

14th January 2016



Mrs F Bartholomew  
City Development  
Oxford City Council  
St Aldates Chambers  
109-113 St Aldates  
Oxford  
OX1 1DS

Roger Smith

Wytham Court  
11 West Way  
Oxford OX2 0QL  
DX 96205 - Oxford West  
savills.com

Dear Mrs Bartholomew

**Proposal for student accommodation (167 rooms) and four replacement dwellings**  
**Application Reference 15/00858/FUL**  
**Land at London Road/Latimer Road, Headington**

I refer to your e-mail of 17<sup>th</sup> December 2015 which requested additional information in advance of the meeting of the Planning Review Committee on 27<sup>th</sup> January 2016.

Disabled Parking

Oxford Brookes University has been consulted on the standard of disabled parking being provided which is a single space. The attached letter from Gill Almond of the University dated 12<sup>th</sup> January 2016 confirms that a single space is adequate given the proximity of the site and the flat nature of the route to the Gipsy Lane Campus of the University.

Cycle Parking

The level of cycle parking as considered at East Area Planning Committee on 2<sup>nd</sup> December 2015 exceeds the standards required by the City Council which is 1 cycle space per two student rooms as set out in Policy HP15 of the adopted Sites and Housing Plan. This would require provision of 84 spaces. We are proposing 88 cycle spaces within the internal cycle storage area. A minor change to the layout of the cycle racks i.e. to locate them closer together, would allow a further 6 cycle spaces to a revised total of 94 cycle spaces. This increase in internal provision could be secured by an appropriate condition. An example of the type of cycle rack which could be used is attached.

In the event that further additional cycle parking is required, I suggest an appropriate condition which would allow details of additional external cycle parking on the Latimer Road and/or the London Road frontages to be submitted to and approved by the City Council prior to commencement of development.

Mix of Trees

The applicant accepts that the mix of trees should be a mixture of evergreen and deciduous species and I suggest an appropriate landscaping condition which would require details of the species to be used to be submitted to and approved by the City Council prior to commencement of development.



Provision of electric charging points

The applicant accepts that the internal cycle storage area should include two electric charging points and I suggest an appropriate planning condition which requires provision of two electric charging points prior to the first occupation of the student accommodation.

Consulting Ward Councillors on Construction Travel Plans

The applicant is prepared to meet the Ward Councillors following the grant of full planning permission to discuss construction travel plans. It is proposed that a meeting should be held no later than three months from the date of the completion of the Section 106 planning obligation and the associated planning permission.

Parking Barrier on Latimer Grange

The applicant is prepared to make a financial contribution of £5,000 to the City Council to facilitate the installation of a parking barrier at Latimer Grange to prevent unauthorised parking. This contribution would form part of the Section 106 planning obligation and would be payable prior to the first occupation of the student accommodation.

Overlooking Issue

The issue of overlooking the adjoining school from the western elevation was raised at the East Area Planning Committee on 2<sup>nd</sup> December 2015. I do not believe that there is a 'safeguarding' issue given the distance involved between the windows on the west elevation and the school playing fields. In the event that this remains a concern for Members, the applicant proposes the use of a 'fin' detail as part of the window design on that elevation as shown on the attached detail by CJCT. The use of such fins would reduce the field of view from student rooms on the west elevation. It is proposed that the detailed design of design of windows on the west elevation would be the subject of an appropriate condition to be submitted to and approved by the City Council prior to the commencement of development.

I trust that this information is helpful and please let me know if any additional information is required.

Yours sincerely

Roger Smith  
Head of Planning

cc. M Mansell - Frontier Estates

Mr Michael Mansell  
Frontier Estates  
25 Oldbury Place  
London  
W1U 5PR

12<sup>th</sup> January 2016

Dear Michael,

**Parking for Disabled Students at Beech House: Latimer Road**

Further to our conversation I have contacted our Head of Disability Service and she has confirmed she is happy with the allocation of one parking place for students with disabilities at Beech House.

Oxford Brookes attracts students with a range of accommodation needs and looks to provide accommodation that meets these differing needs. We have a range of adapted rooms for students with disabilities and we welcome developments that increase our provision for these students. Beech House is ideally suited for students with disabilities as it is close to campus along a flat road, as such it is suitable for those students who are unable to drive or do not have a car, and we are happy with there only being 1 parking space on this site.

Please contact me if you require further clarification.

Yours sincerely

Gillian Almond  
Commercial Director

DIRECTORATE OF ESTATES AND  
FACILITIES MANAGEMENT  
HOSPITALITY SERVICES

Headington Campus Gypsy Lane  
Oxford OX3 0BP UK



## Cycle-Works Bicycle Parking JOSTA 2-TIER RACK



### Ideal for....

Train and bus stations \*\*\* Basement parking \*\*\* Bike stations  
New shelters and compounds \*\*\* Parking at home and at work

High capacity bike parking – the solution where space is at a premium!

- Easy and safe to use
- Space efficient
- Flexible and adaptable
- Neat and organised
- Individual racking – one bike per space
- No maintenance required
- Patented gripping system keeps bike securely in place
- Maximises both car and cycle parking spaces
- Achieves cycle-parking requirements in buildings with limited space



Please contact us for more information, advice or a quotation:

Cycle-Works Ltd 2 Rances Way Winchester SO22 4PN

Tel 02392 81 55 55 Fax 02392 81 55 44 [www.cycle-works.com](http://www.cycle-works.com) [info@cycle-works.com](mailto:info@cycle-works.com)



## Facts and figures

Material	Mild steel construction
Finishes	Hot-dip galvanised finish to BSO ISO EN 1461:1999 or equivalent Polyester powder coating is available in all RAL colours
Fixing	Fastened to level, good quality concrete floor using expansion bolts

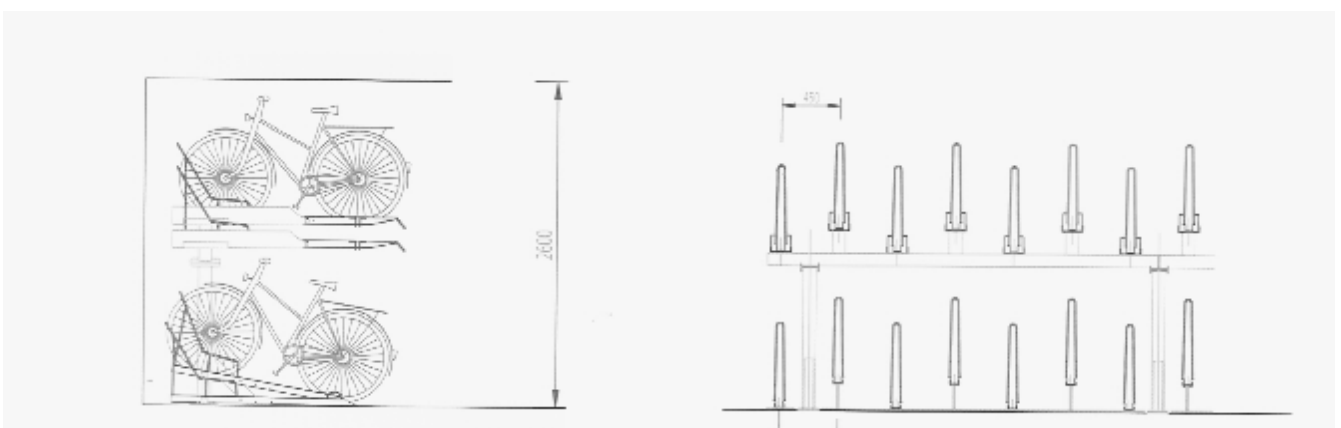
## Layout and orientation

With this 2 Tier rack, the height is the important factor.

2600mm headroom is the recommended standard. This allows the racks to be staggered in height, so they can be as close together as 395mm, ideally 420-500mm. The minimum distance to any adjoining side wall should be 300mm.

The racks themselves are 2000mm long, and a clear space of 2000mm is needed in front of rack for access.

This system can be tailored to existing site dimensions. We have the expertise to design the optimum cycle parking solution for your particular needs, just ask us for a free quote.



Please contact us for more information, advice or a quotation:

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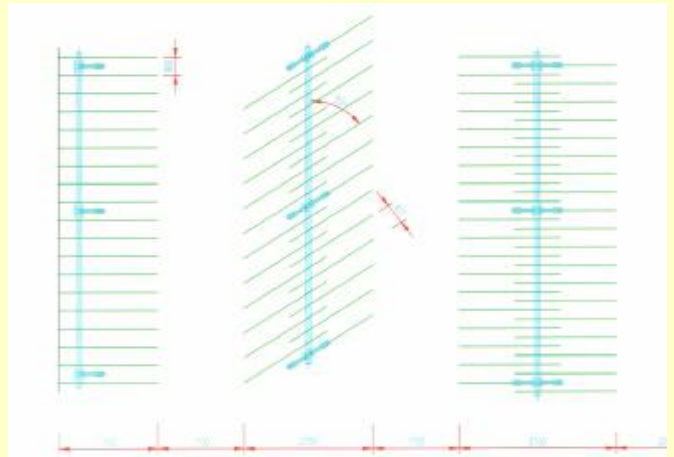




## Orientation

The racks can be installed at any angle between 90 and 45 degrees, depending on the space available. 90° is the most space-efficient option, while smaller angles are recommended for narrow sites.

The innovative Josta 2-tier system is a flexible, modular system to fit into the space you have available. We will be happy to provide you with a specific quotation for your site. Please provide us with a site plan that contains all relevant measurements, including obstacles such as existing pipes, drains or taps.



## About Cycle-Works

Cycle-Works are passionate about cycling!

We are a specialist UK based cycle parking and infrastructure company, created in order to provide good quality cycle facilities. We believe this will increase the use and acceptance of the bicycle – good for health and good for the environment! This philosophy underpins everything we do.

We have extensive links with the USA, Germany and the Netherlands. This enables us to provide the most innovative products from around the world.

Our team of experienced and dedicated full-time installers then fit the products to make the most of your site—and to ensure a high quality finish.

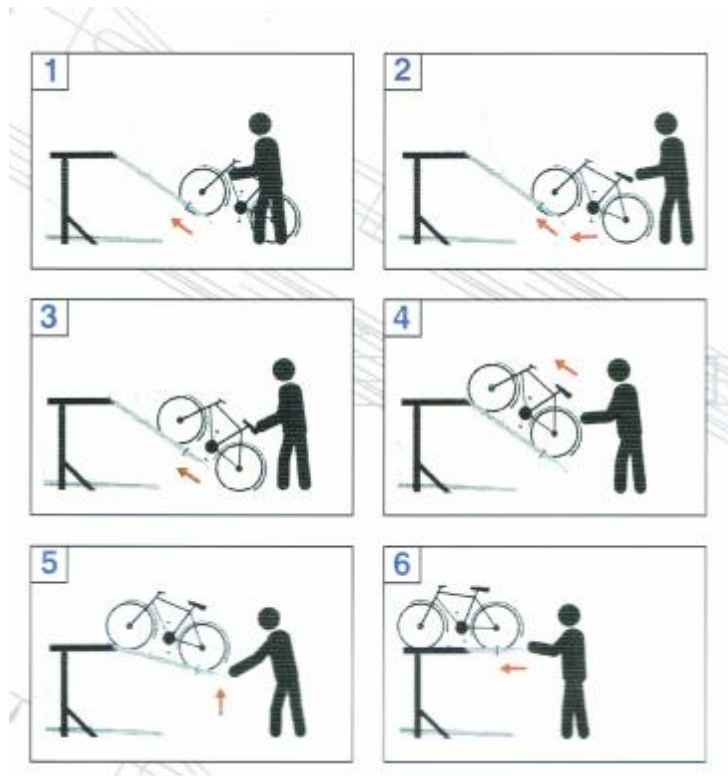
We believe in what we do and have extensive experience of campaigning, commuting, longer distance touring, CTC rides and Audax. All our employees and associates cycle regularly, and we have been active in both local and national campaigning.

Please contact us for more information, advice or a quotation:

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How to use the rack



Space-saving solutions



Before and after - Transport for London - Cycling Centre of Excellence

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## Product gallery



Please contact us for more information, advice or a quotation:

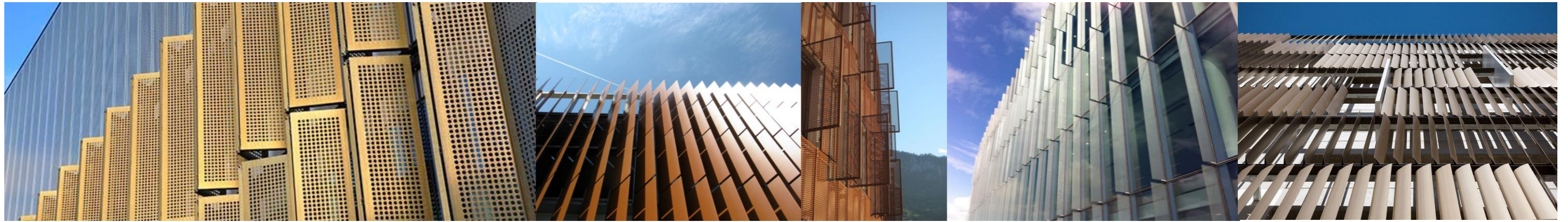
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# Beech House, London Road, Headington

## Proposed Window Fins

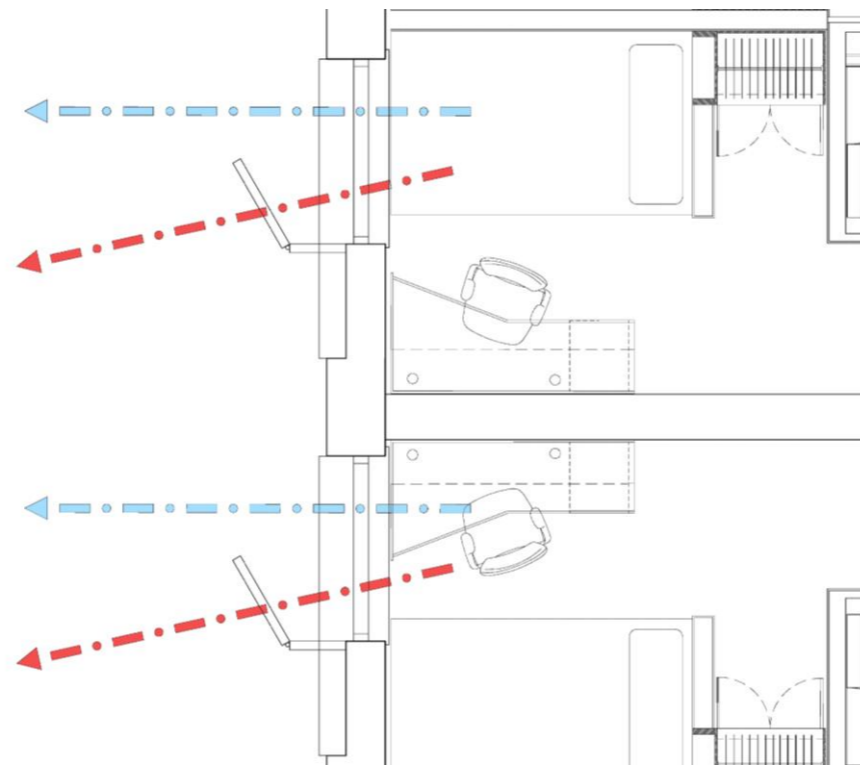


Contemporary precedents of fin screening systems

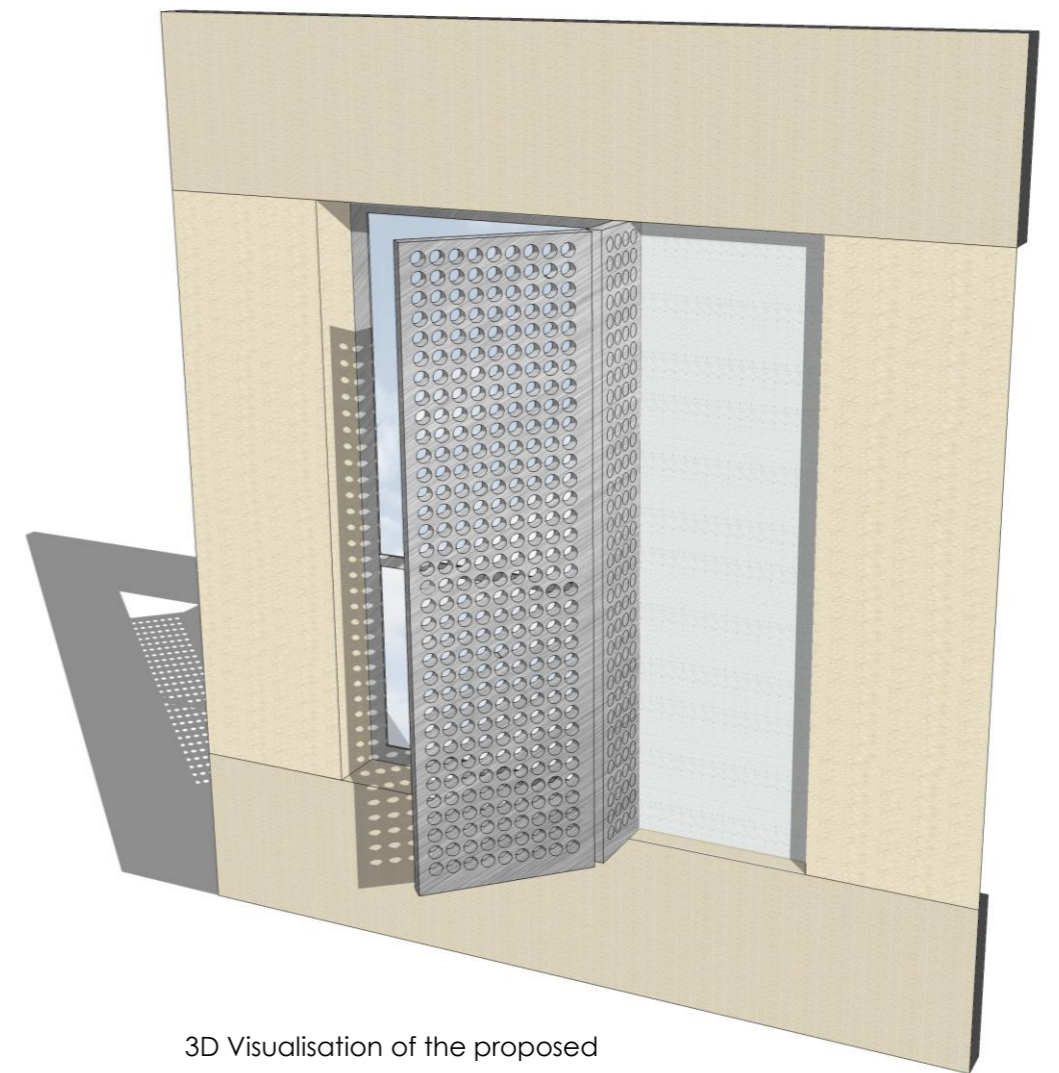
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- Headington Preparatory School Grounds
- Angle of view required to prevent over-looking of school grounds.



- Exposed window view line for light and views.
- Direction of blocked views due to the proposed fin screening system.



3D Visualisation of the proposed fin screening system.

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