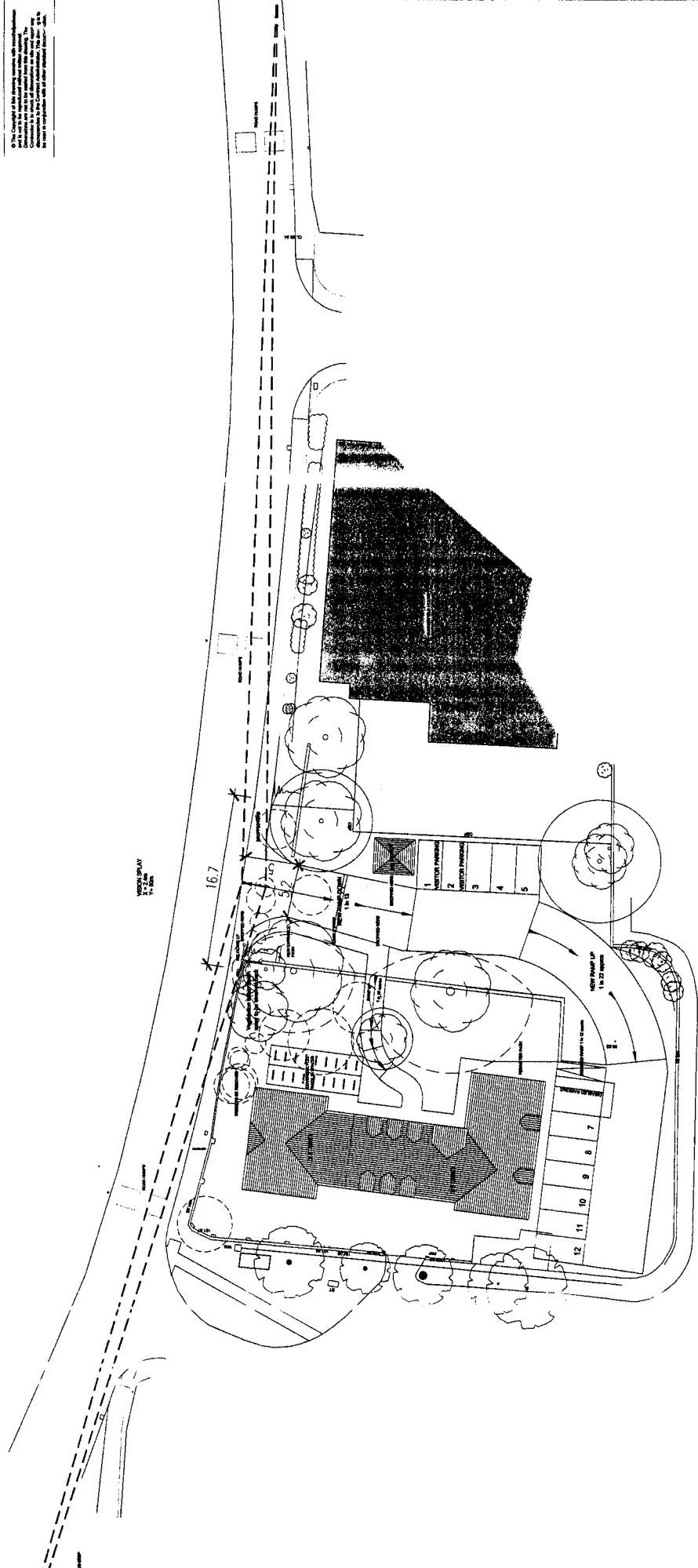


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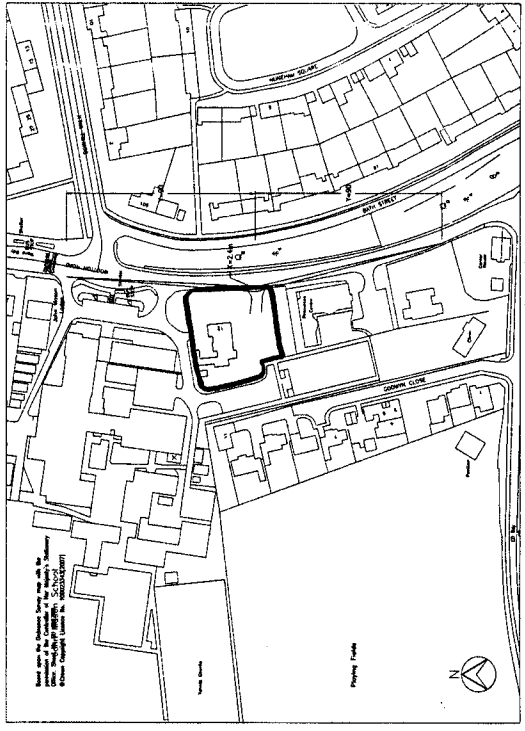


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WALSLEY DISTRICT COUNCIL
 RECEIVED
 07/01/2023
 CHAMPION HOUSE
 PROPOSED ACCESS SCHEME
 SITE & LOCATION PLAN

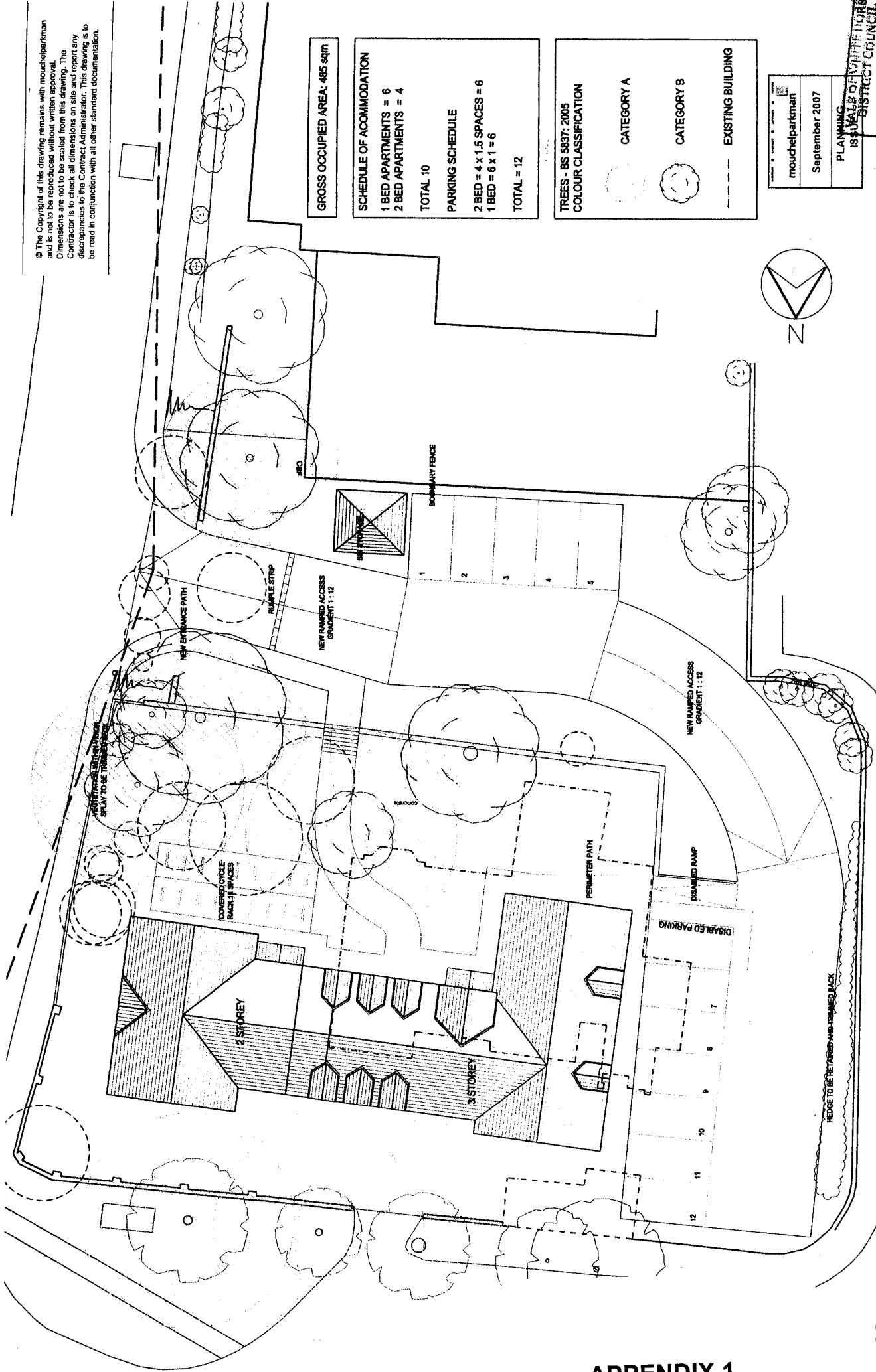
AG6/2023-X
 07/01/2023

Approved Amended Withdrawn Other
moucheParkman
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
 CHAMPION HOUSE
 PROPOSED ACCESS SCHEME
 SITE & LOCATION PLAN
 WALSLEY DISTRICT COUNCIL
 07/01/2023



APPENDIX 1

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GROSS OCCUPIED AREA - 485 sqm
SCHEDULE OF ACCOMMODATION 1 BED APARTMENTS = 6 2 BED APARTMENTS = 4 TOTAL 10
PARKING SCHEDULE 2 BED = 4 x 1.5 SPACES = 6 1 BED = 6 x 1 = 6 TOTAL = 12
TREES - BS 5837: 2005 COLOUR CLASSIFICATION CATEGORY A CATEGORY B EXISTING BUILDING

mouchelparkman
September 2007
PLANNING ISSUE OF PERMITTING OXFORDSHIRE DISTRICT COUNCIL

REC'D 11.3.07
 mouchelparkman
 September 2007
 PLANNING
 ISSUES OF PERMITTING
 OXFORDSHIRE DISTRICT COUNCIL

Client: OXFORDSHIRE COUNTY COUNCIL
 Project: CHAMPION HOUSE ABINGDON
 Proposed: J.F.
 Drawn: D.F.
 Date: 03.08.07
 Discipline: 10.01
 Revision: 1:200@A3
 Scale: 1:200@A3

Client: OXFORDSHIRE COUNTY COUNCIL
 Project: CHAMPION HOUSE ABINGDON
 Proposed: J.F.
 Drawn: D.F.
 Date: 03.08.07
 Discipline: 10.01
 Revision: 1:200@A3
 Scale: 1:200@A3

architects engineers surveyors valuers

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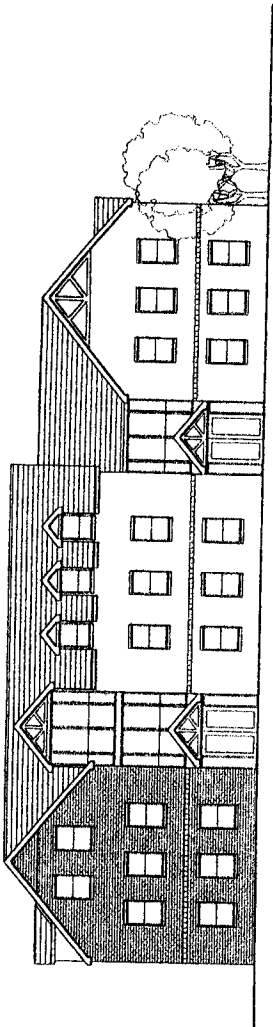
07/01447/01

SITE LAYOUT scale 1 : 200

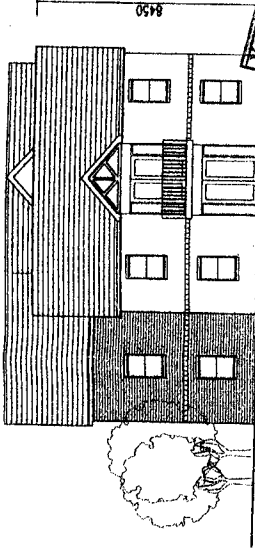
106/20273-X

APPENDIX 1

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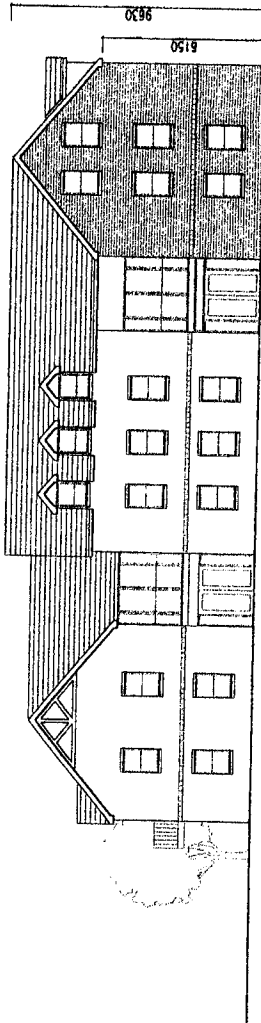


FRONT ELEVATION (TO CARPARK)
scale 1 : 200

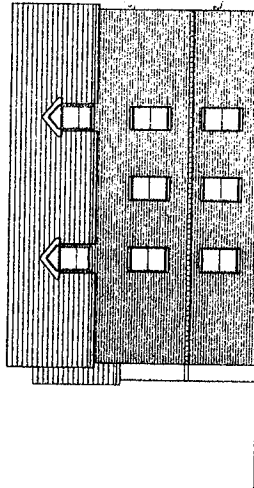


SIDE ELEVATION (TO ROADWAY)
scale 1 : 200

REC'D
OXFORDSHIRE COUNTY COUNCIL
DISTRICT COUNCIL
REC'D n 3 Nov 2007
CORPORATE POSTAL
SERVICES - 3



REAR ELEVATION
scale 1 : 200



SIDE ELEVATION
scale 1 : 200

ABG/20273-X
07/01447/00T

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September 2007
PLANNING ISSUE

Rev	By	Date	Details	Checked
Designed	JF	03.08.07	JF	
Drawn	DF			
Project No	782010.001.005			
Discipline	12.00			
Dwg No	12.00			
Revision				
Scale	1:200@A3			

Client
OXFORDSHIRE COUNTY COUNCIL

Project
CHAMPION HOUSE
ABINGDON

architects engineers surveyors valuers

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APPENDIX 1

To the south, the boundary is open and defined primarily by a closeboard fence.

The site contains two distinct areas. The buildings and the northern part of the site are on a level with the road whilst the southern part of the site lies approximately 1 metre below this (and below the level of Wootton Road) separated from the northern part of the site by a retaining wall.

Description of Application Proposals

This application is in outline with all matters except access reserved for future determination. Basic details on the scale parameters, amount of development and proposed use are set out on the accompanying covering letter and are reproduced below.

The proposal involves the redevelopment of the application site for residential purposes to provide 10 residential units with 12 parking spaces and with the formation of a new access off Wootton Road and closure of the existing access off the John Mason School driveway.

The development density would be approximately 55 dwellings per hectare (dph), and is broadly consistent with guidance in Planning Policy Statement 3 (PPS3) – Housing (November 2006) Paragraph 47 and with the requirements of policy H15 of the adopted Local Plan.

The dwellings will be a mixture of 1 and 2 bedroom units (6 x 1 bed and 4 x 2 bed), consistent with the guidelines set out in paras 20 to 24 of PPS3 and Policy H16 of the adopted Local which seeks a variety of dwelling size and type in order to meet the housing requirements of the whole community.

It is anticipated that the apartments will be two/three storey in height with the third storey being in the roofspace as with the existing building. This will help to reduce the overall height and massing of the building.

The building height will be typically between 5 and 6m to eaves and between 8 and 9.5m to ridge, although the detail will be determined at the reserved matters stage. The building shown on the illustrative layout ranges from 7 to 13.5m wide and approximately 28m long. The tallest part of the proposed building is to be located to the rear (west) of the site.

Building materials and the general appearance of the development will respect the character of the surrounding area. Regard has been had in particular to Policies DC1, DC2 and DC3 of the Local Plan 2011 in as so far as they relate to the quality of design and relationship with the characteristics of the surrounding area. This approach is supported in paras 12 to 19 of PPS3.

Sensitive and appropriate boundary treatment will be introduced where necessary to augment what is already present and the landscaping of the site will be addressed in detail as part of the reserved matters submissions.

ABGL
12-10-07

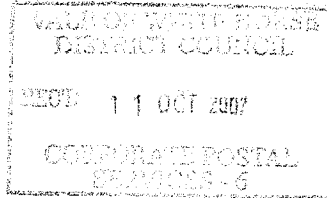
McCoy Associates Chartered Town Planners

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

5 October 2007
your ref **ABG/20273-X**

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

For the attention of Alison Blyth



email and post

Dear Sir

Champion House, 12 Wootton Road, Abingdon
Demolition of existing offices Erection of 10 apartments comprising 6 x one-bed and 4 x two-bed flats with parking and ancillary landscaping. Closure of existing access and formation of new access off Wootton Road

Thank you for the drawings of the above project received on 27 September which was discussed at the Architects Panel meeting on 3 October and on which you have requested design comments.

This is an outline application with only the details of the access for consideration at this stage. It did seem to me to be proposed at the optimum point on the frontage, but – as with the parking and circulation area generally – seems rather large for a development of the size proposed.

The design and access statement makes clear the designer's intention to "respect the surroundings". To my mind the surroundings are very diverse, and not particularly distinctive in a way that should dictate a design approach on the application site. Clearly it would not be appropriate to seek to fit in with the school building to the north, nor with the very low building to the south of the site. On the other side of Wootton Road quite majestic trees and a strip of soft landscaping visually separates anything on the application site from the modest two-storey wide frontage houses beyond Bath Street.

In these circumstances I consider the application site could, indeed should, accommodate a rather more interesting and contemporary design than indicated. For instance the roofscape could be made more interesting, and a review of the composition of the roof forms of the present building on the site might offer some inspiration in that direction.

Finally I see nothing wrong in principle for a replacement building to come significantly closer to Wootton Road. Indeed while looking at the area it did seem to me that the school benefits from the rather informal forecourt area between it and the main highway, and an appropriate arranged new building on the application site could consolidate that characteristic.

I shall post your various drawings and papers to you shortly.

Yours faithfully

APPENDIX 2

McCOY ASSOCIATES

This letter refers to drawings 782010.001.005.12.00, 782010.3091, des

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