

# **Oxford City Planning Committee Presentation**

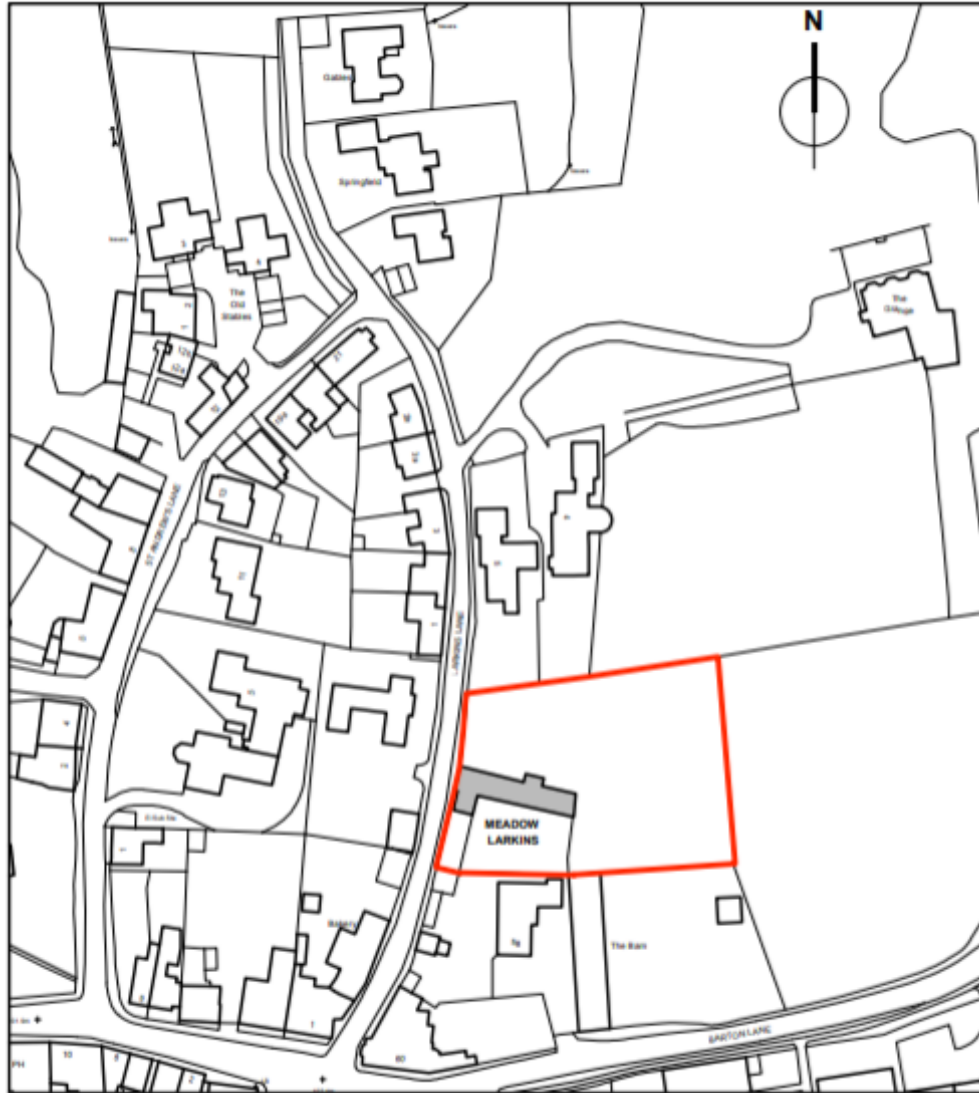
**21/02431/FUL & 21/02432/LBC**

**Meadow Larkins, Larkins  
Lane**

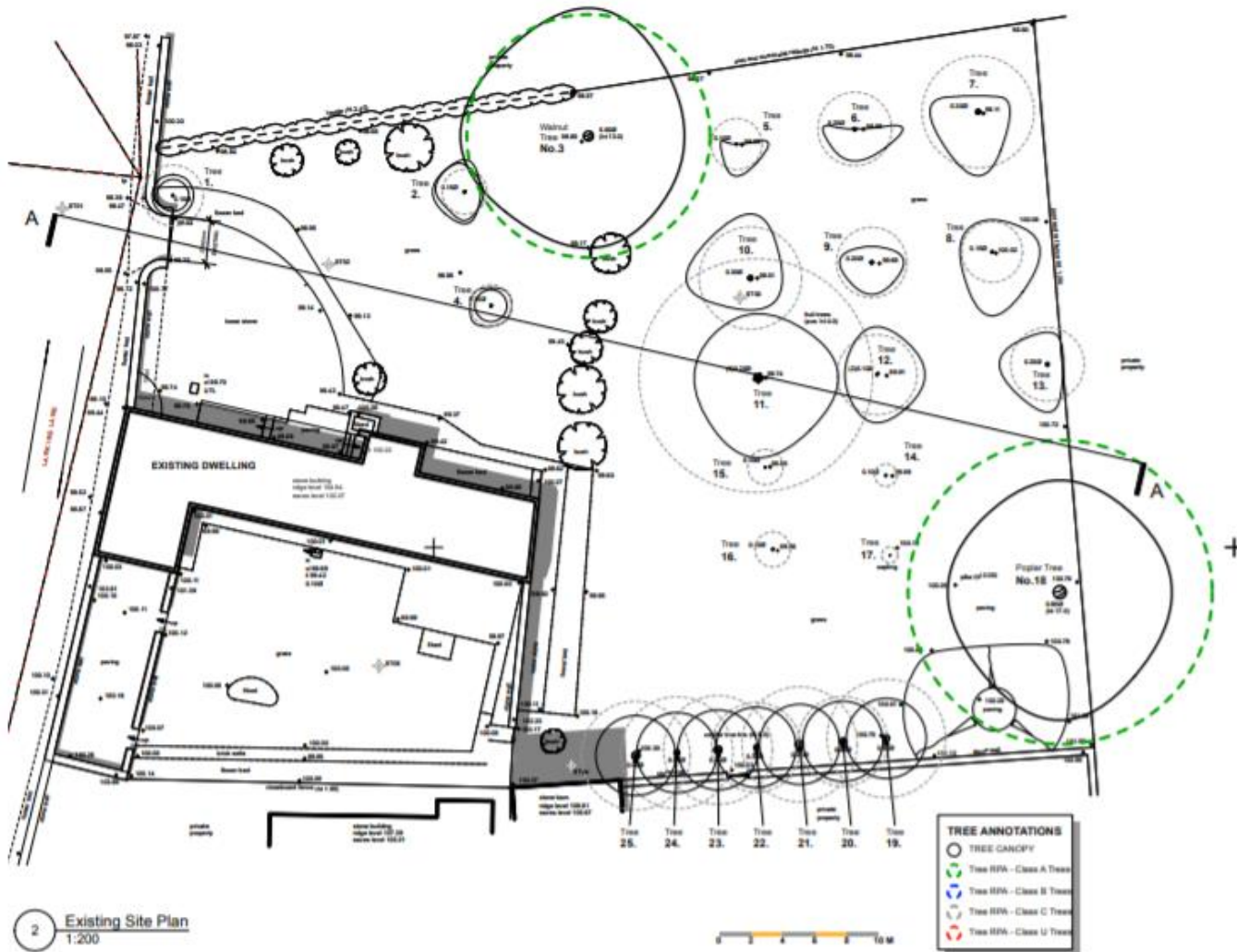
**www.oxford.gov.uk**



# Site Location Plan



# Existing Block Plan



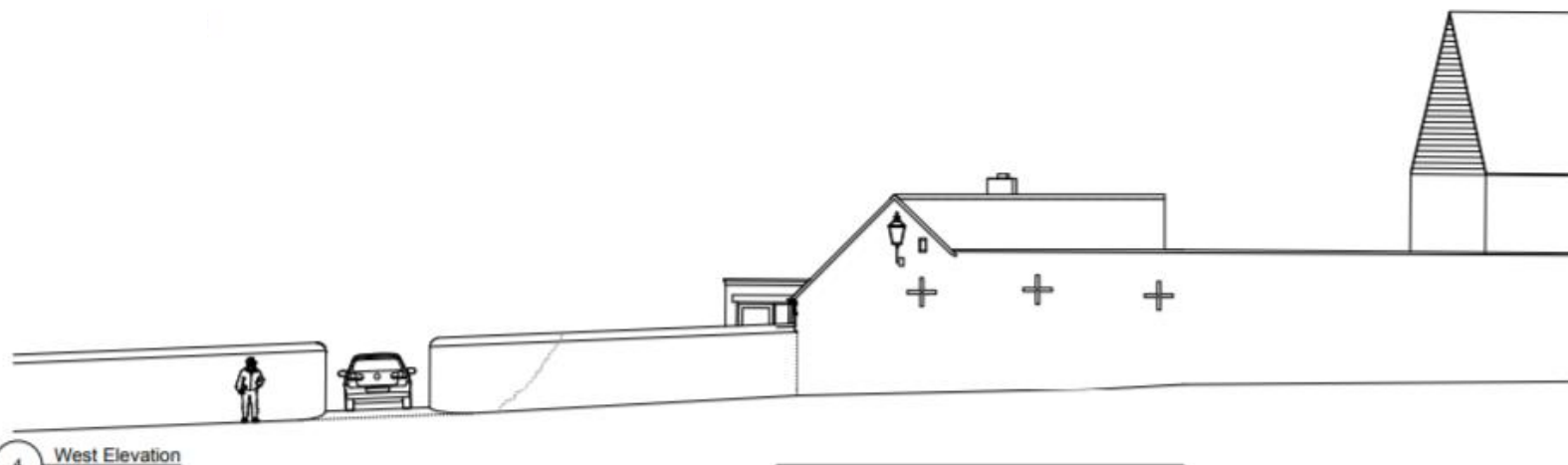
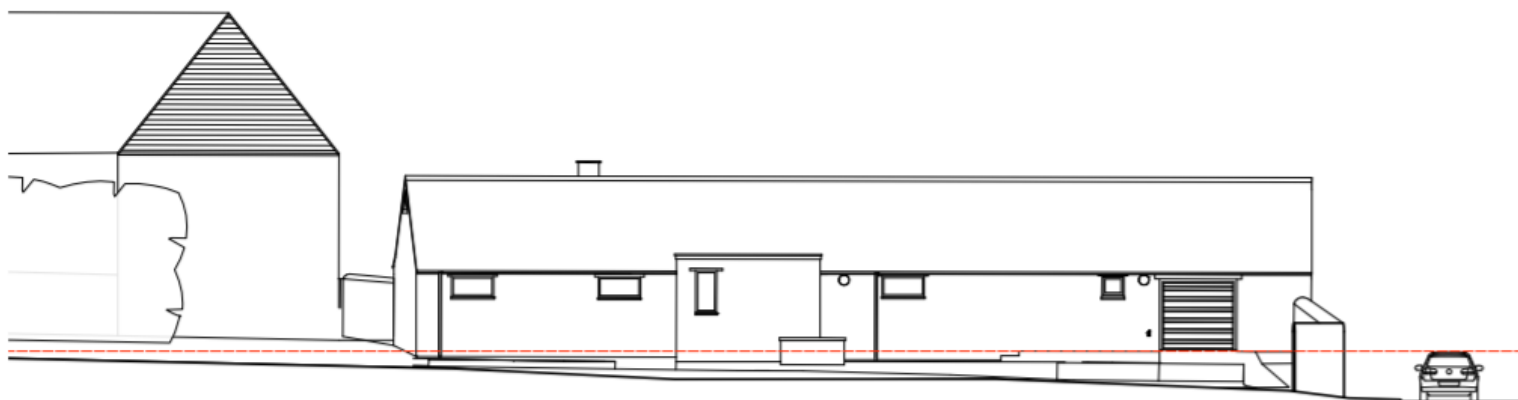
# Existing Floorplan

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# Existing North Elevation & Existing West (street) Elevation

[www.oxford.gov.uk](http://www.oxford.gov.uk)



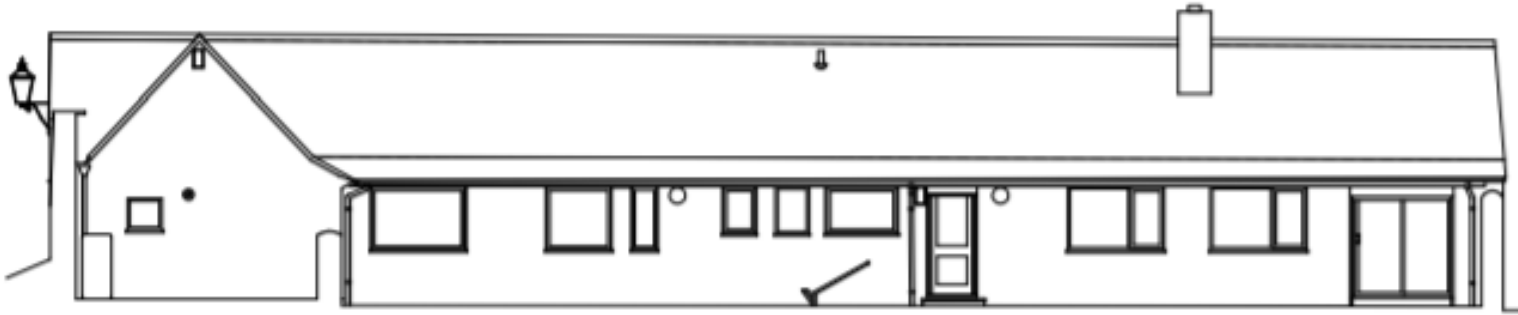
4

West Elevation  
1:100

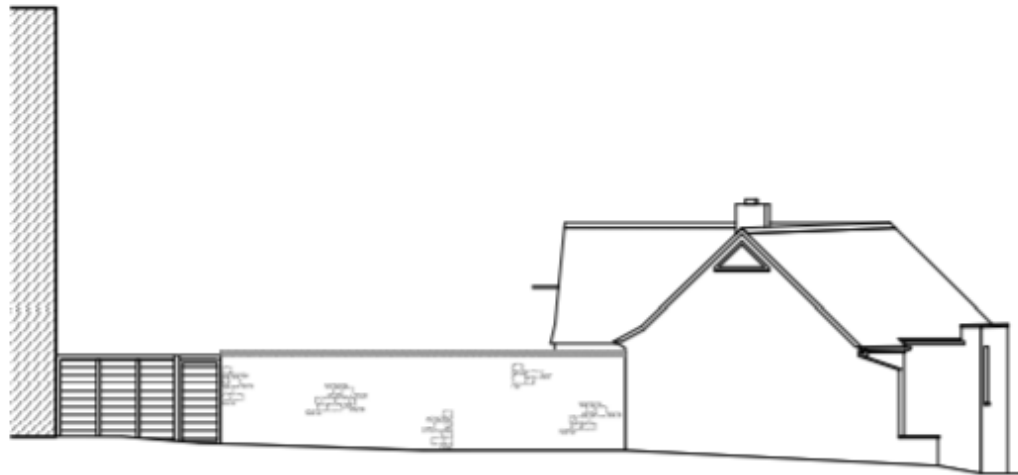


# Existing South Elevation & Existing East Elevation

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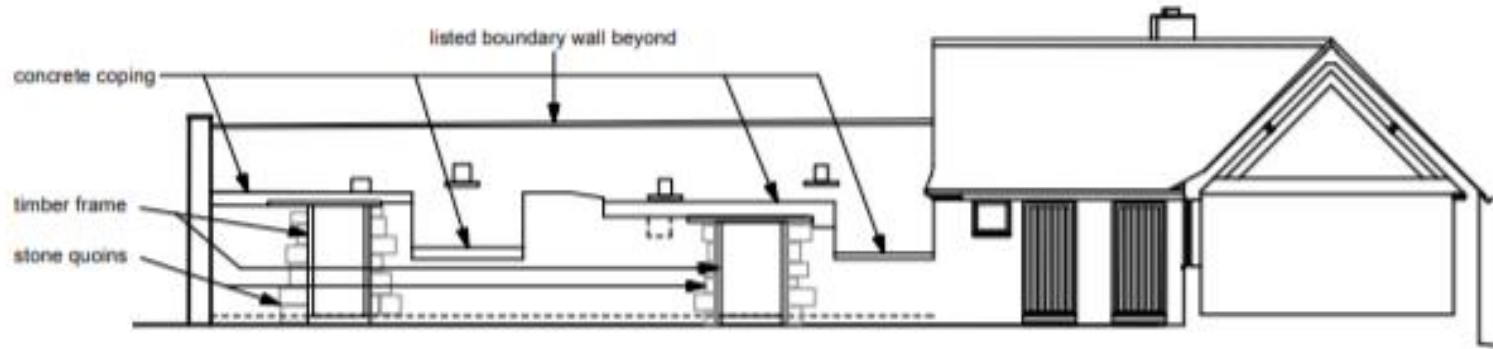


5 South Elevation  
1:100

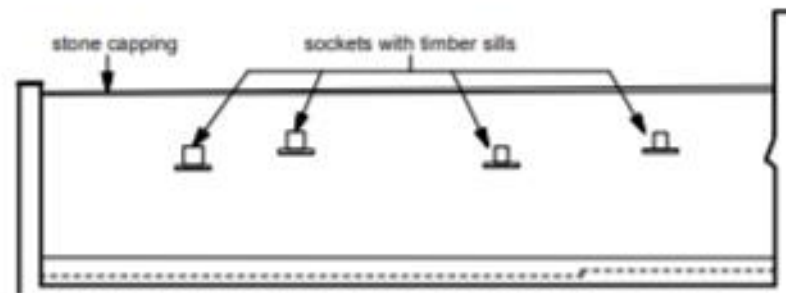


6 East Elevation  
1:100

# Existing Cowshed Elevation & East Elevation of Listed Boundary Wall



7 East Elevation - Ruined Cowshed wall  
1:100



8 East Elevation - Listed Boundary Wall  
1:100



# Photos (Existing Dwelling, North Elevation)



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# Photos (Existing Dwelling, South Elevation)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Photos (Ruins of Cowshed)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





# Photos (Existing Amenity Space to South)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





## Photos (Existing Amenity Space to North)





## Photos (Orchard)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





## Photos (Orchard looking west towards site)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





## Photos (Boundary of Orchard looking towards pasture fields)



[www.oxford.gov.uk](http://www.oxford.gov.uk)



## Photos (south along Larkins Lane)



[www.oxford.gov.uk](http://www.oxford.gov.uk)





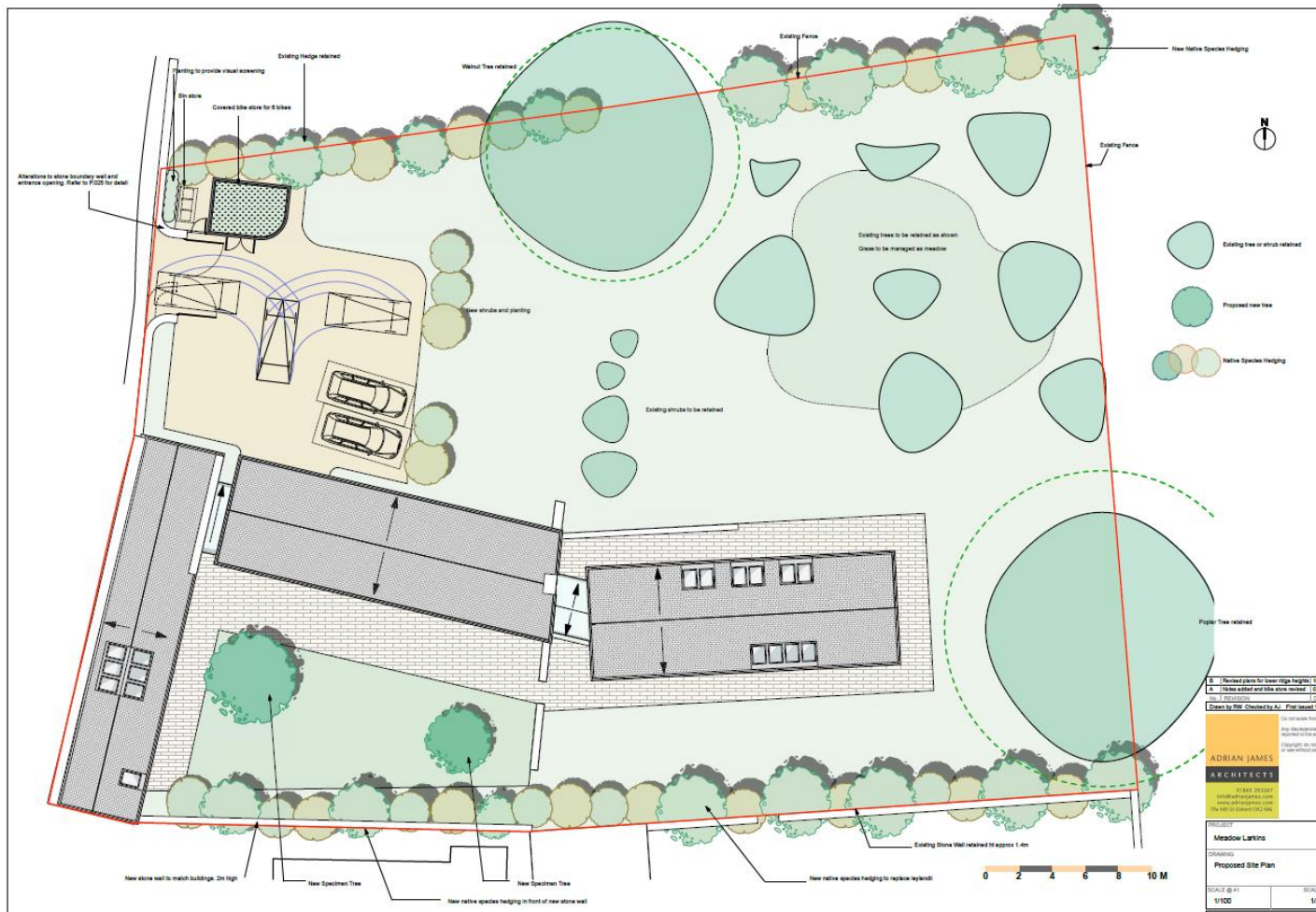
## Photos (north along Larkins Lane)



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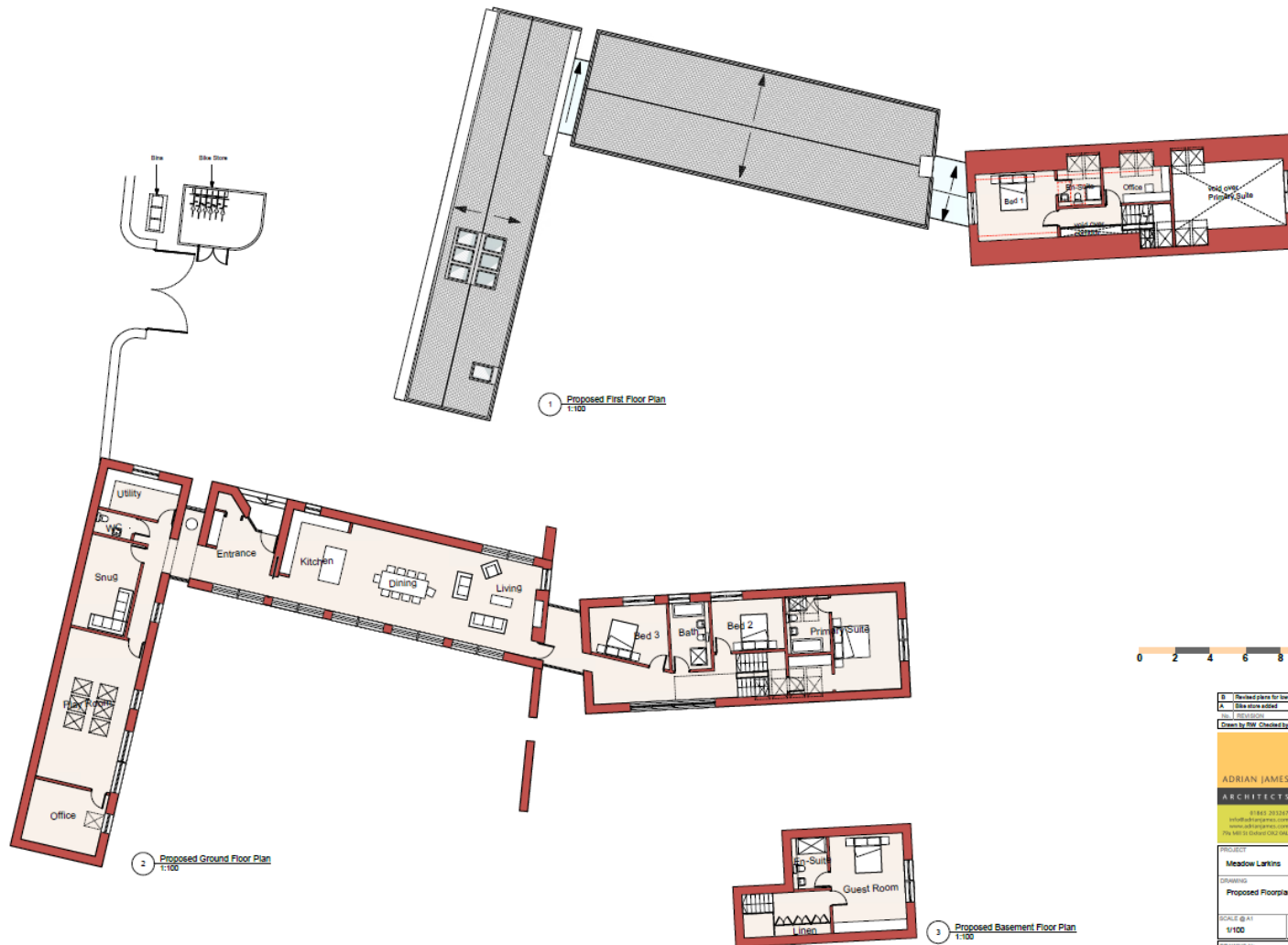
# Proposed Site Plan



www.oxford.gov.uk



# Proposed Floor Plans



B	Revised plans for lower ridge heights	10.01
A	Blue store added	12.05
Rev	1	12.05
Drawn by	Rev Checked by	Asst. Proj. Insp. 14.08
<p>Do not scale from this Any dimensions may vary to the extent Copyright do not copy or use without permission</p> <p><b>ADRIAN JAMES ARCHITECTS</b></p> <p>01845 203247 adrian@adrianjames.co.uk www.adrianjames.co.uk The Mill, 10, Oxford OX4 1DB</p>		
<p>PROJECT <b>Meadow Larkins</b></p> <p>Drawings <b>Proposed Floorplans</b></p>		
SCALE @ A1	SCALE @	
1/100	1/200	
DRAWING No.	REVISION	
349 / P / 021	B	

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# Proposed North and West Elevations



1 North Elevation AA  
1:100



6 The New Barn West Elevation CC  
1:100





# Proposed South and East (Stables) Elevations

neighbouring Listed Barn



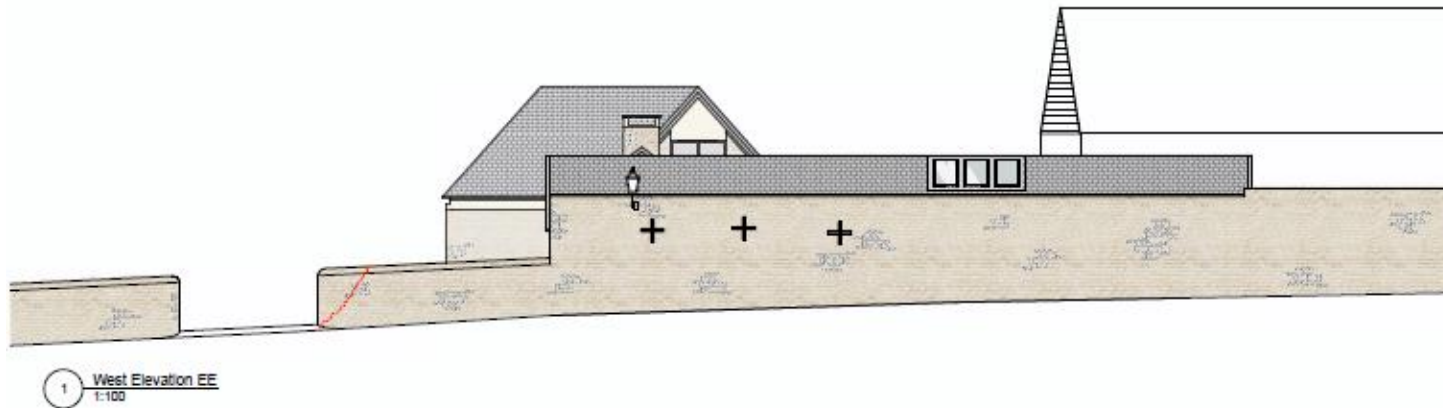
7 The Stables East Elevation DD  
1:100



2 South Elevation BB  
1:100



# Proposed West (Street) and East (Cowshed) Elevations



# Proposed East and Cycle Storage Elevations

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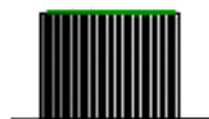
3 East Elevation GG  
1:100



4 Bike Store South Elevation HH  
1:100



5 Bike Store North Elevation II  
1:100



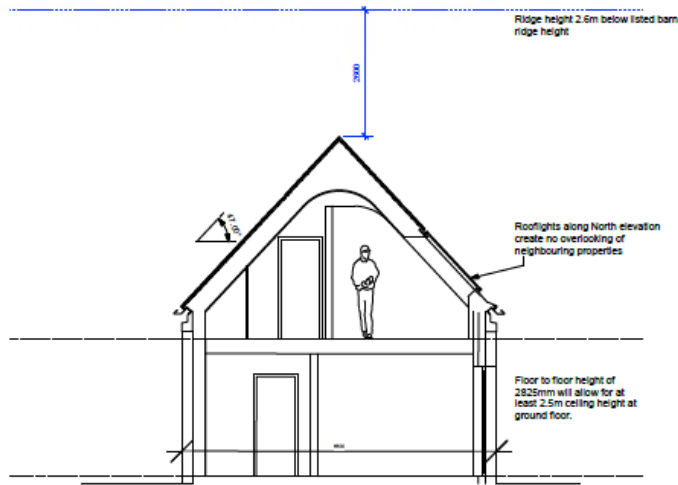
6 Bike Store East Elevation JJ  
1:100



7 Bike Store West Elevation KK  
1:100

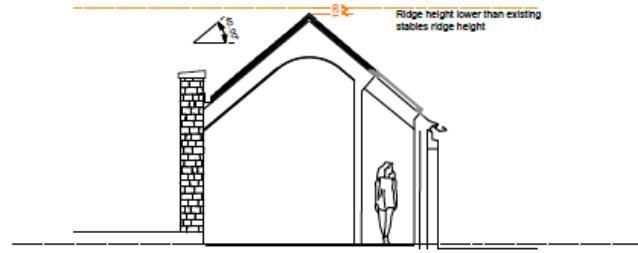


# Proposed Sections

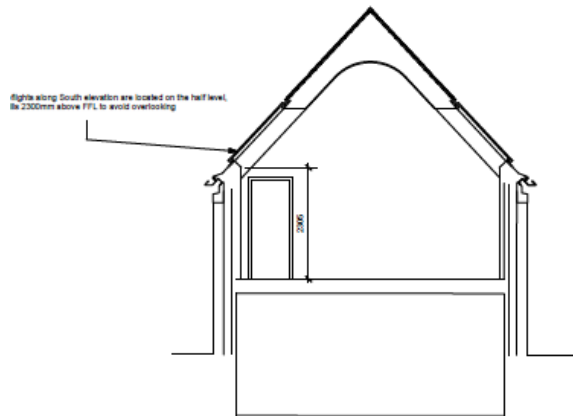


Width of new barn volume is 300mm narrower than previously submitted width.

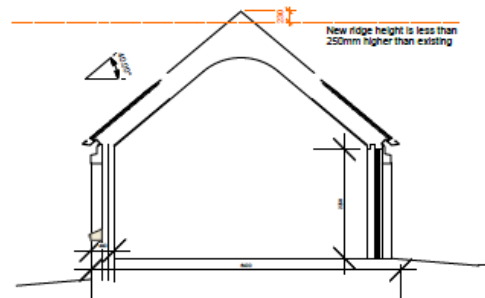
1 New Barn Short Section  
1:50



3 The Cowshed Short Section  
1:50



2 New Barn Short Section through Lower Ground  
1:50



4 The Stables Short Section  
1:50



# Existing and Proposed Views from Larkins Lane

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1 Existing View from Larkins Lane



Proposed View from Larkins Lane (not verified)



# Existing and Proposed View over gate of The Barn

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3 Existing View over gate of 58 Barton Lane



Proposed View over gate of 58 Barton Lane





# Existing and Proposed Views across the paddock from Barton Lane

[www.oxford.gov.uk](http://www.oxford.gov.uk)



3 Existing View across paddock from Barton Lane



Proposed View across paddock from Barton Lane



# Existing and Proposed Views from Old High Street

[www.oxford.gov.uk](http://www.oxford.gov.uk)



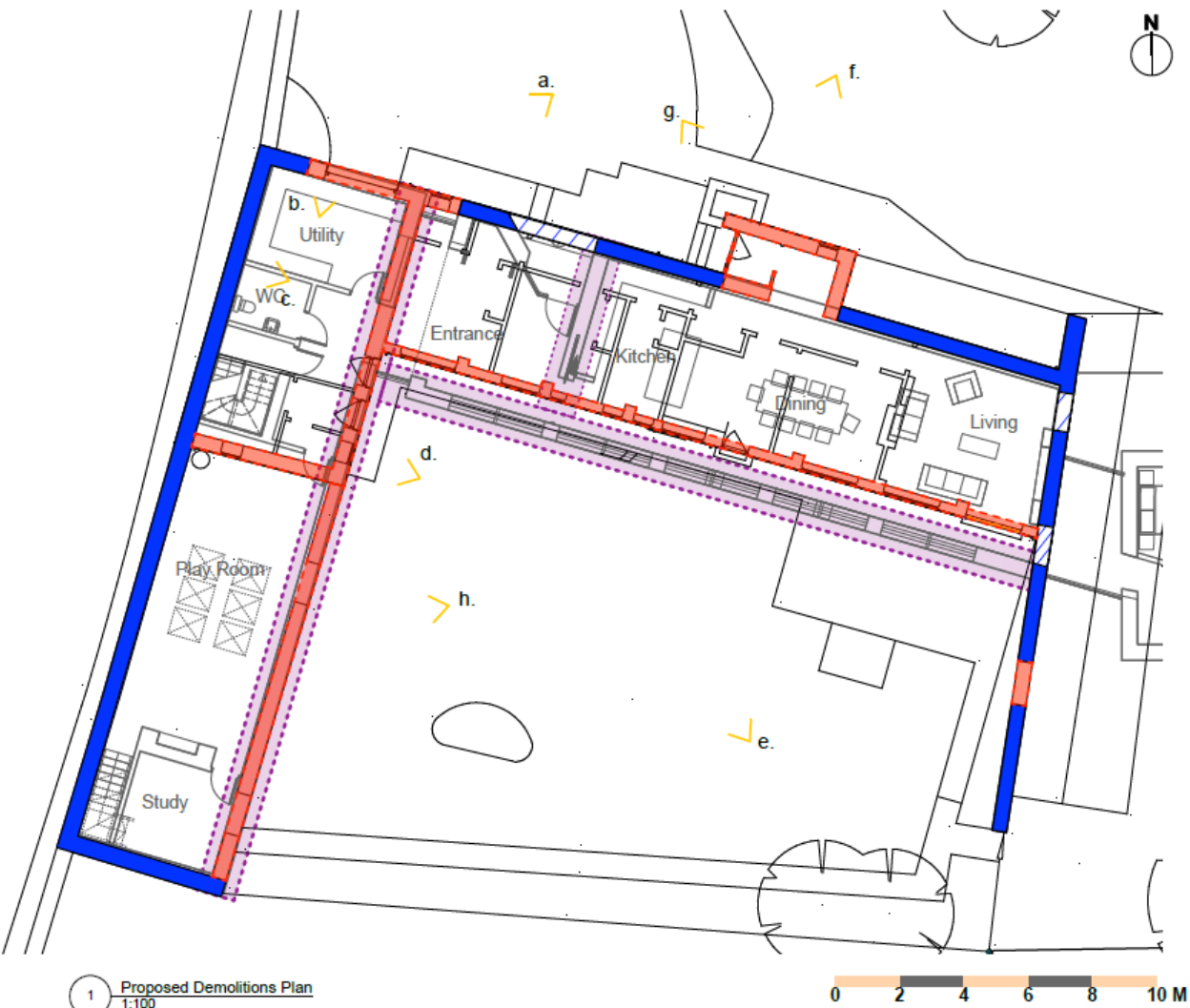
Existing View from Old High Street



Proposed View from Old High Street



# Proposed Demolition Plans

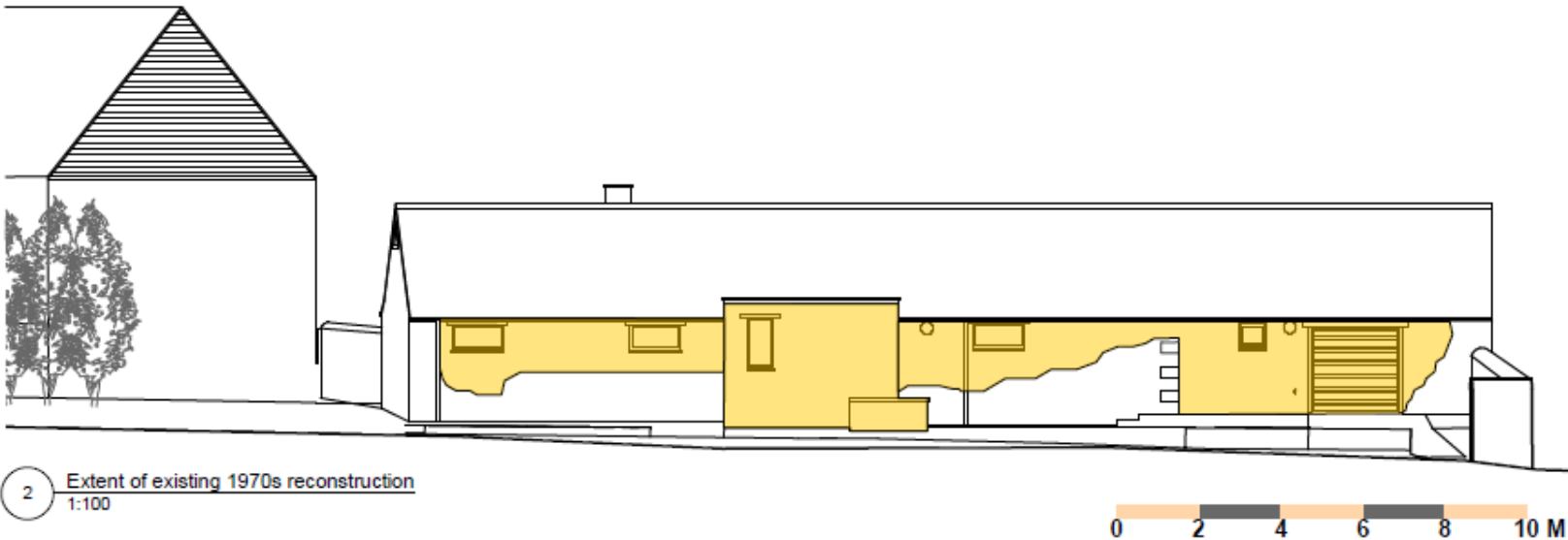


- Original stone work to be retained
- Brick, concrete block and stonework to be demolished
- Full height opening to be made in stonework
- Indicative location of proposed strip footing





# Extent of 1970's reconstruction



Indicative elevation showing the extent of stonework believed to be modern additions or reconstruction dating back to the 1976 conversion to a dwelling house in yellow. Stonework believed to be original is unhatched. Retention of original stonework in this facade to be finally determined following appointment of main contractor and further on site investigation to establish structural stability. New and replacement stonework will be limestone to match the existing. The remediation and replacement of the poor quality 1970s stonework and pointing in this elevation will improve the quality and character of the building and improve its contribution to the Conservation Area. Additions and alterations as part of works in 1976 are identified within the heritage impact assessment, please refer pages 20-29 of this document for further detail.

# Photos of existing conversion



a. 1970s alterations clearly visible around creating of opening for garage door and removal of original gable and break in building line



b. Interior of garage showing modern blockwork and new roof



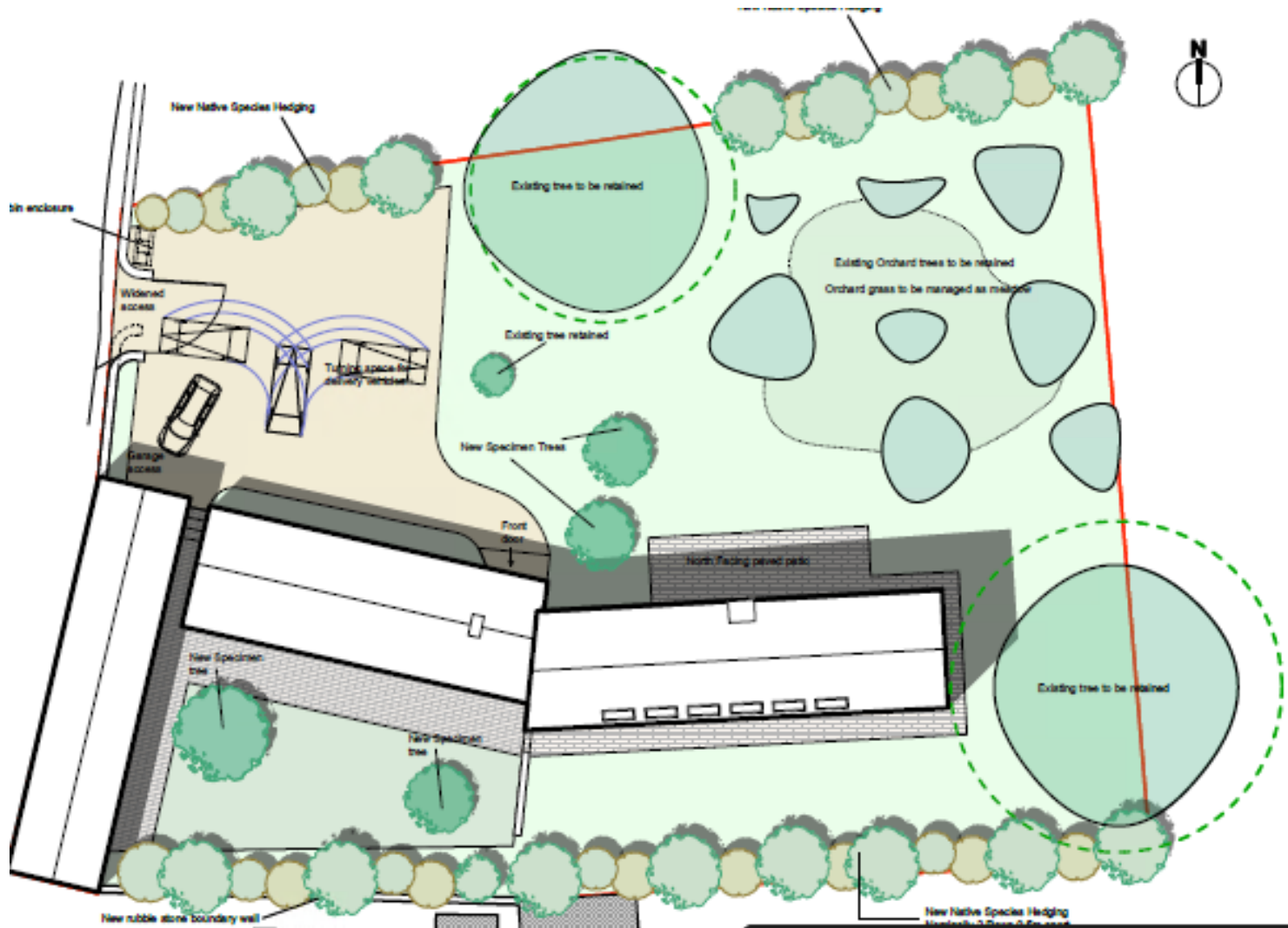
c. Interior of garage showing modern blockwork alterations to create the gable of the stables and new roof structure



d. Exterior of utility showing example of the modern alterations and poor quality repointing to the stonework evident throughout the building.



# Previously Proposed Site Plan



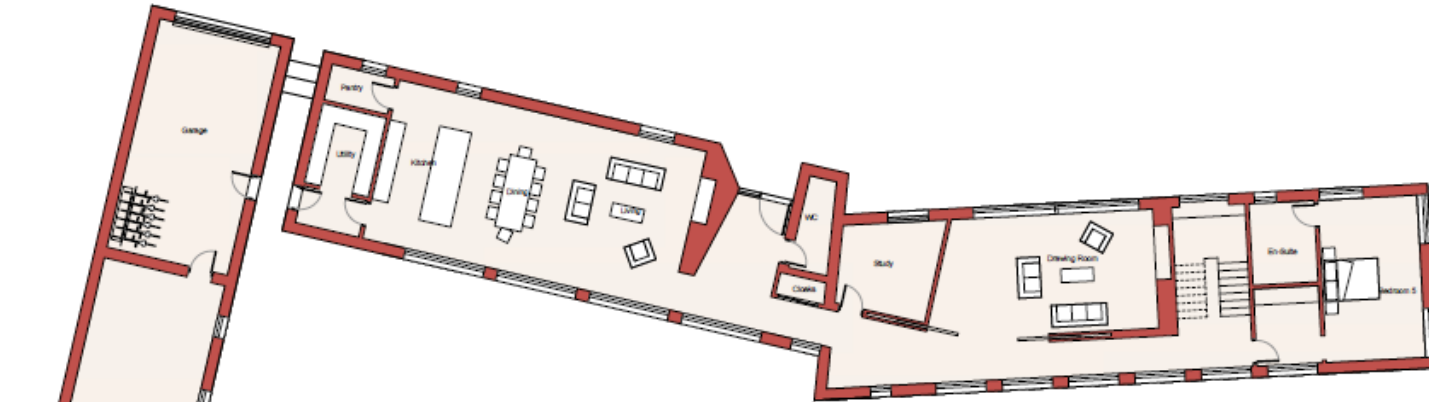
[www.oxford.gov.uk](http://www.oxford.gov.uk)



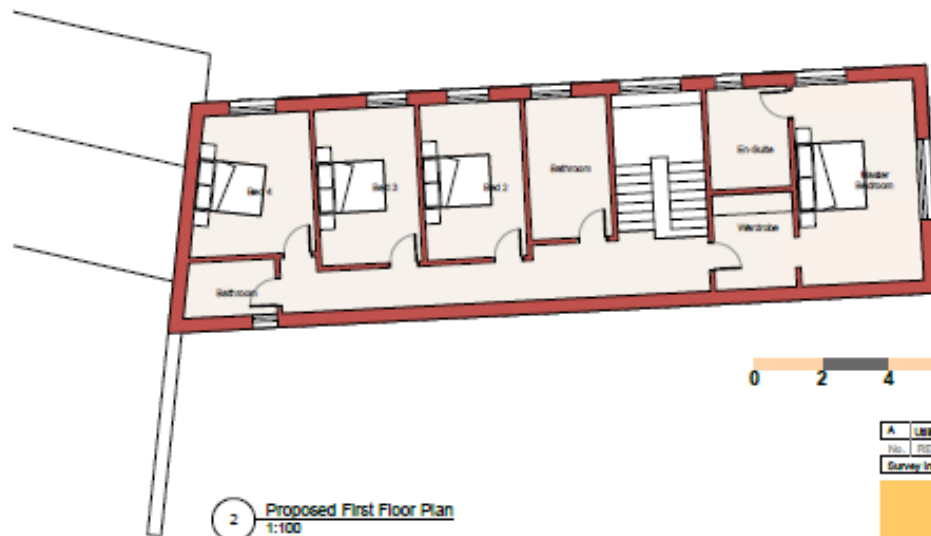


# Previously Proposed Floor Plans

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1 Proposed Ground Floor Plan  
1:100



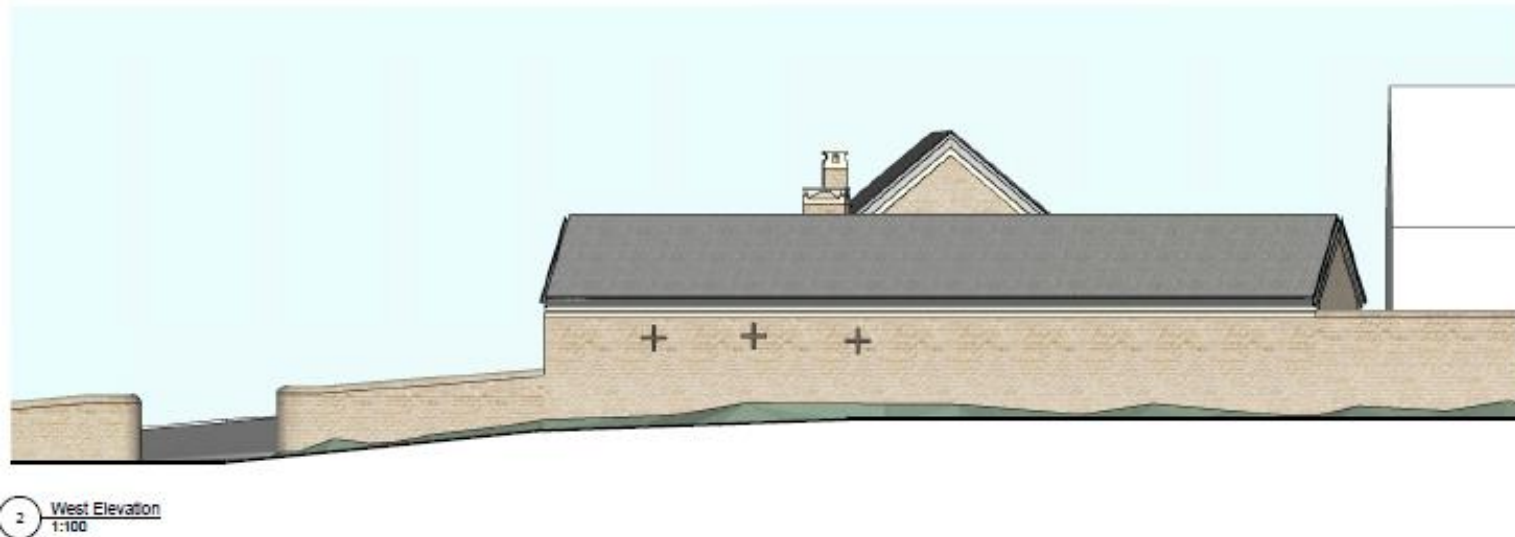
2 Proposed First Floor Plan  
1:100

A	Utility Inc.
No.	REVISION
Survey Info	
A. P. H. & A. R.	



# Previously Proposed Elevations

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# Previously Proposed Elevations

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4 South Elevation  
1:100



1 North Elevation  
1:100



# Previously Proposed Elevations

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5 West Gable Elevation  
1:100



6 Boundary Wall Barn Elevation  
1:100

