

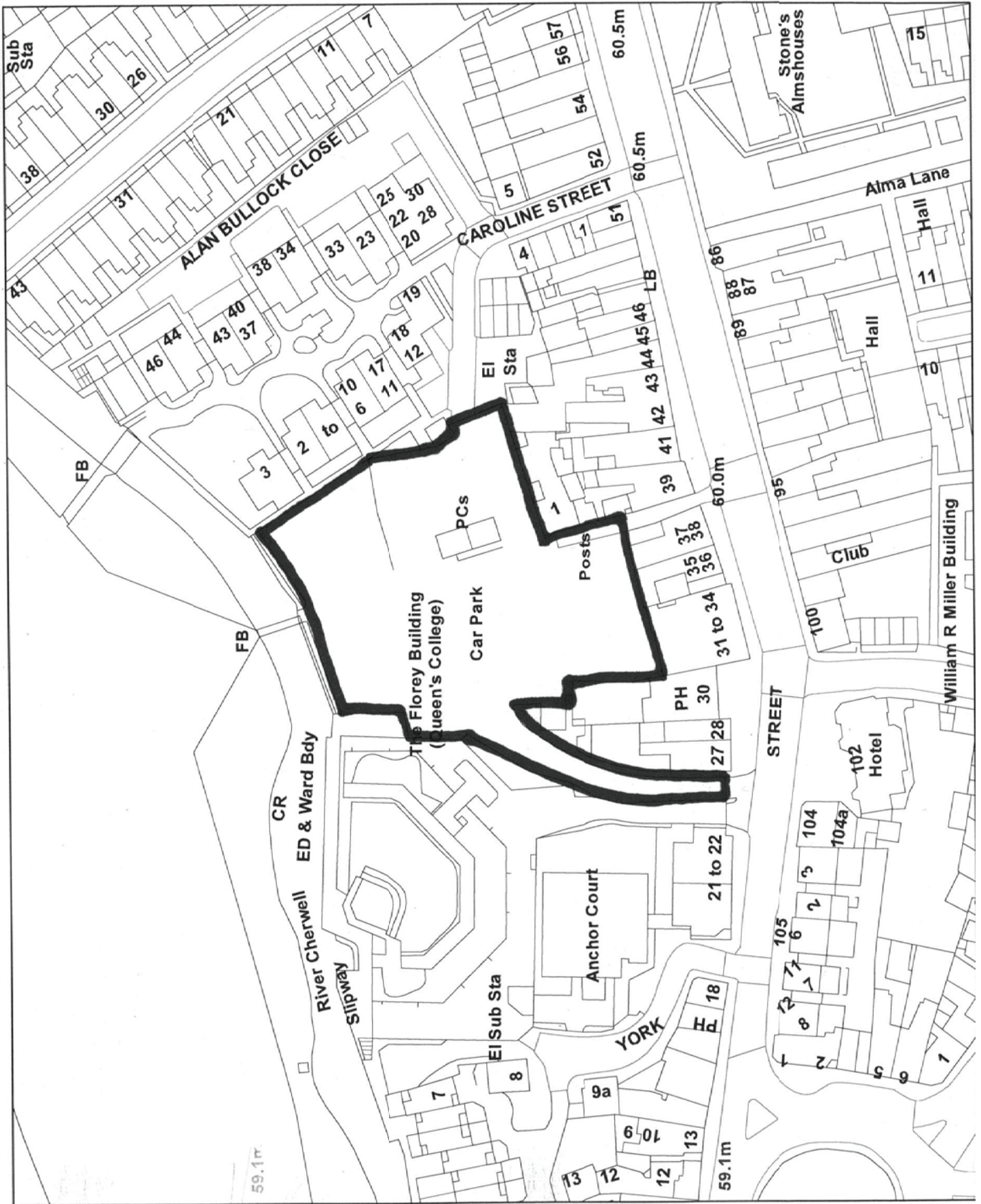
Welcome to the Planning Review Committee

- **This planning committee meeting is held in public, but it is not a public meeting.**
- **There will be opportunity for the public to address the committee on each application.**
- **If you wish to speak for or against a planning application, you will need to have either requested it in advance, or fill out and hand in one of the available speaker forms.**
- **Information on meeting protocol and conduct at committee is set out in the Code of Practice.**
- **You can find a copy of the Code of Practice in the committee agenda, just before the first planning application report.**

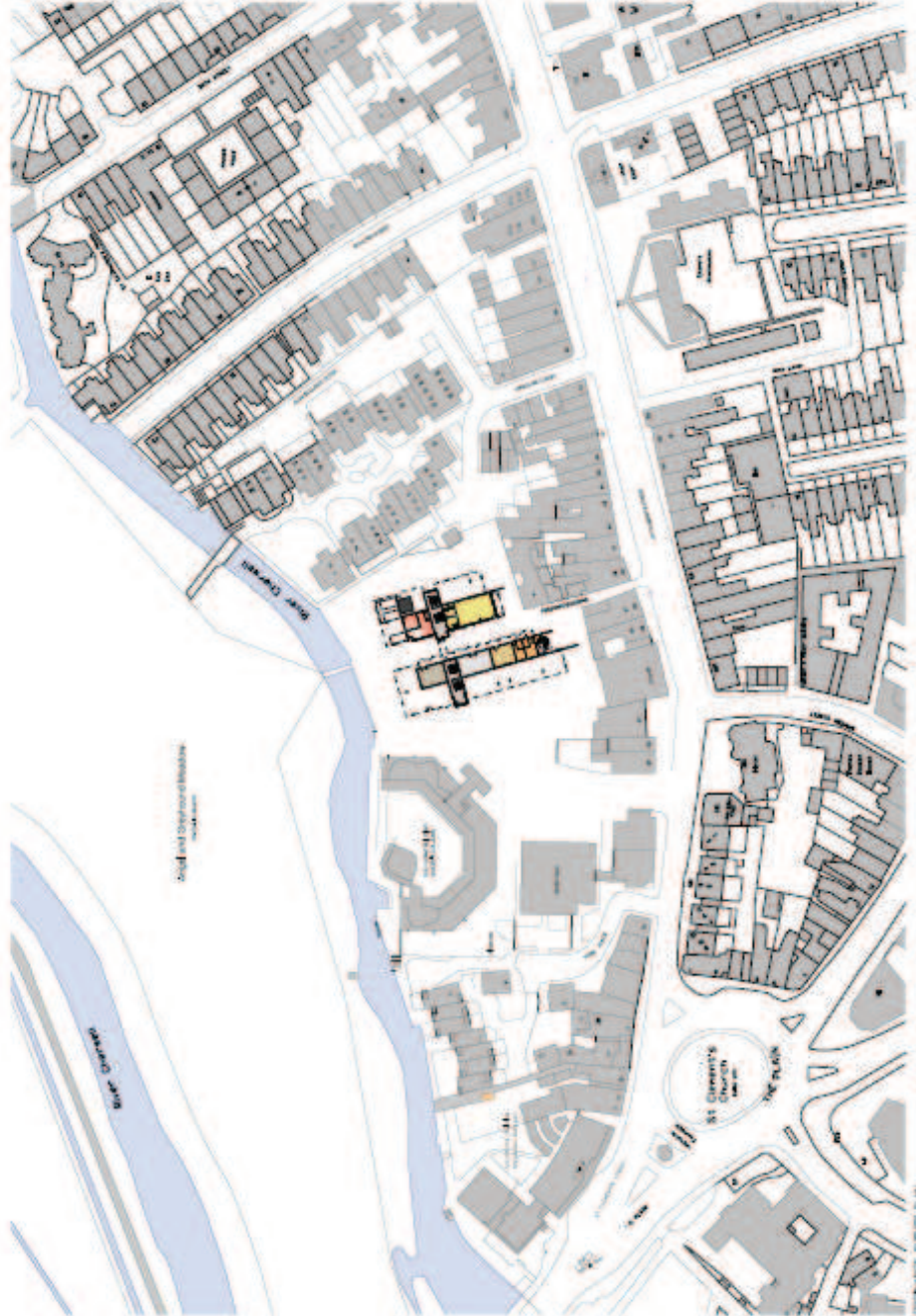


www.oxford.gov.uk









horder+partners

DATE	17 May 2016
PROJECT	ST. CLARE'S CHURCH
CLIENT	ST. CLARE'S CHURCH
SCALE	1:1000



ST. CLARE'S CHURCH

DATE	17 May 2016
PROJECT	ST. CLARE'S CHURCH
CLIENT	ST. CLARE'S CHURCH
SCALE	1:1000

Context





- Grade II Listed Building
- St. Clement's and Illey Road Conservation Area
- Central CA Boundary
- Subject Site



Entrance to car park

1.1.1	1.1.1.1	1.1.1.2	1.1.1.3	1.1.1.4	1.1.1.5	1.1.1.6	1.1.1.7	1.1.1.8	1.1.1.9	1.1.1.10
1.1.2	1.1.2.1	1.1.2.2	1.1.2.3	1.1.2.4	1.1.2.5	1.1.2.6	1.1.2.7	1.1.2.8	1.1.2.9	1.1.2.10
1.1.3	1.1.3.1	1.1.3.2	1.1.3.3	1.1.3.4	1.1.3.5	1.1.3.6	1.1.3.7	1.1.3.8	1.1.3.9	1.1.3.10

1.1.4	1.1.4.1	1.1.4.2	1.1.4.3	1.1.4.4	1.1.4.5	1.1.4.6	1.1.4.7	1.1.4.8	1.1.4.9	1.1.4.10
1.1.5	1.1.5.1	1.1.5.2	1.1.5.3	1.1.5.4	1.1.5.5	1.1.5.6	1.1.5.7	1.1.5.8	1.1.5.9	1.1.5.10
1.1.6	1.1.6.1	1.1.6.2	1.1.6.3	1.1.6.4	1.1.6.5	1.1.6.6	1.1.6.7	1.1.6.8	1.1.6.9	1.1.6.10



Entrance from Penson's Gardens

1. The building is a two-story structure with a brick facade and a blue door. The entrance is located on the ground floor. The building is situated on a street corner. The entrance is accessible via a paved walkway. The building is surrounded by trees and landscaping. The entrance is well-lit and clearly marked. The building is a good example of modern architecture. The entrance is a key feature of the building. The building is a valuable asset to the community. The entrance is a welcoming and functional space. The building is a testament to the quality of construction. The entrance is a reflection of the building's overall design. The building is a source of pride for the community. The entrance is a key element of the building's identity. The building is a well-maintained and attractive structure. The entrance is a well-thought-out and functional space. The building is a valuable addition to the neighborhood. The entrance is a key feature of the building's design. The building is a well-located and accessible structure. The entrance is a well-lit and clearly marked space. The building is a good example of modern architecture. The entrance is a key feature of the building's design. The building is a valuable asset to the community. The entrance is a welcoming and functional space. The building is a testament to the quality of construction. The entrance is a reflection of the building's overall design. The building is a source of pride for the community. The entrance is a key element of the building's identity. The building is a well-maintained and attractive structure. The entrance is a well-thought-out and functional space. The building is a valuable addition to the neighborhood. The entrance is a key feature of the building's design. The building is a well-located and accessible structure. The entrance is a well-lit and clearly marked space.

2. The building is a two-story structure with a brick facade and a blue door. The entrance is located on the ground floor. The building is situated on a street corner. The entrance is accessible via a paved walkway. The building is surrounded by trees and landscaping. The entrance is well-lit and clearly marked. The building is a good example of modern architecture. The entrance is a key feature of the building. The building is a valuable asset to the community. The entrance is a welcoming and functional space. The building is a testament to the quality of construction. The entrance is a reflection of the building's overall design. The building is a source of pride for the community. The entrance is a key element of the building's identity. The building is a well-maintained and attractive structure. The entrance is a well-thought-out and functional space. The building is a valuable addition to the neighborhood. The entrance is a key feature of the building's design. The building is a well-located and accessible structure. The entrance is a well-lit and clearly marked space.



WEST ELEVATION
MAIN ENTRANCE TO TOILET BLOCK



EAST ELEVATION POINT OF
VIEW OF TOILET BLOCK WITH RECREY BUILDING IN BACKGROUND



WEST ELEVATION
VIEW ALONG PARDON'S GARDENS TOWARDS HER



SOUTH WEST ELEVATION
VIEW ALONG PARDON'S GARDENS TOWARDS ST. CLEMENTE'S

DATE	10/10/2018
TIME	10:00 AM
PROJECT	RECREATION CENTRE
CLIENT	ST. CLEMENTE'S
LOCATION	1000 ST. CLEMENTE'S
PHOTOGRAPHER	JOHN J. O'NEILL

DATE	10/10/2018
TIME	10:00 AM
PROJECT	RECREATION CENTRE
CLIENT	ST. CLEMENTE'S
LOCATION	1000 ST. CLEMENTE'S
PHOTOGRAPHER	JOHN J. O'NEILL

Views of public car park



11

11

View from Angel and Greyhound Meadow

11

hoder+partners



Date: 11/01/2018 Project: 18/001 Scale: 1:200 Drawing No: 18/001-001		Client: St Clements Project: Landscape Masterplan	
Designer: Gillespies Project Manager: [Name] Designer: [Name]		Hosted and Partnered by: St Clements Landscape Masterplan	

General layout and landscaping



hopper+partners

DATE	NO. 31 - 38 ST. CLEMENT'S
PROJECT	NO. 31 - 38 ST. CLEMENT'S
SCALE	1/8" = 1' - 0"
DESIGNER	hopper+partners
DATE	NOV 2011



NO. 31 - 38 ST. CLEMENT'S
 PENSIVIN'S GARDENS
 NO. 38 - 43 ST. CLEMENT'S

Ground floor



Project Name	NO. 31 - 38 ST. CLEMENT'S
Client	Penison's Gardens
Architect	hopper+pattin
Date	10/10/2017
Scale	1:100
Sheet No.	1/1



NO. 31 - 38 ST. CLEMENT'S
 PENSON'S GARDENS
 NO. 39 - 43 ST. CLEMENT'S
 hopper+pattin
 10/10/2017
 1:100
 1/1

First floor



Project Name: [REDACTED]
 Project No: [REDACTED]
 Date: [REDACTED]
 Scale: [REDACTED]



NO. 31 - 36 ST. CLEMENT'S
 PENSON'S GARDENS
 NO. 39 - 43 ST. CLEMENT'S

Third floor



hopper+partners

DATE	NOV 2017	NO. 445, 300
PROJECT	RENOVATION OF 1908	1000 sq. ft.
CLIENT	RENOVATION SOCIETY	1000 sq. ft.
ARCHITECT	HOOPER + PARTNERS	1000 sq. ft.
SCALE	1/8" = 1'-0"	1000 sq. ft.



NO. 31 - 38 ST. CLEMENT'S
 PENSON'S GARDENS
 NO. 39 - 43 ST. CLEMENT'S

Scale: 1/8" = 1'-0"

North Arrow

Fourth floor



hoder+partners

Architect	hoder+partners
Interior Architect	hoder+partners
MEP Engineer	hoder+partners
Structural Engineer	hoder+partners
Cost Estimator	hoder+partners
Construction Manager	hoder+partners
General Contractor	hoder+partners



10000 10th Ave, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.hoder.com

10000 10th Ave, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.hoder.com

Western range: western elevation



horder+partners

Architect	horder+partners
Client	University of Applied Sciences
Location	Worms, Germany
Year	2018



Western range: eastern elevation



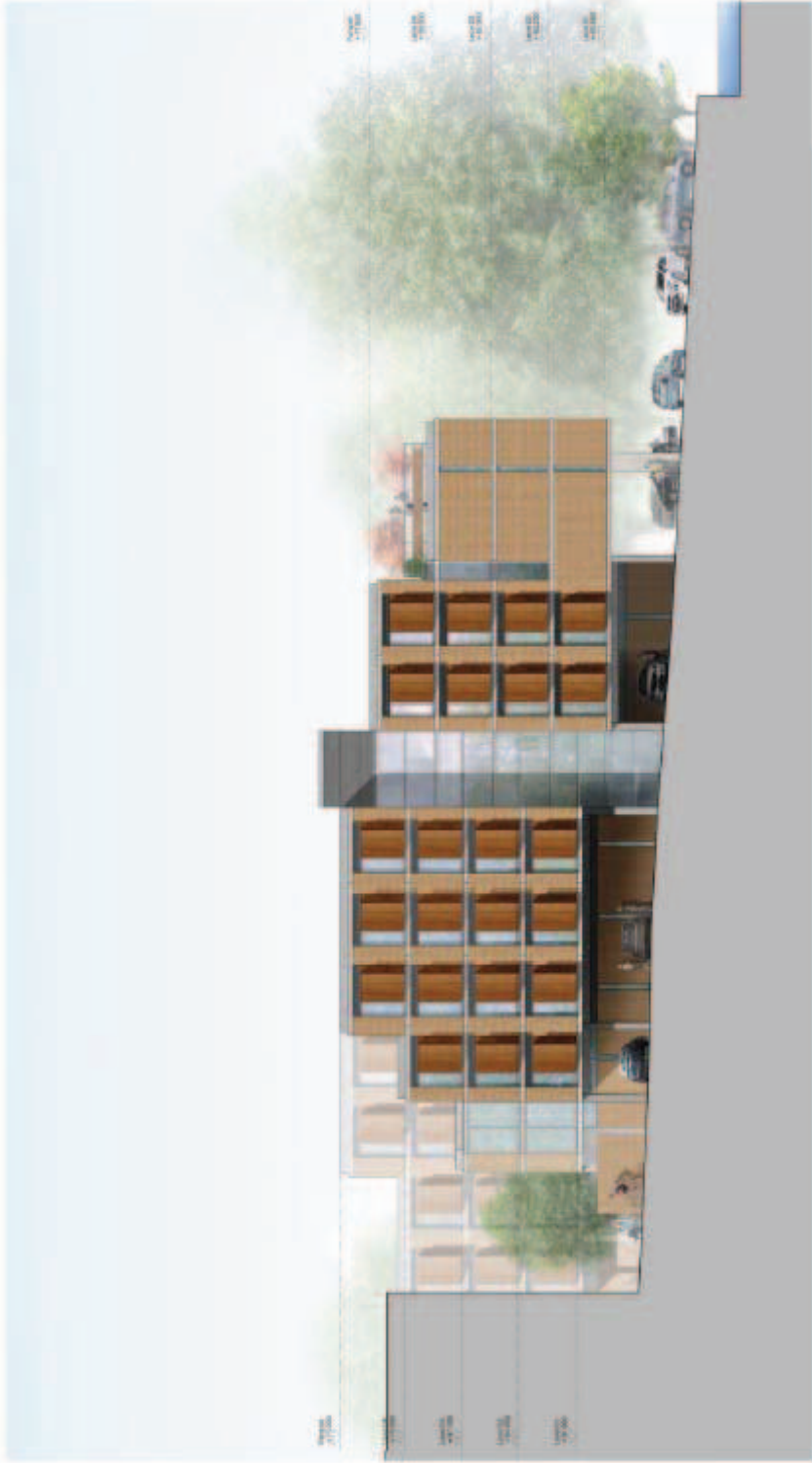
hopper+partners

Architect	hopper+partners
Project Name	Eastern range: western elevation
Location	11111 1st Ave, Seattle, WA 98148
Date	2018



Scale	1/8" = 1'-0"
North Arrow	North
Project Name	Eastern range: western elevation
Location	11111 1st Ave, Seattle, WA 98148
Date	2018

Eastern range: western elevation



Architect	hoder+partners
Project Name	Eastern range: eastern elevation
Location	London, UK
Year	2018

Architect: hoder+partners
 Project Name: Eastern range: eastern elevation
 Location: London, UK
 Year: 2018

Architect	hoder+partners
Project Name	Eastern range: eastern elevation
Location	London, UK
Year	2018

Eastern range: eastern elevation



hoder+partners

Architect	hoder+partners
Interior Architect	hoder+partners
Structural Engineer	hoder+partners
Mechanical/Electrical/Plumbing Engineer	hoder+partners
Cost Consultant	hoder+partners
Construction Manager	hoder+partners



Architect	hoder+partners
Interior Architect	hoder+partners
Structural Engineer	hoder+partners
Mechanical/Electrical/Plumbing Engineer	hoder+partners
Cost Consultant	hoder+partners
Construction Manager	hoder+partners

Architect	hoder+partners
Interior Architect	hoder+partners
Structural Engineer	hoder+partners
Mechanical/Electrical/Plumbing Engineer	hoder+partners
Cost Consultant	hoder+partners
Construction Manager	hoder+partners

Southern elevation



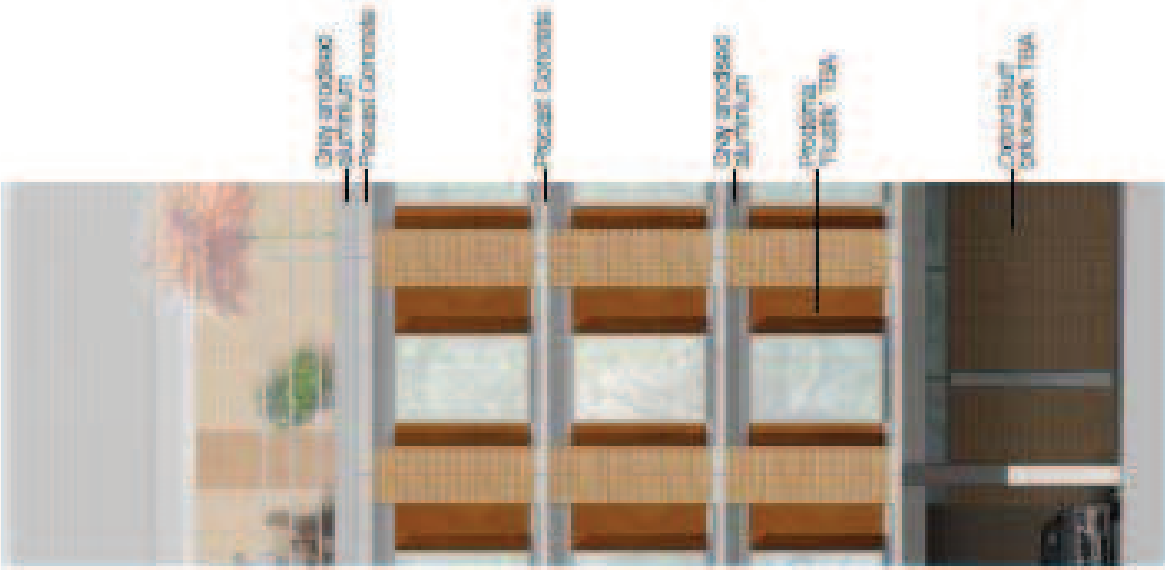
1.00
 1.01
 1.02
 1.03
 1.04
 1.05
 1.06
 1.07
 1.08
 1.09
 1.10
 1.11
 1.12
 1.13
 1.14
 1.15
 1.16
 1.17
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00

1.00
 1.01
 1.02
 1.03
 1.04
 1.05
 1.06
 1.07
 1.08
 1.09
 1.10
 1.11
 1.12
 1.13
 1.14
 1.15
 1.16
 1.17
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00

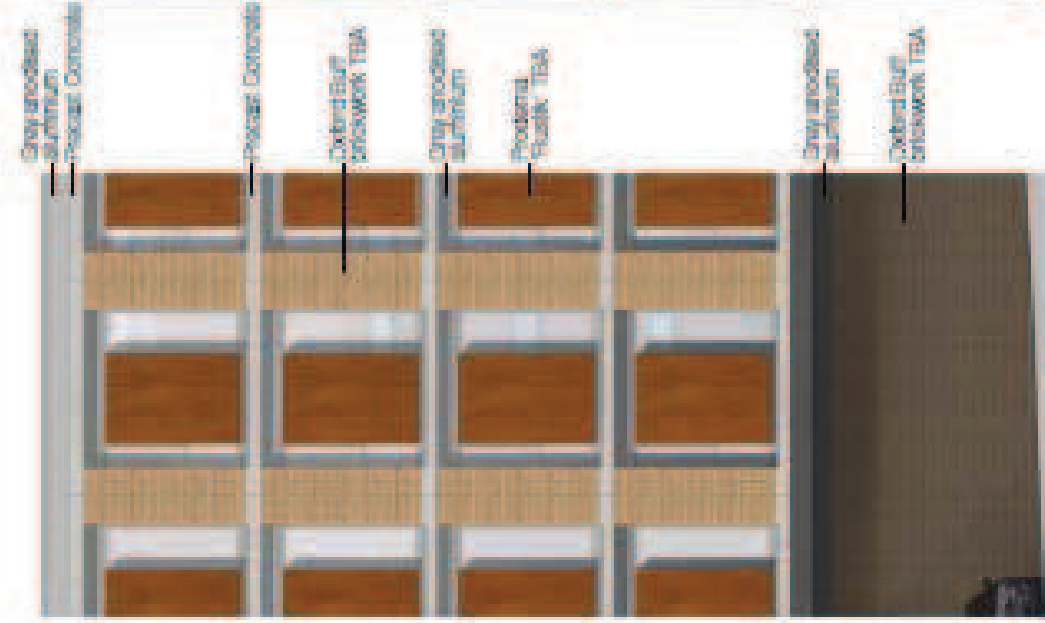
1.00
 1.01
 1.02
 1.03
 1.04
 1.05
 1.06
 1.07
 1.08
 1.09
 1.10
 1.11
 1.12
 1.13
 1.14
 1.15
 1.16
 1.17
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00

hopper-partners

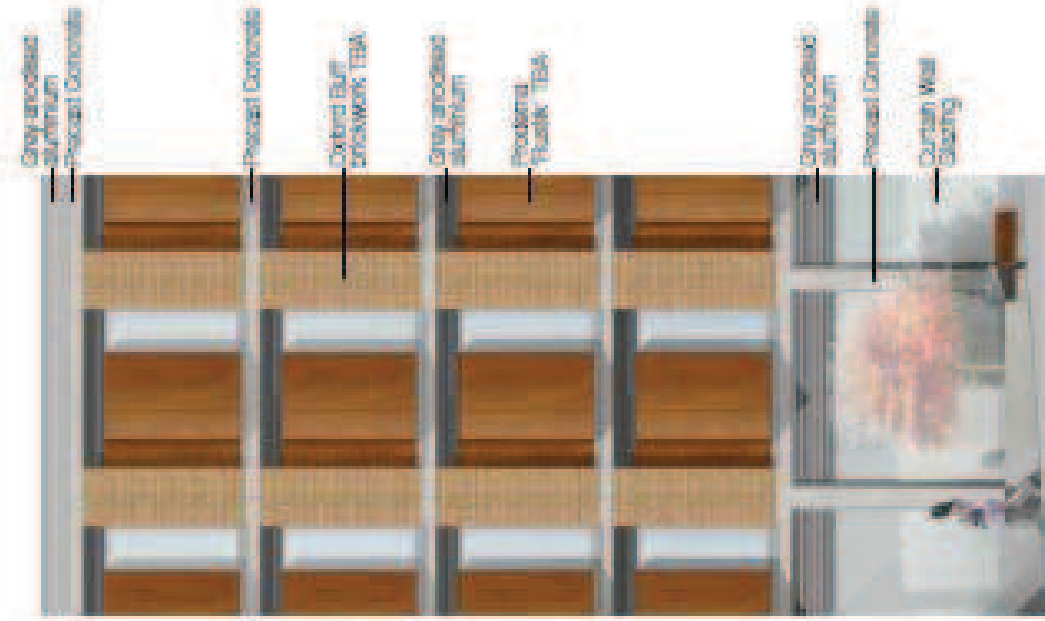
Northern elevation



Part North Elevation (Blocks 2)



Part West Elevation (Blocks 1)



Part West Elevation (Blocks 4)

Typical elevational detail



Information:
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Comparison with refused application: ground floor

hopper+partners
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Information:
 1. 2. 3.
 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

Scale: 1:100



Comparison with refused application: first floor

hoder+partners
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Information:
 1. 2. 3.
 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Comparison with refused application: second floor

hopper+partners
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



hopper+partners

| | |
|-----------------|-----------------|
| Architect | hopper+partners |
| Project Manager | hopper+partners |
| Client | hopper+partners |
| Scale | 1:100 |
| Date | 2024 |



Comparison with refused application: third floor

| | |
|---------------------|-----------------|
| Project Name | hopper+partners |
| Project Address | hopper+partners |
| Project Description | hopper+partners |
| Project Status | hopper+partners |
| Project Contact | hopper+partners |

ADDITIONAL
INFORMATION
RECEIVED
23 JULY 12

hoddler+partners

| | |
|-------------|---|
| DATE | 8 JULY 2012 |
| PROJECT | ST. CLEMENTE CAR PARK, DUNFORD TOWN @ A3 404 |
| NO. | 00000000000000000000 |
| DESCRIPTION | MAKING RELATIONSHIP WITH LOTLANDS FOURTH FLOOR PLAN |
| SCALE | AS SHOWN |
| PLANNING | 0254 |



Comparison with refused application: fourth floor

DISCLAIMER
 This drawing is the property of HODDLE & PARTNERS LLP and should not be used for any other purpose without the written consent of HODDLE & PARTNERS LLP.
 HODDLE & PARTNERS LLP
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



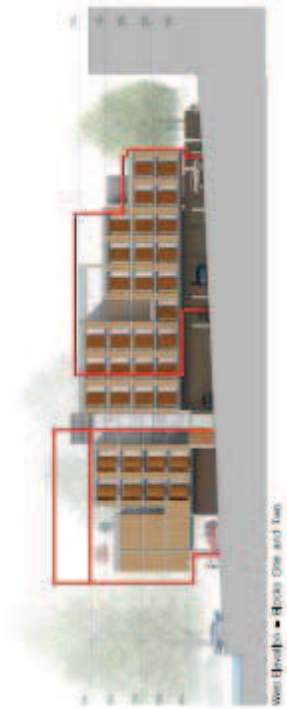
East Elevation - Blocks One and Two



East Elevation - Blocks Three and Four



South Elevation



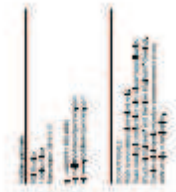
West Elevation - Blocks One and Two



West Elevation - Blocks Three and Four

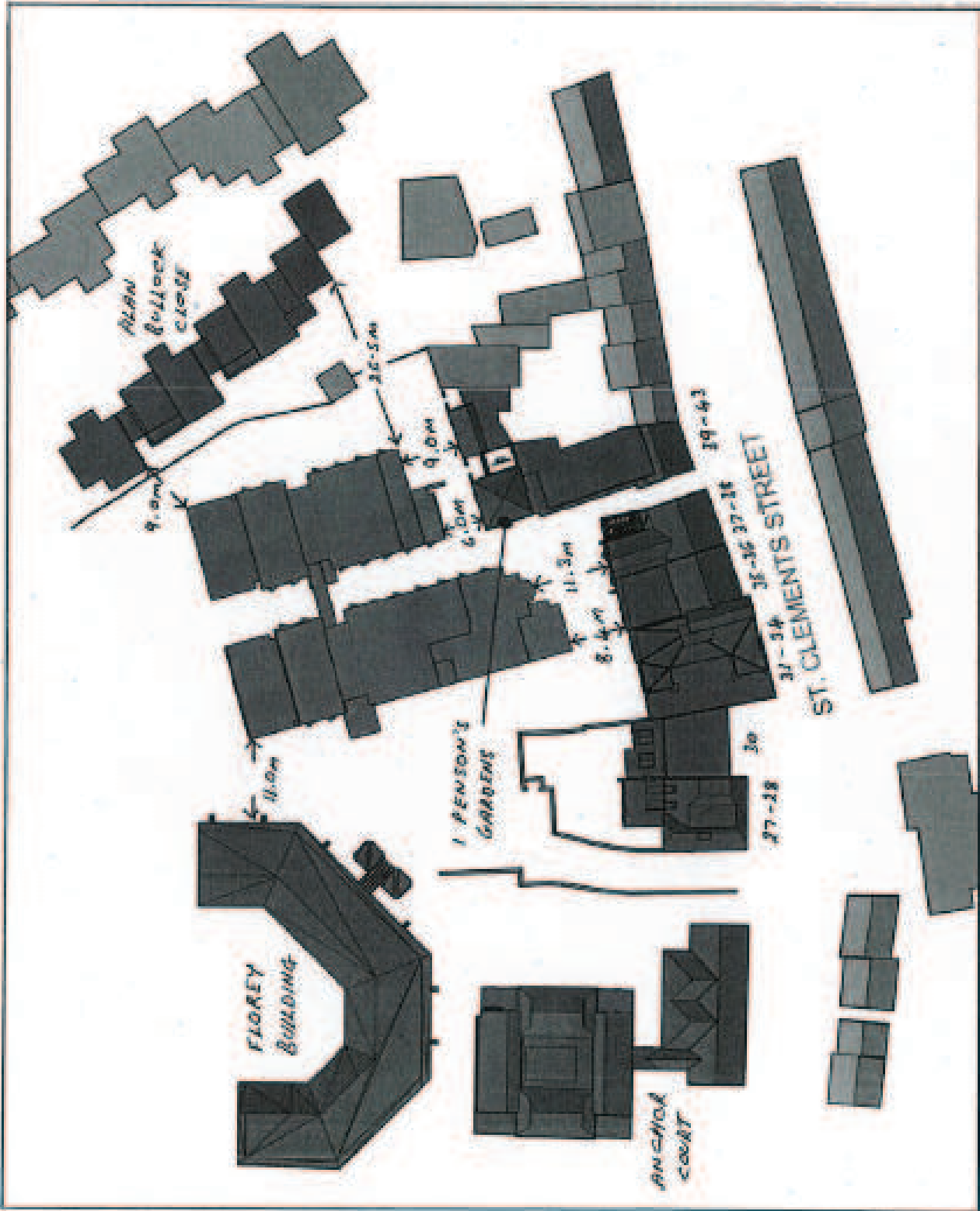


North Elevation

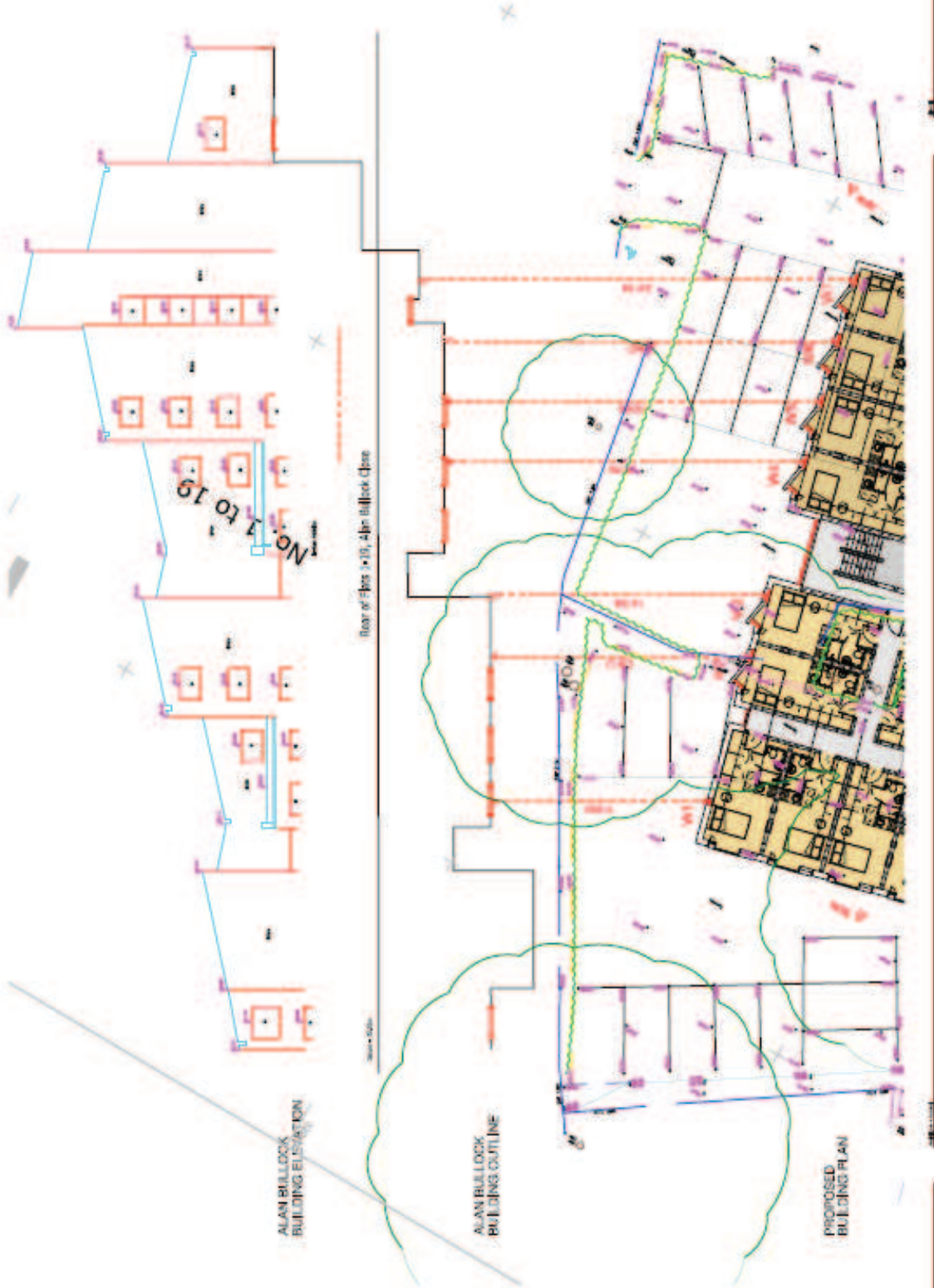


Comparison with refused application: elevations

APPENDIX D



Relationship with neighbouring properties



| | |
|----------|--------------------|
| DATE | 15/10/2018 |
| PROJECT | ALAN BULLOCK CLOSE |
| CLIENT | ALAN BULLOCK CLOSE |
| DESIGNER | ALAN BULLOCK CLOSE |
| SCALE | 1:100 |

| | |
|----------|--------------------|
| DATE | 15/10/2018 |
| PROJECT | ALAN BULLOCK CLOSE |
| CLIENT | ALAN BULLOCK CLOSE |
| DESIGNER | ALAN BULLOCK CLOSE |
| SCALE | 1:100 |

Relationship with Alan Bullock Close



Penson's Gardens looking towards St. Clements: early 1900s



Looking towards Penson's Gardens: as proposed



Entrance to car park: existing

| | |
|---------|---------------------------------|
| DATE | 10/10/2023 |
| BY | ALAN WATSON |
| PROJECT | RENOVATION OF THE CITY PROPERTY |
| NO. | 10/10/2023 |
| SCALE | 1:100 |
| DATE | 10/10/2023 |
| BY | ALAN WATSON |
| PROJECT | RENOVATION OF THE CITY PROPERTY |
| NO. | 10/10/2023 |
| SCALE | 1:100 |

| | |
|---------|---------------------------------|
| DATE | 10/10/2023 |
| BY | ALAN WATSON |
| PROJECT | RENOVATION OF THE CITY PROPERTY |
| NO. | 10/10/2023 |
| SCALE | 1:100 |
| DATE | 10/10/2023 |
| BY | ALAN WATSON |
| PROJECT | RENOVATION OF THE CITY PROPERTY |
| NO. | 10/10/2023 |
| SCALE | 1:100 |

hodge+patterson



Project Name: [illegible]
Client: [illegible]
Address: [illegible]
Date: [illegible]

Entrance to car park: proposed

Scale: 1:50
Date: [illegible]
Author: [illegible]
Reviewer: [illegible]



| Item | Quantity | Unit | Value |
|----------|----------|------|-------|
| 1. ... | ... | ... | ... |
| 2. ... | ... | ... | ... |
| 3. ... | ... | ... | ... |
| 4. ... | ... | ... | ... |
| 5. ... | ... | ... | ... |
| 6. ... | ... | ... | ... |
| 7. ... | ... | ... | ... |
| 8. ... | ... | ... | ... |
| 9. ... | ... | ... | ... |
| 10. ... | ... | ... | ... |
| 11. ... | ... | ... | ... |
| 12. ... | ... | ... | ... |
| 13. ... | ... | ... | ... |
| 14. ... | ... | ... | ... |
| 15. ... | ... | ... | ... |
| 16. ... | ... | ... | ... |
| 17. ... | ... | ... | ... |
| 18. ... | ... | ... | ... |
| 19. ... | ... | ... | ... |
| 20. ... | ... | ... | ... |
| 21. ... | ... | ... | ... |
| 22. ... | ... | ... | ... |
| 23. ... | ... | ... | ... |
| 24. ... | ... | ... | ... |
| 25. ... | ... | ... | ... |
| 26. ... | ... | ... | ... |
| 27. ... | ... | ... | ... |
| 28. ... | ... | ... | ... |
| 29. ... | ... | ... | ... |
| 30. ... | ... | ... | ... |
| 31. ... | ... | ... | ... |
| 32. ... | ... | ... | ... |
| 33. ... | ... | ... | ... |
| 34. ... | ... | ... | ... |
| 35. ... | ... | ... | ... |
| 36. ... | ... | ... | ... |
| 37. ... | ... | ... | ... |
| 38. ... | ... | ... | ... |
| 39. ... | ... | ... | ... |
| 40. ... | ... | ... | ... |
| 41. ... | ... | ... | ... |
| 42. ... | ... | ... | ... |
| 43. ... | ... | ... | ... |
| 44. ... | ... | ... | ... |
| 45. ... | ... | ... | ... |
| 46. ... | ... | ... | ... |
| 47. ... | ... | ... | ... |
| 48. ... | ... | ... | ... |
| 49. ... | ... | ... | ... |
| 50. ... | ... | ... | ... |
| 51. ... | ... | ... | ... |
| 52. ... | ... | ... | ... |
| 53. ... | ... | ... | ... |
| 54. ... | ... | ... | ... |
| 55. ... | ... | ... | ... |
| 56. ... | ... | ... | ... |
| 57. ... | ... | ... | ... |
| 58. ... | ... | ... | ... |
| 59. ... | ... | ... | ... |
| 60. ... | ... | ... | ... |
| 61. ... | ... | ... | ... |
| 62. ... | ... | ... | ... |
| 63. ... | ... | ... | ... |
| 64. ... | ... | ... | ... |
| 65. ... | ... | ... | ... |
| 66. ... | ... | ... | ... |
| 67. ... | ... | ... | ... |
| 68. ... | ... | ... | ... |
| 69. ... | ... | ... | ... |
| 70. ... | ... | ... | ... |
| 71. ... | ... | ... | ... |
| 72. ... | ... | ... | ... |
| 73. ... | ... | ... | ... |
| 74. ... | ... | ... | ... |
| 75. ... | ... | ... | ... |
| 76. ... | ... | ... | ... |
| 77. ... | ... | ... | ... |
| 78. ... | ... | ... | ... |
| 79. ... | ... | ... | ... |
| 80. ... | ... | ... | ... |
| 81. ... | ... | ... | ... |
| 82. ... | ... | ... | ... |
| 83. ... | ... | ... | ... |
| 84. ... | ... | ... | ... |
| 85. ... | ... | ... | ... |
| 86. ... | ... | ... | ... |
| 87. ... | ... | ... | ... |
| 88. ... | ... | ... | ... |
| 89. ... | ... | ... | ... |
| 90. ... | ... | ... | ... |
| 91. ... | ... | ... | ... |
| 92. ... | ... | ... | ... |
| 93. ... | ... | ... | ... |
| 94. ... | ... | ... | ... |
| 95. ... | ... | ... | ... |
| 96. ... | ... | ... | ... |
| 97. ... | ... | ... | ... |
| 98. ... | ... | ... | ... |
| 99. ... | ... | ... | ... |
| 100. ... | ... | ... | ... |

Car park: as existing

| Item | Quantity | Unit | Value |
|----------|----------|------|-------|
| 1. ... | ... | ... | ... |
| 2. ... | ... | ... | ... |
| 3. ... | ... | ... | ... |
| 4. ... | ... | ... | ... |
| 5. ... | ... | ... | ... |
| 6. ... | ... | ... | ... |
| 7. ... | ... | ... | ... |
| 8. ... | ... | ... | ... |
| 9. ... | ... | ... | ... |
| 10. ... | ... | ... | ... |
| 11. ... | ... | ... | ... |
| 12. ... | ... | ... | ... |
| 13. ... | ... | ... | ... |
| 14. ... | ... | ... | ... |
| 15. ... | ... | ... | ... |
| 16. ... | ... | ... | ... |
| 17. ... | ... | ... | ... |
| 18. ... | ... | ... | ... |
| 19. ... | ... | ... | ... |
| 20. ... | ... | ... | ... |
| 21. ... | ... | ... | ... |
| 22. ... | ... | ... | ... |
| 23. ... | ... | ... | ... |
| 24. ... | ... | ... | ... |
| 25. ... | ... | ... | ... |
| 26. ... | ... | ... | ... |
| 27. ... | ... | ... | ... |
| 28. ... | ... | ... | ... |
| 29. ... | ... | ... | ... |
| 30. ... | ... | ... | ... |
| 31. ... | ... | ... | ... |
| 32. ... | ... | ... | ... |
| 33. ... | ... | ... | ... |
| 34. ... | ... | ... | ... |
| 35. ... | ... | ... | ... |
| 36. ... | ... | ... | ... |
| 37. ... | ... | ... | ... |
| 38. ... | ... | ... | ... |
| 39. ... | ... | ... | ... |
| 40. ... | ... | ... | ... |
| 41. ... | ... | ... | ... |
| 42. ... | ... | ... | ... |
| 43. ... | ... | ... | ... |
| 44. ... | ... | ... | ... |
| 45. ... | ... | ... | ... |
| 46. ... | ... | ... | ... |
| 47. ... | ... | ... | ... |
| 48. ... | ... | ... | ... |
| 49. ... | ... | ... | ... |
| 50. ... | ... | ... | ... |
| 51. ... | ... | ... | ... |
| 52. ... | ... | ... | ... |
| 53. ... | ... | ... | ... |
| 54. ... | ... | ... | ... |
| 55. ... | ... | ... | ... |
| 56. ... | ... | ... | ... |
| 57. ... | ... | ... | ... |
| 58. ... | ... | ... | ... |
| 59. ... | ... | ... | ... |
| 60. ... | ... | ... | ... |
| 61. ... | ... | ... | ... |
| 62. ... | ... | ... | ... |
| 63. ... | ... | ... | ... |
| 64. ... | ... | ... | ... |
| 65. ... | ... | ... | ... |
| 66. ... | ... | ... | ... |
| 67. ... | ... | ... | ... |
| 68. ... | ... | ... | ... |
| 69. ... | ... | ... | ... |
| 70. ... | ... | ... | ... |
| 71. ... | ... | ... | ... |
| 72. ... | ... | ... | ... |
| 73. ... | ... | ... | ... |
| 74. ... | ... | ... | ... |
| 75. ... | ... | ... | ... |
| 76. ... | ... | ... | ... |
| 77. ... | ... | ... | ... |
| 78. ... | ... | ... | ... |
| 79. ... | ... | ... | ... |
| 80. ... | ... | ... | ... |
| 81. ... | ... | ... | ... |
| 82. ... | ... | ... | ... |
| 83. ... | ... | ... | ... |
| 84. ... | ... | ... | ... |
| 85. ... | ... | ... | ... |
| 86. ... | ... | ... | ... |
| 87. ... | ... | ... | ... |
| 88. ... | ... | ... | ... |
| 89. ... | ... | ... | ... |
| 90. ... | ... | ... | ... |
| 91. ... | ... | ... | ... |
| 92. ... | ... | ... | ... |
| 93. ... | ... | ... | ... |
| 94. ... | ... | ... | ... |
| 95. ... | ... | ... | ... |
| 96. ... | ... | ... | ... |
| 97. ... | ... | ... | ... |
| 98. ... | ... | ... | ... |
| 99. ... | ... | ... | ... |
| 100. ... | ... | ... | ... |



Architectural rendering showing a modern building complex with a central vertical garden wall, surrounded by trees and a paved walkway.

Architectural rendering

Architectural rendering showing a modern building complex with a central vertical garden wall, surrounded by trees and a paved walkway.

hoder+partners

Car park: as proposed



3/21/2023
 12:30 PM
 [Illegible text]
 [Illegible text]

Penson's Gardens: as existing

3/21/2023
 12:30 PM
 [Illegible text]
 [Illegible text]

hoder+partners



hoder+partners
1000
1000
1000
1000
1000

1000
1000
1000
1000
1000

Penson's Gardens: as proposed



| | |
|----------|--------------|
| DATE | 11/11/11 |
| BY | J. J. J. |
| PROJECT | PROJECT NAME |
| SCALE | SCALE |
| LOCATION | LOCATION |

11/11/11

From Angel and Greyhound Meadow: as existing

| | |
|----------|--------------|
| DATE | 11/11/11 |
| BY | J. J. J. |
| PROJECT | PROJECT NAME |
| SCALE | SCALE |
| LOCATION | LOCATION |

holler+partners



1. The proposed development is located on the eastern side of the site, adjacent to the existing building. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet.

2. The proposed development is located on the eastern side of the site, adjacent to the existing building. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet.

3. The proposed development is located on the eastern side of the site, adjacent to the existing building. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet. The proposed development is a new building with a footprint of approximately 10,000 square feet.

hoder+partners


From Angel and Greyhound Meadow: as proposed



EXISTING



PROPOSED



 City of South Park

 Planning Department

 1000 South Park Avenue

 South Park, Colorado 80906

 Phone: 719.339.3300

 Fax: 719.339.3301

 Email: planning@cityofsouthpark.com



 Hodder-Partners

 1000 South Park Avenue

 South Park, Colorado 80906

 Phone: 719.339.3300

 Fax: 719.339.3301

 Email: info@hodderpartners.com



 Hodder-Partners

 1000 South Park Avenue

 South Park, Colorado 80906

 Phone: 719.339.3300

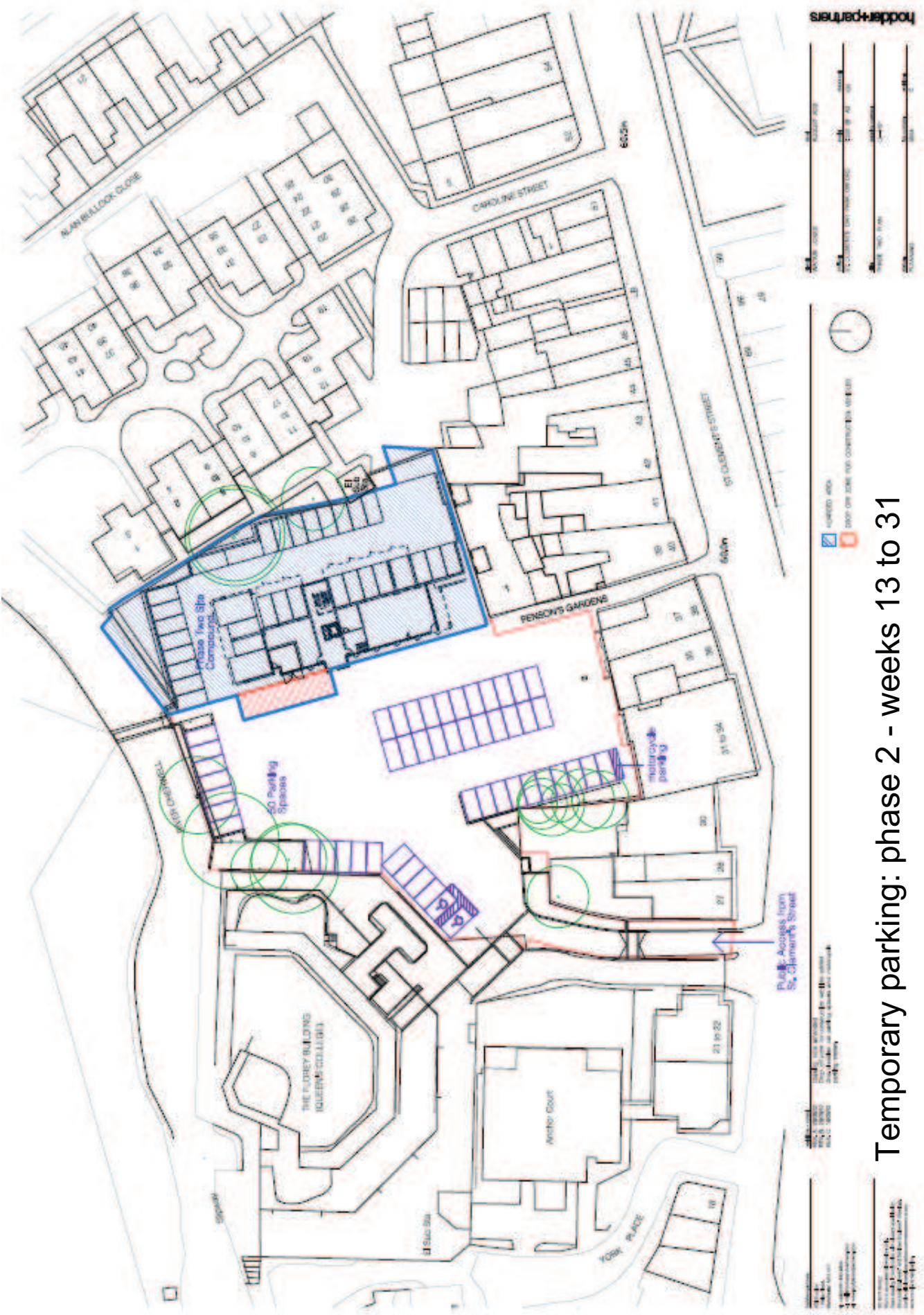
 Fax: 719.339.3301

 Email: info@hodderpartners.com

From South Park: as existing and as proposed



Temporary parking: phase 1 - weeks 1 to 12



Temporary parking: phase 2 - weeks 13 to 31



Temporary parking phase 3 - weeks 32 to 50