

Oxford City Planning Committee Presentation

Reference: 20/01277/FUL

**Site Address: Land at Jericho
Canalside, Jericho**

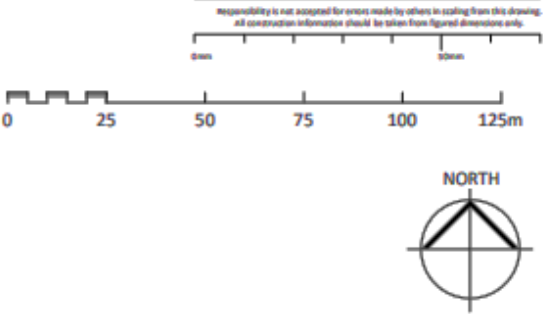
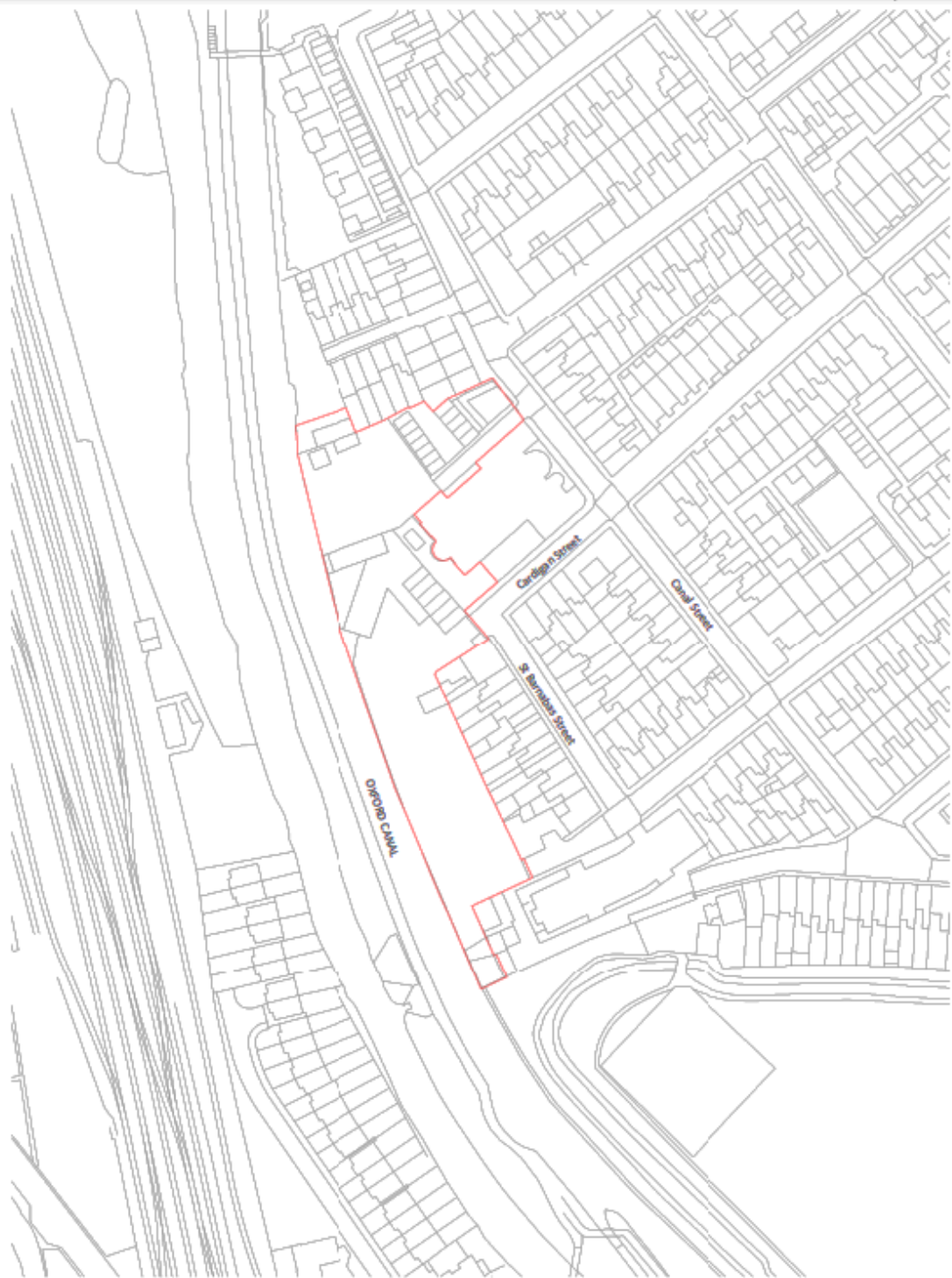
Proposed Plans

www.oxford.gov.uk



Site Plan

4



PL	PSA	20/10/21	33A Canal Street outlined from application
PL	PSA	09/05/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURRENT			
The Jericho Wharf Regeneration			REVIEWED BY: RS
Company Ltd & Cornerstone Land Ltd			CHECKED BY: JLo
			COORDINATION NO: 150905

CONSULTANT
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PROJECT
Jericho Canalside, Oxford
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE
Site Location Plan

SUITABILITY (STATUS)		SCALE
S1 : SUITABLE FOR CO-ORDINATION		1 : 1250 @ A3
PROJECT ORIGINATOR OWNER USER TYPE NO. CLASS NUMBER	REVISION	
150905-STL-ALL-ZZ-DR-A-ZZ-00.01		PS4

Site Location Plan
1 : 1250

DATE	REV	DATE	DESCRIPTION
			CHECKED
			DRAWN
			ORIGINATOR
			SIGNATURE

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Jericho Canalside, Oxford
33A Canal St, Oxford OX2 6BQ

Block Plan

SUSTAINABILITY STATUS	SC
PL : PLANNING	1 : 500 @ A

150905-STL-ALL-22-DH-A-22-00.02	P5
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Proposed 3D model of the development



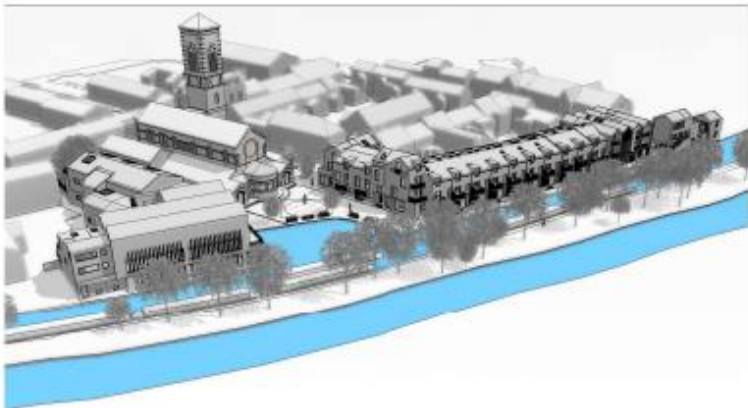
3D View_North West



3D View_North East



3D View_South East



3D View_South West

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

STATUS	REV	DATE	DESCRIPTION	REVIEWED BY
PL	P01	30/10/21	33a Canal Street submitted from application	RS
PL	P02	17/01/22	Amendment 1 to view - bridge removed	
PL	P07	03/03/22	Revised build-out updated. Chain and busy barrier added following comments.	
PL	P08	23/03/22	General design amendments following comments. Omission of bridge and widening hole.	
PL	P09	09/04/22	PLANNING APPLICATION	

CUSTOMER	REVIEWED BY
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd	RS
	CHECKED BY
	JLO
	ORIGINATOR NO
	150905

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PROJECT
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DRAWING TITLE	
Planning Visualisations	
SUSTAINABILITY STATUS	SCALE
PL : PLANNING	@ A3
PROJECT ORIGINATOR ZONE LEVEL TYPE NO. CLASS NUMBER	REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-06.02	PS4

7



CONSUETUDINE

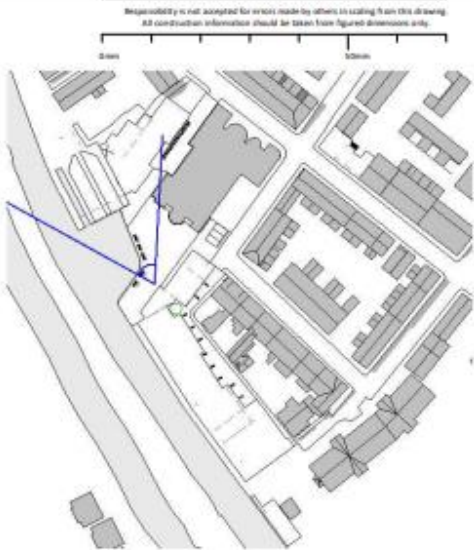
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Canalside Visualisation

INTEGRITY STATUS PL : PLANNING		SCAD As indicated @ A3
PROJECT / ORIGINATOR / ZONE / LEVEL / TYPE / ROW / CLASS / NUMBER 150905-STL-ALL-ZZ-DR-A-ZZ-V0.01		REVISION P46

Proposed CGI visualisation



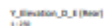
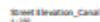
PL	P07	DATE/01	Outward build-out updated. Chain and boundary added following comments
PL	P08	DATE/02	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURR			
			REVIEW BY
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd			OG
			CHECKED BY
			JLO
			ORIGINATOR NO
			150905

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DRAWING TITLE
Piazza Visualisation

SUSTAINABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A3
PROJECT / ORIGINATOR / ZONE / LEVEL / TYPE / ROLE / CLASS / NUMBER	REVISION
150905-STL-ALL-ZZ-DR-A-ZZ-V0.02	P47

6



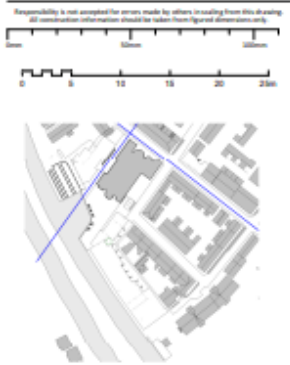
PL	P58	00/00/00	Parting Update	
PL	P59	00/00/00	C&I to E&I	
PL	P46	20/02/01	General design amendments following comments. Division of bridge and winding line.	
PL	P55	00/00/00	PLANNING APPLICATION	
ISSUES	NO	DATE	DESCRIPTION	
Closed				ISSUED
The Jericho Wharf Regeneration				
Company Ltd & Cornerstone				
Land Ltd				
				ISSUED

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Proposed Elevations I

STATUS/STAGE PL : PLANNING	SCENARIO As indicated @ A1
PROJECT : ORGANIZATION / ZONE / AREA / TYPE / BUILD / CLASS / NUMBER 150905-STL-ALL-Z2-D8-A-Z2-02.51	REFERENCE P51

Proposed elevations II



T1_Elevation_Canal Street
11-202

St Barnabas & Canals Street



T1_Street Elevation_Community Centre
11-202

Boatyard and Community Centre Building

PL P50 01/04/22 Layout alterations to Ground Floor or Boatyard and CC with minor structural amendments.

PL P46 20/02/22 General design amendments following comments. Division of bridge and window hole.

PL P51 01/05/22 PLANNING APPLICATION

REVISION	REV	DATE	DESCRIPTION
1	1	01/05/22	PLANNING APPLICATION

CLIENT: The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 01/05/22

ORIGINATOR: [Signature]

CONSULTANT: STRIDE TREGLOWN

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PROJECT: Jericho Canalside, Oxford

33A Canal St, Oxford OX2 6BQ

DRAWING TITLE: Proposed Elevations II

DATE/STATUS	SCALE
PL : PLANNING	As indicated
	@ A1

PROJECT / ORIGINATOR / DATE / TYPE / NO. / SCALE / NUMBER	REVISION
150905-STL-ALL-22-D8-A-22-02-52	P50

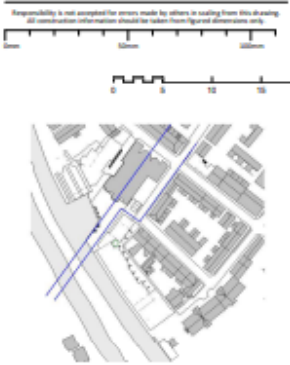
Proposed Elevations III



New residential to south side of Piazza and fronting canal



No.33 Canal Street and new residential to Piazza and fronting canal



PL P46 2020/01 General design amendments following comments.
Revision of bridge and existing walls.

REV	DATE	DESCRIPTION	REVISION BY
01	01/01/20	PLANNING APPLICATION	MS

The Jericho Wharf Regeneration
Company Ltd & Cornerstone
Land Ltd

CHECKED BY: JLO
DRAWN BY: JLO
DATE: 12/01/20

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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE
Proposed Elevations III

AUTHORITY STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT : ORIGINATOR : DATE : SHEET : TOTAL : SCALE : NUMBER 150905-STL-ALL-ZZ-D01-A-ZZ-02-53	SHEET NO P46

Proposed elevations III



Y_Elevation_St Barnabas Street
1:250

St Barnabas Street



Y_Elevation_A_N (Rear Boatyard)
1:250

Community centre/ boatyard rear elevation



Elevation_D_N (Apartment)
1:250

Community centre/ boatyard front elevation



Section_D_WW (Detached House)
1:250

Detached house - section



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All construction information should be taken from figured dimensions only.

PL	P18	06/10/22	Parking Update
PL	P18	20/10/22	Site Canal Street omitted from application
PL	P18	05/10/22	Layout alterations to Ground Floor on Boatyard and CC with minor structural amendments
PL	P46	20/10/22	General design amendments following comments
PL	P18	11/10/22	Consolidation of bridge and winding foot
PL	P18	06/10/22	Additional Drawings
PL	P18	06/10/22	PLANNING APPLICATION

DATE	REV	AUTH	DESCRIPTION	DESIGNED BY
				RS
				CHECKED BY
				DL
				CONTRACTOR NO
				518785

CONTRACTOR
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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE Proposed Elevations IIIII	
SUBMITTAL STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT 150905-STL-ALL-22-D8-A-22-02-54	REVISION P58

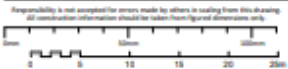
Proposed Site wide sections - through community centre/ boatyard



V_Section_A_XW (Community Centre)
1:100



V_Section_NW_Church and Phase B
1:100



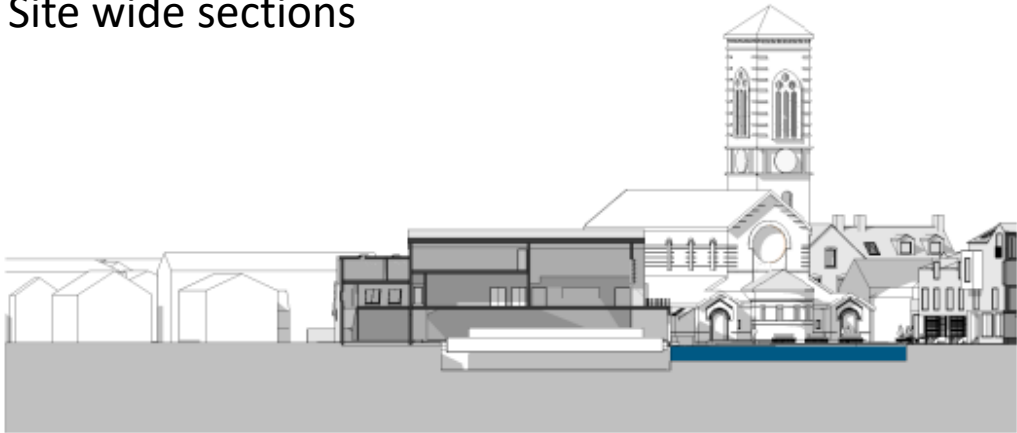
PL P46 20/02/2021 General design amendments following comments.
PL P10 06/02/2021 Decision of bridge and winding hole.
PL P10 06/02/2021 PLANNING APPLICATION
DATE REV. DATE DESCRIPTION
The Jericho Wharf Regeneration
Company Ltd & Cornerstone
Land Ltd
CHECKED BY: JLD
ORIGINATOR AND: JLD
13/02/2021

CONTRACTOR
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PROJECT
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Drawing Title
Proposed Sections

DATE/REVISION STATUS PL: PLANNING	SCALE As indicated @ A1
PROJECT / ORIGINATOR / DATE / REV. / FILE / ROAD / LAND / NUMBER 150905-STL-ALL-22-DH-A-22-03.01	REVISION P46

Proposed Site wide sections



Y_Section_A_W (Buttery)



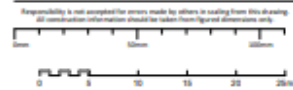
Section_C_WW (Townhouse)



Section_B_3 (Row)



Section_B_2 (Townhouse Section)



PL	P46	20/03/22	General design amendments following comments.
PL	P46	11/04/22	Revision of bridge and existing hole.
PL	P46	11/04/22	Additional Drawings
PL	P46	09/05/22	PLANNING APPLICATION
DATE	REV	DATE	DESCRIPTION
DATE	REV	DATE	DESCRIPTION
DATE	REV	DATE	DESCRIPTION

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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE
Proposed Sections

PLANNING STATUS PL : PLANNING	SCALE As indicated @ A1
PROJECT (ORIGINATOR DATE AREA TYPE ROAD LAND NUMBER) 150905-STL-ALL-Z2-D8-A-Z2-03-02	REVISION P46

Proposed site wide sections



Y_Section_A_500 (Continuity Centre)



Y_Section_RL_Church and Place 9

Responsibility is not accepted for errors made by others in reading from this drawing.
All dimensions shall be taken from the drawing unless otherwise stated.
Scale: 1:100



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100	100	Rev Canal Street omitted from application

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33A Canal St, Oxford OX2 6BQ

Proposed Sections

PL : PLANNING	As indicated
150905-STL-ALL-Z2-D8-A-Z2-03.01	P54

Proposed west elevation Community centre/ boatyard building

17



Community Centre - West Elevation
1:100



Rheintank Blue-Gray Matt Pre-Patina



Exposed Concrete



Vertical Timber Louvers



Vertical Timber Cladding



Combination of Zinc, Timber and Concrete



N. P46 - 2022/23 General design amendments following comments	
N. P42 - 2022/23 Final layout	
Author	Checked by
Design	Drawn
Project	Client
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd	
150905-STL-A11-Z2-D11-A-Z2-V2.04	

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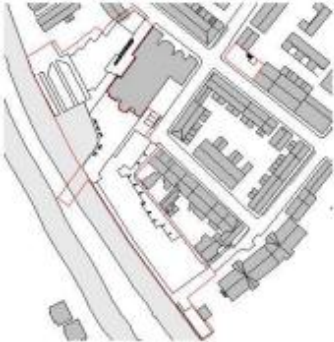
Jericho Canalside, Oxford
33A Canal St, Oxford OX2 6BQ

Community Centre - West Elevation

Author	Checked by
Design	Drawn
Project	Client
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd	
150905-STL-A11-Z2-D11-A-Z2-V2.04	

Detailing of proposed community centre/ boatyard building

18



PL	PKB	23/02/21	General design amendments following comments, Division of bridge and winding hole
PL	PKB	09/03/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
REVISIONS			
CLIENT			REVISION BY
The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd			RS
			CHECKED BY
			DA
ORIGINATOR NO			150905

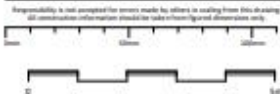
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DRAWING TITLE
Detail Elevation - Community Centre

SUSTAINABILITY STATUS		SCALE
PL : PLANNING		As indicated
		@ A3
PROJECT ORIGINATOR JOB NO LEVEL TYPE ROLE CLASS NUMBER	REVISION	
150905-STL-ALL-ZZ-DR-A-ZZ-V2.02		P46

Detailing of proposed Residential

19



PIB - Elevation_C_W (Canal side)
1:50



PL	P46	22/05/22	General design information & following comments:
PL	P46	20/05/22	Revision of bridge and parking lots.
LOCATION	REV	DATE	DESCRIPTION
CLIENT			REDACTED BY: WS
The Jericho Wharf Regeneration			CHECKED BY: DS
Company Ltd & Cornerstone			DRAWN BY: DS
Land Ltd			DATE: 22/05/22

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30, St Giles, London, United Kingdom
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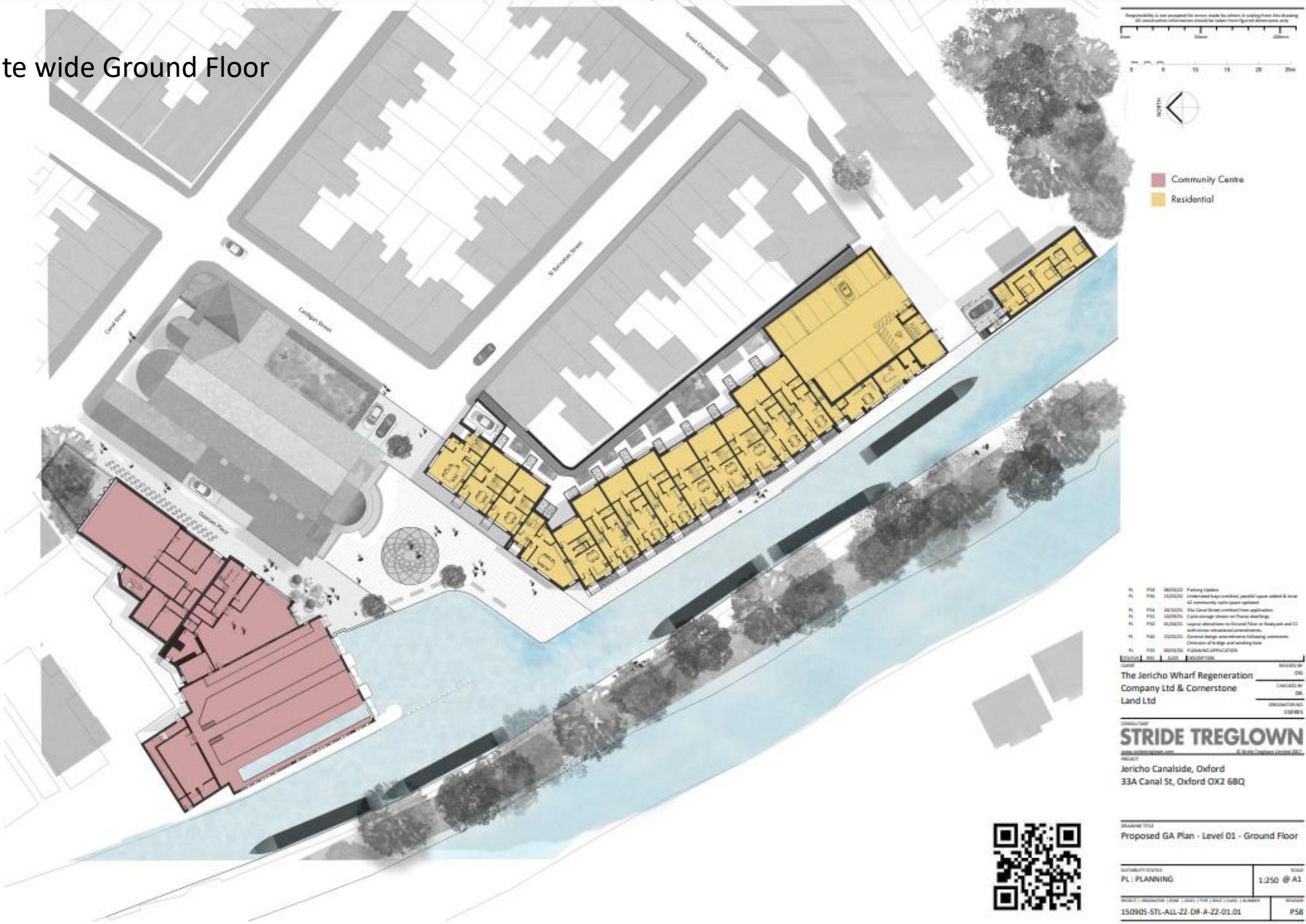
DRAWING TITLE
Detail Elevation - Townhouses

DATE/REVISION STATUS PL: PLANNING	SCALE 1:50 @ A1
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PROJECT : 150905-STL-ALL-Z2-D8-A-Z2-V2.01	REVISION P46
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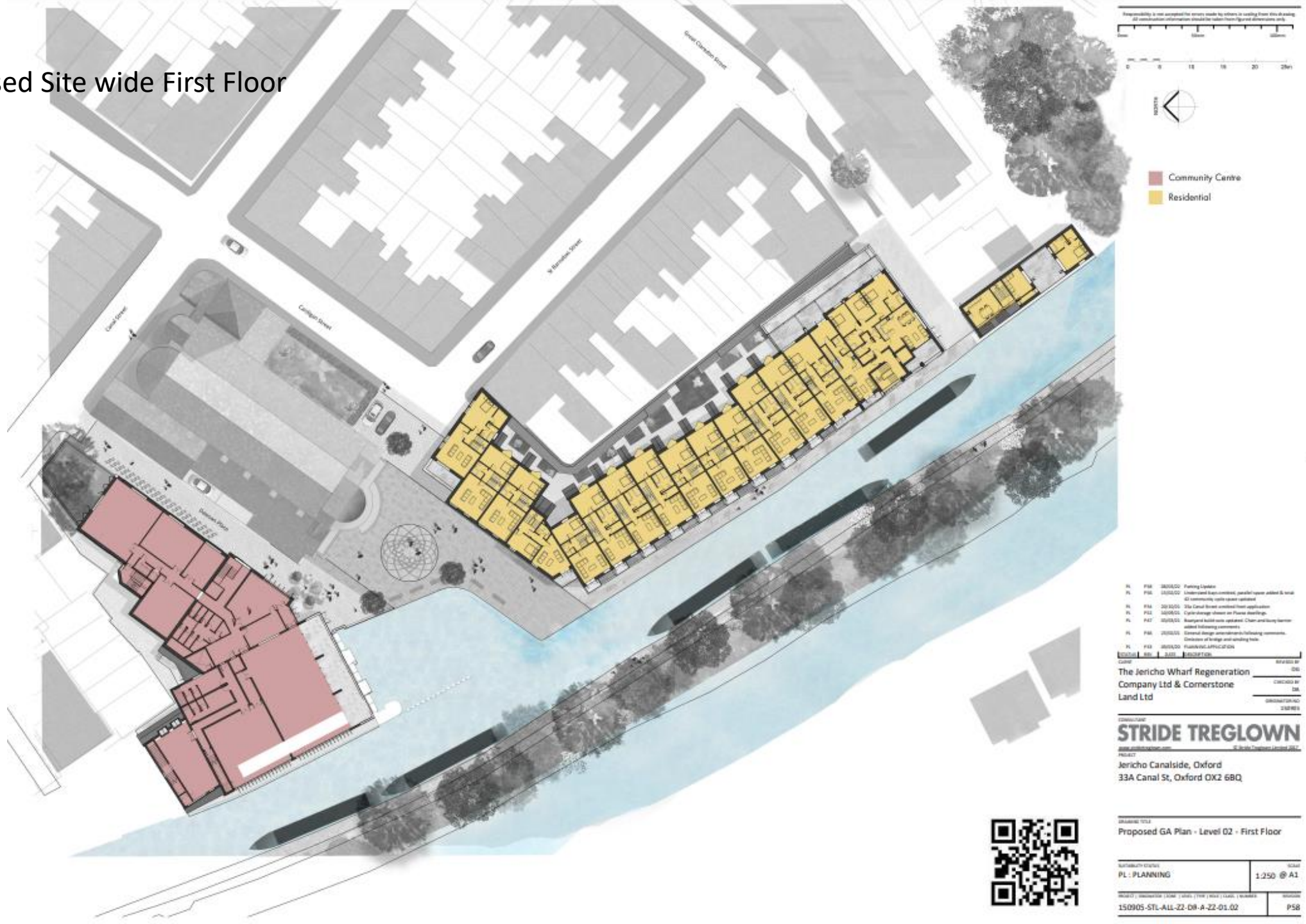
Proposed Site wide Ground Floor

20

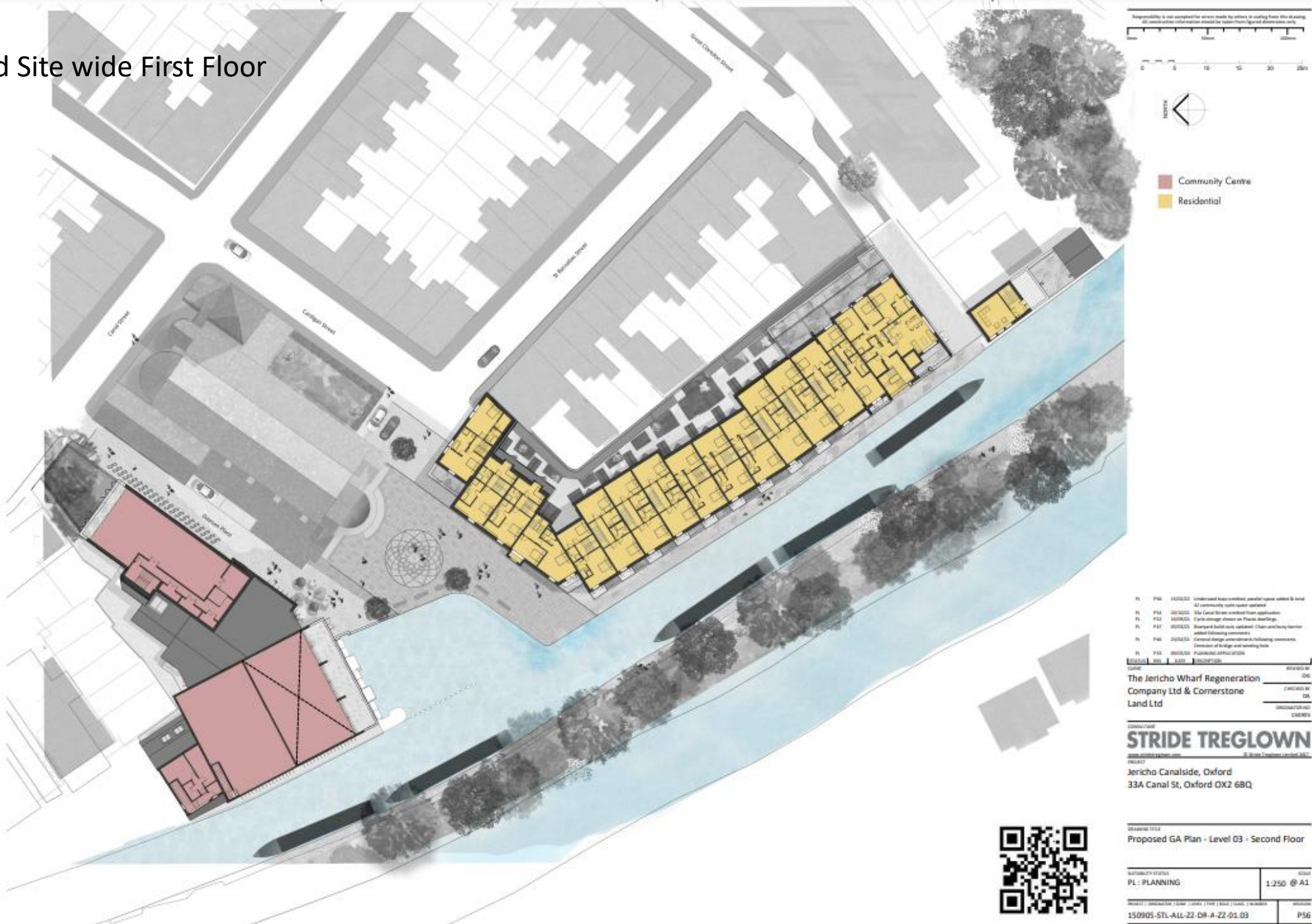


Proposed Site wide First Floor

21



Proposed Site wide First Floor



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All construction information should be taken from signed dimensions only.
- 0 5 10 15 20 25m
- NORTH
- Community Centre
Residential
- P10 P11 15/04/22 Underused space within parallel space added to road
P12 15/04/22 12 community cycle space updated
P13 15/04/22 Site Canal Street removed from application
P14 15/04/22 Cycle storage shown on Plans detailing
P15 15/04/22 Boundary built into updated. Chain and heavy barrier
added following comments
P16 15/04/22 General design amendments following comments
Division of bridge and parking hole.
P17 15/04/22 PLANNING APPLICATION
- | NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 15/04/22 | Issue |
| 2 | 15/04/22 | Issue |
| 3 | 15/04/22 | Issue |
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| 93 | 15/04/22 | Issue |
| 94 | 15/04/22 | Issue |
| 95 | 15/04/22 | Issue |
| 96 | 15/04/22 | Issue |
| 97 | 15/04/22 | Issue |
| 98 | 15/04/22 | Issue |
| 99 | 15/04/22 | Issue |
| 100 | 15/04/22 | Issue |
- Prepared by: The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd
Checked by: DS
Approved by: DS
Date: 15/04/22

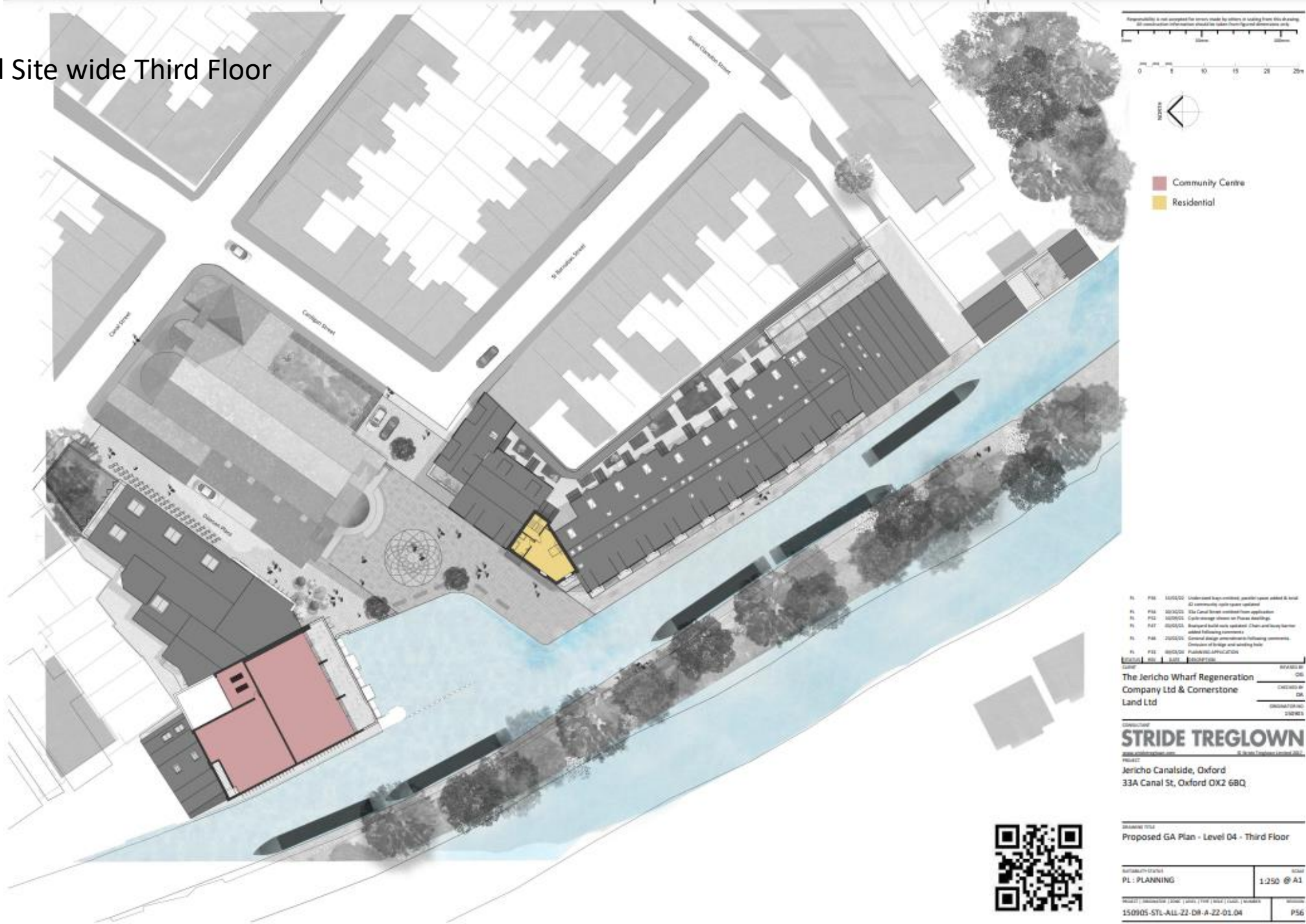
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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE		
Proposed GA Plan - Level 03 - Second Floor		
PLANNING		1:250 @ A1
150905-STL-ALL-22-08-A-22-01.03		P56

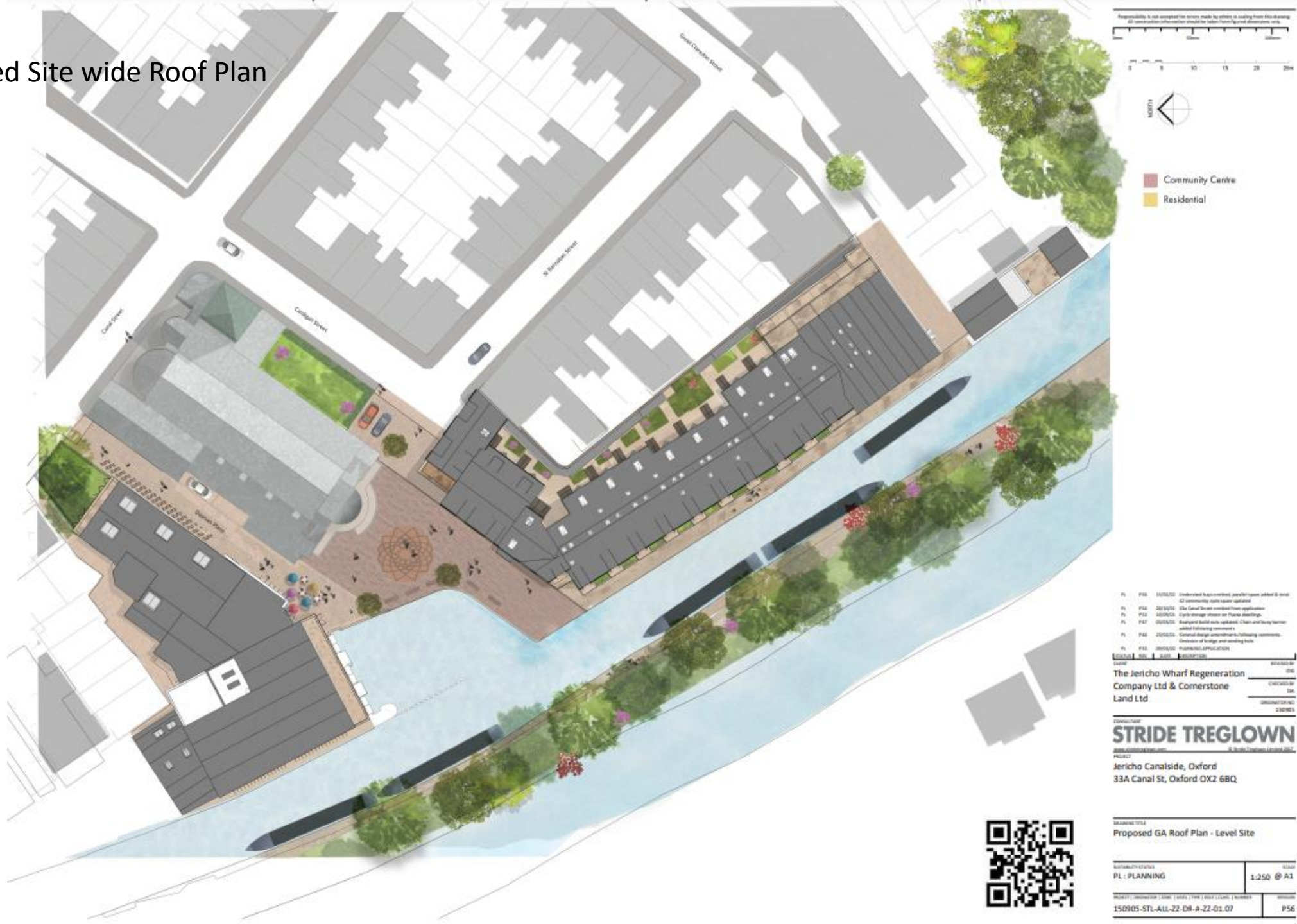


Proposed Site wide Third Floor

23

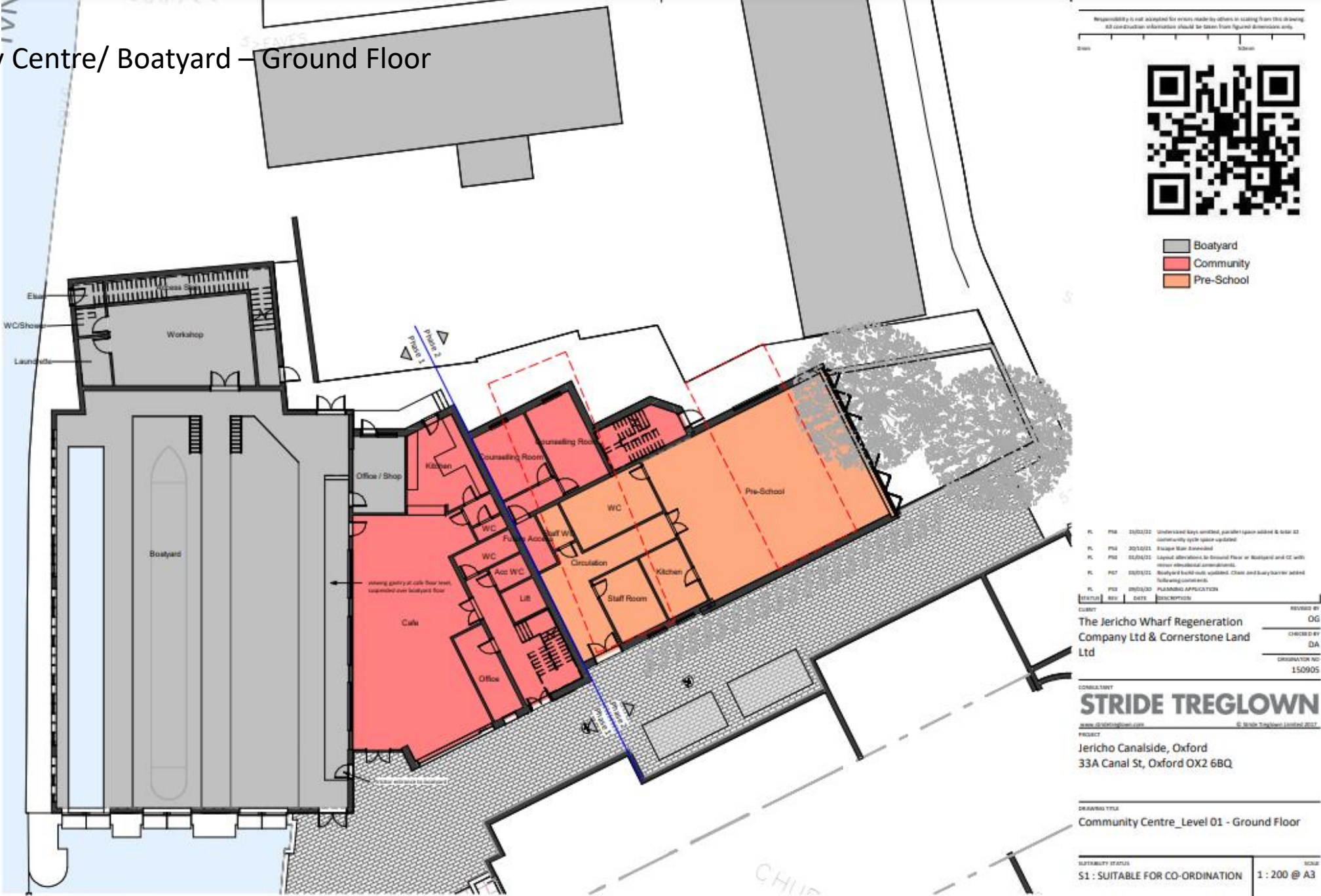


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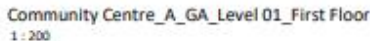


Community Centre/ Boatyard – Ground Floor

25

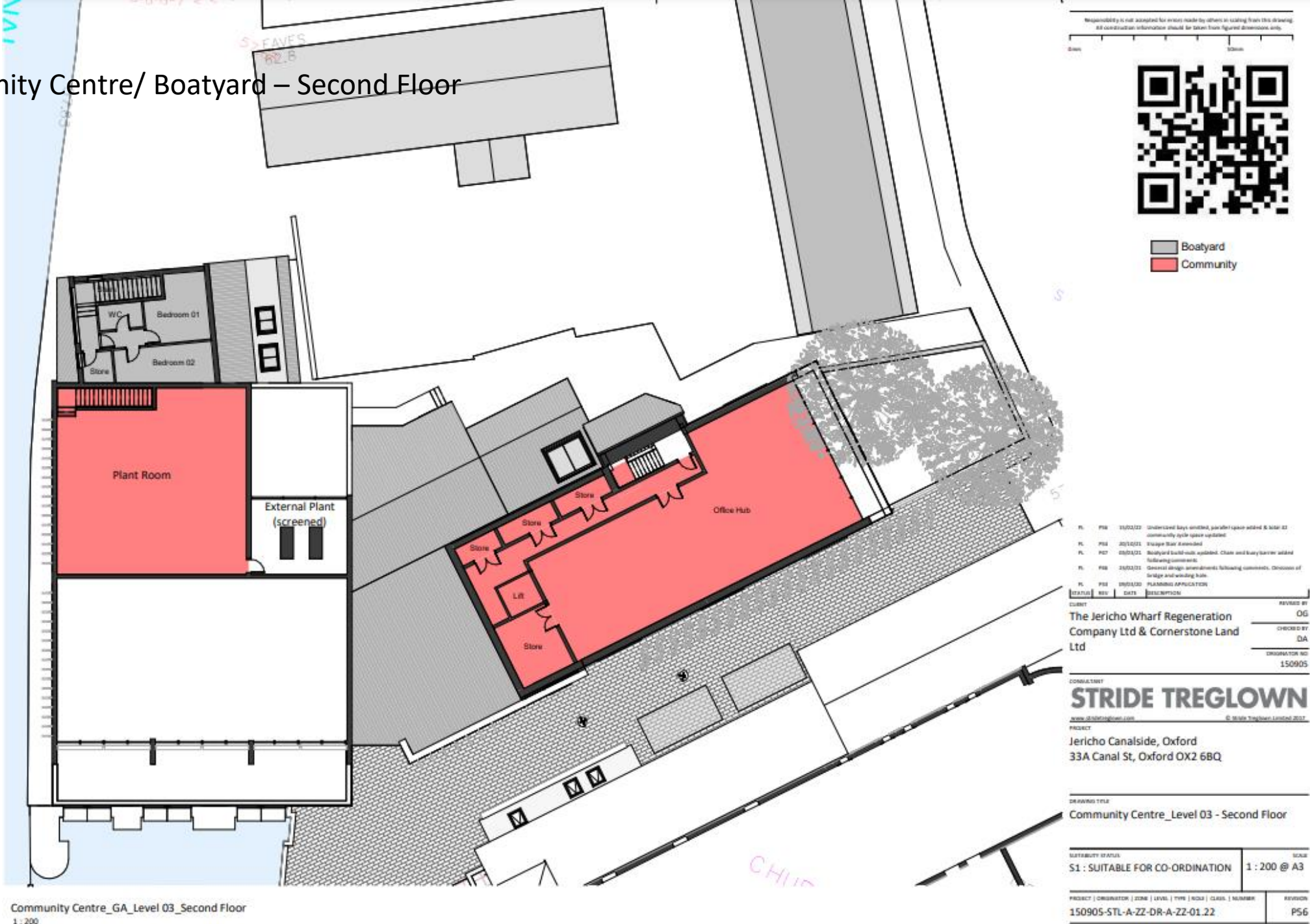


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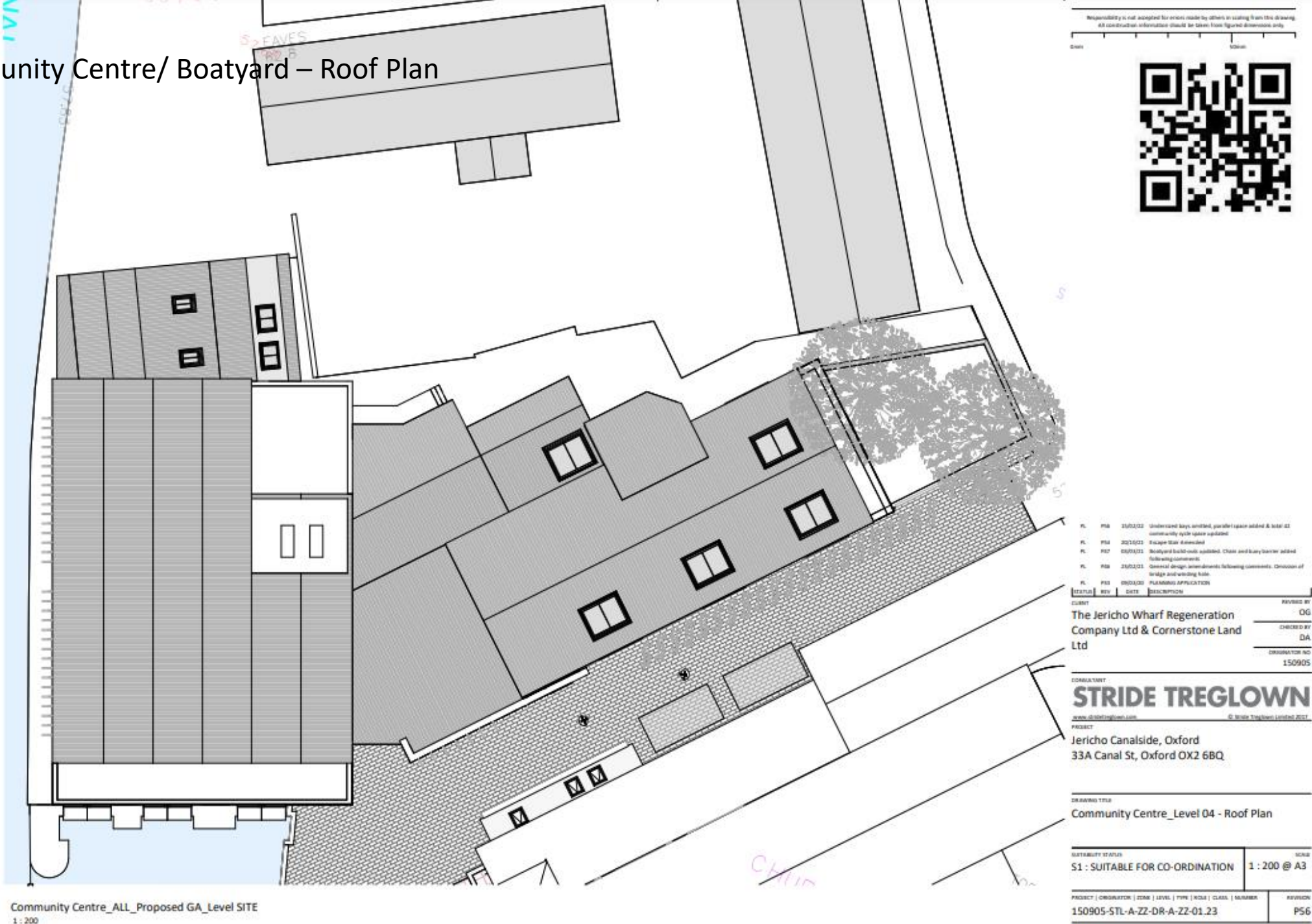
Community Centre/ Boatyard – Second Floor

27



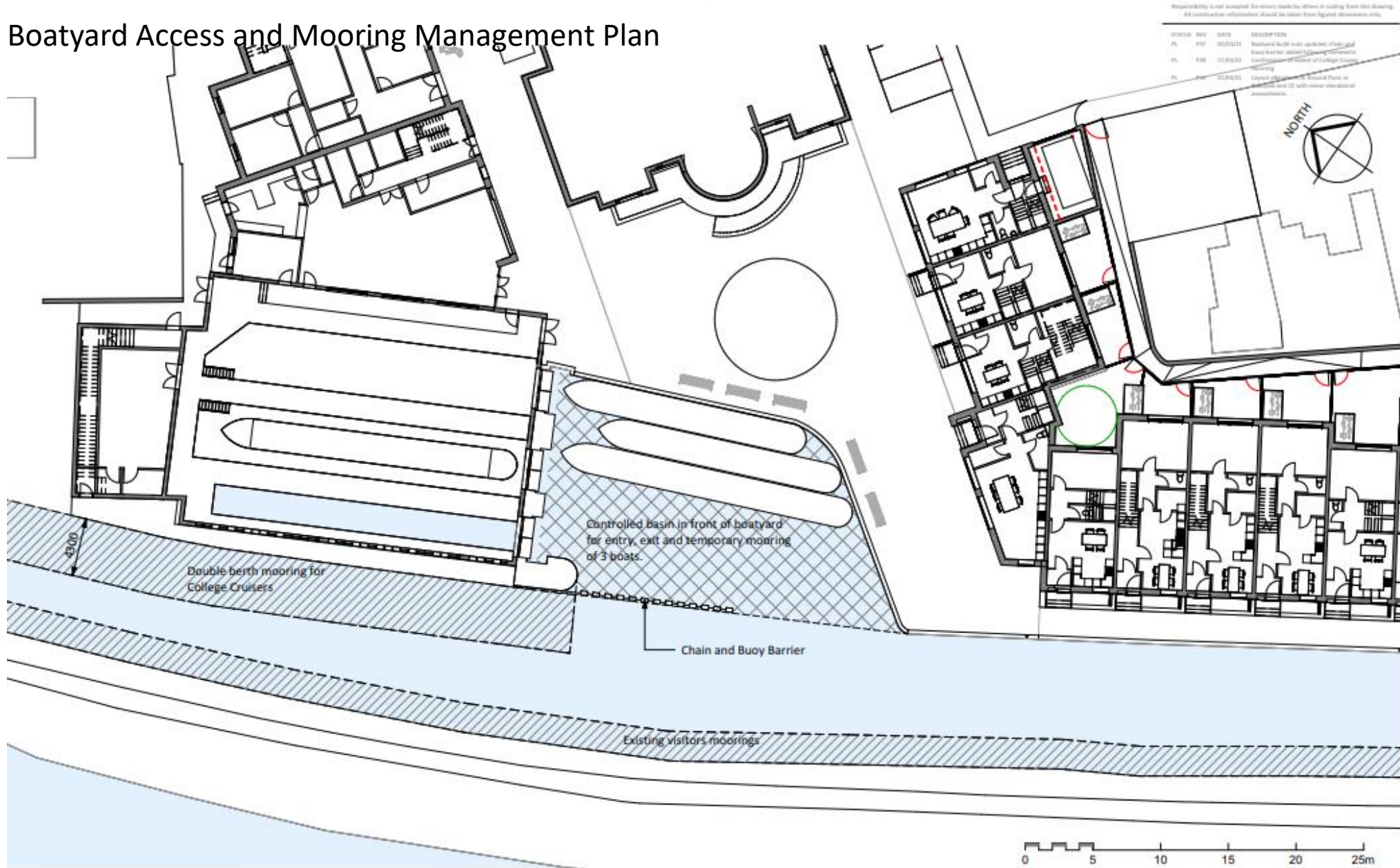
Community Centre/ Boatyard – Roof Plan

28



Proposed Boatyard Access and Mooring Management Plan

29



TITLE: Boatyard Access and Mooring Management
PROJECT: Jericho Canalide, Oxford
CLIENT: The Jericho Wharf Regeneration Company Ltd & Cornerstone Land Ltd

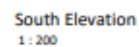
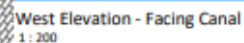
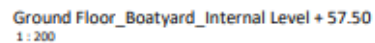
REVISED BY: OG
CHECKED BY: DA
ORIGINATOR NO: 150905

SUITABILITY STATUS: 02 : Suitable for information
DRAWING USAGE:
SCALE: 1 : 250@A3

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER
150905-STL-09.04
STATUS, REVISION: PL_P50

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30



PL	POB	05/04/21	Revised/initial-outside updated. Chain and buoy marker added following comments
PL	POB	23/02/21	General design amendments following comments. Discussion on bridge and winning hole.
PL	POB	23/02/21	Revised permeability strategy.

STATUS	REV	DATE	DESCRIPTION	REMOVED BY
				da

**The Jericho Wharf Regeneration
Company Ltd & Cornerstone Land
Ltd**

CLIENT	CHECKED BY	ORIGINATOR NO
	da	150905

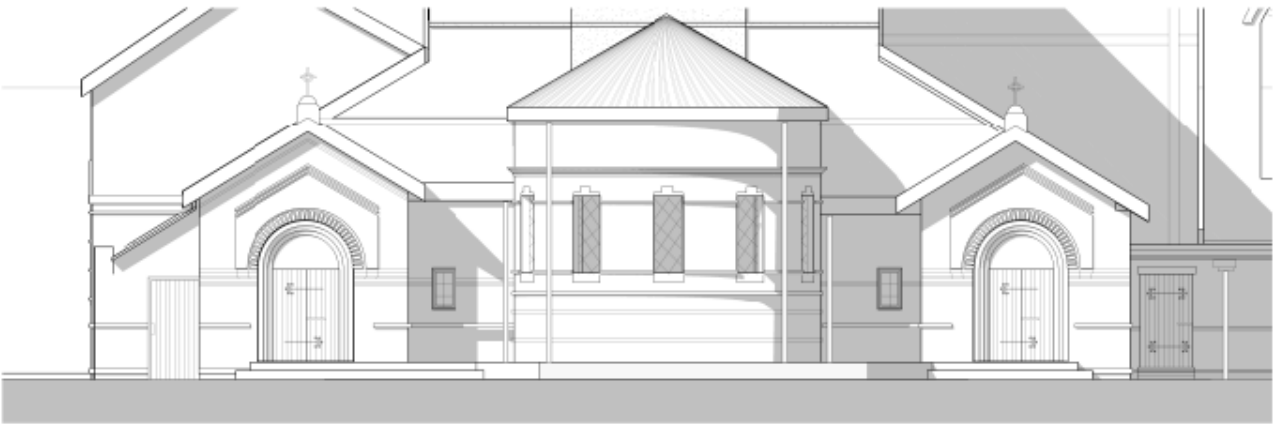
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Boatyard Flood Mitigation

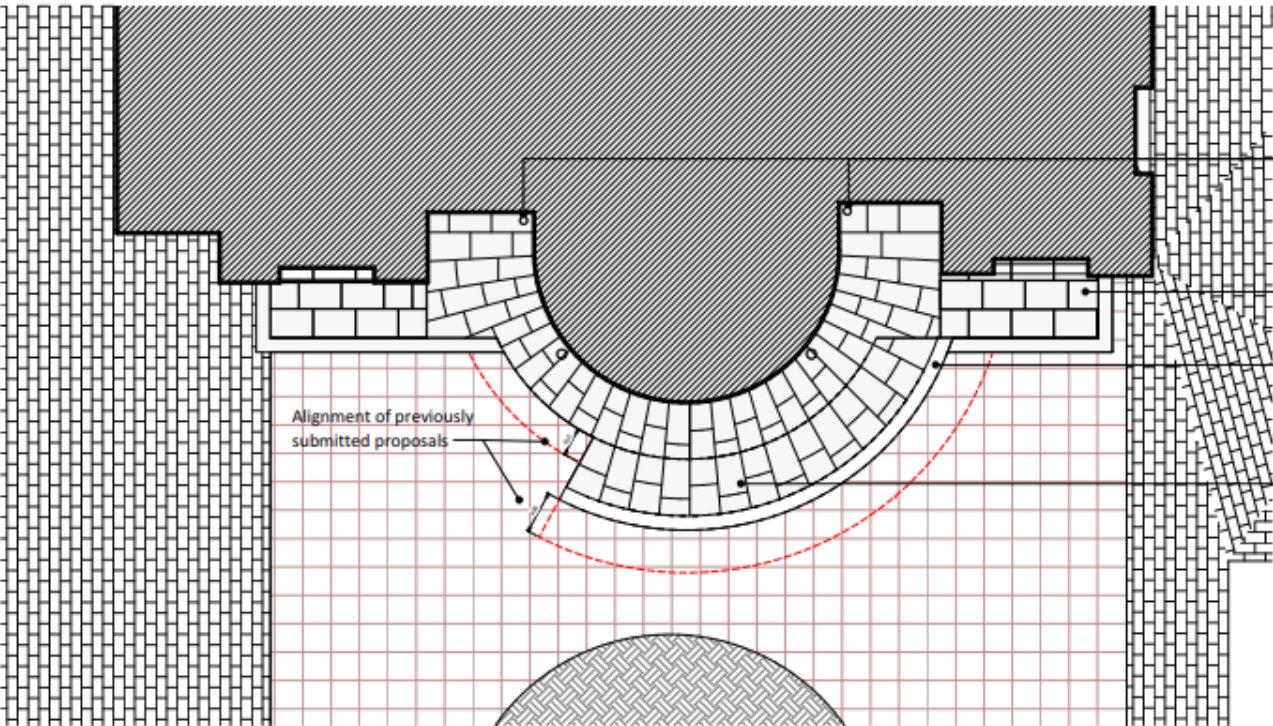
SUITABLE STATUS		SCALE
S1 : SUITABLE FOR CO-ORDINATION		1 : 200 @ A3
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASS NUMBER		REVISION
150905-STL-01.30		P47

Detailed plan and elevation of the ramp to St Barnabas Church



01_Proposed Heritage Lower Elevation
1:50

Responsibility is not accepted for errors made by others in reading from this drawing.
All construction information should be taken from signed dimensions only.



Existing downpipes adjusted to fit with new extended gully

Yorkstone paving at random sizes up to 600mm x 900mm

Reclaimed stone rubble and brick used to form wall surrounding new steps and sloped path

1:21 incline path

Alignment of previously submitted proposals

01_Lower01_Ground Floor Plan
1:50



PL P41 05/11/2020 Updated church access - revised hard landscaping
PL P41 14/04/2021 Heritage Strategy/Church Access
C:\projects\150905-STL-X-ZZ-DR-A-XI-CH_02.22
REV. A. 04/11/2021
REVISIONS
REVISED BY: MS
CHECKED BY: DA
DRAWN BY: DA
DATE: 04/11/2021

CONTRACTOR
STRIDE TREGLOWN
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PROJECT
Jericho Canalside, Oxford
33A Canal St, Oxford OX2 6BQ

DRAWING TITLE
Proposed Plan and Lower Elevation

SUITABILITY STATUS S2 : SUITABLE FOR INFORMATION	SCALE 1:50 @ A1
PROJECT : 150905-STL-X-ZZ-DR-A-XI-CH_02.22	REVISION P41

Proposed Landscape Plan

32



Responsibility is not accepted for errors made by others in using from this drawing.
All construction information should be taken from figured dimensions only.

0 5 10 15 20 25m

0 5 10 15 20 25m

NORTH

LANDSCAPE PROPOSALS LEGEND - Surface Materials:

- Marshall's Yorkstone Paving
- Marshall's Yorkstone Setts
- Resin Bound Gravel
- Piazza Inlay Artwork
- Concrete
- Tarmac
- Grass

Trees - Existing

Protective measures to be undertaken as described in the AR

Trees - Proposed
Common name: Dutch Field Maple
Scientific name: Acer Campestre 'Fluyt'

Trees - Proposed
Common name: Resistant Elm
Scientific name: Ulmus 'New Horizon'

Proposed new planting to be within suitably designed tree pits in hard landscaped areas. Full details to be provided as part of condition release.

PL 15/12/22 Undersized key/limited, possible space added & total 42 community cycle space updated

PL 25/12/22 150 Canal Street updated from application

PL 30/09/23 Existing trees on Canal St shown

PL 25/12/23 Proposed tree species updated

PL 30/09/23 Replaced built walls updated. Chain and busy banner added following comments

PL 25/12/23 General design amendments following comments. Division of bridge and winding hole

PL 18/12/22 Updated Landscape Proposals

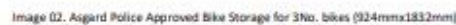
PL 09/12/23 PLANNING APPLICATION

STATUS	REV	DATE	DESCRIPTION	REVIEWED BY
CLIENT				OG
DESIGNED BY				DA
ORIGINATOR				1:50000

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DRAWING TITLE
External Works Plan - Landscape Proposals



150905-STL-ALL-00-DR-A-XX-01.31	PS
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Oxford City Planning Committee Presentation

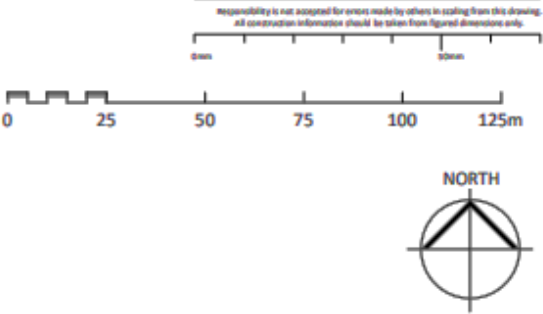
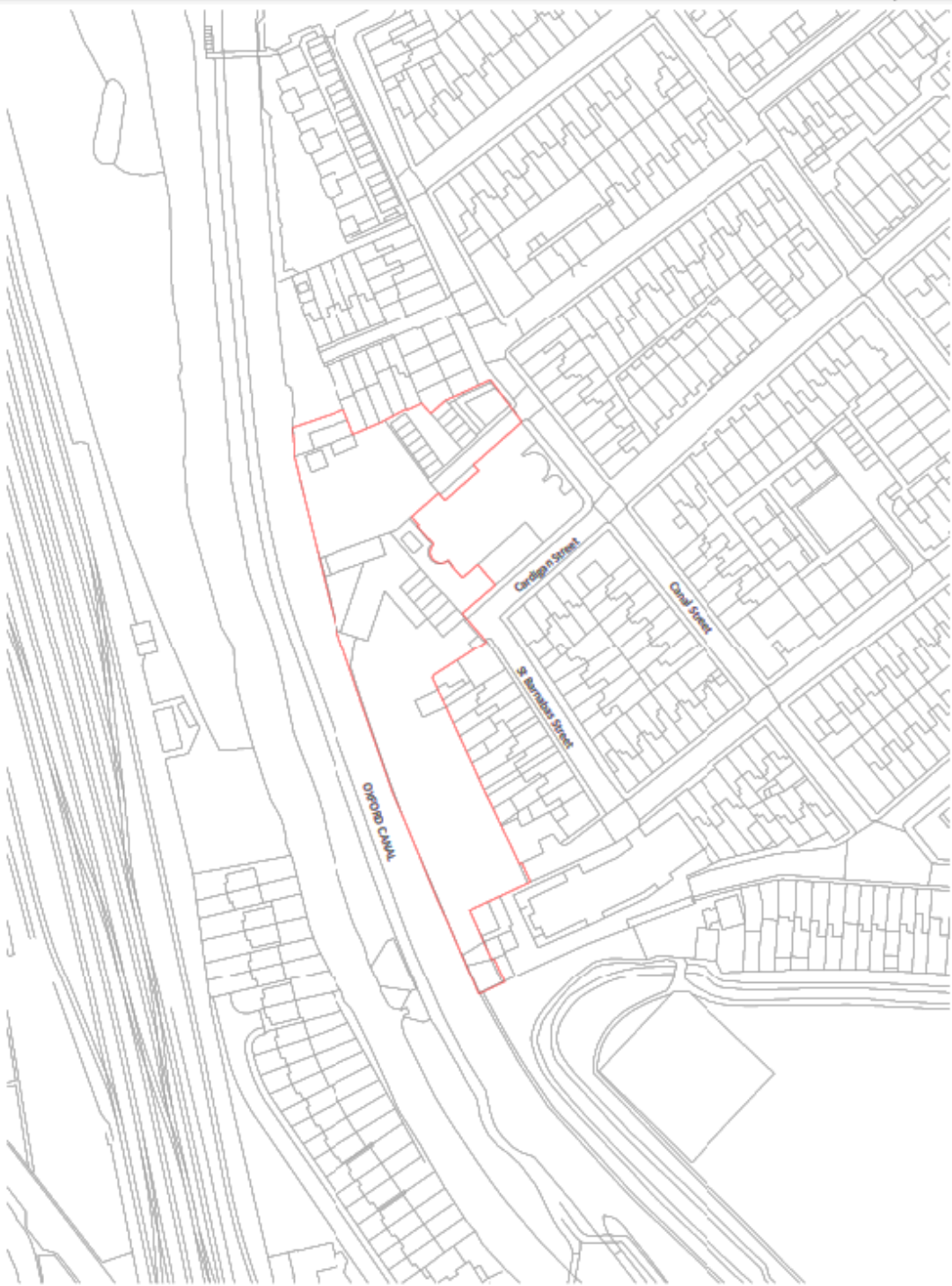
Reference: 20/01277/FUL

**Site Address: Land at Jericho
Canalside, Jericho**

Site Photos



Site Plan



PL	PL	20/10/21	33A Canal Street outlined from application
PL	PL	09/05/20	PLANNING APPLICATION
STATUS	REV	DATE	DESCRIPTION
CURRENT			
The Jericho Wharf Regeneration			REVIEWED BY: RS
Company Ltd & Cornerstone Land Ltd			CHECKED BY: JLo
			COORDINATION NO: 150905

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33A Canal St, Oxford OX2 6BQ

DRAWING TITLE
Site Location Plan

SUITABILITY (STATUS) S1 : SUITABLE FOR CO-ORDINATION		SCALE 1 : 1250 @ A3
PROJECT ORIGINATOR JOB# LEVEL TYPE WDA CLASS NUMBER 150905-STL-ALL-ZZ-DR-A-ZZ-00.01		REVISION PS4

Site Location Plan
1 : 1250



View of the site from the Canal towpath at the southern end



View of the site from the Canal towpath at the southern end



View of the site from the Canal towpath - middle of the site



View of the site from the Canal towpath looking towards the northern end



View of the site from the Canal towpath at the northern end (surrently used by College Cruisers)



View of the site from the Canal towpath towards the southern end



View of the site City Council owned garages on the site



View of the site from the Canal Street



View of the site from Great Clarendon Street



View of the site from St Barnabas St



View of the exiting entrance site from St Barnabas St



View from within the site at the southern end



View from within the site at the southern end, looking south



View from within the southern end showing adjacent properties on St Barnabas St and Great Clarendon St



View from within the southern end of the site showing adjacent properties on St Barnabas St



View from within the site showing the existing buildings in the middle of the site



View from within the site showing the existing buildings in the middle of the site
And existing view of the west elevation of the listed church



View from within the site showing the Vicarage



View from within the northern end of the site looking southwards showing the existing parking



View from within the northern end of the site



View from within the northern end of the site looking northwards and existing buildings/
Structures used by College Cruisers



View from within the northern end of the site looking at adjacent No.9 Combe Road and existing buildings/Structures used by College Cruisers

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