Arnolds Way

Notes

All dimensions must be checked on site & not scaled from this drawing

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(existing access gate may be kept)

existing roadside metal mesh fencing generally retained & adapted, with any new extent of fence to match existing

new low bush perimeter planting (low for observation & security)

(existing pedestrian access may be closed - alternatively kept for ease of putting out waste for kerbside collection)

new low bush perimeter planting (low for observation & security)

existing vehicular access widened & repositioned - NB possible requirement for gate to be confirmed

(entrance to existing car park opposite)

new pedestrian access flanking vehicle entrance

RED LINE denotes local Application Site boundary

see Plan 401 for relocated emergency access gate

further pedestrian access & gate

indicative line of culverted stream under road - NO CHANGES proposed to culverting

NB overgrown ditch within Scouts area & flanking bridle path; leads via culvert to stream on opposite side of Arnolds Way; which runs to nature area beyond.

Detailed design of surface water drainage from new building & from new paved surfaces is to follow guidance of PC's hydrology specialist - see also D & A Statement

locked gate blocks bridleway - ther is potential to open-up & reinstate this pathway - BUT NOTE that the bridleway falls outside the Application Site, no changes are proposed under the application, and also that the bridleway falls outside Parish Council ownership & control

DARKER GREEN TONE shows secure fenced & gated open area approx 360m2 - to be SCOUTS WOODCRAFT AREA & enhanced 'green corridor' with nature-friendly planting

new perimeter fencing in metal mesh nom 1.8m H

(dashed line shows outline of existing Scouts building)

these 2 storage units provide secure & accessible SCOUTS EQUIPMENT storage & will incorporate power ventilation & heating Total Scouts' external storage including tent drying enclosure = 50m2

overgrown scrub cleared with new wildlife-friendly landscape planting established - to recommendations of PC's ecology advisor

(line of cladding eaves)

rev P17 - bays 1-5 shown 2.5 x 5m & access gate to extl. store moved

bins enclosure

indicative 240m2 paved area including on-site vehicle circulation & parking bays but excluding on-site footpaths; measured up to back of pavement bounding Arnold's Way

in porous materials to SUDS drainage principles

access gates to Scouts' storage & Woodcraft Area

Rev P17: total 7 parking spaces shown - incl 2 wheelchair accessible spaces - shown @ 5 x 2.5m plus clearance

(dashed line shows outline of existing Pavilion to be demolished prior to construction)

design level nom 120.000 - see also dwg 406

building-mounted amenity, security & safety lighting only - no separate lighting proposed to car park areas

design level nom 119.070

(entrance driveway graded up)

+ inner secure corridor doors by lockable doors. Matching these doors Main Hall users such as Scouts or Early Years can have secure safe access to hall-side WCs; to meet safeguarding requirements

(eaves)

alternative access door

footpath

18 cycle spaces - covered & secure in the form of Sheffield type stands @ 900mm min centres

low hooped metal railings - see elevations for further detail

enclosed garden for hall users approx 110m2

(verge)

canopy

Main Entrance

Rev P17 - bike stands moved to rear (60's not to impede wheelchair access)

footpath

(eaves)

Main Hall 97m2

t'tennis

low hooped metal railings - see elevations

flanking footpath accessing MUGA etc

low-allocation storage cabinets (under deep window seats)

Scouts' store 6m2

Main Hall furniture store 6.5m2

externally accessible WC

4.5m2

bitch

store

general use WCs

clnrs

Dis WC

inner secure corridor doors *

hatch / shutter

bar flap access

Small Group Meetings 16.5m2

Kitchen 20m2

storage wall

outer secure doors

Small Hall 38m2

stores 4.5m2

potential outdoors serving hatch

(eaves)

canopy

Lobby

showers

Plant 7m2

showers

Team Change 1 max 16

Ref 1

Ref 2

Team Change 2

cones & buggies

design level of finished floor = nom 120.250

'Space to Change' assisted WC 7.5m2

amb dis WC

amb dis WC

muddy lobby

high-level windows to WCs

(eaves)

separate secure access to Team Changing

(eaves)

Option 2 layout shown - to Sport England comment 15.5.2019

nom 10 bike spaces - Sheffield stands as noted elsewhere

general design level of pavings nom 120.100

paved

paved

approx 12.5m2

approx 12.5m2

Each unit provides approx 12.5m2 area

9ft x 20ft steel shipping containers with vertical timber cladding & monopitch roofs over

rooted secure SCOUTS TENTS etc DRYING AREA - with secure open railings & gates each end

approx 25m2

(dashed line shows Scouts building - may be KEPT during construction then removed at completion - NB indicative 2m working margin shown between face of Scout building & face of new building)

'outdoor room' - paved open area approx 250m2 - for informal outdoor events & with access direct from playing fields

in porous materials to SUDS drainage principles

these 2 storage units are for secure & accessible SPORTS EQUIPMENT storage

overgrown scrub cleared with new wildlife-friendly landscape planting established - to recommendations of PC's ecology advisor

SURFACE WATER DRAINAGE: from building and from external paved areas:
- to run direct to sub-soil or to local soakaways & NOT to discharge into site stream

- where practicable & subject to budget considerations, surface water run-off may be captured & stored for re-use as 'grey' water for flushing WCs and/or for pitch watering

Gross Internal Area (GIA) of proposed new building (excl external storage) = nom 406m2
(GIA to inner face of outer walls)
FOOTPRINT of new building including storage units & tent drying area = nom 528m2
Combined GIA of existing buildings to be replaced =approx 325m2
FOOTPRINT of existing buildings = nom 330m2
Net increase in overall footprint areas = (528/330) = approx 60%

Matthew Arnold School grounds

blocked-off bridleway

RED LINE denotes local Application Site boundary

pathway to pitches

new floodlights to each corner of MUGA

nom 2m fence

MUGA gate (matching gate opposite)

new floodlights to each corner of MUGA

Existing MUGA / Sports Court kept - approx 540m2

APPLICATION SITE within Red-line boundary = 2060m2 or 0.206ha

Blue-line boundary indicates further land in ownership of applicant

See also drawing 001

nom 3m fence

nom 3m fence

0 5 10 15 20m

NORTH

dashed line indicates edge of pitch (may vary)

Revisions	Date	by	Rev
changes to Sport England comment 15.5.19 & to Highways comments recd from SM 17 & 18.6.19	22.6.19	sw	P17
changes to CP/DK mail 30.4.19 following discussions with planning officer S Mangion	9.5.19	sw	P16
FULL PLANNING APPLICATION			
levels indicated	12.3.19	sw	P15
minor title change	8.3.19	sw	P14
minor changes to D O'N email 16.1.19	5.3.19	sw	P13
red line site boundary & footprint figures corrected	1.3.19	sw	P12
additional notes	18.2.19	sw	P11
adaptations from CP mail 16.2 & for consistency with current elevations	16.2.19	sw	P10
adaptations arising from initial structural layouts	13.1.19	sw	P9
Further revisions from CP mail & sketch 10.12.18: WCs & storage, plus enclosed garden	20.12.18	sw	P8
Minor revision from CP mail 14.8.18: pedestrian access from Matthew Arnold Road relocated	10.10.18	sw	P7
Revisions from CP mails 3.8.18: - parking realigned - building moved East (to allow Scout hut temporary to be kept) - outdoor spaces adapted	10.8.18	sw	P6
Revisions from meeting 10.7.18 & to DO'N notes 12.7.18	21.7.18	sw	P5
Ref & Dis Change enlarged also to provide 'Changing Places' full Assisted WC. Rooflights added.	24.4.18	sw	P4
WCs & Office swapped	11.4.18	sw	P3
for Annual Parish Meeting	19.3.18	sw	P2
SW / DO'N review	16.3.18	sw	P1
from mtg 1.3.18			

Client: North Hinksey Parish Council

Project: LOUIE MEMORIAL PAVILION SITE
Arnold's Way, Botley, Oxford OX2 9JD

FULL NEWBUILD -
PLAN AS PROPOSED

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Scales 1:100 @ A1, 1:200 @ A3 | Date 06.03.2018 | by SW

Job No. 18367 | Drawing No. 404 | Rev. P17