

# West Area Planning Committee Presentation

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**18/02065/OUTFUL**


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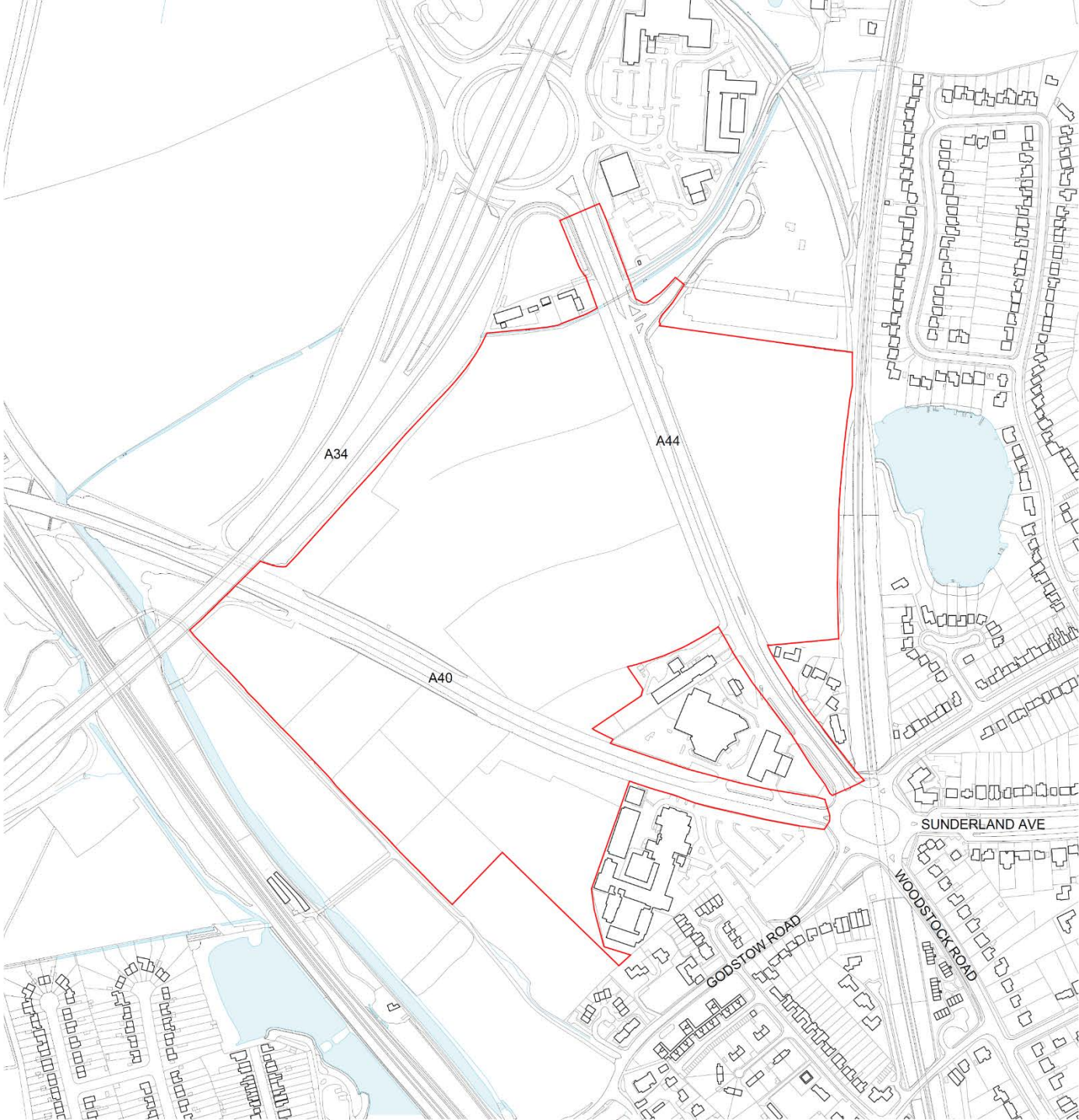
**Oxford North (Northern Gateway)**

**Land adjacent to A44, A40, A34 and  
Wolvercote Roundabout**



# Site location plan

 Outline planning application boundary





**Looking west from Linkside Avenue across the lake to the site**





# Access to numbers 396-400 Woodstock Road





# Access to numbers 396-400 Woodstock Road



NO THROUGH ROAD  
Woodstock Road is a private property road  
This road does not lead to the public highway  
There is a private road sign on the left side of the road

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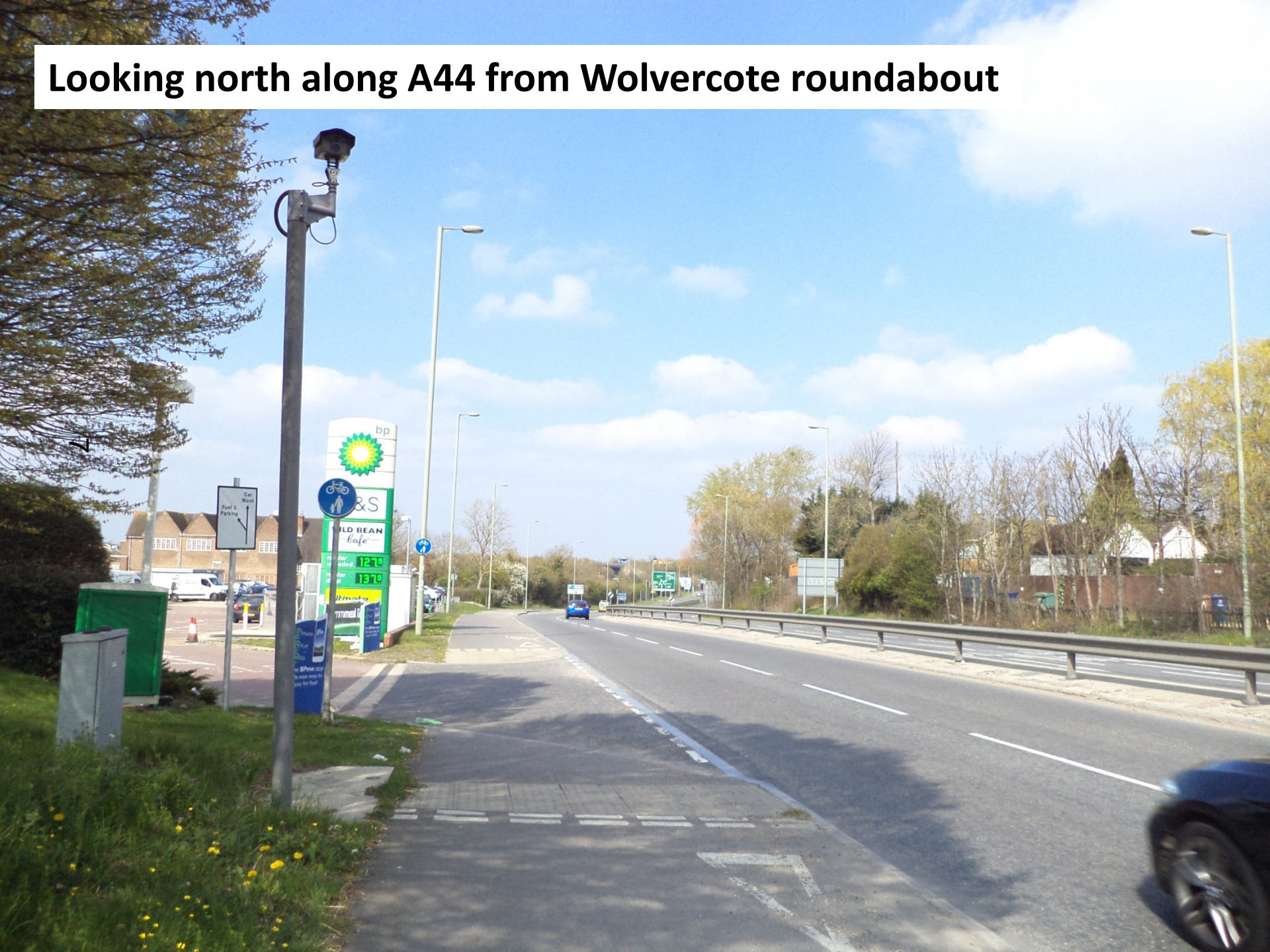


# Frontages of 396-400 Woodstock Road





# Looking north along A44 from Wolvercote roundabout





**A44 looking north towards Peartree Interchange**





# Red Barn Farm

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# Peartree Services viewed from A44





# View of A44 looking south from Peartree Interchange





# East parcel viewed from Peartree Park and Ride





**Northern part of Central parcel looking north-west towards A34**





Central parcel looking south from A44





Looking east along A40 towards Wolvercote roundabout





Looking west along A40 from the BMW garage





# A40 looking west towards Duke's Cut





**Central parcel looking north from A40**

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# Canalside parcel looking north from Joe White's Lane





# Joe White's Lane





# Canalside parcel looking east from Joe White's Lane

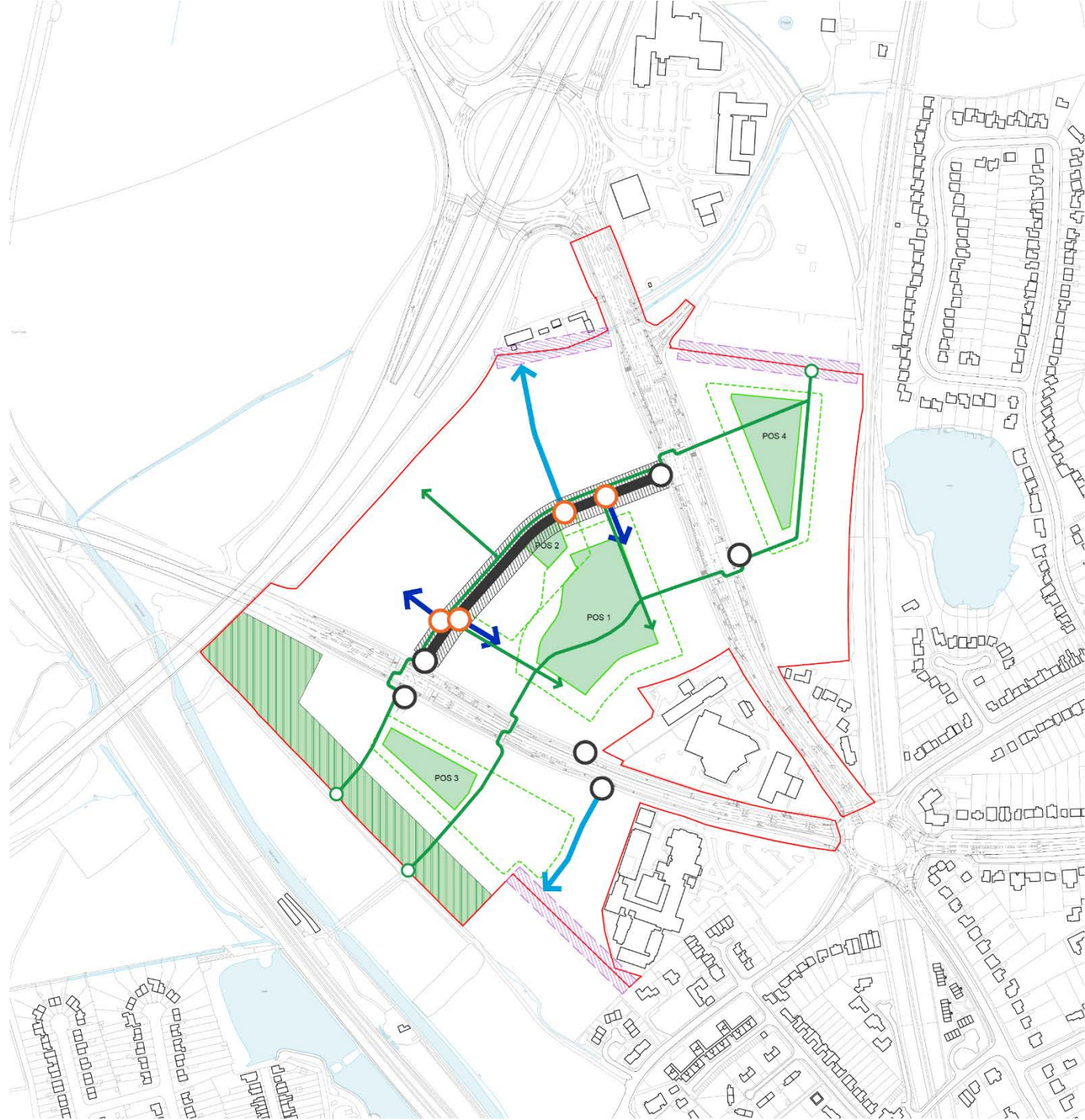
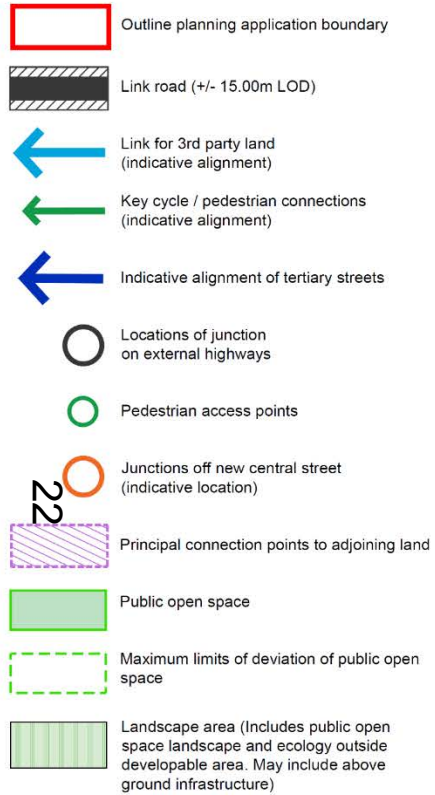
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# Parameter plan 1











## Access and circulation

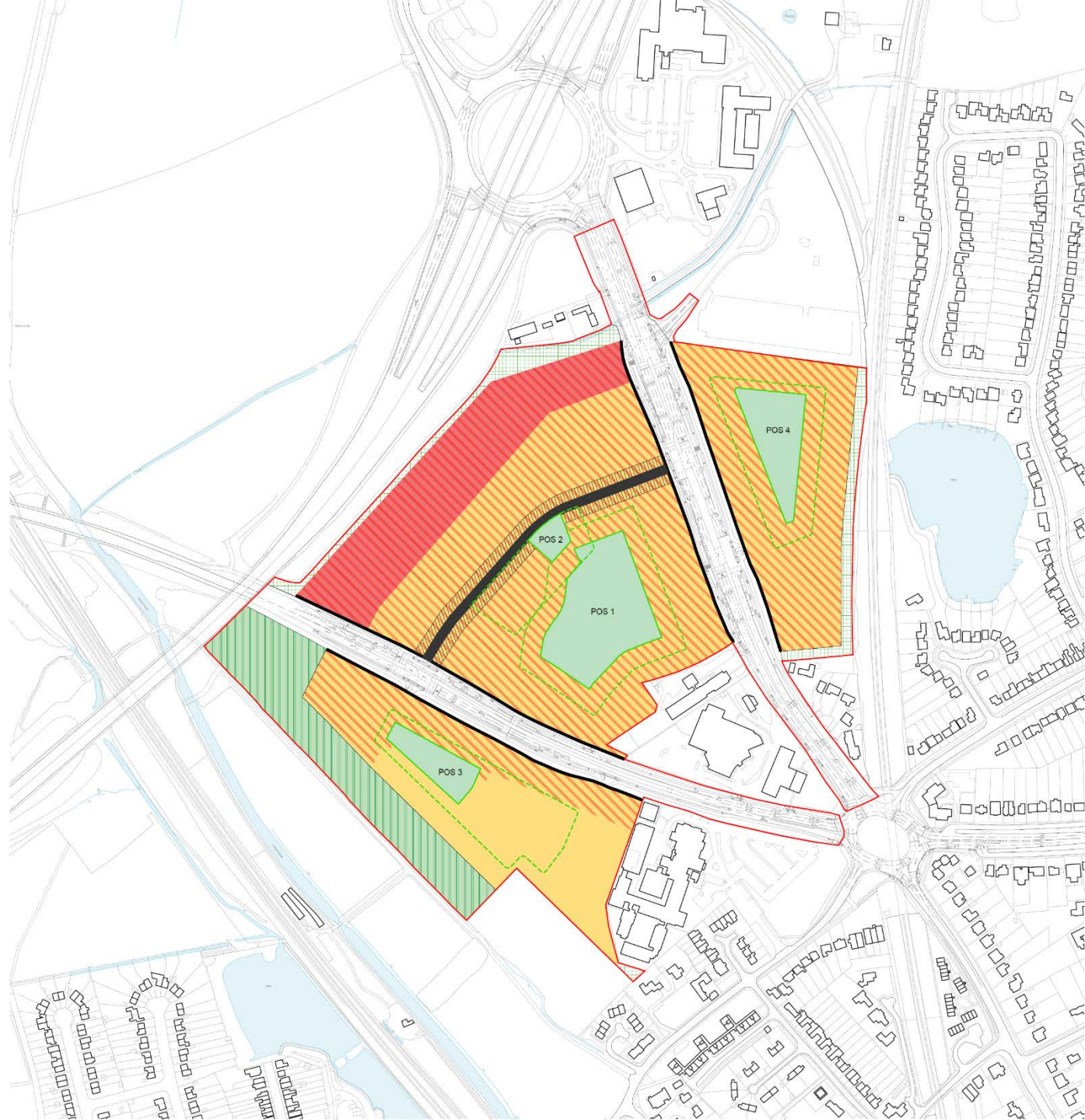




# Parameter plan 2

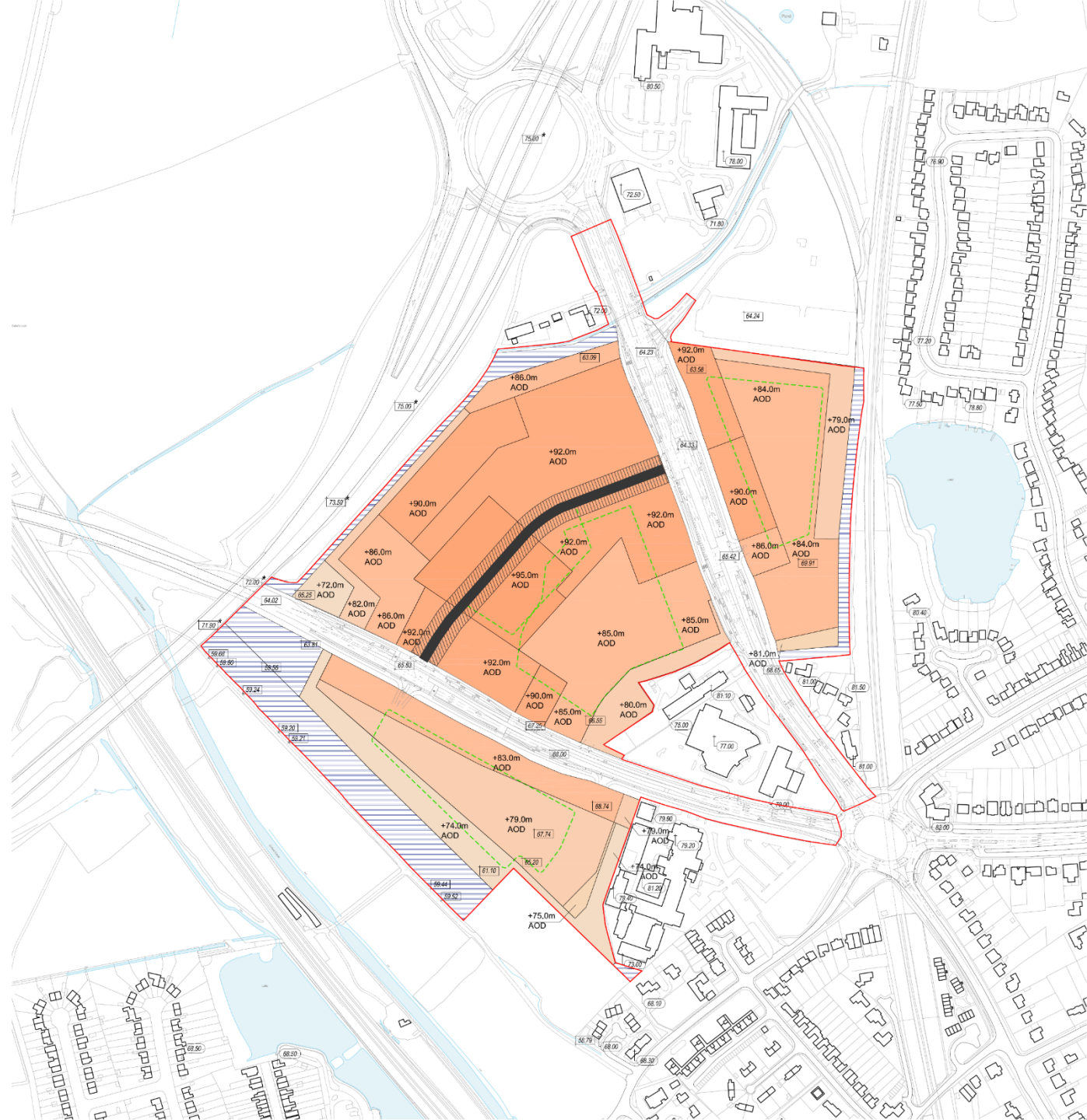
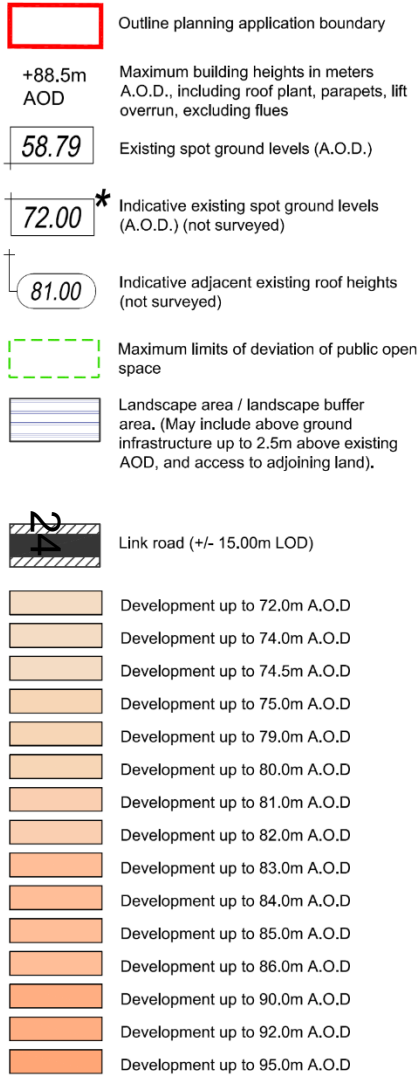
## Land use

-  Outline planning application boundary
-  C3 Residential including parking and landscaping
-  Mixed use: B Employment; C3 Residential; C1 Hotel; D1 Non-residential institutions; A1 to A5, including parking and landscaping
-  B Employment; C1 Hotel; D1 Non-residential institutions; A1 to A5, including parking and landscaping
-  Frontage to A40 and A44
-  Link road (+/- 15.00m LOD)
-  Public open space
-  Maximum limits of deviation of public open space
-  Landscape area. (Includes public open space landscape and ecology outside developable area. May include above ground infrastructure)
-  Landscape buffer area. (May include above ground infrastructure and access to adjoining land)





# Parameter plan 3 Building heights





# Illustrative masterplan





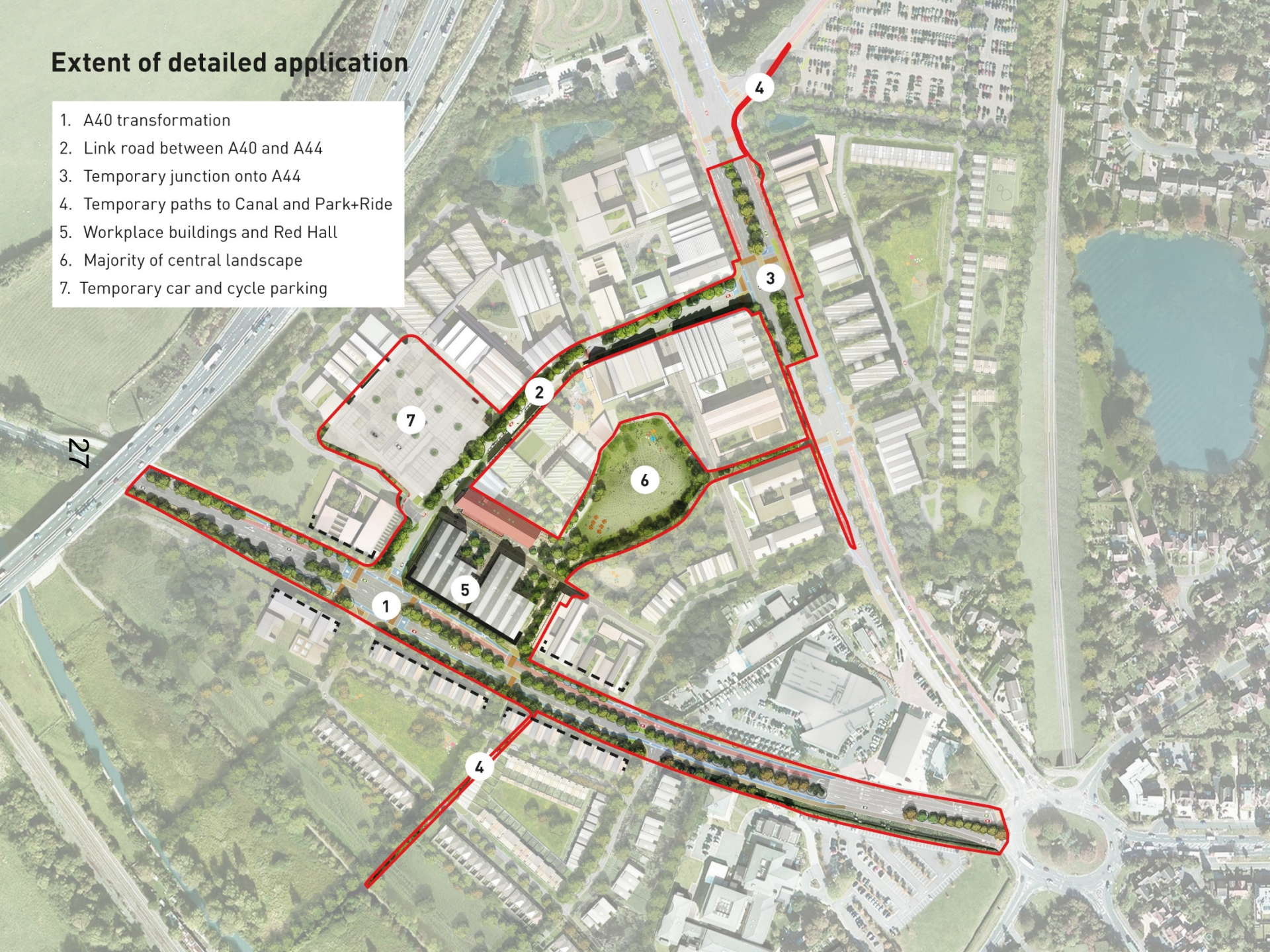
**Illustrative masterplan  
(surrounding context masked)**





## Extent of detailed application

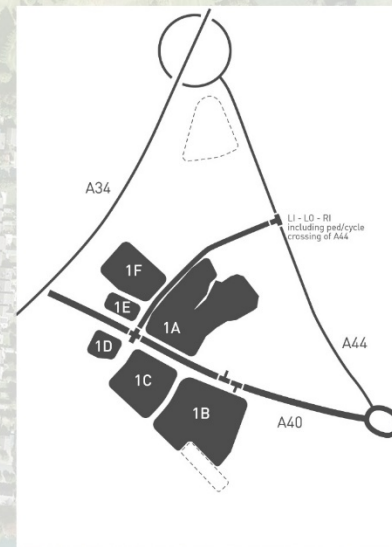
1. A40 transformation
2. Link road between A40 and A44
3. Temporary junction onto A44
4. Temporary paths to Canal and Park+Ride
5. Workplace buildings and Red Hall
6. Majority of central landscape
7. Temporary car and cycle parking





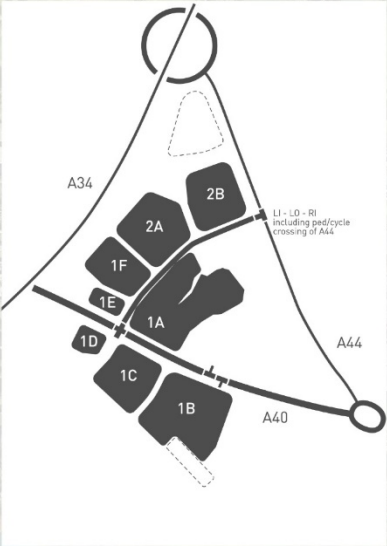
# Phase 1

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Phase 2

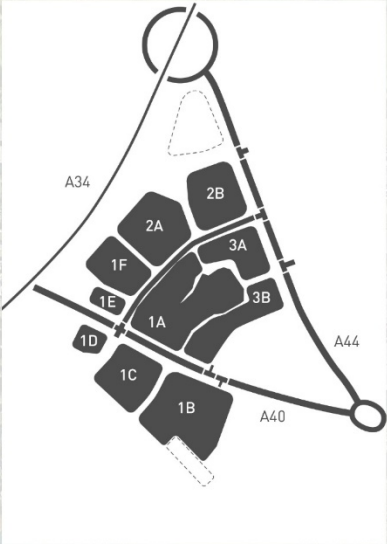




Phase 3

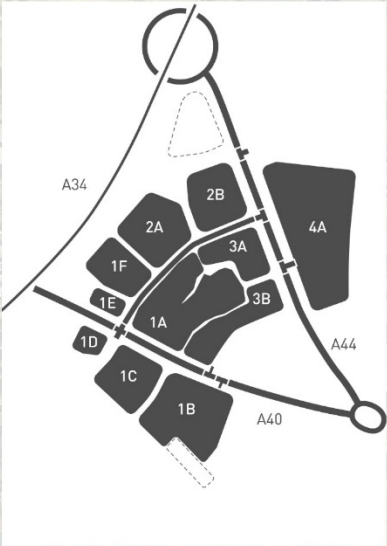


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Phase 4

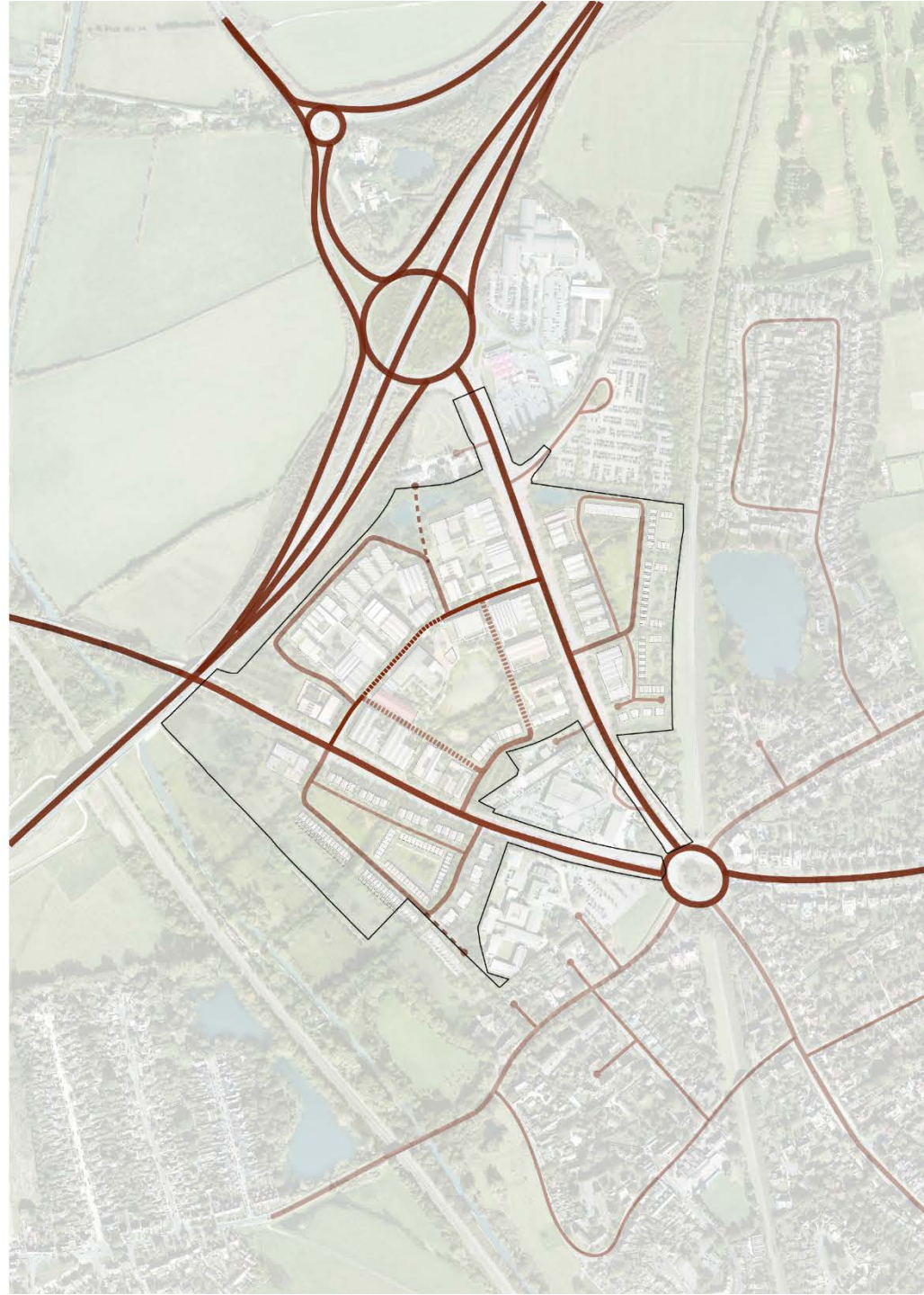




## Movement framework: Street hierarchy

- Primary roads inc. A40, A44
- Link road/Central street
- Link road/Central street shared surface
- Secondary road
- Shared surface
- Tertiary road
- Future connection

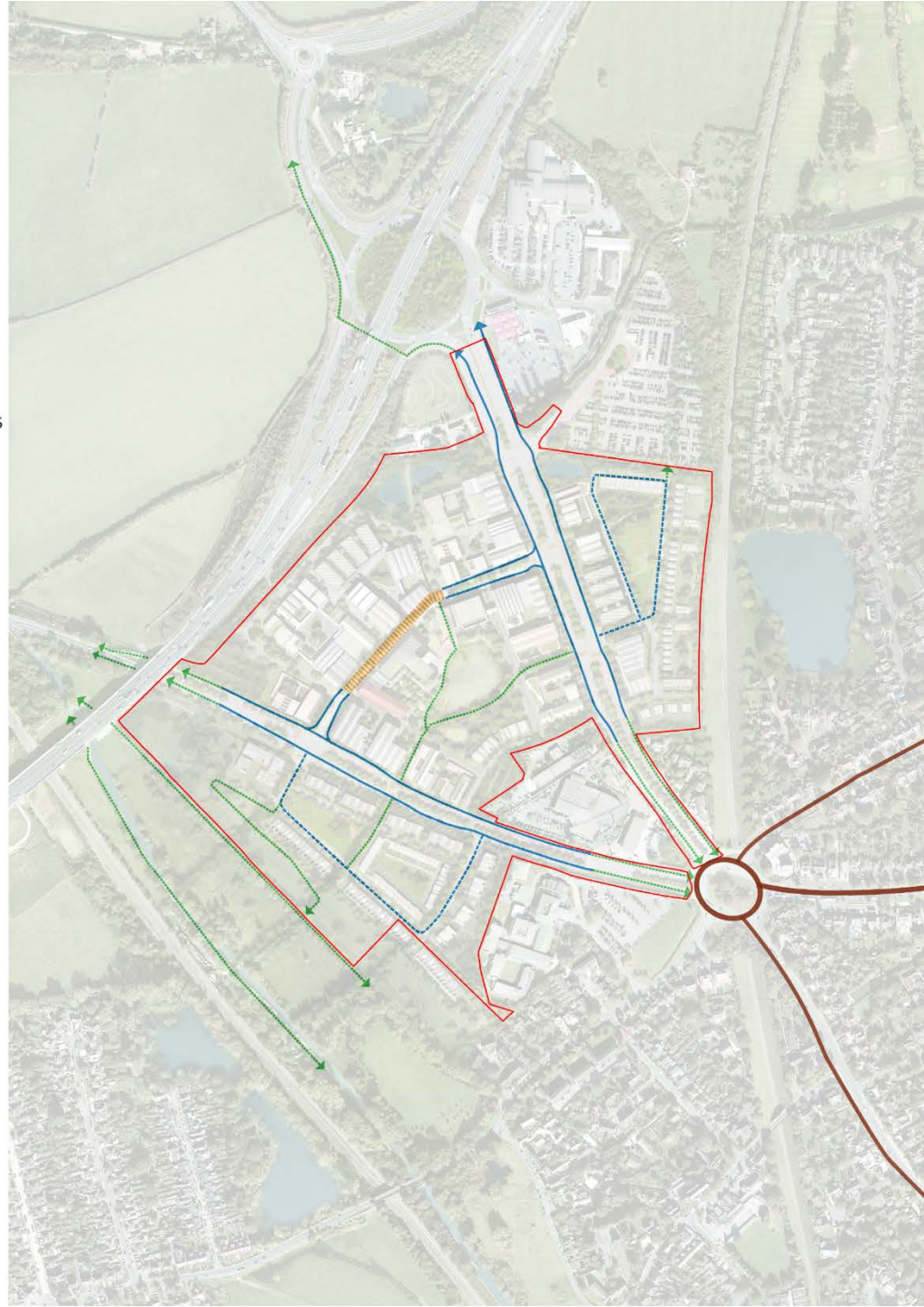
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## Movement framework: Proposed cycling routes

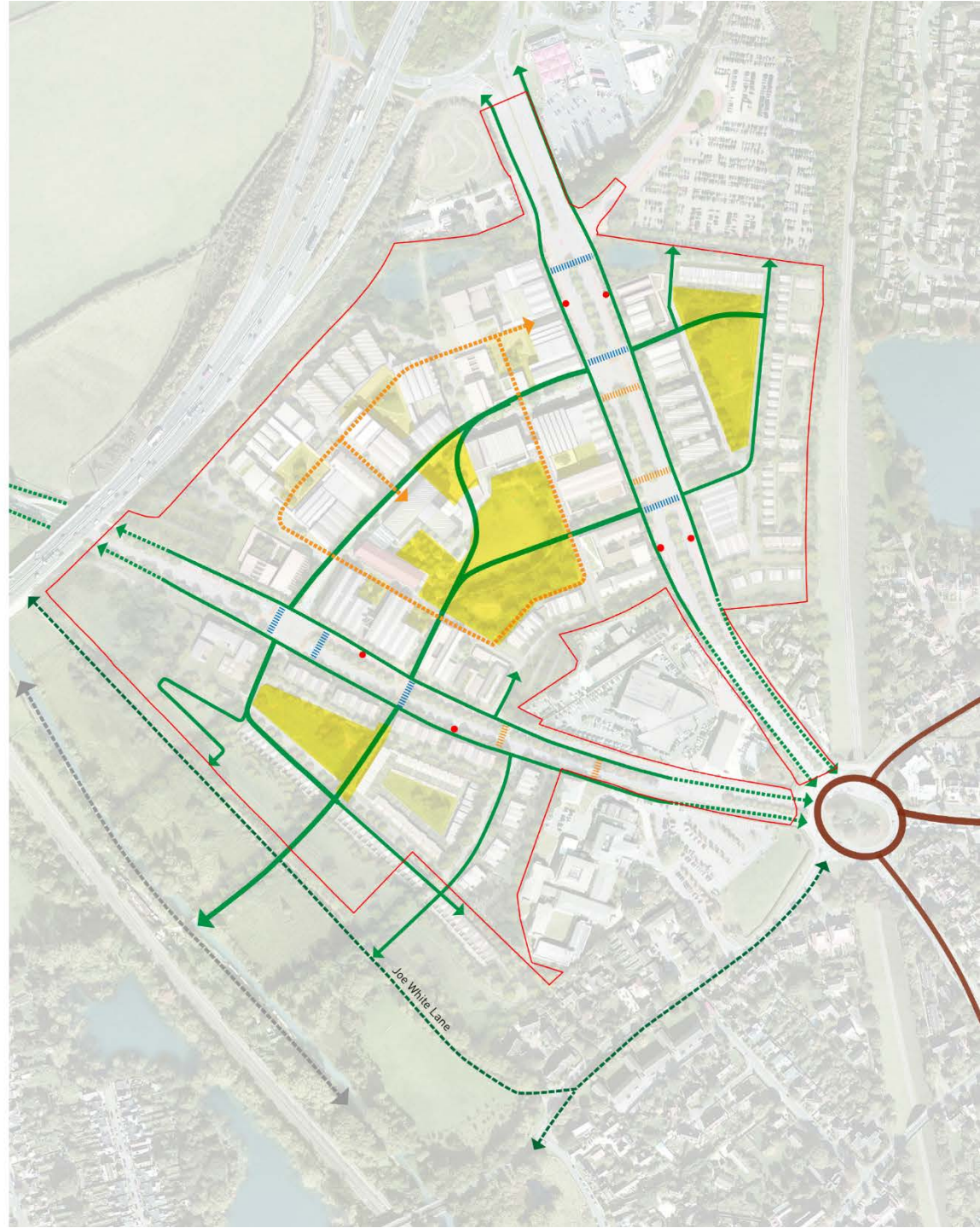
- Proposed dedicated cycle route
- Proposed bicycle friendly road
- Proposed cycle route shared with vehicular traffic & pedestrians
- Proposed cycle route shared with pedestrians





## Movement framework: Key pedestrian routes

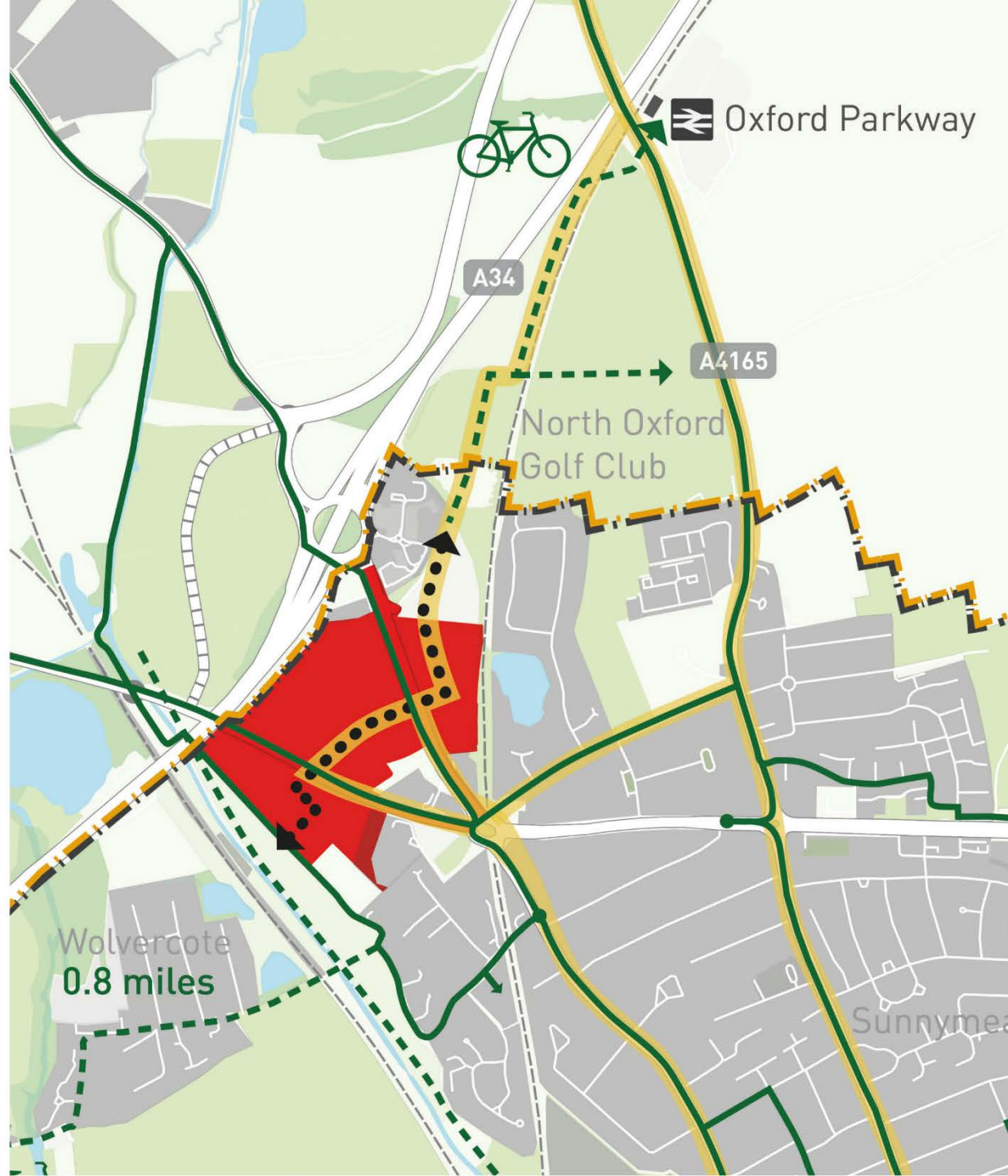
- Proposed key pedestrian route
- Proposed pedestrian route
- Proposed pedestrian route shared with cyclists
- Proposed pedestrian route connecting the clusters
- Proposed 'toucan' crossing
- Informal crossing point
- Bus stop
- Existing bicycle friendly road (designated bridleway)
- Existing designated footpath
- Proposed public open space (min 15%)





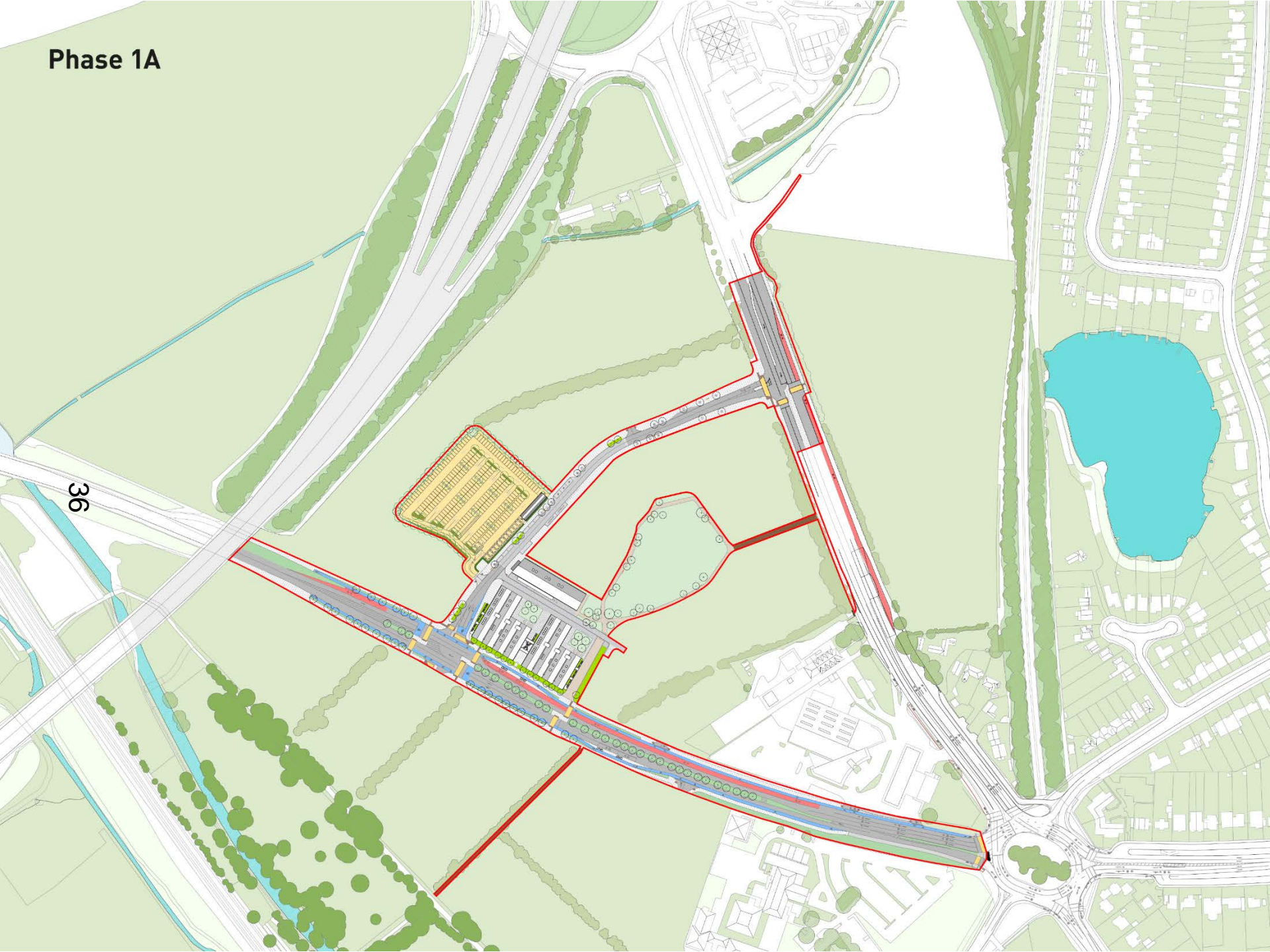
## Indicative scheme showing cycle connection to Oxford Parkway

- Site
- Cherwell District Council boundary
- Oxford City Council boundary
- Water body/course
- Built form
- Green spaces
- Network Rail line
- Existing dedicated cycle route
- Potential future connection
- Proposed key route
- Proposed cycle premium and cycle super routes (OCLP proposed)





Phase 1A







NOTES  
Fletcher Priest Architects is a Limited Liability Partnership registered in England and Wales (OC336568) at the below address. This drawing is to be read in conjunction with the design risk assessment prepared by fpa. This drawing is to be read in conjunction with other drawings and specification produced by fpa and other members of the design team. All dimensions are in millimeters unless otherwise stated. I do not scale this drawing. Any discrepancies in dimensions are to be reported to the architect. All information subject to detail site survey.

KEY

Detailed application boundary

0 5 10 15 20 25 30 35 40

LOCATION KEY



REV	DESCRIPTION	BY	CHK	DATE
A	Revised planning issue	JP	JK	13.03.19
	Planning Application	JP	PP	18.07.18

FOR PLANNING



**OXFORD  
NORTH**

Thomas White Oxford Ltd  
Oxford North Phase 1A

General Arrangement  
Sitewide  
Roof Plan

DRAWING NUMBER / REVISION

**A 1385 PA 0504 A**

SCALE  
1:500 @A1

DATE / DRAWN BY / CHECKED BY  
20.03.2017 NM / JS

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SITEWIDE ROOF PLAN

SCALE 1:500@A1



This aerial map illustrates the proposed pedestrian route in the Market Square area of York. The route is highlighted in blue and starts at the bottom left, passing through The Green and Eastside Park, before turning right towards the top right. Key locations labeled include The Market Square, The Green, Eastside Park, The Central Street, Residential Square, Canal Side, A40, and A44. A dashed line indicates the route's path.



Landscape masterplan





# Landscape Visual Impact Assessment from Port Meadow – wireframe and photomontage

70 Degree Wireline Image (not visible due to photoviewpoint location in close proximity to wireline parameters)



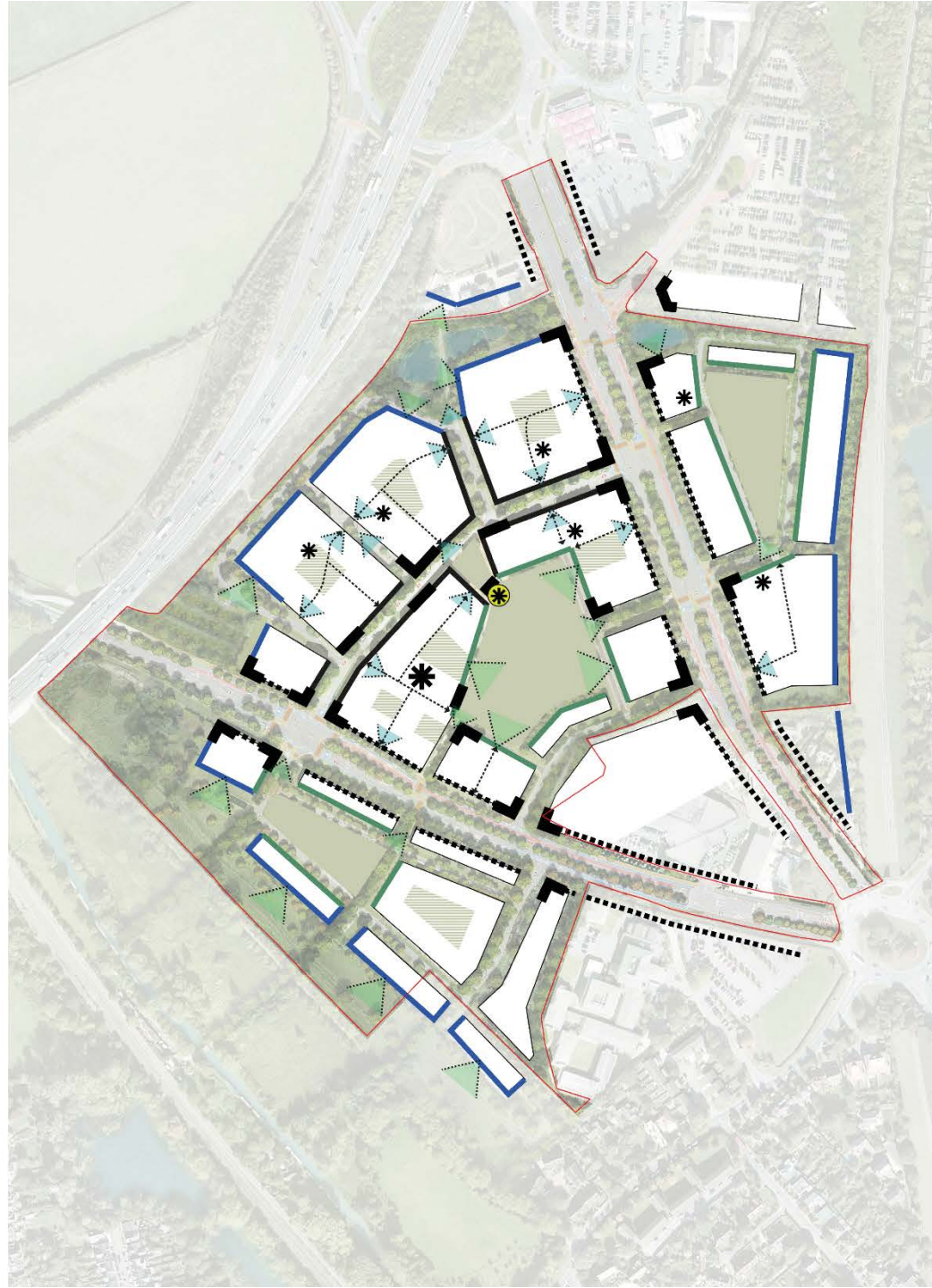
70 Degree Photomontage Image





# Frontage types

- ■ ■ Formal urban frontage
- Active frontage
- Distinctive / visible frontage
- Frontage responding to a landscape edge
- ⊗ Key central amenity
- ✱ The Red Hall
- ✱ Indicative location for local amenity within parcel
- └ Key corner and stop-end view
- ↔ Inter-parcel connectivity
- ▨ Local open spaces within parcels
- ▶ Key views within the development
- ▶ Key views onto open spaces











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