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PROJECT TITLE

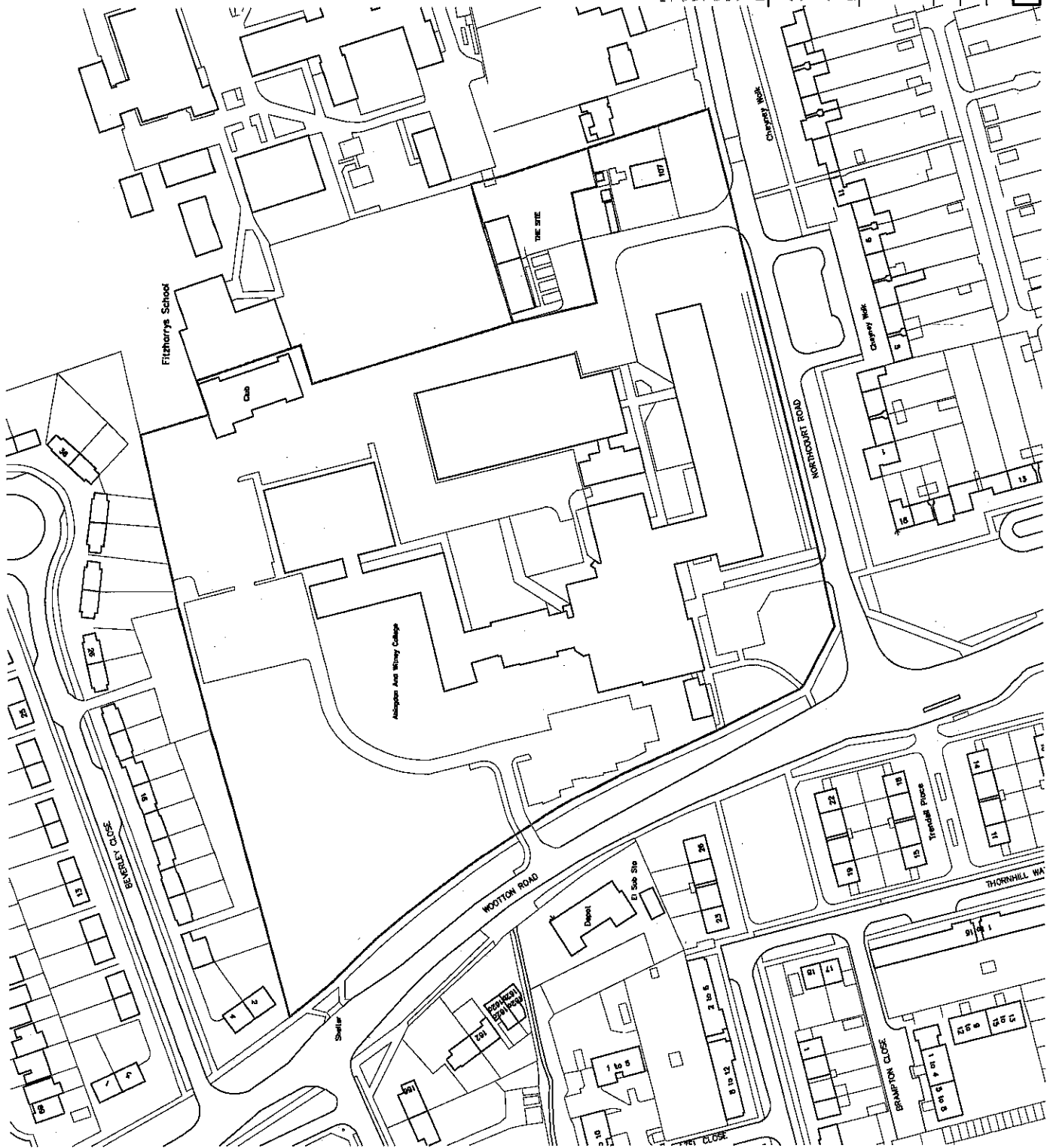
ABINGDON CAMPUS
 WOOTTON ROAD
 ABINGDON & WITNEY COLLEGE

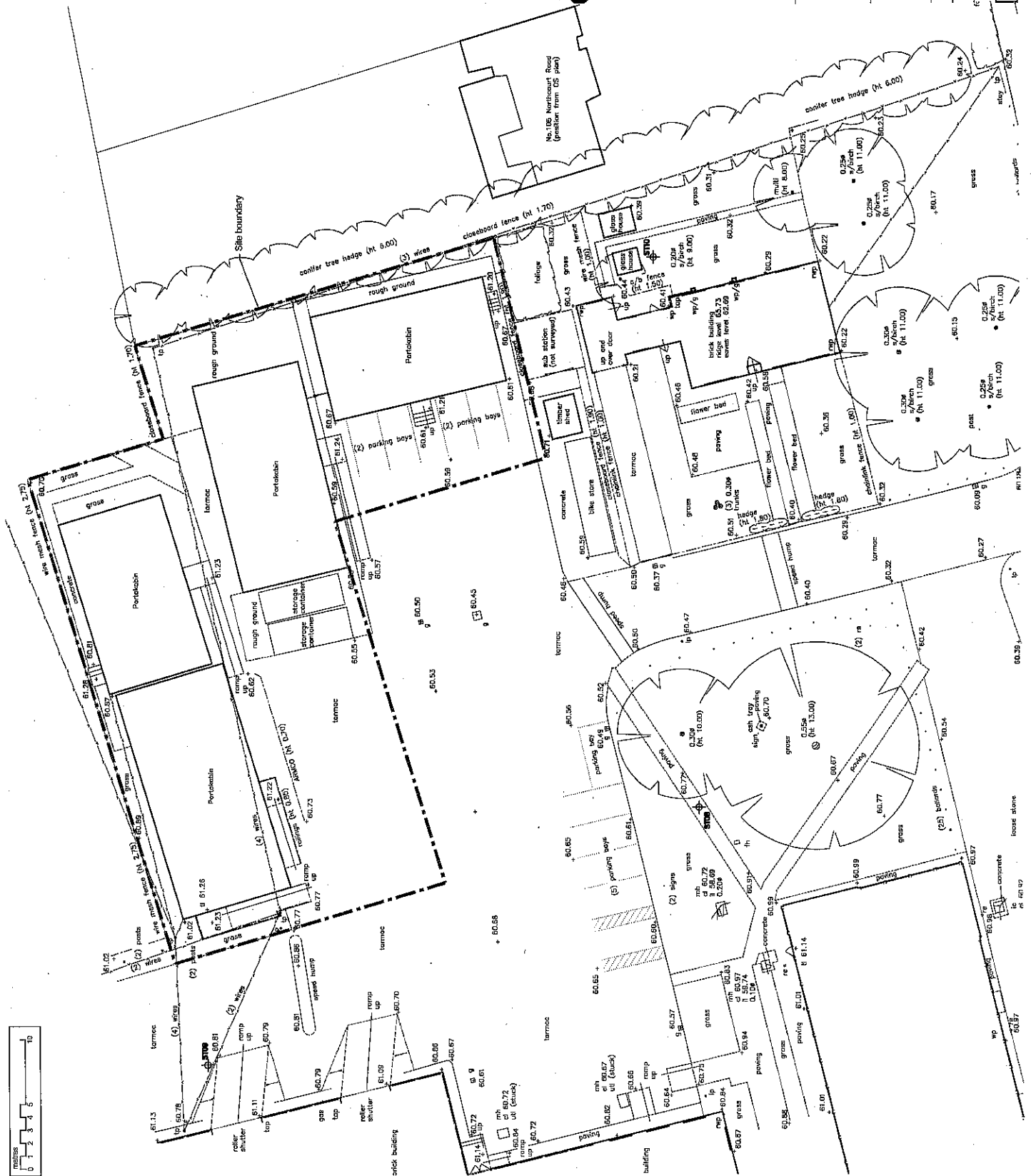
DRAWING TITLE

Site Location Plan

STATUS PLANNING SUBMISSION

SCALE	1:1250	SHEET SIZE	A3	DRAWN	JMet
DATE	November 2011	CHECKED	AF	REVISION	
DWG NO. 2802-120					





Abingdon & Witney College

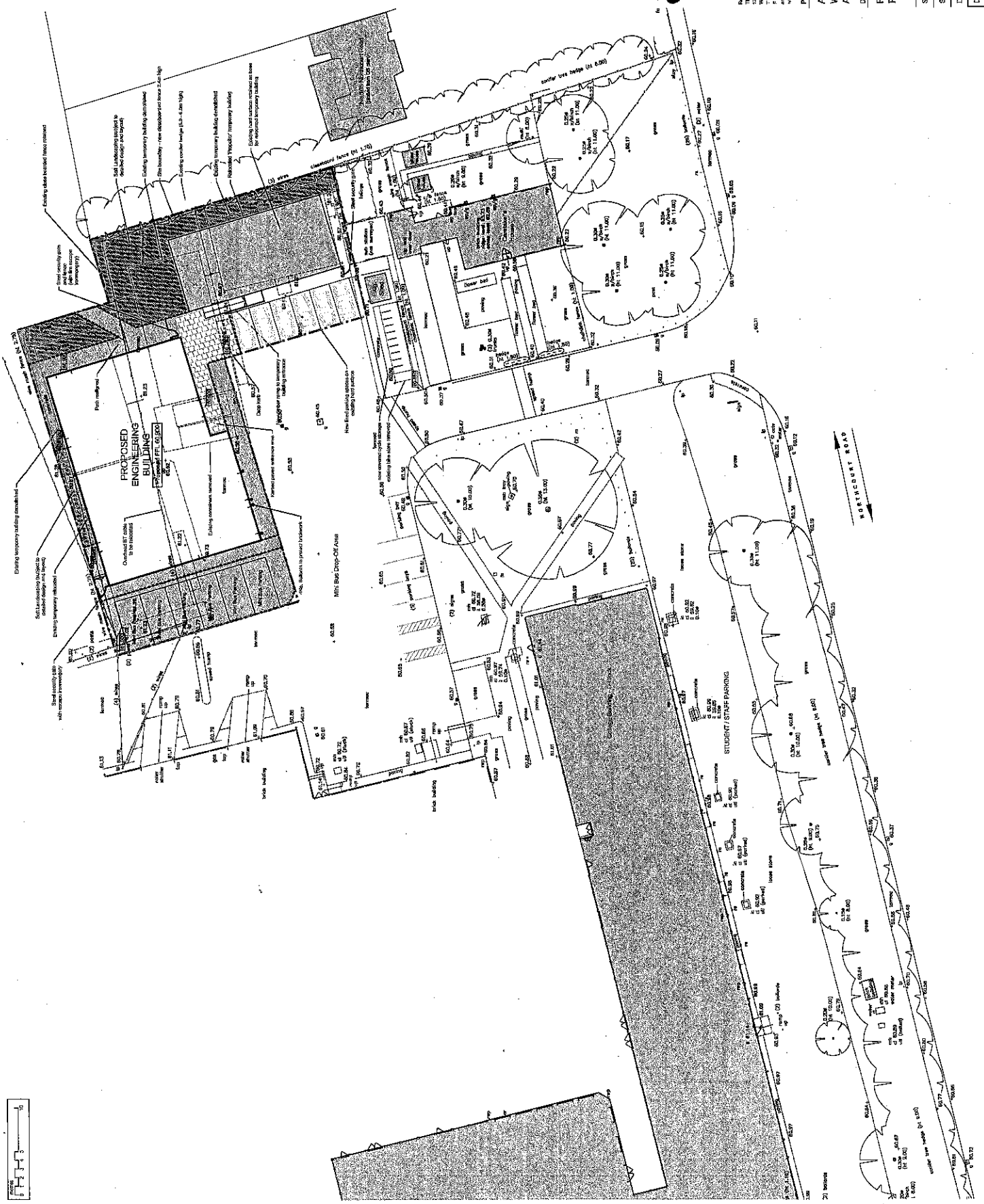


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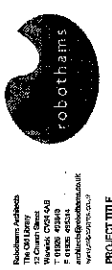
PROJECT TITLE	ABINGDON CAMPUS WOOTTON ROAD ABINGDON & WITNEY CAMPUS		
DRAWING TITLE	Engineering Building Existing Site Layout		
STATUS	PLANNING SUBMISSION	DATE	November 2011
SCALE	1:200	DRAWN	JMMet
DATE	November 2011	CHECKED	AF
DWG NO.	2802-119	REVISION	



KEY	
	Hard Finish - Temporary Finish Painting should never be used. Permanent paints of rich colors are preferred.
	Hard Finish - Block Paved Finish Use 100mm concrete blocks with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 1 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 2 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 3 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 4 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 5 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 6 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 7 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 8 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 9 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Hard Finish - Concrete Kerb 10 Use 100mm concrete kerb with 10mm sand bedding. Use 10mm sand bedding to achieve level surface.
	Proposed Level 500mm above ground level.
	Site Boundary 500mm line marking required to separate from existing terrain.
	Steel Structure Steel structure to be made of mild steel sections. High quality steel to be used. Galvanized steel preferred for exterior work.
	Steel Cladding / Finishing Cladding to be made of mild steel with temporary protection.
	Steel Cladding - Temporary Cladding to be made of mild steel with temporary protection.
	Steel Cladding - Permanent Cladding to be made of mild steel with temporary protection.

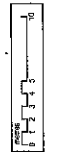


Abingdon & Witney College



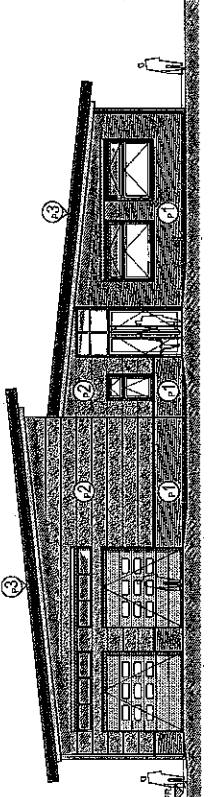
PROJECT TITLE	
ABINGDON CAMPUS WOOTTON ROAD ABINGDON & WITNEY COLLEGE	
DRAWING TITLE	
Proposed Engineering Building Proposed Site Layout	
STATUS: PLANNING SUBMISSION	
SCALE: 1:200	DATE: November 2012
DRAWN: AF	CHECKED: RKS
DWG NO. 2802-121	
REVISION	

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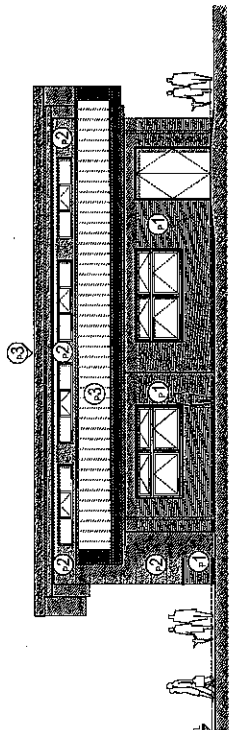


Notes:

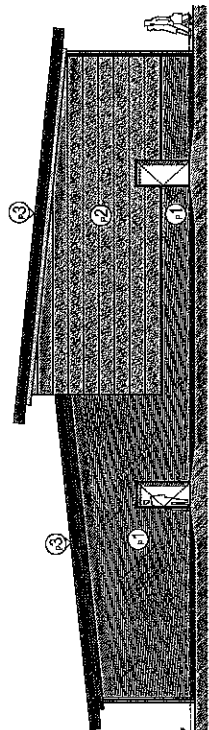
- 1 Peeling Birchwork
- 2 Horizontal Insulation/Cladding Panels
- 3 Standing Seam Roof



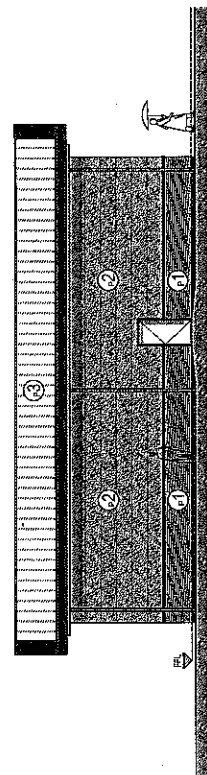
Proposed South Elevation (Scale 1:100)



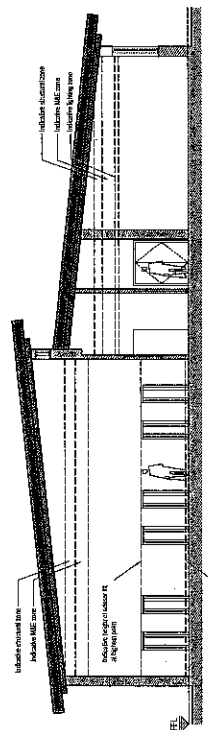
Proposed East Elevation (Scale 1:100)



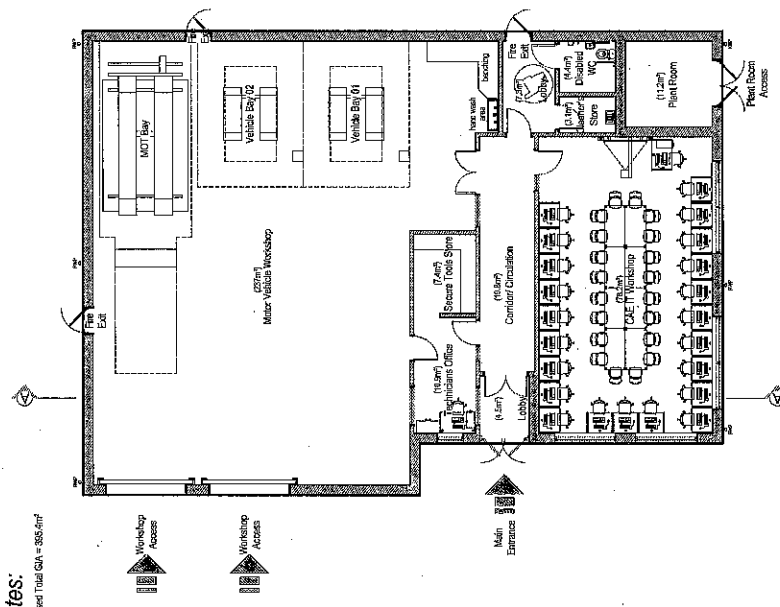
Proposed North Elevation (Scale 1:100)



Proposed West Elevation (Scale 1:100)



Proposed Section A-A (Scale 1:100)



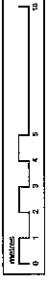
Notes:
Proposed Total GFA = 385.5m²

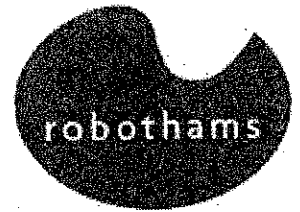
Proposed Ground Floor Plan (Scale 1:100)

Abingdon & Witney College



PROJECT ADDRESS: The Old Library Market Cross 149 2 61002 Abingdon Oxfordshire OX14 3JH www.abingdoncollege.co.uk	PROJECT TITLE: ABINGDON CAMPUS WOOTTON ROAD ABINGDON & WITNEY COLLEGE
DRAWING TITLE: Proposed Engineering Building Proposed Ground Floor Plan, Elevations & Typical Section	STATUS: PLANNING SUBMISSION
SCALE: 1:100	DATE: September 2012
DRAWN: RKS	CHECKED:
DWG NO. 28102-122	REVISION:





ANF/BB

14th November 2012

T121114A2802LT

For the Attention of Mr S. Walker

Principal Planning Officer
Planning Department
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

Dear Sirs

**RE: PROPOSED ENGINEERING BUILDING
ABINGDON & WITNEY COLLEGE, WOOTTON ROAD,
ABINGDON**
Ref: P12/V2091/FUL

Further to the feedback received on the planning consent application for the new engineering facility at the College's Abingdon campus can we respond as follows to the issues raised by those consulted on the submission.

Proposed Use of the new facility

The building is unambiguously for the teaching of engineering apprentices both those involved in motor vehicle and computer aided manufacturing courses. Whilst the building needs to create a realistic, vocational environment its use is very different to that of a garage or quasi industrial scheme. This character means that the motor vehicles being examined and acting as teaching tools are started infrequently and there is no coming or going which would typify a real garage.

The noise assessment submitted with the application demonstrates the lengths the College is prepared to go to in ensure the building does not create a nuisance and have a detrimental effect on neighbours. In addition all plant and other machinery which might produce an ambient noise level are contained within the building.

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David Robotham Limited
Place of Registration: England
Registration Number: 3020803
Registered Office: as above

Location of the Building

The proposed location of the building has been carefully considered to relate its use to the existing engineering teaching facility and act as a catalyst to reduce the number of temporary teaching buildings and enhance a neglected part of the campus. Other locations will have an impact on parking areas, green open space or the amenity of other neighbours to the College.

Scale and Massing

The College's design team have worked hard to reduce the overall height of the building without compromising the internal operation. In our view the location of the building as submitted on the 2nd October 2012 remains a satisfactory proposition. However in the light of the comments made and in order to avoid a delay to the determination of the planning application the College has commissioned a review of the building and relationship to the boundary of No.105 Northcourt Road.

The result is illustrated on the revised drawings enclosed with the letter;

1. Revised site location plan (drg 2802-120).
2. Revised existing site plan (drg. 2802-119).
3. Revised proposed site plan (drg. 2802-121).
4. Revised plans, sections and elevations (drg.2802-122).

We have relocated the building so it is now adjacent to the northern boundary of this part of the campus. This increases the distance to No.105 Northcourt Road to 28metres. The new location of the facility will necessitate the relocation of a recently refurbished temporary teaching building known as 'the Propeller Centre' which provides art and crafts teaching accommodation for students with specialist needs. This will be located on the site of 2No. existing temporary buildings adjacent to the eastern boundary. This retained temporary building is the same height as the existing ones and will not have a detrimental effect on the occupants of No.105 Northcourt Road. In total, 3No. temporary buildings will now be removed from the site.

We also propose to mirror the floor plan and elevation of the building which will mean the vehicle doors are even further away from the eastern boundary and that the building will now step down as it approaches the edge of the site, with the taller element of the massing closer to the main college buildings.

Car Parking

The College provides 262 car parking spaces across the campus, which coupled with policies on green travel and cycle storage mean that there is adequate parking for students and staff. The proposed scheme replicates and fractionally increases the number of spaces on the site through better use of the existing service area to ensure there will be no detrimental impact on parking levels.

Conclusion

In summary the proposed engineering facility is first and foremost a teaching facility (Use Class D2), not as misrepresented by objectors as a 'light industrial' building. The design and construction of the building will ensure that many of the nuisance issues identified by objectors are removed and will not be evident on completion. The proposed relocation of the proposed building will alleviate any perception that the building will have a negative effect on the amenity of No.105 and represents a significant review of the College's plans. The revised proposals represent a scheme which accords with the District Council's planning policies, and will both act to generate employment and improve training opportunities across the district.

If you have any queries please do not hesitate to contact us.

Yours faithfully

Abingdon and Witney College

The Committee objected to the proposed development on the same grounds as the original application:

1. The scale, height and mass of the proposed building in relation to the adjoining property in Northcourt Road adversely affects those attributes that make a positive contribution to the character of the locality, in contravention of Policy DC1 (design) of the of the adopted Vale of White Horse District Local Plan 2011.
2. The development unacceptably harms the amenities of the neighbouring property in Northcourt Road, specifically due to loss of daylight and sunlight, and dominance/ visual intrusion, in contravention of Policy DC9 (impact of development on neighbouring uses) of the of the adopted Vale of White Horse District Local Plan 2011.
3. Car parking provision would be reduced onsite, and therefore there would be inadequate parking provision following the proposed development, in contravention of Policy DC5 (access) of the adopted Vale of White Horse District Local Plan 2011.

Members noted that they understood that there were ongoing discussions between the College and local residents. Members stated that if, following their discussions, the objections of residents were withdrawn, then the Committee would be content to remove the above objections to the development.

In addition, Members also requested that a holding objection would be registered on drainage and flood risk grounds. They stated that this objection should be removed if these matters are resolved to the satisfaction of the District Council (Technical Services).