

Oxford City Planning Committee Presentation

23/000693/FUL

**6-25 Pusey Lane and 19-21 St John's
Street**

www.oxford.gov.uk



Existing Site Plan

4



Tel 01845 841281
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Pusey Lane & 19-21 St John St.		Date:	March 2023
St. John's College		Scale:	1:2000A1
Oxford		Status:	Planning
Existing Site Plan		Drawn:	TMB
2021033 - A-PL-02 - 002		Revised:	P



View from St John's Street



View of the site from Pusey Street showing side of Lighting Store Building, St Cross College Behind it (under wrap) and side boundary wall of No.22 St John's Street



View of the site showing the Lighting Store Building and rear of St John's Street



View of the site down Pusey Lane showing existing 1970's buildings and Lighting Store Building



View of the site down Pusey Lane showing existing buildings



View of the connecting stairs and gated access



The site on the corner of Pusey Lane and Pusey Place



The site on Pusey Place



Internal circulatory corridor along the whole of the rear boundary with St John's Street properties



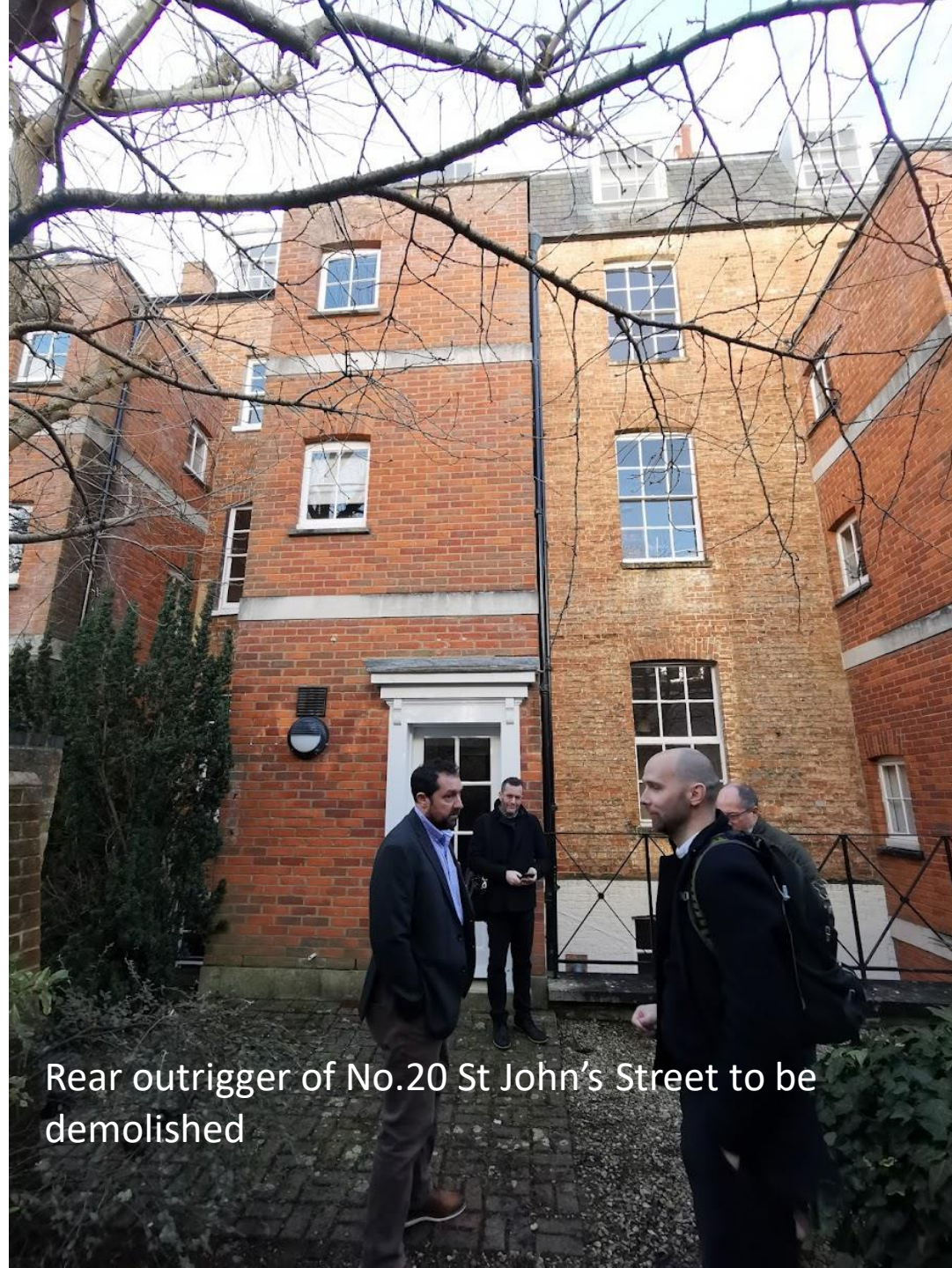
The rear boundary with St John's Street properties



View of No.5 Pusey Street and No.24 St John's Street adjoining behind



View of the rear outriggers of Nos.19 & 20 St John's Street



Rear outrigger of No.20 St John's Street to be demolished



Rear outrigger of No.21 St John's Street to be demolished



Rear garden of No.19 St John's St



Rear garden of Nos.7 to 11 St John's St



Rear garden of No.7 St John's St



View of rear of Pusey Lane buildings from of No.18 St John's Street





View from the rear garden of No.22 St John's Street to the rear elevation of Lighting Store Building

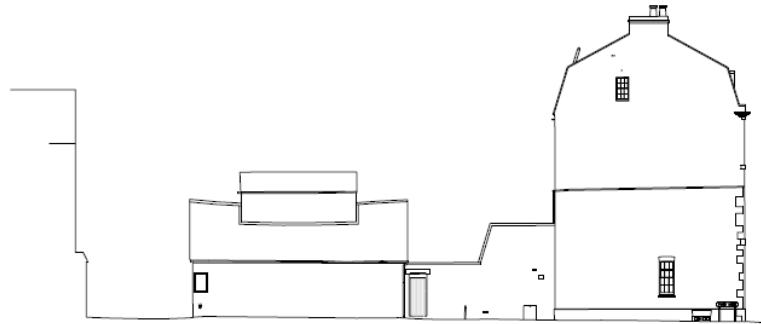


View of boundary wall of No.22 St John's Street
and rear outrigger of No.20 St John's Street

Existing front elevation of Pusey Lane and side elevations on Pusey Street and Pusey Place



Existing
Pusey Lane Elevation

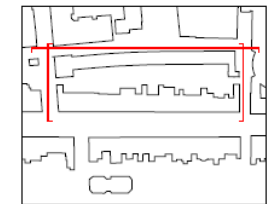


Existing
Pusey Street

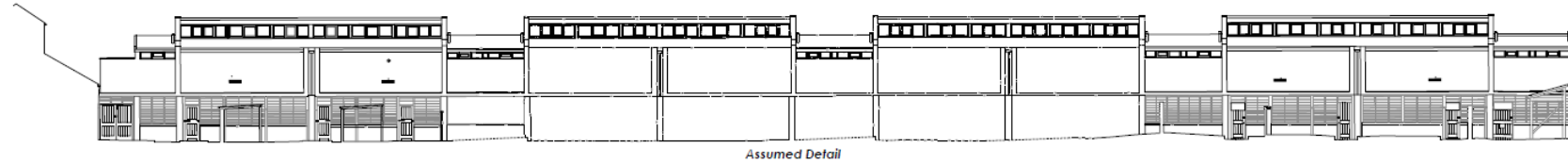


Existing
Pusey Place

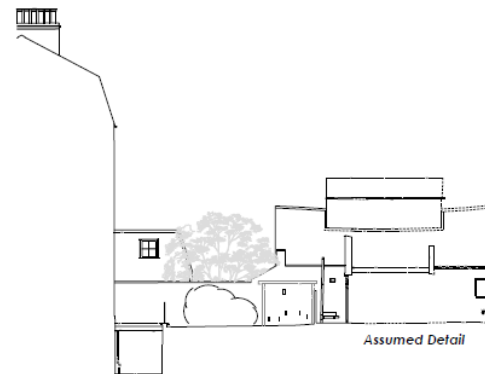
Key Plan



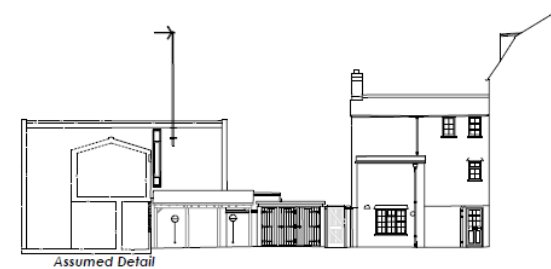
Existing rear elevation of Pusey Lane and internal rear elevations on Pusey Street and Pusey Place



Existing
Pusey Lane Elevation



Existing
Pusey Street



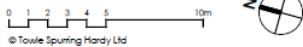
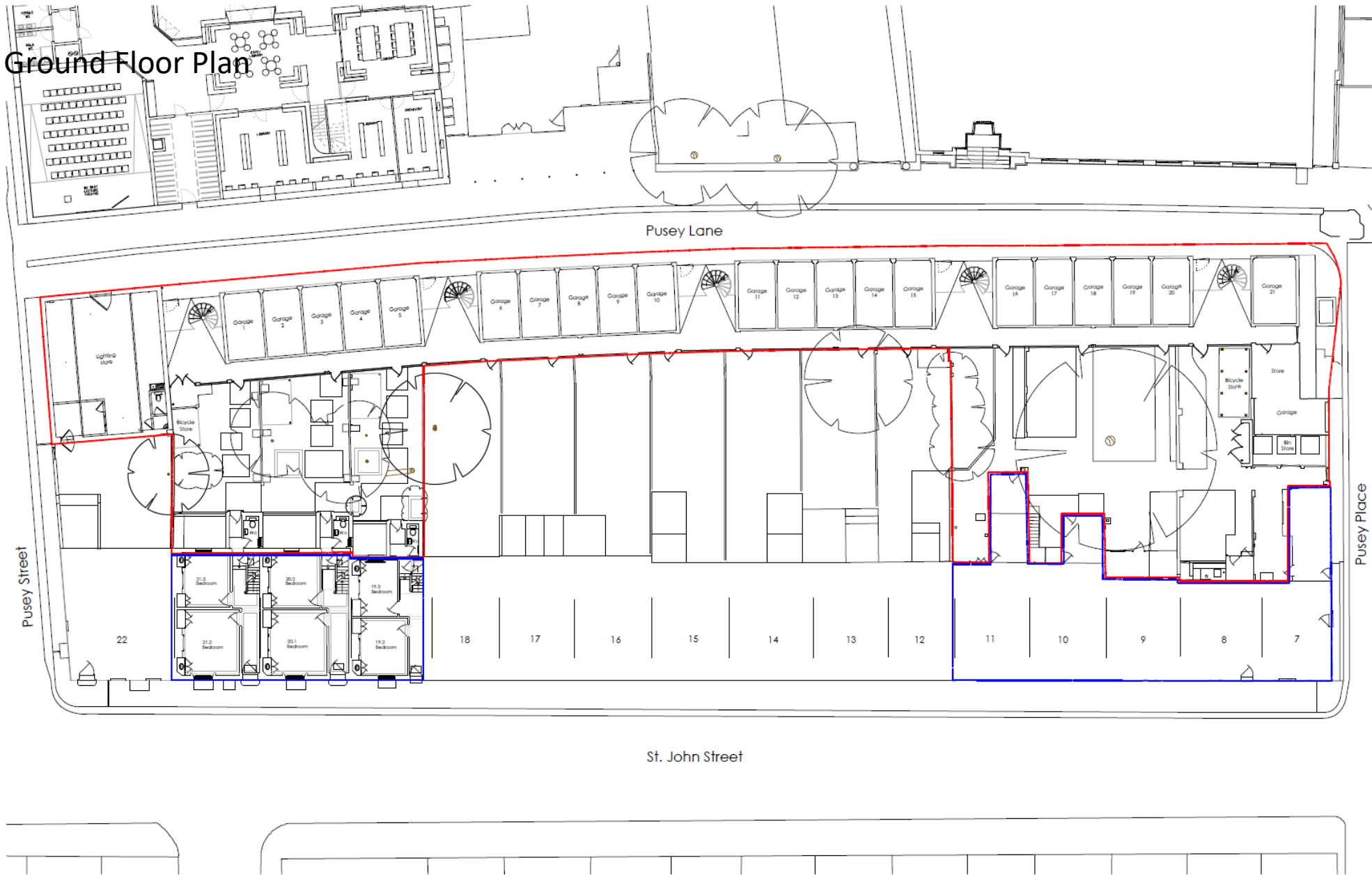
Existing
Pusey Place

Key Plan



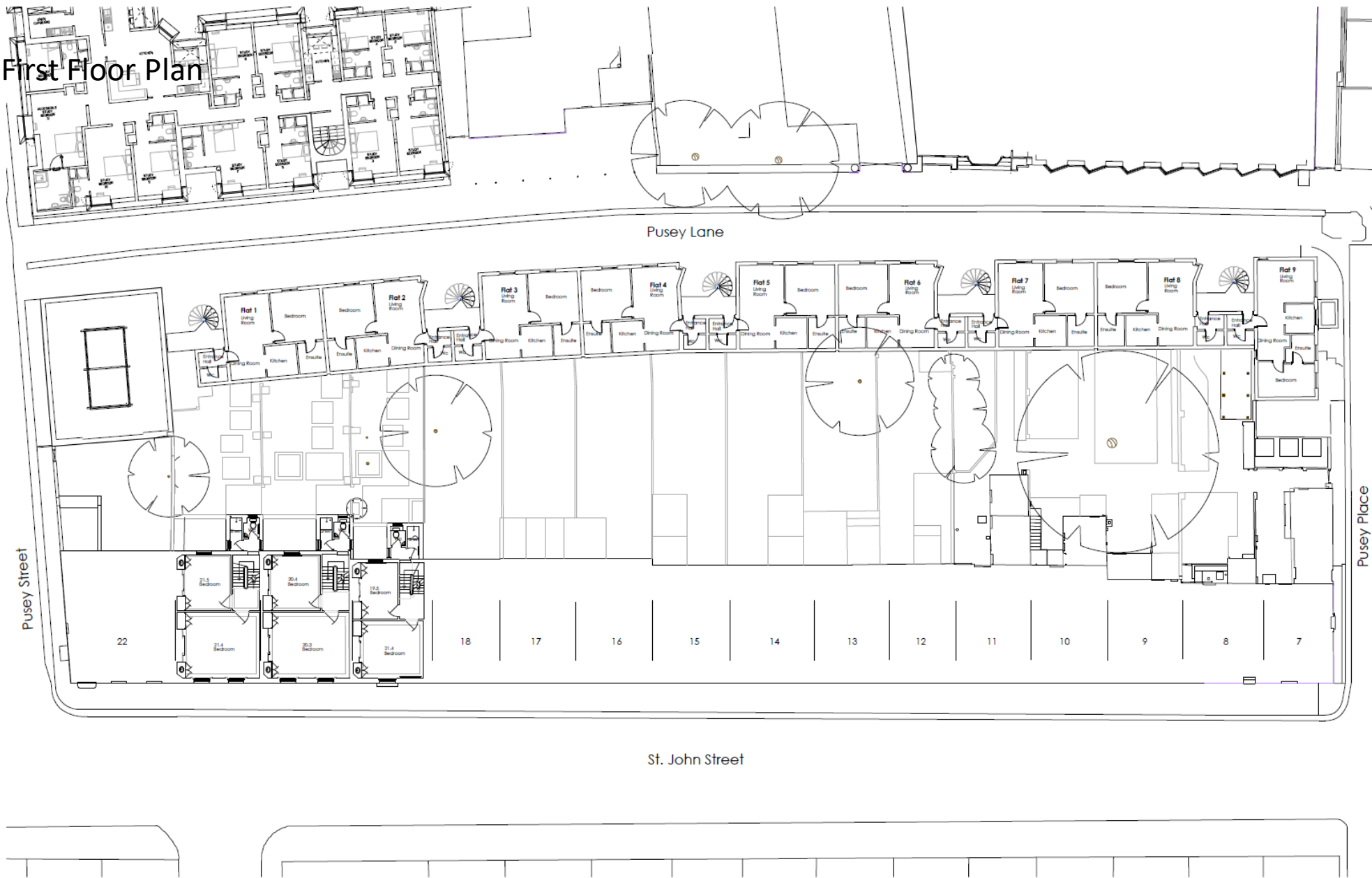
Existing Ground Floor Plan

28



Existing First Floor Plan

29



0 1 2 3 4 5 10m
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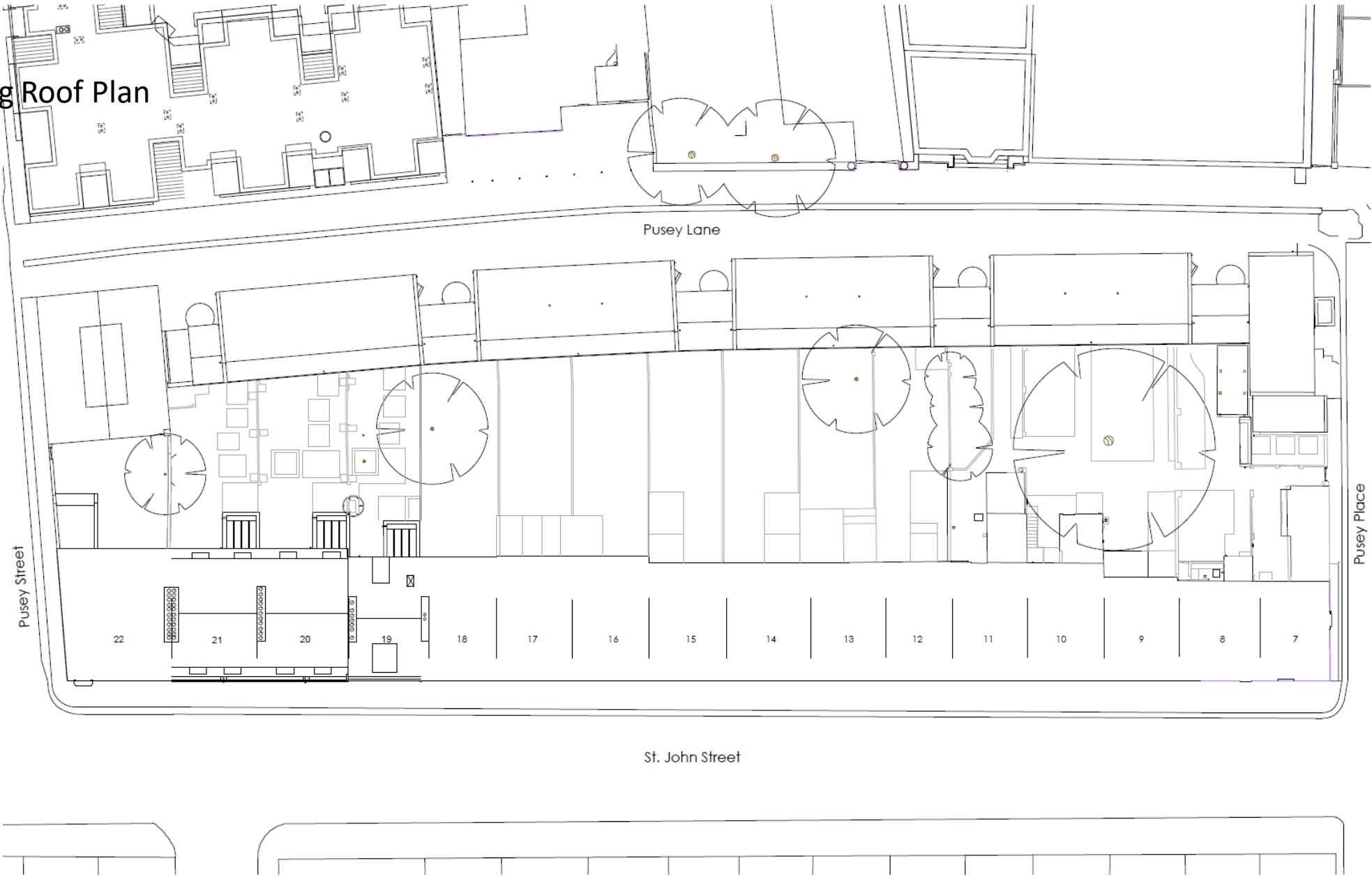


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Pusey Lane & 19-21 St John St.		Date:	March 2023
St. John's College		Scale:	1:1250A1
Oxford		Status:	Planning
Existing First Floor Plan		Drawn:	THH
2021033 - A-PL-03 - 121		Revision:	P

Existing Roof Plan

30

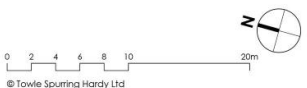


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St. John's College		Scale:	1:1250A1
Oxford		Status:	Planning
Existing Roof Plan		Drawn:	THB
2021033 - A-PL-03 - 122		Revision:	P

Proposed Site Plan

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P1	14/09/2023	Updated to align with design adjustments
P	13/03/2023	Planning Issue
Rev	Date	Description
Fussey Lane & 19-21 St John St. Date: October 2022		
St. John's College Scale: 1:200A1		
Oxford Status: Planning		
Proposed Site Plan Drawn: TM		
2021033 - A • PL-02 - 005 Revision: P1		

Proposed Elevations



Pusey Street Elevation



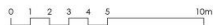
Pusey Place Elevation



Front Elevation



Rear Elevation



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Material Notes
Roof: Standing Seam Zinc roof
Walls: Red Stretchers/Glazed Blue Headers Facing Brickwork
Windows: Triple Glazed Aluminium windows
Rear Fence & Gates: Timber slot fence above low brick wall. Solid Timber gates
Rear window screens: Metal Mesh 'Artistic cobble patterned' screen on Mild Steel frame

Note
For clarity all elevations drawn square to building. Kinks in elevation identified with vertical lines as right:



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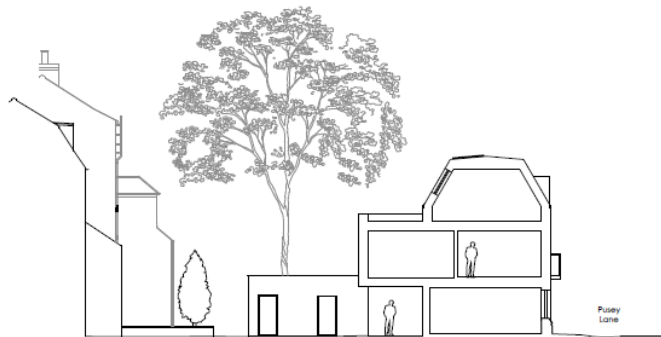
P2 04/10/2023 Elevations updated
P1 27/04/2023 Scale Bar Corrected

Rev Date Description

St. John's College	Date:	March 2023
Pusey Lane	Scale:	1:1250A1
Pusey Lane - Elevations	Status:	Planning
2021033 - A - PL - 05 - 156	Drawn:	TM
	Revision:	P2

Proposed Elevations of outbuilding in rear garden of No.7- 11 St John’s Street

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South Facing Elevation
Laundry & Water Intake room



North Facing Elevation
Laundry & Water Intake room



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- Material Notes**
- Pitched Roofs: Standing Seam Zinc roof
 - Flat Roofs: Green Sedum Roofs
 - Walls: Red Stretchers/Glazed Blue Headers Facing Brickwork
 - Windows: Red Precast concrete window surrounds & Balconies
 - Rear Fence & Gates: Triple Glazed Aluminium windows
 - Bin Store: Timber slat fence above low brick wall. Solid Timber gates
 - Rear window screens: Vertical Timber Slats
 - Vertical Timber Slats: Metal Mesh 'Artistic cobble patterned' screen on Mild Steel frame

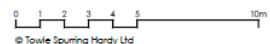
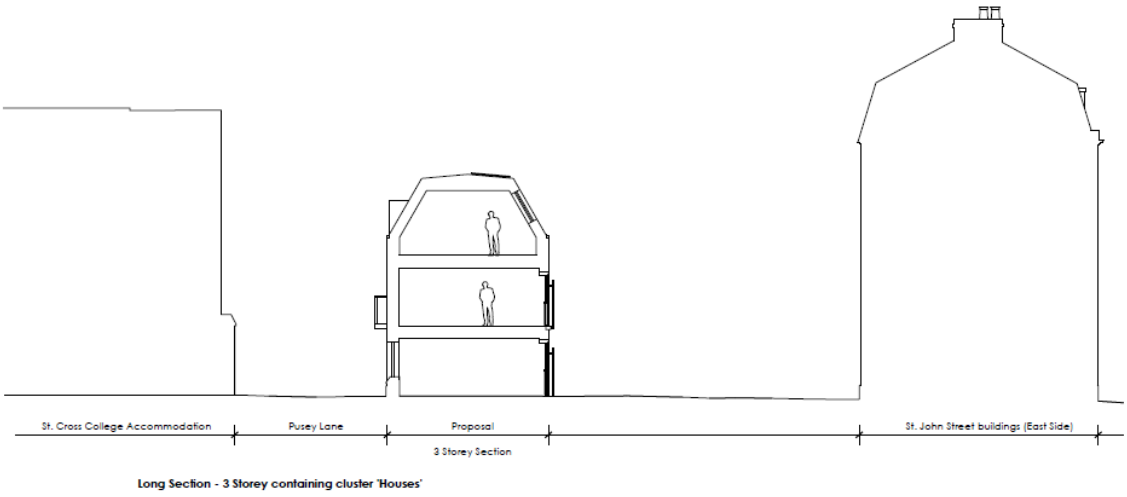
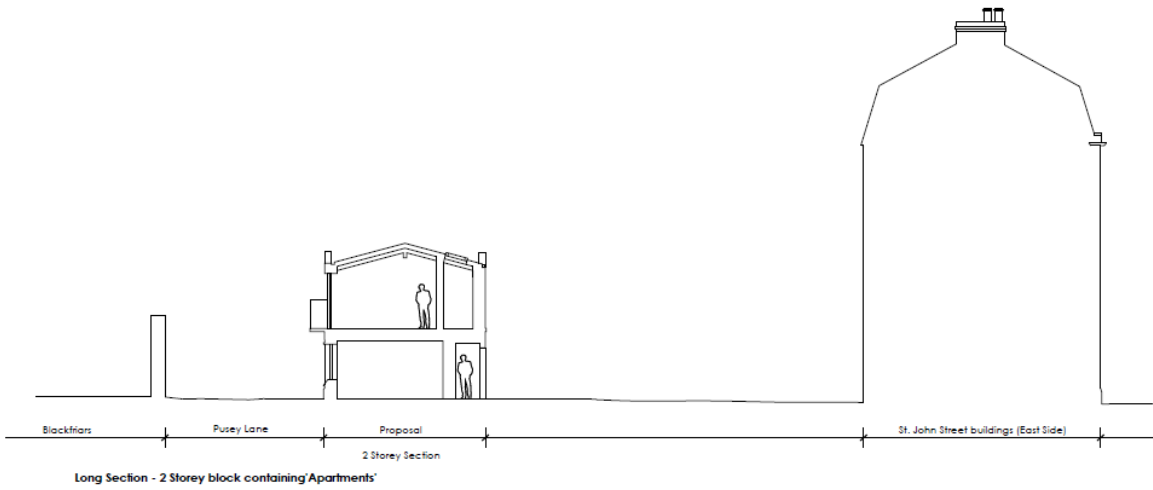
Note
For clarity all elevations drawn square to building. Kinks in elevation identified with vertical lines as right: - - - - -



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St. John's College	Date: October 2023
Pusey Lane	Scale: 1:125BA1
Pusey Lane - Elevations 2	Status: Planning
2021033 - A-PL-05 - 158	Drawn: TM
	Revised: P

Proposed Sections through Pusey Lane terrace building



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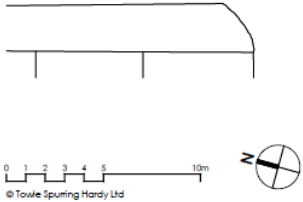
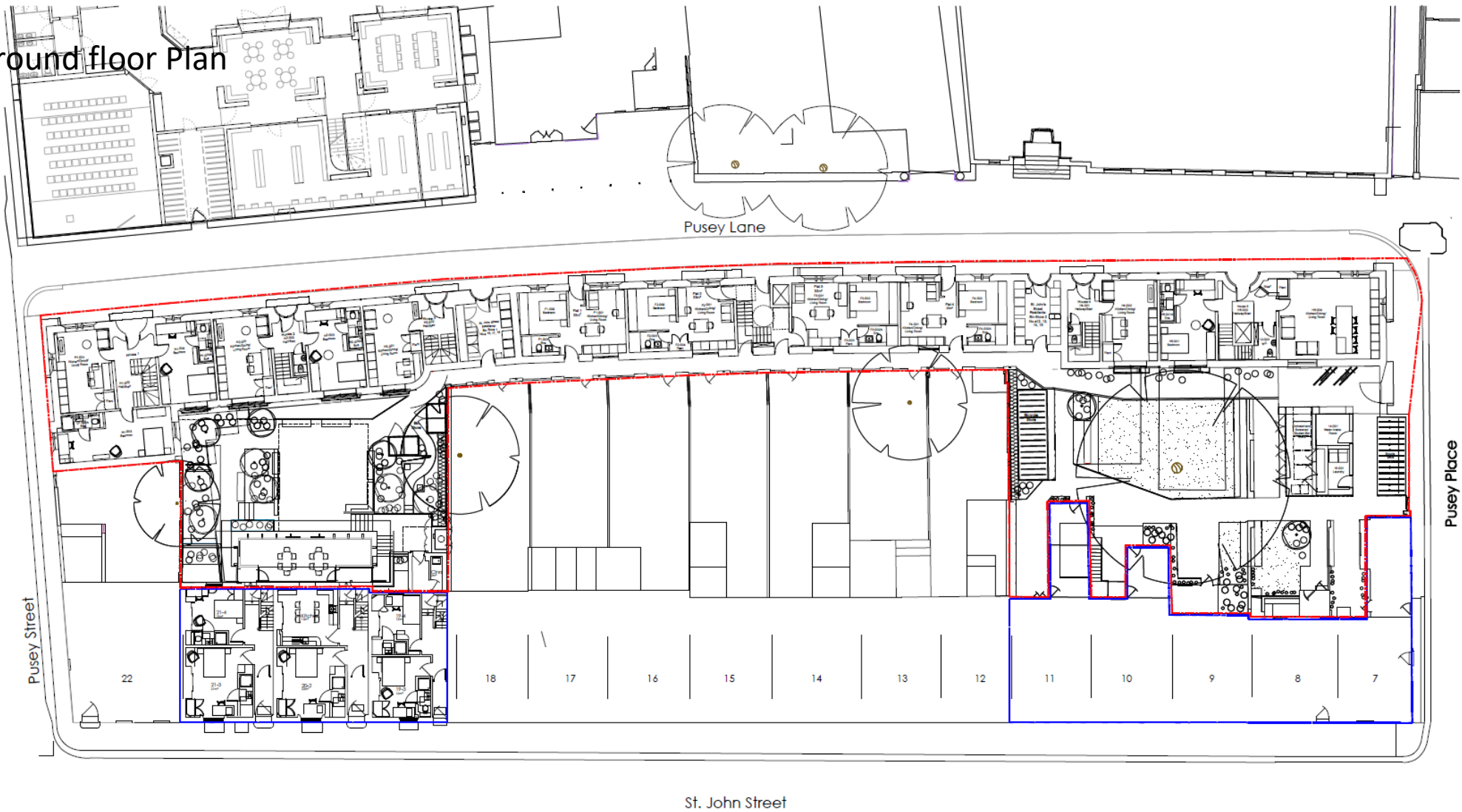


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P1 14/09/2023 Updates in line with Elevation Adjustments		
Rev	Date	Description
St. John's College		
Pusey Lane		
Pusey Lane		
Proposed Sections		
2021033 - A - P - 04 - 145		
Date:	March 2023	
Scale:	1:1000A1	
Status:	Planning	
Drawn:	TM	
Revised:	P1	

Proposed Ground floor Plan

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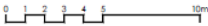
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P1	04/10/2023	Updated to align with design adjustments
F	13/03/2023	Planning Issue
Rev	Date	Description
Pusey Lane & 19-21 St John St. Date: October 2022		
St. John's College Scale: 1:125BA1		
Oxford Status: Planning		
Proposed Ground Floor Plan Drawn: TM		
2021033 • A • P1 • 03 • 125 Revision: P1		


Proposed First floor Plan

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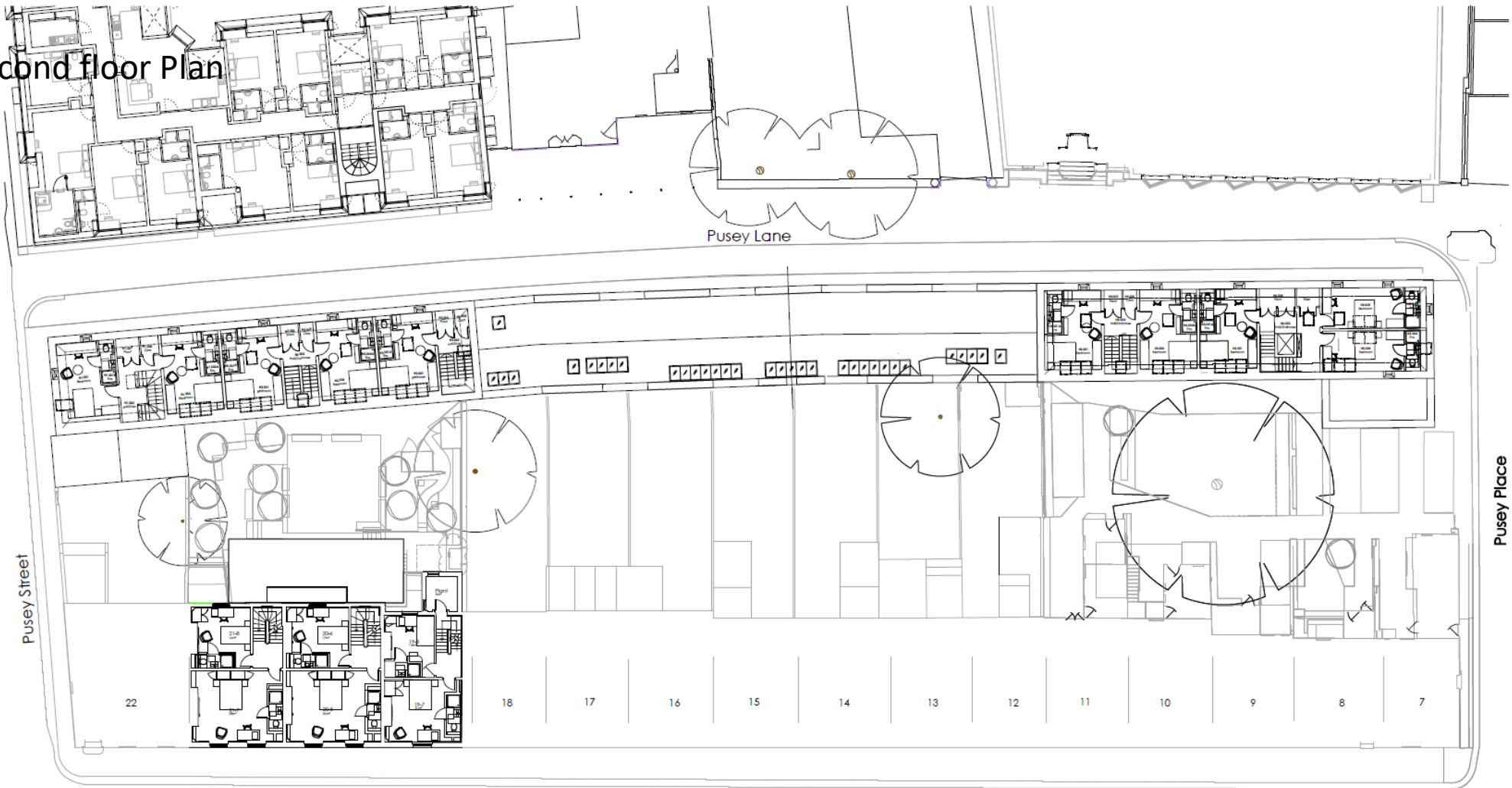
Tel 01845 841281
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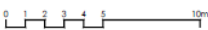
Rev	Date	Description
P1	04/10/2023	Updated to align with design
P	13/03/2023	Planning Issue

Pusey Lane & 19-21 St John St. Date: March 2023
St. John's College Scale: 1:125BA1
Oxford Status: Planning
Proposed first floor plan Drawn: TM
2021033 - A-PL-03 - 126 Revision: P1


Proposed Second floor Plan

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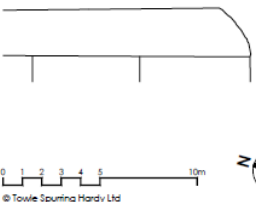
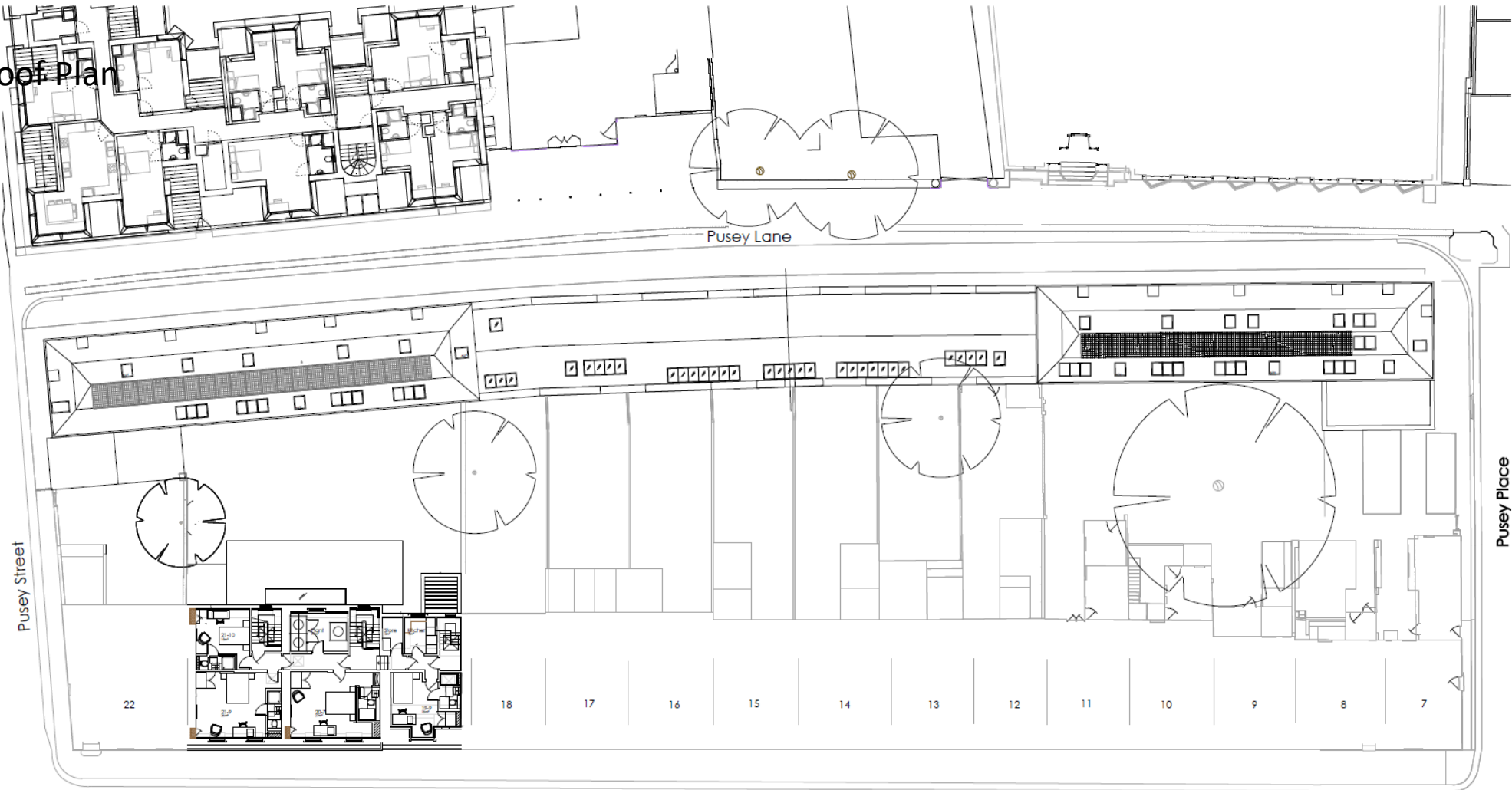
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P1	04/10/2023	Updated to align with design
P	13/03/2023	Planning Issue
Rev	Date	Description

Pusey Lane & 19-21 St John St. Date: March 2023
St. John's College Scale: 1:1250A1
Oxford Status: Planning
Proposed Second Floor Plan Drawn: TM
2021033 - A-PL-03 - 127 Revisions: P1

Proposed Roof Plan

38

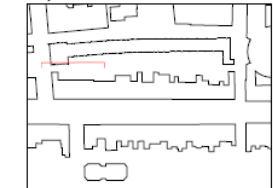


P1	04/10/2023	Updated to align with design
P	13/03/2023	Architects Planning Issue
Rev	Date	Description
Pusey Lane & 19-21 St John St. Date: March 2023		
St. John's College Scale: 1:1250A1		
Oxford Status: Planning		
Proposed Roof Plan Drawn: TM		
2021033 - A-PL-03 - 128 Revisions: P1		

Existing Rear Elevation of Nos 19-21 St John's Street



Key Plan



Existing
St John Street - Rear Elevation

0 2 4 6 8 10 20m
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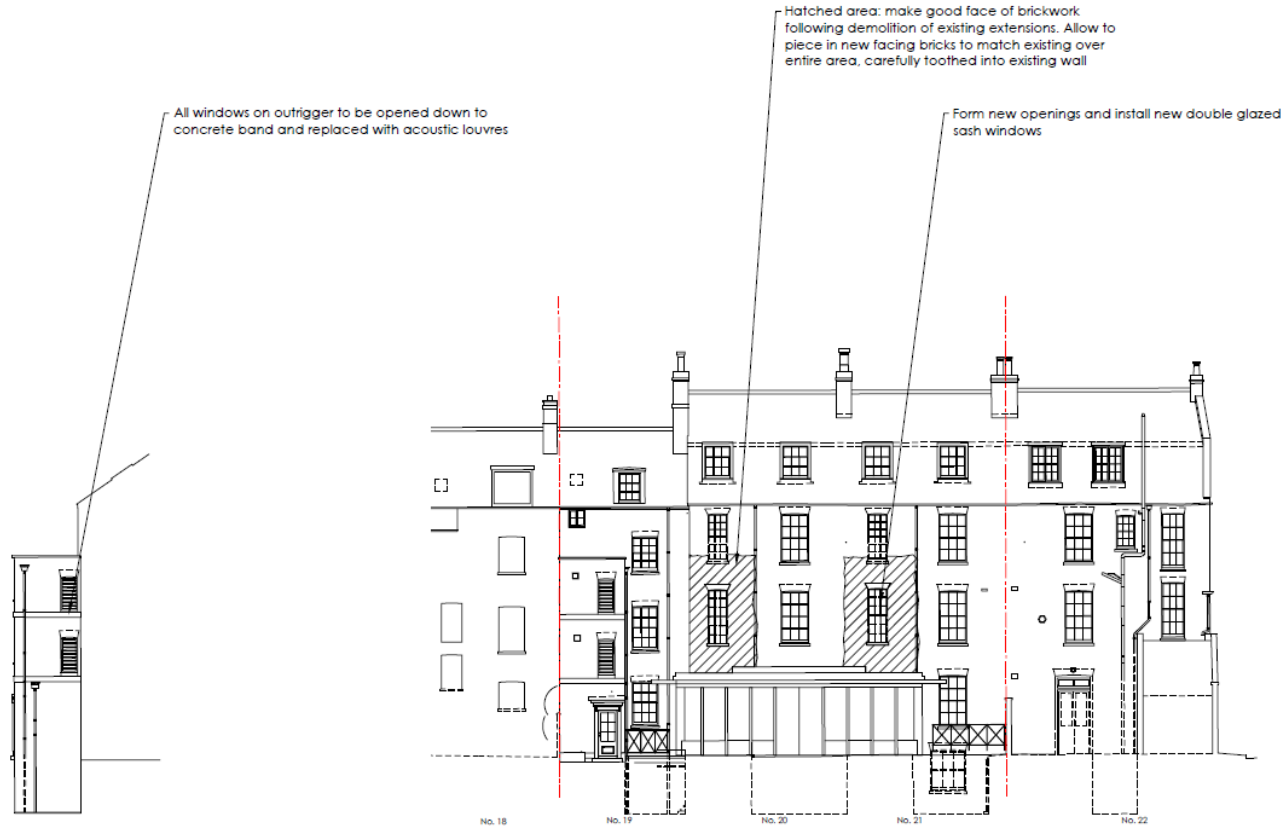


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Fusey Lane & 19-21 St John St.	Date:	March 2022
St. John's College, Oxford	Scale:	1:1000BA1
Existing St. John Street	Status:	Planning
Rear Elevation	Drawn:	TSH
2021033-A*P-05-154	Revised:	P

Proposed Rear Elevation of Nos 19-21 St John's Street

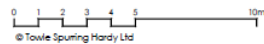
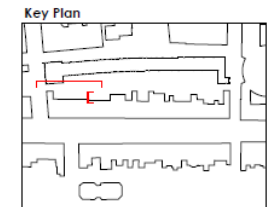
40



Proposed
19 St John Street - Outrigger

Proposed
St John Street - Rear Elevation

Showing proposed new ground floor common room extension and existing outriggers to Nos 20 & 21 demolished



Material Notes for new Single storey extension
Low plinth wall: Red stretchers and blue/glazed headers brickwork
Red precast cill
Main structure: Timber frame and timber slat soffit
Roof: Sedum roof finish

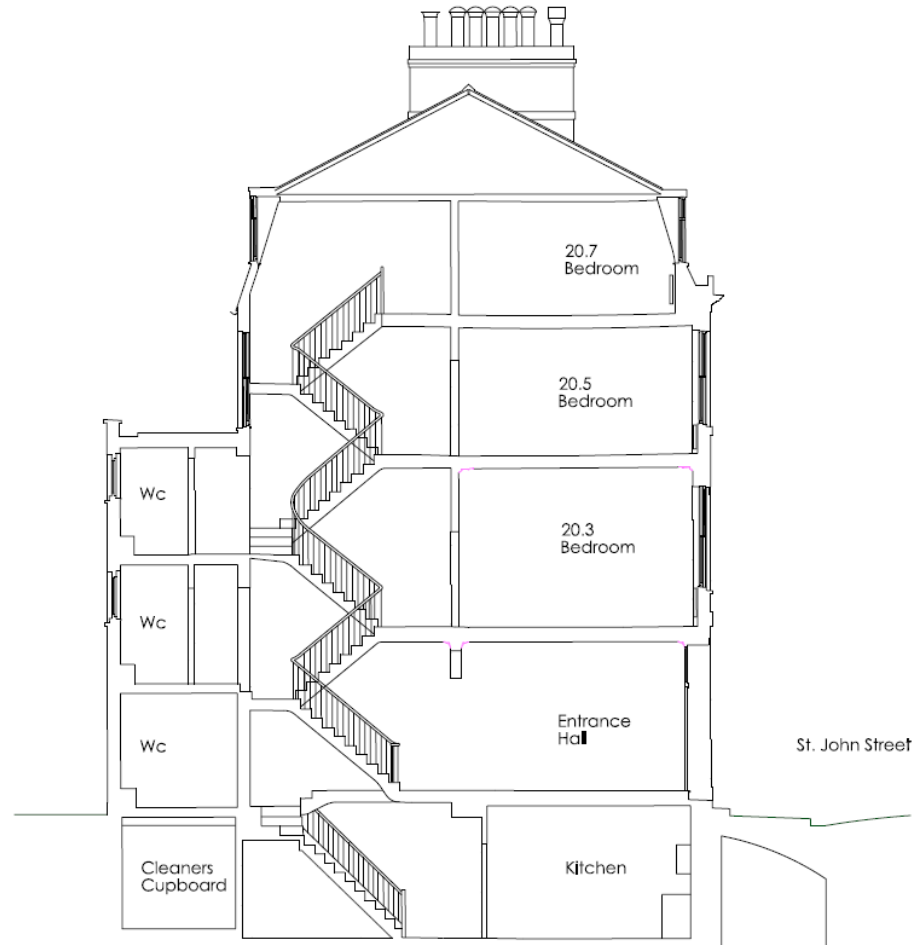


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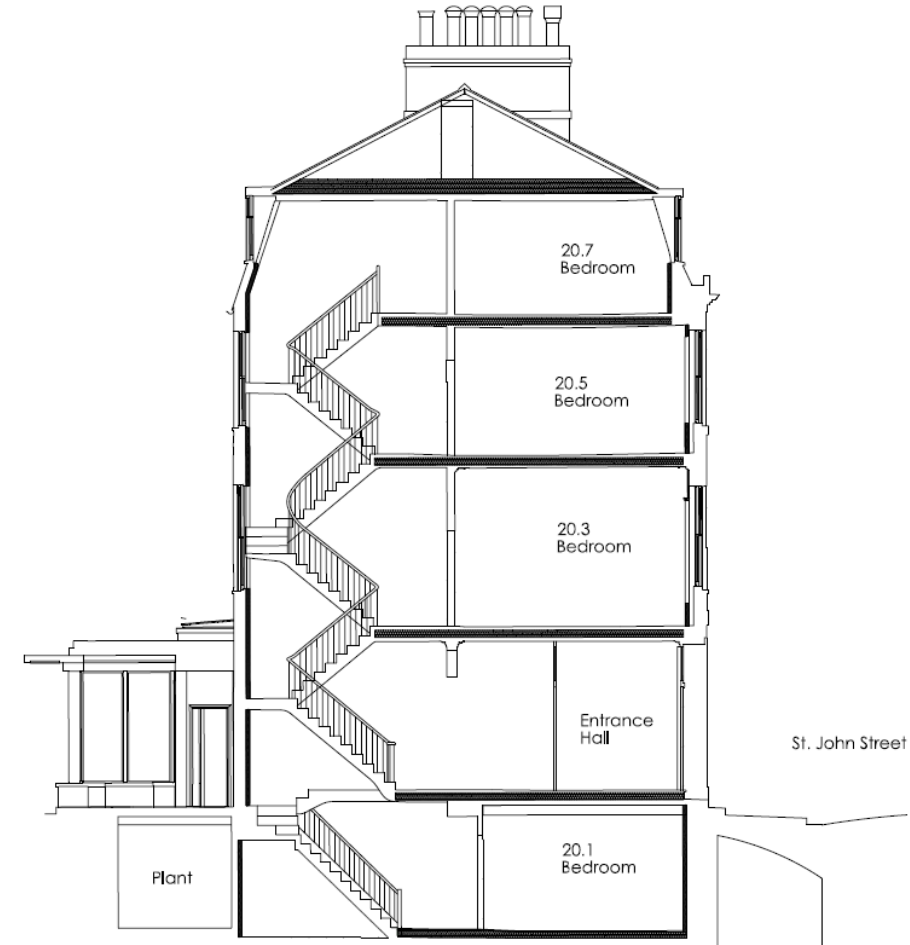
Fusey Lane & 19-21 St John St.	Date: March 2023
St. John's College, Oxford	Scale: 1:1000A1
Proposed St. John Street	Status: Planning
Rear Elevation	Drawn: THB
2021033 - A-PL-05 - 157	Revisions: P

Existing and proposed section /elevation of Nos 19-21 St John's Street

41

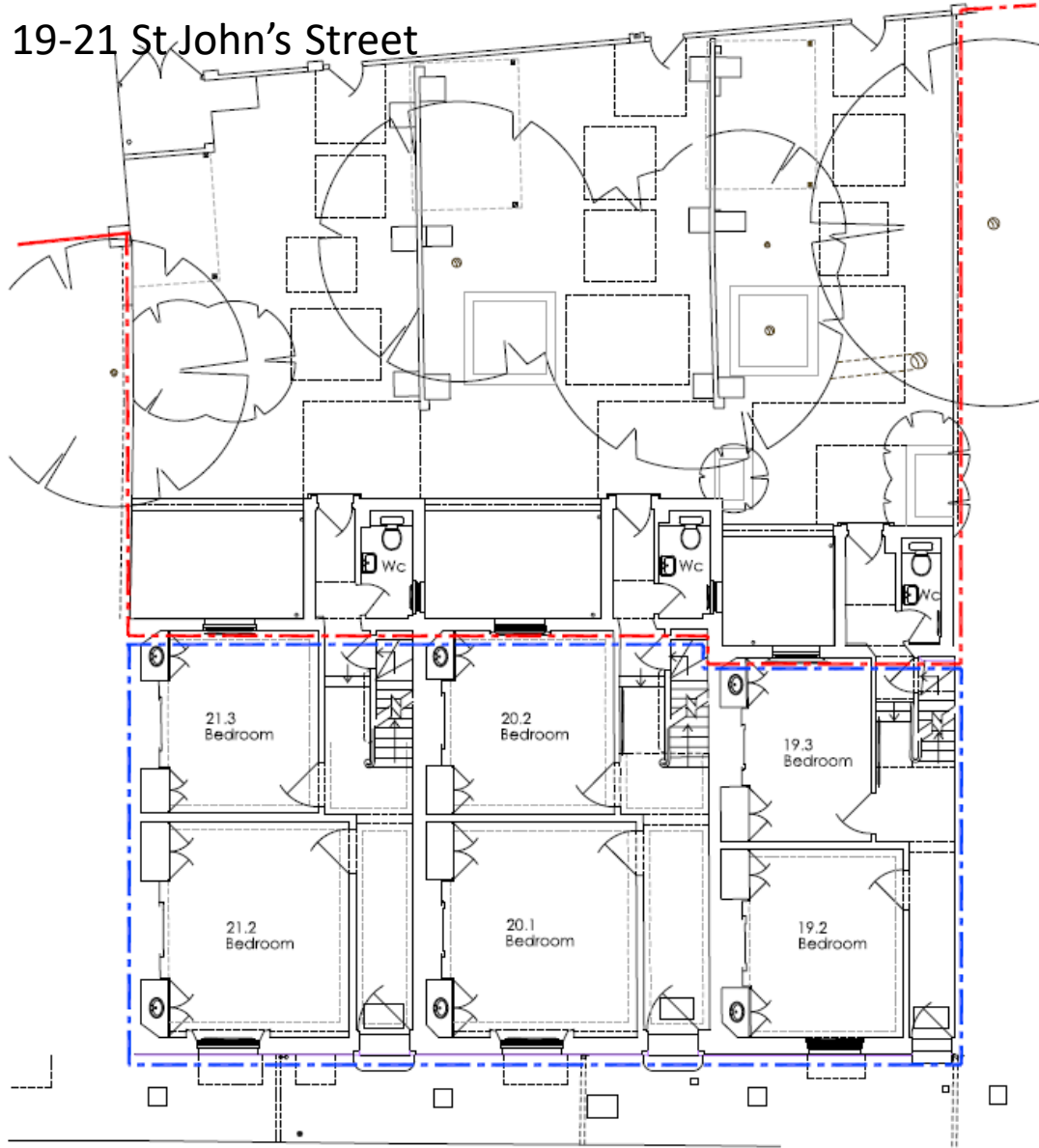


Existing
Section BB (No 20)



Proposed
Section BB (No 20)

Existing Ground floor of Nos. 19-21 St John's Street



Do not scale dimensions from this drawing

The survey information shown on this drawing is based on a survey prepared by a third party and TSH Architects accept no responsibility for the accuracy or completeness of the survey

Key

--- Title Application Boundary

--- Adjacent area under applicant ownership

Note

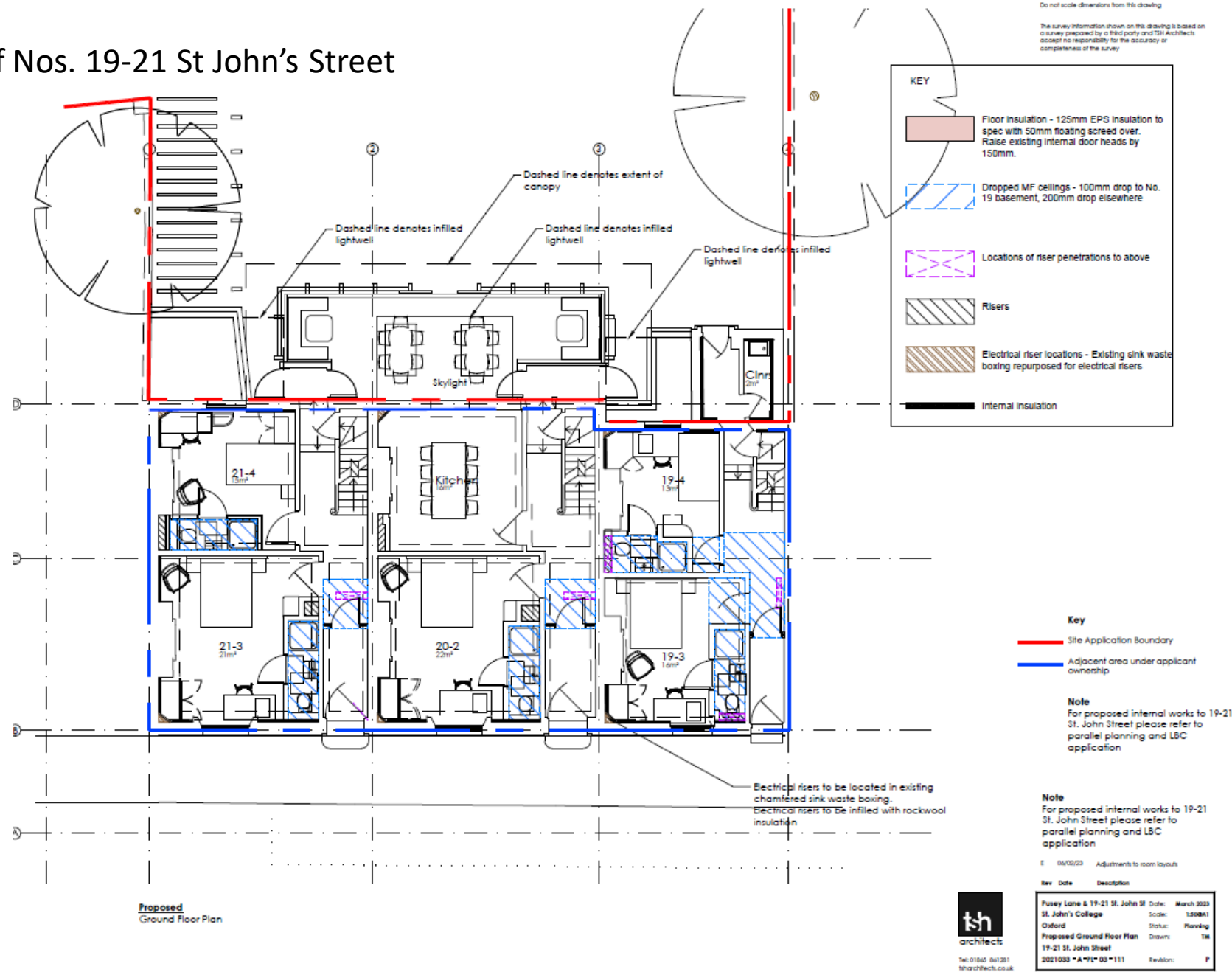
For proposed internal works to 19-21 St. John Street please refer to parallel planning and LSC application



Pease Lane & 19-21 St. John St	Date:	March 2023
St. John's College	Scale:	1:500A1
Oxford	Status:	Planning
Existing Ground Floor Plan	Drawn:	TH
19-21 St. John Street		
2021033 - A - P1 - 03 - 101	Revision:	P

Proposed Ground floor of Nos. 19-21 St John's Street

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Proposed Landscape Framework Plan

