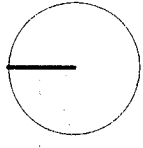


NO.	REVISION	DATE

APPENDIX 1



NORTH

DATE: 00/00/00

01/00458/ful Cum 14291

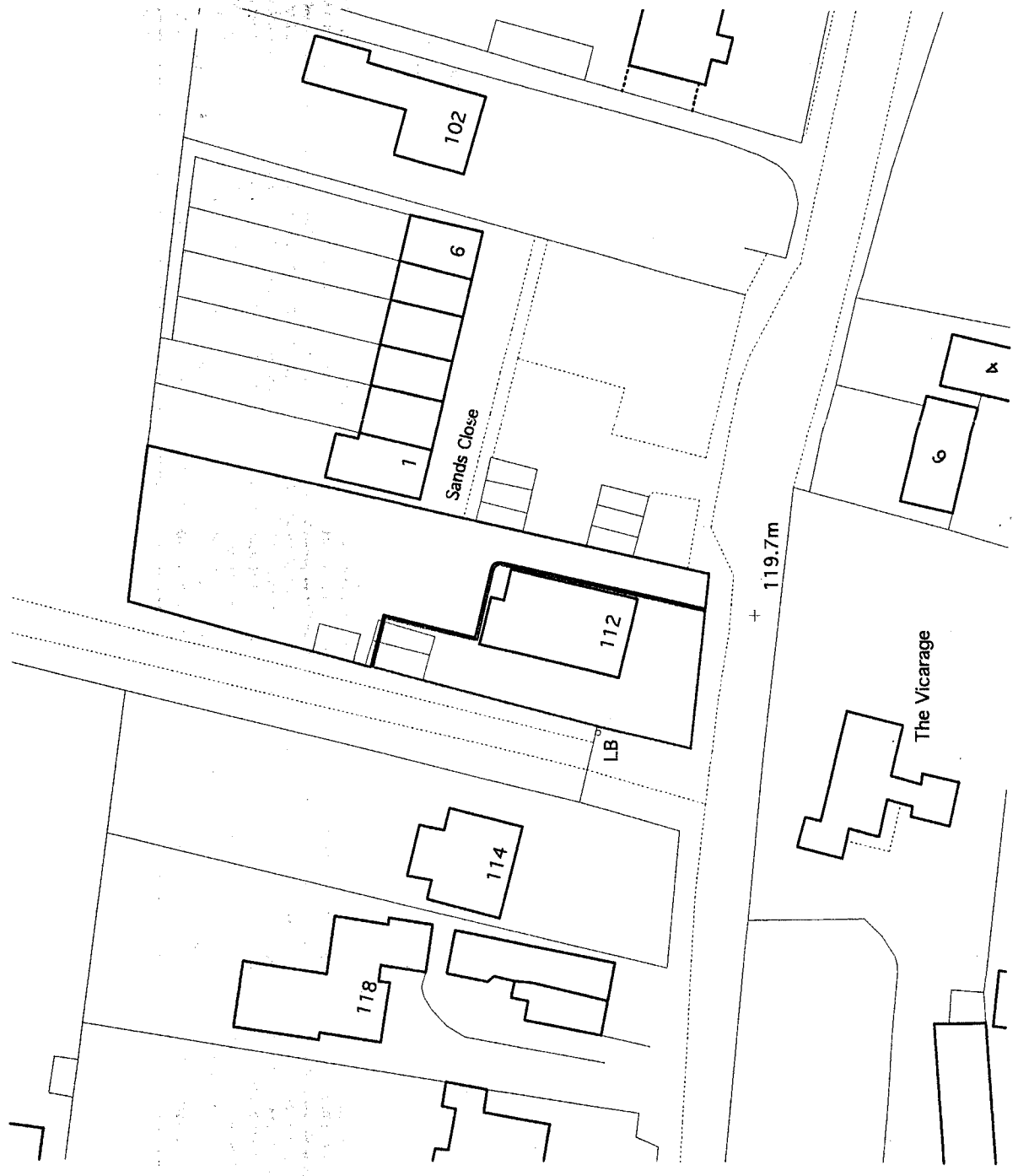
PROJECT: 106 Oxford Road, Cumnor

DRAWING: Location Plan

SCALE: 1:500 DATE: 00.07

REVISION: 191B / P/ 01

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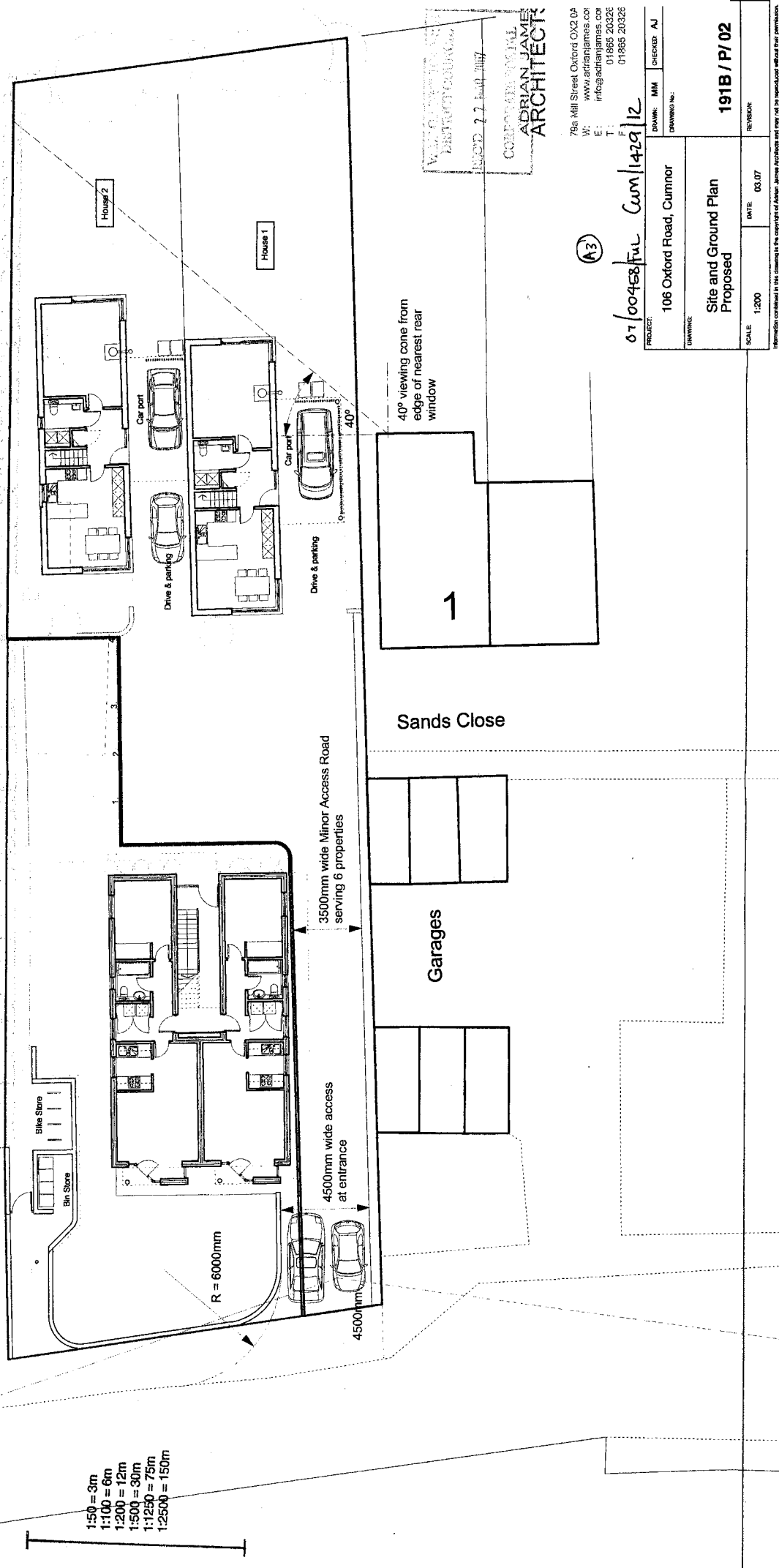


No.	REVISION	DATE

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Visibility Criteria
33000mm

- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



VALLEY CONSULTANTS
ARCHITECTS
NO. 27 East Hill
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ADRIAN JAMES
ARCHITECTS

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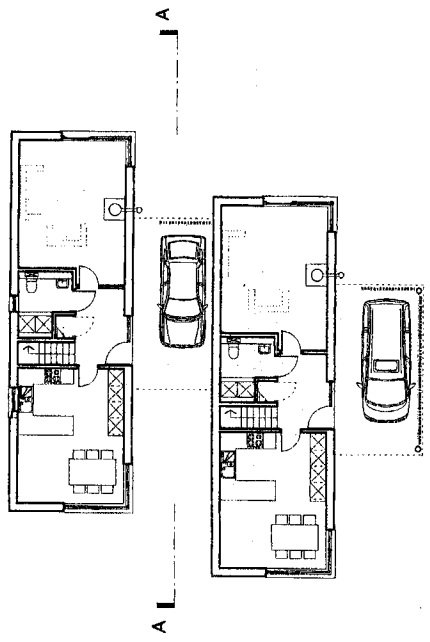
01/00458 Ful Cum 1429/12

PROJECT:	106 Oxford Road, Cumnor	DRAWN:	MM	CHECKED:	AJ
DRAWING:	Site and Ground Plan Proposed	DATE:	05.07	REVISION:	191B / P / 02
SCALE:	1:200	DATE:	05.07	REVISION:	

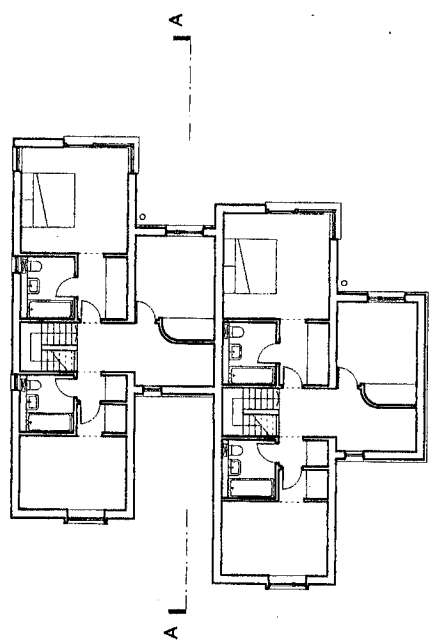
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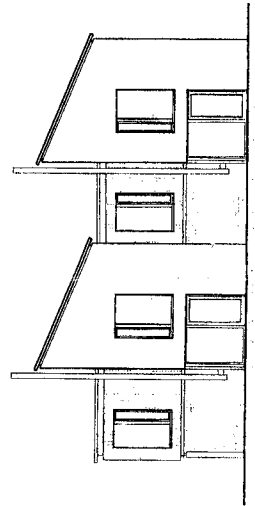
NO.	REVISION	DATE



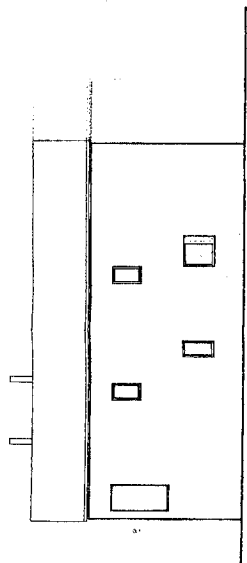
GROUND FLOOR PLAN



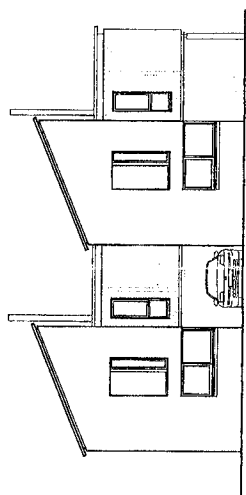
FIRST FLOOR PLAN



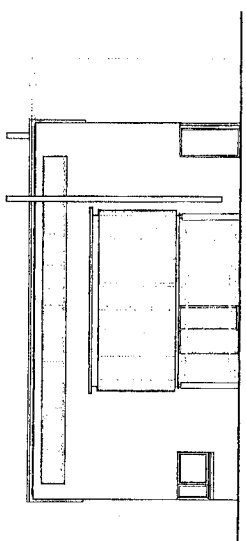
REAR ELEVATION



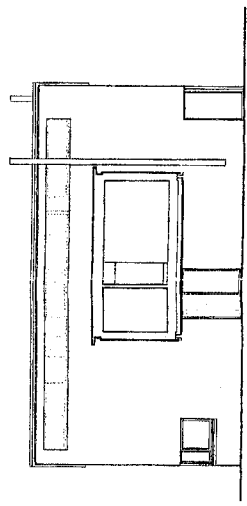
SIDE ELEVATION TO SCHOOL



FRONT ELEVATION



SIDE ELEVATION TO SANDS CLOSE



SECTION ELEVATION AA

WINDMILL COUNCIL
 BLOCK 27 Mill Hill
 CODE 01665 203

ADRIAN JAMES ARCHITECT

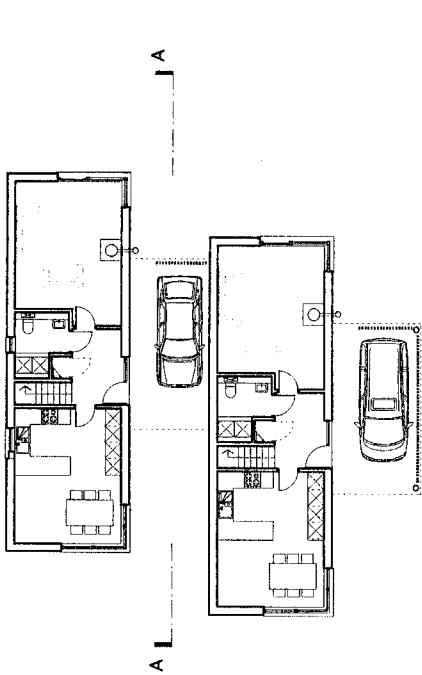
79a Mill Street Oxford OX2 1
 W: www.adrianjames.c
 E: info@adrianjames.c
 T: 01865 203
 F: 01865 203

01600458 Jul Cum 14/29/17

PROJECT:	106 Oxford Road, Cumnor
DRAWING:	House 1 & 2: Plans and Elevations Proposed
SCALE:	1:200
DATE:	03.07
REVISION:	191B / P / 03

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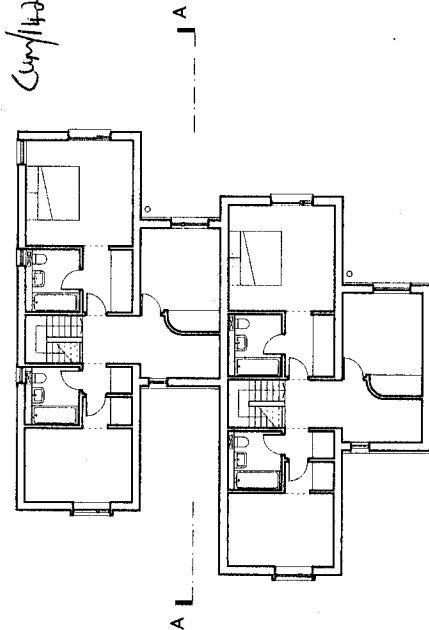
No.	REVISION	DATE
A	Center windows shifted from first floor plans to rear bedroom as proposed rear elevation.	04.04.07



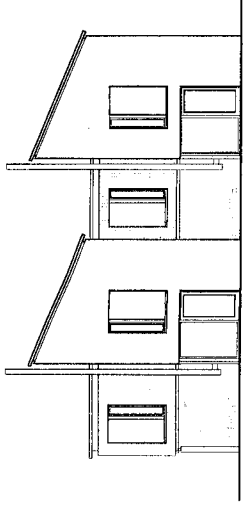
GROUND FLOOR PLAN



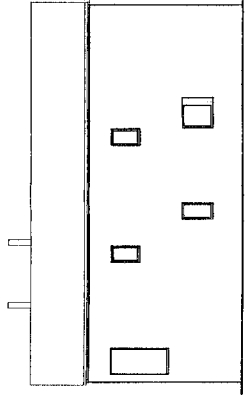
07/00455/FWL
Cuml/420/12



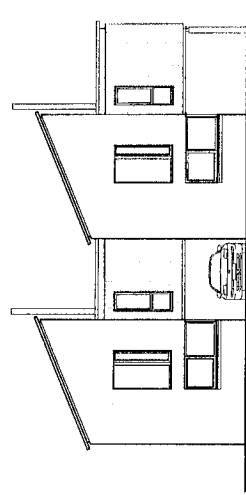
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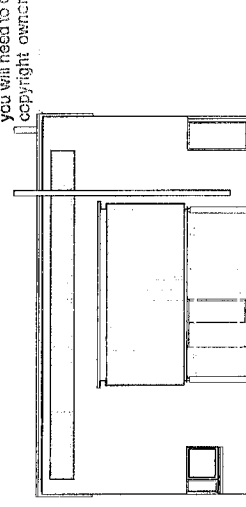
REAR ELEVATION



SIDE ELEVATION TO SCHOOL



FRONT ELEVATION



SIDE ELEVATION TO SANDS CLOSE

1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m

AS

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PROJECT:	106 Oxford Road, Cumnor	DRAWN:	MM	CHECKED:	AJ
DRAWING:	House 1 & 2: Plans and Elevations Proposed	DRAWING NO.:			
SCALE:	1:200	DATE:	06.07	REVISION:	A
191B / P / 03					

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info@adrianjames.com
01865 203267
01865 203268

Planning Application: Design Statement

106 OXFORD ROAD, CUMNOR, OXON OX2 9PQ

March 19th 2007

Ref: 191 / 2.01

This statement is to accompany two Planning Applications to be considered in tandem:

- **CUM/1429/9-X:** Erection of a dwelling (land to the rear of 106 Oxford Road). Permission granted 14th August 2006. Application 191B is a new application seeking permission for two dwellings instead of one.

- **CUM/1429/10:** Demolition of external staircases. Erection of a new communal entrance hall. Conversion of existing building into 4 x 1 bedroom flats. Outline permission granted 14th August 2006. Application 191A seeking minor amendments to elevations to add bay windows to South elevation, relocate stairwell window to North elevation.

- **Two new dwellings:**

We are submitting a new planning application for the creation of two, 3-bed link-detached dwelling houses to sit at the rear of a large single plot at 106 Oxford Road, Cumnor. This present application is a development of a previous application, ref: **CUM/1429/9-X**, which granted **Outline Consent** for the erection of a single dwelling to the rear of the site. The principle of back-land development is therefore established on this site and is further reinforced by the neighbouring development at 1 to 6 Sands Close, where six smaller scaled dwellings have been created to the rear of an existing plot and elsewhere along the Oxford Road, notably at Nos. 118, 102, and 96. The site is located outside of the greenbelt and the Conservation Area boundary.

Our proposal is therefore to replace the proposed large-scale single dwelling (as the existing outline consent), with two smaller dwellings more appropriate to the siting, scale, and character of the surrounding area. This will reduce the visual impact of the large single bulk of a one-off house into two smaller units, and not cause any detriment to the relationship of nearby properties. Further, the two new houses are to be sited towards the rear of the site and sensitively designed to avoid overlooking of the adjoining dwellings, namely No.1 Sands Close. No first floor windows overlook the neighbouring property and the high-level clerestory is to permit light only, it is sited well above head height and will not afford any view. The new dwellings will not impinge on light to neighbours windows as the new development is kept within a 40-degree cut-off to their rear windows. This siting also allows a new courtyard to be formed at the centre of the site permitting access to both driveways (to the new houses) and parking provision to the new flats (within the existing building to the front of the site). This device creates a strong visual link between the new and existing buildings and a shared sense of community. The new house design is sensitively matched in size and massing with the proposed flats and the use of materials will further reinforce a strong visual link; a proposed amendment to the front elevation of this existing building, facing Oxford Road, will incorporate two new bay windows, reflecting the design and materials of the new dwellings behind. The new dwellings will use brickwork to match the existing building.

Adrian James Architects Limited
Registered in England No. 4805571

DIRECTOR

Adrian James
IA (Arch) (Cont) (RIBA)

ASSOCIATE

Michael Marshall
MA (Arch) (Cont) (RIBA)

07/00458/FUL
CUM/1429/12

APPENDIX 1

Buildings in the area are all one or two storeys high with pitched roofs. There is no consistent use of material, with walls in stonework or in varying brick types and colours and roofs in slates or tiles or other. Our proposal will match its neighbours in height being two storeys with pitched roofs and will have a similar wall-to-window ratio, with walls in brick and slate roofs. There will be generous provision of external amenity space for both houses, both will have private rear gardens – the smallest being some 11m long. This careful siting of the new buildings, their layout, scale, massing and use of materials all address Policy DC1.

- **Existing building into 4 x 1 bed flats:**

The site at 106 Oxford Road already has a planning permission (ref: CUM/1429/10) to convert an existing building into four 1-bed flats. This will involve the demolition of an existing garage block to form a parking area, which in turn, becomes part of the shared courtyard area to the front of the new houses. This will be served by a new 3.5m wide vehicular access located to the east of the site and removing the existing vehicular access from the west side of the site. This will improve vehicular and pedestrian safety to the adjoining entrance to the Cumnor C of E Primary School by relocating this new access further away from the existing school entrance. Current standard visibility splays will be maintained. The new access will widen to 4.5m near the crossover to allow a car to turn into the site while another is waiting to leave. The courtyard provision will permit all cars to turn on site and leave in forward gear. The new houses will have individual private drives to allow the parking of two vehicles each; one will be covered by the carport. All these provisions are in the interests of highway safety and address Policy DC5. These access and parking arrangements are the result of our Client negotiating initially with OCC Highways Liaison Officer and in principle are acceptable to the Highways department.

APPENDIX 2

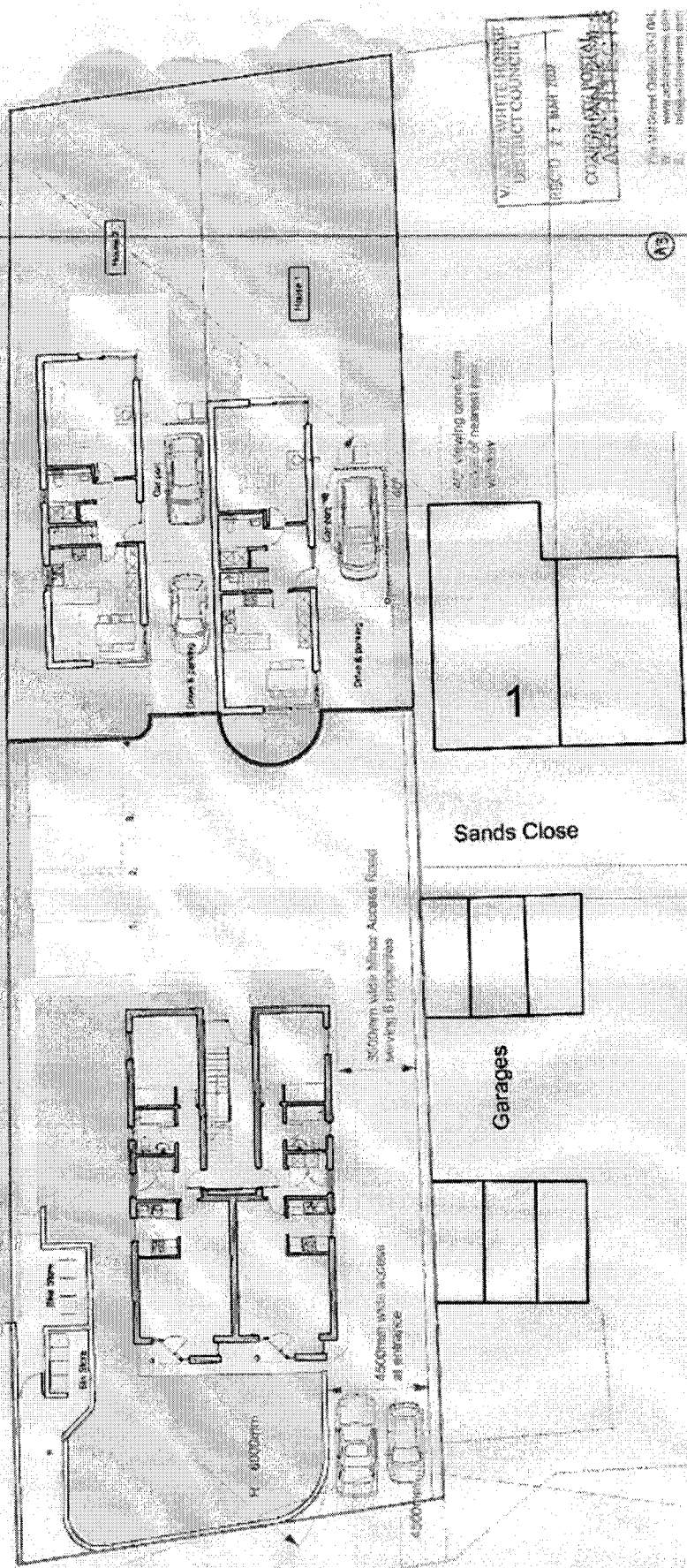
DATE	

AMENITY SPACE
LOCATION: Communal Garden
(for each Flat 4 No.)
AREA: 164 Sq.M
41 Sq.M

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- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Visibility Sectors
2.200mm



WILTON APARTMENTS
DISTRICT COUNCIL
115-117 BARN ROAD
CAMFORD, LINCOLN
LN7 7BQ

108 Oxford Road, Camford
Lincoln, LN7 7BQ
Tel: 01522 333333
www.lincoln.gov.uk
lincoln@lincoln.gov.uk
01522 333333
01522 333333

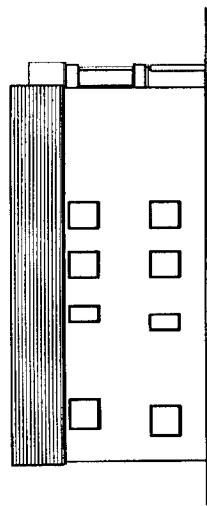
PROJECT: 108 Oxford Road, Camford	DATE: 15/11/11	SCALE: A3
TITLE: Site and Ground Plan Proposed	DATE: 15/11/11	SCALE: 1:500
DRAWN: [Signature]		

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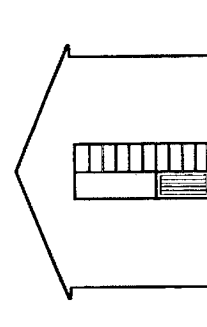
APPENDIX 2

NO.	REVISION	DATE

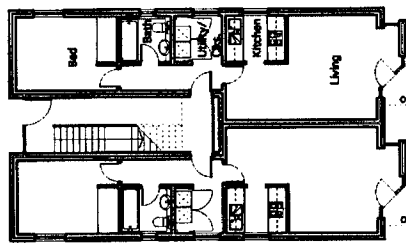
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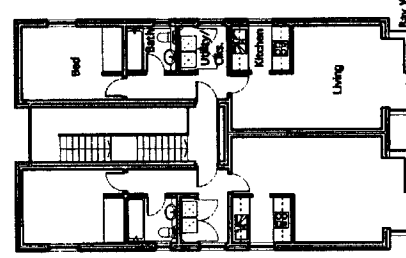
Existing West Elevation



Proposed North Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



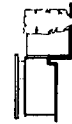
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation

Bin & Bike Store Elevations

1:50 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1250 = 75m
 1:2500 = 150m

W. OF OXFORD ROAD
 DISTRICT COUNCIL
 RECD 27 MAR 2007
 CORPORATE POSTAL
 SERVICES - 3

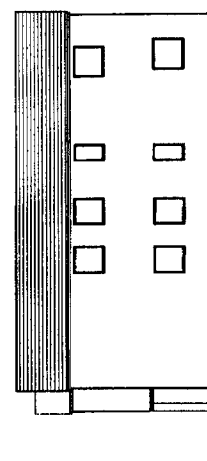
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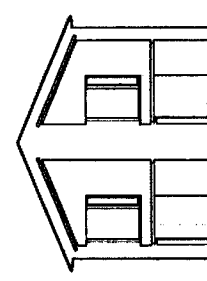
0100456/ful Cum 1429/11

PROJECT:	106 Oxford Road, Claydon	DRAWN BY:	MM	CHECKED BY:	AJ
DATE:	03.07	REVISION:	191A / P/ 03		

Proposed Flat Elevations



Proposed East Elevation



Proposed South Elevation

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CUMNOR PARISH COUNCIL RESPONSE FORM

The observations of Cumnor Parish Council.

Computer No. 07/00458/FUL Officer: Mr Stuart Walker
Application Number: CUM/1429/12 Amended plans: Yes
Address of Proposal: 106 Oxford Road, Cumnor, Oxford, Oxon, OX2 9PQ
Proposal: *Creation of courtyard entrance space with two 3-bedroom link detached dwelling houses incorporating car port.*

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:

This was a late application.
The Council objects to the application for two dwellings in place of the one that already has outline planning permission on the grounds of overdevelopment of the site.
The 'courtyard' appears to be little more than a vehicle turning circle. If all the car parking spaces were taken up there would be no room for visitors' cars and the Council is strongly opposed to any overspill parking onto Oxford Road or at the entrance to the primary school that might occur, particularly as this section of road has zigzag markings.
The Council is also concerned that refuse from six dwellings in all would seriously inconvenience pedestrians walking on the pavement to and from the primary school.
The Council believes that the site is better suited to one dwelling at the rear of the site as this would have less of an impact on the car parking issues and on the residents of Sands Close.
There were a number of objections to the previous application from some residents in Sands Close. The Council recommends that the views, if any, of the neighbours should be taken into consideration.

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

Dated 3 April 2007

4 April 2007
Your ref CUM/1429/12

For the attention of Alison Blyth

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

email and post

Dear Sir

**re: 106 Oxford Road, Cumnor
Creation of courtyard entrance space with two 3-bedroom link
detached dwelling houses incorporating car port**

Thank you for the drawings of the above project received on 29 March which was discussed at the Architects Panel meeting on 4 April and on which you have requested design comments.

The site of the two proposed houses is quite unobtrusive, and the nearest buildings are unremarkable but have guided the architect's choice of walling materials.

It is a little disappointing that none of the drawings indicates the context or the relative heights of the buildings adjacent to the proposal. And you may think the courtyard concept merits rather more illustration of how it is to be paved than appears on the drawings at present.

However, given the backland nature of the site and the existing permission for a dwelling there it does seem to me that what is proposed on these drawings could lead to a very interesting and elegant pair of modern dwellings.

The fenestration on the rear elevation does not accord with what is shown on the first floor plan, but in my judgement is preferable to what is shown on plan. You will wish to have this anomaly corrected before reaching a decision.

My own recommendation is that the design of the proposal should be encouraged as something likely to enhance the area, albeit to a modest extent given its secluded siting.

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRIAI

Christopher R Baker Company Secretary

McCoy Associates Limited, company registered in England no 4457420
VAT No. 363 3525 59

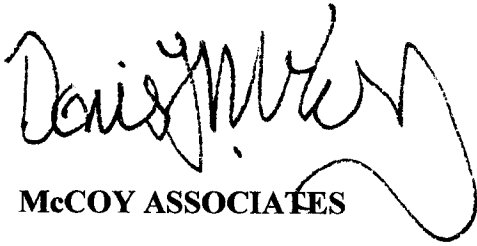
APPENDIX 4

Vale of White Horse District Council
CUM/1429/12

4 April 2007

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

Yours faithfully



Denis McCoy

McCOY ASSOCIATES

encs

This letter refers to drawing nos 191B/P/01 to /03 and architects design statement