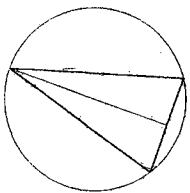
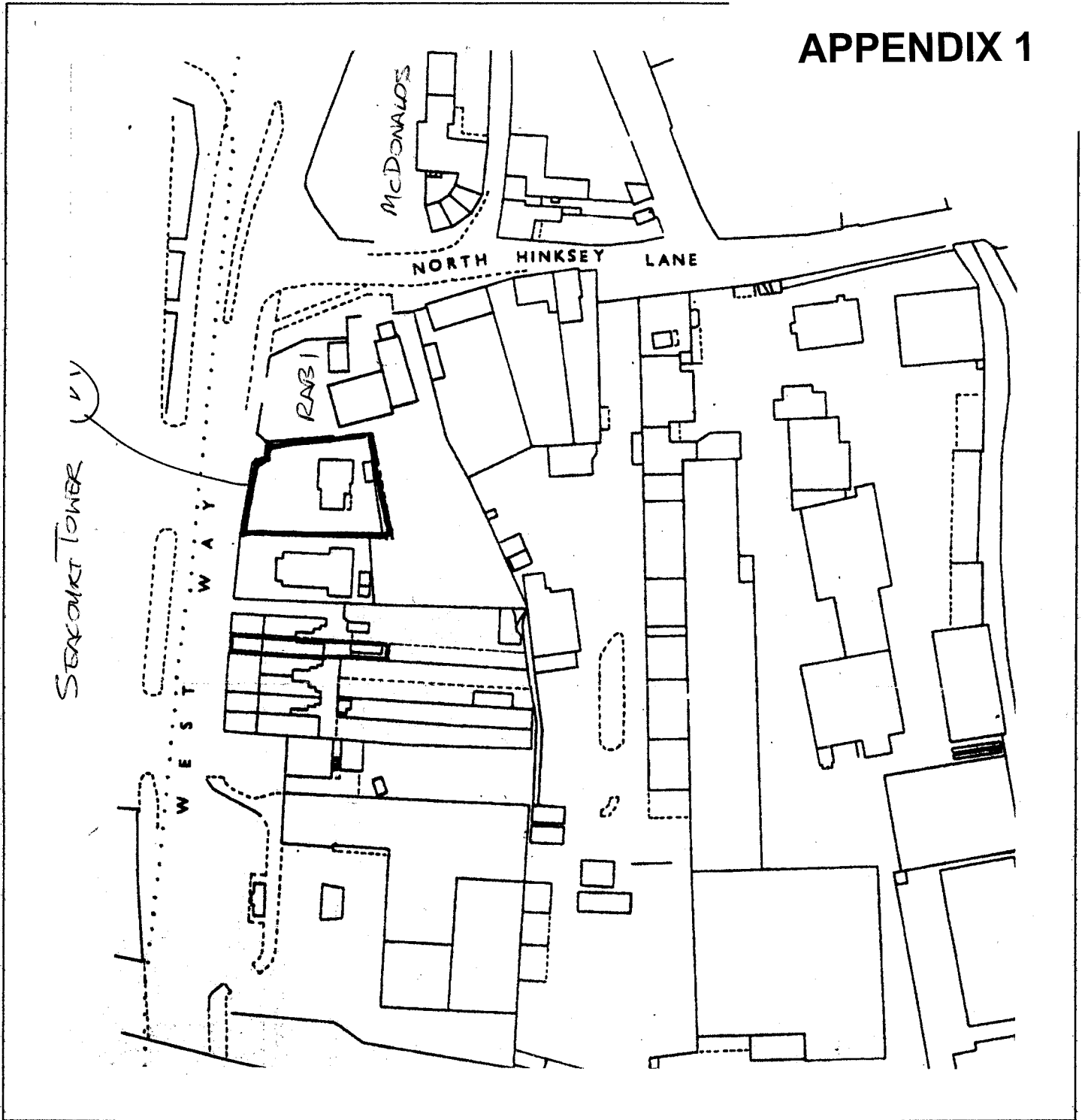
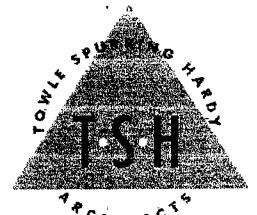


APPENDIX 1



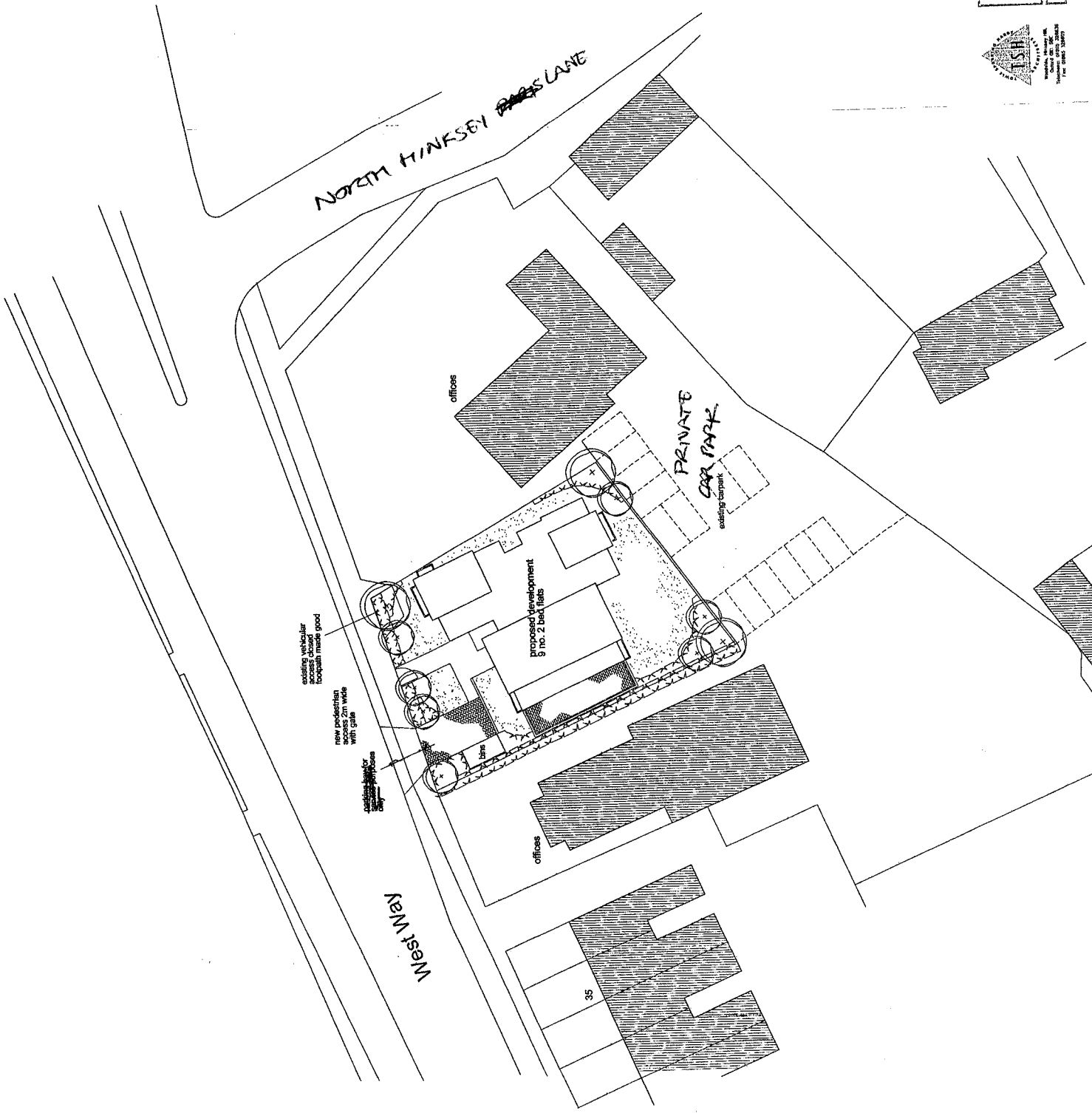
29 West Way, Botley
240157/P04
1:1250 Site Location Plan

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 24 AUG 2006
CORPORATE POSTAL
SERVICES - 5



Woodside, Hinksey Hill,
Oxford OX1 5BE
Telephone: 01865 326636
Fax: 01865 326609

APPENDIX 2



VALUING OFFICER
DISTRICT COUNCIL
REF'D 11 SEP 2006
CORPORATE POSTAL
SERVICES 3

VALUING OFFICER
DISTRICT COUNCIL
REF'D 11 SEP 2006
CORPORATE POSTAL
SERVICES 3

0210551FUL NH/19742

29 West Way Bobby	July 06	1:200	240157	P01
Site plan				

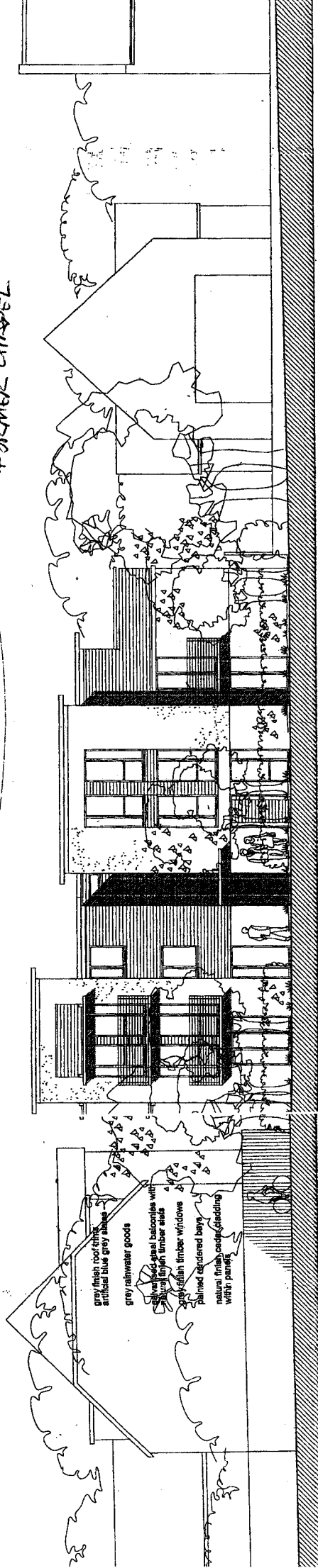


APPENDIX 2

100'

RABBI
BUILDING

FORMER CHAPEL

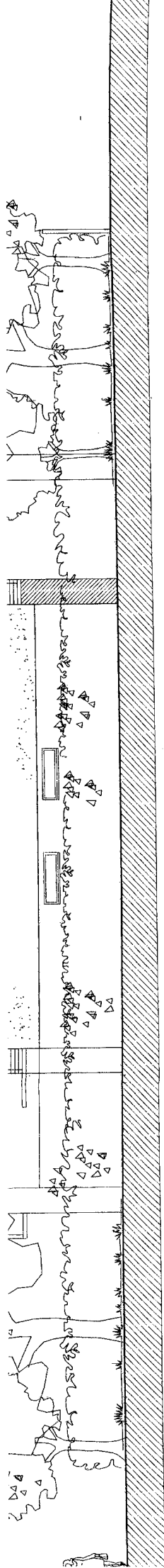


gray finish to the
artificial blue gray stone
gray rainwater goods
silvered-gal balconies with
natural finish timber ends
gray finish timber windows
painted redwood bays
natural finish cedar grading
with paint

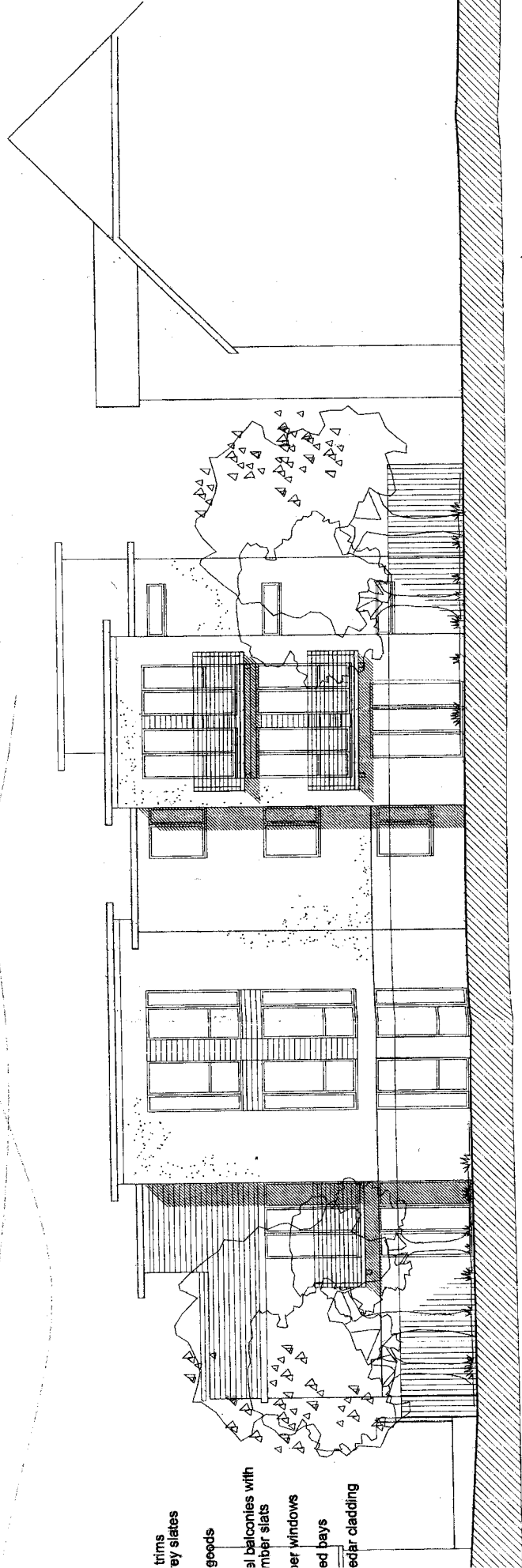
n to West Way

STREET ELEVATION

APPENDIX 2



elevation to west

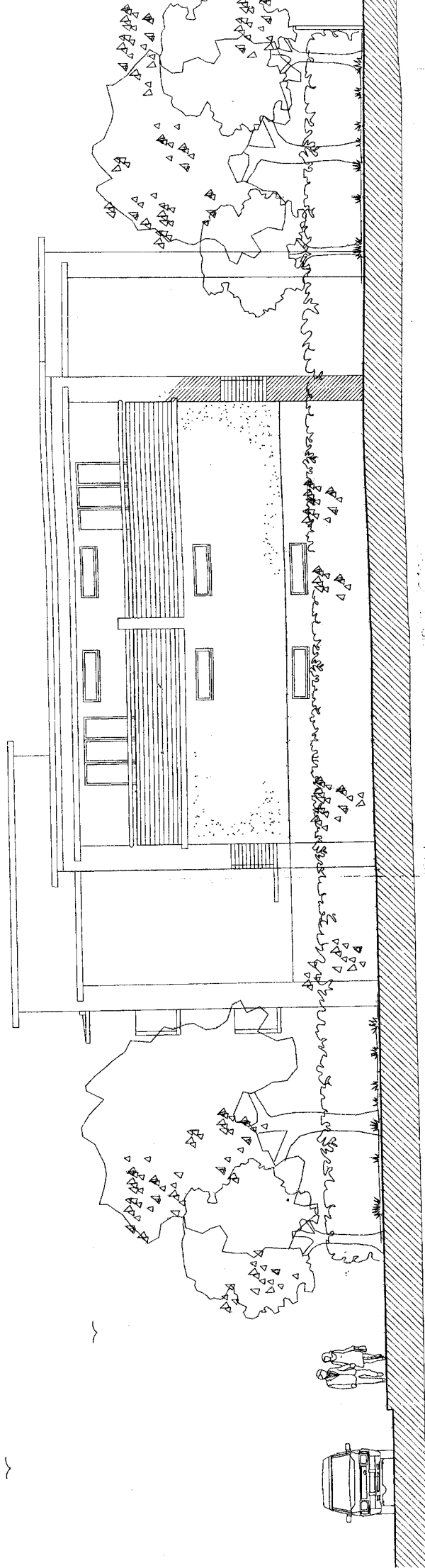
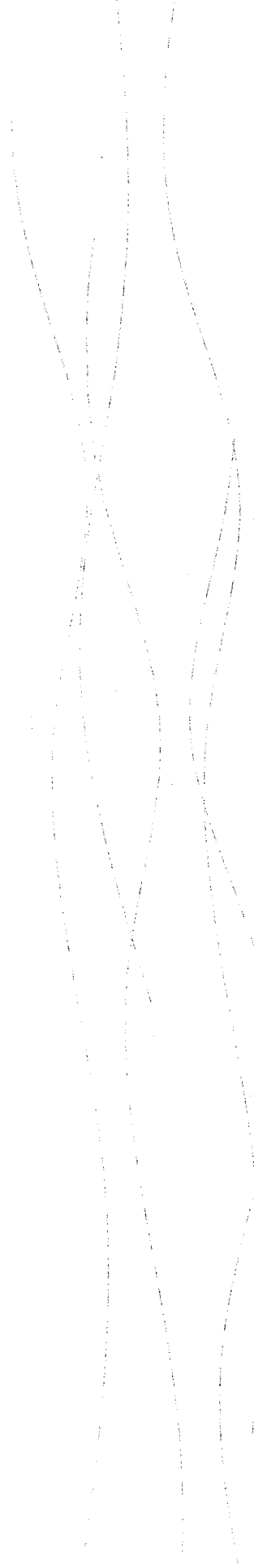


elevation to south

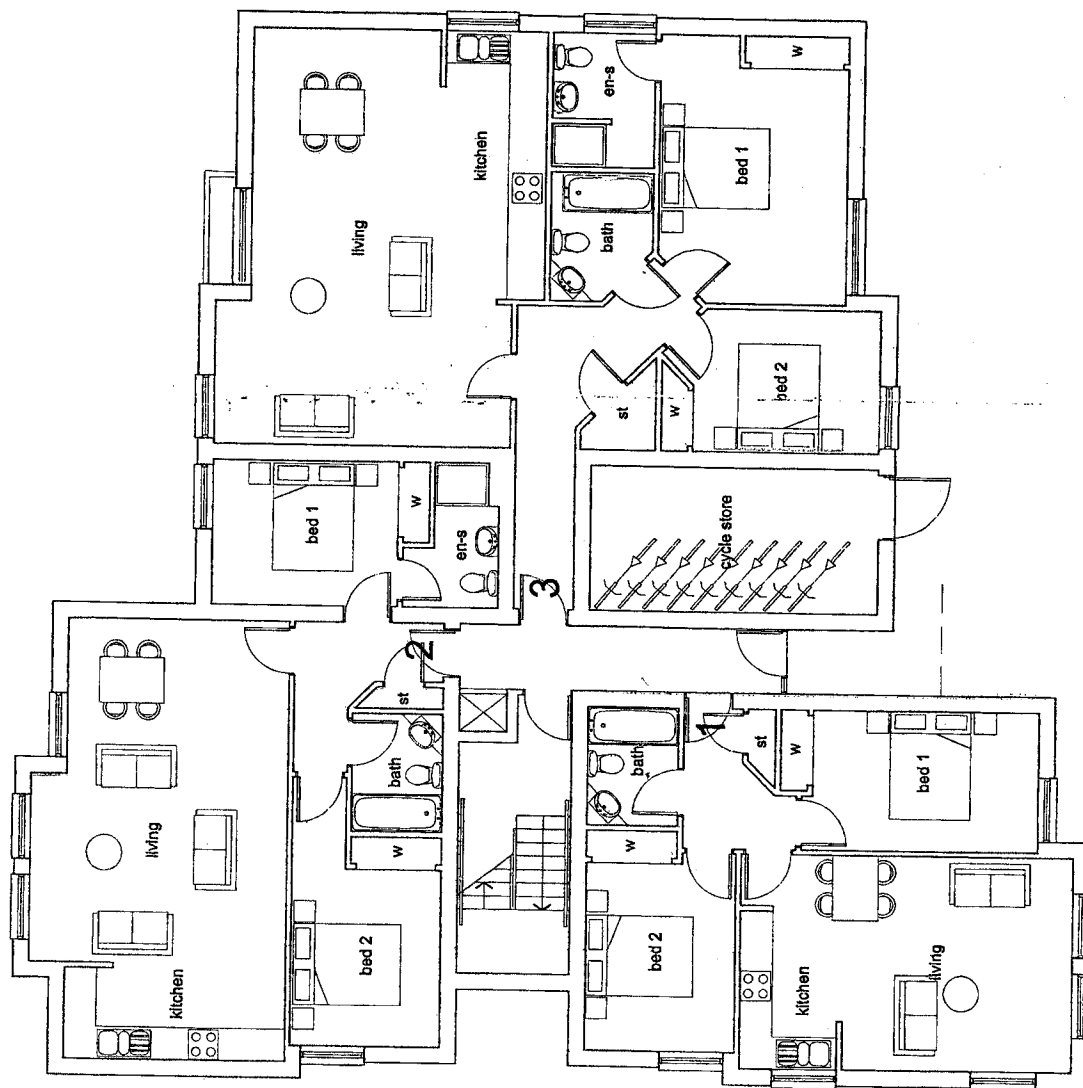
trims
 grey slates
 goods
 sl balconies with
 mber slats
 ner windows
 ed bays
 cedar cladding

grey finish roof trims
 artificial blue grey si
 grey rainwater good
 galvanised steel bal
 natural finish timber
 grey finish timber wi
 painted rendered ba
 natural finish cedar
 within panels

APPENDIX 2

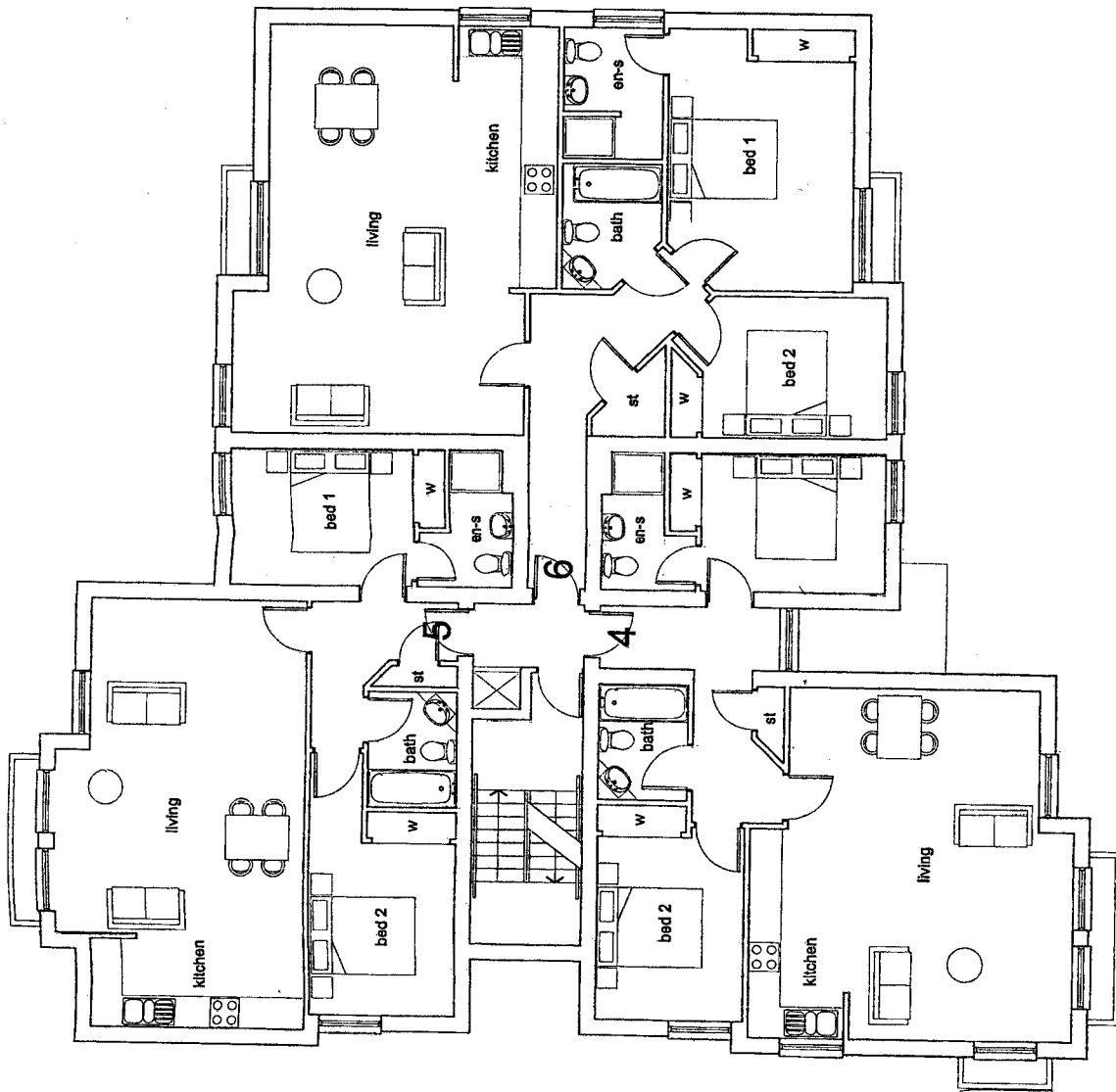


elevation to west

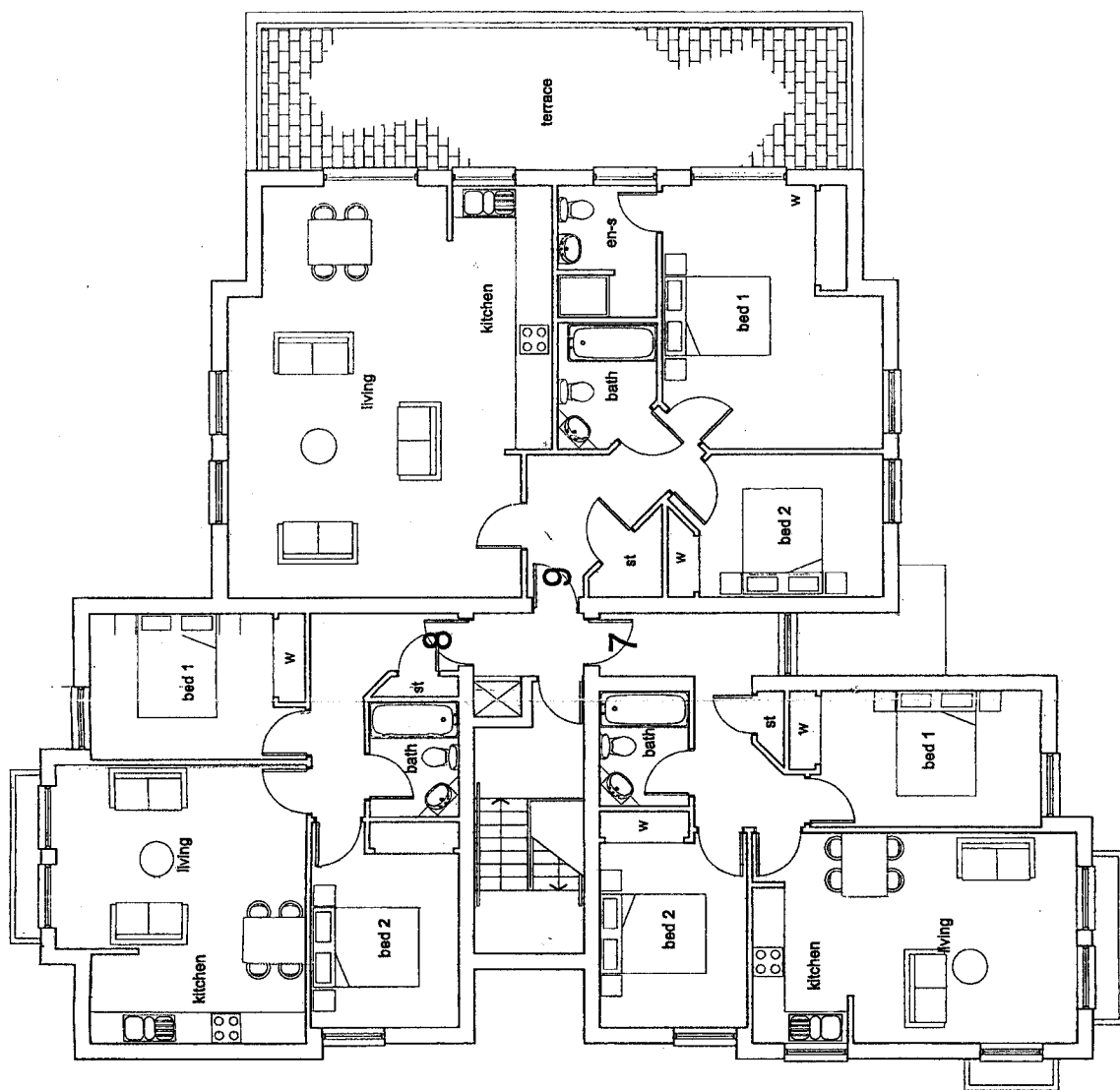


around floor

APPENDIX 2



first floor



second floor

Demolition of existing two-storey house. Erection of a three-storey building comprising of nine two-bedroom flats: 29 West Way, Botley.

Councillors were concerned that this application appeared to cram an unrealistic amount of development on the site. There was no parking on site other than for a service vehicle. The site plan showed car parking at the rear, but this is a private car park of another building. Local firms trading off North Hinksey Lane are already seeking further off-street parking spaces, which currently means that their vehicle and overflow vehicles from the McDonalds Restaurant regularly park in the limited on-street parking spaces in the one-way stretch of North Hinksey Lane, which joins West Way.

Consequently, there is no capacity for owners or visitors vehicles to park near the proposed development as West Way is doubled lined, as will be much of North Hinksey Lane.

Councillors decided to **UNANIMOUSLY OPPOSE** the application on the following grounds:

- a). *The proposed development is not suitable as a 'car free' site.*
- b). *The density of housing proposed on the site of 0.067 hectares was approximately 3 times the maximum recommended on page 114 of the V.W.H.D.C. Local Plan of 50 dwellings per hectare.*
- c). *The proposed building would come within four metres of the Royal Agricultural Benevolent Institution building in the east and would overlook windows in that building.*

MJD

McCoy Associates Chartered Town Planners

54 New Street □ Henley on Thames □ Oxon RG9 2BT □ Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email denis@mccoyassoc.co.uk

8 September 2006
your ref NHI/19742

For the attention of Alison Blyth

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

email and post

Dear Sir

re: **Demolition of existing two-storey house.
Erection of three-storey building comprising 9 two-bedroom flats
29 West Way, Botley**

Thank you for the drawings of this project received on 1 September. This was discussed at the Architects Panel meeting on 6 September, at which I was not present, but on which you have requested design comments.

In my judgement the height, massing and articulated form of this proposed building have the potential to create an attractive addition to the local scene. The materials proposed also seem to me acceptable in principle, although you may wish to have a little more detail about the "painted rendered bays" indicated on the drawings. I rather feel plain render painted white would be a mistake, and I notice the limited amount of render in the locality (and that on the house proposed to be demolished) is generally textured and painted off-white. Perhaps there is some scope for introducing colour?

That feature of the proposal which seems to me least convincing is the treatment of the forecourt area and the boundary along the front of the site. I consider it essential that more information be provided about what existing shrubs and small trees are to be retained, and what (if any) gates are going to be erected. The entrance doorway seems to me modest to a fault, but perhaps this is such a minor constituent of the design that you will not feel justified in raising any criticism of it.

Finally, the front windows of the living room of flat 1 do not appear on plan with the same details as on elevation.

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

Yours faithfully

McCOY ASSOCIATES

encs

This letter refers to drawings nos 240157/P01-P03, access and design statement, and transport appraisal

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRI/

Christopher R Baker Company Secretary

McCoy Associates Limited, company registered in England no 441
VAT No. 363 3525 59

APPENDIX 4

Architects Advisory Panel

Plan Number NHI/19742

Proposal Demolition of existing two storey house. Erection of a three storey building comprising of 9 two-bedroom flats.
29 West Way, Botley, Oxford, Oxon OX2 0JE

Comments

Commentable scheme
Condition of material & other external materials.

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

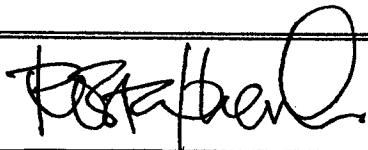
Approved

Deferred for negotiations

Approved with Conditions

Refused

Signed



Date

6 Sept '06