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TurnberryPlanning

23rd July 2013

Our ref L Fettiplace 23.07.13 OXU
Your ref

Dear Angela

**Exeter College: New Quad at Walton Street
Planning Application 13/00832/FUL and Listed Building Consent Application
13/01075/LBD
Submission of Amended Drawings**

Further to the submission on the 3rd of July of our Supplementary Planning Document, I write to provide you with the corresponding, updated planning drawings. In addition to the changes outlined within that document, we propose one further change to the scheme, which has arisen from more recent dialogue with local residents. The background to this new amendment is described below, ahead of a summary of the previously submitted changes to the scheme.

Worcester Place Dormers – Section D

The South Jericho Residents Association have raised a specific concern over the dormers which sit at Section D in the Supplementary Planning Document (opposite 28 Worcester Place). The concern is that the dormers are disproportionate to the scale of the building and could have an impact on daylight and sunlight reaching neighbouring properties.

Submitted with the Supplementary Planning Document was a Daylight and Sunlight Assessment undertaken in line with the BRE guidance document 'Site Layout Planning for Daylight and Sunlight- A Guide to Good Practice' (2011). That assessment modelled the proposed scheme in terms of daylight and sunlight reaching the windows of habitable rooms adjacent to the site as well as shadow plans for each season. The report concluded that the proposed scheme would have no significant impact on any residential properties nearby, with or without the dormers. Indeed, one of the design principles for the scheme had been to

ensure that the roof form would not have a negative impact on neighbouring occupiers. The report is clear in its conclusion: there is no reason to make any amendment to the scheme.

Nonetheless, we are pleased to report an improvement in the articulation of the Worcester Place elevation that will go some way in meeting the concerns of the residents. The 3 dormers opposite 28 Worcester Place can be set back from their current plan position by 800mm, ensuring that this bay is more subservient to the Walton Street return and mediates the transition to lower elements of the Worcester Place elevation. There is the added benefit of a reduction in the profile of the dormers when viewed from the ground. This change is reflected in the enclosed drawings.

Although there is no technical or planning imperative for this change, the College is sensitive to the concerns of its neighbours and is content to make this change to the scheme in response given that it actually improves the relationship between the different bays on Worcester Place.

Supplementary Planning Document- Amended Drawings

Below is a summary of the amendments illustrated in the Supplementary Planning Document and now reflected in the enclosed updated planning drawings:

- **Public Realm:** The proposed Hawthorn trees and cycle storage area on Worcester Place have been re-positioned to the east, much closer to Walton Street. This is in response to residents' concerns that locking of bikes would give rise to noise disturbance to occupiers of the dwellings opposite. We consider that the cycle racks are an important addition to the scheme, providing parking for visitors to the building and indeed, the local area. Although we do not see any potential for disturbance, the proposed location appears technically feasible and is not opposite any dwellings. (Ref: 2344_A 104_PL_I Proposed Ground Floor Plan)
- **Ruskin Building Windows:** In the original planning submission, new double glazed bronze finished casement windows with fanlights were proposed as a universal replacement to all the 1913 Ruskin Building Windows. In response to comments from the Conservation Officer and English Heritage this approach was reviewed and the College has opted instead to replace the windows on a like-for-like basis, with the detail to be agreed by condition of approval. (Ref Drawings: 2344_A 201_PL_I Proposed Walton Street Elevation- East, 2344_A 203_PL_I Proposed Worcester Place Elevation-North)
- **Ground Floor Window Aprons:** It is proposed to lower the sills and aprons to windows on Walton Street to correspond to the new internal floor level. However, the degree to which the sills will be lowered has been reduced and is now equivalent to the height of 2 existing window panes. (Ref Drawing: 2344_A 201_PL_Proposed Walton Street Elevation- East)
- **Roof Material:** A fourth sample panel of the proposed roof material has been produced and delivered to the site for inspection. The oxidised steel tiles have been

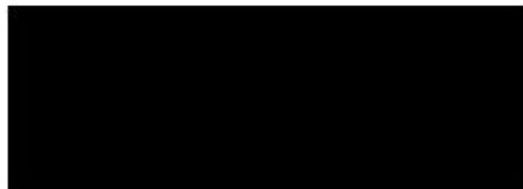
sandblasted to achieve a matt finish with less reflection. With the 3 previous panels, I believe we established the parameters within which the final treatment will fall. This latest sample is an iteration of this process. We would be pleased to arrange a site visit should you wish to view the sample. We also intend to bring samples of the material to the Planning Committee meeting and would be grateful if you could advise on arrangements for this in terms of time to set up etc.

- **West Wing Roof and Dormers:** The dormers on the third floor of the west wing, facing south towards Worcester College, have been extended vertically to add further three-dimensionality and articulation to the roof form, in response to comments from officers and Worcester College. (Ref Drawing: 2344_A 202_PL_I Proposed Ruskin Lane Elevation- South)

The above amendments have required a number of the planning drawings to be updated. For ease of reference, the enclosed drawing issue sheet highlights the drawings which have been revised. One full size hard copy and an electronic copy of the revised drawings are enclosed. I would be grateful if you would accept these for consideration as part of the above applications.

We have discussed some of these points with the residents and to assist them further we have copied this letter and key plans to the Residents' Association for their information.

Yours sincerely,



Chris Pattison

Encs.

cc. Nick Worlledge, OCC