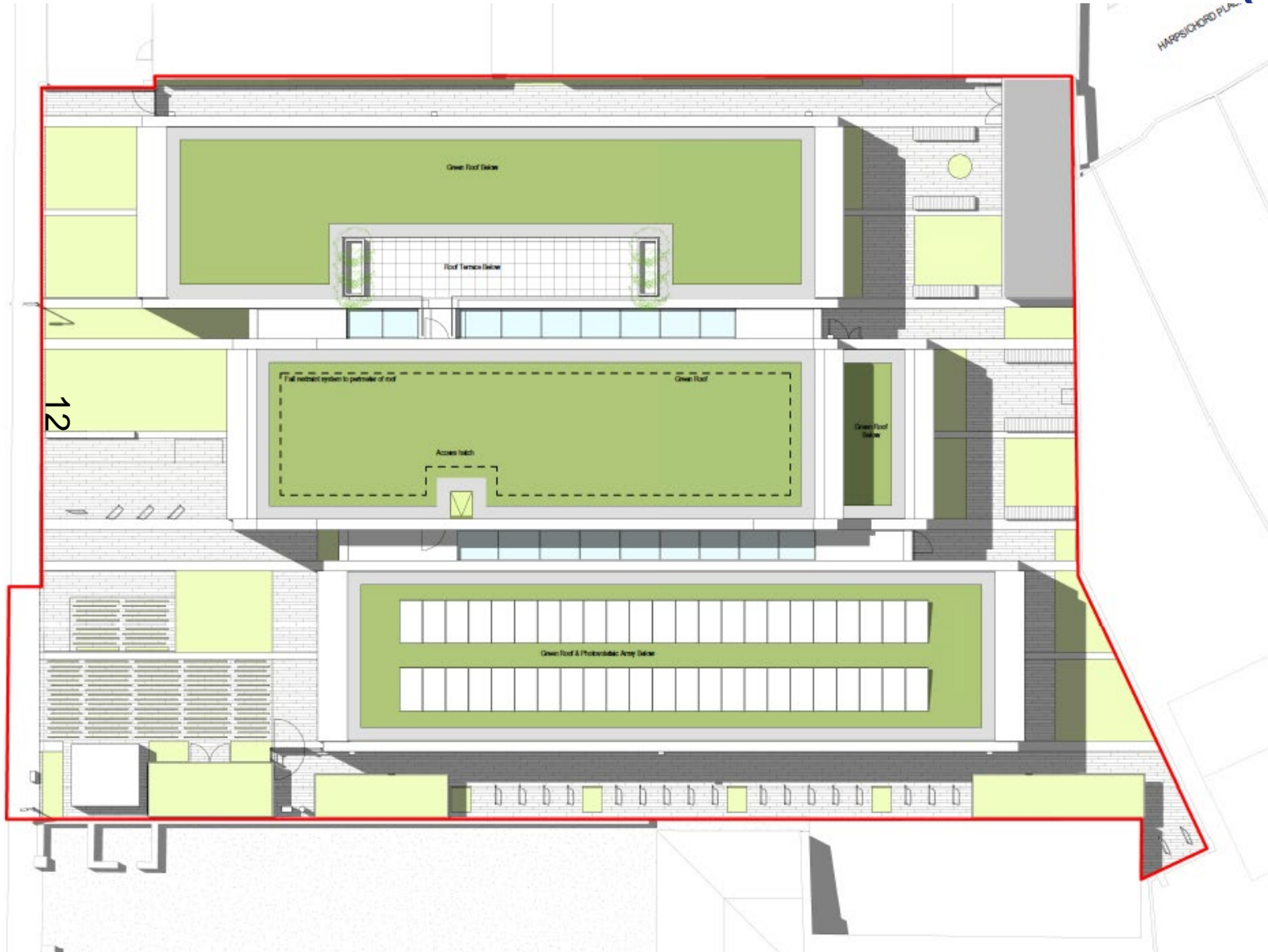




## 11



# Proposed Roof Plan



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# Proposed South and West Elevation

l.gov.uk



1 PROPOSED SOUTH ELEVATION  
1:100



## LEGEND

- A. Stock Brick (red)
- B. Buff Stone
- C. Windows/Glazing
- D. Photovoltaic Panels
- E. Boundary Walls
- F. Signage
- G. Substation
- H. Green Roof Refuse Storage
- I. Bicycle Storage/Slender
- J. Bench Seating
- K. Habitat integrated bird boxes
- L. Habitat integrated bat boxes
- M. Solitary bee brick
- N. Green Roof Bike Shelters
- O. Rain Water Pipes
- P. Vertical planting
- Q. Glazed Balustrade
- R. Textured Panel
- S. Obscured Glazing
- T. Planters

2 PROPOSED WEST ELEVATION  
1:100

# Proposed North and East Elevation

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## 1 PROPOSED NORTH ELEVATION

1:100



### LEGEND

- A. Sloot Brick (red)
- B. Buff Stone
- C. Windows/Glazing
- D. Photovoltaic Panels
- E. Boundary Walls
- F. Signage
- G. Substation
- H. Green Roof Refuse Storage
- I. Bicycle Storage/Slends
- J. Bench Seating
- K. Habitat integrated bird boxes
- L. Habitat integrated bee boxes
- M. Solitary bee brick
- N. Green Roof Bike Shelters
- O. Rain Water Pipes
- P. Vertical planting
- Q. Glazed Balustrade
- R. Textured Panel
- S. Obscured Glazing
- T. Planters

## 2 PROPOSED EAST ELEVATION

1:100

# Existing and Proposed Street Elevations

iov.uk



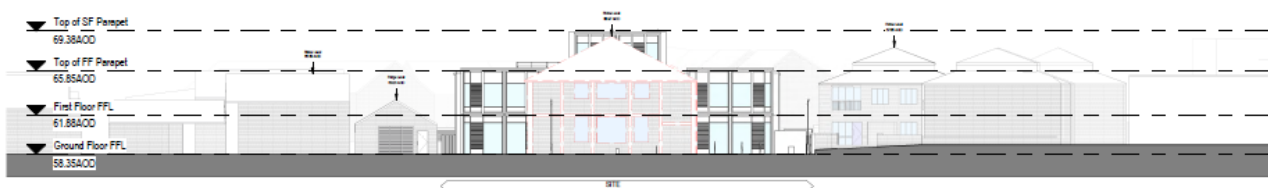
D  
IL



② EXISTING CAVE STREET ELEVATION  
1:200

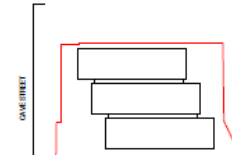


① PROPOSED CAVE STREET ELEVATION  
1:200



ADP  
Cave Street  
0203 1000  
T: +44 (0) 203 1000  
E: info@adp-architects.com  
www.adp-architects.com

EXISTING & PROPOSED ELEVATIONS  
ALONG CAVE STREET

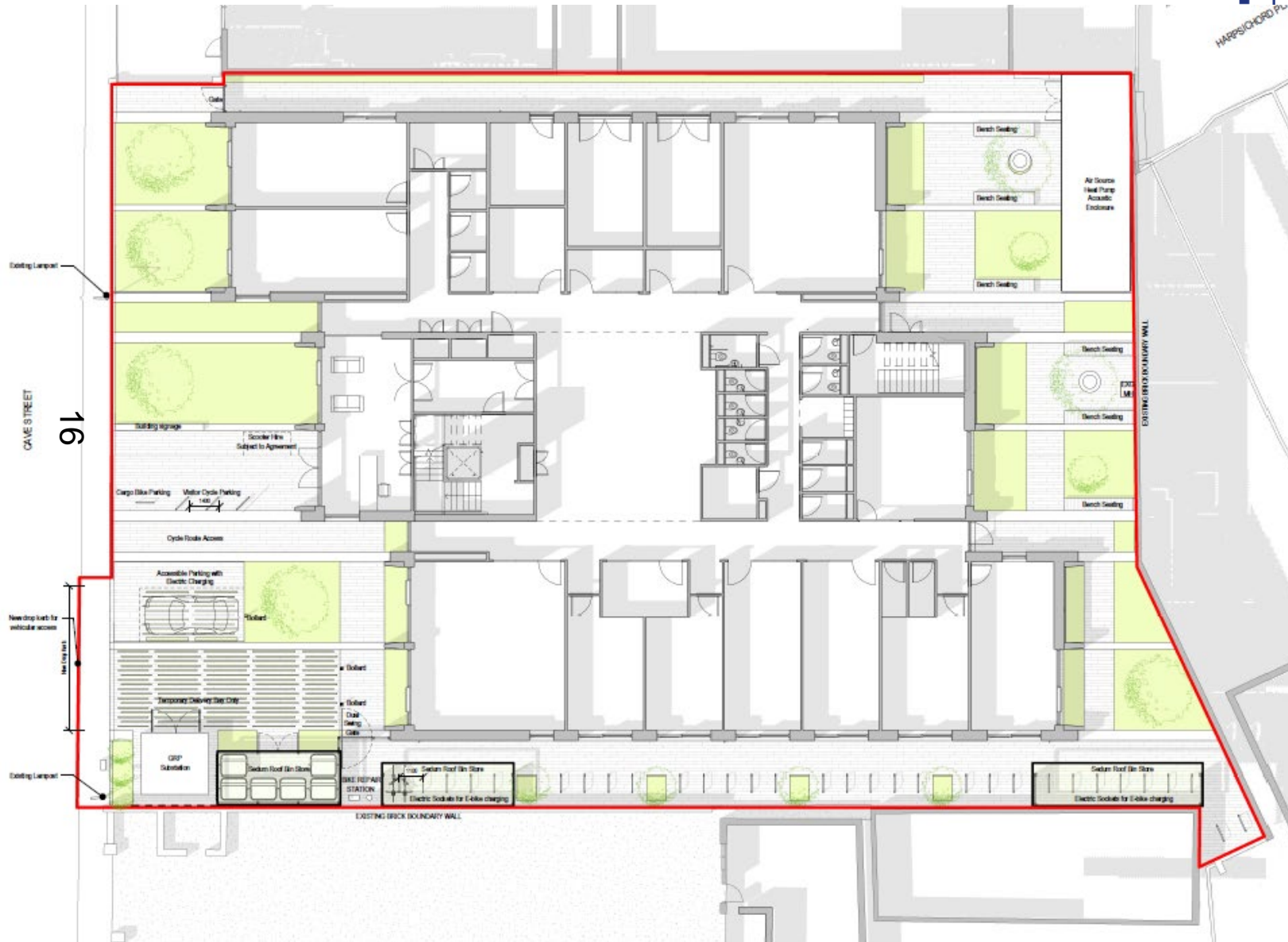


## Proposed Landscaping

HARPSICORD PL

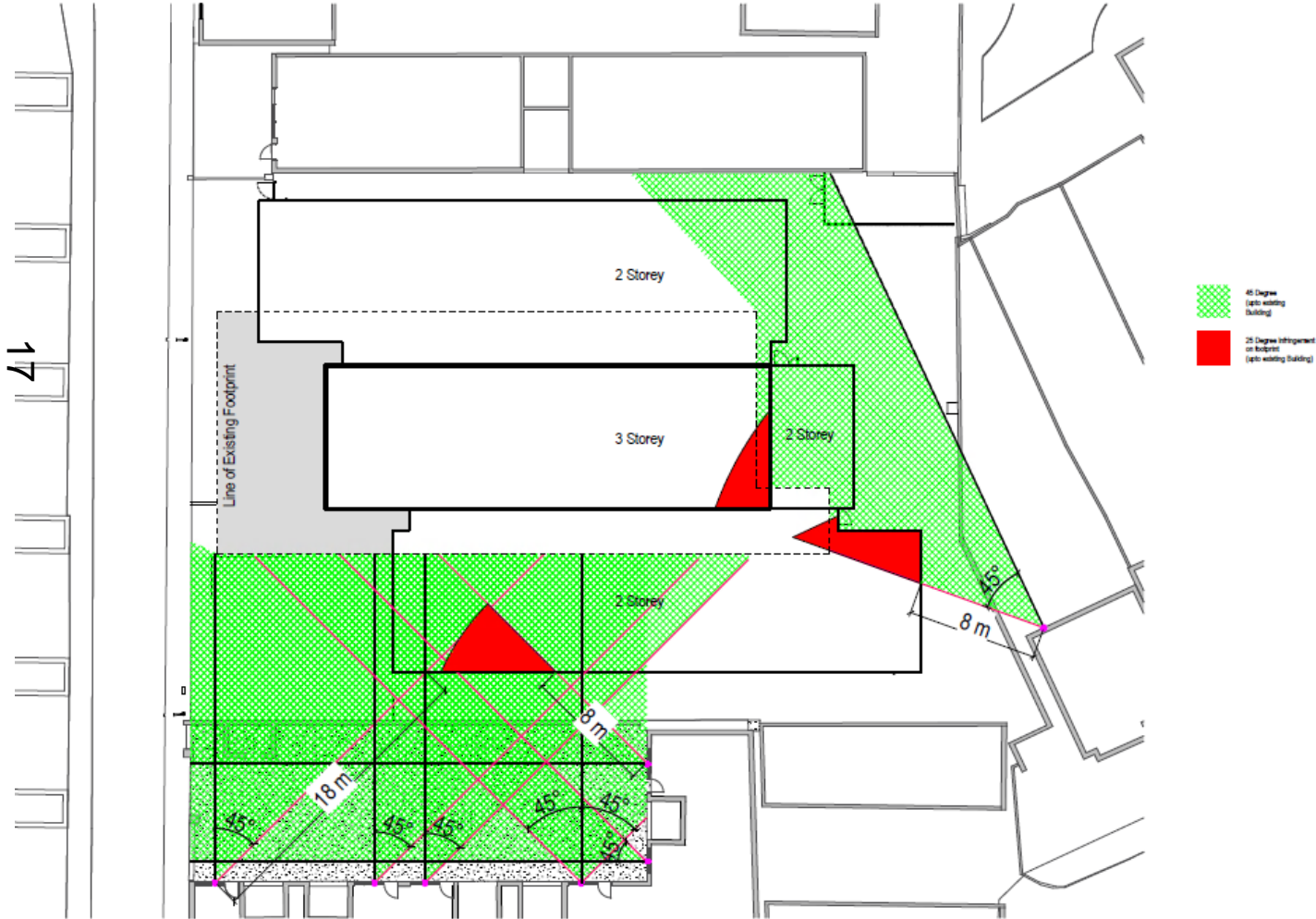


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# Daylight/Sunlight

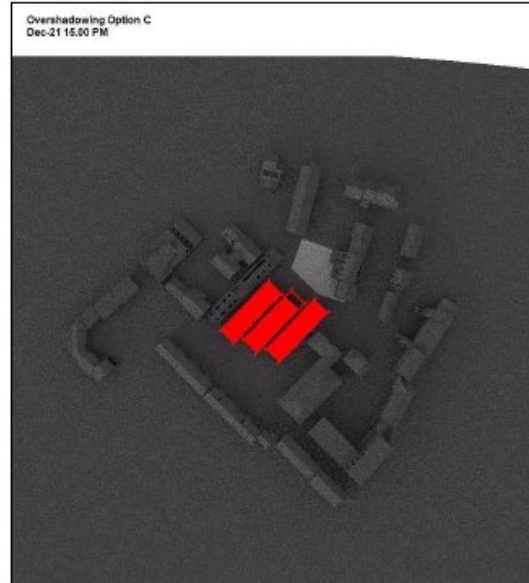
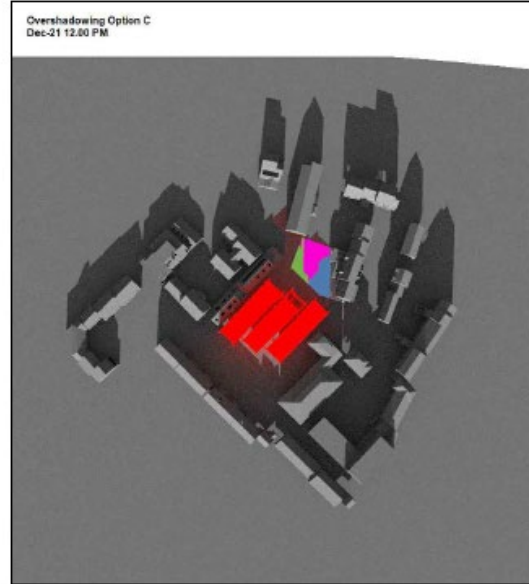
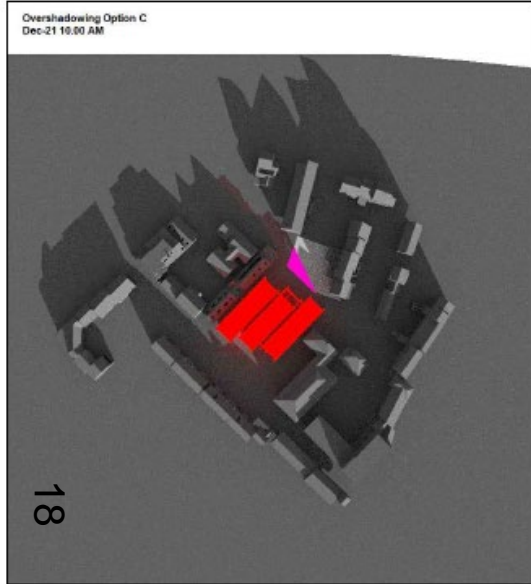


[www.oxford.gov.uk](http://www.oxford.gov.uk)



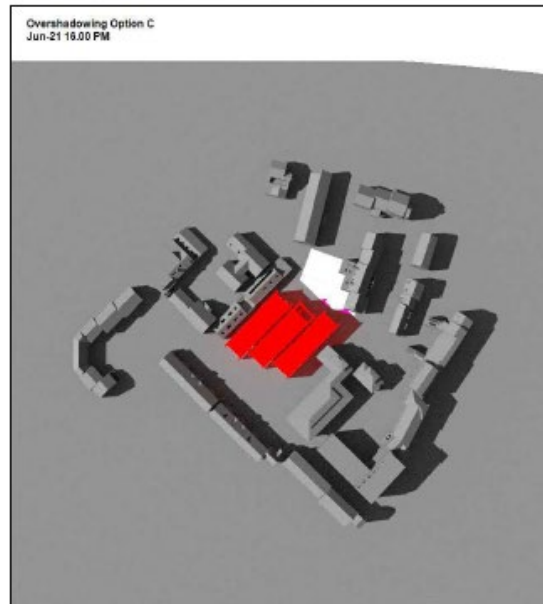
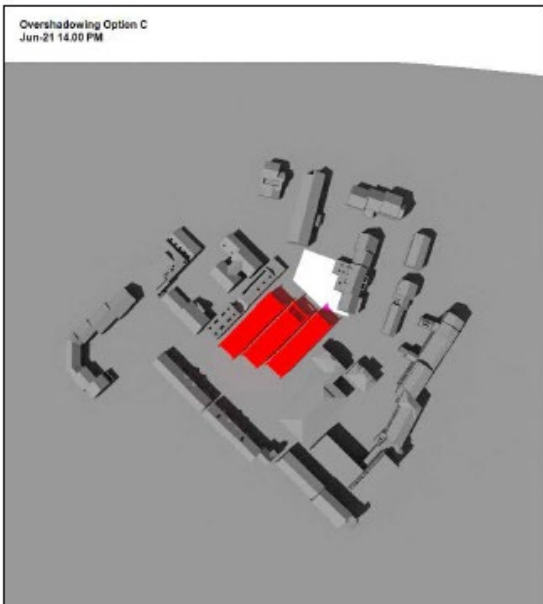
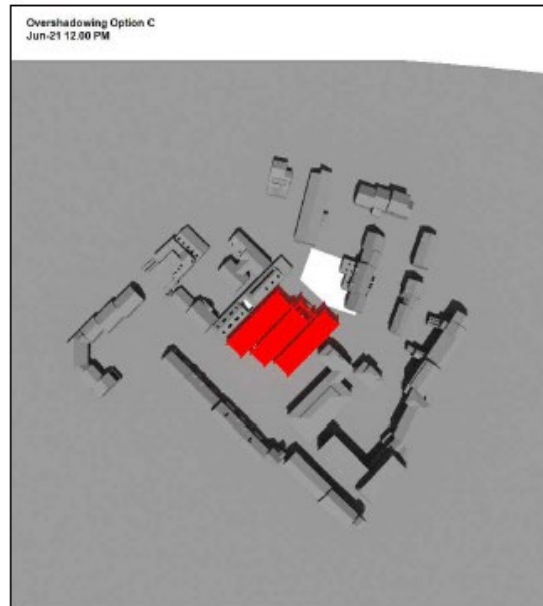
# Overshadowing December

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



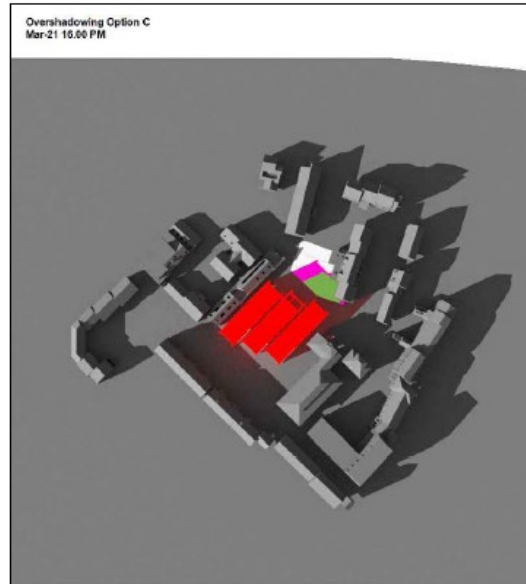
# Overshadowing June

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



# Overshadowing March

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# Visualisations

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## Visualisations

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## Visualisations

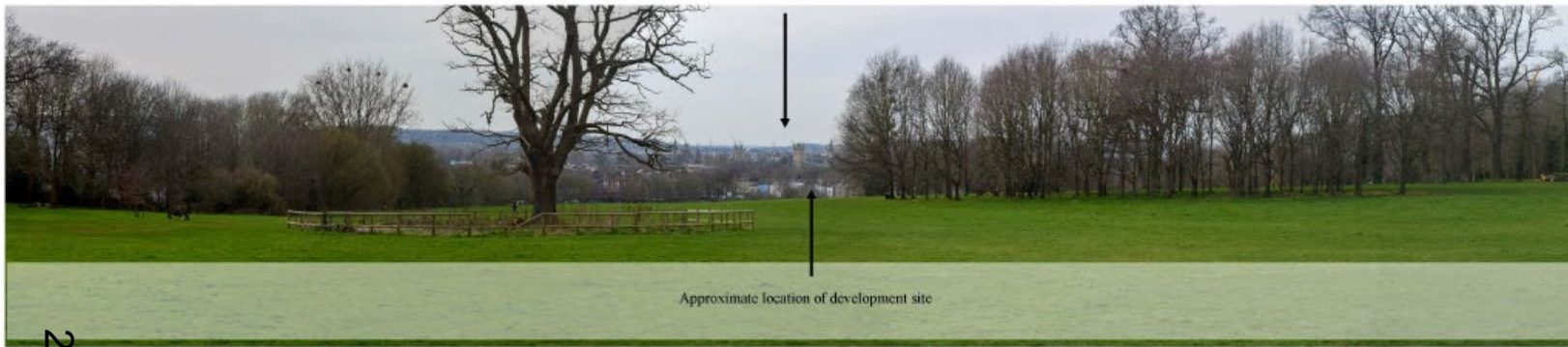


# Key Views South Park

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Historic skyline of Oxford from the South Park View Cone



24  
Existing View

Approximate location of development site



Proposed View

Wireline location of proposed development beyond  
intervening vegetation cover and built form



# Key Views St Mary's Tower

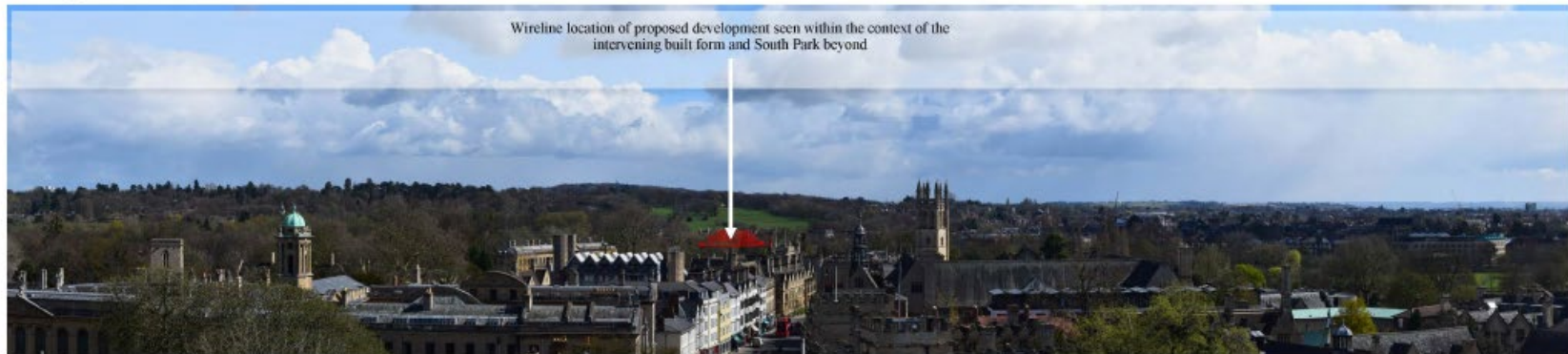
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Existing View



Proposed View



# Photos

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## Photos



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## Photos





## Photos



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# Oxford City Planning Committee Presentation

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**22/00040/PIP**

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**The Crown And Thistle  
132 Old Road  
Headington  
Oxford  
Oxfordshire  
OX3 8SX**



# Site location plan





View of the front of the site (1)



View of the front of the site (2)





View of the front of the site (3)





# View of the side of the site



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





View towards 132C Old Road





View towards 132C Old Road (2)





View towards 132C Old Road (3)





# View of the pub garden





View of the pub garden (2)





View of the pub garden (3)





View of the pub garden (4)





View of the pub garden (5)





View of the pub garden (6)



View of the pub garden (7)





View of from the first floor walkway





View of from the first floor walkway (2)





View of from the first floor walkway (3)





View of from the first floor walkway (4)





# Birdseye – Application site edged in red



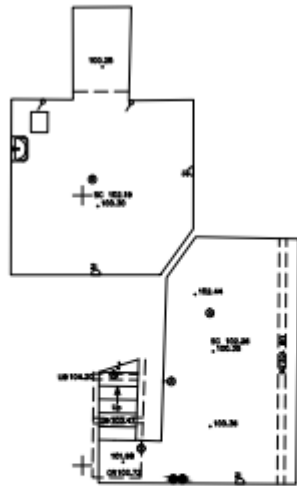
# Birdseye – Application site edged in red



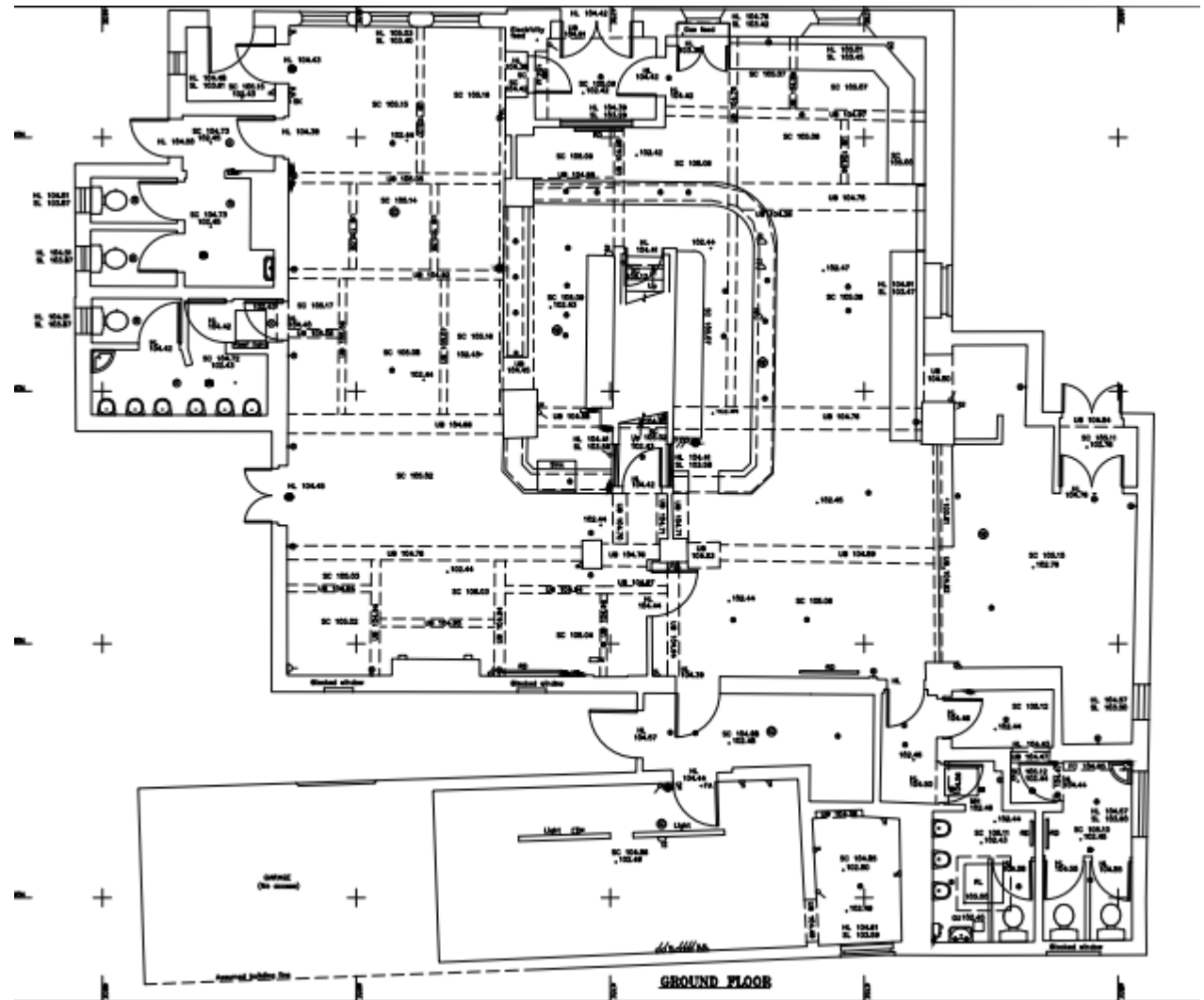


# Existing Basement and Ground Floor Plan

99

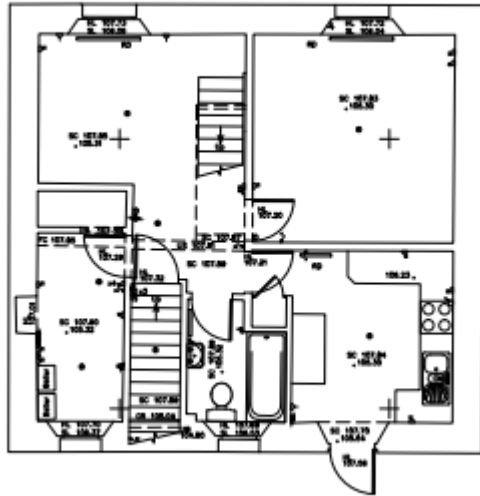


**BASEMENT**

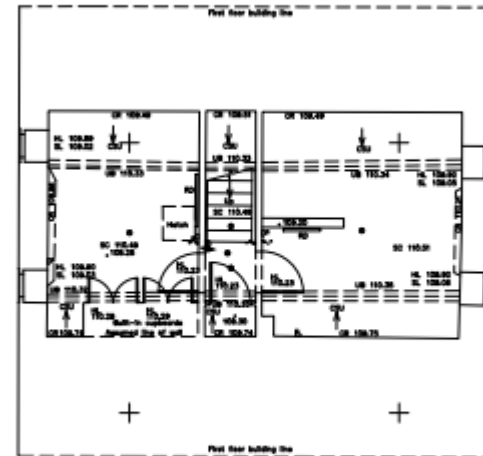


# Existing First and Second Floor Plans

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**FIRST FLOOR**



**SECOND FLOOR**





### EAST ELEVATION



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# Oxford City Planning Committee Presentation

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**22/00949/FUL**

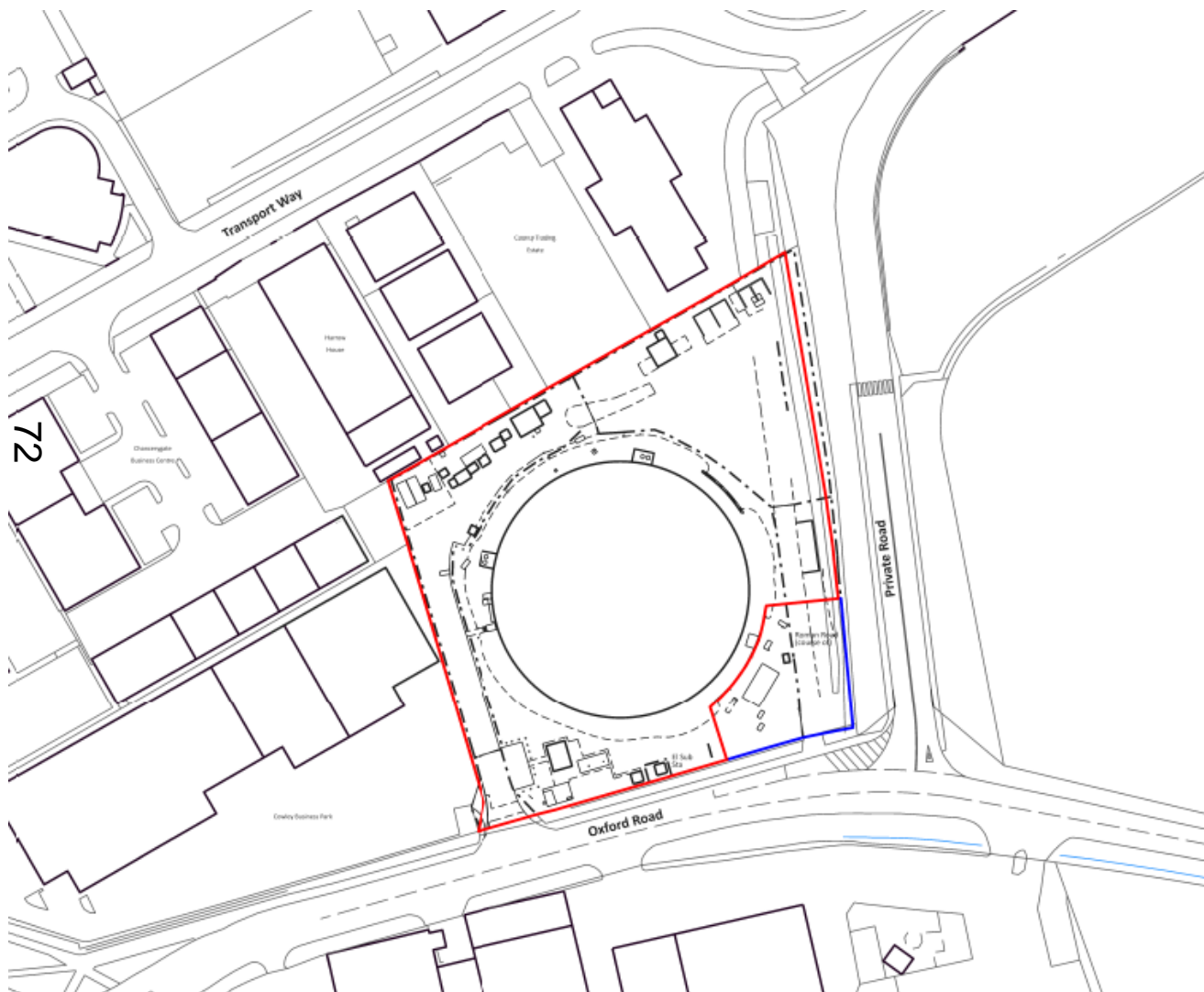
**71 Gas Holder Station, Watlington Road**

**22<sup>nd</sup> September 2022**





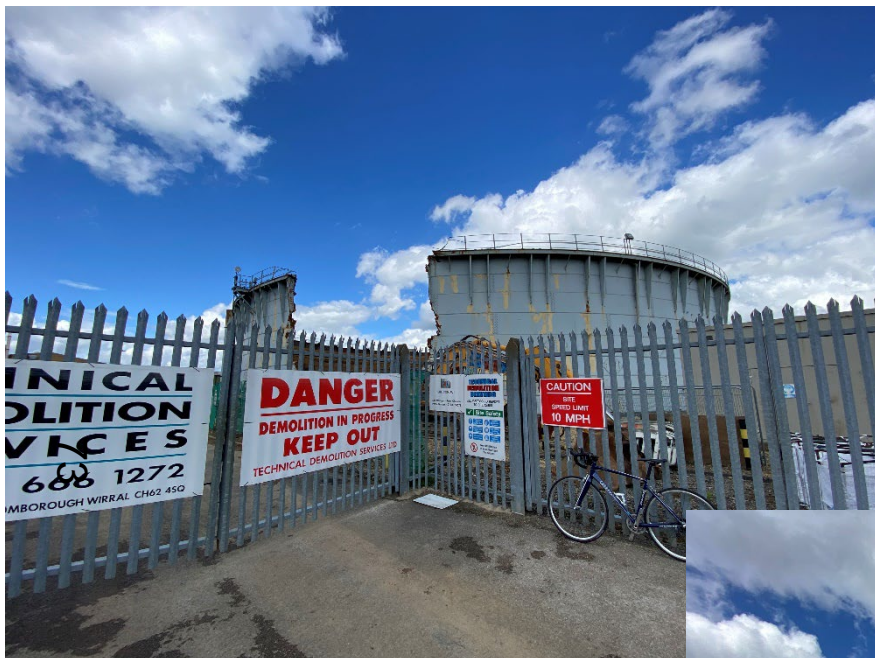
# Site Location Plan



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



# Existing site



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





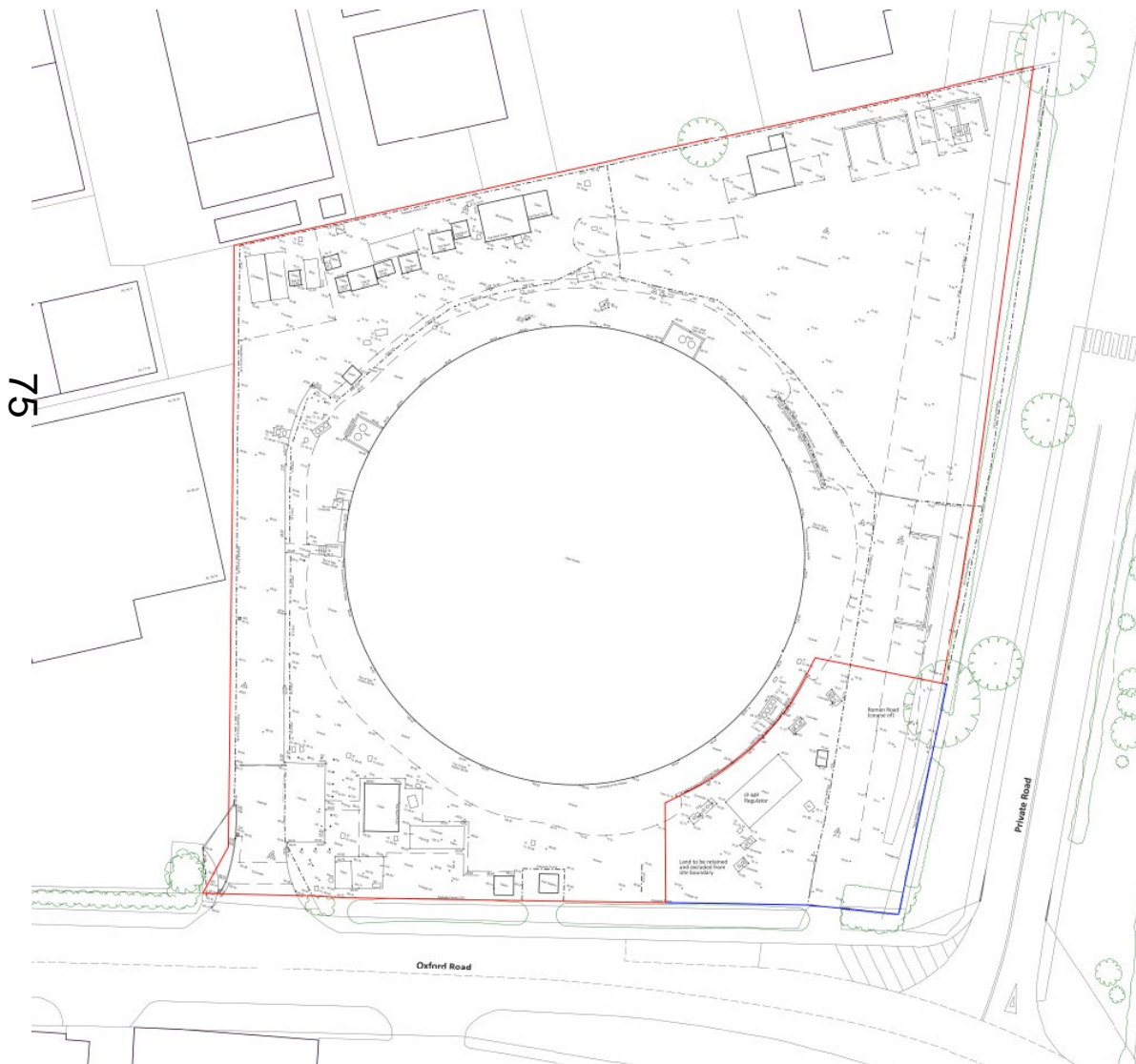
# Views from Oxford Road



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



# Existing/Former Site Plan



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



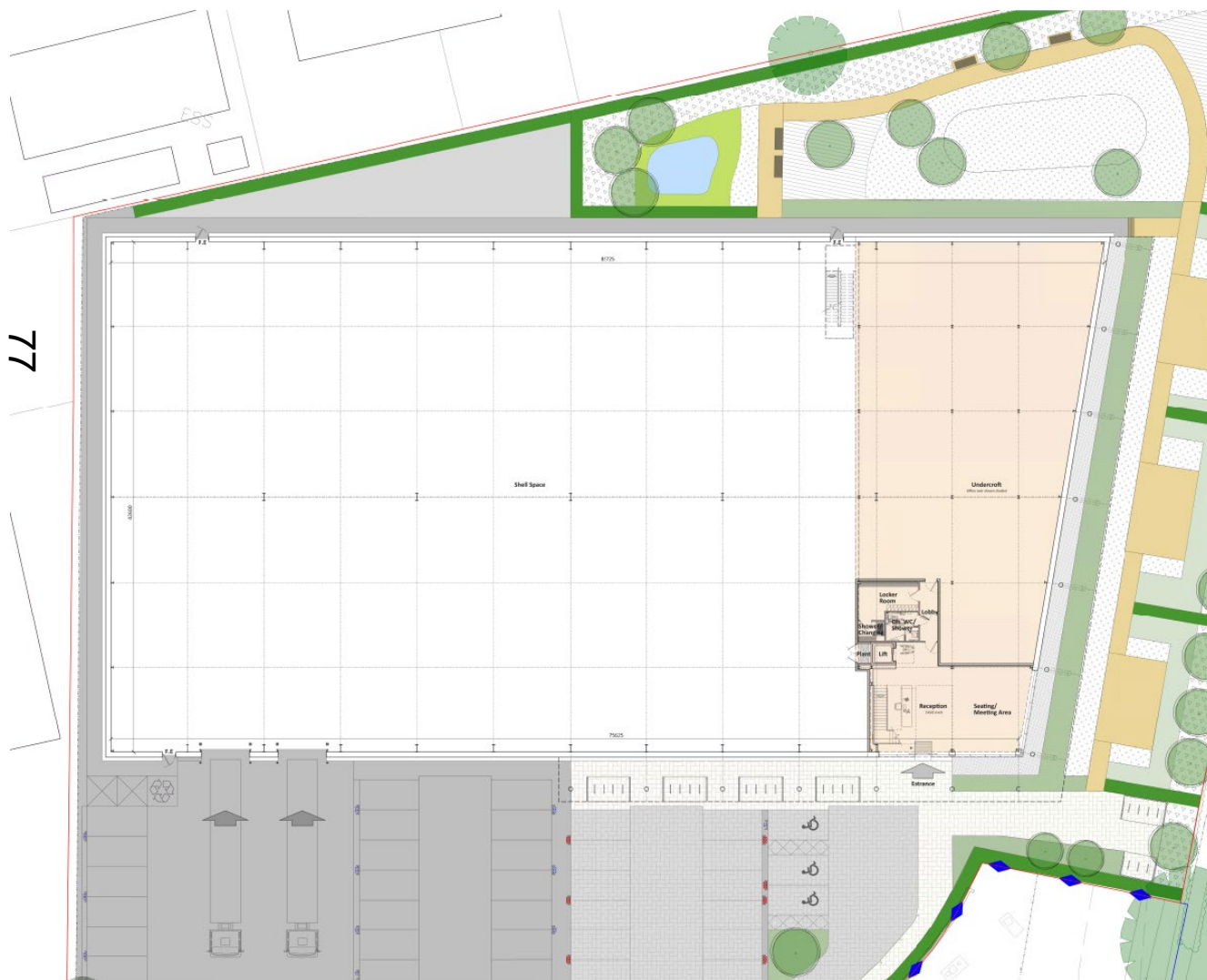


# Proposed Site Plan

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



# Proposed ground floor plan

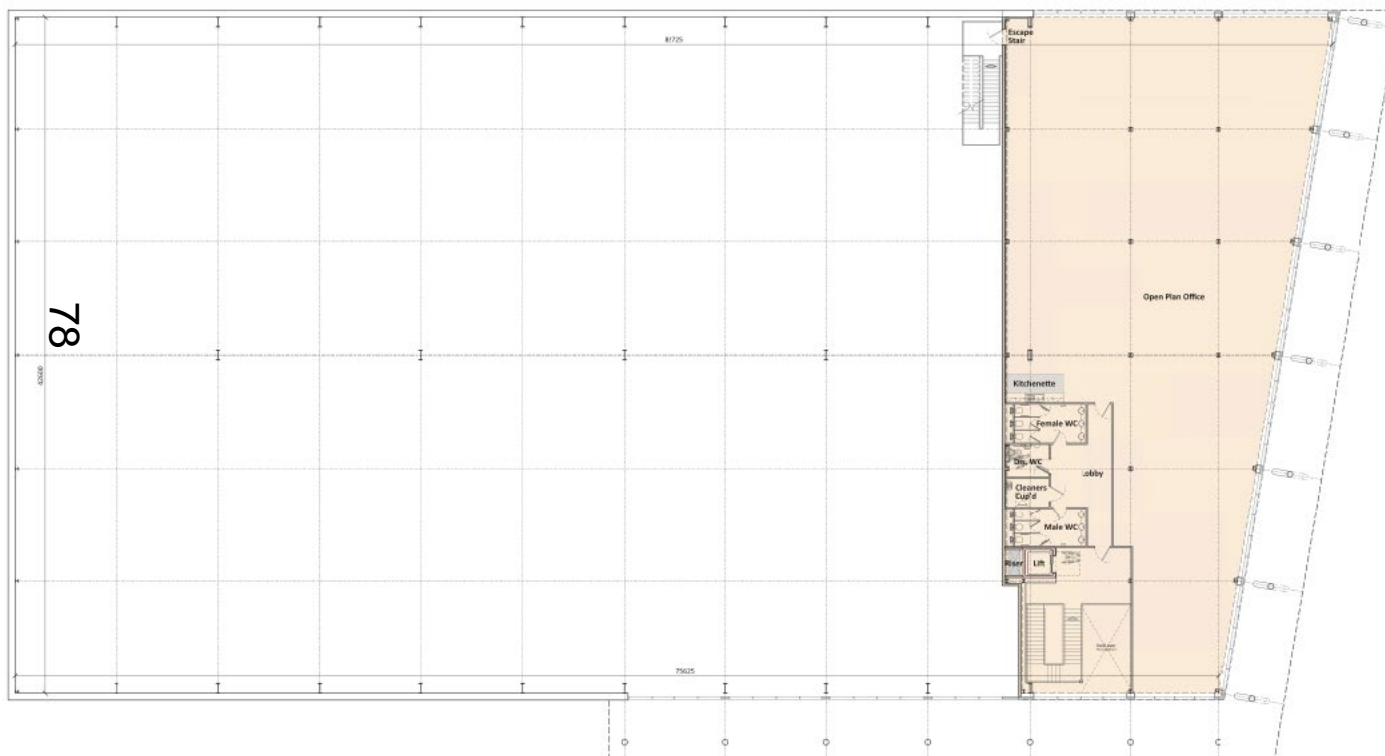


[www.oxford.gov.uk](http://www.oxford.gov.uk)





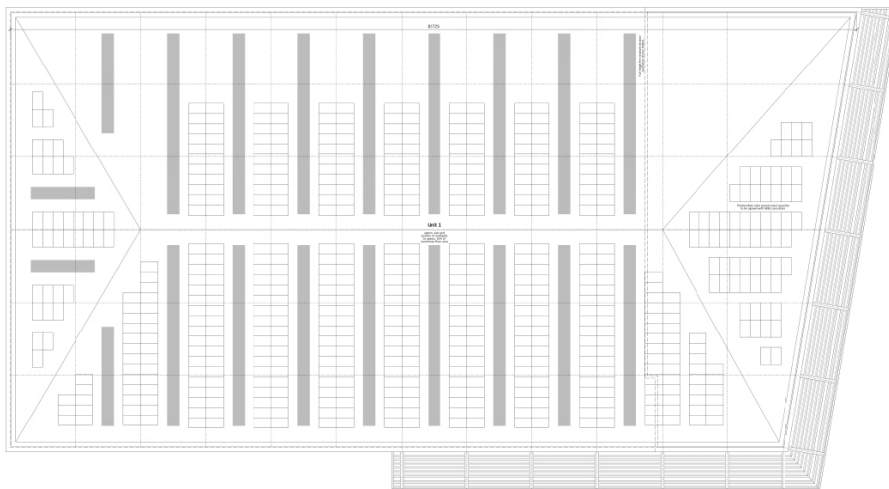
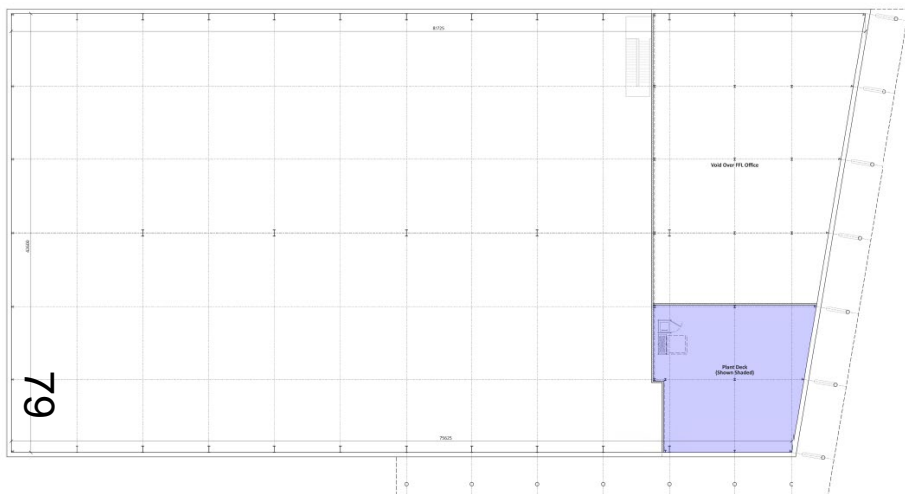
# Proposed first floor plan



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



# Proposed plant level plan and roof plan





# Proposed south and east elevations

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



Proposed South Elevation

08

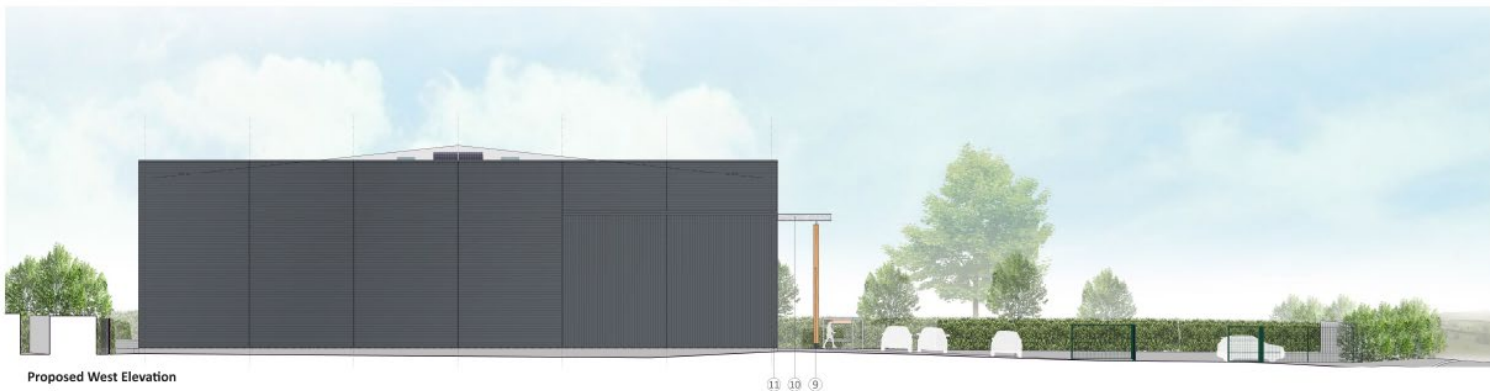


Proposed East Elevation



# Proposed north and west elevations

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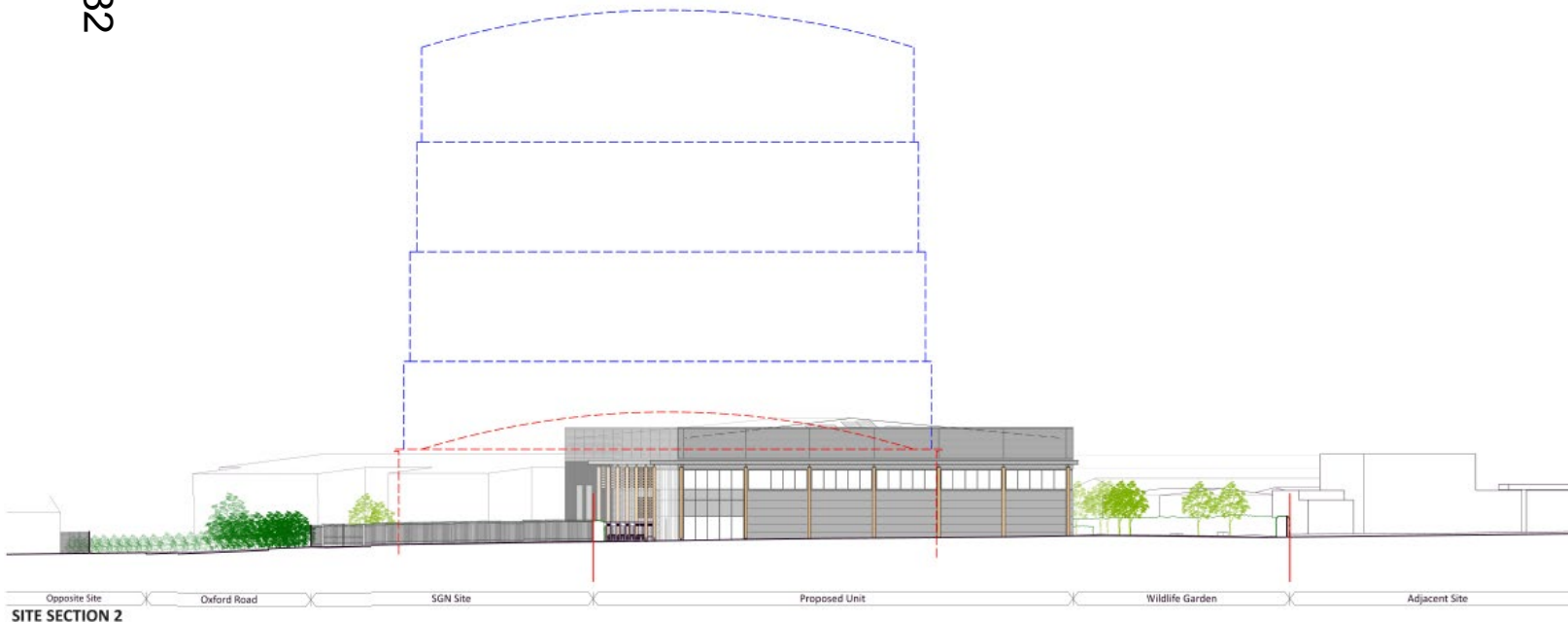


# Comparison elevations



Nigel Cox / Oxford: Cowley gasometer

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# Oxford City Planning Committee Presentation

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**21/03114/CT3**

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**Lanham Way**

**22<sup>nd</sup> September 2022**

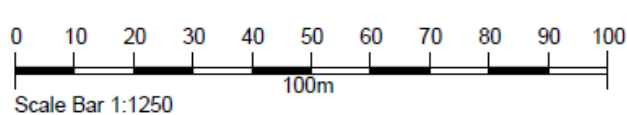




# Site Location Plan



Site Location Plan  
Scale 1:1250



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



# Existing site



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# Access from Medhurst Way



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





# Lanham Way



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





# Neighbouring Properties



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





# Existing Site Plan

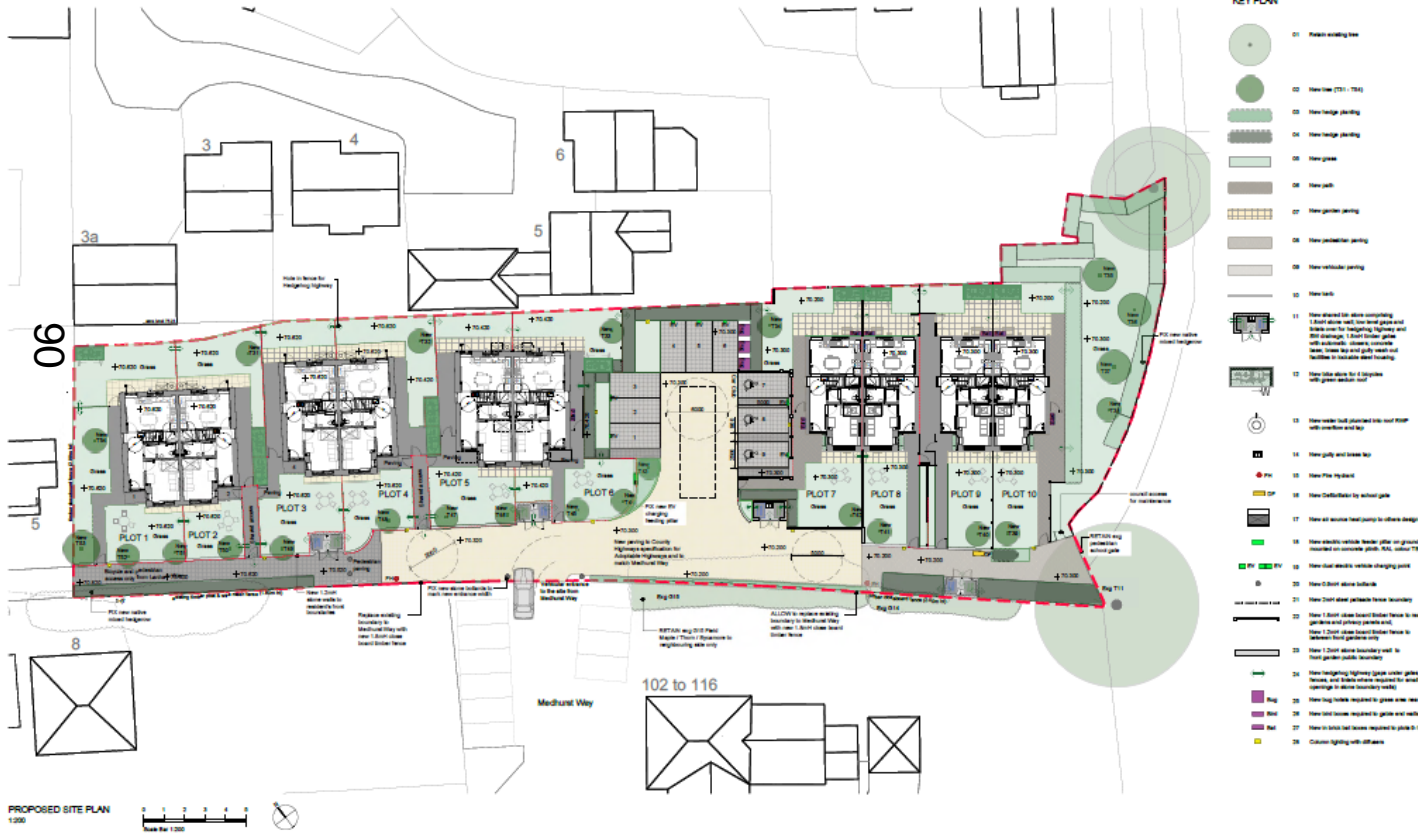


# Proposed Site Plan/Ground Floor Plan

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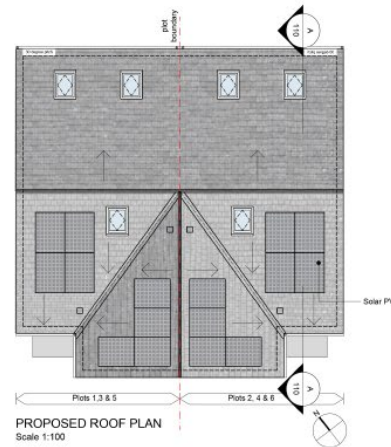
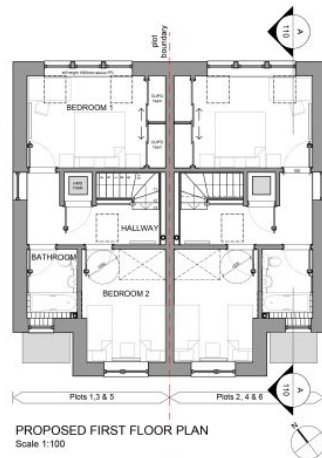
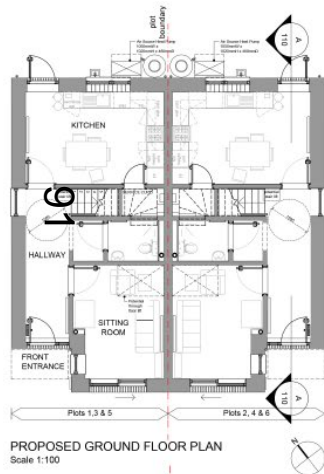
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# House Type 1A - Proposed floor plans and elevations

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- Notes**
1. Copyright Jeeves and Cook Architects Limited.
  2. Do not scale from drawings, all dimensions to be checked on site.



E	08.05.22	Note added for obscure glazing	JB
D	30.05.22	Revised planning issue	JB
C	25.10.21	Planning issue	JB
B		Draft issue	JB
A		Draft issue	JB

**Revisions**



# House Type 1B - Proposed floor plans and elevations

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# Oxford City Planning Committee Presentation

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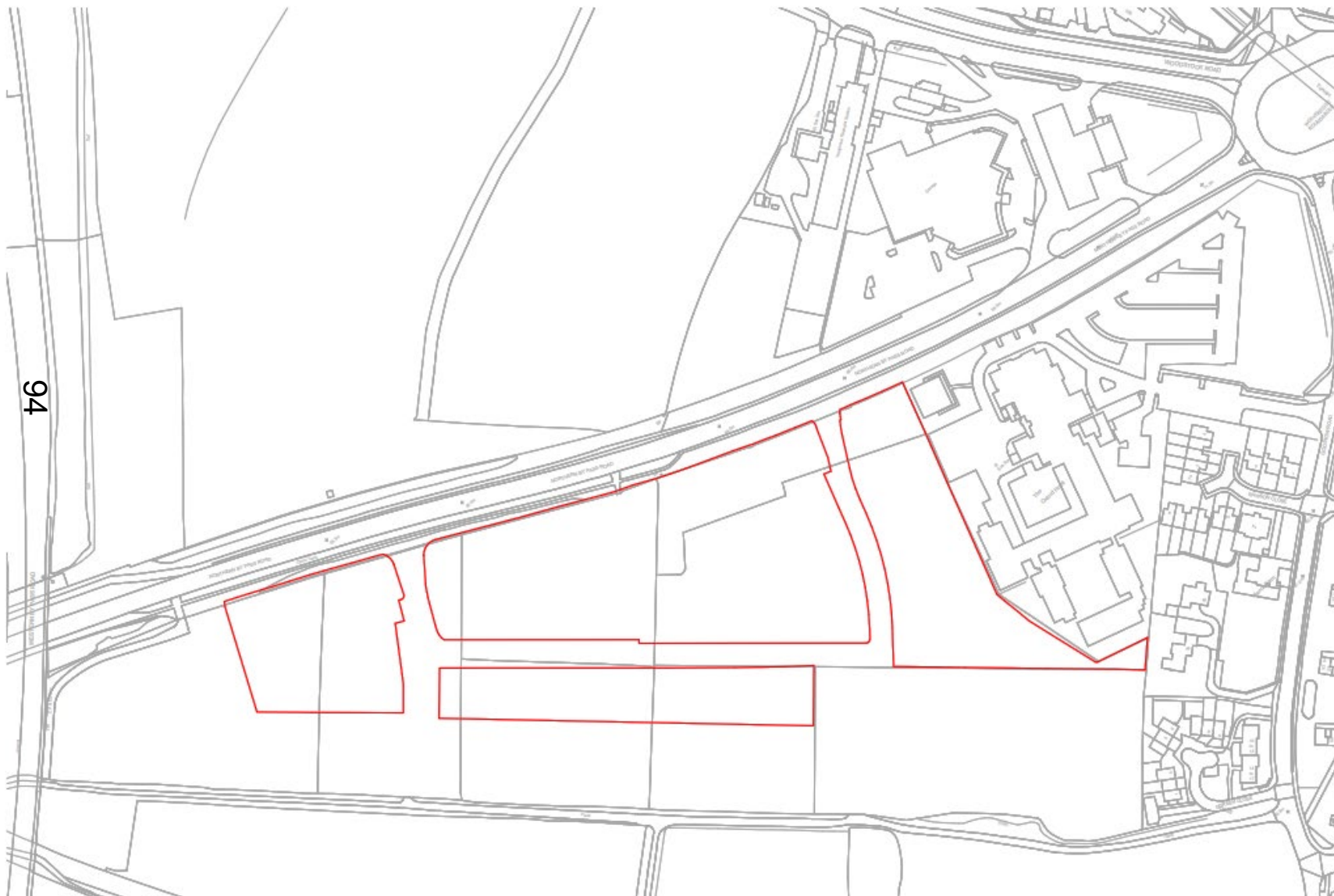
**Reference Number: 22/00675/RES**

63

**Site Address: Oxford North -  
Residential Development**



# Site Location Plan





# Site Aerial Plan

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# A40 Approach to Site

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96





# Site View from A40 (West)

-gov.uk



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# Site Access and Park (22/00081/RES)

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# Canalside Masterplan (18/02065/OUTFUL)

66



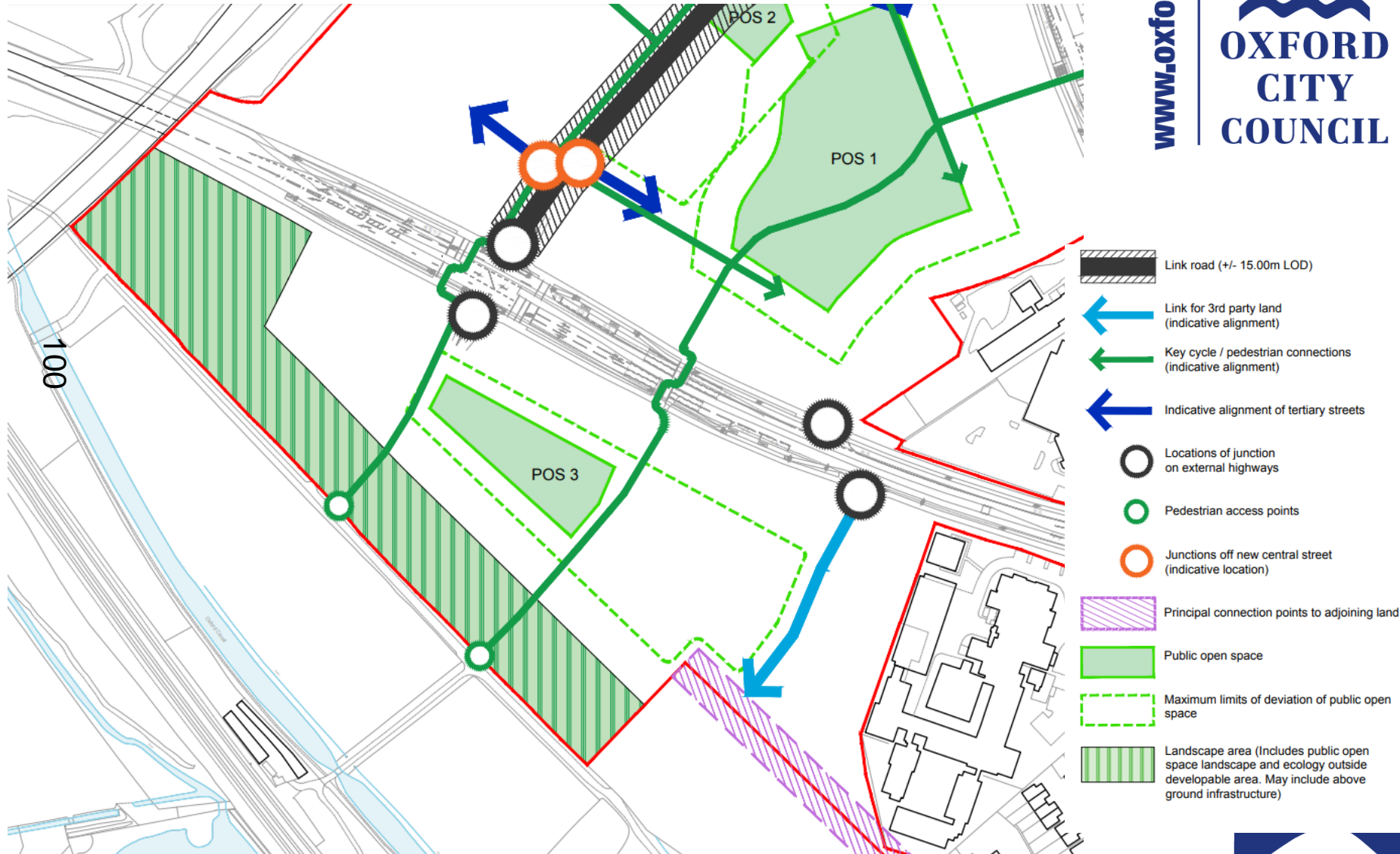
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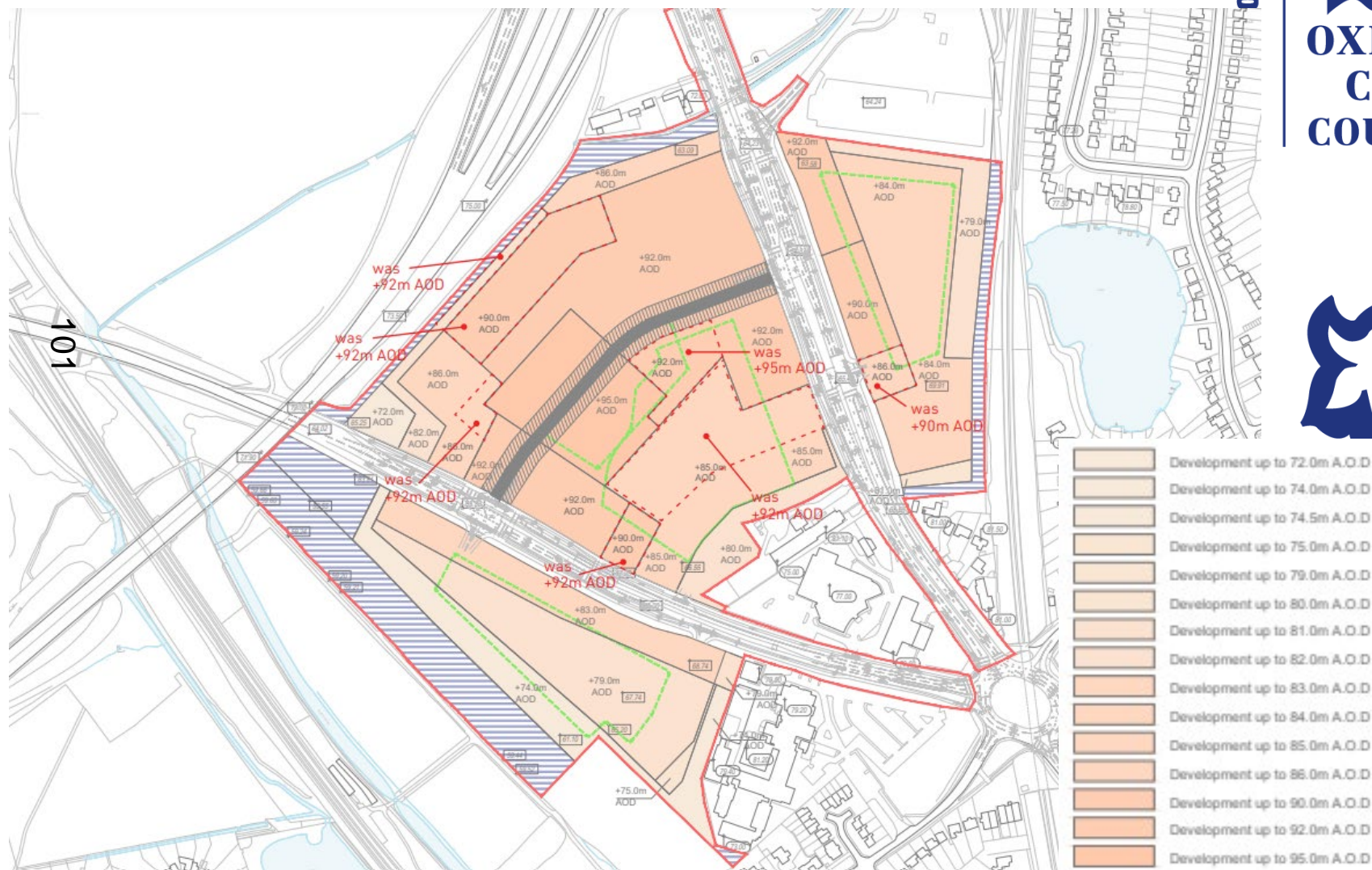
# Access Parameter Plan (18/02065/OUTFUL)

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**ord.gov.uk**



# Proposed Site Plan





# Tenure Layout



103



Tenure Diagram

Home Type	1B	2B	3B	4B	5B
Social Rent	25	27	29	8	
Shared Ownership	6	9	6	1	
Private Sale	40	49	84	25	8

# Blocks 1 to 3 Elevations



104  
Block 02 & 03 - North Elevation  
Scale: 1 : 200



Block 01 & 03 - East Elevation  
Scale: 1 : 200



# Blocks 1 to 3 Elevations



G

## Block 01 & 02 - South Elevation

Scale: 1 : 200



H

## Block 02 - West Elevation

Scale: 1 : 200

# Blocks 4-5 Elevations

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I Block 04-05 North Elevation

Scale: 1:200



J Block 04-05 South Elevation

Scale: 1:200



K Block 04 - West Elevation

Scale: 1:200

2 8 1 2 4



L Block 04 - East Elevation

Scale: 1:200

6 2 1 4 4 7



M Block 05 - West Elevation

Scale: 1:200



N Block 05 - East Elevation

Scale: 1:200





# Blocks 6-7 Elevations



O Block 06-07 - North Elevation  
Scale: 1:200

107



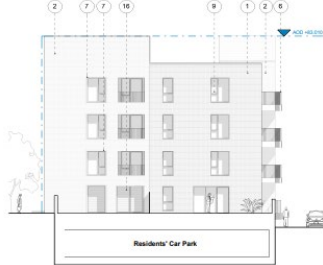
P Block 06-07 - South Elevation  
Scale: 1:200



Q Block 6 - West Elevation  
Scale: 1:200



R Block 6 - East Elevation  
Scale: 1:200



S Block 07 - West Elevation  
Scale: 1:200



T Block 7 - East Elevation  
Scale: 1:200

# Block 8 Elevations

108



U Block 08 - North Elevation  
Scale: 1 : 200



V Block 08 - South Elevation  
Scale: 1 : 200



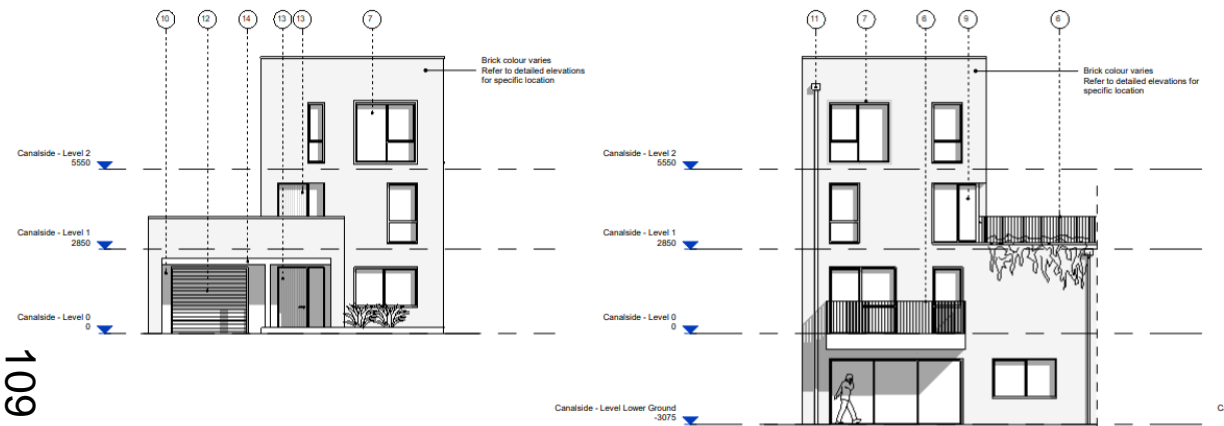
W Block 08 - West Elevation  
Scale: 1 : 200



X Block 08 - East Elevation  
Scale: 1 : 200



# Proposed House Type 1

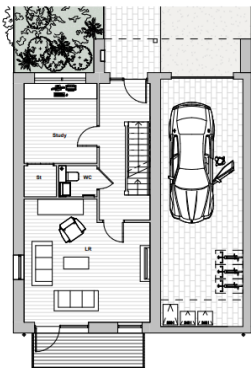


7 HT01 Front Elevation  
Scale: 1 : 100

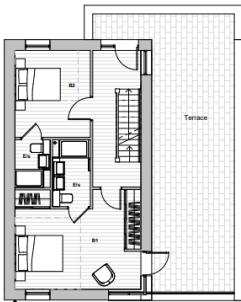
8 HT01 Rear Elevation  
Scale: 1 : 100



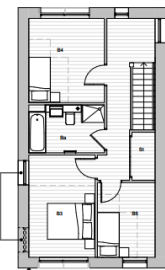
1 HT01 Level B  
Scale: 1 : 100



2 HT01 Level 00  
Scale: 1 : 100



3 HT01 Level 01  
Scale: 1 : 100



4 HT01 Level 02  
Scale: 1 : 100



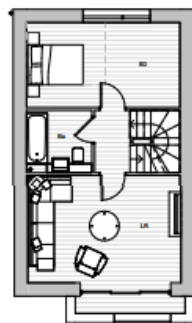


# Proposed House Type 3

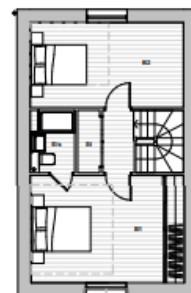
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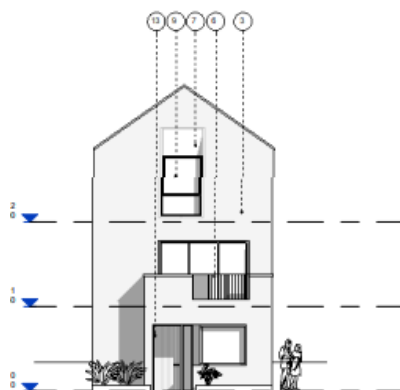
1 HT03 Level 00  
Scale: 1:100



2 HT03 Level 01  
Scale: 1:100



3 HT03 Level 02  
Scale: 1:100



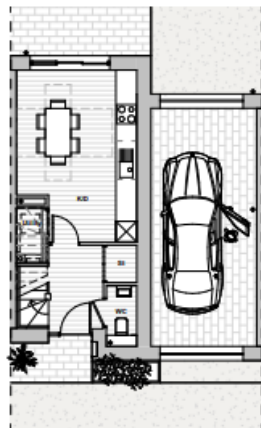
5 HT03 Front Elevation  
Scale: 1:100



6 HT03 Rear Elevation  
Scale: 1:100



# Proposed House Type 5



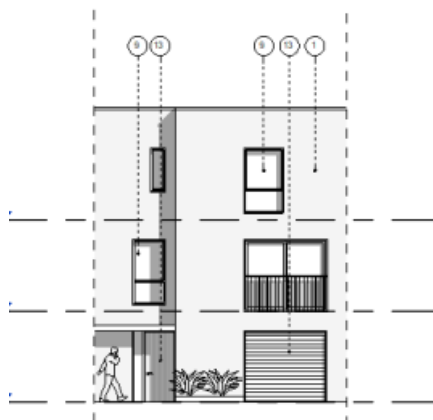
1 | HT05 Level 00  
Scale: 1 : 100



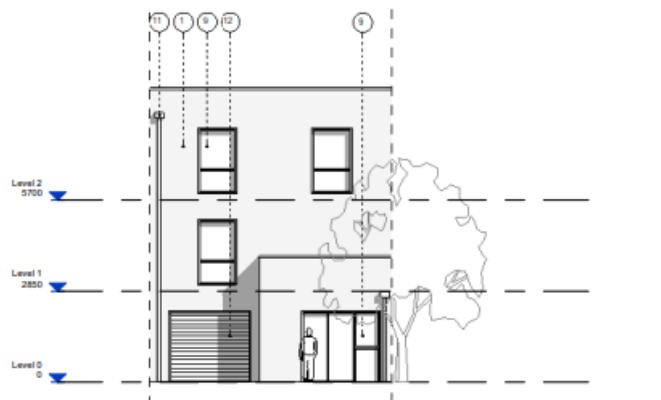
2 | HT05 Level 01  
Scale: 1 : 100



3 | HT05 Level 02  
Scale: 1 : 100



5 | HT05 Front Elevation  
Scale: 1 : 100



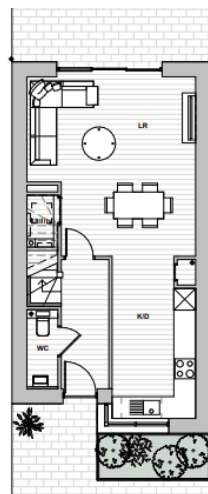
6 | HT05 Rear Elevation  
Scale: 1 : 100



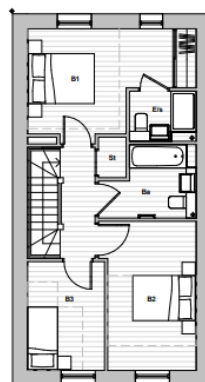


# Proposed House Type 6

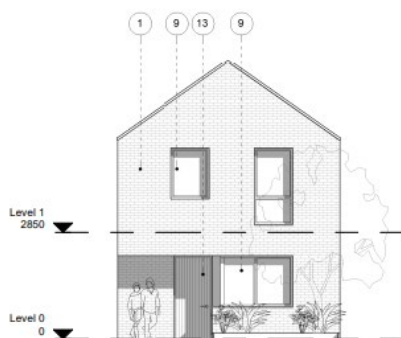
[www.oxford.gov.uk](http://www.oxford.gov.uk)



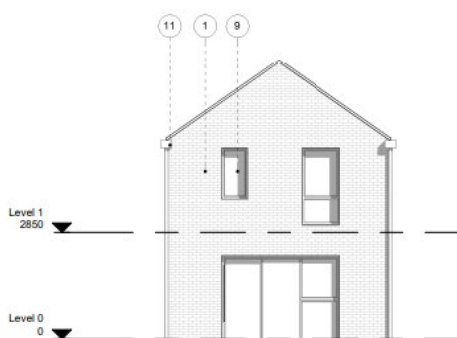
1 | HT06 Level 00  
Scale: 1:100



2 | HT06 Level 01  
Scale: 1:100



4 | HT06 Front Elevation  
Scale: 1:100



5 | HT06 Rear Elevation  
Scale: 1:100



# Proposed House Type 7

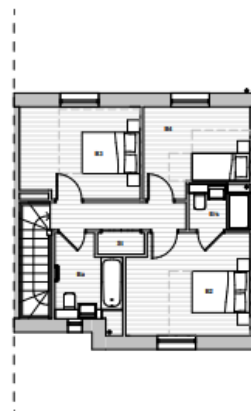
[www.oxford.gov.uk](http://www.oxford.gov.uk)



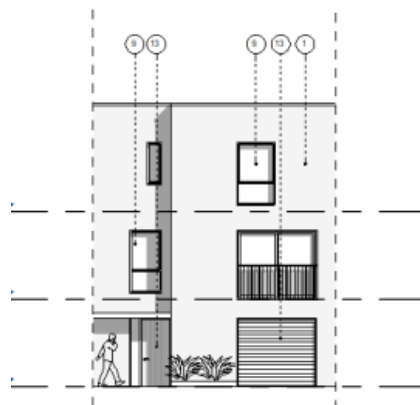
1 HT05 Level 00  
Scale: 1:100



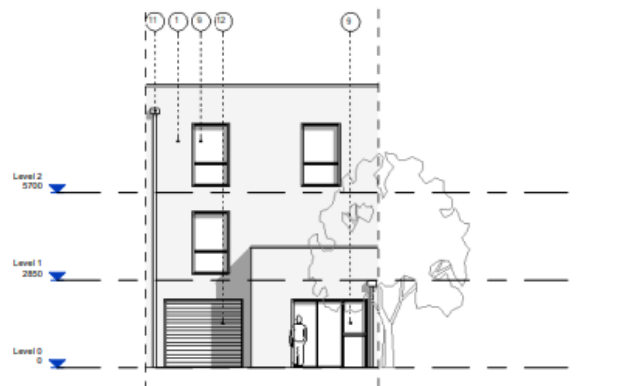
2 HT05 Level 01  
Scale: 1:100



3 HT05 Level 02  
Scale: 1:100



5 HT05 Front Elevation  
Scale: 1:100



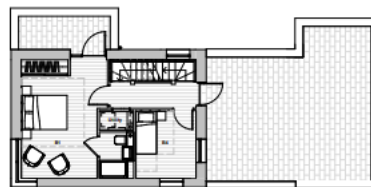
6 HT05 Rear Elevation  
Scale: 1:100



# Proposed House Type 08



1 HT08 Level 00  
Scale: 1:100



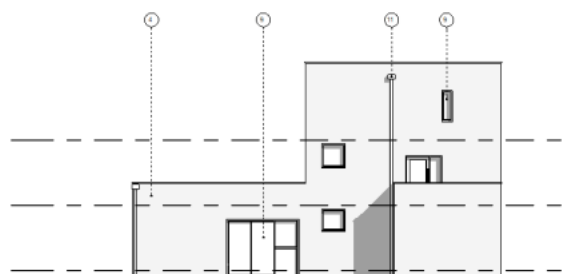
2 HT08 Level 01  
Scale: 1:100



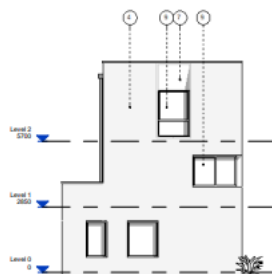
3 HT08 Level 02  
Scale: 1:100



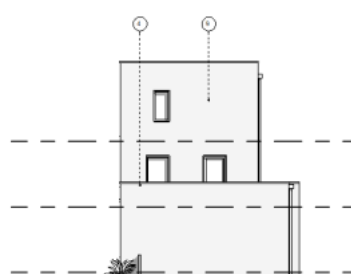
5 HT08 Front Elevation  
Scale: 1:100



8 HT08 Back Elevation  
Scale: 1:100



6 HT08 Side Elevation  
Scale: 1:100

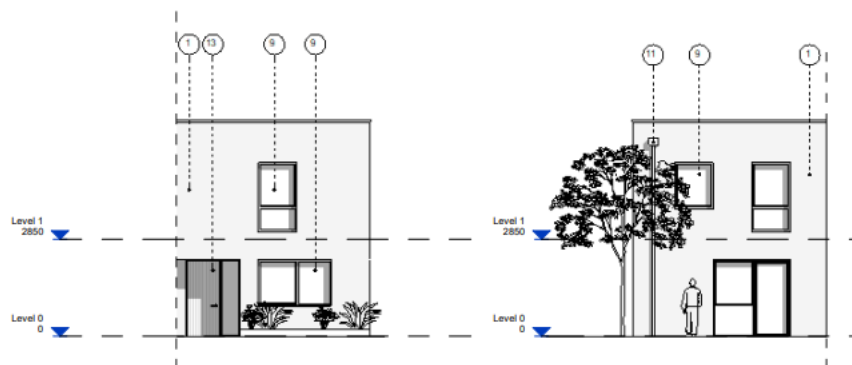
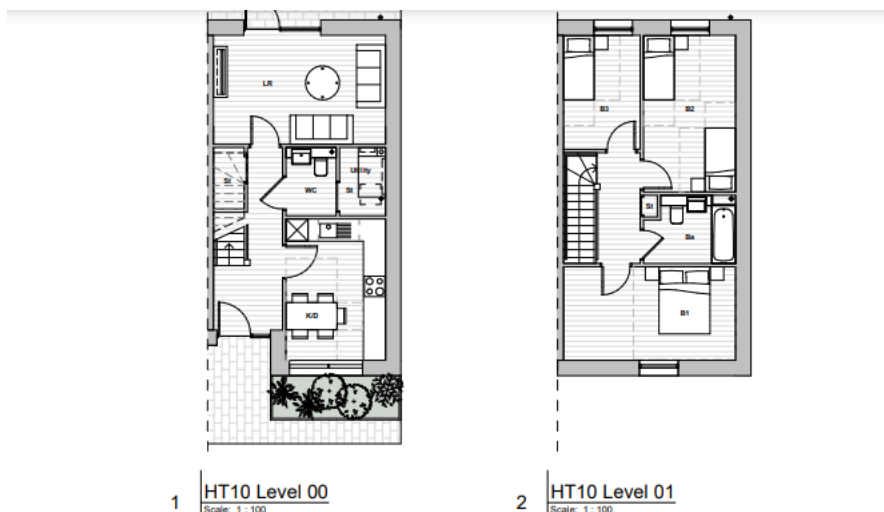


7 HT08 Side Elevation 2  
Scale: 1:100





# Proposed House Type 10



# Proposed House Type 11



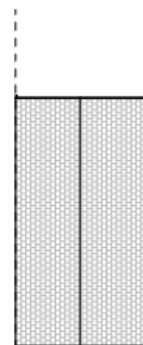
1 HT11 level 00  
Scale: 1:100



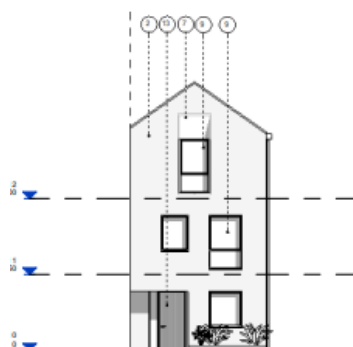
2 HT11 level 01  
Scale: 1:100



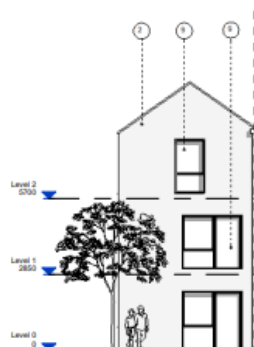
3 HT11 level 02  
Scale: 1:100



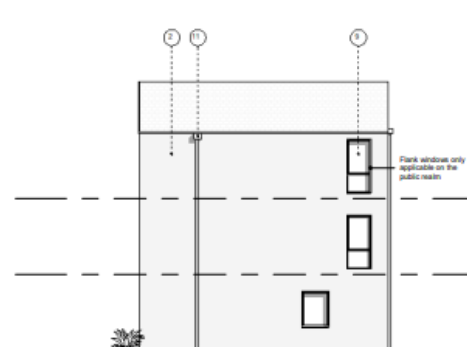
4 HT11 Roof Plan  
Scale: 1:100



5 HT11 Front Elevation  
Scale: 1:100



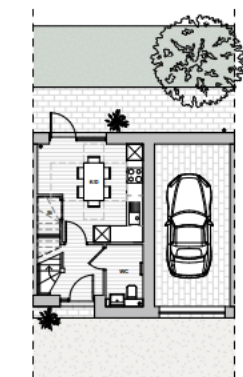
6 HT11 Rear Elevation  
Scale: 1:100



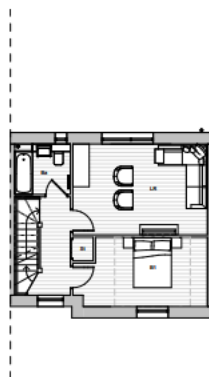
7 HT11 Side Elevation  
Scale: 1:100



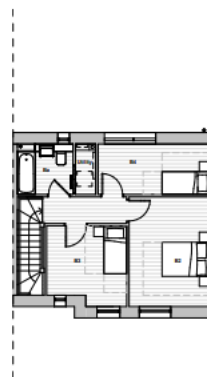
# Proposed House Type 12



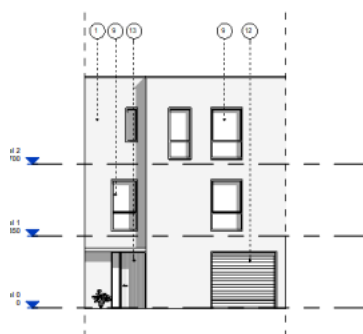
1 HT12 level 00  
Scale: 1:100



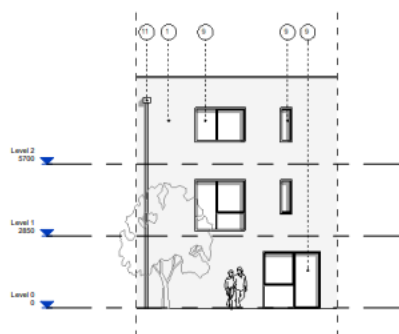
2 HT12 Level 01  
Scale: 1:100



3 HT12 Level 02  
Scale: 1:100



5 HT12 Front Elevation  
Scale: 1:100



6 HT12 Rear Elevation  
Scale: 1:100





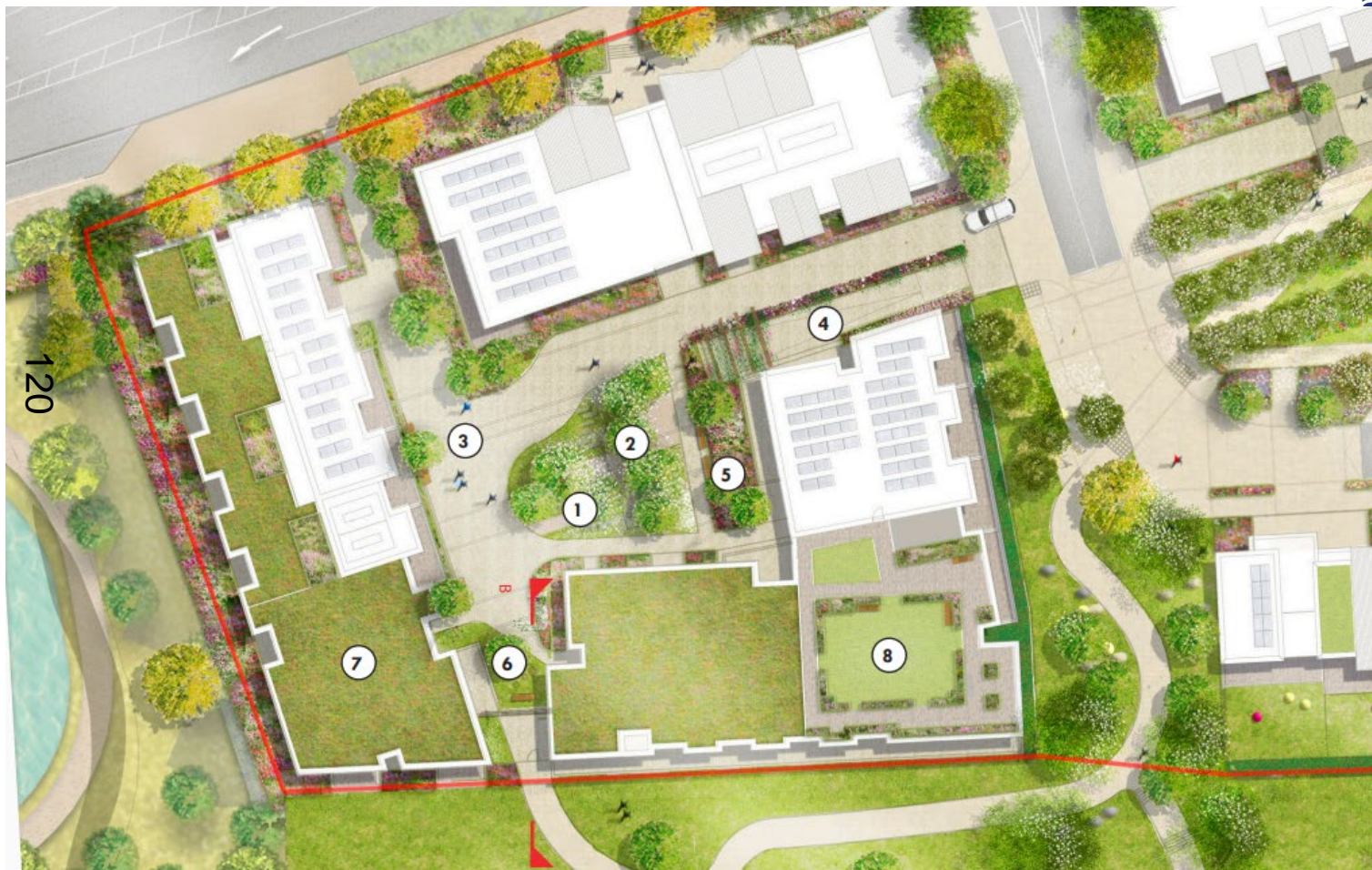
# Neighbourhood Square



- 1 Play court
- 2 Event Lawn
- 3 Orchard and Cherry Tree Grove with edible planters
- 4 Planted SuD's swale (refer to Loop Road RMA)
- 5 Ecological Garden with Mowable Meadow, no temporary flooding
- 6 Exercise Station part of 'Health on the Way' connections
- 7 Entrance softened with planting, trees and jasmin hedge to frontage
- 8 Sensory Garden seating area



# West Apartments



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# Mews Housing

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# East Housing

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# View towards Neighbourhood Square

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# View from A40



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# View along Primary Street

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