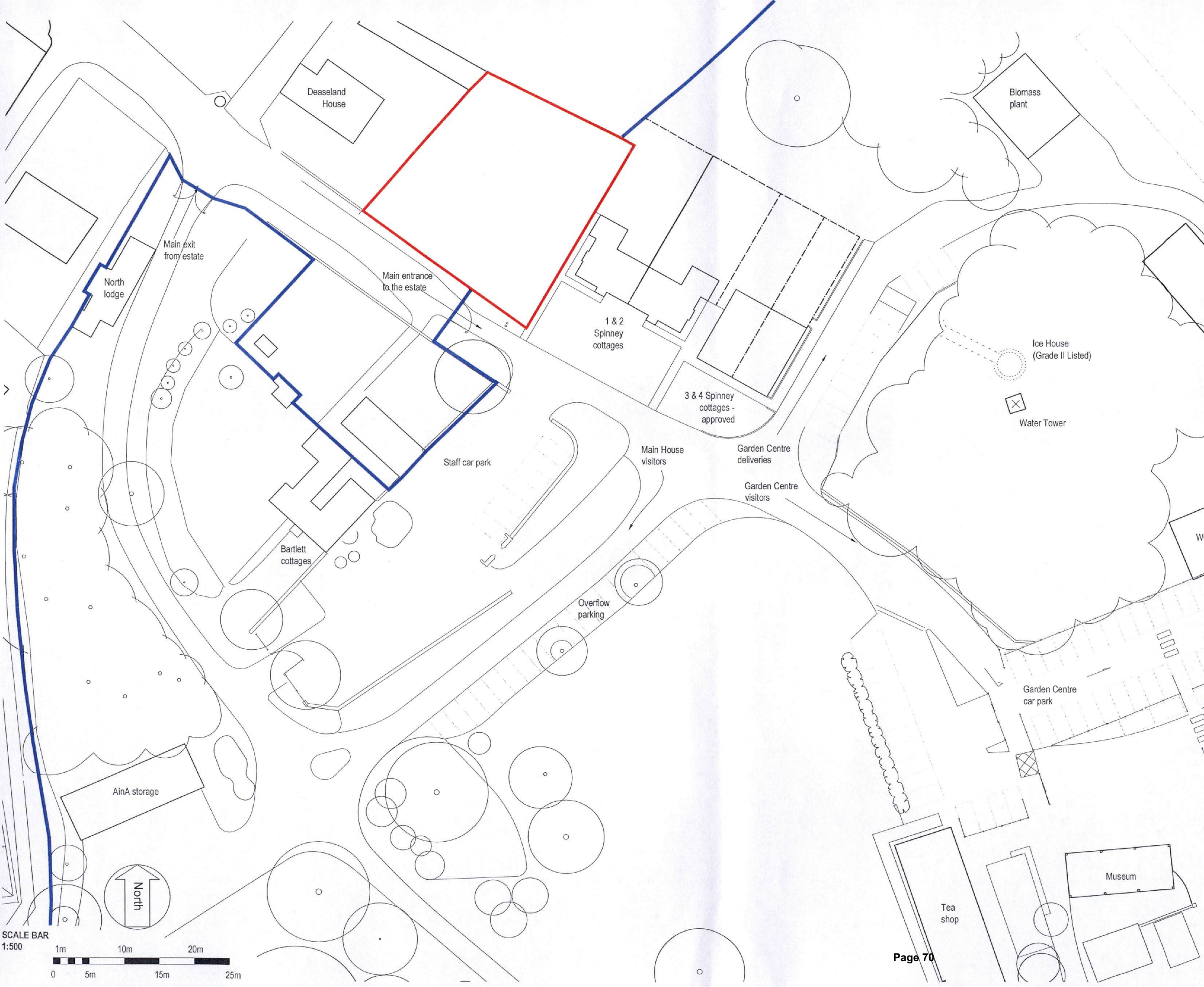


South and Vale GIS
 Printed on 24 February 2016
 at a scale of 1:2,071



South Oxfordshire District Council is licensed to use Ordnance Survey mapping for its own business use as a member of the Public Sector Mapping Agreement.

Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to use Ordnance Survey mapping for their own use.



Appendix 2

PLANNING

Rev	Date	Description
A	DEC 15	REVISED FOR PLANNING

HIBBETT ASSOCIATES
 Architects
 Project Managers
 Planning Supervisors
 The Design Space 68 Home Park Road
 London SW19 7HN
 Tel: 020 8946 0251 Fax: 020 8946 9891

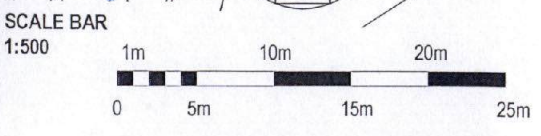
Client
SCHOOL OF ECONOMIC SCIENCE

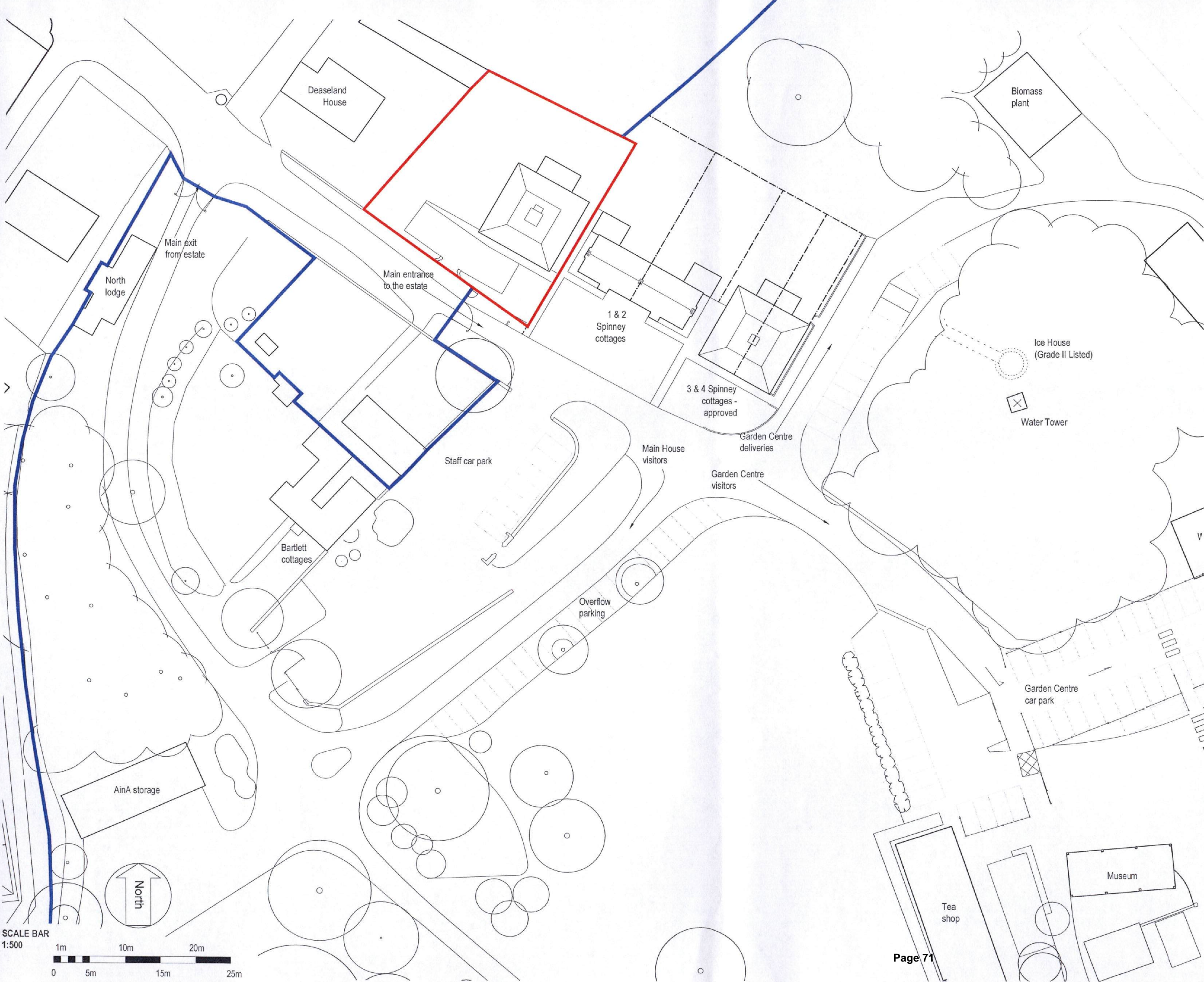
Job Title
**NEW DETACHED HOUSE
 WATERPERRY ESTATE, OX33**

Drawing Title
EXISTING SITE PLAN

Scale 1:500 @ A3	Drawn CM	Checked RI	Date OCT 15
---------------------	-------------	---------------	----------------

Job No. 1523	Dwg. No. 001	Rev. A
------------------------	------------------------	------------------





PLANNING

Rev	Date	Description
A	DEC 15	REVISED FOR PLANNING


HIBBETT ASSOCIATES
 Architects
 Project Managers
 Planning Supervisors
 The Design Space 69 Home Park Road
 London SW19 7HN
 Tel: 020 8946 0251 Fax: 020 8946 9691

Client
SCHOOL OF ECONOMIC SCIENCE

Job Title
**NEW DETACHED HOUSE
 WATERPERRY ESTATE, OX33**

Drawing Title
PROPOSED SITE PLAN

Scale 1:500 @ A3	Drawn CM	Checked RI	Date OCT 15
Job No. 1523	Dwg No. 011	Rev A	

Proposed Detached House

No 1 (Spinney Cottages)

No 2

No 3

Form new opening in existing wall with splayed entrance and new piers set out in compliance with required pedestrian visibility splay



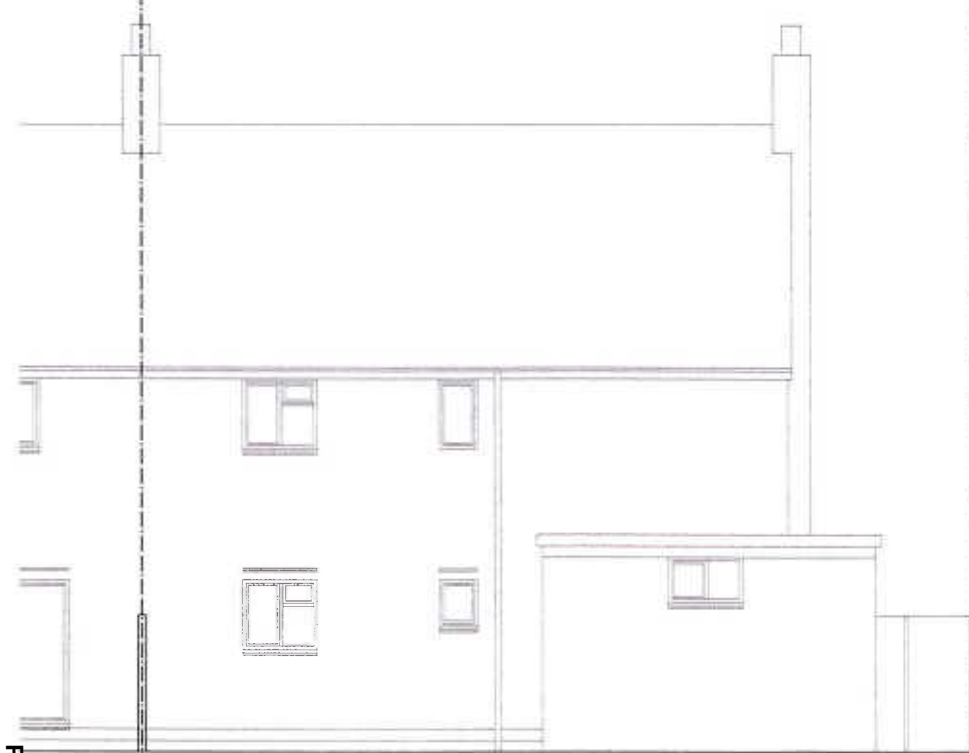
West elevation

Existing stone wall to front boundary height reduced to 900mm where it coincides with required vehicular visibility splay (2.4x33m)

No 2

No 1 (Spinney Cottages)

Proposed Detached House



East elevation



PLANNING

Rev	Date	Description
B	FEB 16	BOUNDARY WALL AMENDED
A	DEC 15	REVISED FOR PLANNING

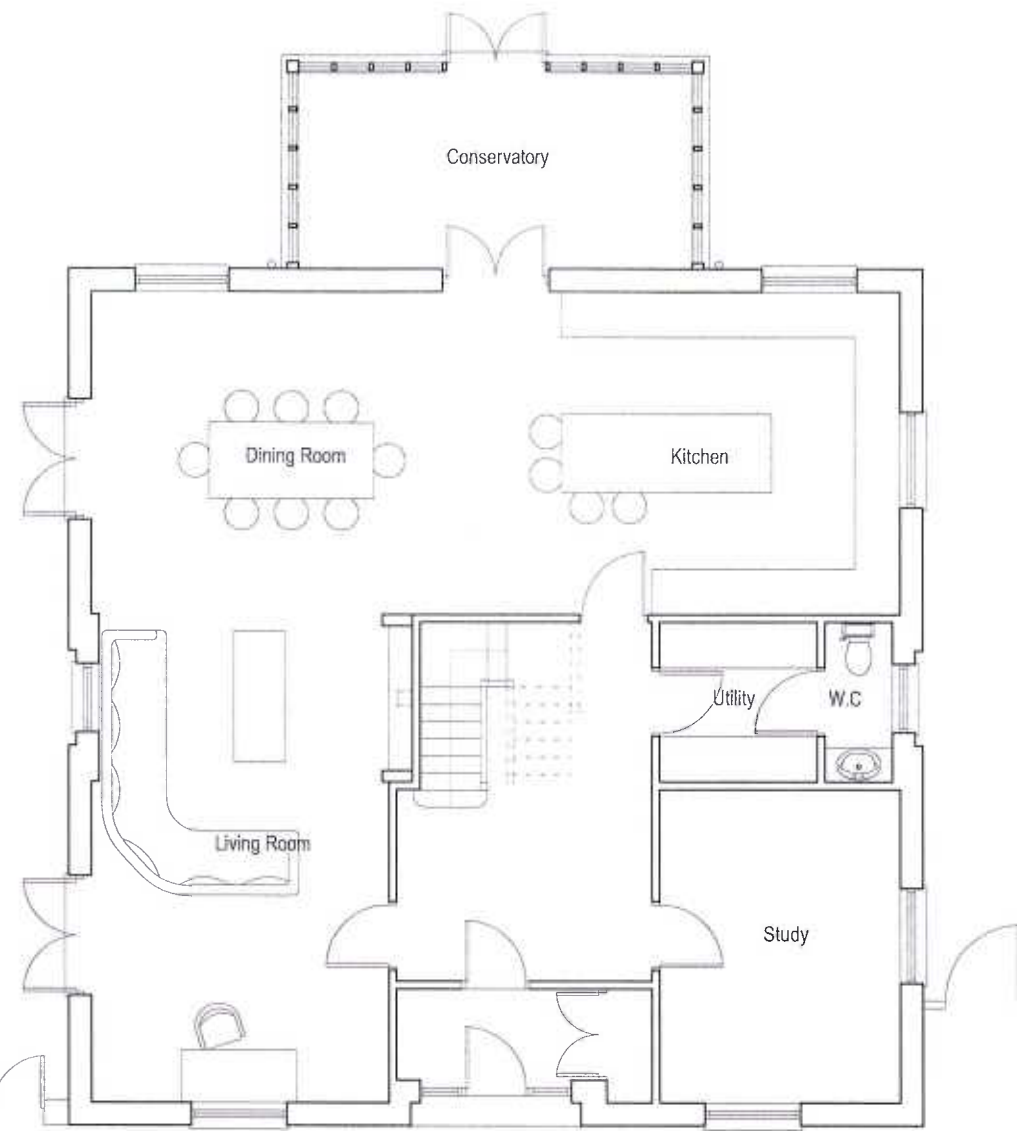
ARBETT ASSOCIATES
 Architects
 Project Managers
 Planning Consultants
 The Design Space 48 Horse Park Road
 London SW19 3HJ
 Tel: 020 8946 0201 Fax: 020 8946 1401

Client
 SCHOOL OF ECONOMIC SCIENCE

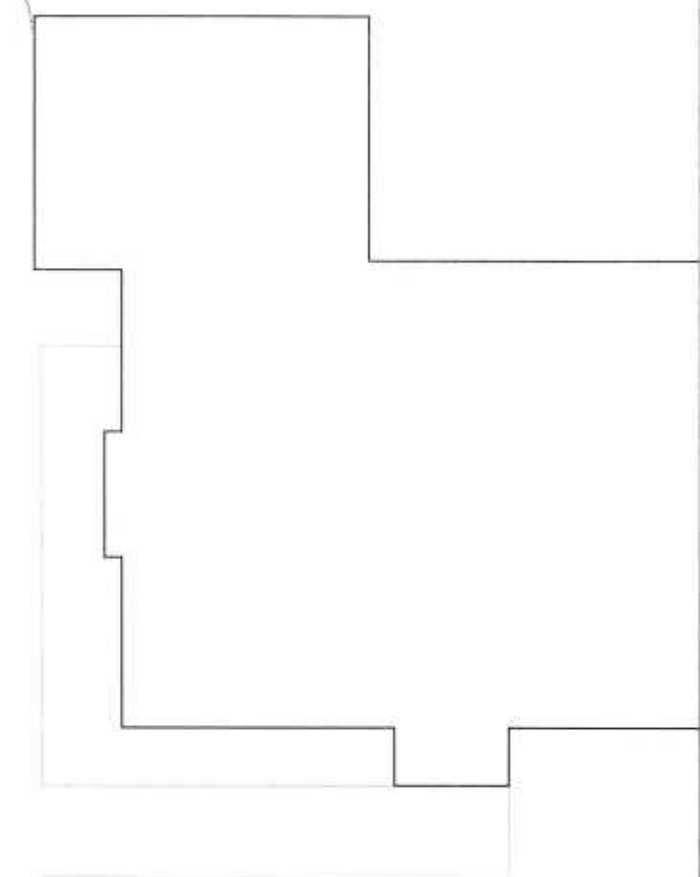
Job Title
 NEW DETACHED HOUSE
 WATERPERRY ESTATE, OX33

Drawing Title
 PROPOSED ELEVATIONS
 SHEET 1

Scale	Drawn	Checked	Date
1:100 @ A3	CM	RI	OCT 15
Job No	Dwg No	Rev	
1523	015	B	



Proposed Detached House
No 1 Spinney Cottages



Visibility splay (pedestrian) setting out point (2x2m)
Visibility splay (vehicular) setting out point (2.4x33m)

Profile of edge of carriage way grass verge
reduce height of wall to 900mm where it coincides with 2.4mx33m visibility splay

Controlled access to Waterperry Estate
7.30am - 5.30pm daily gate open incoming traffic only
5.30pm - 7.30am gate closed 2 way estate traffic only



PLANNING

Rev.	Date	Description
B	FEB 16	REVISED VISIBILITY SPLAYS
A	DEC 15	REVISED FOR PLANNING

HIBBETT ASSOCIATES
Architects
Project Managers
Planning Supervisors
The Design Space - 66 Horse Park Road
London SE18 7JY
Tel: 020 8549 0251 Fax: 020 8549 9991

Client:
SCHOOL OF ECONOMIC SCIENCE

Job Title:
NEW DETACHED HOUSE
WATERPERRY ESTATE, OX33

Drawing Title:
PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A3	Drawn: CM	Checked: RI	Date: OCT 15
Job No: 1523	Dwg. No: 013	Rev: B	



PLANNING

Rev	Date	Description
A	DEC 15	REVISED FOR PLANNING


HIBBETT ASSOCIATES
 Architects
 Project Managers
 Planning Supervisors
 The Design Space 68 Home Park Road
 London SW19 7HN
 Tel: 020 8943 0251 Fax: 020 8946 9861

Client
SCHOOL OF ECONOMIC SCIENCE

Job Title
**NEW DETACHED HOUSE
 WATERPERRY ESTATE, OX33**

Drawing Title
LOCATION PLAN

Scale 1:1250 @ A3	Drawn CM	Checked RI	Date OCT 15
----------------------	-------------	---------------	----------------

Job No. 1523	Dwg No. SITE	Rev A
------------------------	------------------------	-----------------



North elevation

Existing stone wall to front boundary height reduced to 900mm where it coincides with required vehicular visibility splay (2.4x33m)

Form new opening in existing wall with splayed entrance and new plers set out in compliance with required pedestrian visibility splay



South elevation

PLANNING

Rev	Date	Description
B	FEB 16	BOUNDARY WALL AMENDED
A	DEC 15	REVISED FOR PLANNING


HIBBETT ASSOCIATES
 Architects
 Project Managers
 Planning Consultants
 The Design Space 88 Hornsey Park Road
 London N19 7HT
 Tel: 020 8346 0201 Fax: 020 8346 8881

Client
SCHOOL OF ECONOMIC SCIENCE

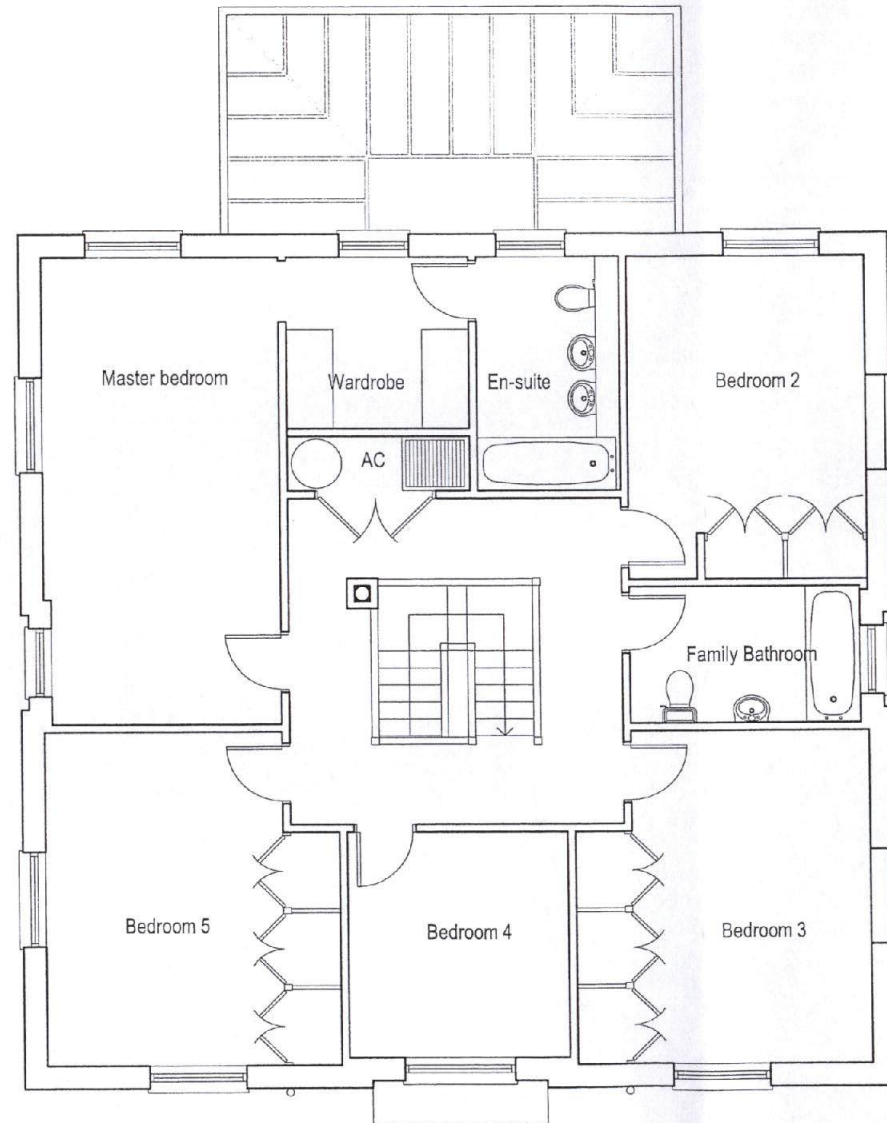
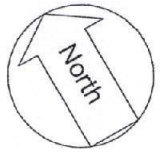
Job Title
NEW DETACHED HOUSE
WATERPERRY ESTATE, OX33

Drawing Title
PROPOSED ELEVATIONS
SHEET 2

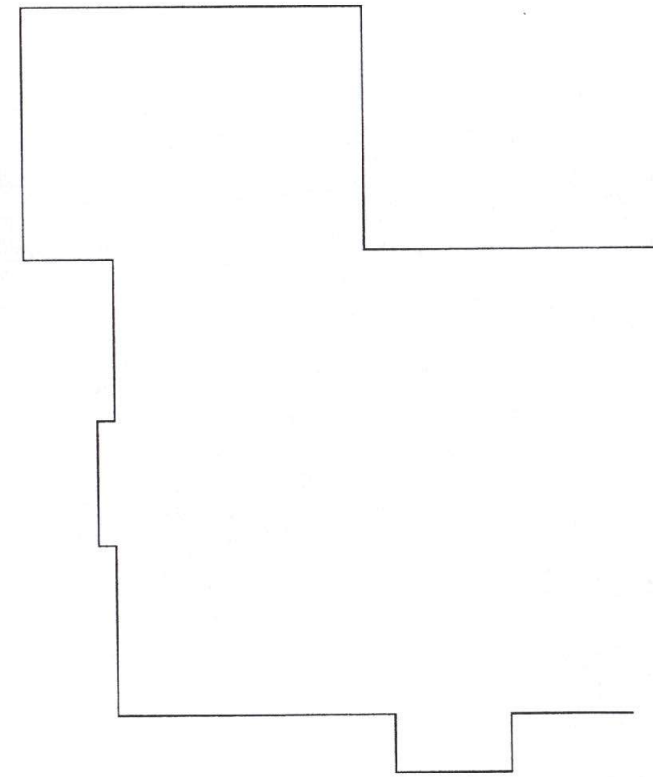
Scale 1:100 @ A3	Drawn CM	Checked RI	Date OCT 15
---------------------	-------------	---------------	----------------

Drawn No 1523	Dwg No 016	Rev B
------------------	---------------	----------





Proposed Detached House



No 1 Spinney Cottages

PLANNING

Rev.	Date	Description
A	DEC 15	REVISED FOR PLANNING


TIBBETT ASSOCIATES
 Architects
 Project Managers
 Planning Supervisors
 The Design Space 68 Home Park Road
 London SW19 7HN
 Tel: 020 8946 0251 Fax: 020 8946 9691

Client:
SCHOOL OF ECONOMIC SCIENCE

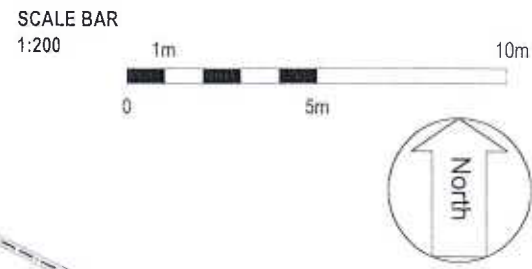
Job Title:
NEW DETACHED HOUSE
WATERPERRY ESTATE, OX33

Drawing Title:
PROPOSED FIRST FLOOR PLAN

Scale 1:100 @ A3	Drawn CM	Checked RI	Date OCT 15
Job No. 1523	Dwg. No. 014	Rev. A	

SCALE BAR
1:100





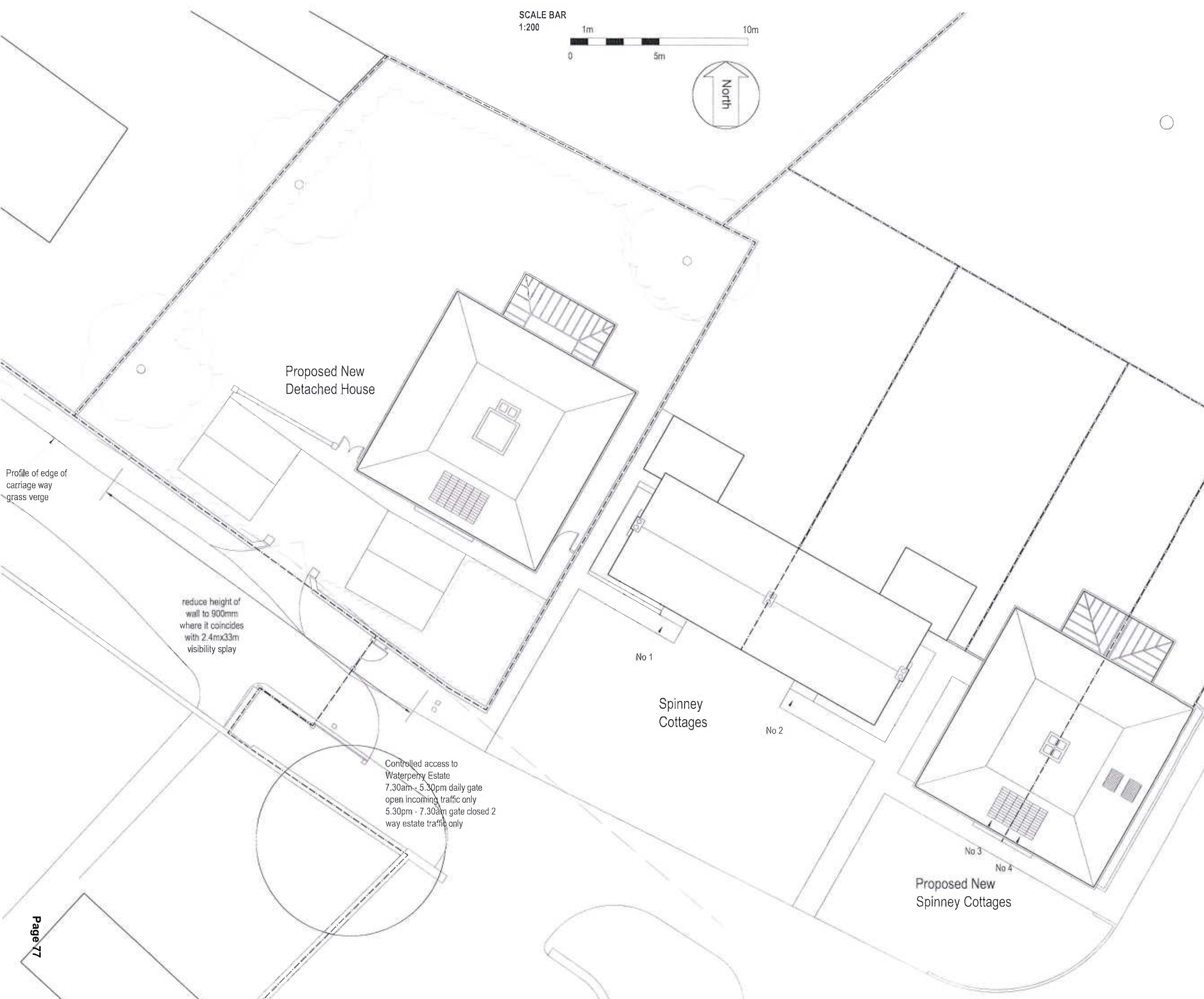
NOTES

Highways issues

Visibility issues from crossover

2 x 2m pedestrian visibility can be achieved

2.4 x 43m vehicular visibility this need an 'on site' assessment, given location of gate to Waterperry estate traffic in both directions will be traveling relatively slowly and full 2.4 x 43m visibility splay should not be necessary



PLANNING

Rev.	Date	Description
B	FEB 16	REVISED VISIBILITY SPLAYS
A	DEC 15	REVISED FOR PLANNING

Client
SCHOOL OF ECONOMIC SCIENCE

Job Title
NEW DETACHED HOUSE
WATERPERRY ESTATE, OX33

Drawing Title
PROPOSED SITE ROOF
PLAN

Scale 1:200 @ A3	Drawn CM	Checked RI	Date OCT 15
Job No. 1523	Dwg No. 012	Rev. B	

This page is intentionally left blank