

14 February 2023

Response Statement

Re 21142/FUL – The Restoration Pub, 928 Oxford Road

-RBC Email dated 13 December 2023



Re 211142/FUL - The Restoration Pub, 928 Oxford Rd.

Response to Claire Ringwood email dated 13 Dec 2022.

Following comments received from RBC we have reviewed our proposals in order to address the design and accommodation mix issues raised, our response is set out below.

RBC Item 2

Design and appearance, scale and massing.

The street scene view clearly shows that the scale and massing has been carefully considered and is of an appropriate size in relation to the adjacent building nos. 930-940, Oxford Rd.

The proposed ridge height is slightly lower than the adjacent building.

The eaves height has been lowered similar in height to the adjacent building

The roof has been remodelled to include accommodation within the roof space, as originally recommended by officers, the addition of dormers and dropped eaves line help to break up the mass and bulk of the building and create visual interest.



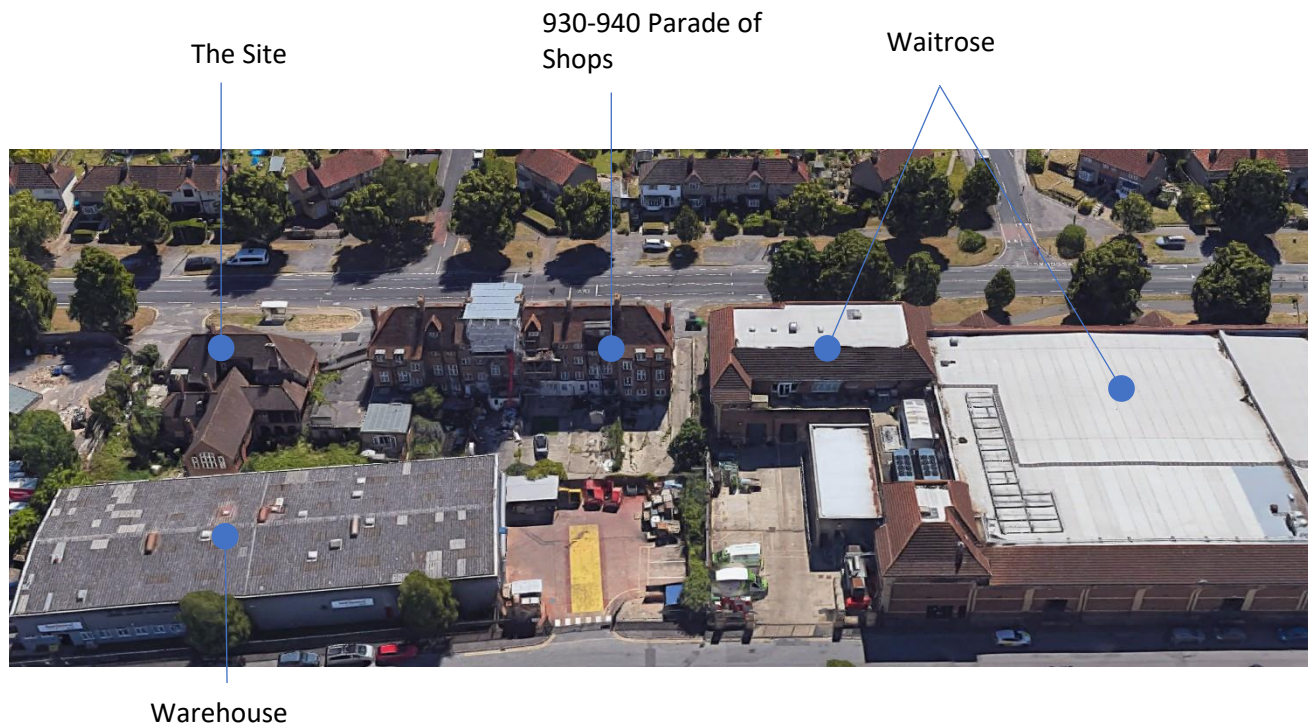
Context street scene showing comparison of scale & massing between existing adjacent buildings & proposed apartments.

In comparison with the adjacent building, it should be noted that

- 1) the development plot has a significantly greater frontage, with a significant amount of open space softened by street tree planting to the east.
- 2) the proposed building length is 25% shorter.
- 3) the overall building height is lower
- 4) the 3 projecting front “wings” and roof configuration provides visual interest to the public realm which combine to soften and break up the scale, more so than the adjacent build.

Additionally it should be noted the proposed flats has taken certain design cues from the existing building, which includes details such as the entrance portico , curved central dormer feature and balustrading, as acknowledgement of the former building.

We therefore believe the scale and massing as proposed responds to the context, is highly suitable to this particular location and is compliant with earlier RBC recommendations.



Context View looking South showing scale and massing of surrounding buildings

Please refer to the aerial photo looking south, showing the significant scale and massing of the existing adjacent buildings, ie warehouse to the north, parade of shops to the west and Waitrose beyond, the scale of our proposal is generally smaller than the surrounding context buildings and provides an attractive street scene.

RBC Item 3 Mix

The scheme now proposes a revised mix, the number of 3bed dwellings has increased to 8, which is 44.4% of the total number of flats (18) proposed.

Proposed mix :-

8no x 3bed flats circa 84 - 100sqm.

3no x 2bed flats circa 75sqm

7no x 1 bed flats circa 50sqm

We are now achieving a significantly a more Policy H2 compliant mix, with the provision of over 44% of 3 bed flats. Also it should be noted all of the flat sizes are in excess of the minimum guidelines shown in the national housing standards and the additional space will be beneficial to the comfort of residents.

RBC Item 4

Internal layout

As noted above the gross internal floor area of each flat comply or exceed the nationally described space standards.

Issues regarding corridor length and number of entrances has been raised.

The plans have been adjusted to significantly reduce the corridor length, this is achieved by including approximately 40% of the corridor area within the flat areas, enabling the adjustment of the mix and increasing the amount of 3 bed units.

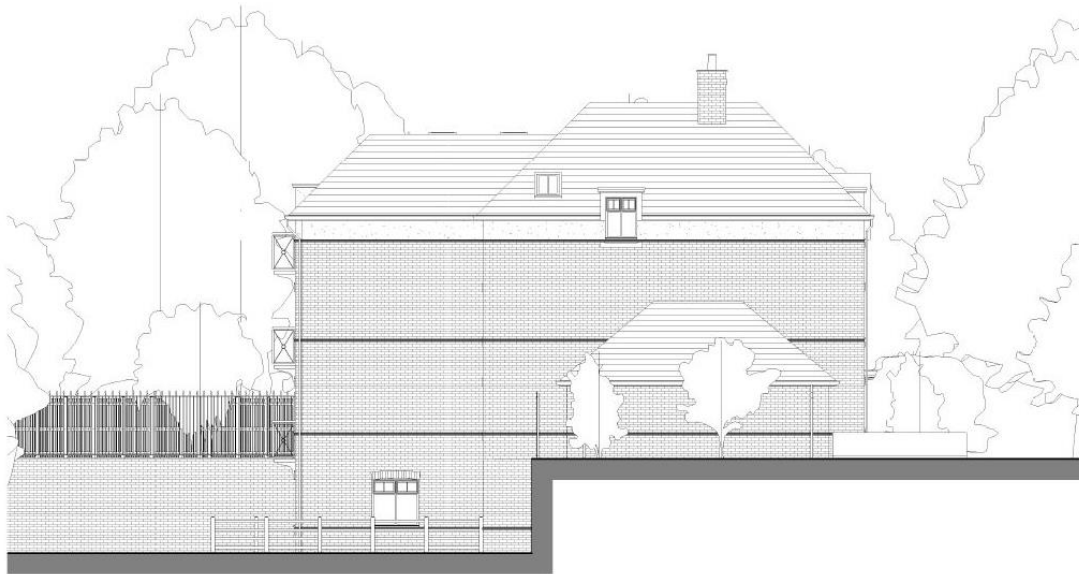
Also the previously proposed gym has been incorporated into a 3 bed duplex.

The resulting reduction of the corridor length is also beneficial as this results in the removal of direct access to the car park to the east which was raised as a security issue by the Crime Prevention Design Advisor.

RBC Item 6 Impact on neighbouring properties

Given the existing uses, we believe there will be no detrimental impact on the warehouse buildings to the north and the associated car parking/ service area to the east.

There are no relevant overlooking issue to these areas. With regard to the existing parade of shops to the west, (please refer to our west elevation) we propose one lower ground floor window facing west which given its particular location does not overlook the adjacent property.



West Elevation (adjacent to 930 Oxford Road)

It should be noted that this is a secondary window to this room and could be removed or have obscure glass (if the officers thought this was an issue). The other windows on the west elevation serve second floor bathroom, and a velux roof window serving a third bedroom, which directs the view out skyward.

However, given the local context we believe there are no detrimental overlooking issues, particularly to the west. The existing window on no 930 east elevation appears to be a bathroom window, the rear of the shops appear to comprise storage and parking areas. We would welcome further discussion with RBC on this matter and, in agreement seek to add more west facing windows, which will be benefit to the occupants.

Item 7

Impact on future occupiers.

In agreement with RBC we will provide the necessary reports, ie daylight, sunlight, noise and air quality etc once we have achieve general agreement to the content.

Item 10

Transport issues

The site is in a highly sustainable location, close to existing public transport links, with a bus stop immediately adjacent to the front door, 2 railway stations are within walking distance, and a designated cycle route running the length of the site. We have included on site parking for 16 cars plus secure bicycle storage for 36 bikes (2 per flat).



East Elevation

Conclusion

In the light of the latest comments received from Claire Ringwood we have made certain adjustments to these proposals to address issues raised, we hope we can now discuss and agree our revised proposals accordingly .

We believe the scheme will provide a modern, attractive residential development for future residents to enjoy, in a sustainable location which will further enhance and improve the area for existing people living and working nearby, by greening up the frontage and public realm.

We look forward to discussing this matter further, prior to officers making their formal recommendation.

Appendix



