

JPPC ref: AC/6909
Portal Ref: PP- PP-12478341

Planning Services
Oxford City Council

By Email

22nd September 2023

Dear Sir/Madam,

**17/02419/FUL (AS VARIED BY S73 APPROVAL 23/00099/VAR) –
ERECTION OF NEW MUSIC SCHOOL, CONSTRUCTION OF LINK TO
LYNAM HALL, LANDSCAPING INCLUDING THE FORMATION OF A
NEW COURTYARD, GARDEN AREA TO LANE HOUSE AND
ENTRANCE COURTYARD. VARIATION OF CONDITIONS 2, 4 AND 8
TO ALLOW CHANGES TO LANDSCAPING DETAILS
AT DRAGON SCHOOL, BARDWELL ROAD, OXFORD OX2 6SS**

A planning application in relation to the above has been submitted via the Planning Portal under reference PP-12478341. In addition to this covering letter, the application comprises amended drawings as set out in the table below.

Document Title	Document Details	Revision
7379_100_GA		R
7379_100_GA		R
7379_101_Softworks Plan		C
7379_102_Lighting		D
7379_201_Feature wall section		D
7379_202_Feature wall elevation		C
7379_203_Seating steps section		F
7379_204_seating steps setting out plan		1.0
7379_205_Music Entrance_Square paving		B
7379_206_Raised Planter with Seating Detail		C
7379_301_Typical Tree Pit Detail		A
7379_302_Typical Planting Detail		A
7379_303_Railing and Gate Detail		C
7379_304_Cycle Shelter Detail		A
7379_305_Typical Paving Detail 1		B
7379_307_Typical Paving Detail 3		C
7379_308_Typical Drainage Detail		B
7379_309_Lane House path	reinstated	A
7379_313_Planter with Seat Edge Detail		C

The John F
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7379_314_Lane House Step Detail		C
7379_315_Lane House Eastern Edge		E
7379_316_Ramp Detail 1 of 2		B
7379_317_Ramp Detail 2 of 2		B
7379_318_Steel Planter Detail		C
7379_319_Fire Exist to Main Recital Hall		B
7379_320_Ramped Access to Muster Point Detail		1.0
7379_321_Tennis Court Edge		B

The application seeks consent for conditions 2, 4 and 8 be varied so as to include reference to drawings listed in the above table. These all relate to landscaping and the plan numbers remain the same as those previously approved and, in whole, listed within condition 4. The change being the revision reference letter.

Revised drawings for the proposed elevations and ground floor plan are also submitted. These reflect the changes to the East and North elevations due to the Main Recital Room changes. All other approved plans remain the same and do not need replacing.

Changes to the internal arrangement and egress strategy for the main recital hall are proposed as a result of building control comments on the unsuitability of the previous strategy, which allowed for an internal muster point for reduced mobility occupants. The revised fire evacuation strategy has all occupants of the main recital room evacuating via a newly implemented fire door facing north-north-west, with steps and a ramp to mitigate accessibility issues as a result of the level changes. The resulting impact is that the east-facing fire exit is surplus to requirement, and thus omitted. In order to better coordinate the internal arrangement, the steps down the fire exit lobby are replaced with a panel of fire rated glazing.

The inclusion of steps and a ramp out of the recital room require the re-coordination of planters between the new music facility and the existing Lynam Hall, in order to maintain evacuation walk-way widths, as per building control regulations.

The original landscape plan included a tree to the north and east square, created by the new development. In consultation with Oxford City Fire & Rescue Service it became clear that this tree would prohibit tender vehicle access to an unacceptable extent. For this reason, the tree is omitted.

It is not considered that the changes will result in a scheme that will have any greater impact upon its surroundings due to the enclosed nature of the site nor on the character and appearance of the conservation area. The proposed building will still sit comfortably within the existing surroundings.

I trust that we have provided sufficient information for this application to be properly considered and favourably determined however should any further information be required please do not hesitate to contact me.

Yours faithfully,



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