

11 Old Road North
Kempsey
Worcester
WR5 3JZ

BY PLANNING PORTAL

Date 13th January 2021

Oxford City Council
Planning and Regulatory Service
109-113 St Aldates
Oxford
OX1 1DS

Dear Sir/Madam

Town and Country Planning Act 1990 as amended
Oxford Retail Park, Ambassador Avenue, Oxford
Section 73 application to amend elevational details, Oxford Retail Park, ref 19/03236/FUL

I have submitted via the Portal the requisite plans, forms and application fee to lodge an application for various minor amendments to the consent granted last year by the Council for replacement facades to the Oxford Retail Park as per the reference above.

The approved and replacement plans are as set out below

Approved plan	New Plan
0079-A14-P01 FLOOR PLAN AS PROPOSED	NO CHANGE
0079-A14-P02 FLOOR PLAN AS PROPOSED	NO CHANGE
0079-A14-P03 ELEVATIONS 1 OF 2	1877-PL05A PROPOSED ELEVATIONS
0079-A14-P04 ELEVATIONS 2 OF 2	1877-PL05A PROPOSED ELEVATIONS
0079-A14-X03 ELEVATIONS (AMENDMENTS HIGHLIGHTED IN RED)	1877-PL06 PROPOSED ELEVATIONS WITH CHANGES HIGHLIGHTED
0079-A14-X12-B RED AND BLUE EDGES	NO CHANGE

Following further discussions with tenants and investigations in to materials suppliers, a number of minor amendments are sought as set out below

1. New vertical cladding specification to the front elevations – I have attached a photo showing the proposed material. Note, these are shown in a horizontal configuration, but we will be laying them vertically. The colour will be RAL 9003 (Signal White);
2. The previously shown new glazing to M&S, Boots and Next is omitted. Their existing glazing is to remain;
3. The entrance features to M&S, Boots and Next are to remain as existing and be redecorated RAL 7015 (Slate Grey);
4. The existing fascia is to be retained and redecorate RAL 7015 (Slate Grey);
5. The external 'columns' currently shown proposed clad in a horizontally laid cladding panel are altered to have the new cladding panel at the upper level only. This avoids having to adjust the existing brickwork at low level thus causing disruption to the trading Tenants. The colour of this cladding will be RAL 7015 (Slate Grey);
6. The proposed glazing and cladding arrangements to the former Mothercare have been amended to suit the incoming Tenants requirements;
7. New fire escape door on the side elevation of the former Mothercare (elevation C); and
8. Infilling of redundant fire escape doors to the rear of the former Mothercare (elevation D).

These changes have been made to avoid disruption to the already trading tenants, as well as providing more robust and technically achievable detailing issues that would be difficult to implement on that of the approved scheme. It is not possible to have a 1000mm wide, panel as the micro-rib construction does not have any real rigidity. A 1000mm sheet would be prone to flexing under any real wind intensity. Accordingly a narrower panel is now proposed.

The latest proposed cladding as shown on our drawings is a 300mm wide micro-rib panel which will be vertically laid as previously shown. The only variation over the Mountford Pigott's drawings is the panel width (previously shown as circa. 1000mm wide). The cladding profile and colour remains the same.

Our aim is to aesthetically improve the building without penetrating and compromising the existing building fabric, which will enable the tenants to continue trading throughout the construction works. To enable us to do this, the outer sheet must be lightweight to be able to be fixed to the existing cladding system.

The application fee of £234 will be paid via the Portal.

I would be grateful if the application could be registered and I am kept informed of progress.

Yours sincerely

Eric Hall

