

Oxford City Planning Committee Presentation

www.oxford.gov.uk



21/03328/OUTFUL

51

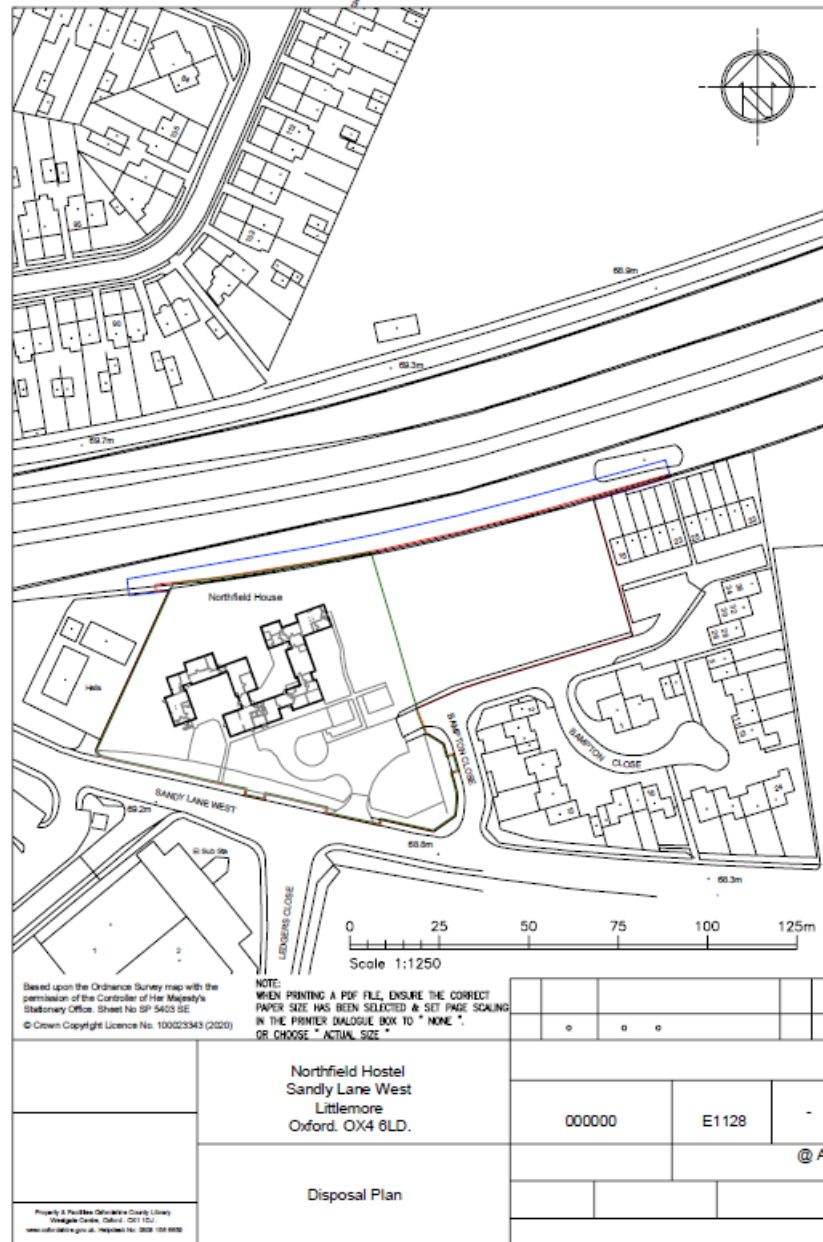
Northfield Hostel, Sandy Lane West

8th March 2022



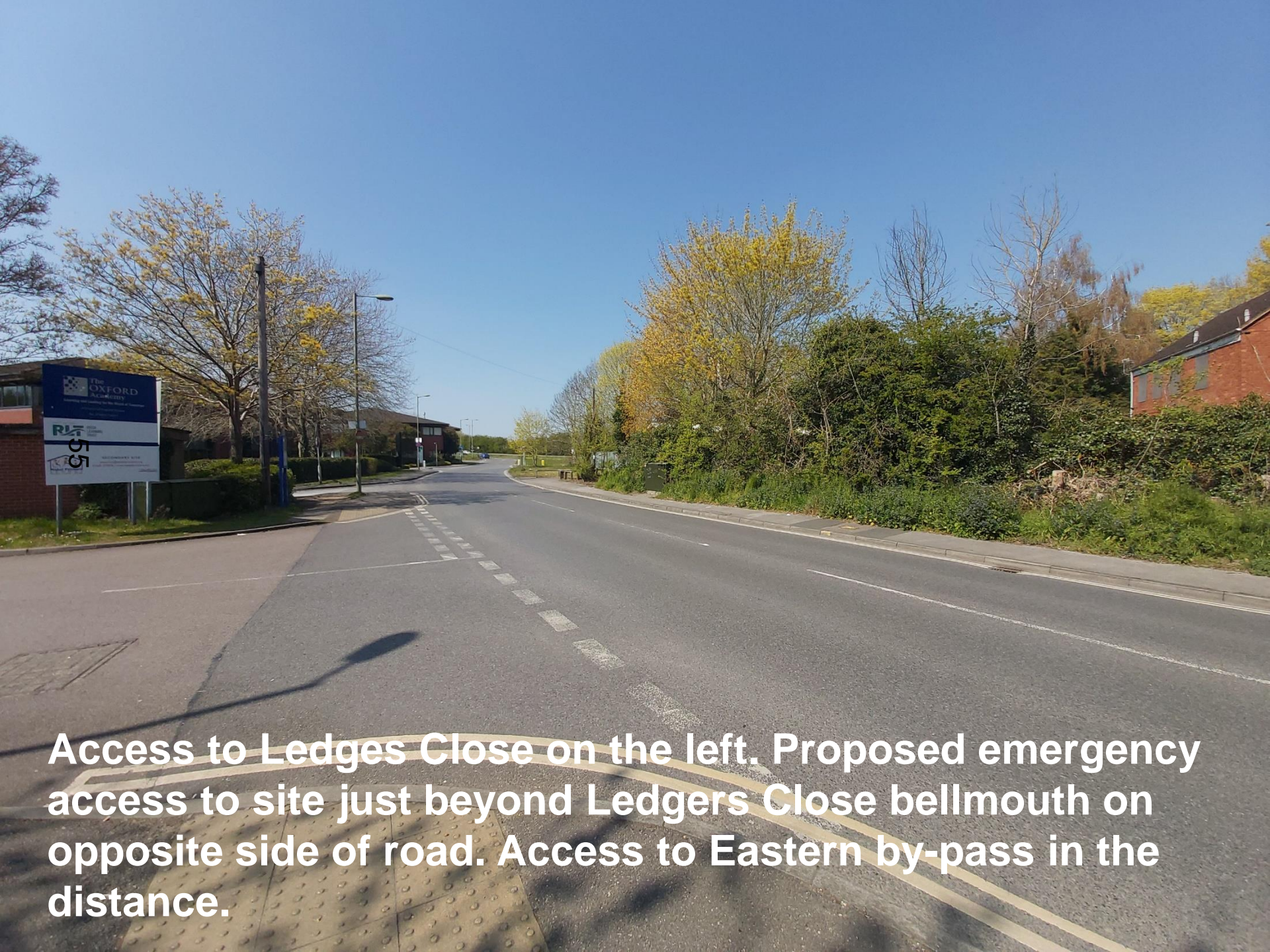
Site Location Plan

52





Bampton Close access off Sandy Lane West



Access to Ledges Close on the left. Proposed emergency access to site just beyond Ledgers Close bellmouth on opposite side of road. Access to Eastern by-pass in the distance.



RAF cadet huts, fronting Sandy Lane West, to the west of the hostel site

Access to Northfield House from Bampton Close





Sports pitch fronting Bampton Close





Tree line delineating Hostel and sports pitch and tree line to the north, fronting Eastern by-pass



Neighbours to the south of the sports pitch



Neighbours to the east of the sports pitch



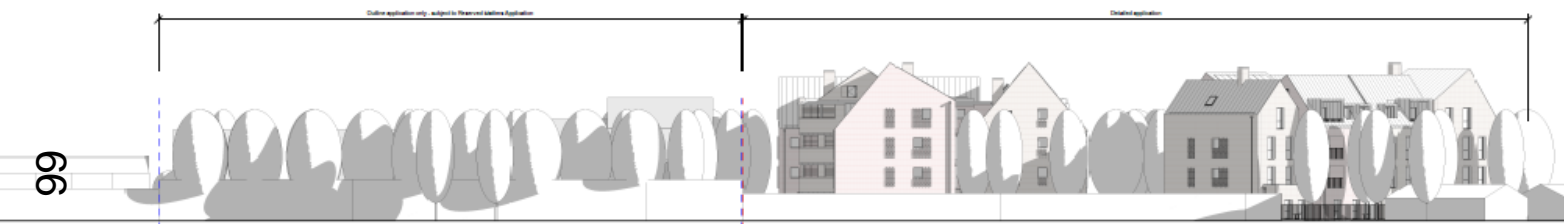
Neighbours to the east of the hostel site. Site access on the left.

5.7 Proposed Views





① **Proposed Sandy Lane Street Elevation**
1 : 250 @A1, 1:500 @A3



② **Proposed Ring Road Street Elevation**
1 : 250 @A1, 1:500 @A3



③ **Proposed Bampton Cl Street Elevation**
1 : 250 @A1, 1:500 @A3

Notes

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- 4 14/02/22 Planning update
- 3 10/10/21 Planning
- 2 28/02/21 Planning Set
- 1 15/02/21 Planning Set - Draft for coordination and comments

Rev. Date Description Issued/Checked

Project name

Northfield Hostel
Planning

Drawing number Rev

3679 - LB - Z2 - XK - DE - A - 13004 4

Drawing

Proposed Street Elevations

Prepared for: Issued for: Issued by: Issued date:

For Planning Issued for: Issued by: Issued date:

As Indicated @ A1 / A3 09/07/21

User

OCM

London

Thames Valley

100 Thames Valley

London W9 1 2TH

020 8996 1000

020 8996 1000

020 8996 1000

020 8996 1000

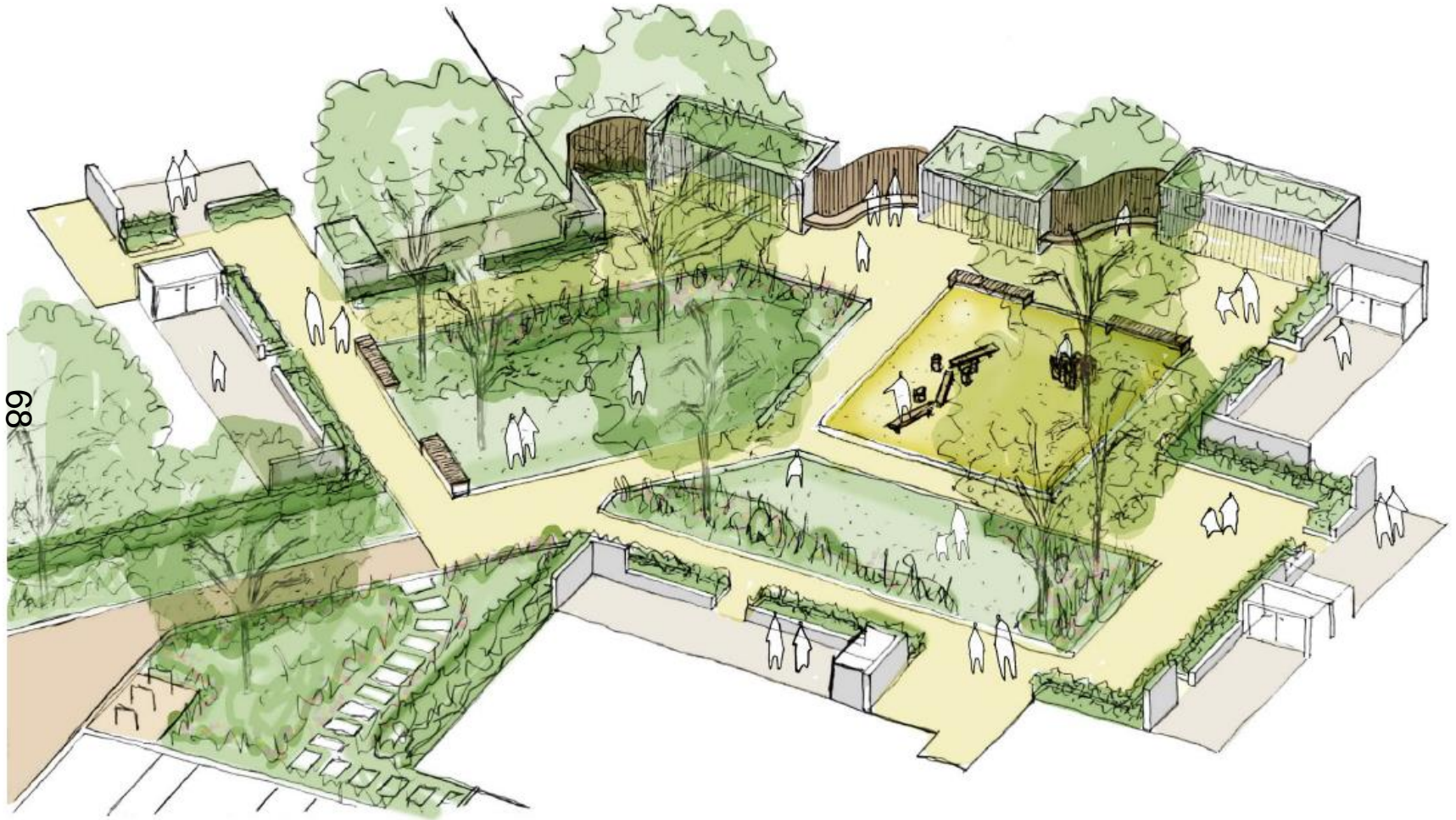
020 8996 1000

020 8996 1000





8.8 Courtyard



Axonometric sketch - Courtyard

Key:

- OUTLINE APPLICATION BOUNDARY
 — DETAILED APPLICATION BOUNDARY
 ■ PROPOSED SOAK AWAY LOCATIONS
 — PROPOSED SURFACE WATER DRAINAGE
 ■ PROPOSED PERMEABLE PAVING
 — PROPOSED FOUL DRAINAGE
 — PROPOSED FOUL SEWER
 — EXISTING FOUL SEWER
- — — — — INDICATIVE EXISTING SURFACE WATER SEWER
 — — — — — PROPOSED CATCHPIT MANHOLES

APARTMENT SOAKAWAY
 15 x 12 x 1.5m CELLULAR STORAGE
 BASED ON A INFILTRATION RATE OF
 0.073m/hr ON SIDE AND BASE AS PER
 SOAKAWAY INITIAL TEST RESULTS WITH A
 CONTRIBUTING IMPERMEABLE AREA OF
 0.143ha AND FACTOR OF SAFETY OF 10

INDIVIDUAL PLOT SOAKAWAY
 3m x 3m x 1m CELLULAR
 STORAGE BASED ON A
 INFILTRATION RATE OF 0.101m/hr
 AS PER SOAKAWAY INITIAL TEST
 RESULTS WITH A CONTRIBUTING
 IMPERMEABLE AREA OF 0.01ha PER
 SOAKAWAY

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THAMES WATER SEWER REF
 5001 LOCATED WITHIN
 JUNCTION WHERE SPRING
 LANE MEETS SANDY LANE
 WEST

FOUL CONNECTION TO THAMES WATER
 SEWER WITHIN SANDY LANE WEST THAMES
 WATER SEWER REF 5001 SEE EXTRACT

CONTINUATION OF FOUL DRAINAGE TO CONNECTION POINT

1:500 @ A3

0 5 10 15 20m

DO NOT SCALE

BASED ON LB ARCHITECTS LAYOUT DWG NO.
 3679-LB-ZZ-ZZ-0P-L-200000-LANDSCAPE GA - P2

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE
 RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD
 BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS
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 APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

P07	25/01/2022	ADW	CELLULAR STORAGE INFORMATION ADDED	SE	
P06	24/11/2021	ADW	SCALE BAR ADDED	SE	SE
P05	10/11/2021	ADW	LAYOUT UPDATED PERMEABLE PAVING REVISED	SE	SE
P04	01/08/2021	DIC	PERMEABLE PAVING AREAS REVISED	SE	SE
P03	05/08/2021	DIC	SPACEWAY MOVED TO ACCOMMODATE TREE PER AND ARCHITECTS LAYOUT UPDATED	SE	SE
P02	19/01/2021	ADW	SPACEWAY STRATEGY UPDATED FOLLOWING INITIAL COMMENTS		
P01	17/03/2021	ADW	FIRST ISSUE		
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: **S2 - FOR INFORMATION**

wsp

1 Capital Quarter, Tyndall St, Cardiff, CF10 4BZ, UK
 T+ 44 (0) 292 076 9200
 wsp.com

CLIENT: **OXFORD CITY COUNCIL**

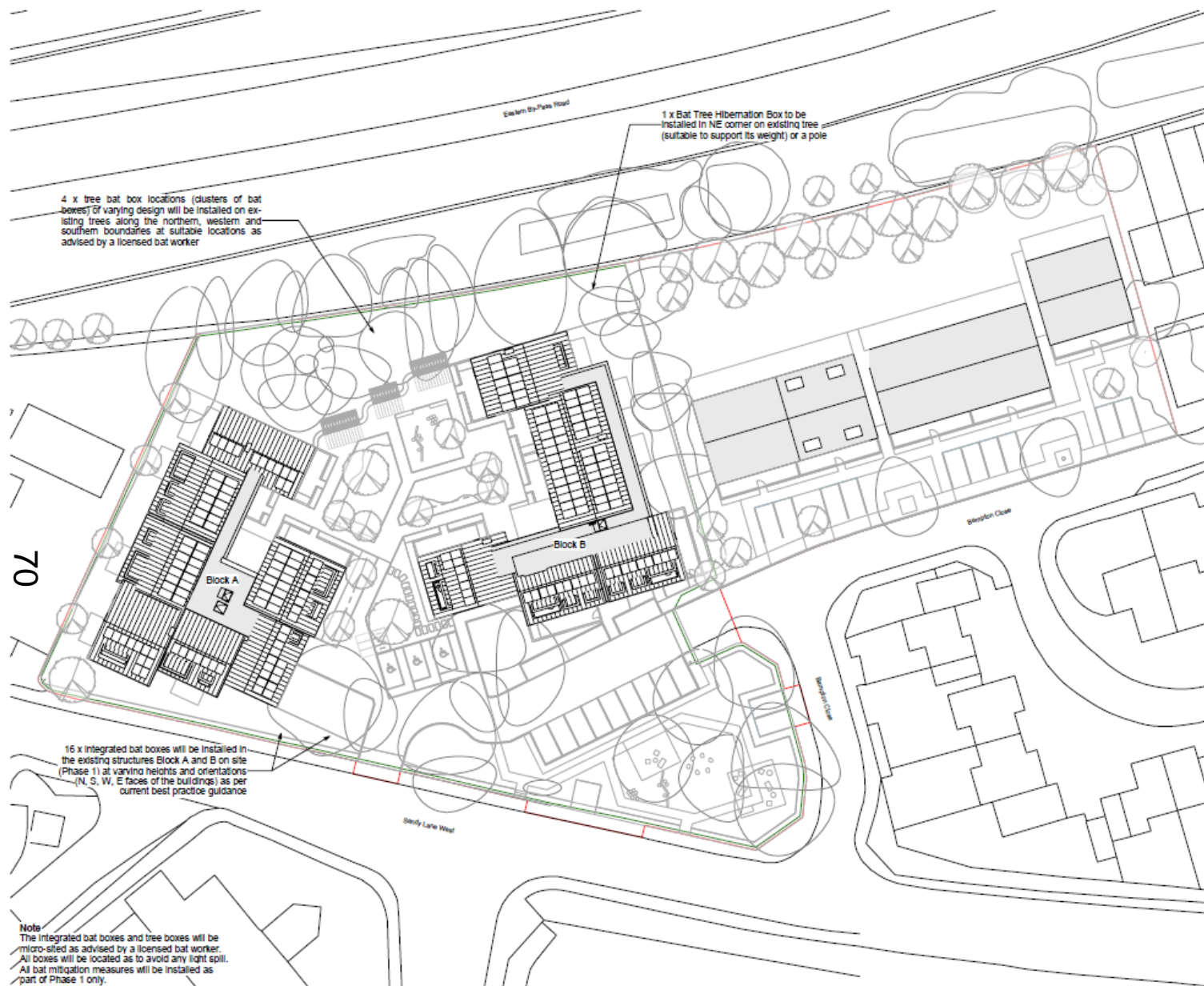
ARCHITECT: **LEVITT BERNSTEIN**

PROJECT: **SANDY LANE WEST,
 OXFORD**

TITLE: **NORTHFIELD HOUSE,
 INDICATIVE DRAINAGE STRATEGY**

SCALE @ A3	1:500	CHECKED:	SE	APPROVED:	SE
PROJECT No:	70062891	DESIGNED:	ADW	DRAWN:	ADW
DRAWING No:	2891-WSP-NH-00-DR-D-1000	DATE:	March 21	REV:	P07

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1 Proposed Roof Plan

1:250

Notes

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DRAFT

Rev. Date Description Drawn/Checked

Project Name

Northfield Hostel
Figure 2

Drawing Number Rev

3679 - LB - Z2 - 04 - DP - A - 110004

Drawing

Proposed Bat Mitigation Measures

Project Name Submittal Code

For Planning

Rev Date

1:250 @ A1 100420

Drawn

DCIL

London

Team Name

2 x 10m x 10m

London 02 770

+44 (0)20 770 1000

Manchester

Northfield Hostel

Manchester 01 613

+44 (0)161 480 2100







Levitt Bernstein

End

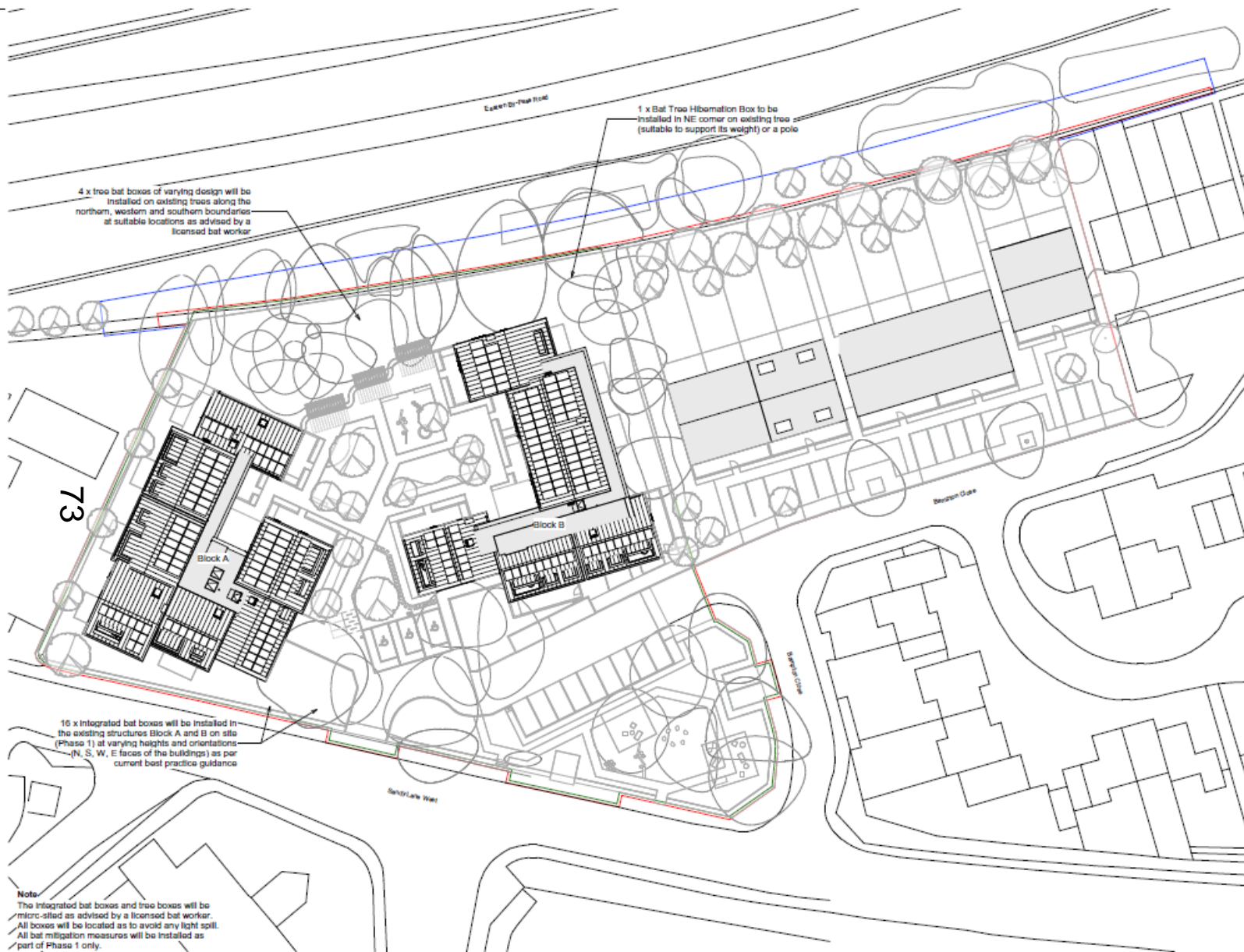


1 Proposed Site Plan - Ground Floor

1 : 250 @A1, 1:500 @A3

-  Land to be adopted by Highways
 Highways land to be stopped up
 Outline application boundary
 Reserved matters (streets, footpaths, layout)
 Deleted application boundary
 Adjoining land owned by the applicant





Note:
This integrated bat boxes and tree boxes will be micro-sited as advised by a licensed bat worker. All boxes will be located as to avoid any light spill. All bat mitigation measures will be installed as part of Phase 1 only.

1 Proposed Roof Plan 1: 250 @A1, 1:500 @A3

Outline application boundary
Detailed application boundary
Adjoining land owned by the applicant

Notes
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Plans designed to current fire and building regulations

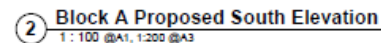
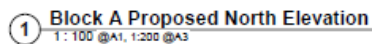
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4	10/11/21	Planning
3	08/11/21	Planning floor plans
2	26/10/21	Planning Brief
1	15/10/21	Planning Brief - Draft for coordination and comments

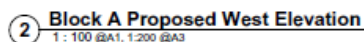
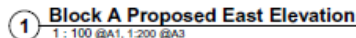
Northfield Hostel Planning

Project name	Northfield Hostel Planning
Drawing number	3679 - LB - 22 - 04 - DP - A - 110004
Drawing	Proposed Roof Plan
Project name	Northfield Hostel Planning
For Planning	
Scale	As indicated @ A1/A3
Sheet	001 of 01

Lewis Gorman
Architects
100-102 The Quadrant
Leeds LS2 9JL
0113 275 1234
www.lewisgorman.co.uk



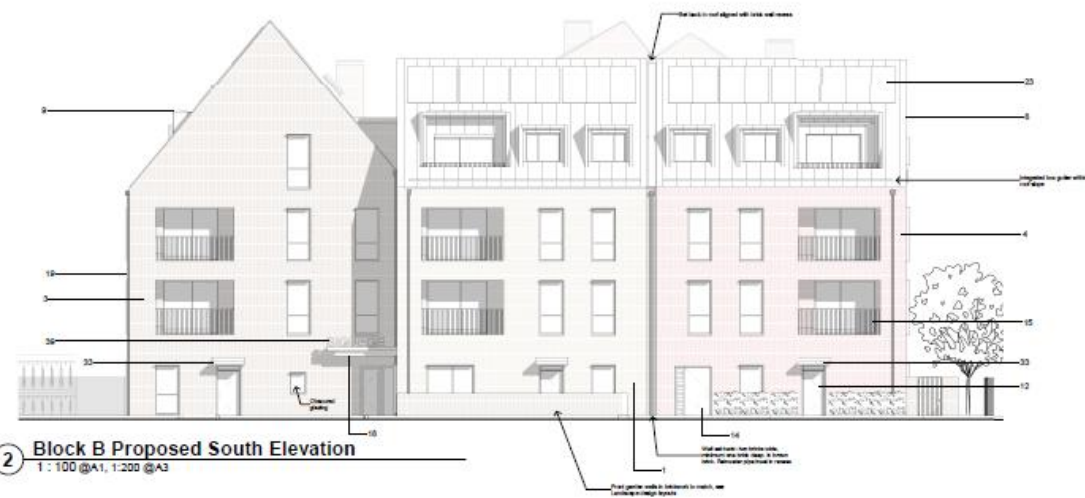








3 Block B Proposed North Elevation
1: 100 @A1, 1:200 @A3



2 Block B Proposed South Elevation
1: 100 @A1, 1:200 @A3

Notes

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Key

1	14/03/22 Planning update
2	16/10/21 Planning
3	26/10/21 Planning Set
4	15/10/21 Planning Set - Draft for consultation and comments

Northfield Hostel Planning

3679 - LB - BB - Z2 - DE - A - 130002

Block B - North and South Elevations

For Planning

Date: 08/10/22

Drawn: [Signature]

London
2000000000
London N1 7TH
+44 (0)20 7761 1000

Manchester
2000000000
15 Lane Street
Manchester M2 5LJ
+44 (0)161 486 0740



3 Block B West Elevation
1 : 100 @A1, 1:200 @A3

[illegible]

4	14/02/22	Planning updates
3	16/11/21	Planning
2	29/10/21	Planning Set
1	15/10/21	Planning Set - Draft for coordination and comments

Rev	Date	Description	Drawn / Checked
1	10/10/2018	Initial Design	10/10/2018

Drawing number	Rev
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3679 • LB • BB • ZZ • DE • A • 190003 4

Purpose of Issue	Reliability Code
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For Planning

Expte	Date
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As indicated @ A1 / A3 06/10/20



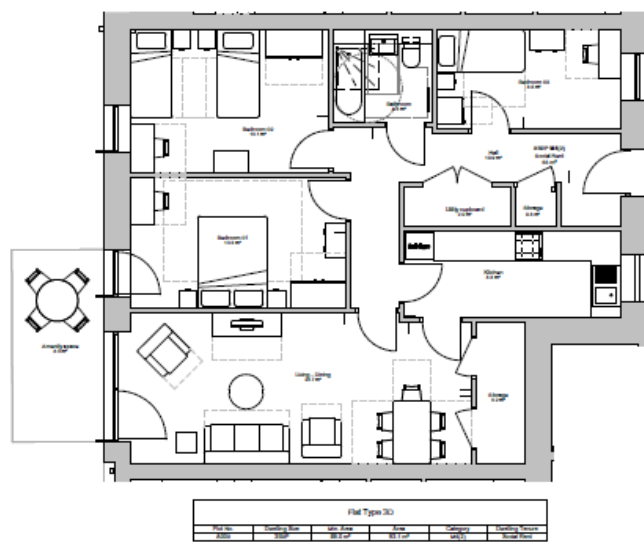
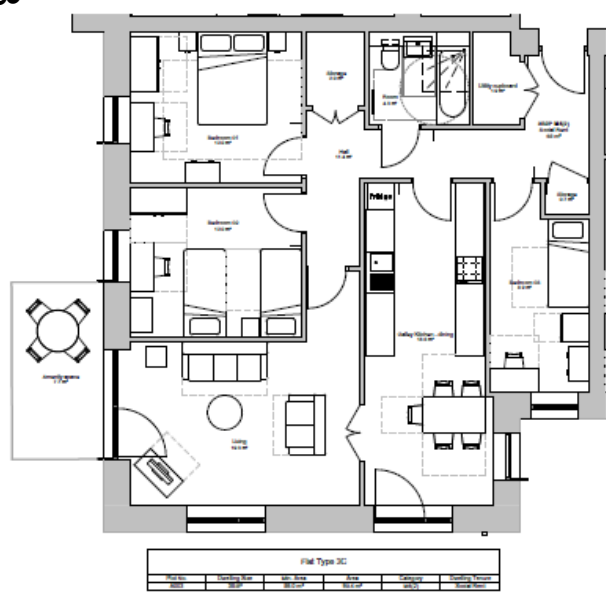
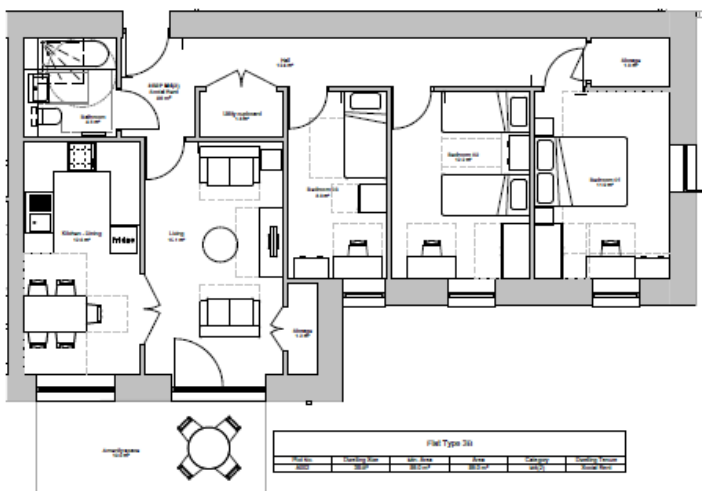
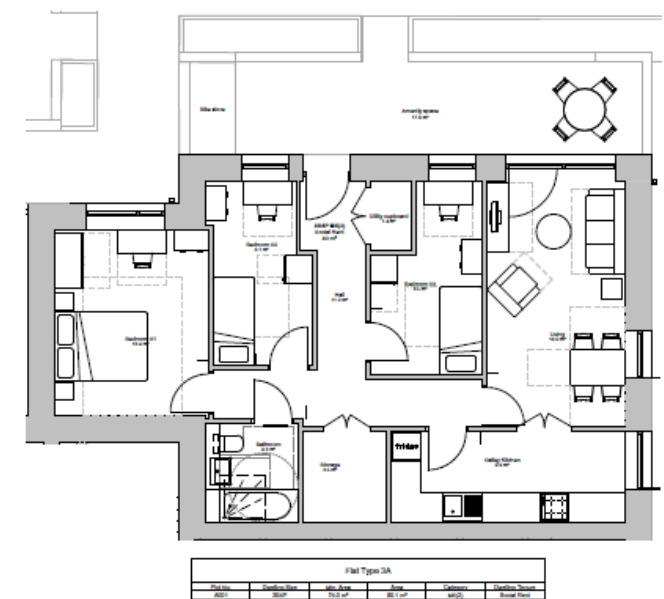
London
Thames Valley

24 Thame Way
London SE7 7TH
toll-free 0800 7778 7878

Manchester
Northern Woodhouse

Lucette Hervieu

levittbernstein.co.uk +44 (0) 20 781 8800 8740



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- 4 14/02/22 Planning updates
- 3 15/11/21 Planning
- 2 28/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for consultation and comments

Rev	Date	Description	Drawn/Checked
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Northfield Hostel Planning

Dwelling number: 3679 - LB - ZZ - ZZ - DP - A - 500000 4

Dwelling Type Layouts

Project Name: Northfield Hostel

For Planning

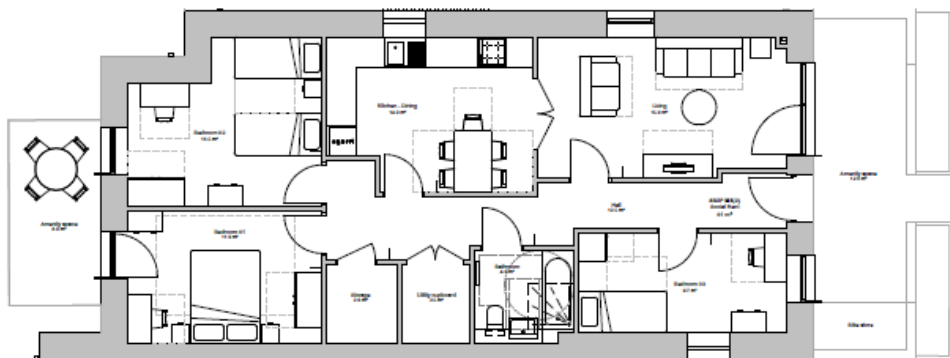
Date: 15/10/21

Client: DCL

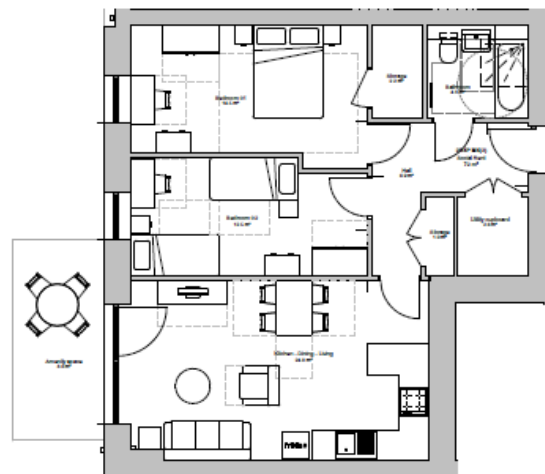
London: 15/10/21

Manchester: 15/10/21

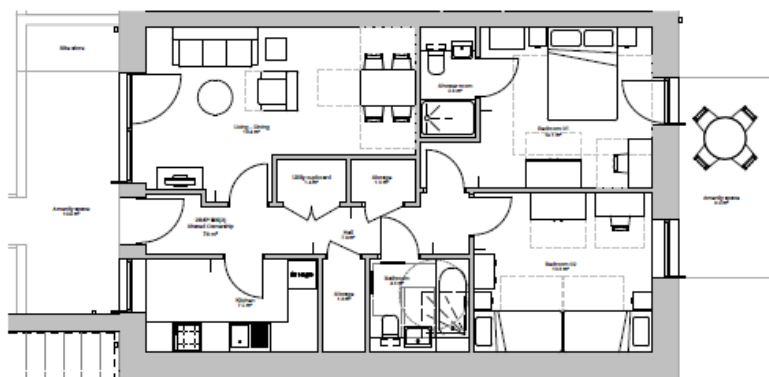
15/10/21



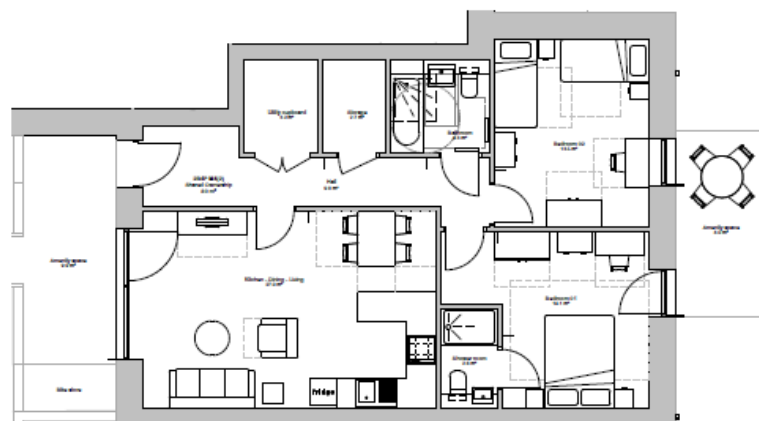
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202	202	202	202	202	202	202



Flat Type 2K						
Flat No.	Plotting Area	Net Area	Gross Area	Plotting Area	Plotting Area	Plotting Area
203	203	203	203	203	203	203



Flat Type 2B						
Flat No.	Plotting Area	Net Area	Gross Area	Plotting Area	Plotting Area	Plotting Area
204	204	204	204	204	204	204



Flat Type 2C						
Flat No.	Plotting Area	Net Area	Gross Area	Plotting Area	Plotting Area	Plotting Area
205	205	205	205	205	205	205

Notes

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4. 16/02/22 Planning updates
3. 15/11/21 Planning
2. 28/10/21 Planning Set
1. 15/10/21 Planning Set - Draft for coordination and comments

Rev. Date Description Status/Checked

Project Name
Northfield Hostel Planning

Plotting number Plot

3679 - LB - 22 - 22 - DP - A - 300001 4

Plotting

Dwelling Type Layouts

Project Name Availability Code

For Planning

Scale Date

1: 50 @ A1, 1:100 @ A3 05/1/2022

Client

OC16

London

Thames Valley

Leeds Valley

Leeds Valley

Leeds Valley

Leeds Valley

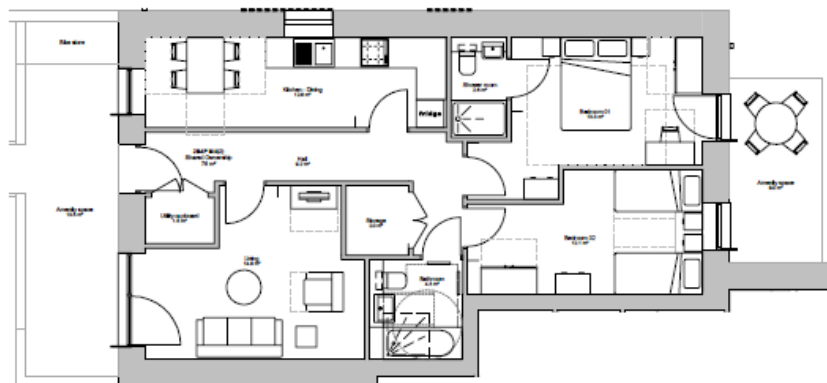
Leeds Valley

Leeds Valley

Leeds Valley

Leeds Valley

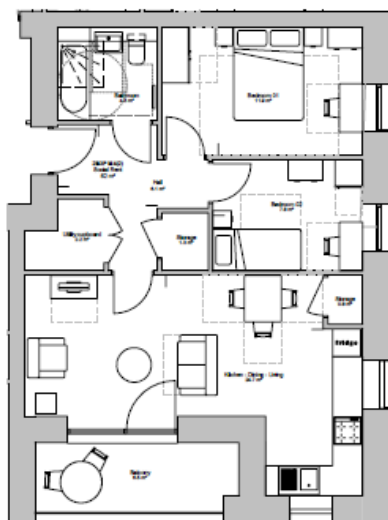




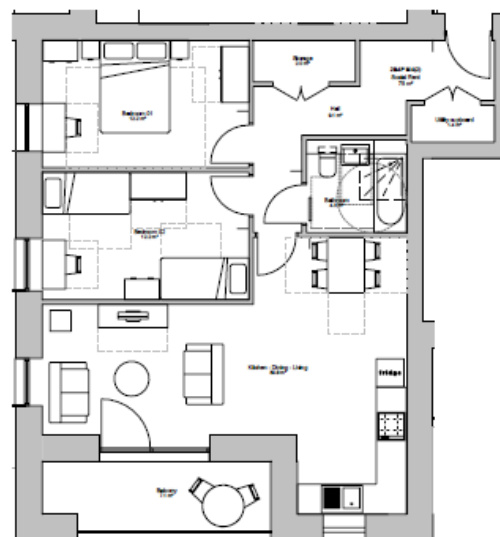
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Flat No.	Dwelling Size	Net Area	Area	Bedrooms	Dwelling Type
201	200	122.00	12.00	2	2-Bedroom



Flat Type 2C					
Flat No.	Dwelling Size	Net Area	Area	Bedrooms	Dwelling Type
202	200	122.00	12.00	2	2-Bedroom



Flat Type 2F					
Flat No.	Dwelling Size	Net Area	Area	Bedrooms	Dwelling Type
203	200	122.00	12.00	2	2-Bedroom



Flat Type 2G					
Flat No.	Dwelling Size	Net Area	Area	Bedrooms	Dwelling Type
204	200	122.00	12.00	2	2-Bedroom

Notes

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- 4 14/02/22 Planning update
- 3 16/11/21 Planning
- 2 26/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for coordination and comments

Rev	Date	Description	Drawn / Checked
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Project name

Northfield Hostel
Planning

Drawing number Rev

3679 - LB - Z2 - Z2 - DP - A - 300002 4

Drawing

Dwelling Type Layouts

Project Name Suburb/City

For Planning

Date

1:50 @ A1, 1:100 @ A3 09/10/21

Drawn

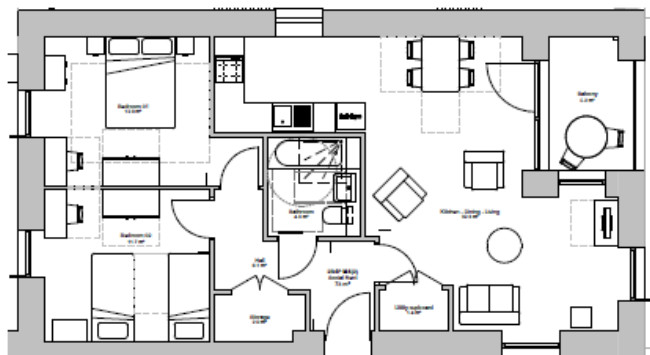
OC/HL

London
New Road
1-4 The Works
London EC1A 1BB
+44 (0)20 775 1970
+44 (0)20 775 1971

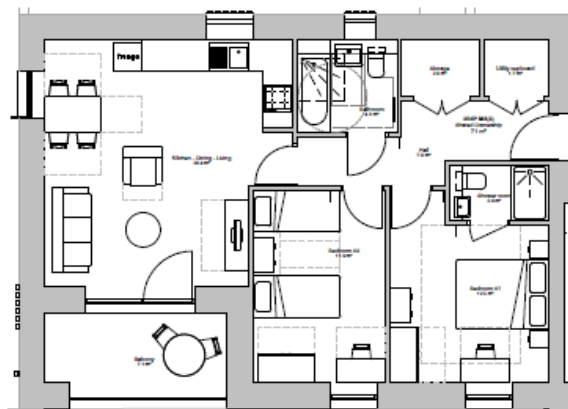
Manchester
Salford Quays
10 Lower Water Street
Manchester M6 4JF
+44 (0)161 888 1700

Lewis Bernstein
Architects Ltd

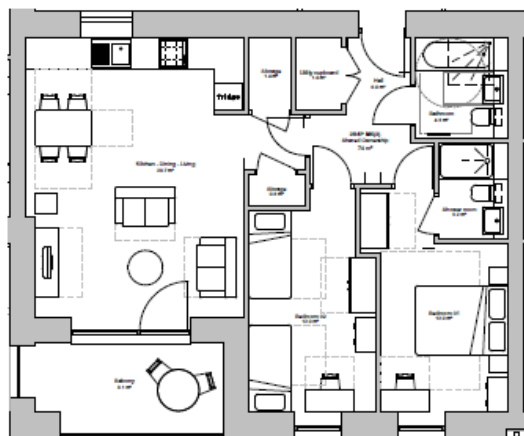




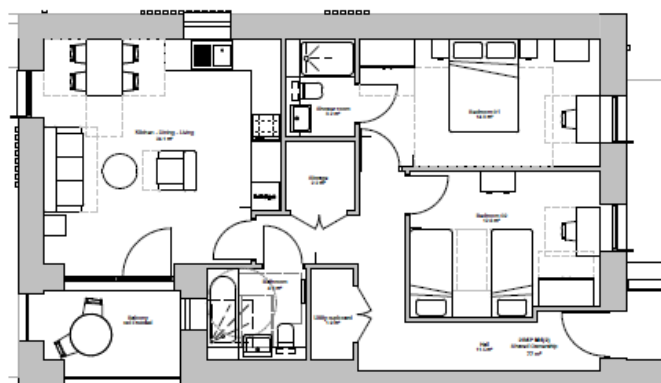
Flat Type 2H1						
Bed Size	Living Area	Kitchen	Bath	Bedroom	Bedroom	Bedroom
10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"



Flat Type 2J						
Bed Size	Living Area	Kitchen	Bath	Bedroom	Bedroom	Bedroom
10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"



Flat Type 2K						
Bed Size	Living Area	Kitchen	Bath	Bedroom	Bedroom	Bedroom
10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"



Flat Type 2L						
Bed Size	Living Area	Kitchen	Bath	Bedroom	Bedroom	Bedroom
10'0"	10'0"	10'0"	10'0"	10'0"	10'0"	10'0"

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4 16/02/22 Planning updates
3 15/11/21 Planning
2 26/10/21 Planning Set
1 15/10/21 Planning Set - Draft for coordination and comments

No.	Date	Description	Status / Checked
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Northfield Hostel Planning

Dwelling number: 4

3679 - LB - ZZ - DP - A - 300003

Dwelling Type Layouts

For Planning

Scale: 1:100 @ A1, 1:100 @ A3

Date: 03/10/21

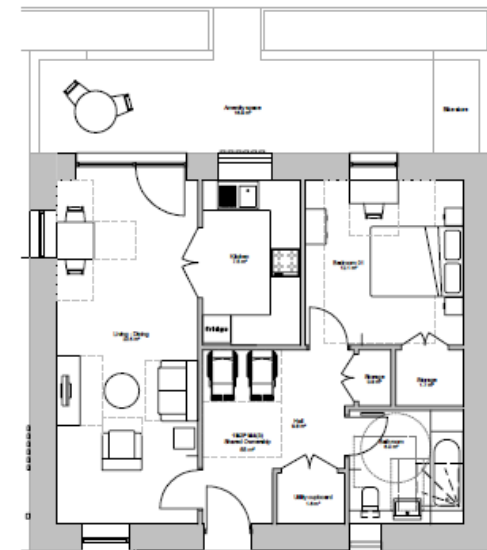
Client: OCHL

Location: Thorne Housing, 100 Thorne Road, Thorne, Doncaster, South Yorkshire, S40 2JN

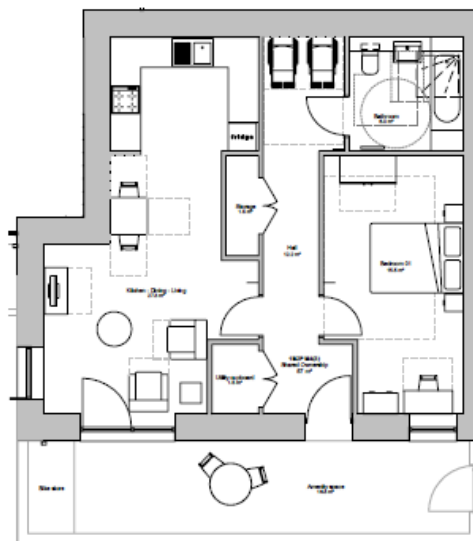
Manchester: 100 Thorne Road, Thorne, Doncaster, South Yorkshire, S40 2JN

0114 2727 4444

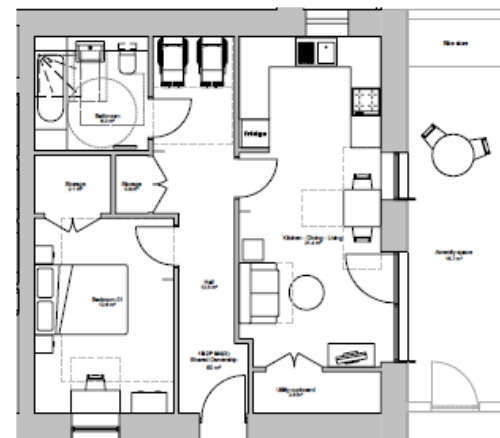




Flat Type 1A						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107



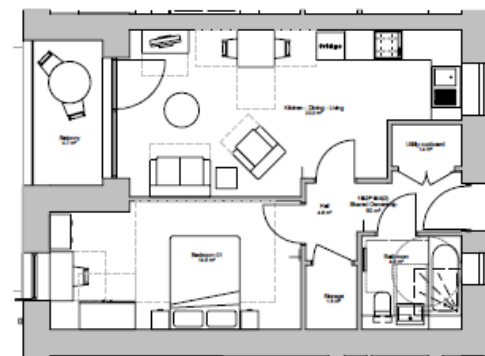
Flat Type 1B						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107



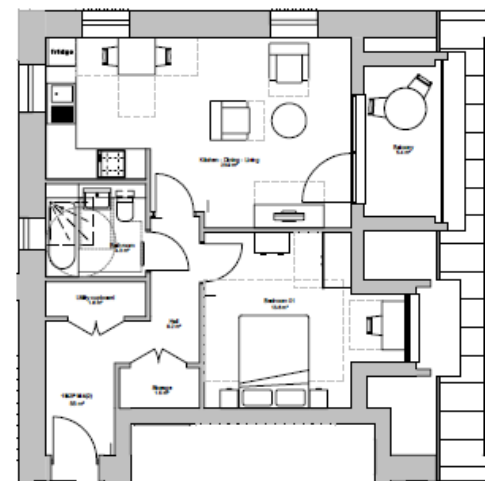
Flat Type 1C						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107



Flat Type 1D						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107



Flat Type 1E						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107



Flat Type 1F						
Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Kitchen	10.0	107	10.0	107	10.0	107
Living Area	10.0	107	10.0	107	10.0	107
Bedroom	10.0	107	10.0	107	10.0	107
Bathroom	10.0	107	10.0	107	10.0	107
Storage	10.0	107	10.0	107	10.0	107
Entrance	10.0	107	10.0	107	10.0	107

Notes

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- 4 14/02/22 Planning updates
- 3 16/11/21 Planning
- 2 26/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for coordination and comments

No.	Date	Description	Drawn	Checked
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Project name

Northfield Hostel Planning

Drawing number

3679 - LB - Z2 - Z2 - DP - A - 300005

Drawing

Dwelling Type Layouts

Revision of drawing

For Planning

Date

1:50 @ A1 1:100 @ A3

Drawn

00000

London

2, The Old Mill

14, 15, 16, 17, 18, 19

Manchester

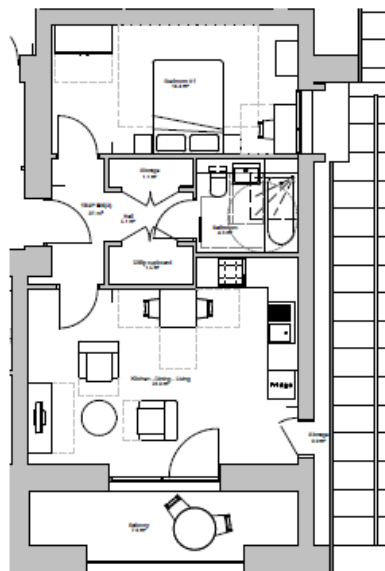
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10, 11, 12, 13, 14, 15, 16, 17, 18, 19

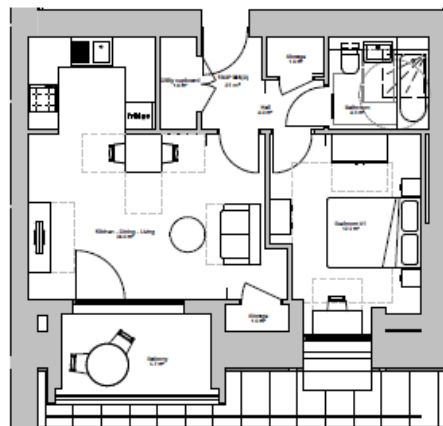
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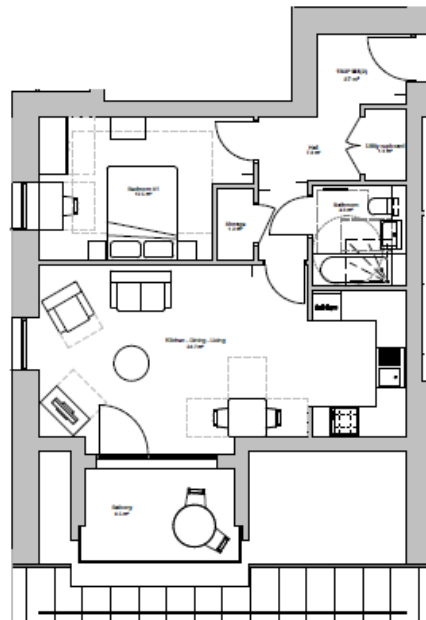
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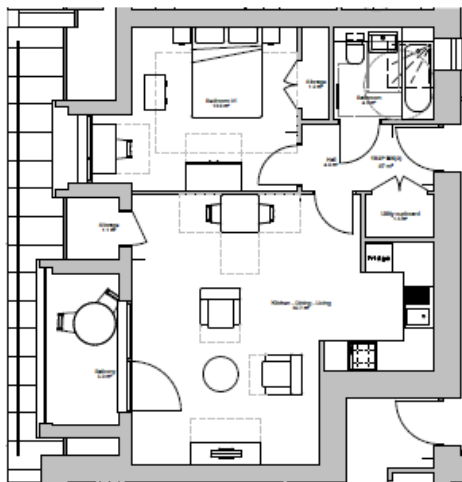
Flat Type 1G						
Flat No.	Plotting Area	Net Area	Area	Category	Condition	Notes
1001	1001	1001	1001	1001	1001	1001



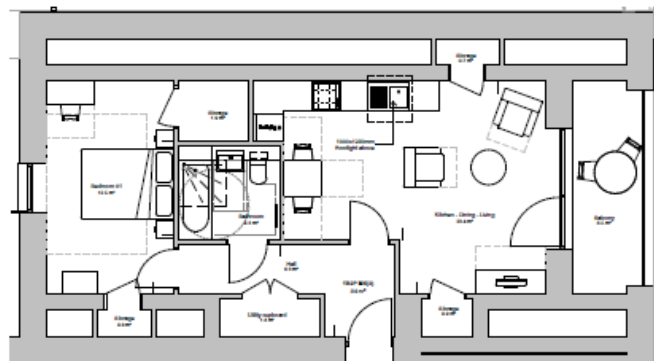
Flat Type 1H						
Flat No.	Plotting Area	Net Area	Area	Category	Condition	Notes
1002	1002	1002	1002	1002	1002	1002



Flat Type 1J						
Flat No.	Plotting Area	Net Area	Area	Category	Condition	Notes
1003	1003	1003	1003	1003	1003	1003



Flat Type 1K						
Flat No.	Plotting Area	Net Area	Area	Category	Condition	Notes
1004	1004	1004	1004	1004	1004	1004



Flat Type 1L						
Flat No.	Plotting Area	Net Area	Area	Category	Condition	Notes
1005	1005	1005	1005	1005	1005	1005



Notes

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4 14/02/22 Planning update
3 15/11/21 Planning
2 24/10/21 Planning Set
1 15/10/21 Planning Set - Draft for coordination and comments

Northfield Hostel Planning

Dwelling number: 3679 - LB - ZZ - ZZ - DP - A - 300006

Dwelling Type Layouts

Project Name: Northfield Hostel

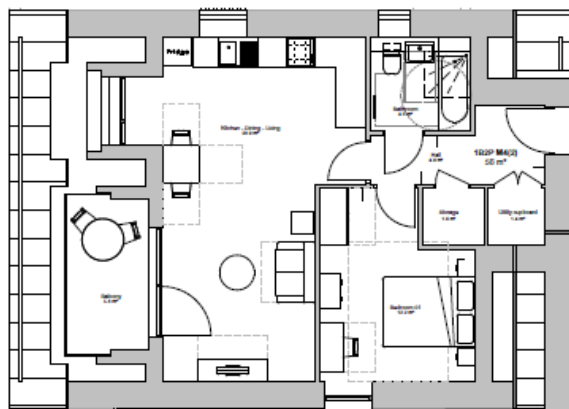
For Planning

Scale: 1:10 @ A1, 1:100 @ A3

Client: OCHL

Lewis & Clarke
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www.lewisandclark.co.uk



Flat Type 101						
Room	Area	Area	Area	Area	Area	Area
Kitchen	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²
Living	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²
Dining	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²
Bedroom 1	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²
Bedroom 2	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²
Bathroom	5.0m²	5.0m²	5.0m²	5.0m²	5.0m²	5.0m²
Terrace	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²	10.0m²

Notes

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- 4 16/02/22 Planning update
- 3 15/11/21 Planning
- 2 25/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for consultation and comments

No.	Date	Description	Drawn / Checked
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Project name

Northfield Hostel Planning

Dwelling number No.

3679 - LB - ZZ - ZZ - DP - A - 500007 4

Dwelling

Dwelling Type Layouts

Proposed name Building Code

For Planning

Scale Date

1:50 @ A1, 1:100 @ A3 08/23/21

Client

ODM

LONDON
THAMES VALLEY
UNIVERSITY
SCHOOL OF ARCHITECTURE
15-16 Gower Street, London WC1E 6BT
020 7322 3100
www.thamesvalley.ac.uk

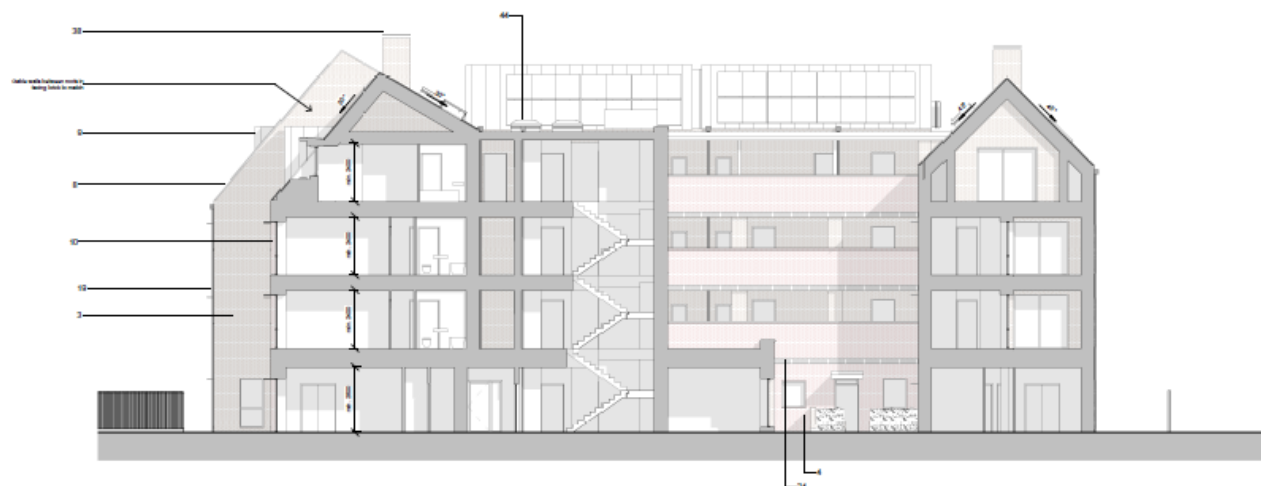
MANCHESTER
SCHOOL OF ARCHITECTURE
15-16 Gower Street, London WC1E 6BT
020 7322 3100
www.thamesvalley.ac.uk

LEWIS GORMAN
15-16 Gower Street, London WC1E 6BT
020 7322 3100
www.thamesvalley.ac.uk





1 Block A Section 1
1 : 100 @A1, 1:200 @A3



2 Block A Section 2
1 : 100 @A1, 1:200 @A3

Notes

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Key

1	14/03/22	Planning update
2	10/10/21	Planning
3	29/10/21	Planning Set
4	10/10/21	Planning Set - Draft for contribution and comments
5	10/10/21	Planning Set - Draft for contribution and comments
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- 4 14/03/22 Planning update
- 3 10/10/21 Planning
- 2 29/10/21 Planning Set
- 1 10/10/21 Planning Set - Draft for contribution and comments

Rev. Date Description Drawn/Checked

Proposed

Northfield Hostel Planning

Drawing number Rev.

3679 - LB - BA - ZZ - DB - A - 140000 4

Drawing

Block A Sections

Project/Drawn Issued/Check

For Planning

Date

As indicated @ A1 / A3 09/17/21

Client

DCSL

London

7th Floor

140000

140000

140000

140000

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3 Block B Section 1
1: 100 @A1, 1:200 @A3



1 Block B Section 2
1: 100 @A1, 1:200 @A3

Notes

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Key

1. Red Paving Block Slabwork, heavily textured, nitrogen, colour match.
2. Brown Paving Block Slabwork, heavily textured, nitrogen, colour match.
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Rev.	Date	Description	Drawn / Checked
4	14/03/22	Planning updates	
3	10/11/21	Planning	
2	28/10/21	Planning Set	
1	15/10/21	Planning Set - Draft for coordination and comments	

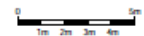
Northfield Hostel Planning

Drawing number: 3679 - LB - BB - Z2 - D6 - A - 140001 Rev: 4

Block B Sections

Project Name	Subsidiary Code
For Planning	
Date	Date
As Indicated @ A1 / A3	05/10/20
Drawn	Checked
OCM	

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Architects
14-15 The Quadrant
London E1 6AN
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Email: info@lewisbernstein.co.uk
Website: www.lewisbernstein.co.uk





1 Proposed Second Floor Plan

1: 250 @A1, 1:500 @A3

- Outline application boundary
- Nearest existing entrance, footpath, etc.
- Detailed application boundary
- Adjoining land owned by the applicant

Notes

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Plans designed to current fire and building regulations

- 5 14/03/22 Planning updates
- 4 02/10/21 Planning
- 3 02/10/21 Planning floor plans
- 2 26/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for coordination and comments

Plan	Date	Description	Drawn / Checked
Project name			

Northfield Hostel Planning

Planning number

3679 - LB - Z2 - G2 - DP - A - 110002

Planning

Proposed Second Floor Plan

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

Project name

0 5m 10m 20m

Lewis Bernstein
140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 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Notes

1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
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Plans designed to current fire and building regulations

- 5 14/02/22 Planning updates
- 4 10/11/21 Planning
- 3 08/11/21 Planning floor plans
- 2 26/10/21 Planning Set
- 1 15/10/21 Planning Set - Draft for coordination and comments

Rev Date Description Drawn / Checked

Project name

Northfield Hostel Planning

Drawing number Rev

3879 - LB - Z2 - 03 - DP - A - 110003 3

Drawing

Proposed Third Floor Plan

Project name Building Code

For Planning

Date 10/04/21

As indicated @ A1/A3

Client

OCHE

London

Three Storey

London Office

London Office

London Office

London Office

London Office

London Office

London Office

London Office

1 Proposed Third Floor Plan

1: 250 @A1, 1:500 @A3

Outline application boundary

Proposed building footprint, basement level

Detailed application boundary

Adjoining land owned by this applicant



Lewis & Stedman

London Office

London Office

London Office

London Office

London Office

DO NOT SCALE

HIGH FRICTION SURFACING



PROPOSED ACCESS



ALLIGATOR TEETH



UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

PD	20/01/2022	CS	ALLIGATOR TEETH MOVED, HPS REDUCED	***	***
PD	14/01/2022	CS	FIRST ISSUE	***	***
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S2 - FOR INFORMATION



3rd Floor, Kings Orchard, 1 Queen St, Bristol, BS2 0HQ, UK
T+44 (0) 1179 305 200
wsp.com

CLIENT: OCHL

ARCHITECT: LEVITT BERNSTEIN

PROJECT: NORTHFIELD HOSTEL, OXFORD

TITLE: PROPOSED ONE-WAY SITE ACCESS AND PROPOSED ZEBRA CROSSING

SCALE @ A3: 1:250

PROJECT No: 70062891

DRAWING No: 37512-GA-003

P02

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Plot No. A005
3B5P M4(2)Plot No. A004
2B4P M4(2)Plot No. A003
3B4P M4(2)Plot No. A003
3B5P M4(2)Plot No. A002
3B5P M4(2)Plot No. B001
1B2P M4(3)Plot No. B002
1B1P M4(3)Plot No. B003
1B2P M4(3)GAP IN ALLIGATOR TEETH FOR
PEDESTRIANS AND CYCLISTSSIGNAGE TO ACCOMMODATE
ONE-WAY ACCESS FOR
REFUSE AND EMERGENCY
SERVICE VEHICLES ONLYPROPOSED NEW KERB TO
ACCOMMODATE NEW CROSSING

El Sub Sta

SANDY LANE WEST

69.2m