

Joyce Christie

From: Joyce Christie
Sent: 04 August 2022 19:26
To: James Kirkham
Subject: 22/01528/LB and 22/01527/F 14-15 High St Banbury

Hi James

Please see comments below.

Best wishes

Joyce Christie
Conservation Officer

From: Richard Walker <richard@walkergraham.co.uk>
Sent: 22 July 2022 12:15
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Cc: Neil Wild <neil@wild-property.co.uk>
Subject: RE: Acknowledgements for Application 22/01528/LB

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi James,

Thanks for your recent emails and the document from Joyce.

Please find attached in PDF format, revised drawings that have been updated following those comments. To summarise the changes;

- Kitchen window of plot 1 relocated to existing opening – Agreed.
- Access between 14 and 15 for plot 2 has been moved to accommodate the cranked chimney breast. This has been achieved by removing the staircase Agreed, this is necessary to give access to these rooms.
- Plot 3 kitchen/living room redesigned (due to removal of staircase) where the existing rear window and the existing fireplace is retained Agreed.
- Toughened glass balustrading is proposed to the window serving plot 3 kitchen/living – details can be conditioned.
- Shopfront altered to be similar to Joyce's sketch. I would suggest the detailed design of this shopfront is conditioned details can be conditioned.

Where we have not elaborated on specific minor details, we would look for you to condition those items such as service routes, window details, lintel details, etc. Agreed.

I am away from today until 31st July but am contactable via sporadic emails.

Kind regards

Richard

Richard Walker RIBA
for and on behalf of Walker Graham Architects.

e. richard@walkergraham.co.uk
t. 01295 709247
a. 44 Horton View, Banbury, OX16 9HP

Walker Graham Architects Limited.
Registered Office 44 Horton View, Banbury, Oxfordshire, OX16 9HP.
Registered in England & Wales. Company no. 919 7718.

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 14 July 2022 13:48
To: Richard Walker <richard@walkergraham.co.uk>
Cc: Neil Wild <neil@wild-property.co.uk>
Subject: RE: Acknowledgements for Application 22/01528/LB

Thanks. I look forward to receiving the additional and amended info.

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -
Principal Planning Officer – General Developments Planning Team
Development Management
Communities Directorate
Cherwell District Council
Direct Line: 01295 221896
www.cherwell.gov.uk

Follow Us:
Facebook www.facebook.com/cherwelldistrictcouncil
Twitter @cherwellcouncil

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Richard Walker <richard@walkergraham.co.uk>
Sent: 13 July 2022 17:11
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Cc: Neil Wild <neil@wild-property.co.uk>
Subject: RE: Acknowledgements for Application 22/01528/LB

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks James,

I drew something quite similar at the pre-app stage but was told it was too busy. I therefore did it exactly the same as the shopfront that was approved at 13 High Street (also a listed building new frontage). I am happy to produce it like the conservation officer sketch and will do so next week.

Kind regards

Richard

Richard Walker RIBA

for and on behalf of Walker Graham Architects.

e. richard@walkergraham.co.uk

t. 01295 709247

a. 44 Horton View, Banbury, OX16 9HP

Walker Graham Architects Limited.

Registered Office 44 Horton View, Banbury, Oxfordshire, OX16 9HP.

Registered in England & Wales. Company no. 919 7718.

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Sent: 13 July 2022 17:03

To: Richard Walker <richard@walkergraham.co.uk>

Cc: Neil Wild <neil@wild-property.co.uk>

Subject: RE: Acknowledgements for Application 22/01528/LB

Hi Richard

Thanks. Below is a potential mock up the Conservation Officer did for the shop front



PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -

Principal Planning Officer – General Developments Planning Team

Development Management
Communities Directorate
Cherwell District Council
Direct Line: 01295 221896
www.cherwell.gov.uk

Follow Us:

Facebook www.facebook.com/cherwelldistrictcouncil
Twitter @cherwellcouncil

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservations@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Richard Walker <richard@walkergraham.co.uk>
Sent: 13 July 2022 10:13
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Cc: Neil Wild <neil@wild-property.co.uk>
Subject: RE: Acknowledgements for Application 22/01528/LB

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi James,

Many thanks for this. We can certainly address most of these points and will look to do it next week.

With regards the comments about the pilaster to the front elevation – I did originally draw this at pre-app stage but the comments from Cherwell was that it looked too busy! I will re-draw and incorporate the comments from below.

Kind regards

Richard

Richard Walker RIBA

for and on behalf of Walker Graham Architects.

e. richard@walkergraham.co.uk
t. 01295 709247
a. 44 Horton View, Banbury, OX16 9HP

Walker Graham Architects Limited.
Registered Office 44 Horton View, Banbury, Oxfordshire, OX16 9HP.
Registered in England & Wales. Company no. 919 7718.

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 08 July 2022 20:20
To: Richard Walker <richard@walkergraham.co.uk>
Subject: FW: Acknowledgements for Application 22/01528/LB

Hi Richard

Application No.: 22/01528/LB
Applicant's Name: Langham Holdings Ltd
Proposal: Conversion of upper floors to apartments. New access in front facade
Location: 14 & 15 High Street, Banbury, Oxfordshire, OX16 5EE

I hope you are well.

I have discussed this application with the Conservation Officer. As you know we are happy with the development in principle however there are a few concerns regarding the detail:

- There are concerns that the new openings at first and second floor between the two buildings (see below photos) do not take account of the cranked chimney breasts in these locations and may be too close to the top of the stair on the second floor.. This may result in the need to remove the chimney breasts which wouldn't be desirable. We need an elevation to show how the door linking the two properties would fit with the cranked chimney breast shown, looking from No 15 and looking from No 14 at both first and second floor.



- The removal of the cast iron fire place with the kitchen is not ideal and this would ideally be retained.

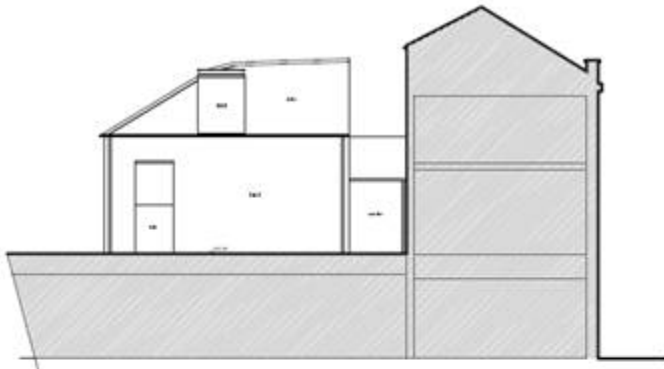


- With reference to the below picture it is likely Building Control will insist on some sort of barrier to protect occupants from falling through the windows

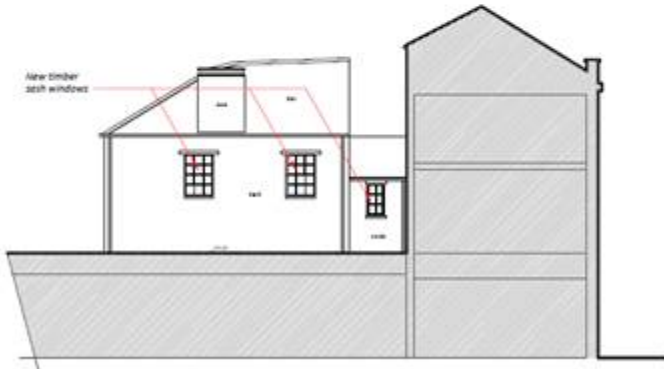


- No 15: New openings are proposed in the wall below. the LH window appears to cut into the chimney breast and brick feature on the exterior wall? Any new openings should be sensitive to what remains of historic interest. Could the window to the kitchen not move further towards the gable, or use the existing opening, this avoiding the chimney breast?





DB EXISTING NORTH-EAST ELEVATION
1:100



DA PROPOSED NORTH-EAST ELEVATION

- The Conservation Officer has stated that the stair in No 15 from 1st to 2nd is of greater significance than the stair to be blocked in No 14, although the balustrade is of interest in no 14. In order to get a corridor between the two properties we may have to sacrifice the stair from 1st to 2nd floor in No 14 which has substantially been rebuilt, but retain the balustrade and newel to the upper flight, and the historic stair above to the attic. Making this change to No14 could improve the 2nd floor plan and avoid the a partition dividing the rear window which is not considered to be appropriate.
- We have some concerns regarding the shop front details. Traditionally there would be a dividing pilaster continuing up to the signage, to mask the dividing partition behind. The dividing wall/pilaster should be no wider than the existing pilaster to the neighbour. It should carry up to the underside of the signage. The 6-panel door should be of traditional proportions and should be a solid door with the rectangular overlight
- We will need to condition details of thermal upgrading of walls etc and sound proofing (including method statements), internal door schedule, detail of partition beneath purlin.

If you could look into the above issues and let me know a timescale for your response we can then hopefully agree an extension of time. Let me know if you have any queries.

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

**James Kirkham BA (Hons) MSc MRTPI -
Principal Planning Officer – General Developments Planning Team**

Development Management

Communities Directorate

Cherwell District Council

Direct Line: 01295 221896

www.cherwell.gov.uk

Follow Us:

Facebook www.facebook.com/cherwelldistrictcouncil

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: 01 June 2022 14:32

To: richard@walkergraham.co.uk

Subject: Acknowledgements for Application 22/01528/LB

Please find attached our Acknowledgements document for application 22/01528/LB.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..