

Oxford City Planning Committee Presentation

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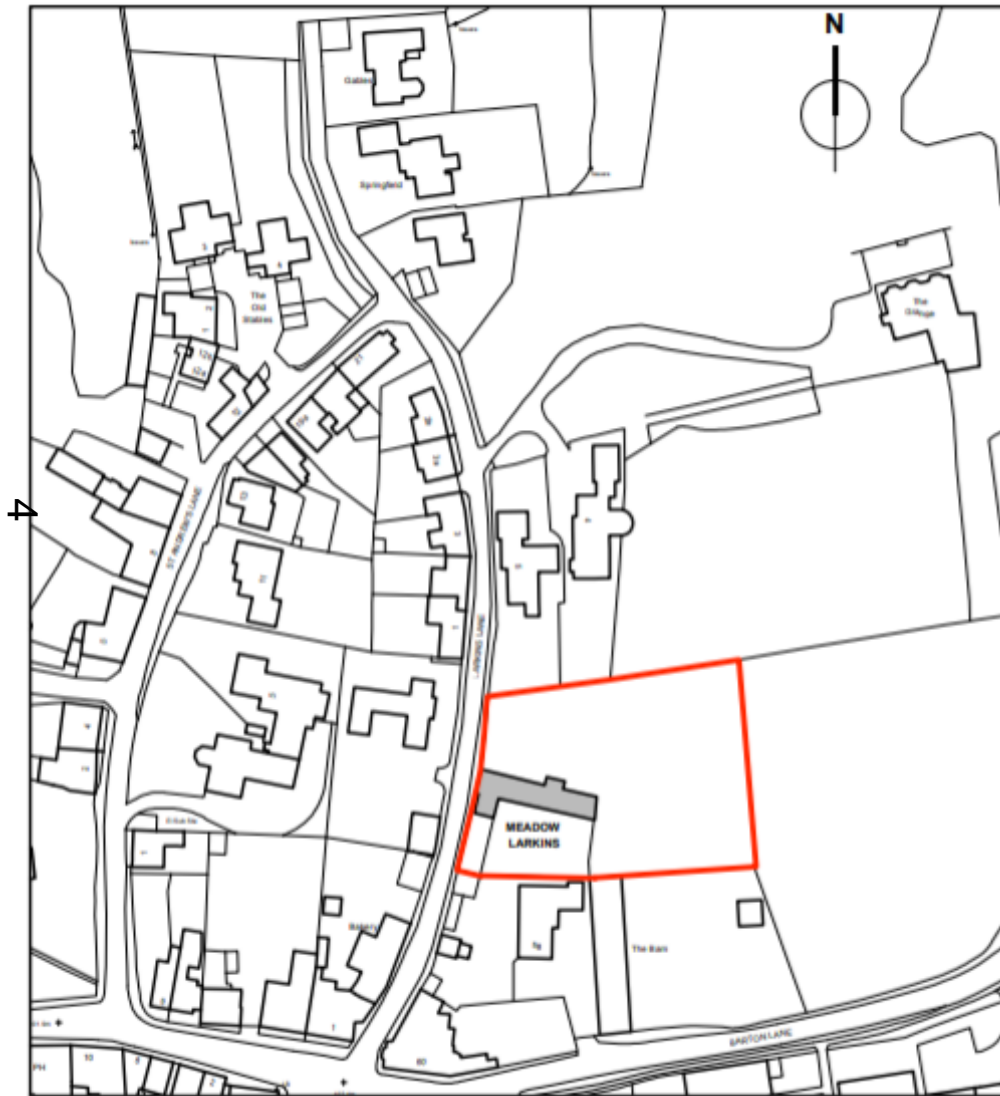
21/02431/FUL & 21/02432/LBC

**Meadow Larkins, Larkins
Lane**

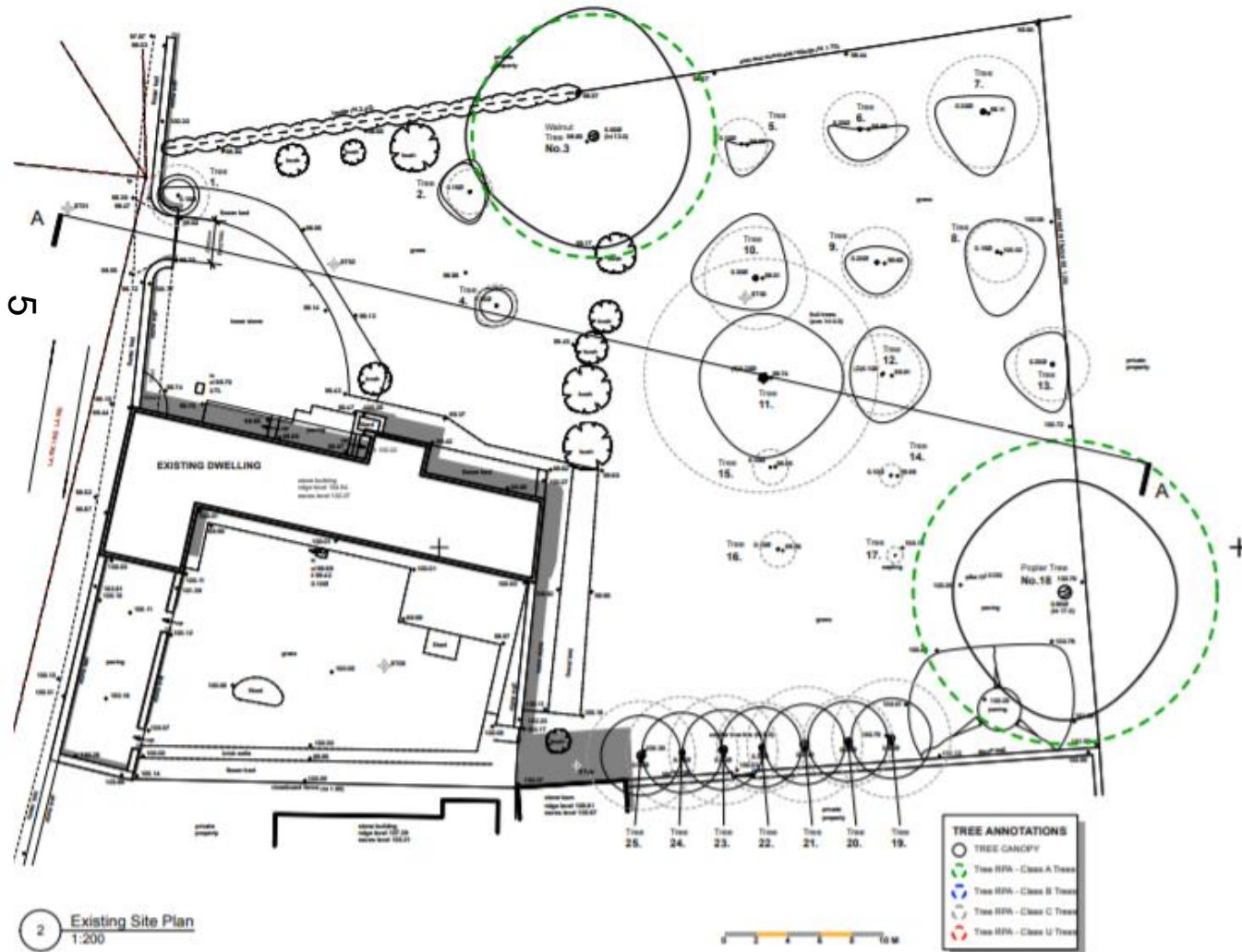
3



Site Location Plan



Existing Block Plan



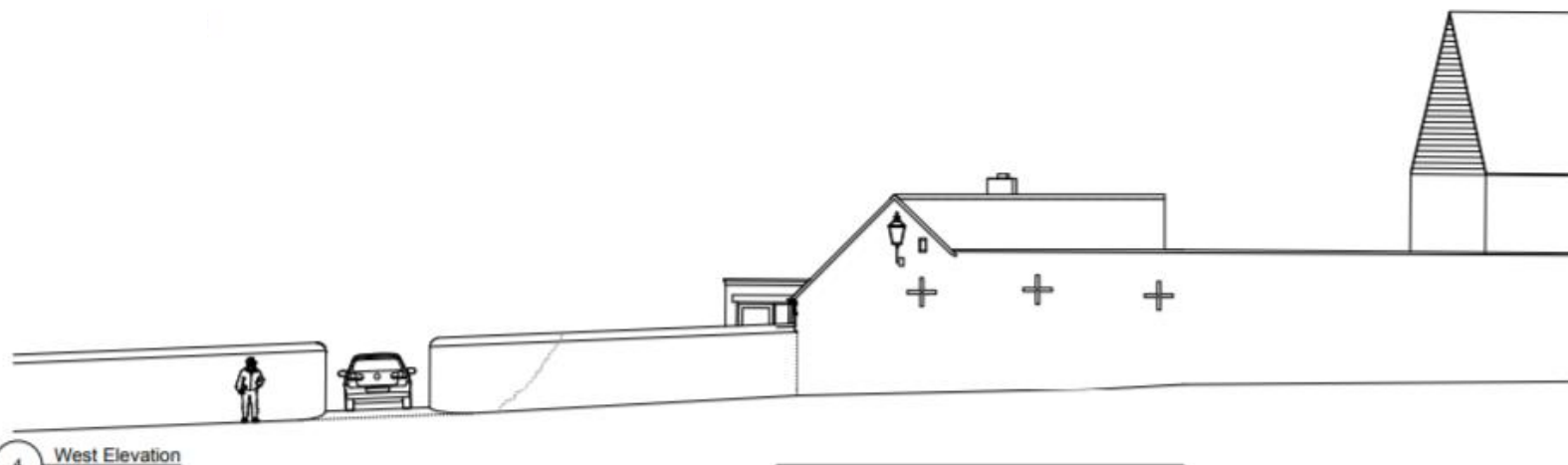
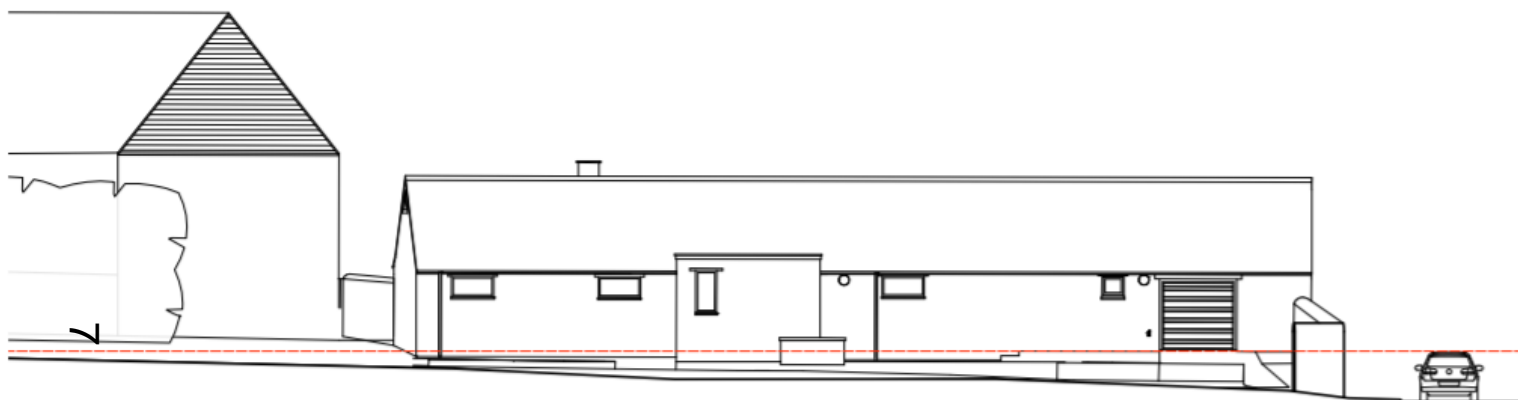
Existing Floorplan

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Existing North Elevation & Existing West (street) Elevation

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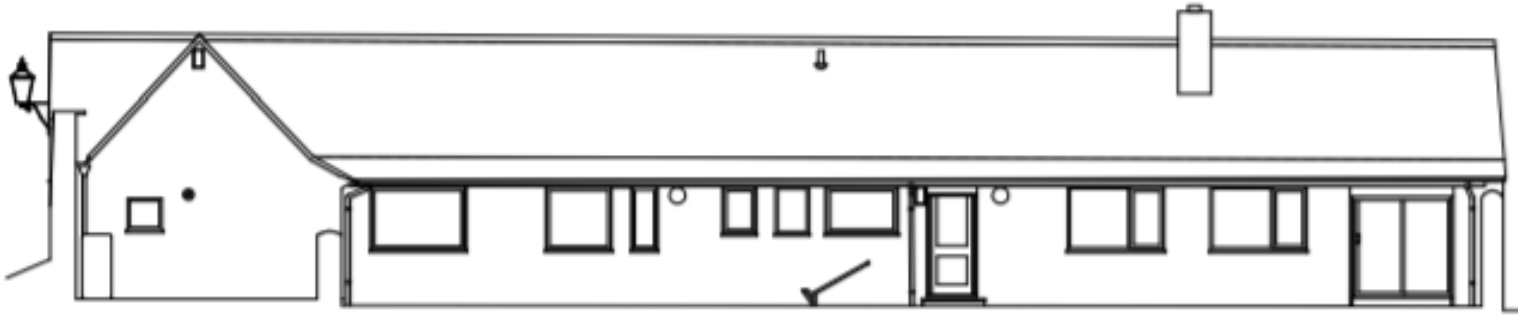


4 West Elevation
1:100

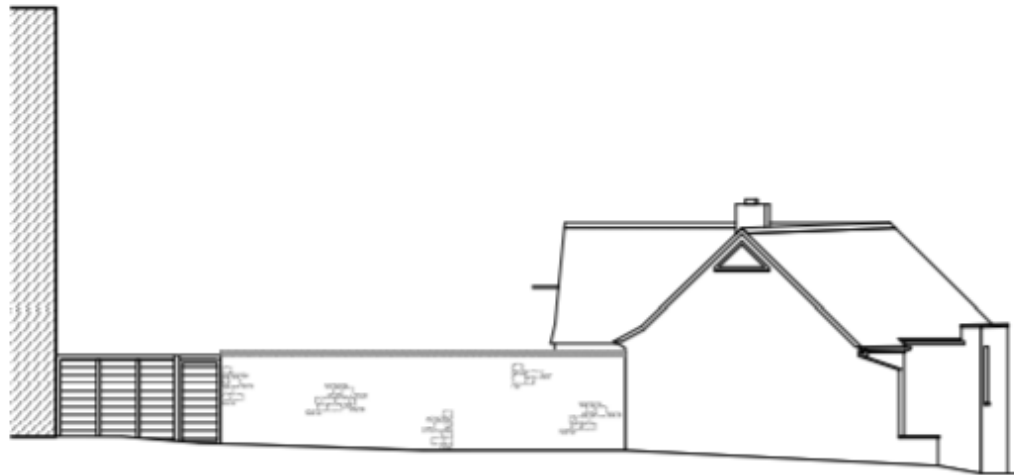


Existing South Elevation & Existing East Elevation

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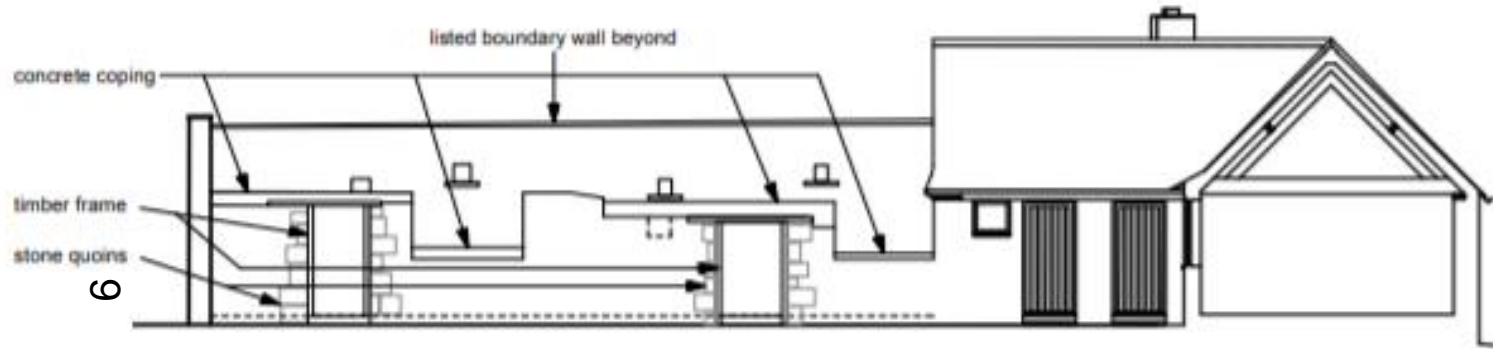
5 South Elevation
1:100



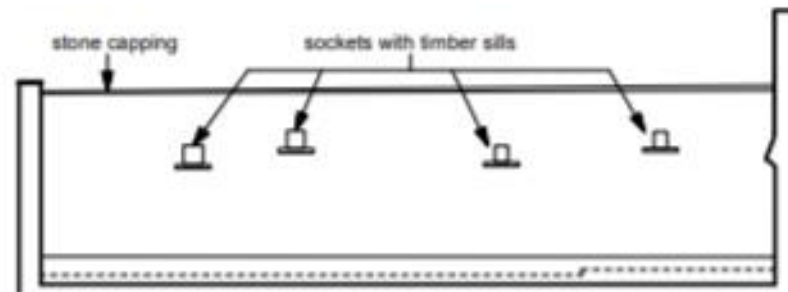
6 East Elevation
1:100



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)



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Photos (Ruins of Cowshed)



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Photos (Existing Amenity Space to South)



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Photos (Existing Amenity Space to North)



Photos (Orchard)



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Photos (Orchard looking west towards site)



Photos (Boundary of Orchard looking towards pasture fields)



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Photos (south along Larkins Lane)



Photos (north along Larkins Lane)



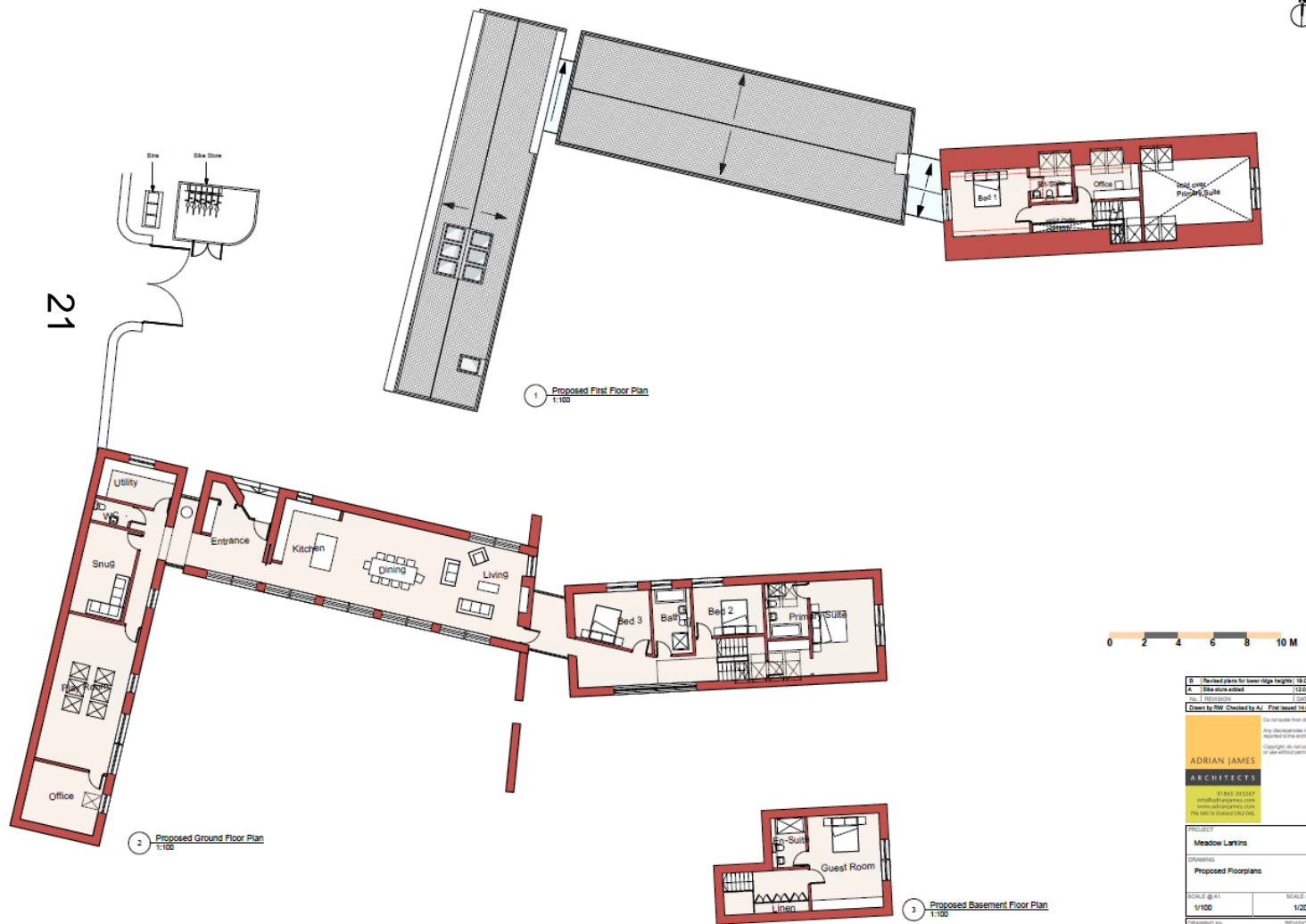
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Proposed Floor Plans



B	Revised plans for lower ridge heights	10/01
A	Blue stone added	12/06
Rev	1	1/2000
Drawn by	Rev Checked by	Asi. Plot issued
<p>Do not scale from this Any dimensions may vary to the extent Copyright do not copy or use without permission</p> <p>ADRIAN JAMES ARCHITECTS</p> <p>01845 203247 adrian@adrianjames.co.uk www.adrianjames.co.uk The Mill, 10, Oxford OX4 1DB</p>		
<p>PROJECT Meadow Larkins</p> <p>Drawings Proposed Floorplans</p>		
SCALE @ A1	SCALE @	
1/100	1/200	
DRAWING NO.	REVISION	
349 / P / 021	B	



Proposed North and West Elevations



1 North Elevation CC
1:100

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6 The New Barn West Elevation CC
1:100



Proposed South and East (Stables) Elevations

neighbouring Listed Barn

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7 The Stables East Elevation DD
1:100

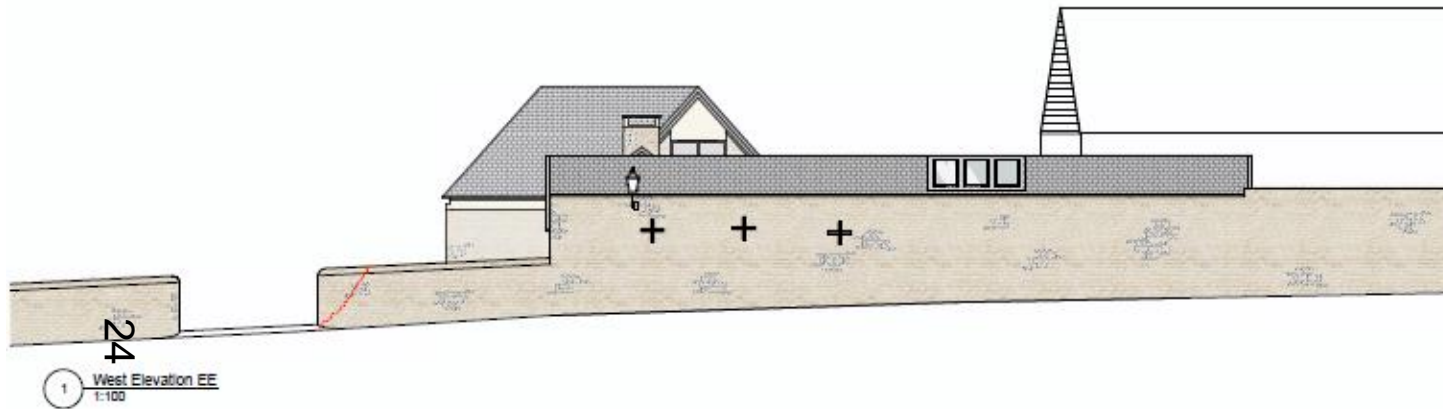


2 South Elevation BB
1:100



Proposed West (Street) and East (Cowshed) Elevations

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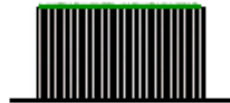
Proposed East and Cycle Storage Elevations



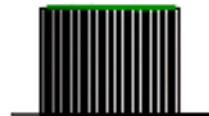
3 East Elevation GG
1:100



4 Bike Store South Elevation HH
1:100



5 Bike Store North Elevation II
1:100



6 Bike Store East Elevation JJ
1:100

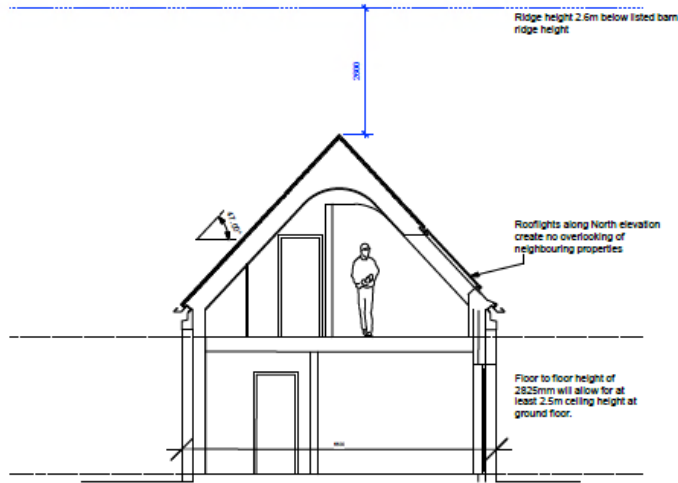


7 Bike Store West Elevation KK
1:100

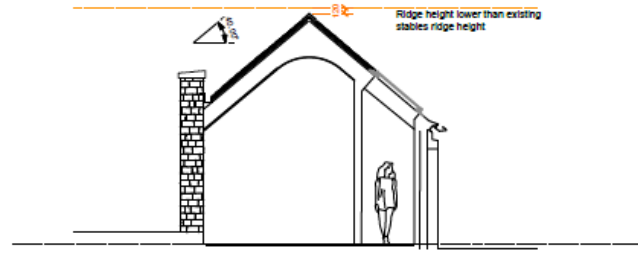


Proposed Sections

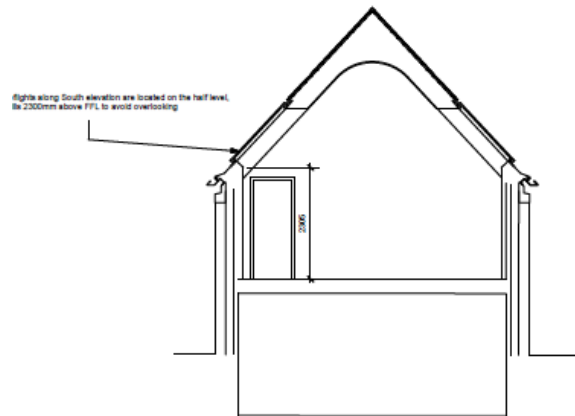
26



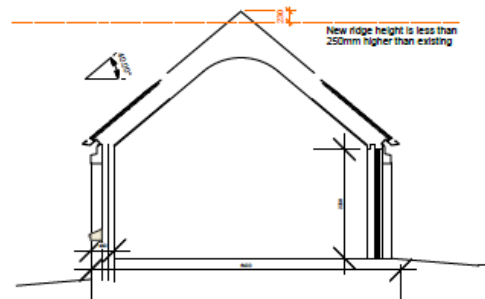
1 New Barn Short Section
1:50



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



2 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

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3 Existing View across paddock from Barton Lane



Proposed View across paddock from Barton Lane



Existing and Proposed Views from Old High Street

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Existing View from Old High Street

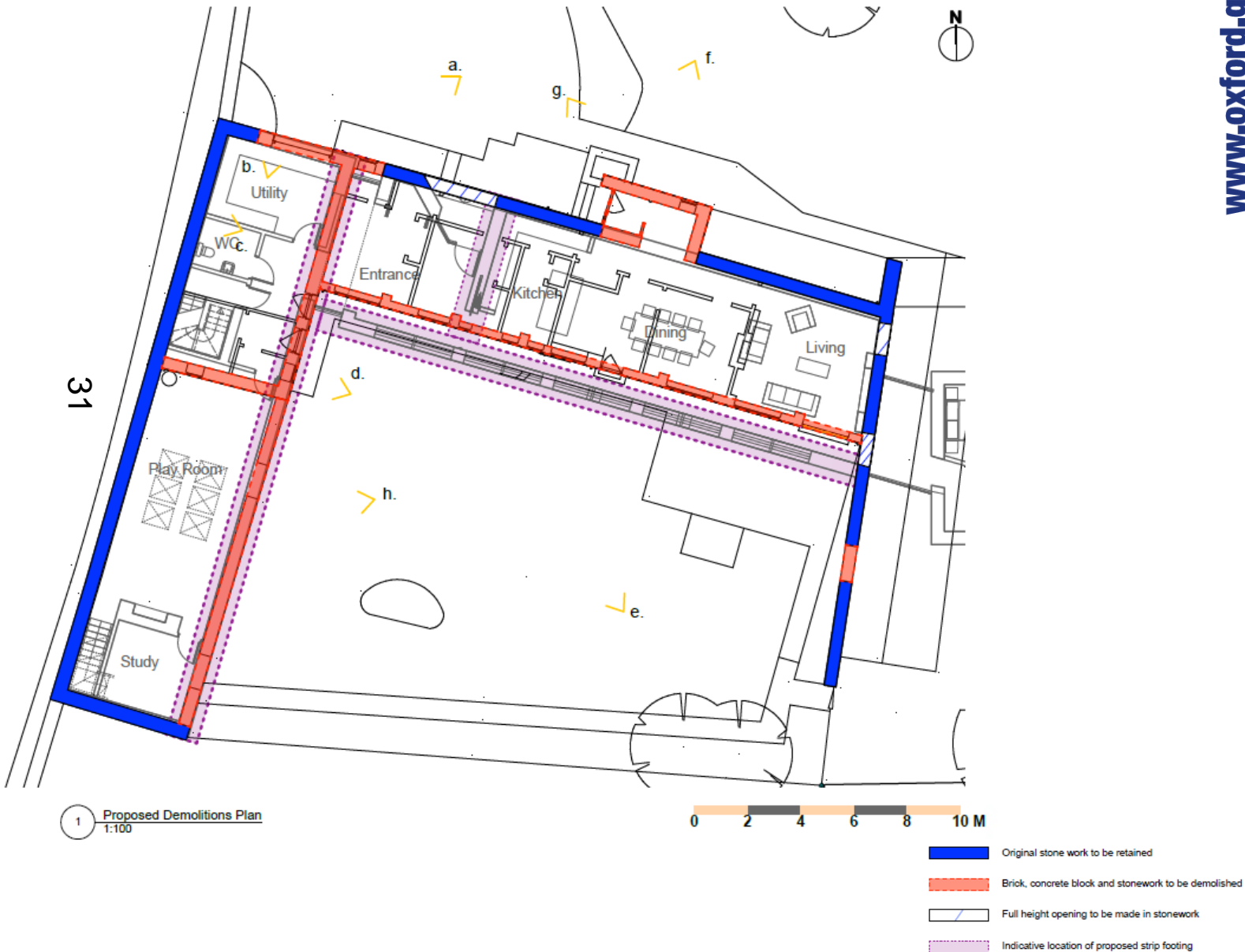


Proposed View from Old High Street

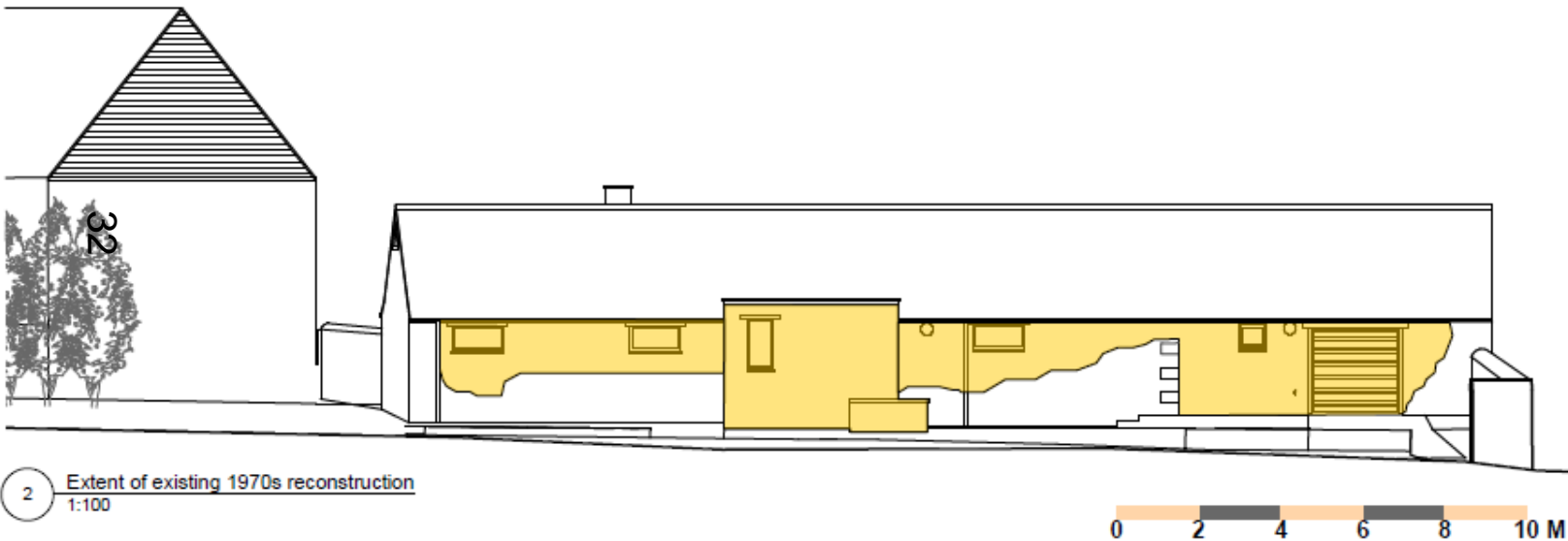


Proposed Demolition Plans

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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



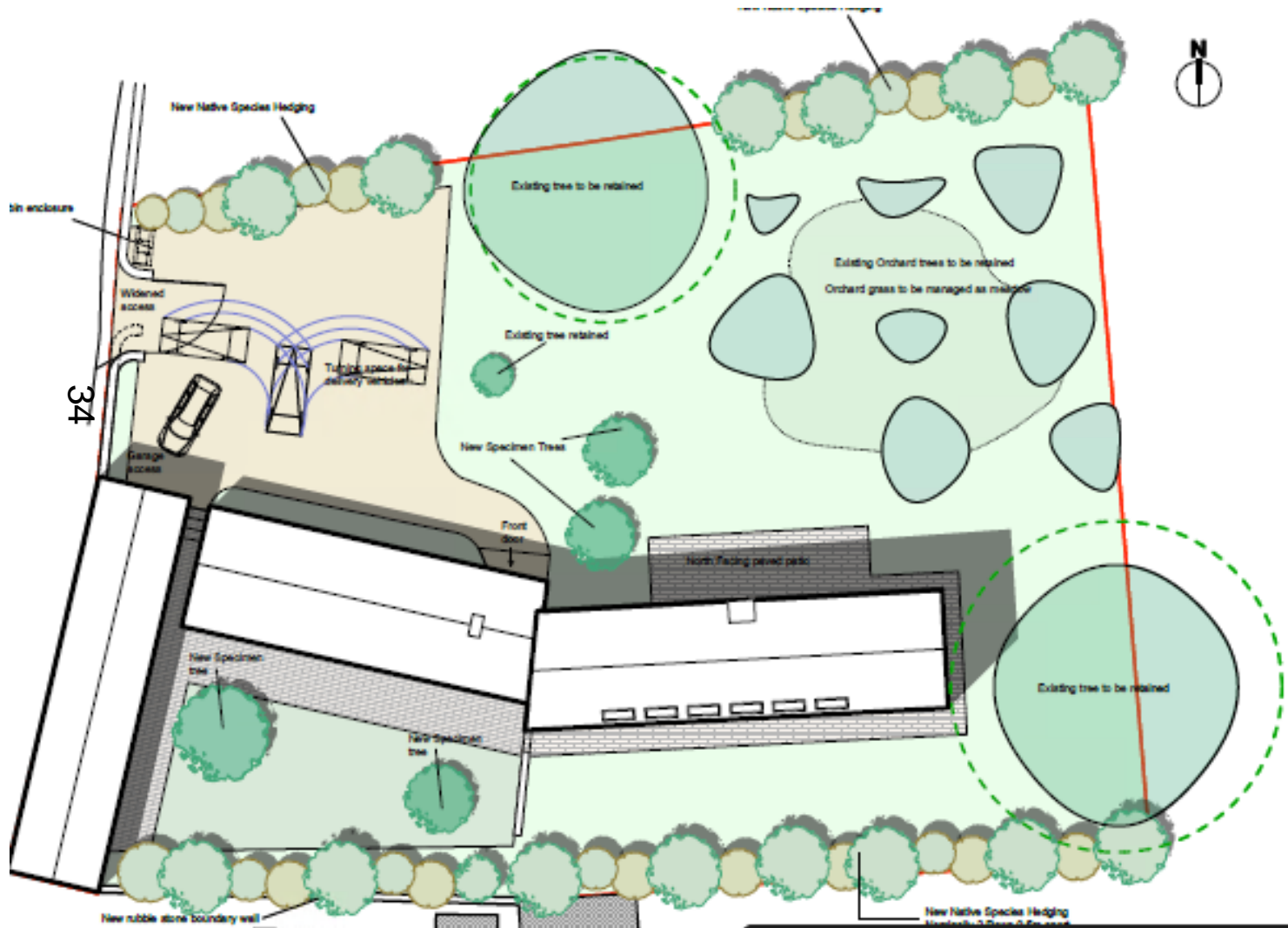
c. Interior of garage showing modern blockwork alterations to create the gable of the stables and new roof structure



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



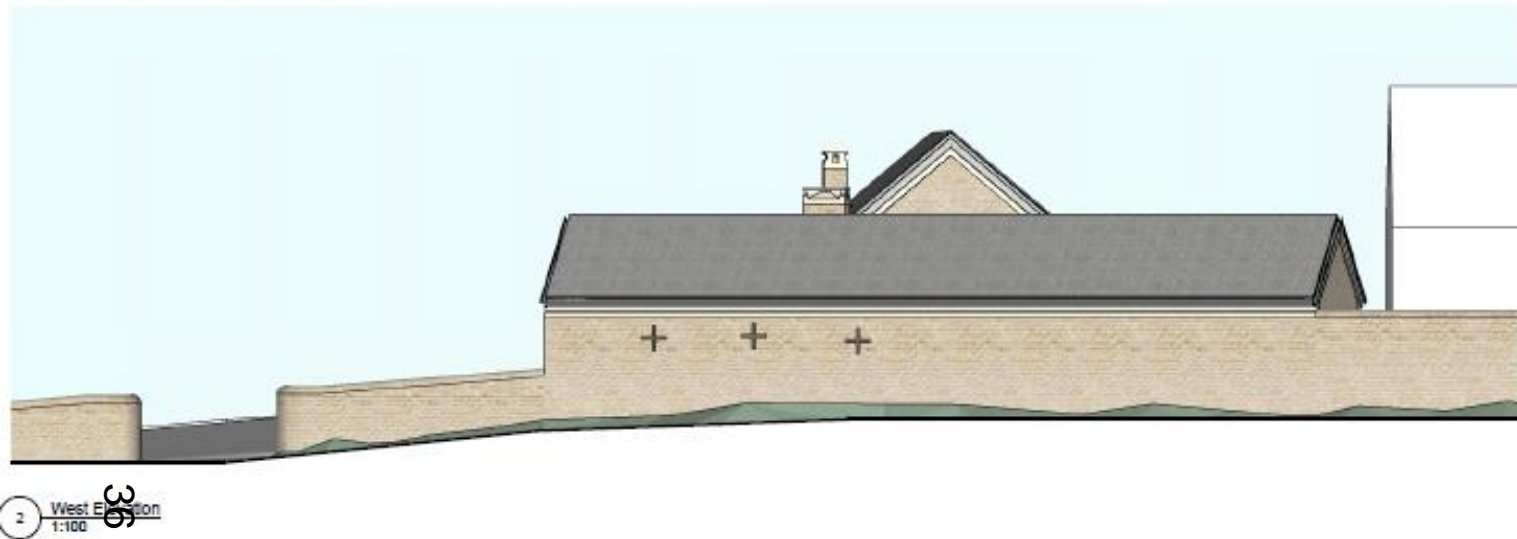
Previously Proposed Floor Plans

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Previously Proposed Elevations

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2 West Elevation
1:100



3 East Elevation
1:100



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

