



Site Area: 0.28Ha Density: 32/Ha

Plot #	Description	Floor Level	Area	Density
Plot 1	3 Bed House C105 (10600/9)	2 storey	71.90	200% parking
Plot 2	3 Bed House C57 (6758/5)	2 storey	71.30	200% parking
Plot 3	3 Bed Houses C86 (887/6)	2 storey	71.00	200% parking
Plot 4	3 Bed House C35 (6348/5)	2 storey	70.70	200% parking
Plot 5	2 Bed House B80 (802/8)	1 1/2 storey	70.70	200% parking
Plot 6	3 Bed House C91 (912/6)	1 1/2 storey	70.30	200% parking
Plot 7	3 Bed House C85 (632/6)	1 1/2 storey	70.30	200% parking
Plot 8	4 Bed House D143 (1430/6)	1 1/2 storey	69.30	300% parking
Plot 9	3 Bed House B3600/1	Accessed off Eynesham Road		

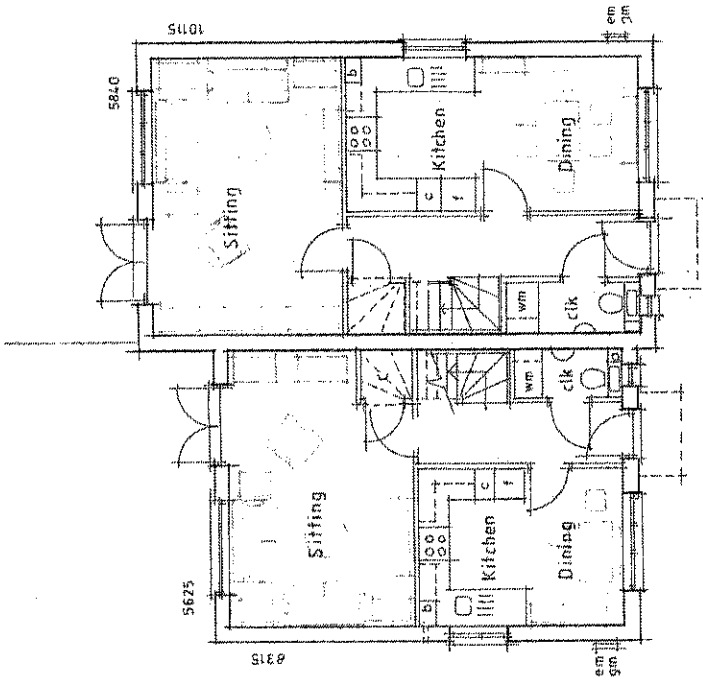
Total: 5 No. Houses 18,600sq ft

Siting of houses, floor levels, shared access, turning head & parking as Outline Approval Proposed Road - 4.8m wide access route with 1.8m footpath for the first 10m changing to a 4.8m shared access road (on road) with 1.8m footpath at the same level. Turning head for fire engine. Sight lines into Eynesham Road - 2.4m @ 0m west (P1) & 2.67m east (P2). Existing access - 2.4m to be closed. Cycle - secure storage or 2no. open spaces within 1.8m. Am open storage (s) to be provided. Recycling & bin storage - within tree gardens. Collection point lined standing at the Eynesham Road junction.

Project: 21/23 Eynesham Road, Botley, Oxford OX2 9BS  
 Proposed Site Layout for 5 No. Houses

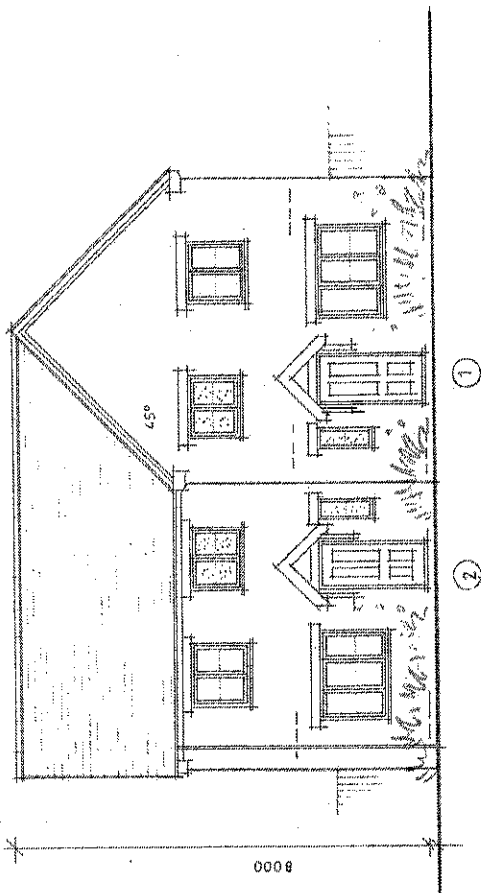
Scale: 1:500 @ A3  
 Date: 12/02/13

Stephen James Wizenfield B.A. (Hons) Arch  
 GRACE DESIGN STUDIO, SPINLEY BARN, LOWER FARM, COLE I.,  
 HINDLEBORO LANE, NEWBURY, BERKSHIRE, RG13 5FN  
 Telephone: 01628 36324 • email: grace@gracedesign.com

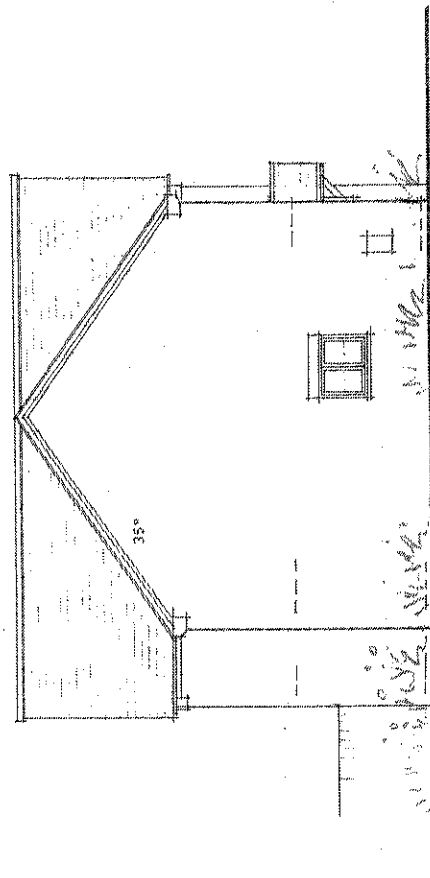


①  
②

Ground Floor



Front Elevation



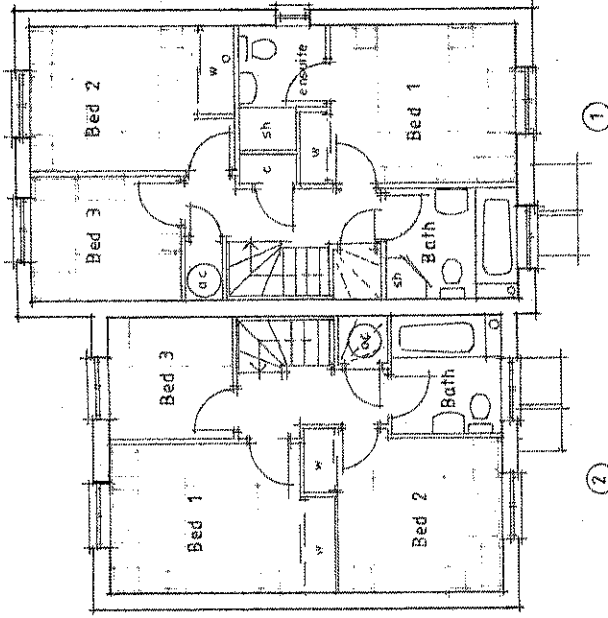
Side Elevation

Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS

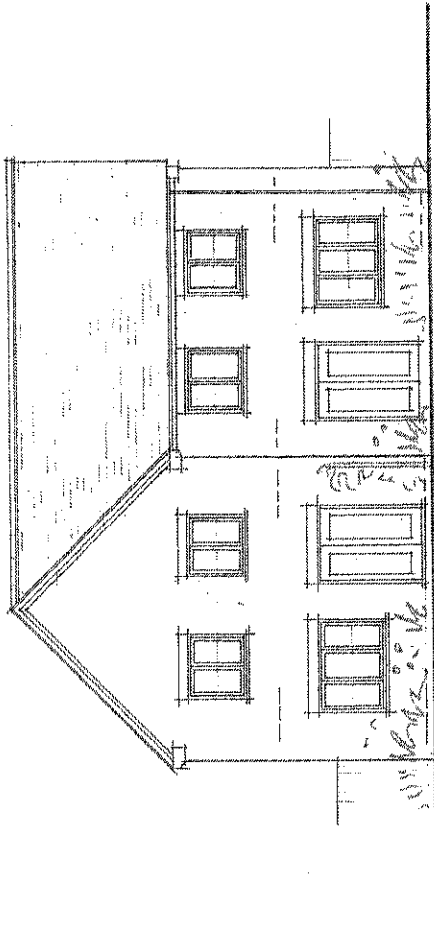
Drawn: PLOT 1 & 2 - HOUSE TYPE C106 & C87  
GROUND FLOOR PLAN + FRONT & SIDE  
ELEVATION

Scale: 57596 : 2  
Date: 1:100 @ A3  
0000 12.02.13

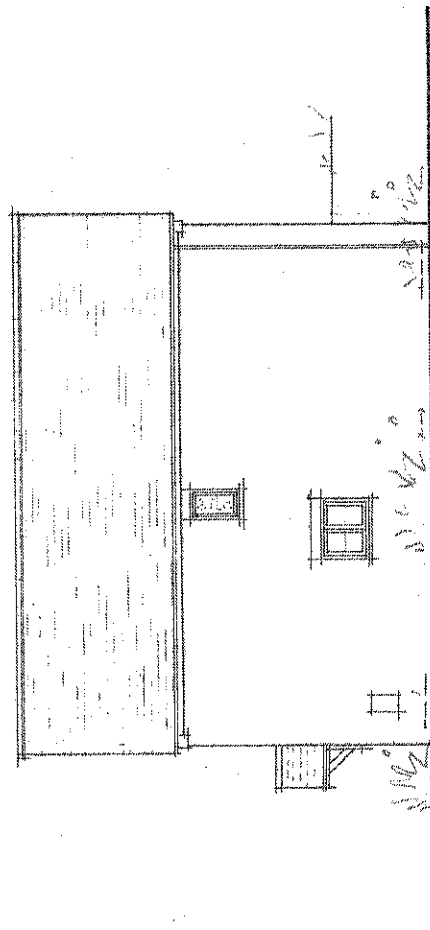
Stephen James Wrayford, E.A. (Drawn By)  
GRAZ DESIGN STUDIO, HOLLY HALL, LOWER FARM, COFFEE  
AVENUE, URMINGHAM, OXFORD OX2 9JF  
Telephone: 01865 734222 - email: grazdesign@btinternet.com



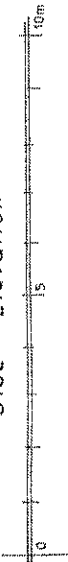
First Floor



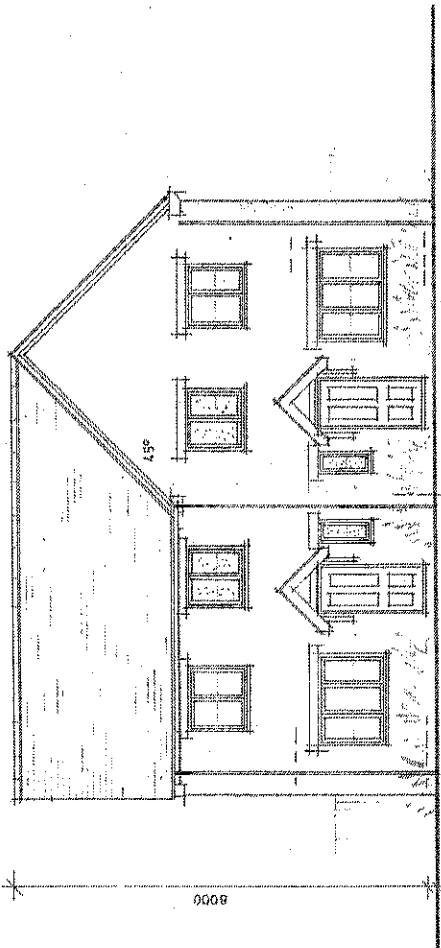
Rear Elevation



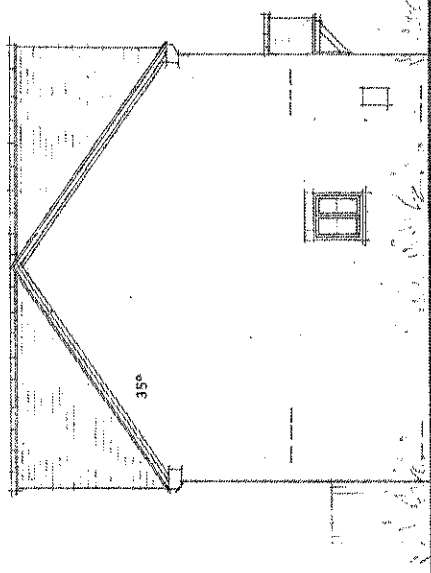
Side Elevation



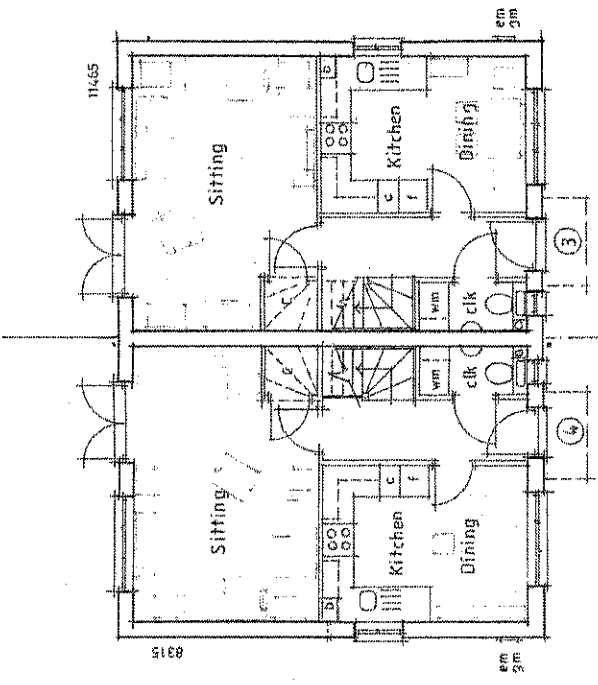
Plot: 21/23, Eynsham Road, Botley, Oxford OX2 9BS  
 Plot 1 & 2 - HOUSE TYPE C106 & C87  
 FIRST FLOOR PLAN + REAR & SIDE ELEVATION  
 Date: 57596 : 3 Date: 1:100 @ A3 Date: 12.02.13  
 Design: James Wrayhead Ltd. E.A. Lower Ash  
 GRAZ PERSOON & LANE, NEWCASTLE, NORTH EAST, ENGLAND, COUNTY:  
 HARRISON & LANE, NEWCASTLE, NORTH EAST, ENGLAND, COUNTY:  
 Telephone: 01657 35412 e-mail: james@jwrayhead.com



Front Elevation

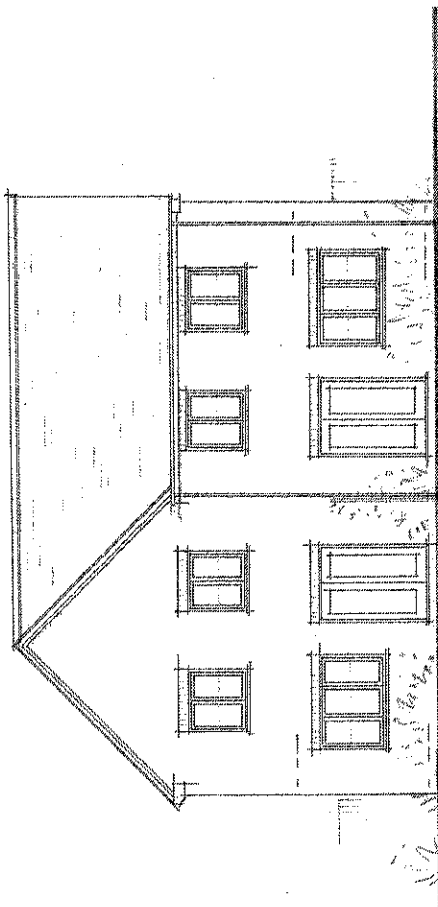


Side Elevation

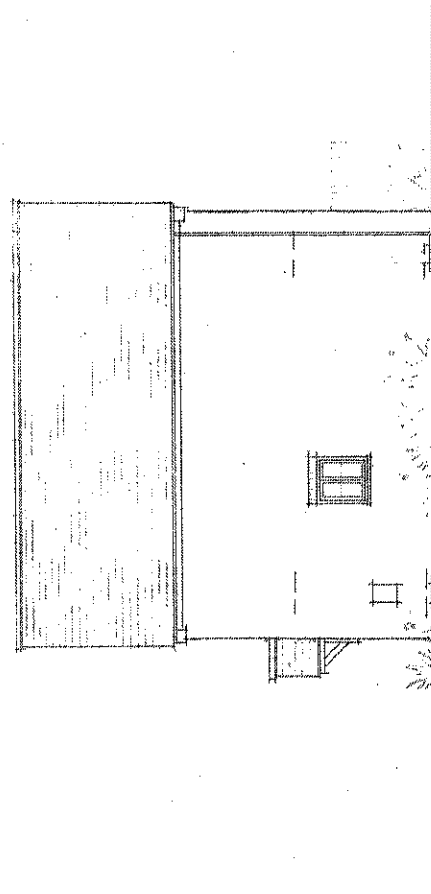


Ground Floor

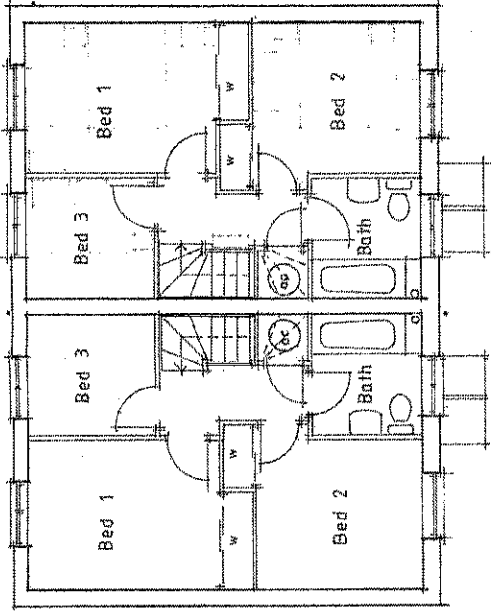
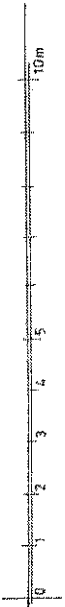
Project: 21/23, Eyrsham Road, Botley, Oxford OX2 9BS  
 Drawing: PLOT 3 & 4 - HOUSE TYPE C86  
 GROUND FLOOR PLAN + FRONT & SIDE ELEVATION  
 Scale: 1:100 @ A3  
 Date: 12.02.13  
 Designer: Stephen James Wroblewski, 5th, Abbey Arch, 15, Abingdon Road, Newbury, Berkshire, RG13 3TH  
 Telephone: 01494 32012 • e-mail: gwroblew@btinternet.com



Rear Elevation

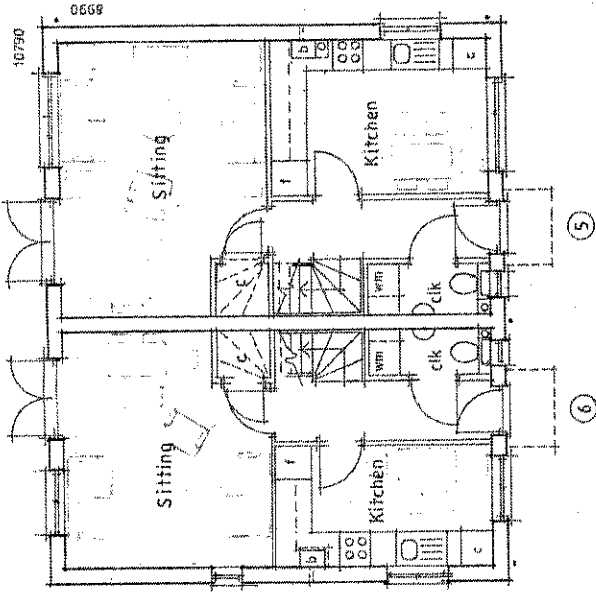


Side Elevation

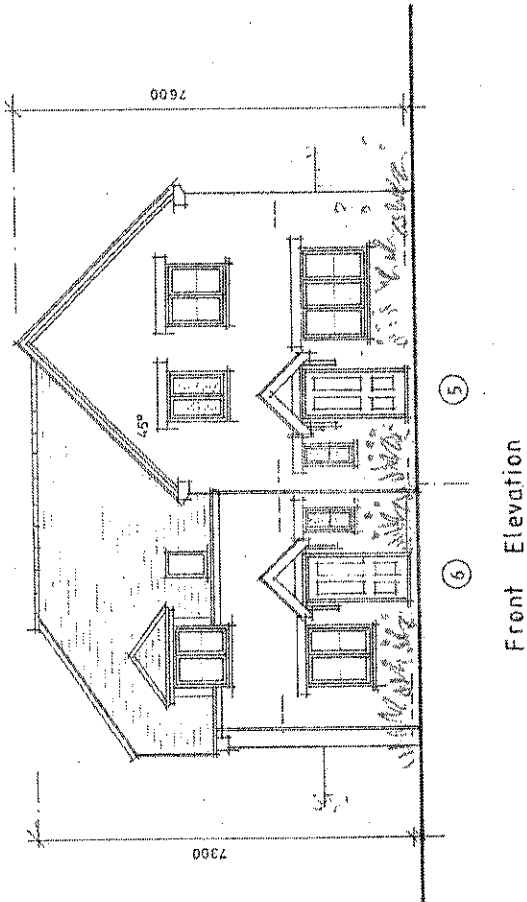


First Floor

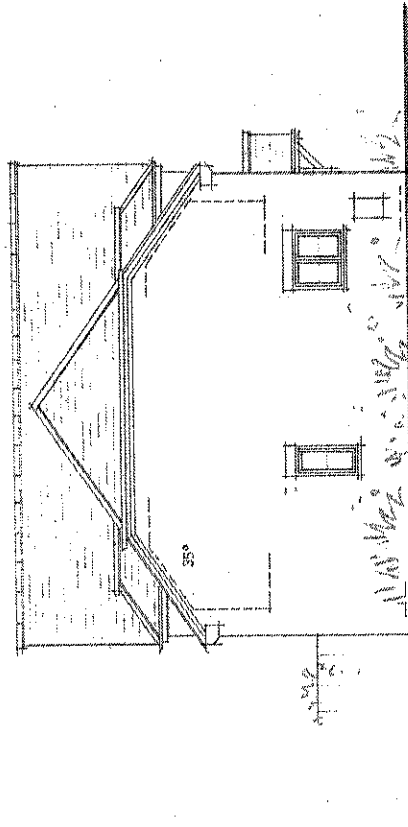
Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS  
 Drawing PLOT 3 & 4 - HOUSE TYPE C86  
 FIRST FLOOR PLAN + REAR & SIDE ELEVATION  
 Date No 57596 : 6 Scale 1:100 @ A3 Date 12.02.15  
 Stephen James Wozniak, B.A., Dip. Arch.  
 ARCHITECT  
 6043 PIERCE STREET, NEWBURY, BERKSHIRE RG14 3TE  
 HAMPSHIRE Telephone 01493 26612 • email stephen@stjwarch.com



Ground Floor



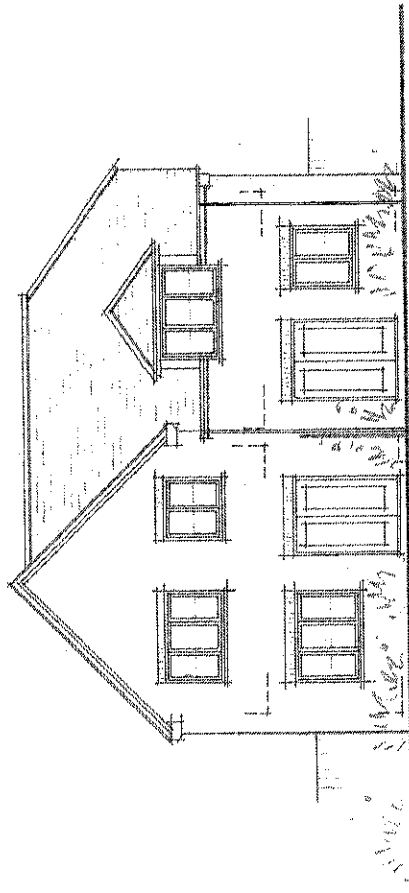
Front Elevation



Side Elevation

Project: 21/23, Eyrisham Road, Botley, Oxford OX2 9BS  
 Drawing: PLOT 5 & 6 - HOUSE TYPE C93 & B80  
 GROUND FLOOR PLAN + FRONT & SIDE ELEVATION  
 Dwg No: 57596 : 8 Scale: 1:100 @ A3 Date: 12.02.13

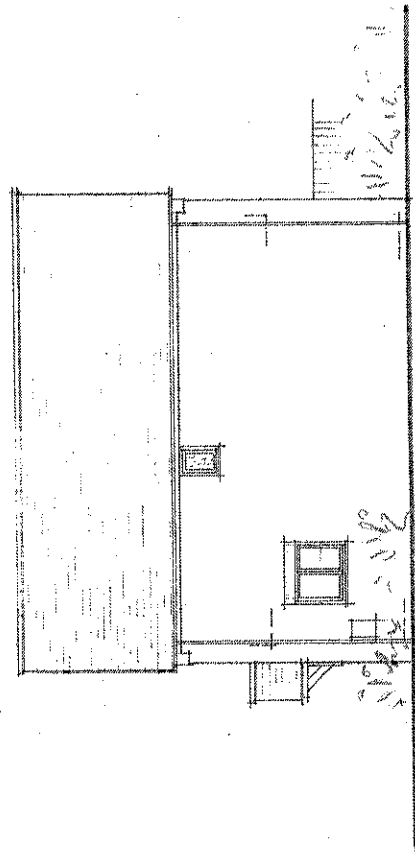
Supplied by: Stephen James Wozniakowski, R.A., James Arch  
 GRAZ DESIGN STUDIO, HOLLY BARN, LOWER VARS, COURM,  
 HAMBRIDGE LANE, NEWBURY, BERKSHIRE, RG13 2SE.  
 Telephone: 01357 34412 - Email: grazdesign@hotmail.com



6

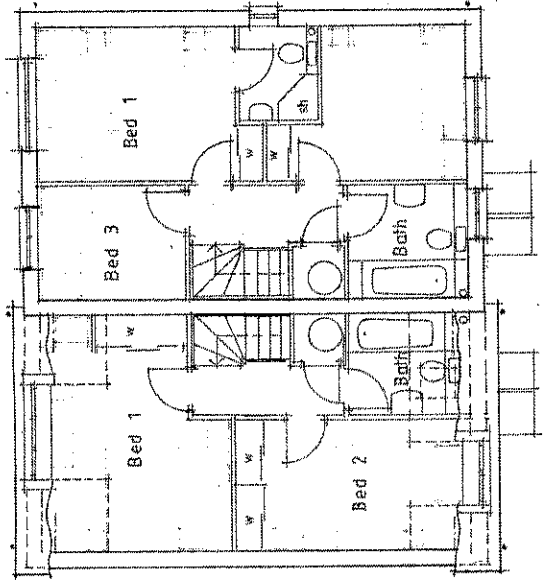
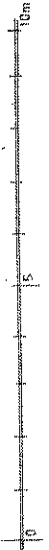
5

Rear Elevation



5

Side Elevation

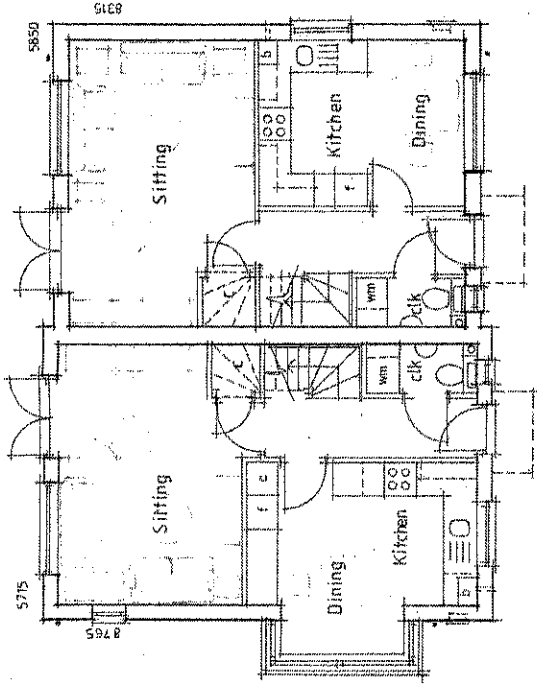


5

6

First Floor

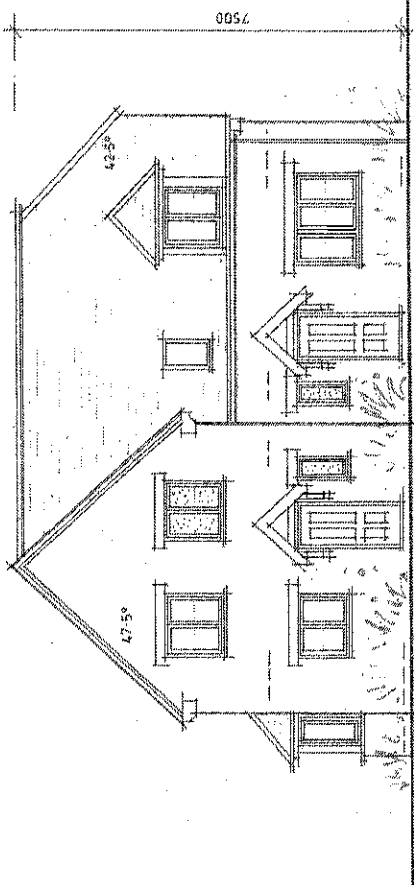
Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS  
 Drawing: PLOT 3 & 6 - HOUSE TYPE C93 & B80  
 FIRST FLOOR PLAN + REAR & SIDE ELEVATION  
 Date: 57596 : 9 Scale: 1:100 @ A3 Date: 12.02.13  
 Stephen James Woodhead 3, A, Down Farm Court,  
 GREAT BRIDGE ROAD, NEWBURY, BERKSHIRE, RG4 7JH  
 BANBURY LANE, NEWBURY, BERKSHIRE, RG4 7JH  
 Telephone: 01635 2812 • e-mail: s.j.woodhead@btinternet.com



⑦

⑧

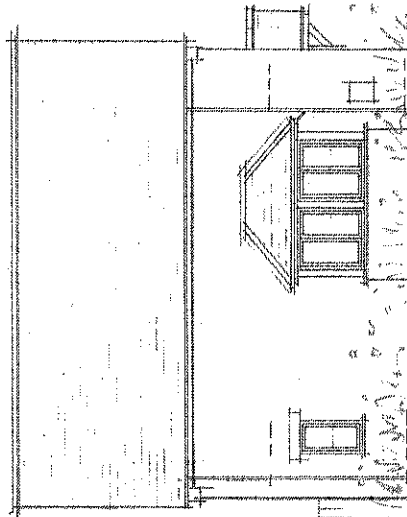
Ground Floor



⑦

⑧

Front Elevation



⑦

Side Elevation

Project 21/23, Eynsham Road, Botley, Oxford OX2 9RS

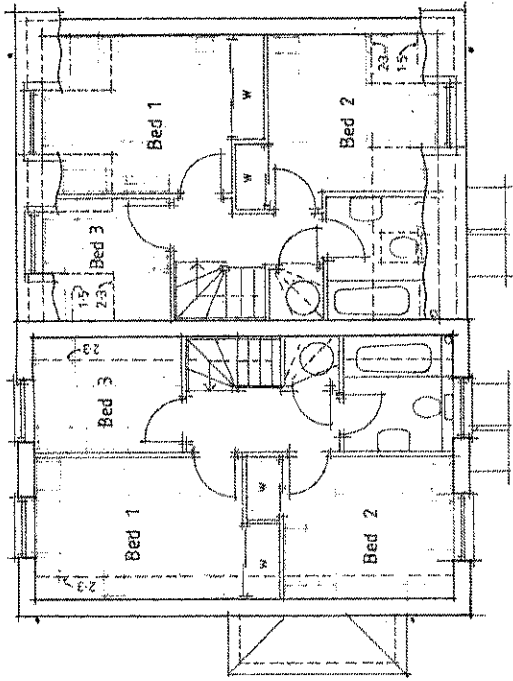
Client PLOT 7 & 8 - HOUSE TYPE C81 & C85

GROUND FLOOR PLAN + FRONT & SIDE ELEVATION

Drawn by 57596 : 11 Date 1:100 @ A3 Date 12.02.13

Stephen James Woodhouse B.A. (Arch) ARCHITECT  
GEMZ DESIGN STUDIO, HOLLY BARN, LOWER FARM COURT,  
BARBRIDGE LANE, NEWBURY, BERKSHIRE, RG13 5TH  
Telephone: 01635 23111 • Email: gwood@gemz.com

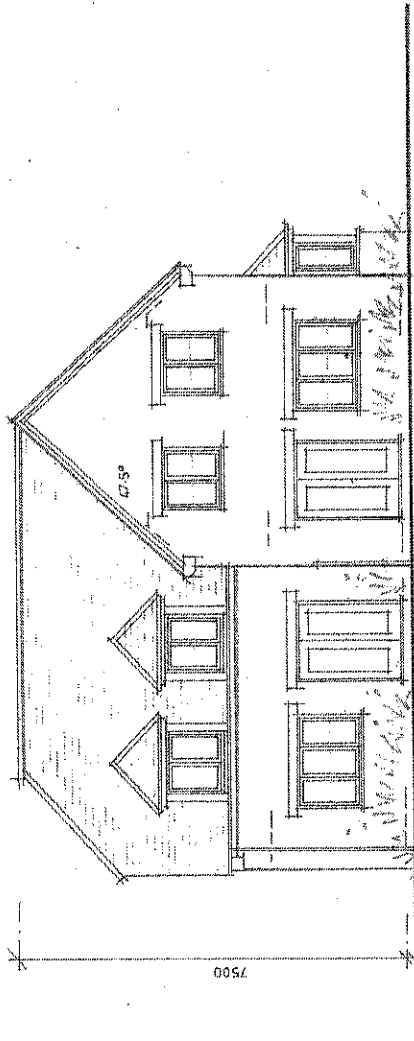




(8)

(7)

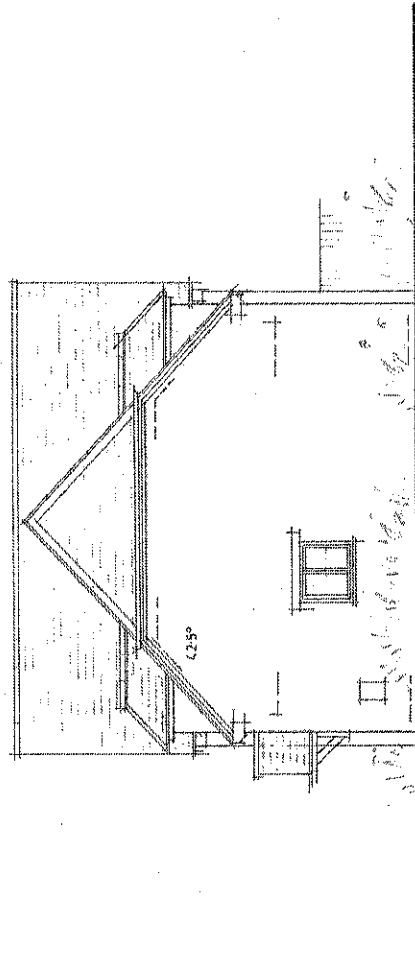
First Floor



(7)

(8)

Rear Elevation



(8)

Side Elevation



Project 21123, Eynsham Road, Botley, Oxford OX2 9BS

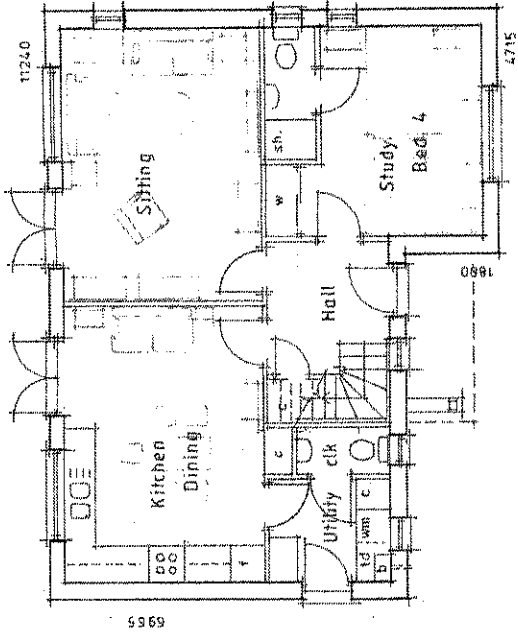
Drawings PLOT 7 & 8 - HOUSE TYPE C91 & C85

FIRST FLOOR PLAN REAR & SIDE ELEVATION

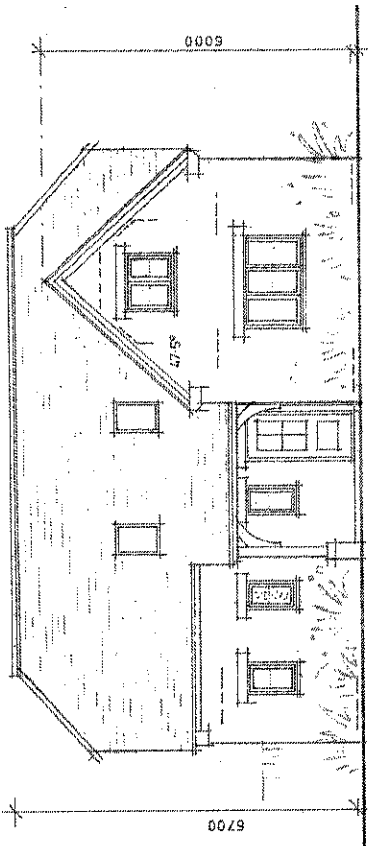
Scale 1:100 @ A3

Drawn 57586 : 12 Date 12.02.13

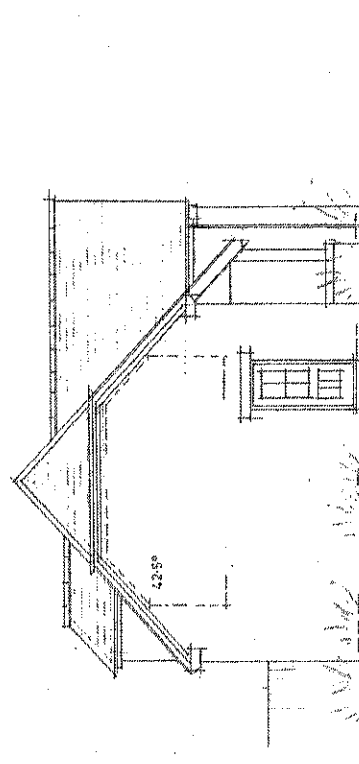
Stirling James Woodhall & A. Smith Architects  
 GRACE DESIGN STUDIO, HALLY BARN, LOWER FARM COURT,  
 HANDLOVE LANE, NEWBURY, BERKSHIRE, RG14 5TZ  
 Telephone 01635 72412 • e-mail: gwoodhall@stjshomal.com



Ground Floor



Front Elevation



Side Elevation

Project 21/23, Eynsham Road, Botley, Oxford OX2 9ES

Survey PLOT 9 - HOUSE TYPE D143

GROUND FLOOR PLAN + FRONT & SIDE ELEVATION

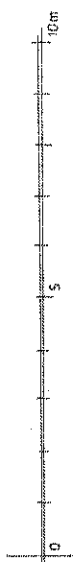
Drawn No 57596 ; 14 Scale 1:100 @ A3 Date 12.02.13

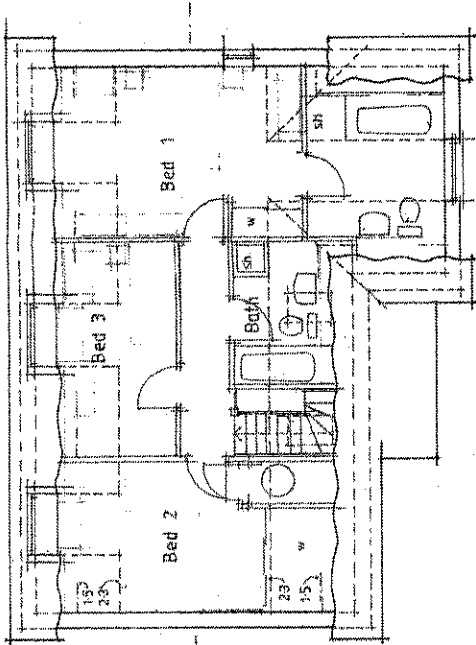
Stephen James Woodcock B.A. (Hons) Arch

GRAZ DESIGN STUDIO, KOLLY BARN, LOWER FARM COURT,

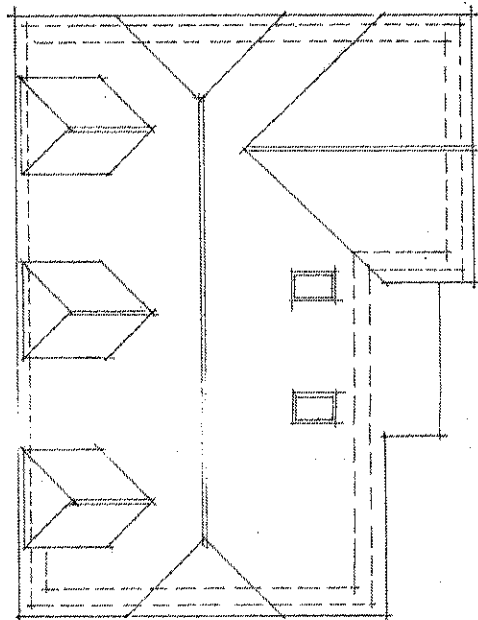
PAINBORNE LANE, NEWBURY, BERKSHIRE, RG14 5TH

Telephone 01635 33512 • e-mail grazdesign@hotmail.com

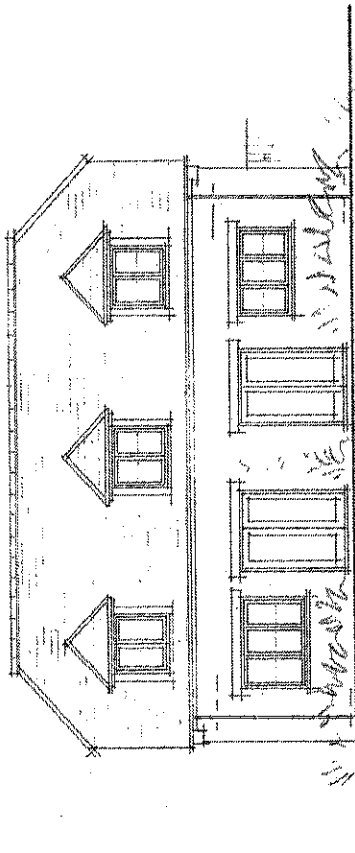




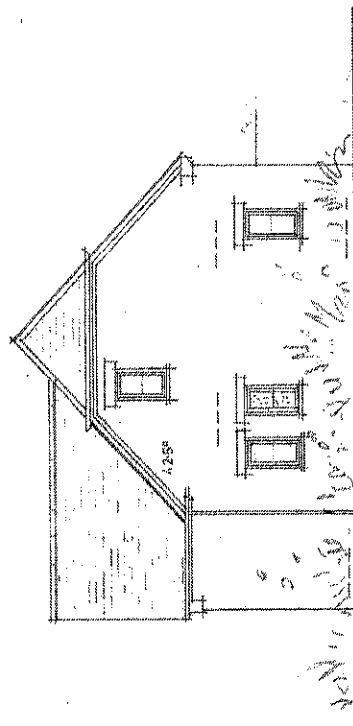
First Floor



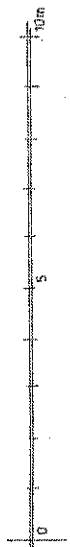
Roof Plan



Rear Elevation



Side Elevation



Rev A 06.03.12 Obscure glazed door with window added to side elevation

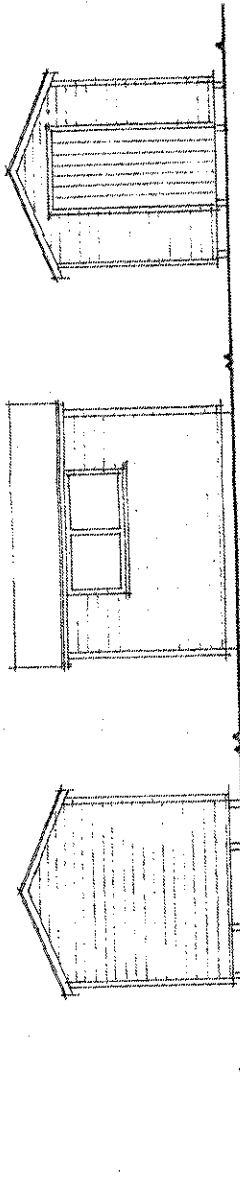
Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS

Plot 9 - HOUSE TYPE D143  
FIRST FLOOR & ROOF PLAN  
+ REAR & SIDE ELEVATION

Scale 1:100 @ A3

Date 12.02.12

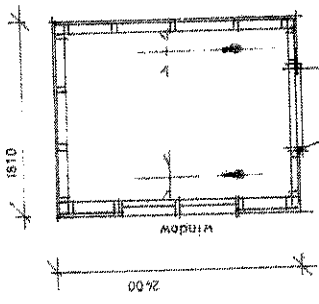
Stephen Jones Wrexham, 2 A Bow Ash  
GRAZ DESIGN STUDIO HOLLY BARN, LOWER PARK COURT,  
HARRIDGE LANE, NEWCASTLE UNDER LYME  
Telephone 01827 30322 • Email graz@grazstudio.com



Front

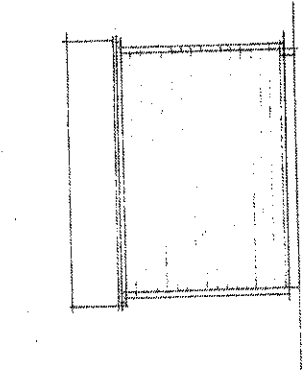
Side

Rear

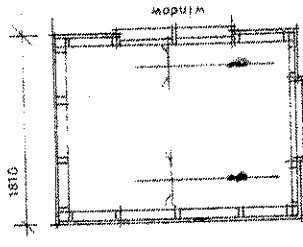


Floor Plan

Plots 1, 3, 5, 6, 8.

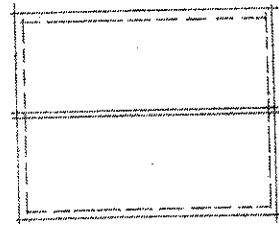


Side



Floor Plan

Plots 2, 4, 7, 9

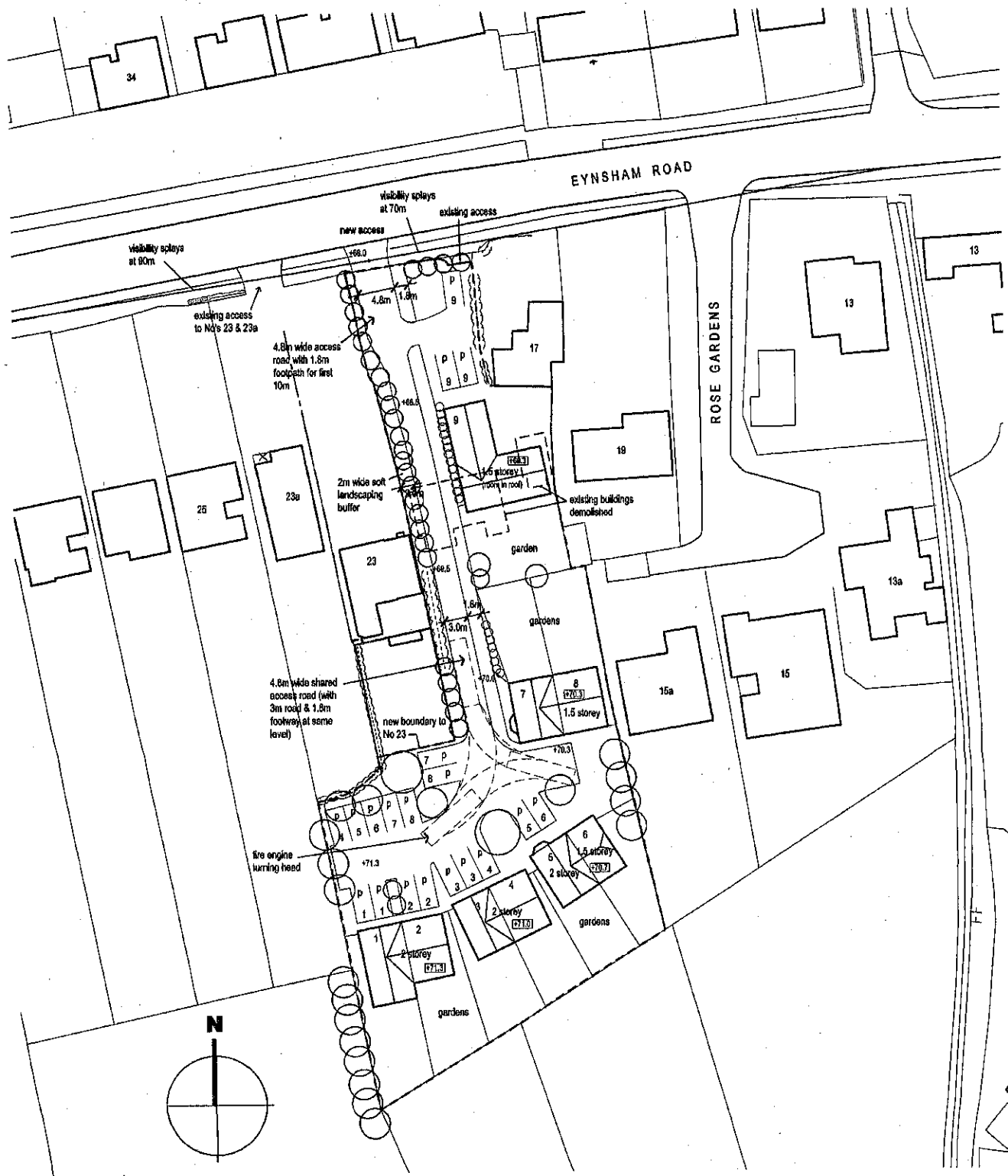


Roof Plan



Rev A 06.03.13 Scale correctly noted  
 Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS  
 Drawing Cycle Stores - Floor & Roof Plans + Elevations  
 Day No 57596 : 16A Date 1:30 @ A3 13.02.13


Stephen James Woodhead, B.A. (Hons) Arch  
 GRAZ DESIGN STUDIO, HOLLY BARN,  
 HANGESIDGE LANE, WINDSOR, MIDDLESEX, RG4 0TH  
 Telephone: 01895 330023 e-mail: grazdesign@btinternet.com



Rev A: Parking revised, fire tender manoeuvring indicated EST 010208

0.00 Proposed slab levels  
 +0.00 Proposed site levels

PREVIOUS APPROVED  
 OUTLINE LAYOUT

		<b>SPRATLEY &amp; WOODFIELD</b>	
		<small>OSLEY FARM · BORCHERTON-ON-THAMES · OXFORDSHIRE OX16 1JH        T 01865 341494 F 01865 341600 E mail@spratleyandwoodfield.co.uk</small>	
PROJECT			
21 & 23 EYNSHAM ROAD, BOTLEY, OXFORD			
CLIENT			
MR R ROBINSON & MR S EVANS			
DRAWING DESCRIPTION			
BLOCK PLAN			
<small>ALL DIMENSIONS TO BE CHECKED ON SITE, DO NOT SCALE. ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER INFORMATION TO BE REFERRED TO SPRATLEY &amp; WOODFIELD</small>			
DATE	DRAWN	SCALE	DRAWING NO.
DEC '07	EST	1: 500 @ A3	750.03
REVISION			A