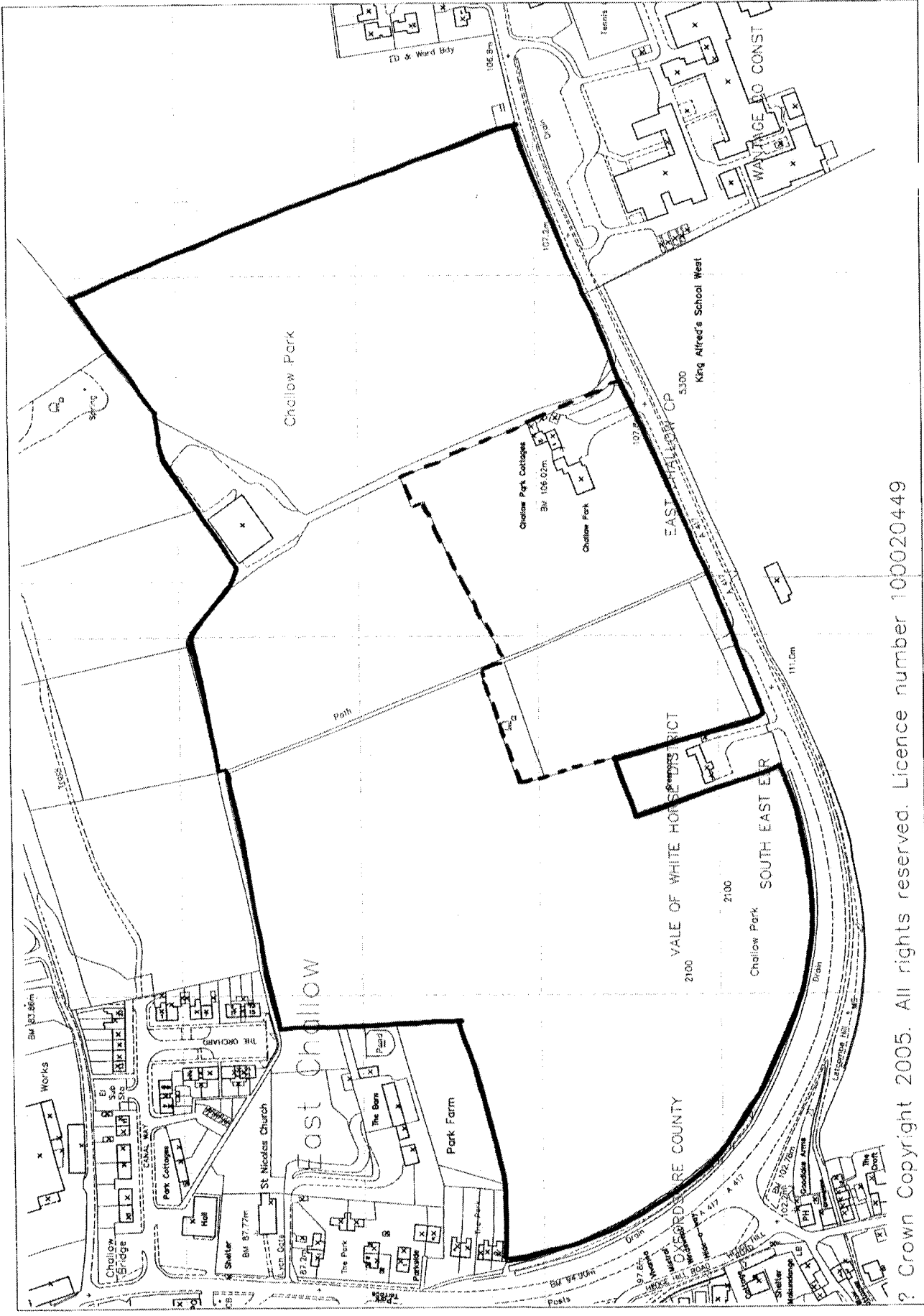


VALE OF WHITE HORSES
DISTRICT COUNCIL
1:1000 @ A1
CONSULTANT

APPENDIX ST MARY'S SCHOOL CHALLOW PARK WANTAGE SITE PLAN

Scale:	1:1000 @ A1	DATE:	SEPTEMBER 03
Drawn by:	YS	Checked by:	YS
Project No:	9059	IN	200
PROJECT: ST MARY'S SCHOOL CONTRACTOR: BERRILL DRAWN BY: YS CHECKED BY: YS DATE: 03/09/03			



? Crown Copyright 2005. All rights reserved. Licence number 100020449

Site Plan

ECH523112-D

Client: St Mary's School, Wantage
 Project: St Mary's School, Wantage
 Date: 14/01/2008
 1.0 - Conceptual Plan



1. Staff houses
2. Six form block
3. St Hilda's & St Margarets accommodation block
4. Teaching block
5. Chapel
6. Sports building and pool
7. Challow Park

~~X deleted Architecture~~
 AMERES PLAN

REGISTERED ARCHITECT
 PROJECT NO. 08/001
 DATE: 14/01/08
 CONSULTANT

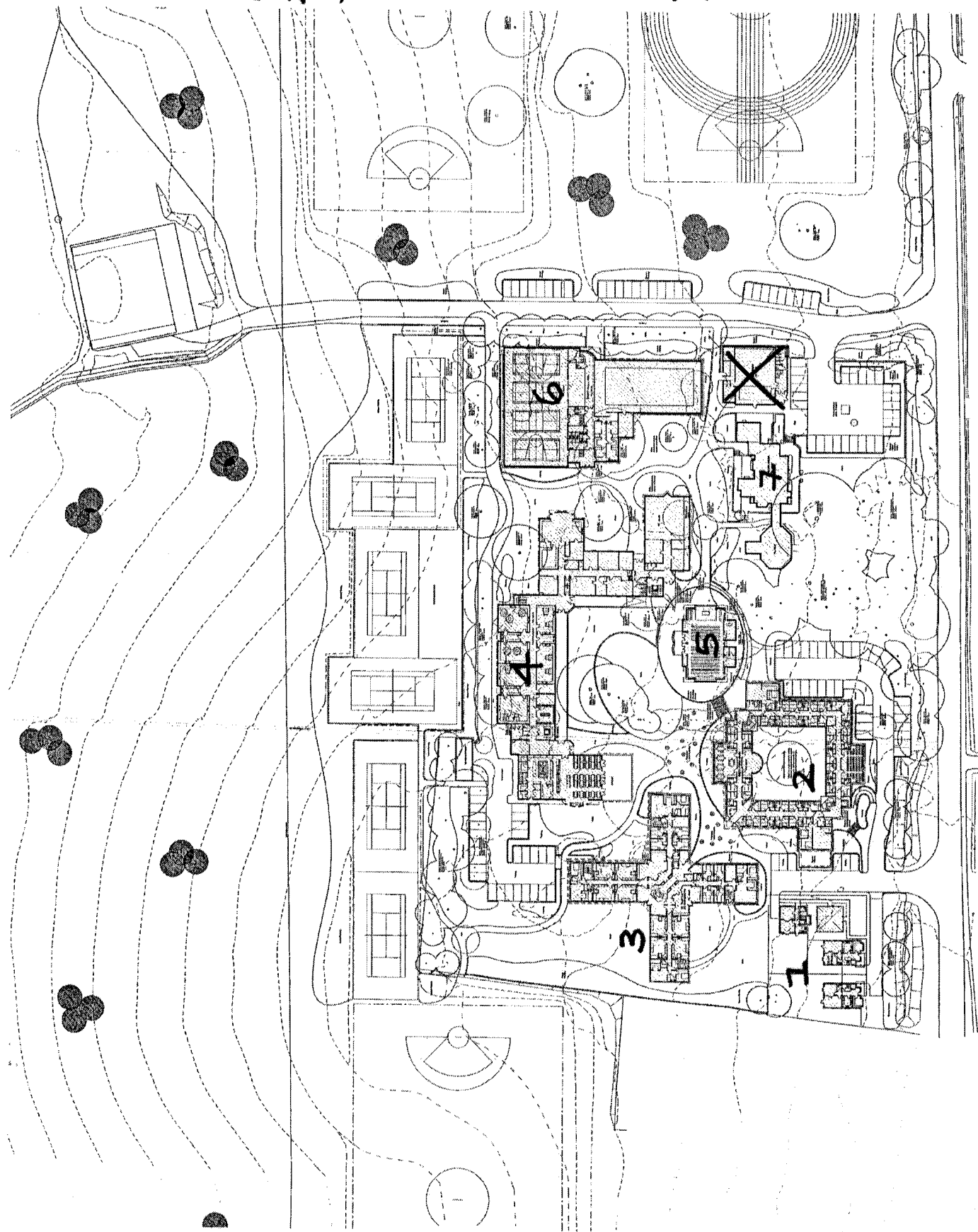
APPENDIX

St Mary's School, Wantage
 Challow Park, Wantage

Proposed School Site Layout

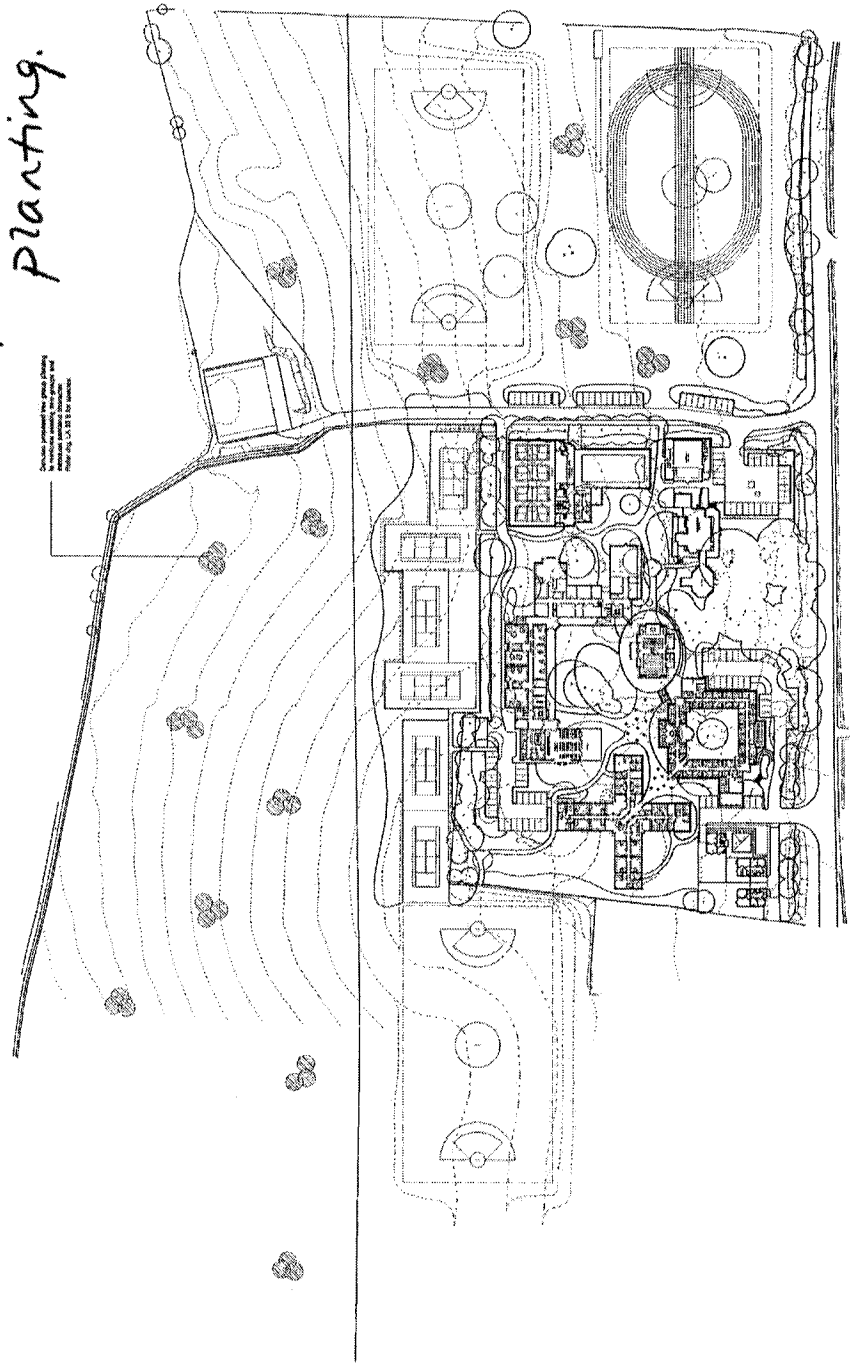
Scale:	1:500 (1:1000 on A3)	Date:	14/01/08
Client:	St Mary's School	Project:	St Mary's School
Ref:	9059	DE:	202

The Planning & Project Partnership
 ARCHITECTURAL RESTORERS
 100, High Street, Wantage, Oxon, OX12 1JG
 Tel: 01235 532222
 Fax: 01235 532223
 www.planningpartnership.com



LAYOUT PLAN.

Site Plan showing whole development and additional planting.



APPENDIX PLAN
 THE TRICKY & VICKER PARTNERSHIP
 ARCHITECTS
 11000 LITTLE ROCK RD. #100
 GREENBELT, MD 21740
 TEL: 410-441-1100
 FAX: 410-441-1101
 WWW.TRICKYVICKER.COM

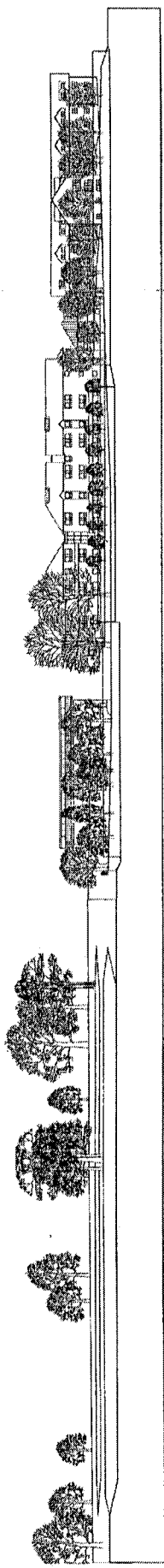
St. Mary's School, V.M.S.
 Challow Park, Waikiki
 Proposed School Plan

Scale: 1" = 100' 1/8" = 400' 1/4" = 200' 1/2" = 100'

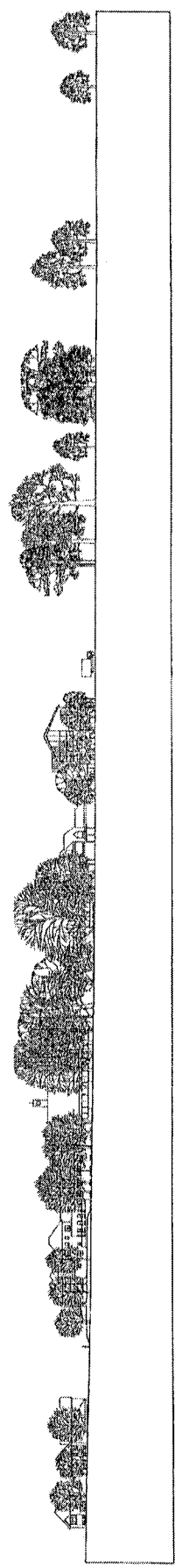
9059 SK 000 000 000

The Tricky & Vicker Partnership
 11000 Little Rock Road
 Greenbelt, MD 21740
 Tel: 410-441-1100
 Fax: 410-441-1101
 www.trickyvicker.com

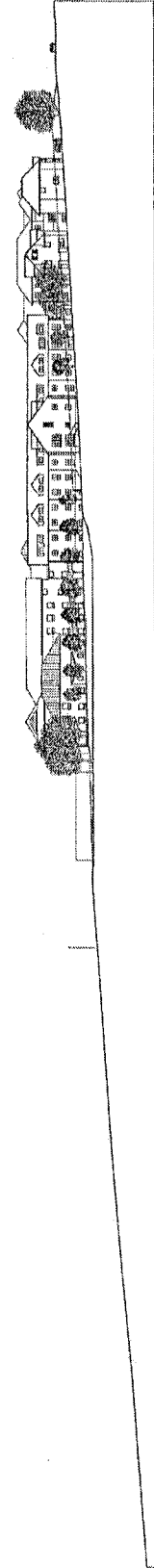
Do not scale from this drawing.
 Dimensions shown on this drawing are approximate.
 All dimensions are in feet and inches.



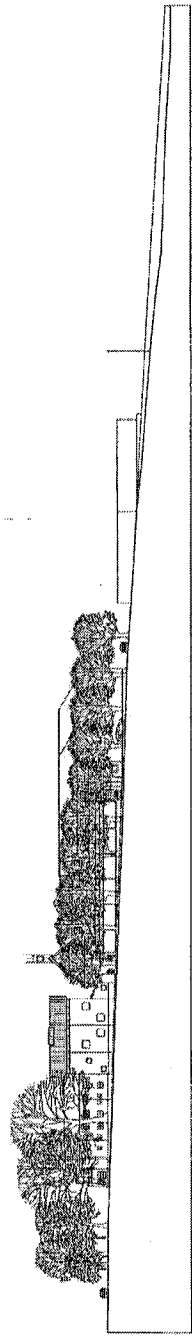
A - A North Elevation to Site (Section Through Tennis Courts)



B - B South Elevation to Site (Section Through Road A417)

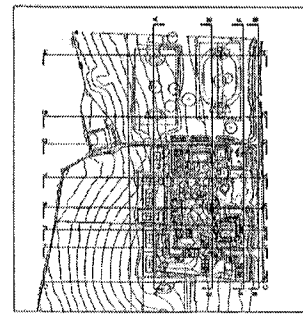


C - C West Elevation to Site (Section Through Playing Fields and Greeners Garden)



D - D East Elevation to Site (Section Through Playing Fields)

Cross-sections through site



AMENDED PLAN

St. Mary's School, Warrage
 Chellow Park, Warrage
 Proposed Site Sections Sh
 Perimeter Elevations

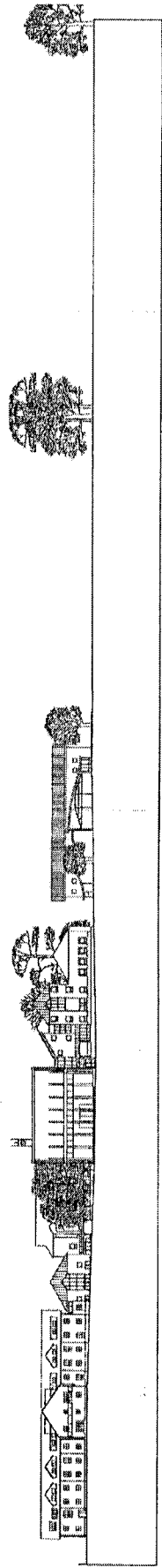
90089 DE 203



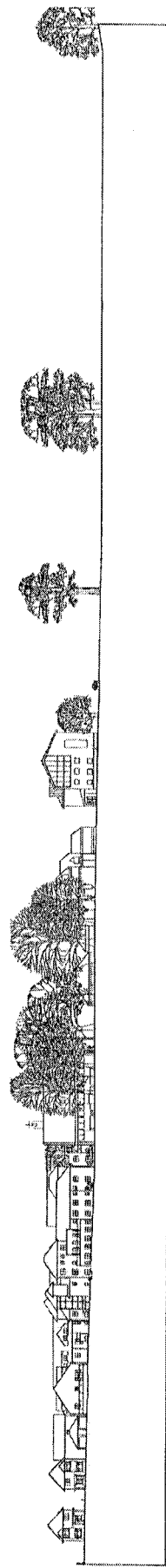
APPENDIX 1

VALLEY WATER PLANT
 DISTRICT COUNCIL
 11/11/2008

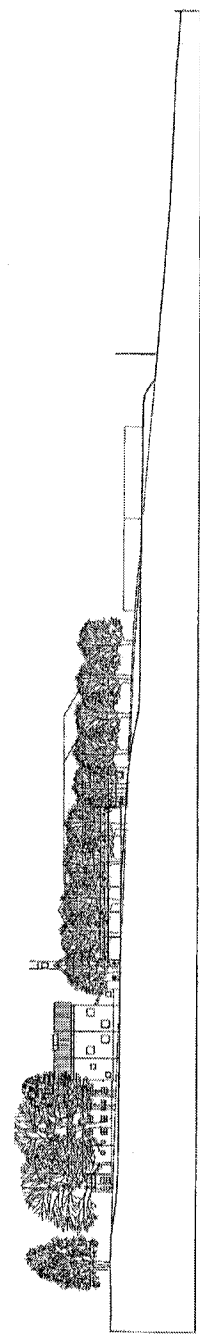
Not for construction
 Consult with architect
 before making any changes



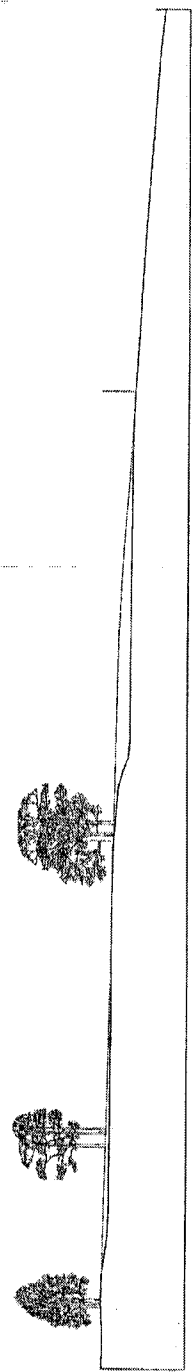
E - E Section Through Centre of Site and Chapel Looking North



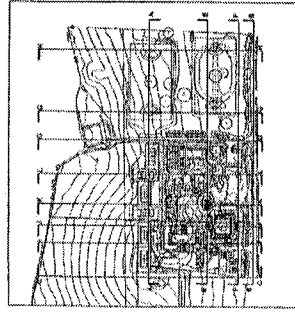
F - F Section Through The South Edge of Site Looking North



G - G Section Through West End of Playing Fields Looking West



H - H Section Through East End of Playing Fields Looking West

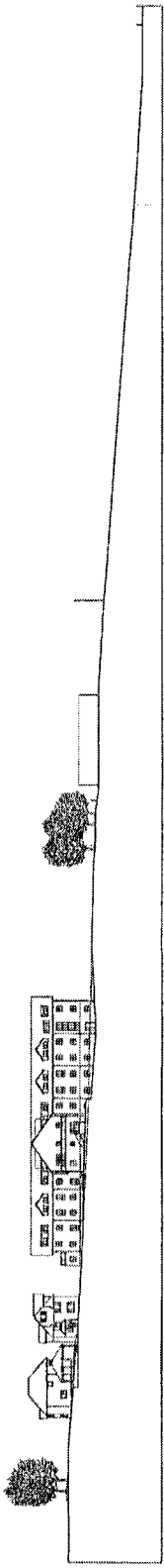


APPENDIX 1
AMENDED PLAN
 St Mary's School, Wantage
 Challow Park, Wantage
 Proposed Site Sections Sheet 2

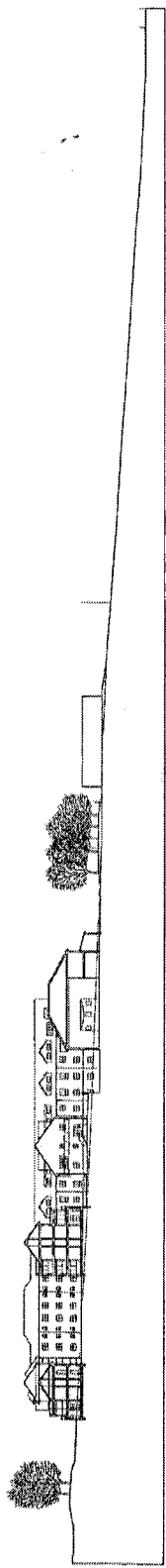
Project No.	9056	DE	204
Client	St Mary's School, Wantage		
Scale	1:500, 1:1000 @ A1, 1:2000 @ A2		
Author	The Practice & Planning		
Drawn	1:1000 11/08/08		
Checked	1:1000 11/08/08		
Approved	1:1000 11/08/08		

The Practice & Planning
 11-25 Watlington Way
 Watlington, Oxford OX11 1EJ
 Tel: 01235 750000
 Fax: 01235 750001
 www.theppractice.com

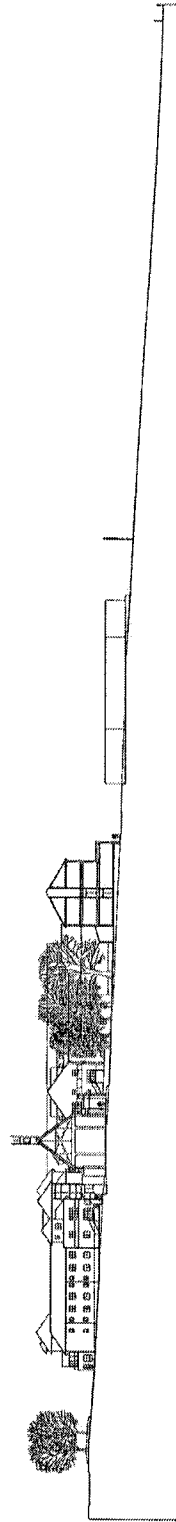
Cross-sections



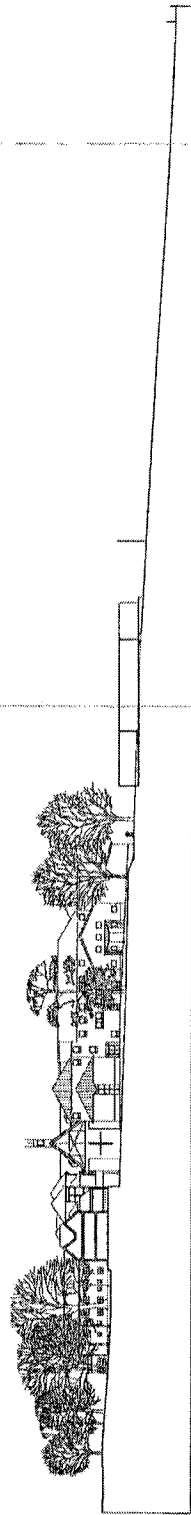
I - I Section Through West End of Site Looking West towards Lower School Houses



J - J Section Through West End of Site and Sixth Form House Looking West

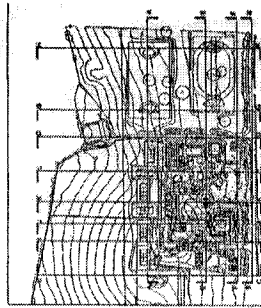


K - K Section Through Centre of Site and Chapel Looking West



L - L Section Through East End of Site and Challow House Looking West

Cross-sections



APPENDIX 1

AMENDED PLAN

St Mary's School, Wallage
 Challow Park, Wallage

Proposed Site Sections Sheet 3

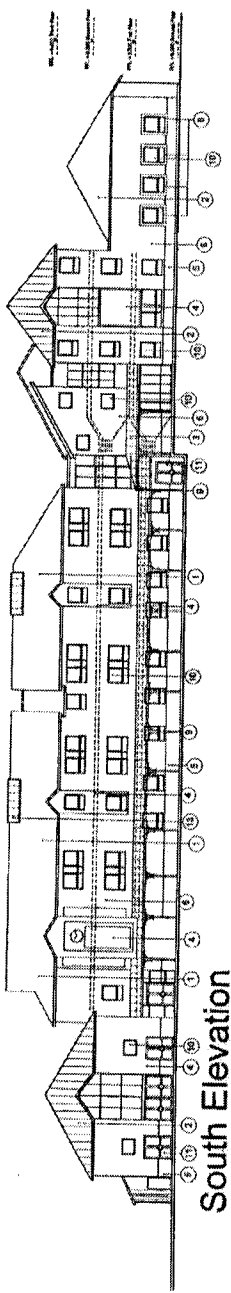
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9059 DE 2015

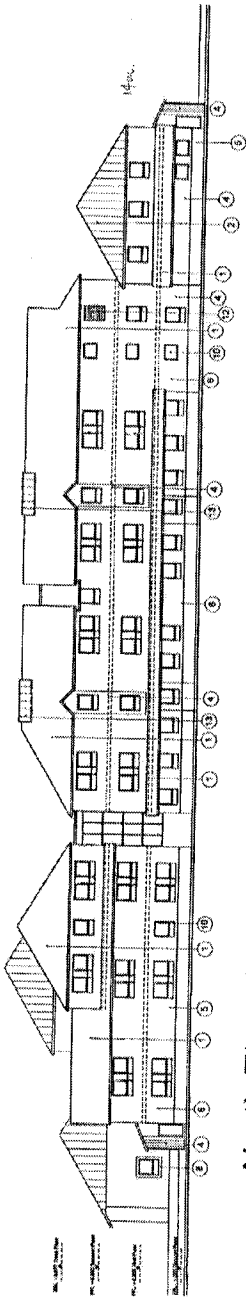
The Planning & Design Department
 1225 High Street, Wallage, Wallage, Dorset, DT11 1LH, UK
 Tel: 01305 320100
 Fax: 01305 320101
 Email: info@wallageplanning.co.uk

Project: St. Mary's School
 Location: Challow Park, Wantage, Oxon.
 Date: 10.06.05
 No: 07.06.05
 Drawing: 10.06.05
 Scale: 1:50
 Author: J. Smith
 Checked: A. Smith
 Date: 26.10.05
 Project: St. Mary's School
 Location: Challow Park, Wantage, Oxon.
 Date: 10.06.05
 No: 07.06.05
 Drawing: 10.06.05
 Scale: 1:50
 Author: J. Smith
 Checked: A. Smith
 Date: 26.10.05

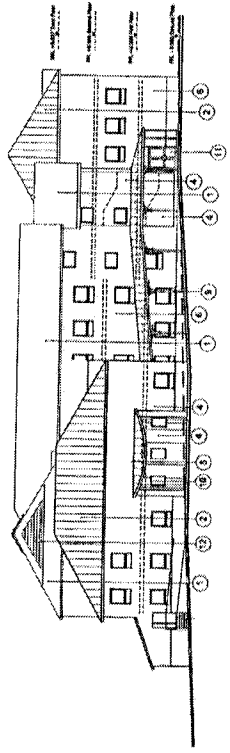
Teaching Block Elevations



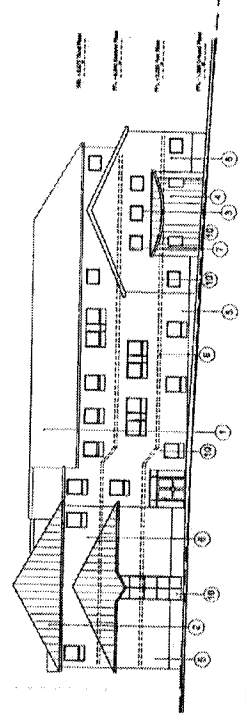
South Elevation



North Elevation



West Elevation



East Elevation

SCHEDULE OF EXTERNAL MATERIALS:

1. Slate Roof
2. Concrete Sheet Pile
3. Glass Roof
4. Render Finish
5. Brick Finish
6. Facing Brick
7. Facing Brick
8. Stone Structure To Windows
9. Metal Structure Supporting Canopy
10. Covered Walkway
11. Windows - VEFAC
12. Doors - VEFAC (Aluminium)
13. Metal Lattice Polymer Finish
14. VITRAL - Operable Roof Lights

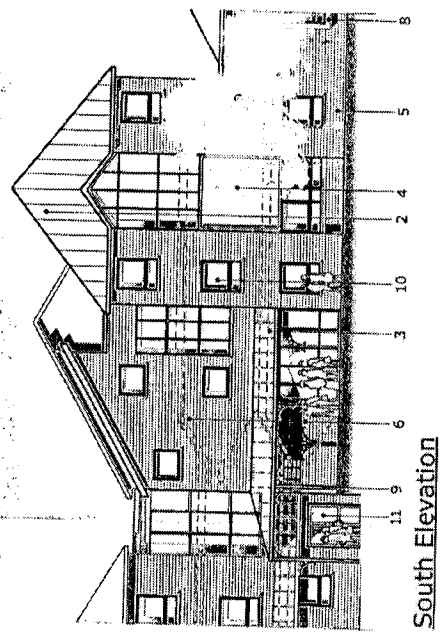
APPENDIX

ST MARY'S SCHOOL
 CHALLOW PARK
 WANTAGE
 TEACHING BLOCK
 ELEVATIONS

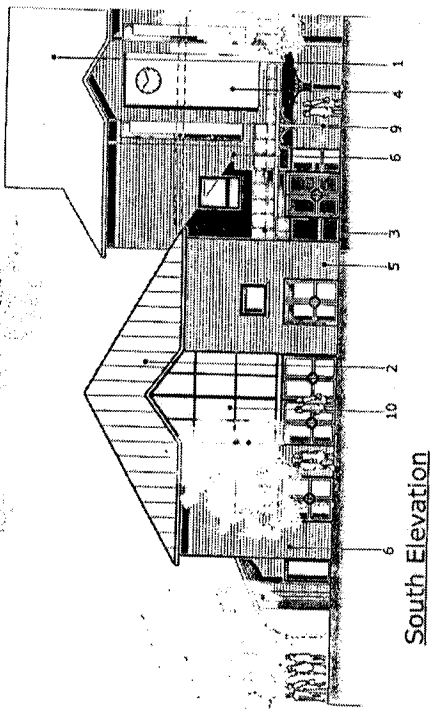
Project No.	9059	DE	114	M/K/G/A
Author	J. Smith	Checked	A. Smith	Date
Project	St. Mary's School	Location	Challow Park, Wantage, Oxon.	Date

J. Smith & Partners
 Architects
 10, The Quadrant
 Oxford, OX1 1JH
 Tel: 01865 206121
 Fax: 01865 206122

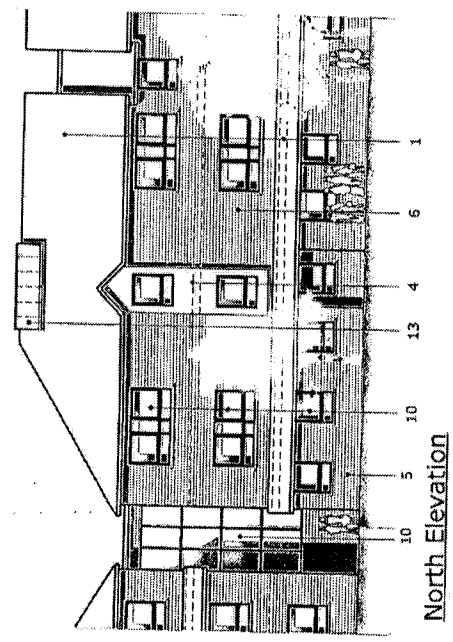
*Extracts
 Teaching
 Block
 Elevations*



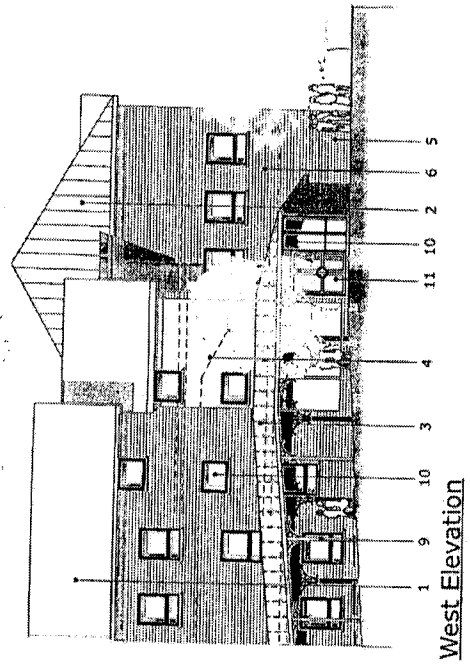
South Elevation



South Elevation



North Elevation



West Elevation

- SCHEDULE OF EXTERNAL MATERIALS:
1. Slate Roof.
 2. Rolled Lead Sheet, Roof Or Similar.
 3. Glass Roof.
 4. Painted Finish.
 5. Brick Siding.
 6. Facing Brick.
 7. Timber Cladding.
 8. Stone Surround To Windows.
 9. Cast Stone Surrounding Supporting Glazed Windows.
 10. Windows - VELFAC (Composite - Aluminium / Wood Doors).
 11. Doors - VELFAC (Aluminium Doors).
 12. Windows - VELFAC (Composite - Aluminium / Wood Doors).
 13. POLYESTER POWDER FINISH.
 14. VITRAL - Operable Panel Lights.

APPENDIX 1

St. Mary's School, Wantage
 Challow Park
 Wantage

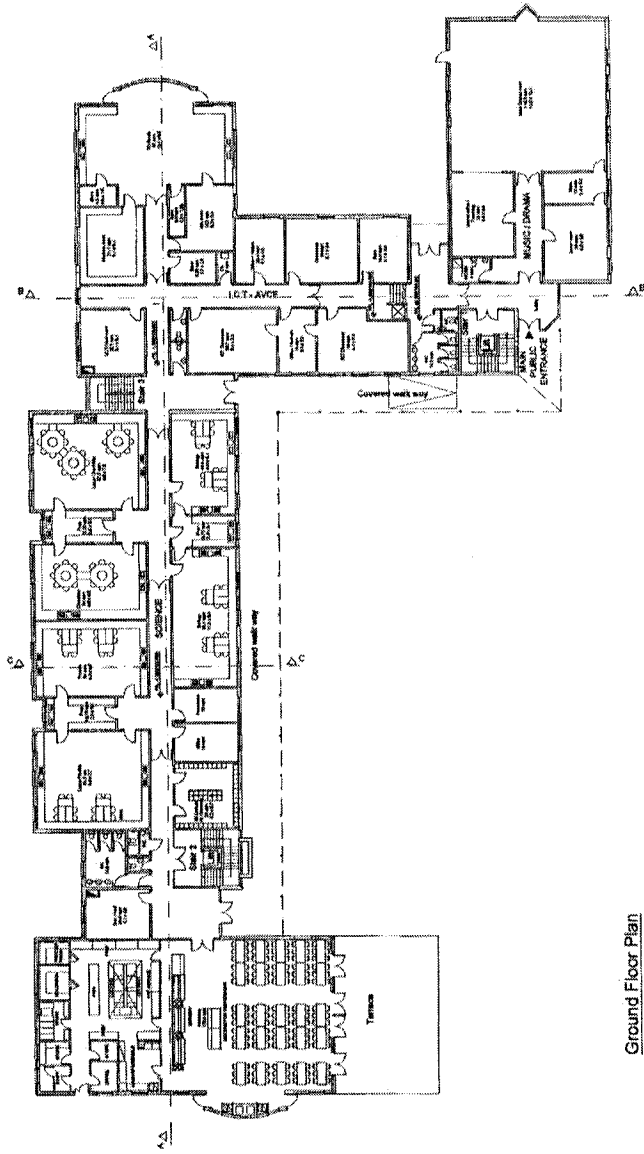
Teaching Block
 Segments of Elevations

Drawn: JS	Checked: JH	Date: 11/06/04	Scale: 1/20
9059	DE	1.16	1

ECH/5231/12-0

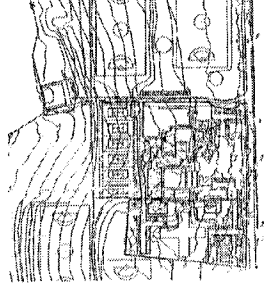
ALL NEW AND EXISTING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

NO.	DATE	DESCRIPTION
0	08.09.05	Issue for construction
1	10.09.05	Issue for construction
2	20.10.05	Issue for construction



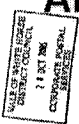
Ground Floor Plan

*Teaching Block
Ground Floor*



Building Location Plan

ECH/5231/12-D



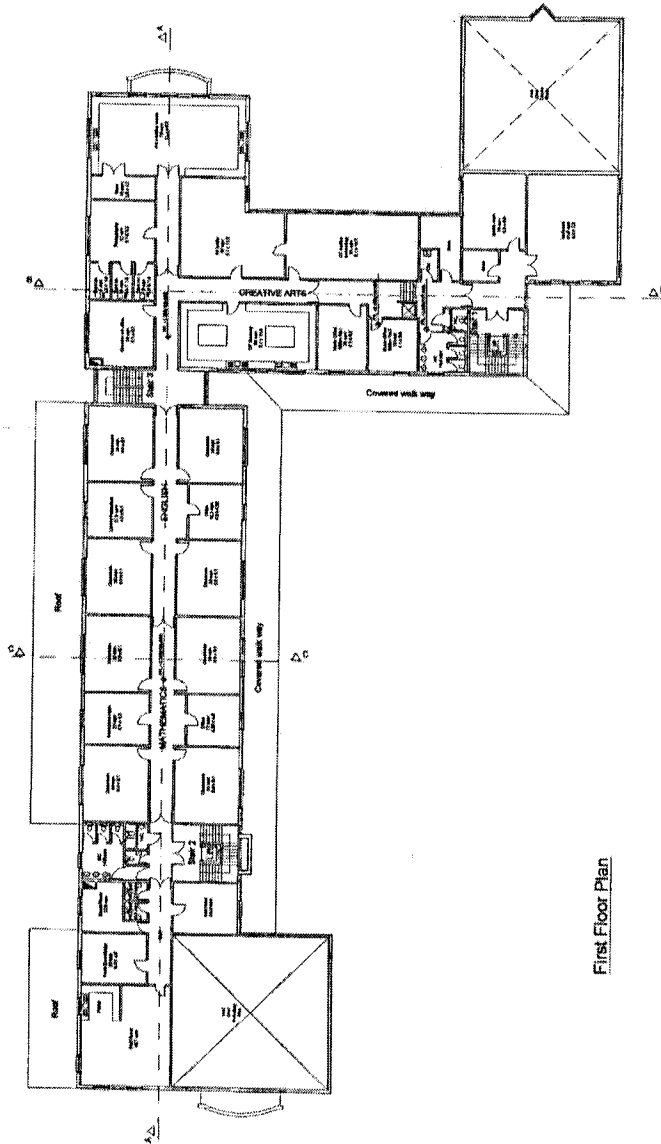
APPENDIX
 ST. MARY'S SCHOOL
 CHALLOW PARK
 WANTAGE
 TEACHING BLOCK
 GROUND FLOOR PLAN
 Scale: 1:500
 Date: 20.10.05
 Project No: 5059 DE 110
 Drawing No: 110/01

The Teaching & Practice Partnership
 111-113, The Quadrant, London E1 1RN
 Tel: 020 7463 1234
 Fax: 020 7463 1235
 Email: info@tpp.co.uk
 www.tpp.co.uk

Do not make any alterations
without the approval of the
authorities.

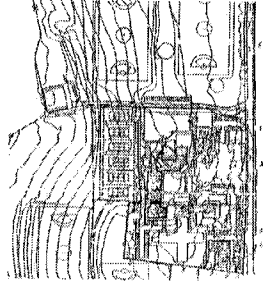
Number: 0 Date: 06.09.05

Project: St Mary's School
 Location: Chalhow Park
 LA Planning Ref: 201/10/05
 P
 General Arrangements



First Floor Plan

Teaching Block
 First Floor



Building Location Plan

APPENDIX

ECH/5231/12-D

VAL & PARTNERS
 7 & 8 OCT 2005
 CORPORATE POSTAL
 SERVICES

ST MARY'S SCHOOL
 CHALLOW PARK
 WANTAGE
 TEACHING BLOCK
 FIRST FLOOR PLAN

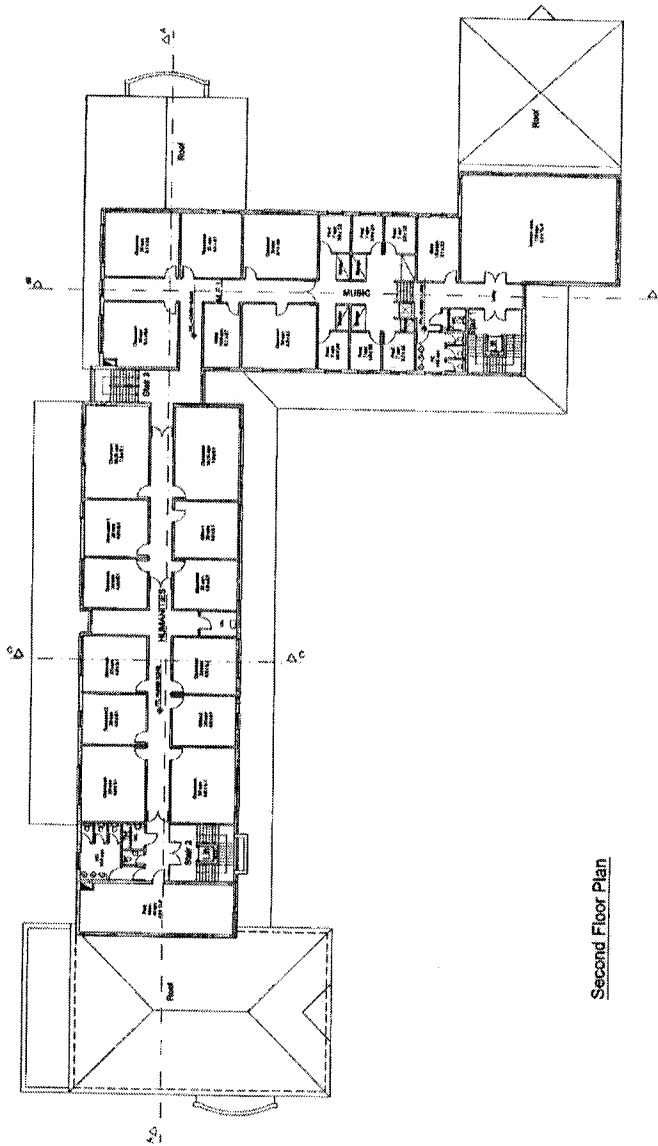
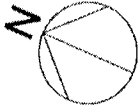
Scale: 1:200 (A1) 1:400 (A2) 1:800 (A3) 1:1600 (A4)
 Date: 06.09.05
 9059 DE 111

The Treasury & Postal Partnership
 100 Victoria Street, London EC6P 6DF
 020 7553 5000
 www.treasury.gov.uk

Do not scale from this drawing.
Dimensions shown on this drawing
govern over any dimensions shown
on any other drawing.

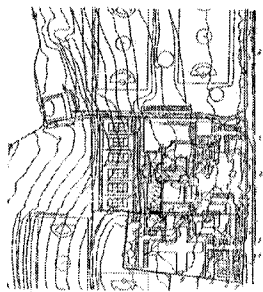
Revision	Date	Description
N	10.08.05	
O	04.05.05	

Plant (Room) Added
Levels, rooms, categories to match
LA Plans
P
General Annotations



Second Floor Plan

Teaching Block
Second Floor



Building Location Plan

APPENDIX 1

WALSLEY WHITE PAPER
DISTRICT COUNCIL
7 FLOORS
CONTRACTS UNIT
CONTRACTS UNIT

ST MARY'S SCHOOL
CHALLOW PARK
WANTAGE
TEACHING BLOCK
SECOND FLOOR PLAN

Scale: 1:1000 A1: 09/04/05 DATE: APRIL 2005
Sheet: 15
Contract: JMB

9059	DE	112	M	1
------	----	-----	---	---

The Ecology & Planning Partnership
115-117, High Street, Walsley, S70 2EJ
Tel: 01924 784000 Fax: 01924 784001

ECH/6231/12-D

Do not write over this drawing
 Checked by: [Signature] Date: [Blank]
 Drawn by: [Signature] Date: [Blank]

Elevations
Sixform
Quadrangle

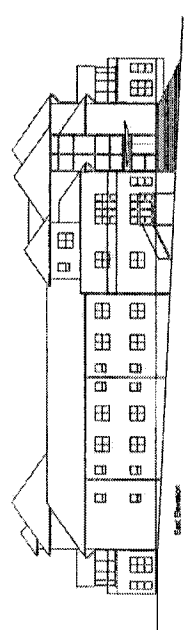
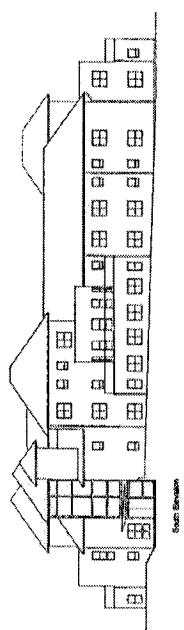
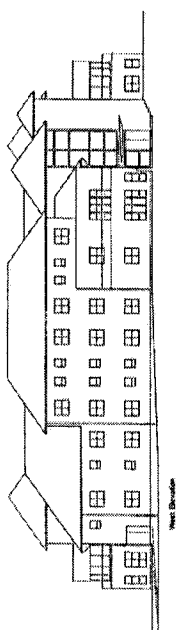
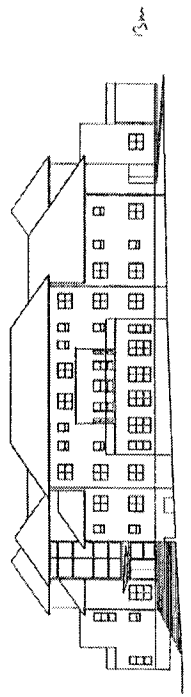
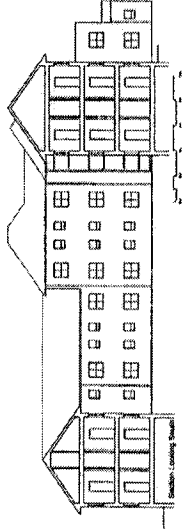
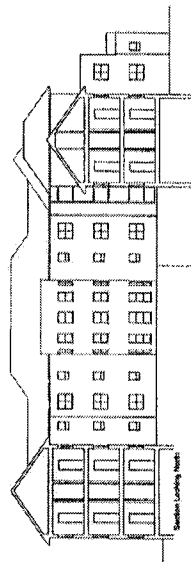
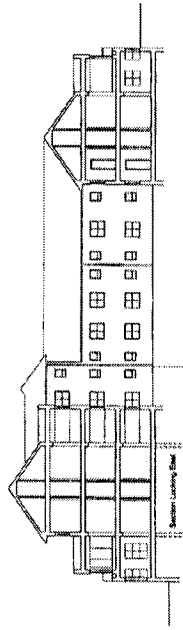
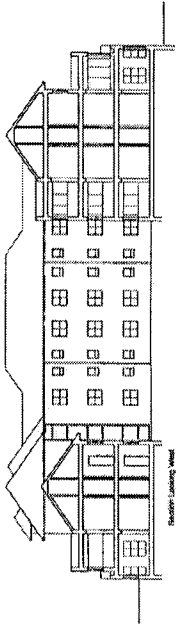
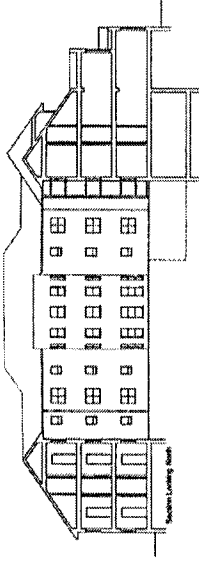
APPENDIX 1

VALLEY BYTES ARCHITECTS
 71 OCT 18B
 COMMERCIAL
 10000 100th Street
 Richmond, BC V6V 1K2

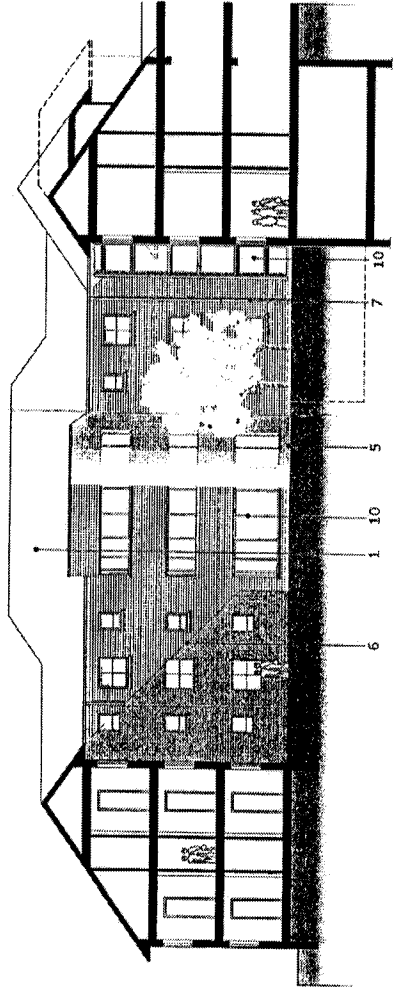
St. Mary's School, Westgate
 Chalfow Park, Westgate
 Sixth Form House
 Proposed Elevations

Project No.	9059
Client	DE
Scale	1:200, 1:400 @ A3
Date	Sept 10
Sheet	A
Total	1

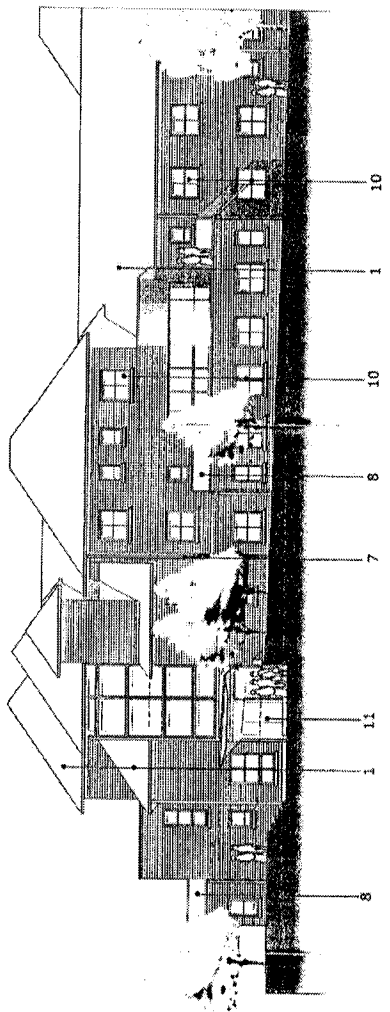
The Valley Bytes Architects
 ARCHITECTS - DESIGNERS
 License No. 10000
 10000 100th Street
 Richmond, BC V6V 1K2
 Tel: 604 273 2822
 Fax: 604 273 2823
 www.valleybytes.com



Extracts of Sixth Form Quadrangle



Section Looking North



South Elevation

SCHEDULE OF EXTERNAL MATERIALS

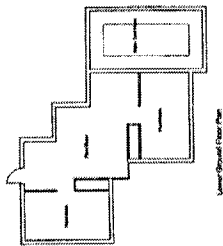
1. Slate Roof
2. Rolled Lead Shear Roof Or Similar
3. Glass Roof
4. Render Finish
5. Brick Plinth
6. Brick & Tiles
7. Galvanneal (Aluminium - Black)
8. Balcony (S/S Handrail & Glass)
9. Steps (Brick steps)
10. Windows - "VELAC" Composite - (Dark)
11. Doors - "VELAC" (Dark)
12. Metal Louvered Polyester Powder Coat
13. S/S Balcony & Steps or Similar
14. Hanged Roof Tiles

APPENDIX

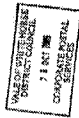
St. Mary's School, Wantage

CHALLOW PARK WANTAGE			
SIXTH FORM HOUSE			
SEGMENTS OF ELEVATION			
Project No. 15	Scale 1/100 @ A1	Date Sept '95	Sheet 11
9059	DE	326	11

Do not scale from these drawings.
 Dimensions shall be taken from the drawings.
 Scale: As shown



Floor Plans Sixth Form Quadrangle



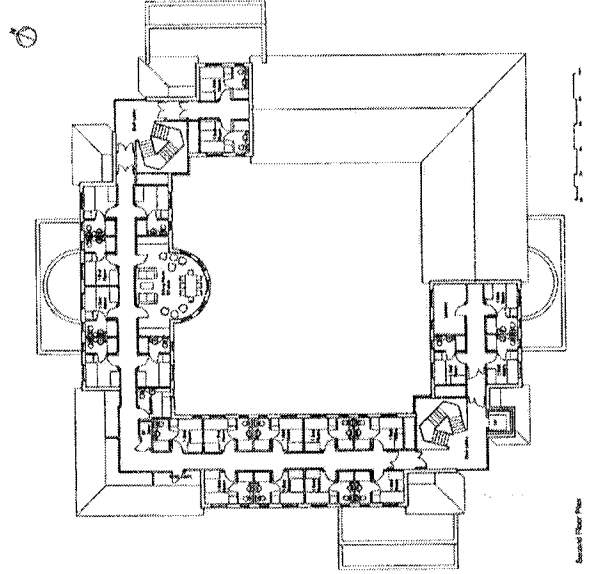
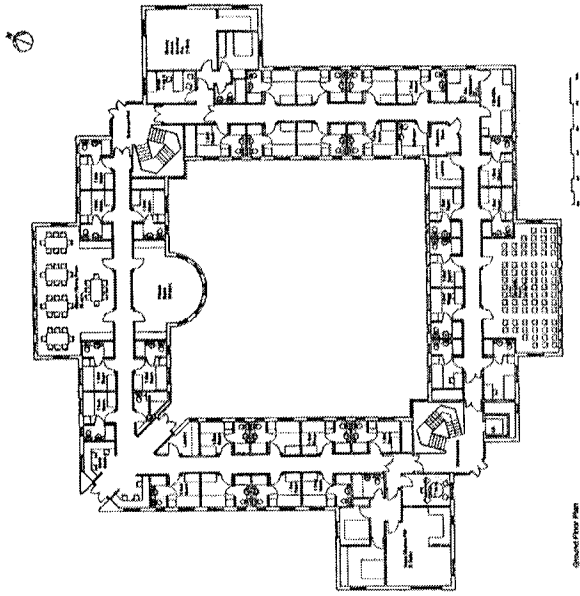
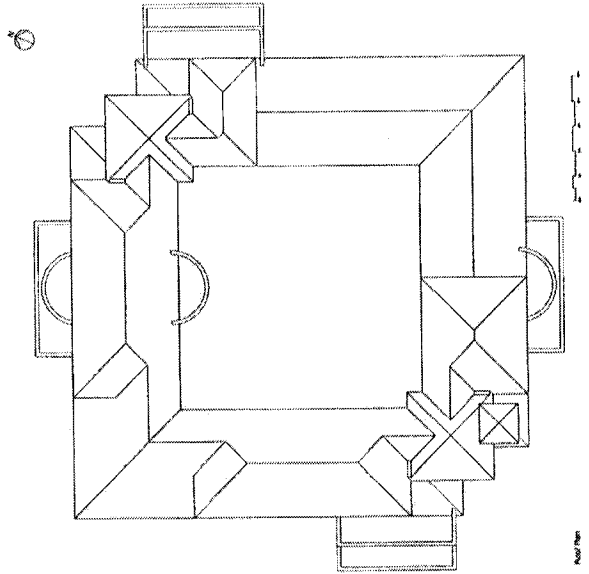
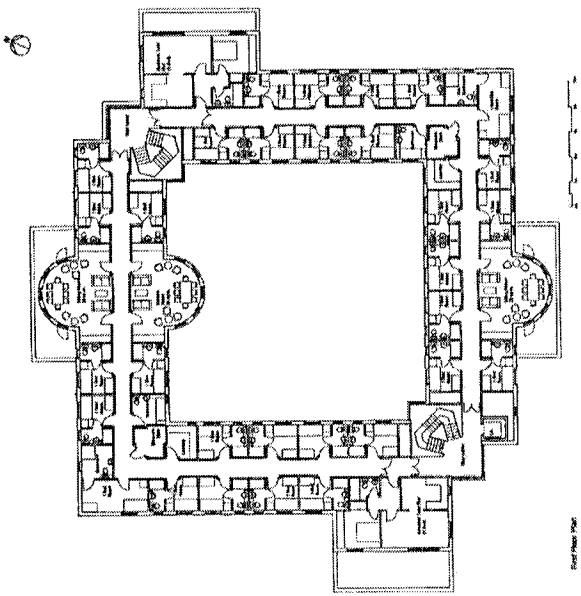
APPENDIX 1

St Mary's School, Warrage
 Challow Park, Warrage

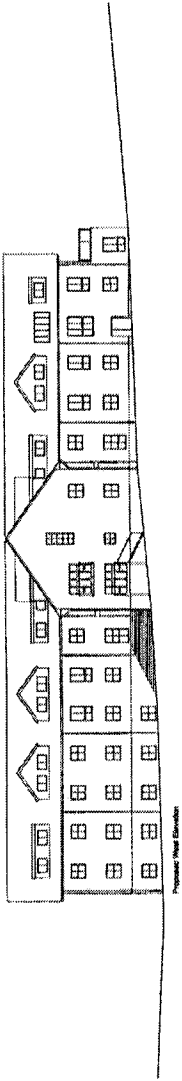
Sixth Form House
 Proposed Floor Plans

WARRAGE COUNTY COUNCIL 21 ST. MARY'S COWBRIDGE, WARRAGE	Project No:	9059	DE	324	18/11
	Date:	12/08/14	14/08/14	14/08/14	14/08/14

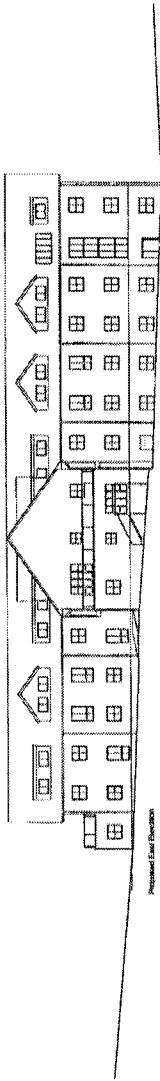
The Designer & Planner Partnership
 111A Warrage Lane
 Warrage, Warrage
 Warrage, Warrage
 Warrage, Warrage
 Warrage, Warrage



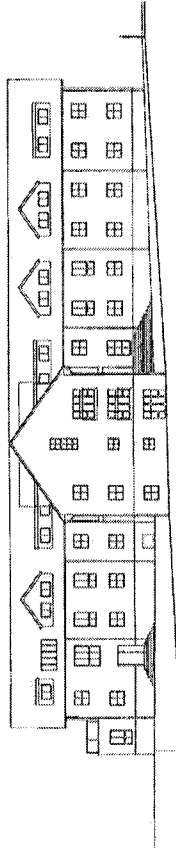
ECH/5231/12-D



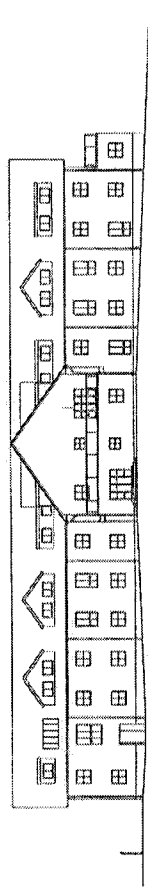
Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

Elevations St Hilda's & St Margaret's Block

VALENTIN ARCHITECTS
 111 ST. JAMES
 COVINGTON, LA 70424
 (504) 835-1111

APPENDIX 1

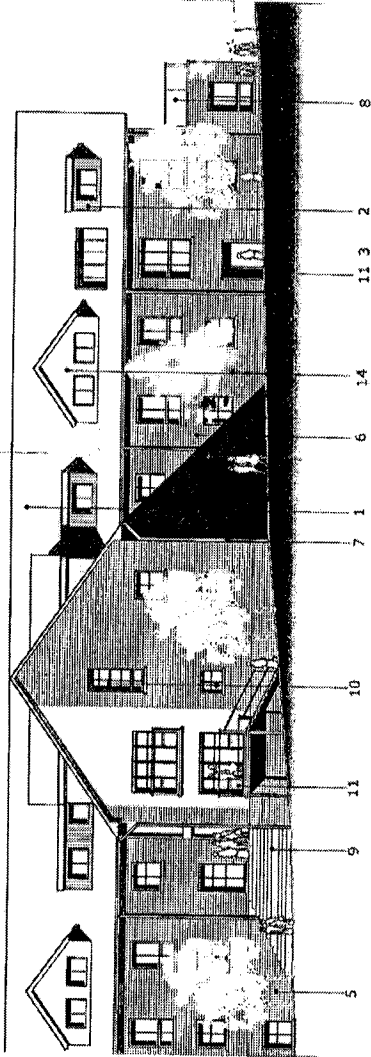
St. Mary's School, Warrage
 Challow Park, Warrage
 St. Hilda's and St. Margaret's
 Proposed Elevations

9069	DE	321			
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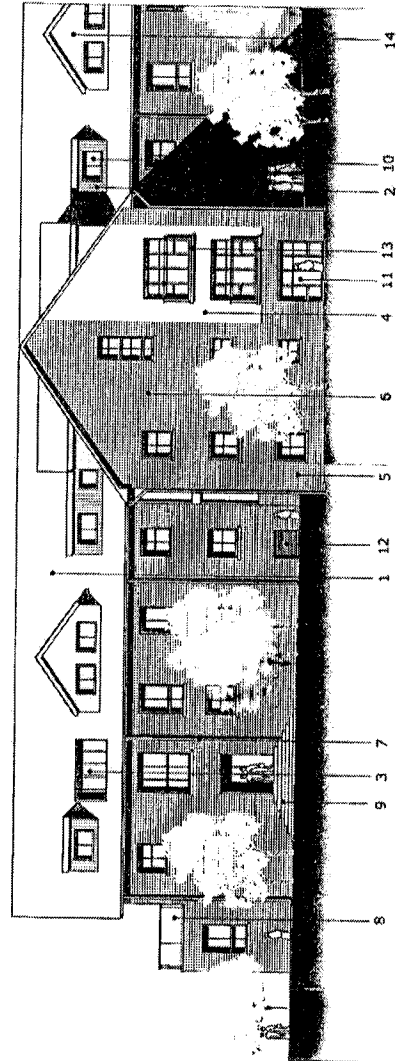
St. Mary's School, Warrage
 Challow Park, Warrage
 St. Hilda's and St. Margaret's
 Proposed Elevations

ECH523172-D

*Extracts of
 elevations
 St Hilda's &
 St Margaret's*



West Elevation



North Elevation

SCHEDULE OF EXTERNAL MATERIALS:

1. Flat Roof
2. Rubed Lead Sheet Roof Or Similar.
3. Glass Roof.
4. Render Finish.
5. Brick Finish.
6. Concrete.
7. Galvalume & Iron (Aluminium - Black).
8. Balcony (S/S Handrail & Glass).
9. Steps (Brick steps).
10. Windows - VELFAC (Composite - UPVC).
11. Doors - VELFAC (Aluminium Doors).
12. Metal Louvered Polyester Powder Finish.
13. S/S Balcony & Stairs or Similar.
14. Interlog Roof Tiles

APPENDIX 1

9059	DE	308
St Mary's School, Wantage		
CHALLOW PARK		
ST HILDA'S & ST MARGARET'S		
SEGMENTS OF ELEVATIONS		
Drawn: VS	Checked: JH	Date: 08/11/11

VALENTI WHITE ARCHITECTS
 DISTRICT COUNCIL
 7 FLETCHER STREET
 COVENTRY, CV3 2JF
 TEL: 02476 36363
 FAX: 02476 36364
 WWW.VALENTIWHITEARCHITECTS.CO.UK

ECH/5231/12-0

APPENDIX 1

St Mary's School, Warpage
 Cullow Park, Warpage
 St Hilas and St Margarets
 Proposed Floor Plans

Number: 1380, 1400 @ A3 Date: Aug 18
 9059 DE 320

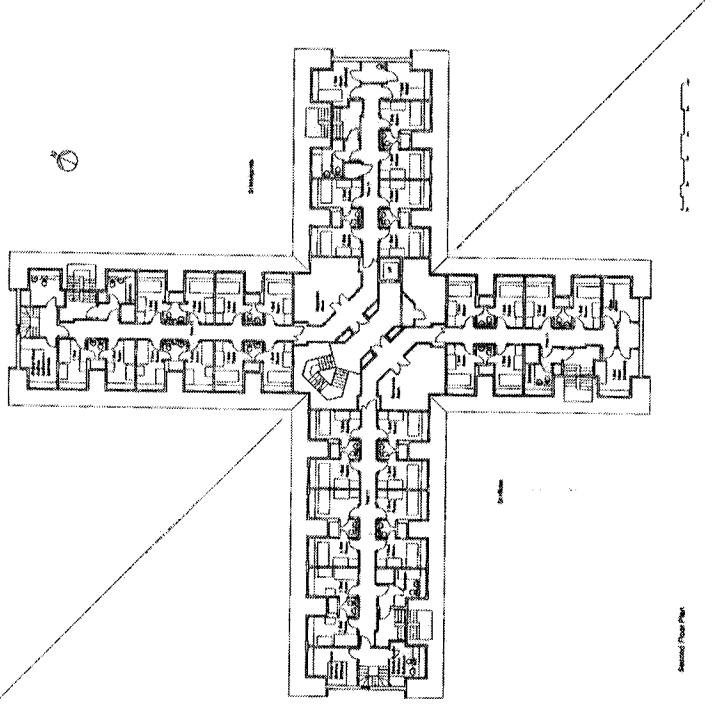
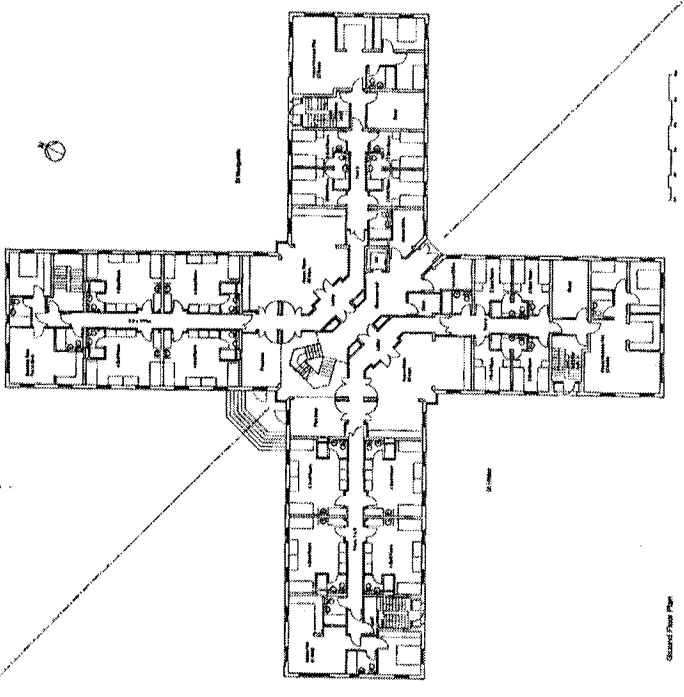
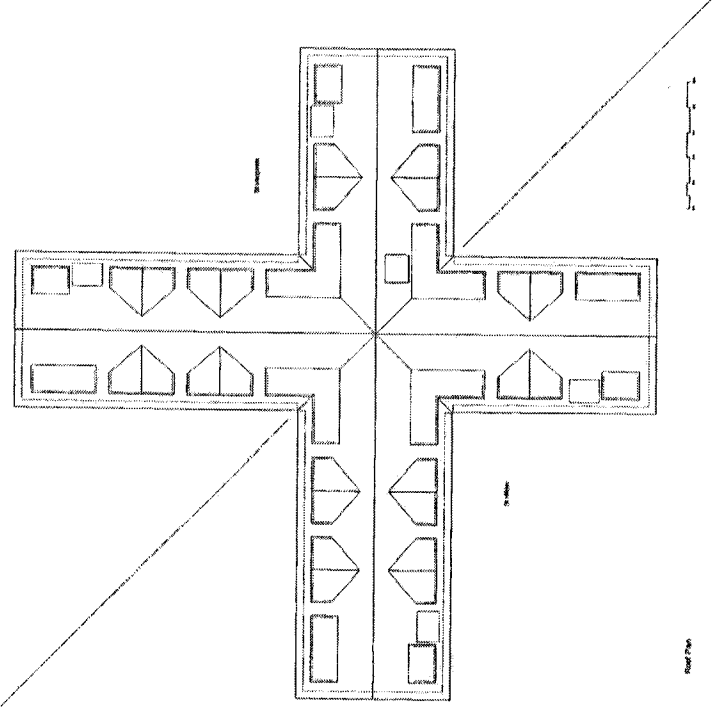
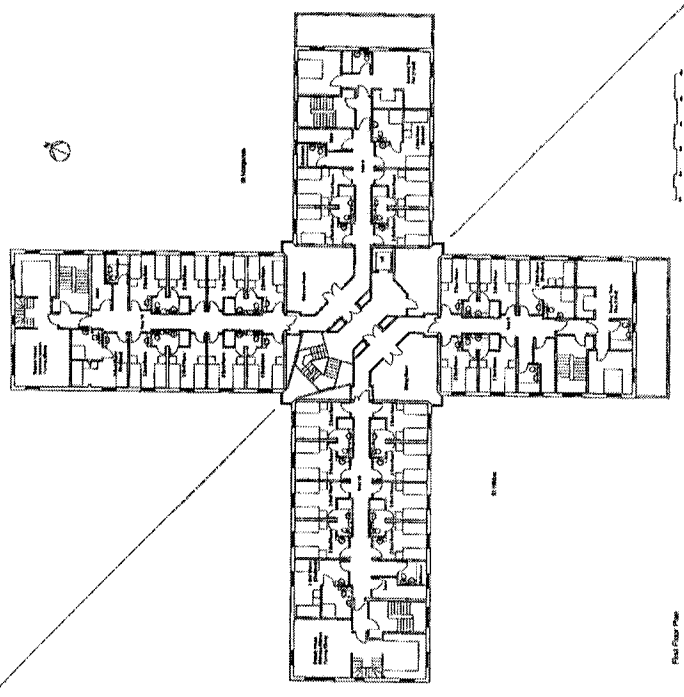
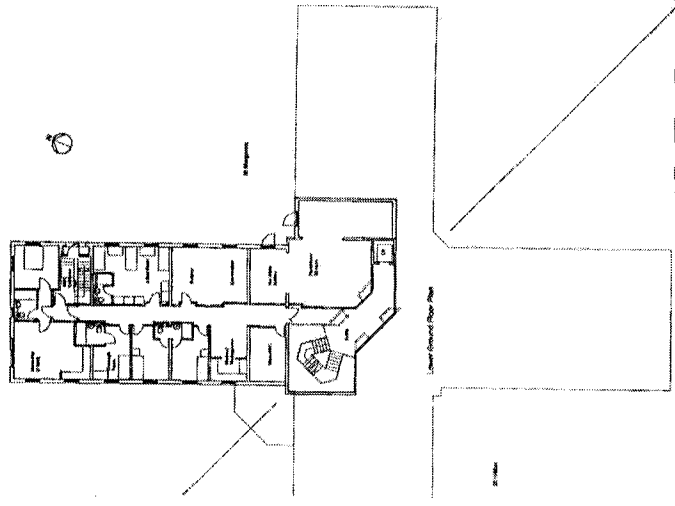
WILLIS TOWERS WATSON
 711 ST JAMES
 CORPORATE HEADQUARTERS
 1000 RIVER STREET
 SUITE 1000
 WASHINGTON, DC 20004

The Trinity & Porter Partnership
 ARCHITECTS - DESIGNERS
 1000 RIVER STREET
 SUITE 1000
 WASHINGTON, DC 20004

*Floor Plans
 St Hilda's &
 St Margarets*

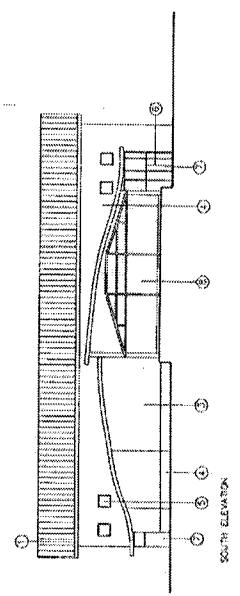
ECH523/12-D

Do not scale these floor plans.
 All dimensions are as shown.
 All dimensions are in feet and inches.

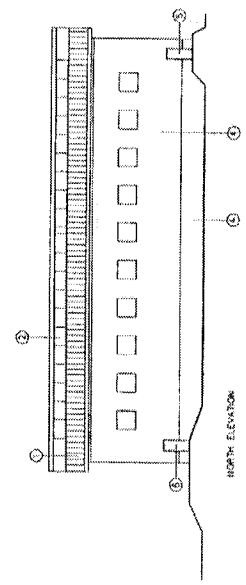


DEVELOPER: [illegible]
 ARCHITECT: [illegible]
 CONTRACTOR: [illegible]

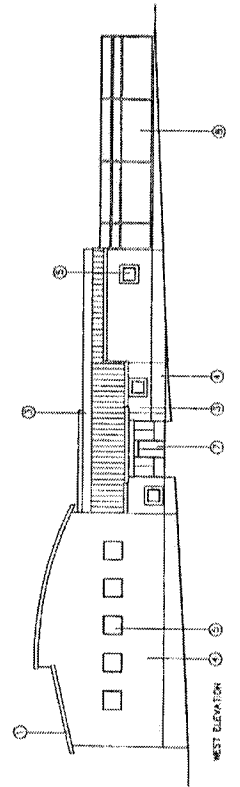
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 SHEET NO.: [illegible]



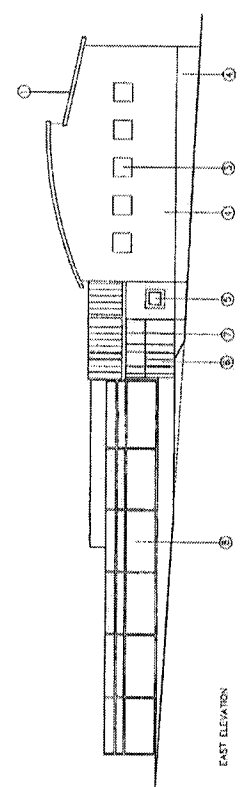
SOUTH ELEVATION



NORTH ELEVATION

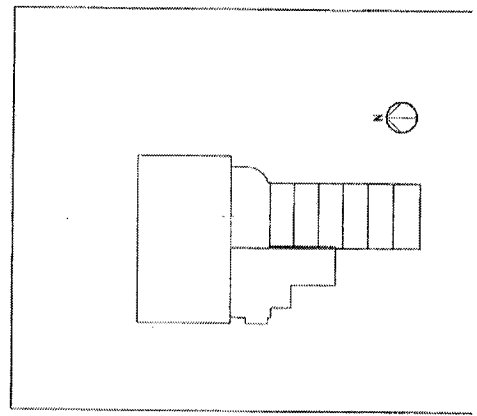


WEST ELEVATION



EAST ELEVATION

- SCHEDULE OF EXTERIAL ELEVATIONS
- ① Metal stormwater downspout / raised floor street roof
 - ② Gravel rooflight
 - ③ Resin deck
 - ④ Facing brick
 - ⑤ Windows - "Velux" (compatible aluminum / wood system)
 - ⑥ Doors - "Velux" (aluminum doors)
 - ⑦ Frameless glass curtain walling
 - ⑧ Telescopic Pool Enclosure



*Elevations -
Sports Hall and Pool*

ECH/5231/12-D

APPENDIX 1

VALLEY WATER AND SEWER DISTRICT CONTRACTOR'S COMPANIES CAPITAL SERVICES

71 271 886

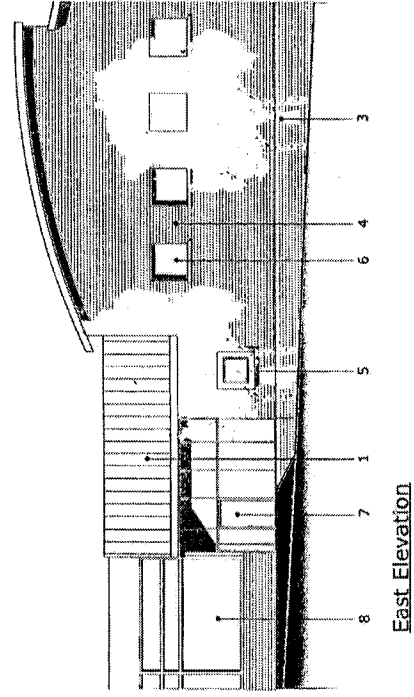
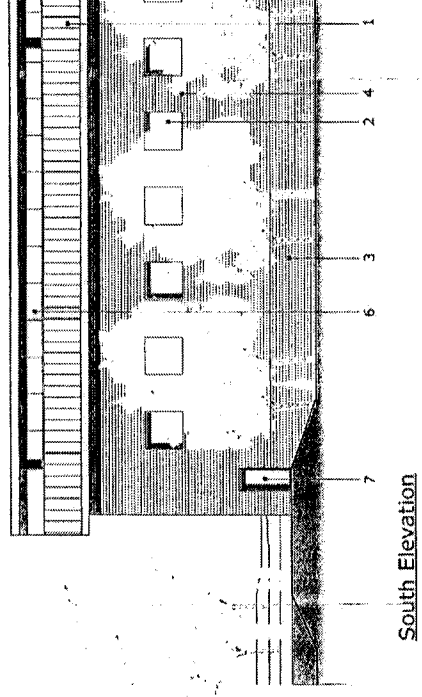
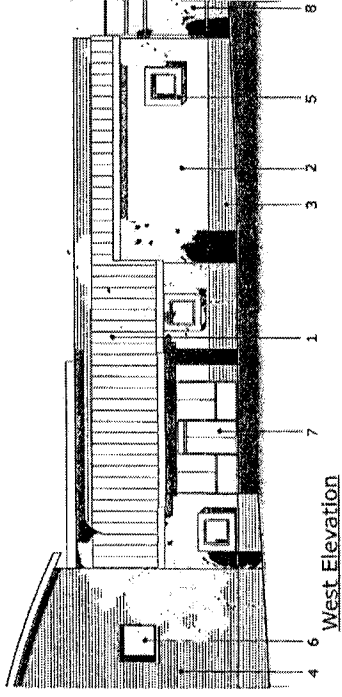
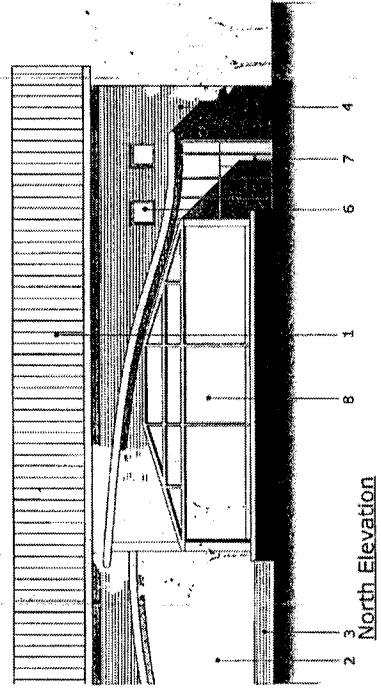
St. Mary's School, Wantage
 CHALLOW PARK
 WANTAGE
 Proposed Sports Hall & Swimming Pool Elevations

DATE: 12/08 @ A3
 SCALE: 1/100
 SHEET NO.: 9059 DE 501

1

Mr. Kelly & Peter Pedersen
 10-20-2008
 017174113

*Extracts of
 Sports hall and
 pool elevations*



- SCHEDULE OF EXTERNAL MATERIALS:**
1. Metal Upstanding Seam Roof Colour
 2. Render Finish
 3. Brick Finish
 4. Facing Brick
 5. Stone Slab
 6. Stone Slab - VETLAC (Composite - Aluminium / Wood Doors)
 7. Doors - VETLAC (Aluminium Doors)
 8. Telescopic Pool Enclosure



APPENDIX 1

St. Henry's School, Weyburn
**CHALLOW PARK
 WANTAGE**
 Sports Hall & Swimming Pool
 Segments of Elevations

Project: 9039 DE 502
 Date: 11.08.04
 Scale: 1/8" = 1'-0"



Drawn with AutoCAD
 Checked with AutoCAD
 Approved by
 Date

- 1. Scale
- 2. Room Schedule
- 3. Room Schedule
- 4. Room Schedule
- 5. Room Schedule
- 6. Room Schedule
- 7. Room Schedule
- 8. Room Schedule
- 9. Room Schedule
- 10. Room Schedule

SCHEDULE OF INTERNAL FLOOR AREAS:

- Sport Hall: 23.2 x 18 = 381 sqm
- Swimming Pool: 4 Lanes approx. 381 sqm
- Mainly including Classroom - 3000 sqm
- 24 sqm

ECH/523112-D

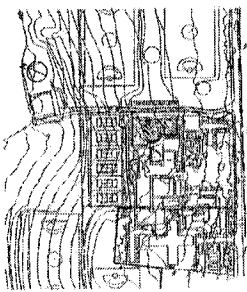
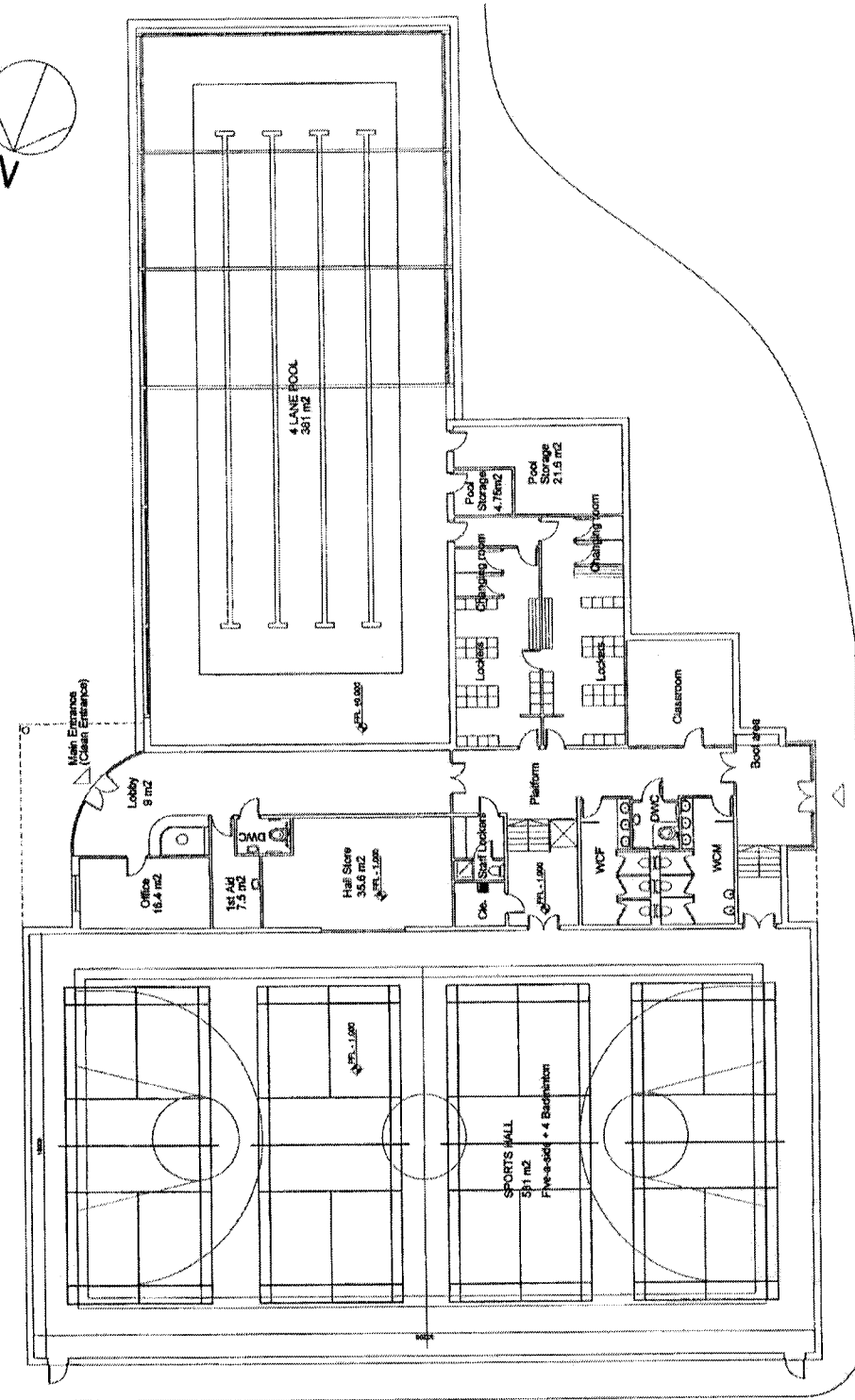
SCALE 1:100
 DATE 11/11/11
 DRAWN BY
 CHECKED BY
 APPROVED BY

APPENDIX I

St. Mary's School, Warrage
 CHALLOW PARK
 WANTAGE
 Proposed Sports Hall &
 Swimming Pool Plan

Scale	1:100	Date	11/11/11
Drawn by	EC	Checked by	EC
Approved by	EC	Project No.	9059
Sheet No.	DE	Sheet Total	500

THE ARCHITECTS
 11, 12 & 13, THE ARCHITECTS
 11, 12 & 13, THE ARCHITECTS
 11, 12 & 13, THE ARCHITECTS



Building Location Plan

Sports Hall and Pool

Ground Floor Plan

Prepared for the
 Proposed Chapel Plans
 Sections and Elevations

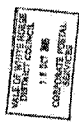
DATE: 07/20/05
 A. Edward Moran, Architect

NOTES:

- Materials to be used
- Exterior Walls:
- Roof: Shingles, 6/12 Pitch
- Painting:
- Interior Woodwork:
- Interior Walls:
- Acoustic wall panels, 50% Fiberglass & Gypsum

Chapel. Elevations & Floor Plans

APPENDIX



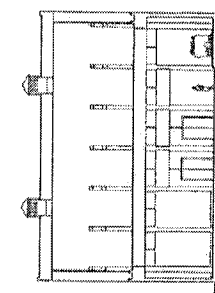
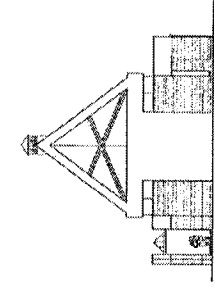
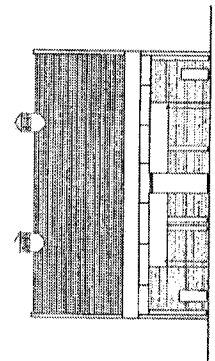
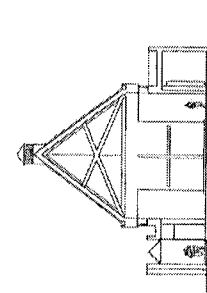
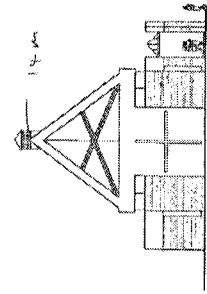
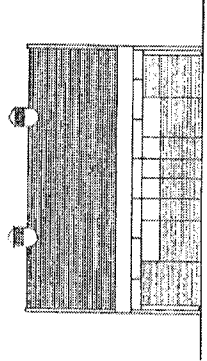
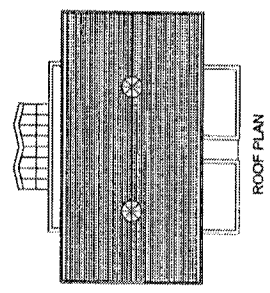
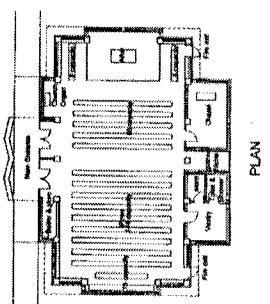
St. Mary's School, Wintage
 Challow Park, Wintage

Proposed Chapel Plans
 Sections and Elevations

9069	DE	401	1
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The Florida Architects
 Association
 1111 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Tel. 305.763.1234
 Fax 305.763.1235

ECH/5231/12-D



Do not scale from this drawing.
 Dimensions shall conform with all applicable codes.
 Consult with your architect for any questions.

*New Staff
 Homes*

APPENDIX 1

SCALE OF PLOTS AND HOUSES
 1" = 10' 0" (VERTICAL)
 1" = 20' 0" (HORIZONTAL)

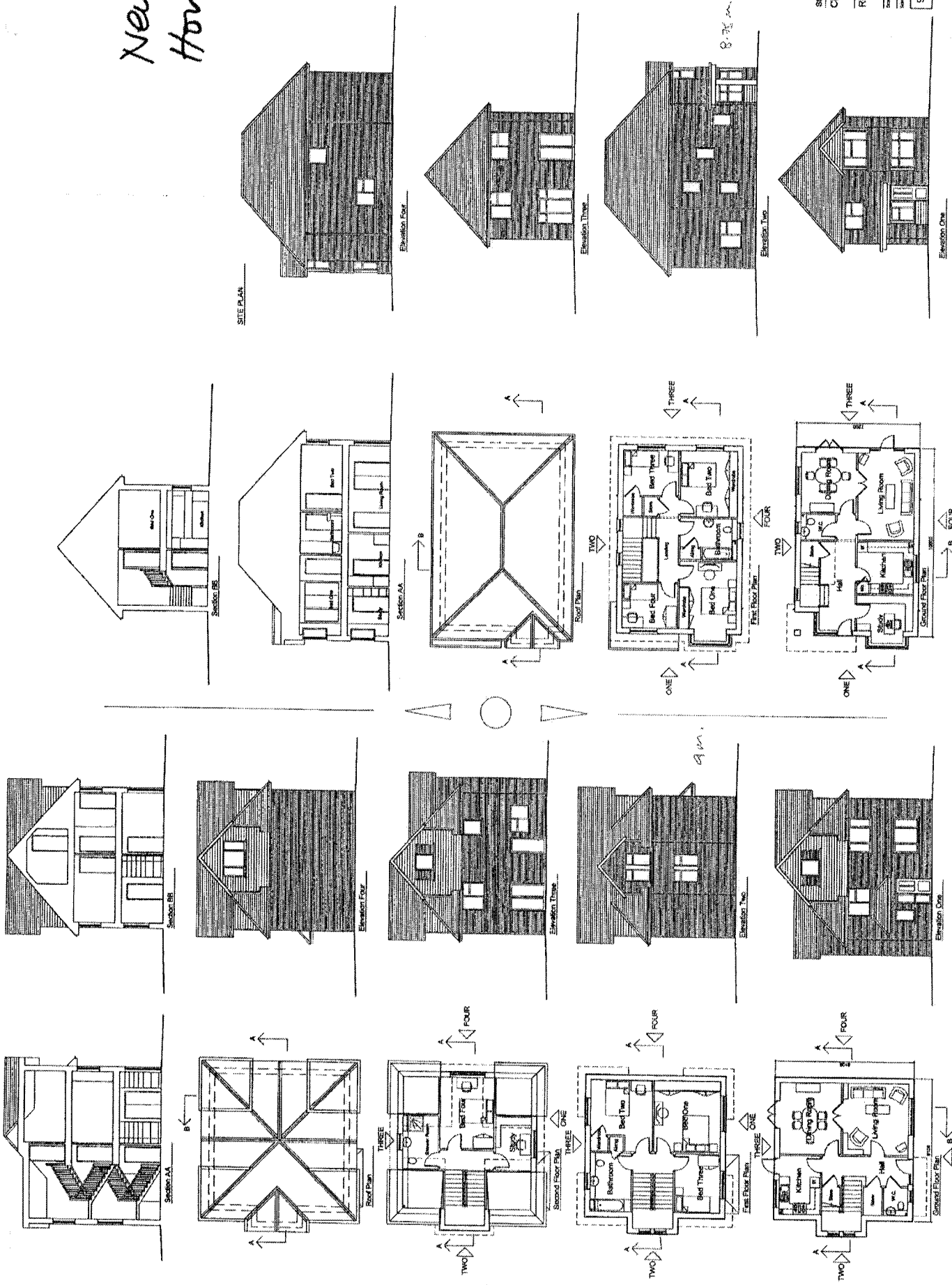
St Mary's School, Warrage
 CHALLOW PARK, WANTAGE

RESIDENCES

Plot No.	1100	Address	
Plot Area	11,000	SK	2000

This drawing is the property of
 J. & J. GARDNER & SONS
 101, 103, 105, 107, 109
 Market Street, Warrage, Dorset, DT11 1JL
 Tel: 01328 224100
 Fax: 01328 224101
 Email: warrage@jgandsons.co.uk
 www.jgandsons.co.uk

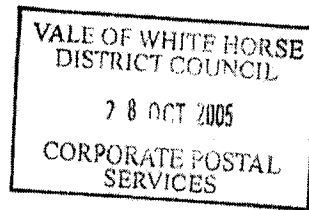
ECH523112-D



House Type 2 X2

House Type 1

RAC/DSH/9059
October 2005



APPENDIX 2



The Tooley & Foster Partnership
ARCHITECTS • DESIGNERS

19/20 Grosvenor Street
London W1K 4QH

tel: 020 7290 9580
fax: 020 7499 7566
e-mail: west.end@tooleyfoster.com
www.tooleyfoster.com

PLANNING & DESIGN STATEMENT

ST. MARY'S SCHOOL

1. BACKGROUND

St. Mary's School in Wantage is a Girl's Public School founded by the Reverend William Butler, Vicar of Wantage, in 1873. There are approximately 225 boarding girls from the ages of 11 to 18 years. The School prides itself in providing a high ratio of staff to pupils and excellent educational facilities. The school maintains a strong Christian Church of England ethic but welcomes children of all faiths. The present board of Governors, led by the Chairman Sir Godfrey Milton Thompson, comprises people from all walks of life as well as old girls and parents. The School contributes greatly to the daily life of Wantage both economically and socially and is considered a great asset by the Town.

2. EXISTING SCHOOL SITE

The present school occupies two prime sites in the middle of Wantage. The current school buildings are immensely varied in type and age. Several are listed grade II including the Victorian Chapel. The buildings follow the perimeter roads and form intimate and attractive courts within the site.

However, this charm and intimacy has led to problems of overcrowding, lack of facilities and an inability to keep up with the stringent requirements for boarding schools today. This led the governing body to seek alternative sites for the school and during 2003 and 2004 fourteen were considered. At the same time the existing school sites were put up for sale for residential development.

3. THE NEW SCHOOL SITE

The site that met the majority of the school's criteria was that at East Challow. It is approximately 1 mile from Wantage Town Centre, to the west, and occupies largely vacant farm land spanning between Wantage and East Challow. It comprised a single Residence, Challow House and a large garden, the old Council Depot site and several hectares of farming grazing land. The whole site backs on to a relatively busy road, the A417, running along the ridge between Wantage and East Challow.

ECH/5231/12-D

To the north, which has long views of 20 miles or more into Oxfordshire, the land falls to the Wilts and Berks canal at the bottom of the valley. Running south from the valley is a public right of way between the Council Depot and Challow House. To the north and further down the slope is an overhead power line running east west. The Challow House site, and to a certain extent the Council Depot, has numerous trees with many excellent specimens. There are also groups of mature trees on the relatively flat expanse of field to the east of Challow House. To the south and east is King Alfred's School West.

4. OUTLINE PLANNING PERMISSION

The school applied for outline planning in December 2004 for the re-siting of the school to East Challow. The outline application indicated the required buildings to reinstate the school as well as the playing fields adjacent and the two retained entrances to the site. The Outline Permission has been issued, following submission of further information required by the Committee. Crucially the Committee required the school buildings to be sited within the Challow House and the ex council depot sites.

5. THE SCHOOL BRIEF

The new school is designed to accommodate 220 boarding pupils and 20 day pupils. Teaching is faculty based and provides classrooms for a maximum of 16 pupils. The teacher to pupil ratio is very high and the school strives for high academic standards. The humanities, maths, sciences, art and design, technology and music are all provided with their own facilities. In addition sport is well represented with Lacrosse and tennis the primary outdoor sports and swimming and gymnastics indoors.

The hub of the school is the Chapel where the school meets at least once a day.

The Refectory, another key function, will accommodate 160 girls at a sitting with kitchen facilities to match. The boarding houses are to accommodate the 80 sixth formers while the two junior houses, St. Hilda's and St. Margaret's, equally accommodate the remaining 140 girls.

Sixth form girls are to be provided with single bedrooms and en-suite bathrooms, years 10 & 12 twin bedded rooms and year 9 with 4 bedded rooms. Facilities for St. Hilda's and St. Margaret's Junior Boarding are to be identical.

The Chapel at the centre of the school campus is designed to accommodate 260 and is a traditionally orientated Christian Church of England building. There is a requirement for a small side Chapel and facilities for the Chaplain.

The sports complex comprises a full size sports hall capable of accommodating a variety of sports from indoor tennis to badminton. The six lane swimming pool is to meet Sport England requirements with facilities to match.

The auditorium or school hall is a multi disciplinary space providing for school meetings, speech days, school productions and examinations and will include retractable seating and a stage for maximum flexibility.

The existing Challow House and its recording studio are to be refurbished and used for administration and teaching.

6. THE NEW SCHOOL

The planning for the new school has been influenced by both the old school and the new site. The old school provides comfort with age; a sense of belonging with the community. It has also had to adjust to its tight site making the buildings and their adjacent spaces akin to an Oxbridge College. To provide a flavour of that tradition and comfort on a new greenfield site is a challenge.

We have chosen, therefore, to limit the built site to within the confines of the Challow House and old Council Depot sites. This confinement helps to produce a more intimate group of buildings, provide a better relationship with the retained Challow House and use effectively the established planted area. The challenge has been to successfully site new fairly large buildings and to retain a large number of the established and fine trees. The open fields around this contained site accommodate the tennis courts and Lacrosse pitches. The existing farming track to the east of Challow House will provide the main service and entrance to the site while the existing entrance to the Depot site will provide access to the Boarding Houses.

Building Types – The primary building types for the new school are the Teaching Block including the Refectory; the Boarding Houses, both junior and sixth form; the Chapel; the Sports Hall and Swimming Pool; the Auditorium; the senior staff houses and the refurbished Challow House and recording studio.

The Chapel is located at the centre of the site and acts as a hub for the whole school. It accommodates the whole school and includes a small side Chapel. It has the facility to divide the space into two parts. Its concept is to provide a place of worship within quiet and serene surroundings. The glazed gable at the east and west ends let the light stream in and provide views of the sky and the trees from the inside.

At the west end of the site in close proximity are the Boarding Houses. The Sixth Form House surrounds a courtyard and accommodates 80 pupils while the Junior Houses to the north are cruciform in plan to provide the two houses with identical accommodation and accommodate 160 pupils. At the north end of the Junior Houses, in the lower ground area, is sited the sanatorium. This has good access to the perimeter service road.

7. DESIGN PHILOSOPHY

The decision to site all the buildings for the new school within the confines of Challow Park and the Depot site was taken to provide the school campus with an intimacy and enclosure that the existing school is admired for. This also couples with the Planning Authorities view that the buildings should not encroach into the sloping fields to the north.

The principal buildings; the teaching block, the residential houses and the sports facilities have been designed to create informal spaces and courtyards between many of the existing mature trees.

The new Chapel is at the hub with a formal vista to its east end from the main service road. The teaching block is located well away from the main road to reduce the impact of traffic noise for the pupils. The residential blocks are to the west and are divided into the sixth form courtyard block and to its north the two junior houses. The sports hall and swimming pool are sited adjacent to the service road on the eastern boundary so as to

have easy access to the playing fields and for the general public who may use the facilities.

The buildings vary in height from single to three storey and are designed to show off their function but at the same time incorporate a common language and palate of natural materials. The roofs are mainly pitched and clad with a mixture of tiles, slate and metal; the walls are of facing brick and render incorporating openable windows and some small areas of curtain wall glazing.

The residential boarding houses have a domestic scale with a strong accent on natural materials. The lower school boarding house incorporates rooms in the roof which is represented by large and varied dormers. The teaching block is larger in scale, being mostly 3 storeys, with bigger windows but embracing the same natural materials for walls and roofs. The construction, as for the residential blocks, is largely a load bearing structure with minimum structural sub-structures. The sports hall displays its function as a simple form, the impact of its bulk somewhat lessened by using the lie of the land to lower its floor slab. It is linked by common changing facilities to the swimming pool a building designed to be well lit with north facing roof lights. The pool is orientated north south running parallel to the service road and incorporating the line of retained ash trees on its boundary. Both these buildings incorporate a similar palate of materials to the other buildings on the site but differ in scale and function.

The Chapel is traditionally designed on an east west axis and is located to provide easy access to the whole school. It is at the hub of school activity on the route from the boarding houses, the refectory and the teaching blocks. The simple tall space is reminiscent of a medieval tithe barn with expressed natural materials and timber trusses. The gables at each end are fully glazed from the eaves upwards providing vistas of sky and trees from inside. The cross at the east end is a slit of coloured glass and there is further dramatic natural light from the continuous clerestorey and the vertical slit windows distributed around the building. The whole concept is a modern interpretation of the school's original Victorian Chapel in the centre of Wantage.

The Edwardian Challow House and its purpose built recording studio are to be retained, refurbished, and used by the school as the main administration centre, Head Teacher's offices and main entrance for visitors. The recording studio will continue to function as a flexible music studio and small concert room. These buildings are not part of the reserved matters but are an important historical reference to the other new school buildings.

8. SUSTAINABILITY

The school buildings have been located on the site to respect day-lighting, solar gain, noise and prevailing winds. The teaching block is sited at the north side of the site furthest away from the road. A large number of existing trees have been retained, which together with new areas of planting, will provide an effective acoustic barrier.

The following sustainability factors have been included:-

- A study has been performed on central v distributed heating production. The solution to use a distributed strategy was chosen to give the least impact in terms of materials used. An energy study gave relatively similar results between the two systems.
- The project will utilise Natural Ventilation wherever possible. The desire is to eliminate cooling systems unless absolutely necessary by using passive cooling techniques. The removal where possible, of mechanical ventilation systems

reduces the amount of fan power consumption and also minimises the extent of the M&E installations.

- The specification for highly insulated facades will minimise heat loss in winter.
- The use of good performance glazing will help reduce internal temperatures in summer.
- Separate hot water generation from the heating system to remove the need to run boilers outside the heating season and will optimise efficiency.
- The use of low temperature radiators leads to a low water supply temperature, allowing the use of highly efficient condensing boilers with low NOx emissions.
- Sub-metering of M&E equipment items to allow monitoring of building energy use.
- Use of high efficiency luminaires.
- Use of two speed toilet extract fans to give a reduced flow when toilets are not in use thereby reducing fan energy consumption.
- PIR light switching control in toilet areas to switch lights off when the toilets are not in use.
- Sympathetic design of external lighting to compliment the surroundings.
- Exclusion of ozone depletion materials from the engineering specifications.
- Optimised design of pipework and ductwork systems to ensure correct balance between energy consumption and amount of distribution material required.

9. INTERNAL ACCESS ARRANGEMENTS

The site and the school have been designed to provide full accessibility for all the pupils, staff and visitors to the site.

The built site slopes from the main road on the south side to the northern perimeter by up to 5m so it has been necessary to carefully site the buildings to use the contours to the best advantage and to minimise major earth moving. It has also been necessary to respect the important existing trees that are being retained.

Access to all the buildings is level or approached by gentle ramps with access to entrances at all points not unduly favouring the able. All the multi storey buildings have fully compliant lifts and circulation which has been considered carefully for those with disabilities.

Paths and accesses around the site have been carefully considered for all with hard and soft surfaces allowing total access. External lighting is being designed to the British Standards but will also include highlights at steps, changes of level and accesses to buildings.

Parking spaces for those with disabilities have been sited near entrances to the buildings around the site to the required Local Authority standards.

Within the boarding houses bedrooms and facilities designed for the disabled have been provided within each of the school years. Circulation, common areas and play areas have all been designed to accommodate disabilities. Similar thought and care for those with disabilities has been applied to the teaching block allowing good access to all parts of the building.

10. VEHICULAR/PEDESTRIAN ACCESS

The main access for servicing the site will be the entrance at the eastern edge of the built site which is currently a farm track to the cowsheds in the valley. It is proposed to improve this to a 4.8 wide paved road supplying access for car parks refuse and

emergency vehicles. The road descends to the edge of the tree belt turns west and runs along the northern perimeter to the rear of the refectory/kitchen and to the sanatorium.

At the west end of the site, the second site entrance originally for the depot site, provides direct access to the boarding houses and to the adjacent car parks. This is not intended for refuse vehicles but will provide access for emergency vehicles. In addition, at the beginning and end of every term trunks will be delivered or taken away from the residential blocks. There are no vehicular ways through the centre of the site save for maintenance vehicles.

A new footway will be provided along the north side of the A417 to link to the existing footpath close to Lydsee Gate. This will allow the nearby traffic light controlled pedestrian crossing to be used and creates a convenient and safe route for pedestrians from the school and East Challow to Wantage Town Centre. The diverted public footpath from East Challow will use the proposed main site access road and links to the new footway to Wantage.

11. LANDSCAPE

The site and its boundaries

The site for the proposed school buildings (comprising the Challow Park site and adjacent Depot site) contains both established trees and mature tree groups. These trees provide excellent visual containment along the boundaries and a sense of tree canopy depth into the site. Specifically, the south-east boundary (adjacent to the main road) is contained by mature mixes of Ash, Sycamore and Beech; the north-east boundary is contained by an avenue of purple Norway Maple; the north-west boundary is contained by Hornbeam and Walnut (with mature Ash and Sycamore at the depot boundary) and the south-west boundary is part enclosed by mature trees in the grounds of the Greenacre residence. There are a number of individual specimens within the site (Walnut, Beech, Lime, and Pine) and a notable canopy group of primarily Beech. Whilst some individual specimens within the site are removed to facilitate new building, other specimens together with all boundary planting and internal tree groups of value are retained. All trees have been surveyed and graded and this information is cross referenced to the proposal plans.

New tree planting and under storey mixes are proposed, especially around the boundaries; to the north-west, to mitigate the visual impact of the tennis courts (which are aligned to maximise planting potential) and roof lines; to the north-east to mitigate the visual impact of the car parking and roof lines; to the north-west, to mitigate long views into the site and to the south-east to reinforce the existing planted boundary. In all cases indigenous species sympathetic to the existing tree mixes are proposed.

The larger landscape

The proposed school site is located at the top of a gentle valley, with the larger landscape of fields and selective planting rolling down to the north. There are a number of different aspects to this larger landscape. The valley is occupied by a canal contained on either side by mature mixes of Ash, Sycamore and Willow. Beyond this the horizon line is visible up to 10 miles away. Views to the north and north-east are high grade countryside views and with the exception of the existing cow shed in the foreground are generally uninterrupted by built forms. The intensity of elevations and roof lines is much more evident towards East Challow to the west and north-west. In addition to residential development the Wagon PLC Depot presents an imposing and uncomfortable roof line. Views to the east are a mix of fields and housing the latter

being more evident adjacent to the main road. This larger landscape is accessible to the public via a series of well used footpath systems, one of which passes through the site and this will need to be diverted. These footpaths connect to East Challow and, via the canal footpath, to Wantage. The character and enjoyment of these footpaths has been an important factor in developing the design and mitigating its impact from the footpath systems. The proposed boundary planting invests in maintaining footpath routes which belong primarily to a countryside aspect. Lacrosse fields are proposed to the west and east in the fields adjacent to the proposed building areas. Whilst these are not permanently marked, some ground re-grading is necessary to achieve level play areas. Their location reflects the constraints of the site, for example overhead power lines and wherever possible to minimise re-contouring which would be unsympathetic to the existing valley contouring. An assessment of the wider landscape is presented at 1:1000 scale.

Within the site

The proposals within the site have been developed to take account of both pragmatic requirements (for example, car parking) and spatial hierarchy. The arrangement of buildings and their use has generated a number of interconnecting footpath systems. In principle these are proposed as organic flowing routes rather than rigid angular connections. Some planting is proposed along these routes but in other cases grass is proposed, allowing for the possibility of secondary garden and communal spaces being developed at a later stage. A primary landscape space is proposed at the teaching block/church to reinforce the identity of this area as the core of the development and the church building as belonging to the space rather than being on the edges of it. The key ingredients are informal path systems, proposed planting, retention of existing trees, material change and an oval grass area which can be developed into communal gardens. Depending on the general aspect, car parking is dealt with in both formal and informal ways and in all cases is either contained by existing or proposed planting. A shared space policy is adopted for all parking areas, avoiding additional footpath systems or any upstand kerb details. All proposals within the site are presented at 1:200 scale.

12. PLANNING BACKGROUND – THE OUTLINE PERMISSION

Additional detail supplied at outline stage

The outline application was submitted with an illustrative layout showing the possible location of built development, the playing fields and pitches and the re-routed public footpath.

This illustrative scheme was withdrawn before the application was considered by Committee. The Committee resolved that it was minded to approve the application but required some further information to be supplied before a permission could be issued. This was:

- A tree survey of the site.
- A new indicative alignment for the re-routed footpath.
- A drawing illustrating that pitches could be accommodated on the site without the need for significant re-contouring.
- A revised illustrative plan to demonstrate that built development could be contained within the footprint of Challow Park House and the former Council Depot site.

APPENDIX 2

The application was advertised as a departure from the Development Plan and the Secretary of State was notified, but confirmed that the Council should proceed to determine the application.

Conditions

Outline planning permission, reference ECH/5231/11-X was granted on 13 October 2005 subject to conditions as follows:

- Standard time limits.
- Standard "reserved matters" list.
- Restricts all built development (except pitches and tennis courts) to the existing curtilages of Challow Park House and former Depot site.
- No more than 3 dwellings on the site to be occupied by staff employed at the school.
- No more than 2 vehicular access points to Challow Road (A147).
- Provision of footway along A417 from the school to Wantage before occupation.
- Travel plan to be submitted and approved before occupation.
- Ground and slab level plan prior to commencement.
- Scheme for foul water drainage prior to commencement.
- Contamination study, site investigation, remediation method statement prior to commencement.
- No soakaways to be constructed in contaminated land.
- Scheme for tree and hedge protection approved and implemented prior to commencement.
- Details of lighting to be approved prior to commencement, and no occupation prior to satisfactory installation.
- The future use of existing agricultural building to be agreed in writing.

Footpath diversion

The proposed diversion of the public footpath which crosses the site from north to south will be sought under S.257 of the Town and Country Planning Act 1990.

This section allows a 'competent' authority to make an order to authorise diversion to enable development to be carried out in accordance with planning permission.

The outline planning permission, and subsequent illustrative Master Plans, clearly demonstrate that such a diversion is necessary.

The proposed diversion route will follow existing field boundaries to join the main access drive and link to the new footway to be provided along the north side of the A417.

The route will be no less convenient to users than the existing route and will provide a safe and more attractive alternative.

EAST CHALLOW PARISH COUNCIL

Parish Council Clerk
12 Shepherds Close
Grove, Wantage
OXON OX12 ONX
Tel (Home) 01235 765327
(Work) 01865 273193

Ms G Lecointe
Environmental Services Directorate
VWHDC
Abbey House
Abingdon
OXON OX14 3JE
20th December 2005

APPENDIX 3

Dear Ms Lecointe

East Challow Parish Council objects to application ECH5231/12/D

The Parish Council has concerns regarding the following matters in this application.

SPEED AND VOLUME OF TRAFFIC ON THE A417

There are already problems with the amount of traffic using the A417 in the vicinity of the application site, especially at peak times. This is exacerbated by the King Alfreds School traffic in term time.

The construction of St Marys School will generate an enormous amount of additional heavy traffic through East Challow and after the School opens it will also add to the traffic.

A vehicle speed indicator (VAS) is currently being installed on the A417 because much of the current traffic is exceeding the 30mph speed limit. The following measures have been suggested by Oxfordshire County Council as further ways of improving traffic movements and lowering the speed in the vicinity of the site. I am awaiting further comments from Oxfordshire County Council but due to the Christmas break and the deadline for comments I have been unable to include them in this submission. Further comments may be sent in January.

A 40mph speed limit currently starts at the existing entrance to Challow Park and finishes beyond the Challow Depot site, this must be reduced to 30mph.

New road surface markings (white lines)

Provision of parking bays at Park Terrace to remove vehicles from the side of the A417 where they are in danger of being hit by passing vehicles.

Pelican crossing at the School.

Traffic calming in the area around the Village Hall.

The Parish Council strongly requests that the applicant funds any traffic calming that is recommended by Oxfordshire County Council and that the measures are put in place before the site is cleared and construction work commences.

BUILDING HEIGHT

Challow Park is an attractive Edwardian house with currently stands in a rural environment. The plans show that the house will be completely surrounded and dominated by buildings of equal or greater height, especially the adjacent auditorium. This a rural location on a slope where the buildings will be visible in all directions from a considerable distance.

All the buildings are shown to be three storeys, most also have dormer windows in the roof.

The St Hildas & St Margaret building is four storeys high.

The drawings appear to show that the buildings have very steep roofs which increases the height.

The height of the auditorium in particular is very high.

EAST CHALLOW PARISH COUNCIL

APPENDIX 3

FOOTPATH DIVERSION

Footpath 5 (the Park Footpath) is a heavily used footpath both as a recreational walk and as a link to the Childrey bridlepath and the upper village on the south side of the A417. The existing footpath is a route which quickly accesses open countryside on the edge of Wantage and has a rural feel to it, however the proposed route looks very different. Most of the proposed diversion will run along the edge of the main driveway of the school and the footpath will effectively become a pavement. This will be a busy driveway as it will be to be the main access to the School. It looks as if it could potentially be hazardous for school children using it as an access from East Challow to King Alfred's School.

DRAINAGE/SEWAGE

The outline planning permission requires a scheme for foul sewage to be submitted, the paperwork provided to the Parish Council for full application does not include details of a scheme. The applicants have verbally informed councillors that sewage will be dealt with on site but there is no indication in the drawings of where the treatment plant is to be located. If it is to be sited on the open farm land does this breach the outline planning permission which only allows sports pitches outside the built area?

LIGHTING

The Parish Council asks that the lighting is as unobtrusive as possible and does not cause light pollution. The tennis courts and sports pitches must not be floodlit.

FENCING

No fencing is shown on the drawings and the applicant has been vague when answering questions regarding fencing. The need for security is understood, however any fencing needs to be appropriate for a rural location and not obtrusive.

SIZE & FUTURE PLANS FOR THE SITE

In commenting on the outline application the Parish Council expressed great concern at the total area of land contained within in this development, the applicants have admitted to councillors that it is greater than is actually currently required. The granted outline planning permission restricted all built development within the boundaries of Challow Park and the depot site but there are still very strong concerns expressed by both villagers and councillors that at some time in the future further building will be proposed.

The Parish Council again asks that a covenant is placed on this site to ensure that there is no possibility of further building on the land covered by Policy NE10 in the Local Plan 2011 Second Deposit Draft 2004. The open gap must be retained and this important open countryside protected.

Yours sincerely

Anne Greig (Miss)
Clerk to East Challow Parish Council

Sent to agent

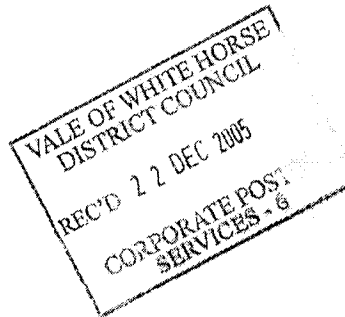
Our Ref : WA/2005/011989-1/1
Your Ref : ECH/5232/12-D



ENVIRONMENT
AGENCY

Date : 20 December 2005

Environmental Services Directorate
Vale Of White Horse Council
The Abbey House
Abingdon
Oxfordshire
OX14 3JN



APPENDIX 4

Dear Sir/Madam

PROPOSAL: New Girls school including teaching and residential accommodation, chapel, sports facilities, auditorium and staff accommodation. Playing fields and tennis courts
LOCATION: Challow Park Challow Road, Wantage
APPLICANT: St. Mary's School

REF: SU38NE/19/2

Thank you for referring the above application which was received on 15 November 2005. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

We have concerns about the proposed development as indicated in the points 1 -3 below. The siting and landscaping of the development shown in this reserved matters has not taken account of the possible space required for the surface water drainage system, and the type of drainage design could be affected by any contamination on site. We advise that the siting and layout of the site should take account of the drainage to be used or a suitable drainage scheme may be compromised. We look forward to receiving the information and hope that you take the above advice into account.

1) Insufficient information has been provided to date with regards to the potential risk to controlled waters (e.g. groundwater, surface water, lakes and ponds).

PPS23 recommends that Local Planning Authorities should be taking a precautionary approach when considering applications in regard to the possible presence of contamination and investigations should be undertaken prior to the reserved matters being granted, and in line with Condition 11 of the outline planning permission.

In this case, a desk top study should be carried out to identify previous site uses, potential contaminants that might reasonably be expected given those uses and any new pathways which may be created from the contaminant source(s). The study must address the risks posed to controlled waters (i.e. groundwater, surface watercourses and certain lakes or ponds)

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: www.environment-agency.gov.uk and CIRIA's web site at www.ciria.org.uk

The FRA submitted must demonstrate to the Agency's satisfaction that the development can proceed without creating an unacceptable flood risk either to future occupants or elsewhere. This information is required in accordance with condition 10 and condition 12 of the outline planning permission.

Please contact Gaye McKissock on 01491 828309.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Contact Roger Cawte on 01491 828402 for further details.

ADVICE TO APPLICANT

Groundwater protection - Tracy Buckby

Where soakaways are proposed the following advice should be followed;

- No soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed 2 metres in depth below existing ground level.
- No soakaways shall be constructed in contaminated ground.
- Any soakaway borehole should be protected by a separate oil separator, the design of which shall be to the satisfaction of the Environment Agency. The borehole casing should extend into a separate chamber and be fitted with a hood or similar device to prevent direct downward flow into the borehole.

REASON: To prevent pollution of groundwater.

Environment Agency

Red Kite House, Howbery Park, Crowmarsh Gifford, Wallingford, Oxon, OX10 8BD, Tel no:01491 828486, Fax no:01491 828302

frances.johnson@environment-agency.gov.uk

APPENDIX 4

CC: Tooley& Foster

McCoy Associates Chartered Town

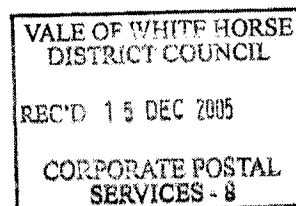
54 New Street • Henley-on-Thames • Oxon RG9 2BT • Tel
Fax: 01491 410852 www.mccoyassociates.co.uk email: denis

APPENDIX 5

13 December 2005
your ref ECH/5231/12-D

For the attention of Alison Blyth

Assistant Director (Planning)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN



Fax and Post

Dear Sir

**re: New girls school including teaching and residential accommodation, chapel, sports facilities, auditorium and staff accommodation. Playing fields and tennis courts.
Challow Park, Challow Road, Wantage**

Thank you for the drawings of the above project received on 2 December which was discussed at the Architects Panel meeting on 7 December and on which you have requested design comments.

The necessary complex of buildings in this instance are going to be set in their own grounds, rather remote from other development. This in my judgement means that giving the campus its own architectural personality is a valid and acceptable approach.

It seems to me that that is what these drawings propose and, with the exception of two matters, I can see no reason to question the design of the proposed buildings.

The first of my reservations relates to dormers at the St Hildas/St Margarets residential building. The variety of dormers and glazed areas to my eye is discordant and may merit further thought.

The sixth form house has I believe a sufficiently articulated skyline to avoid an overly massive appearance. The decision to have a constant floor level notwithstanding the sloping land however does bring a couple of problems. The grand flight of external steps at the north-east corner (sheet of elevations) would have a rather congested relationship with the chapel building (and the alternative relationship on drawing 9059 LA 02 would not, I think, do the chapel justice either). The south-west corner, which will be a striking feature in public views over the secondary access road, I think loses something by having a sunken entrance close to parking spaces at a higher level.

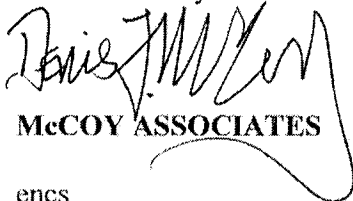
I do not suggest that either of these matters is fatal to the proposal but if modifications are being considered they deserve to be reviewed.

What may matter most however is the various pitches and tennis courts proposed. The earth-moving required and their manicured quality will have a radical visual impact and it is not apparent to me that an appropriate landscape strategy is yet in place for them to become settled into the local scene. (And the tennis court layout varies on different drawings).

Thus I conclude that some further work is required before detailed planning permission can be granted.

Your papers and drawings are returned with the postal copy of this letter.

Yours faithfully



McCoy ASSOCIATES

encs

This letter refers to drawings nos 9059/DE/110 rev P, /111 rev P, /112 rev P, /113 rev O, /114 rev P, /115 rev O, /116, /117, /202 rev C dated June 05, /202 rev G dated Sept 05, /308, /302, /321, /324 rev B, /325 rev A, /326, /401 rev A, /402 rev A, /500 rev D, /501, rev C, /502, /SK/1000 rev D and /2000, /LA/01-03, /IN/200, planning and design statements



Architects Advisory Panel

Plan Number ECH/5231/12-D

Proposal *New girls school including teaching and residential accommodation, chapel, sports facilities, auditorium and staff accommodation. Playing fields and tennis courts. Challow park, Challow Road, Wantage, Oxon OX12 9RH*

Comments

Difficult to assess the context & relationship of one block to another. Contextual Drawings & model will hopefully provide the necessary information.

Indications of some promise - eg. Chapel & Sports Hall/ Swimming Pool but the units - eg. teaching & residential blocks seem rather bland uninspiring by comparison.

The panel recommended that so far as layout, design and external appearance are concerned the above proposal should be:

Approved

Deferred for negotiations

Approved with Conditions

Refused

Signed *A. J. Down*

Date *7.12.12*

Sent to agent



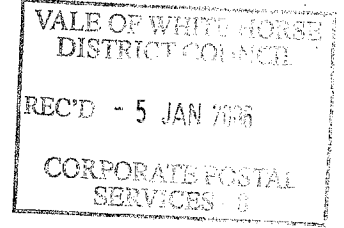
Thames & Chilterns Team

Foxhold House Crookham Common Thatcham Berkshire RG19 8EL

Tel 01635 268881 Fax 01635 267027

Email thames.chilterns@english-nature.org.uk

www.english-nature.org.uk



Geraldine LeCointe
Vale of White Horse District Council
Abbey House
Abingdon
OX14 3JE

Your ref: ECH/5231/12-D

Our ref: BW9.1.4.5

Date: 4 January 2005

Dear Ms LeCointe

ST MARY'S SCHOOL, CHALLOW PARK, WANTAGE

I am writing in response to your fax received earlier today regarding the proposed development at the above location. I have also spoken to Jon Illsley-Price of Ecosulis Ltd who has advised me that Ecosulis has been undertaking survey work for the applicant since August 2005.

I note from the documents that you faxed that a badger sett lies within the centre of the proposed development site, Ecosulis has advised me that this is an active sett and is well used. It is likely that if development proceeds then English Nature would require the creation of an artificial sett and surrounding protected area. Consideration must also be given to the loss of badger terrestrial habitat if the development proceeds. Both potential impacts are material considerations which the authority must consider.

Ecosulis has advised me that a bat roost has also been confirmed on site. Further survey work will be required at the appropriate time of year (when bats are active) to inform the importance of this roost and also to develop appropriate mitigation.

As you may be aware recent planning guidance in relation to protected species detailed in PPS9 states that it is essential that the extent to which protected species may be affected by the proposed development is established before planning permission is granted, ecological surveys should therefore only be left to coverage under planning conditions in exceptional circumstances.

I trust my comments are helpful. Thank you for consulting English Nature.

Yours sincerely

MRS REBECCA HART

Species Officer

rebecca.hart@english-nature.org.uk

APPENDIX 6