

Oxford City Planning Committee Presentation

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22/02954/OUT

Land at Oxpens



Site Location Plan



View of Oxpens Road - westwards

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View of Oxpens Car Park from Oxpens Road

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View of autocentre from Oxpens Road

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Views of Oxpens Car Park from Ice Rink

8



View of open land looking from Ice Rink

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View of open land to rear of Ice Rink

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View from Oxpens Car Park

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View of open land looking eastwards

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View of open land looking westwards

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View of rear of Ice Rink



View westwards from existing contractors compound

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View of Osney Lane across site

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View of Osney Lane

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View of Osney Lane

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Illustrative masterplan




Parameter Plan – Landscape and Public Realm




Key

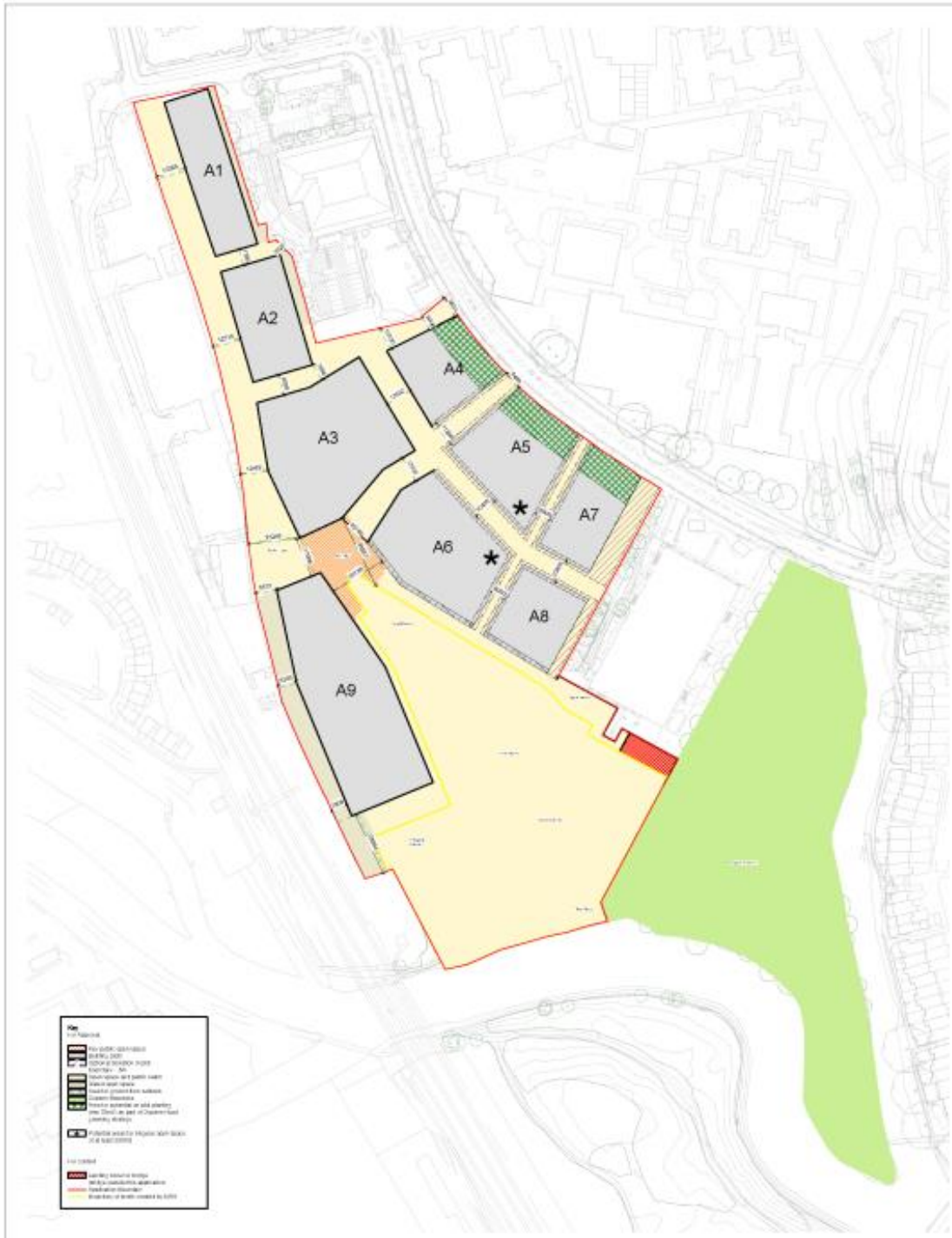
For Approval

-  Key public open space
-  Building plots
-  Optional deviation of plot boundary 1.5m
-  Open space & public realm
-  Gated open space
-  Area for ground floor setback
-  Oxpens Meadows
-  Area for potential on plot planting (min 75m²) as part of Oxpens Road greening strategy.

 Potential areas for singular open space of at least 250m²

For context

-  Landing zone for bridge (bridge outside this application)
-  Application Boundary
-  Boundary of levels created by EWA

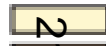







For context	
	Key public open space
	Building plots
	Optional deviation of plot boundary 1.5m
	Open space & public realm
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	Area for potential on plot planting (min 75m ²) as part of Oxpens Road greening strategy.
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	Landing zone for bridge (bridge outside this application)
	Application Boundary
	Boundary of levels created by EWA

Parameter Plan – Land Use

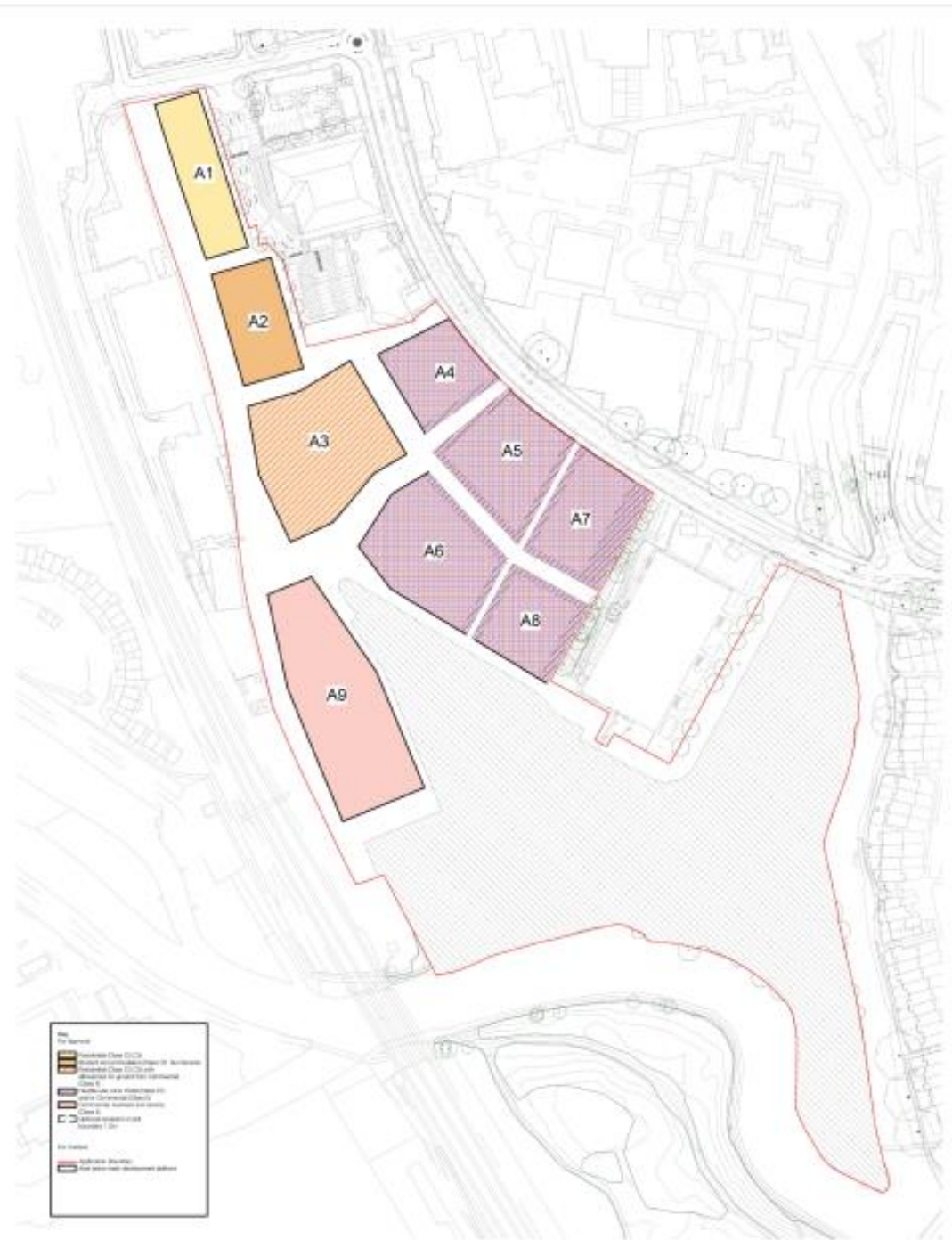
Key

For Approval

-  Residential (Class C2,C3)
-  Student Accommodation (Class C2, Sui Generis)
-  Residential (Class C2,C3) with allowances for ground floor Commercial (Class E)
-  Flexible use zone: Maximum 1 Hotel (Class C1) and/or Commercial (Class E)
-  Commercial, business and service (Class E)
-  Optional deviation of plot boundary 1.5m

For Context







-  Application Boundary
-  Area below main development platform









Parameter Plan – Movement & Access

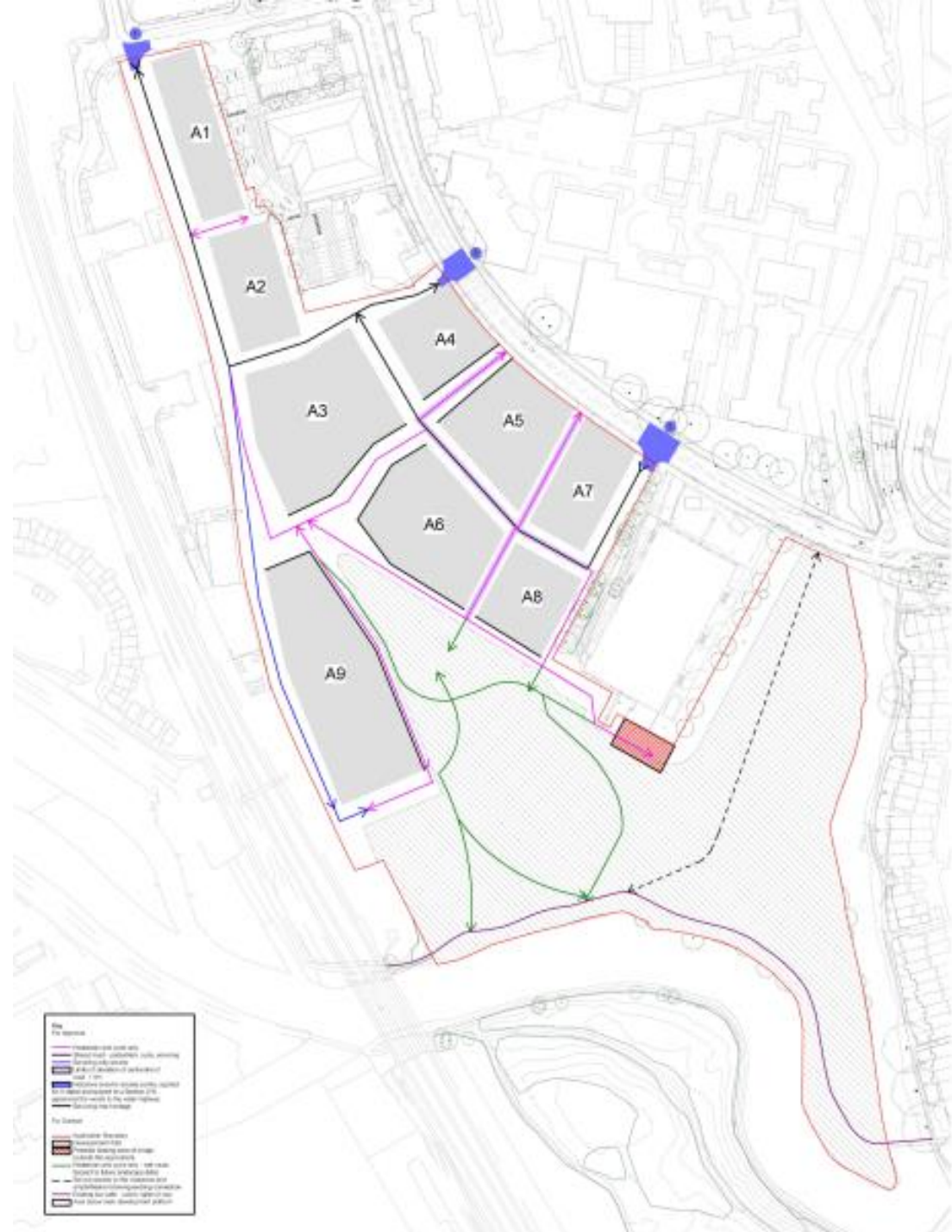
Key

For Approval

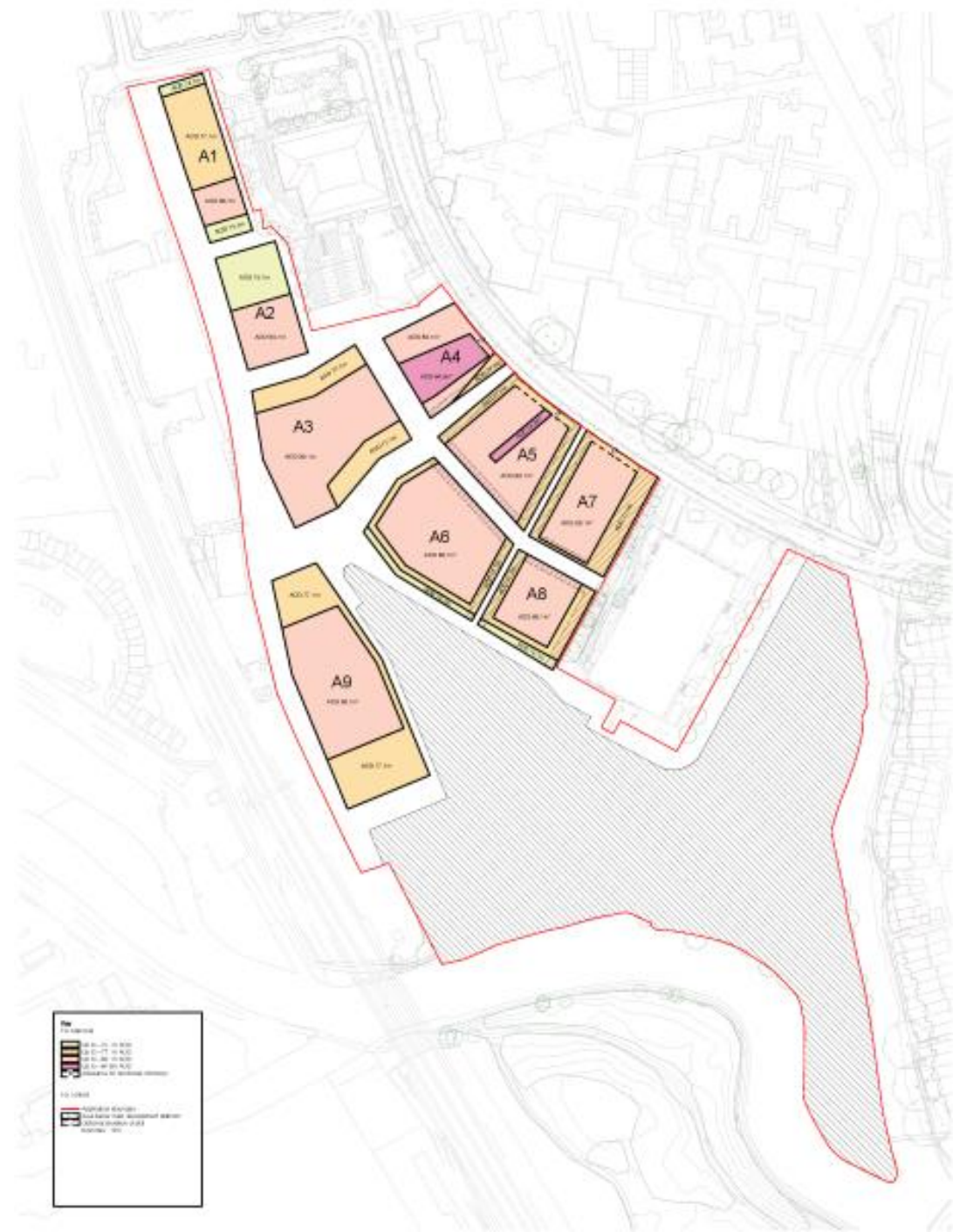
-  Pedestrian and cycle only
-  Shared road - pedestrian, cycle, servicing
-  Servicing only access
-  Limits of deviation of centre line of road -1.5m
-  Indicative area for access points, applied for in detail and subject to a Section 278 agreement
-  Servicing free frontage

For Context

-  Application Boundary
-  Development Plots
-  Potential landing zone of bridge (outside this application)
-  Pedestrian and cycle only - wet route. Subject to future landscape detail
-  Service access to the meadows and amphitheatre following existing connection
-  Existing tow path - public rights of way
-  Area below main development platform



Parameter Plan – Building Heights



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Key

For Approval

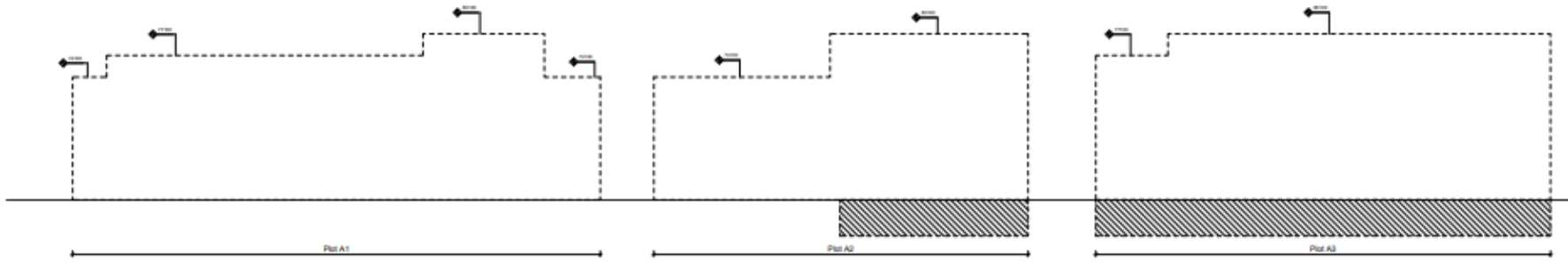
- Up to 74.1m AOD
- Up to 77.1m AOD
- Up to 80.1m AOD
- Up to 84.6m AOD
- Allowance for functional chimneys

For context

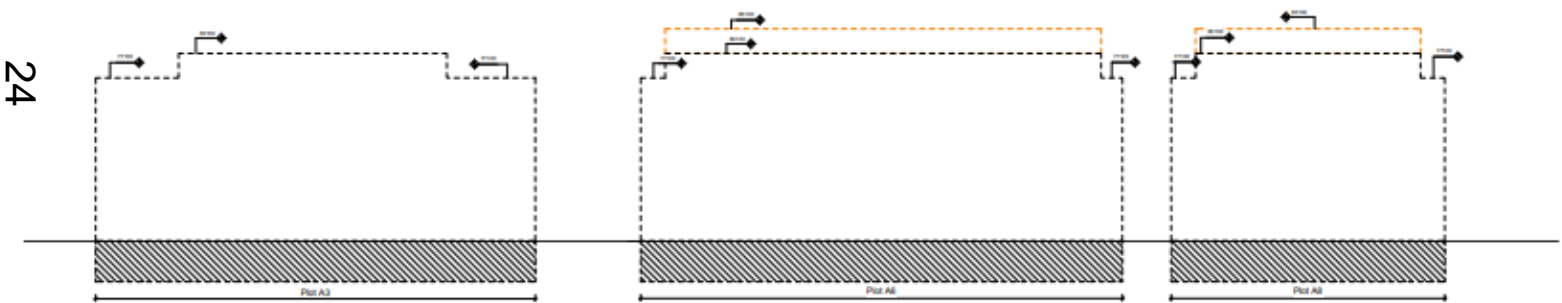
- Application Boundary
- Area below main development platform
- Optional deviation of plot boundary 1.5m



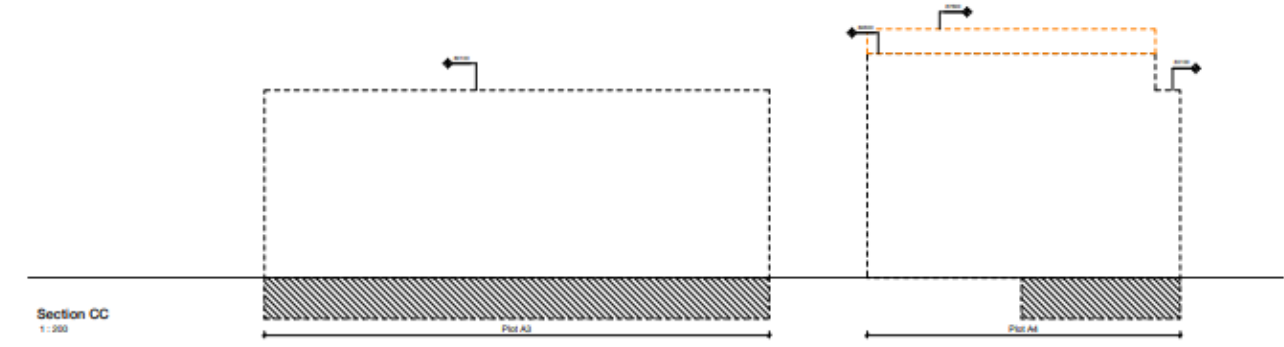
Masterplan – Site Sections 1



Section AA
1:200



Section BB
1:200

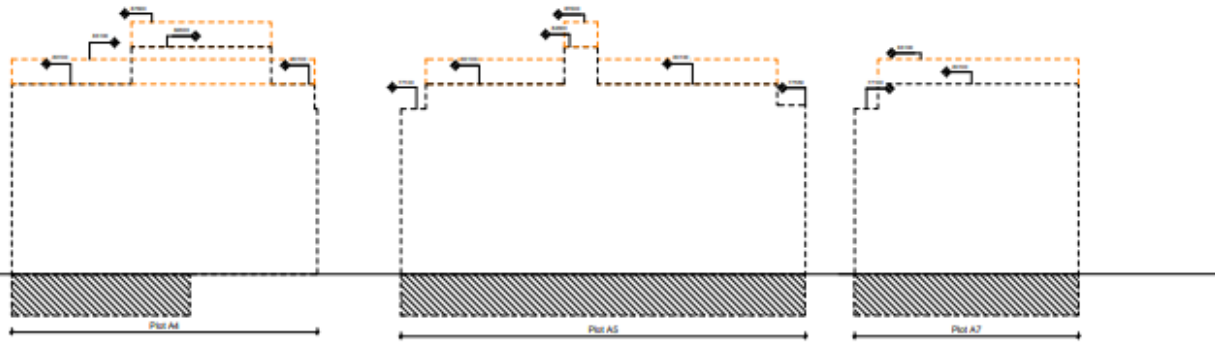


Section CC
1:200

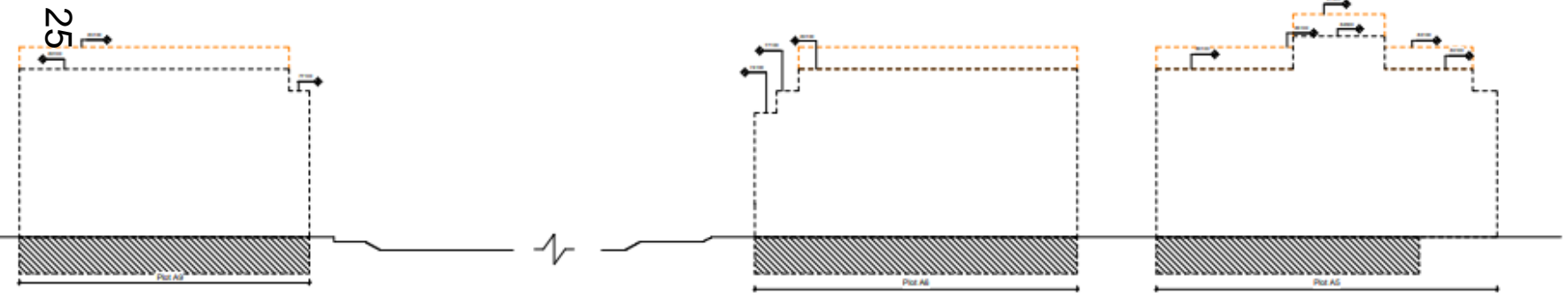
24



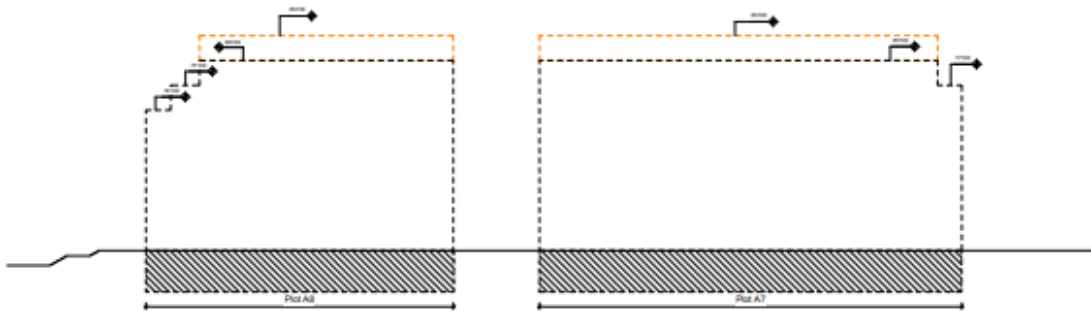
Masterplan – Site Sections 2



Section DD
1:200



Section EE
1:200



Section FF
1:200



View of the amphitheatre / open space



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Illustrative elevated view of Events Lawn

View northwards towards Pivot Plaza



Illustrative view of Oxpens Amphitheatre

Aerial View of the Oxpens development



View of Pivot Plaza



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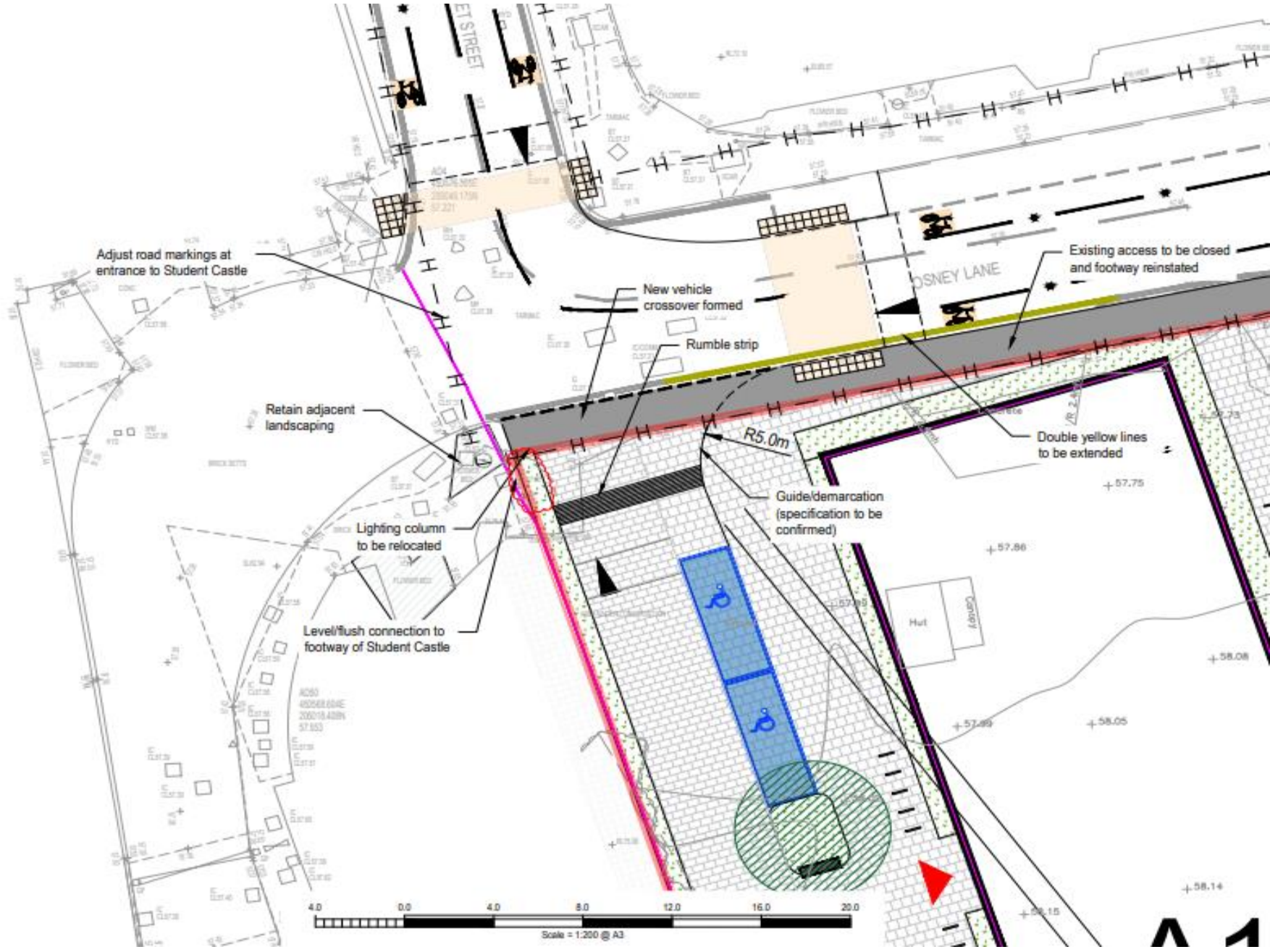
View eastwards along Oxpens Road



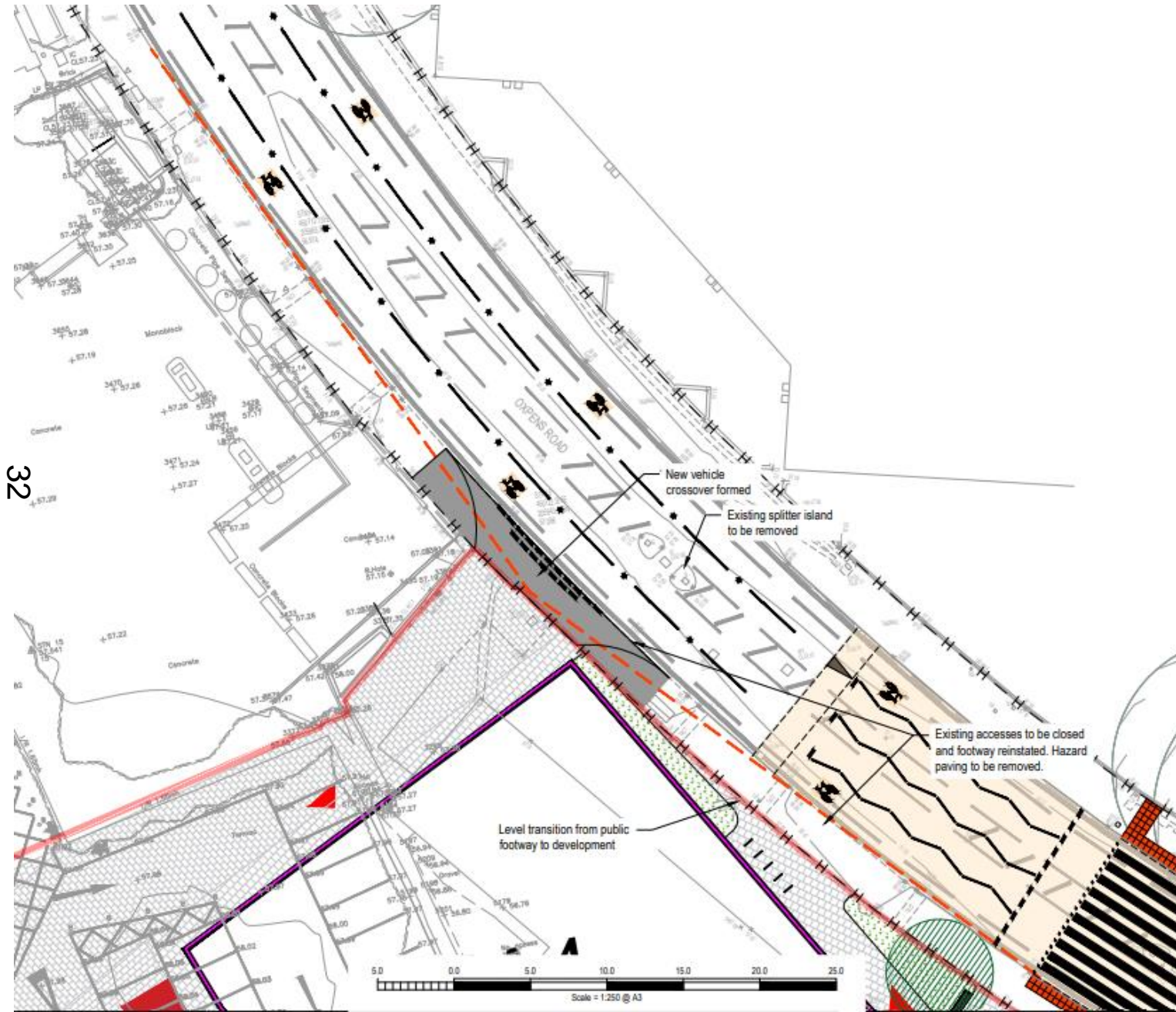
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View of Osney Lane / Becket St junction

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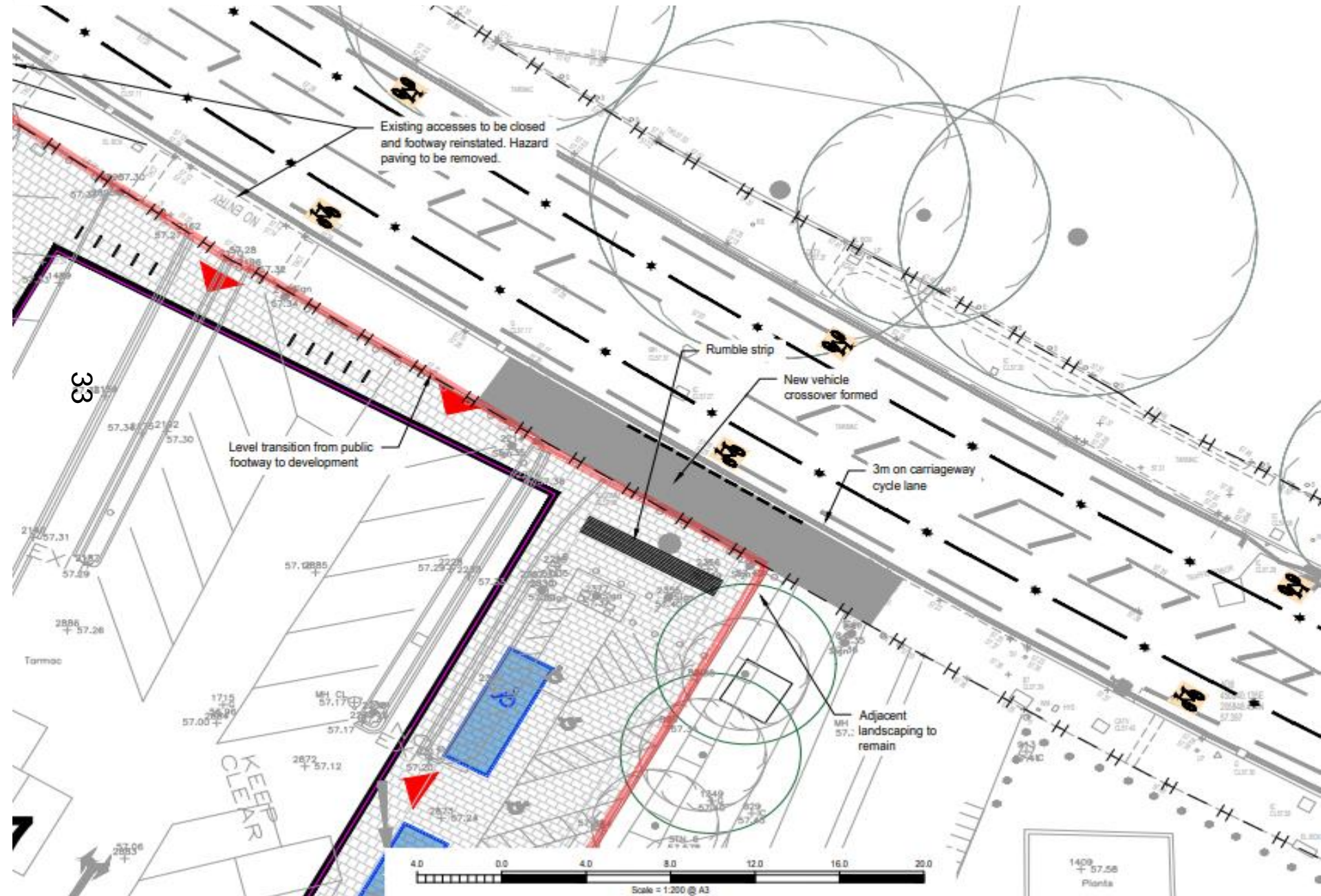


Oxpens Road – Northern Section



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Oxpens Road – Southern Section



View – Raleigh Park



View – Boars Hill (Hinksey Heights)



View – South Park



View – Castle Mound



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View – St Georges Tower



View – Carfax Tower

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View – Speedwell Street by Westgate



View – Riverside Path south of site



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View – from Oxpens Meadow



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View – from Becket Street

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