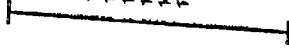


# APPENDIX 1

This drawing is protected by Designs and Patents Act 1988. It may only be downloaded and/or printed for personal use without the prior written consent of the copyright owner. Any other use, including copying, distribution, or modification, is prohibited. The copyright owner is: coleman hicks PARTNERSHIP Architects

VALLEY WHITE HORSE DISTRICT COUNCIL  
 REVISED 17/04/2007  
 CORPORATE POSTAL SERVICES - 2

1:50 = 3m  
 1:100 = 6m  
 1:200 = 12m  
 1:500 = 30m  
 1:1250 = 7.5m  
 1:2500 = 150m



Rev	Date	Description
A	11/07/07	25 Type Housing Road 17-18

**coleman hicks**  
**PARTNERSHIP**  
 Architects

Marlborough House High Street  
 Kidlington OXON OX5 2DN  
 t 01865 842922 f 01865 841004  
 design@col-hicks.co.uk

PROJECT:  
 LAND TO THE REAR OF 17 & 18  
 EDWARD ROAD  
 KENNINGTON  
 OX15 1H



Scale	Date	Drawn	Checked	Drawn No
1:500 (A3)	Sep 2006	SPC		010

Crown Copyright 2006. All rights reserved. Licence number 100020449

# APPENDIX 1

NOTES

WALL OF WHITE HORSE DISTRICT COUNCIL  
 ROAD & FEES UNIT  
 CORPORATE POSTAL SERVICES - 3

D	DATE	REVISION
1	10/07/07	Initial design
2	11/11/07	Revised design
3	12/11/07	Final design

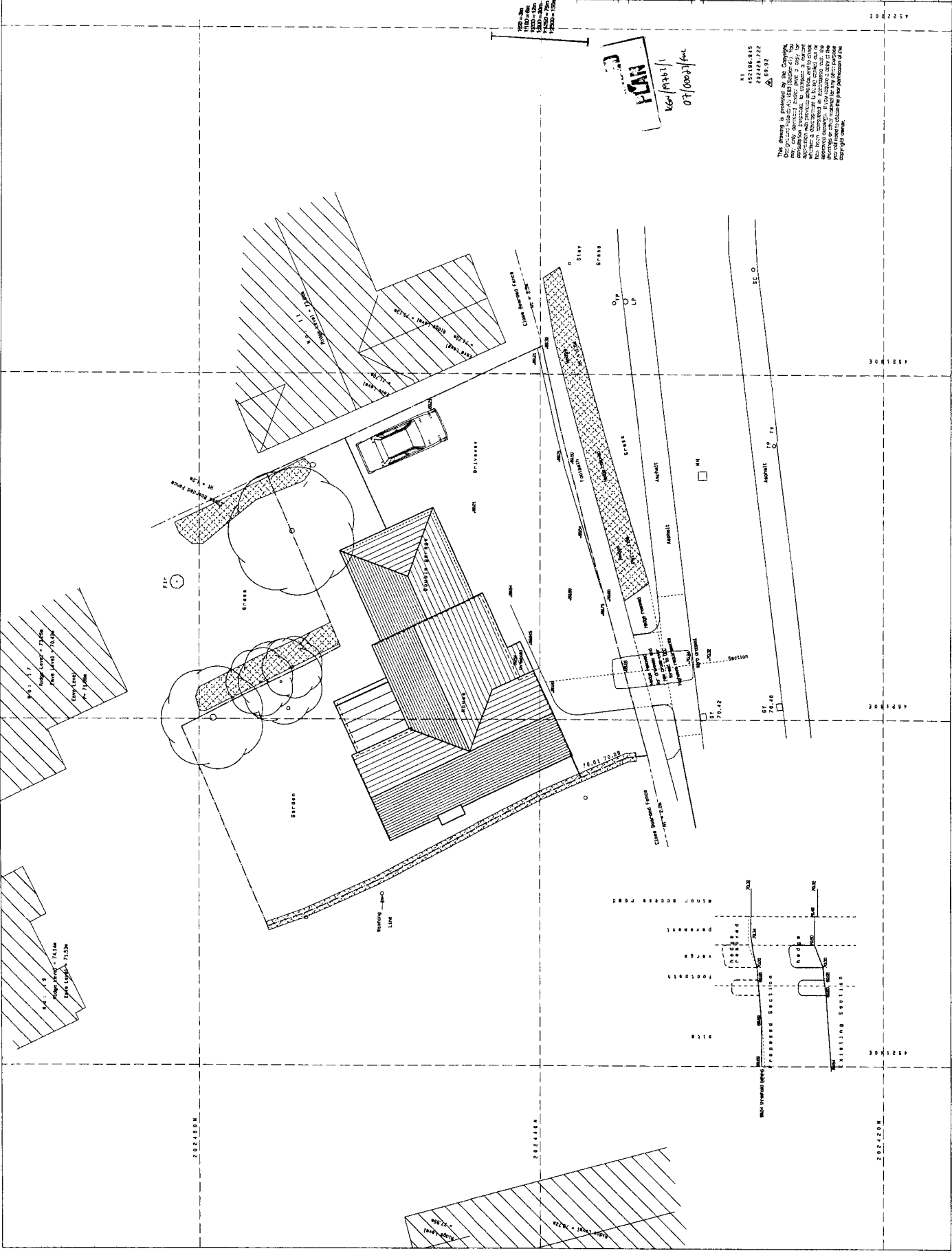
**coleman hicks**  
 PARTNERSHIP  
 Architects

Marlborough House High Street  
 Kidlington OX5 2DN  
 t 01865 842922 | f 01865 841004  
 design@col-hicks.co.uk

PROJECT  
 LAND AT REAR OF 17 & 19  
 EDWARD ROAD  
 KENNINGTON  
 OX1 5LH

PROPOSED SITE PLAN (insert reference)

Scale	Date	Drawn	Checked
1:100 (A1)	Jan 2007	SEC	
Drawn No.	0606	Checked No.	011



**PLAN**  
 16/01/07  
 07/0007/04

This drawing is prepared by the Company, and the Company accepts no liability for any errors or omissions. It is intended for use as a guide only and should not be used for any other purpose without the prior written consent of the Company. The Company is not responsible for any loss or damage, whether direct or indirect, arising from the use of this drawing. If you require a copy of this drawing, please contact the Company on 01865 842922.

2024150H  
 2024150H  
 2024150H  
 2024150H

NOTES

**MATERIALS**

- Walls: red brick, to L.A. approval
- Floor (down): (concrete) plain tiles, to L.A. approval
- Windows: timber sashes, to L.A. approval
- Exterior: stone bonded timber facing, to L.A. approval

# APPENDIX 1

WILL OR BE CONSIDERED AS A CONTRACT DOCUMENT.  
 RECORD IS THE PROPERTY OF COLEMAN HICKS ARCHITECTS.  
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM COLEMAN HICKS ARCHITECTS.  
 ALL RIGHTS RESERVED.  
 10/10/2006

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	10/10/06	AS SHOWN
2	ISSUED FOR PERMIT	10/10/06	AS SHOWN

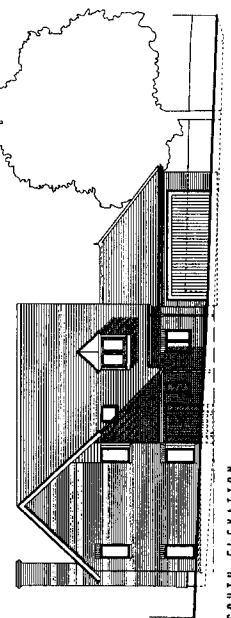
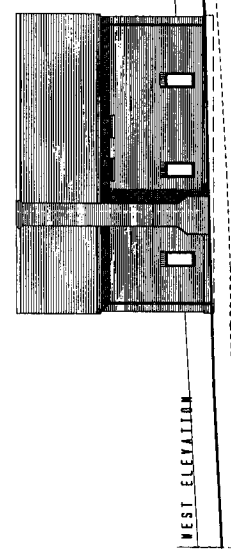
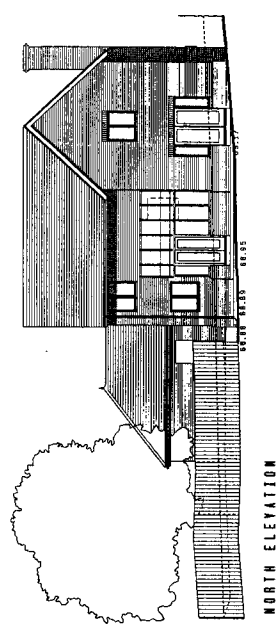
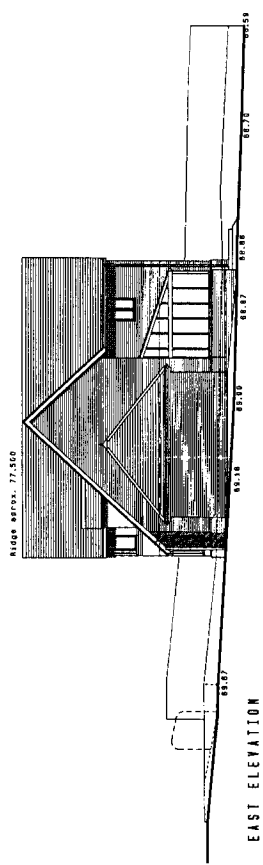
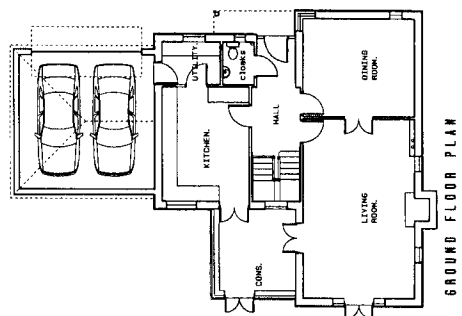
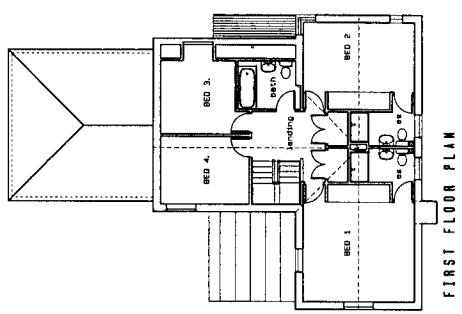
**coleman hicks**  
 PARTNERSHIP  
 Architects

Manborough House High Street  
 Kidlington OX5 2DN  
 t 01865 842922 f 01865 841004  
 design@col-hicks.co.uk

PROJECT  
 LAND AT REAR OF 17 & 19  
 EDWARD ROAD  
 KENNINGTON  
 OX1 5LH

DRAWING TITLE  
 PROPOSED FLOOR PLANS & ELEVATIONS

Scale	Date	Drawn	Checked
1:100 (A1)	Sep 2006	SHC	
Job No.	0606	Drawn No.	012



1:100 (A1)  
 1:100 (A1)  
 1:100 (A1)  
 1:100 (A1)  
 1:100 (A1)

## **ACCESS STATEMENT**

### **Amount**

The proposal is for a detached four bedroom house with separate garage (see dwg 0606-011). The site is currently the back gardens to 17 & 19 Edward Road, Kennington, which are owned and occupied by the applicant. These will be divided off and a new access formed from Rowles Close. The proposal is to reduce the gardens and access the site from Rowles Close. This involves crossing land owned by Davies Brothers Properties, and a numbered footpath owned by the Local Authority (notice served on both). The proposed site area is 510 sqm, with a change in level across the site of 1.7m. The proposed property has a flat level threshold at the front door and is relatively flat from the door to the garage.

### **Layout**

The houses is orientated towards Rowles Close, the site slopes down from Rowles Close and the building and garage have been sited to make access as gradual as possible. The layout of the property is fairly conventional with ground floor dining room to the front and living room behind, a generous hall and kitchen, utility and downstairs w.c. on the right. On the first floor there are four bedrooms (two en-suite). On the back of the property at ground floor is a conservatory, which opens onto a raised patio area to accommodated the change in level. The garden is split into two areas by the shape of the site and location of the house. These areas can be accessed around the building following the gradient of the site (see dwg 0606-012). Due to the topography access from the back of the house into the garden is via three 150mm steps.

### **Scale**

The house and garage have been placed so as to respond to the heights of surrounding buildings with the house adjacent to the two storey property to the East of the site and the single storey garage adjacent to the bungalow to the West. The house is two storey with a 47.5 degree roof pitch and over the front of the dwelling this allows the roofline to be brought down to form a porch (see dwg 0606-012). The ridge height of the property will be 77.500m, lower than its neighbour at 78.720m. The double garage has a pyramid roof with 35 degree pitch to reduce its impact as much as possible whilst still allowing a tiled finish to match the context.

### **Appearance**

The area is mainly detached and semi-detached housing in a suburban pattern and therefore has a wide mix of materials and styles. The design of the property reflects the surrounding in its materials using similar brown plain tiles and red brick. The front gable has corner windows adding interest to the side elevations which are visible as you drive past the property. The house is set back from the road with parking to the side which is typical for the area.

## **Transport / Access**

Following discussions directly with the County Highways Authority to evaluate various options, the proposed point of access to the site has been located at the Western end. This reduces the gradient between the main highway (Rowles Close) and the site boundary to a minimum and provides the best visibility in each direction for both the numbered footpath and the actual vehicle highway. Because of the proximity of the vehicle entrance to the numbered footpath, short sections of the existing hedge have been removed to facilitate both the access and an improved vision splay.

The angled access to the site entrance from within the site involving almost a 90° turn at the exit should afford an early view for the driver of pedestrians or cycles using the numbered footpath and ensure controlled egress and exit from the site. The development is provided with 3 parking spaces (two within the garage) in accordance with County guidelines for a 4-bed property together with the facility to turn a car on site allowing exit from the site in a forward facing manner.

Kennington has a number of local shops and other public facilities and is well served with bus services connecting with both Oxford and Abingdon.

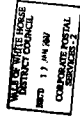
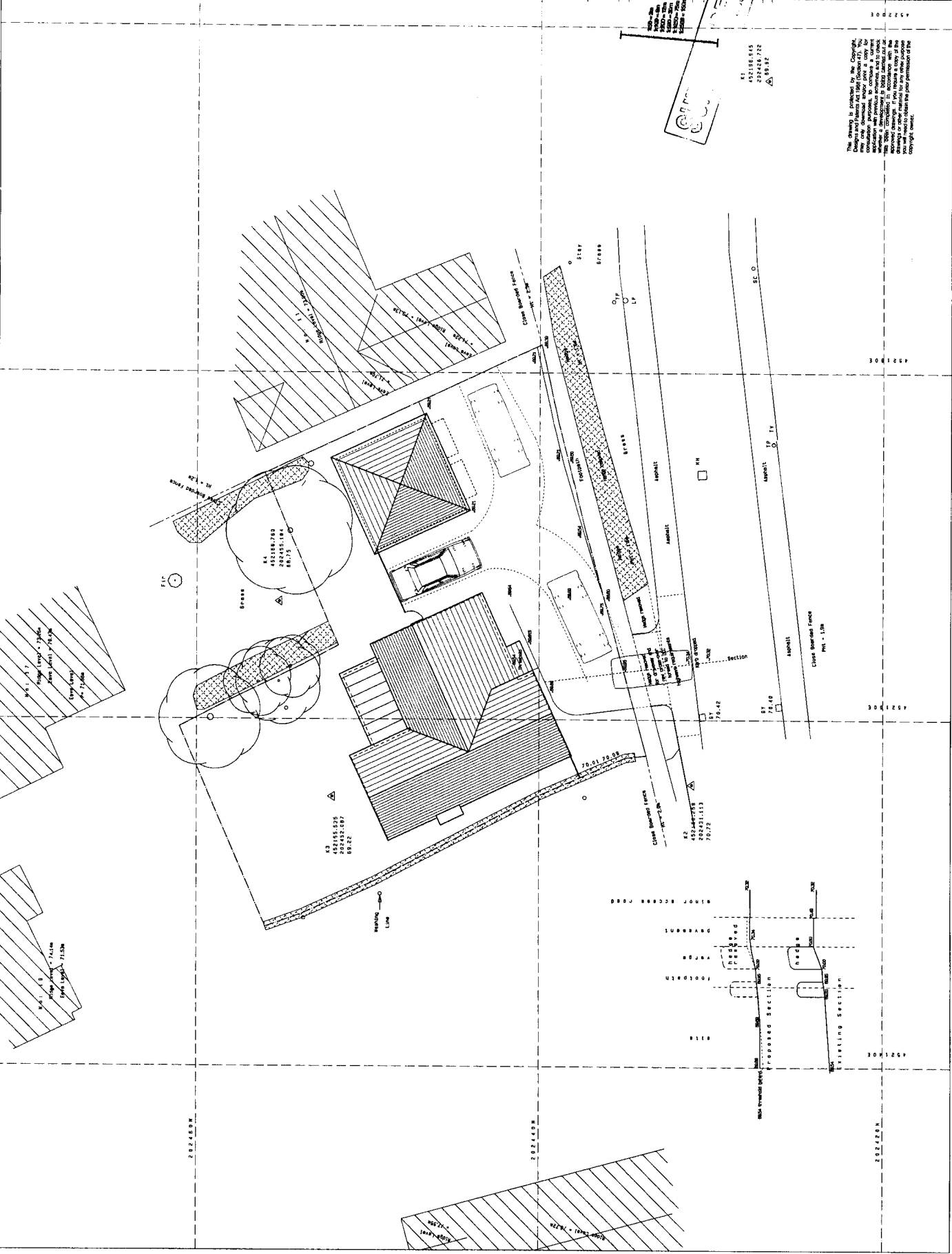
## **Summary**

In summary we feel this proposal is in keeping with the general suburban feel of the area, typified by detached and semi-detached dwellings small front gardens and visible parking areas. The scale and mass of the development is similar to that around and the house fills an obvious gap in the built form. The house is accessible to a wheelchair as it has a flat level threshold and suitable ground floor w.c. The materials used are intended to be in keeping with the area and subject to Local Authority approval.

**Sam Cook**  
**Coleman Hicks Partnership**

# APPENDIX 2

NOTES



No.	Date	Description
B.	02/01/07	Validated and presented to council.
A.	21/11/06	Revised drawings.

**coleman hicks**  
PARTNERSHIP  
Architects

Medborough House High Street  
Kennington OXON OX5 2DN  
Tel: 01865 842922 Fax: 01865 841004  
design@col-hicks.co.uk

PROJECT:  
LAND AT REAR OF 17 & 19  
EDWARD ROAD  
KENNINGTON  
OX1 5LH

DRAWING TITLE		PROPOSED SITE PLAN (sheet reference)	
Scale	1:100 (A1)	Date	Jan 2007 SRC
Job No.	0606	Drawing No.	011
A		B	

This drawing is protected by the Copyright, Design and Patents Act 1988. It is the property of Coleman Hicks Partnership and is not to be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Coleman Hicks Partnership. Any unauthorised use of this drawing is strictly prohibited. You warrant a copy of this drawing to be made for your own use and to be used for the purposes stated. You warrant to obtain the prior permission of the Copyright Clearance Center.

07/0003/A4

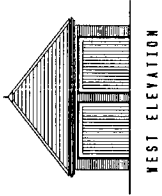
KEN/10753/1

NOTES

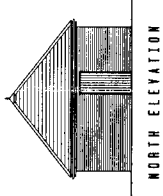
MATERIALS

- Walls: red brick, to L.A. approval
- Roof: brown concrete/join tiles, to L.A. approval
- Windows: timber sashed, to L.A. approval
- Entrance: close boarded timber lining, to L.A. approval

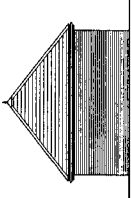
# APPENDIX 2



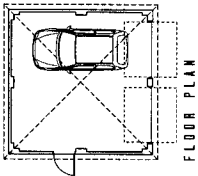
WEST ELEVATION



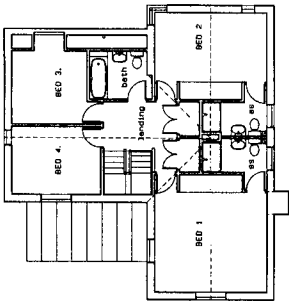
NORTH ELEVATION



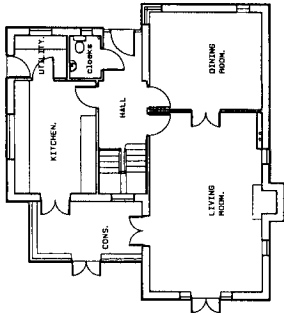
EAST AND SOUTH ELEVATION



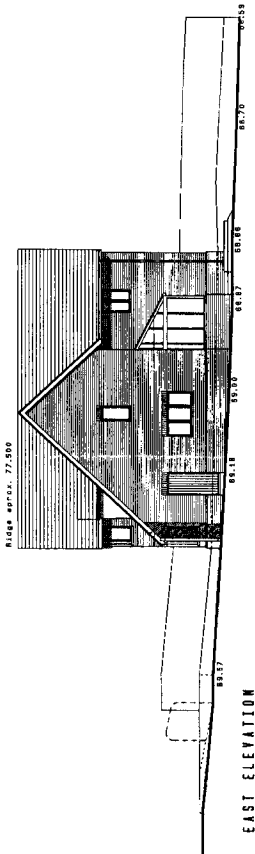
FLOOR PLAN



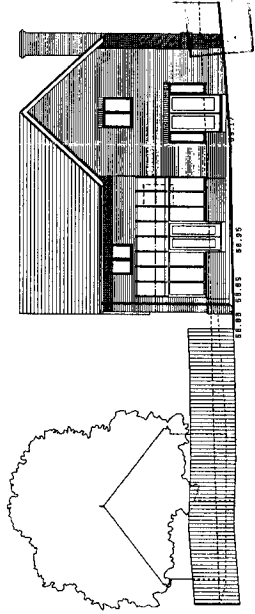
FIRST FLOOR PLAN



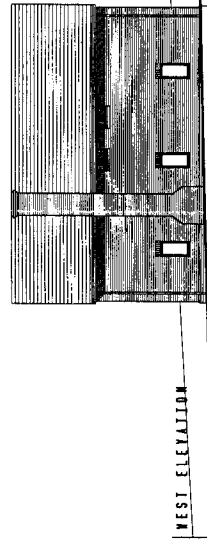
GROUND FLOOR PLAN



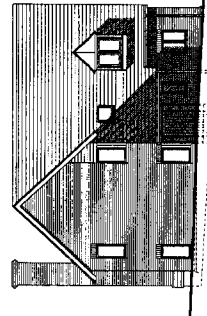
EAST ELEVATION



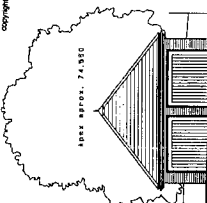
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



1200 - 8m  
1200 - 8m  
1200 - 8m  
1200 - 8m

This drawing is protected by the Copyright, Designs and Patents Act 1988. It may not be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of the copyright owner. If you require a copy of this drawing or drawing, please contact the copyright owner for details of the terms and conditions of any such licence.

WATERWAYS  
RETRACT COUNCIL  
MEMO 11 JAN 2007  
CORPORATE POSTAL  
SERVICES 2

PROJECT  
Land at Rear of 17 & 19  
Edward Road  
Kennington  
OX1 9LH

PROPOSED FLOOR PLANS & ELEVATIONS

Scale: 1:100 (A1) Date: Sept 2006 SRC

Author: 0606 Drawing No: 012

PROJECT  
Warborough House High Street  
Kidlington OX5 2DN  
t 01865 842922 | f 01865 841004  
design@coi-hicks.co.uk

**coieman hicks**  
PARTNERSHIP  
A r c h i t e c t s

CS/00003/FUL

KEN/19769/1