

Planning - Oxford City Planning Committee

On **Tuesday 20 June 2023** At **6.00 pm**

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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. | 22/03067/FUL: Trinity House, John Smith Drive, Oxford | 3 - 24 |
| 4. | 22/01554/FUL: Land at Elizabeth Place and Westlands Drive, Oxford | 25 - 40 |

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

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

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

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Oxford City Planning Committee Presentation

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22/03067/FUL

3

**Trinity House
ARC Oxford
Garsington Road**

20th June 2023





Existing Trinity House building in relation to the Morris Monument roundabout



Trinity House fronting John Smith Drive, the Oxford Factory building to the west



TRINITY HOUSE

Existing car parking arrangement at Trinity House

View of Trinity House from Phipps Road to the west

∞



Proposed Site Plan



Notes:
 Do not make any dimensions off the drawing, any discrepancy between this drawing and other information use to be referred to David Norder Architects. Where the drawing relates to an existing building, or completed construction the contractor is responsible for checking that there is no conflict between actual building dimensions and drawing dimensions to the extent of discrepancies between the existing and architect's approved working drawings for relevant building components, the subcontractor's working drawings and specifications. Any conflicts arising out of information on which drawings must be reported immediately to David Norder Architects. This drawing is the copyright of David Norder Architects. All dimensions are in millimetres unless otherwise stated.

Revisions:

#	Date	Description
01	10/01/2025	Issue for Planning
02	10/01/2025	Issue for Planning



Client: Breakthrough Properties
Project Title: Trinity House
Location: Oxford Business Park
Map: Stage 2
Scale: 1:500
Sheet: A1
Phase: PLANNING
Drawing Title: Proposed Site Plan

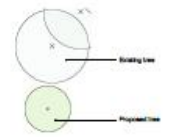
Project	Drawn	Checked	Level	Type	Date
21025 - DRA - A1 - SP - DR - A -					
Client/Project: PL - 0050	Number:	Rev: R3	Drawn: CG	Checked: EN	Date:



T

10

CGI image of the proposed building



12

Notes

Do not scale any dimensions off this drawing. Any discrepancies between this drawing and other information are to be referred to David Roper Architects. Where the drawing relates to an existing building or structure, construction details are shown as information only. In the event of discrepancies between this drawing and subcontractor's approved building drawings for development components, the subcontractor's drawings shall take precedence. Any conflicts arising out of information so noted shall be referred to David Roper Architects. This drawing is the copyright of David Roper Architects. All dimensions are in millimetres unless otherwise stated.

Revision	By	Date	Description
01	DR	2023-08-01	Issue for Planning

12/11

Client
Breakthrough Properties

Project Title
Trinity House
Oxford Business Park

Scale
PLANNING

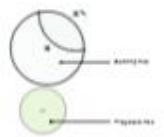
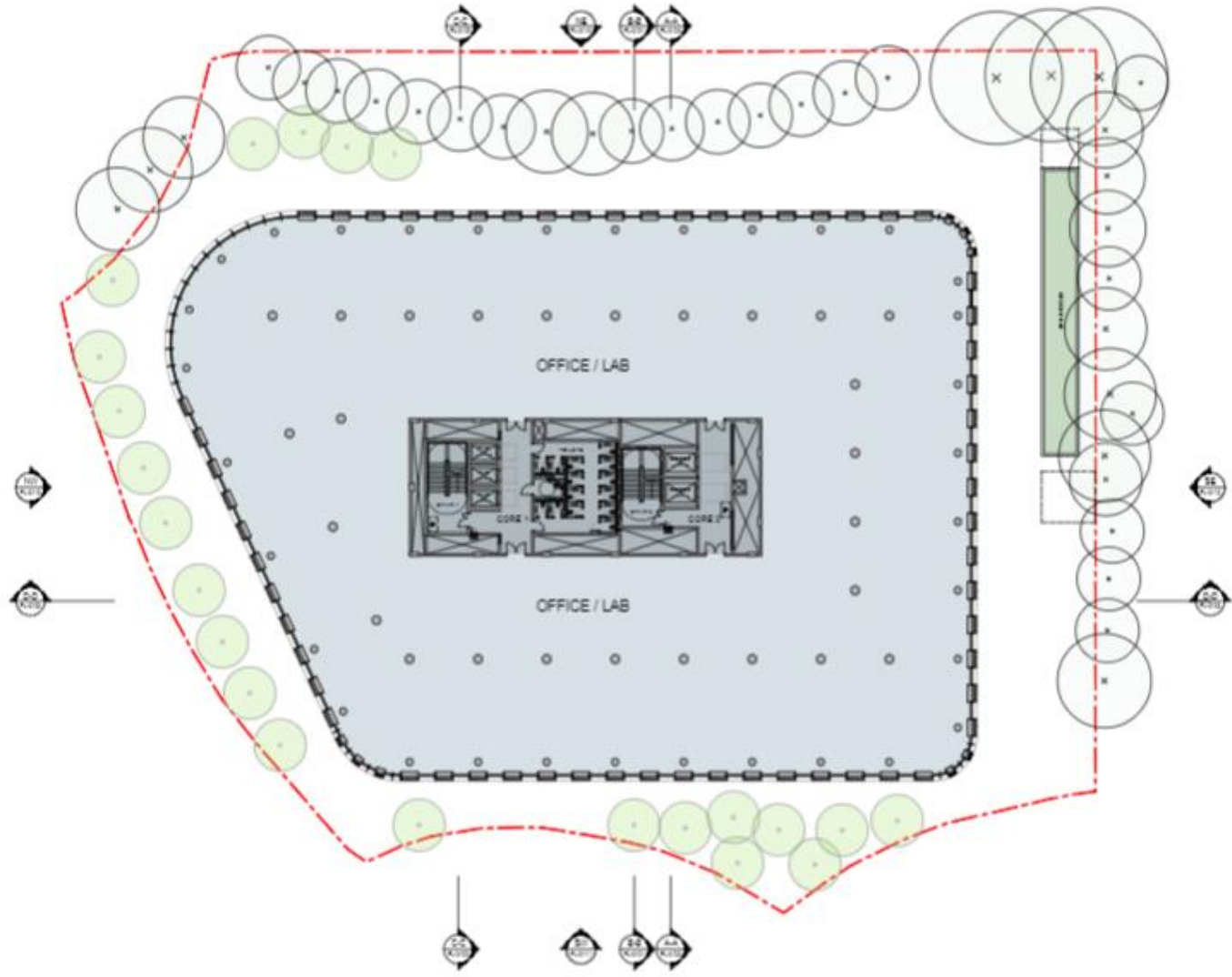
DAVID ROOPER ARCHITECTS **DRA**

Drawing Title
Proposed
Ground Floor Plan

Sheet	Scale	Block
Stage 2	1:300	A1

Project Origin: V&L Level: Type: Ref: 21025 - DRA - A1 - 00 - DR - A -

Client/Proj: Name: Ref: Date: 21025 - 0100 R3 08 EN



DATE: 11/11/2011
 PROJECT: Breakthrough Properties
 NAME: Trinity House
 LOCATION: Oxford Business Park
 DRAWING: PLANNING

DR
 CONSULTANTS

PROJECT: Trinity House
 DRAWING: 11/11/2011
 SHEET: 13 OF 13
 SCALE: 1/8" = 1'-0"

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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Oxford
Trinity House
March 2023

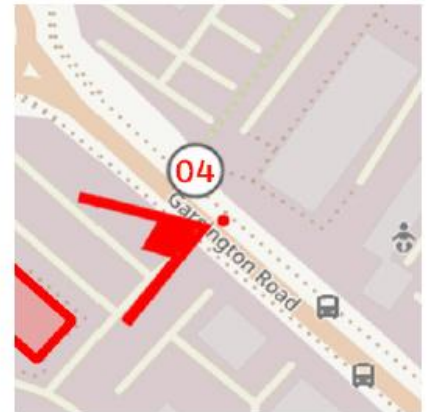


© AVR LONDON

1.6 m above ground 14:47 18 November 2022



Oxford
Trinity House
March 2023



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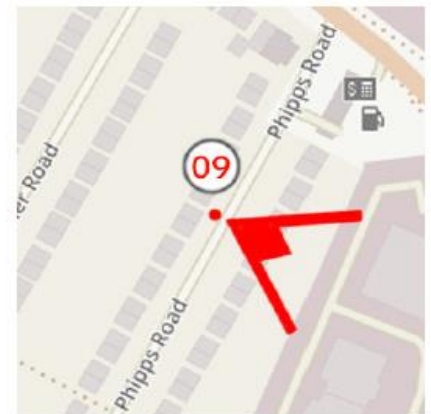
1.6 m above ground 07:58 18 November 2022

Oxford
Trinity House
March 2023



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1.6 m above ground 09:20 18 November 2022



View from Shotover Country Park

17



View from St Mary's Tower

PROPOSED

Oxford
Trinity House
March 2023



View from St George's Tower



19

Nuffield College
Wesley Memorial Church
Balliol College
St Michael at the North Gate
St Peter's Church
Radcliffe Camera

View from Carfax Tower



20

View from St Michael's Tower



21



- NOTES**
1. The drawings to be made in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
 2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
 3. All dimensions in mm, unless otherwise stated.
 4. Do not scale from this drawing.
 5. All site lines and contents design and specifications to be given details. All diagrams provided here are purely indicative.
 6. Responsibility of any element to be specified by others.
 7. All proprietary products shall be installed in accordance with manufacturers written instructions.
 8. Plant numbers are an indicator only and plants should be referred to full site plans in accordance with scheduled plant schedules.
 9. Any proposed plants should be confirmed with the landscape provider prior to ordering.

Site boundary - Landscaper needs shown beyond the boundary line for building purposes only and are not for approval.

22

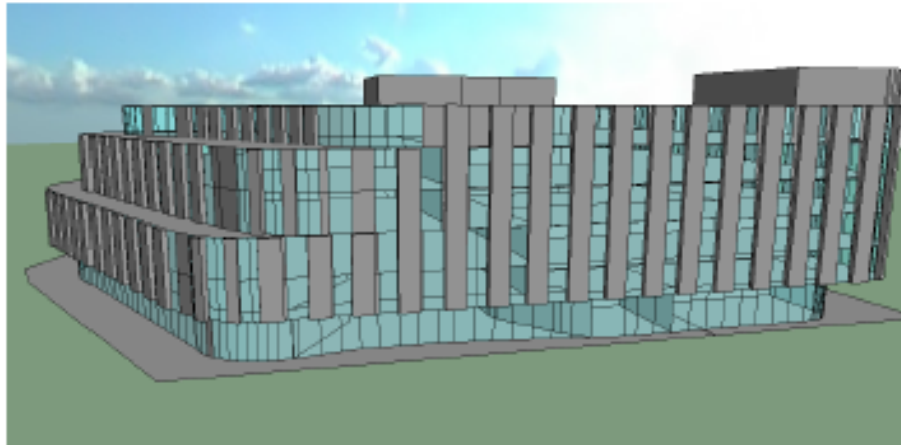
NO.	DATE	DESCRIPTION	BY	CHKD
001	11.07.22	Issue for approval	AN	MM
002	11.07.22	Issue for approval	AN	MM
003	11.07.22	Issue for approval	AN	MM

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Client
 Breakthrough Properties
Project File
 Finley House, Oxford
Drawing File
 Landscape GA - Ground Floor
DRAWING DATE
 For information

ISSUED DATE	ISSUED BY	ISSUED FOR
11.07.22	AN	11.07.22
11.07.22	MM	11.07.22

DRAWING NUMBER
 TM559-LA01
REVISION
 D



Picture 7: Screenshot from IES model

6.2 Actual Building

The Actual Building has been specified with the following systems:

End Use	System
Heating	ASHP sCoP = 3.2
Hot Water	ASHP sCoP = 2.8; 5000l storage
Cooling	ASHP SSEER = 4.4
LTHW, CHW, DHW Pumps	Variable speed driven
AHU	SFP = 1.4W/l.s
DCV	Within office spaces
FCU	SFP = 0.15W/l.s
PV	870m ²
Lighting (all spaces apart from labs)	110lm/W; occupancy/daylight linked
Lighting (labs)	110lm/W
Fabric	As detailed in Section 3

6.3 Results

The following results have been obtained through the modelling process:

Baseline Scheme TER	4.32 kgCO ₂ /m ²
Actual Building BER	2.35 kgCO ₂ /m ²
Reduction over Part L 2021 Compliant Development	45%

Overall, the building can achieve a **45%** reduction from the baseline, with 25% of the reduction being achieved without PV installation. This is shown in the graph below.

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Oxford City Planning Committee Presentation

Reference Number: 22/01554/FUL

Site Address: Land At Elizabeth Place
And Westlands Drive

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Agenda Item 4

Site Plan



Aerial Plan



Westlands Drive – View North East towards Site

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28



Site Photos

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29



Gorse Leas – View North West

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**OXFORD
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30



Gorse Leas – View South West

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Elizabeth Place

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View south east from within Public Open Space

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View south east from public open space

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COUNCIL



Proposed Site Plan



Ground Floor Plan

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36



First Floor Plan

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Second Floor Plan

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North East and North West Elevations

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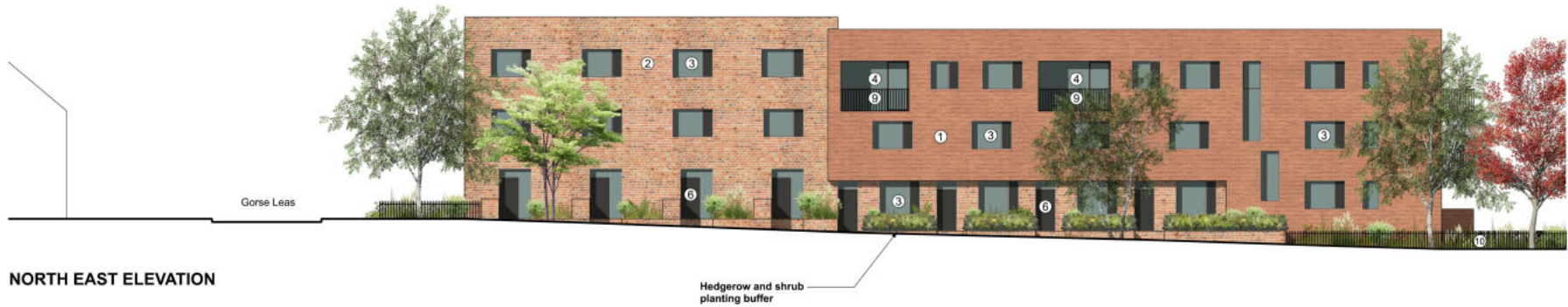


39



NORTH WEST ELEVATION

Shrub planting buffer



NORTH EAST ELEVATION

Hedgerow and shrub planting buffer



South West and South East Elevations



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

