

Appendix B
**Design Development
of Amended Proposals**

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Appendix B / Design development of amended proposals

Overview

This appendix provides a comparison between the previously submitted planning application for new residential development consisting of 8 dwellings, referred to as Original Proposals and the Amended Proposals.

A number of comments have been raised during the consultation process including reduction of residential units and massing.

This appendix explains and illustrates key changes and responses to the raised comments.



Original Proposal: Artist Impression view from Hurst Street



Amended Proposal: Artist Impression view from Hurst Street

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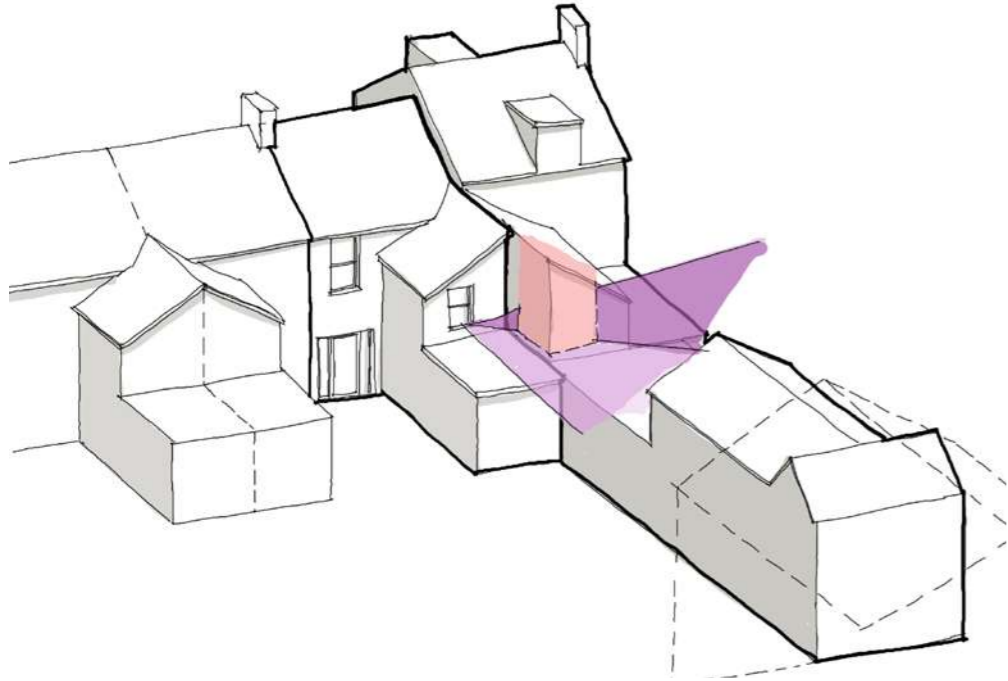


Diagram A : Existing Structures

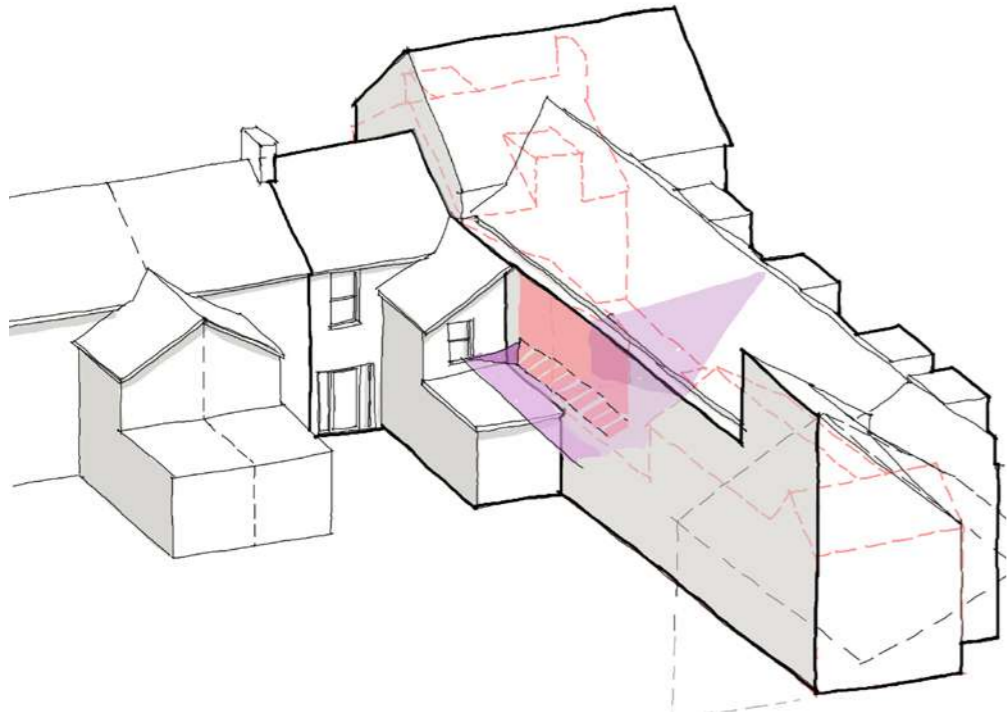


Diagram B : Original Proposals

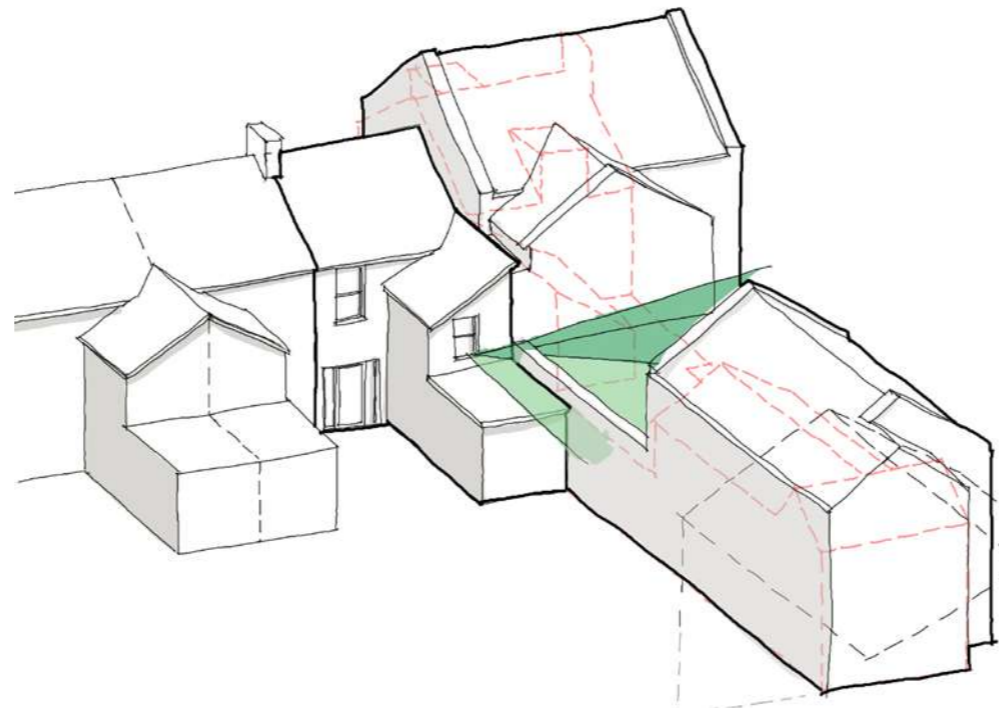


Diagram C : Amended Proposals

Comment:

The proposal represents overdevelopment and that a reduction in the number of units will be required if the application is to be supported. By reducing the number of units you should be able to reduce and break down the bulk and mass of the development. Removing Flat 7 should be explored and so should removal of at least 1 of the lower ground floor flats if this will allow the roofline to be reduced in height. Attention needs to be paid to the proposals complete enclosure of No.26, which the current proposal would enclosure the garden of No.26 with a wall height of 6.5m for the majority of the garden, rising to 9m at the rear. This is not acceptable and materially worse than the existing arrangement. Any proposal would need to ensure that the garden at No.26 is not completely enclosed or significantly worse than the existing arrangement.

Charles Refson, Senior Planner

Response:

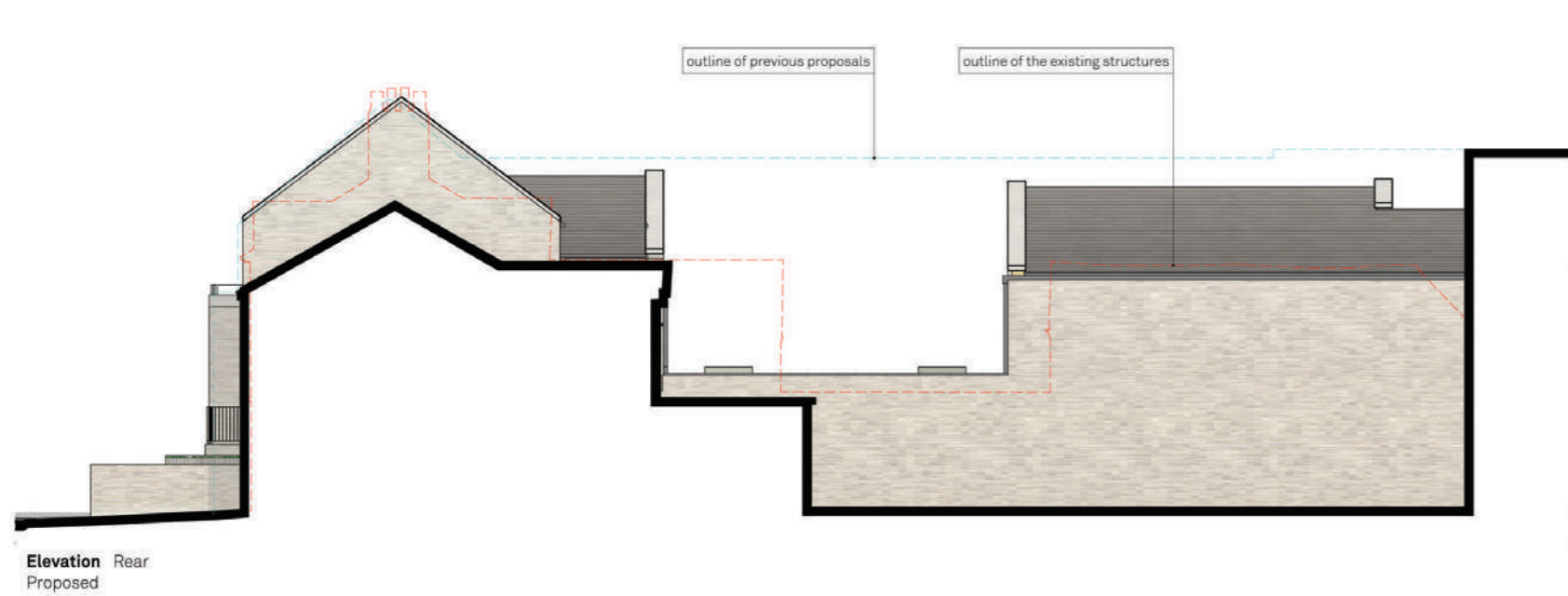
The amended proposals address the comments by the removal of two flats, which reduces the roofline height and massing in the middle section of the site to single storey.

The massing and walls forming enclosure to the property at 26 Magdalen Road are comparable to the enclosure formed by the existing massing. The detailed analysis of Daylight and Sunlight (point 3.6 in Design and Access Statement) demonstrates the new proposals will improve the amount of daylight and sunlight reaching the adjacent property habitable rooms by a reduction of first floor massing directly adjacent.

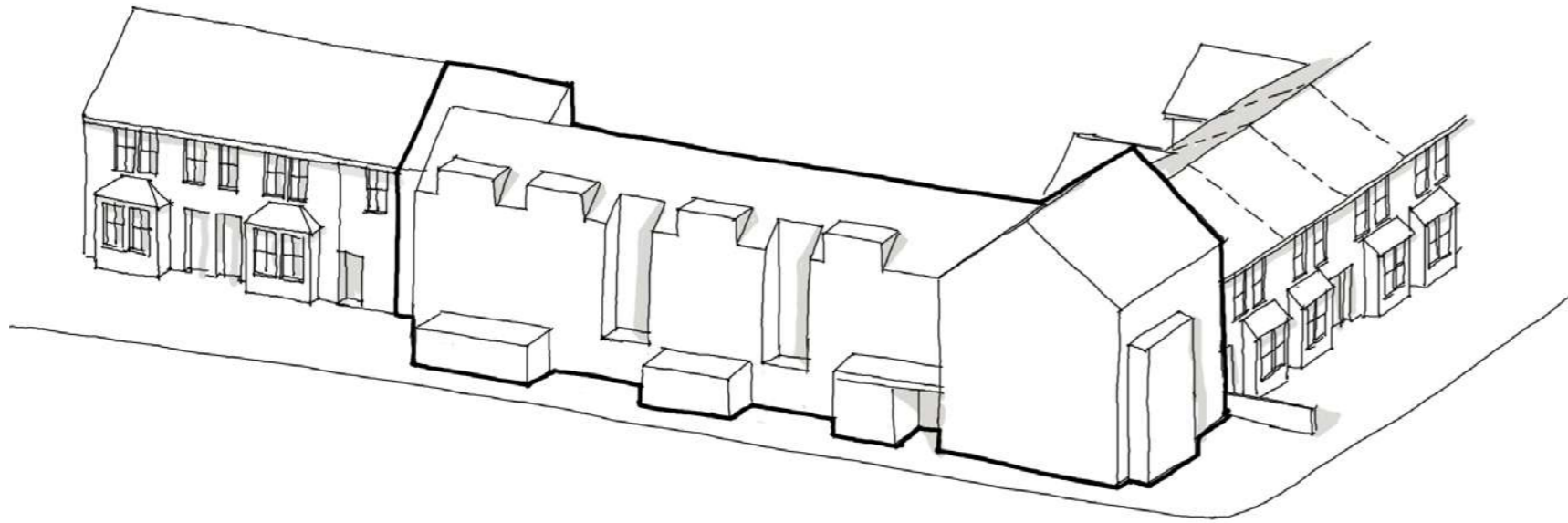
The amended proposals ensure that the garden at No.26 is not completely enclosed nor significantly worse than the existing arrangement.

The garden walls to the single storey element and the two storey element at the north-west portion of site are marginally taller than the existing structures, although this is balanced by the improvement to habitable rooms at 26 Magdalen Road due to a reduced massing at the boundary directly adjacent to existing bedrooms.

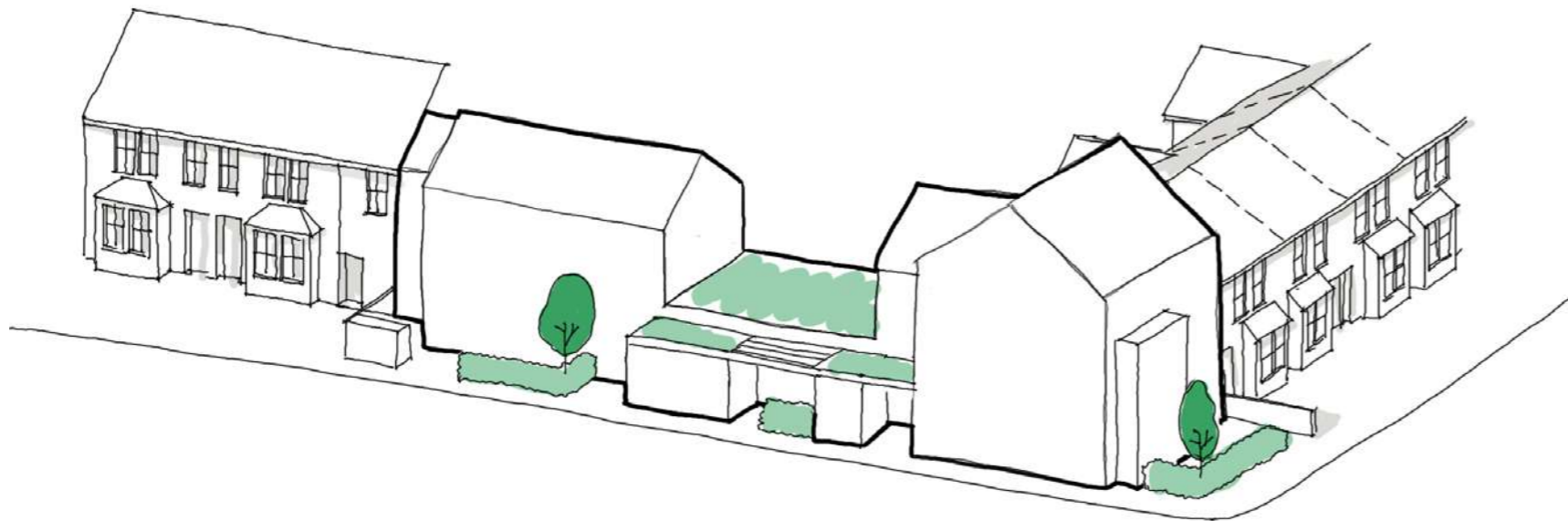
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Original Proposal Massing Diagram



Amended Proposal Massing Diagram

Comment:

The private amenity space is also very minimal and would need to be improved.

Charles Refson, Senior Planner

Response:

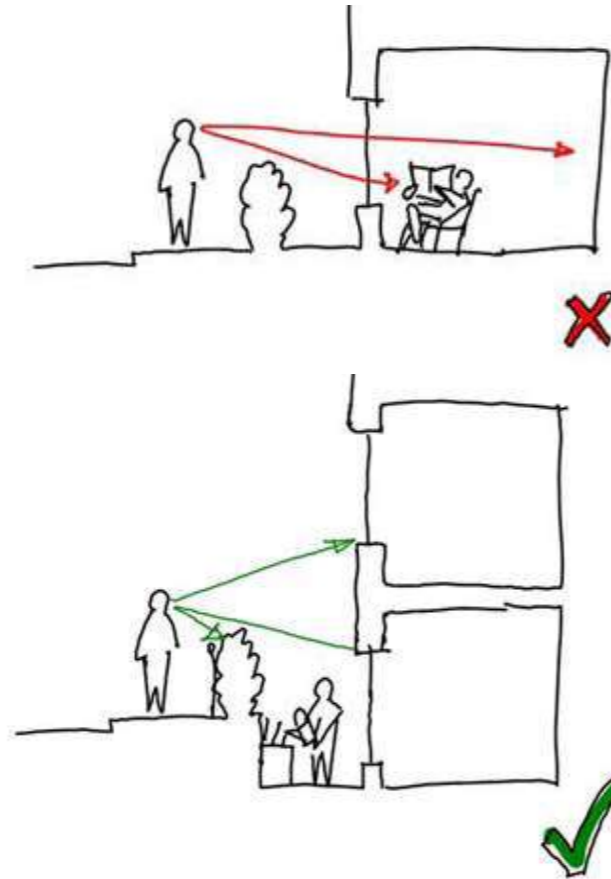
The Policy does not detail minimal space requirements.

The adopted plan states: *New homes should provide some open space that allows the occupants to enjoy fresh air and light in privacy. Where appropriate, balconies or private terraces should be provided for flats. All flats have been provided with a balcony or terrace to meet policy requirements.*

Each proposed flat has been provided with an external amenity space in the form of a patio or balcony. The lower ground and ground floor amenity spaces are screened by hedges or bike storage features.

The outdoor amenity space on upper floors provides a well balanced solution between size of external amenity space that could be extended into living spaces and mitigation of potential negative impact on privacy of adjacent dwellings when compared with traditional projecting and larger balconies.

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Above: Diagram illustrating benefit of staggering accommodation along more heavily trafficked pedestrian routes

Left and above left: Precedence images illustrating quality and benefits of internal spaces of semi-recessed accommodation

Comment:

The basement flats will be dark and overlooked from the street.

Oxford Civic Society

Response:

The design has been carefully shaped to ensure good amount of daylight to all habitable rooms and to provide privacy and amenity of dwellings.

The flat at lower ground level is semi-recessed below street level by less than 1.5m and is protected by 'defensible' buffer planting proposed along the pavement, from views straight-on while the bike storage features effectively create privacy screens along the pathway and sightlines and persons passing by while also providing plenty of natural light due to positive south-west and south-east orientation of the facades.

Staggering the accommodation across the lower and upper ground level along Magdalen Road, which characterises with more substantial foot traffic, helps to avoid overlooking from the outside into internal spaces. The sightlines from the street level will be focused on solid elements of elevation and limited by planting and hedges, when compared with windows positioned directly at street level allowing for direct sight into habitable spaces at the same level.

Comment:

The proposed building on Hurst Street is out of character with the rest of the street and it appears to turn its back on the street

Oxford Civic Society

Response:

The proposed design and elevation treatment derives and is heavily influenced by the existing context and character of the area. The proposed materials palette is informed by local materiality. The cast stone lintels and features such as window surrounds, posts for bay windows are common features along Magdalen Road and Hurst Street, especially for properties directly adjoining the site.

The rooflines of the proposed development were carefully considered and are influenced by adjoining properties and the existing building. The existing corner building features a higher eaves and ridge than the property at 26 Magdalen Road and the proposed 'accented' corner follows the same principles and echoes the property on the opposite street corner and in other immediate locations as illustrated in the site context analysis (section 2.2 in the Design and Access Statement).

The elevations face and address both Hurst Street and Magdalen Road with fenestration, bays, main entrances, and external amenity spaces reminiscent of the frontal gardens and forms of the adjacent terraced buildings.

Comment:

The proposed brick colour and type in our view is wrong— the majority of adjacent buildings are either soft Oxford red or rendered and painted in soft colours.

Oxford Civic Society

Response:

The analysis of materiality of the area (section 2.2 in the Design and Access Statement) demonstrates this statement is not correct for the immediate context of the site.

While the red brick and soft coloured rendered elevations are present in the area (for example the Public House on the opposite side of the road and some of the properties at south-west side of Magdalen Road) buff brick is the predominant material for the section of Magdalen Road and Hurst Street directly adjacent to and forming the street corner. The properties in the same street elevation along Magdalen Road (from number 17-25) and Hurst Street (number 107-139) form a 'quarter' of buff brick elevations with painted stone/concrete features surrounding openings and only a limited amount of red brick features.

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