

Oxford City Planning Committee Presentation

Reference Number: 20/02417/FUL

Site Address: 76 and 78 Banbury
Road

www.oxford.gov.uk



Site Location Plan

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View from Banbury Road

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View of No.78 Banbury Road



View of No. 76 & 78 Banbury Road



View of No.76 Banbury Road



View of rear of No.76 from Bardwell Road



View of rear of from Bardwell Road, outbuilding to the RHS



View of rear of from Bardwell Road



View of rear of outbuilding and access on Bardwell Road



Front of No.78 Banbury Road



Rear of No.78 Banbury Road - existing covered walkway covered in ivy to LHS



Rear garden of No.78 Banbury Road and boundary with the adjoining school



View of rear of existing single storey extension to No.78



Front of No.76 Banbury Road



Rear of No.76



Rear of existing single storey extensions to Nos. 76 & 78 and boundary wall



View of the existing car parking area and outbuilding to the rear of No.76



View of the front of the existing outbuilding



View back towards the access from Bardwell Road and car parking area to the front of the existing outbuilding

Existing Site Plan

SANT ARGARET'S ROAD

ST HUGH'S EAST WING

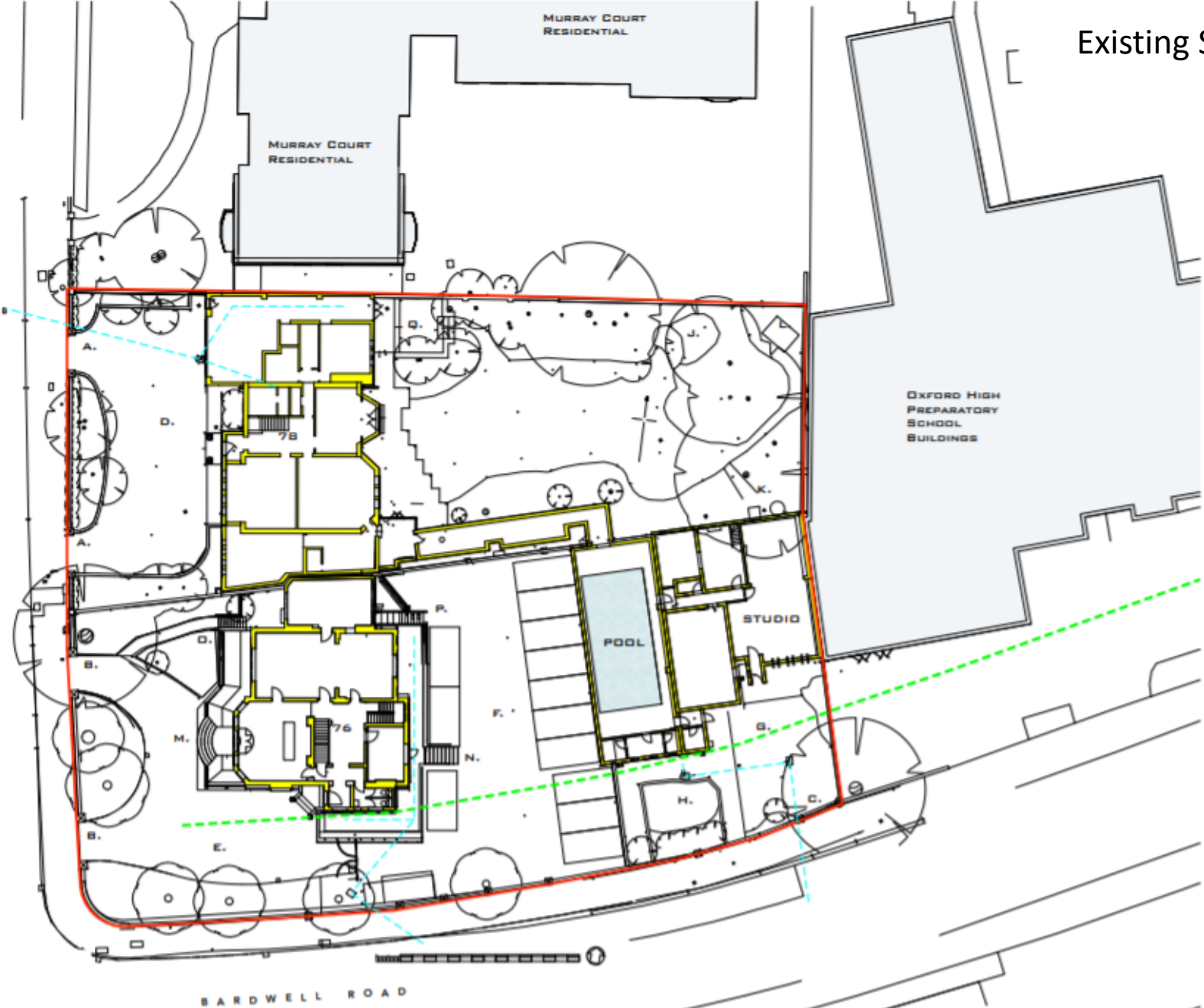
SANBURY ROAD

BARDWELL ROAD

MURRAY COURT RESIDENTIAL

MURRAY COURT RESIDENTIAL

OXFORD HIGH PREPARATORY SCHOOL BUILDINGS



- A Entrance/Exit 78 Banbury Road
- B Entrance/Exit 76 Banbury Road
- C Entrance/Exit Swimming Pool & Studio
- D 78 Banbury Road parking for 5 cars
- E 76 Banbury Road parking for 4 cars
- F Rear 76 Banbury Road parking 13 cars
- G Swimming pool/Studio parking 2 cars
- H Formal Pond
- J Natural Pond
- K Water storage and irrigation system
- L Garden Room
- M Stairs down from Entrance/reception
- N Stairs up from Basement Kitchen
- O Stairs up from External Terrace
- P Stairs down from Admin (Billiard Room)
- Q Remains of Professor Murray's 'Scriptorium'

- Existing building ———
- Stair flight up ———>
- Building Frontage Line - - - - -
- Foul drainage - - - - -

GROSS INTERNAL AREAS - Existing

78 Banbury Road

Ground	286 sq.m.
First	102 sq.m.
Second	97 sq.m.
TOTAL	485 sq.m.

76 Banbury Road

Basement	200sq.m.
Ground	200sq.m.
First	168 sq.m.
Second	168 sq.m.
Third	69 sq.m.
TOTAL	805 sq.m.

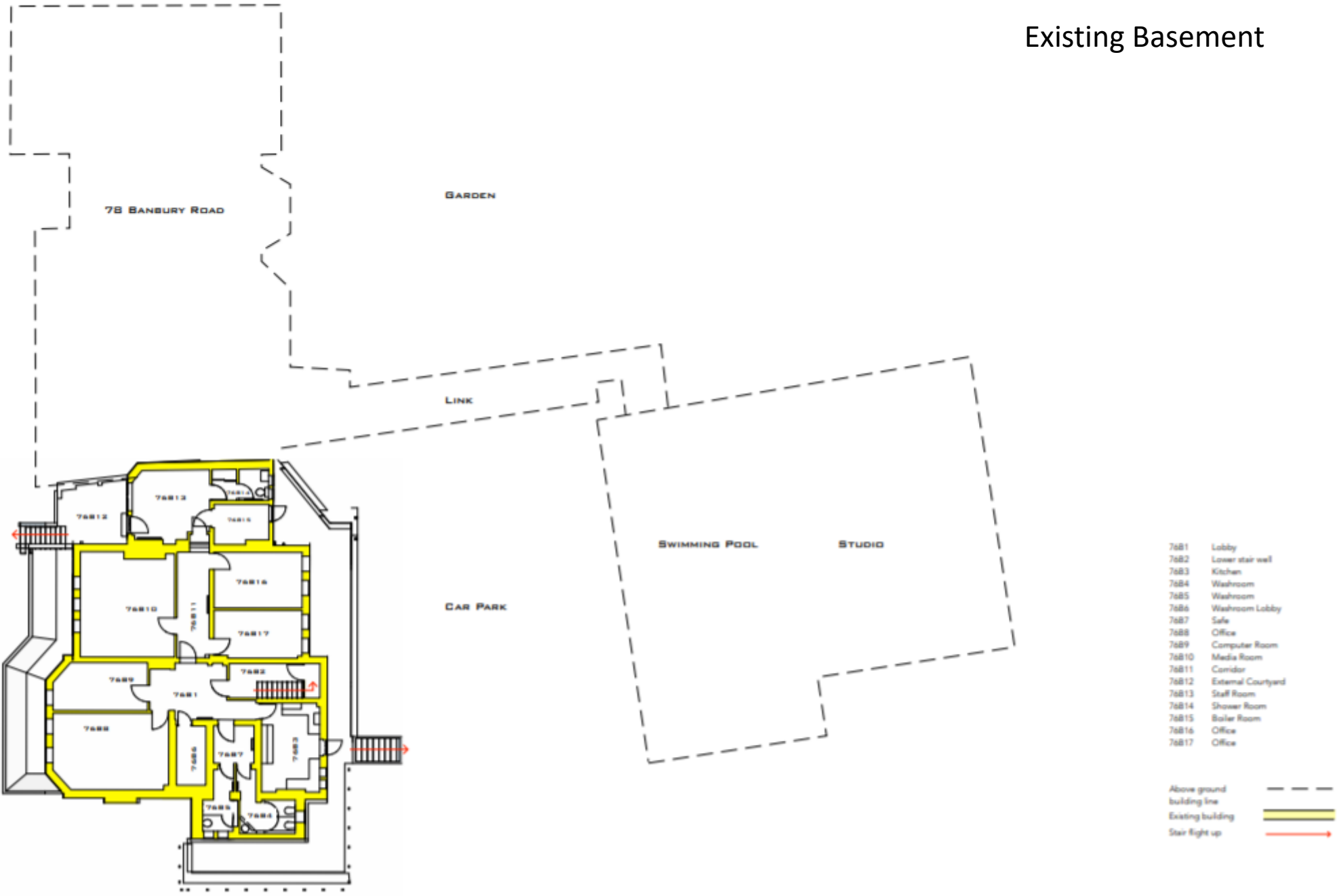
Pool, Studio and Link

Ground	326 sq.m.
First	43 sq.m.
TOTAL	369 sq.m.

TOTAL 1,659 sq.m.

Existing Basement

24



- 76B1 Lobby
- 76B2 Lower stair well
- 76B3 Kitchen
- 76B4 Washroom
- 76B5 Washroom
- 76B6 Washroom Lobby
- 76B7 Safe
- 76B8 Office
- 76B9 Computer Room
- 76B10 Media Room
- 76B11 Corridor
- 76B12 External Courtyard
- 76B13 Staff Room
- 76B14 Shower Room
- 76B15 Boiler Room
- 76B16 Office
- 76B17 Office

Above ground building line - - - - -
 Existing building - - - - -
 Stair right up - - - - -

EXISTING BASEMENT beneath 76
 FFL 1.8m below external ground level



Existing Ground floor Plan

- 76 BANBURY ROAD
- 76G1 Stair Hall, 500mm higher than 76
- 76G2 Basement stair upper lobby
- 76G3 Office
- 76G4 Female Washroom
- 76G5 Original Entrance Hall
- 76G6 Existing Entrance and Reception
- 76G7 Meeting Room
- 76G8 Admin office (was Billiard room)

- 78 BANBURY ROAD
- 78G1 Stair Hall
- 78G2 Cloak Room, of half landing
- 78G3 Wash room
- 78G4 Wash room
- 78G5 Dining Room
- 78G6 Lounge
- 78G7 Conservatory
- 78G8 Lobby
- 78G9 Cupboard
- 78G10 Sitting Room
- 78G11 Library

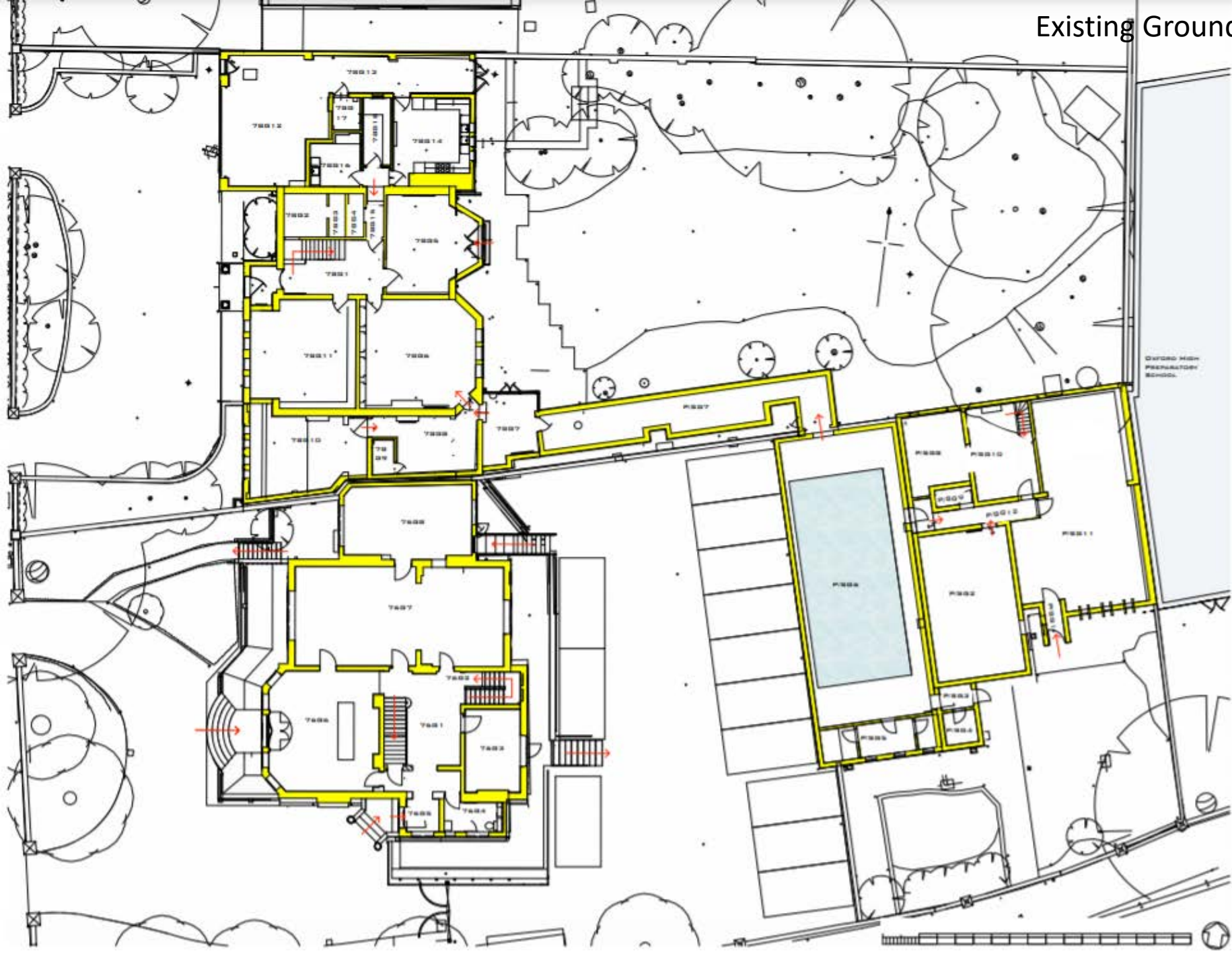
- Service Area for 78
- 78G12 Garage
- 78G13 Covered rear access
- 78G14 Kitchen
- 78G15 Corridor with steps up to 78
- 78G16 Utility Room
- 78G17 Boiler Room
- 78G18 Larder

- POOL/STUDIO
- P15G1 Entrance Lobby
- P15G2 Library/Workshop
- P15G3 Service Entrance
- P15G4 Boiler Room
- P15G5 Changing Room, showers, wc
- P15G6 Swimming Pool
- P15G7 Link
- P15G8 North light Studio
- P15G9 Washroom
- P15G10 Kitchen a
- P15G11 Studio
- P15G12 Internal corridor

Existing building

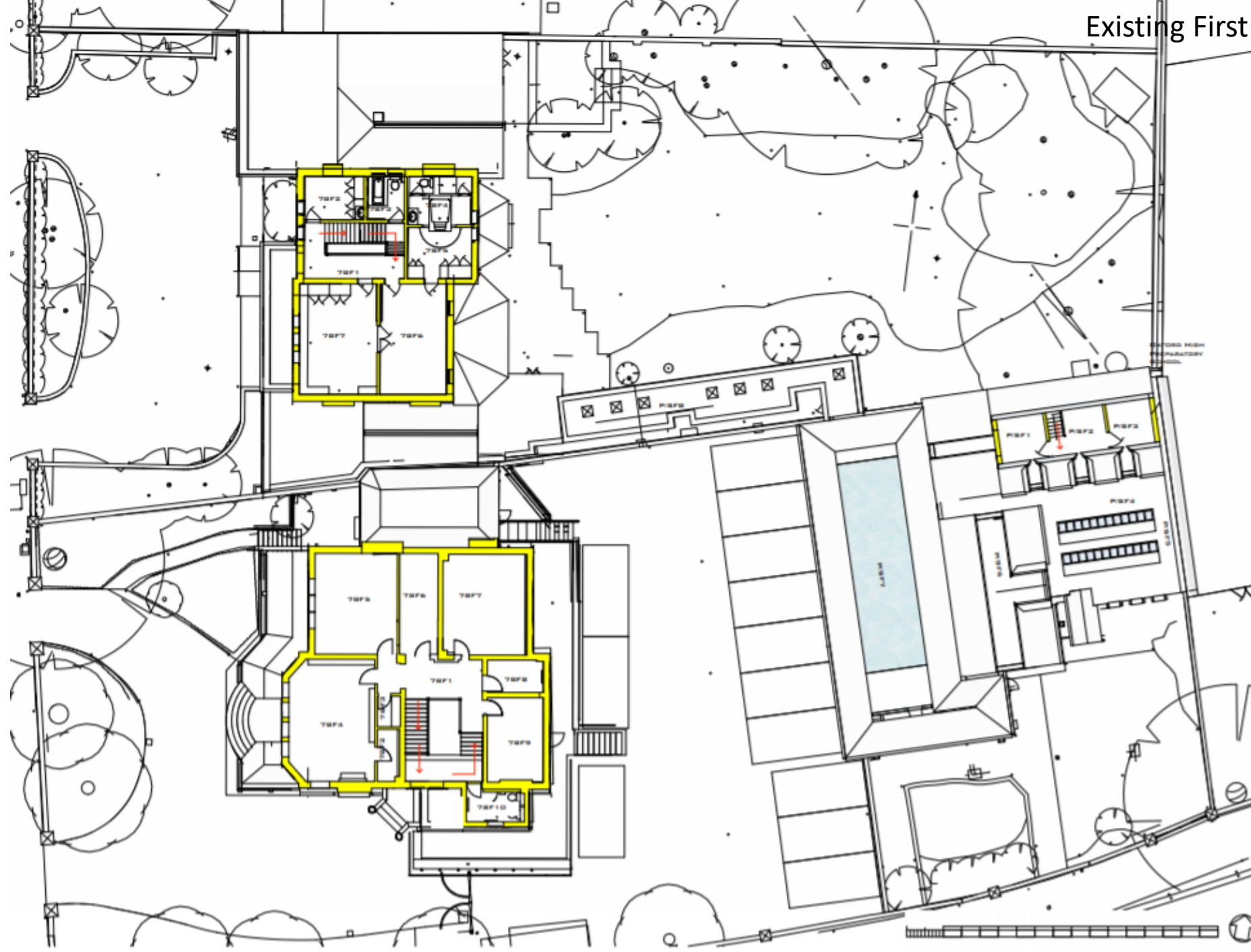
Stair flight up

RZIM EMEA HEADQUARTERS
 76 BANBURY ROAD OXFORD
 OX2 8JL
 EXISTING
 GROUND FLOORS
 1:100 W.A1 4.2.2
 RZIM
 RZIM FORMERLY RZIM ARCHITECTS
 100 ABBOTT ROAD, OXFORD, OX2 0JL
 TEL: 01865 200000 FAX: 01865 200001



Existing First Floor Plan

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76 BANBURY ROAD

- 76F1 First Floor Landing, 440mm above 78 F.F.L.
- 76F2 Store
- 76F3 Tea Room
- 76F4 Office/Meeting Room
- 76F5 Office
- 76F6 Office
- 76F7 Office
- 76F8 Office
- 76F9 Office
- 76F10 Washroom

78 BANBURY ROAD

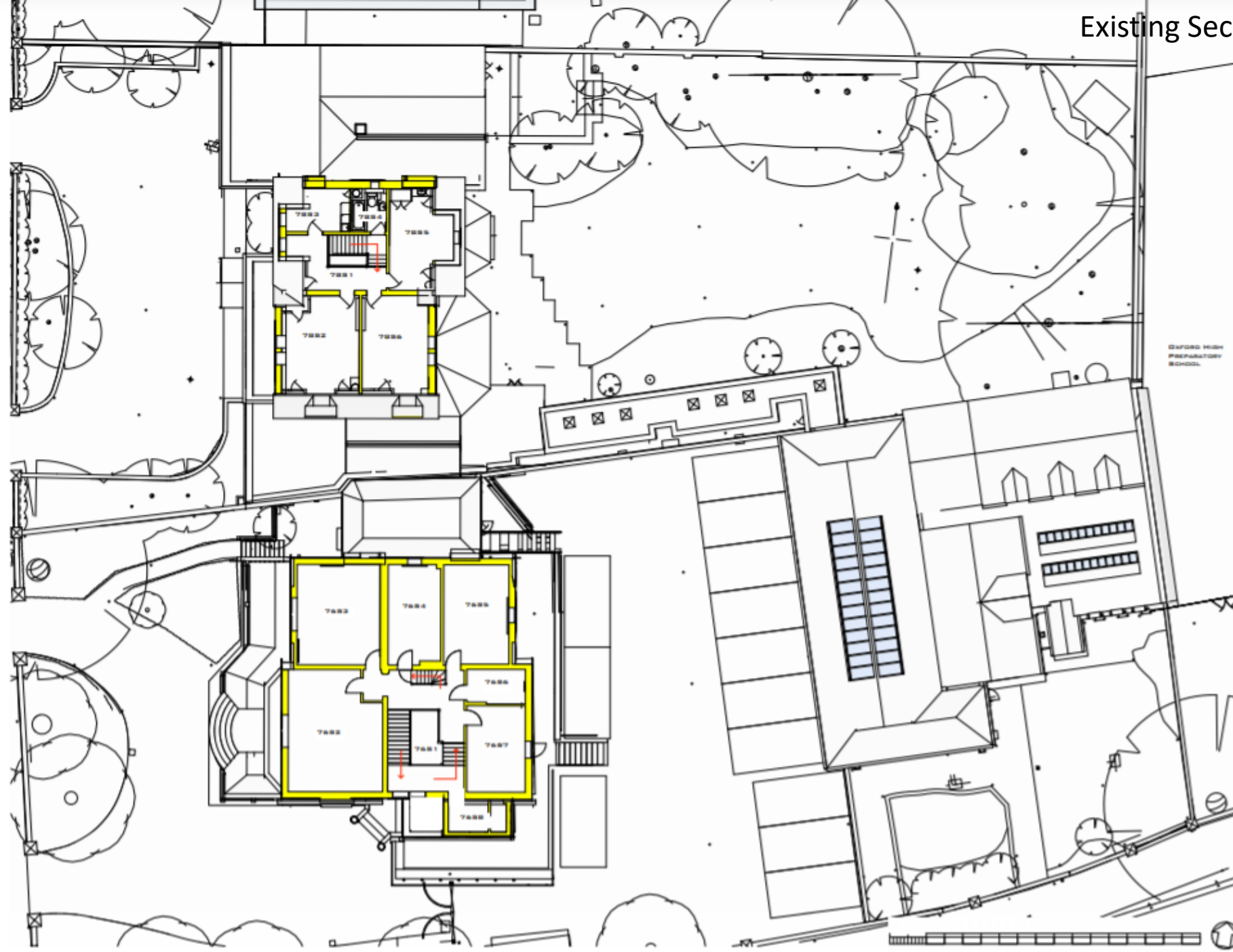
- 78G1 First Floor Landing
- 78G2 Study
- 78G3 Bathroom
- 78G4 Bathroom
- 78G5 Walk-in wardrobe
- 78G6 Bedroom
- 78G7 Bedroom

POOL/STUDIO

- P/SF1 Dark Room
- P/SF2 First Floor Landing
- P/SF3 Store Room
- P/SF4 Flat Roof over studio
- P/SF5 North Light Roof lights
- P/SF6 Pitched roof over Workshop
- P/SF7 Pitched Roof over Swimming Pool
- P/SF8 Flat Roof over Link

- Existing building
- Stair flight up

Existing Second floor Plan



OXFORD HIGH PREPARATORY SCHOOL

- 76 BANBURY ROAD
- 7651 Second Floor Landing
 - 7652 Office
 - 7653 Office
 - 7654 Office
 - 7655 Office
 - 7656 Office
 - 7657 Office
 - 7658 Female Wash room

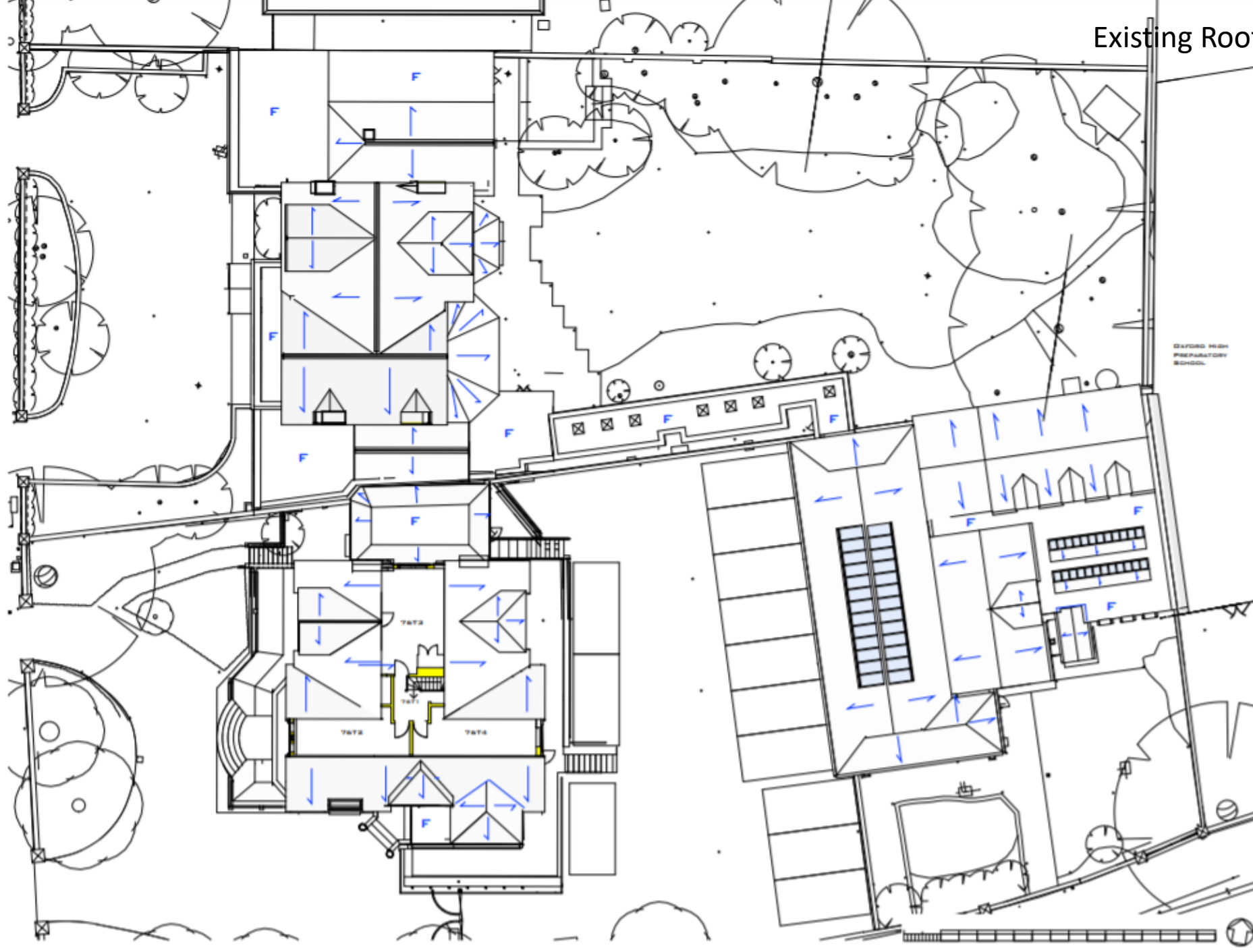
- 78 BANBURY ROAD
- 7851 First Floor Landing
 - 7852 Bedroom
 - 7853 Box room
 - 7854 Bathroom
 - 7855 Bedroom
 - 7856 Bedroom

Existing building
 Stair Right up

RZIM EMEA HEADQUARTERS
 76 BANBURY ROAD OXFORD
 200825 EXISTING
 SECOND FLOOR
 1:100 @ A1 6.2.4
 M'CORMICK, SMITH, ARCHITECTS
 100 BRIDGE STREET, OXFORD, OX1 1EY
 01865 214444

Existing Roof Plan

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75 BANBURY ROAD

- 7651 Third Floor landing
- 7652 Office
- 7653 Office
- 7654 Office

Roof pitch down 
Flat Roof 

RZIM EMEA HEADQUARTERS
ARCHITECTS PARTNERSHIP LIMITED 75 BANBURY ROAD OXFORD
OXFORD OX2 0JN EXISTING
THIRD FLOOR
1:100 @ A1 6.2.5
M'CORMICK, SMITH, ARCHITECTS
THE BRIDGE, 20/21 HILL, CHANTRY, OXFORD
OXFORD OX1 1JH



Proposed Banbury Road front elevations (west)

- THREE BEDROOM HOUSE
- Walls - Multi red brick to match existing
Form of gothic gable embossed in recessed and protruding patterns in the brickwork
 - Windows - Hardwood painted to match existing
 - Lintels - Stone
 - Cills - Stone
 - Roof - Clay tiles to match existing
 - Outlets - half round, PPC grey
 - Down pipes - 68mm round, PPC grey
 - Boundary wall - Brick/stone, curved in plan

WEST ELEVATION - from Banbury Road with boundary wall and planting not shown

- THE MEDIA SUITE AND O.C.C.A.
- Walls - Brick to match existing
 - Windows - Quilted opening top hung
Fine line aluminium PPC grey
 - Surrounds - Stone
 - Roof - Gothic barrel vaults, tiled, copper ridge
 - Windows - Dormers with glazed cheeks
Fine line aluminium PPC grey
 - Gable Ends - Pattern glazing
Fine line aluminium PPC grey



Proposed Bardwell Road elevations (south), side of No.76, covered walkway and outbuilding



Proposed outbuilding (west) elevation



Proposed rear (east) elevation of Nos. 76 & 78

COURTYARD EAST ELEVATION
Viewed from the rear of 76 and 78 Barbury Rd

HALL
Walls - Ashlar stone fine joint
Roof - Shallow copper dome with arculus for ventilation and light, set partly behind a parapet wall with stone capping
Windows - 3m high sliding vertical sash providing access to garden
Gallery level windows inward opening bottom hung
Framless aluminium PPC grey
Inset panels - Stone

RECEPTION
Walls - Brick to match existing, stone lintel
Roof - Double glazed, Low iron, non reflective, frameless junction with existing and new brick walls
Glazing Bars - Grey PPC

HALLWAY
Existing Boundary - Brick wall with frameless glazed window over
Proposed wall - Brick to match existing
Roof - Gothic barrel vault, tiles, copper ridge

LIFT TOWER
Walls - Brick to match existing, stone lintel
Glazed panels - Horizontal pivot, opens creating canopy over terrace
Roof - Gothic barrel vault, tiles to match existing



WALKWAY
curved on plan, centred on the vertex of the angle created from the line of the front face of 76 and 78a

Outer - Brick wall to match existing, green oak frame over
Windows - Framless glazed
Inner - Open green oak frame on cube staddle stones
Roof - Double pitch, tiled, copper ridge

RZIM EMEA HEADQUARTERS
CENTRAL OFFICE 75 BARBURY ROAD OXFORD
OX2 8BQ
INNER COURTYARD ELEVATIONS
1:100 @ A1 6.5.8
MPCOSMICK SMITH ARCHITECTS
THE BRIDGE OVER HILL, CHORLTON DATING
100 BROADWAY, OXFORD OX1 3BB



Oxford High boundary wall and the part shown

EAST ELEVATION
Oxford High Preparatory School



Turfstone courtyard with 75 beyond, Oxford High boundary wall not shown

The MEDIA SUITE AND O.C.C.A.

- Walls - Brick to match existing
- Windows - Outward opening top hung
Fixedline aluminium PPC grey
- Surrounds - Stone
- Roof - Gothic barrel vaults, slate, copper ridge
- Windows - Dormers with glazed cheeks
Fixedline aluminium PPC grey
- Gate Ends - Patent glazing
Fixedline aluminium PPC grey



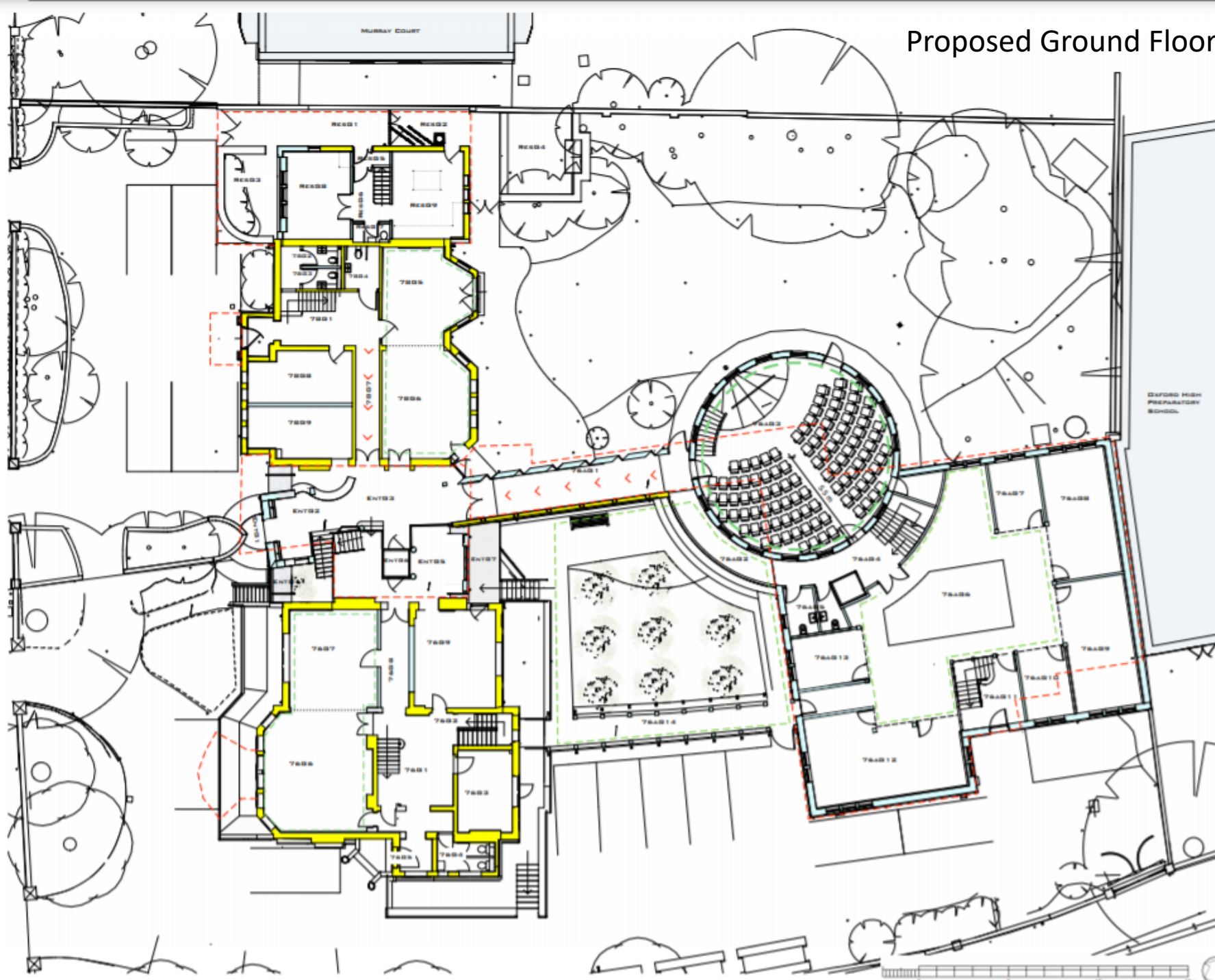
NORTH ELEVATION
Viewed from garden and Murray Court



The Hall and the Highway dense planting on Murray Court boundary not shown

Proposed side (north) elevations of outbuilding, covered walkway and new dwellinghouse

Proposed Ground Floor



- ENTRANCE/RECEPTION**
- EntG1 Forecourt
 - EntG2 left hand ramp, right hand steps
 - EntG3 Entrance, Glass, automatic pocket doors
 - EntG4 Double folding secure doors
 - EntG5 Reception
 - EntG6 Winter Garden
 - EntG7 Cafe area
 - EntG8 Lift
 - EntG9 External deck, grid floor

- 76 BANBURY ROAD**
- 76G1 Stair Hall
 - 76G2 Basement stair upper lobby
 - 76G3 Office
 - 76G4 Female Washroom
 - 76G5 Original Entrance Hall
 - 76G6 Office/Meeting, room divider
 - 76G7 Office/Meeting, room divider
 - 76G8 Corridor, with fire doors
 - 76G9 Office/cafe

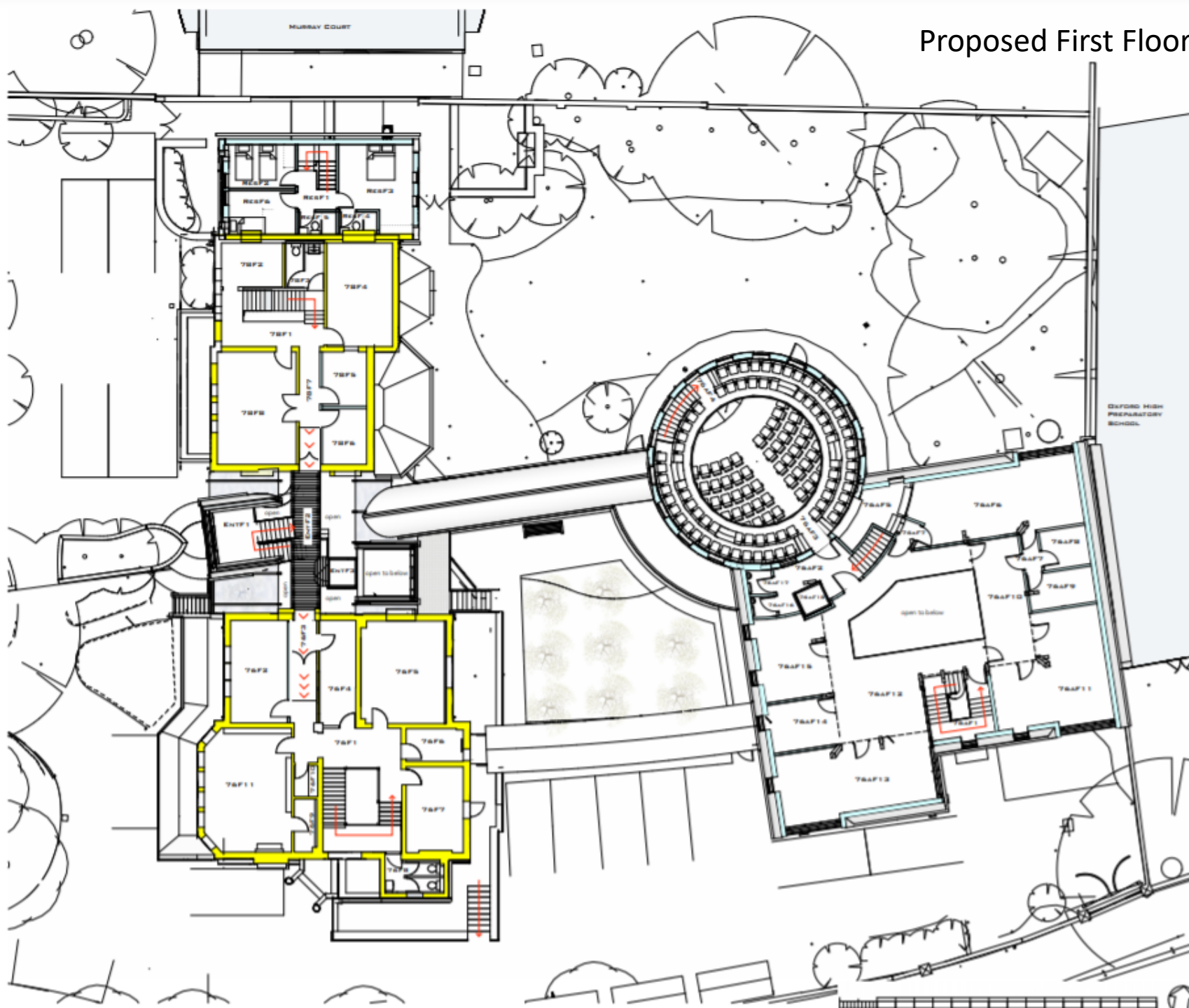
- 78 BANBURY ROAD**
- 78G1 Lower Stair Hall,
 - 78G2 Male Washroom
 - 78G3 Female Washroom
 - 78G4 Part M Washroom
 - 78G5 Office/Meeting, room divider
 - 78G6 Office/Meeting, room divider
 - 78G7 Corridor gentle ramp with fire doors
 - 78G8 Office
 - 78G9 Office

- RESIDENTIAL UNIT**
- ResG1 External Entrance
 - ResG2 Bike/Bin Store
 - ResG3 Front Garden
 - ResG4 Rear Garden
 - ResG5 Entrance, coats
 - ResG6 Lower stair
 - ResG7 Shower/Washroom
 - ResG8 Sitting Room
 - ResG9 Country Kitchen

- 76a HALL/MEDIA**
- 76aG1 Hallway, gentle ramp
 - 76aG2 Slipway
 - 76aG3 Hall with chair rack store
 - 76aG4 Lift/stair to basement and first
 - 76aG5 Washrooms
 - 76aG6 Open plan office, central glass block floor,
 - 76aG7 Office
 - 76aG8 Meeting room
 - 76aG9 Meeting room
 - 76aG10 Office
 - 76aG11 Entrance, stairs to first floor
 - 76aG12 Admin office
 - 76aG13 Office
 - 76aG14 Covered walkway,

- Meeting space
- Existing building
- New build
- Internal glass wall
- Opening partition
- Ramp up

Proposed First Floor



ENTRANCE/RECEPTION

- EntF1 Hall landing
- EntF2 Bridge
- EntF3 Lift

76 BANBURY ROAD

- 76F1 Stair Hall
- 76F2 Office
- 76F3 Corridor, ramped
- hold open stay fire doors
- 76F4 Office
- 76F5 Office
- 76F6 Office
- 76F7 Office
- 76F8 Washroom
- 76F9 Store
- 76F10 Tea Point
- 76F11 Office/Meeting Room

78 BANBURY ROAD

- 78F1 Stair Hall
- 78F2 Office
- 78F3 Washroom
- 78F4 Office
- 78F5 Office
- 78F6 Office
- 78F7 Corridor, ramped
- hold open stay fire doors

RESIDENTIAL UNIT

- ResF1 Upper landing
- ResF2 Bedroom
- ResF3 Bedroom
- ResF4 En Suite
- ResF5 Shower Room
- ResF6 Bedroom

76a HALL/MEDIA

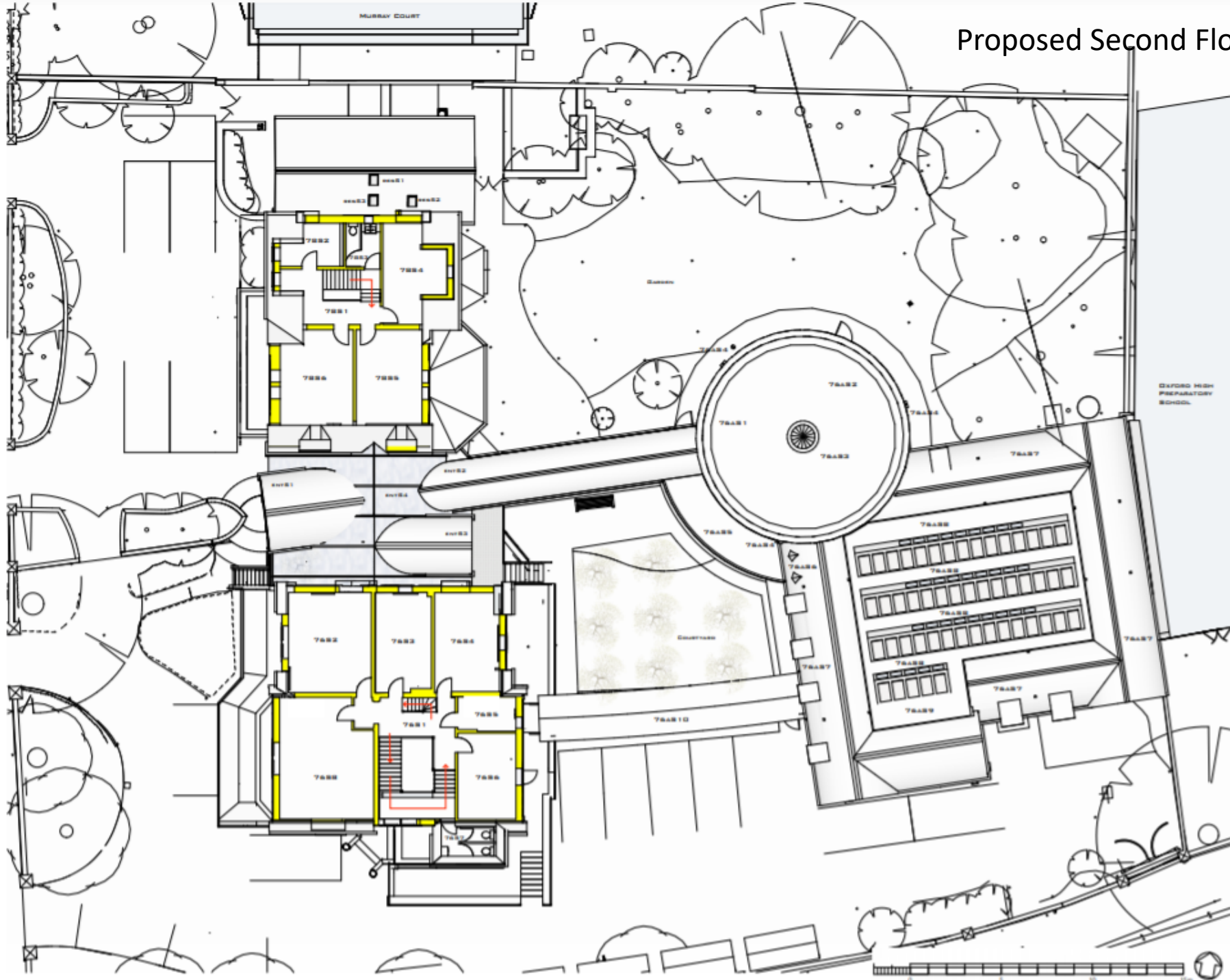
- 76aF1 First floor entrance stair
- 76aF2 First floor hall and stair Lobby
- 76aF3 Hall, first floor gallery access
- 76aF4 Hall, stair up from ground floor
- 76aF5 Media Control Room,
- 76aF6 Recording Studio,
- 76aF7 Sound lobby
- 76aF8 Editing studio
- 76aF9 Editing studio
- 76aF10 Media Reception
- 76aF11 Media Administration Office
- 76aF12 Open plan desks
- 76aF13 Office
- 76aF14 Office
- 76aF15 Office
- 76aF16 Washroom
- 76aF17 Washroom
- 76aF18 Lift to ground floor and basement

- Existing building
- New build
- Internal glass wall
- opening partition
- <<<<<< ramp up

RZIM EMEA HEADQUARTERS
 76 BANBURY ROAD OXFORD
 20-20-20 PROPOSED
 FIRST FLOORS
 1:100 (A1) 6.3.3

M'CORMICK, SMITH, ARCHITECTS
 THE BRIDGE, GREEN HILL, CHARLETON, OXFORD

Proposed Second Floor



- ENTRANCE/RECEPTION**
- Ent51 Entrance tiled barrel vaulted roof
 - Ent52 Hallway barrel vaulted roof
 - Ent53 Lift tiled barrel vaulted roof
 - Ent54 Reception sloping glass roof

- 76 BANBURY ROAD**
- 7651 Lower Stair Hall,
 - 7652 Office
 - 7653 Office
 - 7654 Office
 - 7655 Office
 - 7656 Office
 - 7657 Washroom
 - 7658 Office/Meeting Room

- 78 BANBURY ROAD**
- 7851 Stair Hall
 - 7852 Office
 - 7853 Washroom
 - 7854 Office
 - 7855 Office
 - 7856 Office/Meeting Room

- RESIDENTIAL UNIT**
- Res51 Roof light over top landing
 - Res52 Roof light over shower room
 - Res53 Roof light over en suite

- 76a HALL/MEDIA**
- 76a51 Hall domed copper roof
 - 76a52 Peripheral box gutter
 - 76a53 Oculus, light and ventilation
 - 76a54 Hopper and down-pipe
 - 76a55 Slipway flat roof, paved
 - 76a56 Washroom windows copper roofs
 - 76a57 Barrel vaulted tiled roof
 - 76a58 south solar panel
 - 76a59 north light windows
 - 76a510 Flat roof paved, rainwater through trans roof drains
 - 76a510 Walkway pitched tiled roof,

Existing building ▬
 New build ▬

Proposed Landscape Plan

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HARD/SOFT OUTLINE LANDSCAPE PROPOSALS





The existing rear garden of 78 and the road side planting beds have many mature trees and a well planted ground and understory that will remain and be maintained.

- Eight trees are to be removed to facilitate construction.
- Nine trees of Standards size and above will be planted.
- Nicholsons will produce a full landscape proposals to be approved before the building is occupied.

This drawing to be read in conjunction with Nicholsons Arboricultural Report May 2021 and the Site Plan 6.3.0

- A Existing trees shown on Nicholsons Dreg R5/TCS/78 
- B Trees to be removed to facilitate development ref. as above  Trees removed as garden maintenance 
- C Proposed additional trees
 - C1 Crab Apple - Malus floribunda 
 - C2 Crab Apple - Malus floribunda 
 - C3 Crab Apple - Malus floribunda 
 - C4 Birch Himalayan - Betula utilis jacquemonti 
 - C5 Crab Apple - Malus floribunda 
 - C6 Crab Apple - Malus floribunda 
 - C7 Cherry gean - Prunus avium 
 - C8 Fiddle Leaf Ficus - Ficus lyrata (internal winter garden) 
 - C9 Cherry gean - Prunus avium 
- D Existing planting beds to be maintained
- E Proposed additional planting beds
- F Existing lawn to remain
- G Gravel car park to be removed
- H Proposed additional lawn area, Dwarf Silver Birch
- I Existing asphalt drive
- J Proposed additional asphalt drive
- K Parking spaces, grasscrete and gravel
- L Proposed stone paving
- M Stone paved ramps with rilled finish
- N Stone paved steps
- O Proposed external terrace with grid floor
- P Proposed brick residential boundary wall
- Q Existing Scriptorium to be maintained

SITE ACCESS, STORAGE AND SITE FACILITIES PROVISIONAL PHASING

- Phase 1** Refurbishment of 78, Construction of Residential, Construction of Entrance/Reception 
- Construction Site access 
- Storage/facilities - as Nicholsons Plan RSTP78 Banbury
- Phase 2** Demolition of Pool/Studio, Construction of 76a, the Hall, Construction of the Hallway and Walkway 
- Construction Site access 
- Storage/facilities - as Nicholsons Plan RSTP78 Banbury

- Existing Buildings 
- Proposed Buildings 

Revision A, Tree added to boundary to make it on road