

Oxford City Planning Committee Presentation

23/03076/FUL

135-137 Botley Road

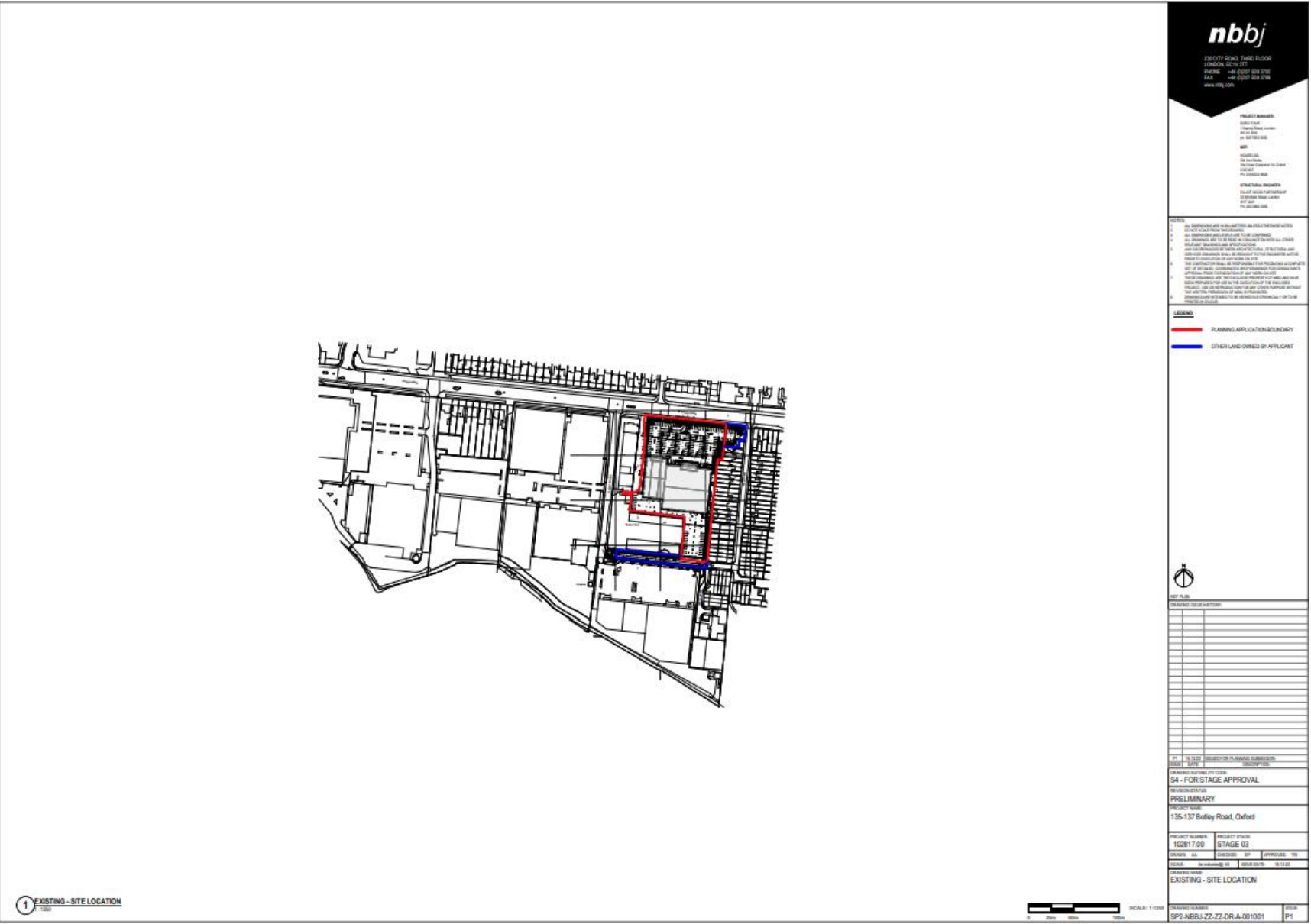
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Agenda Item 4

Site Location Plan

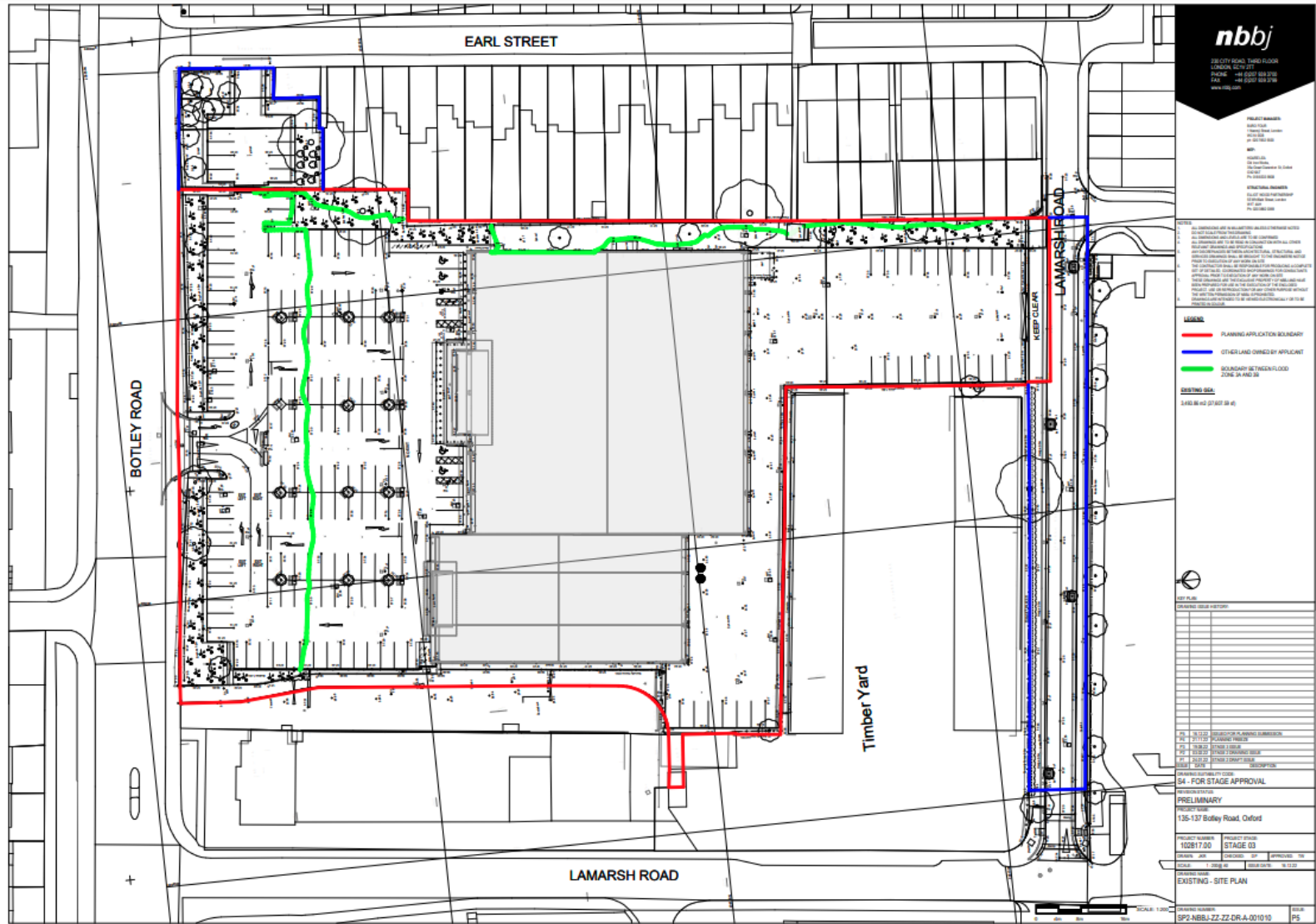
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Existing Block Plan





Existing view from Botley Road





Existing view from Botley Road





Opposite the site on Botley Rd





View of rear of Earl Street properties





View of existing boundary with Earl Street





View of existing site & entrance on Lamarsh Road





View of existing houses on Lamarsh Road





View of site from Brock Grove off Lamarsh Rd





View of existing warehouses and site from Lamarsh Road





View of site and side of Earl St properties from car park at corner of Earl St and Botley Rd





Rear windows of Nos. 165-167 Botley Road





Rear of Nos. 165-167 Botley Road





View of existing warehouse from Earl Street



View of existing warehouse from Earl Street

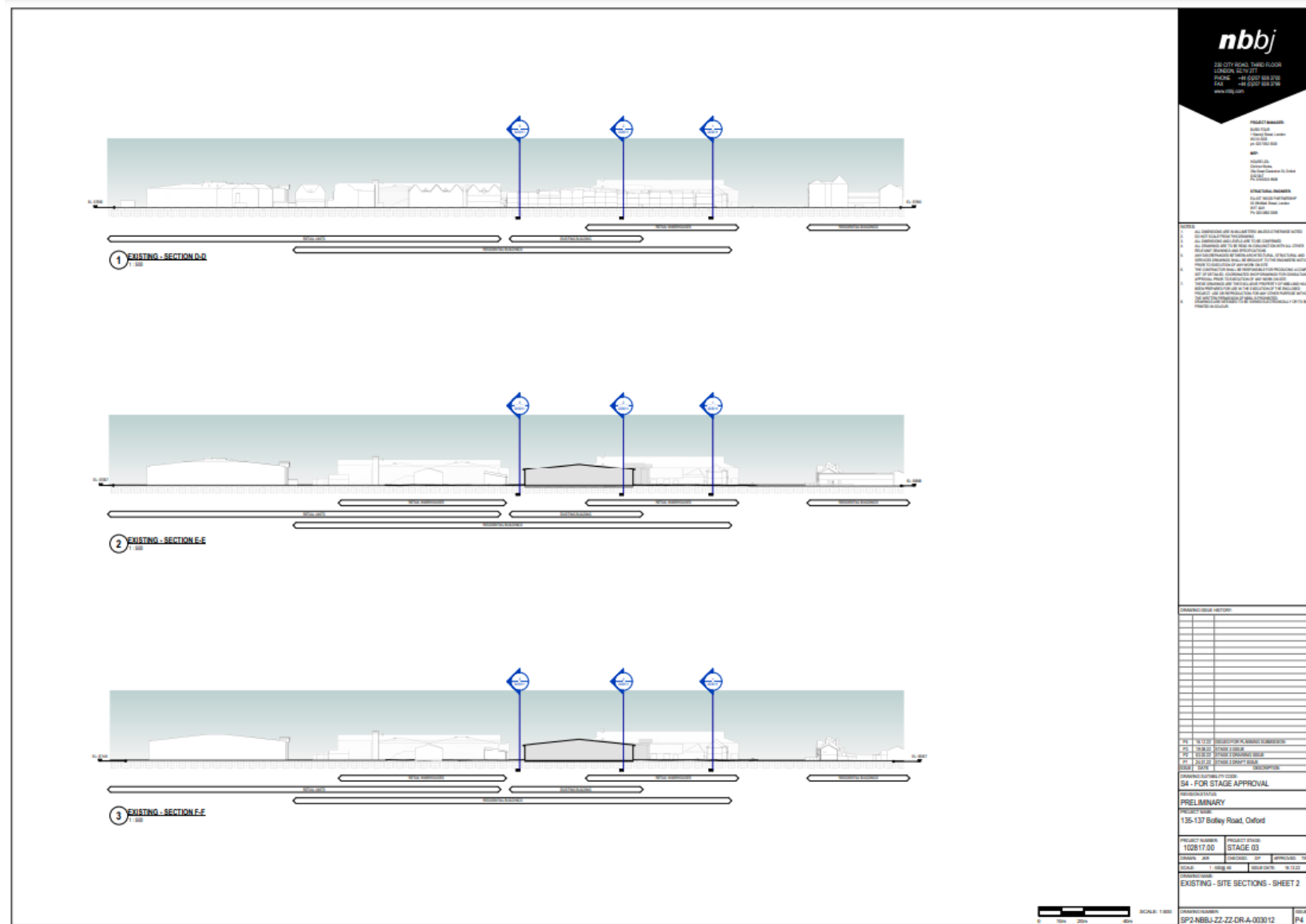


Glimpsed view between Earl St and Lamarsh Rd



Existing Elevations

48



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PROJECT DETAILS
 PROJECT NAME: 135-137 BEELEY ROAD
 PROJECT NO: 135-137 BEELEY ROAD
 DATE: 16/12/2010
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

STRUCTURAL DETAILS
 STRUCTURAL NO: 135-137 BEELEY ROAD
 DATE: 16/12/2010

NOTES
 1. ALL DIMENSIONS AND SPACINGS ARE UNLESS OTHERWISE STATED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
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NO.	DATE	DESCRIPTION
1	16/12/2010	ISSUED FOR PUBLIC EXHIBITION
2	16/12/2010	ISSUED FOR STAGE APPROVAL
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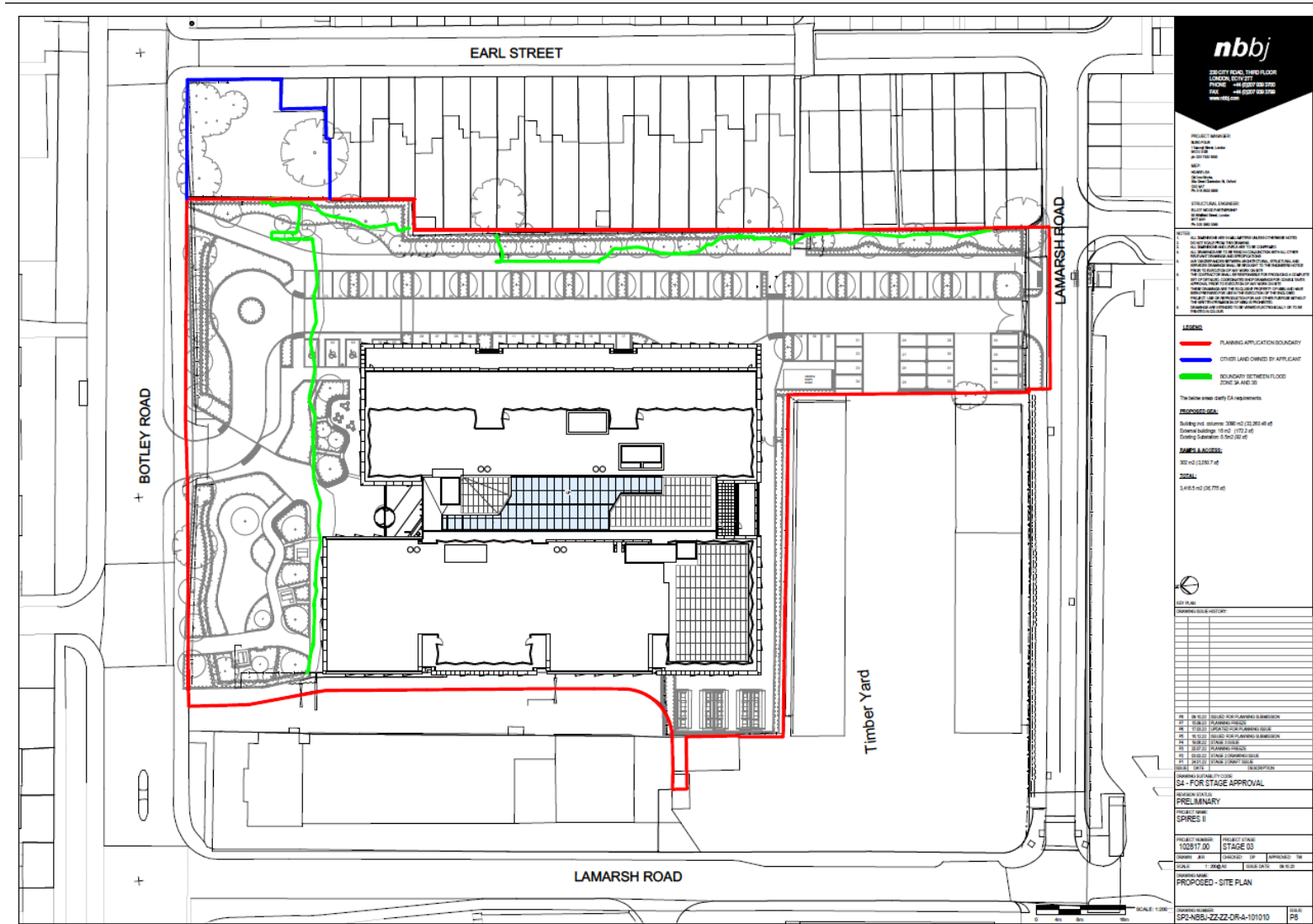
PROJECT NUMBER: 102817.00 PROJECT NAME: STAGE 03
 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS APPROVED BY: J. HARRIS
 SCALE: 1:1000 SHEET NO: 16/12/2010
 EXISTING - SITE SECTIONS - SHEET 2

SCALE: 1:1000
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 SCALE: 1:1000 SHEET NO: 16/12/2010
 EXISTING - SITE SECTIONS - SHEET 2

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Proposed Block Plan



Proposed front (north) and side (east) elevations

50

1 ELEVATION - NORTH
1:100

2 ELEVATION - EAST
1:100

MATERIALS LEGEND

- 1 CURTAIN WALL SYSTEM & WINDOWS; VISION GLASS
- 2 CURTAIN WALL SYSTEM & SPANDREL GLASS
- 3 RECONSTITUTED STONE SANDSCREEN CLADDING
- 4 TEXTURED RECONSTITUTED STONE SANDSCREEN CLADDING
- 5 METAL FIN / FEVICOL
- 6 PROFILED METAL SPANDREL
- 7 METAL PANEL ENCLOSURE
- 8 BRICKWORK
- 9 PROFILED METAL PLANT ENCLOSURE AND SCREEN
- 10 EXPOSED SMOOTH FINISH CONCRETE COLUMNS
- 11 TRANSLUCENT COSMETIC FINISH TO GLAZING
- 12 METAL PANEL CLADDING
- 13 RECONSTITUTED STONE SANDSCREEN FINISH COPING
- 14 SHRUB PLANTING WITH BASKED PLANTERS

NOTES

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DRAWING HISTORY

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PROJECT INFORMATION

PROJECT NUMBER: 102071/20
PROJECT NAME: SPINES II
STAGE: 03
SCALE: 1:100
DATE: 10/07/20

PRELIMINARY APPROVAL

PROJECT NUMBER: 102071/20
PROJECT NAME: SPINES II
STAGE: 03
SCALE: 1:100
DATE: 10/07/20

ELEVATIONS - SHEET 1

PROJECT NUMBER: EP2-NBJ-ZZ-OR-A-202011
PAGE: 09

Proposed rear (south) and side (west) elevations

51

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MDP
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020 730 3700
04 701 11 2222

STRUCTURAL ENGINEER
DAVID WOODS
020 730 3700
04 701 11 2222

NOTES

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MATERIALS LEGEND

- 1 CURTAIN WALL SYSTEM & WINDOWS: VISION GLASS
- 2 CURTAIN WALL SYSTEM: SPANDREL GLASS
- 3 RECONSTITUTED STONE: SANDKREIN CLADDING
- 4 TEXTURED RECONSTITUTED STONE: SANDKREIN CLADDING
- 5 METAL FIN: FEVAL
- 6 PROFILED METAL SPANDREL
- 7 METAL PANEL ENCLOSURE
- 8 BRICKWORK
- 9 PROFILED METAL PLANT ENCLOSURE AND SCREEN
- 10 EXPOSED SMOOTH FINISH CONCRETE: COLLINGS
- 11 TRANSLUCENT COSMETIC FINISH TO GLAZING
- 12 METAL PANEL CLADDING
- 13 RECONSTITUTED STONE: SANDKREIN FINISH COPING
- 14 SHRUB PLANTING WITHIN BASED PLANTERS

DRAWING HISTORY

NO.	DATE	DESCRIPTION
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2	10/01/10	PLANNING PERMISSION
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10	10/01/10	PLANNING PERMISSION

PROJECT NAME
SPINES II

PROJECT NUMBER
10207100

PROJECT DATE
10/01/10

STAGE
STAGE 03

PREPARED BY
NICKY JONES

CHECKED BY
NICKY JONES

APPROVED BY
NICKY JONES

SCALE
1:100

DATE
10/01/10

ELEVATIONS - SHEET 2

PROJECT NUMBER
EP2-NBJ-ZZ-OR-A-202012

ISSUE
PS

1 ELEVATION - SOUTH
11/10

2 ELEVATION - WEST
11/10

SCALE: 1:100

0 20 40 80

Verified Views:

Proposed view along Botley Road



Proposed view along Botley Road



Proposed view along Botley Road from City Centre



Proposed view along Botley Road from City Centre



Proposed view of side (west) from within Botley Retail Park



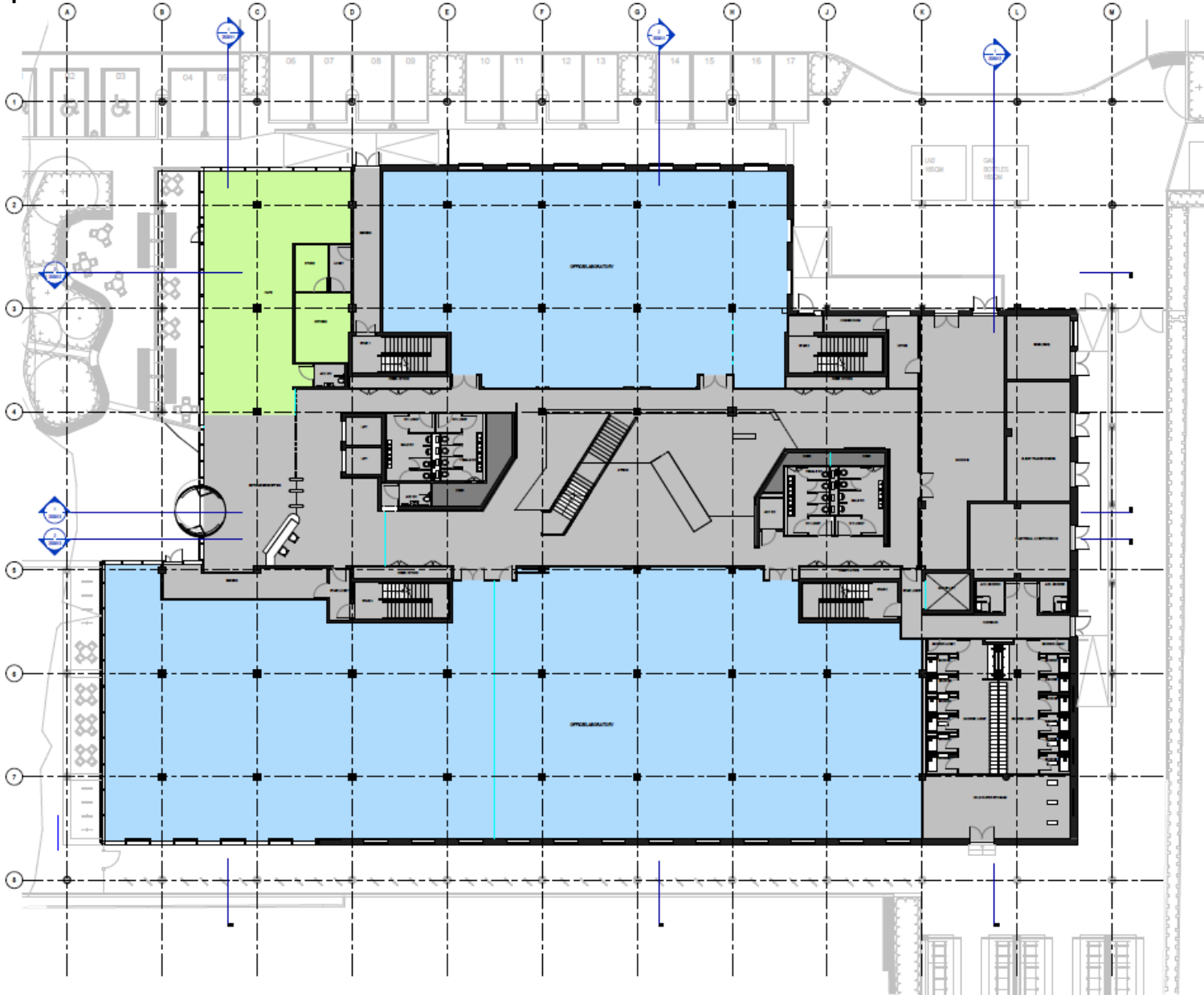
Proposed view from Brock Grove



Proposed view from Earl St



Proposed Ground Floor



1 GA PLANS - LEVEL GF

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- NOTES**
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LEGEND

- TENANT SPACE (RENTABLE)
- TENANT SPACE (RENTABLE) CAFE
- LANDLORD SPACE (NON-RENTABLE)
- RISER (NON-RENTABLE)

KEY PLAN

DRAWING TITLE HISTORY

NO.	DATE	ISSUED FOR	DESCRIPTION
1	14/03/20	ISSUED FOR PLANNING SUBMISSION	
2	17/03/20	ISSUED FOR PLANNING SUBMISSION	

DRAWING SUSTAINABILITY CODE
 S4 - FOR STAGE APPROVAL

PRELIMINARY

PROJECT NAME:
 135-137 Botley Road, Oxford

PROJECT NUMBER:
 102817.00

PROJECT STAGE:
 STAGE 03

OWNER: MK
 CHECKED: DP
 APPROVED: DP

SCALE: 1:1000
 DATE: 17/03/20

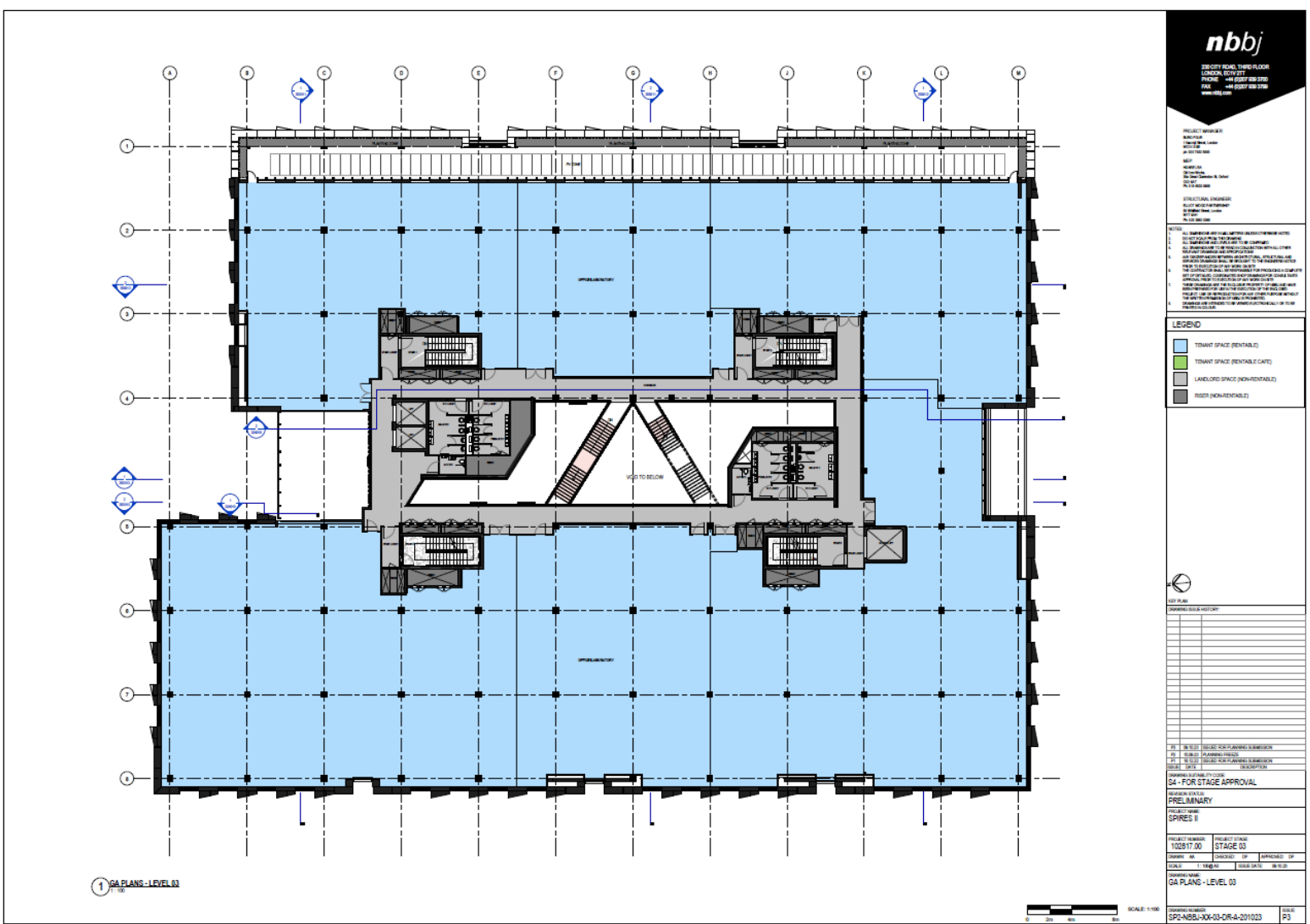
DRAWING NAME:
 GA PLANS - LEVEL GF

DRAWING NUMBER:
 SP2-NBSJ-ZZ-00-DR-A-201020

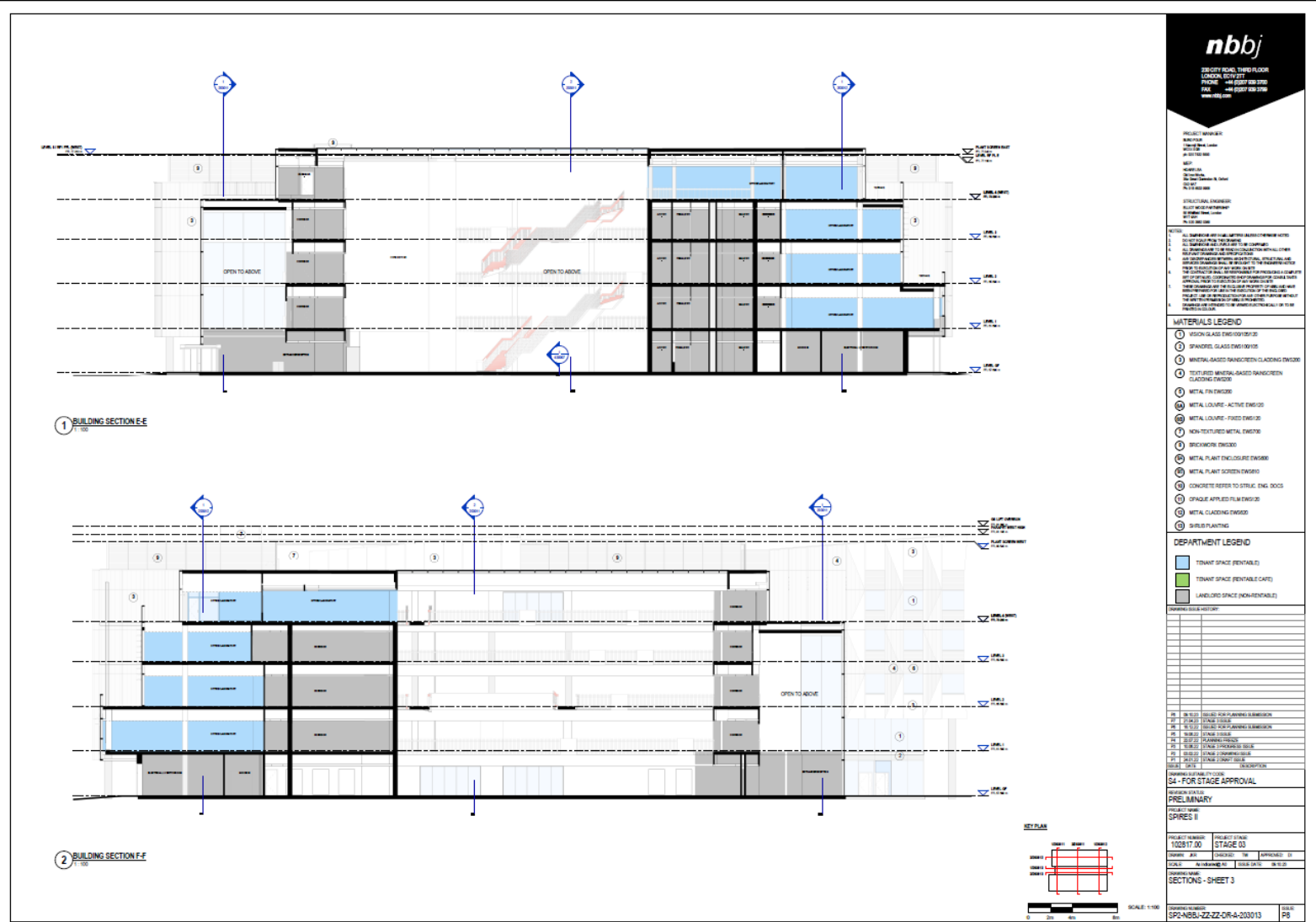
SHEET:
 P2

SCALE: 1:100

Proposed Third Floor



Proposed Sections



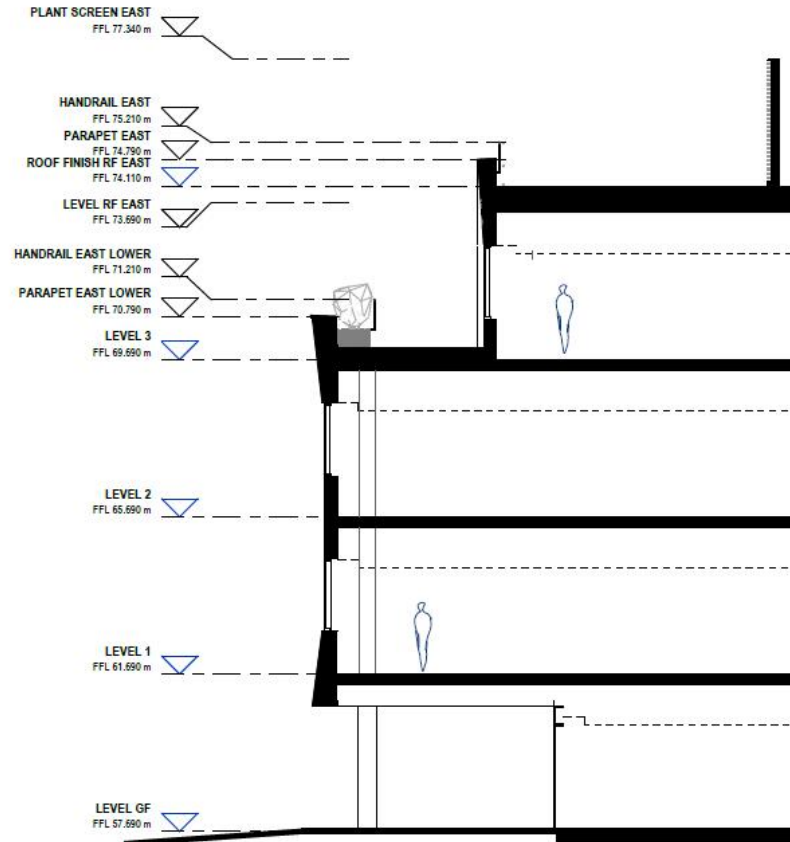
Detail of Proposed Elevation facing Earl Street – showing window detail

East Façade

- 1 Curtain Wall System & Windows: Vision Glass
- 2 Curtain Wall System: Spandrel Glass
- 3 Reconstituted Stone Rainscreen Cladding
- 4 Textured Reconstituted Stone Rainscreen Cladding
- 5 Metal Fin / Reveal
- 6 Profiled Metal Spandrel
- 7 Metal Flue Enclosure
- 8 Brickwork
- 9 Profiled Metal Plant Enclosure And Screen
- 10 Exposed Smooth Finish Concrete Columns
- 11 Translucent Ceramic Frit To Glazing
- 12 Metal Panel Cladding
- 13 Reconstituted Stone Shading Fin & Coping
- 14 Shrub Planting Within Raised Planters



Part Elevation



Facade Section



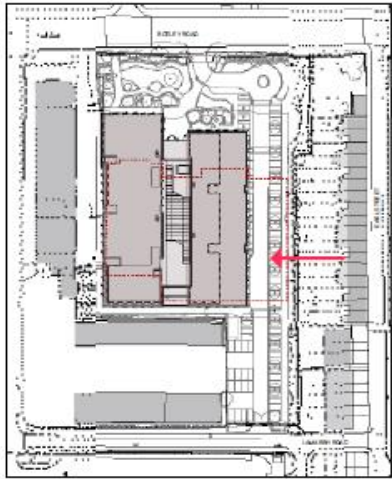
Example: translucent ceramic fritting

70



Modelled view of existing and proposed view from Earl Street

71



Existing (with retail warehouse 19.0m - 23.5m from residential properties)



Proposed (with proposed building 34.5m - 40.5m from residential properties)

Note: existing and future tree growth shown approximate



Proposed Landscape Plan



Illustrative view of landscaping with public footpath and cycle route from Botley Road adjacent to Earl St boundary



Illustrative view with landscaping (front)



Illustrative view with landscaping (rear and side (east))



Verified long distance and high view point views:
Existing View from Castle Mound

Site location
identified by
red arrow



Proposed View from Castle Mound



Existing view from St George's Tower



Proposed view from St George's Tower



Existing view from Carfax Tower



Proposed view from Carfax Tower



Existing view from St Mary's Tower



Proposed view from St Mary's Tower



Proposed view from King George's Playing Field



Proposed view from Hinksey Meadows



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