ARCHITECTS

REDEVELOPMENT OF 91 LIME WALK OXFORD OX3 7AD

MARCH 2021

DESIGN & ACCESS STATEMENT

CONTENTS

IMAGES

1.0 INTRODUCTION

1.1 INTRODUCTION

NC Architects have been instructed to seek Detailed Planning Permission for the demolition of the existing dwelling, 91 Lime Walk, and the erection of a new frontage block and block to the rear to provide 5 1 bed 2 person flats and 3 2 Bed 4 person flats together with shared amenity space, bin and cycle storage and new frontage to Cecil Park Place on behalf of the Developer/Owner of the Land M K Dogar Limited.

1.2 SITE LOCATION

The site is located at 91 Lime Walk, to the southern side of the Headington suburb of Oxford, approximately 2.7km from the City centre and 450m south of the A420 London Road.

1.3 STATUS OF SITE

The site is currently occupied by 91, Lime Walk a detached dwelling in multi- occupation with a detached garage/workshop to the side and rear overgrown garden and the application site area extends to 0.0818 Hectares.

1.4 NATIONAL DESIGN GUIDE

This Statement complies with the principles of & refers to the Ten Characteristics of the National Design Guide Sept./Oct. 2019.

1.5 MATTERS INFORMING THE SCHEME DESIGN

The design of the scheme is evolving as a result of the sites constraints,the sites planning history and consultant reports that have been commissioned which include:

1. Topographic Digital Survey Plan
2. OS Digital Plans showing surrounding Context
8. An Arboricultural Impact Assessment

The initial concepts were submitted in the form of two pre-application submissions and this detailed application has been informed by comments on these intial pre-applications.

1.6 QUALIFICATIONS OF THE DESIGNER

NC Architects are committed to excellence in architectural design and project management with over thirty years experience in large scale residential and commercial projects. Our aim is to achieve the maximum potential for every project at a commercially viable cost. Our team of Experienced Architects, Senior Architectural Technicians and support staff operate in an environment of equals rather than a traditional hierarchy of management. Most staff are shareholders of the practice which ensures each and every project is carried out to our benchmark high standard, culminating in the very best results for our clients.
The firm has been using BIM software for the production of drawings since 2005. We are committed to embrace the BIM process and are ahead of many firms who have yet to make the heavy investment in hardware, software and training. We truly understand the process, the pitfalls that need to be avoided and the huge benefits and opportunities that BIM can bring to every project.
Areas of Expertise include Architectural Design, Urban Design & Master planning, BIM Co-ordination, Project Management, Planning Advice, Residential Estate Layout Design. Developer House Type Designs. Developer Appraisal Layouts and Feasibility Studies, Retail Parks & Motor Dealerships and Medical /Dental Surgeries and Veterinary Hospitals. The Managing Director is Christopher John Moore a Senior Architect at NC Architects Limited. He is a member of the Royal Institute of British Architects, a Fellow of the Royal Society of Arts and Manufacturing, and a Member of the Association of Consultant Architects. Awarded a Diploma in Architecture from the Leicester School of Architecture in July 1976 and admitted to the Architects Register in 1977 and joined the RIBA in January 1978. He has worked for NC Architects since July 1977 specialising in Residential and Urban Design & Master planning since then.
NC Architects have won the RIBA's "Good Design in Housing Award" Twice for projects in Poole Conservation Area at St Albans and At Prospect Place in Wapping London Docklands and were Commended for a scheme at Shaw Ridge Swindon Phase 2. We also designed the residential redevelopment scheme at the former Devenish Brewery site in Weymouth which Received a Civic Design Award.

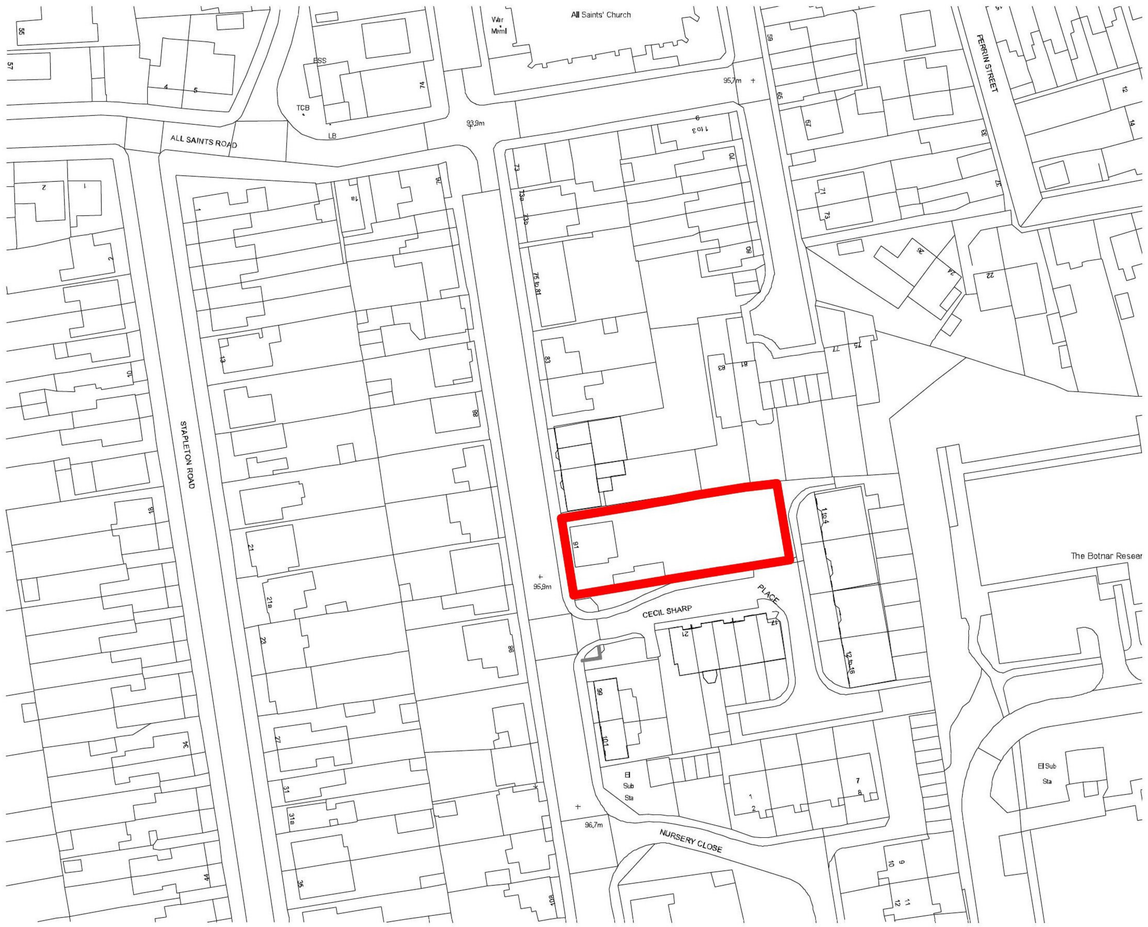


FIG.1 Site Location Plan

2.0 PLANNING POLICY

2.1 PLANNING POLICY

A detailed assessment of the planning policy framework of the Oxford Local Plan 2036, adopted on the 8th June 2020 has been undertaken and was refered to as part of the pre-app. process. The application has been evaluated against the Local Plan and the National Planning Policy Framework in terms of sustainable growth and protection of the environment.
Consideration has also been given to the Headington Neighbourhood Plan particularly in relation to respecting the existing local character (CIP1) demonstrating how the design and layout responds to the local character of the area.

2.2 RELEVANT PLANNING HISTORY

This application is for pre-app advice prior to seeking Full Planning Permission for the demolition of 91 Lime Walk and its replacement with 2 blocks containing 7 flats. The application will be accompanied by a full set of drawings and associated reports.
91, Lime Walk has had a number of previous planning applications as follows:
04/00050/FUL Demolition of 4 bedroom detached house and detached garage/outbuilding. Erection of (1) Terrace of 3x3 bedroom 2 storey houses on 3 floors, (third floor in roof space), each with integral garage and one on-plot car parking space accessed from Lime Walk. (2) Pair of single and two storey 2 bedroom semi-detached houses with attached garages, accessed from Cecil Sharpe Close. 2004 - Withdrawn.
06/02109/FUL Demolition of existing dwelling. Erection of 3x3 bed terrace houses over 3 floors (third floor in roof space) fronting Lime Walk and 5 terrace houses (3x3 bedroom and 2x4 bedroom) over 3 floors (third floor in roof space) fronting Cecil Sharp Place.
2006 - Withdrawn.
07/02340/FUL Demolition of existing dwelling. Erection of block of 4 x 2 bed flats (fronting Cecil Sharpe Place) and terrace of 3x3 bed dwellings (fronting Lime Walk)(Amended Plans). Refused June 2008, Appeal dismissed April 2009.
16/02677/FUL Demolition of existing dwelling. Erection of three-storey building to provide 9 flats (3 x 3-bed, 4 x 2-bed & 2 x 1-bed). Provision of new access off Lime Walk, private and shared amenity space and bin and cycle store. Withdrawn December 2016.
17/01943/CPU Application to certify that the proposed summer room and garage/workshop is lawful development. (Amended plan). Approved October 2017.

2.3 THE PROPOSED SCHEME

The proposed scheme seeks to deal with the concerns of OCC and the inspector on the previous application that has had a decision (07/02340/FUL) in making best use of the site capacity in a manner appropriate and compatible with the surrounding area.
In order to aid this a full topographical Survey and Tree Survey has been carried out [redacted]

2.4 CIL

It is anticipated that the Development will attract a CIL contribution at the current rates.

FIG.2 Aerial View of site, red lined showing context.

3 CONTEXT

3.1 UNDERSTAND SITE & RELATIONSHIP TO THE LOCAL AND WIDER CONTEXT

The application site is located in an area of relatively dense residential development, fronting both Lime Walk and Cecil Sharp Place, approximately 450m from the A420 London Road in Headington, one of the main arterial roads into the city of Oxford. Lime Walk presents a mixture of housing styles from terraces of pre war workers cottages to larger five plus bed roomed detached family homes. Cecil Sharp Place is a far more modern cul-de-sac residential development, granted planning permission in 1983.

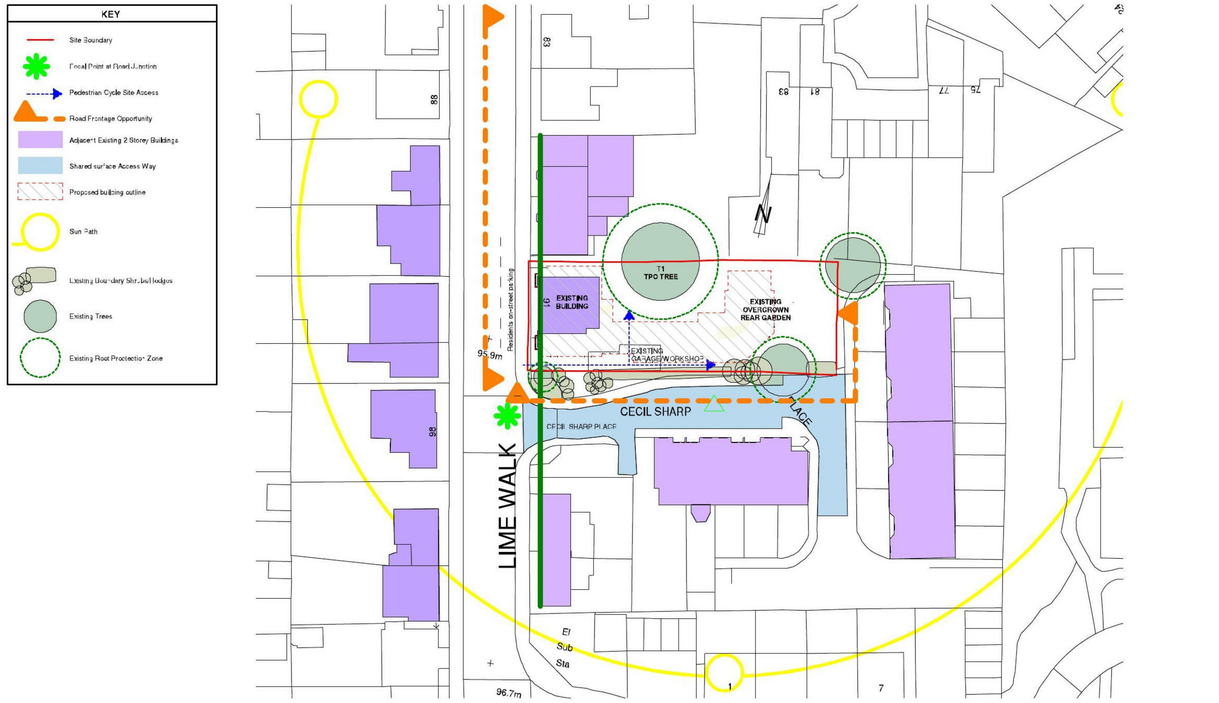
Lime Walk is situated to the southern side of the Headington suburb of Oxford, approximately 2.7km from the City centre and 450m south of the A420 London Road. This provides the application site with convenient access into the city and onto the Oxford ring road and also to Junction 8 of the M40 motorway in an easterly direction, and the wider motorway network beyond. The application site is within close proximity to the amenities and services contained within the local shopping area of Headington, which is approximately 450m distant from the application site in a northerly direction; while the wider ranging shopping facilities of the city centre is situated 2.7km distant from the application site, and is readily accessible by foot, cycle or a short bus journey.

The site is not within a Conservation Area or within close proximity to any listed buildings. One tree to the curtilage boundary of the site is the subject of a Tree Preservation Order, the scheme has been carefully designed to avoid the root protection area identified by the Tree Survey of this tree and other retained adjoining trees.
The site lies outside of an area at risk to flooding.

FIG.3 91 Lime Walk

FIG.4 Looking North up Lime Walk from 91Lime Walk,

FIG.5 Lime Walk looking South East from junction with All Saints Road



CONSTRAINTS AND OPPORTUNITIES PLAN 1:500

A 02-03-21 Detailed Planning Application

FIG.6 Constraints & Opportunities Plan

FIG.7 Junction of Lime Walk & Cecil Sharp Place

3.2 CONSTRAINTS & OPPORTUNITIES PLAN

There are a number of constraints and opportunities presented by the site location and it's relationship with the existing street frontage of Lime Walk and in particular, given the appeal decision, the existing dwellings on Cecil sharp Place.

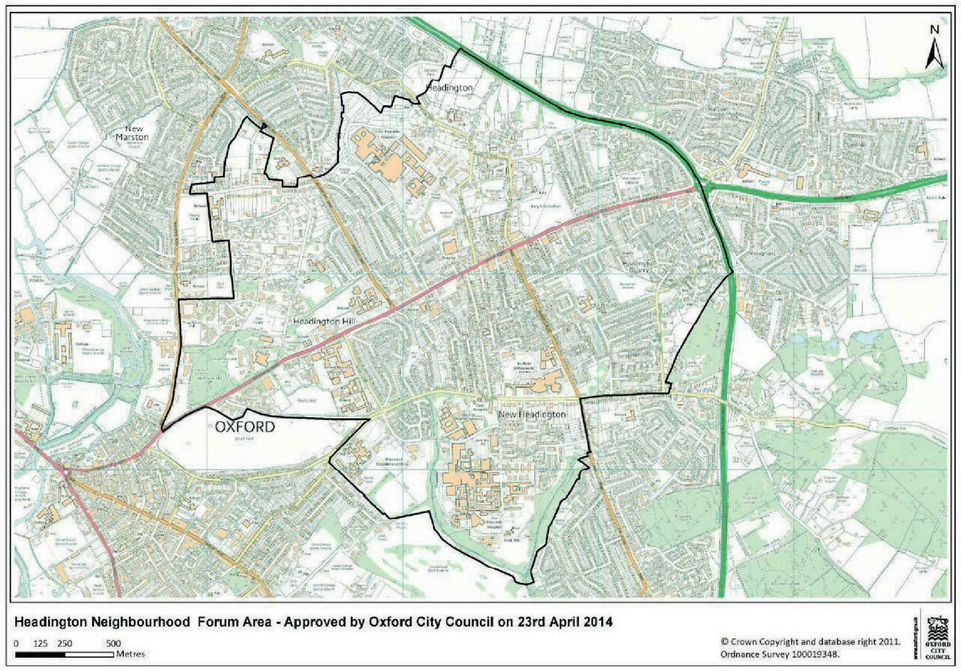
CONSTRAINTS

- The building line, massing and character of Lime Walk.
- The street form and proximity of the existing dwellings in Cecil Sharp Place
- The existing trees including a TPO tree, root protection areas and retained boundary soft landscaping.
- The scale, mass and form of the surrounding development with potential overlooking and overshadowing from surrounding buildings.
- Limited access opportunities from Lime Walk and no direct access from Cecil sharp Place.

OPPORTUNITIES

- Prominent position of site on Lime Walk at its junction with Cecil Sharp Place.
- Opportunity to provide a high quality, low carbon sustainable development containing a mix of apartments to provide a scheme which takes its cues from the surrounding area but in a simple and contemporary form using appropriate materials and proving a focal point building that also completes the enclosure of Cecil Park Place grouped around an area of accessible & well overlooked communal space to replace the existing overgrown rear garden.

The Plan Area



The map indicates the area which is covered by the Plan. This area was designated as the Headington Neighbourhood Plan Area (HNPA) by Oxford City Council on the 23rd April 2014.

Oxford City Council has produced a statistical profile of the Forum Area, which can be found at http:/headingtonplan.org.uk/index.php/area/census/

4.1 RESPONSE TO LOCAL CHARACTER & IDENTITY

The site offers potential for the delivery of a high quality sustainable development that is sensitive to the local character and respectful of the local identity by creating a development with its own sense of place on a prominent junction of Lime Walk.

It also gives the opportunity to provided safe pedestrian & Cycle movement between the development and the wider area together with new landscape opportunities to improve the overgrown existing garden.

4.2 WELL DESIGNED, HIGH QUALITY AND ATTRACTIVE

- The design seeks to minimise and improve the visual impact of the proposals on Lime Walk and Cecil Sharp Place with carefully designed and well located dwellings while providing good relationships to the spaces they contain.
- The retention and enhancement of the existing vegetation and incorporation of new planting to enhance biodiversity will be of benefit.
- The scale, layout and urban grain of the development is appropriate to its setting, respecting and responding to the topography and existing trees and landscape.
- The scheme seeks to be visually attractive, with simple forms with contrasting coloured walls and slate roofs, making good use of traditional local materials where appropriate. Using well proportioned windows and constructed from a simple palette of materials respecting the context and built form of the local vernacular architecture while still seeking to be “of its time’ and more modern anbd unique in its approach.
- Front gardens will be provided with defensible space.

FIG.8 Cecil Sharp Place

5 BUILT FORM

5.1 COMPACT FORM OF DEVELOPMENT

The design takes account of both the identified constraints and opportunities and the key design principles established through the pre-app. process which include:

- Scale of development which reflects the type of residential property found in the surrounding area generally between 1.5 to 3 storeys (predominately 2 storey) with any 3rd storey accommodation in the roof.

- An architectural style which, although reflective of the local vernacular uses a modern approach and utilises local materials to create its own character and make an attractive place to live, providing a focal point at the junction and a completion of the street enclosure to Cecil Sharp Place.

- A series of interconnected spaces and buildings integrated with communal space and landscape features which helps create a feeling of shared ownership.

- Active frontages and natural surveillance.

- Improved pedestrian and cycle links through to the Cecil Sharp Place frontage and rear of the site with improved soft landscaped edges & buffers.

- An inclusive development which invites & promotes accessibility.

5.2 APPROPRIATE BUILDINGS & FORMS

The 2 proposed connected blocks are predominantly 1.5 storey with active individual and common flat entrances to the Lime Walk and Cecil Park Frontages. The frontage block has also a reduced eaves and dormers to keep the ridge height similar to adjacent buildings. An entrance, and feature windows are present to the prominent gable which provides a turning of the corner and focal point at the junction of Cecil Sharp Place with Lime Walk.

The design has tried to deal with both OCC's and the Planning Inspectors concerns expressed on the previously refused application and in the pre-app. process. In particular, in the bulk and massing of the proposals in relation to Cecil Sharp Place and the Street scene of Lime Walk by providing dwellings with suitable standards and amenities whilst respecting the effects on the living conditions of occupiers of dwellings In Cecil Sharp Place including in respect to outlook and privacy.

8 dwellings are proposed on a total site area of 0.818 Hectares to make the best possible use of land within the site constrictions, as required by the clause 122 in the Revised NPPF 2018. Clause 122 also states planning policies and decisions should support development that makes efficient use of land, taking into account:
a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
b) local market conditions and viability;
c) the availability and capacity of infrastructure and services–both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

The architectural design takes its influence from the surrounding housing and original house to be demolished, in terms of scale and mass particularly to the street scene of Lime Walk. Materials are considered in respect of their long term weathering qualities with slate roofs, buff facing brickwork, reconstructed stone detailing and some Eternit weatherboarding.

The design follows best practice as defined in the following publications
- "Better places to live 'By Design' ", Published by CABE
- "The Urban Design Compendium" published by the Housing Corporation
- "Manual for Streets" Published by DCLG
- "The National Design Guide Sept/Oct 2019" published by DCLG

The site comprises a mix of 100% open market rental flats.

5.3 DESTINATIONS

Destinations provide opportunities for people to meet, share experiences and come together as a community. By bringing existing and new together, destinations become a place for everyone. They create valuable opportunities for the built form to strengthen the local character of a place. The choice of site, layout, form and scale together with good design and well-considered materials, all help to add to local distinctiveness and create a sense of community. Where possible destinations in the scheme take the form of Open Space, footpaths, play spaces and simple landscaped spaces or areas of parking where social contact can be enjoyed.

6 MOVEMENT

6.1 INTEGRATED NETWORK OF ROUTES FOR ALL MODES OF TRANSPORT

91 Lime Walk is being replaced with a new buildings with a frontage access for the LH GF flat and a side access path serving the other units following the line of Cecil Sharp Place serving the other flats and the rear amenity space as well as proving cycle access and refuse bin access. There is some limited existing on street car parking to the Lime Walk frontage but Policy M3 of the Oxford Local Plan 2036 requires dwellings that are located within a controlled parking zone, within 400m walk to a frequent bus service and within 800m walk to a local supermarket to be car free as is the case with this site.

The site is in a very sustainable location.

6.2 CLEAR STRUCTURE AND CONNECTED HIERARCHY OF STREETS

“Streets should not be designed by assuming ‘place’ to be automatically subservient to ‘movement’. Both should be considered in combination, with their relative importance depending on the street’s function within a network. It is only by considering both aspects that the right balance will be achieved. It is seldom appropriate to focus solely on one to the exclusion of the other…”Manual for Streets (2007)

In line with Manual for Streets the access strategy for the submitted scheme has been prepared to balance the priorities of pedestrians, cyclists and drivers so that there is safe and convenient route into the site. The access strategy consists of pedestrian/cycle access serving the whole site with additional on street residents parking.

6.3 WELL CONSIDERED PARKING, SERVICING AND UTILITIES INFRASTRUCTURE FOR ALL USERS

No on-site car parking is proposed due to the site’s location within a CPZ (Controlled Parking Zone) and its sustainable position close to the centre of Headington, the city centre and the London Road.

Cycle parking is provided in a dedicated cycle store attached to the rear block providing space for a minimum of 2 adult cycles per 1 & 2 bed apartment.

An easily accessible communal refuse area is also provide to the rear of the frontage block serving all the apartments.

Access for all will be provided through compliance with Part M of the Building Regulations and in public areas, fully compliant with the Equalities Act.

7.1 A MIX OF USES

Since the development proposed is purely residential it is concluded that mixed use is not relevant to these proposals

7.2 A MIX OF HOME TENURES, TYPES & SIZES

Block fronting Lime Walk
4 1 Bed 2 Person Apartments.
Rear Block
1 1 Bed 2 Person apartment, 3 2Bed 4 Person Apartments

7.3 SOCIALLY INCLUSIVE

This section demonstrates a commitment to ensure the development meets the highest standards of access and inclusion, regardless of disability, age and gender. The development has been designed to be as accessible as possible, taking into account current government legislation and guidance set out in the documents listed below. The needs of all users have been considered throughout the design process as set out in this document and the Design Codes where relevant.

- Circular 01/2006 (Communities and Local Government: Guidance on Changes to the Development Control System;)
- CABE's guidance 'Design and access statements - How to write, read and use them;
- Part M of the Building Regulations and Approved Document M
- Lifetime Homes Standards;
- Access by Design - Journal of the Centre for Accessible Environments;
- Access for Disabled People: Practice Advice Note No. 3, Royal Town Planning Institute (1988);
- The Equalities Act 2010;
- Access Journal - The Journal of the Access Association;
- Accessible Thresholds in New Housing: guidance for house builders and designers, DETR (The Stationery Office 1999);
- Barrier-free Design - A manual for building designers and managers, James Holmes-Siedle (Butterworth Architecture, Oxford 1996);
- National Design Guide Sept/Oct 2019 published by the DCLG

While these standards improve the quality of inclusive design beyond the minimum requirements, it is part M of the building regulations that sets out the mandatory requirements that designers must comply with. The submitted scheme meets these specific obligations.

The most relevant clauses of Building Regulations Part M include clauses 6.5 & 6.6

Clause 6.5 Reads
"Normally, the provisions will apply to the approach to the principal entrance. [The principal entrance is that which a visitor, not familiar with the building, would normally expect to approach]. However, if that is not possible in a particular situation, it would be reasonable to apply them to a suitable alternative entrance

Clause 6.6 Reads
"*The approach should be as safe and as convenient for disabled people as reasonable, and, ideally, be level or ramped. However, on steeply sloping plots, a stepped approach would be reasonable."*

The Equalities Act 2010 makes it unlawful for persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for a reason related to their disability - or by failing to comply with a duty to provide reasonable adjustments.

8.1 HEALTHY, COMFORTABLE AND SAFE INTERNAL AND EXTERNAL ENVIRONMENT

The massing and form of the layout follows the principles shown in the design drawings and Constraints and Opportunities Plan but has evolved following the comments on previous applications and pre-applications particularly from OCC and the planning inspector on application 07/02340/FUL

The design follows best practice as defined in the following publications

- Better places to live 'By Design", Published by CABE
- "The Urban Design Compendium" published by the Housing Corporation
- "Manual for Streets" Published by DCLG

Parking and Cycle Storage is identified in Paragraph 6.3 above.

The detailed design follows as closely as possible the recommendations of "Secured by Design Homes 2016". Document Q of the Building regulations came into effect on the 1st October 2015 for new dwellings and covers areas of specification so that reasonable provision can be made to resist unauthorised access to any dwelling.

8.2 ATTENTION TO DETAIL: STORAGE, WASTE, SERVICING AND UTILITIES

Secure access is provided as necessary to enable communal bins to be stored in a dedicated Bin Store which can be emptied on collection days from Lime Walk.

All services will be taken from the existing systems in Lime Walk.

9.1 FOLLOW THE ENERGY HIERARCHY

Well-designed places and buildings follow the energy hierarchy, starting with:

- reducing the need for energy by careful siting and orientation and by providing high levels of insulation and heat recovery
- energy efficiency(see below);
- maximising the potential for energy supply from decentralised, low carbon and renewable energy sources, including community-led initiatives; and then
- efficiently using (Natural Gas) or Sustainable Electricity from renewable sources if available. The electricity option is at the choice of the owner/tenant and not the developer. Fuels will avoid coal and oil.

The proposed designs seek to maximise the contributions of natural resources such as sun, ground and wind, and include passive measures for light, temperature, ventilation and heat.

They make use of renewable energy infrastructures, such as photo voltaic arrays, air source heat pumps to reduce demand for non - sustainable energy sources. IT advances and app-based solutions allow users of such well-designed places and homes to take control and micro manage these systems in order to use them most efficiently.

This all helps to minimise the running costs for energy required by the buildings which are easy and affordable for occupants to use and manage and which make significant contributions towards avoiding global warming. We are also looking at the possibility of Zero Carbon homes, which is expensive and may require higher density development to pay for this, but we have a blank sheet of paper and should not rule this out. Local Plan Policy RE1 requires the submission of an energy statement , which will be submitted as part of the outline application. The target required is to achieve a 40% reduction in carbon emissions compared to the 2013 Building regulations, to be achieved by better insulation, renewable energy or other low carbon technology.

9.2 SELECTION OF MATERIALS AND CONSTRUCTION TECHNIQUES

The selection of materials and the type of construction, influence how energy efficient a building or place can be and how much embodied carbon it contains. The submitted proposals include materials with the lowest carbon footprint available at reasonable cost, or use renewable materials to reduce their environmental impact. Preference is given to locally sourced materials or to those which achieve high thermal or solar performance; or designs based on the typical dimensions of materials to reduce the waste that might otherwise go to landfill. Waste will be segregated into containers for recycling to avoid materials going to landfill.

The materials proposed for construction are durable and adaptable, so they work well over time and reduce long-term resource needs. New construction techniques may contribute towards improving efficiency, productivity and the quality of new homes and buildings. They offer the potential to reduce whole life costs and for users to customise the products. Careful consideration needs to be given to place making, local distinctiveness and the character of new homes and buildings. Although the Code for Sustainable Homes (CSH) has now been withdrawn and replaced with new dual level Building regulation standards, the following will still apply:

- Use of an enhanced insulation specification to achieve high levels of insulation.
- To achieve air leakage rates of 5.01 or better.
- Use of high performance lintels, cavity closers and fire stops to avoid thermal bridging.
- Use of effective heating controls.
- Provision of energy from renewable sources
- Provision of smart Meters with Energy Display Devices
- Provision of suitable drying spaces.
- Provision of energy labelled white goods in market housing.
- Ensure the majority of building materials achieve a Green Guide rating of A or A+.
- The majority of building elements are sourced from suppliers holding BES 6001 certification.
- A Flood Risk Assessment is made.
- A substantial proportion of the site waste is diverted from landfill.
- All insulants have a low GWP and a ODP of 0.
- Consideration to utilise electricity in preference to gas boiler designs.
- Utilisation of Robust Details EWM-20 & E-FC-14 to maximise sound reduction.
- Provision of private amenity space.
- Provision of a Home User Guide.
- Retention and enhancement of existing features to protect valuable elements and production of a landscape design to optimise the habitat for animal species.

9.3 MAXIMISE RESILIENCE

The proposed designs are robust. They contribute to community resilience and climate adaptation by addressing the potential effects of temperature extremes in summer and winter, drainage systems address increased flood risk, and more intense weather events such as rainstorms, by using underground storage systems with hydro-breaks to delay the release of storm water into river systems.

They make the most of passive design strategies to minimise overheating and achieve

internal comfort. These include:
- the layout and aspect of internal spaces;
- insulation of the external envelope and
- thermal mass;
- management of solar gain; and
- natural ventilation.

They may be supported by other measures where necessary.

Open spaces incorporate planting & they create shade and shelter for their users, improve air quality and mitigate the effects of pollution. Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. These landscape features also contribute to reducing the 'heat island' effect whereby the temperatures in built up areas are significantly higher than outside them.

We have incorporated sustainable drainage systems to manage surface water, flood risk and significant changes in rainfall. Where possible we make use of 'green' sustainable drainage systems and natural flood resilience wherever possible (see Nature).

Homes and buildings also incorporate flood resistance and resilience measures where necessary and can conserve water by harnessing rainfall or grey water for re-use on-site.

10.1 WELL - MANAGED AND MAINTAINED

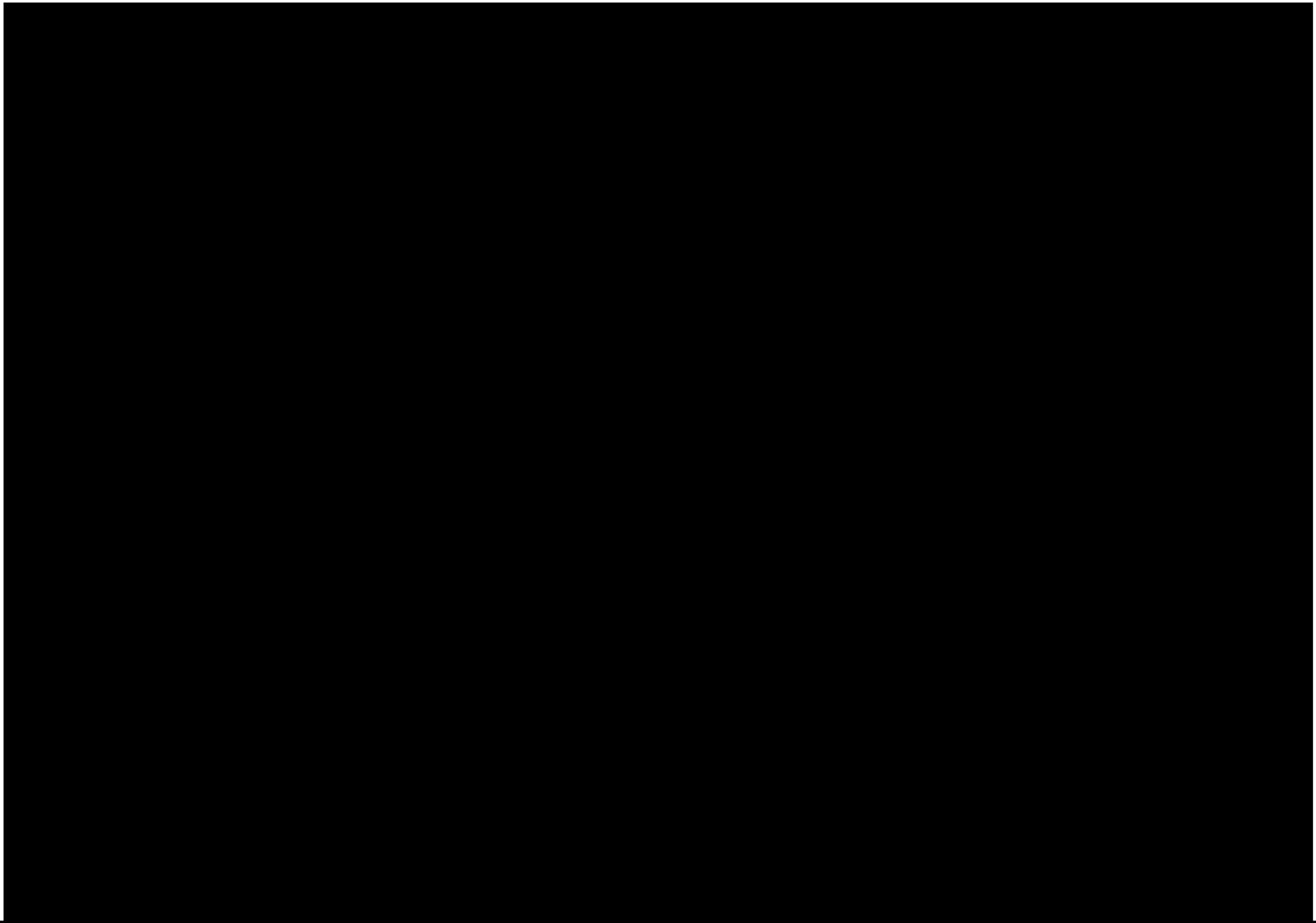
Good management contributes to the resilience, attractiveness and beauty of a place. Well-designed places are robust, durable and easy to look after. They are designed so management and maintenance responsibilities are clearly defined for all parts of a development. Well-designed places consider management and maintenance regimes from the early stages of the design process. They take into account potential impacts on communities such as in the form of service charges or where management will pass into their control. Management of local waste, cleaning, parking, internal common spaces, and shared spaces and have all been considered from the outset. Community management systems are designed in from the start, with users and stakeholders involved during the design process, so that they are fit for purpose.

10.2 ADAPTABLE TO CHANGING NEEDS AND EVOLVING TECHNOLOGIES

The dwellings are designed to be flexible to adapt to the changing needs of their users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live. Well-designed places also have high-speed digital connectivity in order to provide options and information for education, health, leisure, social interaction, businesses and home working.

10.3 A SENSE OF OWNERSHIP

This scheme, as in all well-designed places, clearly defines the boundaries for private, and sharted spaces, making it more likely that occupants will use, value and take ownership of them. They include features that encourage users to really care for them.



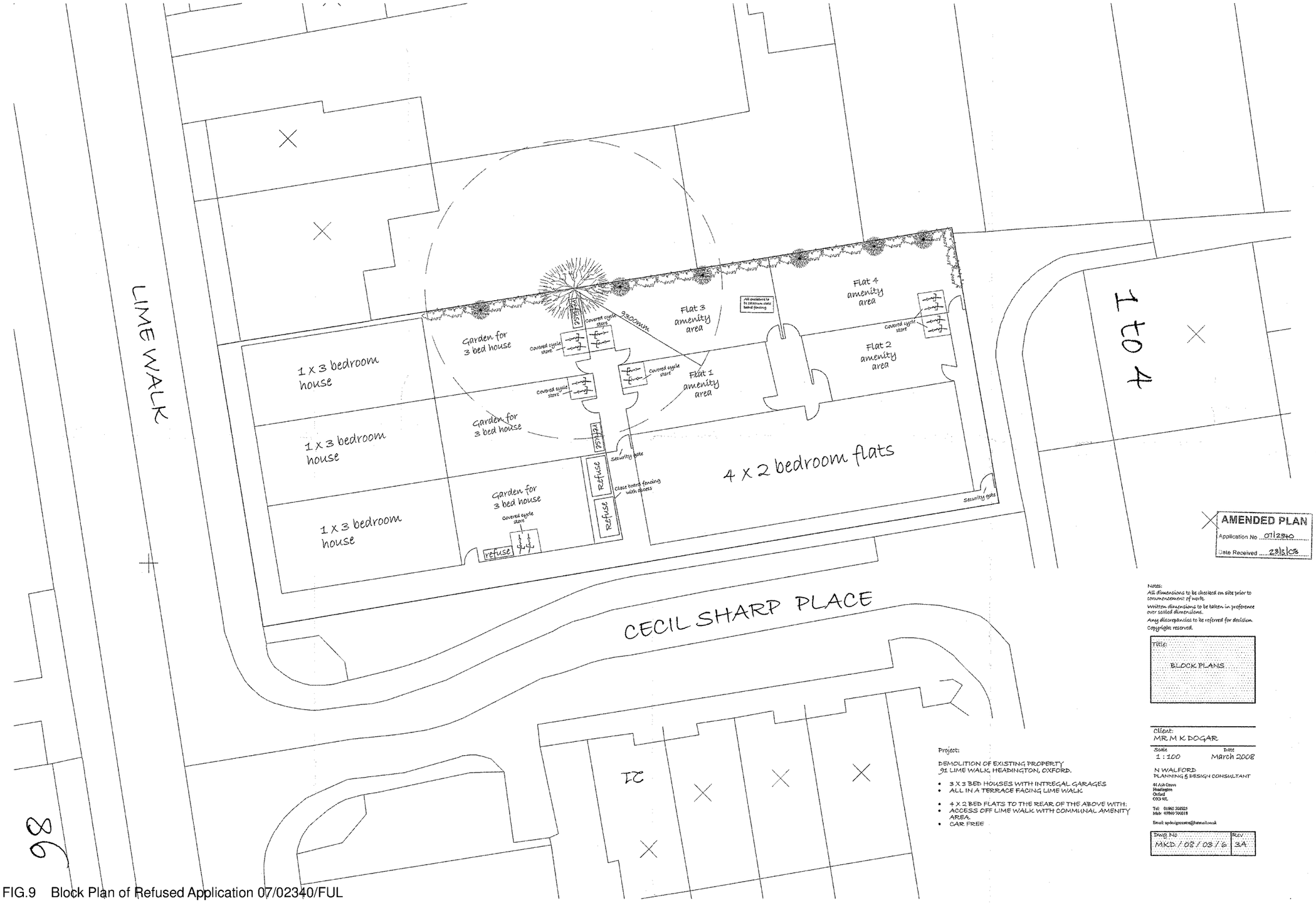
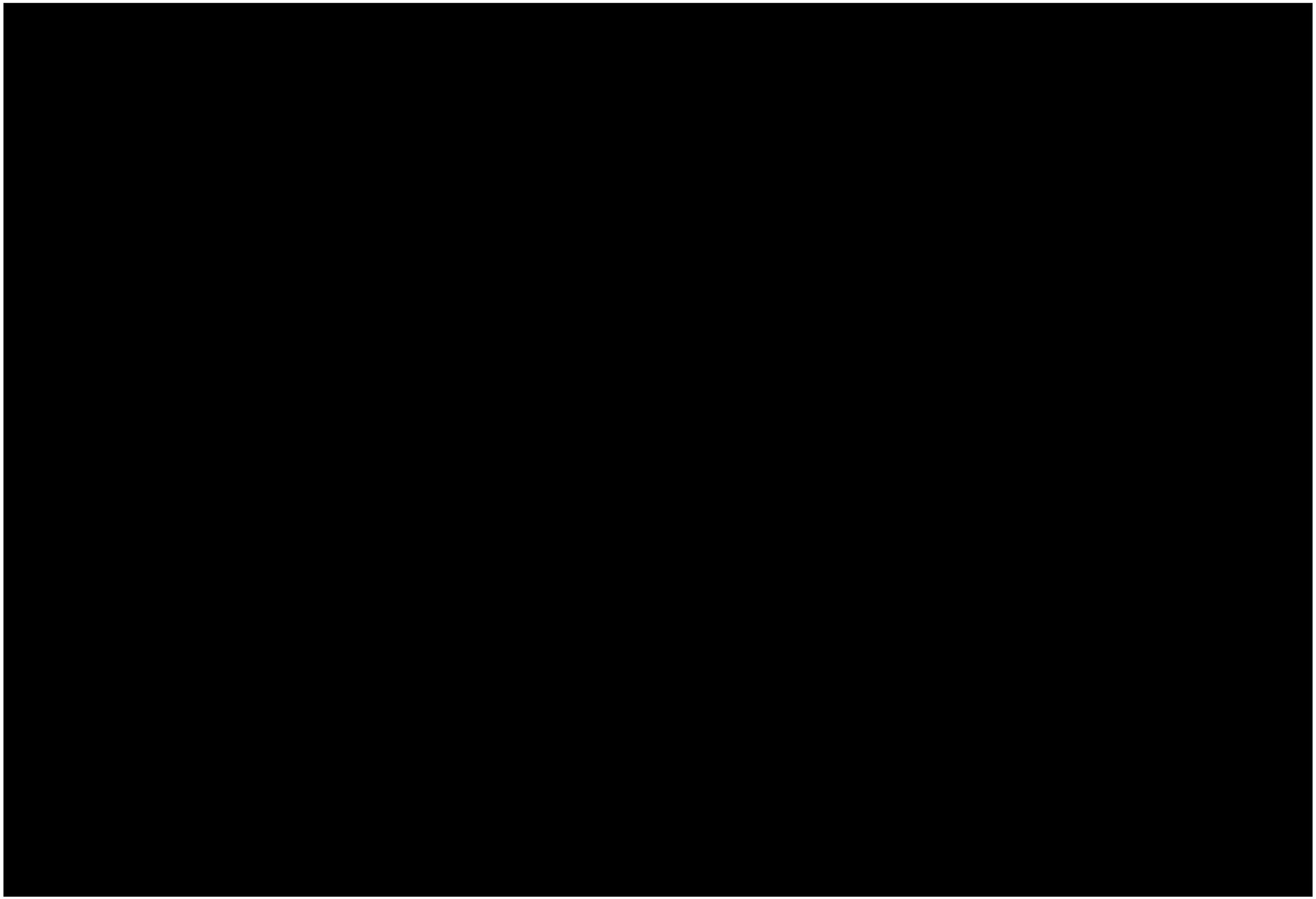
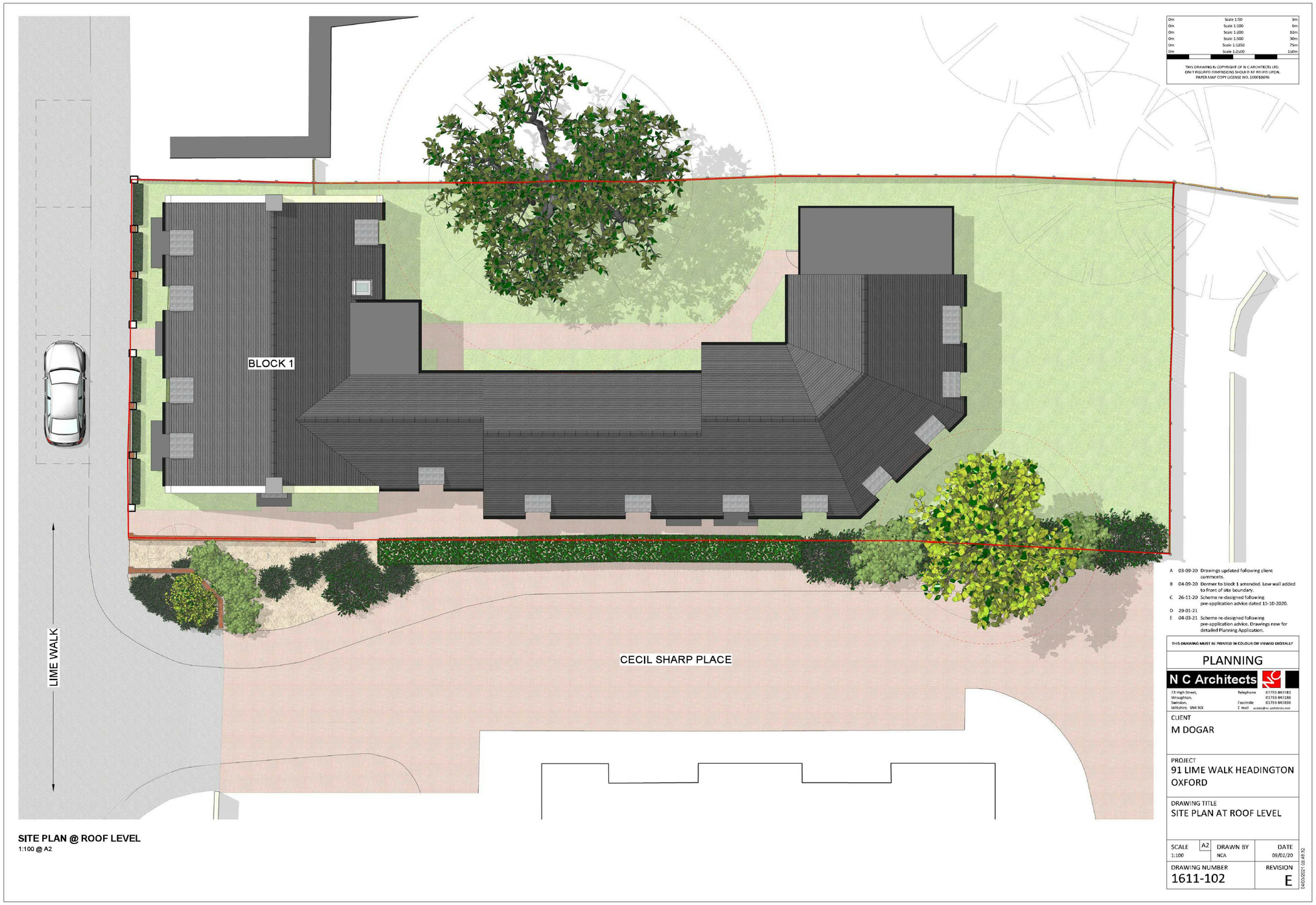


FIG.9 Block Plan of Refused Application 07/02340/FUL





SITE PLAN @ ROOF LEVEL
1:100 @ A2

FIG.12 Site Plan Detailed Planning Application

FRONT ELEVATION
1:100 @ A1

REAR ELEVATION
1:100 @ A1

LIME WALK

RIGHT SIDE ELEVATION
1:100 @ A1

CENTRAL REAR ELEVATION
1:100 @ A1

LEFT SIDE ELEVATION
1:100 @ A1

A 03-03-20 Drawing updated following client comments.
B 04-03-20 Lime wall added to front of site boundary.
C 26-11-20 Scheme re-designed following pre-application advice dated 23-10-2020.
D 29-01-21
E 04-03-21 Scheme re-designed following pre-application advice. Drawings now for detailed Planning Application.

THIS DRAWING MUST BE PRINTED IN COLOUR OR VIEWED DIGITALLY

PLANNING

N C Architects

CLIENT
M DOGAR

PROJECT
91 LIME WALK HEADINGTON
OXFORD

DRAWING TITLE
ELEVATIONS

SCALE	A1	DRAWN BY	DATE
1:100		AGA	08/04/20

DRAWING NUMBER 1611.104 | REVISION E

FIG.13 Elevations Detailed Planning Application

DRAWINGS & DOCUMENTS ISSUED FOR DETAILED PLANNING APPLCATION

1611-100	Location Plan
1611-101C	Site Plan at Ground Floor Level
1611-102E	Site Plan at Roof Level
1611-103D	Floor Plans
1611-104E	Elevations
1611-105D	Perspective View-Lime Walk
1611-110A	Constraints & Opportunities Plan

Tree Survey, Tree Constraints & Supporting Photos.
Topo. Survey
Existing Elevations

NC ARCHITECTS LTD

MARCH 2021

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