

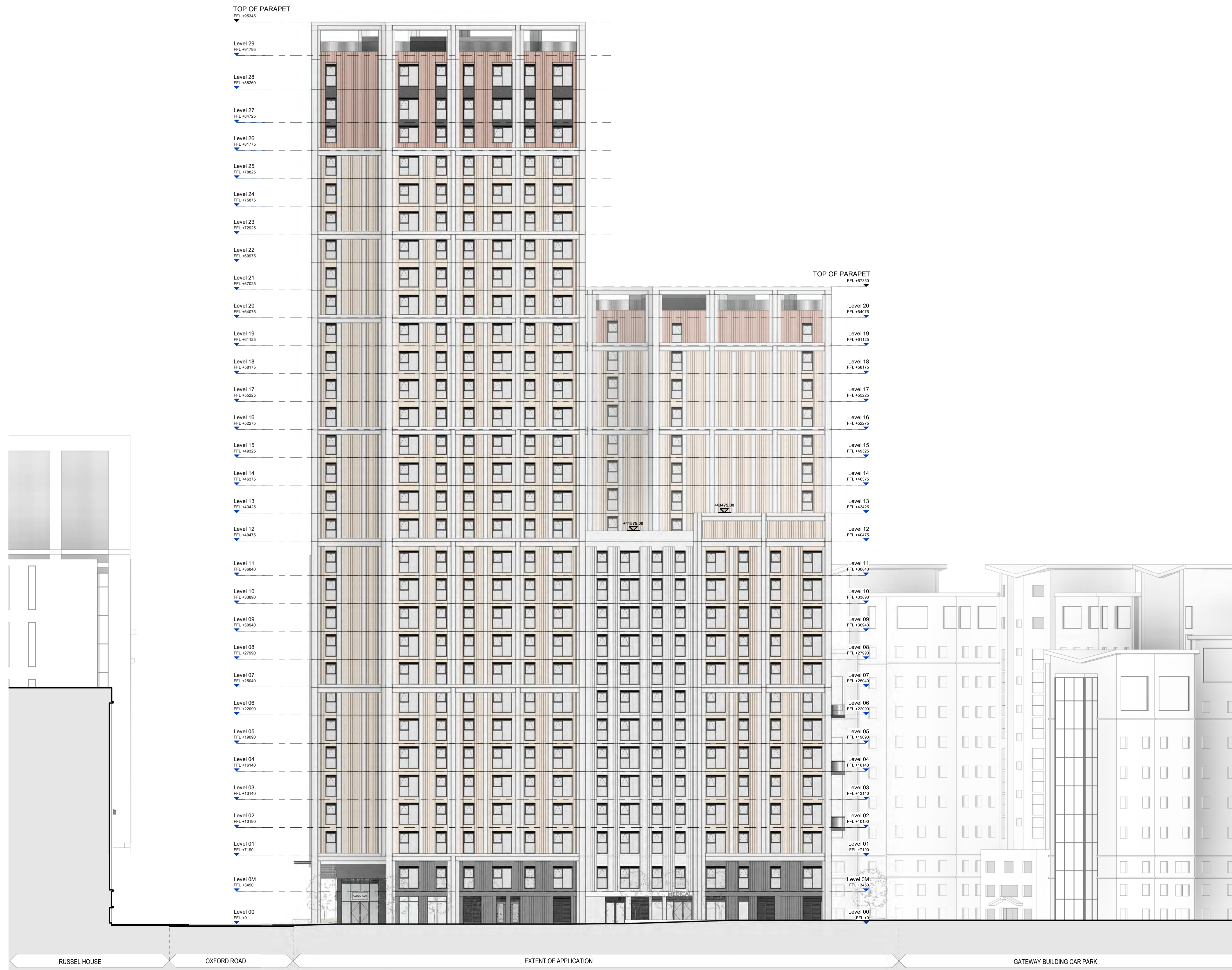
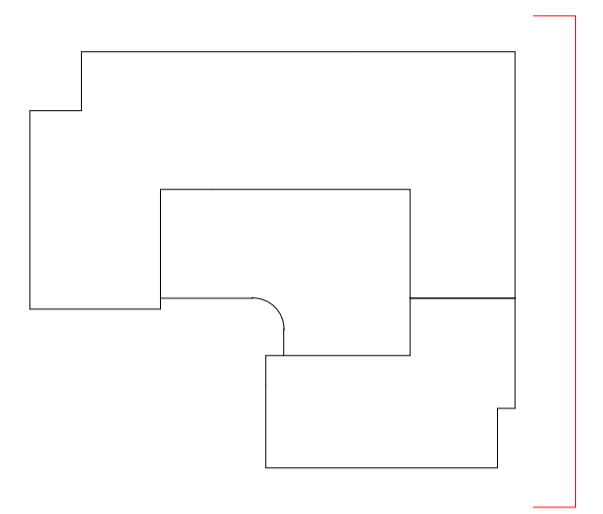
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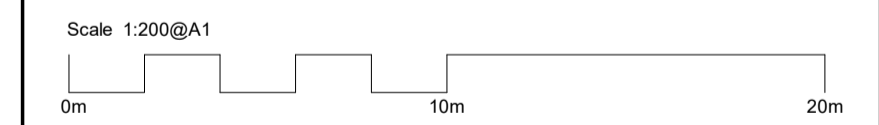
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General Notes



Rev	Date	Description	Drawn by	Checked by
01	07/10/2022	Planning Submission	JCA	MG
02	28/07/2023	Planning Submission	JCA	MG
03	05/10/2023	Planning Submission	JCA	MG



Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
General Arrangement St. Paul's Lane Elevation

Drawing Number
0825-JCA-ZZ-XX-DR-A-06103

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
0825	1:200	1:400		03

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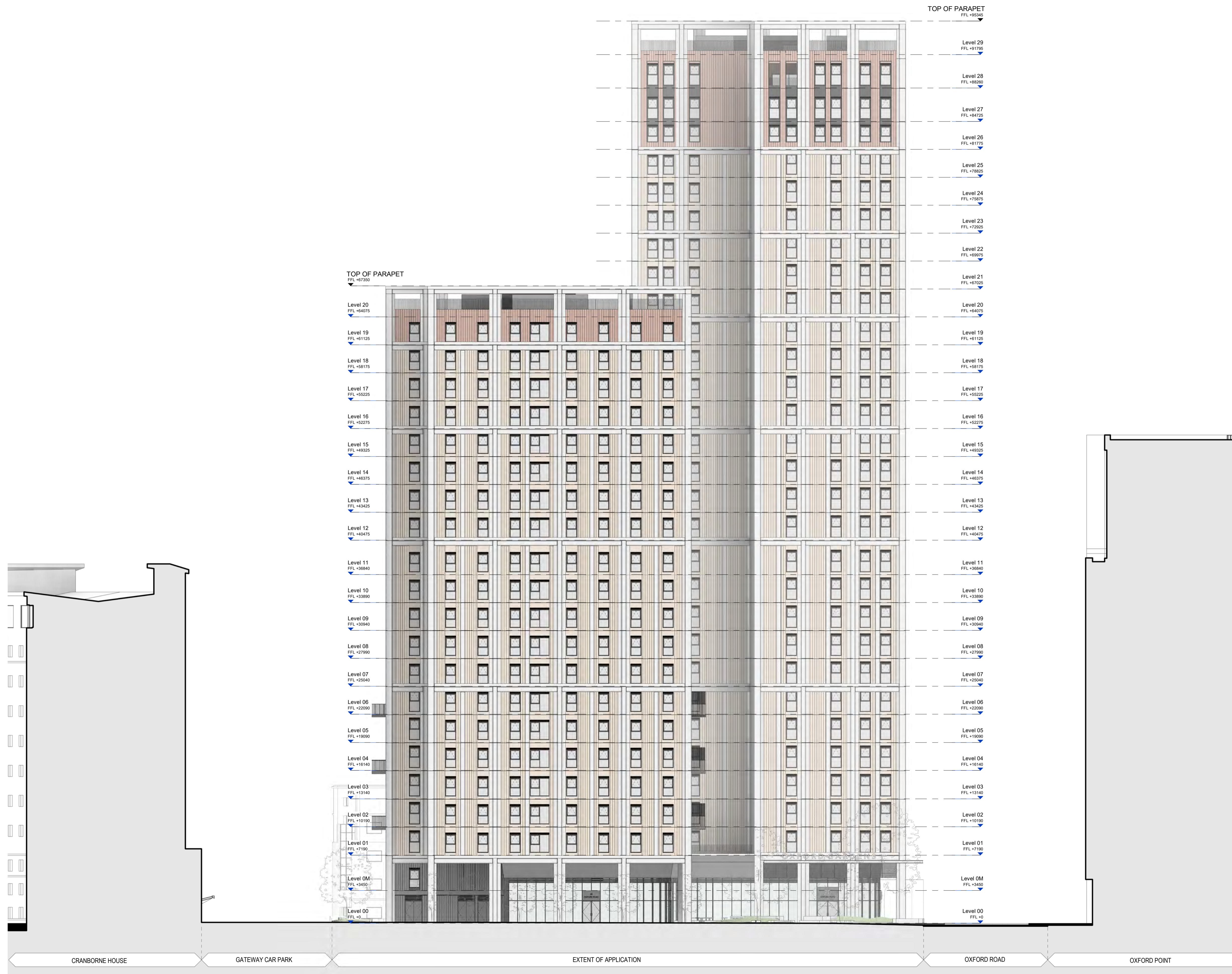
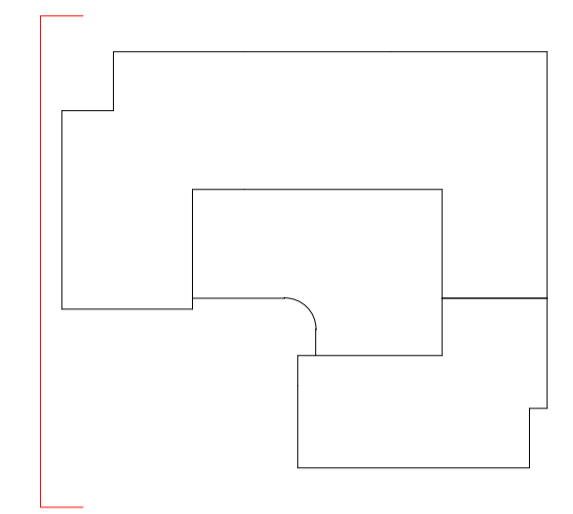
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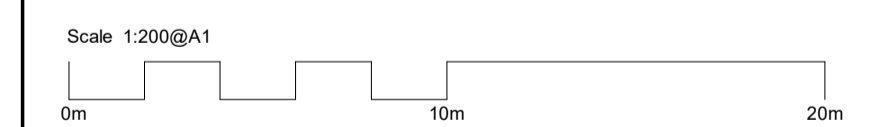
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Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
General Arrangement St. Paul's Place Elevation

Drawing Number
0825-JCA-ZZ-XX-DR-A-06104

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
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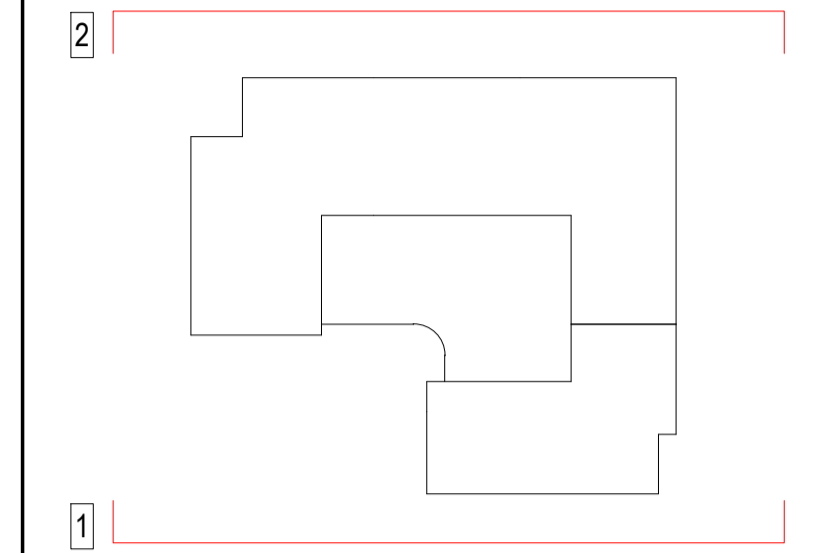
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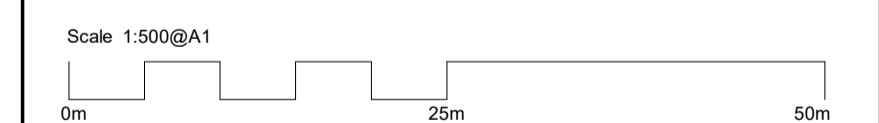


1 ELE 500 - Oxford Road
1:500



2 ELE 500 - Car Park
1:500

Rev	Date	Description	Drawn by	Checked by
01	07/10/2022	Planning Submission	JCA	MG
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03	05/10/2023	Planning Submission	JCA	MG



Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
General Arrangement - Oxford Road & Car Park Elevation

Drawing Number
0825-JCA-ZZ-XX-DR-A-06105

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
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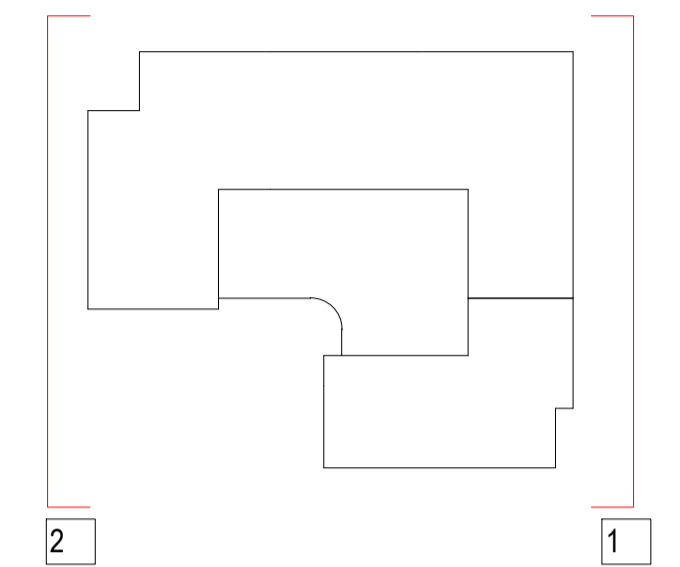
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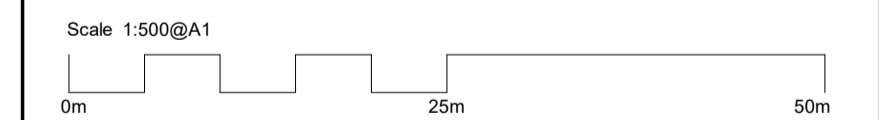


1 ELE 500 - St Paul's Lane
1:500



2 ELE 500 - St Paul's Place
1:500

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03	05/10/2023	Planning Submission	JCA	MG



Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
General Arrangement - St Pauls Place & St Pauls Lane Elevation

Drawing Number
0825-JCA-ZZ-XX-DR-A-06106

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
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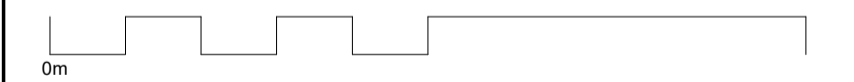
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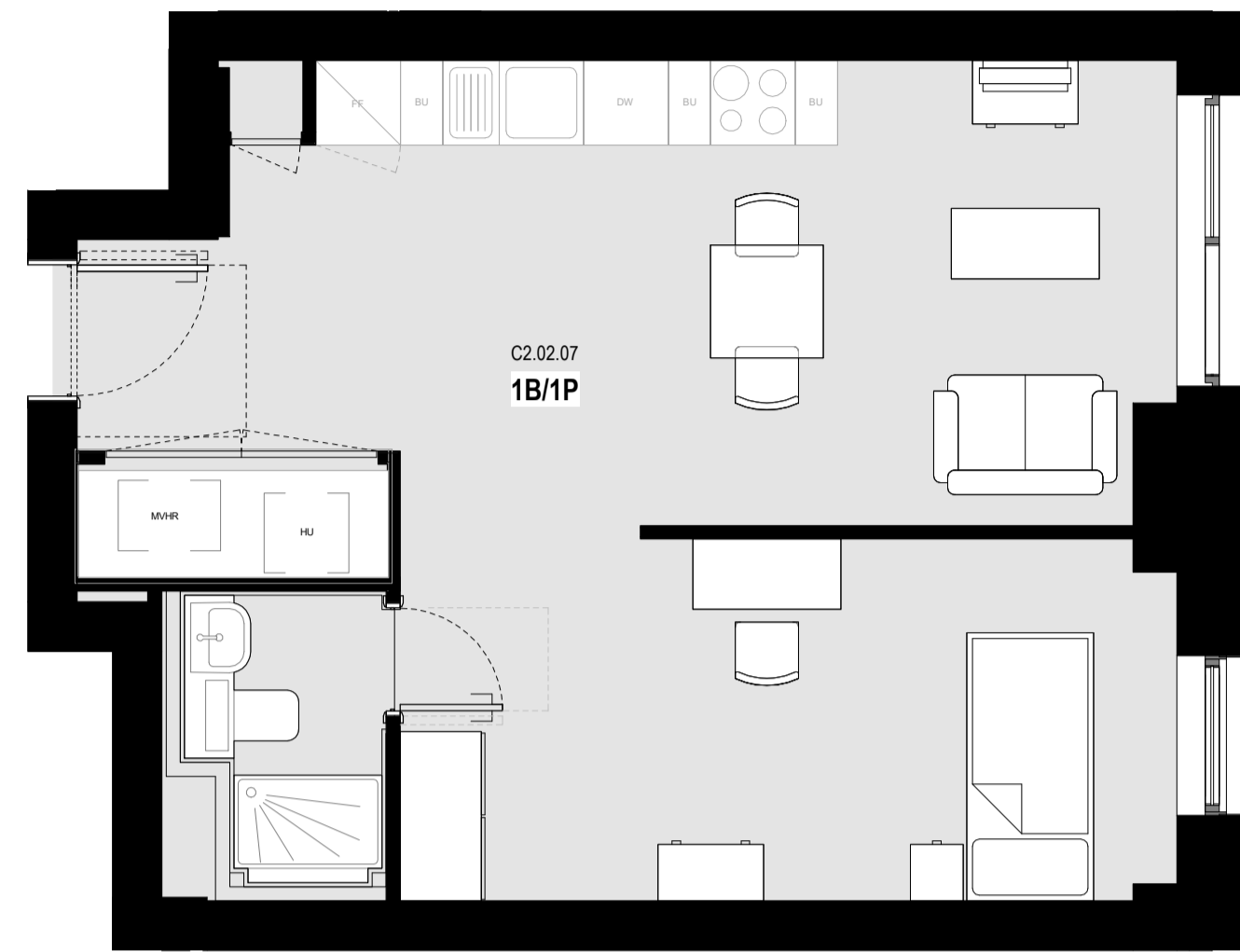
Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

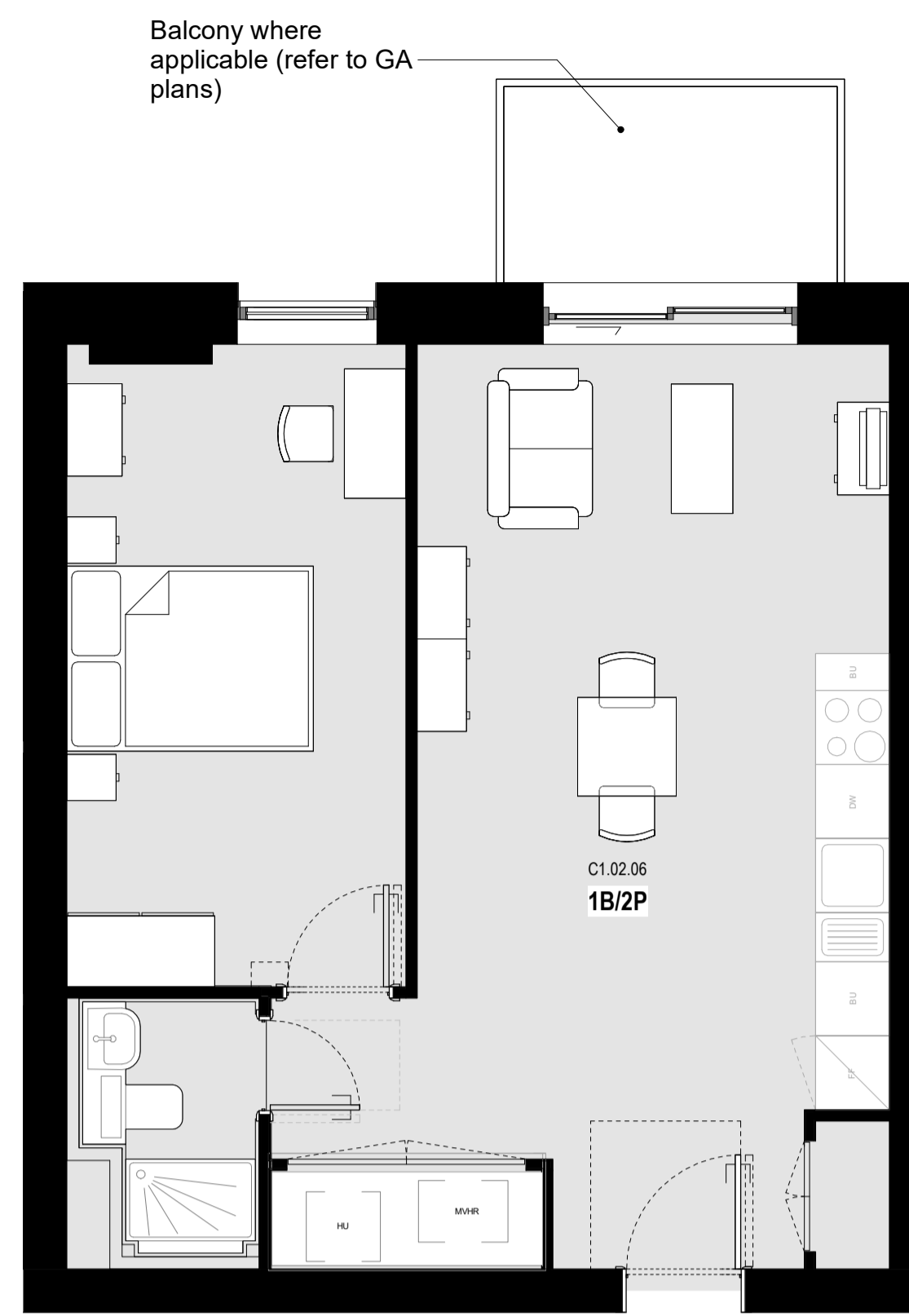
Drawing Title
OXFORD ROAD

Drawing Number
0825-JCA-ZZ-XX-VS-A-06602

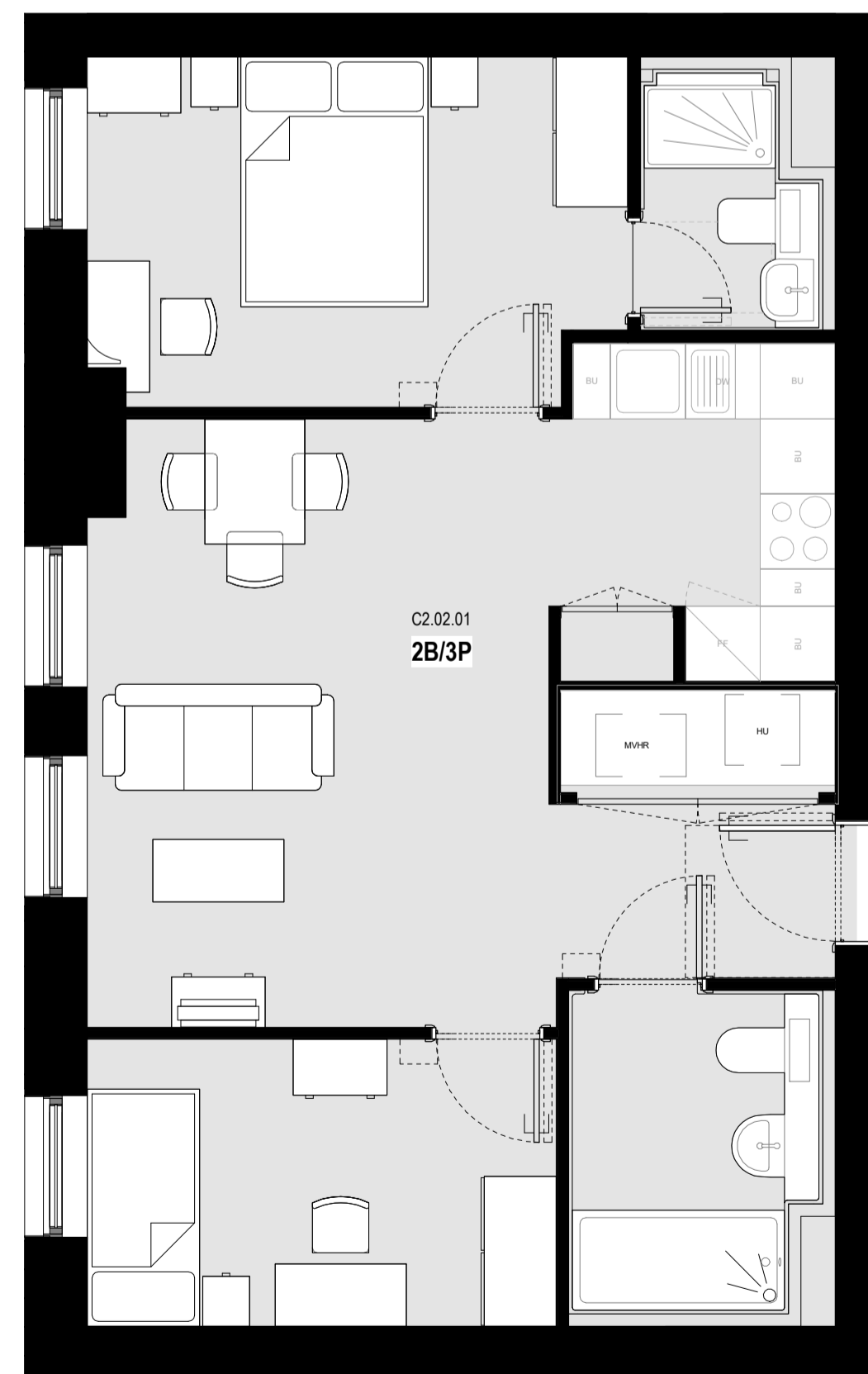
JCA Project No.	Scale@A1	Scale@A3	Status	Revision
0825				03



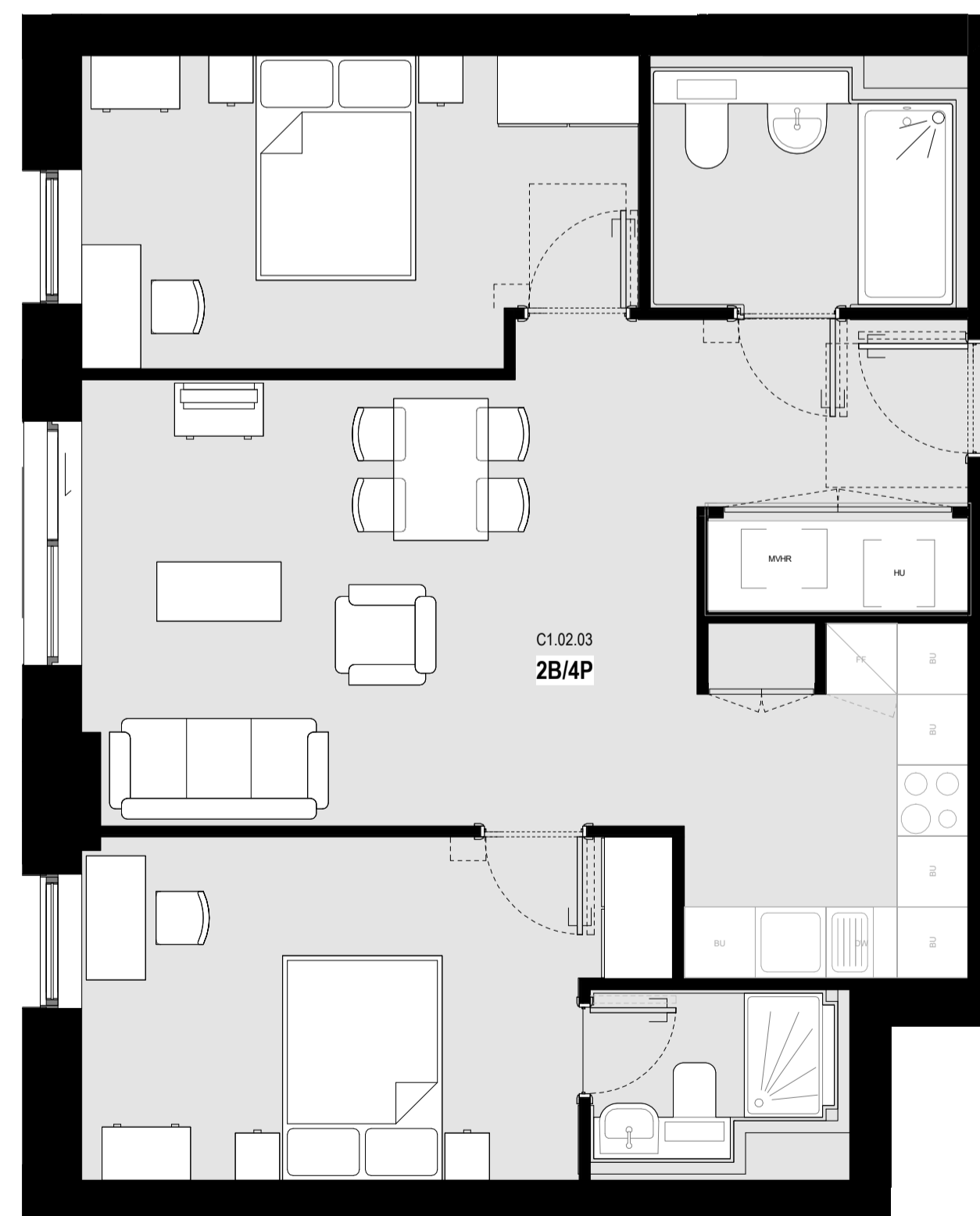
1 UNIT TYPE 01 - STUDIO
1:50



2 UNIT TYPE 02 - 1 BED 2 PERSON
1:50



3 UNIT TYPE 03 - 2 BED 3 PERSON
1:50



4 UNIT TYPE 04 - 2 BED 4 PERSON
1:50

Balcony where applicable (refer to GA plans)

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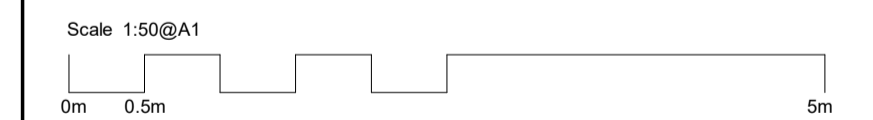
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General Notes

General Notes:
Internal layouts subject to change and development

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Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
Apartment Types 01

Drawing Number
0825-JCA-ZZ-DR-A-06401

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
0825	1:50	1:100		03

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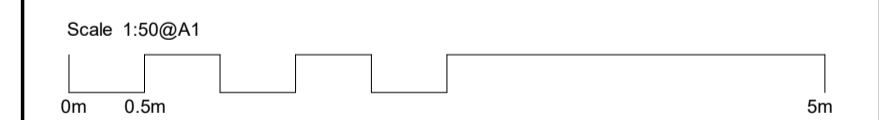
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General Notes

General Notes:
Internal layouts subject to change and development

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03	05/10/2023	Planning Submission	JCA	MG



Purpose of Drawing
Planning Application

Project
0825 OXFORD GARDENS

Drawing Title
Apartment Types 02

Drawing Number
0825-JCA-ZZ-ZZ-DR-A-06402

JCA Project No.	Scale@A1	Scale@A3	Status	Revision
0825	1 : 50	1 : 100		03

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1 UNIT TYPE 05 - 3 BED 5 PERSON
1 : 50

DESIGN RESPONSE

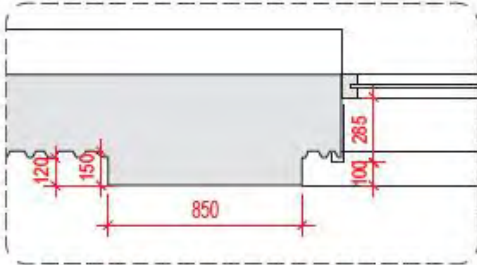
PUBLIC REALM AND RELATIONSHIP TO GROUND LEVEL



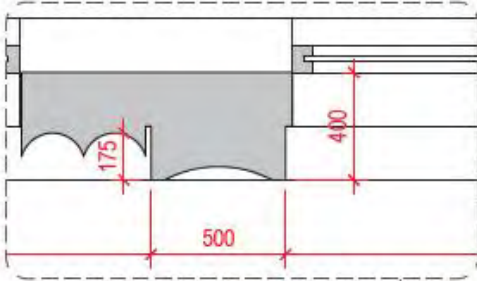
ENTRANCE BAY, CAFE AND CANOPY

FAÇADES AND MATERIALITY

TYPICAL BAY STUDY



Planning Application Scheme
Detailed Plan Facade Articulation



Revised Addendum Scheme
Detailed Plan Facade Articulation



FAÇADES AND MATERIALITY

TYPICAL BAY STUDY





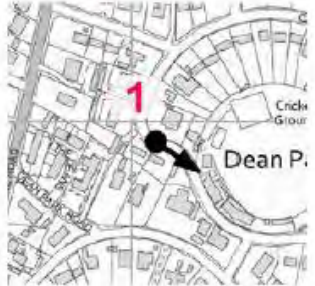
Illustrative views: Proposed building either in blue wire frame or full render in the following images

View 1 - Cumulative: Cavendish Road, near Cooper Dean Pavillion, winter

View 1 – Cumulative (Winter)

- 3.9 The Amended Scheme would appear alongside the consented Fortitude House scheme (black wireline) and the emerging Waverley House (orange wireline). In the winter condition intervisibility would be greater as the trees are not in leaf. The architectural quality of the Amended Scheme would be appreciated better, in particular the addition of the crown elements which appear as a well-articulated and appropriate addition within the wider townscape context.
- 3.10 The subtle reduction is more perceptible here in comparison with the Submitted Scheme, forming a more coherent skyline composition alongside the cumulative scheme.

Viewpoint map

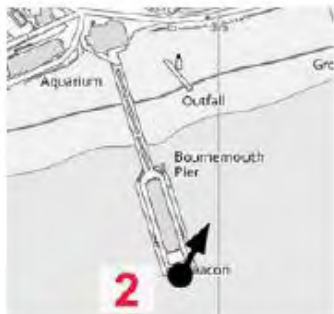


View 2 - Cumulative: Bournemouth Pier

View 2 – Cumulative

3.13 From this position, the Amended Scheme would appear alongside two consented schemes at Fortitude House and 14 Bath Road. The latter and closest to the Site is the development at 14 Bath Road depicted here as a black wireline. Within the consented and emerging context the Amended Scheme is again considered to enhance the variety and urban quality of the wider townscape.

Viewpoint map



View 3 - Cumulative: Knyveton Road

View 3 - Cumulative

3.15 The Amended Scheme is largely occluded within this view by the consented scheme at Fortitude House, depicted here as a black wireline. The Amended Scheme would form part of an emerging cluster of taller buildings within the Lansdowne Tall Buildings Area that together make a high quality contribution to the skyline within this area of Bournemouth.



Viewpoint map



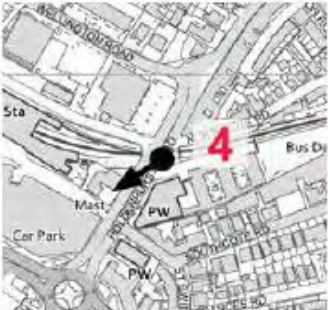
View 4 - Cumulative: Holdenhurst Road, on railway bridge, near Northcote Road

View 4 - Cumulative

3.17 In the cumulative condition, the Amended Scheme remains largely subservient to the emerging development of Waverley House, depicted here as an orange wireline. The Amended Scheme would sit at the edge of this emerging tall building cluster within the Lansdowne Tall Buildings Area and would read as a distinguishable, yet complementary, and high quality addition to the wider varied townscape.



Viewpoint map



View 5 - Cumulative: Priority junction with Beacon Road, summer

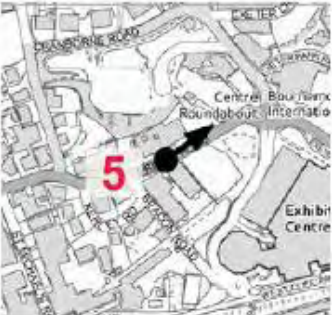
View 5 – Cumulative (Summer)

3.19 Within this view, the Amended Scheme would form part of a varied townscape horizon that characterises the existing, consented and emerging Lansdowne Tall Buildings Area. Viewed in conjunction with the cumulative schemes, the Amended Scheme would contribute to the development of a high quality emerging skyline composition.

3.20 Since submission the newly consented Fortitude House scheme now appears to the left of the Amended Scheme in this view, further indicating the contextual appropriateness of the proposed height of the Amended Scheme when viewed together as part of the Bournemouth skyline.



Viewpoint map

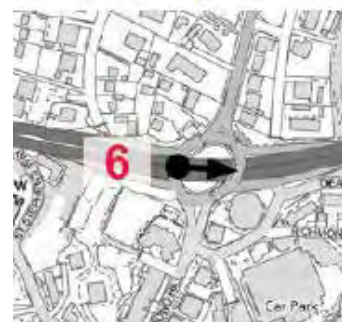


View 7: From Richmond Hill looking East on A338

View 6 – Cumulative

3.24 The Amended Scheme would appear alongside the consented Fortitude House development, depicted here as a black wireline. The refinements in the design would allow the Amended Scheme to maintain its townscape prominence, within the context of the Lansdowne Tall Buildings Area and other existing development along this main transport route. Alongside the consented scheme, the Amended Scheme will add visual interest to the skyline when seen from this orientation and would appear as a high quality addition to the townscape.

Viewpoint map



View 7 - Cumulative: St Paul's Road

View 7 – Cumulative

3.26 The Amended Scheme would appear alongside the existing taller buildings with the consented and emerging developments as more peripheral elements. Although not experienced in conjunction with one another the Amended Scheme would contextually add to this densified area.

Viewpoint map



View 8 - Cumulative: Lansdowne Road

View 8 - Cumulative

3.28 Within the view, the Amended Scheme would be seen in conjunction with the emerging scheme at Waverley House (orange wireline). From this orientation, the Waverley House development occupies a more peripheral position. Together the cumulative scheme the Amended Scheme would be read as a high quality and contextual addition to the local and emerging townscape.



Viewpoint map



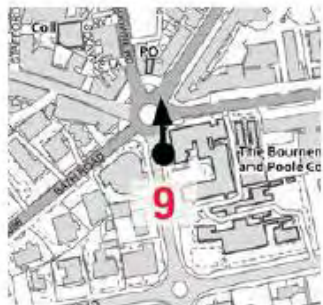
View 9 - Cumulative: Meyrick Road

View 9 - Cumulative

3.30 There are no cumulative schemes visible in this view.



Viewpoint map



View 11 - Cumulative: Holdenhurst Road

View 11 - Cumulative

- 3.37 The Amended Scheme would be seen in conjunction the emerging development of Waverley House, indicated by an orange wireline, which appears to the left of the centre ground. When viewed cumulatively, both schemes mark the existing and emerging Lansdowne Tall Buildings Area and would contribute to a high quality townscape.



Viewpoint map



1 - Map of cumulative schemes

