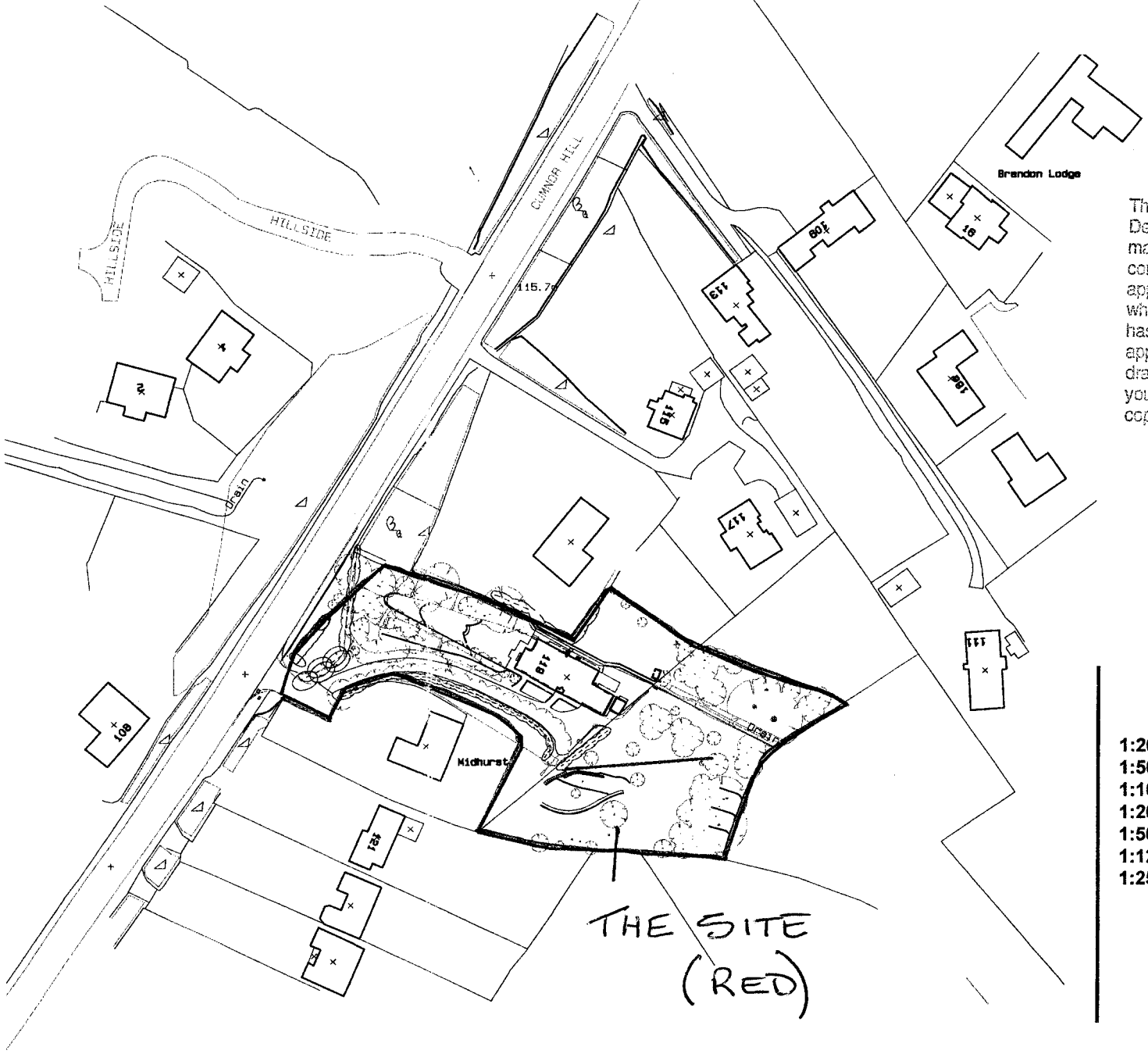


APPENDIX 1



This Design may be consulted for approval whether you will copyrig

- 1:20 =
- 1:50 =
- 1:100 =
- 1:200 =
- 1:500 =
- 1:1250
- 1:2500

THE SITE  
(RED)

08/00196/OUT  
CUM/16152/1

A3

**The ANDERSON ORR Partnership**  
The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT -  
119 & 119A CUMNOR HILL, OXFORD.

## THE ANDERSON ORR PARTNERSHIP

### PLANNING DESIGN AND ACCESS STATEMENT

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

#### THE DESIGN COMPONENT

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

##### AMOUNT

The site has an overall area of 0.36 hectares which currently accommodates a single dwelling at 119 Cumnor Hill combined with residential amenity space of 119A Cumnor Hill. The proposal seeks to remove no.119 and create 13 no. residential units. The residential accommodation comprises of 5 no. 2 bedroom apartments, 6 no. 3 bedroom houses and 2 no. 4 bedroom houses.

##### LAYOUT

The existing shared access onto Cumnor Hill will be retained. A new access road into the site will be located centrally and follow the approximate route of the existing driveway to no. 119 with a turning head to OCC standards being provided in a convenient central position. The 5 apartment units are contained in a single building at the front of the site with a mix of detached and semi detached dwellings located to the rear. Private access drives and parking will feed off the access road to service the various buildings. The existing heavy foliage and landscaping at the front of the site along Cumnor Hill will be retained and reinforced so as to maintain this existing landscaped buffer zone to the road. As with the existing dwelling the proposed apartment building will be located approximately 28metres from the street and on the general building line of the adjacent properties.

Parking for the apartments will be partially provided in an undercroft area below the building and partially over a grassed parking area. The houses have been designed with a mixture of garages and adjacent open parking spaces.

The layout to the rear of the site has been designed to create a grouping of the houses facing onto the access road forming a sense of place at the eastern end of the site. The private garden areas for the houses are located at the perimeter of the site. The private amenity area for the apartments is located at the front of the site within a naturally landscaped setting.

Security across the site is maintained through a controlled point of shared vehicular and pedestrian access. The scheme is laid out to ensure that all areas of the site are under surveillance and will be actively used on a daily basis aiding in crime prevention measures.

## **SCALE**

The site currently is occupied by a single dwelling of poor aesthetic quality.

The 2 and 3 storey buildings within this proposal are designed with a mix of green roofs and short spanned pitched roofs. The buildings are designed around an intimate and domestic scale which fits into the contours of the landscape.

## **LANDSCAPING**

The proposal includes the retention of the extensive vegetation along the existing boundaries on all aspects thus maintaining the existing 'soft' edge to the site. Additional planting and landscaping has been located in areas across the site in order to create buffers between the buildings and to soften the access road and turning area. The existing dense vegetation along the street boundary will be retained and reinforced. The proposal incorporates green roof construction to further continue the landscaping across the development enabling the buildings to sit harmoniously into the heavily contoured site.

The private garden areas for the houses are located adjacent to the boundaries of the site to minimise the impact of the development on the neighbouring properties.

## **APPRAISING THE CONTEXT**

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

### **ASSESSMENT**

The proposed development site is located at 119 Cumnor Hill, Oxford with a current access directly from Cumnor Hill. In terms of location the site is situated on the south-western outskirts of Oxford and close to local amenities, schools and recreational facilities. The site is located on good public transport services into both Oxford and surrounding areas.

Through the analysis of the site's current surrounding context, density, size, location and topography it is considered that this site creates an excellent opportunity for a residential scheme of varying units in line with the council's development principles, policies and needs for housing in this area which will enhance the immediate neighbourhood and create a scheme with the highest quality living environment. The heavily contoured nature of the site can be utilised within the design and layout to minimise the impact of development on immediate neighbours and the wider area.

### **INVOLVEMENT**

The proposed development has evolved as a result of careful site analysis and feedback received from the VWHDC Planning Department.

### **EVALUATION AND DESIGN**

By thorough assessment of the site and the surrounding context, the involvement of the planning department and the considered evaluation of all the information collected we have been able to produce a scheme that is thoughtfully designed, inclusive and will positively contribute to and enhance its surroundings.

Each building will be of a highly individual nature to respond to the varying topography across the site. In particular the 5 dwellings on the southern aspect will take maximum advantage of the sloping topography creating distinctive dwellings within a hillside setting.

### USE

A residential scheme is an appropriate use for this site given both its existing use and surrounding context and will provide units of the type and size that will contribute to the diversity of the local market and satisfy a local housing need.

### SUSTAINABILITY STATEMENT

The buildings will be able to demonstrate low energy use over their entire life cycle. To assist in minimising energy consumption and to provide more comfortable conditions internally, the buildings fabric will be used to enhance the environmental performance of the building wherever possible. The construction of the new building will be in accordance with current standards and will by definition have significantly improved energy efficiency levels relative to the existing building. The development will make use of energy efficient products, appliances and fixtures wherever possible.

Materials generally have been selected for their robustness and longevity. Internally, walls will be fabricated from dense thermally stable materials. At the detailed specification stage, consideration will also be given to the sustainability of chosen materials and the energy used in their production. Where possible materials will be obtained locally and will be sourced from sustainable and renewable sources.

Consideration will be made for the inclusion of low energy systems including ground source heat pumps to provide heating and hot water together with solar energy systems and grey water recycling where appropriate.

The proposal includes the construction of a number of 'green' roofs effectively claiming back the space the proposed buildings occupy on the site as well as providing a thermally efficient building envelope, encouraging biodiversity and reducing rainwater runoff.

### THE ACCESS COMPONENT

Access to the site from Cumnor Hill will remain in its current location and will be upgraded to OCC's requirements with the appropriate visibility splays to effect safe entry and egress to and from the site. The road infrastructure will be capable of taking refuse vehicles and emergency vehicles and appliances together with normal commercial vehicles to effect safe deliveries.

The new buildings will comply with the requirements of the Disability Discrimination Act and Part M of the Building Regulations, with all buildings accessed via a level entrance and with ambulant disabled stairs where appropriate.

Bin and bike storage facilities will be provided for the flats in the under-croft area.

### CONCLUSION

In principle the proposal to redevelop this site is consistent with the latest Government advice in PPG 3 which talks of making the best and most efficient use of brownfield land in such locations.

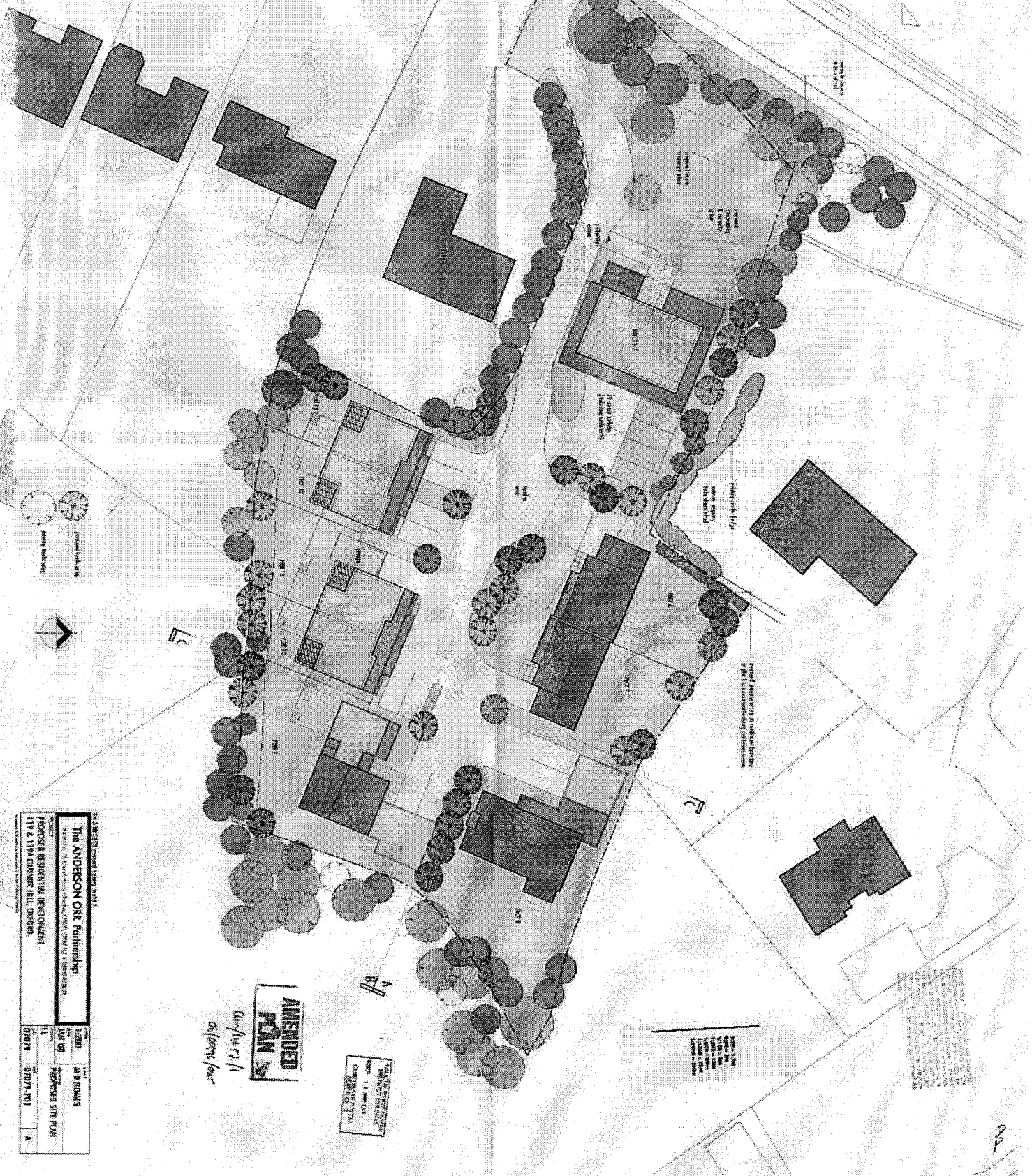
The site at 119 and 119A Cumnor Hill offers an excellent opportunity for a development in an appropriate and sensitive form that responds to the locality, makes more efficient use of the land and satisfies a local need for additional dwellings.

The design of the proposed development carefully and respectfully responds to the surrounding context, drawing on the scale of the building elements, to create a scheme that sits harmoniously alongside the adjoining properties and its wider context. Care has been taken to ensure that the development is balanced with a carefully considered landscape proposal to create a buffer with the surrounding neighbours. The resulting scheme will make a positive contribution to this part of Oxford.

# APPENDIX 1

CUMMOR HILL

1. The location of the proposed site is shown in the inset map. The site is located on the east side of the Cummor Hill road, south of the intersection with the road leading to the Cummor Hill Golf Course. The site is bounded by Cummor Hill road to the north and east, and by the road leading to the Cummor Hill Golf Course to the south and west.

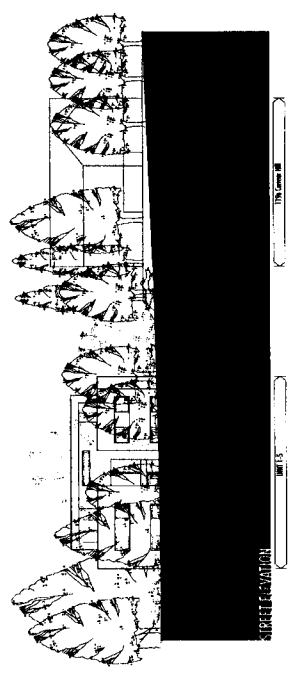
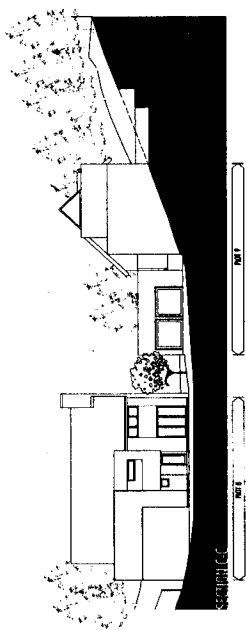
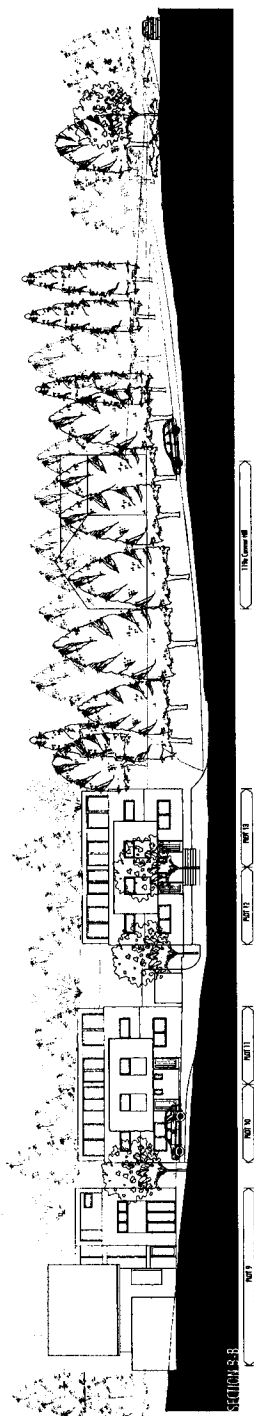
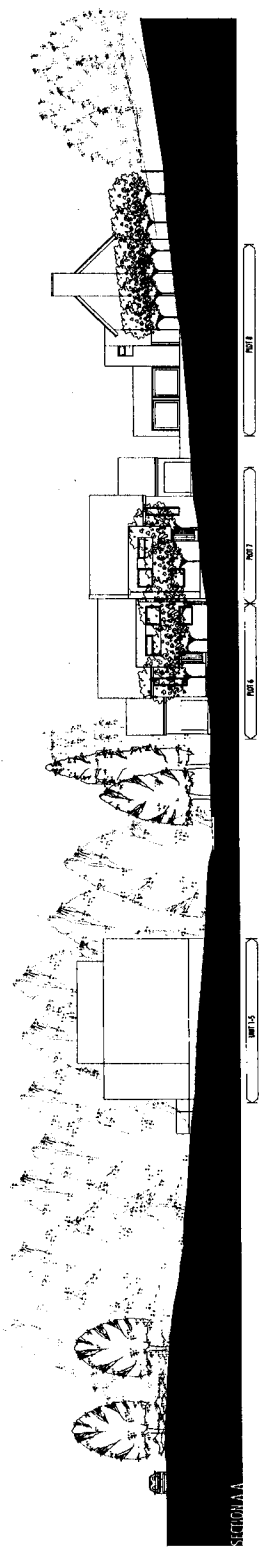


**The Anderson Ore Refining Plant**  
 PROPOSED RESIDENTIAL REDEVELOPMENT  
 117 & 119A CUMMOR HILL DRAGON

DATE	1/20/09	BY	AP & B SQUARES
REVISED	07/09	BY	ARCHITECTURE SITE PLAN
NO.	0707-001	SCALE	A

**AMENDED PLAN**  
 07/09/09  
 07/09/09

THE LOCATION OF THE PROPOSED SITE IS SHOWN IN THE INSET MAP. THE SITE IS BOUNDARY BY CUMMOR HILL ROAD TO THE NORTH AND EAST, AND BY THE ROAD LEADING TO THE CUMMOR HILL GOLF COURSE TO THE SOUTH AND WEST.



1:200 = 1/8" = 1'-0"  
 1:500 = 1/4" = 1'-0"  
 1:1000 = 1/2" = 1'-0"  
 1:2000 = 1" = 1'-0"

THE ARCHITECTS: JAMES H. ORR PARTNERSHIP  
 2200 W. 10TH AVENUE, SUITE 200, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.JHOORR.COM  
 PROJECT: THE ANDERSON ORR PARTNERSHIP  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 SHEET: 11 OF 11  
 DATE: JAN 11, 2007

TRIPLE-GLAZED  
 THERMALLY-BROKEN  
 60% S.P.A. 1.1 CLEAR  
 ENERGY EFFICIENT  
 WINDOW SYSTEM

AMENDED  
 PLAN

CHY/HR/1/1  
 BS/COM/1/07

The ANDERSON ORR Partnership The Architects: 2200 W. 10th Avenue, Suite 200, Denver, CO 80202, P: 303.733.1100		Scale: 1:200	Client: M D HOMES
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT -	DATE: JAN 11, 2007	Sheet: 11	PROPOSED SITE PLAN

APPENDIX 1

NOT TO SCALE  
 THIS PLAN IS FOR INFORMATION ONLY  
 AND IS NOT TO BE USED FOR CONSTRUCTION  
 WITHOUT THE APPROVAL OF THE LOCAL  
 AUTHORITIES.  
 FOR USE IN PROPOSED DEVELOPMENT ONLY

**CUMNOR PARISH COUNCIL RESPONSE FORM**

The observations of Cumnor Parish Council.

Register No. 08/00196/OUT Officer: Mr Stuart Walker  
Application Number: CUM/16152/1 Amended plans: No  
Address of Proposal: 119 Cumnor Hill, Oxford, Oxon, OX2 9JA  
Proposal: *Demolition of existing building. Outline planning application for residential development creating 13 units.*

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1.  Fully support for the following reasons:

2.  No objections.

3.  Do not object but request the following issues be given consideration:

4.  Object for the following reasons:

119 Cumnor Hill is a very unusual site. It is one of two buildings built on an old quarry floor. The other is 115A Cumnor Hill. The quarry appears to have been an old gravel pit marked on the 1914 OS map. There is a third house (119A Cumnor Hill) on the quarry. This is largely built on infill placed on the side of the quarry in circa the 1970s. The former workings in the quarry consist of unstable natural limestone rubble. The sides of the quarry have slipped during the course of many years and now occupy the expected angle of repose. The ground is further stabilised by the vegetation that covers it. The viaduct that carries Cumnor Hill forms the remaining (north) side of the development. Local flooding plagues this part of Cumnor Hill and Oxfordshire County Council has only recently replaced a pipe to improve drainage from the Hill to alleviate the problem.

A stream separates 115A and 119 Cumnor Hill. This stream drains much of Cumnor Hurst and as such its flows vary greatly with the local climatic conditions. In wet weather its flow completely fills the culvert that flows south to north under Cumnor Hill. The culvert is brick lined and may

well have been put in place when Cumnor Hill was constructed in 1825 to relieve the old toll road. The recent OCC work will increase the peak flows through this culvert as it deposits the water from Cumnor Hill on the south side of the Hill.

The area, apart from being of great natural beauty, is an environment precariously stabilised by the fortuitous interaction of nature following a period of brutal exploitation by man.

The Council has a number of concerns regarding this site:-

#### Density and Design

Given the fragile nature of the site, the Council believes that it cannot support 13 units (at a density of 35-38 per hectare) and as such constitutes over development of the site.

In addition, it would be totally out of character with the surrounding area. There are no flats on this part of Cumnor Hill, the nearest being opposite the Timbmet site, which are designed to look like a house, and the new development on the corner of Cumnor Hill and Arnold's Way.

The drawings are inadequate such that it is difficult to gauge the relationship of the development with the neighbouring properties, but particularly 117 Cumnor Hill which is located to the east side of the development and is behind 115.

Despite the claim that screening will alleviate any visual intrusion, the flats and some of the houses will be visible from Cumnor Hill and will dominate the house at 115A.

The Council has explained how the passage of time has largely stabilised the consequences of man's earlier intrusion. The proposed development cannot be achieved without major earthworks within the fragile environment of the former quarry. Such activities would pose a very real risk to the adjacent properties.

Some of the buildings are likely to overlook neighbouring properties and impact on their privacy. The District Council's attention is drawn to the Appeal Decision APP/V3120/A/07/2038887 dated 31 July 2007 regarding 8 and land to the rear of 6 and 10 Arnold's Way. The Parish Council believes that the reasons for the Inspector's decision also apply to the application.

#### Surface Water

There is no indication as to how surface water is to be handled.

As already noted, a stream flows from Hurst Lane down to the quarry via an open ditch through the site occupied by 115 Cumnor Hill. Further development would exacerbate the existing flood risk. The risk extends beyond Cumnor Hill since the existing stream has caused problems for some residents of Colegrove Down.

That fraction of the site that is not on the unstable slopes associated with the old workings is believed to be very wet and boggy and no indication has been given as to how this will be ameliorated.

#### Foul Effluent

The VWHDC is by now well aware of the Parish Council's concerns regarding the overload of sewage into the mains sewage system. 13 units replacing 1 house would hugely increase the amount of sewage from this site. Even when the dwellings could be connected to the foul sewer, arrangements would have to be put in place to pump the sewage to the level of the existing foul sewer. Given the proposed number of dwellings, particular care would have to be paid to ensure that this arrangement was adequately maintained. There would be a real temptation to retain the proposed local sewage treatment plant. The site is however wholly unsuited for this approach, given the proposed number of dwellings and the course that the treated foul effluent would follow.

#### Access and Parking

Access to Cumnor Hill is via a steep narrow winding road along the side of the old quarry. There is no scope for widening this road since it is bounded on one side by a steep drop to the stream and on the other by the infilled site of 119A Cumnor Hill. Vehicle movements are likely to increase with at least 26 vehicles associated with the residential development. The access and egress would be very difficult, particularly at peak times due to the steepness of the proposed driveway.



Furthermore, this increased traffic flow might destabilise the property on 119A Cumnor Hill. It is not clear if there would be sufficient space to allow for the safe entry of emergency, utility and delivery vehicles.

Wildlife

There is known to be a wide variety of wildlife in the area including badgers, deer and foxes. Measures should be in place to minimise the impact on wildlife before any construction work is permitted.

Amenities

The size of the gardens of Plots 10, 11, 12 and 13 are miniscule. It appears that the amenity area for the flats would be compromised by the proposed waste treatment plant.

Landscaping

There are concerns that the natural landscape will be compromised. If the application is permitted proper planting should be required to screen 53 Hurst Lane from the development.

If outline approval is given, the Parish Council will seek the imposition of a number of additional planning conditions. At this stage it recommends that, if the District Council is minded to approve the application, then it should seek a Section 106 payment. This should be discussed with the Parish Council who would be seeking a local community benefit. Based on the Timbmet application this should be in the region of £10,000.

Furthermore, the Parish Council will be seeking a condition prohibiting construction vehicles from parking on Cumnor Hill.

The Council recommends that the views of existing residents should be taken into consideration.

The District Council should be made aware that at least one resident in close proximity to the site did not receive notification of this application from VWHDC.

Signed by ...*J B Bock*.....  
 Clerk to Cumnor Parish Council

Dated 4 March 2008

**APPENDIX 2**