

Your ref:

Our ref: NUC/2/tp/29 Conservation

Date: 25<sup>th</sup> March 2013

Ms Chezel Bird  
Conservation Officer  
SODC  
Benson Lane  
Crowmarsh Gifford  
Wallingford  
OX10 8NQ

c.c. Mark Pritchett, S Green SODC

Dear Ms Bird

**RE: APPLICATION FOR 6 HOUSES AT BREWERS GARAGE SITE, NUNEHAM  
COURTENAY, OXFORDSHIRE: P12/S3162/FUL**

We have now submitted revised proposals which are based on our original submission with the following amendments:-

- The main ridge heights of the units have been considerably lowered and the depth of the units reduced by 300mm. The width of the units has remained the same to reflect the widths of the original village cottages.
- The rear gable projections have been reduced along with the ridge and eaves of the gable and rear eaves of the main house. The difference to the original levels is shown dotted on the revised sections and plans.
- The parking barns have been retained following an independent "design" review meeting at the Council.
- The development has been "drawn in" in order to minimise the spread of buildings across the site. We believe that the development now strikes the right balance and that it would be a mistake to make it any more compact and erode the important spaces between the buildings any further. Any further reduction in the quantum of development would mean that it could not take place due to lack of viability.
- The proposed cottages are smaller than the larger village properties, and generally smaller than the original cottages which in most cases have been extensively extended as the original accommodation was substandard. We have included; bathrooms and ground floor cloakrooms which we are required to provide through modern Building Control legislation which would not permit simple replication of the original cottages without this accommodation and also staircases which meet modern requirements.

**Directors**

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**Company Secretary** Patricia J Morris



- We have previously provided images of the proposed development on entering the village from the north and now the proposed orientation and position of the units allow the listed "smithy" to retain its "importance" on entering the village.
- The proposals significantly include the loss of the vehicle sales area and car wash facility and will result in more than a 30% reduction in hardstanding.
- Our client is in detailed negotiations with the Parish Council's Committee dealing with neighbourhood planning, to provide a village shop within the A1 delicatessen of the listed smithy.

We are firmly of the view that the scheme now demonstrably meets the "preserve and enhance" test. Moreover, there is no prospect of the scheme, if approved, creating a precedent for the redevelopment of the site opposite. It is clear from the evolution of this scheme that there are a very specific set of circumstances here which will simply not apply elsewhere. The other considerations also include as previously discussed:-

- Existing contamination issues.
- Site viability.
- Existing inappropriate lawful use contrary to both Green Belt and Conservation policies.
- Existing workshops and car wash buildings that would be demolished as part of the proposals.

We hope this clarifies the details and reasons for our revised proposals while dealing with your key concerns.

Yours sincerely



**AMANDA WALKER RIBA**  
**David Parker Architects**