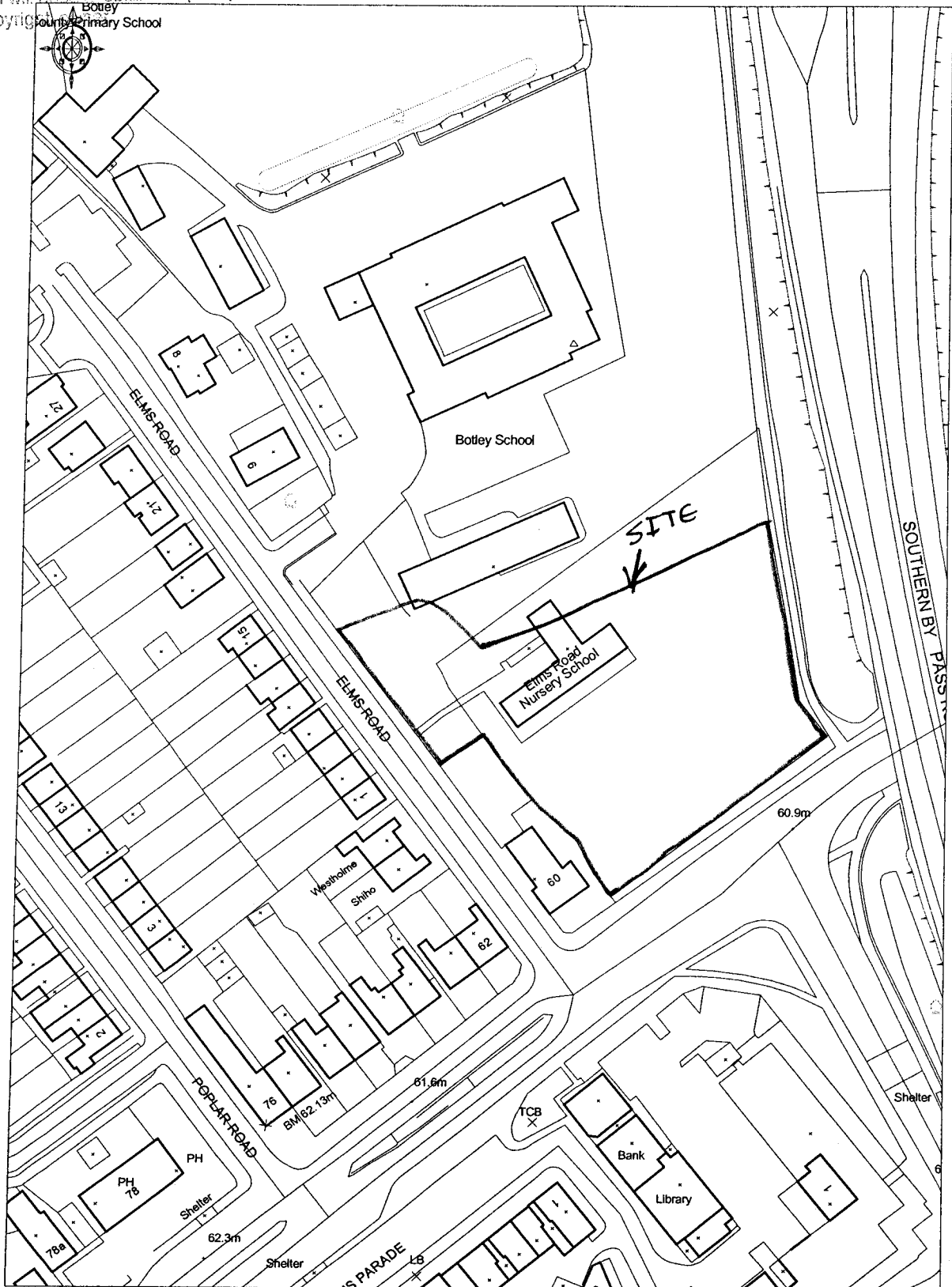


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Botley Nursery School
Elms Road
Botley
Oxford

NH1/2653/8-D



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This map was created with Promap

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 SEP 2007
CORPORATE POSTAL
SERVICES - 5

APPENDIX 1

07/01475/REM

2.2 Design Concept

Design & Layout

2.2.1 The proposals provide for a form of development to reinterpret and bring up to date, particularly in relation to design and layout of the indicative layout of outline permission, whilst still following the general principle of the indicative masterplan.

2.2.2 The buildings are contemporary in style and have been designed for modern living, using modern materials. The foot prints of the buildings are significantly articulated to create varied, interesting and clean building lines and angles. The contemporary roof design is varied both in scale and articulation the use of dynamic lines adds interest and identity.

2.2.3 The elevations are brickwork and render highlighted and punctuated by projecting bays, and balconies which, provide good quality amenity space. In combination with Juliet balconies and use of timber boarding further visual interest is added to the elevations.

Amount

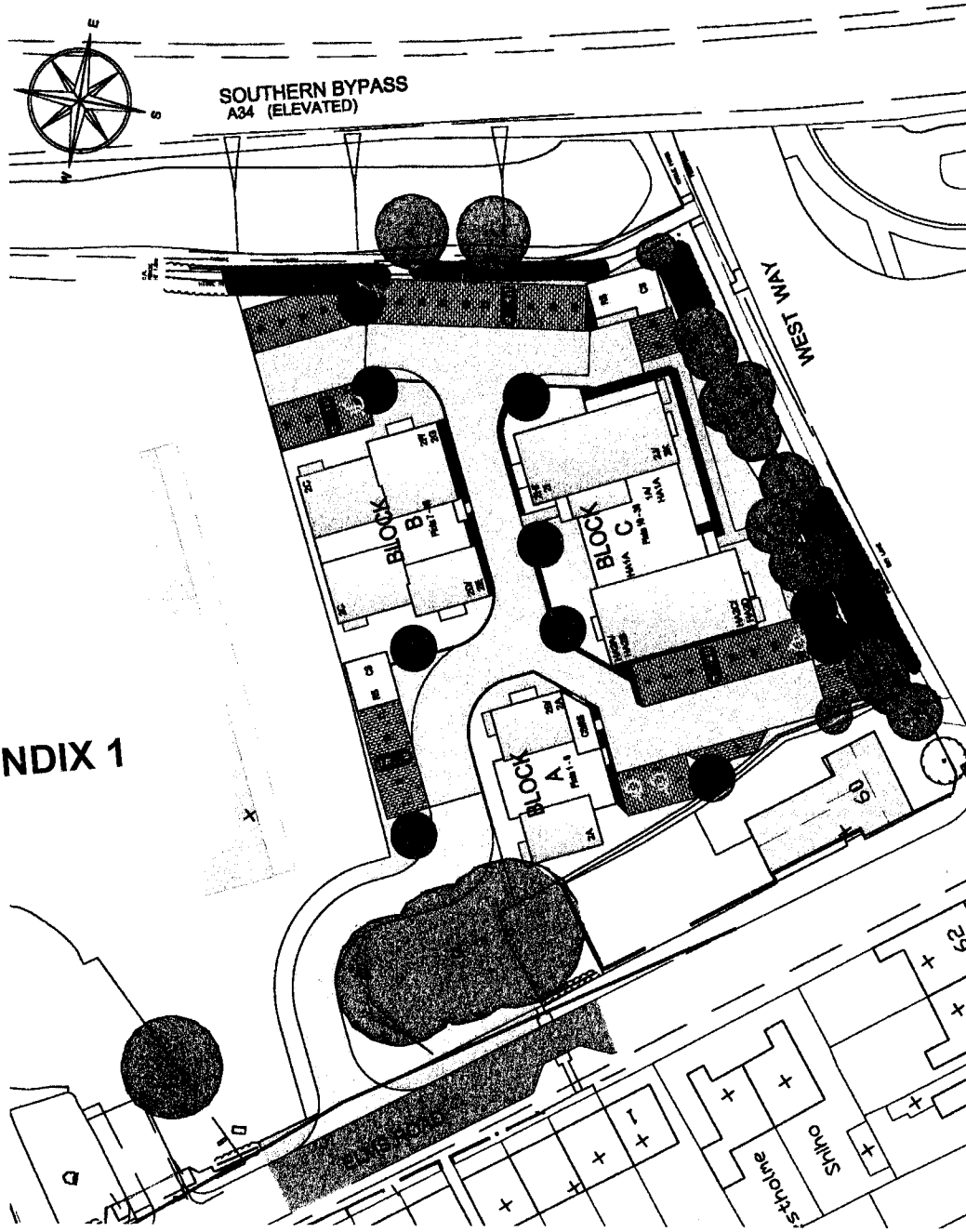
2.2.4 The residential development proposed for the application site is a total of 38 units and the site area is 0.47 hectares. This is a density of under 81dph which is deemed to be acceptable in this location.

Amenity space & Landscaping

2.2.5 The buildings sit in areas of useable amenity space appropriate to the scale of development and its location. It provides for a high degree of privacy and public and private areas are clearly defined.

2.2.6 The proposals will provide for an attractive residential environment. The site is well screened to the South and West by substantial trees and existing buildings. The existing landscaping will be considerably augmented by proposals prepared by Quadrant.

APPENDIX 1



Site Layout (NTS)

VALLEY OF WHITE HORSES DISTRICT COUNCIL

REC'D 11 SEP 2007

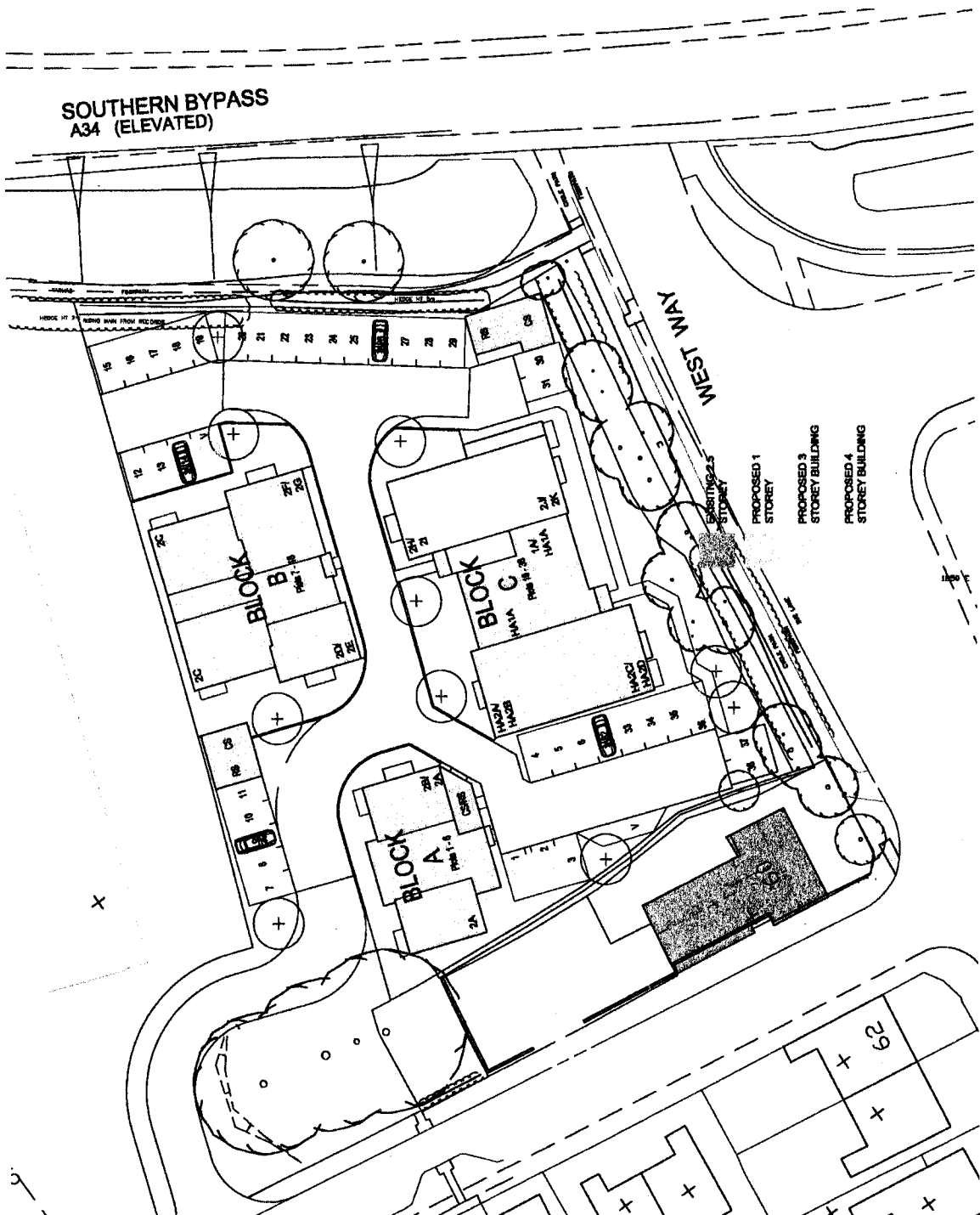
CORPORATE POSTAL SERVICES - 5

3.1 Scale & Massing

- 3.1.1 The scale and massing relationship of the development has been discussed in detail with the Council's officer and a mix of heights and roof articulation is deemed to promote the contemporary feel of the development whilst reducing the mass of the buildings.
- 3.1.2 The development comprises generally 3 storey high buildings, with a 4 storey element to one of these in a key location to add interest to the street scene.
- 3.1.3 The height and scale of development that is proposed is felt to be in sympathetic scale to the site's surroundings and the use of differing roof heights and articulation will add to the interest and to the design of the development.

VALLEY OF WHITE HORSE
DISTRICT COUNCIL
REV'D 1 1 SEP 2007
CORPORATE POSTAL
SERVICES - 5

APPENDIX 1



APPENDIX 1

ELMS ROAD
BOTLEY
OXFORDSHIRE

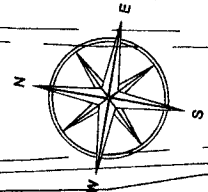
PL/544/01
A

DATE JUN 07
SCALE 1:500

Bellway
CONSTRUCTION

CLIENT 26.10.07
DESCRIPTION SITE LAYOUT
SCALE 1:500
DATE JUN 07

REVISIONS
REV. NO. DESCRIPTION DATE



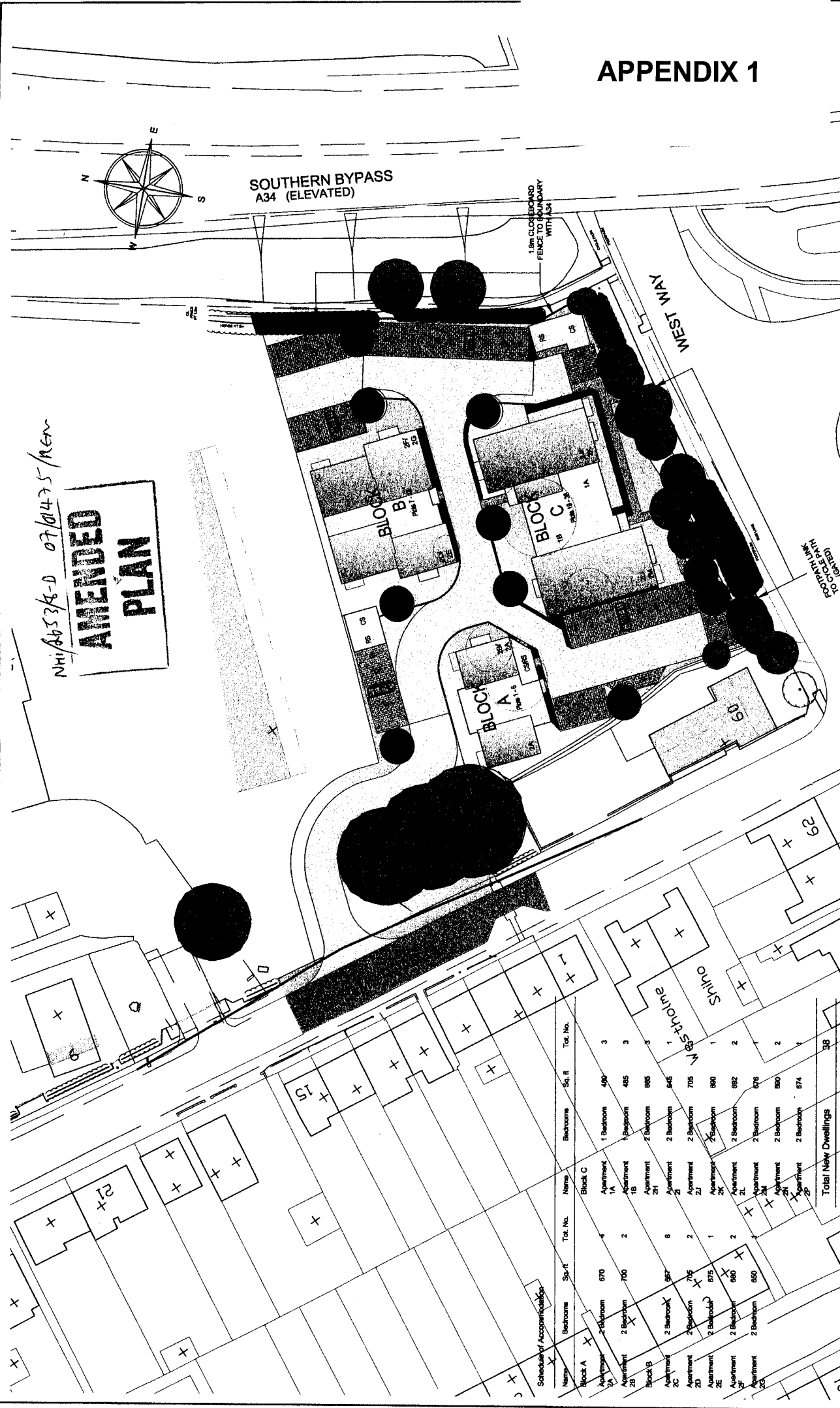
SOUTHERN BYPASS
A34 (ELEVATED)

1.8m CLOSEBOARD
FENCE TO BOUNDARY
WITH A34

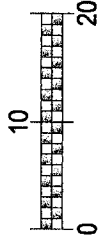
WEST WAY

TOP OF 1.8m
CLOSEBOARD FENCE

NH/86538-D 07/04/05/REN
AMENDED PLAN



Name	Bedrooms	Sq. Ft.	Total No.	Bedrooms	Sq. Ft.	Total No.
Block A						
Apartment 670	2 Bedroom	670	1	1 Bedroom	480	3
Apartment 700	2 Bedroom	700	2	1 Bedroom	485	3
Block B						
Apartment 887	2 Bedroom	887	8	2 Bedroom	885	2
Apartment 897	2 Bedroom	897	8	2 Bedroom	845	2
Apartment 705	2 Bedroom	705	2	2 Bedroom	705	2
Apartment 675	2 Bedroom	675	1	2 Bedroom	890	1
Apartment 680	2 Bedroom	680	2	2 Bedroom	892	2
Apartment 680	2 Bedroom	680	2	2 Bedroom	876	2
Apartment 680	2 Bedroom	680	2	2 Bedroom	880	2
Apartment 680	2 Bedroom	680	2	2 Bedroom	874	1
Total New Dwellings						38



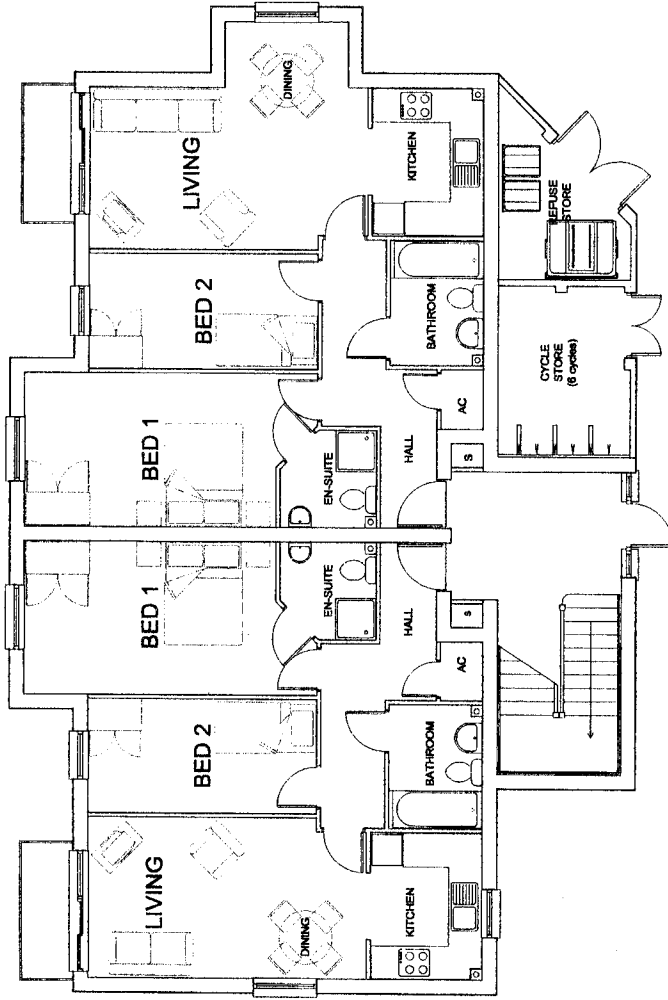
REVISIONS
REV. NO. DESCRIPTION DATE

CLIENT 26.10.07
DESCRIPTION SITE LAYOUT
SCALE 1:500
DATE JUN 07

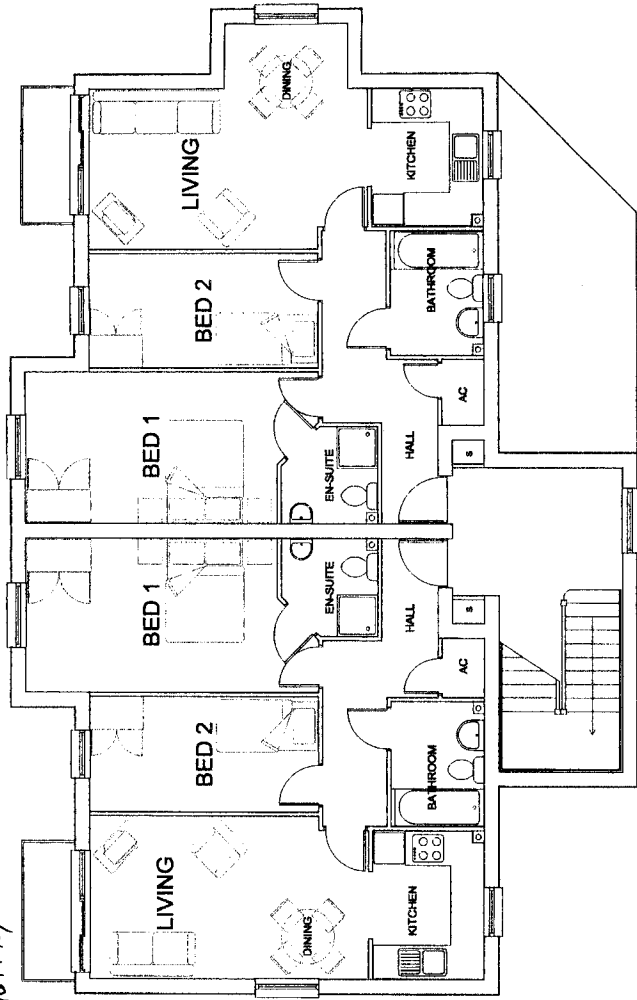
REVISIONS
REV. NO. DESCRIPTION DATE

AMENDED PLAN

NH1/0653/4-D
07/01435/Rev



GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLANS

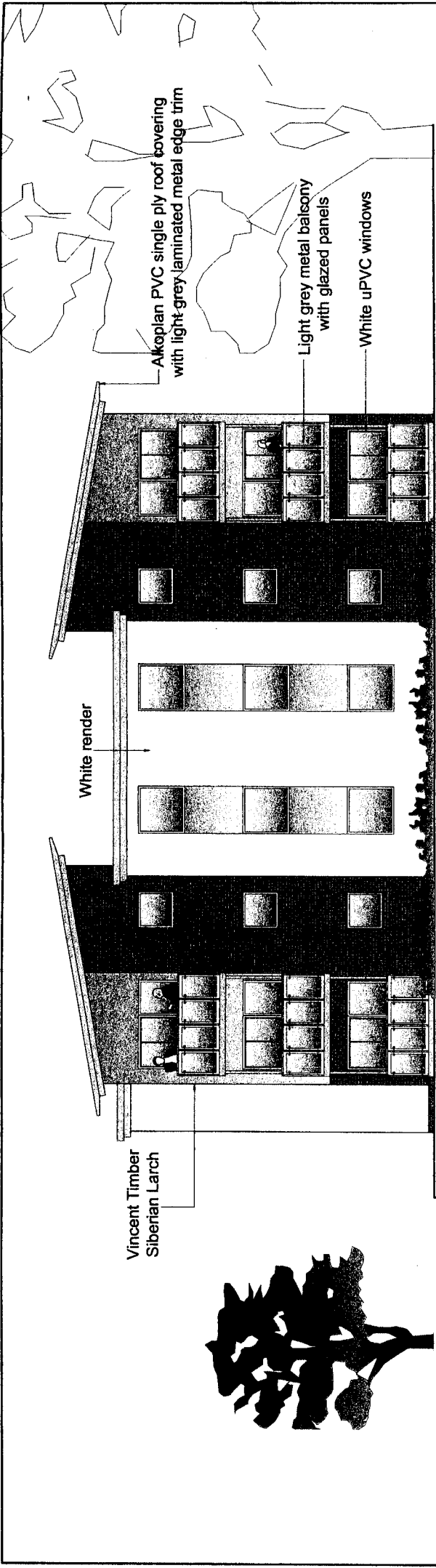
WATKINSVILLE TOWN COUNCIL
SUBJECT 01 NOV 7887
CORPORATE POSTAL SERVICES

client Bellway		description BLOCK A FLOOR PLANS		date JUN '07	
sheet 28.10.07		scale 1:100		rev A	
description EXTRA FIRST FLOOR KITCHEN WINDOW OMITTED WINDOW REVEALS DEEPENED		description BLOCK A FLOOR PLANS		date JUN '07	
rev. description		scale 1:100		rev A	

ELMS ROAD
BOTLEY
OXFORDSHIRE

A3

APPENDIX 1



Akraplan PVC single ply roof covering
with light-grey laminated metal edge trim

Light grey metal balcony
with glazed panels

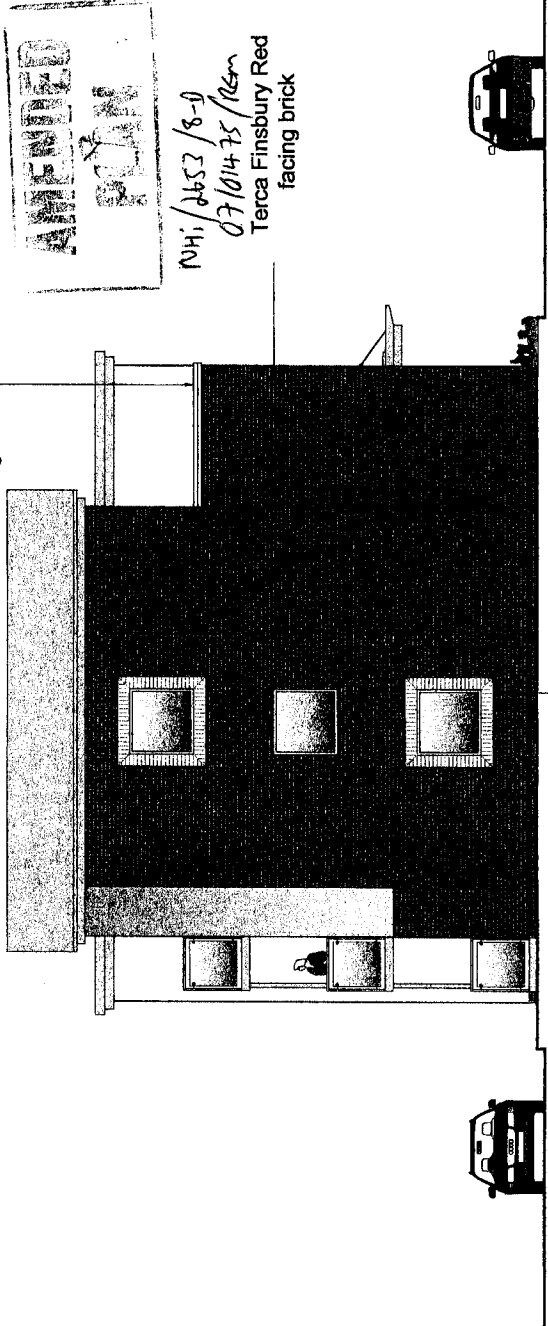
White uPVC windows

White render

Vincent Timber
Siberian Larch

FRONT ELEVATION

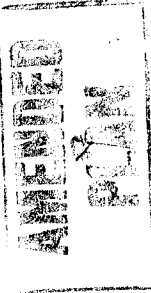
Terca Cambridge Cream
facing brick band courses



Terca Cambridge Cream
facing brick frieze

SIDE ELEVATION

NH: 2653/8-9
07/01475/12cm
Terca Finsbury Red
facing brick

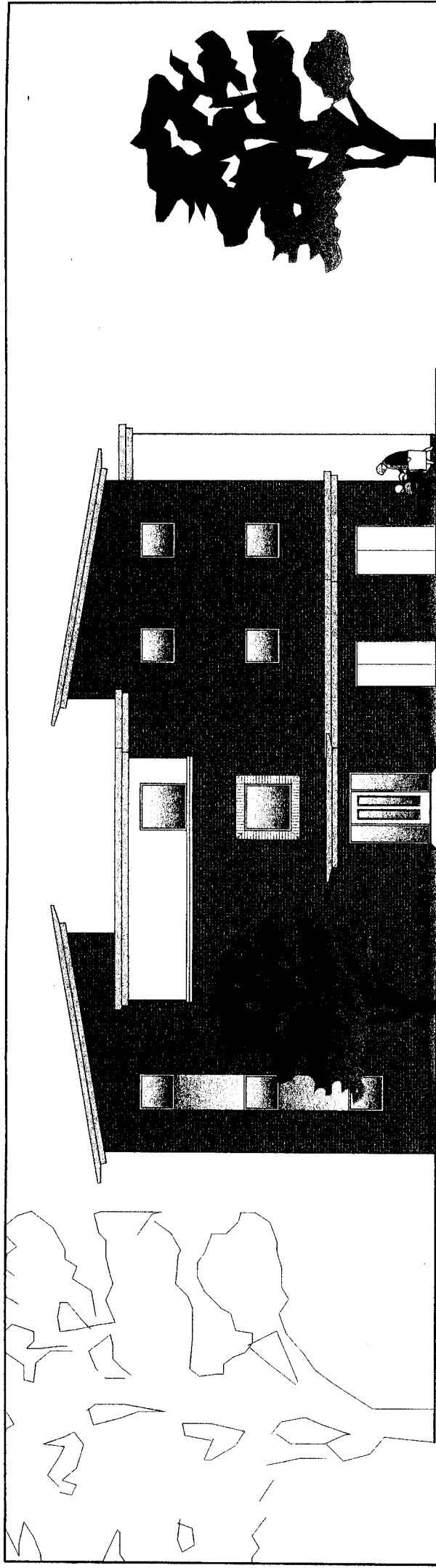


VALLEY WINDHORSE
DISTRICT COUNCIL
ROOFS 6 1 NOV 2007
CORPORATE POSTAL
SERVICES - 5



APPENDIX 1

client ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED		date 28.10.07		description BLOCK A ELEVATIONS SHEET 1		scale 1:100		date JUN '07		description BELLWAY		site ELMS ROAD BOTLEY OXFORDSHIRE	
rev.		description		date		scale		date		description CONSTRUCTION		site A	
										PL/544/03		A3	

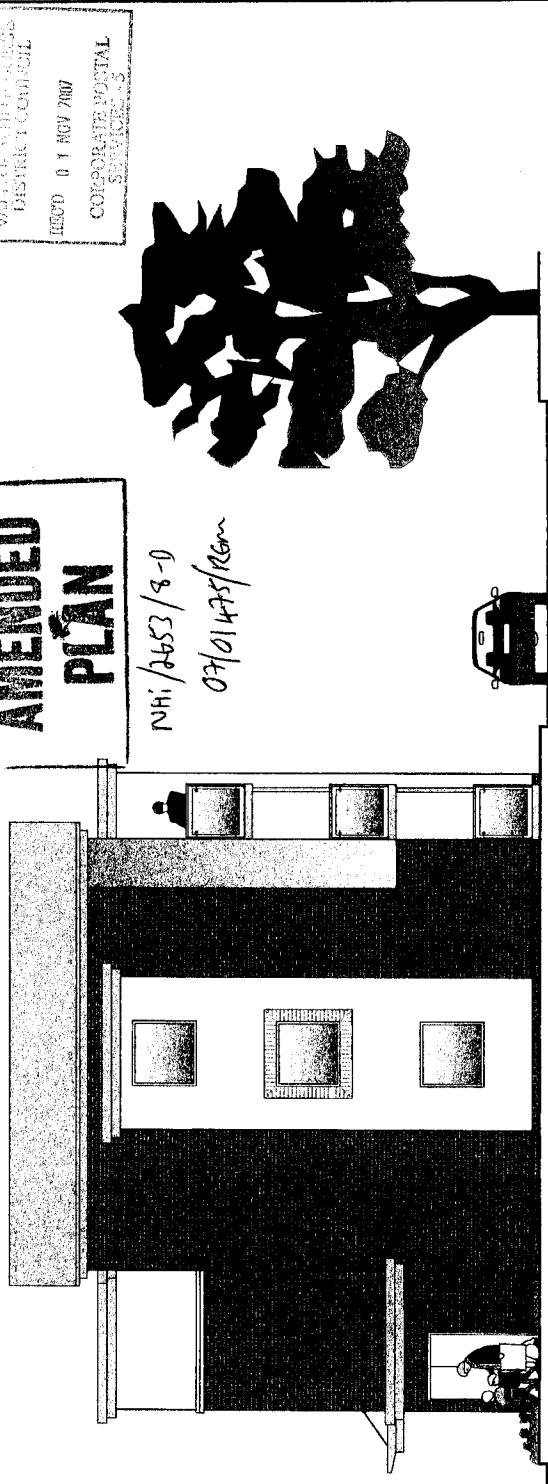


REAR ELEVATION

**AMENDED
PLAN**

NH: 2653/8-D
07/01/25/16cm

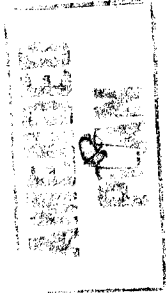
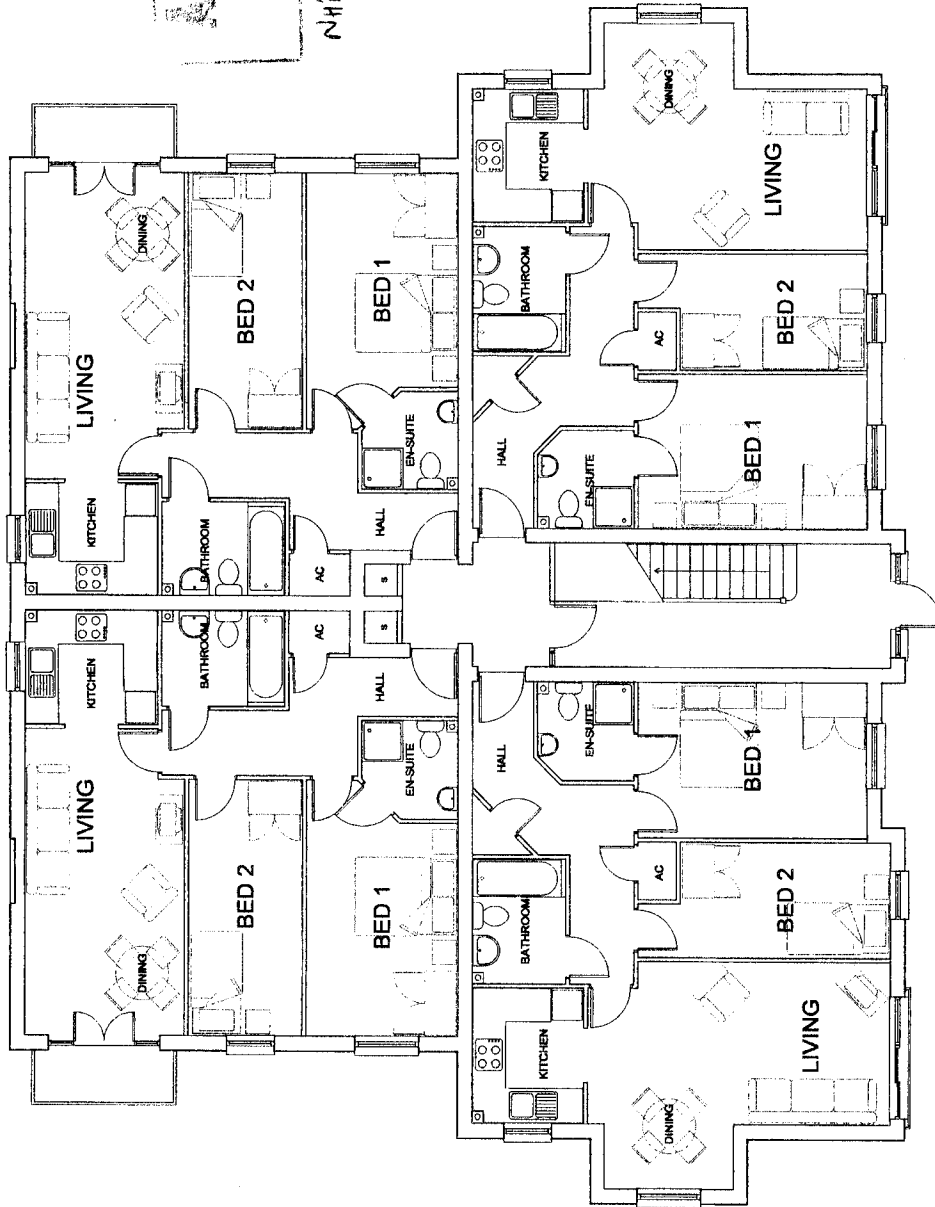
WILTSHIRE DISTRICT COUNCIL
REGD OFFICER
CORPORATE/MENTAL SERVICES



SIDE ELEVATION

APPENDIX 1

A ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED	26.10.07	Bellway	description BLOCK A ELEVATIONS SHEET 2	date JUN 07	rev. no. PL/544/04	rev. A	client ELMS ROAD BOTLEY OXFORDSHIRE	sheet A3
	description ROOF FITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED							



NH1/2053/8-D
07/04/05/16m

WARRINGTON DISTRICT COUNCIL
BEDD 01 NOV 2007
CORPORATE HOUSING SERVICES - 5

APPENDIX 1

client 26.10.07 WINDOW REVEALS DEEPENED FALSE WINDOWS ADDED TO REAR		description BLOCK B GROUND FLOOR PLANS		date JUN 07		rev. no. PL/544/05		rev. A	
client 26.10.07 WINDOW REVEALS DEEPENED FALSE WINDOWS ADDED TO REAR		description BLOCK B GROUND FLOOR PLANS		date JUN 07		rev. no. PL/544/05		rev. A	

Bellway

ELMS ROAD
BOTLEY
OXFORDSHIRE

site

PL/544/05

description
BLOCK B
GROUND FLOOR PLANS

date
JUN 07

scale
1:100

rev. no.
PL/544/05

rev.
A

client
26.10.07

description
WINDOW REVEALS DEEPENED
FALSE WINDOWS ADDED TO REAR

date
JUN 07

scale
1:100

rev. no.
PL/544/05

rev.
A

client
26.10.07

description
WINDOW REVEALS DEEPENED
FALSE WINDOWS ADDED TO REAR

date
JUN 07

scale
1:100

rev. no.
PL/544/05

rev.
A

client
26.10.07

description
WINDOW REVEALS DEEPENED
FALSE WINDOWS ADDED TO REAR

date
JUN 07

scale
1:100

rev. no.
PL/544/05

rev.
A

client
26.10.07

description
WINDOW REVEALS DEEPENED
FALSE WINDOWS ADDED TO REAR

date
JUN 07

scale
1:100

rev. no.
PL/544/05

rev.
A

client
26.10.07

description
WINDOW REVEALS DEEPENED
FALSE WINDOWS ADDED TO REAR

date
JUN 07

scale
1:100

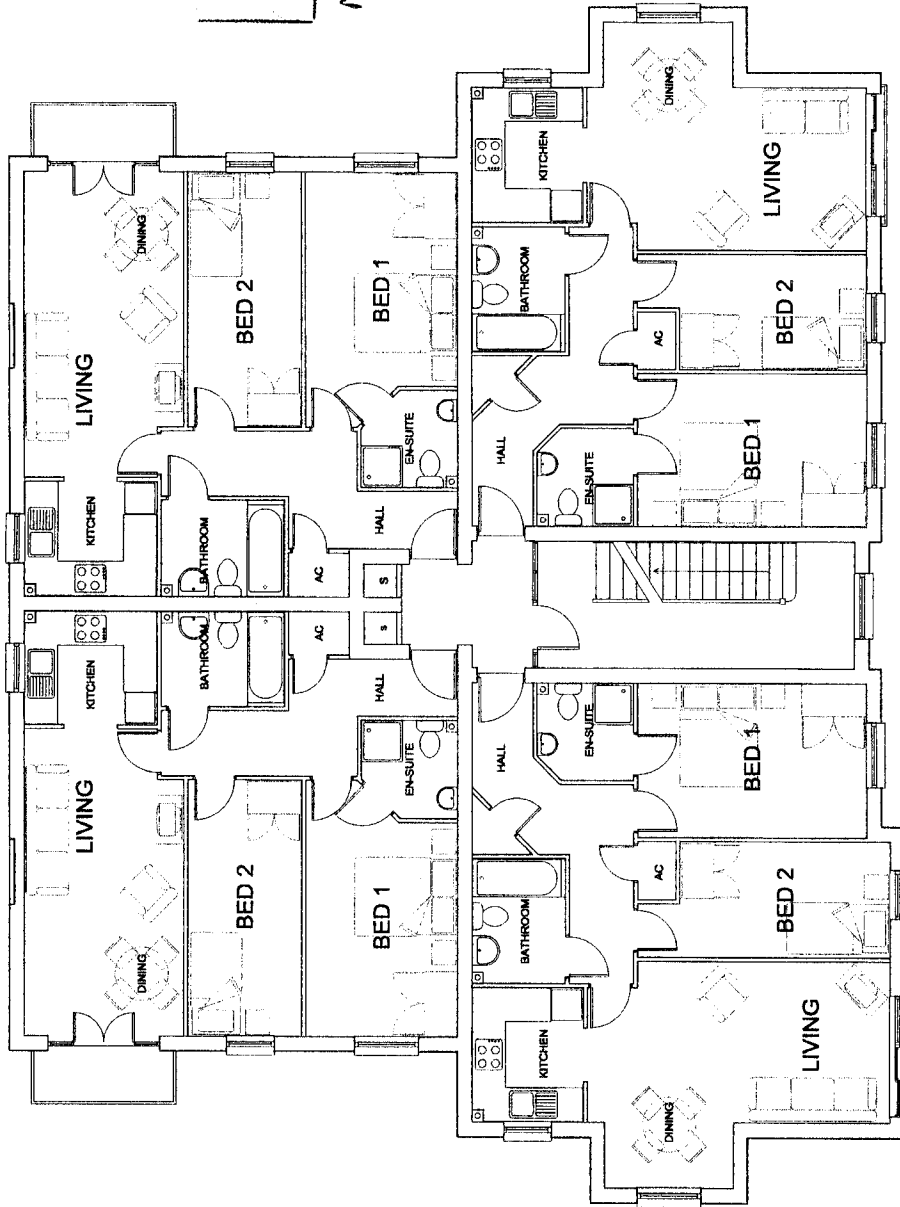
rev. no.
PL/544/05

rev.
A

**AMENDED
PLAN**

NH/2653/8-D
07/01475/R6

VALLEY VIEW HOUSE
DISTRICT COUNCIL
REC'D 01 NOV 2007
CORPORATE POSTAL
SERVICES 5



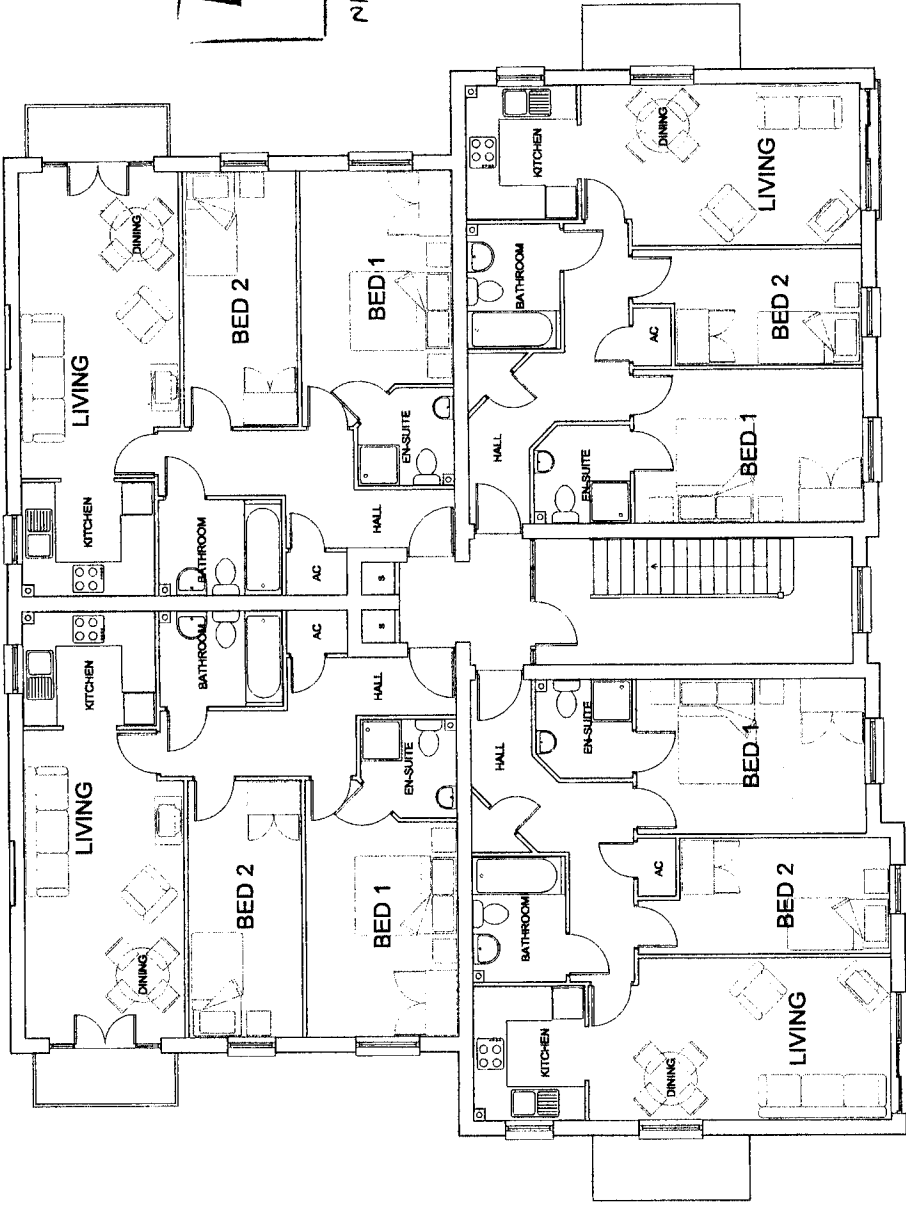
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client 26.10.07		scale 1:100	date JUN 07	rev. A
A WINDOW REVEALS DEEPENED FALSE WINDOWS ADDED TO REAR		description PL/544/06	date JUN 07	rev. A

ELMS ROAD
BOTLEY
OXFORDSHIRE

AMENDED PLAN

Nhi / 1653 / 8-D
 07/01/05/16m

VALLEY VIEW ESTATE
 DISTRICT COUNCIL
 REC'D 01 NOV 2007
 CORPORATE POSTAL
 SERVICES - 5

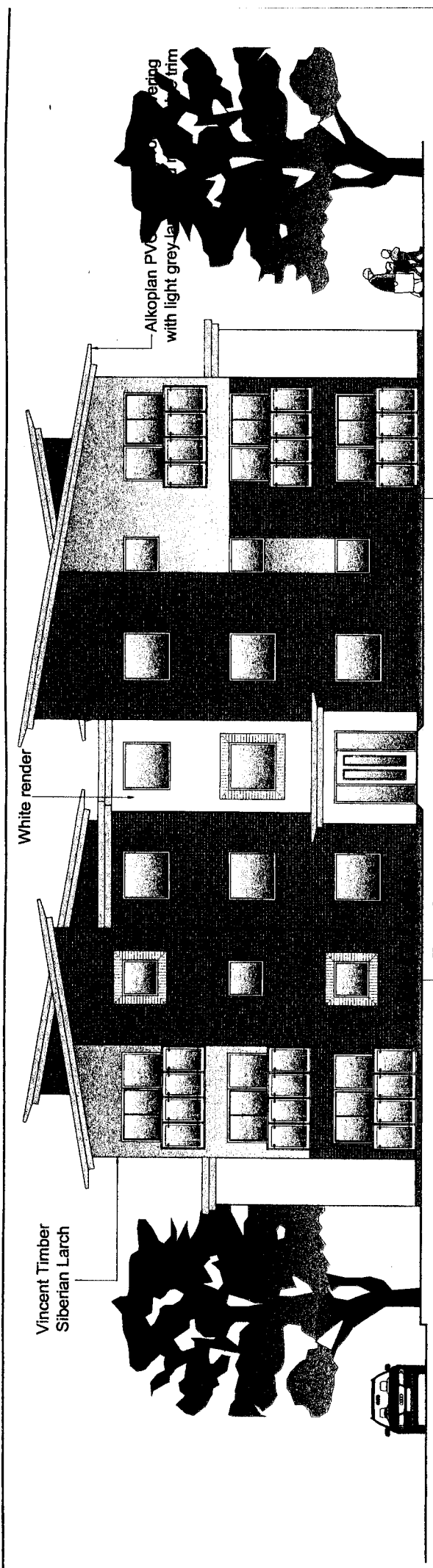


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client BELLWAY		scale 1:100		
rev.	description	date		
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ELMS ROAD
 BOTLEY
 OXFORDSHIRE

AS

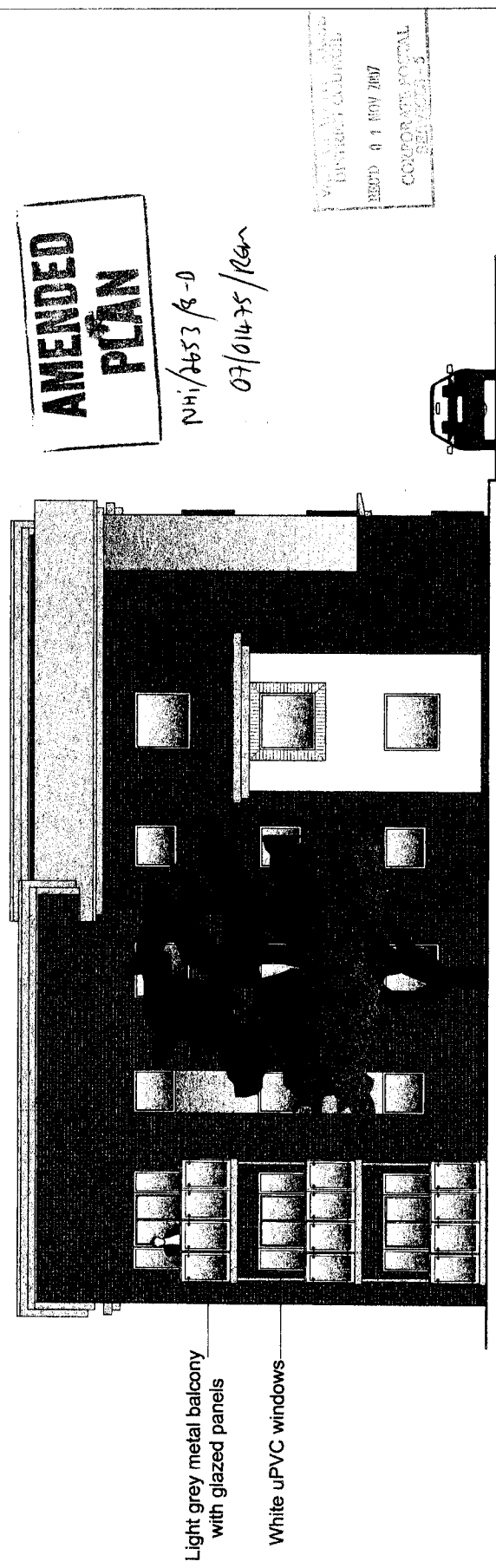
APPENDIX 1



Terca Finsbury Red facing brick

Terca Cambridge Cream facing brick frieze

FRONT ELEVATION



Light grey metal balcony with glazed panels

White uPVC windows

AMENDED PLAN

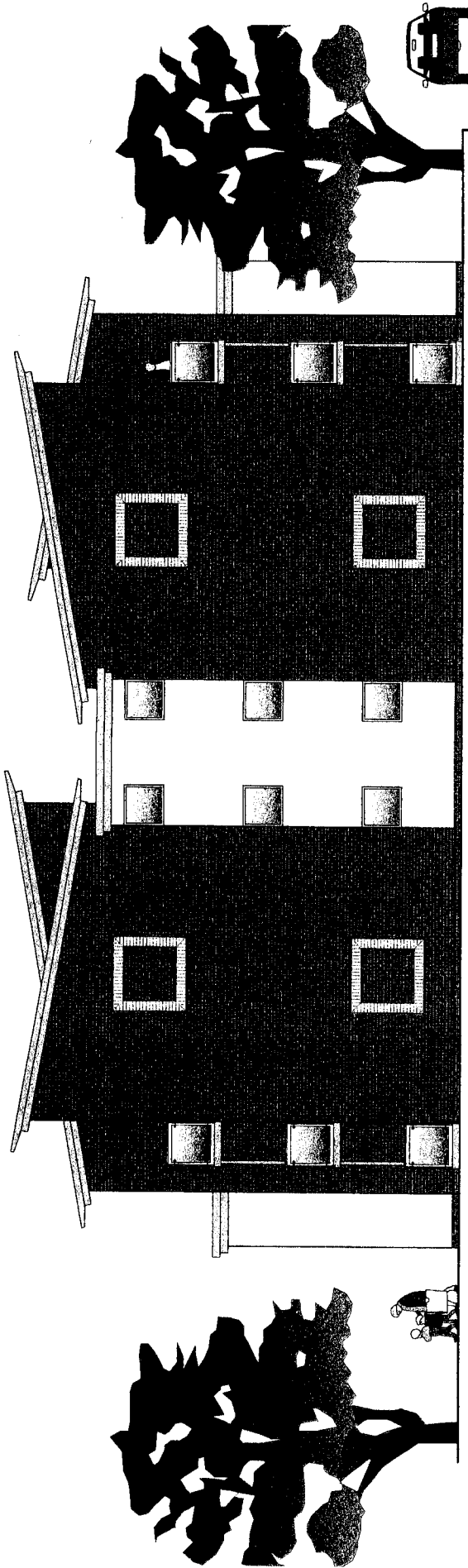
NH/2653 R-D
07/01475/Plan

VINCENT TIMBER
DESIGNED 11 NOV 2007
CORPORATE SOCIAL RESPONSIBILITY

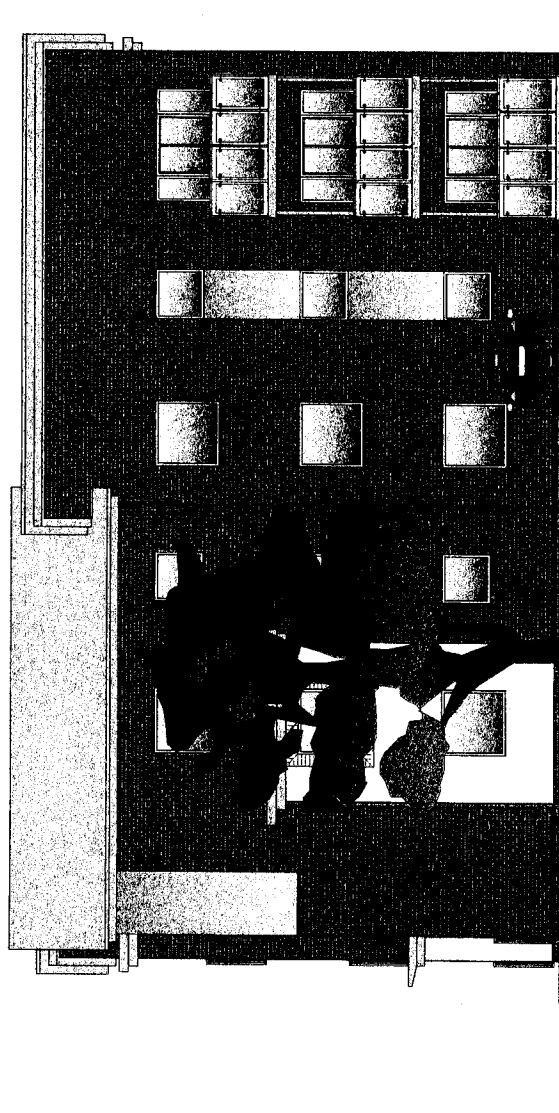
SIDE ELEVATION

description BLOCK B ELEVATIONS SHEET 1	client Bellway	description BLOCK B ELEVATIONS SHEET 1		client Bellway	
		scale 1:100	date JUN 07	rev. no. PL/544/08	rev. A
A ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED	26.10.07			ELMS ROAD BOTLEY OXFORDSHIRE	

APPENDIX 1



REAR ELEVATION



SIDE ELEVATION

**AMENDED
PLAN**

N.H. / 2653 / 8-0
07/10/1475 / RSM

VALLEY OF WINDERS
DISTRICT COUNCIL
REC'D 07 NOV 2007
CORPORATE POSTAL
SERVICES

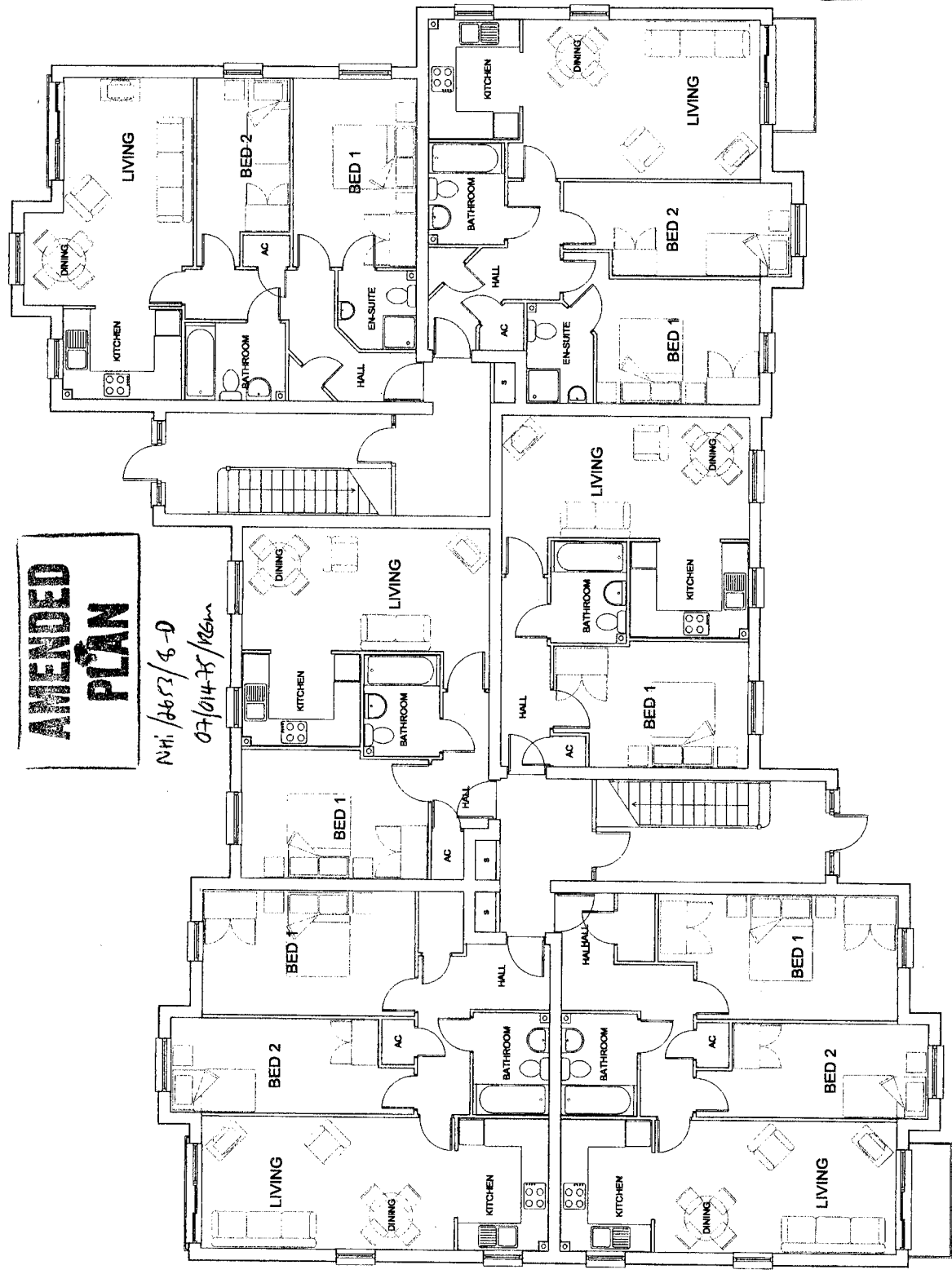
description BLOCK B ELEVATIONS SHEET 2		date JUN '07	
scale 1:100		date JUN '07	
description A ROOF PITCH INCREASED REPRESENTATIVE BRICK COURSE ADDED TO FALSE WINDOWS & FREIZE ADDED TO REAR ELEVATION		date 28.10.07	
description PL/544/09		date JUN '07	
description ELMS ROAD BOTLEY OXFORDSHIRE		date JUN '07	
description A3		date JUN '07	

APPENDIX 1



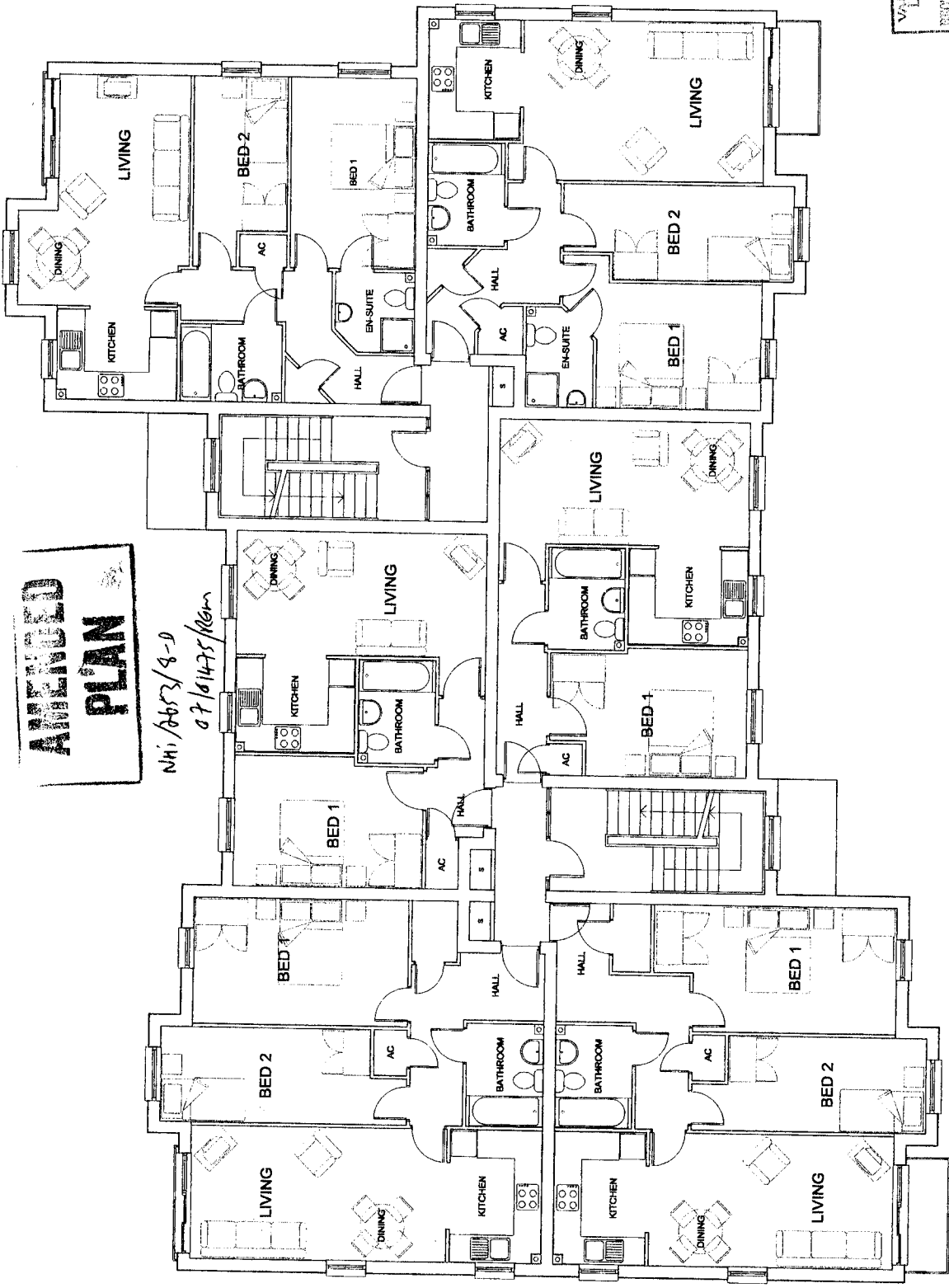
AMENDED PLAN

NH: 1663/8-D
07/04/05/REGM



VISION WHICH HOUSE
DISTRICT COUNCIL
RECD 01 NOV 2007
CORPORATE POSTAL
SERVICES 1.5

client		description		date		rev	
A		CENTRAL UNIT HANDED TOP RIGHT HAND BAY PROJECTION REDUCED		BLOCK C GROUND FLOOR PLAN		A	
26.10.07		1:100		JUN '07		PL/5441/10	
description		scale		date		rev	
central unit handed top right hand bay projection reduced		1:100		JUN '07		A	
client		description		date		rev	
VISION WHICH HOUSE DISTRICT COUNCIL RECD 01 NOV 2007 CORPORATE POSTAL SERVICES 1.5		BLOCK C GROUND FLOOR PLAN		JUN '07		A	
ELMS ROAD BOTLEY OXFORDSHIRE		CON CONSULTANTS		PL/5441/10		A	
A3		CON CONSULTANTS		PL/5441/10		A	



AMENDED PLAN

Nhi/8653/8-D
07/16/14/5/Rem

VILLAGE OF WEST OXFORD DISTRICT COUNCIL
RECORD 01 NOV 2007
CORPORATE ARCHIVE

description BLOCK C FIRST FLOOR PLANS		date JUN '07	
scale 1:100		rev PL/544/11 A	
client Bellway		date 26.10.07	
rev. description A CENTRAL UNIT HANDED LEFT HAND UNITS REVISED TOP RIGHT UNITS DEBERNED TOP RIGHT HAND SAT PRODUCTION REDUCED		date 	

ELMS ROAD
BOTLEY
OXFORDSHIRE
A3

APPENDIX 1

APPENDIX 1

VALLEY PARISH
DISTRICT COUNCIL
RECEIVED 6 1 NOV 2007
CORPORATE POSTAL
SERVICES 2

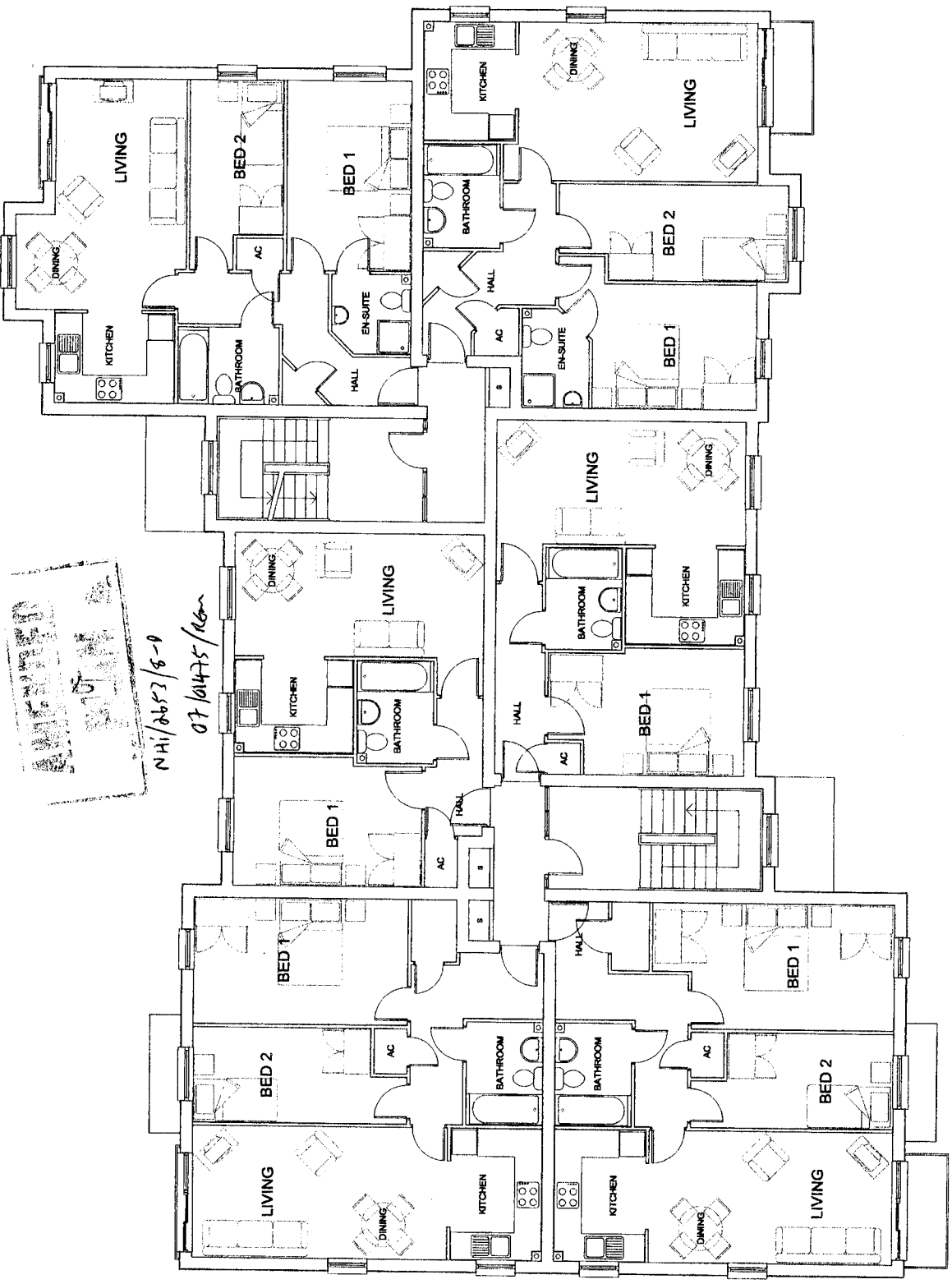
ELMS ROAD
BOTLEY
OXFORDSHIRE

PL/544/12
REV. NO. A

DESCRIPTION
BLOCK C
SECOND FLOOR PLAN
SCALE
1:100
DATE
JUN '07

Bellway

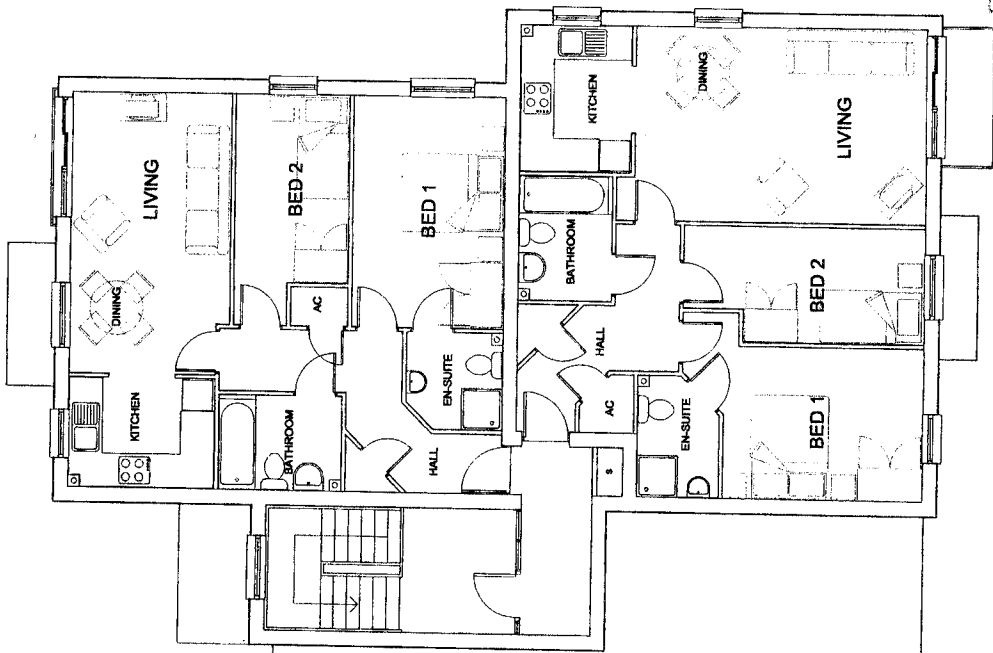
REV.	DESCRIPTION	DATE
A	CENTRAL UNIT HANDED LEFT HAND UNITS REVISED WINDOW REVEALS DEEPENED TOP RIGHT HAND BAY PROJECTION REDUCED	28.10.07



*NH/0653/8-9
07/04/05/Rev*

**AMENDED
PLAN**

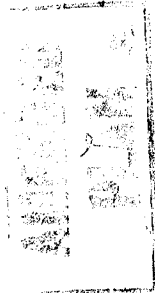
NH/2653/8-D
07/01/75 Man



VALUATION SERVICES
DISTRICT COUNCIL
REC'D 9 1 MAY 2007
CORPORATE POSTAL
SERVICES 2

description BLOCK C THIRD FLOOR PLAN		date JUN '07	
scale 1:100		rev. no. PL/544/13	
client Bellway		rev. no. A3	
description WINDOW REVEALS DEEPENED WRIGHT HAND SAT PROJECTION ROOF OUTLINE REDUCED		date 26.10.07	
rev.	description	date	rev.

APPENDIX 1



NH: 2653/6-D

GF/01475/Rev

Alkoplax PVC single ply roof covering with light grey laminated metal edge trim

Terca Cambridge Cream facing brick band courses

White render

White uPVC windows

Light grey metal balcony with glazed panels

Terca Finsbury Red facing brick

Terca Cambridge Cream facing brick frieze

FRONT ELEVATION

Vincent Timber Siberian Larch

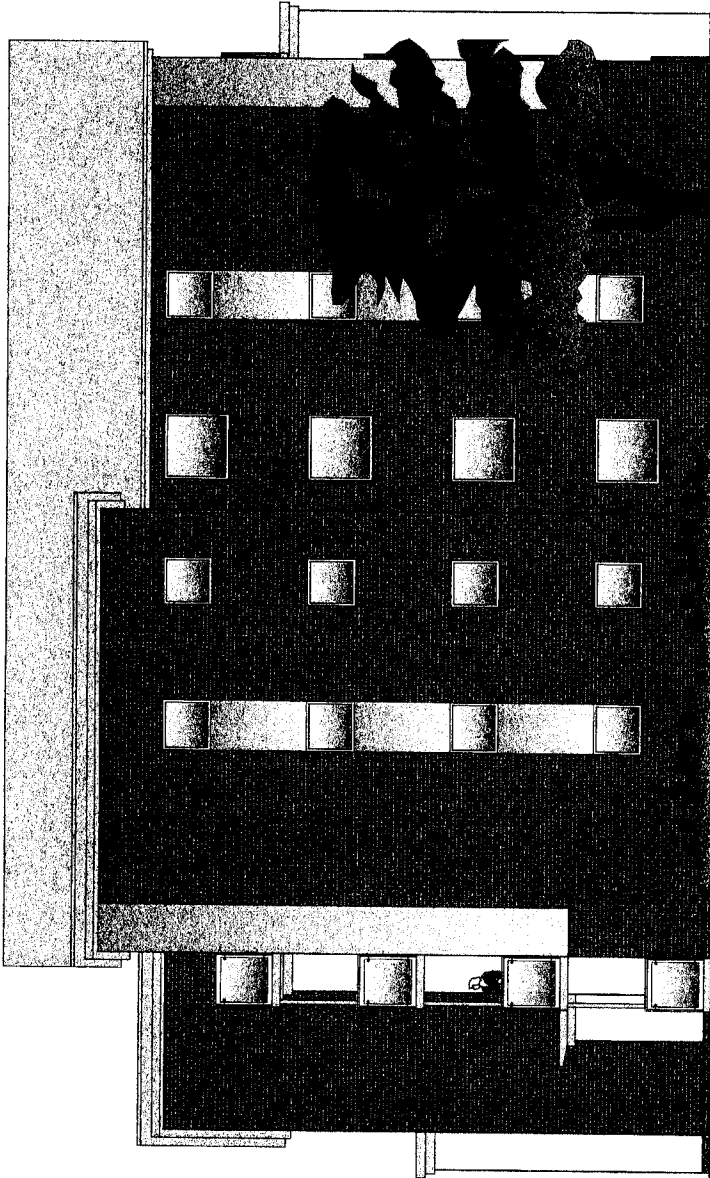
VALLEY VIEW HOUSES
DISTRICT COUNCIL
ISSUED 01 NOV 2007
CORPORATE POSTAL SERVICES 3

A	ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED	26.10.07		
	rev.	description	date	
client		Bellway		
description		BLOCK C ELEVATION 1	scale	1:100
date		JUN '07	case	
eng. no.		PL/544/14	rev	A
CONSULTANTS		SHE		
client		ELMS ROAD BOTLEY OXFORDSHIRE AB		

APPENDIX 1

**AMENDED
PLAN**

NH/AS 3/8-D
07/01475/Rev



SIDE ELEVATION

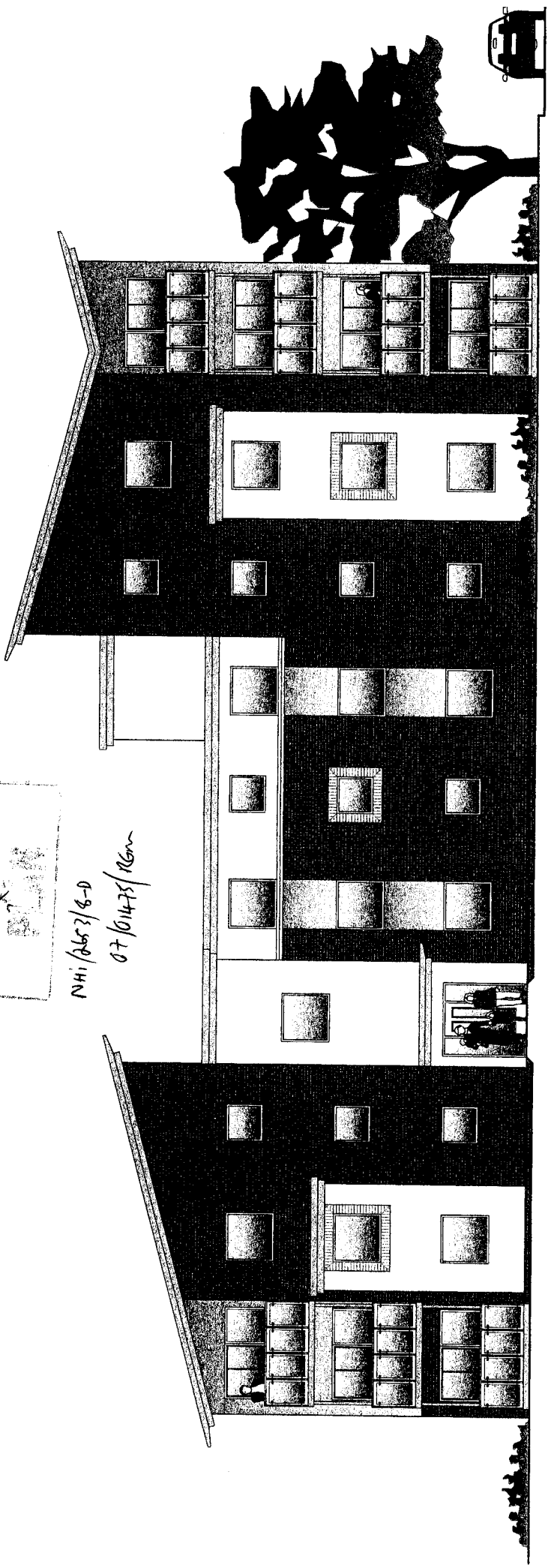
PLANNING DEPARTMENT
DISTRICT OFFICES
HELD 01 NOV 2007
CORPORATE POSTAL
SERVICES 5

client 28.10.07 ROOF PITCH INCREASED REPRESENTATIVE BRICK CORNER FINISH WINDOW LOCATIONS CORRECTED BAY PROJECTION REDUCED	description BLOCK C ELEVATION 2	scale 1:100	date JUN '07	description PL/544/15	rev A	client ELMS ROAD BOTLEY OXFORDSHIRE	A3

APPENDIX 1

APPROVED
K

NH1/2653/8-D
07/01475/Rem



REAR ELEVATION

VALLEY WHITE HORSE
DISTRICT COUNCIL
NOV 01 NOV 2007
CORPORATE POSTAL
SERVICES 25

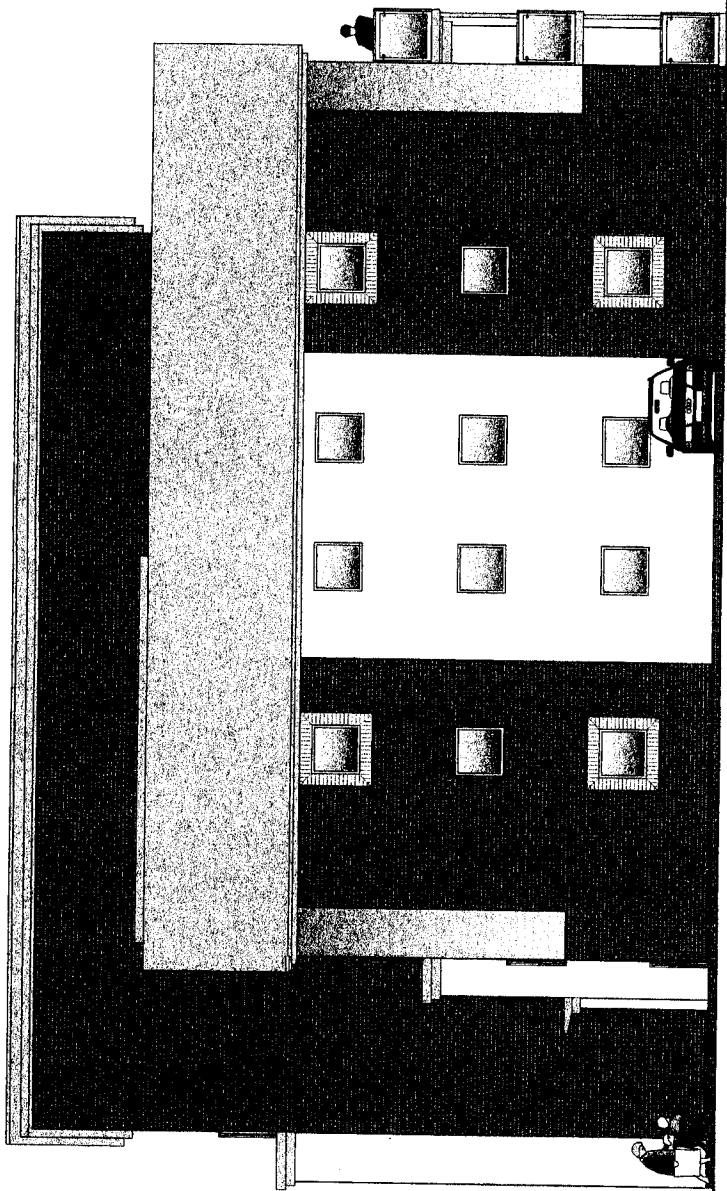
A	ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED	26-10-07	client	Bellway	description BLOCK C ELEVATION 3	scale 1:100	date JUN '07	dep. no. PL/544/16	rev. A

ELMS ROAD
BOTLEY
OXFORDSHIRE

APPENDIX 1

**AMENDED
PLAN**

NH1/2653/5-D
OF 01/4/75/Plan

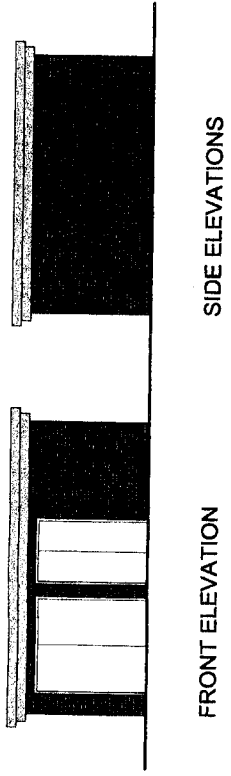


SIDE ELEVATION

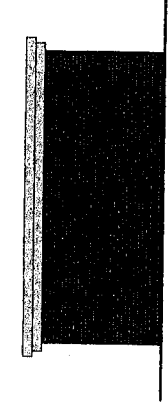
VILLAGE OF BOTLEY
DISTRICT COUNCIL
RECD 01 NOV 2007
CORPORATE SOCIAL
SERVICES 1.5

client 28.10.07		description BLOCK C ELEVATION 4		date JUN '07	
A ROOF PITCH INCREASED REPRESENTATIVE BRICK COLOUR ADJUSTED GUTTER PROJECTION REDUCED		scale 1:100		rev A	
rev.		description		date	
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		BELLWAY BUILDERS		ELMS ROAD BOTLEY OXFORDSHIRE	
		A3		A3	

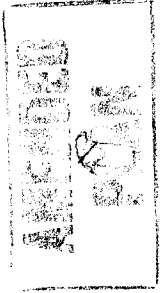
APPENDIX 1



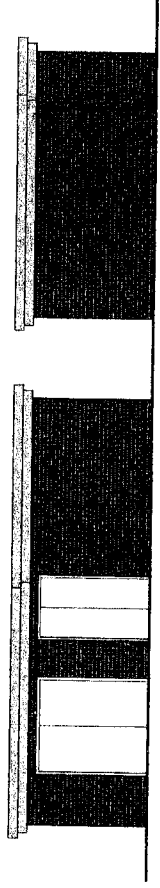
FRONT ELEVATION
SIDE ELEVATIONS



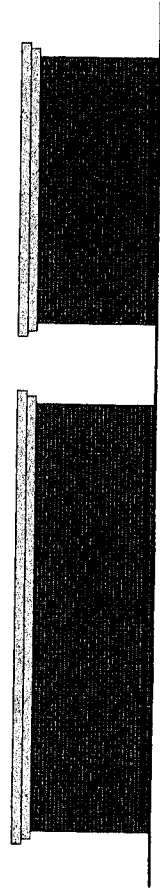
REAR ELEVATION



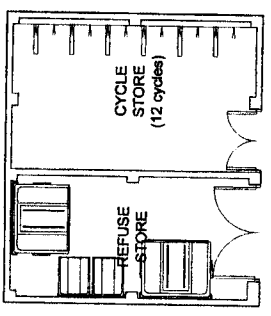
NH/2053/8-D
07/01/14-15/ROM



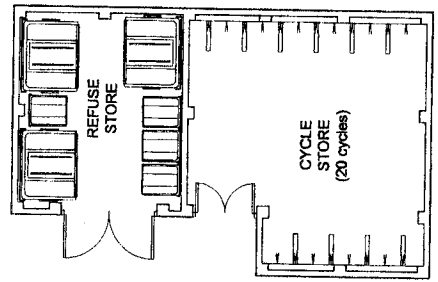
FRONT ELEVATION
SIDE ELEVATION



REAR ELEVATION
SIDE ELEVATION



REFUSE/CYCLE
STORE PLAN



REFUSE/CYCLE
STORE PLAN

WILLIAM HUGHES
DISTRICT COUNCIL
REC'D 01 NOV 2007
CORPORATE CAPITAL
SERVICES - 3

A	client	26.10.07	description		REFUSE/CYCLE STORES PLANS & ELEVATION	date	JUN '07	scale	1:100	org. no.	PL/544/18	rev	A
	description	REPRESENTATIVE BRICK COLOUR ADJUSTED	26.10.07	client	BELLWAY CONSULTANTS	date	JUN '07	scale	1:100	org. no.	PL/544/18	rev	A
<p style="text-align: center;">Bellway</p>													
<p style="text-align: right;">ELMS ROAD BOTLEY OXFORDSHIRE</p>													

APPENDIX 2

Approval of Reserved Matters for residential development comprising of 38 x No.1 and 2 bed apartments with associated parking and landscaping: Elms Road Nursery School, Elms Road, Botley.

Councillor P. Stevens summarised details of the application and highlighted that original application was for 30 flats and had now been increased by 18.75% to 38 flats. Parking spaces were only 38 + 2 visitor spaces, even though the majority of flats were 2 bedroom. There was a major concern that insufficient on-site parking would result in overspill onto the already problematic Elms Road.

Block B would be extremely close to the boundary of the south side of the nursery school and due to its bulk and height was considered to be intrusive and would result in a restriction of light to the nursery.

The Chairman of the school governors and the Headteacher, Mrs. A. Brockliss addressed the meeting and explained their concerns. Block B was 3 storey and within 1 metre of the boundary facing the southern side of the nursery school, causing potential child protection issues as residents could look directly into classrooms, especially as children often changed in them for P.E. The proposed car parking facility was close to the boundary of the nursery school causing sudden noises and fumes which would pollute the play area used by children between under 1 and 5 years.

It was already well documented about the parking problems in Elms Road, especially around school start and finish and the subsequent problems that patients and emergency vehicles encountered in trying to get to the Doctors Surgery. It was therefore a major concern that the situation would get considerably worse as a result on an increase in long-term overflow parking from residents of the development due to the limited amount of on-site parking available.

Mrs. Brockliss confirmed that that the school had not received any details of the plans and was only aware of the detailed proposals after being consulted by the Parish Council and that the plans were out of date as they showed HORSIA building, which had been demolished some considerable time ago. Councillor Mrs. J. Godden advised Mrs. Brockliss to write to the V.W.H.D.C. and ask for the plans to be forwarded to the school and an extension in time to allow proper consultation with the school governors. Mrs. Brockliss believed that that the following minimum conditions should be imposed on the developer to reduce nuisance that will be caused by the development:

- i). Restrictions should be placed on the time that deliveries are allowed to be made to the site. No deliveries, or delivery vehicles should be allowed in Elms Road between 8.30am to 9.00am and 3.00pm to 3.30pm, which were the times that children were delivered or collected from school.
- ii). If Block B cannot be repositioned, the trees or high shrubs should be planted along the boundary with the school to stop residents overlooking the children's play areas.

Councillors were especially concerned about the location and implications resulting from Block B being so close to the nursery schools boundary and UNANIMOUSLY AGREED TO OBJECT to this application for the following reasons: -

- a). ***The close proximity and height of block B to the nursery school boundary and the resulting implications for child protection issues and the restriction of light, over dominance and over shadowing for both the nursery and primary schools***
- b). ***The position of the proposed car parking facility was close to the boundary of the nursery school and fumes etc. would pollute the play area, which was used by children aged between under 1 and 5 years.***

Councillors asked that the Development Control Committee considered placing a restriction on the time that deliveries are allowed to be made to the site, with a view to ensuring that no deliveries, or delivery vehicles were allowed in Elms Road between 8.30am to 9.00am and 3.00pm to 3.30pm, which were the times that children were delivered to or collected from school.

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8th November 2007

Stuart Walker
Vale of White Horse District Council
PO Box 127
The Abbey House
Abingdon
OX14 3JN

APPENDIX 3

Dear Stuart

Former Elms Road Nursery School, Elms Road Botely (Application Ref NH1/2653/8/D)

Thank you for the amended plans received with Mr Hood's letter of the 2nd of November. These are submitted following comments made by the Architects Panel at its October meeting, and in my letter of a few days later.

The various refinements in my judgement are all moves in the right direction, and I consider that so far as design issues are concerned planning permission could now be granted.

Before doing so, however, you will wish the applicants to clarify whether block C has balconies on its north elevation and on its south elevation, as shown on drawings 14 and 16, or on one elevation only as indicated on the floor plans.

The applicant indicates an intention to include quite deep window reveals, and you may think it necessary to require by condition that further details be approved by the Council before construction starts.

We will post your papers back to you shortly.

Yours sincerely

McCOY ASSOCIATES
cc Alison Blyth

This letter refers to A3 drawings date stamped by the Council 1st November, and to Belways letter dated the 30th of October.

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRIAI

Christopher R Baker Company Secretary

McCoy Associates Limited incorporating Simon Eve Associates
company registered in England no 4457420
VAT No. 363 3525 59

ARIB ✓

McCoy Associates Chartered Town Planners

12.10.07

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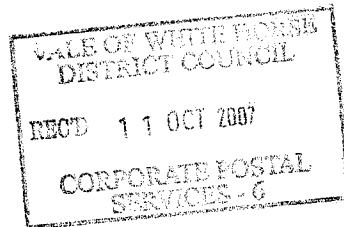
5 October 2007
your ref NHI/2653/8-D

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

APPENDIX 3

email and post



Dear Sir

Elms Road Nursery School, Botley

Approval of Reserved Matters for residential development comprising 38 one- and two-bed apartments with associated parking and landscaping

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 application is very similar to the drawings on which I commented at pre-application stage by email on 10 July. As then I believe the three blocks are proposed to be arranged in an acceptable way, if the dominant impact of block B on land to the north is accepted.

The materials now being proposed include a much stronger colour of brick than previously, and it has such a strong character that I wonder whether it is sensible to use it on all three blocks.

The most significant change since my email is the introduction of a four storey element on block C. This element would be a terminal feature of sorts in views from Westminster Way and I see no objection in principle to the additional height. Indeed it contributes to a much more interesting articulation for the block as a whole. I note that there is still little difference between the south plane of this element of the building and the central element, where a greater difference would also increase the articulation of the bulk.

As before I find the very shallow pitch of most of the roof planes detracts from the visual interest of the scheme. The slight "butterfly" effect on the roof of the four-storey element is visually weak and could in my judgement be more striking with beneficial visual effect.

The Panel discussed at some length fenestration characteristics of the buildings. It seemed to me that forming a reliable judgement on the matter was difficult in the absence of clear information as to whether there are to be deep or shallow reveals. The apartment plans imply that they will be very shallow – which I believe would detract from the potential visual qualities of the blocks. If one looks at photograph 11 in the site context section of the design and access statement one sees how much is lost visually by setting windows close to the surface of the wall. If brick architraves

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are to be a feature of the elevations it may be that including them in a less random way could be detailed to provide some deeper reveals.

So, in short, I judge that this contemporary design merits encouragement but could be made even better if the applicants make a constructive response to points identified by the Panel.

Turning to points of detail you may wish to note that the west elevation of block A omits certain kitchen windows shown on plan, and the east side elevation of block C is inconsistent with the positioning of the windows as shown on plan.

Finally, I find it surprising that there appears to be no convenient pedestrian or cycle access towards the town centre from the southeast corner of the site. Since there is a cycle store there it seems odd to divert cycle trips round the northwest corner of the site.

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

Yours faithfully

APPENDIX 3

This letter refers to bound set of drawings ref PL/544 date-stamped 18 Sept 07, planting plan QD567_01A, design and access statement, and noise assessment report