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REVISIONS

Rev. No	Date	Revision:

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Job:
 St Mary's School
 Wantage

Drawing Title:
 Location Plan

Scale:
 1:2500@A3

Date:
 Aug. 2007

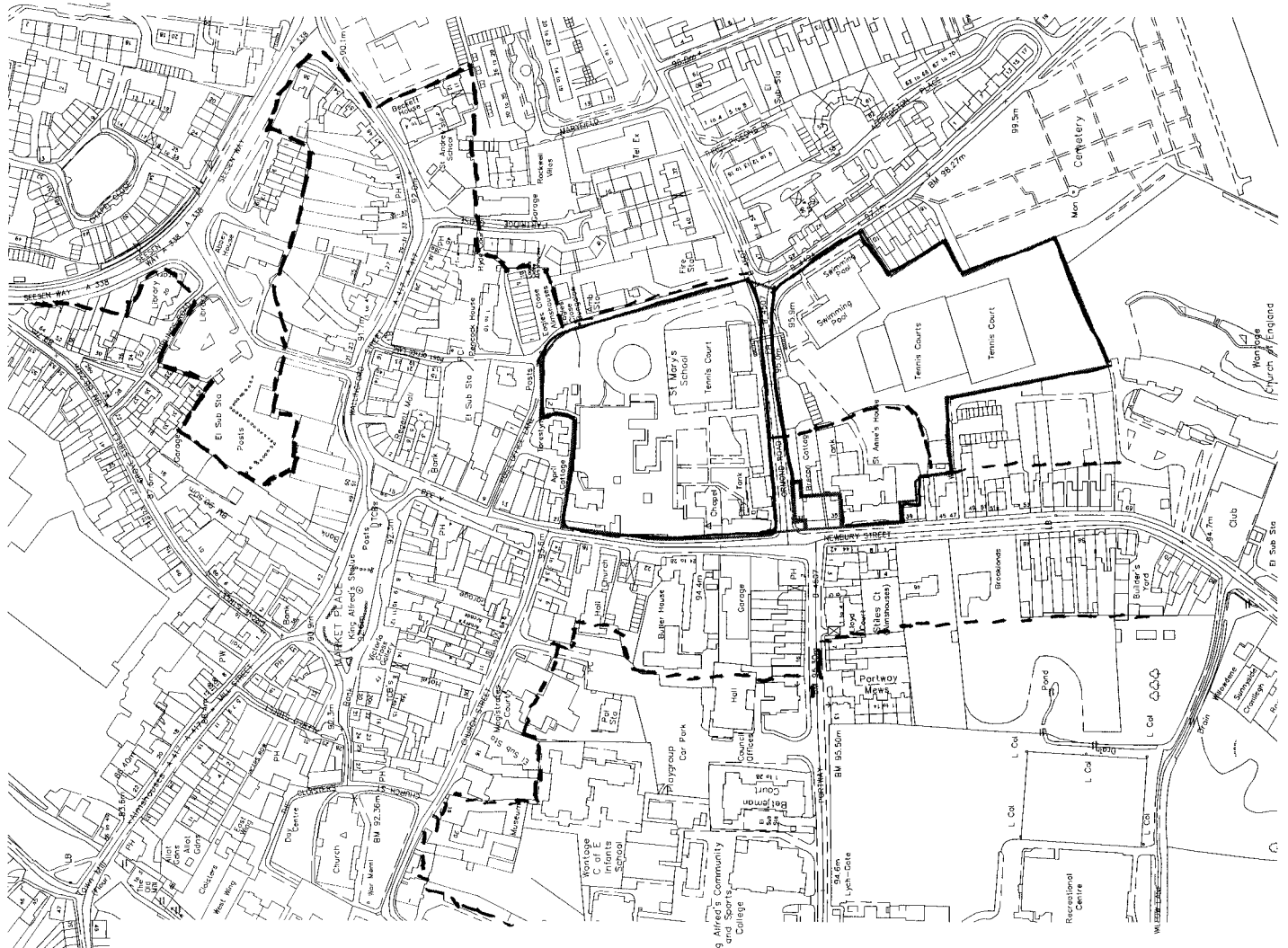
Drawing No:
 2060.100

Drawn By

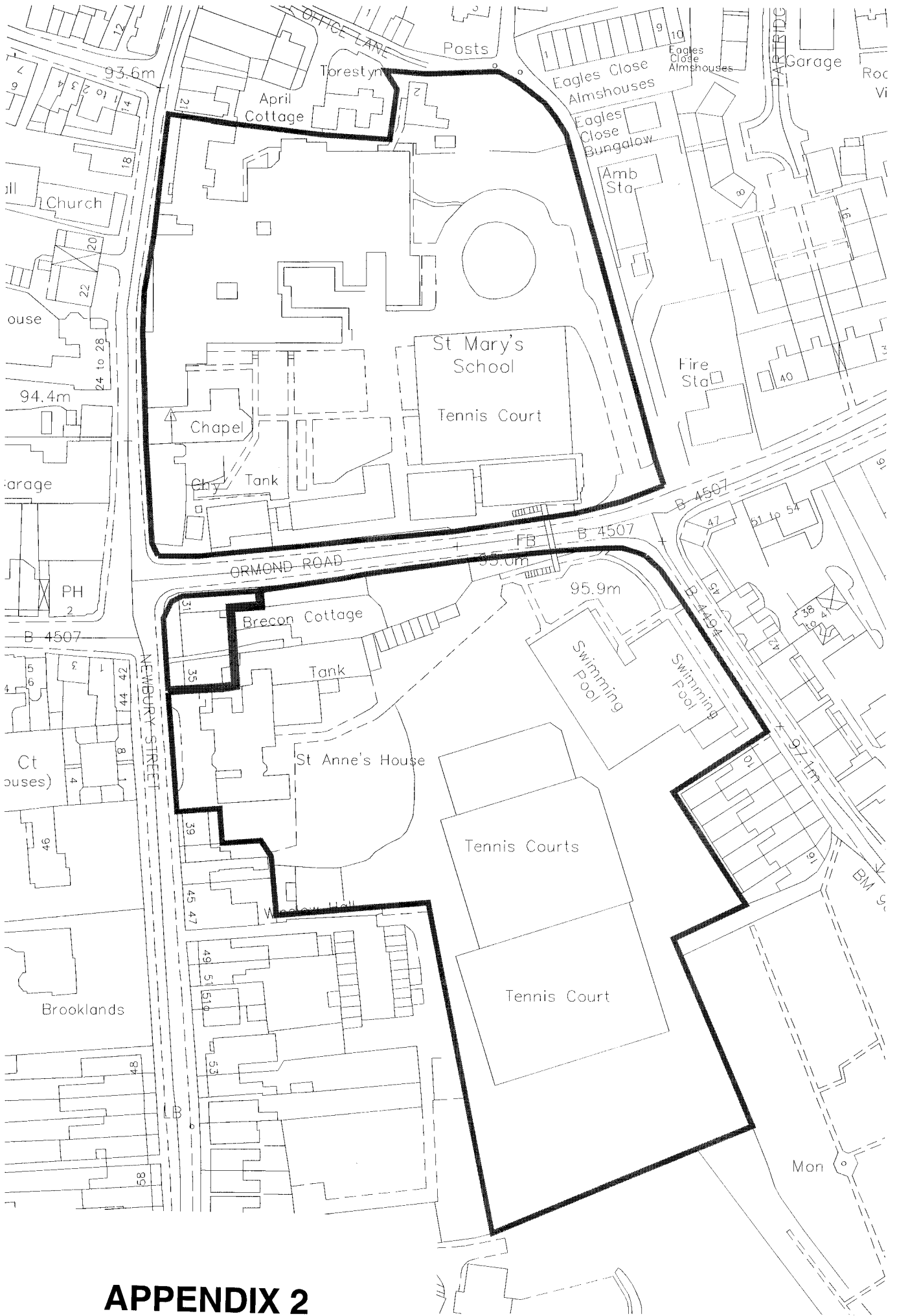
Revision:

The Workload, 18 Church Street, Wantage,
 Oxon OX12 2BL
 Telephone: 01235 765573
 Fax: 01235 765572
 The Meridian House, Highmore Park, Cotnam,
 Oxon OX12 2JL
 Telephone: 01249 470277
 Fax: 01249 703407
 info@berkwood.co.uk www.berkwood.co.uk

----- Conservation Area Boundary

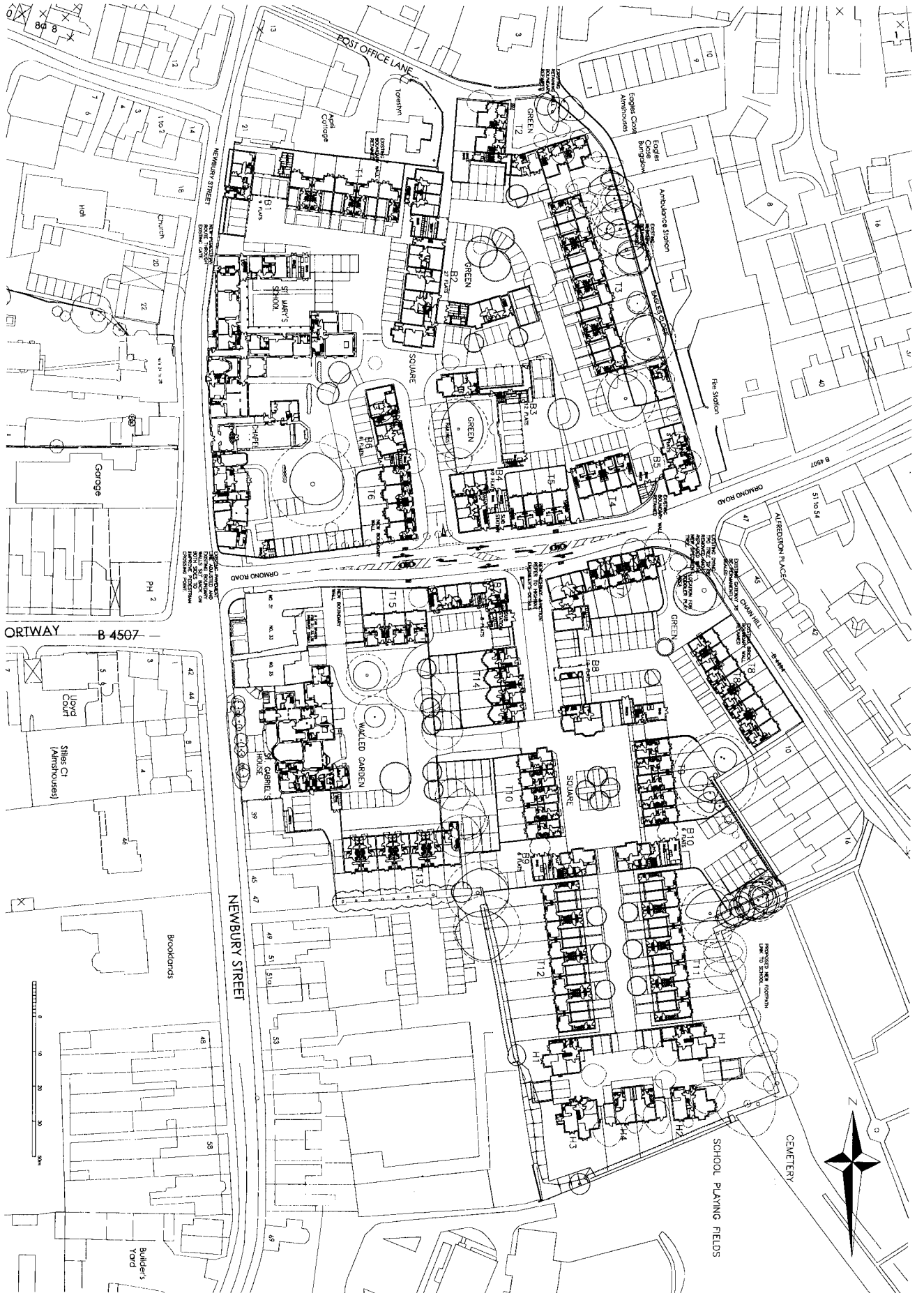


APPENDIX 1



APPENDIX 2

APPENDIX 2



WAN2188/14
07/01/2007/FUL

NOTES:
1. APPROVED AND FOR THE CLIENT BY: [Signature]
2. APPROVED AND FOR THE CLIENT BY: [Signature]
3. APPROVED AND FOR THE CLIENT BY: [Signature]
4. APPROVED AND FOR THE CLIENT BY: [Signature]
5. APPROVED AND FOR THE CLIENT BY: [Signature]

REVISIONS

REV. NO.	DATE	DESCRIPTION
A	07/01/07	Issue for approval
B	07/01/07	Issue for approval
C	07/01/07	Issue for approval

- KEY
- EXISTING WALLS TO BE RETAINED
 - EXISTING WALLS TO BE DEMOLISHED
 - PROPOSED NEW WALLS TO BE BUILT
 - PROPOSED NEW WALLS TO BE DEMOLISHED
 - EXISTING LANDSCAPE TO BE RETAINED
 - EXISTING LANDSCAPE TO BE DEMOLISHED

Client:
Berkeley Homes
Oxford and Chiltern
Ltd

Job:
St Mary's School
Wantage

Drawing Title:
Site Layout

DATE: 11/08/07
DRAWN BY: [Signature]
CHECKED BY: [Signature]

Scale:
1:500 @ A1

Date:
August 07

Drawn By:
SJC

Builder's Yard:
2060_101

Revision:
C

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APPENDIX 2



Scale
 1:500
 1:1000
 1:2000

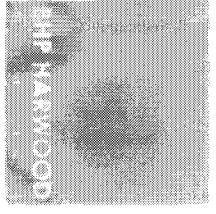
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 Oxford and Chilton
 Ltd

Site
 St Mary's School
 Watlington

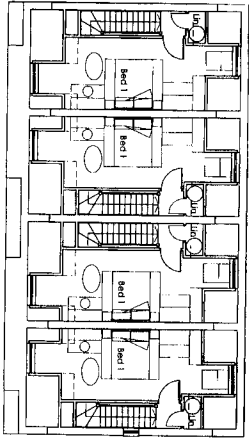
Created by
 Key Site Plan
 Wav/psa/14
 07/05/14

Date
 SEP 2007
 Checked By
 2050 154

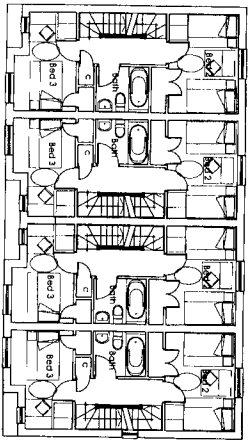
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 KEY SITE PLAN
 ST MARY'S HOSPITAL
 WATLINGTON



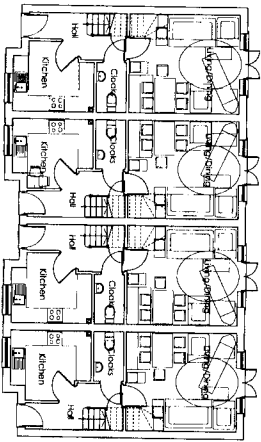
APPENDIX 2



SECOND

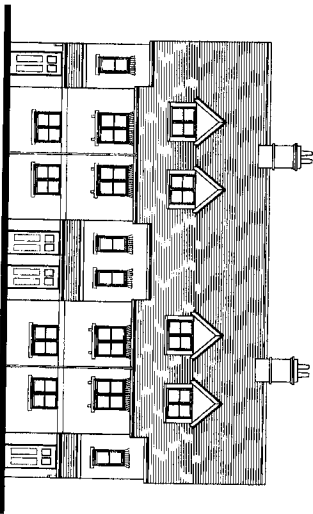


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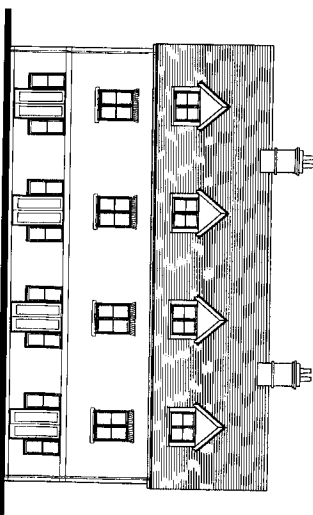


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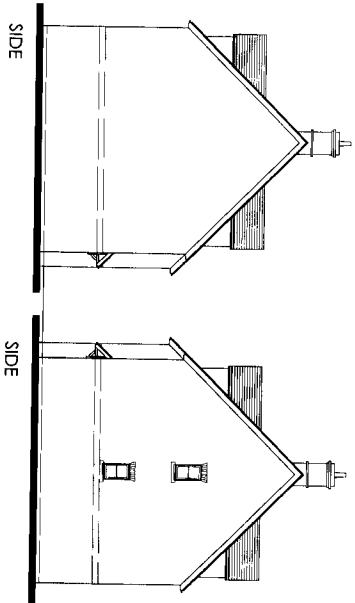
3 Bedroom detached units



14 AND 15 FRONT ELEVATION

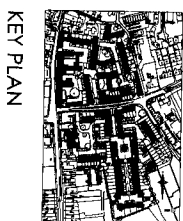


14 AND 15 REAR ELEVATION



SIDE

SIDE



KEY PLAN

Client:
Berkeley Homes
Oxford and Chiltern
Ltd
Job:
St Mary's School
Montage

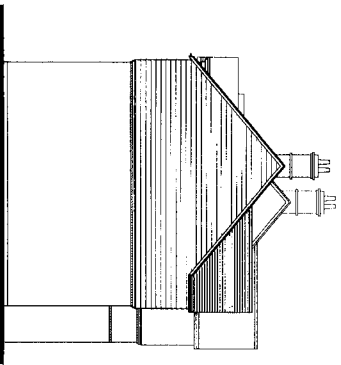
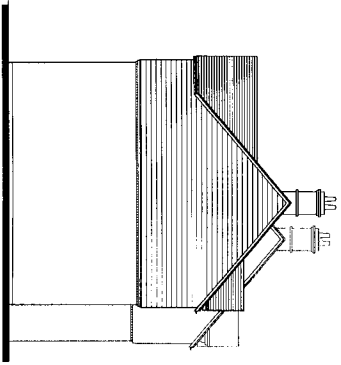
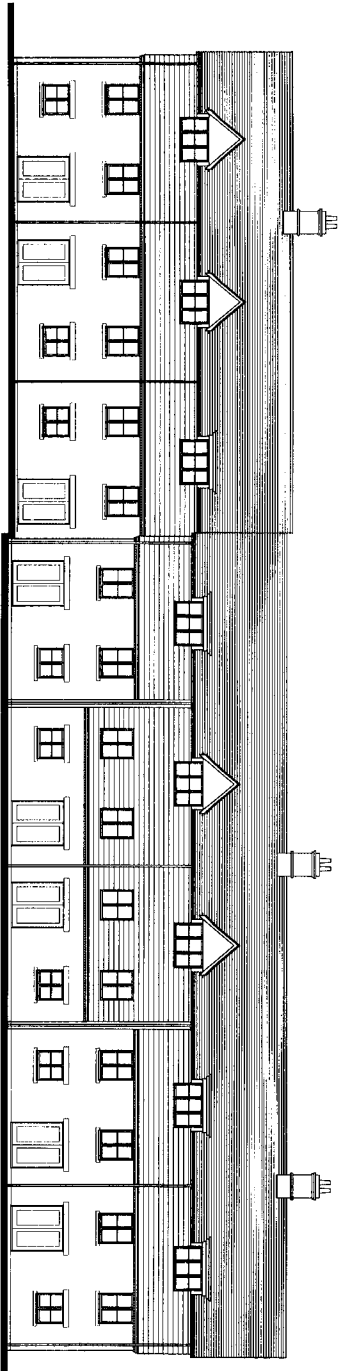
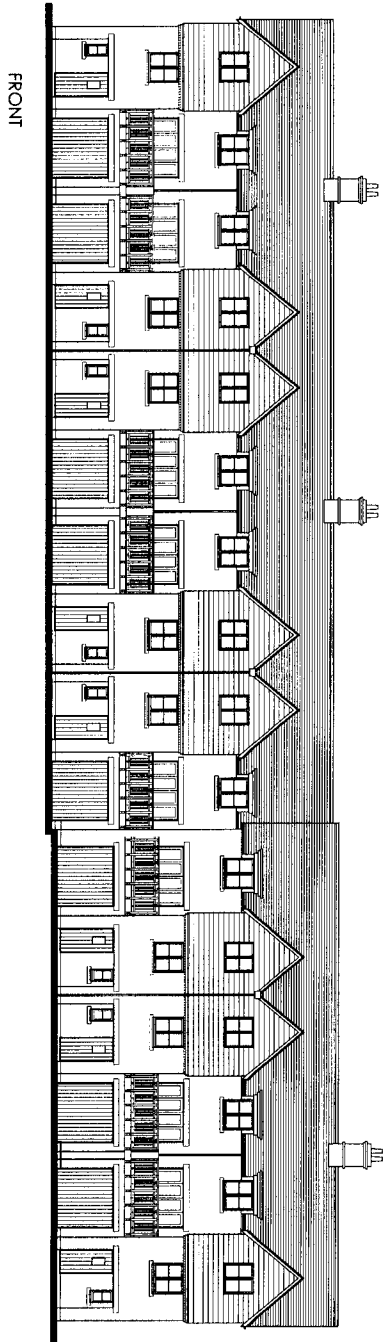
Drawing Title:
Terraces 14 and 15
Plans of the Elevations
Scale:
1:100 @ A1
Date:
August 2007
Drawing No:
2060.131
Revision:
A

WAN/2186/14
07/01539/FUL

NOTES:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the face of the work unless otherwise stated.
4. All dimensions are to the face of the work unless otherwise stated.
5. All dimensions are to the face of the work unless otherwise stated.
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8. All dimensions are to the face of the work unless otherwise stated.
9. All dimensions are to the face of the work unless otherwise stated.
10. All dimensions are to the face of the work unless otherwise stated.



APPENDIX 2



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REVISIONS

REV. NO.	DATE	REVISION
A	16/07/07	Issued for Planning



KEY PLAN

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Job:
 St Mary's School
 Watlington

Drawing Title:
 Terrace 13
 Elevations

Scale:
 1:100 @ A1

Date:
 August 2007

Drawn By:
 BK/MF

Drawing No:
 2060.130

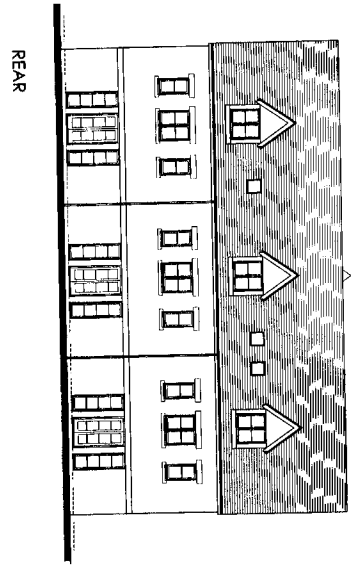
Revision:
 A

MAN/188/14
 07/01/08/FUL

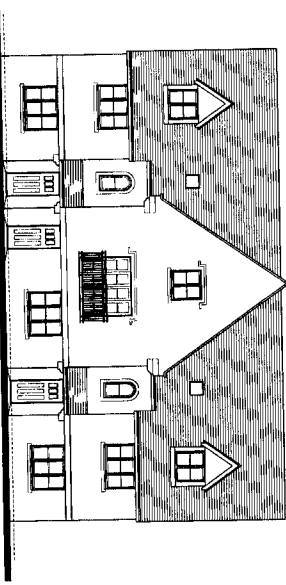
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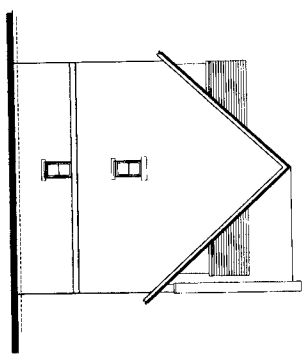
APPENDIX 2



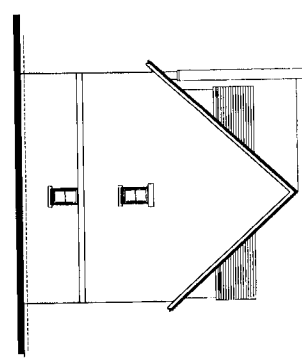
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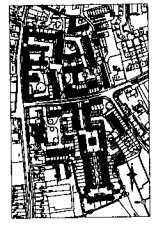
FRONT



SIDE



SIDE



KEY PLAN

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 3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

REVISIONS

REV. NO.	DATE	REVISION
A	18.07	Issue for construction

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

JOB:
 St Mary's School
 Wantage
 COMPARTMENT WORK
 DRAWING NO. 115

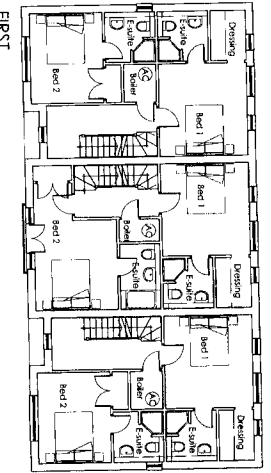
Drawing Title:
 Terrace 115
 Plans and Elevations

Scale:
 1:100 @ A1

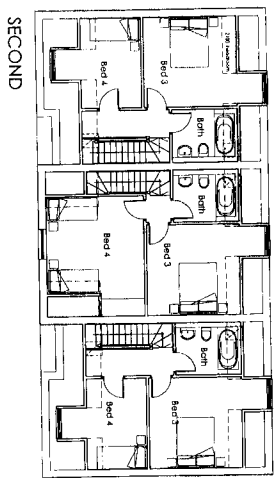
Drawn By:
 AUGUST 2007 SJC

Drawing No:
 2060.137 A

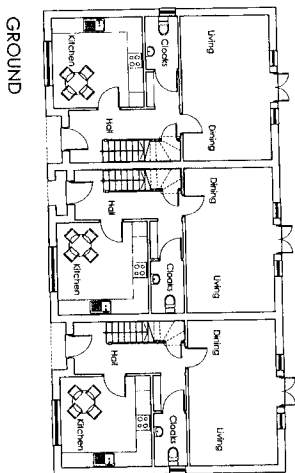
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 0701539/FUL



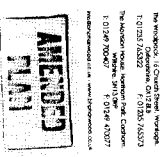
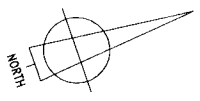
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SECOND

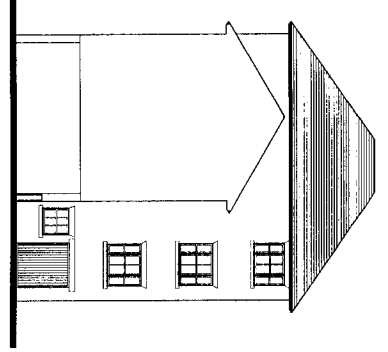


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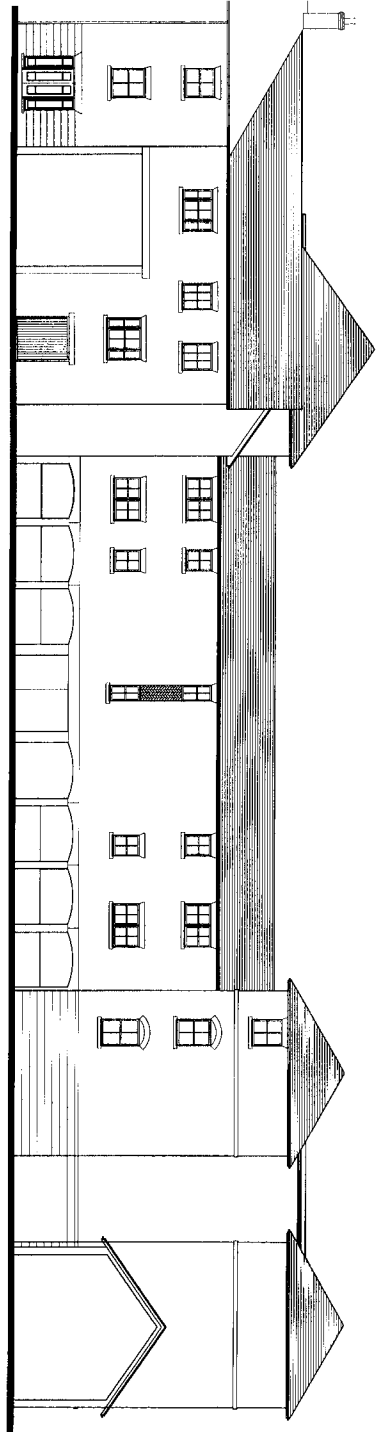


THE ARCHITECT: JOHN WOODHEAD ARCHITECTS
 110 DICKSON ROAD, WOXBOROUGH, WILTSHIRE, WILTS, BA10 2JG
 TEL: 01252 353252 FAX: 01252 353210
 THE ARCHITECT'S HOME: 110 DICKSON ROAD, WOXBOROUGH, WILTSHIRE, WILTS, BA10 2JG
 TEL: 01252 353252 FAX: 01252 353210
 www.johnwoodhead.co.uk

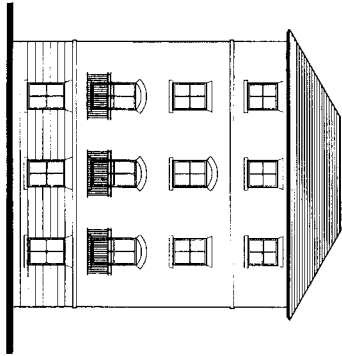
APPENDIX 2



B8 SOUTH ELEVATION TO CAR PARK



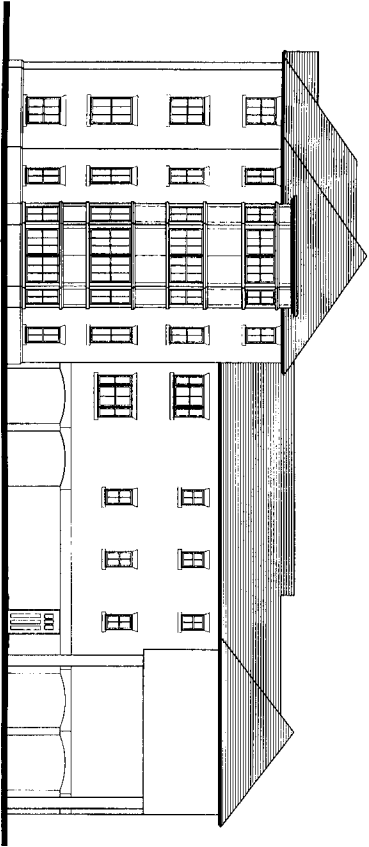
B8 EAST ELEVATION



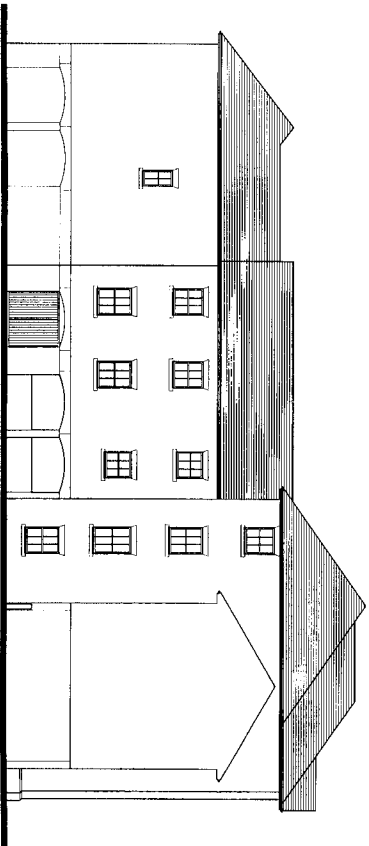
B8 NORTH ELEVATION TO ORMOND ROAD



B8 WEST ELEVATION



B8 SOUTH ELEVATION



B8 NORTH ELEVATION

WAZ/21/88/14
07/01/15/39/FUL



KEY PLAN

NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
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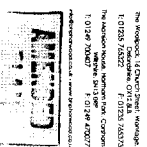
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REVISIONS

Rev. No.	Date	Description
A	07/01/15	Issue for Planning

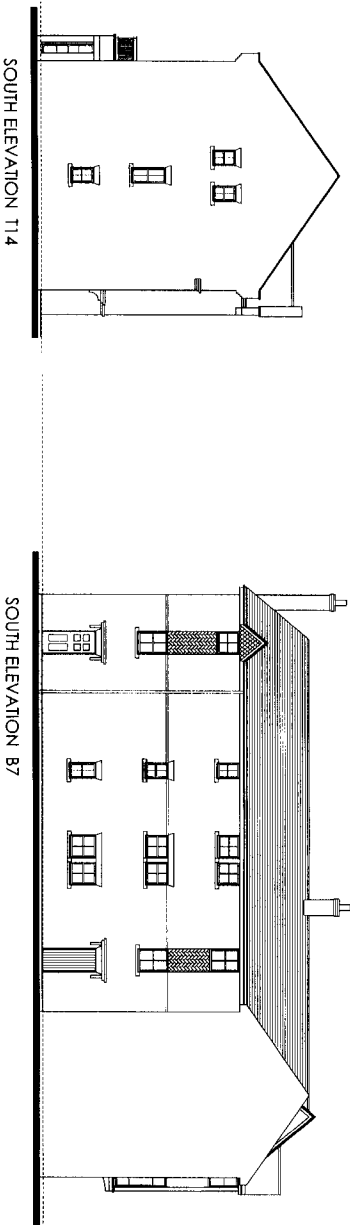
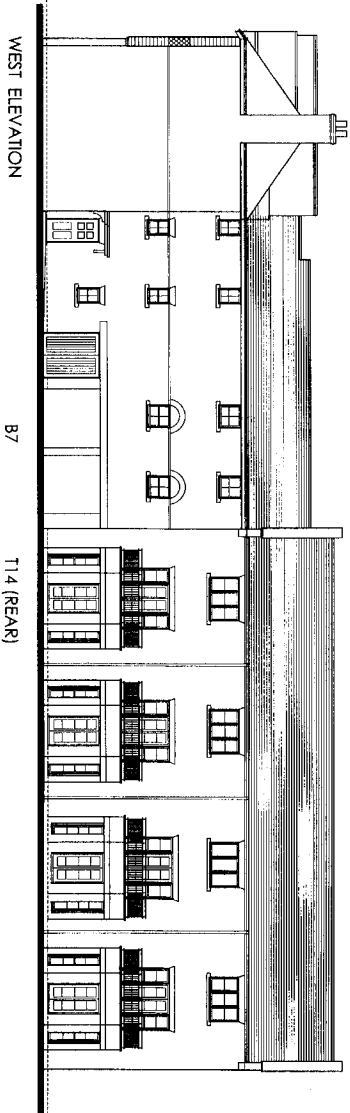
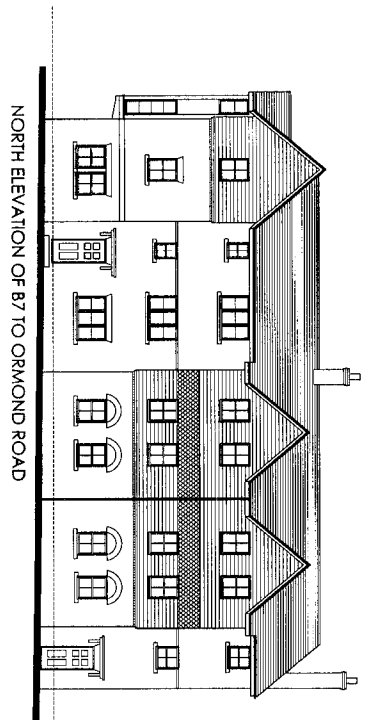
Client: Berkeley Homes Oxford and Chiltern Ltd
 Job: St Mary's School Wantage
 Drawing Title: Block B8 Elevations
 Drawing No: 20060122
 Scale: 1:100 @ A1
 Date: August 2007
 Drawn By: SJC/MH
 Checked By: A

WAZ/21/88/14
07/01/15/39/FUL

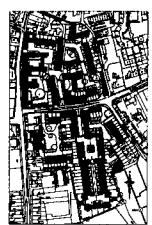


AMERSON
 ARCHITECTURAL SERVICES
 111 B

APPENDIX 2



NOTES:
 1. All work shall be in accordance with the Building Code of Australia (BCA) and the relevant standards.
 2. The architect shall be responsible for obtaining all necessary permits and approvals.
 3. The contractor shall be responsible for obtaining all necessary permits and approvals.
 4. The architect shall be responsible for the design and construction of the building.
 5. The contractor shall be responsible for the construction of the building.
 6. The architect shall be responsible for the design and construction of the building.
 7. The contractor shall be responsible for the construction of the building.



KEY PLAN

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Job:
 ST MARKS DEVELOPMENT
 WANDLOVE
 17 DEE WY
 COMPTONVILLE
 WANDLOVE

Drawing Title:
 Block 87 Terrace T14
 Elevations

WANZ18614
 07/01530/EUL

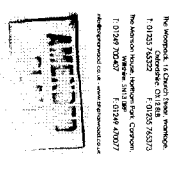
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Drawn By:
 SJ

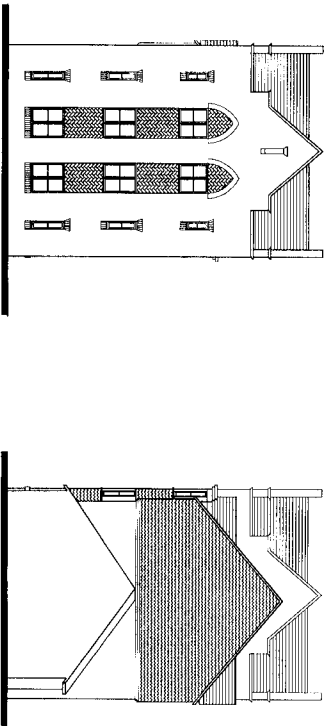
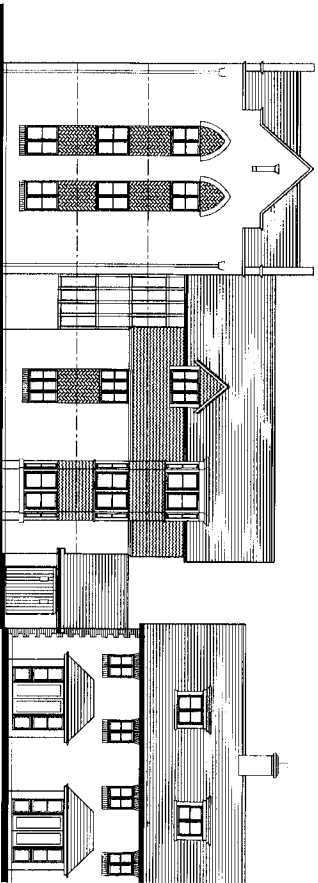
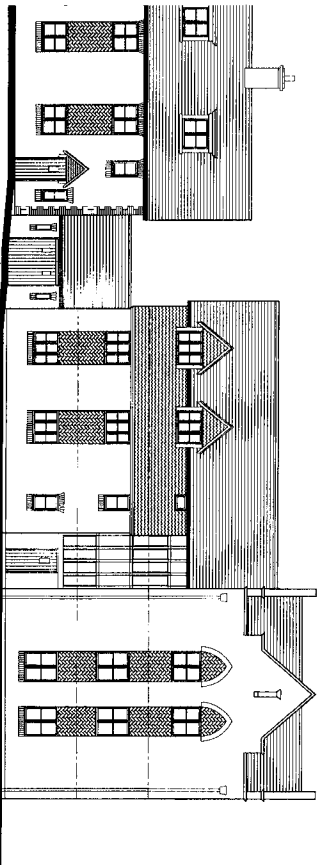
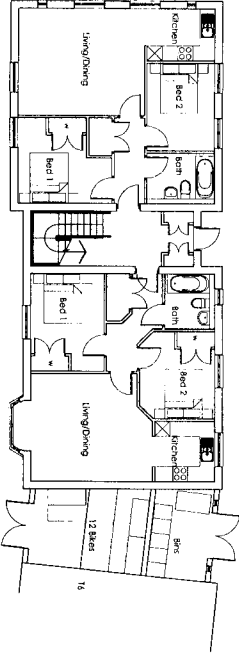
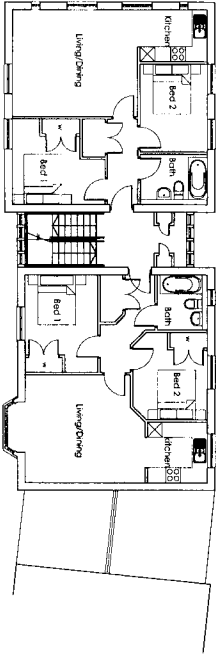
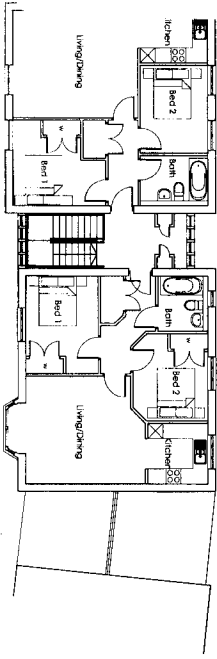
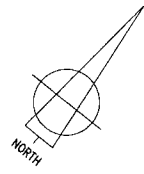
Date:
 AUGUST 2007

Drawing No.:
 2060.119

Revision:
 A



APPENDIX 2



WAAU/186/14
07/01/538/PUL



NOTES

Approved for use as shown on this drawing.

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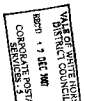
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REV. NO.	DATE	REVISION
A	11/13/07	Revised for Planning Commission

KEY PLAN

Client:
Berkeley Homes
Oxford and Chiltern
Ltd

Job:
St Mary's School
Wantage



Drawing Title:
Block B6
Plans and Elevations

Scale:
1:100 @ A1
Date:
August 2007
Drawing No.:
2060.115

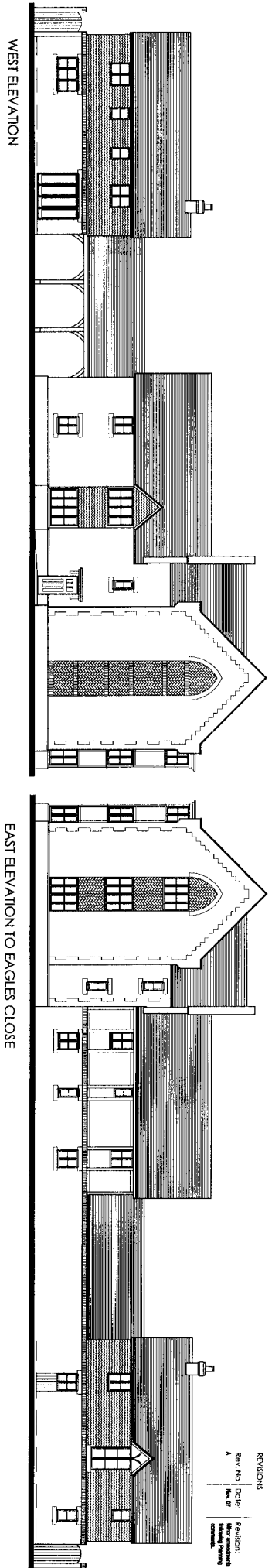
Drawn By:
CEM
Checked By:
A

The project is located in the Wantage Conservation Area, which is a designated area of special interest. The building is situated on the site of the former St Mary's School, which was built in the late 19th century. The building is a three-story building with a gabled roof and a central entrance. The building is surrounded by a wall and a driveway. The building is situated on a hillside and is a prominent feature of the area.



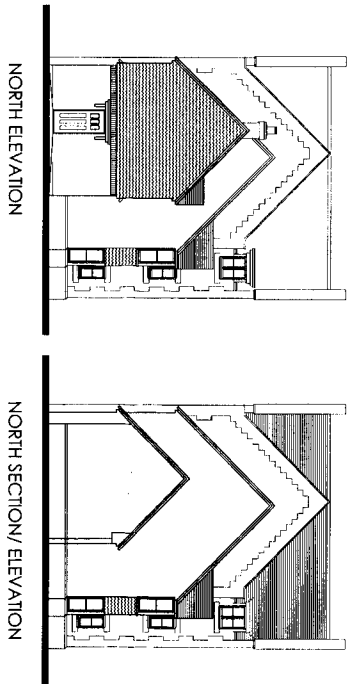
WAAU
Architects

APPENDIX 2



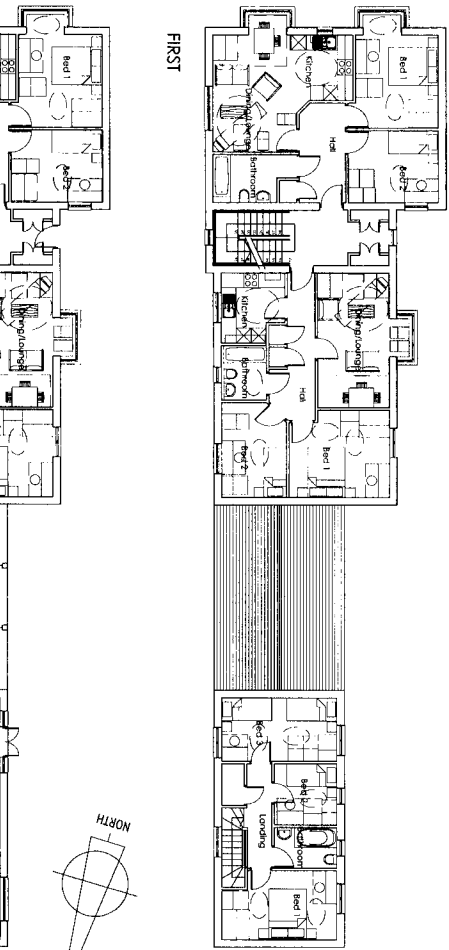
WEST ELEVATION

EAST ELEVATION TO EAGLES CLOSE



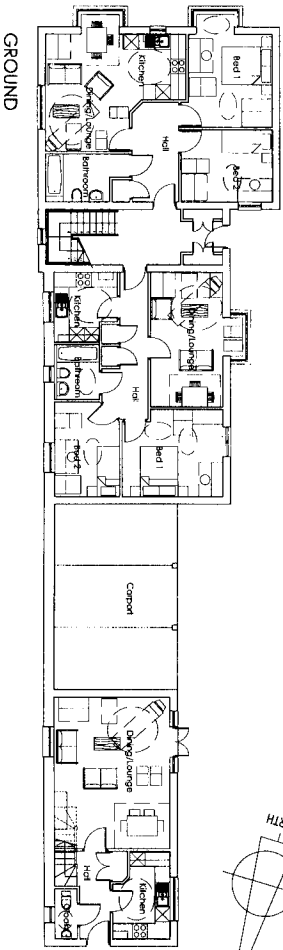
NORTH ELEVATION

NORTH SECTION / ELEVATION

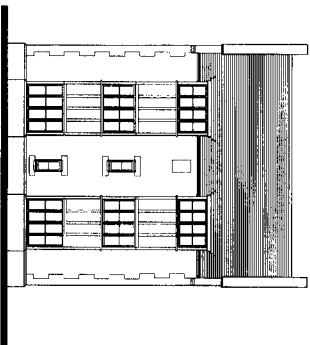


SECOND

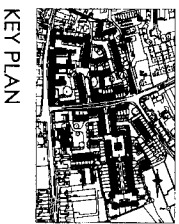
FIRST



GROUND



SOUTH ELEVATION TO ORMOND ROAD



KEY PLAN

WAZU2186/14
07/01/2007/UL

NOTES:

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All work to be done in accordance with the Building Regulations 2000.

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REVISIONS:

REV. NO.	DATE	REVISION
A	11/01/07	Issue for Planning

Client:
Berkeley Homes
Oxford and Chiltern
Ltd

Job:
St Marys School
Wantage

Drawing Title:
CONSULTANT COST
Block 85
Plans and Elevations

SCALE:
1:100 @ A1

Date:
August 2007

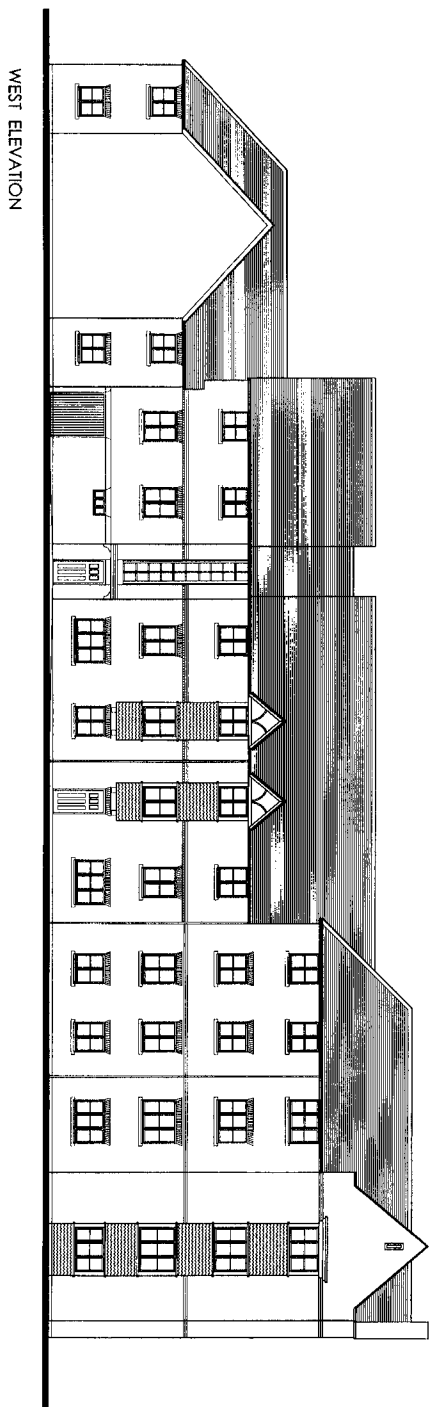
Drawn By:
JML

Drawing No. / Revision:
2060.114 / A

THE ARCHITECT: 11, Church Lane, Wokingham, RG40 3AB, UK
Tel: 01329 462222 Fax: 01329 443373
The Architect's Name: WILSON ARCHITECTS
Tel: 01249 790207 Fax: 01249 820277
www.wilsonarchitects.co.uk

APPENDED PLAN

APPENDIX 2



WEST ELEVATION



KEY PLAN

NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BRITISH STANDARD BS 5646 PART 1:2008 FOR THE SPECIFICATION OF MAINTENANCE-FREE GLAZING.

CONTRACT BEARING NO.

2. THE CONTRACT BEARING NO. IS TO BE PRINTED ON THE DRAWING TO IDENTIFY THE WORK. THE CONTRACT BEARING NO. IS TO BE PRINTED ON THE DRAWING TO IDENTIFY THE WORK. THE CONTRACT BEARING NO. IS TO BE PRINTED ON THE DRAWING TO IDENTIFY THE WORK.

REVISIONS

Rev. No.	Date:	Revision:
A		As Issued

Client:
Berkeley Homes
Oxford and Chiltern
Ltd

Job:
St Mary's School
Wantage

Drawing Title:
Block 82
Elevations
Sheet 1 of 2



Scale:
1:100 @ A1

Date:
August 2007

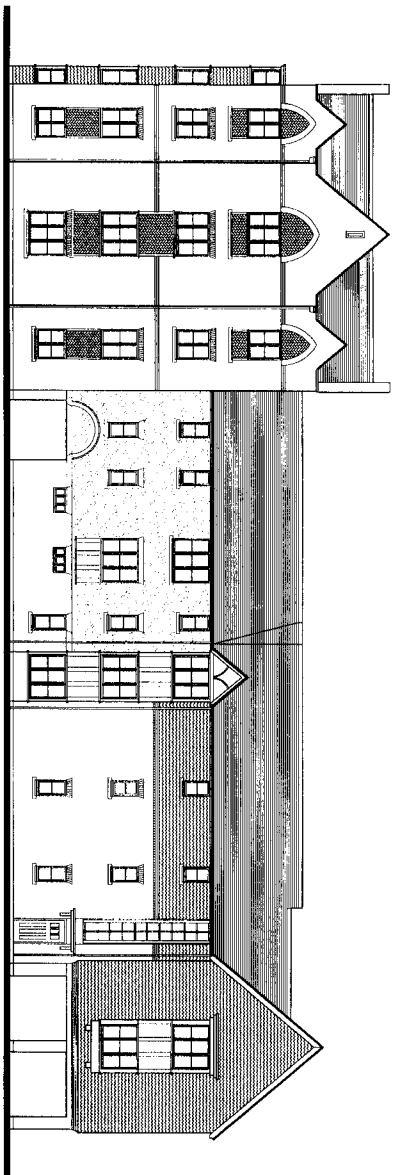
Drawn By:
JLC

Drawing No.:
2060.107

Revision:
A

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Professional Indemnity:
1.01221 1000000
1.01221 1000000
1.01221 1000000



SOUTH ELEVATION (shown developed)

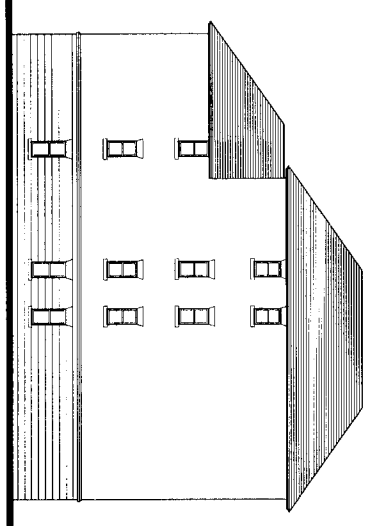


EAST ELEVATION

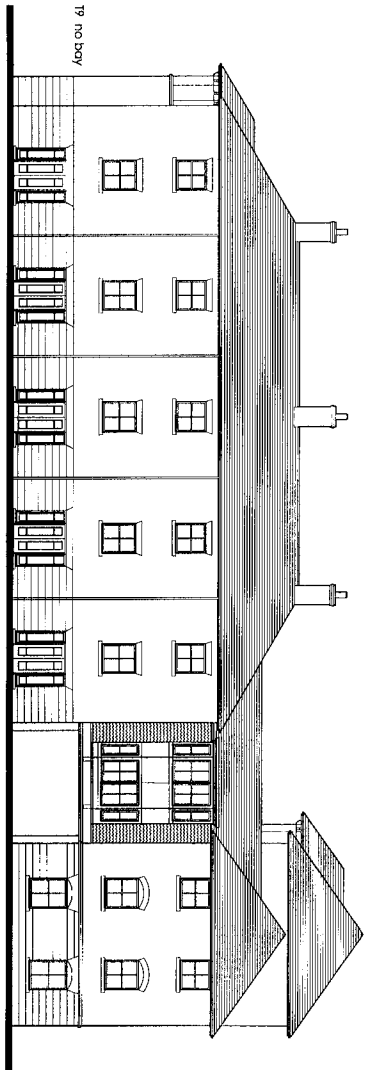
MAN/21/86/14
07/01/589/FUL



APPENDIX 2

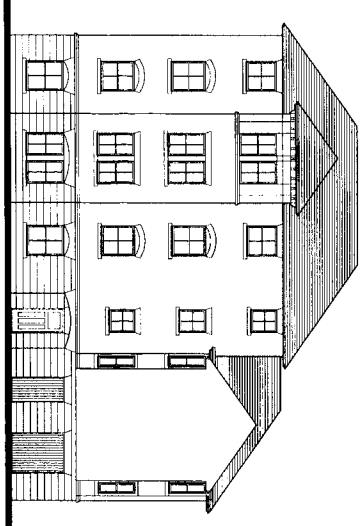


810 SOUTH ELEVATION 810 handed

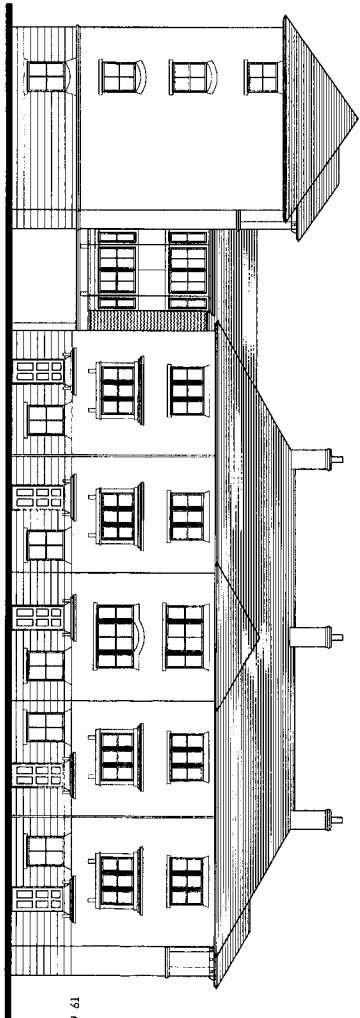


110 WEST ELEVATION 110 handed

89 WEST ELEVATION 810 handed

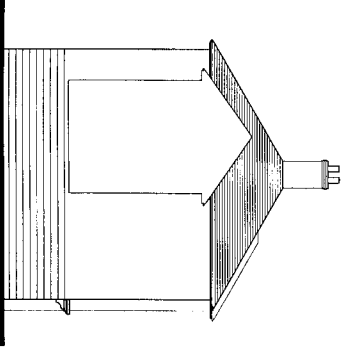


810 NORTH ELEVATION 810 handed

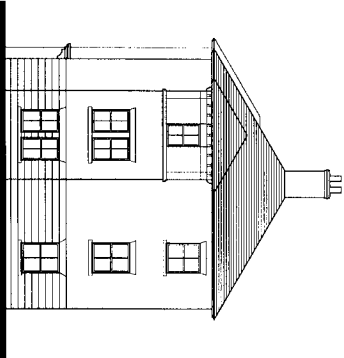


110 EAST ELEVATION 110 handed

89 EAST ELEVATION 810 handed



110 SOUTH ELEVATION 110 handed



110 NORTH ELEVATION 110 handed (with bay and windows omitted)

NOTES
 1. REFER TO THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT WEBSITE FOR THE LATEST CITY ORDINANCES AND REGULATIONS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



KEY PLAN

WAN/2186/14
 07/01/2007/FUL

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Job:
 St Mary's School
 Wanlog

Drawing Title:
 CORPORATE POS
 BLOCKS 89 AND 110
 TERRACES 19 AND 110
 ELEVATIONS

Scale:
 1:100 @ A1

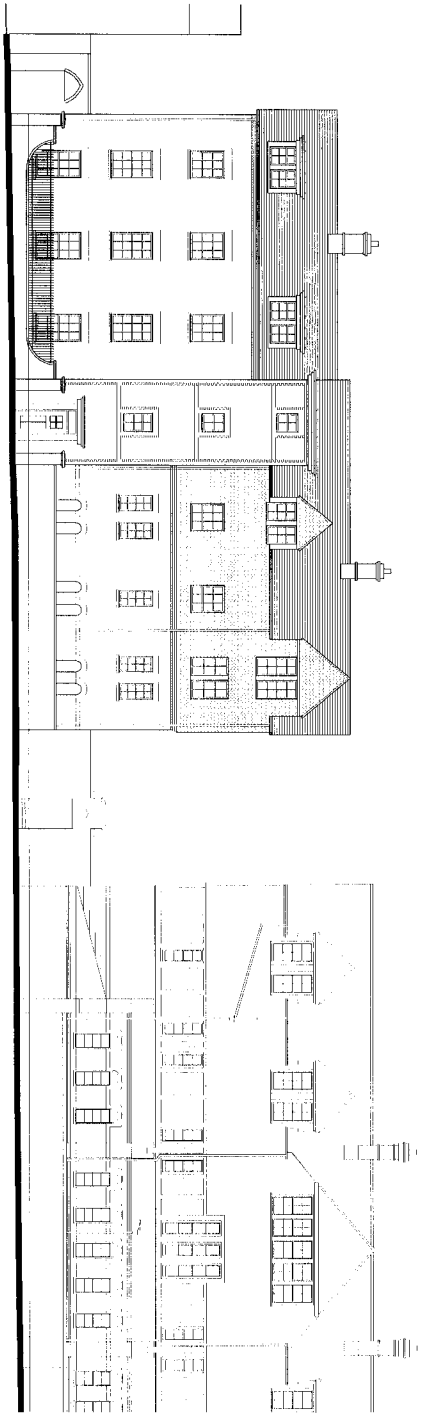
Date:
 August 2007

Drawn By:
 BK/CMH

Revision:
 2060.124 A

AMENDED PLAN

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WEST ELEVATION TO NEWBURY STREET

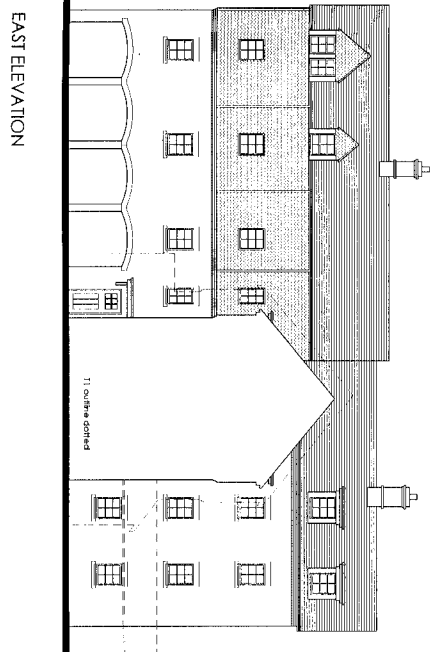
APPENDIX 2



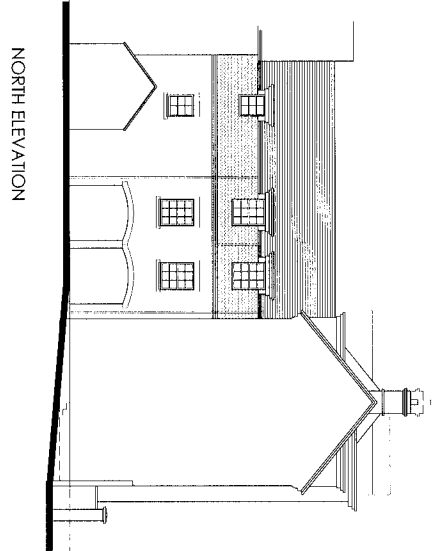
KEY PLAN

NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
CLIENT RECEIVED
 11/08/2007
 11/08/2007

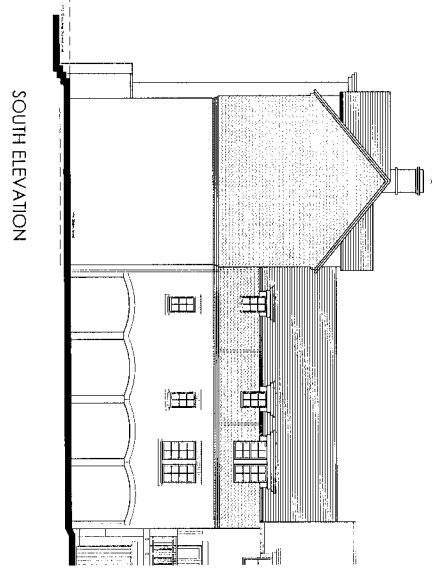
Rev No	Date	Revision
A	11/08/2007	Revised drawings



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Job:
 St Mary's School
 Wantage

Drawing Title:
 Block B1
 Elevations

Scale:
 1:100 @ A1

Date:
 August 2007

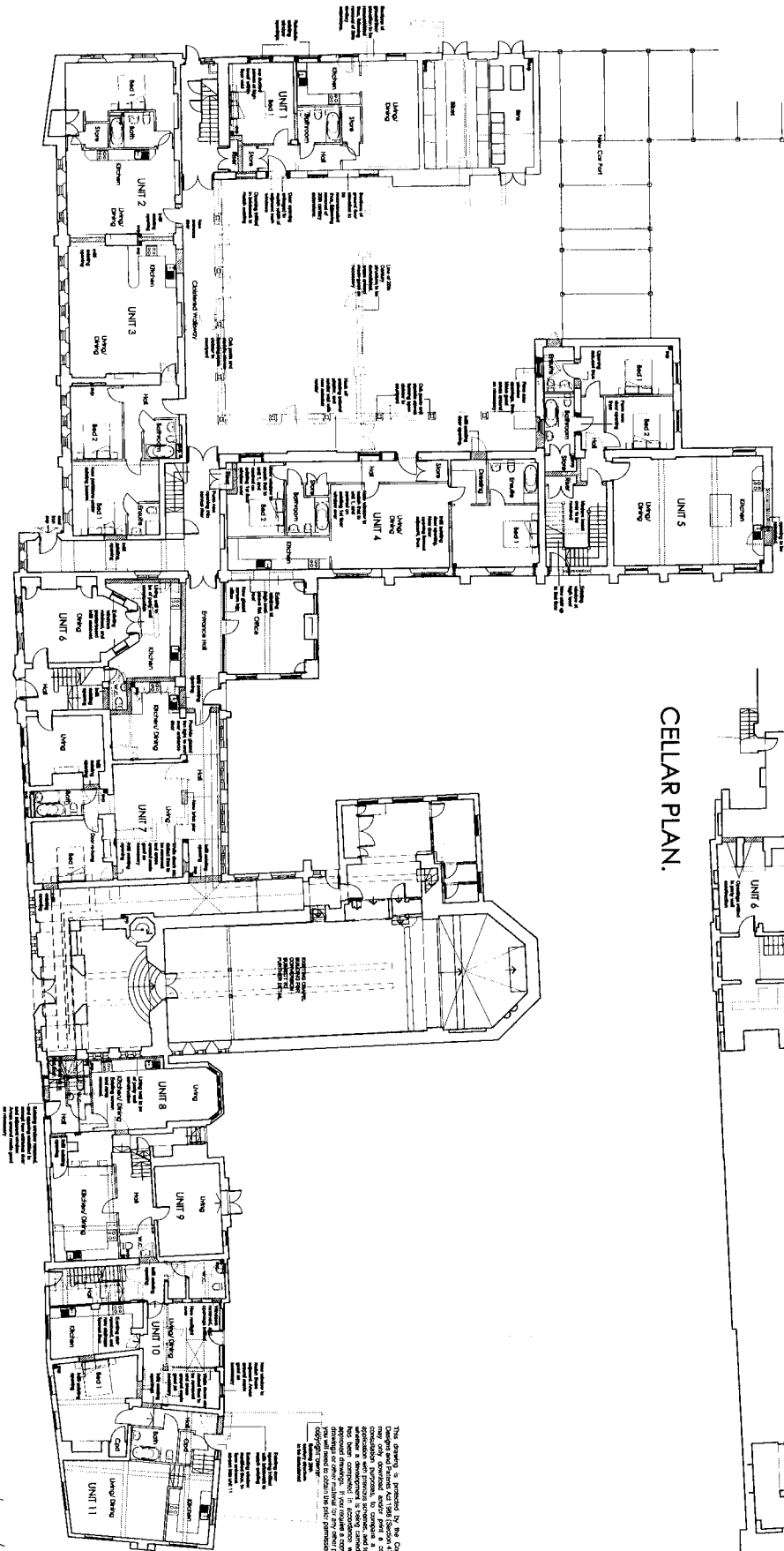
Drawn By:
 JL

Drawing No:
 2060.103

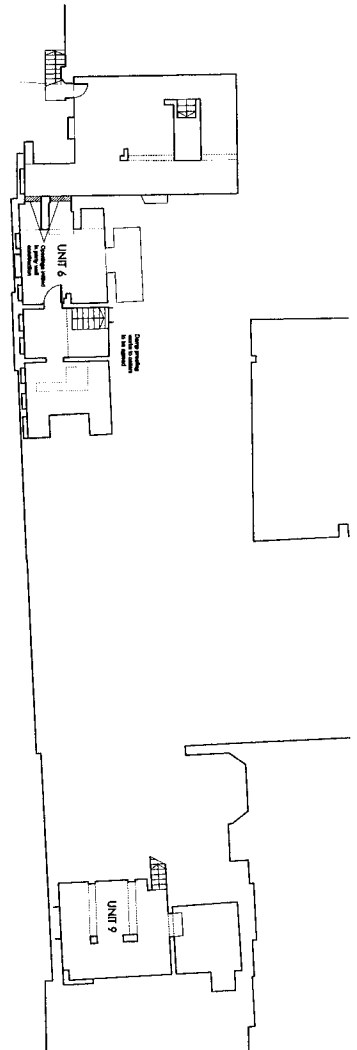
Revision:
 A

APPENDIX 2

GROUND FLOOR PLAN.



CELLAR PLAN.



The ground floor plan for the Berkeley Homes Oxford and Chiltern Ltd is shown on the next page. It is a preliminary plan and is subject to change. It is not intended to be used for construction purposes. It is intended to be used for information purposes only. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

WAV 1/18/14
07/10/13 9/14

VALERIE WATKINS
DESIGNER
3 OCT 13
CONTRACT NO. 13/001

REV. NO.	DATE	REVISION
A	18/07/14	Complete Revised

CLIENT:
Berkeley Homes
Oxford and Chiltern
Ltd

JOB:
St. Mary's School
Wantage

Drawing Title:
St. Mary's Building
Proposed Conversion
Ground Floor Plan

Scale:
1:125 @ A1

Date:
August 07

Drawn By:
MD

Drawing No.:
2000143

Revision:
A

The Architect:
VALERIE WATKINS ARCHITECTS
101-103, CHICHESTER STREET, WIMBORNE, DORSET, BH20 1JG
Tel: 01202 302020 Fax: 01202 302021
www.valeriewatkinsarchitects.co.uk



APPENDIX 2



NOTE:
 1. This plan is a site plan and does not show the exact location of buildings or structures.
 2. The plan is for information only and does not constitute a contract.
 3. The plan is subject to change without notice.
 4. The plan is not to be used for any other purpose.
 5. The plan is the property of the client and should be returned to them when no longer required.
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 7. The plan is not to be used for any other purpose.
 8. The plan is not to be used for any other purpose.
 9. The plan is not to be used for any other purpose.
 10. The plan is not to be used for any other purpose.

Client:
 Berkeley Homes
 Oxford and Chiltern
 Ltd

Site:
 St Marys School
 Wantage

Scale:
 1:500 @ A1

Date:
 August 07 CEM

Drawings No:
 2060_153

Key:-

- Buildings to be demolished
- Walls to be demolished
- Footbridge over road to be demolished
- Existing buildings to be retained

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

29th November 2007

For the attention of Alison Blyth

Your Ref WAN/2186/14

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

APPENDIX 3

Dear Sir

**Demolition of existing buildings, conversion of existing building (including Listed Buildings). Erection of 229 dwellings with associated parking, landscaping and highway improvements. Change of use of deconsecrated School chapel to B1, A2, A3 and A4 use.
 St Mary's School Newbury Street Wantage Oxon**

Thank you for your letter of the 31st of October together with relevant papers. This scheme was among those discussed at the Architects Panel meeting this month, and you have requested my design comments on the proposal.

This is an extremely extensive proposal, much of it within Wantage Conservation Area and seeking to accommodate new uses in a number of listed buildings. It seems to me convenient to comment separately on what the applicants have called the main site, that area north of Ormond Road, and the St Gabriel's site to the south of the road.

I cannot without having been inside them comment in detail on the proposed works to the listed buildings at the edge of the site bounding Newbury Street, but I do consider that the proposed spaces adjoining them, and the new buildings intended to enclose those spaces, promise to provide a very satisfactory setting for the historic structures. Indeed, in my judgement the arrangement of, and relation between, all the spaces provided on the main site should prove attractive to be in or move through. In this connection it is good to see that the scheme proposes significantly greater permeability than possible when a school occupied the land, and I would hope this will survive into the finally developed project.

There is a good deal of exuberance displayed in some of the elevational treatments proposed, but for my part I see nothing wrong with that if the outcome is likely to be visually comfortable and popular as I judge will be the case here.

The new streetscape in Ormond Road is an important consideration, and I judge will prove successful. It appears to me the consequences of widening the carriageway have been well handled. Will the dressed stonework to a gateway in one of the present boundary walls be reused? It could be an attractive feature.

On the St Gabriel's site a noticeably more orthogonal, formal, approach to place making is shown. I judge this to be acceptable and appropriate since the new spaces are outside the

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

Conservation Area and capable of providing a quality 21st Century constituent to Wantage's housing.

From my examination of the site and its surroundings I conclude that there would only be limited views of most of these new blocks from public view points around, and that being so I suggest the sequence of spaces leading down to blocks H1 to H4, and the massing of the various buildings, need not cause any concern

Again I do not comment on the details of what is proposed for St Gabriel's house, but note that the intended space to its east seems very promising, as does the approach from the vehicular spine through the main blocks.

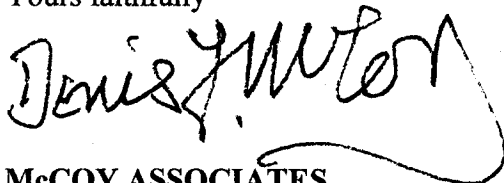
I have some detailed comments on a number of the blocks on both sites, and I set these out below in no particular order. I intend them as a contribution to the ongoing dialogue which I understand is taking place with the architects.

- The plainness of a few big elevations becomes boring in the context of the general exuberance (e.g. B2 and B4, west elevations; B9 and B10, south elevations) While not suggesting more ornament is it impossible to introduce a degree of hierarchy in the fenestration? East elevation of T14 suggests it may not be.
- "Chimneys" : rationale for their distribution not clear to me (and a few are a bit spindly in proportion to their parent block.) Long unadorned ridges on residential buildings, slightly out of place in the conservation area? Very small step at east end of ridge of B2 seems to me very weak, not meaningful skyline feature.
- Where there is undercroft planning, it is not entirely clear to me whether features are openings or "blind" arches (e.g. West elevation of B3, B8 east, B1 Newbury Street elevation). Best as openings with ornamental ironwork?
- The T9/B10 and B9/T10 links strike me as very unsuccessful – probably due to lack of visual "support" spanning the opening. Running the strong course round from the B blocks to collide, unrecognised with the T blocks doesn't help. Suggest increasing front-to-back dimension of these links, forming window seats at first floor level, and exploiting external area below them as a visual beam?

In short my recommendation however is that this application should be supported.

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

Yours faithfully



McCoy Associates

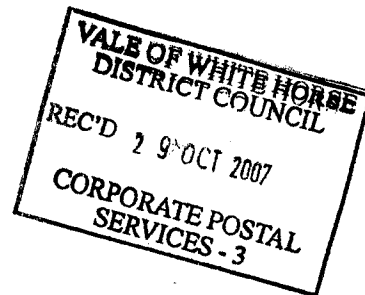
APPENDIX 3

Drawing Nos 2060:143; 2060:144; 2060:146; 2060:147; plus additional plans. Also drawings 2060.101; 2060.103; 2060.108; 2060.107; 2060.110; 2060.111; 2060.113; 2060.114; 2060.115; 2060.116; 2060.118; 2060.119; 2060.122; 2060.124; 2060.125; 2060.126; 2060.128; 2060.130; 2060.130; 2060.131; 2060.132; 2060.133 are returned herewith and Design and Access Statement

S.T.A



ENGLISH HERITAGE
SOUTH EAST REGION



Mrs Geraldine LeCointe
Vale of White Horse District Council
Planning Services PO Box 127
Abbey House
ABINGDON
Oxfordshire
OX14 3JN

Direct Dial: 01483 252026
Direct Fax: 01483 252001

Our ref: P00052099
24 October 2007

Dear Mrs LeCointe

Notifications under Circular 01/2001 & GDPO 1995
ST MARY'S SCHOOL, NEWBURY STREET, WANTAGE, VALE OF WHITE HORSE, OXFORDSHIRE, OX12 8BZ
Application No WAN/2186/14

Thank you for your letter of 1 October 2007 notifying English Heritage of the above application.

Summary

This proposal is for the redevelopment of an extensive site within the Wantage conservation area which contains several listed buildings, all at Grade II, formerly in educational use. The existing buildings are to be converted into residential use and English Heritage has been consulted on a separate listed building consent application for the works proposed. No use has been proposed for the handsome Grade II listed chapel. New residential development is proposed for the remainder of the site and the main vehicular access is to be from Ormond Road. This is a major scheme that will significantly change the character of a substantial section of the historic town. The new development therefore has to demonstrate a sensitive response to the established grain and scale of Wantage in order to sustain its distinctive character.

Block B1, adjacent to the listed dormitory wing of the former school which was designed by William Butterfield, competes in its height and mass with the listed building and dominates the smaller buildings to the north. The proposed adjustments to the boundary walls at the entrance to Ormond Road and its widening to provide dedicated access to the development adversely affects the special character of the historic townscape and elements of the new development appear to be dominated by car parking and access. The failure to identify a use for the listed chapel as part of this major redevelopment is a serious concern and unless these issues are addressed English Heritage recommends refusal of this application.



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk

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response to a Freedom of Information request, unless one of the exemptions

APPENDIX 4

What they have seen.



ENGLISH HERITAGE SOUTH EAST REGION

English Heritage Advice Listed Buildings

The proposals for residential use in the retained listed buildings appear to have been informed by the thorough historic buildings analysis and are therefore acceptable in principle. English Heritage has been consulted on the listed building consent and will respond separately on that application. The main issue to be resolved is the future of the chapel, one of the most significant buildings on the site and in the wider historic townscape. Although finding uses can be challenging for these buildings it is not acceptable in the context of major redevelopment to leave the issue unresolved. As a major new community is being created by this development there appear to be opportunities for adapting the chapel for community uses, including creche, meeting rooms or a community centre providing training or recreational facilities. If these facilities were also open to existing residents in Wantage the chapel could have a valuable role in integrating this new community into the established town.

Failure to find a use for the building as part of a comprehensive redevelopment without providing an endowment for the building, for putting it into good repair and providing for future maintenance, significantly increases the risk of it becoming neglected and then going into decline. The proposals for residential units around the "green" without allowance for parking and a curtilage for the chapel itself will restrict the the range of potential uses and could lead eventually to residential conversion of the building, or its demolition and redevelopment for residential uses some time in the future, by default.

Ormond Road

The established grain of this part of the historic town is characterised by generally "tight" junctions with the existing street patterns contributing to calming traffic. Improvements to pedestrian movement at the western end of the road should respect the historic boundaries and wall alignment in order to sustain historic character. The widening of Ormond Road to provide for dedicated access to the development is very detrimental to the established grain and character and against the spirit of the new guidance in The Manual for Streets. This overly engineered approach should be re-considered.

New Development

The general layout of the development appears to be heavily dominated by vehicular access and parking. The "square" in the northern site does not provide any amenity space but is simply an access route which leads through to public realm that is similarly dominated by car parking. The "square" in the southern site is also dominated with parking, even under the proposed trees that would provide the only relief. The western half of the southern site, immediately to the rear of St Gabriel's House has the potential to become a gated off, "private" enclave and there is little

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www.english-heritage.org.uk



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response to a Freedom of Information request, unless one of the exemptions*



ENGLISH HERITAGE
SOUTH EAST REGION

pedestrian permeability across any of the sites.

Block B1 has taken its scale and height from the adjacent listed dormitory block of the former school, designed by Butterfield. It therefore dilutes the presence of this important building in the street scene and reduces the visual impact of the former school complex and appreciation of its role in the evolution of the town. This block should be reduced in height and take its reference from the scale and character of the properties to the north. It appears that a "traditional" design approach is being adopted by the developer and it is therefore extremely important that the traditional detailing is accurate and the materials are of the same high quality as found elsewhere in the town.

Recommendation

English Heritage recommends that unless the future of the chapel can be secured as part of the development, Block B1 is reduced in height and scale and the impact of highway engineering is re-considered this application should be refused as detrimental to the special character of the conservation area and the setting of the listed building.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Nigel Barker
Team Leader
E-mail: nigel.barker@english-heritage.org.uk

APPENDIX 4



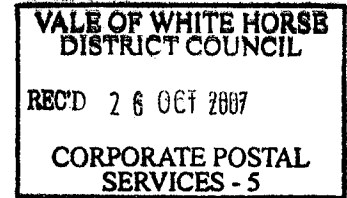
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ENGLISH HERITAGE
SOUTH EAST REGION
SOUTH EAST REGION



Mrs Geraldine LeCointe
Vale of White Horse District Council
Planning Services PO Box 127
Abbey House
ABINGDON
Oxfordshire
OX14 3JN

Direct Dial: 01483 252026
Direct Fax: 01483 252001

Our ref: L00052494
24 October 2007

Dear Mrs LeCointe

Notification under Environment/DCMS Circular 01/2001
ST MARY'S SCHOOL, NEWBURY STREET, WANTAGE, VALE OF WHITE
HORSE, OXFORDSHIRE, OX12 8BZ
Application No WAN/2186/16-LB

Thank you for your letter of 17 October 2007 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

The application has been accompanied with a thorough historic buildings analysis which appears to have informed the proposals for conversion. We have not received any details regarding proposed finishes, materials for making good or details of repairs as distinct from alterations. Detailed information on these matters, including a schedule of repairs, should be submitted and approved by your authority. Details of how the existing buildings will be protected during demolition, how existing internal features of significance will be protected and recording during the course of the works are also required.

Recommendation

We would urge you to address the above issues, and recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

APPENDIX 4



EASTGATE COURT 195-205 HIGH STREET GUILDFORD

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EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk

The National Monuments Record is the public archive of English Heritage





ENGLISH HERITAGE
SOUTH EAST REGION
SOUTH EAST REGION

Yours sincerely

Nigel Barker
Team Leader
E-mail: nigel.barker@english-heritage.org.uk

Enclosure: Checklist for notification to Government Office

APPENDIX 4



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

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Affordable Housing

In accordance with the adopted local plan, 40% of the total numbers of housing units are to be provided on-site as affordable housing in a mix of rented and shared ownership. The affordable housing numbers mix and location and location have been discussed and agreed with officers from planning and housing having regard to the SPG on affordable housing.

The distribution of the affordable housing has been carefully considered in relation to its location, design and management. The units provided will be in clusters that allow them to be developed and managed in a sensitive manner by our housing Association partner, Thames Valley Housing Association. The location of affordable housing also considers the longer term lettings of the units and future onward management.

The design and construction of the affordable housing will be seamless in terms of the design and aspect. The small clusters throughout both sites allow for efficient management by Thames Valley Housing Association and help to control service charges and onward maintenance costs, which in turn establishes and maintains the affordability of the units.

The affordable housing is all new build and not in the listed building in order to further reduce maintenance costs. The affordable housing has been designed to the same standard as the private housing and has been located in equally prominent and desirable parts of the site.

The principles that we have adopted reflect the successes of our previous developments of major schemes of this nature within the Vale of White Horse and in other local authorities in partnership with Thames Valley Housing Association.

We believe that this will result in a high quality, integrated and highly sustainable new community within Wantage Town.

SUBMISSION FROM BERKELEY HOMES

Berkeley Homes is widely acknowledged as the UK's most sustainable large-scale house builder. Our approach to sustainability recognizes that initiatives have to be implemented on a site specific basis to ensure that they are suitable, applicable and meet the requirements of the local planning authority.

Berkeley Homes (Oxford & Chiltern) Ltd is eager to translate corporate commitments into practical initiatives related to the planning, design, construction and occupation of the St Mary's school site. Details are contained within the Sustainability Statement. The key elements of our sustainability approach are;

- We are building 46% of the new build units to full Code Level 3 and the Life Time Homes standards. The balance of the dwellings meet between 40-100% of the standards, such as pollution, waste, surface water, required to meet full Code level 3. The Listed building and St Gabriel's House will be assessed on a different basis due to the inherent restrictions of converting Listed buildings.
- We are incorporating extensive use of SUDS limiting off site surface run off utilising permeable paving and ground storage crates.
- The site has been designed to maximise passive solar gain and passive ventilation through orientation of the buildings and design.
- All the buildings will be highly efficient and air tight units that significantly exceed the current building regulations for both glazing and insulation standards
- We will install energy efficient A and A+ appliances and 90.7% efficient gas condensing boilers to all the units and low energy lighting
- We will utilise and implement a site waste management plan and use a green energy source for electricity used during construction. We also have a commitment to source materials and labour locally, use best endeavours to utilise certified timber products and re-cycle waste materials.
- We are fully signed up to the Vale's re-cycling initiatives including supplying re-cycling boxes for all the houses and flats, composters and water butts
- We have agreed a Travel Plan with the County Council to promote sustainable travel choices for all residents.
- We will be providing all residents with a sustainable living hand book to outline the most sustainable way to live in their home. We have agreed to work with the Vale on our sustainable living booklet to include local sustainability initiatives as a joint initiative.

APPENDIX 7

Appendix 7