Oxford City Planning Committee Presentation

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OXFORD CITY COUNCIL

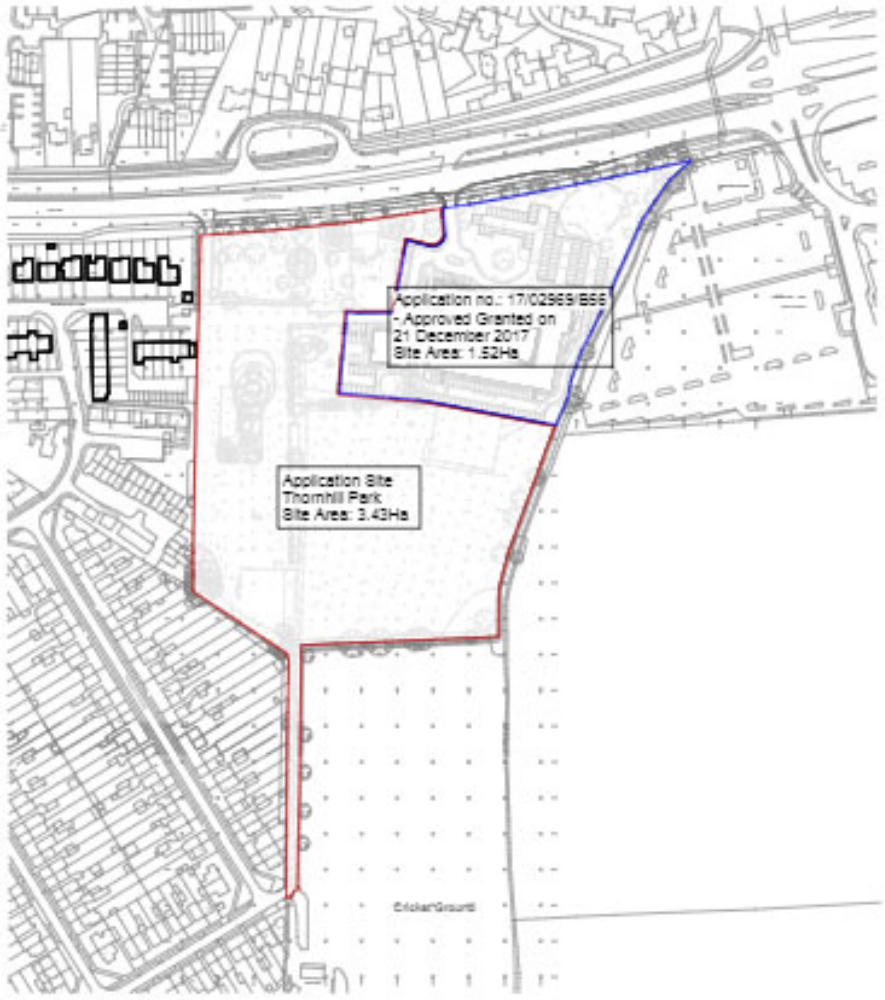
21/01695/FUL

Thornhill Park

13th December 2022

Agenda Item 3

Site Location Plan



Application Boundary Plan
1:1250

Site Ownership Key

Application no.: 17/02969/BSS - Approved Granted on 21 December 2017
Change of use of Nielsen House and annex from office to residential
application boundary
Site area: 1.52Ha
Source: Boundary information provided by applicant

Application Site Boundary
Site Name: Thornhill Park
Site area: 3.43Ha
Source: Boundary information provided by applicant

Shaviram Group

jtp

Thornhill Park, Oxford

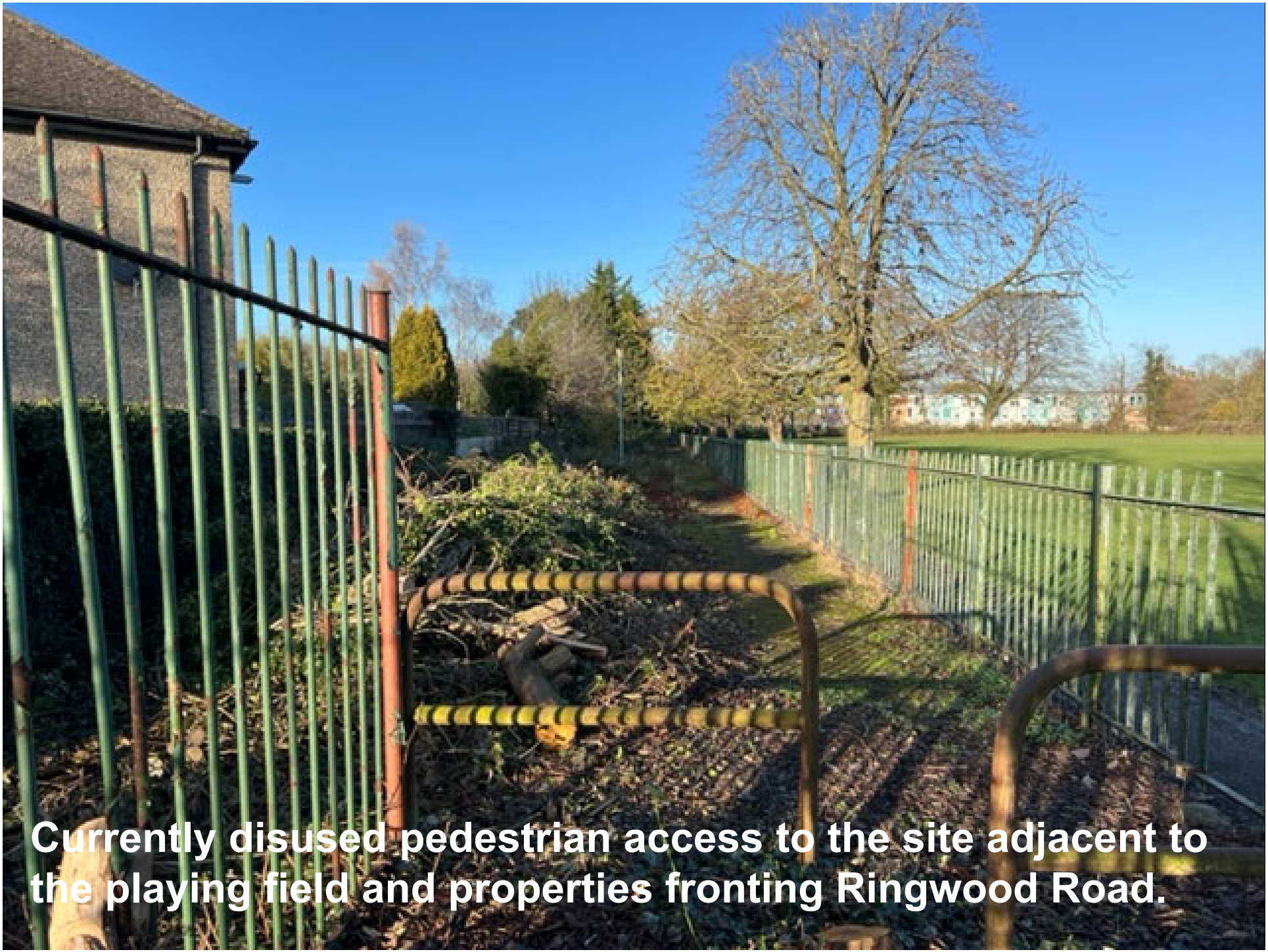
Application Boundary Plan

Existing vehicular access to Thornhill Court, off London Road A40 dual carriageway.

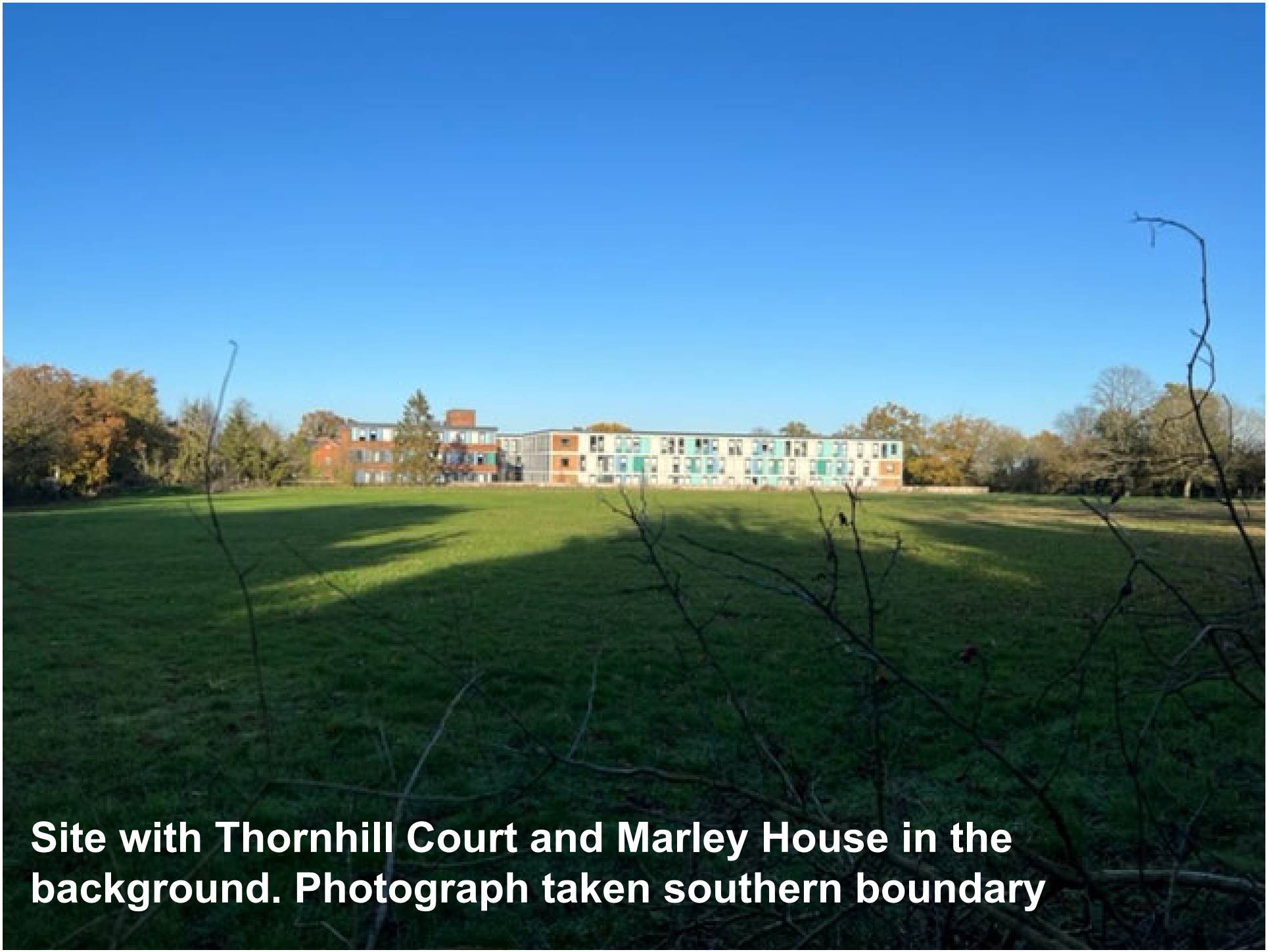
Cycle and pedestrian access to Thornhill Park & Ride with the Parish Council footpath and application site beyond

Disused access road to be opened up to pedestrians with adjacent properties fronting Downside End.

Pedestrian and cyclist link to site from Downside End



Currently disused pedestrian access to the site adjacent to the playing field and properties fronting Ringwood Road.



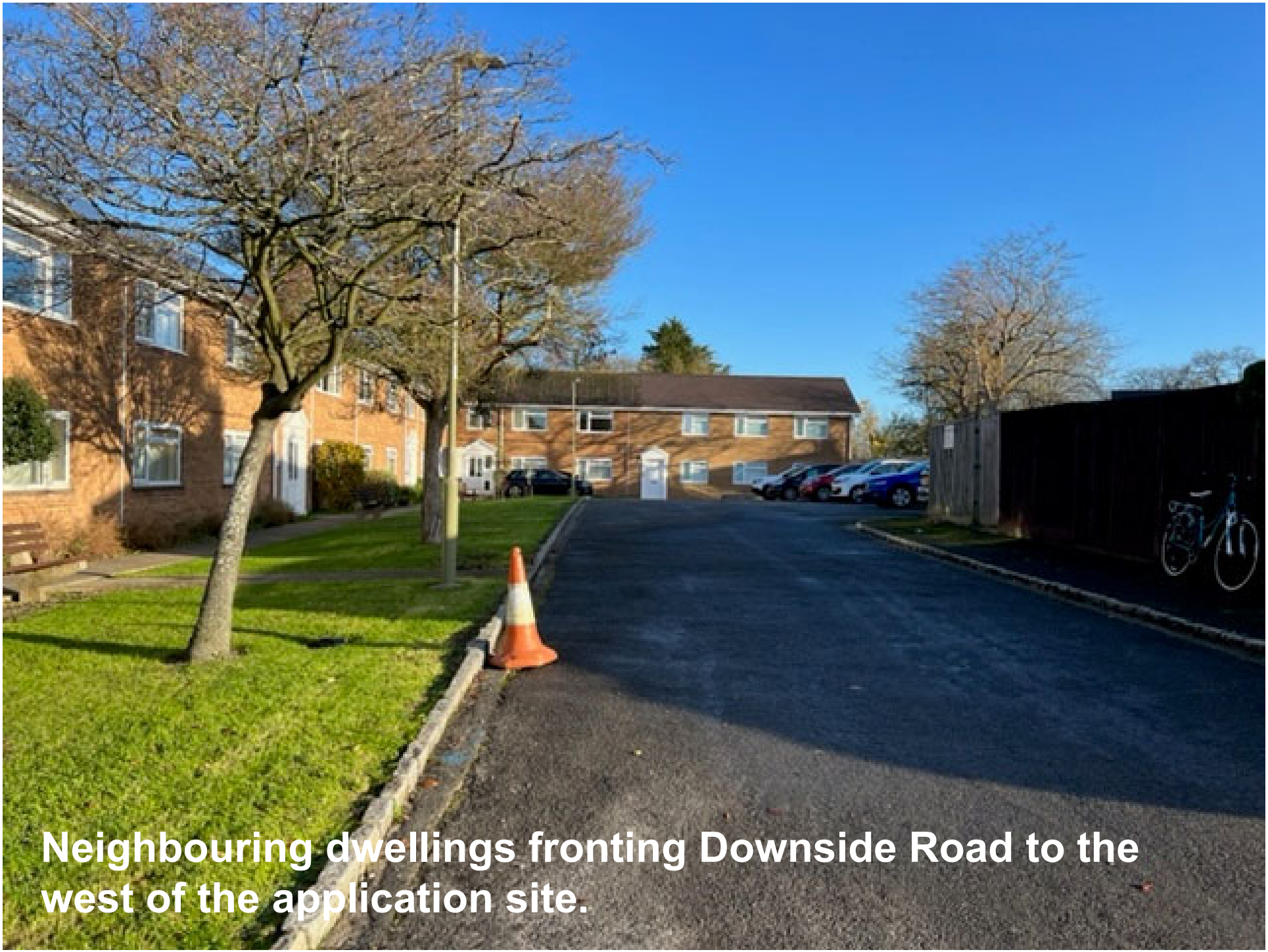
Site with Thornhill Court and Marley House in the background. Photograph taken southern boundary

The Lodge to be partially demolished and extended.

Southern site boundary

Playing field to the south of the application site with Shotover in the distance

Neighbouring dwellings fronting Downside End and Downside Road



Neighbouring dwellings fronting Downside Road to the west of the application site.

Neighbouring dwellings fronting Pond Close to the west of the application site

Neighbouring dwellings fronting Ringwood Road to the west of the application site

LONDON ROAD
Access to be retained and provide a secondary point of emergency access. Possible shared footway/ cycleway to be created.
Vehicle access is closed. Footway / cycleway are still to be retained.
SITE ACCESS
Innovation Centre
Hotel
Block A
Terrace 01
Terrace 02
Terrace 03
Block E
Block G
Block H
Block F
Block I
Block D
Refer to dwg. no. SMD.20.011.DR.001 for external works information.
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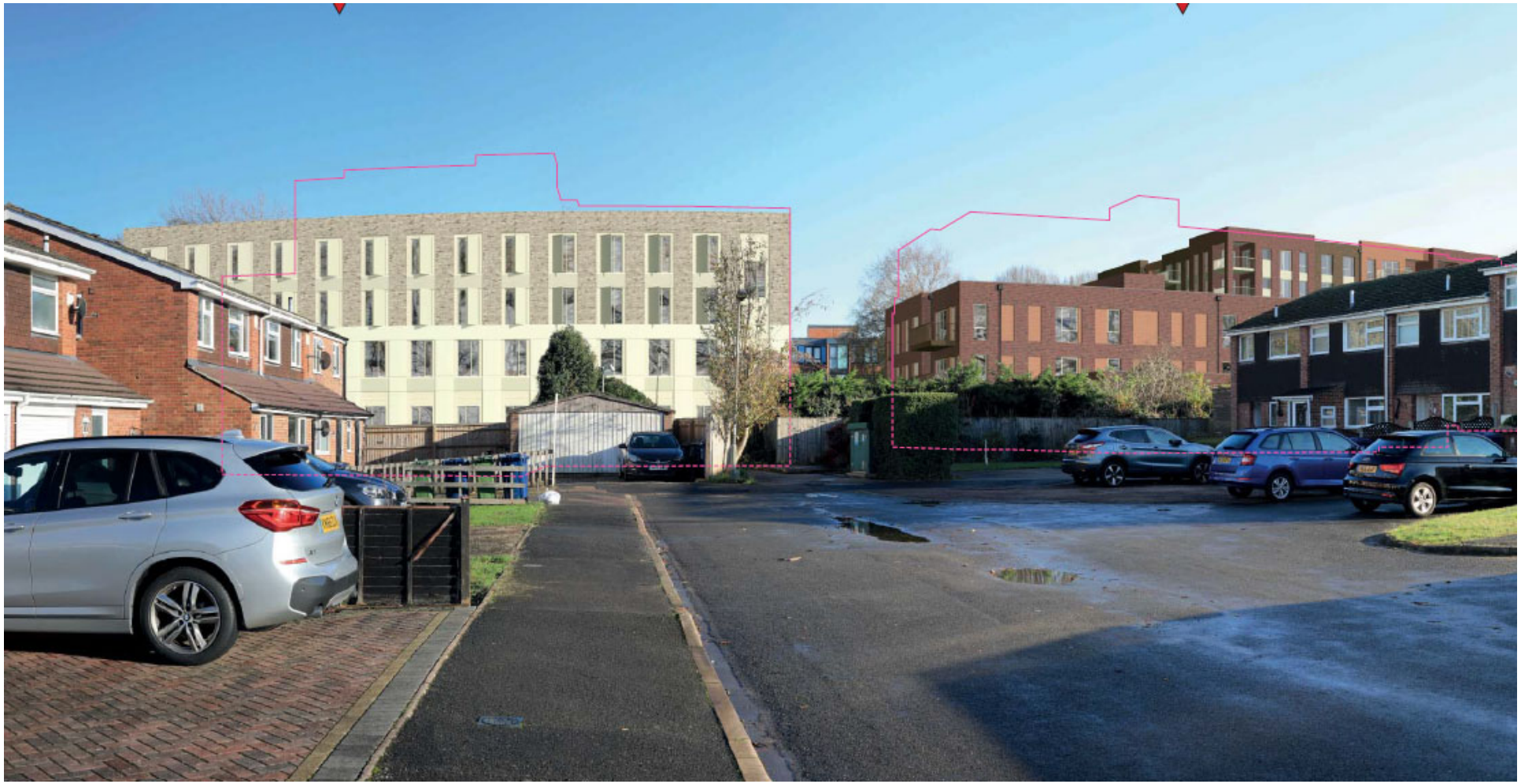
Masterplan
Proposed Ground Floor Plan

Winter view of the wider site from the playing field.
Red line denotes height of originally submitted scheme.

Summer view of the wider site from the playing field.
Red line denotes height of originally submitted scheme.

Winter view of the Hotel and Block A from Downside End. Red line denotes height of originally submitted scheme.



Summer view of the Hotel and Block A from Downside End with proposed planting. Red line denotes height of originally submitted scheme.

Hotel - Proposed Scheme

East Elevation

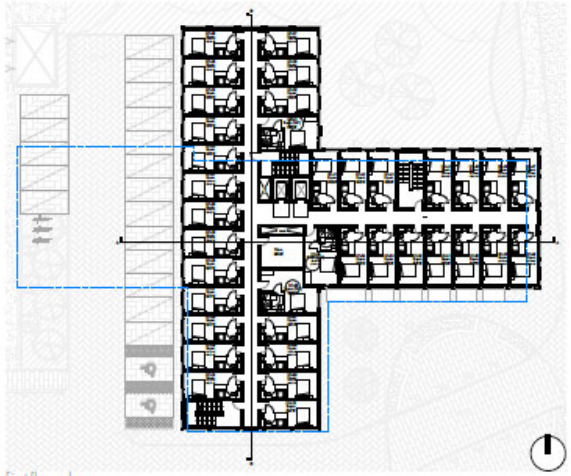
South Elevation

Hotel Proposed Scheme

133 hotel rooms - no change to the number of rooms

Response

Following extensive consultation it was agreed to step the Hotel building further away from the western boundary of the site and reduce the hotel to a maximum of 4 storeys to reduce the impact on existing neighbouring residential. The design of the elevations were considered in further detail with a comparison between the two schemes presented on the following pages. In addition, the brick tone was reviewed to provide a more subdued, lighter brick to provide a backdrop when viewed from Downside End.



First floor plan

Block A - Proposed Scheme

Block A North Elevation

Block A West Elevation

Block A Proposed Scheme

19 homes - a reduction of 8 homes

Response

Following extensive consultation it was agreed to remove a full storey from the submission scheme from part 4 and 2 storeys to part 3 and 1 storeys 3 storeys to reduce the impact on existing neighbouring residential. The height of the parapet has also been reduced in height from 1100mm to 600mm and utilise set back balustrades for edge protection.

The position of the block was 6.5m from the western boundary while the new proposal has increased this to 8.6m allowing for an additional 2.1m to the landscape buffer.

An internal window has been added to the cycle store to allow for additional natural surveillance.

The Terraces - Proposed Scheme

Terrace 1 Ground Floor Plan

The Terraces Proposed Scheme

20 homes - no change in number or mix of homes

Response

Following consultation with OCC and the neighbouring community, the terrace buildings have been moved in excess of 4m from the western boundary enabling an increase in the landscape buffer on the western edge of the site.

The buildings have been redesigned to be a more traditional apartment building in plan form with a centralised core. Ground floor terraces are provided to the west of the buildings but on the upper floors the majority of balconies are orientated to the east to avoid any overlooking to the west. The only deviation from this is within the central terrace building where the central flat on the first floor as a partially recessed balcony to the west and the set back upper floor has west facing terraces. These however have been designed to minimise impact on neighbouring properties.

The elevations of the buildings have been redesigned to reflect the change in plan form and the design of the roof has been amended to reduce the overall maximum building height by at least 2m for all three buildings.

Site Section of the Terraces

25

Block D - Proposed Scheme

Block D Ground Floor Plan

Block D First to Third Floor Plan

Block D Third Floor Plan

Block D North Elevation

Block D East Elevation

Block D Proposed Scheme

12 homes - a reduction of 4 homes

Response

Following consultation with OCC and the neighbouring community, Block D was reduced a full storey. In addition the parapet height of the building was reduced to further reduce the overall building height.

The building was moved 2.7m away from the site boundary to decrease impact on neighbouring residential.

In addition the entrance has been brought forward to make it more prominent and enhance the wayfinding of the building.

In relation to the amends to the cycle store, it has not been possible to make these amendments as these would conflict with fire regulation requirements.

Proposed Site Section A-A

For Planning

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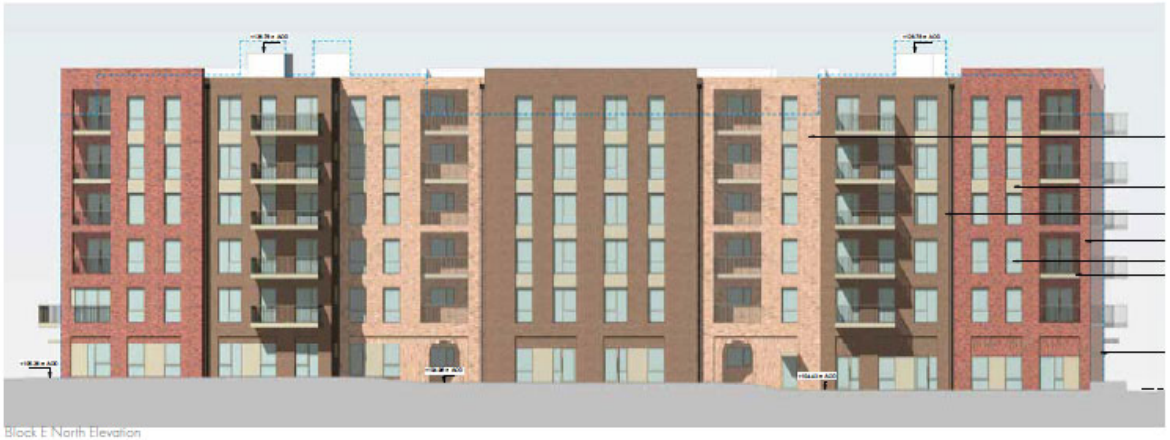
Proposed Site Section A-A

1 : 200

S501

P2

Block E - Proposed Scheme



Block E North Elevation

Block E East Elevation

Block E Proposed Scheme

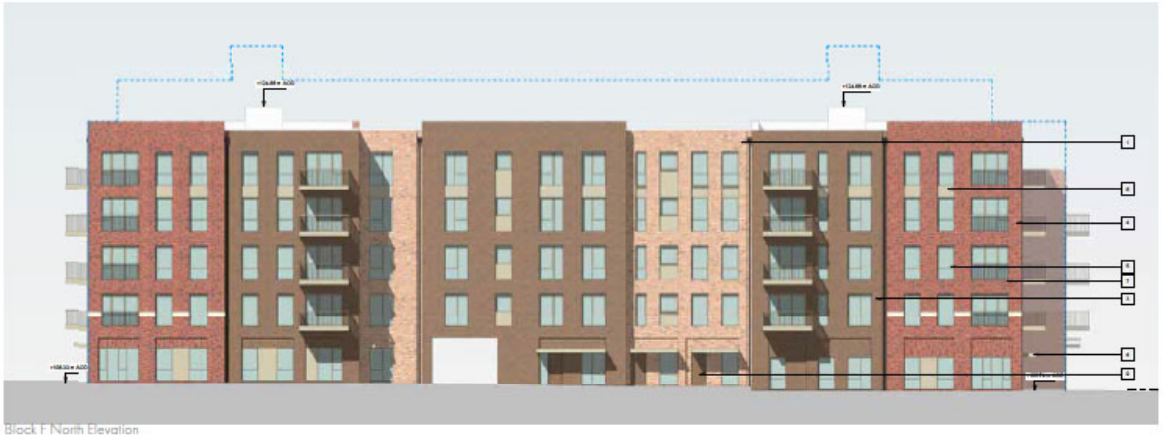
146 homes - an increase of 14 homes

Response

All the ground floor flats have direct, external access so this does not require any change.

Due to the reduction in homes elsewhere and the policy requirement to require 400 homes on the site, Block E, has increased its number of homes. Block E is at the centre of the site with no impact on existing neighbours. The fifth floor has become a full floorplate rather than a set back upper storey. This means there is no increase in maximum storey heights of the building.

Block F - Proposed Scheme



Block F North Elevation

Block F East Elevation

Block F Proposed Scheme

112 homes - a reduction of 12 homes and removal of rooftop amenity

Response

All the ground floor flats have direct, external access so this does not require any change.

The full typical floor and the rooftop shared amenity have both been removed. In addition the parapet height has been minimised where feasible while retaining the architectural intent of the building.

While the fourth floor retains the set back to the south as previously proposed on the upper floor, the northern edge has been extended to the edge of the typical floorplate. This simplifies the building form.

In addition the northern units have been redesigned to increase the number of homes per floorplate. This does increase the number of single aspect north facing units however these have been designed to ensure these homes are 1 bedroom only.

Innovation Centre - Proposed Scheme

Proposed elevation of new Innovation Centre design

Innovation Centre Proposed Scheme

2,104 m² Innovation Centre (GIA) - a reduction of 474 m²

Response

A reduction of one storey of the extension to the Innovation Centre was considered acceptable to improve the relationship between the existing and proposed elements of the building while retaining a successful building use. The new design looks at reducing the building by one storey, removing a typical floor while retaining the 'penthouse level' and bringing the scale of the building down in relation to its context.

Proposed Site Section B-B

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Proposed Site Section B-B

Proposed Site Section D-D

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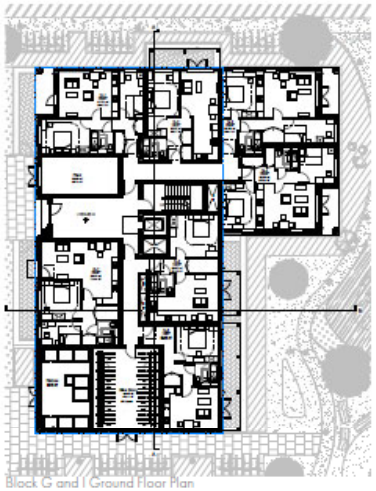
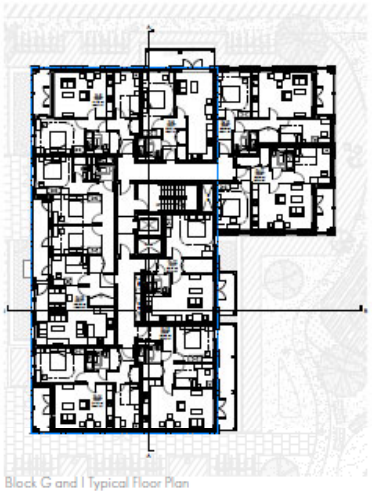
Proposed Site Section D-D

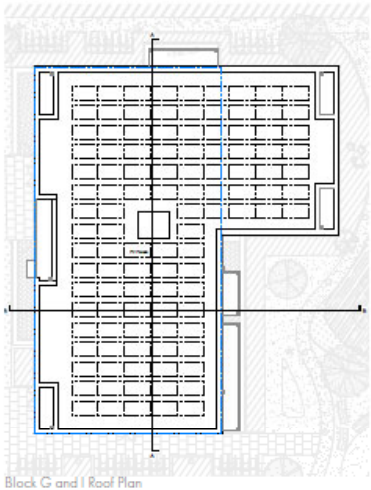
Block G - Proposed Scheme



Block G and I Ground Floor Plan



Block G and I Typical Floor Plan



Block G and I Roof Plan

Block G Proposed Scheme

31 homes - an incease of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site. In addition the floorplate has been redesigned to replace the lost units while framing the northern edge of the public amenity space.

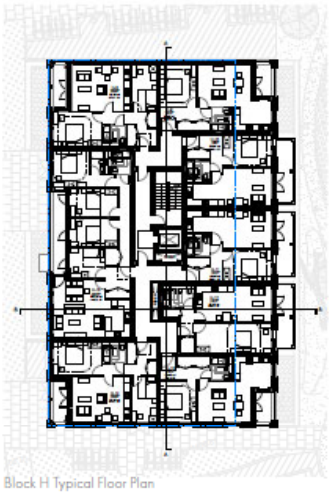
The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.

Block G and I West Elevation

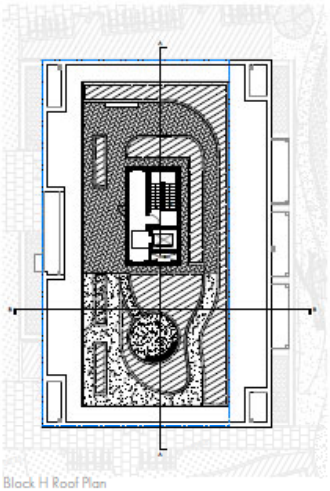
Block G and I East Elevation

Block H - Proposed Scheme

Block H Ground Floor Plan



Block H Typical Floor Plan



Block H Roof Plan

Block H Proposed Scheme

31 homes - an incease of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site. Rooftop amenity has been provided on this building to replace the shared amenity lost on Building F.

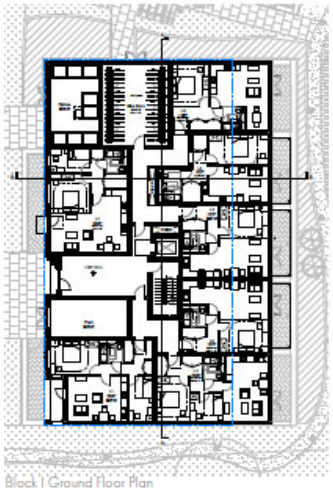
In addition the floorplate has been widened and redesigned to replace the lost units from the upper floor.

The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.

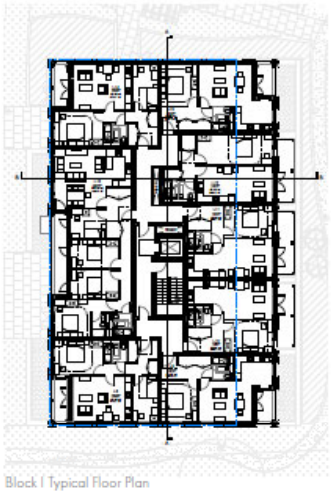
Block H West Elevation

Block H East Elevation

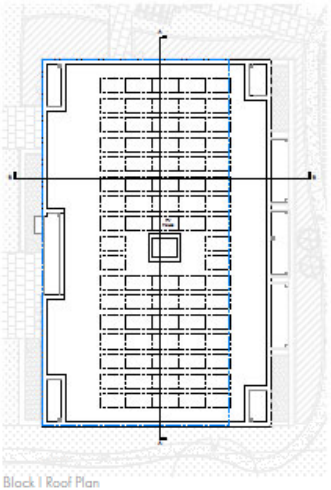
Block I - Proposed Scheme



Block I Ground Floor Plan



Block I Typical Floor Plan



Block I Roof Plan

Block I Proposed Scheme

31 homes - an incease of 2 homes

Response

One floor has been removed and the parapet height reduced to minimise the impact on the open space to the east of the site.

In addition the floorplate has been widened and redesigned to replace the lost units from the upper floor, in the same manner as for Block H.

The appearance of the balconies has been softened and reduced while retaining the architectural principles of the building. All balconies can be accessed from the living space of the apartment.

Block I West Elevation

Block I East Elevation

Proposed Site Section C-C

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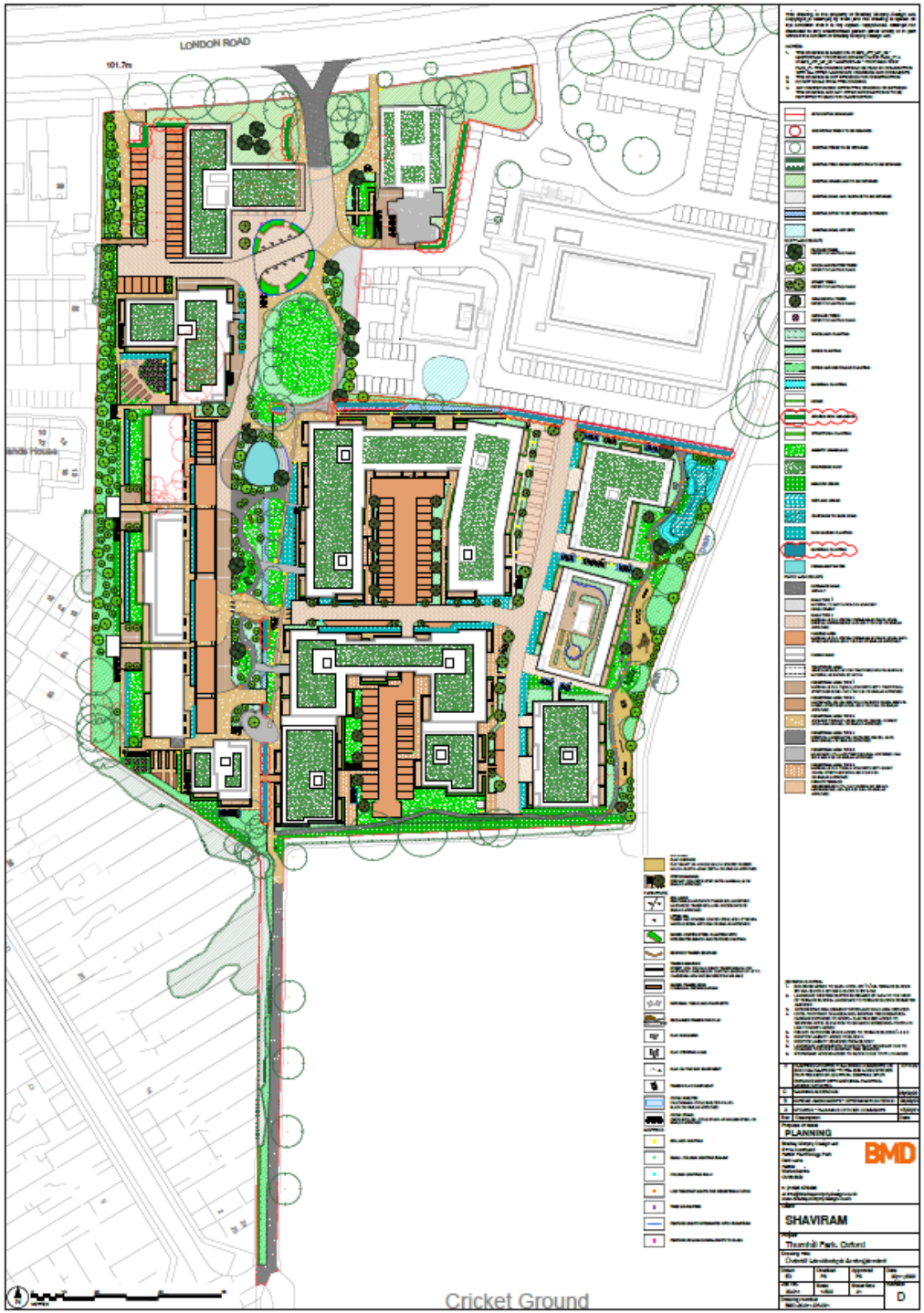
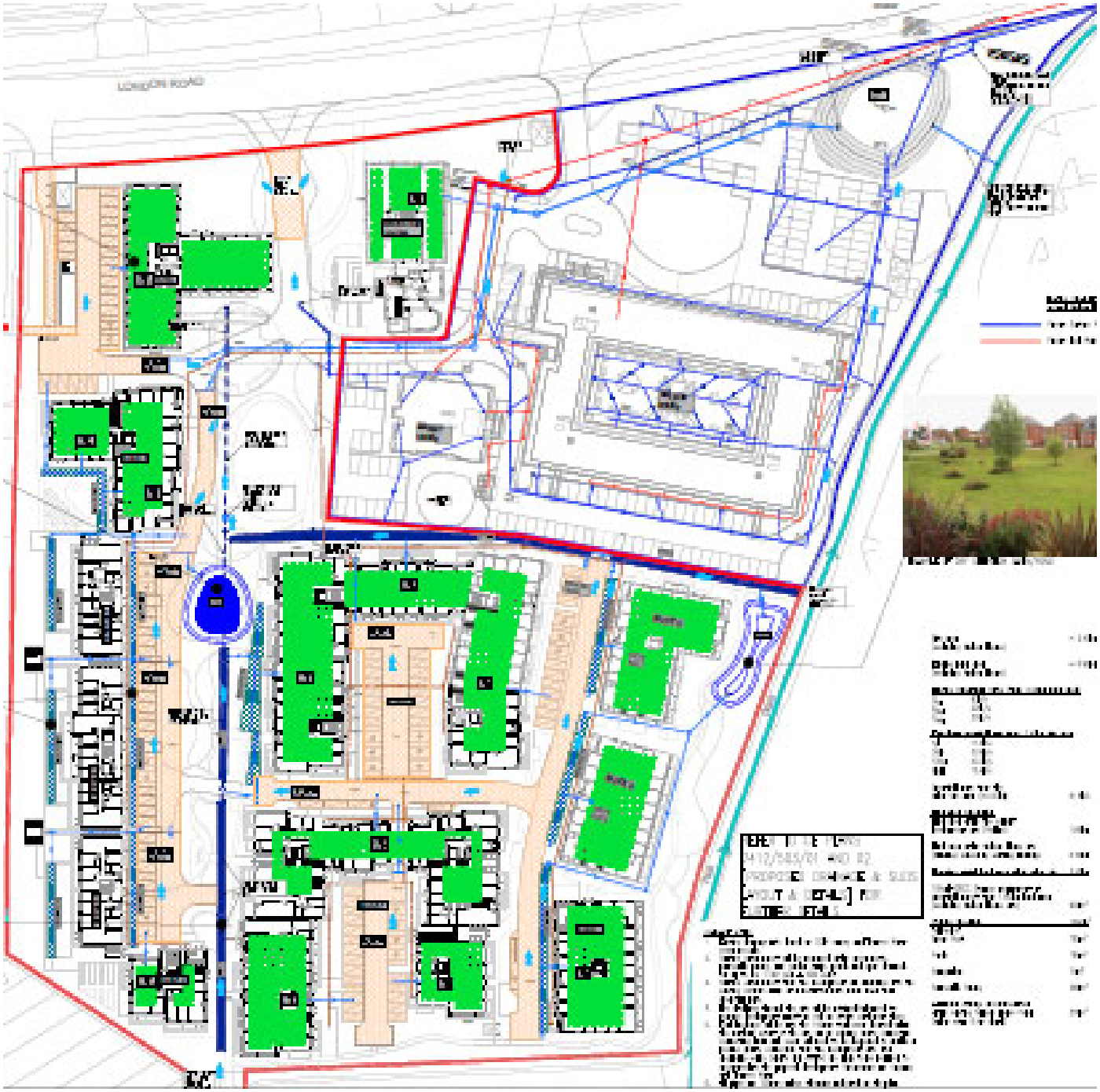
Proposed Site Section C-C

Landscape Plan



Drainage Strategy