

Oxford City Planning Committee Presentation

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25/01588/FUL

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**Ozone Leisure Centre
Grenoble Road**

14th July 2026



Drawing indicates design intent only.

All information, areas, dimensions and details
shown are subject to detailed survey, detailed
design and construction work.

Only valid for planning purposes.

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PROJECT

Ozone Leisure Park
Re-imagined

Pioneer
27 St Christopher's Pl, London
W1U 1NU

Pioneer

Firoka
1 Kings Cross Road, London
WC1X 9JK



REF PLAN



SEE CHART

DATE	For Planning Approval	20/02/2018
DATE	DATE	20/02/2018
DATE	DATE	20/02/2018
Job Number	123456	
Scale	1:2000	
Drawn	PD	
Checked	SH	
Approved	JL	

SEE CHART

For Planning Approval

TELA

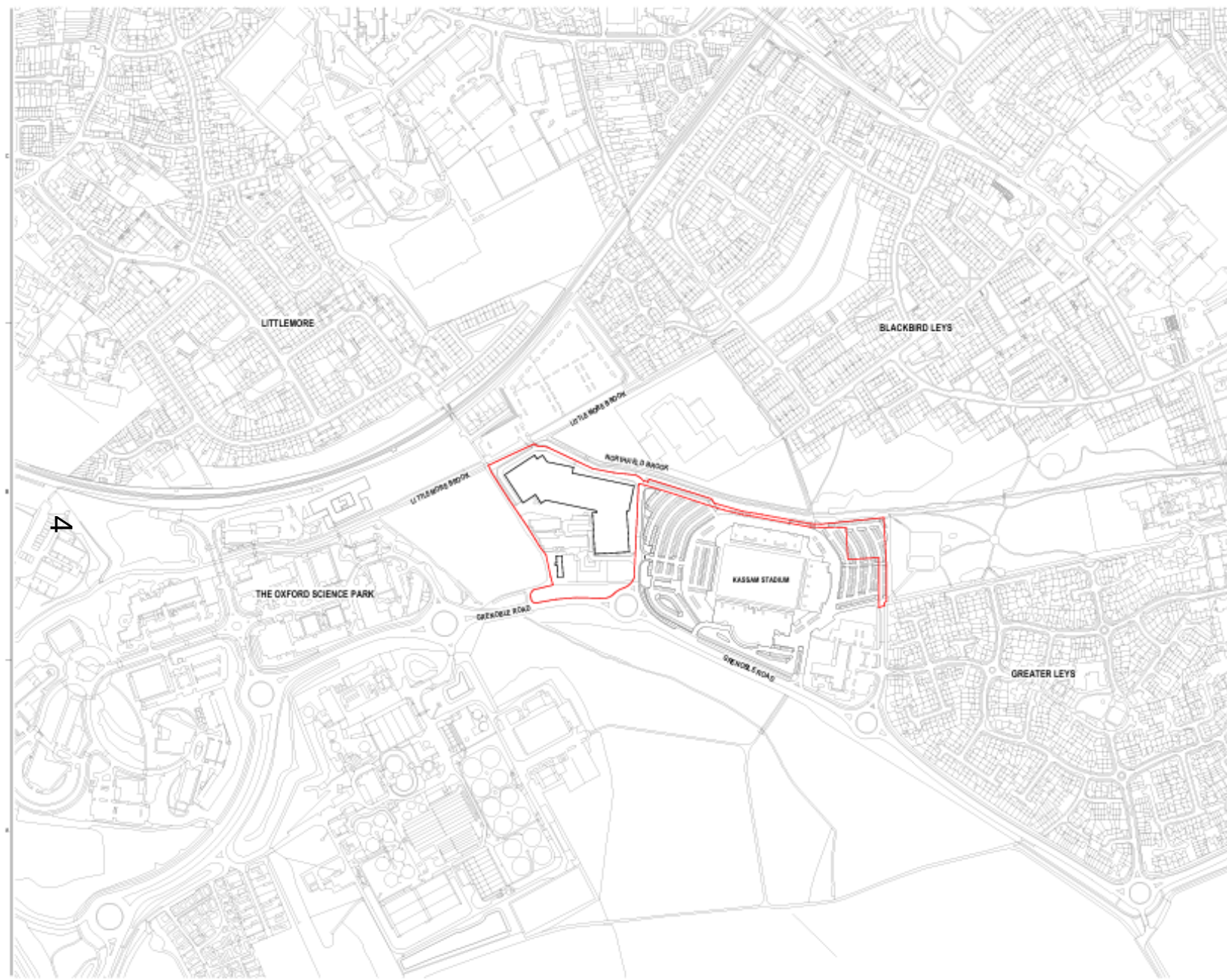
Existing Location Plan

SHEET NUMBER

OZO-PWA-ZZ-ZZ-DR-A-10200

PROJECT: EXISTING LOCATION PLAN FOR PLANNING APPROVAL	REVISION
CSI: 07/10/18 CODE	PD1
S3	

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Access to the site off Grenoble Road with existing buildings, including Minchery Farmhouse visible.



Hollywood Bowl and Vue cinema adjacent to the car park



Northern portion of existing buildings on site,
adjacent to the Littlemore Brook and its riparian
edge



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Minchery Farmhouse and its relationship with the hotel, to be retained



Existing concealed view of Minchery Farmhouse from Grenoble Road



Kassam Stadium beyond the car park, to be retained



View of Minchery Farm Cottages from the overflow car park that does not form part of the application site

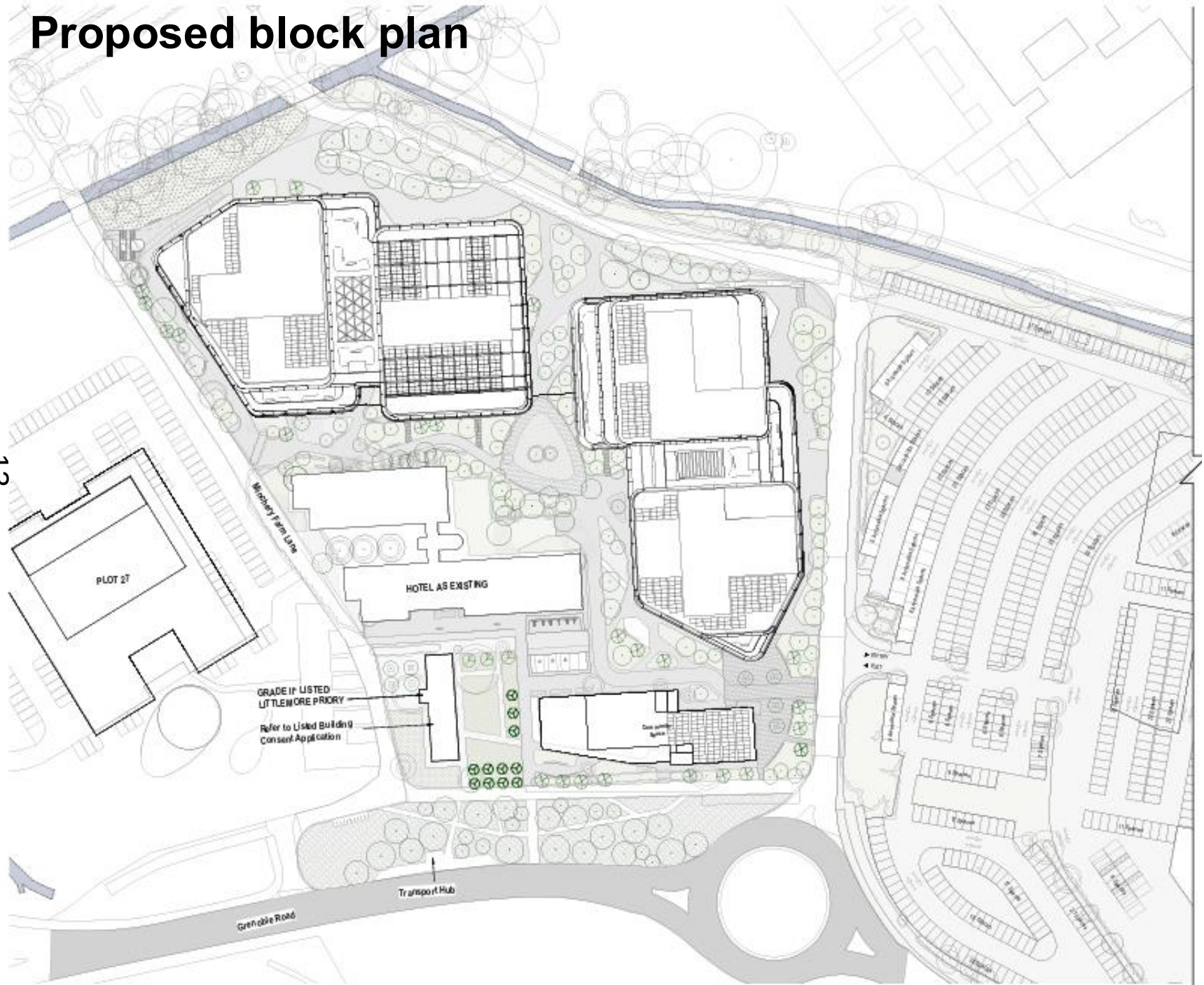


Frontages of Minchery Farm Cottages with vegetation screening overflow car park

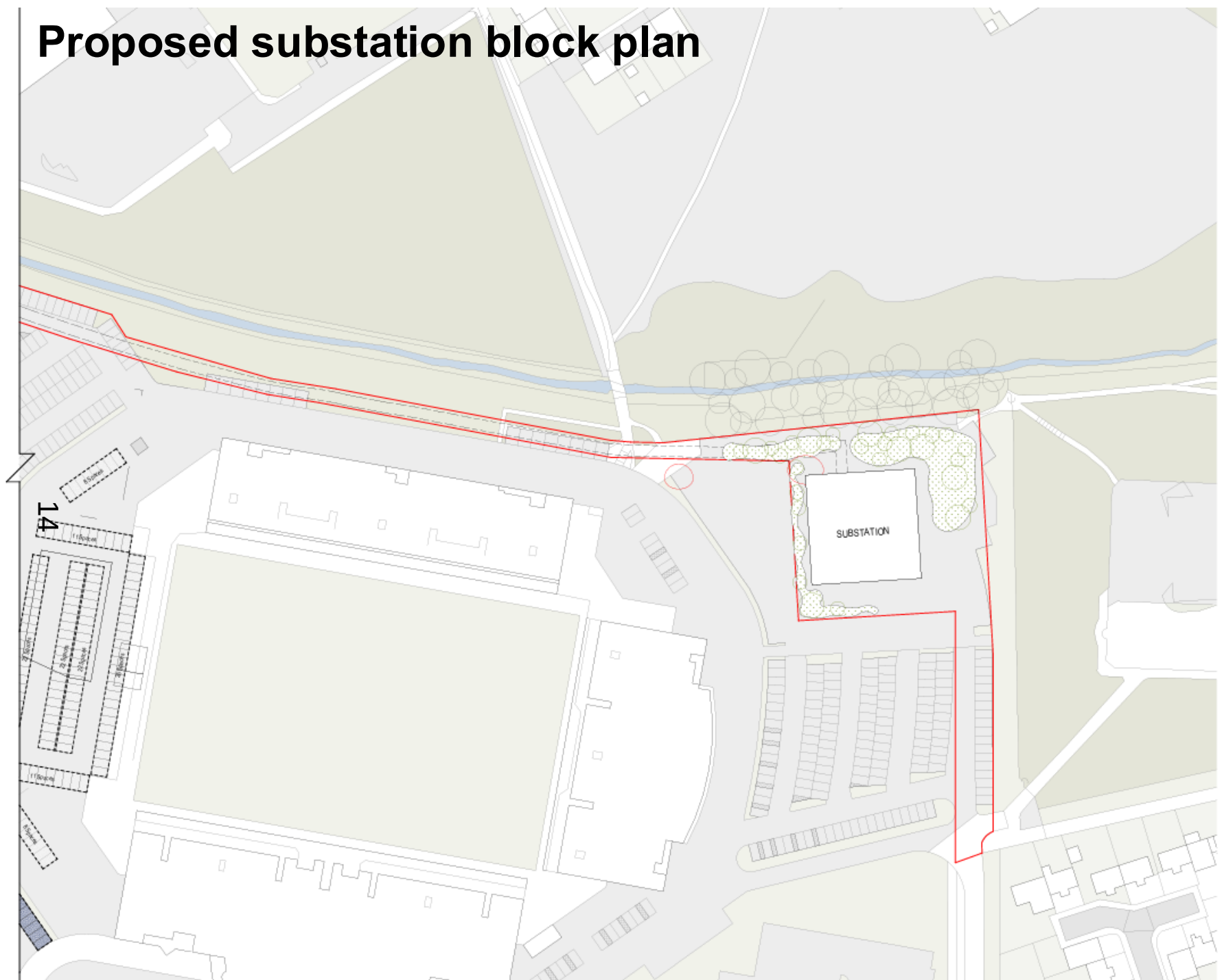


Proposed block plan

13



Proposed substation block plan



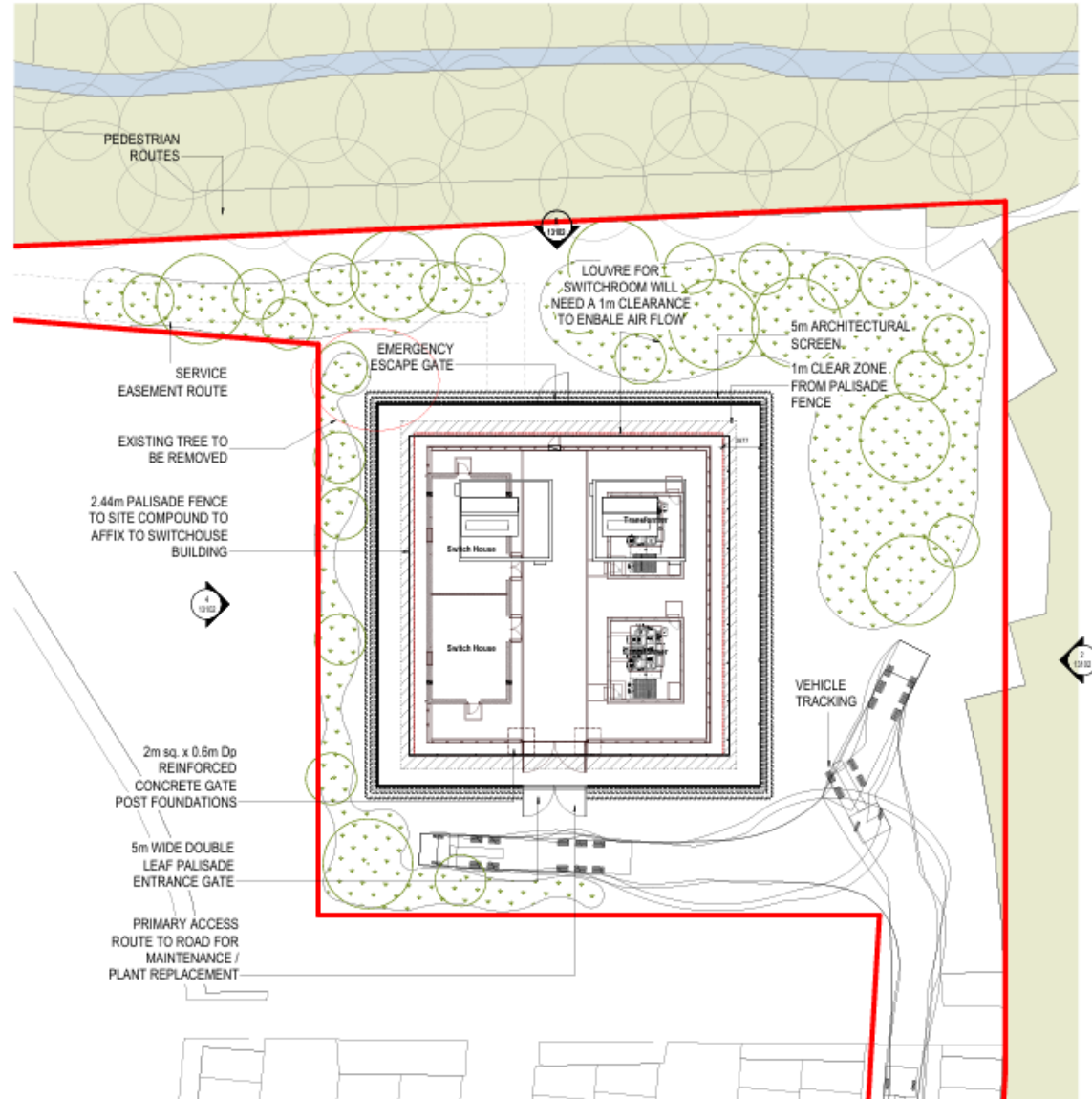
Proposed phasing



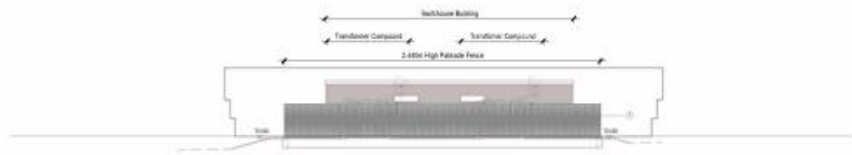
Proposed landscaping



Proposed landscaping adjacent to substation



① Substation Proposed Site Plan
1:200



① Proposed East Elevation- Behind architectural enclosure
1 : 200



② Proposed - East Elevation
1 : 200

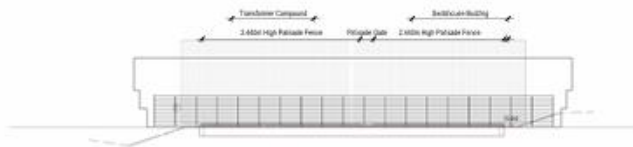


③ Proposed - West Elevation (behind architectural enclosure)
1 : 200



④ Proposed - West Elevation
1 : 200

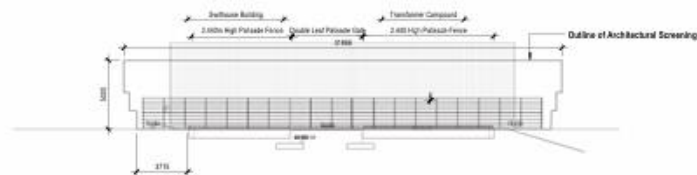
18



⑤ Proposed North Elevation - Behind architectural enclosure
1 : 200



⑥ Proposed - North Elevation
1 : 200



⑦ Proposed South Elevation - Behind architectural enclosure
1 : 200



⑧ Proposed - South Elevation
1 : 200

Indicative ground floorplan

This diagram illustrates the indicative ground floorplan for the proposed development at Plot 16. The plan shows a central building complex with various internal spaces, including 'Plant' rooms, 'Flexible Lab Space', 'Collaborative Zone', and multiple 'Community Space' areas. The building is situated adjacent to 'Mincery Farm Lane' and 'Grenoble Road'. A 'Transport Hub' is located near the bottom center. To the left, 'PLOT 27' is shown, and to the right, existing residential plots are depicted with their respective house counts (e.g., 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100). A 'HOTEL AS EXISTING' is also indicated. The plan includes a north arrow and a scale bar (0 to 100m). A legend identifies 'GRADE II* LISTED MINCERY FARMHOUSE' and refers to the 'Listed Building Consent Application'. The plan also shows 'Future Plot 16 Landscape' and 'Future Plot 16 Landscape'.

Future
Plot 16
Landscape

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PLOT 27

HOTEL AS EXISTING

GRADE II* LISTED
MINCHERY FARMHOUSE

Refer to Listed Building
Consent Application

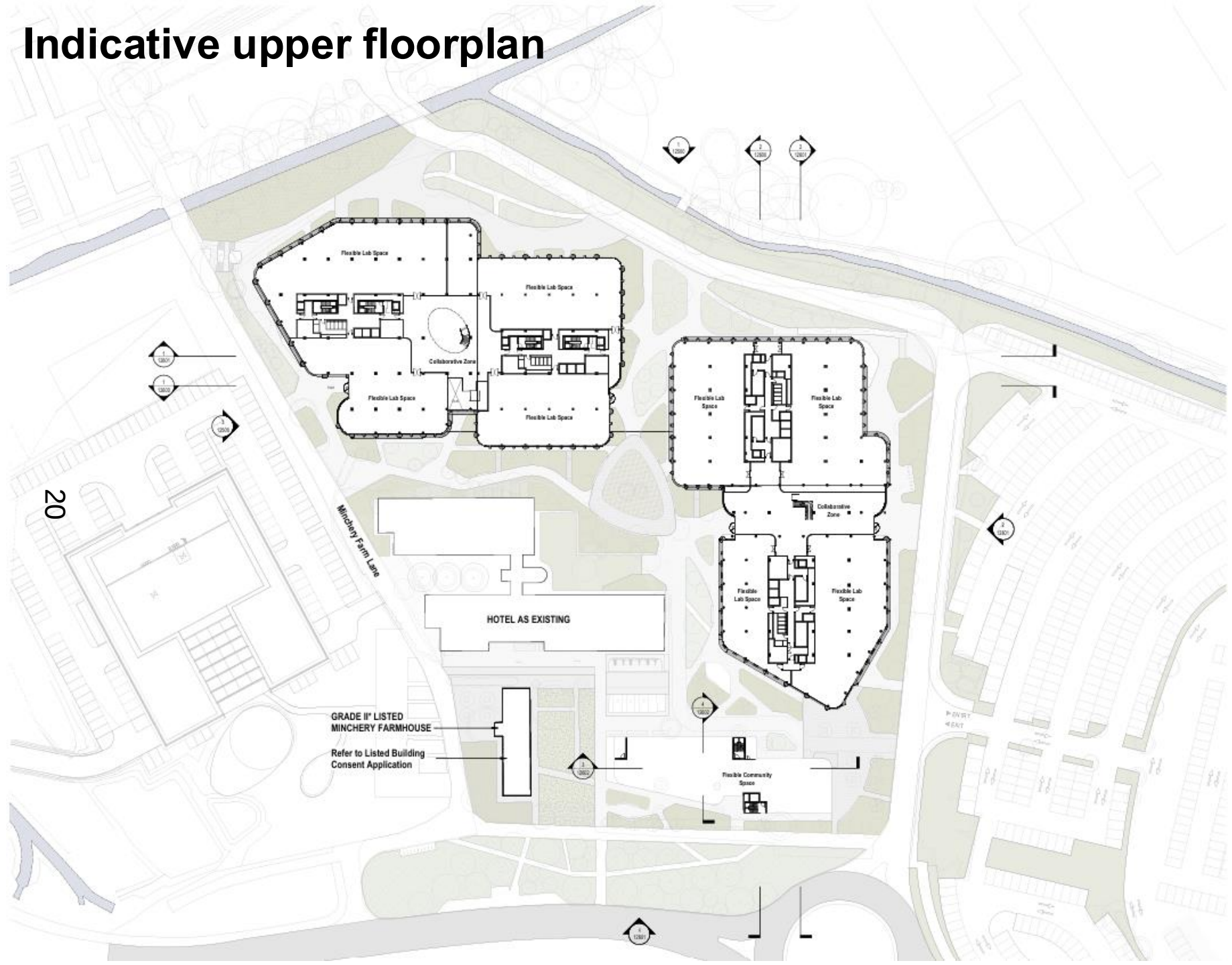
Transport Hub

Grenoble Road

► ENTER

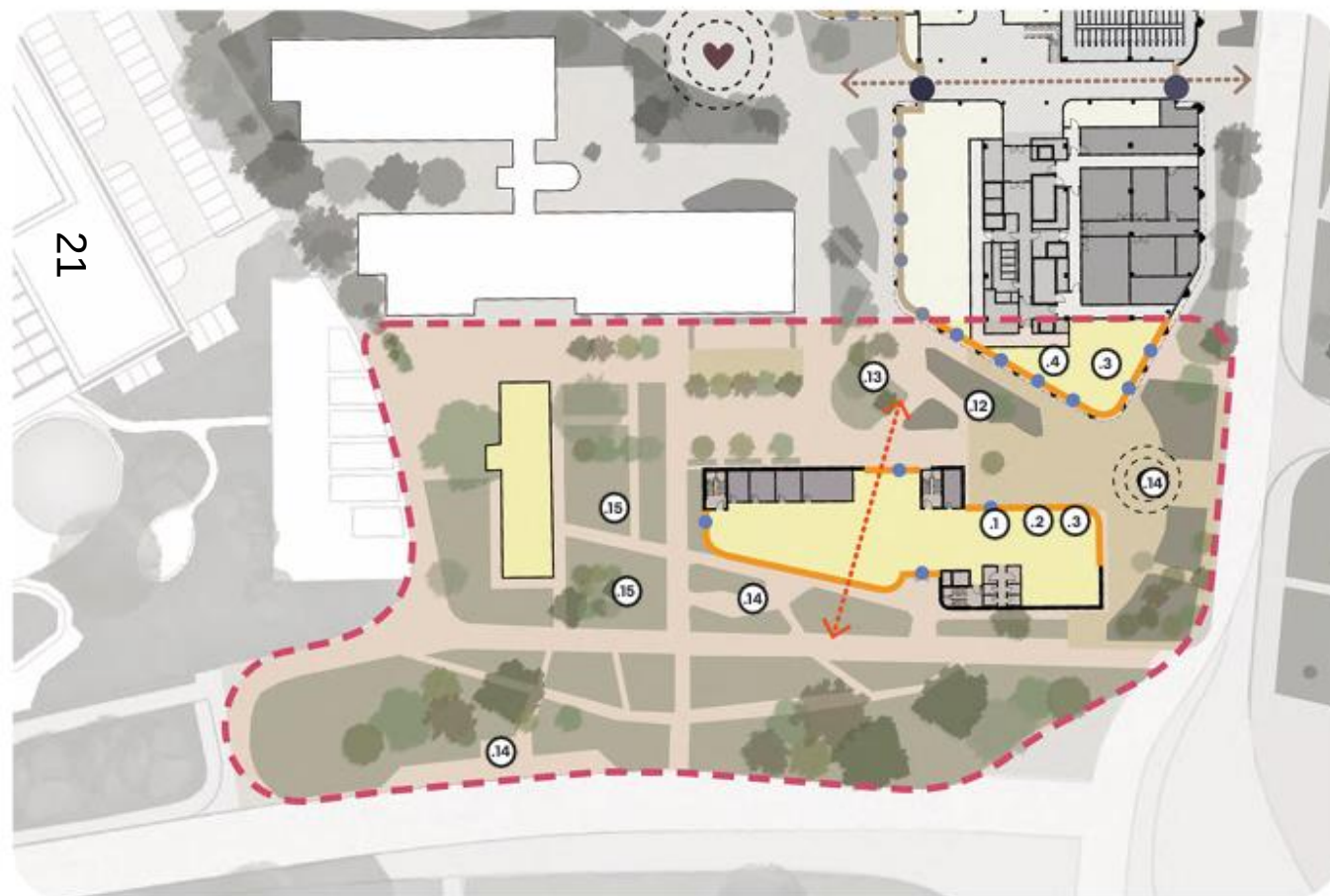
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Indicative upper floorplan



7.2 Uses & Layout

This section is intended to demonstrate how a variety of community and leisure uses could be accommodated across the scheme



Key / ▼

Public Access Boundaries

Anytime

Central Green

Building Entrances

Commercial Entrances

Views Through Buildings

7.2 Uses & Layout



Key / ▼

Public Access Boundaries

Architect

Control Point

Building Entrances

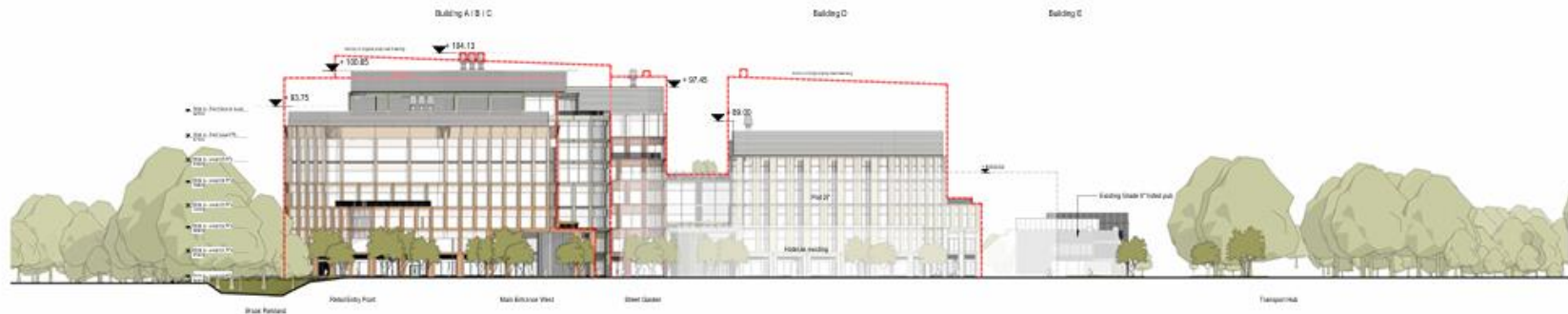
Commercial Entrances

View Through Buildings

Proposed N and W elevations



23 ① Proposed North Elevation
1 : 500



③ Proposed West Elevation
1 : 500

Proposed S and E elevations

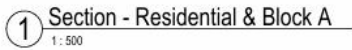


① Proposed South Elevation
1:500



② Proposed East Elevation
1:500

25



Verified view from Minchery Lane PROW



Verified view from Grenoble Road, looking east



Verified view from Grenoble Road, looking west

28



Verified view from overflow car park

29



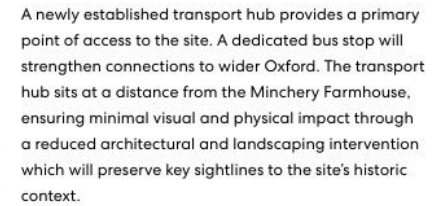
Figure 6: Post-development habitats at Ozone Leisure Park



Figure 7: Post-development habitats at Ozone Leisure Park (excluding tree planting)



Transport Hub Strategies



The transport hub's location supports future connectivity to the proposed Cowley Station, while generous cycle parking, alongside pedestrian routes, facilitates access to the priority, the community hub, and the wider site, allowing it to act as a key anchor for movement into the site and supporting ease of access for all users.

7.15 Car Parking Strategies

Meanwhile Parking Strategy



The development seeks to limit car parking to a viable minimum. To support an open, welcoming, and connected masterplan, the proposals also aim to reduce car movement across the site.

To achieve this, a flexible and future-ready parking strategy has been developed—designed to meet current needs while adapting to potential modal shift following the delivery of the CBL.

The existing car park layout will be adjusted to ensure accessible spaces are located close to building entrances, with dedicated provision for EV (electric vehicle) spaces.

Further details are provided in the Transport Assessment Addendum.

Key /

- Project Boundary
- Vehicular Access
- Carpark Circulation
- Car Drop Off
- Accessible Carpark (EV)
- EV Spaces
- Dedicated Spaces for the road

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