

PRESENTATION FOR EAST AREA PLANNING COMMITTEE - THURSDAY 12 SEPTEMBER 2013

Agenda No Item

4. Land west of Barton, north of A40 and south of Bayswater Brook:
13/ 01383/FUL

The Head of City Development has submitted a report which outlines an application (seeking means of access) for the erection of:

- a maximum of 885 residential units (Class C3);
- a maximum of 2,500 sq m gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000 sq m gross food store Class A1);
- a maximum of 50 extra care housing units;
- a maximum of 7,350 sq m GEA hotel (Class C1);
- a maximum of 3,000 sq m GEA Class D1, D2 floorspace (community hub and primary school);

in development blocks ranging from 2 to 5 storeys with associated cycle and car parking, landscaping, public realm works, interim works and associated highway works.

This report is not for determination tonight.



INVESTORS
IN PEOPLE



This page is intentionally left blank

Application Site

EFFECTS OF THE PROPOSED DEVELOPMENT ON LANDSCAPE AND VISUAL APPEARANCE



Figure 1: Aerial photograph circa 2007 showing site boundary

1

Aerial View from North - East



Aerial View from South - East



View North from Stoke Place
towards A.40 and Application
Site



View North from Dunstan Park
to A.40 and Application Site.



View North along Meaden Hill towards Site of new A.40 Junction



View from North of Application Site

7



View from North of Application Site towards Headington



View South towards Headington from North of Application Site



View from North of Application Site towards John Radcliffe Hospital



View Towards Old Headington from North of Application Site



View From North of Application Site towards Barton



View from North of Application Site towards Barton .



View from Stoke Place looking North

EFFECTS OF THE PROPOSED DEVELOPMENT ON LANDSCAPE AND CULTURAL HERITAGE



Figure 4. View 2 - View to north from the public right of way, Stoke Place, Old Rectory

Yellow Perimeter outline
Red Illustrative outline

View from South – East of Elsfeld looking South



Figure 5 View 2 – View south from public right of way (7502W 201710) in a field south-east of Elsfeld

Proposed outline
Illustrative outline

View from North of Application Site looking South

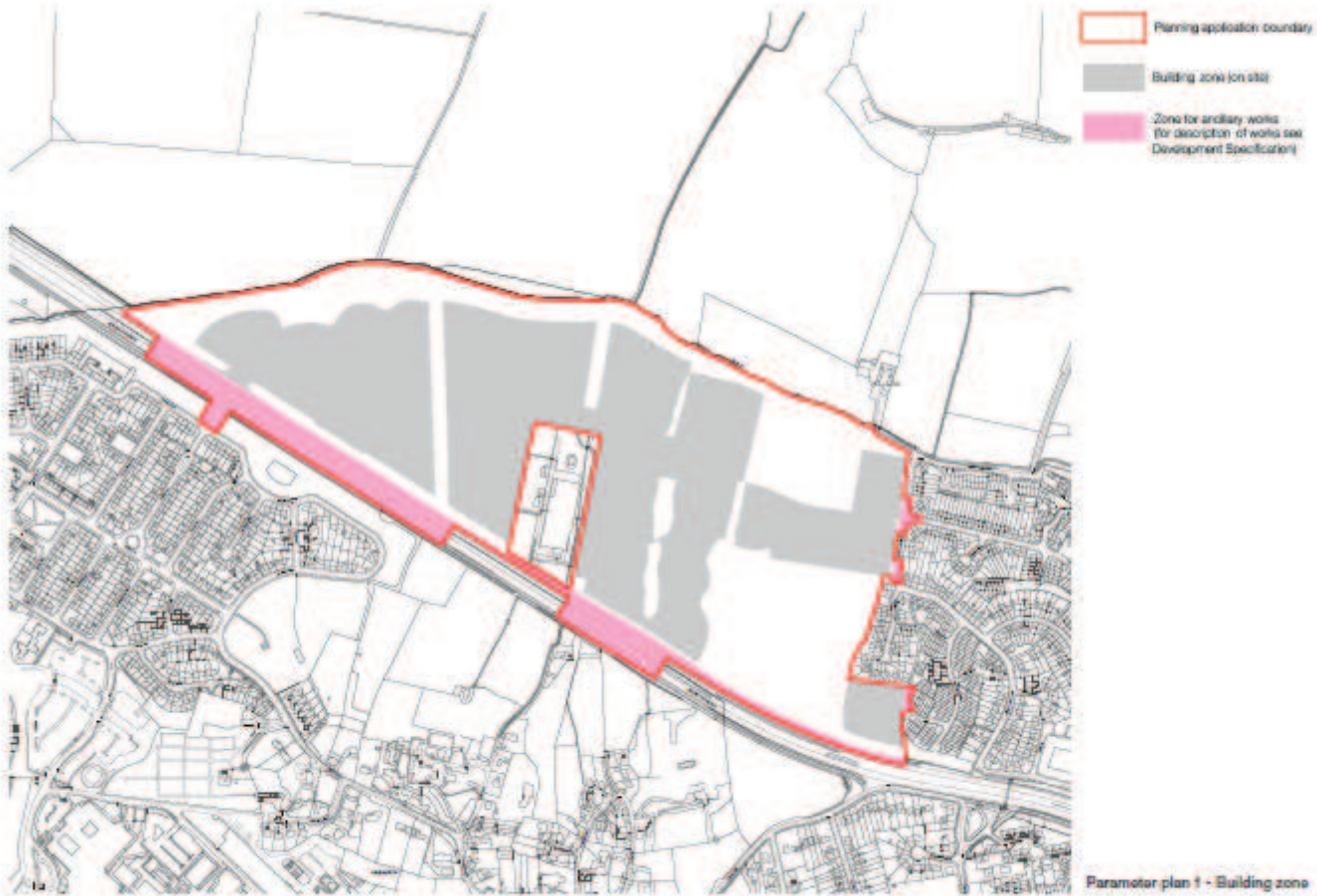


Figure 4. View 1 - View south from the public right of way (P130W 20/11) to a field north of the site.

Yellow line
Red line

Parameter outline
Illustrative outline

Parameter Plan 1: Application Site & Building Zones



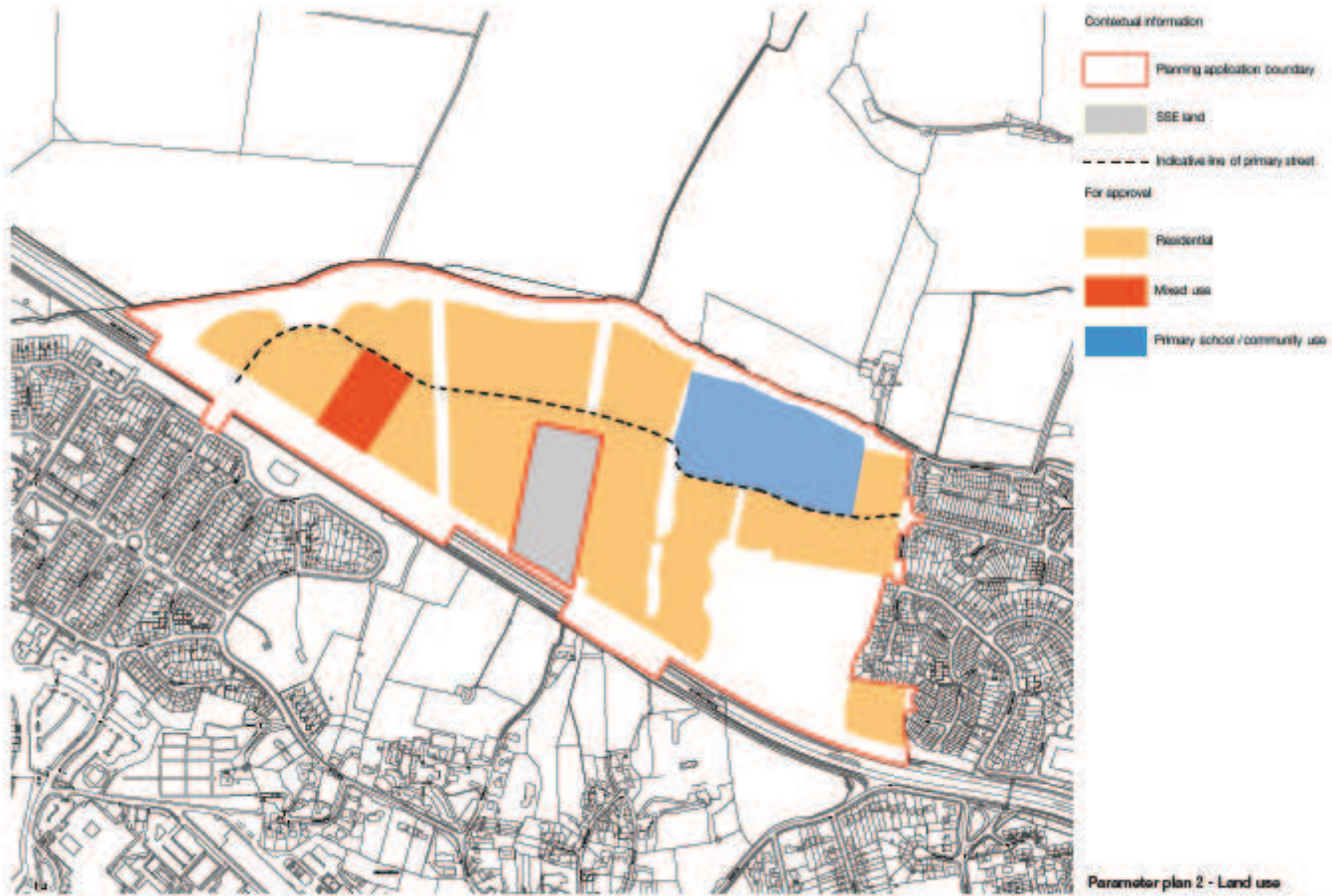
Barton, Oxford
Barton Oxford LLP

Site Name: Barton Oxford
Site Address: Barton Oxford, Barton, Oxford, OX20 1JH
Site Reference: Barton Oxford

17/02/2019 (Rev. 1)
1:00
Scale: 1:1000
06/11

Terence O'Rourke
Planning Design & Environment
www.terenceorourke.ie

Parameter Plan 2: Land Uses



Barlow, Oxford
Barlow Oxford LLP

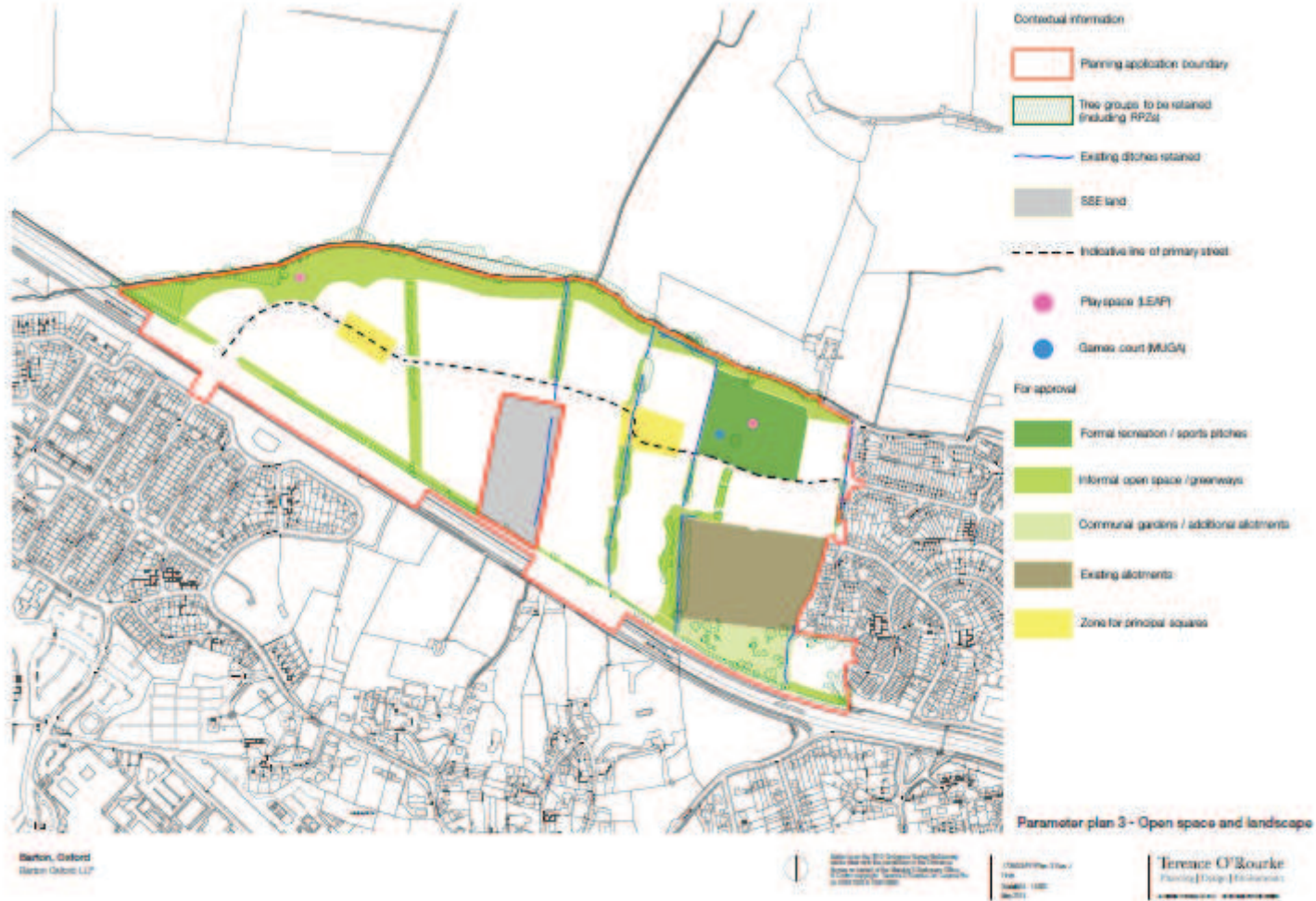


Scale 1:1000
Date: 10/10/2023
Author: [Name]

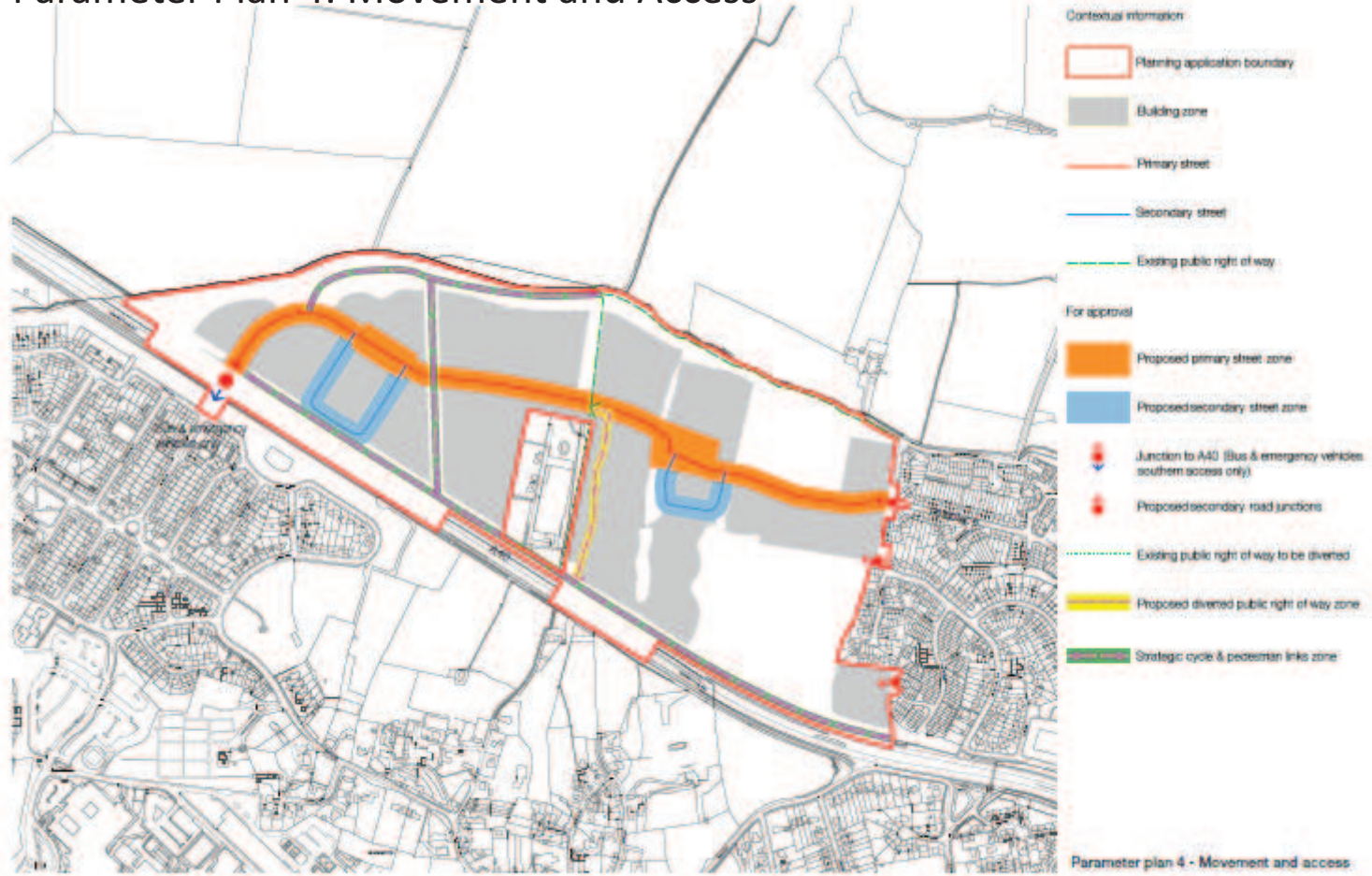
10/10/2023
10/10/2023
10/10/2023

Terence O'Rourke
Planning | Design | Environment

Parameter Plan 3: Open Space and Landscape



Parameter Plan 4: Movement and Access



- Contextual information**
- Planning application boundary
- Building zone
- Primary street
- Secondary street
- Existing public right of way
- For approval**
- Proposed primary street zone
- Proposed secondary street zone
- Junction to A40 (Bus & emergency vehicles southern access only)
- Proposed secondary road junctions
- Existing public right of way to be diverted
- Proposed diverted public right of way zone
- Strategic cycle & pedestrian links zone

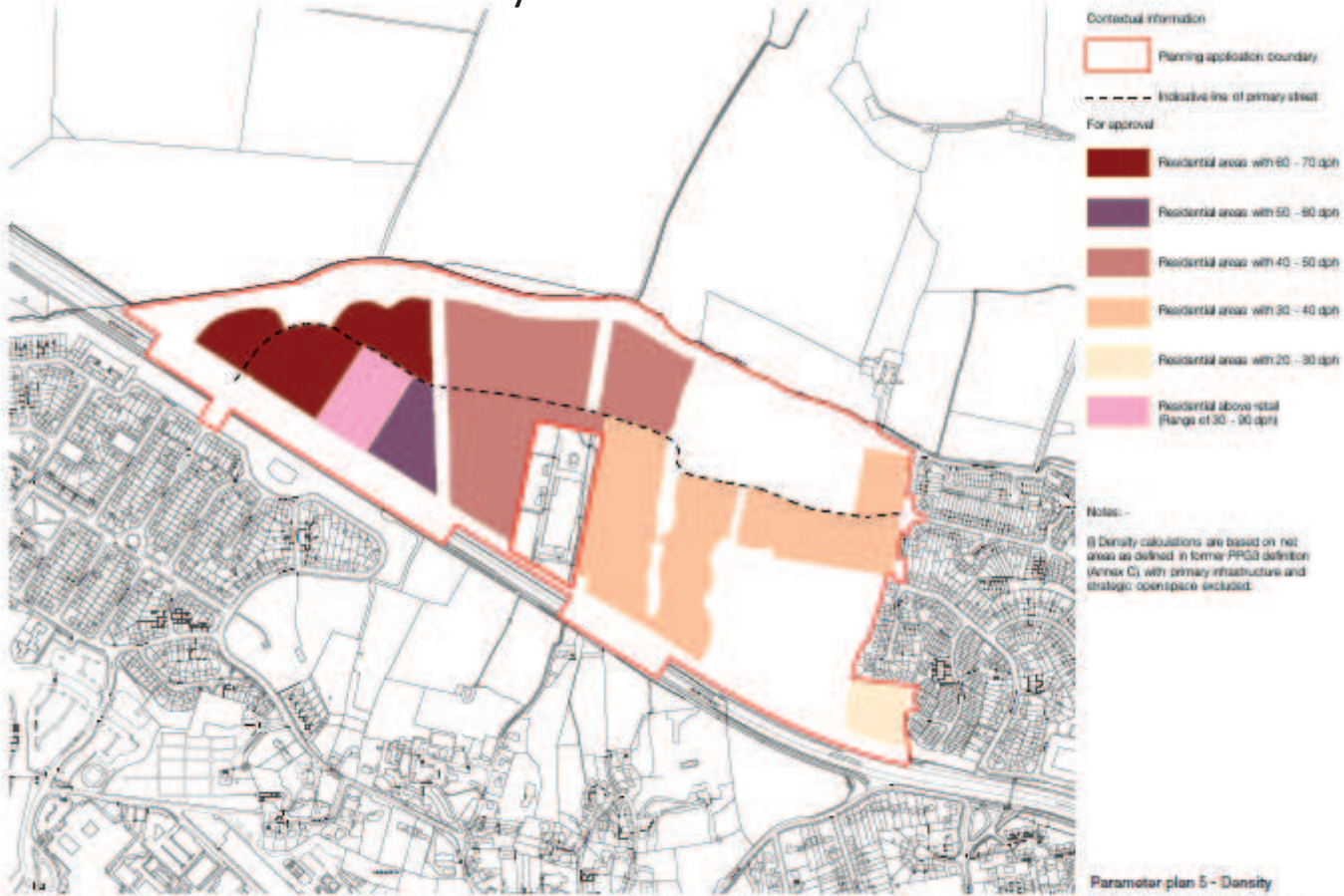
Parameter plan 4 - Movement and access

Barton, Oxford
Barton Colours LLP


 Barton Colours LLP
 Planning Design & Investment
 Barton Colours LLP
 Barton Colours LLP
 Barton Colours LLP

Terence O'Rourke
 Planning Design & Investment
 Terence O'Rourke
 Terence O'Rourke
 Terence O'Rourke

Parameter Plan 5: Density



Parameter plan 5 - Density

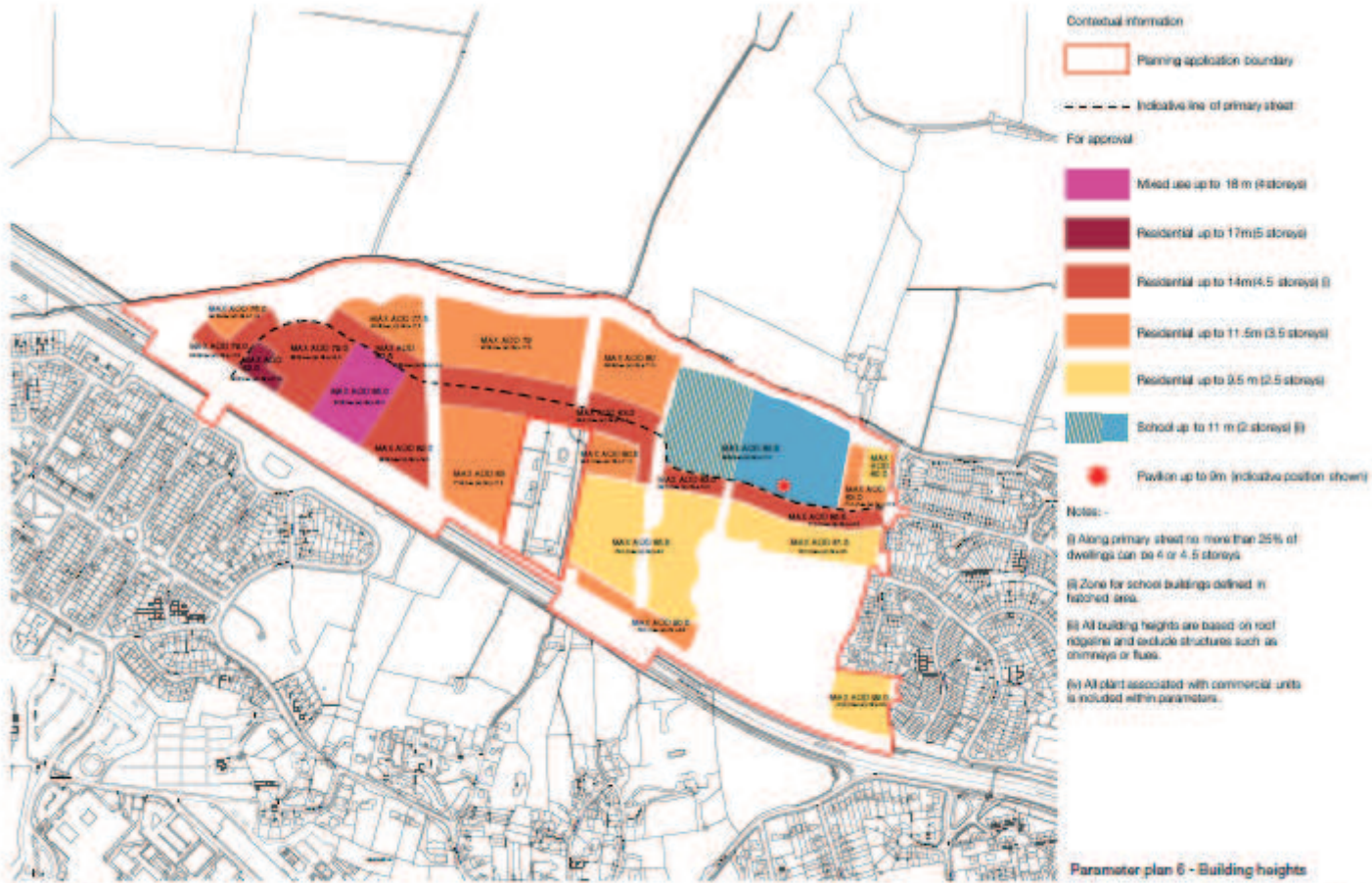
Barton, Oxford
Barton Oxford LLP

Site Name: Barton Oxford
Site Address: Barton Oxford, Barton, Oxford, OX20 1JH
Site Reference: Barton Oxford

17/03/2019
1:00
1:00
1:00

Terence O'Rourke
Planning Design & Research
www.terenceorourke.com

Parameter Plan 6: Building Heights



Barton, Oxford
Barton-Cotton LLP

Approved by Oxford City Council
Planning Committee on 15th November 2017
15/17/00000-00000

11/2017/00000-00000
15/17/00000-00000
15/17/00000-00000

Terence O'Rourke
Planning Design & Construction
01865 200000

Illustrative Layout of Primary School & Community Facilities



Figure 6.5. Illustrative layout of primary school / community hub and associated recreation

Typical Section Through Primary Street



9.5 Street hierarchy Primary street

The primary street acts as a spine through the development linking together the principal public spaces and key destinations. Built form and elevational treatment must reflect its primary role, with the highest proportion of 3-5 storey dwellings with opportunities for taller buildings in accordance with the parameter plans (Transsects 3A5).

On street parallel and perpendicular parking is provided predominantly on both sides of the street. Planting approach is consistent along the length of the street - refer to page 31.

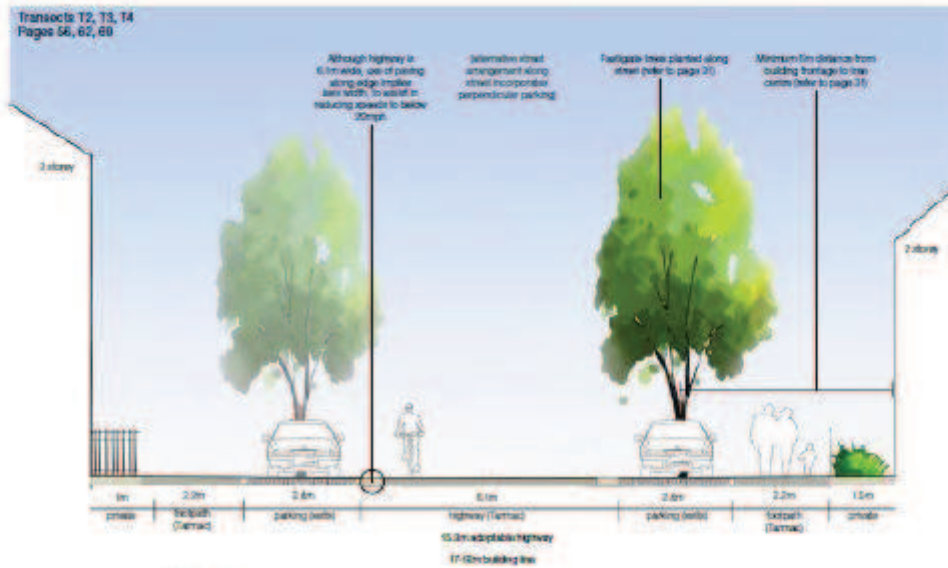


Figure 9.13 Primary street section, location plan and 3D image

Typical Section Through Secondary Street

Secondary street

The secondary street provides the principal access off the primary street to residential parcels. Secondary streets must have a supporting role to the primary street in helping to define the main vehicular routes. Building heights range from 2 to 4.5 storeys.

Buses on secondary street shall only travel in one direction.

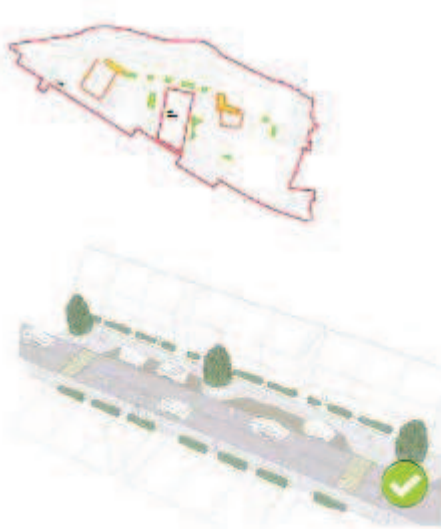
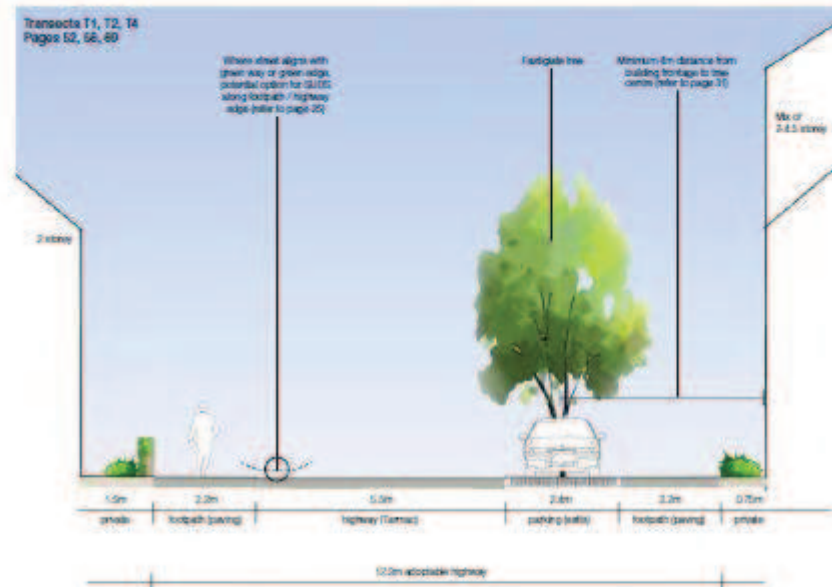


Figure 9-14. Secondary street section, location plan and 3D image



Typical Section Through Tertiary Street



27

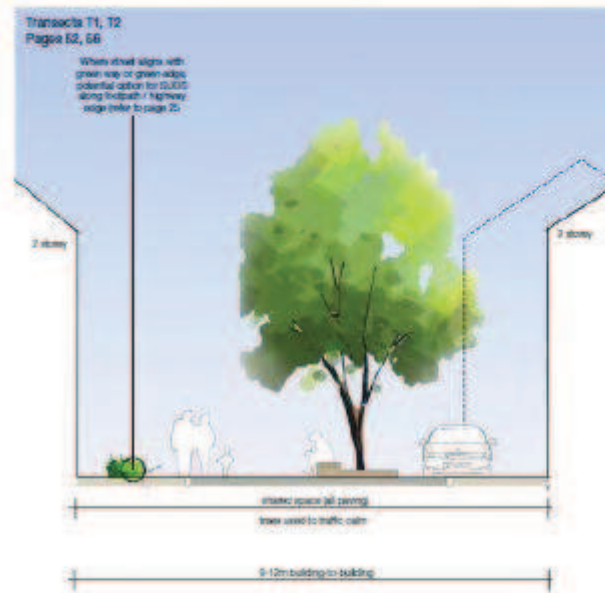
Tertiary street / mews

These streets must be defined in such a way as to be clearly perceived as a low order street and will generally have an informal character, either through the built form or landscape structure, retaining high levels of enclosure. Building heights generally range from 2 to 3.5 storeys. Traffic speeds will be designed to 10-20mph, with the surface treatment creating a pedestrian and cycle friendly environment. Tertiary streets provide opportunities for pocket parks which provide informal play and help with community interaction.



Figure 6-15 Tertiary street section, 3D image and location plan

22 Urban Design Design Guide (Nov 2012)



Use of porous paving in tertiary street (except along service corridor) must be designed to match non-porous paving (refer to utilties section page 44).

Illustrative Masterplan

Appearance

Illustrative master plan



Figure 4.6: Illustrative master plan