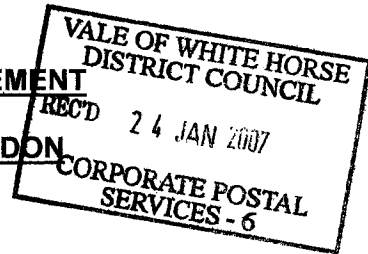


# APPENDIX 1

## DESIGN AND ACCESS STATEMENT

### BOUNDARY HOUSE, ABINGDON



**Use**           What the buildings and spaces will be used for.

The proposal is to erect a timber framed 'cone' canopy structure to be used as a smoking area solution to the front of the existing premises supported on posts with open sides. This is to be linked with the existing entrance lobby by extending the flat roof over the lobby to provide a covered canopy.

**Amount:**       How much development.

The proposed 'canopy' will provide cover to part of the extended patio area within the existing beer garden.

The covered area is approximately 35m<sup>2</sup> and provide approx. 28 No covered seating spaces.

**Layout**         The way the buildings, routes and open spaces (public and private) are provided, placed and oriented on site and in context with surroundings.

The proposals do not change the existing vehicular or pedestrian access routes to this site.

**Scale**           How the height, width and length of the building(s) are in relation to surroundings.

The size and scale of the proposal has been considered and has been kept to a minimum.

**Landscaping** Treatment of public and private spaces to enhance or protect the amenities of site and surrounding area through hard and soft landscaping measures.

The existing patio areas, hard and soft landscaping and existing trees have all been considered during the design process. These proposals therefore require no significant changes to that which exists; making use of existing paved areas wherever possible and extending the paved area beneath the proposal.

One small magnolia tree is to be removed.

**Appearance** Aspect of a place or building that demonstrates visual impression, including external built form, architecture, materials, decoration, lighting, colour and texture.

The proposed 'piccadilli cone' structure is constructed with timber posts and beams with a tensile fabric roof covering as enclosed details.

The new paving is to match the existing style of paving and all levels are to be suitable for disabled access.

ABG/400/6

## **Appraising the Context**

### **Assessment**

An assessment of the proposals immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies has been undertaken.

### **Involvement**

The local community and customers of the premises have been consulted along with professional advisers and the client in the appraisal and design of this scheme.

### **Evaluation**

All the information that has been gathered has been considered and evaluated in the preparation of this scheme.

### **Design**

The overall design of this scheme has evolved from the consideration of all details obtained during the Assessment, Involvement and Evaluation process

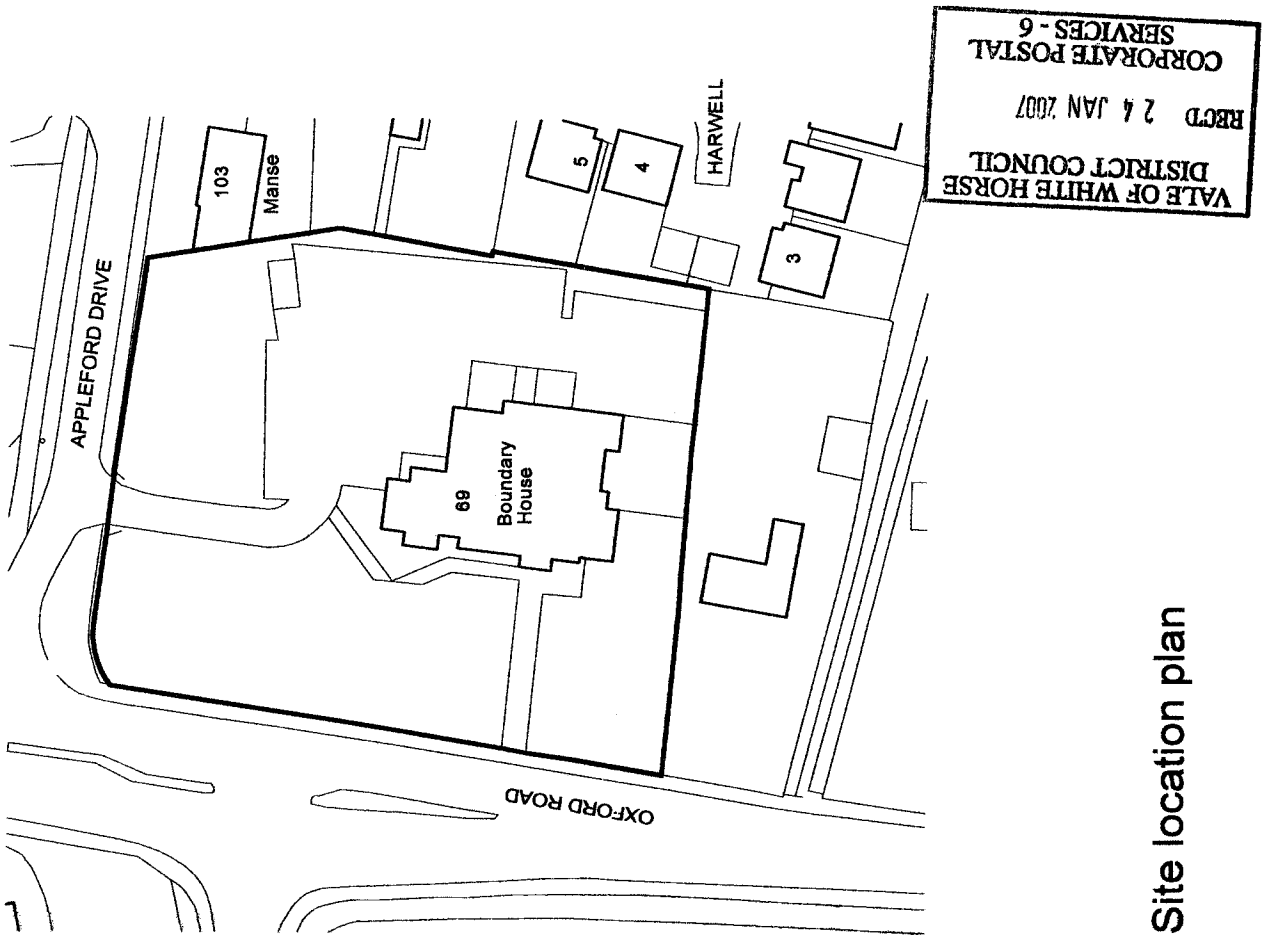
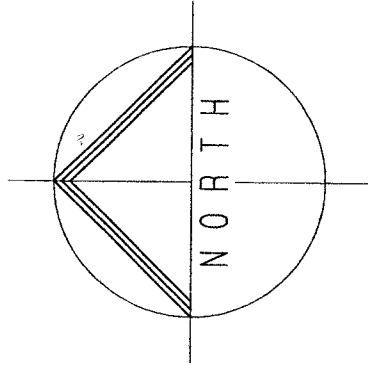
### **Access Component**

The proposals have been designed considering both vehicular and pedestrian access.

However as the proposals have no impact on the existing vehicular access this has been discounted.


The existing pedestrian access to the premises remains unaltered by these proposals. These existing routes have been audited for DDA compliance and Disabled access will be improved.

# APPENDIX 2

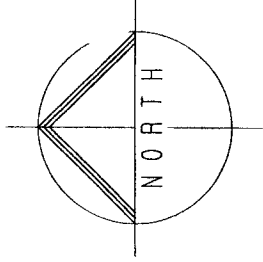


Site location plan

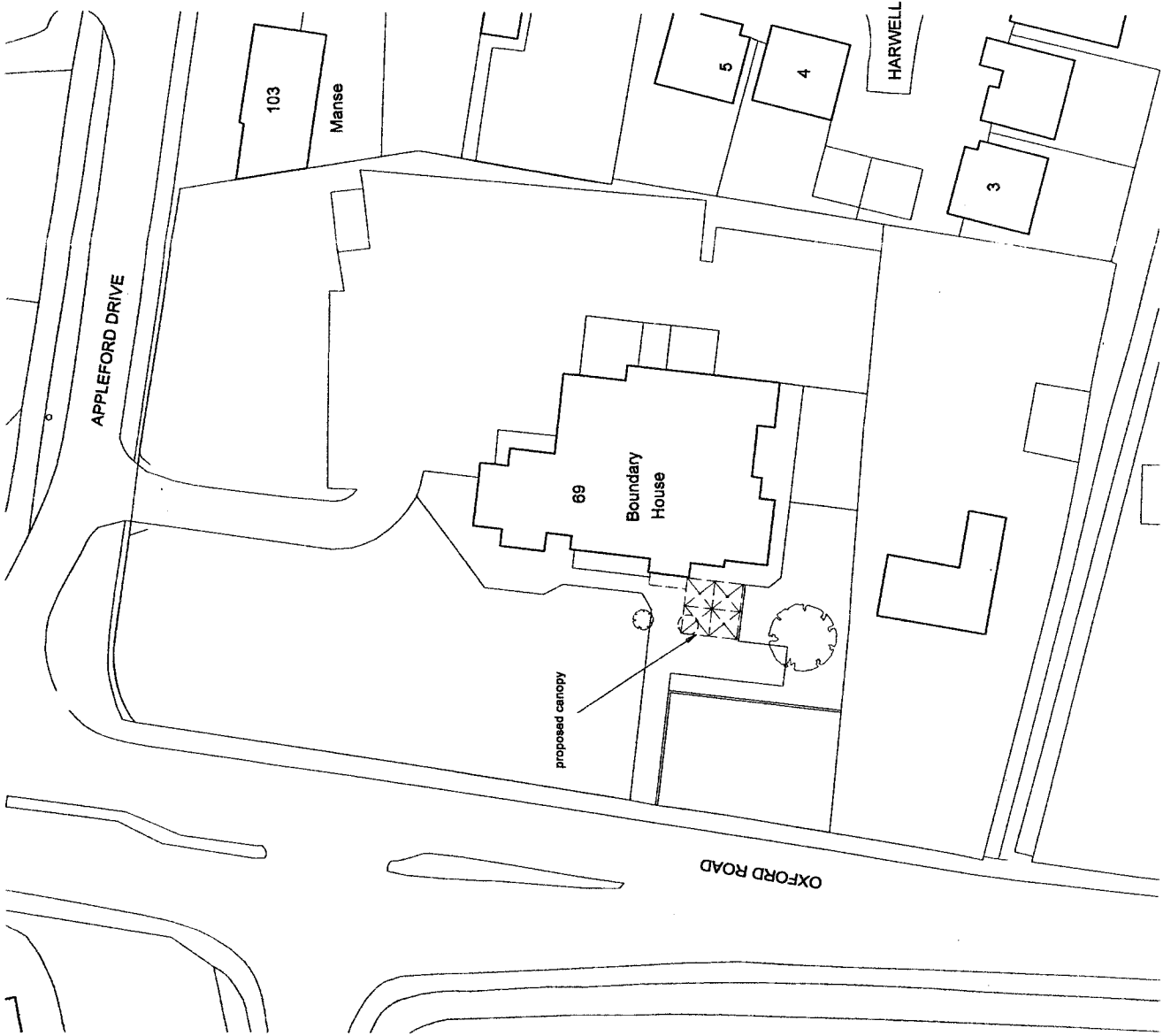
ABG / 400/6

<p>PROJECAL <b>Site location plan</b></p>	<p>REVISIONS</p>
<p>ADDRESS <b>Boundary House 69 Oxford Road Abingdon Oxfordshire</b></p>	<p>CLIENT <b>Greene King</b></p>
<p>DATE <b>Jan 2007</b></p>	<p>SCALE <b>1:1000 @ A4</b></p>
<p>DWG NO <b>NDP/895.15</b></p>	<p>NOVA <b>design partnership</b></p>
<p>  <b>n d p</b> </p>	
<p> <small>                     Precision Business Centre                      Rectory Way                      Barcheston, ME2 4NP                      T: 01854 295220                      F: 01854 295223                      E: info@novadesign.org                 </small> </p>	

# APPENDIX 2



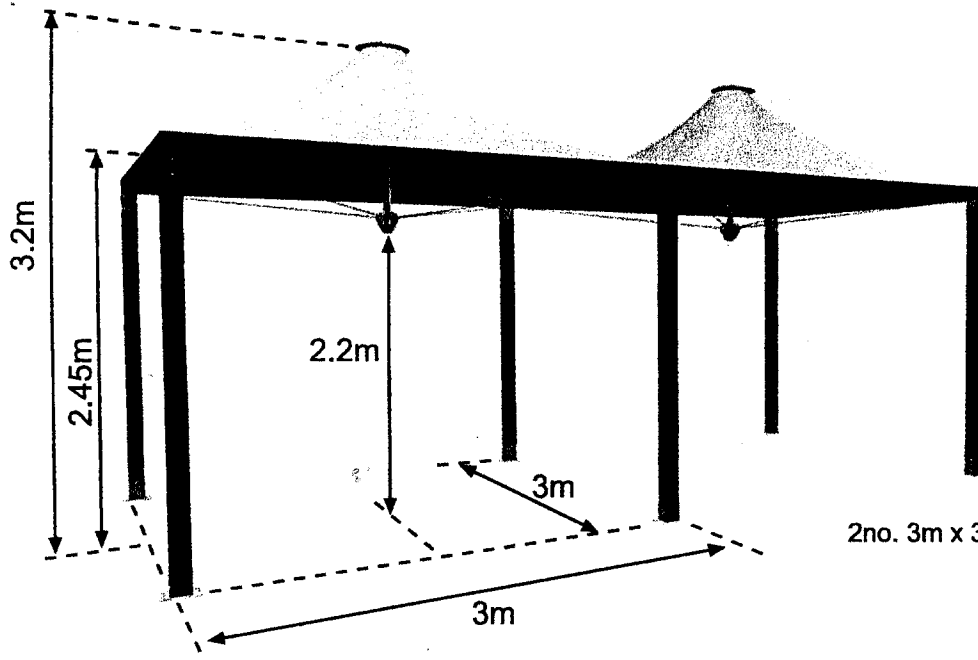
**VALE OF WHITE HORSE  
 DISTRICT COUNCIL**  
 RB07D 24 JAN 2007  
 CORPORATE POSTAL  
 SERVICES - 6



TITLE <b>Site plan</b>	CLIENT Greene King	DATE Jan 2007
DRAWN <b>Boundary House</b> 69 Oxford Road Abingdon Oxfordshire	SCALE 1:500 @ A3	DOC NO NDP/885.14
n d p		nova design / partnership
<small>           nova design / partnership            11, 12 &amp; 13, 20023            11, 12 &amp; 13, 20023            11, 12 &amp; 13, 20023         </small>		

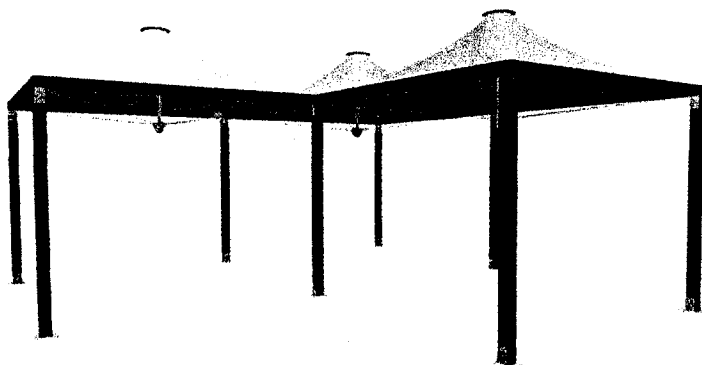
Site plan

# The Piccadilly Cone Canopy

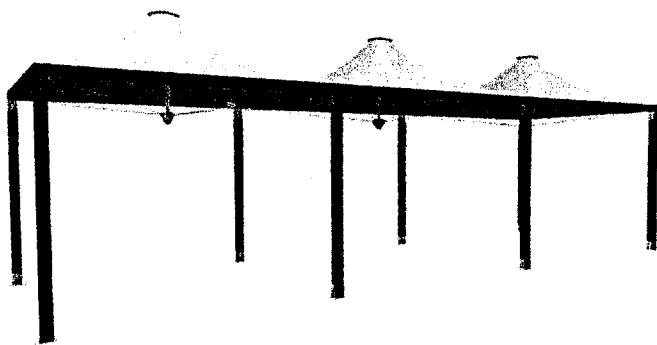


2no. 3m x 3m Cone Canopies

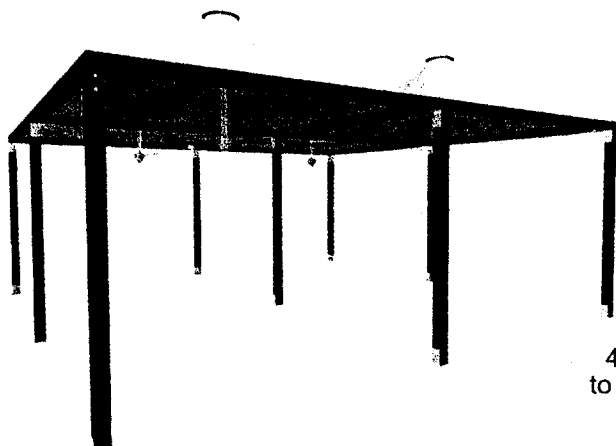
VALE OF WHITE HORSE  
DISTRICT COUNCIL  
RECD 24 JAN 2007  
CORPORATE POSTAL  
SERVICES - 6



3no. 3m x 3m Cone Canopies -  
to produce and L formation



3no. 3m x 3m Cone Canopies  
to produce a 9m x 3m structure

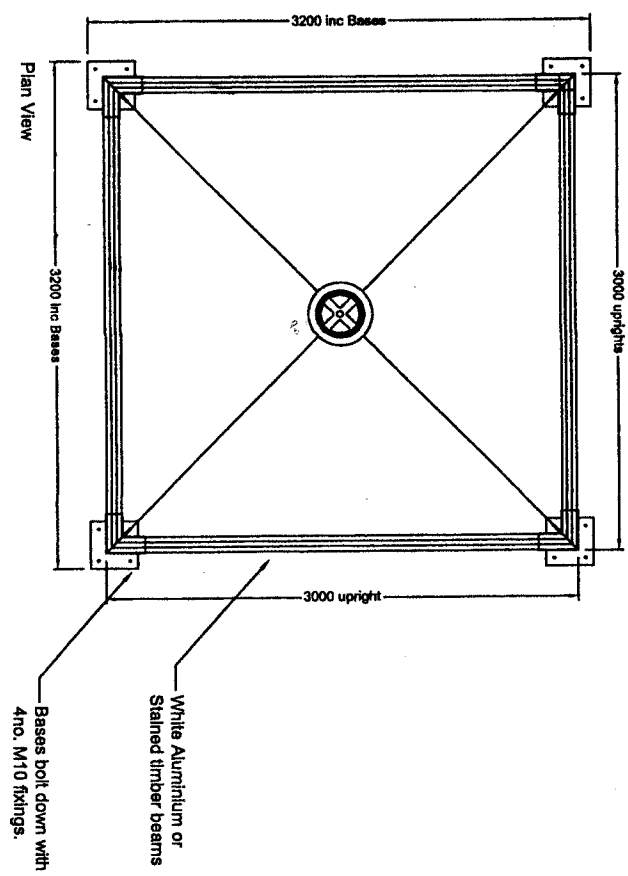
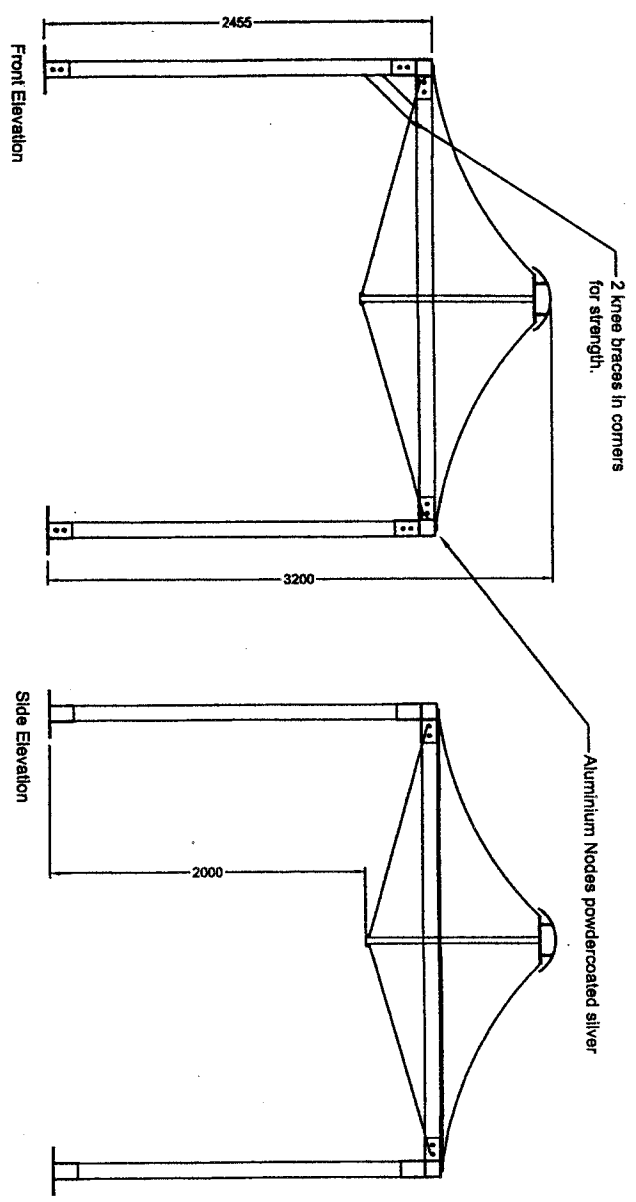


4no. 3m x 3m Cone Canopies  
to produce a 6m x 6m structure

## APPENDIX 3

tensile fabric .co uk	smoking canopy .co uk
--------------------------------	--------------------------------

ABG/400/6



3m x 3m Cone Canopy

# APPENDIX 3

Revision	Date	Details

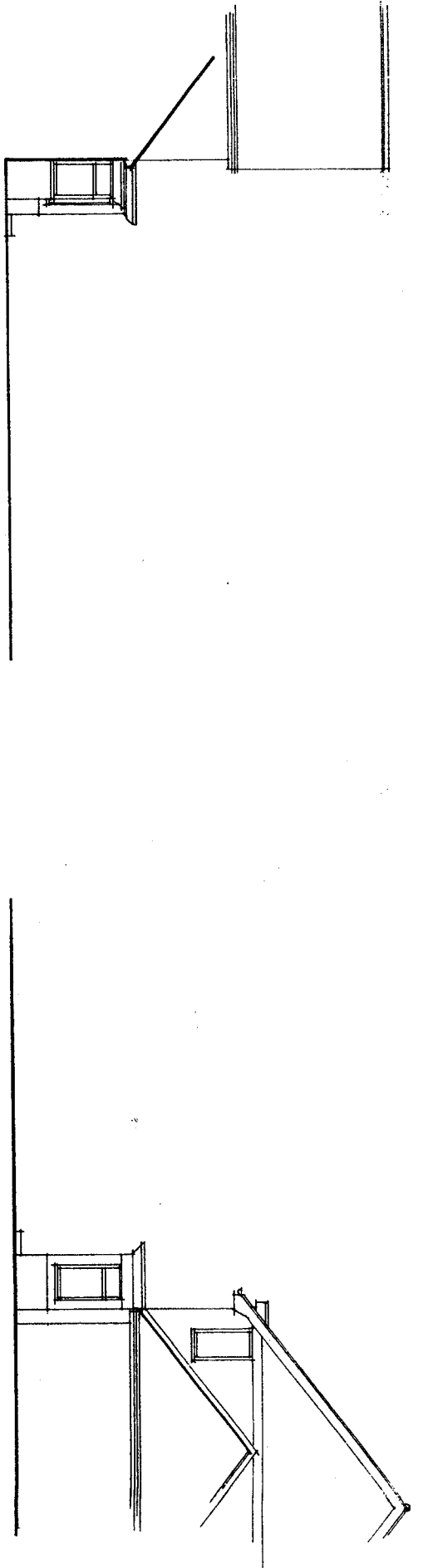
Client \_\_\_\_\_  
 Project \_\_\_\_\_  
 Title 3m x 3m Cone Canopy  
 Scale \_\_\_\_\_  
 Date \_\_\_\_\_  
 Drawn \_\_\_\_\_  
 DWG. no. \_\_\_\_\_  
 Revision \_\_\_\_\_

Garaway House,  
 Chantry Road, Clifton,  
 Bristol, BS8 2QF.  
 T + 0870 609 0851  
 F + 0870 609 0852



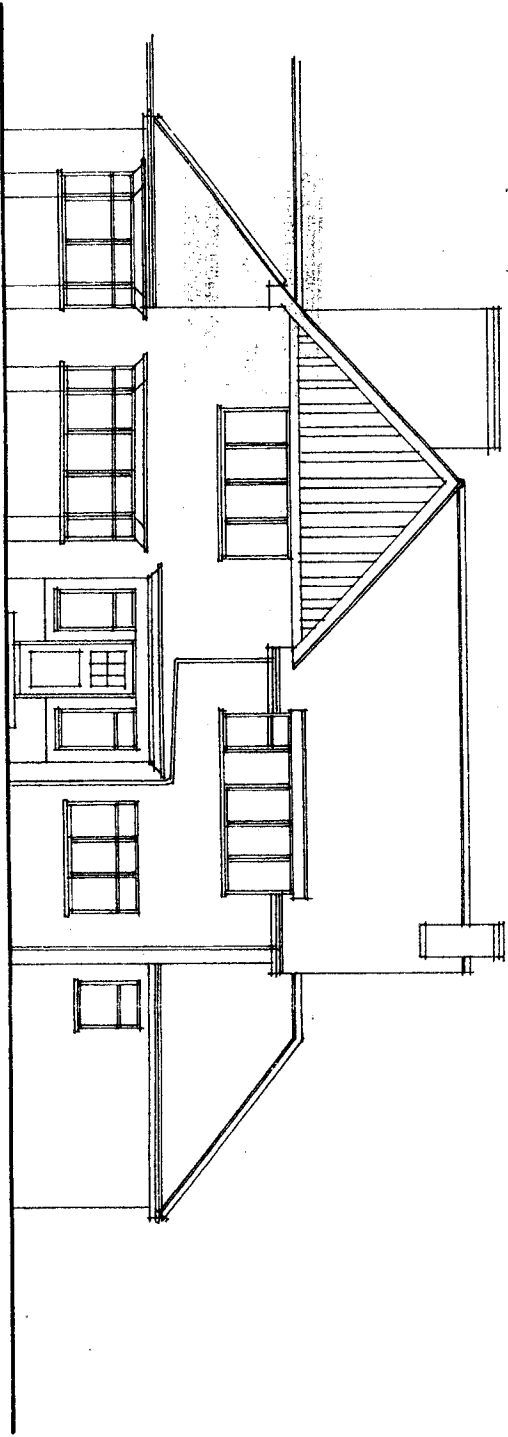
mailto:tensitefabric.co.uk  
 The drawings and the information is shown on copyright and may not be reproduced without permission.

A BS/400/0



Existing side elevation

Existing side elevation



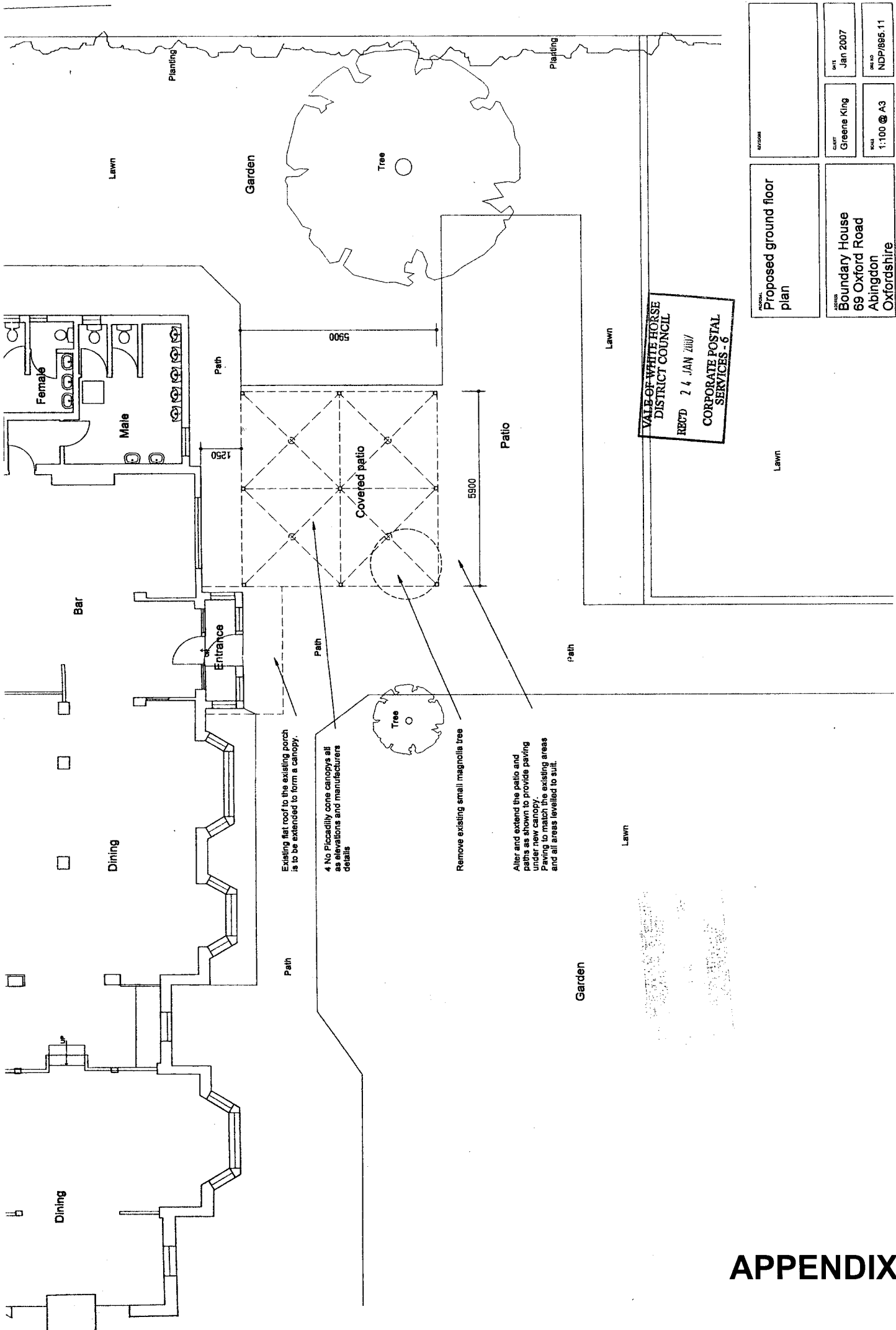
Existing front elevation

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
RECD 24 JAN 2007  
CORPORATE POSTAL  
SERVICES - 9

# APPENDIX 3

TITLE <b>Existing elevations</b>		NUMBER 	
PROJECT <b>Boundary House 69 Oxford Road Abingdon Oxfordshire</b>		CLIENT <b>Greene King</b>	
SCALE <b>1:100 @ A3</b>		DATE <b>Jan 2007</b>	
DESIGNER <b>novas design partnership</b>		PROJECT NO. <b>NDP/895.12</b>	





VALE OF WHITE HORSE DISTRICT COUNCIL  
 REC'D 24 JAN 2007  
 CORPORATE POSTAL SERVICES - 6

PROPOSED ground floor plan	DATE: Jan 2007	USER NO: NDP/886.11
CLIENT: Greene King	SCALE: 1:100 @ A3	DESIGNER: ndp
ADDRESS: Boundary House 69 Oxford Road Abingdon Oxfordshire	nova design partnership <small>NOVA DESIGN PARTNERSHIP          25 OXFORD ROAD          ABINGDON OX13 9BA          TEL: 01235 531999          FAX: 01235 531998          WWW: WWW.NOVADESIGNPARTNERSHIP.CO.UK</small>	

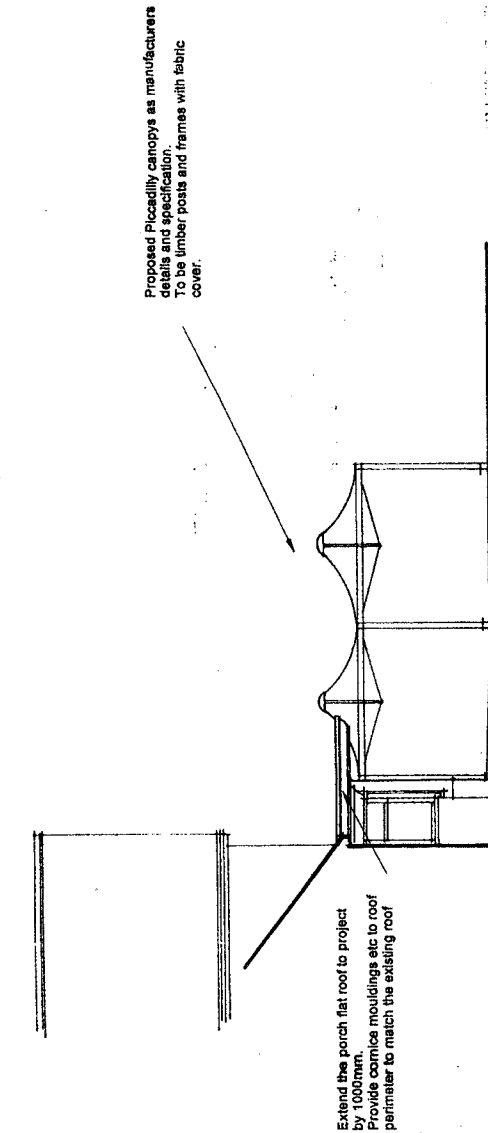
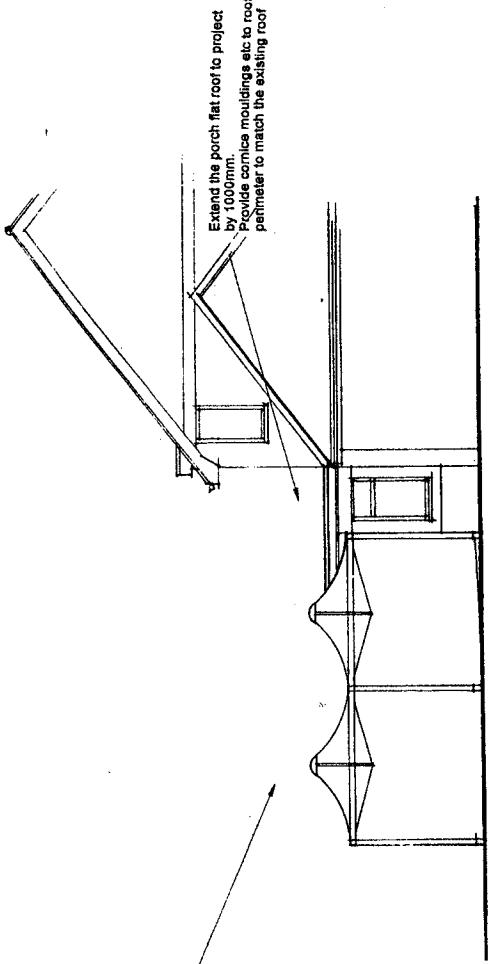
Proposed ground floor plan



# APPENDIX 3

Proposed side elevation

Proposed side elevation



Proposed Piccadilly canopies as manufacturers details and specification.  
To be timber posts and frames with fabric cover.

VALE OF WALLAS HORSE DISTRICT COUNCIL  
REC'D 24 JAN 2007  
CORPORATE POSTAL SERVICES - 6

PROPOSED  
Proposed elevations

LOCATION  
Boundary House  
69 Oxford Road  
Abingdon  
Oxfordshire

NOVA  
n d p  
design partnership

DATE  
Jan 2007

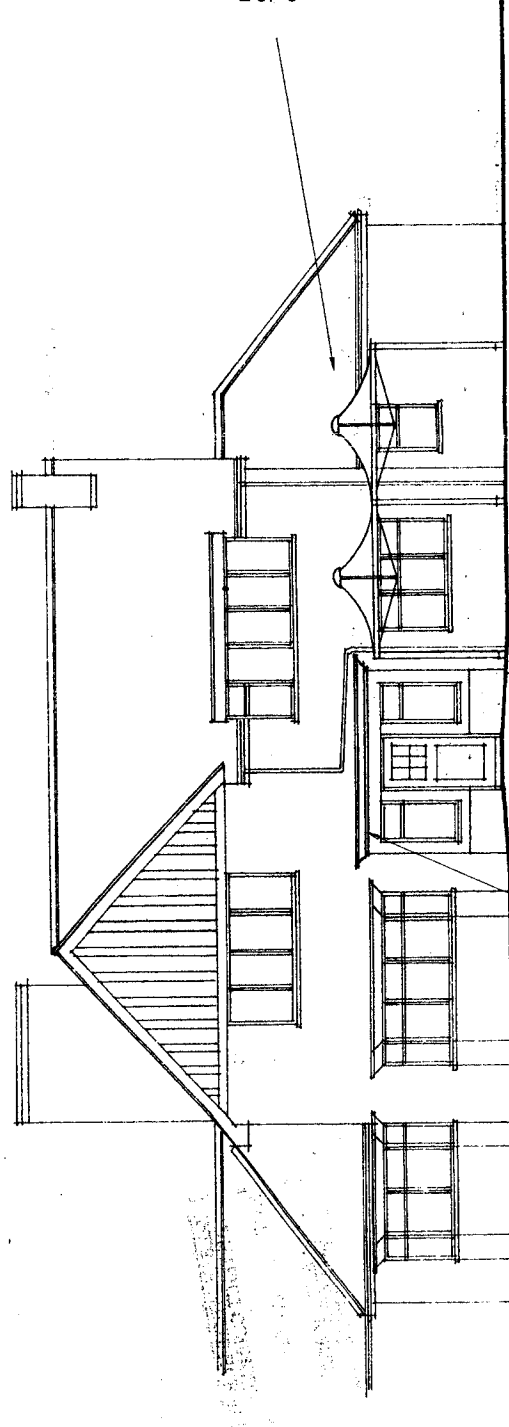
DESIGNER  
Greene King

SCALE  
1:100 @ A3

PROJECT NO  
NDP/895.13

NOVA  
n d p  
design partnership

NOVA ARCHITECTURE  
120 High Street  
Abingdon OX14 3AF  
T: 01235 832000  
E: info@novadp.com



Extend the porch flat roof to project by 1000mm.  
Provide cornice mouldings etc to roof perimeter to match the existing roof

Proposed front elevation