

## GROUPWORK

### Technical Note

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Project	Headley Way
Title	Planning note to support Section 73 application
Ref.	253
Rev.	A
Date	13/12/2023

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## 1.0 Introduction

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This technical note has been prepared in support of an application for minor material amendments to vary condition 2 of application 19/02777/FUL to allow proposed design at 153 Headley Way, Oxford, OX3 7SS. Sufficient details have been provided in this application to necessary discharge Condition 3, 9 and 12.

Under application 19/02777/FUL, planning permission was secured for:

*'Demolition of existing two storey dwelling and garage. Erection of 2no. connected buildings to create a 1 x 1 bed flat, 1 x 3 bed flat and 2 x 2 bed flats (Use Class C3). Provision of car parking, bin and cycle storage, private amenity space and associated landscaping (amended description).'*

Planning History of 153 Headley Way is outlined below:

19/02777/FUL	Full Planning Application – Approved on 7 <sup>th</sup> August 2020
19/02777/CND	Details submitted in compliance with condition 4 (Energy Efficiency) – Refused
19/02777/CND2	Details submitted in compliance with condition 4 (Energy Efficiency) – Approved
19/02777/CND3	Details submitted in compliance with condition 6 (Drainage) – Approved
19/02777/CND4	Details submitted in compliance with condition 15 (CTMP) – Approved
22/01098/VAR	Variation of condition to allow for air source heat pump (ASHP) system to replace Ground Source Heat Pump (GSHP) system – Approved on 14 <sup>th</sup> July 2022
19/02777/CND5	Details submitted in compliance with condition 3 (material samples) – Withdrawn

The existing conditions relevant to this application are outlined below:

### Condition 2:

*'The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.'*

The proposed development in the application delivers a high-quality development that reflects the approved development under application 19/02777/FUL and 22/01098/VAR. It complies with the Development Plan and the relevant material considerations. As technical design progresses, there have been minor changes and more details are provided to the façade and roof material, fenestration, chimney enclosure, staircase and balconies, and bike, bin, and air source heat pump store.

### Condition 3:

*'Samples of the exterior materials to be used shall be submitted to and approved in writing by the Local Planning Authority before their installation on the site and only the approved materials shall be used.'*

This application provides the exterior samples and details to necessary discharge condition 3. It is therefore necessary to reword this condition such that the approved development is carried out in accordance with the submitted details.

**Condition 9:**

*'Prior to the occupation of the dwellings, details of the bin and bicycle storage including the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, provided on site in accordance with the approved details and retained thereafter for the storage of bins and bicycles.'*

This application provides site plan and details to necessary discharge condition 9. It is therefore necessary to reword this condition such that the approved development is carried out in accordance with the submitted details.

**Condition 12:**

*'Prior to the occupation of the development details of boundary treatments and privacy screens to outdoor amenity areas and staircases shall be submitted to and approved in writing by the Local Planning Authority, provided on site and retained thereafter.'*

This application provides site plan and details to necessary discharge condition 12. It is therefore necessary to reword this condition such that the approved development is carried out in accordance with the submitted details.

This document is structured as below:

- 1.0 Introduction
- 2.0 Overview and relevant drawing comparison
- 3.0 Exterior Materials and Appearance

**2.0 Overview and Relevant Drawing Comparison**

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The following drawings are to be submitted as part of the minor material amendments to condition 2 and sufficient details are submitted to necessary discharge condition 3, 9 and 12 of planning application 19/02777/FUL. The drawing list below provides a comparison of the previously approved plans and the submitted Section 73 application package.

<b>19/02777/FUL and 22/01098/VAR approved drawings</b>	<b>Section 73 Application drawings</b>
253_531 Proposed Site Plan REV D	253_530 Proposed Site Plan REV E
253_531 Proposed Plans REV G	253_531 Proposed Plans REV H
253_535 Proposed Street Elevations REV B	253_535 Proposed Street Elevations REV D
253_536 Proposed Elevations REV E	253_536 Proposed Elevations REV G

Given the similarities of the recently approved and currently proposed development, the design rationale are compliant with the Development Plan, and relevant material considerations remain largely as set out within the previously submitted Design and Access Statement. The Design and Access statement (dated Oct 2019) submitted for 19/02777/FUL remains applicable to this application, several pages regarding external facade appearance, perimeter treatment and landscape plans are removed as this document supersede these chapters in the DAS. The DAS, Daylight and Sunlight report and Energy Statement should be read in conjunction with this submission.

### 3.0 Exterior Materials and Appearance

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- 3.1 Façade and roof materials
- 3.2 Windows
- 3.3 External doors and reveals
- 3.4 Chimney enclosures
- 3.5 Rear staircase and balconies
- 3.6 Bike, bin, ASHP store enclosure and boundary treatment

### 3.1 Façade and Roof Materials

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#### Summary

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
<b>Façade and roof external appearance</b>	ANS living wall system with render finish below	Rendered finish fibre cement board with pre grown variegated climbers to be planted on ground soil with cables for climbing plants to be fixed in between façade boards
<b>Base material details</b>	Not provided	Material: Rendered finish Fibre cement board Manufacturer: Swisspearl Finish: Dark beige colour to match rendered wall colour of 151 Headley Way
<b>Planting details</b>	ANS living wall system details not provided	Material: Pre grown variegated climbers to be planted on ground soil (see planting details on page 8) Fixings: cables for climbing plants to be fixed in between façade boards

**Proposed façade and roof material design:**

In accordance with Policy DH1 of the Oxford Local Plan 2036 the proposed external material strategy is of high-quality design which enhances local distinctiveness. In response to the characteristics of the site and its setting, proposed façade and roof colour is selected to match the existing rendered wall finish of neighbouring buildings on Headley Way, Fortnam Close and Franklin Road. Figure 1+2 and Figure 3+4 below illustrate before and after comparison of Headley Way street views.

Seasonal vegetation was proposed on the façade in the approved planning application. It was part of the sustainable objectives to provide a rich urban habitat in addition to the garden. The ANS living wall system in previous approved plans required ongoing maintenance to ensure longevity of the plants. The proposed pre-grown climbers will be rooted on the ground with deeper soil depth, natural growth system improves plant health and longevity. In addition, it has a better sustainable urban drainage strategy which attenuate roof rainwater and ground surface water runoff. The pre-grown climbers will achieve similar vegetation cover on the façade which will soften the mass for the building. The seasonal flowers also add colouring highlights to the urban character.



Figure 1: Site photo of Headley Way (Google Street View)



Figure 2: Proposed site elevation of Headley Way



Figure 3: Site photo of Headley Way (Google Street View)



Figure 4: Proposed site elevation of Headley Way



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Figure 5: CGI of lower ground flat's West elevation



Figure 6: Photo of material sample

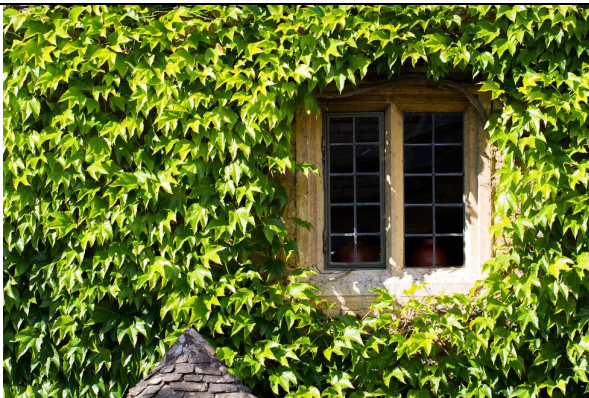
**Façade and Roof planting details:**

Plant species examples:



Wisteria (Leguminosae)

Foliage Type: Deciduous  
 Foliage: Green  
 Fragrance: Flower  
 Flower: Purple  
 Flowering Period: Spring  
 Height: 3m-9.1m  
 Spread: 9m-6.1m



Evergreen English ivy (Hedera helix)

Foliage Type: Evergreen  
 Foliage: Green  
 Flower: Green (With black fruit)  
 Flowering Period: Autumn  
 Height: 0.9m-1.2m  
 Spread: 0.6m-0.9m



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Star Jasmine climbers (*Jasminum officinale*)

Foliage Type: Evergreen  
 Foliage: Green  
 Fragrance: Flower  
 Flower: White  
 Flowering Period: Spring-Summer  
 Height: 4.6m-9.1m  
 Spread: 2.1-4.6m



Honeysuckle (*Lonicera*)

Foliage Type: Semi-evergreen  
 Foliage: Deep green  
 Flower: Cream with red or pink flush (Red berries Fruit)  
 Flowering Period: Summer to Autumn  
 Height: 2.4m-4.6m  
 Spread: 0.9m-1.8m



Boston ivy (*Parthenocissus tricuspidate*)

Foliage Type: Deciduous  
 Foliage: Green-Red-Orange  
 Flower: Green (Blue-Black Fruit)  
 Flowering Period: Summer  
 Height: 9.1m-15.2m  
 Spread: 1.5m-3m






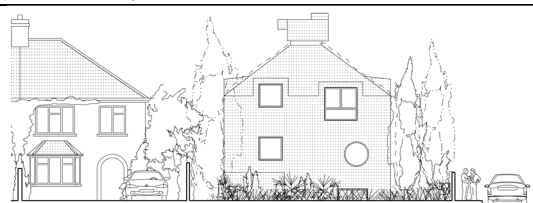
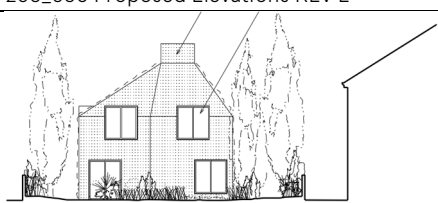
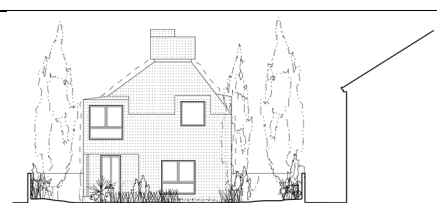


Evergreen clematis (*Clematis armandii*)

Foliage Type: Deciduous  
 Foliage: Dark green  
 Flower: White  
 Flowering Period: Spring  
 Height: 4.6m-9.1m  
 Spread: 3m-4.6m

3.2 Modification to Windows

Summary

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
Windows arrangement	Uniformly large double casement windows on the South, West and East elevations. Small opaque windows on the North elevation to avoid overlooking.	A combination of single casement windows, and double casements with lower fixed pane windows on the South, West and East elevations. Fixed circular windows are introduced. Small opaque windows on the North elevation to avoid overlooking.
Windows material	Glazing specification: Double glazed windows.  Other details not specified.	Window manufacturer / product details: Rationel Window frame material: Extruded aluminium profiles Frame / spandrel panel finish: Powder coated finish colour to match RAL 8019 grey brown colour 77% gloss Glazing specification: Triple glazed Glazing types: Type 1 – Clear glass Type 2 – Frosted glass (Rationel obscure satin finish) for all the north elevation upper windows to avoid overlooking.
South elevation	 253_536 Proposed Elevations REV E	 253_536 Proposed Elevations REV G
North elevation	 253_536 Proposed Elevations REV E	 253_536 Proposed Elevations REV G
West elevation	 253_536 Proposed Elevations REV E	 253_536 Proposed Elevations REV G
East elevation	 253_536 Proposed Elevations REV E	 253_536 Proposed Elevations REV G

**Proposed window design:**

The modifications to window proportions and opening functions were partly due to recent building regulation updates on approved document Part O: Overheating, which took effect on 15 June 2022 for projects which have submitted building control initial notice before 15 June 2023. Part O stated window guarding height would need to be 1.1m from finished floor level if the change in floor level between inside and outside is more than 600mm. The windows positions and double casement windows were then redesigned to be Part O compliant. In addition, the project uses passive ventilation where openable windows with suitable opening sizes are designed to allow sufficient natural cross ventilation during occupied hours. Several windows were reduced in size to avoid overheating in the summer. A dynamic energy modelling has been carried out by Webb Yate Engineers for overheating analysis which demonstrates the proposed design are capable of achieving full TM59 compliance via passive measure.

Apart from ensuring the proposal is building regulation compliant, the fenestration design is in harmony with local street character. Regarding external appearance, the number of windows remain the same as planning consent scheme. The design language of the amended fenestration further builds upon the design narrative of a romanticised garden suburb dwelling. The introduction of circular windows takes reference from the domestic arched doorways in the neighbourhood.

**Proposed window material details:**



Figure 7: Example of Rationel fixed window frame (Refer to elevation drawings for window geometry)



Figure 8: Example of Rationel inward opening window details

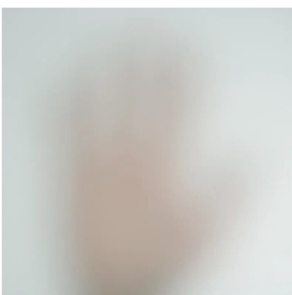
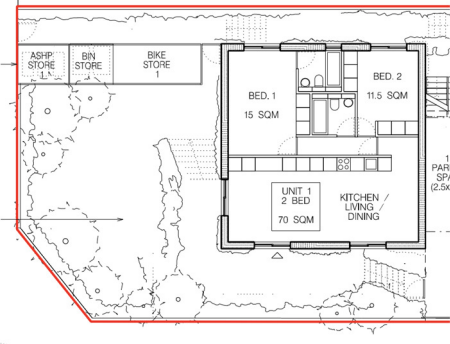
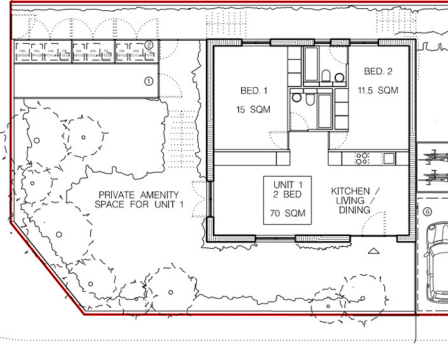
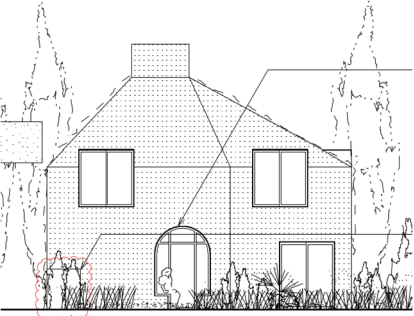
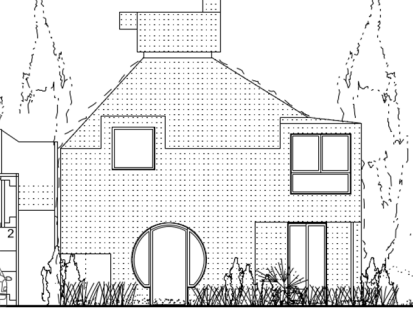

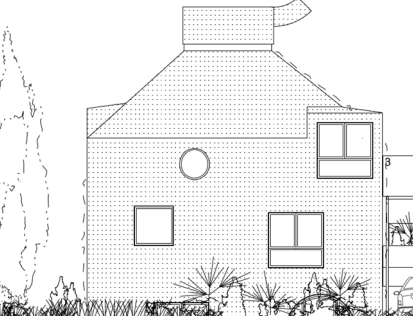


Figure 9: Rationel obscure glass, satin finish

3.3 Modification to External Doors

Summary

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
Doors	Glazed arched door with entrance seat for lower ground floor flat and house.	Glazed circular arched door with entrance seat for lower ground floor flat and house.
Door reveals	Not specified.	Material: Metal sheet Finish: Matt colour finish in yellow (to match RAL 1023); rivets painted to match colours of the door reveal
Glazed door material details	Not specified.	Door manufacturer / product details: Rationel Window frame material: Extruded aluminium profiles Frame / spandrel panel finish: Powder coated finish Colour to match RAL 8019 grey brown colour 77% gloss Glazing specification: Triple glazed
Lower ground flat entrance	 <p>253_531 Proposed Site Plan REV D</p>	 <p>253_531 Proposed Site Plan REV H</p>
House door	 <p>253_536 Proposed Elevations REV E</p>	 <p>253_536 Proposed Elevations REV G</p>
Low ground flat door	 <p>253_536 Proposed Elevations REV E</p>	 <p>253_536 Proposed Elevations REV G</p>



**Proposed door design**

The proposed external door mullions division has been simplified, arched doors has been adjusted with rounded top, it forms a more cohesive design with proposed window fenestration.

Entrance doors remain on the same elevation of approved plans, position of the door has been shifted slightly to work better with internal spatial layout. Entrance doors for unit 1 and 2 are glazed, where rear entrance doors to unit 3 and 4 are painted solid doors as approved plans.

Existing houses along Headley Way, Fortnam Close and Franklin Road have coloured doors which forms the street character in the area. The proposed design take reference from this local distinctiveness and incorporate colour to the number plates and door reveals for the main entrances.



Figure 10: Examples of door colours of houses on Headley Way, Fortnam Close and Franklin Road

**Proposed External Glazed Doors Material Details:**



Figure 11: Example of Rationel glazed door frame (Refer to elevation drawings for door geometry)



**Proposed External Door Reveal Material Details:**



Figure 12: CGI of front entrance of the house, South elevation

3.4 Modification to Chimney enclosure

Summary

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
Chimney enclosure form	Rectangular enclosure.	Rectangular enclosure with decorative protrusion.
Chimney enclosure materials	ANS living wall system with render finish below	Material: Metal sheet Finish: Matt colour finish in brown (colour to match RAL 8019); rivets painted to match colours of chimneys
South elevation	 <p>253_536 Proposed Elevations REV E</p>	 <p>253_536 Proposed Elevations REV G</p>

Proposed chimney design:

The proposed chimney enclosure is a contemporary interpretation of the curved, twisted and decorative Tudor chimney. The ornamental component further signifies the romanticised suburb design. The proposed chimney enclosure matches the colour and material of the window and door frame.

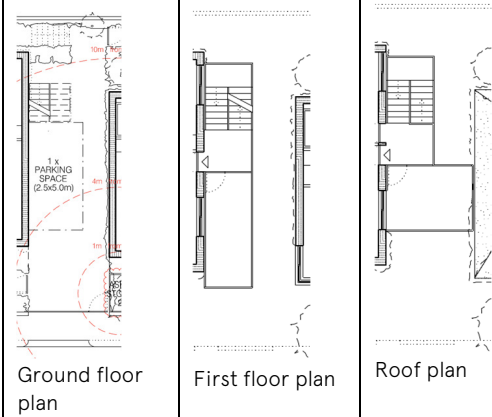
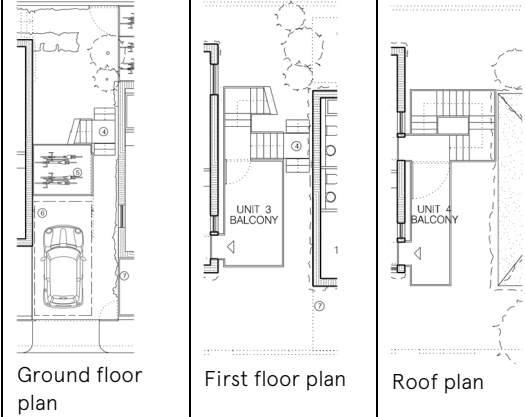


Figure 13: CGI of chimney enclosure design



3.5 Modification to Staircase and Balconies

**Summary:**

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
Staircase arrangement	Half landing staircase with balconies.	2-quarter landing staircase with balconies.
Balcony size	Unit 3: 8sqm Unit 4: 8sqm	Unit 3: 9sqm Unit 4: 7sqm
Staircase material	Woven finish, other details not specified.	Material: Metal grating treads and balustrade Finish: Galvanized finish Accessories: Metal flower planter, benches and door plate in blue.
Plans	 <p>Ground floor plan First floor plan Roof plan</p>	 <p>Ground floor plan First floor plan Roof plan</p>
	253_531 Proposed Plans REV G	253_531 Proposed Plans REV H

**Proposed staircase and balconies design:**

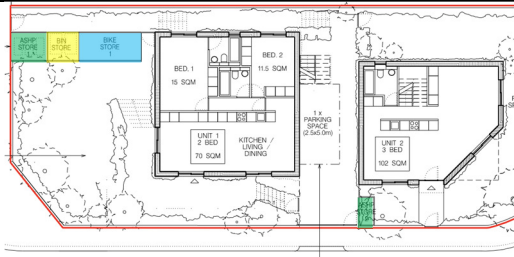
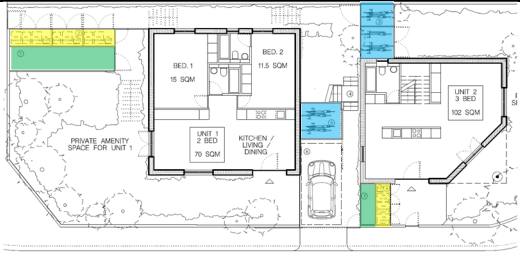
The proposed staircase is amended to have a more welcoming entrance from the front gate. The proposed staircase has been shifted to avoid overlooking to bedrooms of the flats. Entrances for unit 3 and 4 are secured with a secondary balcony gate. Proposed balconies maintain the generous amenity space for each flat (unit 3 and unit 4) as approved plans.



Figure 14: Example of elephant grating landing    Figure 15: Proposed South Elevation

**3.6 Bike, Bin and ASHP store enclosure and boundary treatment**

**Summary:**

	19/02777/FUL and 22/01098/VAR approved design	Section 73 Application proposed designed
Bike Store	1no. of bike store.	Separate bike stores for the flats and the house.
Bin Store	1no. of shared commercial bin store, size has not been confirmed.	4no. of private bin stores, each dwelling to have individual secured bin store.
ASHP Store	1no. ASHP store for the flats and 1no. ASHP store for the house.	1no. ASHP store for the flats and 1no. ASHP store for the house.
Boundary treatment	Not specified.	Boundary fence at 1.5m with secured gates.
Materials	Not specified.	Wicker woven enclosure with metal railing structure.
Site Plan	 <p>Green: ASHP store Yellow: Bin store Blue: Bike store</p> <p>253_531 Proposed Site Plan REV D</p>	 <p>253_530 Proposed Site Plan REV E</p>

**Proposed design:**

The bike store, bin store and air source heat pump store have secured and lockable enclosures.

The proposed scheme has 2no. of bin store, designated for the flats and the house respectively. The bin provision has been calculated with Oxford City Council bin choice calculator. The proposed design has the following:

Bin store for the flats (unit 1, 3, 4): 3no. 180L refuse, 3no. 240L recycling, 1no. 240L garden and 3no. 23L food waste bins.

Bin store for the house: 1no. 180L refuse, 1no. 240L recycling, 1no. 240L garden, 1no. 23L food waste bin.

The proposed scheme has 2no. of bike stores, designated for the flats and the house respectively. There are 6no. of cycle storage for the flats and 3no. of cycle storage for the house. This is in accordance to Oxford City Council guidelines: 'at least 3 spaces per house and flats of 3 or more bedrooms; and at least 2 spaces per flats up to 2 bedrooms.'

1no. of parking space (2.3m x 5.0m) is positioned by the front gate, adjacent to the rear staircase.

**Proposed Bike, Bin and ASHP store enclosure and boundary treatment material details:**

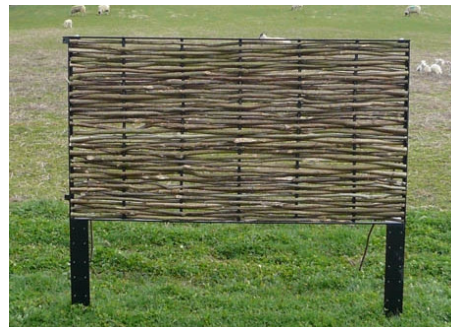


Figure 16, 17: Reference images of wicker woven fence, bin and bike enclosure