

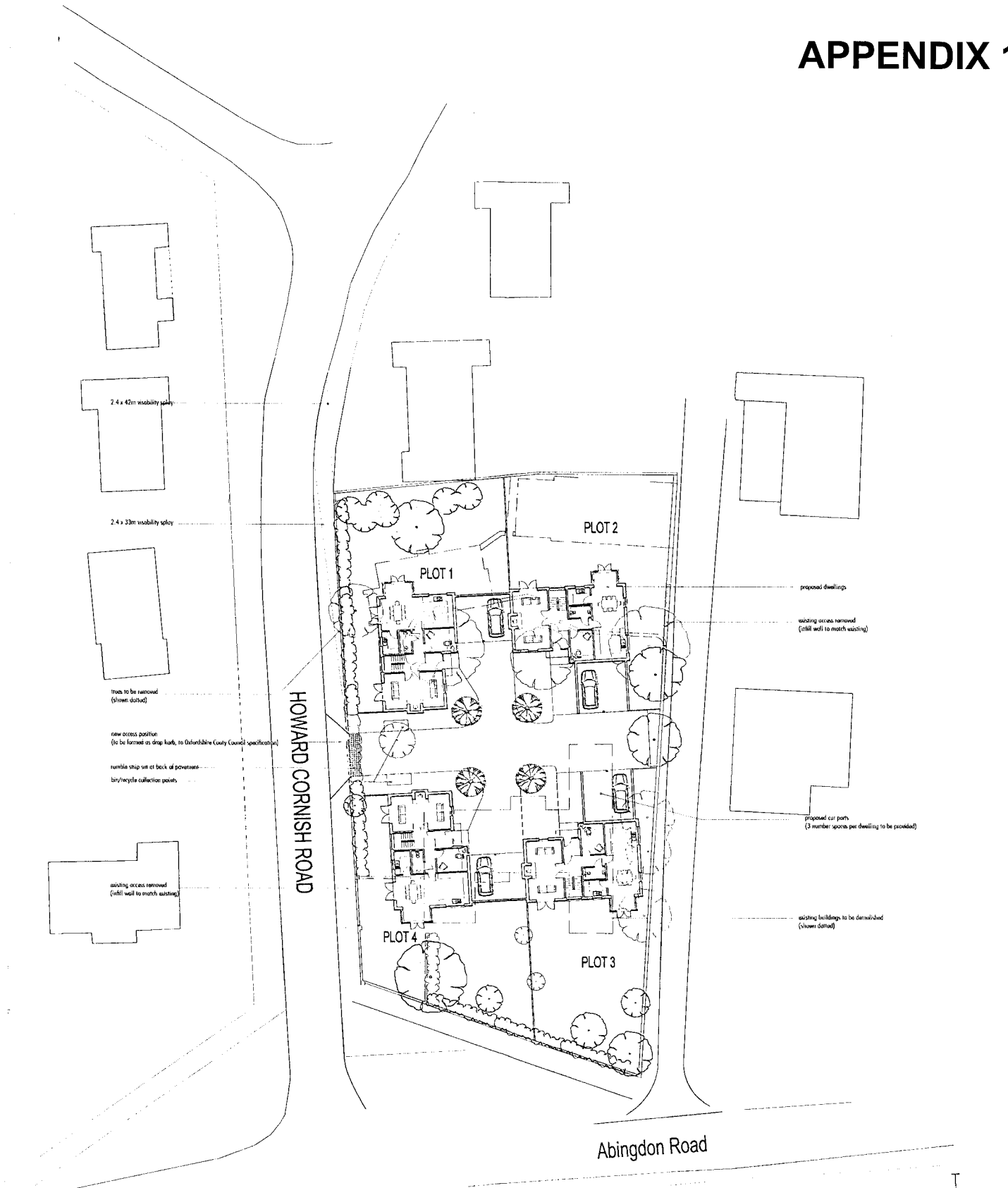
APPENDIX 1



mar/souly


The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936	scale 1:1250	client Cranbourne Homes Ltd	
	date DEC '06	drawing LOCATION PLAN	
PROJECT PROPOSED DEVELOPMENT COTSDALE, ABINGDON ROAD, OXON,	drawn NP	job 06110	no. 06110-L01
			rev -

APPENDIX 1

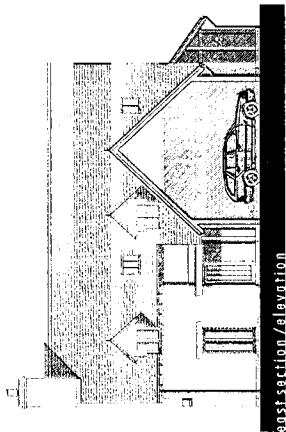


All dimensions must be checked on site and not taken from this drawing.
 Plans to implement the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations.
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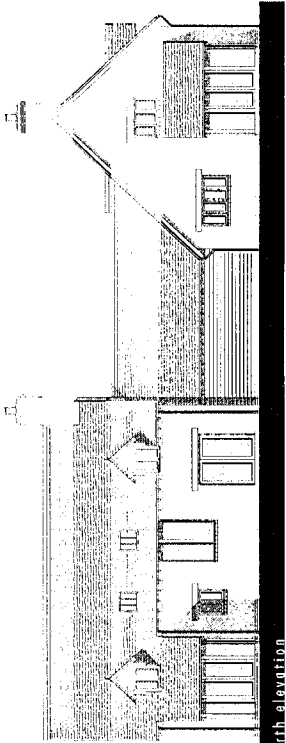
See drawings prepared by the Applicant, dated 12/11/06, for details of the proposed development. The Applicant is responsible for the accuracy of the information provided. The Applicant is also responsible for ensuring that the proposed development complies with all relevant planning and building regulations. The Applicant is also responsible for ensuring that the proposed development is in accordance with the conditions of any planning permission granted.


 M.A. [Signature]
 C.E. [Signature]

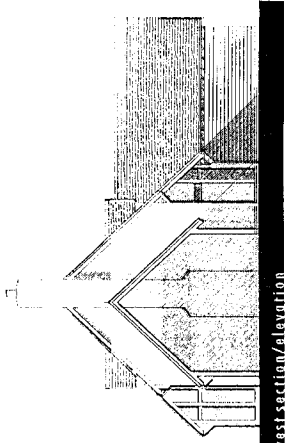
The ANDERSON ORR Partnership The Studio, 70 Church Road, Winkley, OXON, OX33 1LZ, t: 01865 873636		Scale: 1:200 Date: DEC 06 Drawn: NP Job: 06110	Client: Cranbourne Homes Ltd Drawing: PROPOSED SITE PLAN Ref: 06110-P01 Rev: A
PROJECT: PROPOSED DEVELOPMENT COTSDALE, ABINGDON ROAD, OXON,			AH



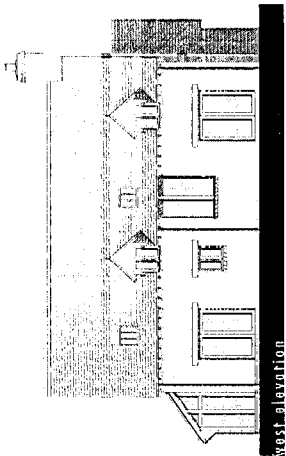
east elevation



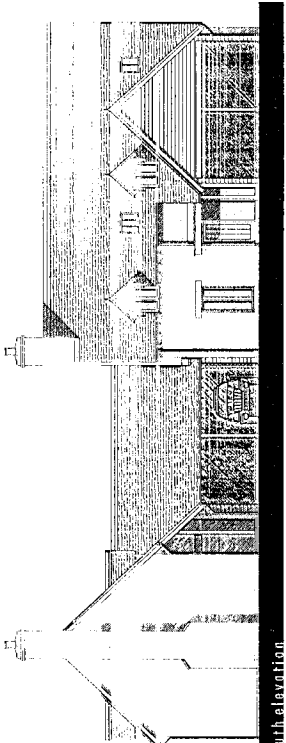
north elevation



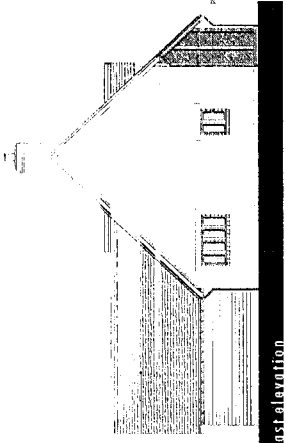
west section/elevation



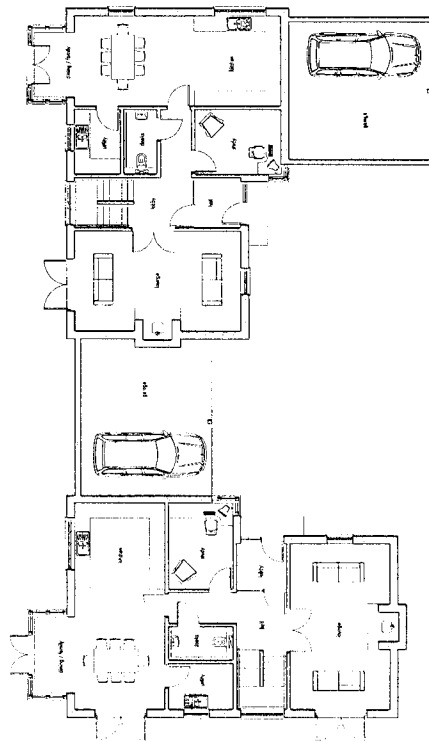
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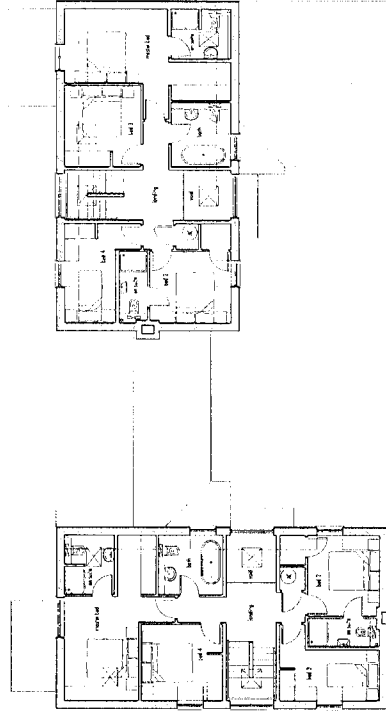
south elevation



east elevation



ground floor plan



first floor plan

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. The finished floor level is 100mm above the datum.
3. All walls are 100mm thick unless otherwise stated.
4. All doors are 900mm wide unless otherwise stated.
5. All windows are 1200mm wide unless otherwise stated.
6. All windows are 2000mm high unless otherwise stated.
7. All windows are 1000mm high unless otherwise stated.
8. All windows are 1500mm high unless otherwise stated.
9. All windows are 2000mm high unless otherwise stated.
10. All windows are 2500mm high unless otherwise stated.

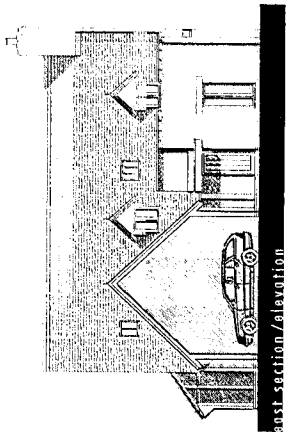
1:100
07/05/11

All dimensions must be checked on site and prior to implementation of any work shown. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings. Copyright reserved.

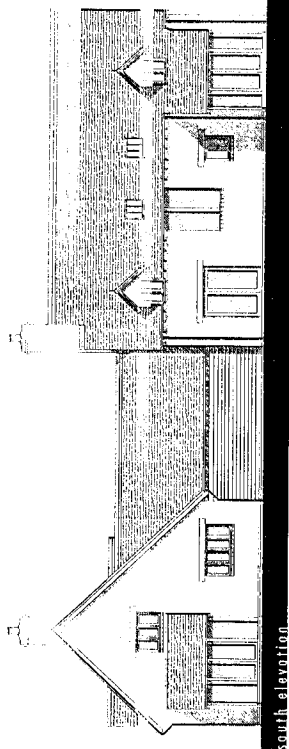
The ANDERSON ORR Partnership The Studio, 10 Church Road, Watlington, OX12 1JL, 01865 37938		Client	Continuing Homes Ltd
Scale	1:100	Date	06/05/11
Project	PILOT 1 & 2 PROPOSED PLANS & ELEVATIONS	Drawn	NP
Check	NP	By	NP
Revision	06/11/0	Project No	06/110
Drawn	NP	Sheet No	A

A1

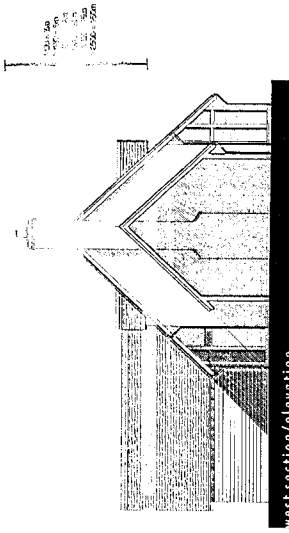
APPENDIX 1



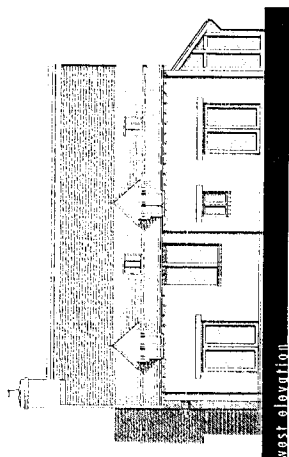
east section/elevation



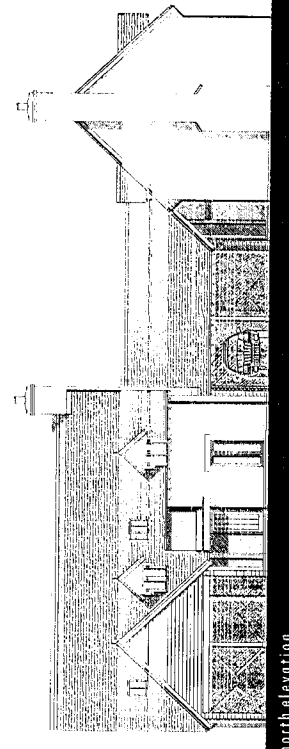
south elevation



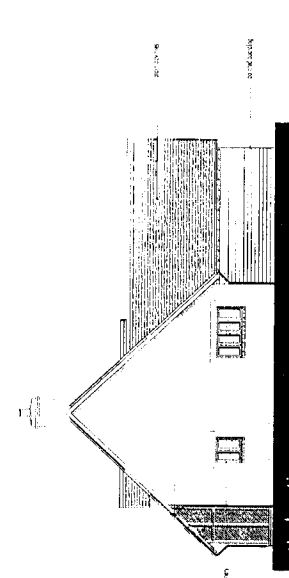
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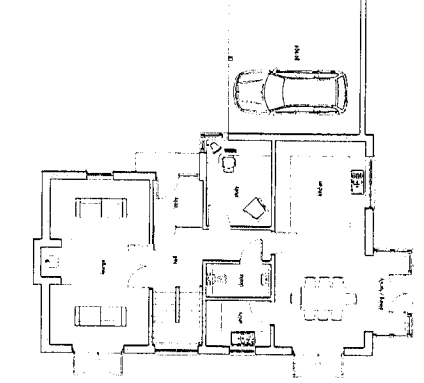
west elevation



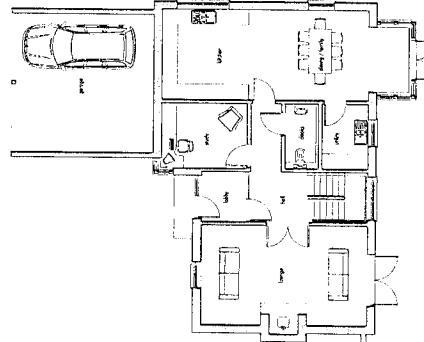
north elevation



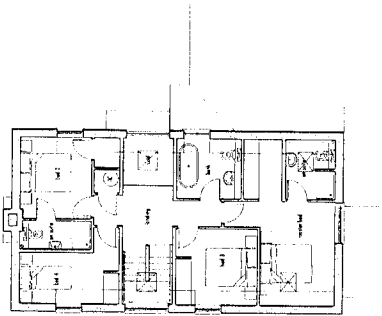
east elevation



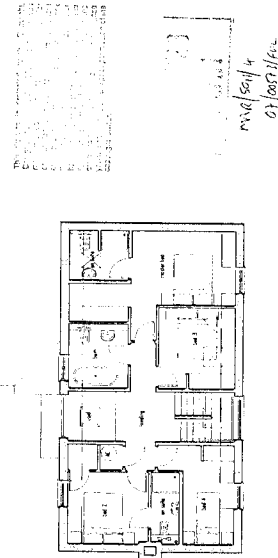
ground floor plan



first floor plan



P.014



P.013

APPENDIX 1

All information to be provided on site and for use for the purpose of the proposed development. It is the responsibility of the applicant to ensure that the information is accurate and up to date. The information is provided for your information only. Copyright reserved.

The ANDERSON ORR Partnership The Scale, 12 Oxen Road, Watney, OXON, OX3 1LZ, 01865 812808		Client: Carbourne Homes Ltd	
PROJECT: PROPOSED DEVELOPMENT COTSDALE, ABBINGDON ROAD, OXON		Date: 08 DEC 06	
Scale: NP		Sheet: PLOT 3 & 4 PROPOSED PLAN & ELEVATIONS	
Drawing No: 06110		Revision: A	

AI

THE ANDERSON ORR PARTNERSHIP

DESIGN AND ACCESS STATEMENT

This Design & Access Statement accompanies the planning application for Plot 3 at the above site. It aims to provide a brief background to the above site and surrounding context, and describe the design philosophy. It should be read in conjunction with the drawings submitted.

THE DESIGN COMPONENT

The following section will outline the design principles and concepts that have informed the proposed scheme – these can be defined in terms of the amount, layout, scale, landscaping and appearance of the development.

AMOUNT

The proposed application seeks planning consent for the construction of 4 number dwellings at Cotsdale, Abingdon Road, Marcham. As part of this proposal the existing bungalow, garage block and out building will be demolished. Each dwelling is proposed with 4 bedrooms and associated facilities, with a floor area of circa 2050 sq.ft per unit.

The proposed dwellings are contained within two 'U' shaped elements, which essentially form a courtyard development. Each element is made up of four components, with two houses per element, linked by a carport, with a further carport attached to its related dwelling, effectively defining the overall enclosure.

The footprints of the buildings sit within the centre of the site, with a new shared access route dissecting the 'U' shaped forms from the west accessed via Howard Cornish Road.

LAYOUT

The proposed redevelopment site is located at the corner of Howard Cornish Road and Abingdon Road, situated on the outskirts of Marcham Village. The site is a secluded corner plot with access on three sides. The perimeter of the site is bounded by a stone and brick wall with hedge and trees beyond, thus obscuring the majority of the site from view.

As described above the proposed design is based around a courtyard arrangement, with two 'U' shaped elements facing one another across a shared central space and route way. The buildings are located on a generally north-south axis, with 2 dwellings running parallel to Howard Cornish Road, with the other 2 dwelling sitting perpendicular to these. The units have been sensitively designed so as to minimize the potential of not only internal but external over looking, through the careful arrangement of spaces and positioning of windows. All main entrances to the dwellings are off the central court creating not only a greater sense of place and community but increased natural surveillance.

The internal arrangement of the dwellings is based on a central hallway configuration, with double height entrance lobby. The hall, stairs and living accommodation are all accesses off this space. The main family room is located adjacent to the major body of external amenity space to each dwelling in order to take maximum advantage of this space. The first floor is made up of 4no.bedrooms, 2 with en-suites, with accommodation partially located with the roof space.

Each unit is provided with a carport for 2 cars with a further surface car parking space also provided.

Bin and recycling collection points are located next to the site entrance, with servicing via Howard Cornish Road, as agreed with VWHDC highways.

SCALE

The scale and form of the proposal has been sympathetically designed to enhance the site, whilst respecting the scale of the neighbouring buildings and the sites immediate surroundings.

The heights of the proposed new dwellings have been carefully considered, taking reference from the adjacent and neighbouring building, with first floor accommodation partially located within the roof space, to ensure that the proposals respect the scale of these surrounding buildings.

The scheme adopts a simple rectilinear form with pitched roofs over the main body of the dwellings, linked by single storey pitched roof carports. The proposal therefore assumes a modest, respectful position within the setting of the surrounding residential built form, with the roof form carefully articulated, so as not to appear dominate or over bearing.

The careful use of materials also plays a key role in the correlation of the proposed dwellings. The use of render and weather-boarding helps to ensure that the proposal sit harmoniously within the wider context, and relate to the human scale.

LANDSCAPING

The proposed landscaping strategy seeks to maintain the existing secluded nature of the site, with the design seeking to maintain as much of the existing landscaping as possible.

The scheme actively seeks to integrate the external and internal spaces to the new dwellings, with the principle living accommodation to all units opening out on garden spaces effectively bringing the outside in and inside out. The design also seeks to create as much private amenity space as possible for each dwelling, whilst also creating a pleasant central court.

APPEARANCE

In terms of appearance the architectural approach proposed we believe is fitting for a semi-rural location of this nature.

The proposed elevations are a mixture of render and weather-boarding, with simply proportioned painted timber windows and doors. Above clay tiled roofs are proposed with inset dormers and roof lights, all designed to compliment the local vernacular style of architecture.

The composition of materials has been designed to break up the elevations into a series of distinct components, creating both relief and layering. Dwellings and car ports are defined through the use of differing materials, which highlights the change in use and scale.

We would therefore maintain that the appearance of the proposal carefully and respectfully responds to the surrounding context, drawing not only on the materials, but also the scale and proportion of the building elements, to create a scheme that sits harmoniously with the adjoining buildings and the wider context.

APPRAISING THE CONTEXT

The following section will demonstrate the steps taken to appraise the context of the proposed development. It will explain the context in which the proposal will sit, and how this information has informed the development of the application. This appraisal has been undertaken by following a design process, which includes: assessment, involvement, evaluation, design and use

ASSESSMENT

The proposed application site is located at the corner of Howard Cornish Road, and Abingdon Road on the outskirts of Marcham Village

The urban fabric along Howard Cornish Road, and Abingdon Road is somewhat varied, with a variety of architectural styles, however, the make up of in the immediate vicinity is mainly 1970's housing. The area is predominantly residential, with mainly 2-storey houses interspersed with the occasional bungalows and cottages.

Planning feedback has confirmed that the principle of redeveloping the site is acceptable.

INVOLVEMENT

The proposed redevelopment has evolved through consultation with the planning officer Mr S Walker of the Vale of White Horse District Council Planning Department, Mr F Hamid of Vale of White Horse District Council Highways and Mr T Foxall, of Oxfordshire County Council Highways.

The feedback received, has been carefully considered and integrated into the proposed design, in order to arrive at the current proposals.

EVALUATION

As previously noted the redevelopment proposal has been carefully designed in order to enhance the proposed site and its surroundings, maintain as closely as possible the secluded nature of the site, mitigate any potential overlooking issues and produce a sensitive, high quality scheme appropriate to this location.

DESIGN

We would therefore maintain that by thorough assessment of the site and the surrounding context, the active involvement of the local authority, the considered evaluation of all the information collected we have been able to produce a scheme that is thoughtfully designed, inclusive and will positively contribute to and enhance its surroundings.

USE

The proposed redevelopment seeks to maintain the existing residential use, which Vale of White Horse District Council have indicated is acceptable in planning policy terms.

THE ACCESS COMPONENT

In line with the requirements the following access component of this statement relates only to "access to the development" and therefore does not extend to internal aspects of the dwelling.

General access will be via a new shared route way at the centre of the site, with the existing access from Howard Cornish Way and side road both removed.

The new building will comply with the requirements of the Disability Discrimination Act and Part M of the Building Regulations.

Parking spaces are proposed located next to each of the dwelling units, with two space covered and a further surface parking space.

Access for emergency vehicles is proposed via the new shared central route way

As described previously it has been agreed with the highways authority that refuse collection will be via Howard Cornish Road

CONCLUSION

The proposal for the site at CotSDale provides a good development opportunity, which is in line with local planning policy and will enhance the site and be in keeping with the surrounding area.

The proposed residential development for has evolved through consultation with Vale of White Horse District Council and Oxfordshire County Council and as a result, we are proposing a carefully considered and sensitive scheme that respects its surroundings.

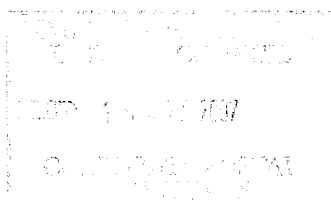
We would therefore conclude that the proposal in terms of its form, scale, height, language, materials and use, is an appropriate development that will enhance this site.

MARCHAM PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Frilford Heath
(01865) 391833

✓
90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Mr. S. Walker,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JN



10th May, 2007

Dear Mr. Walker,

MAR/5011/4 Demolition of existing bungalow and outbuildings. Erection of 4 x 4 bedroom dwellings, access, car parking and landscaping
Cotsdale, Abingdon Road, Marcham

The Parish Council has carefully considered this application and some members have visited the site. The Council objects to the application on the following grounds:

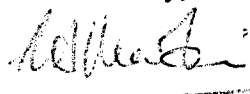
- Traffic
There is minimal space for parking for each house with hardly any space for manoeuvring. Concerns have been raised regarding the layout and cars probably reversing on to Howard Cornish Road creating a danger, or possibly children playing in a central courtyard area, which equally would be dangerous for them and the vehicles. This section of Howard Cornish Road where the access is proposed is a short section of road giving way to a blind bend to the North and bus stop and junction with the A415 to the South. This section of the road is extremely busy being the spine road to the village and buses regularly stop at the bus stop near the proposed access. The Council is of the opinion that there would be a considerable traffic hazard generated given the lack of vision owing to the bend and stationary buses impacting on the general traffic flows as well as causing a bottle neck situation.
- Dwellings
The Council is of the opinion that the dwellings overload the site. The charm of Marcham is its spaciousness. These houses are disproportionate to the site giving a much increased density inappropriate for the location. They are closer to the carriageway than any other dwelling and out of scale with and not in keeping with the general surroundings. The site previously contained a one storey dwelling and given the raised ground within the site and the proposed two storey buildings, they would be considerably taller than other nearby dwelling. They would be highly visible and an over powering development which would substantially change the appearance of the area and would not enhance or preserve the open character of this part of the village.

- Eastern Gateway

The three bungalows at the eastern gateway to the village pay respect to the grade II* listed building behind. The proposal is for a mini housing development which would ruin the attractive eastern gateway. The Council believes that previous applications on the Eastern approach, such as at the nursery site, and field abutting the A415 have been refused in part, because of the proposed height and impact on the location and the listed building. In fact the only dwellings permitted on the Abingdon Road at the Eastern entry point to the village have been low height bungalows, to encourage views of the grade II* listed building and a soft transition and gentle introduction from open fields, leading only then to the more built up area of the village.

Finally, I would place on record that although the Clerk's private dwelling is in the vicinity of the application site, the Clerk has not advised members, taken part in, nor contributed to the Council's discussions. This letter accurately reflects the view of the Council and has been approved by every member of the Council before being submitted to the Vale of White Horse District Council.

Yours sincerely,



L.A. Martin
Clerk to the Council