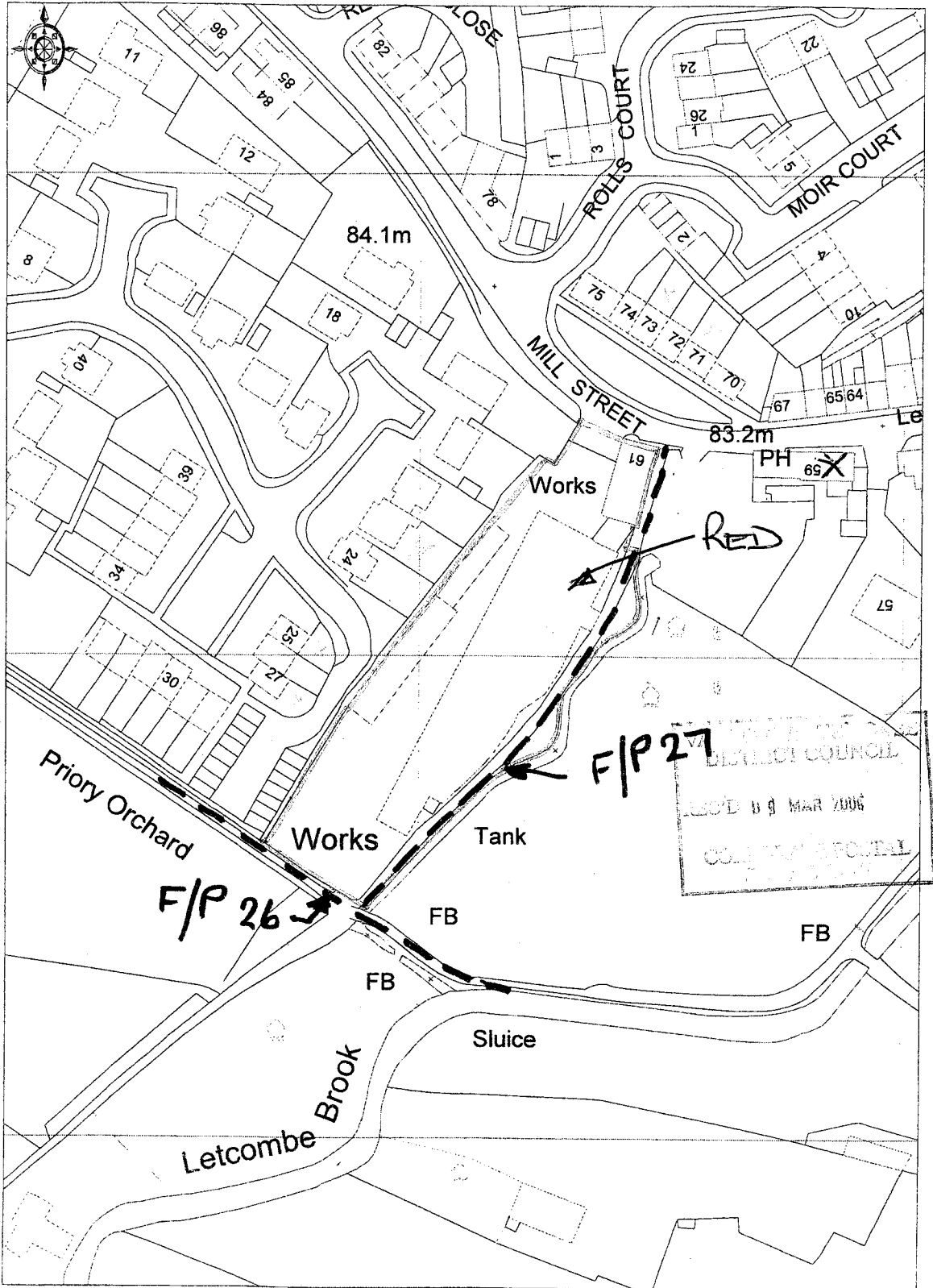


ARMSTRONG BURTON ARCHITECTS



Ordnance Survey

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61 MILL STREET, WANTAGE,

06/00320/FUL
WAN/7226/3

APPENDIX 1



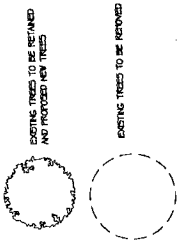
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ACCOMMODATION SCHEDULE (Classic Range)

GRD	1ST	2ND	TOTAL
1 BED	12	9	21
2 BED	4	6	10
TOTAL	16	15	31

including 2 no. 1 bed flats in converted building

22 car spaces
3 battery car spaces
25 parking spaces total



NOTE: LANDSCAPING ON THIS PLAN IS INDICATIVE ONLY. SEE SEPARATE LANDSCAPE DRAWINGS FOR LANDSCAPING LAYOUT.

MAN / 722 G / 3
DS / 00320 / FULL



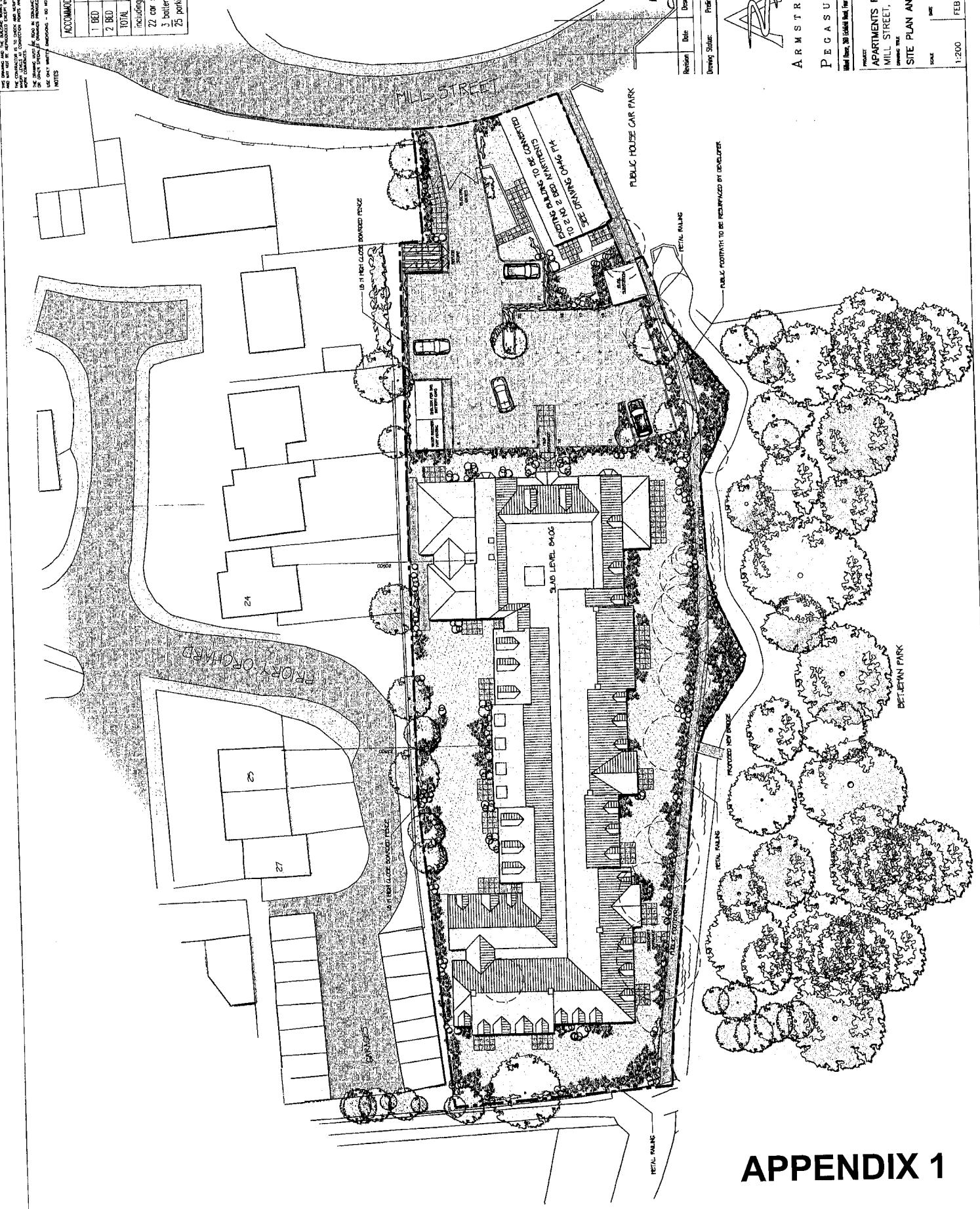
ARMSTRONG BURTON ARCHITECT
working together with
PEGASUS RETIREMENT HOMES PL
Mill Street, Wantage

PROJECT: APARTMENTS FOR THE RETIRED
MILL STREET, WANTAGE

DATE: FEB 06
SCALE: 1:200

DESIGNED BY: JVB
CHECKED BY: TH

DRAWING NO.: 0446_P13

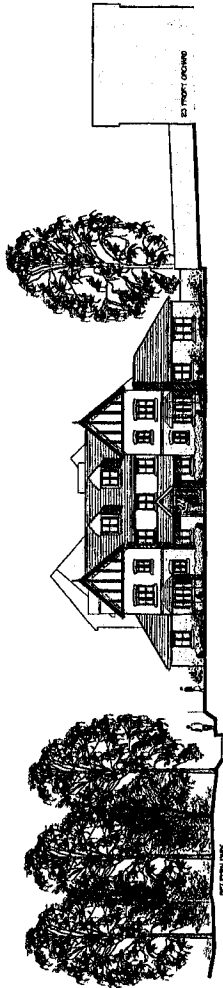


APPENDIX 1

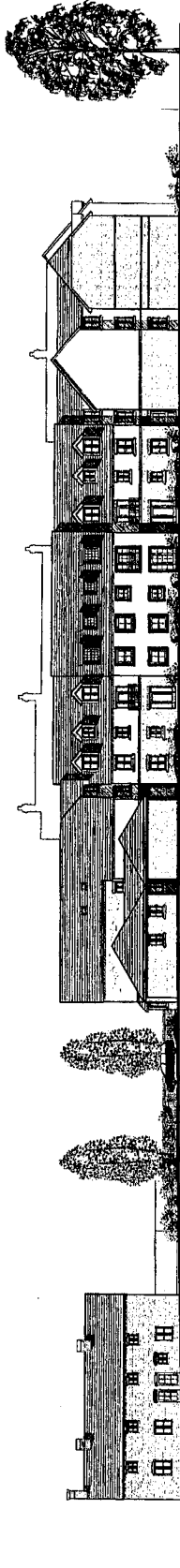
APPENDIX 1

THE OWNER AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURES AND UTILITIES SHOWN ON THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURES AND UTILITIES SHOWN ON THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURES AND UTILITIES SHOWN ON THIS DRAWING.

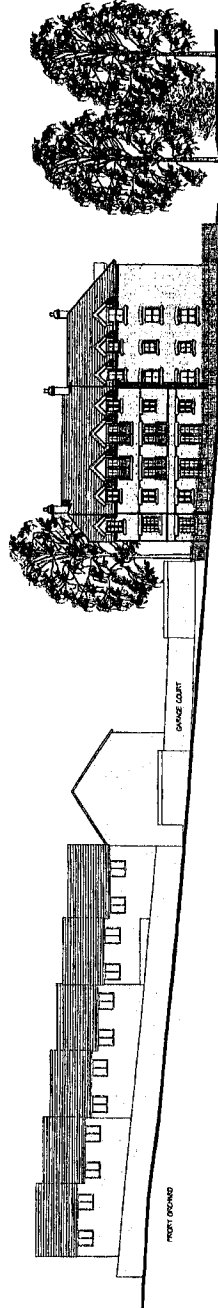
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



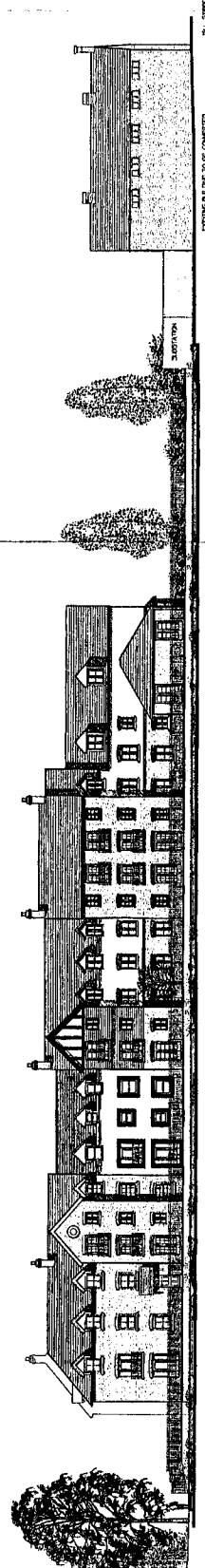
NORTH EAST ELEVATION (FACING MILL STREET)



NORTH WEST ELEVATION - FACING PRIVATE DRIVE



SOUTH WEST ELEVATION (FACING PUBLIC FOOTPATH)



SOUTH EAST ELEVATION (FACING PARK)

Revision	Date	Description	Prepared by	Checked by

WAN/7026/3
 CS/00320/FULL

Drawing Status: For Approval For Tender For Construction As Constructed

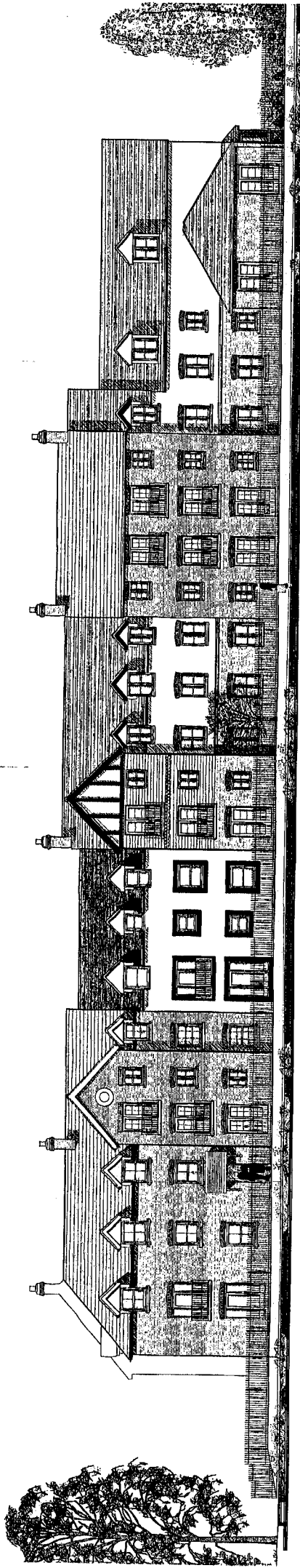
Request by: Checked by:

PEGASUS
 ARMSTRONG BURTON ARCHITECTS
 working together with
 PEGASUS RETIREMENT HOMES PLC

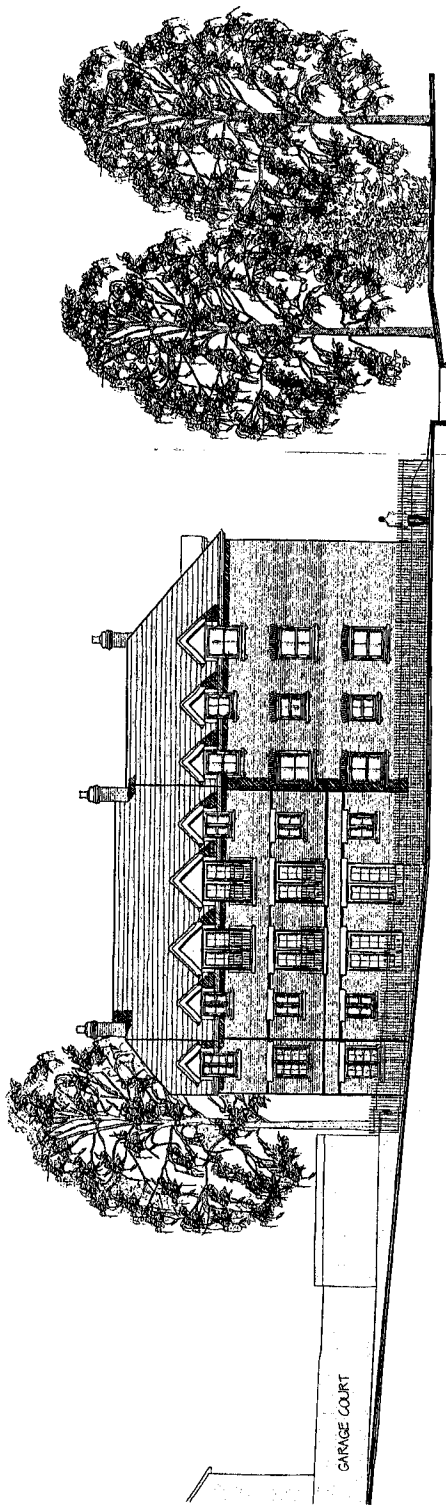
PROJECT: APARTMENTS FOR THE RETIRED
 MILL STREET, WANTAGE

DATE: 1:2009/A1 | FEB 06 | TH | 0446_P10

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.
 4. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.
 5. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.
 6. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.
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 9. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.
 10. ALL WORK TO BE ACCORDING TO THE CITY OF WASHINGTON.



SOUTH EAST ELEVATION (FACING PARK)



SOUTH WEST ELEVATION (FACING PUBLIC FOOTPATH)

APPENDIX 1

WAV/7226/S
 08/03/06/EL

Revision	Date	Description



ARMSTRONG BURT
 working together
 PEGASUS RETIRE

ARMSTRONG BURT ARCHITECTS
 1000 14TH STREET, N.W.
 WASHINGTON, D.C. 20004

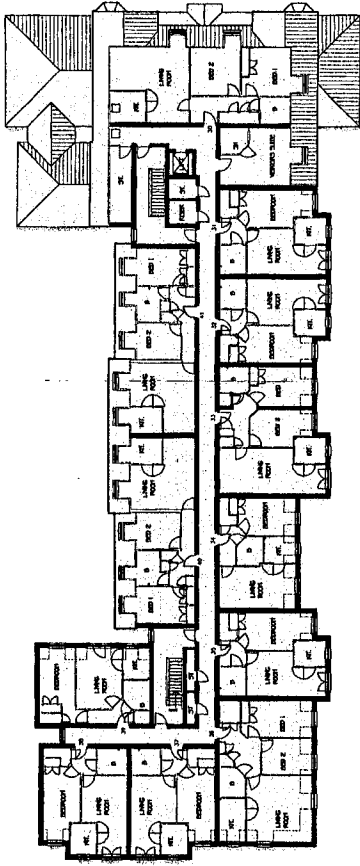
PROJECT:
 APARTMENTS FOR THE RETIRED
 MILL STREET, WANTAGE
 SHEET NO. 2 OF 2
 ELEVATIONS SHEET 2

SCALE	DATE	DRAWN BY	CHECKED BY	DATE
1:10000A1	FEB 06	JVB	TH	04

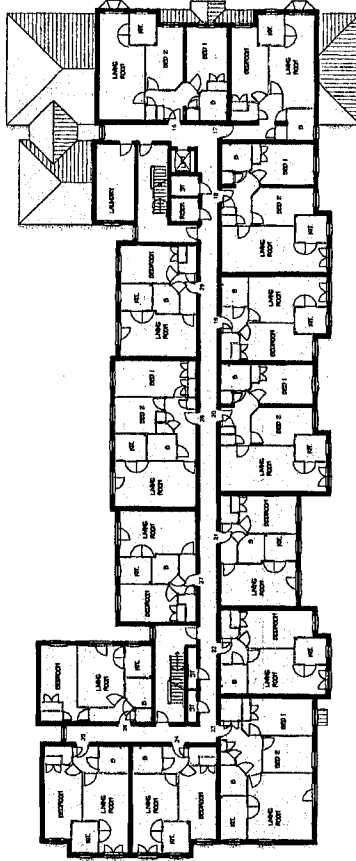


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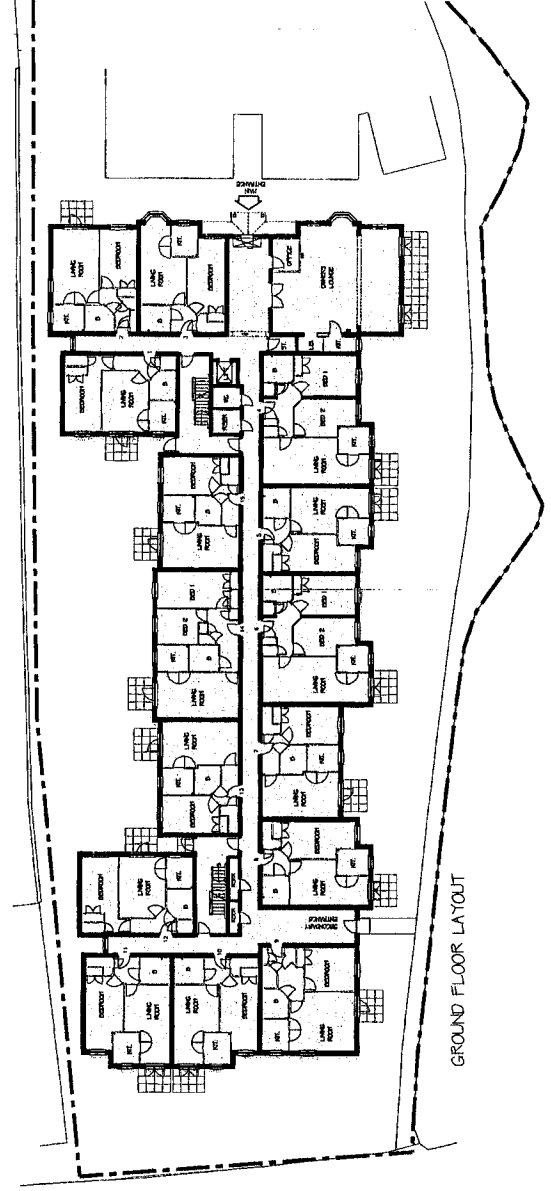
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SECOND FLOOR LAYOUT



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT

MAN/7/22/06/3
06/00320/EUL

Revision	Date	Description	Prepared by	Checked by

Drawing Status: For Approval For Tender For Construction As Constructed



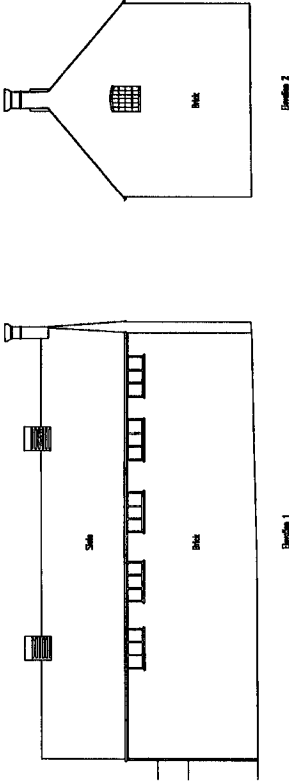
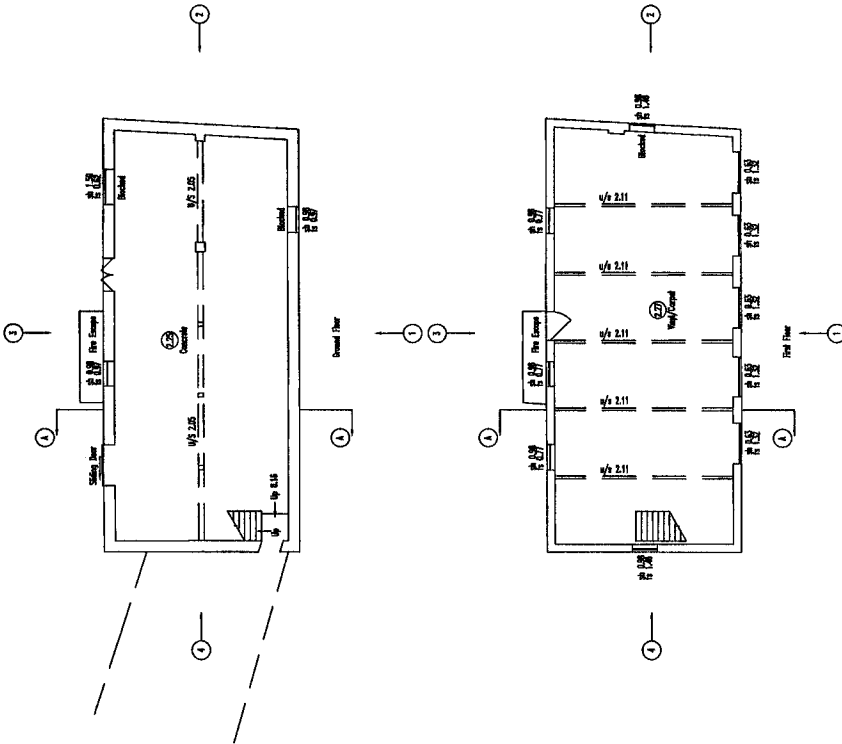
ARMSTRONG BURTON ARCHITECTS
working together with
PEGASUS RETIREMENT HOMES PLC

Product: APARTMENTS FOR THE RETIRED
MILL STREET, WANTAGE
GOSWORTHY, N.H.S.

Scale: 1:200 @ 8A1
Date: FEB 06
Checked by: JVS
Drawn by: TH

Project No: 0446_P12

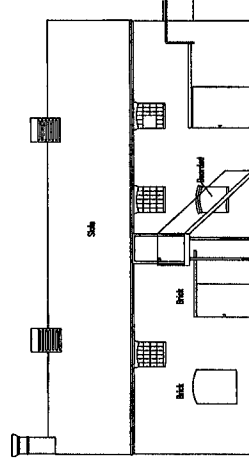
APPENDIX 1



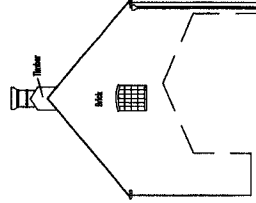
Elevation 2

Elevation 1

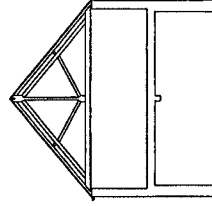
Section Line = 000



Elevation 3



Elevation 4



Section 1-1

Revision	Date	Details of revision

All levels are in metres & related to original survey (+ 54.84).

Drawn : FJH Checked : RCF

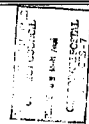
LEGEND

⊕	FLOOR NUMBER
⊕	TO ROOF
⊕	CEILING HEIGHT
⊕	UNWEIGHED
⊕	WEIGHTED
⊕	WALL
⊕	TRUSSES
⊕	ROOF
⊕	ROOF JOISTS
⊕	ROOF BRACES
⊕	ROOF RAFTERS
⊕	ROOF TRUSSES
⊕	ROOF COLLARS
⊕	ROOF BRACES
⊕	ROOF JOISTS
⊕	ROOF RAFTERS
⊕	ROOF TRUSSES

INTER LOCK SURVEYS
 Land * Engineering * Measured Buildings * Mining Surveys
 5, Warwick Place, Loughborough Spa, Nuneaton CV10 3BA
 Tel: (01926) 330123 mobile: 07830399924 Fax: (01926) 330120

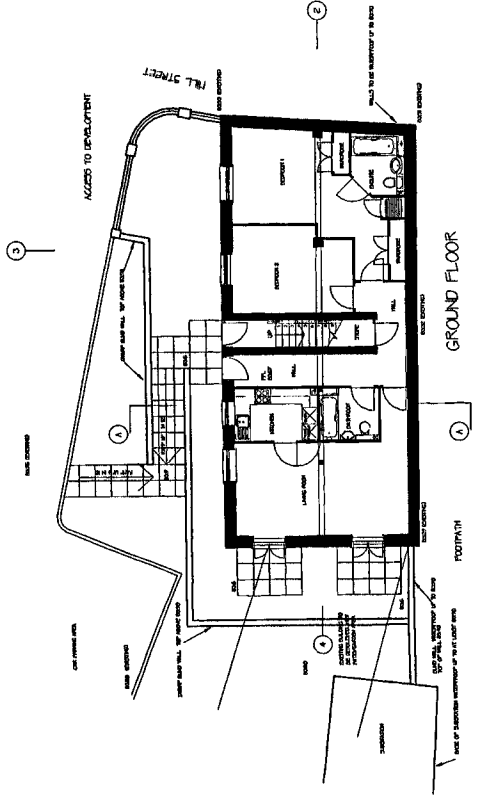
ADDITIONAL WORK AT, 61 MILL STREET
 WANTAGE.
 For :- ARMSTRONG BURTON ARCHITECTS
 MILFORD HOUSE
 260 LICHFIELD ROAD
 WEST MIDLANDS, B74 2UH
 Scale : 1:100 Date : MARCH 2005 Ref : J.3656/P

NAN/7226/3
 08/00320/FL

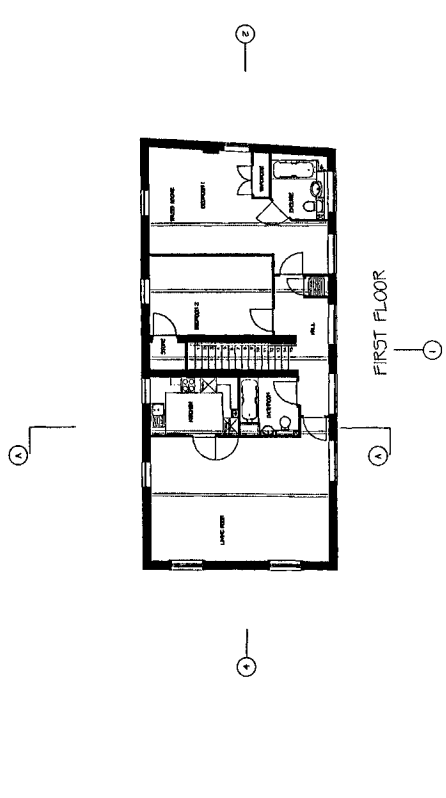




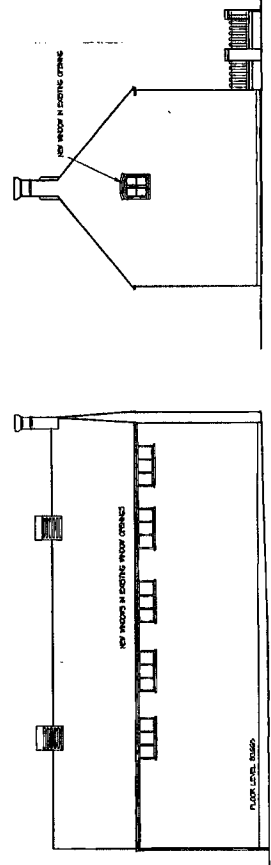
NOTES
 THE DRAWING AND ALL DIMENSIONS ARE GIVEN IN METERS UNLESS OTHERWISE SPECIFIED.
 THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND SIZES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, LEVELS AND SIZES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, LEVELS AND SIZES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, LEVELS AND SIZES.
 USE ONLY METRIC DIMENSIONS - NO IMPERIAL DIMENSIONS.



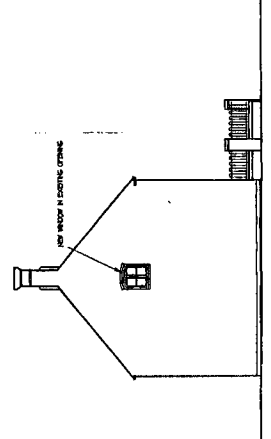
GROUND FLOOR



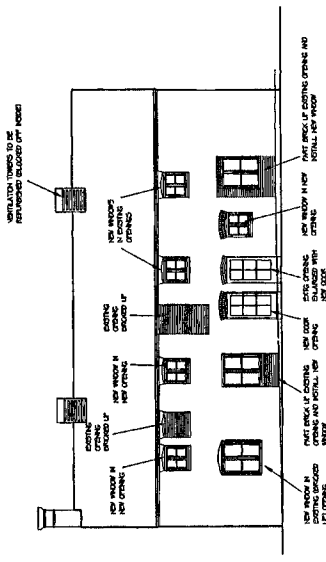
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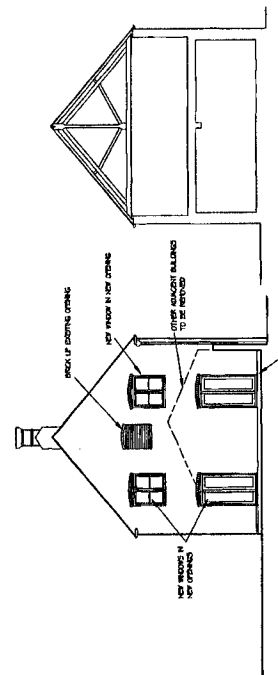
ELEVATION 1 (TO PUBLIC FOOTPATH)



ELEVATION 2 (TO HILL STREET)




ELEVATION 3



SECTION AA

ELEVATION 4

Revision	Date	Description	Prepared by/Checked by
			WAW/1226/3 06/00320/FUL



ARMSTRONG BURTON ARCHITECTS

 working together with

PEGASUS RETIREMENT HOMES PLC

PROJECT: APARTMENTS FOR THE RETIRED
 61 MILL STREET, WANTAGE
 Conversion of existing building - 2 no. 2 bed flats

SCALE: 1:100
 DATE: FEB 06
 DRAWN BY: JWB
 CHECKED BY: JWB
 REVISION: 0446_P14

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To
**Pegasus Retirement Homes Plc
C/o Tanner & Tilley
4 Beresford Road
Bournemouth
Dorset
BH6 5AA**

Application No: **WAN/7226/1**

Proposal;

Erection of a two storey block and 2/3 storey block of 44 apartments for the retired together with residents lounge, guest suite, estate managers office, access and parking provisions (Existing workshops to be demolished)

Address:

61 Mill Street Wantage Oxon OX12 9AN

DATE OF DECISION: 10th March 2005

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1 The proposed development by reason of its scale, massing, and design, and loss of the existing building on the Mill Street frontage, is considered to be harmful to, and out of character with the Conservation Area, in particular in terms of its impact on the adjacent Betjeman Park. As such it is contrary to the Development Plan including Policies HE1, HE2, HE5, and HE6 of the adopted Vale of White Horse Local Plan and Policies HE1 and HE2 of the Second Deposit Draft Local Plan.

2 The proposed development by reason of its scale, massing, size and location is considered to have a harmful overbearing dominating and intrusive impact on the nearby residential amenities of houses backing on to the site. As such it is unacceptable and contrary to the Development Plan including Policies D1 and D2 in the adopted Vale of White Horse Local Plan and Policy DC1 of the Second Deposit Draft Local Plan.

3 The site is located in Flood Zone 3 which is the high risk zone. In the absence of a comprehensive flood risk assessment as required by PPG25 it has not been
Vale of White Horse District Council, PO Box 127, Abbey House, Abingdon OX14 3 IN
Telephone (01235) 520202 Fax (01235) 540396



demonstrated that the proposed development will not increase the risk of flooding on the site or that sufficient flood protection measures have been considered. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular Policy D16 and the Second Deposit Draft Local Plan in particular Policy DC13.

4 In the absence of any information relating to traffic generation created by the proposed use, the provision of adequate visibility splays at the site access, and the lack of footway provision between the site and the town centre, it has not been demonstrated that the development would not be harmful to highway safety. As such, the proposed development is contrary to the adopted Vale of White Horse Local Plan in particular Policy D3 and the Second Deposit Draft Local Plan in particular Policy DC5.

A handwritten signature in black ink, appearing to read 'J. Rawlinson', written in a cursive style.

Director of Environmental Services

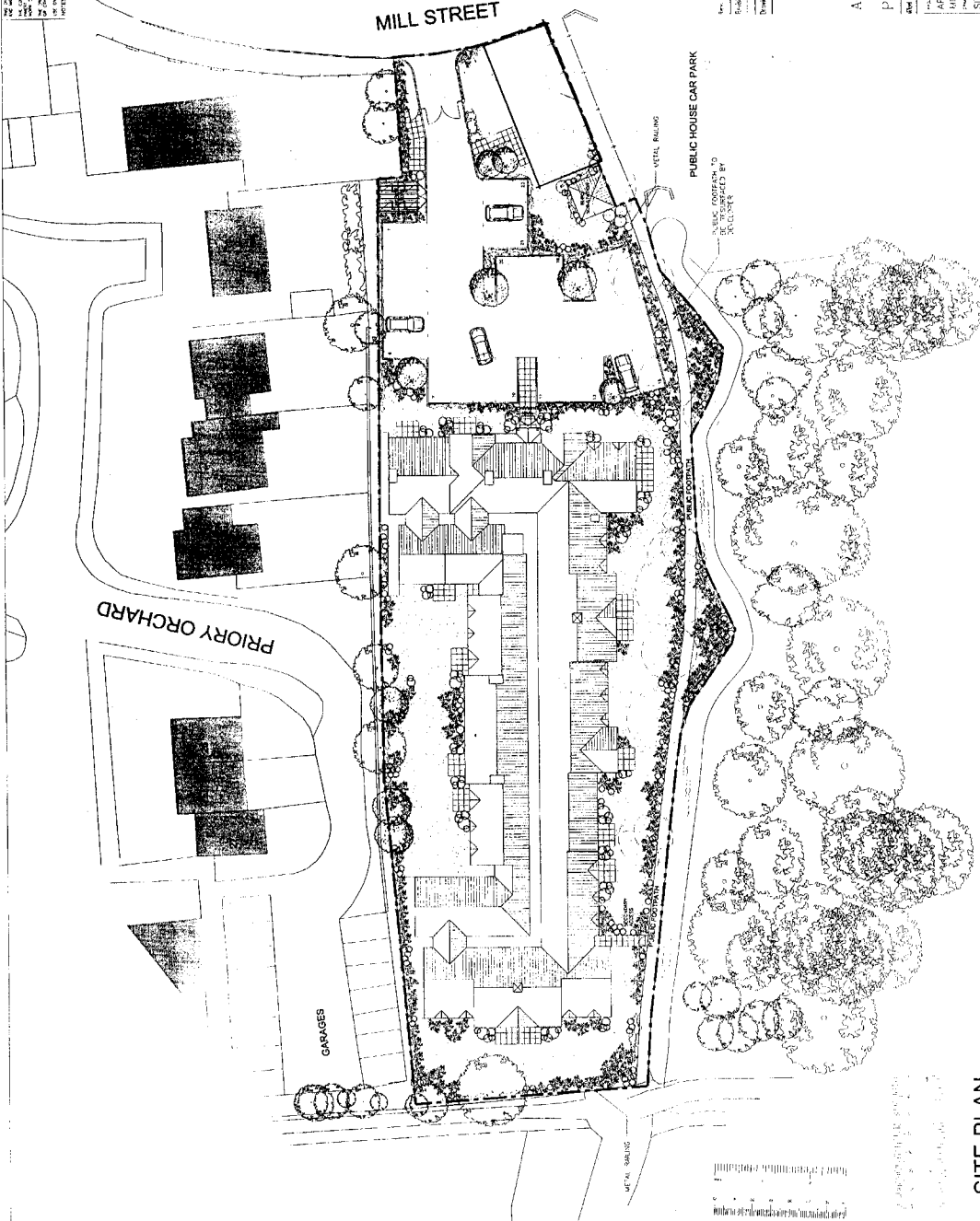
WANTAGE 6



THE SITE PLAN, THE ARCHITECTURAL ELEVATIONS, THE SECTIONAL DRAWINGS AND THE LAYOUT OF THE APARTMENTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE APPLICANT ACCEPTS THAT THE LOCAL AUTHORITY WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN. THE APPLICANT ACCEPTS THAT THE LOCAL AUTHORITY WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.

ACCOMMODATION SCHEDULE (Dwelling Units)			
NO.	TYPE	NO.	TOTAL
1	1 BDR	10	7
2	2 BDR	5	7
	TOTAL	15	14

EXISTING TREES TO BE REMOVED



PEGASUS ARCHITECTS
 ARCHITECTS
 PEGASUS RESIDENTIAL HOMES PLC

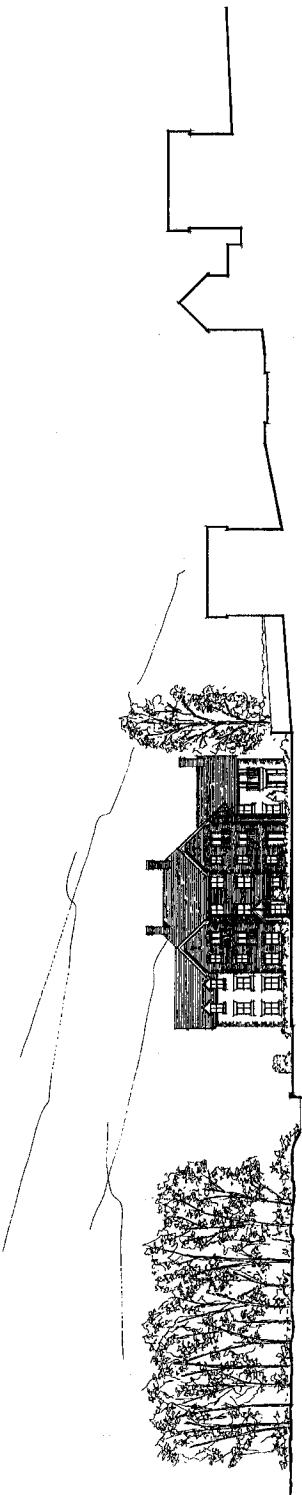
APARTMENTS FOR THE RETIRED
 MILL STREET, WANTAGE
 SITE PLAN

DATE: 15/02/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 0446 SH10

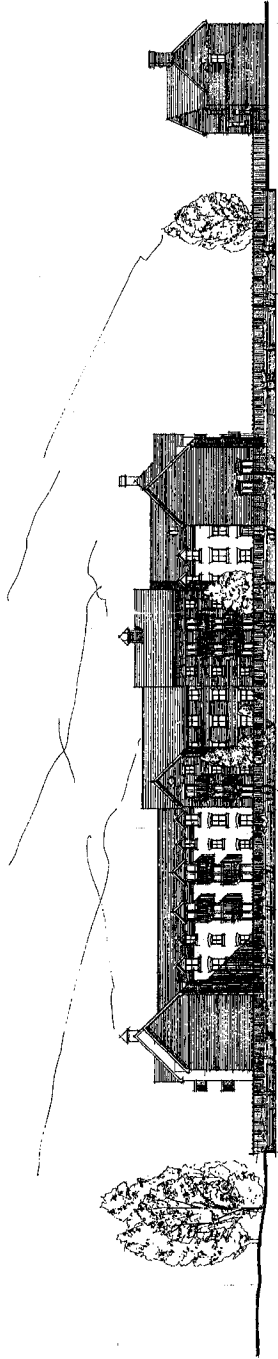
SITE PLAN
 MILL STREET, WANTAGE

WANTAGE 11

NOTES
1. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITES AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITES AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITES AND HAS OBSERVED THE EXISTING CONDITIONS.



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

STATE OF NORTH CAROLINA
DEPARTMENT OF REVENUE
BUSINESS SERVICES DIVISION
REFUSAL
DATE OF DECISION: 04-14-2011

Project	Date	Description	Issued by	Project

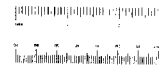
Ready State: Pending Approved For Issue In Submittal In Contract



ARMSTRONG BURTON ARCHITECTS
working together with
PEGASUS RETIREMENT HOMES P.C.

APARTMENTS FOR THE RETIRED
MILL STREET, WANTAGE
ELEVATIONS SHEET 1

DATE: 04/14/11
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: 0446_P08

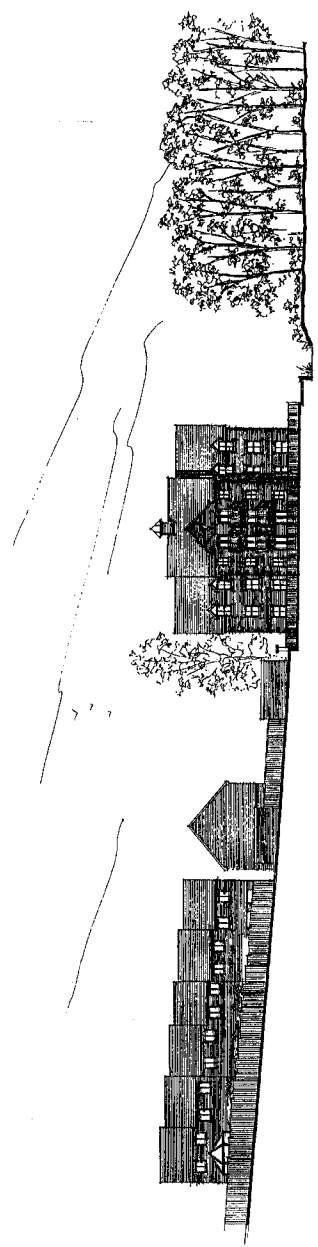


PROJECT: APARTMENTS FOR THE RETIRED
MILL STREET, WANTAGE

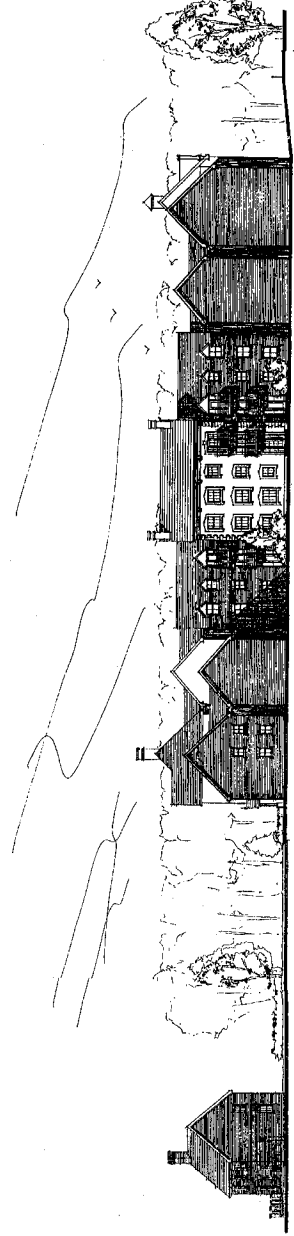
MILL STREET, WANTAGE

Wardrobe 1
 (S)
 NORTH POINT
 (A)

NOTES
 1. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.
 2. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.
 3. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

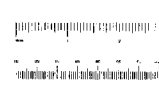
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Revise	Date	Description	Revised by

Project: For Approval For Tender For Construction As Constructed

ARMSTRONG BURTON ARCHITECTS
 PEGASUS RETIREMENT HOMES PLC
 APARTMENTS FOR THE RETIRED
 MILL STREET, WANTAGE
 ELEVATIONS SHEET 2

DATE: 04 NOV 04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 0446_P07



MILL STREET, WANTAGE

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 APR 2006
CORPORATE POSTAL
SERVICES - 7

PARISH/TOWN COUNCIL RESPONSE FORM

The observations of Wantage
Register No. 06/00321/CON

Parish/Town Council
Officer Miss Laura Hudson

Application Number WAN/7226/4-CA

Amended plans yes/no

Address of Proposal
61 Mill Street, Wantage, Oxon, OX12 9AN,

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:

4. Object for the following reasons

See attached.

Signed by: M. Egan

Dated: 10 - 4 - 06

2/03

pp WP Falkenau

- (g) WAN/7226/3 & 4-CA - Development of retirement homes. 61 Mill Street, Wantage, for Pegasus Homes.

Object for the following reasons.

- We would not wish to see the loss of any more employment sites in the town.
- The site is not a suitable place for retirement homes with its poor pedestrian and vehicular access.
- Access to town centre amenities can only be achieved via going up a hill.
- The development has a detrimental effect on properties in Priory Orchard with potential loss of privacy and amenity.
- The plans do not show extensions to those properties and therefore the gap is smaller than indicated on the plans.
- The density of the development is far too high and represents over-development.
- The site is important in the way it affects the adjoining area with the public house and Betjeman Park. The development needs to be more sympathetic to the locality.
- Although the developer claims that the proposals reflect the local vernacular, it is not evident to this Council.
- There remains concerns about the impact of the development on the local environment with regard to the brook and wildlife. Guidance and advice should be sought from Sally Wallington, the Letcombe Brook Project Officer.
- Although access is being provided into the Betjeman Park, it does not represent a suitable pedestrian access at night or in winter conditions.
- There are extreme concerns about the pedestrian and vehicular access from Mill Street. There is a lack of suitable pavements for pedestrians and to accommodate old people's electric buggies. There is a need to provide some form of crossing and possibly a mini roundabout. There is a need to slow traffic speeds in Mill Street.
- Given all the points above the Council is doubtful sufficient could be done to make the site suitable for use by the elderly.
- There are concerns about flooding in this area. Are the sewers and surface water drains sufficient to cope?
- There is a need to strictly control what trees would be removed from the site as many of these as possible should be retained. The advice and guidance of Sally Wallington should be sought concerning this.
- We remain sceptical about whether the level of parking is suitable for the number of residents and visitors involved. There is a need to provide accommodation / parking for electric buggies.



APPENDIX 4

RD Hampshire
Crime Prevention Design
Advisor for Oxfordshire

Witney Police Station
Welch Way
Witney
Oxfordshire
OX28 6JN

Tel. 01993 893875
Fax. 01993 893894

Date 4 April, 2006
For 'Secured by Design' standards
and application forms, visit
www.securedbydesign.com

To Miss L Hudson
Vale of White Horse District Council
Environmental Services Directorate
PO Box 127, The Abbey House
Abingdon
Oxfordshire
OX14 3JN

Your ref: WAN/7226/3
My ref: VALE/9/06-4/04

Dear Madam

Re: 61 Mill Street, Wantage

Thank you for your letter informing me of this planning application, my comments are as follows: -

- 1.1. As this property is adjacent to a public footpath and one where in the past there have been anti-social acts occurring, especially with young people and some from the nearby public house. I would ask that the perimeter railing fence is 1.8m high. I also suggest that the developers plant prickly shrubs on the inner boundary to the fence.
- 1.2. I am pleased to see that this is to be a 'gated community' as these developments can be at risk of crime or anti-social behaviour. Therefore the electronic gates are welcome and these should be extended to include the two pedestrian entrances. If they are not secure then the public will be using the home as a shortcut to the public footpath network. This will cause anxiety and a 'fear of crime' to the residents.
- 1.3. The plans I have do not show the lighting scheme but I would recommend a lighting around the entire building and especially in the car park.
- 1.4. At paragraph 5.3. of the design statement I am pleased to see the inclusion of paragraph 37 of PPS1. The document as quoted 'Safer Places - The Planning System and Crime Prevention. Advises that all planning applications should demonstrate how crime prevention measures have been considered. As these do not appear to have been included and to ensure the safety of the residents I would ask that a planning condition that requires the applicant to achieve the Secured By Design Award.

Justifications

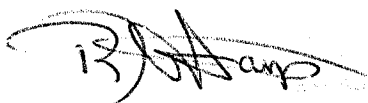
Secured by Design Award On pages 49-51 of 'Safer Places – The Planning System and Crime Prevention' it recommends planning conditions and suggest ensuring British Standard Door Sets and windows. The Secured by Design Award requires these same standards and I would ask for a planning condition which they are required to obtain.

The following is an extract of the suggested wording for a condition that the development achieves the 'Secured By Design' Award.

'The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by the Thames Valley Police. Written confirmation of those measures are to be provided to the Council, as the local planning authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

Yours sincerely



RD Hampshire
Crime Prevention Design Advisor for Oxfordshire

Copy to Mr J Montgomery – Tanner & Tilley

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended therefore that the applicant or their agent first discuss these comments with the Local Planning Authority.

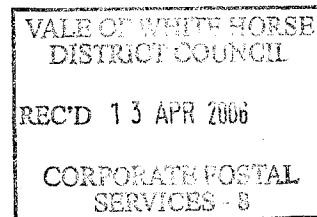
"Crime prevention advice is given free without the intention of creating a contract. Neither do the Home Office nor the Police Service take any legal responsibility for the advice given." This survey/advice is based on information supplied by yourself and current crime trends in the area concerned. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime.

McCoy Associates Chartered Town Planners

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12 April 2006

Your ref WAN/7226/3



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: **61 Mill Street, Wantage**
Conversion of workshop building to form 2 apartments and erection of 2/3 storey building comprising 41 apartments for the retired together with residents lounge, guest suite, estate managers office, access and parking provisions.
Existing workshops to be demolished.)

Thank you for the drawings of the above project received from Mr Nedelkoff which were discussed at the Architects Panel meeting on 5 April on which you have requested design comments.

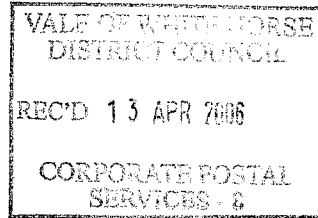
This is a site where a substantial sheltered housing block was refused planning permission about a year ago, in part I understand because of an unsatisfactory relationship with the residential development in Priory Orchard.

My reservations about that earlier scheme focussed primarily on the need for everyone to enter the complex through a congested parking area. That remains a feature of this scheme but it may have been accepted as an inevitability if sheltered housing is to be achieved on this site. The secondary access to the footpath along the stream does offer residents a choice, and is to be welcomed.

This proposal includes retaining the simple old brick building on the frontage. Since this is valuable in townscape terms I regard this as an improvement, albeit one that needs to be improved further by better treatment of the openings proposed, as the Panel members pointed out at some length. I share their view that a simple boundary wall to the access would be preferable to what is shown on drawing P14.

As before the designers have used various visual devices to help conceal the true bulk of the main block. Given the difficulties often experienced with integrating this scale of retirement housing with its surroundings I continue to think that it is an approach which is justifiable.

ref WAN/7226/3



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In many ways it seems to me even promising, apart from the intense concentration of half-dormers on the southwest elevation. Could the eaves of the projecting element be lowered slightly to allow the two kitchens to have rooflights?

The footpath along the little watercourse is an attractive route, and the relationship of the proposed development to it merits careful consideration. To my mind (and subject to appropriate materials) there is merit in restricting the outlook from it by a wall along the side of the parking area. There is I think merit also in the substation's treatment as shown, even if some of the gear may be visible above the wall. I consider that the visual experience of the path would be enhanced by passing these almost harsh features and then coming upon the landscaped area in front of the housing. The sense of surprise, even delight, could be very successful.

If that impact is to be maximised railings in my judgement are the appropriate treatment of this boundary, and like certain members of the Panel I believe there would be significant benefit in choosing one of the patterns found along the paths nearby. I go further and think there could be advantage in not setting them on a plinth wall – the sense of openness and vegetation is so strong here that any plinth wall might detract from it.

On balance, with some attention to the points discussed above, I would commend this scheme to Members if my reservations about the main entrance are not shared.

The papers noted below are returned with the postal copy of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Denis J. McCoy". The signature is written in a cursive style with a large, sweeping flourish at the end.

McCOY ASSOCIATES

encs with postal copy

This letter refers to drawing nos 0446_P10 – P14, Design and Access Statement, and six photographs

APPENDIX 5