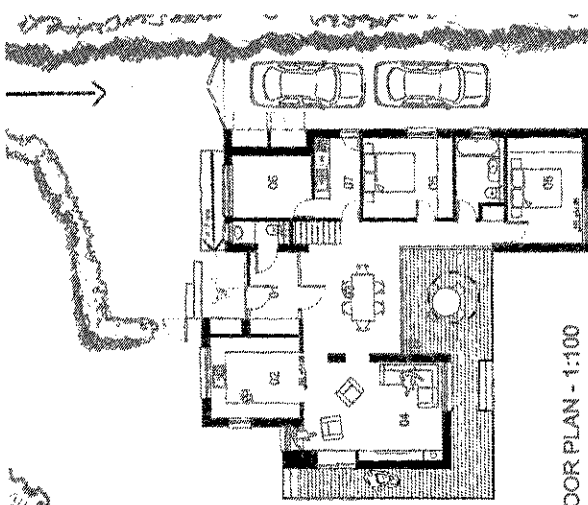
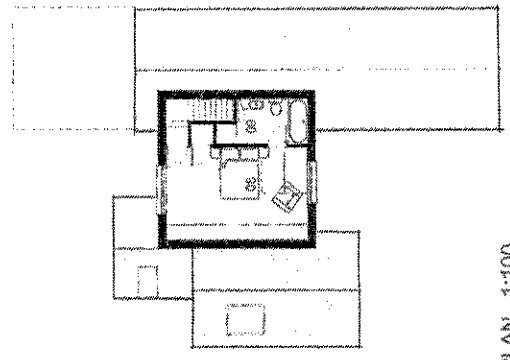
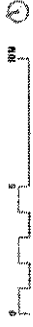


- 1. All alterations to be noted
- 2. All dimensions to be verified by the contractor before work is commenced
- 3. All fixtures to be installed immediately after completion of the work
- 4. All work to be carried out in accordance with relevant British Standards and manufacturers recommendations
- 5. All work to be carried out in accordance with relevant Building Regulations and manufacturers recommendations
- 6. The drawings are prepared to the best of our knowledge and belief. They do not constitute a contract and are not intended to be used for any other purpose without the written consent of the architect.
- 7. The drawings are prepared to the best of our knowledge and belief. They do not constitute a contract and are not intended to be used for any other purpose without the written consent of the architect.



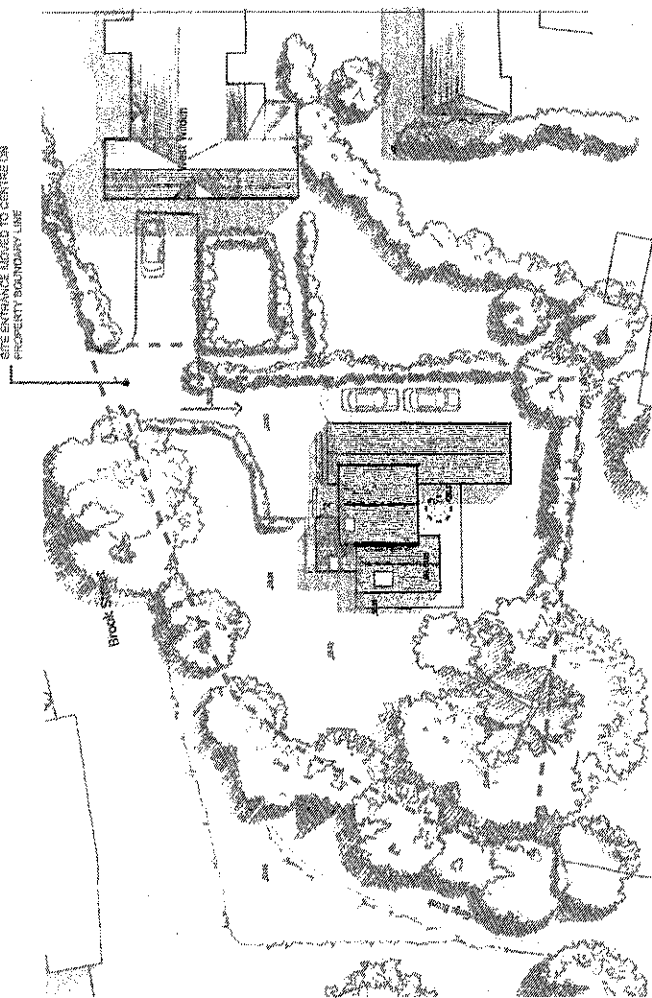
GROUND FLOOR PLAN - 1:100

- KEY
- 01: Hall
 - 02: Kitchen
 - 03: Dining
 - 04: Lounge
 - 05: Bedroom
 - 06: Workshop
 - 07: Utility

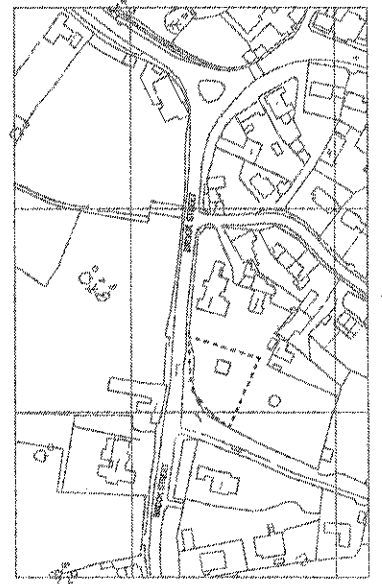


ATTIC FLOOR PLAN - 1:100

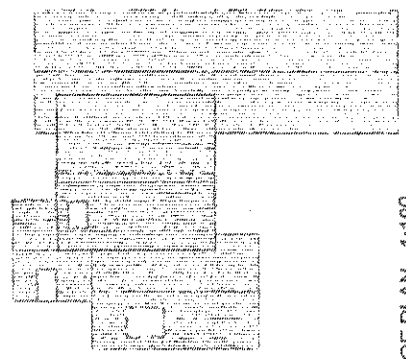
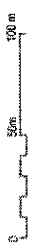
- KEY
- 08: Bedroom
 - 09: Ensuite



1:200 SITE PLAN



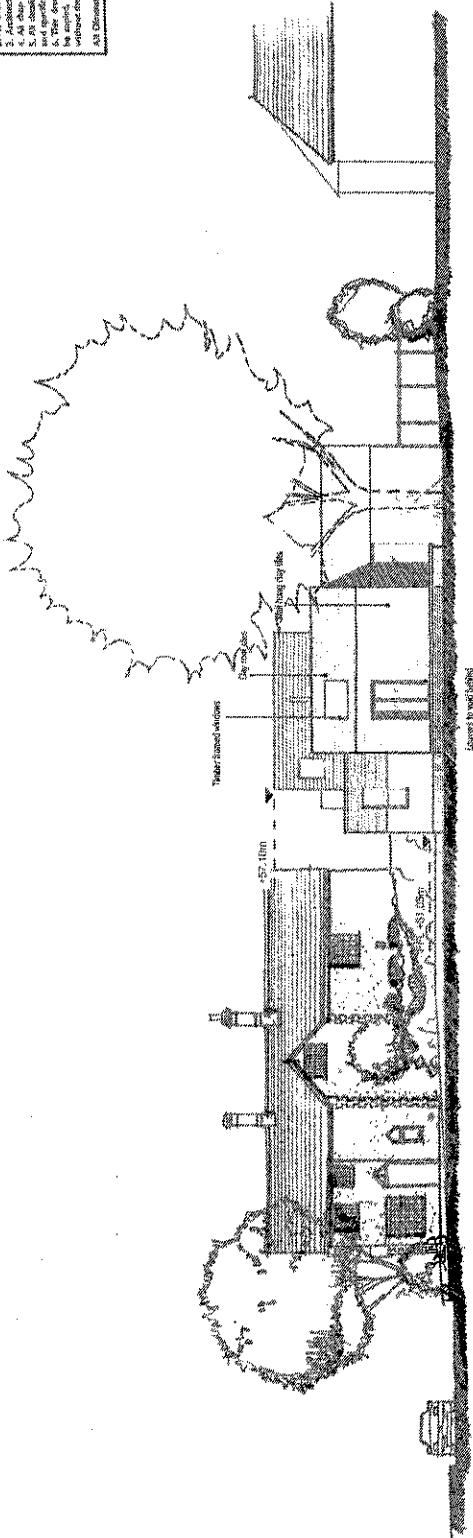
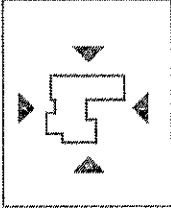
1:1250 LOCATION PLAN



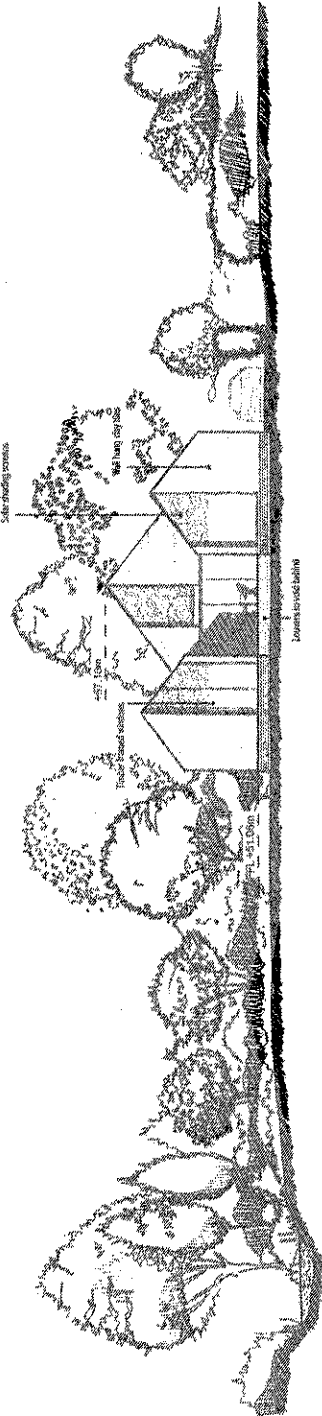
ROOF PLAN - 1:100



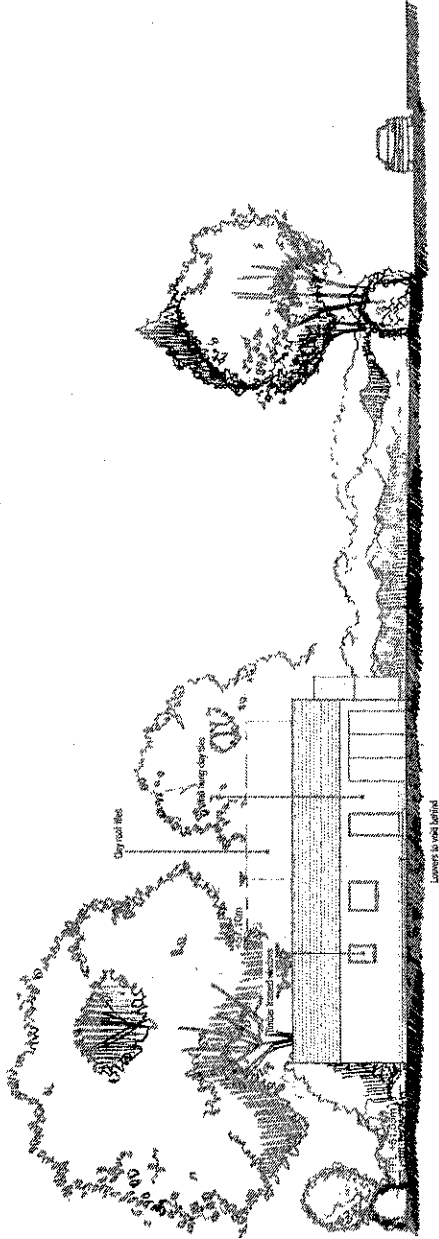
1. All dimensions shall be correct.
 2. All dimensions to be verified by the contractor before work is commenced.
 3. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 4. All dimensions to be shown on the drawings shall be in accordance with relevant British Standards and manufacturers' recommendations and specifications.
 5. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 6. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 7. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 8. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 9. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 10. All dimensions to be shown on the drawings shall be in accordance with the recommendations of the Architect.
 All dimensions in mm.



B. WEST ELEVATION - 1:100



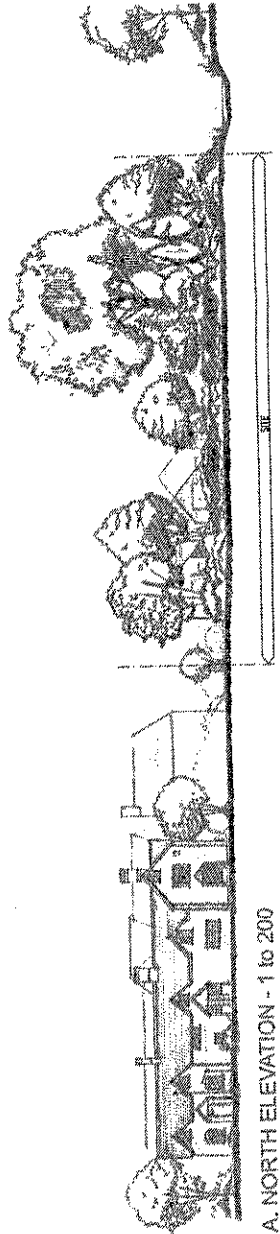
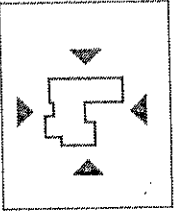
C. SOUTH ELEVATION - 1:100



D. EAST ELEVATION - 1:100

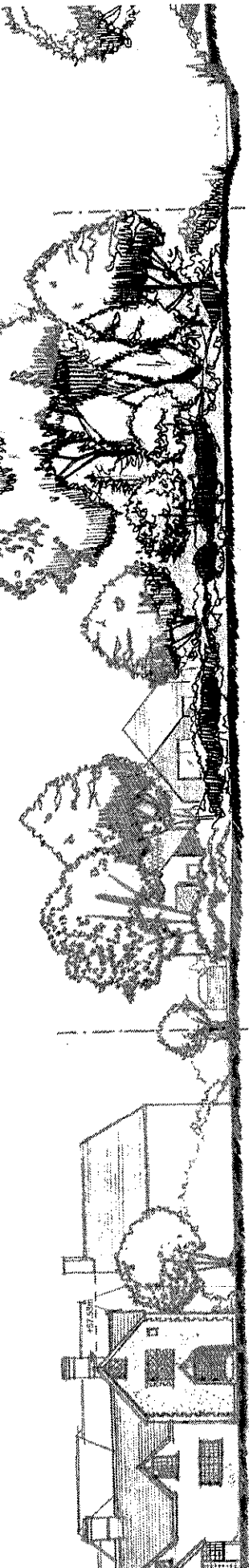
Project Brook Street	Revision A1 (2012) Building location amended	Drawing Proposed House Elevations	Date July 2012	Scale 1:100 at A1 / 1:200 at A3	Drawing Number 108/200/006A	bccc
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1. No alterations to be made to the information herein without the consent of the architect.
 2. All dimensions to be verified by the contractor before work is commenced.
 3. Approval drawings to be obtained by Architects before work commences.
 4. All work to be in accordance with relevant British Standards and manufacturer's recommendations.
 5. All work to be in accordance with relevant Building Regulations.
 6. The architect shall not be responsible for any errors or omissions in any information or drawings or for any consequences arising therefrom.
 7. The architect shall not be responsible for any damage to any property or person or for any loss or expense incurred by any person in connection with the execution of the works.
 8. The architect shall not be responsible for any delay or interruption to the works.
 9. The architect shall not be responsible for any cost of materials or labour.
 10. The architect shall not be responsible for any cost of site preparation or for any cost of site clearance.
 11. The architect shall not be responsible for any cost of site access or for any cost of site parking.
 12. The architect shall not be responsible for any cost of site lighting or for any cost of site security.
 13. The architect shall not be responsible for any cost of site drainage or for any cost of site ventilation.
 14. The architect shall not be responsible for any cost of site heating or for any cost of site cooling.
 15. The architect shall not be responsible for any cost of site furniture or for any cost of site fittings.
 16. The architect shall not be responsible for any cost of site landscaping or for any cost of site planting.
 17. The architect shall not be responsible for any cost of site maintenance or for any cost of site repair.
 18. The architect shall not be responsible for any cost of site insurance or for any cost of site indemnity.
 19. The architect shall not be responsible for any cost of site completion or for any cost of site handover.
 20. The architect shall not be responsible for any cost of site occupation or for any cost of site use.
 All Dimensions in mm



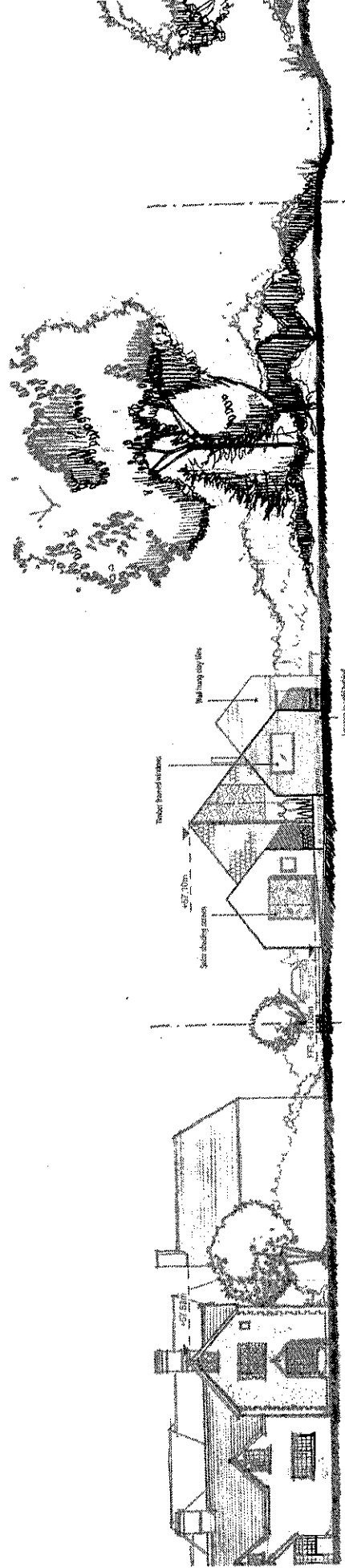
A. NORTH ELEVATION - 1 to 200

SITE



A. NORTH ELEVATION WITH TREE SCREEN - 1:100

SITE



A. NORTH ELEVATION - 1:100

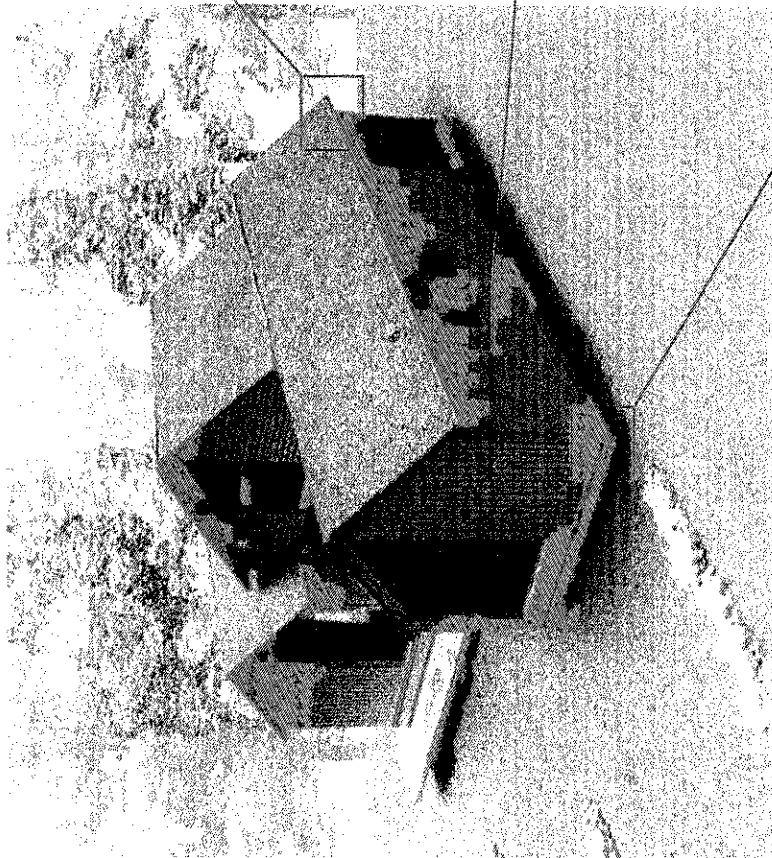
SITE



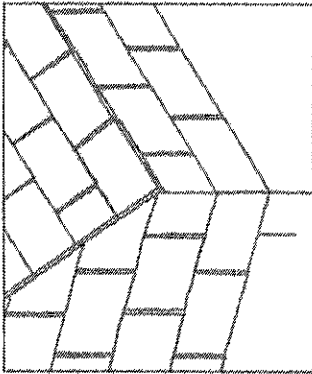
Project	Brook Street	Revision	Revision A: 17/07/12 Building location amended	Drawn by		Use	July 2012	Scale	1:100 at A1 / 1:200 at A3	Drawing Number	108/200/005A
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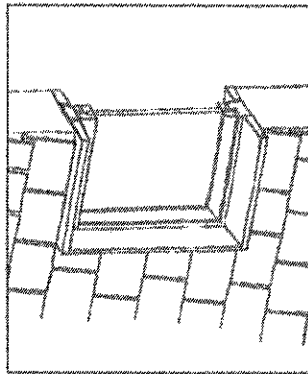
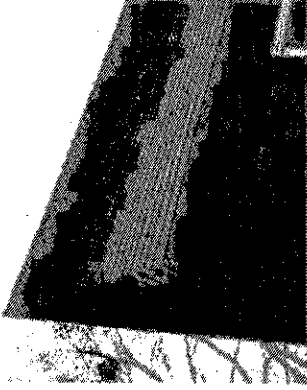
Sketch Details



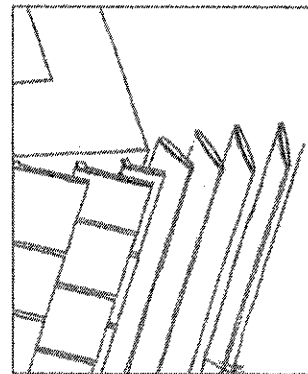
The building will be detailed in a contemporary way using traditional building materials. Clay tiles will simply and cleanly clad both wall and roof complementing the sculptural form of the building design.



Indicative sketch eaves detail. Clay wall tiles and roof tiles join neatly at the eaves. A slight overhang will allow water to runoff to be collected at ground level in a swale around the building. (Example pictured: Cedar House by Hutson Architects)



Indicative sketch window detail. A continuous window reveal to match the window frames will be provided to create a frame around the window up to which the tiling can be finished neatly. (Example pictured: Mission Hall, with metal framing to window reveals)



Indicative sketch base detail. Clay (or timber) louvers to match the tiles are to be installed at the base of the building to create continuity in the building and allow water to pass through. (Example pictured: open timber steps, like louvers, with mesh used to protect flood void)



P12/V0981 APPENDIX 2 1 OF 1

West Wilden, Sutton Courtenay

✓LH

SUTTON COURTENAY PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Frilford Heath

90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Ms. L. Hudson,
Planning Officer,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

25th May, 2012

Dear Ms. Hudson

**P12/V0981 - Replacement of existing studio building with flood resilient dwelling.
West Wilden, Brook Street, Sutton Courtenay
For: Mr and Mrs. O'Callaghan**

The Parish Council objects to the application as a whole. The application should be considered, not just within the boundaries of its own site, but from a much wider point of view of being within the conservation area, close to listed buildings and at the entrance point to the village. The Parish Council believes that the open space between West Wilden and Ginge Brook makes a positive contribution to the conservation area's special interest and its relationship with its landscape setting. The views on entry into the conservation area would be lost and irrevocably damaged were the development to be permitted. Also lost would be an attractive small studio building which contributes to the appearance of the area. Development of the form and character proposed is not acceptable on this site, as the building is prominent on the street scene and of a design not in keeping with other dwellings e.g. large solar screens.

Ginge Brook has breached its banks in the memory of Parish Councillors and Brook Street itself has been flooded and the County Council has closed the road. The Parish Council therefore does not support the views given in the flood risk assessment. It has concerns too regarding the access, its location, the sight lines and increase in number of vehicles using it

Sewers in Sutton Courtenay have been surcharging and overflowing. Thames Water has undertaken surveys and studies in the area. The Parish Council is concerned about the impact that more dwellings have on the sewage system, and the ability of the system to accommodate a continued increased in the number of connections.

The Parish Council overall objects and would ask for refusal of this particular application.

Yours sincerely, / .

Linda Martin
Clerk to the Council