

Planning - Oxford City Planning Committee

On **Tuesday 13 December 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

- | | | |
|----|---|--------|
| 3. | 21/01695/FUL: Thornhill Park, London Road, Headington, Oxford, OX3 9RX | 3 - 38 |
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The agenda, reports and any additional supplements can be found together with this supplement on the committee meeting webpage.

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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

21/01695/FUL

Thornhill Park

13th December 2022

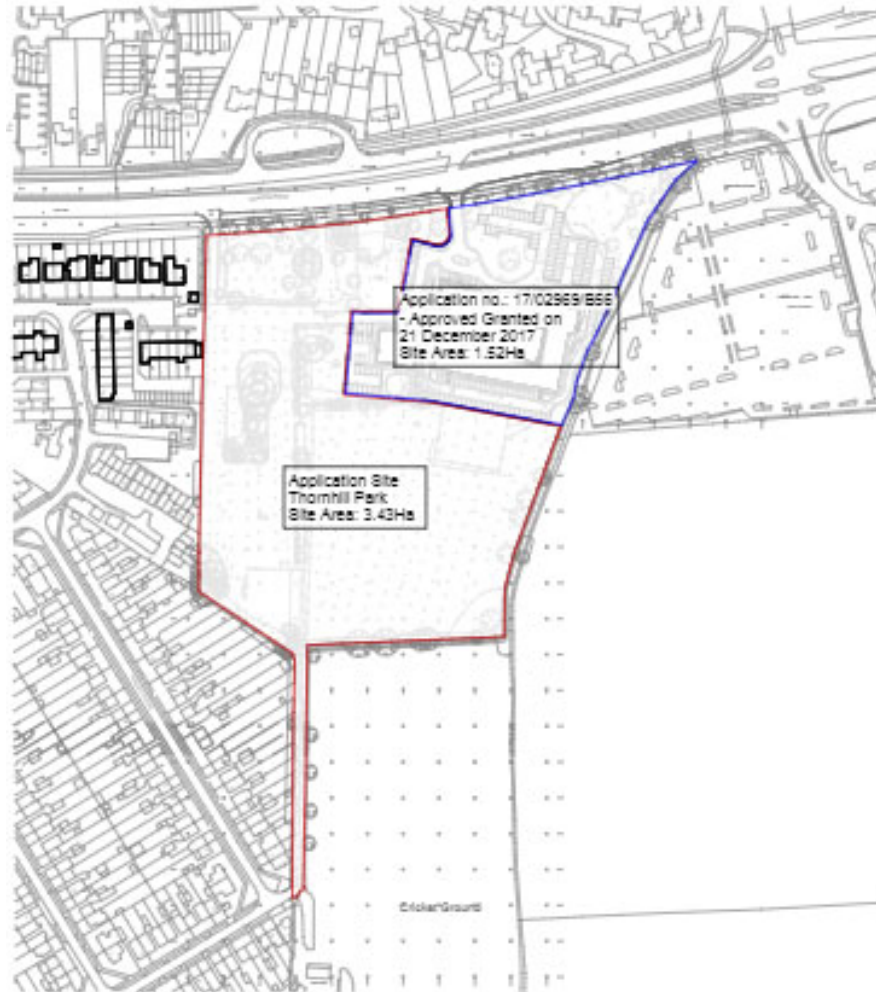
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Agenda Item 3

Site Location Plan

4

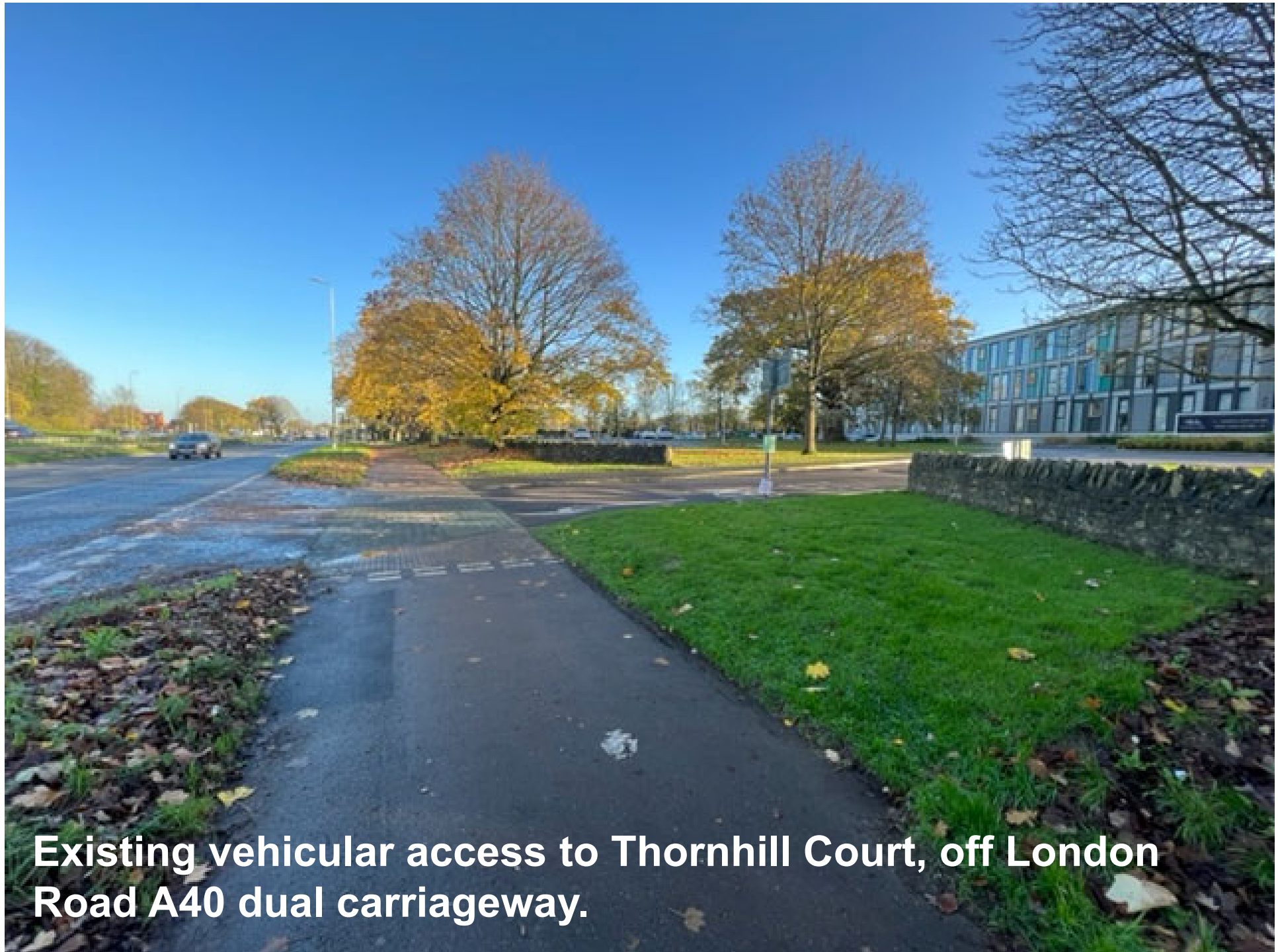


Site Ownership Key

- Application no.: 17/02969/BSS - Approved Granted on 21 December 2017
Change of use of Nilsen House and annex from office to residential
application boundary
Site Area: 1.52Ha
Source: Boundary information provided by applicant
- Application Site Boundary
Site Name: Thornhill Park
Site Area: 3.43Ha
Source: Boundary information provided by applicant

Application Boundary Plan
1:1000

17/02969/BSS	17/02969/BSS
No. 17/02969/BSS	No. 17/02969/BSS
No Planning	
Shaviram Group	
	
Thornhill Park, Oxford	
Application Boundary Plan	
	



Existing vehicular access to Thornhill Court, off London Road A40 dual carriageway.



Cycle and pedestrian access to Thornhill Park & Ride with the Parish Council footpath and application site beyond



Disused access road to be opened up to pedestrians with adjacent properties fronting Downside End.



Pedestrian and cyclist link to site from Downside End



Currently disused pedestrian access to the site adjacent to the playing field and properties fronting Ringwood Road.



Site with Thornhill Court and Marley House in the background. Photograph taken southern boundary



The Lodge to be partially demolished and extended.



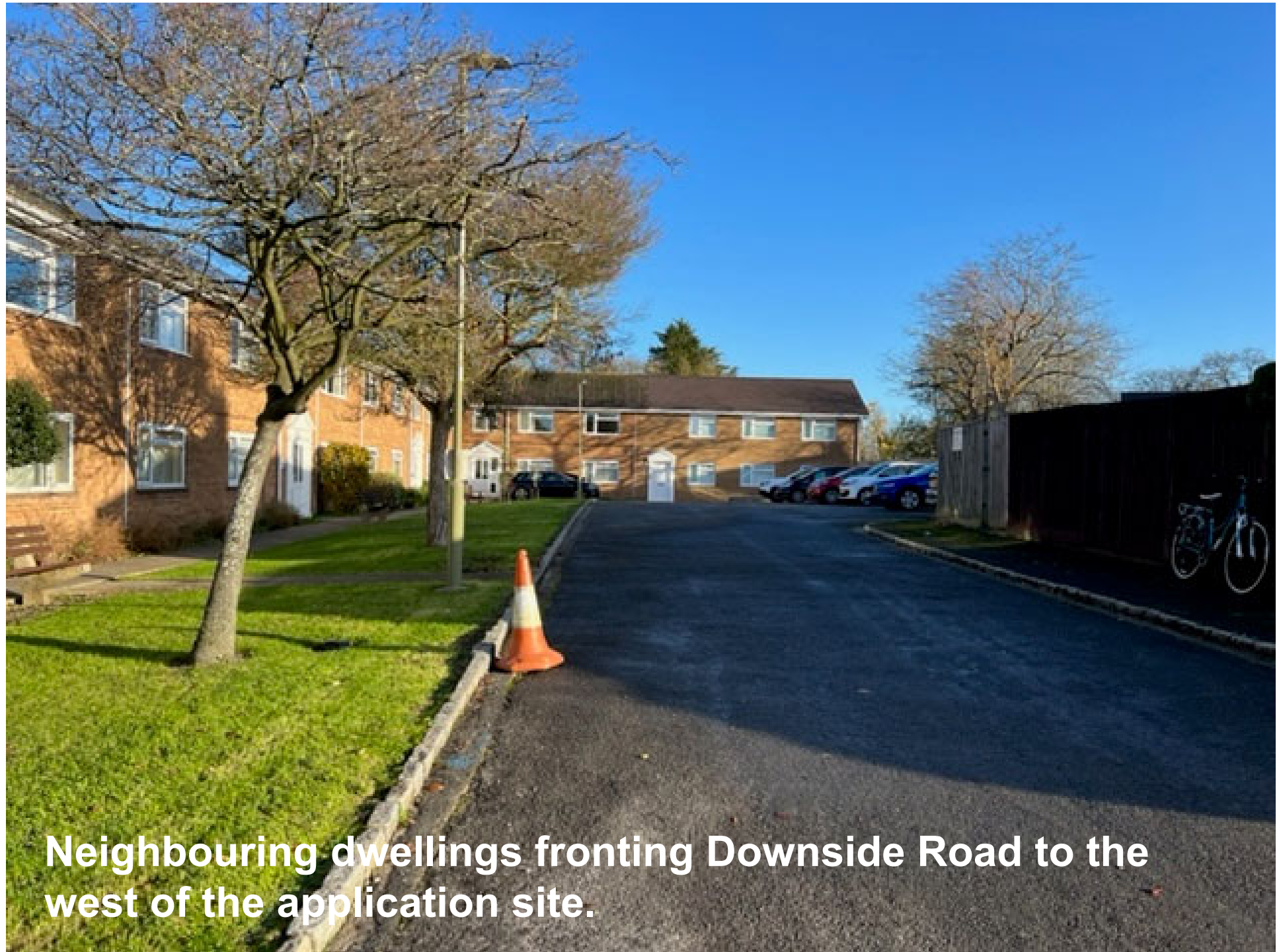
Southern site boundary



Playing field to the south of the application site with Shotover in the distance



Neighbouring dwellings fronting Downside End and Downside Road



Neighbouring dwellings fronting Downside Road to the west of the application site.



Neighbouring dwellings fronting Pond Close to the west of the application site



Neighbouring dwellings fronting Ringwood Road to the west of the application site



Note:
 We warrant that the design information contained herein is accurate as of the date of issue. We warrant that the design information contained herein is accurate as of the date of issue. We warrant that the design information contained herein is accurate as of the date of issue.

Refer to doc. no. BMD.20.011.DR.001 for external works information.

- Block Plan Key
- [Yellow Box] CBSP
- [Pink Box] CBSP
- [Red Box] CBSP MC
- [Purple Box] CBSP
- [Light Green Box] CBSP
- [Green Box] CBSP MC
- [Dark Green Box] CBSP
- [Brown Box] Tea Room
- [Light Purple Box] Café/Restaurant
- [Blue Box] Gym
- [Light Blue Box] Hotel Lobby
- [Dark Green Box] Gymnastics & Climbing
- [Light Blue Box] Gym
- [Blue Box] Gym (MC)

Rev	Description	Date
01	Issue for Planning	10/01/2024
02	Issue for Planning	10/01/2024

For Planning

Shaviram Group

itp JTP Planning, Cost & Risk Management
 The Best. Because We Know What We're Doing.

Thornhill Park, Oxford

Masterplan
 Proposed Ground Floor Plan

Scale: 1:500
 Date: 10/01/2024
 Drawing No: MPR_00
 Rev: 02

**Winter view of the wider site from the playing field.
Red line denotes height of originally submitted scheme.**

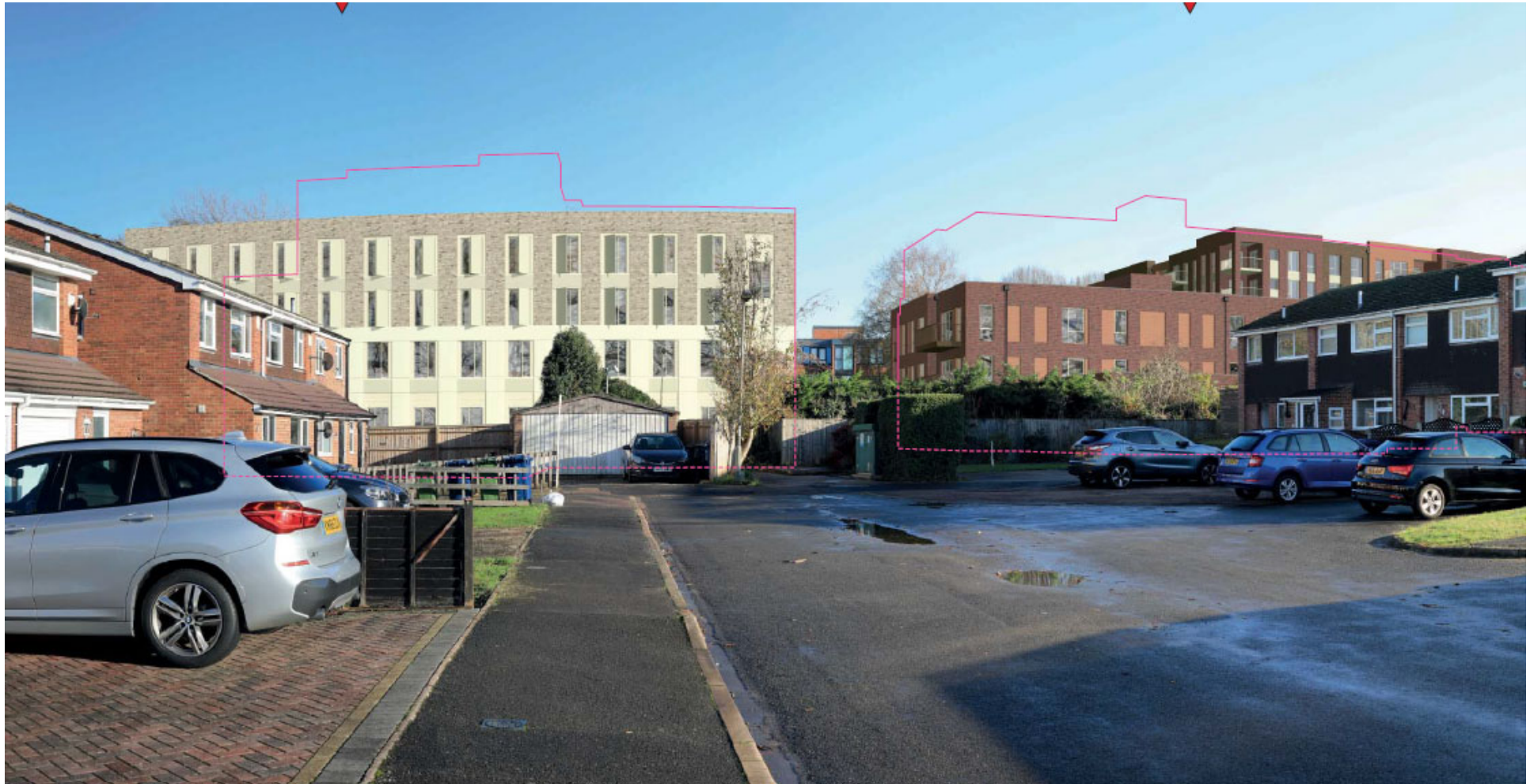


**Summer view of the wider site from the playing field.
Red line denotes height of originally submitted scheme.**



**Winter view of the Hotel and Block A from Downside End.
Red line denotes height of originally submitted scheme.**

21



Summer view of the Hotel and Block A from Downside End with proposed planting. Red line denotes height of originally submitted scheme.



Hotel - Proposed Scheme



East Elevation



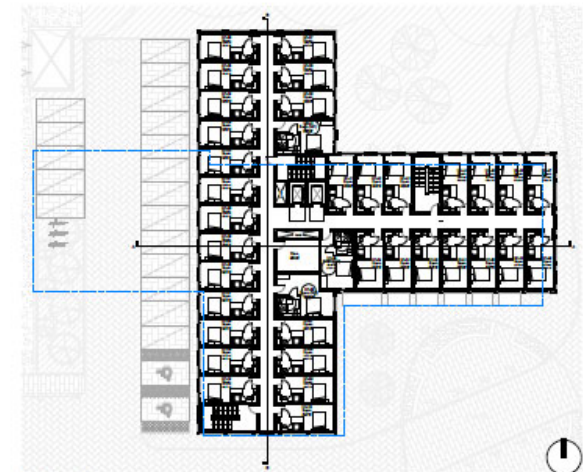
South Elevation

Hotel Proposed Scheme

133 hotel rooms - no change to the number of rooms

Response

Following extensive consultation it was agreed to step the Hotel building further away from the western boundary of the site and reduce the hotel to a maximum of 4 storeys to reduce the impact on existing neighbouring residential. The design of the elevations were considered in further detail with a comparison between the two schemes presented on the following pages. In addition, the brick tone was reviewed to provide a more subdued, lighter brick to provide a backdrop when viewed from Downside End.



First floor plan

Block A - Proposed Scheme

Block A Proposed Scheme

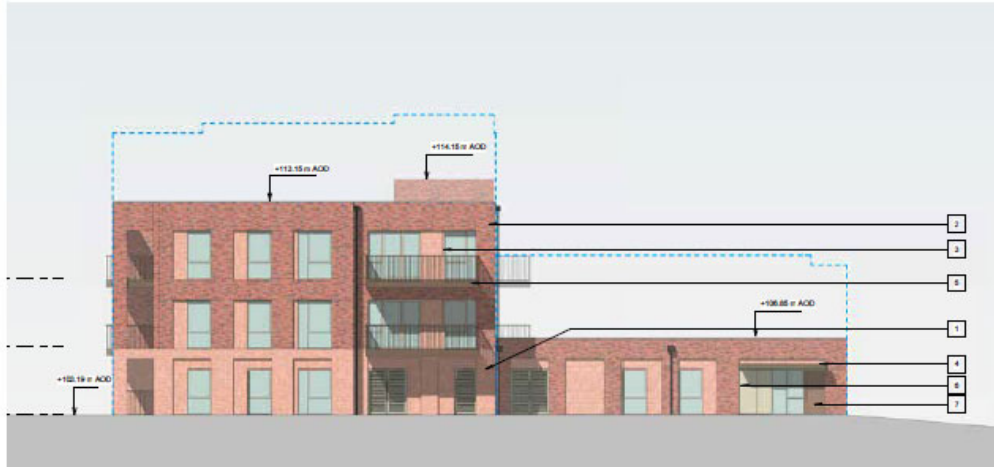
19 homes - a reduction of 8 homes

Response

Following extensive consultation it was agreed to remove a full storey from the submission scheme from part 4 and 2 storeys to part 3 and 1 storeys 3 storeys to reduce the impact on existing neighbouring residential. The height of the parapet has also been reduced in height from 1100mm to 600mm and utilise set back balustrades for edge protection.

The position of the block was 6.5m from the western boundary while the new proposal has increased this to 8.6m allowing for an additional 2.1m to the landscape buffer.

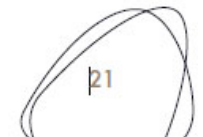
An internal window has been added to the cycle store to allow for additional natural surveillance.



Block A North Elevation



Block A West Elevation



The Terraces - Proposed Scheme

25



Terrace 1 Ground Floor Plan

The Terraces Proposed Scheme

20 homes - no change in number or mix of homes

Response

Following consultation with OCC and the neighbouring community, the terrace buildings have been moved in excess of 4m from the western boundary enabling an increase in the landscape buffer on the western edge of the site.

The buildings have been redesigned to be a more traditional apartment building in plan form with a centralised core. Ground floor terraces are provided to the west of the buildings but on the upper floors the majority of balconies are orientated to the east to avoid any overlooking to the west. The only deviation from this is within the central terrace building where the central flat on the first floor has a partially recessed balcony to the west and the set back upper floor has west facing terraces. These however have been designed to minimise impact on neighbouring properties.

The elevations of the buildings have been redesigned to reflect the change in plan form and the design of the roof has been amended to reduce the overall maximum building height by at least 2m for all three buildings.



Site Section of the Terraces

Block D - Proposed Scheme



Block D Ground Floor Plan



Block D First to Third Floor Plan



Block D Third Floor Plan

Block D Proposed Scheme

12 homes - a reduction of 4 homes

Response

Following consultation with OCC and the neighbouring community, Block D was reduced a full storey. In addition the parapet height of the building was reduced to further reduce the overall building height.

The building was moved 2.7m away from the site boundary to decrease impact on neighbouring residential.

In addition the entrance has been brought forward to make it more prominent and enhance the wayfinding of the building.

In relation to the amends to the cycle store, it has not been possible to make these amendments as these would conflict with fire regulation requirements.



Block D North Elevation



Block D East Elevation

Note
 All information shown on this drawing is for informational purposes only. It is not intended to be used for any other purpose. The drawings are not to be used for any other purpose.
 This drawing is prepared for the specific project and is not to be used for any other project. All information shown on this drawing is for informational purposes only. It is not intended to be used for any other purpose. The drawings are not to be used for any other purpose.



Proposed Site Section A-A

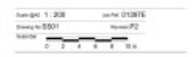
No.	Description	Date
1	Issue for Information	10/20/2023
2	Issue for Review	11/02/2023
3	Issue for Approval	11/02/2023

Shaviram Group



Thornhill Park, Oxford

Proposed Site Section A-A



Block E - Proposed Scheme

Block E Proposed Scheme

146 homes - an increase of 14 homes

Response

All the ground floor flats have direct, external access so this does not require any change.

Due to the reduction in homes elsewhere and the policy requirement to require 400 homes on the site, Block E, has increased its number of homes. Block E is at the centre of the site with no impact on existing neighbours. The fifth floor has become a full floorplate rather than a set back upper storey. This means there is no increase in maximum storey heights of the building.



Block E North Elevation



Block E East Elevation

Block F - Proposed Scheme

Block F Proposed Scheme

112 homes - a reduction of 12 homes and removal of rooftop amenity

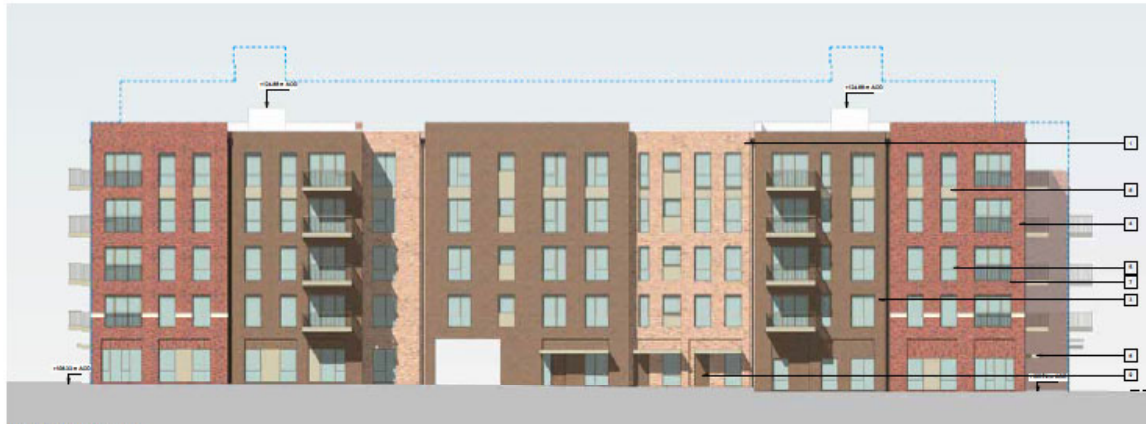
Response

All the ground floor flats have direct, external access so this does not require any change.

The full typical floor and the rooftop shared amenity have both been removed. In addition the parapet height has been minimised where feasible while retaining the architectural intent of the building.

While the fourth floor retains the set back to the south as previously proposed on the upper floor, the northern edge has been extended to the edge of the typical floorplate. This simplifies the building form.

In addition the northern units have been redesigned to increase the number of homes per floorplate. This does increase the number of single aspect north facing units however these have been designed to ensure these homes are 1 bedroom only.



Block F North Elevation



Block F East Elevation

Innovation Centre - Proposed Scheme



Proposed elevation of new Innovation Centre design

Innovation Centre Proposed Scheme

2,104 m² Innovation Centre (GIA) - a reduction of 474 m²

Response

A reduction of one storey of the extension to the Innovation Centre was considered acceptable to improve the relationship between the existing and proposed elements of the building while retaining a successful building use. The new design looks at reducing the building by one storey, removing a typical floor while retaining the 'penthouse level' and bringing the scale of the building down in relation to its context.

Notes
 1. All elevations are shown in perspective.
 2. The elevations are shown in perspective for information only.
 3. The elevations are shown in perspective for information only.
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Proposed Site Section B-B

Rev	Description	Date
01	Issue for Review	10/10/2024
02	Issue for Approval	10/10/2024

Shaviram Group



Thornhill Park, Oxford

Proposed Site Section B-B

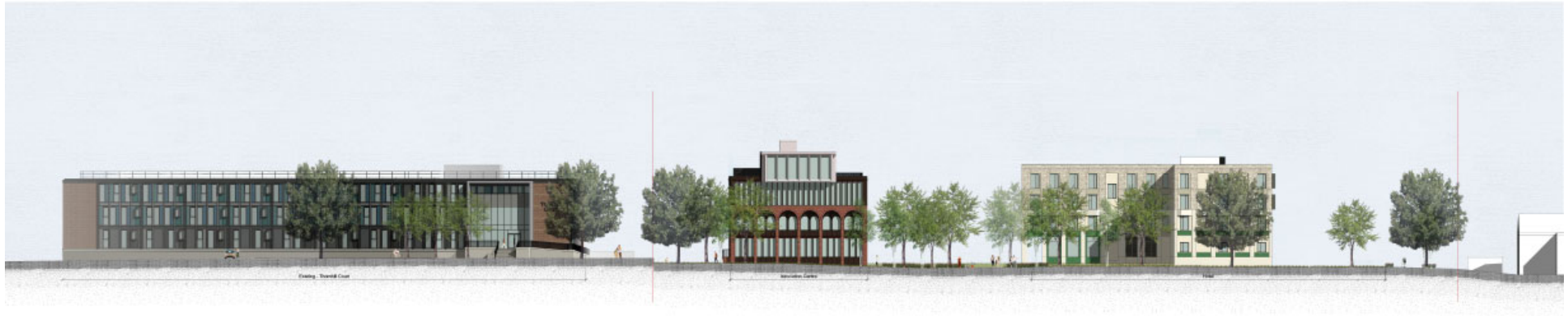
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Author	JTP
Check	JTP
Date	10/10/2024

Notes

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2. No liability is accepted for any errors or omissions in these drawings, and the user of these drawings shall be responsible for their own actions.

KEY 1:2500

Proposed Site Section D-D

11/10/2024	Architectural Drawings	Rev	001
10/10/2024	Architectural Drawings	Rev	000

Rev: 001 | Status: | Date: 04/10/2024

Project Name: For Planning

Client: Shaviram Group



Client: jtp

107, Watlington Way, Oxford, OX4 1DQ

Project: Thornhill Park, Oxford

Drawing Title: Proposed Site Section D-D

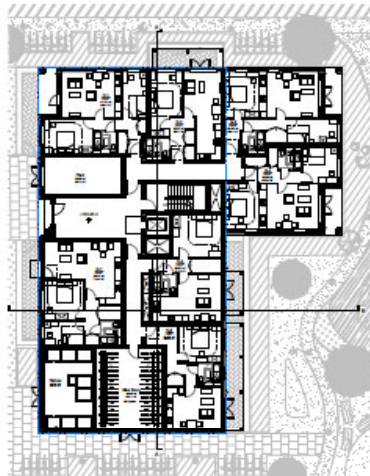
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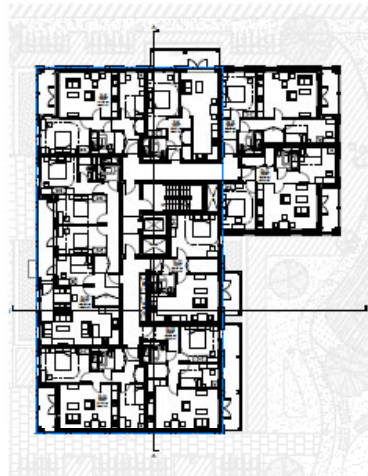


Block G - Proposed Scheme

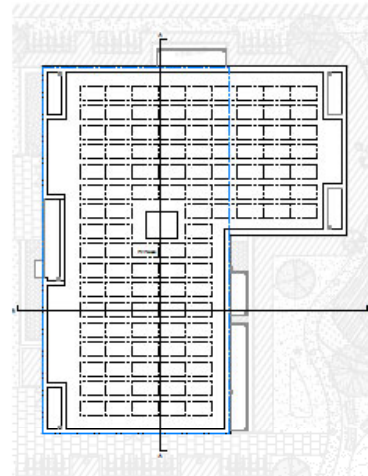
33



Block G and I Ground Floor Plan



Block G and I Typical Floor Plan



Block G and I Roof Plan

Block G Proposed Scheme

31 homes - an increase of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site. In addition the floorplate has been redesigned to replace the lost units while framing the northern edge of the public amenity space.

The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.

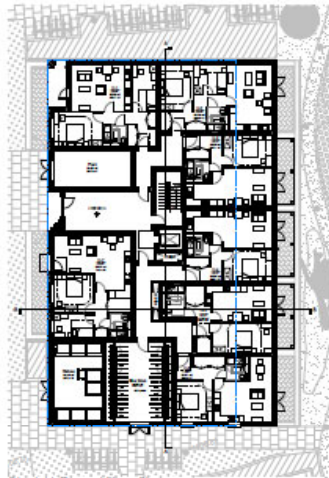


Block G and I West Elevation

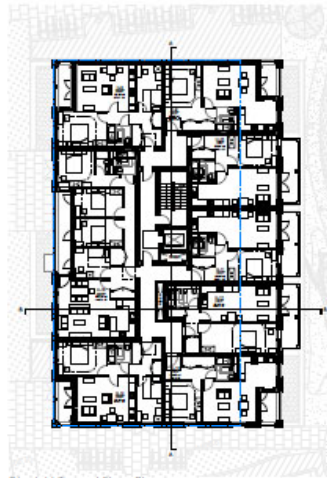


Block G and I East Elevation

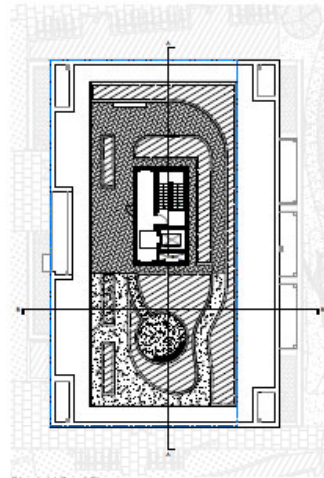
Block H - Proposed Scheme



Block H Ground Floor Plan



Block H Typical Floor Plan



Block H Roof Plan

Block H Proposed Scheme

31 homes - an increase of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site. Rooftop amenity has been provided on this building to replace the shared amenity lost on Building F.

In addition the floorplate has been widened and redesigned to replace the lost units from the upper floor.

The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.

34

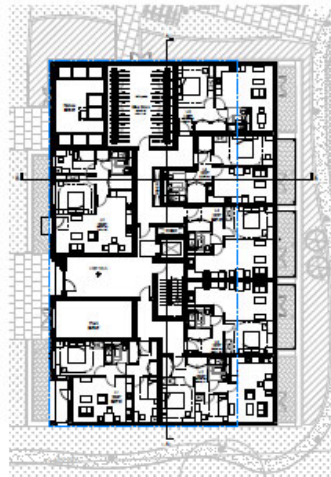


Block H West Elevation

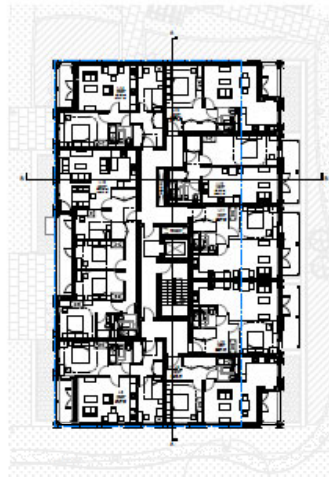


Block H East Elevation

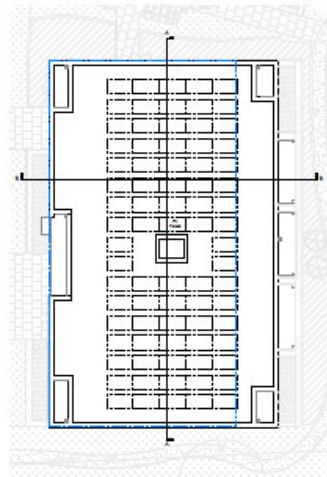
Block I - Proposed Scheme



Block I Ground Floor Plan



Block I Typical Floor Plan



Block I Roof Plan

Block I Proposed Scheme

31 homes - an increase of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site.

In addition the floorplate has been widened and redesigned to replace the lost units from the upper floor, in the same manner as for Block H.

The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.



Block I West Elevation



Block I East Elevation

Drainage Strategy

