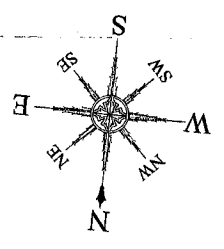


LOCATION PLAN  
SCALE 1:1250



EYNSHAM ROAD (SERVICE ROAD)

NEW ACCESS

SITE LAYOUT PLAN  
SCALE 1:200

# APPENDIX 1

CUM/19444  
06/00102/FLC

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OXFORDSHIRE DISTRICT COUNCIL  
SEC'D 2 5 JAN 2006  
COORDINATE POSTAL SERVICES - 7



Project  
LAND TO REAR OF  
103 & 109 EYNSHAM ROAD  
BOTLEY, OXFORD

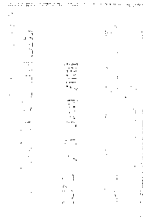
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Drawing No: WO19491 P01	Date: JAN 2006
Scale:	Drawn by: MR
As Shown:	

APPLICATION ISSUE

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# APPENDIX 1



Revisions

THE WORKS  
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GU24 2LS  
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01483 486881  
01483 486887

**BCA** architects

Project  
LAND TO REAR OF  
103 & 109 EYNSHAM ROAD  
BOTLEY, OXFORD

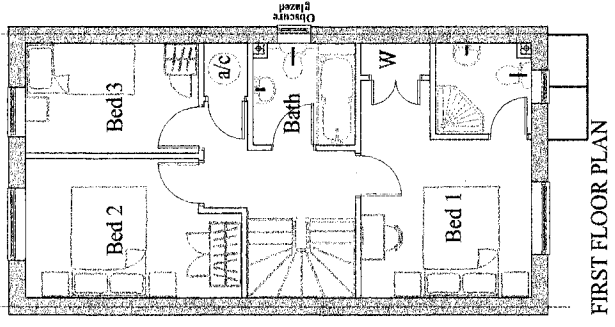
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HOMES Ltd.

Drawing Title  
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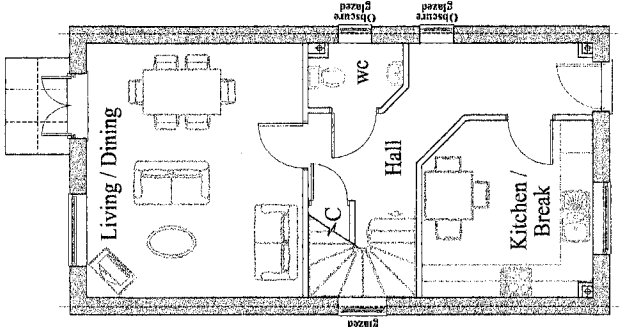
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Revisions  
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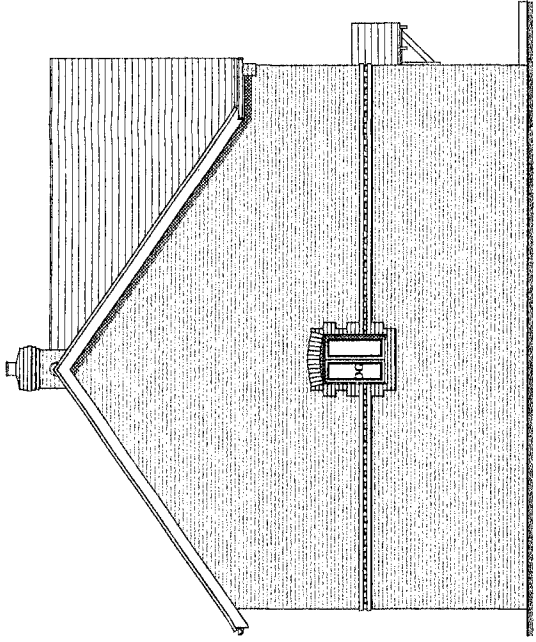
APPLICATION ISSUE



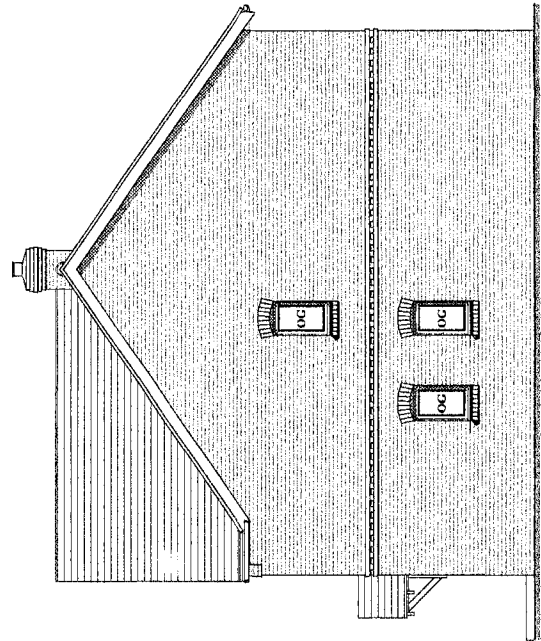
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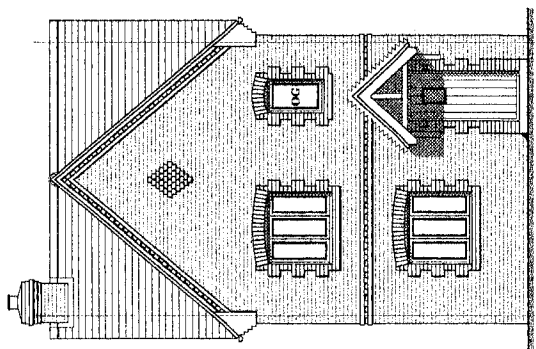
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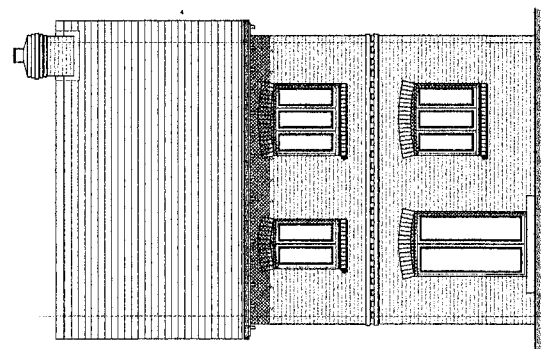
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SOUTH ELEVATION



WEST ELEVATION

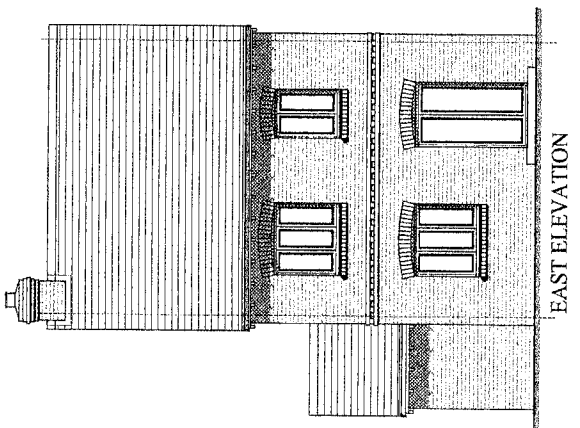
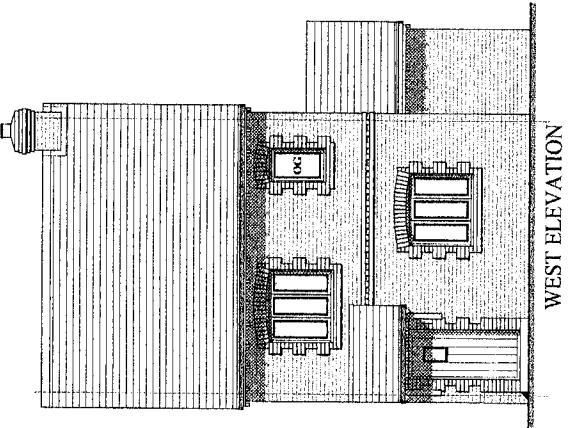
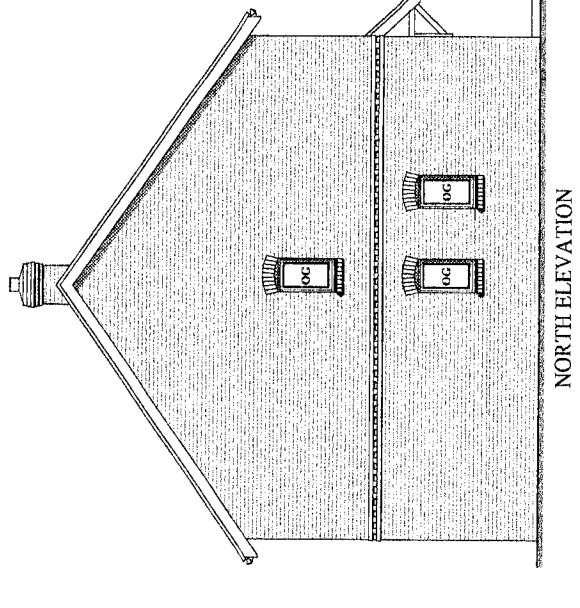
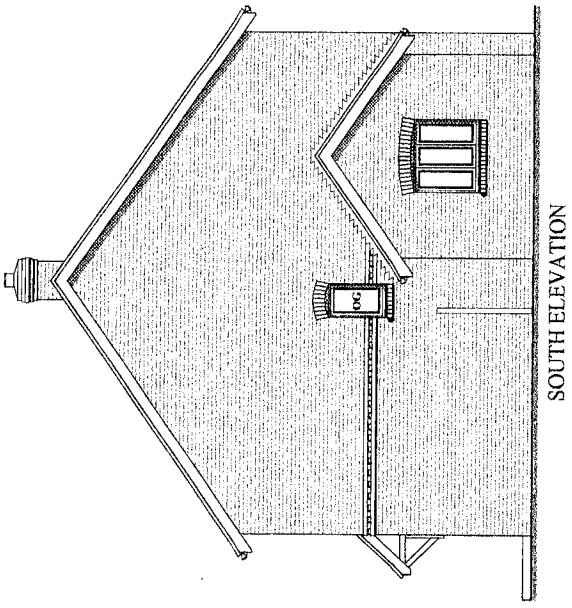
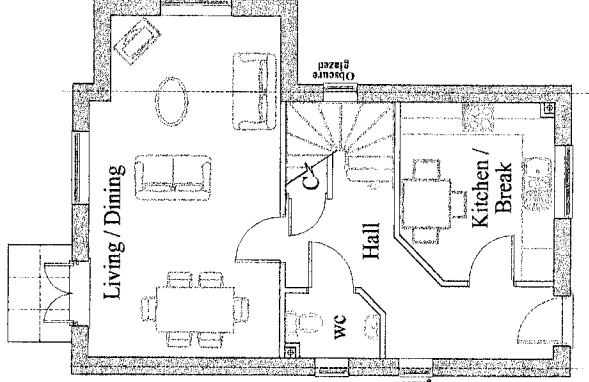
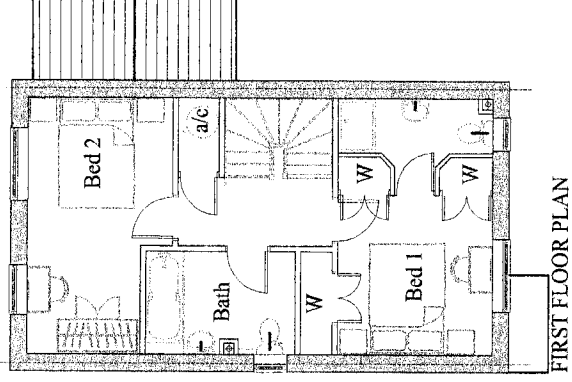


EAST ELEVATION

OG/00102/FUL CUM/1944A

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# APPENDIX 1



REVISORS  
**BJA** architects  
 THE FORGES  
 KNAPHILL  
 SURREY  
 GU21 3LS  
 TELEPHONE:  
 (01483) 459880  
 (01483) 459887

Project  
 LAND TO REAR OF  
 103 & 109 EYNHAM ROAD  
 BOTLEY, OXFORD  
 Client  
 CARDINAL  
 HOMES Ltd.  
 Drawing Title  
 PLOT 2  
 Type B

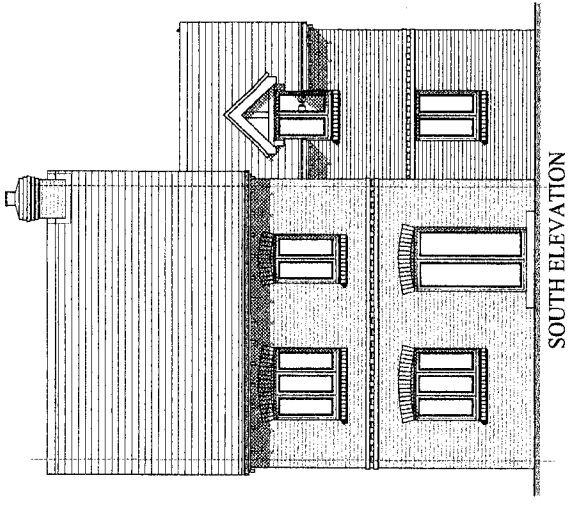
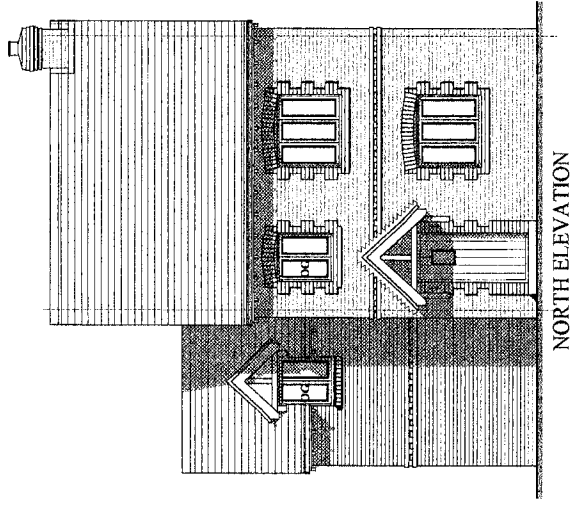
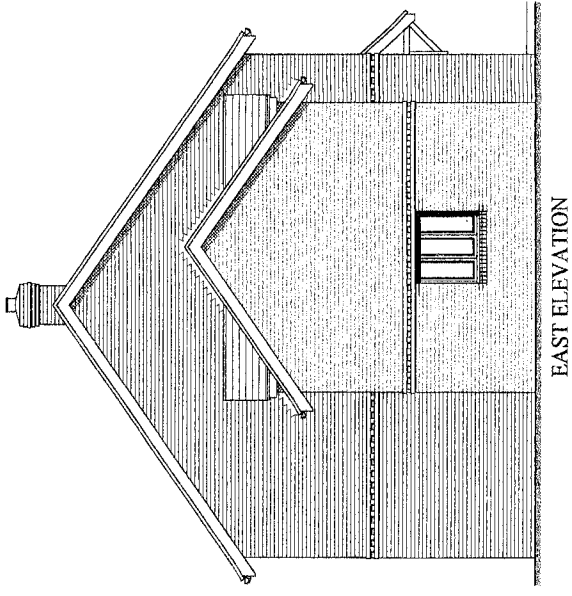
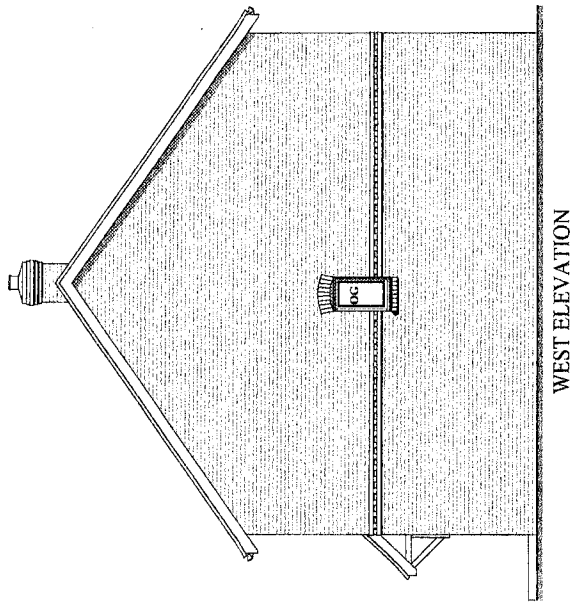
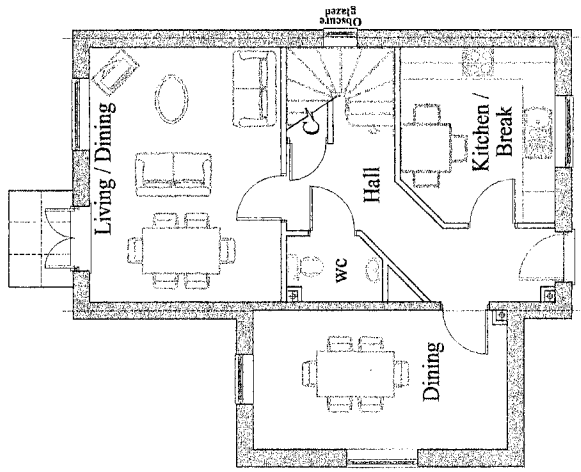
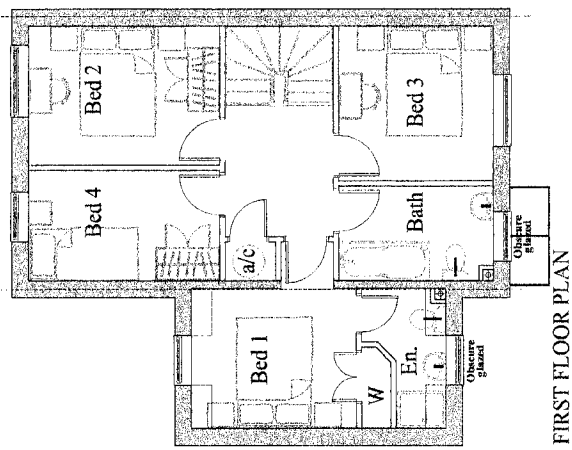
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Scale:	1 - 100	Drawn by:	MR

REVISIONS  
 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z  
 APPLICATION ISSUE

06/00102/FUL CUM/19444-4

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# APPENDIX 1



Revisions

**BCA** architects

PROJECT: LAND TO REAR OF 103 & 109 EYNHAM ROAD, BOTLEY, OXFORD

CLIENT: CARDINAL HOMES Ltd.

DRAWING TITLE: PLOT 3 Type C

DATE: JAN 2006

DRAWING No: WO|949|P04

SCALE: 1:100

DRAWN BY: MR

REVISIONS: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

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REVISED 23 JAN 2005  
 CONSULTANT RECORD  
 10/4637-485880  
 10/4637-485887

Revisions

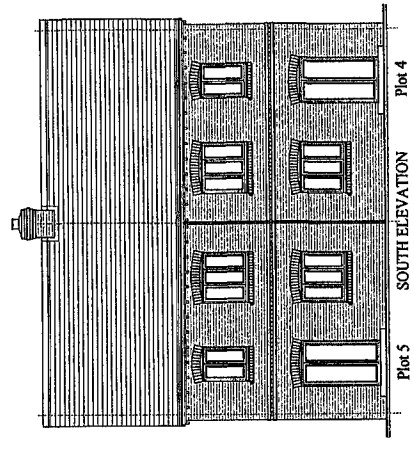
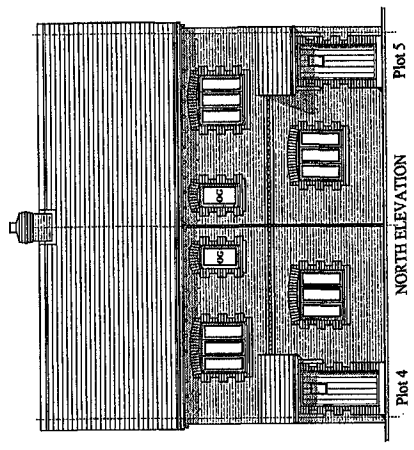
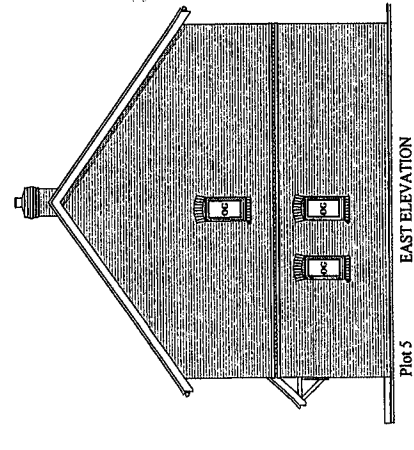
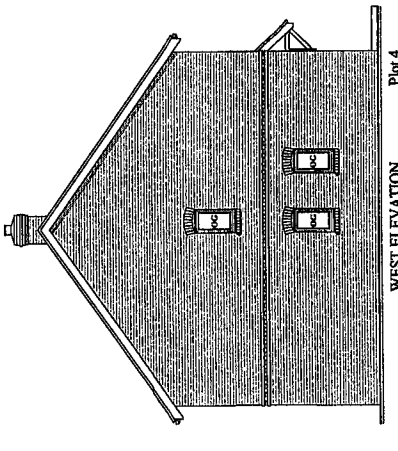
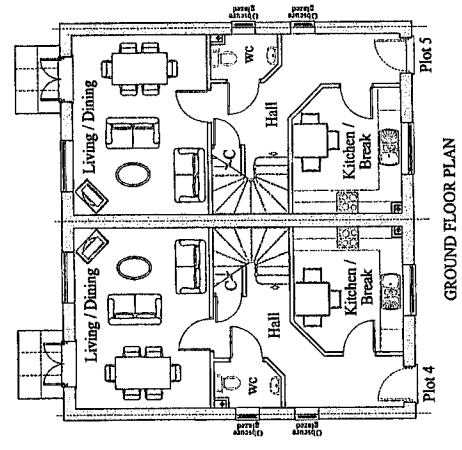
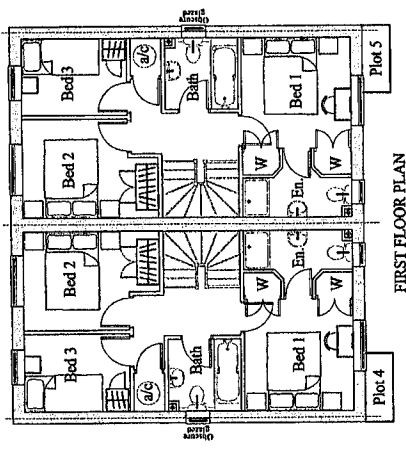
**BJA** Architects  
 THE NORCOT, ROADEFIELD ROAD, WORKINGTON, CHESHIRE, SK12 2LS  
 TELEPHONE: 01463 485880  
 01463 485887

Project  
 LAND TO REAR OF  
 103 & 109 EYNSHAM ROAD  
 BOTLEY, OXFORD

Client  
 CARDINAL HOMES Ltd.  
 Drawing Title  
 PLOTS 4 & 5  
 Type D

Drawing No.	WO 1949   P05	Date	Dec 2005
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Revisions	ABCDEFGHIJKLMNPOQRSTUVWXYZ		

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# APPENDIX 1

REVISIONS  
 RECD 23 JAN 2006  
 CORPORATE POSTAL  
 SERVICES 27

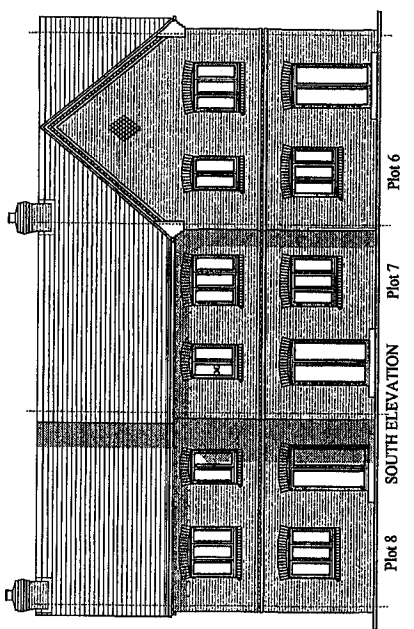
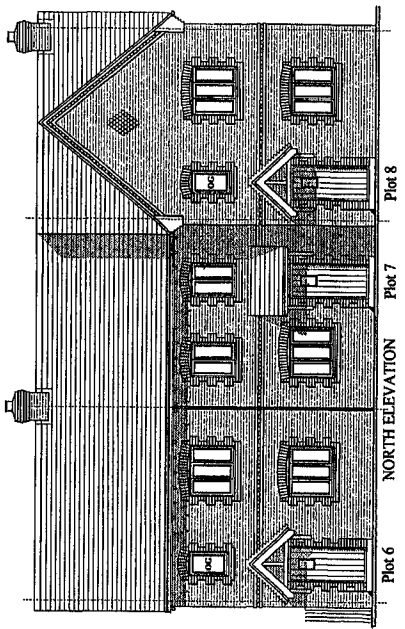
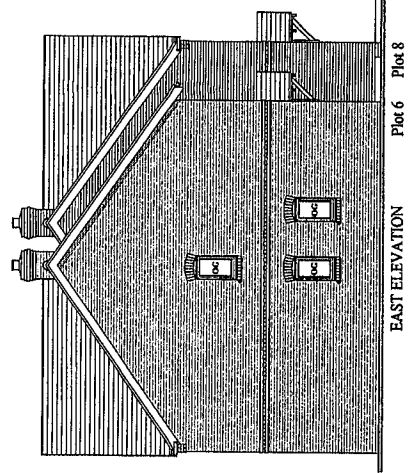
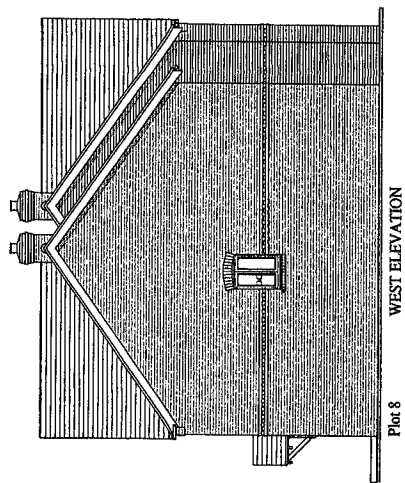
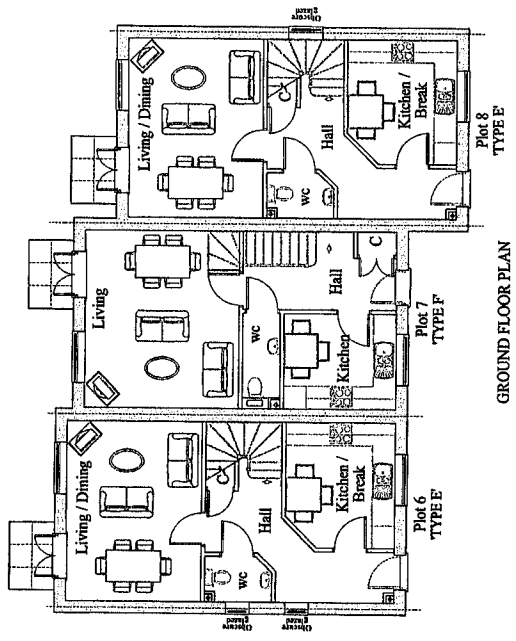
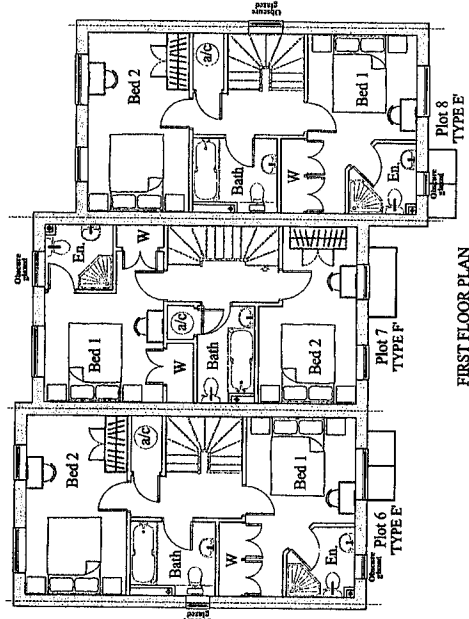
Revisions

**BCA** architects

Project  
 LAND TO REAR OF  
 103 & 109 EYNSHAM ROAD  
 BOTLEY, OXFORD

THE FORCE, KNAHILL, SUDBURY, GURTT 2LS  
 TEL: 01463 482880  
 01463 482887

Client	Drawing Title
CARDINAL HOMES Ltd.	PLOTS 6, 7 & 8 Type E & F
Drawing No.	Date
WO1949 P06	JAN 2006
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1 - 100	MR
Revisions	
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z	



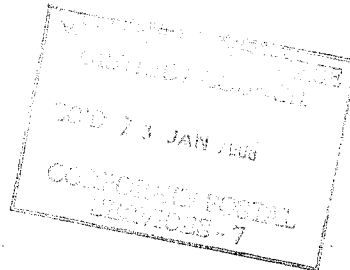
06/00102/FUL CUM/19444

APPLICATION ISSUE

# APPENDIX 1



Planning Department  
Vale of White Horse District Council  
PO Box 127  
Abbey House  
Abingdon  
Oxon  
OX14 3JN



20<sup>th</sup> January, 2006

Dear Sir

**Land to the rear of 101-109 Eynsham Road, Botley, Oxon.**

Please find enclosed an application for planning permission for the demolition of 109 Eynsham Road and the erection of 8 dwellings together with a new access road on land to the rear of 101-109 Eynsham Road, Botley. The application is accompanied by the following:

Six copies:

- Planning application forms
- Plan WO/949/P01 Site Location Plan (1:2500) and Site Layout Plan (1:200)
- Plan WO/949/P02 Plans and Elevations Plot 1 Type A (1:100)
- Plan WO/949/P03 Plans and Elevations Plot 2 Type B (1:100)
- Plan WO/949/P04 Plans and Elevations Plot 3 Type C (1:100)
- Plan WO/949/P05 Plans and Elevations Plot 4 & 5 Type D (1:100)
- Plan WO/949/P06 Plans and Elevations Plots 6, 7 and 8 Type E and F (1:100)
- Design Statement

One copy:

- Certificate of ownership
- Cheque for £2120 as the relevant planning application fee.
- Agricultural Holdings Certificate
- List of owners notified

As shown on the site layout plan, the 8 dwellings would comprise three detached properties, a pair of semi-detached dwellings and a terrace of three units, providing a mix of units (4 two-bedroom, 3 three-bedroom and 1 four-bedroom). These would be positioned on the southern and eastern edges of a central parking court accessed via a new driveway from the service road off Eynsham Road. A total of 12 parking spaces

BCA ARCHITECTS LTD

# APPENDIX 1

would be provided. The proposed dwellings would be two-storey in scale with a brickwork external finish under a pitched tiled roof.

The application is accompanied by a design statement that describes the character and appearance of the area in detail and concludes that the proposed development would respect the local context and enhance the built character of the locality. Furthermore, the site represents previously developed land in a highly sustainable location and the density of the proposed development (36 dwellings per hectare) would accord with the requirements of PPG3 and the emerging Local Plan. In addition, it should be recognised that the mix of units (with 50% two-bedroom houses) would again accord with the policies of the emerging Local Plan.

In terms of the impact of the proposed development on neighbouring residential amenity, the proposed dwellings would be sited, at their nearest, some 48.0 metres from the rear elevations of 28-32 Nobles Close to the south. Given the distance involved, there would be no unacceptable overlooking or loss of privacy to these properties. Any potential impact in this regard would be further reduced by the retention of the existing vegetation along the southern site boundary. The proposed dwellings on plots 1-2 would be approximately 37 metres from the nearest property in Pinnocks Way (No. 141) which, combined with the oblique angle of view, ensures that privacy to these dwellings would not be unacceptably compromised. There would be no loss of privacy or other amenity impact on the properties fronting Eynsham Road, especially given the layout of the proposed development and the distances involved.

The proposed access road would extend between the rear gardens of 107 and 111 Eynsham Road. For the majority of its length, this access road would be 4.2m wide and centralised in the former garden of No 109. This would allow the retention of a 2.6m wide buffer strip either side of the access way up to the boundary with the neighbouring properties. Significant planting would be provided along the length of this buffer strip and, along with the provision of a 2.0m high close boarded fence along each garden boundary, would be sufficient to ensure no adverse impact on neighbouring residential amenity through disturbance from vehicle movements.

In terms of the quality of living environment created for future residents of the development, each unit would be provided with an area of private amenity space to the rear commensurate with the size of unit proposed. These areas would be both private and useable. In addition, the internal layout of the units has been carefully considered to ensure no overlooking between units and that levels of light and outlook to/from habitable rooms are maximised. In so doing, the proposals would provide a quality living environment for future occupiers of the development.

Access to the site would be from the service road off Eynsham Road with, given the low vehicle speeds and small number of vehicle movements along the service road, appropriate visibility secured. For the majority of its length the road would be 4.1m wide in accordance with DB32 with passing bays provided in the event that delivery vehicles



# APPENDIX 1

entering/leaving the site meet domestic vehicles. Appropriate turning and manoeuvring space would be provided within the parking area.

In terms of parking, a total of 12 spaces would be provided at an average of 1.5 spaces per unit, This would accord with the advice in PPG3 and the maximum standards set out in the emerging Local Plan. In any event, it should be recognised that the site is within walking distance of the local shopping centre and within 2 minutes walk of bus stops on Eynsham Road. As such, the site is in a highly sustainable location that supports the level of parking proposed.

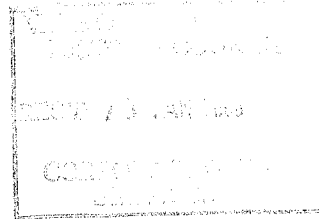
For these reasons I trust you will agree that the proposals accord with the adopted and emerging Local Plan and advice in PPG3, particularly by ensuring a development that maximises the use of previously developed land in a highly sustainable location. As such, I look forward to receiving your approval in due course. However, should you have any queries, please contact me.

Yours sincerely,

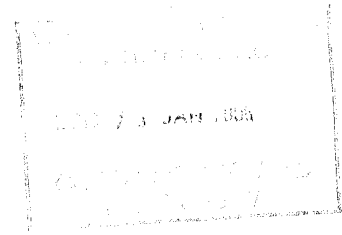
**BCA Architects Ltd**



Christian Gattesco BA (Hons) Dip. Arch  
**Director**



06/00102/FUL CUM/19444



## DESIGN STATEMENT

Proposed Residential Development

Land to the rear of 101-109 Eynsham Road, Botley

### Background

This statement sets out the design rationale for the proposed development of 8 dwellings, comprising three detached units, a semi-detached pair, and a terrace of three dwellings on land to the rear of 101-109 Eynsham Road, Botley. The statement describes the character and appearance of the area before going on to consider the layout of the proposed scheme and the design of each unit.

### Character and Appearance of the Area

The site is located in a predominantly residential area on the western edge of Botley, approximately 1km to the west of the local shopping centre. The site forms part of the rear garden of 109 Eynsham Road that has a linear form comparable to surrounding dwellings before widening at its southern end. The site extends to an area of approximately 0.22 hectares and is generally level.

The existing development fronting Eynsham Road comprises a series of detached and semi-detached two-storey dwellings finished with a mixture of render and brickwork. These properties generally occupy narrow, linear plots with garden areas to the south that extend up to the site boundary. To the south, the site is adjoined by the rear gardens of properties fronting Nobles Close. These properties are generally semi-detached bungalows. A public footpath traverses the eastern site boundary linking Nobles Close with Eynsham Road. The rear gardens of properties in Pinnocks Way extend up to the footpath on the opposite side to the application site. These properties are generally two-storey semi-detached dwellings of brick construction under a tiled roof.

Seen in this context, whilst the surrounding area is residential in character the built form of the locality is mixed, consisting of a series of detached and semi-detached two storey dwellings and bungalows with a variety of external materials. There are, therefore, no unifying or consistent features to the surrounding development to which development on the site should necessarily conform. Indeed, given the limited architectural merit of many of the surrounding buildings there is an opportunity to enhance the built character of the area through the development of the site, subject to matters of scale and form being informed by and respecting the local context.

### The Proposal

The application seeks planning permission for the demolition of 109 Eynsham Road and the erection of 8 dwellings on the site, comprising three detached properties, a semi-detached pair and a terrace of three units. These would be accessed via a new driveway off the service road linking to Eynsham Road.

The access drive would terminate in a parking court in the centre of the site providing 12 parking spaces together with turning and manoeuvring space. The proposed dwellings would front the southern and eastern edges of the parking court with gardens backing on to the footpath and properties in Nobles Close. The dwellings would be two-storey in scale with a brickwork external finish under a pitched, tiled roof with an average ridge height of 9.0m. Each property would be provided with a private garden area to the rear.

### *Design and Layout*

The layout of the proposed scheme has inevitably been informed by the shape and form of the site. In particular, the position of the access way necessitates a central parking and turning area with properties positioned along its southern and eastern edge. Whilst this results in dwellings occupying smaller plots than the surrounding units, given that these have long deep gardens and an average density of 15 dwellings per hectare, the smaller plot sizes are an inevitable consequence of the need to achieve higher densities of development and secure more efficient use of previously developed land, especially in highly sustainable locations such as the application site. Nevertheless, the layout and spacing between the units would be consistent with the surrounding area and, given this context, the proposals would not appear out of character with or detrimental to, the appearance of the surrounding area.

In terms of design, it has already been noted that there are no unifying features to the existing development in the locality to which proposals on the site should necessarily conform. Indeed, the surrounding area is of somewhat limited architectural quality. Consequently, apart from conforming to the two-storey scale of surrounding dwellings, the design of the proposed units seeks to create its own identity by incorporating a simple, traditional form with high quality facing materials, that enhances the appearance of the locality. The design of each of the units are considered below.

#### *Plots 1 and 2*

Plots 1 and 2 would be sited on the eastern edge of the central parking court with rear gardens extending up to the footpath traversing the eastern site boundary. Both units would be two-storey in scale with a brick external finish under a pitched, tiled roof.

Plot 1 incorporates a central gable feature to the front that has been designed to reflect the similar feature to the front of plot 8 and provide an 'end-stop' to the development. Combined with the traditional proportions and fenestration detailing, and the visual interest provided by the window detailing and brick banding, the proposed building would be of an attractive design and appearance that would complement the development and enhance the built character of the surroundings. The external appearance of Plot 2 would be comparable to plot 1 with the exception of a small single storey addition on the southern side of the unit, and a simple pitched roof. The attractive design of the building would, therefore, also enhance the character of the area.

#### *Plot 3*

Plot 3 is a detached, four bedroom unit located in the south-eastern corner of the site. The main part of the building would be comparable to plot 2, incorporating a brickwork finish under a pitched tiled roof. A two-storey addition is proposed on the eastern side of the unit that would provide a dining room at ground floor level and additional bedroom above. This part of the dwelling has been set back from the front elevation, with a lower roof and eaves line to ensure it appears

subordinate to the main building. In consequence, the building has an attractive, simple design that would again enhance the built character of the area.

In addition to the external appearance of the building, the internal layout of plot 3 has been carefully considered to ensure a high quality living environment. In particular, main habitable rooms have been provided with window openings in the south and east elevations, with non-habitable rooms (kitchens and bathrooms) facing north towards the flank elevation of plot 2. This ensures suitable levels of light and outlook from main habitable rooms.

#### *Plots 4 and 5*

Plots 4 and 5 are a semi-detached pair of units located centrally within the group of dwellings on the southern edge of the parking court. These units are of a simple design and form, comparable in appearance to the other proposed dwellings. In particular, the buildings would incorporate brick external finishes, with banding and fenestration detailing to provide visual interest, under a pitched, tiled roof. The appearance of the units would complement the development and enhance the built character of the surroundings.

#### *Plots 6-8*

Plots 6-8 would be located in south-western corner of the site and comprises a terrace of three dwellings with plot 8, at the western end, set forward of the plots 6 and 7. The buildings would be of a comparable design and appearance to the remaining units on the site, with plot 8 designed with a gable feature to the front to provide the 'end stop' to the development that is also secured through the design of plot 1.

Again, the buildings would incorporate a brickwork external finish with a pitched, tiled roof utilising banding and fenestration detailing. This ensures the design and external appearance of the building complements the character of the development.

Together this secures an attractive form of development that in its layout and built character respects and reflects the local context whilst enhancing the appearance of the area.

### **Conclusion**

This Design Statement has set out the design rationale for the proposals. It has been demonstrated that this part of Botley has a mixed built character of limited architectural merit and has no unifying design features that need to be replicated in the proposed development. Notwithstanding this, the design seeks to create buildings of a simple form that through the use of materials and fenestration detailing, creates an attractive development that complements and enhances the character of the area.

**CUMNOR PARISH COUNCIL RESPONSE FOR  
SUPPLEMENTARY COMMENTS**

The observations of Cumnor Parish Council.

Register No. 06/00102/FUL Officer: Mr Stuart Walker

Application Number: CUM/19444 Amended plans: No

Address of Proposal: Land to rear of 101-109 Eynsham Road, Oxford, Oxon  
**THIS AREA IS NOT BOTLEY, (NORTH HINKSEY PARISH). IT IS IN  
DEAN COURT (CUMNOR PARISH).  
PLEASE AMEND YOUR RECORDS ACCORDINGLY.**Proposal: *Demolition of 109 Eynsham Road and erection of eight dwellings.*Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.1.  Fully support for the following reasons:2.  No objections.3.  Do not object but request the following issues be given consideration:

The density of the proposed development is greater than the Council thinks appropriate for Cumnor Parish and is out of keeping with the surrounding area.  
The Council believes that it is undesirable to have overspill parking on public roads. It therefore recommends that 2 allocated parking spaces per dwelling should be provided.  
The views of the neighbours should be taken into account.

4.  Object for the following reasons:Signed by .....*J B Bock*.....  
Clerk to Cumnor Parish Council

Dated 23 February 2006

**CUMNOR PARISH COUNCIL RESPONSE FORM**

The observations of Cumnor Parish Council.

Register No. 06/00102/FUL Officer: Mr Stuart Walker

Application Number: CUM/19444 Amended plans: No

Address of Proposal: Land to rear of 101-109 Eynsham Road, Oxford, Oxon  
**THIS AREA IS NOT BOTLEY, (NORTH HINKSEY PARISH). IT IS IN DEAN COURT (CUMNOR PARISH).  
PLEASE AMEND YOUR RECORDS ACCORDINGLY.**

Proposal: *Demolition of 109 Eynsham Road and erection of eight dwellings.*

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1.  Fully support for the following reasons:

2.  No objections.

3.  Do not object but request the following issues be given consideration:

This was a late application.  
Whilst the Council has no objection to the development, it is likely to have a major impact on the neighbours.  
The Council recommends that the access road be widened to allow a 'buffer' zone between it and the immediate neighbours' properties.  
The Council also recommends that conditions be set to minimise the effect of the contractors' vehicles during building work to reduce the nuisance to the residents and the service road.  
The Council is opposed to gated developments and urges the removal of the proposed gate.

4.  Object for the following reasons:

Signed by ..... *J B Bock* .....  
Clerk to Cumnor Parish Council

Dated 7 February 2006