

# DESIGN STATEMENT.



The construction of a 4 bay agricultural garage and storage area.

Land to the rear of Woodlands Barns, Kingswood, Bucks, HP19 0RP

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# 1.0 - INTRODUCTION.

## 0.0 EXECUTIVE SUMMARY

0.1 This Design and Access Statement (DAS) has been prepared by Project Design Studio Ltd. It is provided in support of a full planning application for the construction of a 4 bay agricultural garage and storage area.

0.2 The application is accompanied by a suite of scheme drawings, which together demonstrate that the development of the site, in the manner proposed, this is sustainable and in accordance with the local and national planning policy.

0.3 The DAS describes in detail the application site, addressing the specific design and the access to the proposed scheme.

0.4 The approach adopted for this statement has been guided by the following key sources:

- Design and access statements, how to write, read and use them, CABE 2006

- The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

-Buckingham Design Guide (SPG)

## 1.0 INTRODUCTION

1.1 This Design and Access Statement is submitted in support of a detailed planning application for the construction of a 4 bay agricultural garage and storage area to the land rear to Woodlands Barns, Kingswood.

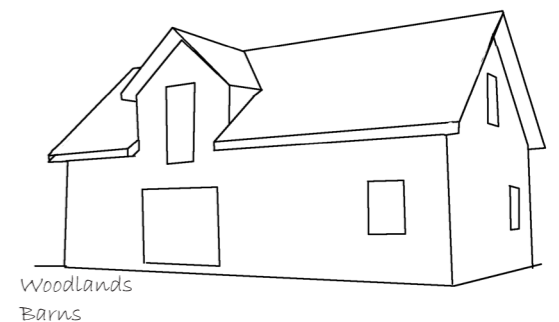
1.2 The application site is within the Ward of Grendon Underwood & Brill which is in the constituency of Buckingham.

1.3 The application is supported by the following plans and documents, which illustrate the proposed design and layout of the development:

### 1.4 PLANNING PACK

#### Drawing No./Description

0121\_L1 Location Plan  
0121\_L2 Existing Site Plan  
0121\_L3 Proposed Site Plan  
0121\_L4 Wider Context  
0121\_P1 Proposed Floor and Roof Plan  
0121\_P2 Proposed Elevations  
0121\_P3 Proposed Sections  
0121\_P4 Proposed Streetscene  
0121\_Design Statement



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Aylesbury  
Buckinghamshire  
HP19 8FF

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## 2.0 - ASSESSMENT - SITE LOCATION & CONTEXT

### Site Location

2.1 The application site is located in the ward of Grendon Underwood & Brill and is surrounded by other residential properties to the north and south with natural landscaping to the east and industrial to the west of Kingswood Lane. The access for this site will be from Kingswood Lane which also shares an access with Woodlands Barns. Kingswood Lane leads onto the A41.

### The Application site

2.2 The site area is 0.17 hectares and is currently vacant land, to the east of Woodlands Barns.

2.3 The levels are relatively flat but gradually slope upwards towards the east of the site.

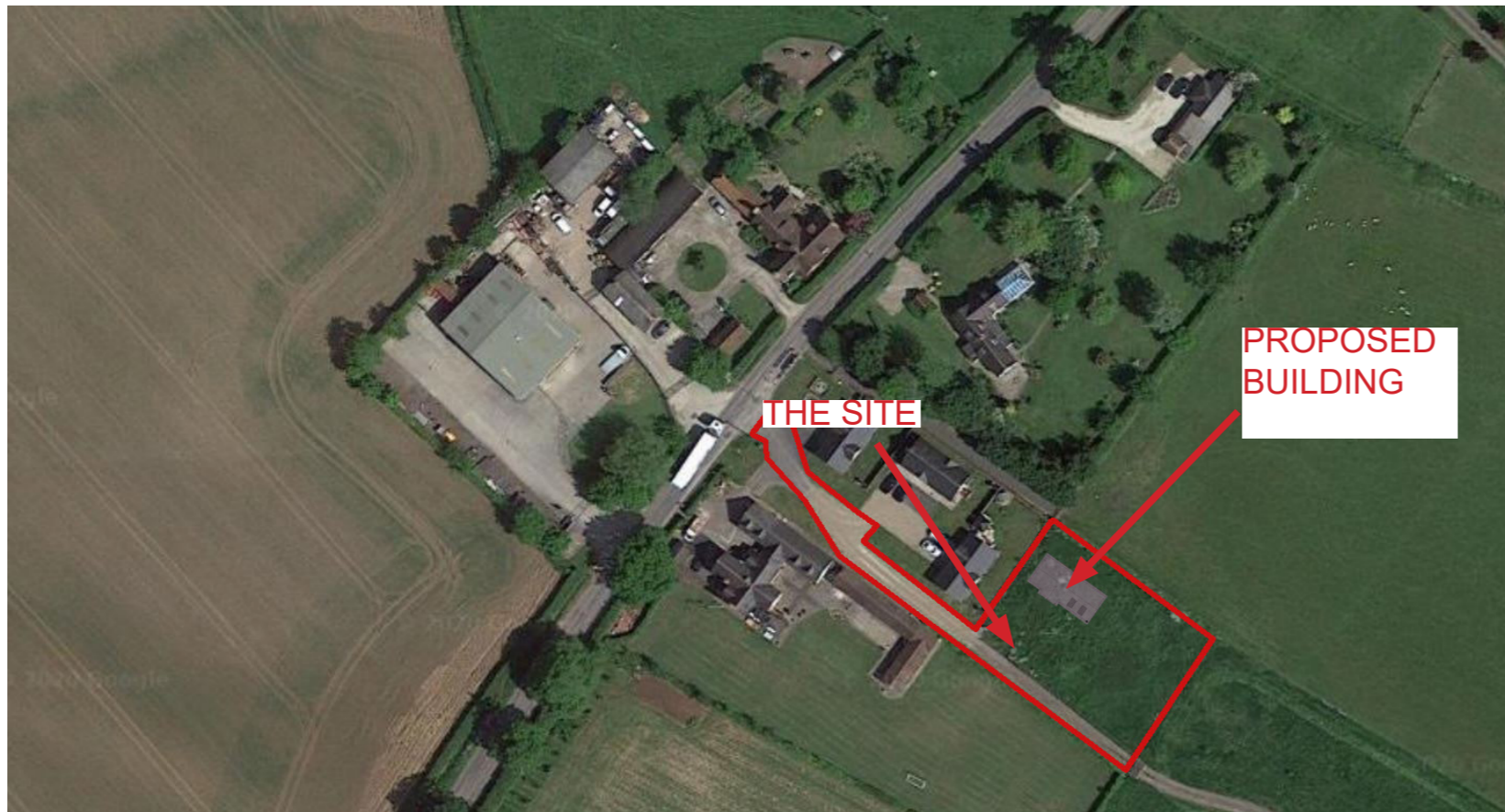
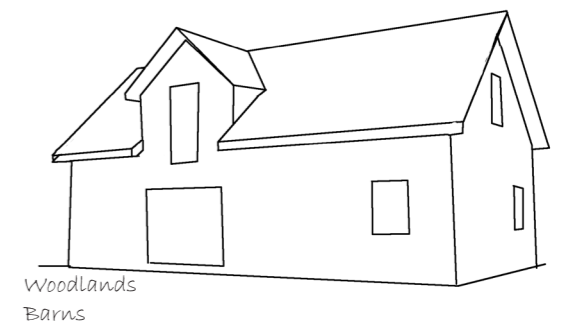


Figure 1: Map of Kingswood Source: Google Maps)





# LOCAL VERNACULAR - SITE PHOTOS



View 1



View 2



View 3



View 4

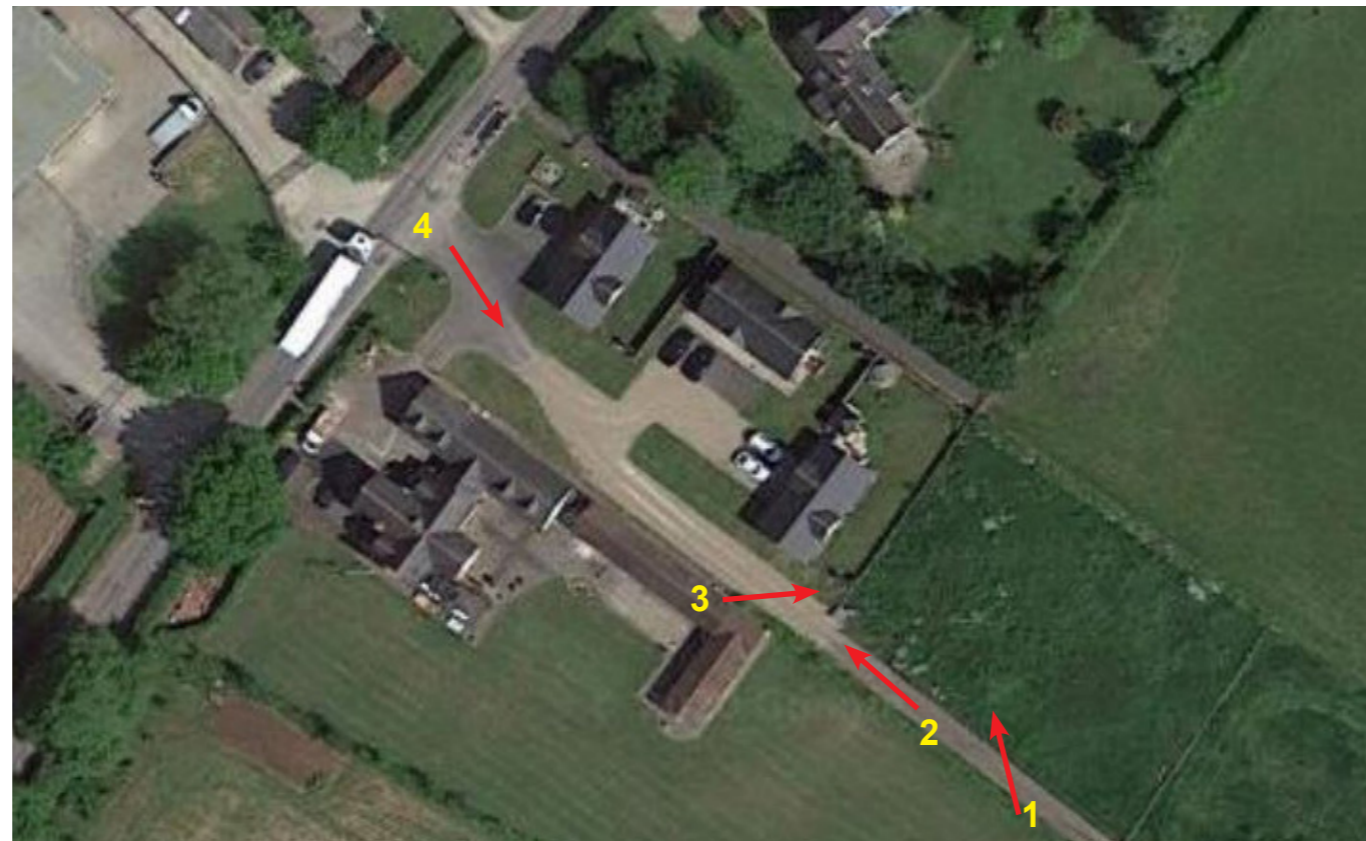
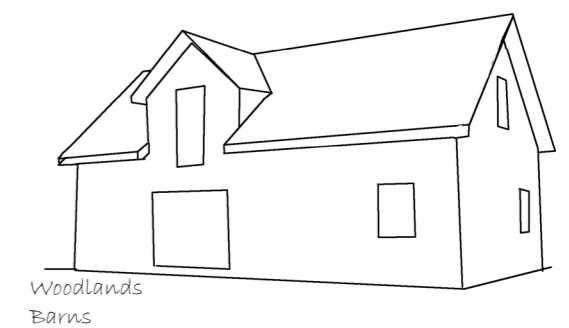


Figure 2: Ariel view of Kingswood Lane, Kingswood (Source: Google Maps).



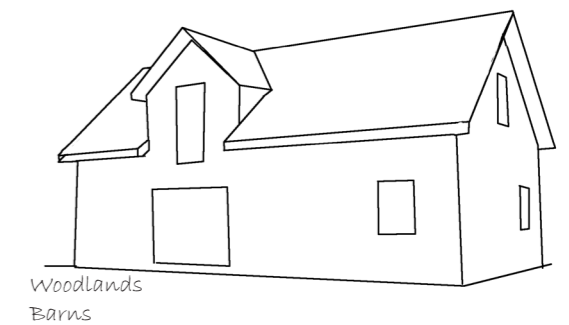


# LOCAL VERNACULAR - LOCATION PLAN

The application site is not within the conservation area of Kingswood, Aylesbury. There are also no listed buildings within the area.



Figure 3: Location map





# 3.0 - PLANNING HISTORY.

## 3.0 Planning History

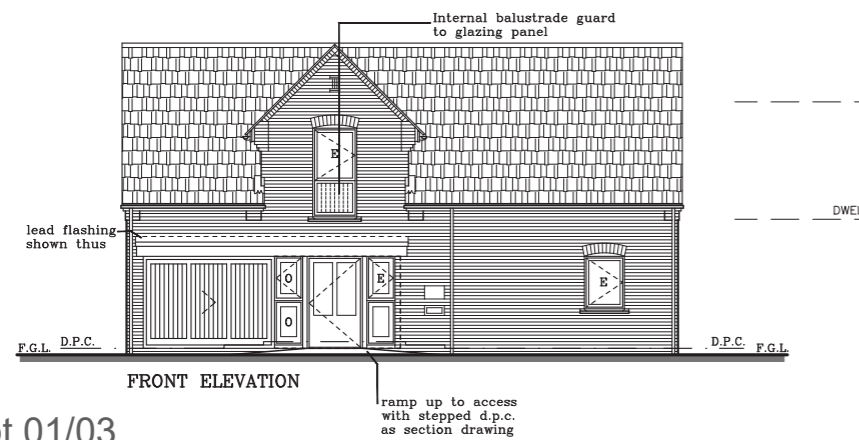
The application site was formally part of the farm yard and cluster of agricultural buildings which were replaced by the 3 dwellings now forming Woodlands Barns to the front of the site.

The Planning history of Woodland Barns is as follows:

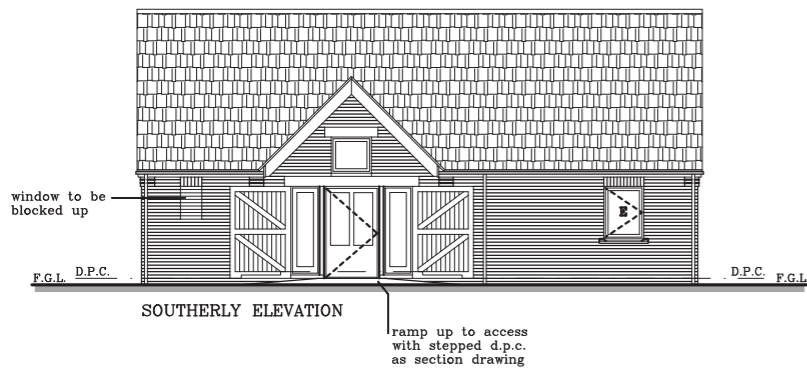
13/00837/APP | Conversion of buildings to form three dwellings. | Woodlands Farm Kingswood Lane Kingswood Buckinghamshire HP18 0RH - Granted

12/00626/APP | Change of use from Office to form three dwellings with vehicular access and ancillary car parking. | Woodlands Farm Kingswood Lane Kingswood Buckinghamshire HP18 0RH - Refused

The buildings are as illustrated below.

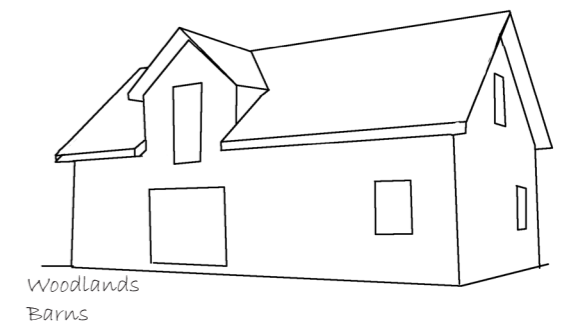


Plot 01/03



Plot 02

Figure 4: Plots from Woodland Barns.







# 4.0 - PROPOSED DEVELOPMENT.

## 4.0 The Brief

To deliver an appropriate scheme for the construction of a 4 bay vehicle store with additional storage over. The Applicants own and maintain land and buildings in the area and the building will provide secure on-site storage.

## 4.1 The Constraints and Opportunities

There are a small cluster of shops, medical services, schools, churches and restaurants in the village Grendon Underwood, which is roughly 1.4 miles north of the site.

The main access to the site is from Kingswood Lane, linking to the main road A41.

The site is relatively flat but gradually slope upwards towards the east of the site.

## 4.2 The Design Strategy

The constraints and opportunities outlined above provide the framework for development as follows:

The site is surrounded on 3 sides by residential property and on the fourth by agricultural land.

The proposed building will be in keeping with its setting, by using similar materials and finishes to match with those of the surrounding area. It is one and half storeys and designed as a traditional rural barn, this will appear as a familiar form in the countryside and will not impose or impact the surrounding residential properties. Being located to the rear of Woodlands Barns and will not be viewed from the public domain.

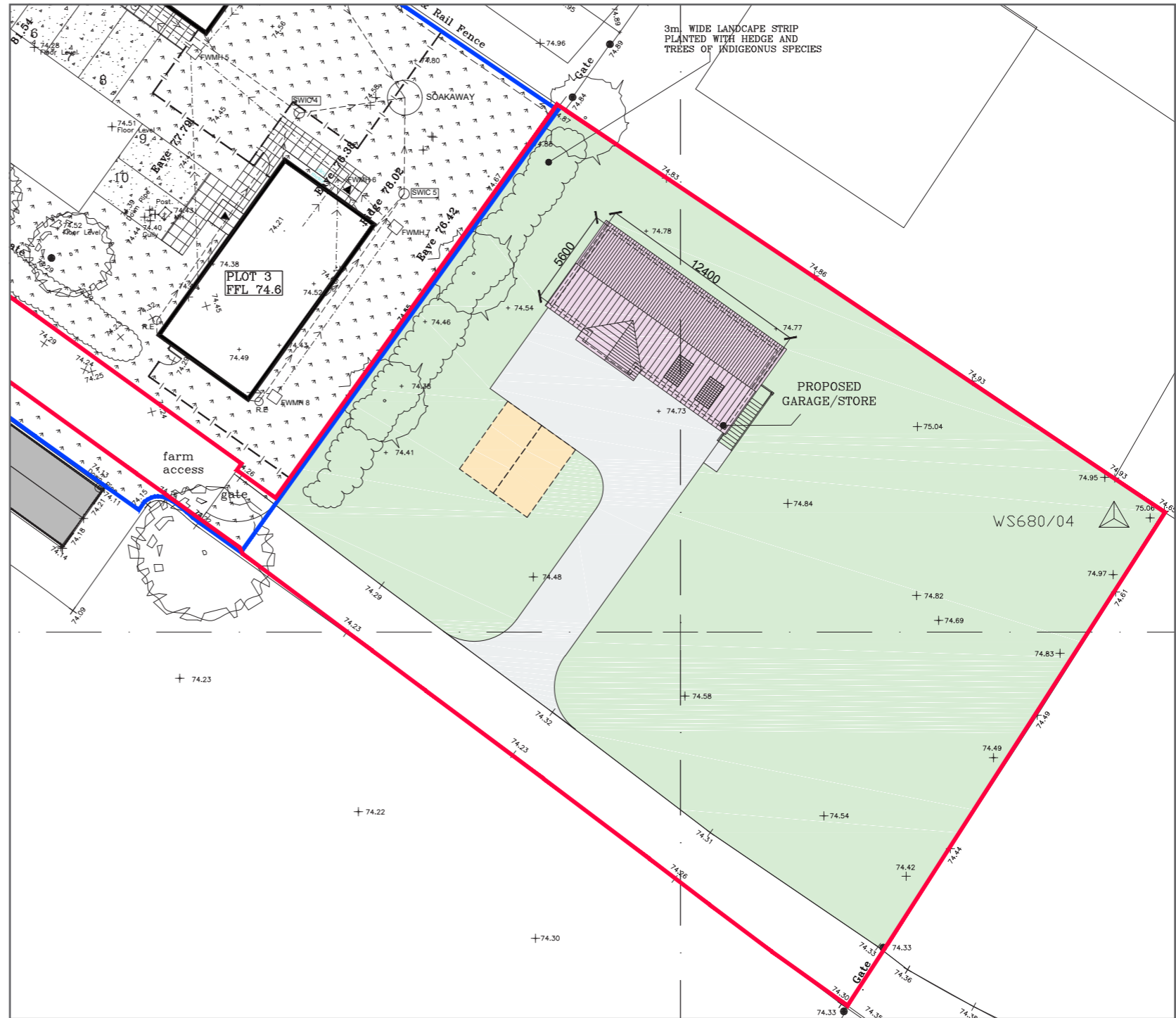
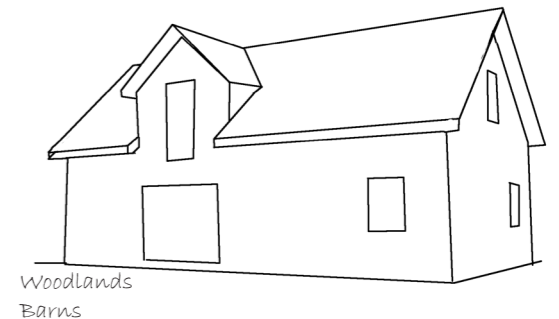


Figure 5: Proposed Site Layout, not to scale.





# 5.0 - DESIGN & ACCESS STATEMENT.

5.0 As highlighted at all levels of planning policy, design is a vital consideration for a new development. Investing in quality development can significantly contribute to social, economic and environmental improvements to an area. This section of the statement sets out to describe and evaluate the following elements of the proposals:

- Use
- Amount
- Design Strategy
- Layout

## Use

5.1 This application seeks planning permission for the construction of a 4 bay garage and storage area to the land rear to Woodlands Barns, Kingswood.

5.2 It is considered that the proposal complies with the Buckingham Design Guide and regard is given to the neighbouring residential uses: the site is deemed appropriate for residential development.

## Amount

5.3 The proposed application is seeking planning permission for the construction of a 4 bay vehicle store with additional storage over. The site is of a sufficient size to accommodate this level of development.

5.4 The total internal floorspace of the proposal is - 113.5 sqm

## Design Strategy

5.5 The general layout and design of the proposal, has developed by acknowledging the materials and design of the neighbouring residential site ref '13/00837/APP' this is to ensure that the proposal is in keeping with the area of Woodland Barns and does not impose the street scene.

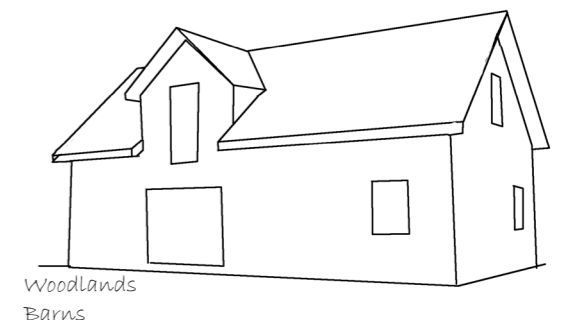
## Layout

5.6 The proposal has been designed to provide a spacious layout for storage and to ensure that the proposal will sit comfortably within it's surroundings with an acceptable level of privacy.

5.7 Generous private amenity space has been provided for this proposal in compliance with Buckinghamshire SPG and is consistent with those of adjacent properties. It has been designed to avoid overlooking and loss of privacy between existing and proposed dwellings.

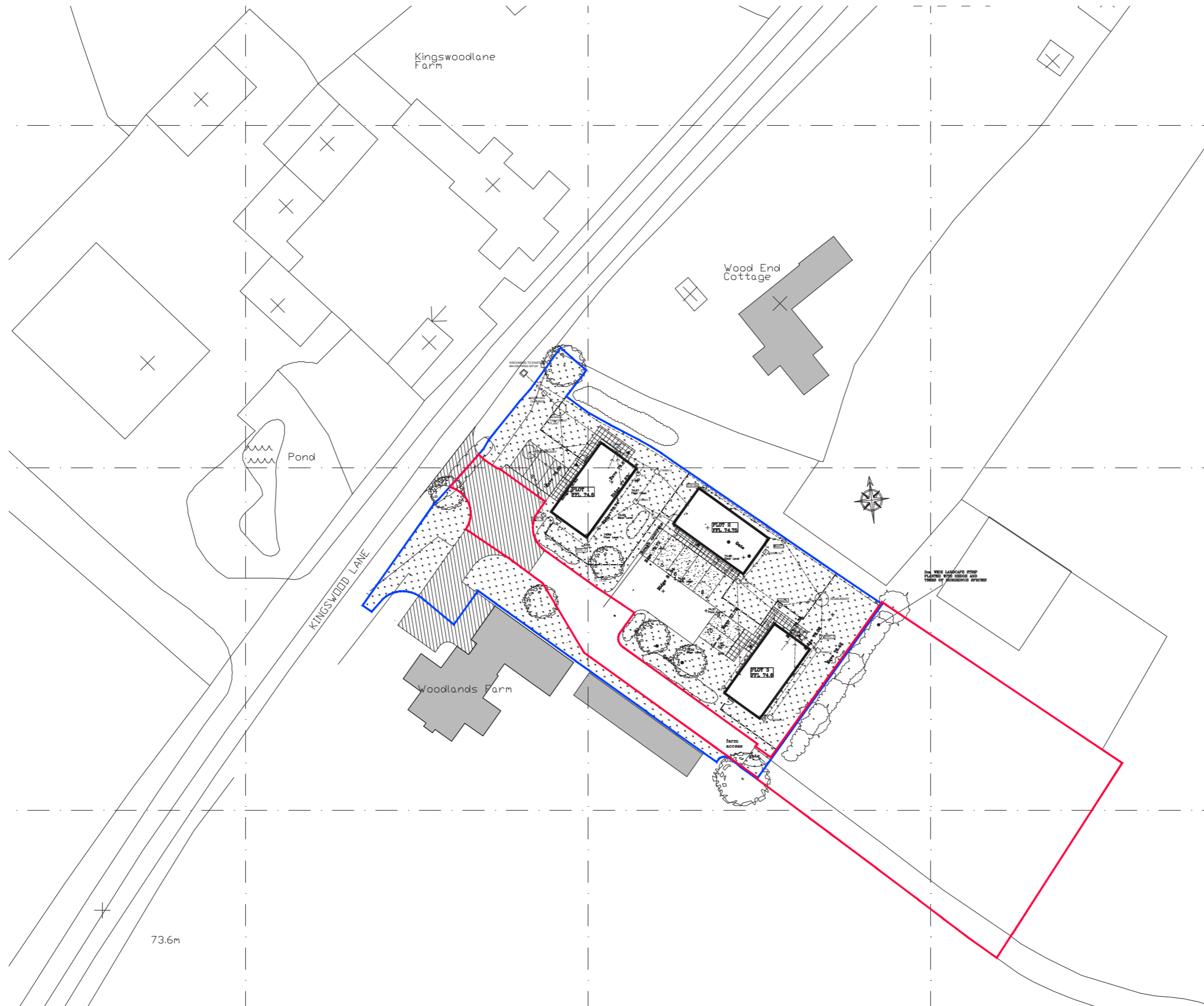
5.8 The access to the site is via Kingswood Lane.

5.9 The proposal is set back to the rear and is surrounded by natural landscaping, therefore this cannot be seen from the main road and will not overlook or destroy the surrounding area.





# 6.0 - DRAWINGS - EXISTING SITE LAYOUT

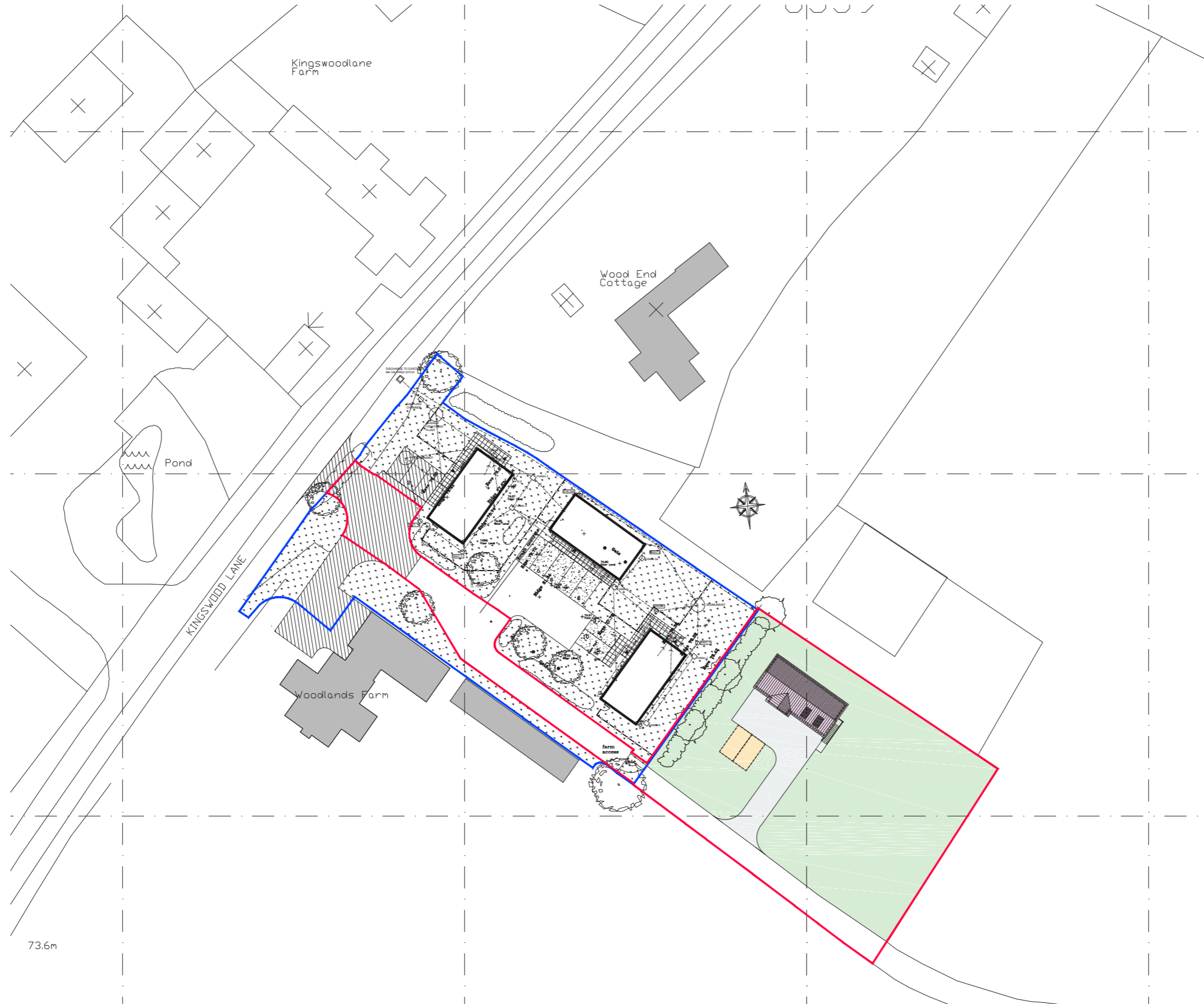


Drawing not to scale.





# DRAWINGS - PROPOSED SITE LAYOUT

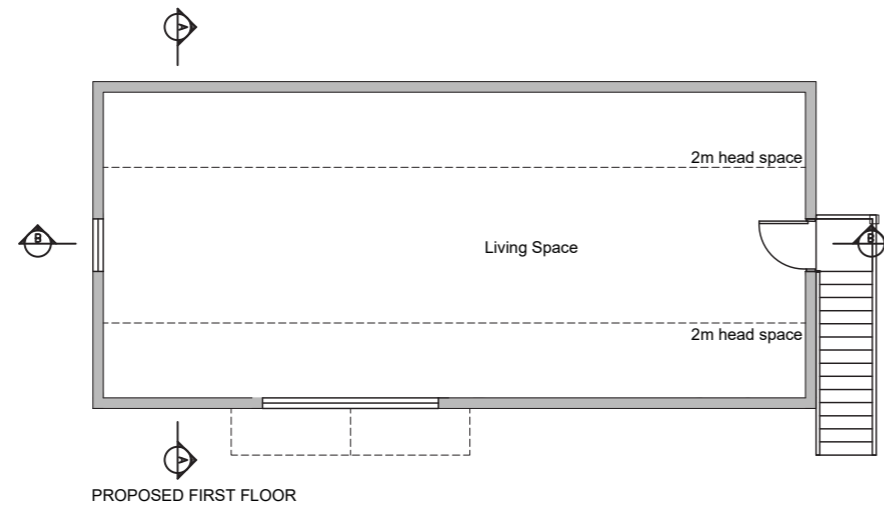


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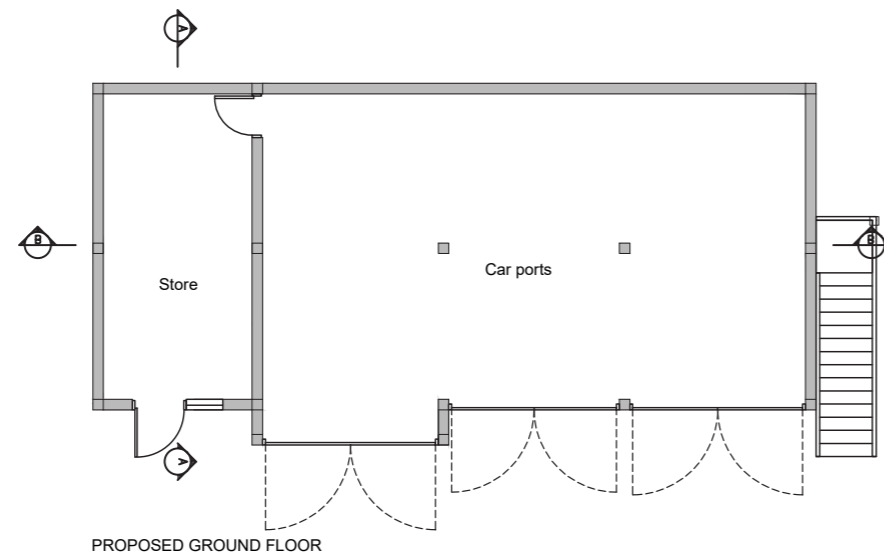




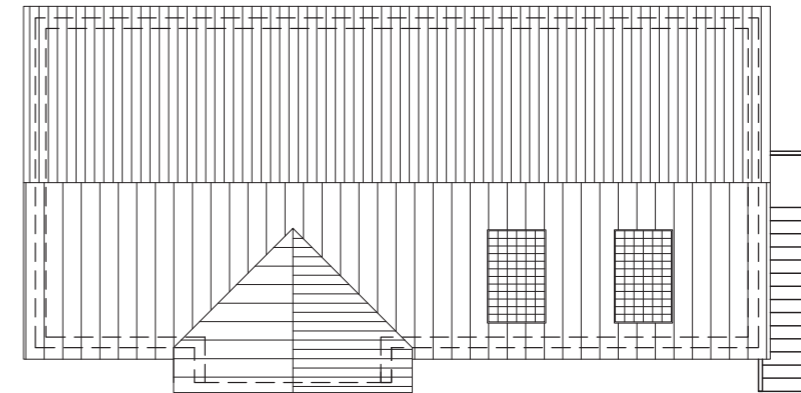
# DRAWINGS- PROPOSED FLOOR PLANS



PROPOSED FIRST FLOOR

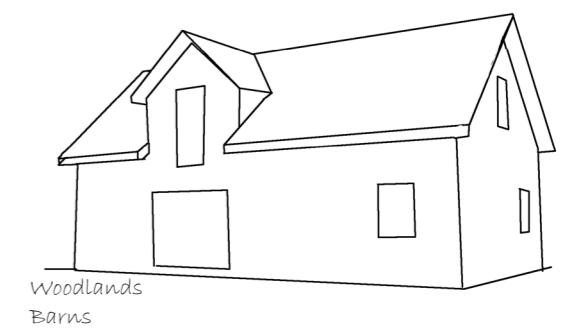


PROPOSED GROUND FLOOR



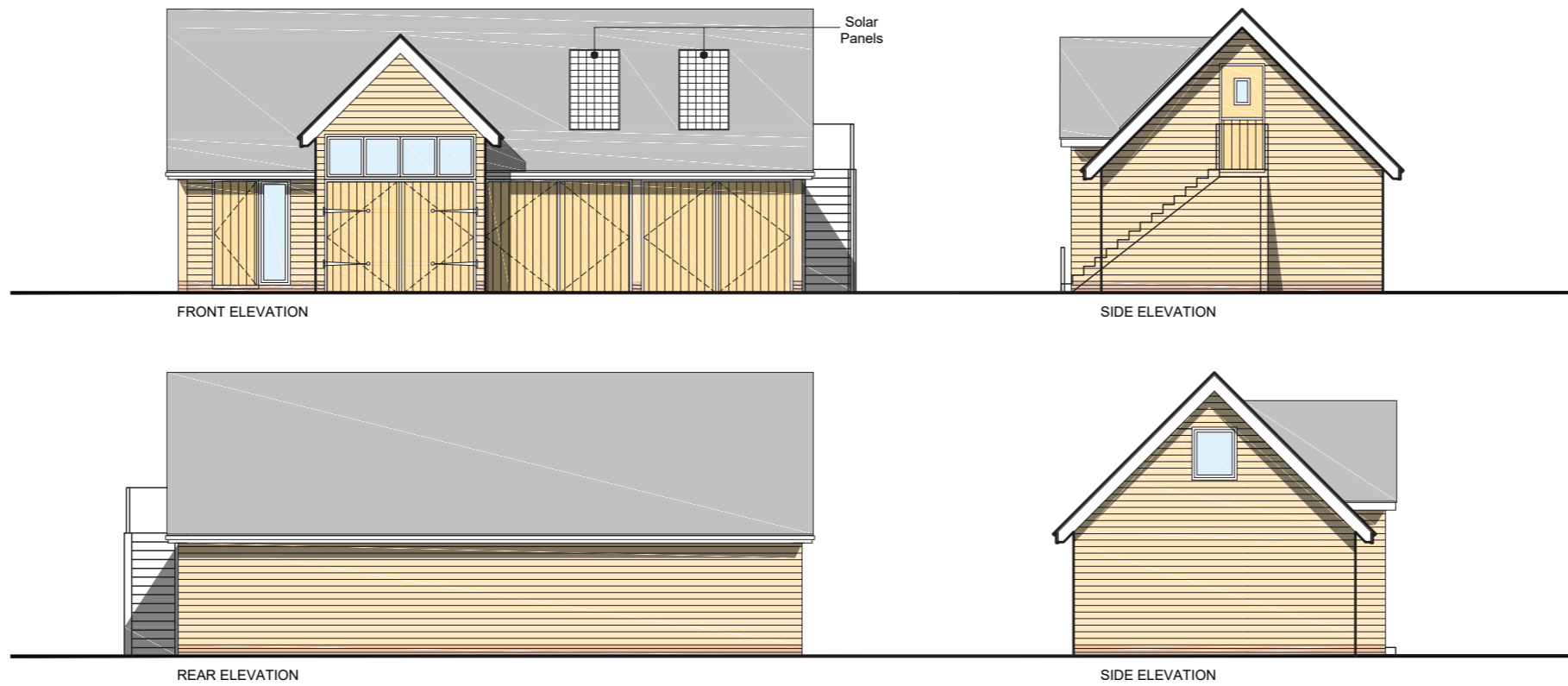
PROPOSED ROOF PLAN

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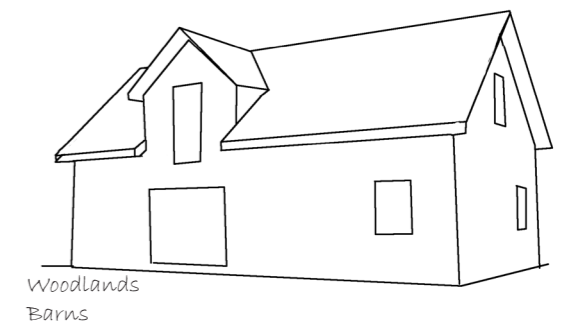




# DRAWINGS - PROPOSED ELEVATIONS

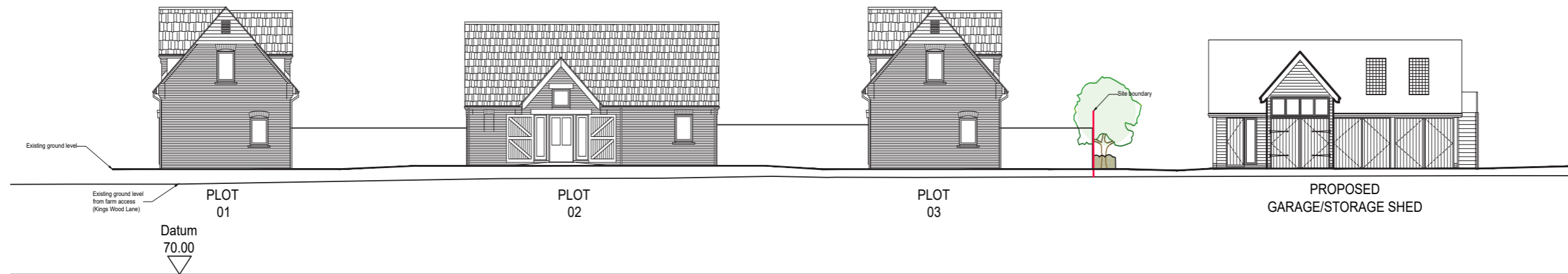


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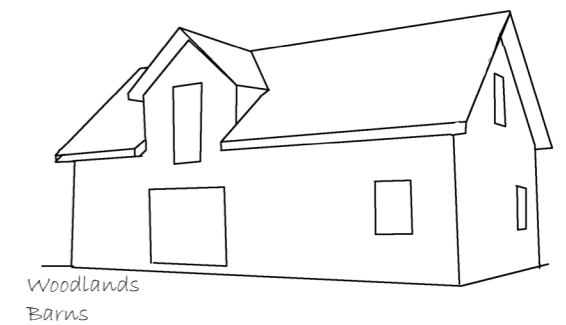




# DRAWINGS - PROPOSED STREETSCENES



Drawing not to scale.

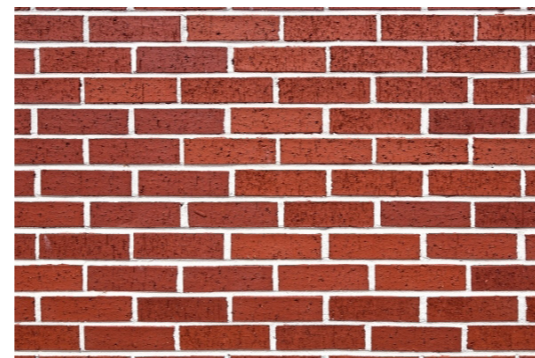




# 7.0 - MATERIALS.



Timber Door



Red Brick



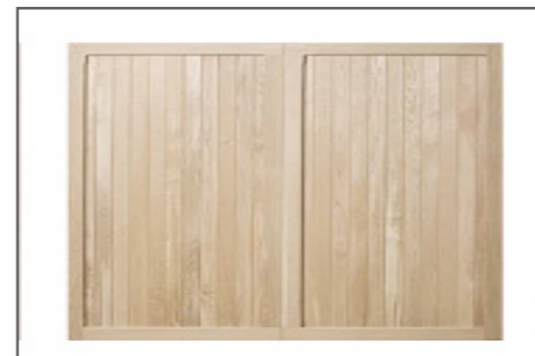
Oak Cladding



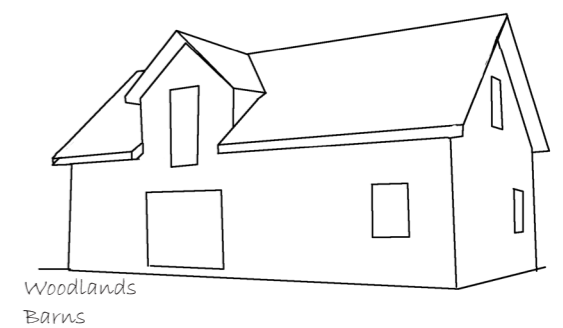
Timber Window



Solar Slates



Timber Garage Door







## 8.0 - SUMMARY.

To summarise, the following points have been considered for the new proposal:

The proposal of the 4 bay storage building will be in keeping with the image of the surrounding area and the existing site by using materials and proportions to match those of the established buildings.

The siting is appropriate for the purpose intended.

The information gained from previous schemes and comparable decisions has formed the basis of this proposal, it complies in all respects to the Buckinghamshire design guidance and responds to the established pattern of development, it should therefore be supported by the District Council through the Planning process.

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Prepared by G.Hayes.

