

PRE-APPLICATION EXHIBITION

PUBLIC CONSULTATION

Oxford Works, 4650 Cascade Way, OX4 2SU

Monday 16th October 2023 - Sunday 27th October 2023

PUBLIC EXHIBITION

Wednesday 18th October (15:30 - 20:00)

Wednesday 25th October (15:30 - 20:00)

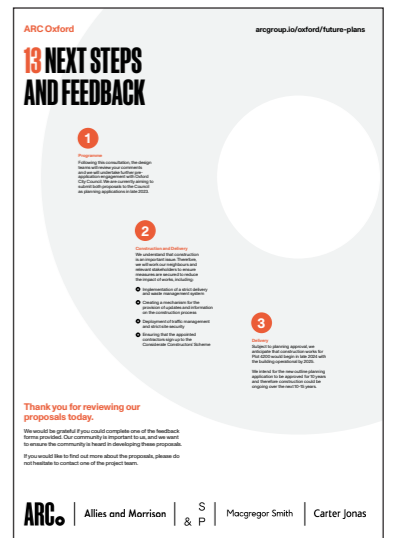
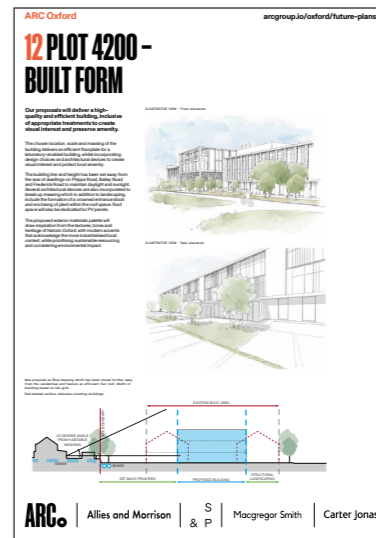
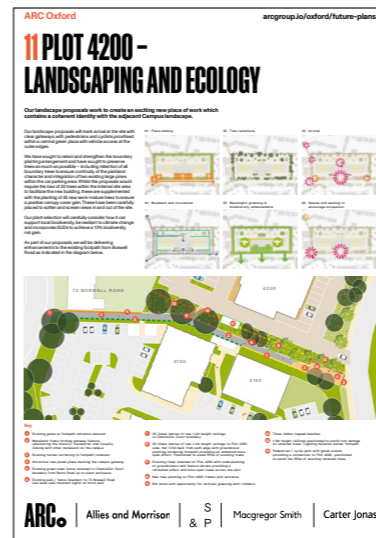
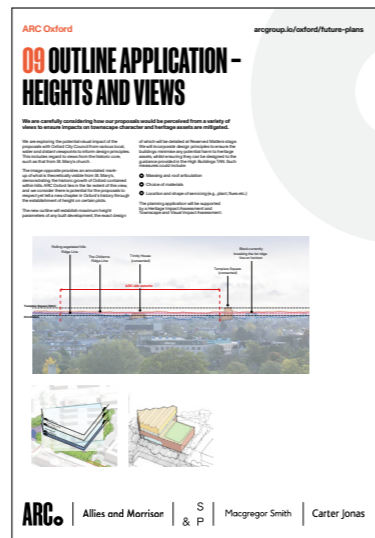
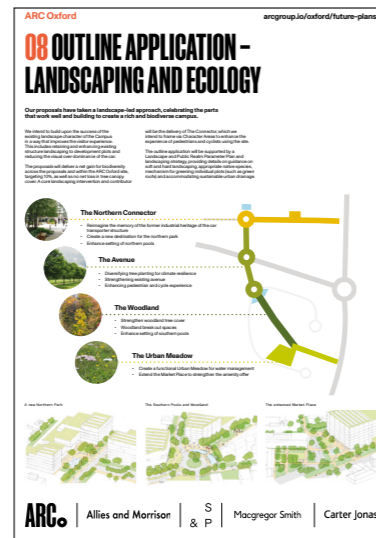
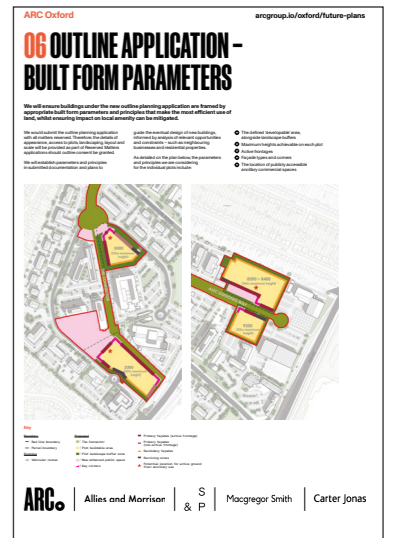
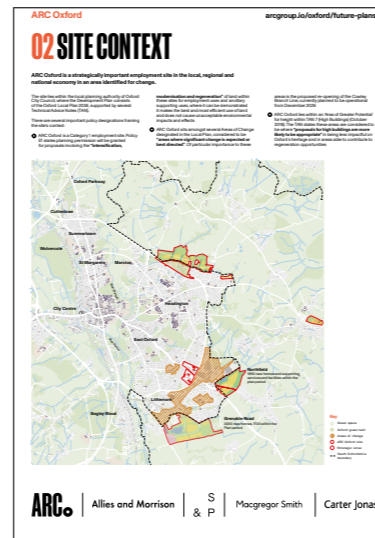


Figure 34. Images to show presented pre-app exhibition information

**PRE-APP 03 - JANUARY 2024**

- ... the change in materiality and simplification of the fenestration is positive, however the building remains overbearing in its scale, height and mass when experienced from residential dwellings on Bailey, Frederick and Phipps Roads.



- Massing amendments have been possible due to movement of parking bays to the rear of the site and reducing prominence of entrance 'crown' element as seen from John Smith Drive.
- The increased distance does not compensate for the increased built form ... I advise that the upper storeys (or the whole building) are pushed away from the residential boundary to help overcome concerns (of) overbearing and perceived overlooking. The inclusion of carefully considered and well-placed fins would go some way to mitigate harm ...



- North and South wings are moved 5.4m further away from nearby residential properties.
- The Second floor is set back a further 1.1 m, an increased distance of 6.5m when compared with Pre-App 02.
- Central bay and rear entrance are moved over 2m away from residential properties.
- Plant screen set back 2.6m away from residential properties and partially relocated to the front of the building.
- Fenestration has been revised for typical windows to include a central mullion / fin which breaks down the size of glazing and obscures overlooking from oblique views.
- Additional landscaping is proposed between the building and the rear plot boundary, including more trees to provide further screening.

- The plant does need to be designed to integrate with the building in terms of its form and materiality – the roof needs to be considered as a fifth elevation.



- Bay studies have been carried out to review the design and how to best integrate the plant into the facade and surrounding context. Synergy between materiality and fenestration has been utilised to create a clean innovative design.

- I suggested that the building is stepped down to achieve more successful articulation.



- The combination of the second floor set back combined with switching the one third/two third principle of the floors successfully articulates the rear elevation and connects the buildings elevations together from front to back.

- ... perhaps a verified view from the gaps between dwellings fronting Phipps and / or Frederick Roads would be more in line with LVIA procedure.



- Additional views have been provided using z map and taking our own photographs to illustrate multiple angles and key views of the proposed scheme in its context.

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- ... you have addressed all previous comments