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The Stables, Rynehill Farm, Oxfordshire. OX7 6UL.
Design and Access Statement

Rev -	15.02.21	Issue for Planning Submission
Rev A	12.04.21	Updated to WODC Comment

1.0 INTRODUCTION

Background

The Stables/Old Pig Sty at Rynehill Farm is a single storey (now redundant) stone barn and stable range set to the North East of Rynehill Farm situated directly adjacent and North of the B4450 Bledington-Churchill road. The stone barn/outbuildings originally serviced Rynehill Farm, however, agricultural business operations have changed from cattle to arable and the buildings have since stood vacant and utilised for general farm storage use for several years. In close proximity to the residential properties of Rynehill House, recently approved Rynehill Barns and cottages, the barns are now viable for a change of use to accommodation for tourism/holiday lets.

The barns are not listed and the site does not sit within a Conservation Area, however full account has been taken of its' position within the Cotswolds Area of Outstanding Natural Beauty.

Summary of Proposals

The application seeks approval for the conversion and change of use of the original pig sty/stable range barns into 4 self contained holiday units. Works also include the removal of the steel farmed barn adjacent to the stable range to the NE of the site.

2.0 ASSESSMENT: SITE CONTEXT

2.1 Site description

The application site is rural but has close links to the nearby small villages of Churchill, Bledington & Kingham and has easy access to the larger town centre of Chipping Norton.

2.2 Site surroundings

The site is surrounded by agricultural land and paddocks as well as a number of residential properties in the vicinity. Most of these properties are traditionally built from stone under slate tiled roofs and range from cottages to a large country house and barn conversions/barns that have secured consent for residential conversion. The pig sty/stable range sits North East of the site obscured by the traditional stone barns and surrounding properties.

2.3 Planning History

20/02992/FUL	Agricultural Grain Store	Approved
12/1494/P/FUL	Agricultural Building	Approved
12/0219/P/AGD	Extension to existing grain store	Approved
09/1220/P/FUL	New Access Track & gates	Approved
07/0056/P/FUL	Extension to existing grain store	Approved
05/2236/P/FP	New Grain Store	Approved
W96/1133	Dry Sow House & Service house	Approved
W96/1825	Erection of weaning house	Approved
W78/0594	New dwelling for agricultural worker	Approved
14/01446/HHD	Two Storey Extension & cottage renovation	Approved
14/0502/P/FP	Two Storey Extension & cottage renovation	Withdrawn

2.4 Accessibility

The site is approximately 1.0 mile walking distance from Churchill/Kingham which provide some day to day facilities including a village shop/halls, public house/school facilities and a regular bus services to Chipping Norton, Woodstock & Oxford and the wider Cotswolds area. Chipping Norton provides an extensive variety of facilities and services including large supermarkets, banks, pharmacy, newsagent and department store.

2.5 Ecology

An Ecological Survey has been prepared and is submitted as part of this application. There were no protected species or ecological findings of interest in the pig sty/stable range of barns.

2.6 Access to the site

Access is unchanged

3.0 ASSESSMENT: PLANNING POLICY CONTEXT

The National Planning Policy Framework (March 2012) (NPPF) has replaced the majority of previous national guidance. At the core of the NPPF there is a presumption in favour of sustainable development.

Relevant to this application enquiry, Paragraph 55 of the NPPF states that isolated homes in the countryside are permissible under special circumstances such as; where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. NPPF paragraph 55 clearly identifies special circumstances for homes in the countryside as being;

Where the development would re-use a redundant or dis-used building and lead to an enhancement to the immediate setting. This scheme comprehensively fulfils this important criteria.

Local Planning Policy

Policy OS2 states:

Development in small villages, hamlets and the open countryside will be limited to that which respects the intrinsic character of the area. Proposals for non residential development that is regarded as appropriate will include: Re-use of appropriate existing buildings which would lead to an enhancement of their immediate setting, with preference given to employment, **tourism** and community uses.....

We would submit that Policy OS2 is properly addressed though the removal of the inappropriate corrugated roof and the enhancement that this will bring to the immediate setting. The proposal for holiday accommodate sits comfortably alongside Planning Policy and the proven increasing demand for holiday/tourist accommodation in this area.

The proposals are proportionate and appropriate in scale to the surrounding context and form a logical compliment to the existing pattern of the character of the site through the conversion of the existing structure.

Policy OS3 states:

All development proposals (including new buildings, conversions and the refurbishment of existing building stock) will be required to show consideration of the efficient and prudent use and management of natural resources, including; making the most of land and buildings, whilst having regard to the character of the locality; delivering development that seeks to minimise the need to travel.

The proposed scheme utilises a largely redundant but sound structure and will retain its existing vernacular of a farm building with further enhancement of a traditional slate tiled roof.

The proposed scheme is within walking distance of local villages and has easy access to the wider Cotswolds for walking and outdoor pursuits/local areas of significant tourist attractions.

Policy OS4 states:

High design quality is central to the strategy for West Oxfordshire. New development should respect historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should: demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment.

The local character is fully respected in this proposal and the proposed slate tile roof will help enhance the immediate and wider setting. Whilst the local area provides a plethora of holiday cottages, less than 5% of tourist accommodation in the Cotswolds is fully accessible. The submitted scheme ensures that all units can meet this important function in a creative and traditional setting.

Policy EH12 (Traditional Buildings) states:

In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would: extensively alter the existing structure or remove features of interest; or include extensions or alterations which would obscure or compromise the form or character of the original building.

The submitted proposals preserve and enhance the character of the existing stone barn through the sympathetic conversion/renovation and the proposed replacement of the roof and repairs to the stonework. There are no significant proposed alterations to the existing fabric and no features of interest are lost in the conversion. Additionally the modern steel framed barn to the NE of the site (immediately adjacent to the stable range) is removed which provides a positive enhancement to the immediate and wider area.

In terms of viability and demand, the re-development of this barn to provide tourist accommodation on a modest scale is a viable option and will meet an established demand for accessible holiday cottages in this area.

4.0 EVALUATION: DESIGN PROCESS

4.1 Concept

The proposals seek to maintain the original and overall form and scale of the barn and utilise the original openings keeping external alterations and additions to a minimum.

The units created within the barns will provide the highest quality tourist accommodation that preserves the traditional character, materials and details of the barn.

5.0 SCHEME DESIGN

5.1 Introduction

The barns itself are of solid stone construction under a corrugated roof and is a sound structure capable of conversion structurally. All of the existing openings have been utilised.

The underlying concept of the design has been to minimise the intervention to the existing building and keep to a simple palette of timber/stone/slate and metal framed windows which are sympathetic to the existing agricultural vernacular.

5.2 Layout/Access/Parking

The existing barns are oriented broadly E-W to the site and the majority of the glazing is oriented to the West overlooking the existing yard. This space provides parking for the holiday cottages and amenity space. Each unit has an allocated private terrace area and parking provision (4 spaces) with ample further parking available on the site.

5.3 Scale

The footprint, volume and scale of the existing barn is fully preserved.

5.4 Accessibility / inclusive design

It is inevitable that this semi-rural site will rely to a large degree on the motorcar. However, there are public bus services within walking distance that afford access to a wider transport network including Oxford and London. School and local services are all within easy reach by car and some public transport services are situated nearby.

The conversion proposals are submitted in full accordance with Part M4 (2). The approach to the dwellings has been designed in order to provide level exit from a visiting vehicle via a level and flat surface. Approach into the dwellings themselves will be via flush thresholds and circulation internally un-impinged as the Ground Floor living/dining/kitchen and bedroom/bathroom accommodation is open plan and fully accessible.

6.0 SUSTAINABILITY

6.1 Measuring and Demonstrating Sustainability, Sustainable Design and Energy Efficiency

The development is submitted to be constructed to comply with the mandatory Code for Sustainable Homes (CfSH) Level 3.

The development has been designed to optimise natural ventilation through opening windows, trickle vents and effective cross ventilation in the open plan living accommodation.

The development is submitted to exceed Building Regulations requirements in all aspects of the following fabric/construction:

Roof Insulation/u-value	Development Target:	0.18 W/m ² .K
Floor Insulation/u-value	Development Target:	0.16 W/m ² .K
Wall Insulation/u-value	Development Target:	0.16 W/m ² .K
Window performance/u-value	Development Target:	1.7 W/m ² .K
Energy Efficient Lighting provision	Development Target:	50%

6.2 On Site Renewable/Energy Generation

There are limited opportunities on the site for energy generation due to the small scale of the development. Investigations are currently being made into air source heat and rainwater harvesting solutions/installations.

6.3 Water Resource Management

Rainwater harvesting is being considered as an integral part of the development/conversion with rainwater being re-introduced into the dwelling for WC flushing & grey water usage. The development is submitted to achieve Level Code 4 of the Code for Sustainable Homes with total target of 105 litres per person/per day. The development is submitted to exceed Building Regulations requirements in all aspects of the following fabric/construction:

WC	Development Target:	maximum 4 litres/flush
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6.4 Flood Risk Management

There is no current or future considered risk from flooding on the site (Flood Zone 1).

Proposed hard standing has been kept to a minimum and is a significant reduction from the existing quantity presently on site. Run off is also reduced as part of the proposals on the site as a result of the site clearance of the existing redundant structures. Where new hard standing is proposed, this will be a permeable SUD surface in accordance with Interim Code of Practice for Sustainable Drainage Systems.

6.5 Sustainable Transport

The development site has some access to public transport, however, given the relatively rural nature of the site, the dependence of vehicles to some degree is inevitable. Facilities are planned with CAT 6 cabling & high speed internet provision as standard throughout the accommodation.

6.6 Sustainable Construction

The fabric of the existing barn is retained and its conversion to habitable accommodation will require a relatively limited number of natural and traditional materials to be employed (timber, slate and glass). Materials have been selected for their quality, longevity and natural finish to ensure that minimum upkeep and maintenance is required.

Wherever possible, the development will adopt the BRE Green Guide in order to source materials from Local suppliers wherever possible and those with the minimum impact on the environment. A Site Waste Management Plan (SWMP) will not be required on this development.

7.0 CONCLUSION

The proposals maintain the traditional aesthetic of this agricultural pig sty/stable range of barns that is no longer required for farming purposes. The careful and sympathetic design of the scheme ensures that the alterations necessary are kept to an absolute minimum which fully accords with the WODC Design Guide for alterations to traditional barns.

The submitted scheme maintains the existing agricultural form in its surroundings and delivers traditional holiday cottages in the heart of the Cotswolds that are both sympathetic to the immediate and wider landscape and innovative and accessible in their design.

The scheme fully accords and meets the requirements of both local and National Planning Policy and should be determined accordingly.