

EDGARS

Cherwell District Council
Planning Services
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Our Ref: 689/2928

PP Reference: PP-10405101

Date: 1st December 2021

Dear Sir / Madam,

DISCHARGE OF CONDITION 3 (SCHEDULE OF MATERIALS AND FINISHES) OF 19/00145/F AT BUILDING 97, BICESTER HERITAGE, BUCKINGHAM ROAD, BICESTER, OX26 5HA

We write to submit information for the discharge of the condition 3 (schedule of materials and finishes) attached to planning permission 19/00145/F, which was for the:

'Change of Use of Building 81 and 97 from Sui Generis MOD Use to workshops (B2) and/or light industrial (B1(c)) and/or motor sales showroom (Sui Generis) with associated external alterations to buildings. Addition of a brick enclosure adjacent to Building 146 for bin storage and alteration to existing door/window to create access to WC. Alteration to 2no former tank housing to create bin storage. Extension to car parking area; alteration to circulation routes and removal of 3no trees. Alteration of 2no. former tank housing to create additional bin storage.'

Application 19/00145/F was approved on the 10th April 2019. Condition 3 is as follows:

'A schedule of materials and finishes (including finishes for doors/windows) to be used in the external walls and roof(s) of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.'

Reason - To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.'

A Schedule of Materials has been supplied by the applicant in accordance with the above condition, please see Appendix 1 for further details. It should be noted that the works that were approved by

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19/00145/F have been undertaken, and as such this Schedule of Materials is being submitted retrospectively to show that the materials used are appropriate to the appearance of the locality.

For the avoidance of doubt, the works were completed in October 2019.



The works undertaken relate to the approach outlined in the planning application, with the aesthetic of the approved drawings being used to inform material choices/finishes. It is considered to be in accordance with the principles outlined in policy ESD 15 (The Character of the Built and Historic Environment) of the Local Plan 2011 – 2031, which requires high quality design, which is complementary to the heritage assets of a site context. This is because the materials outlined, would and do in our view work positively to the area's character by reflecting the design and materials of the other buildings at Bicester Heritage. They therefore conserve and sustain the character of the Conservation Area and the heritage assets. For the same reasons, we consider that the schedule of materials accord with Policy C28 of the Cherwell Local Plan 1996, which seeks material finishes that are sympathetic to the character of the site.

I trust that the above contains all the necessary information for the discharge of conditions but if any further information is required, please do not hesitate to contact me.

Yours sincerely,

Edgars Limited

Appendix 1 – Schedule of Materials

Item	Material / Finish / Colour	Photograph
Windows	<ul style="list-style-type: none"> • Steel louvers retained in with original Critall windows. • Concrete lintols replaced and recast in situ with concrete in the style of the existing elsewhere. • Window Colour: BS 10B15 “Ivory” 	
Doors	<ul style="list-style-type: none"> • Concrete threshold ramp removed to provide level access. • Existing steel doors removed, opening widened. Brick reveals remade with existing bricks to match. • Door Colour: “Mid Brunswick Green 226-BS381C • Door Material: Oak Doors, with hook and strap adjustable hinges made to • Central steel door removed and replaced with full length glass screen and door. 	

West
Elevation

- West elevation as existing, doors, and lintols retained.
- Doors and concrete lintols repainted.
- Lintol Colour: BS 10B15 "Ivory"
- Door Colour: "Mid Brunswick Green 226-BS381C"



North
Elevation

- South elevation windows and louvers retained as existing.
- Window Colour: BS 10B15 "Ivory"



East
Elevation

- Existing steel door retained along with concrete lintol.
- Door Colour: "Mid Brunswick Green 226-BS381C"
- Lintol Colour: BS 10B15 "Ivory"



Roof

- Twin Layer felt on the roof replaced existing like for like.

Guttering

- Existing plastic guttering replaced with Heritage Cast Iron gutters to match in with wider site.
- Colour: "Mid Brunswick Green 226-BS381C"

