

**WISTERIA COTTAGE
CLANFIELD, BAMPTON
OXFORDSHIRE
OX18 2RG**

DESIGN AND ACCESS STATEMENT



INTRODUCTION

This design and access statement are part of the planning approach for Planning Consent for a Proposed Refurbishment and Additions and Alterations to Wisteria Cottage, Clanfield. The works will include repairing the existing roof, removal of the existing chimney stack and bay windows on the front elevation. A door on the front elevation will also be removed and the windows changed.

The requirement is to re-order the interior to produce rooms of more usable dimensions. Also, to rationalise the various levels throughout the house to a single level on the ground floor, a single level on the first floor and a single level in the loft.

This approach includes moving the Existing Staircase, changes to the Existing Windows, and taking down two Existing Extensions to the rear and replacing them with a single New Extension across the rear of the house. Two New Dormer Windows are also proposed in the redesigned Loft which will house Two New Bedrooms with En-suites. The number of bedrooms in the house will remain the same however with the reorganisation of the First Floor from four bedrooms to Two New Bedrooms with bathrooms and dressing rooms. Six New Rooflights are also proposed for the redesigned Loft. These will be above eyelevel and will not impose on the amenity of the neighbouring properties.

PREAMBLE

The existing building was built in the late 1800's and has seen many changes in the Nineteenth, Twentieth and Twenty-first Centuries, including a side addition and front entrance and construction of dormer windows and their subsequent removal.

There are no records of applications for additions and/or alterations in the WODC planning files but during the past decade considerable work has been carried out to the rear of the building, including three double storey gable ends and two single storey additions.

The intension is to retain as much of the existing appearance as possible so the building remains in sympathy to the architecture of the neighbouring properties, while creating modern, energy efficient and well-lit interior spaces.



THE DESIGN

This section defines the outlines of the principles and concept of the proposal and determines to cover the size, layout, scale, landscaping and appearance of the dwelling.

SIZE

The Proposed Conversion, Additions and Alterations

The size of the Additions and Alterations is determined by the geography of the site and the scale of the existing structure plus access and availability of existing services.

SCALE

The Proposed Conversion, Additions and Alterations

The building will remain at its present size and mass and will reflect the scale of the neighbouring dwellings.

LANDSCAPE

The Proposed Conversion, Additions and Alterations

The building will retain its existing external appearance
The new works will cause no aesthetic harm.

APPEARANCE

The Proposed Additions and Alterations

Alterations to the building will be kept to a minimum and are designed to reflect the architecture of the area.

Care has been taken in the design of the New Windows, Dormer Windows and Entrance Doors to ensure that they will fit in with the aesthetic of the surrounding environs. The Dormer Windows reflect the design and pitch of the structures within the confines of the area and will not be visually out of character.

To maintain the quality of the visual amenity of the area the New Windows and Doors will match those of the surrounding dwellings.

The rear extension will match the finish of the existing building.

Every care has been taken to successfully integrate the new work into the existing site.



APPRAISING THE CONTEXT

ALL GENERALLY

The existing building forms part of the fabric of Clanfield and every care will be taken to ensure the building's appearance is in sympathy with surrounding architecture.

The building will be undergoing a change to accommodate the clients' needs, to provide comfortable, efficient and well-planned accommodation for themselves, family and visitors, while living in a structure that is in sympathy with and forms part of the fabric of the area.

The proposals serve to continue to demonstrate that an appraisal has been undertaken in the design process, which includes assessment, involvement, evaluation, design and use.

ASSESSMENT

The existing building was built as a dwelling in the eighteenth century. The original design has been altered by consecutive changes of use so that in its present configuration it is difficult to use as a cohesive dwelling. The nature of the existing building in terms of space and energy performance, dictates that any improvement would be better achieved by the reordering of all the interior spaces into a cohesive structure, The owner of the property wishes to invest in the area by establishing an aesthetically pleasing modern home while retaining the charm of the property and enhancing the traditional architecture of the neighbourhood.

INVOLVEMENT

The building design, in its proposed fashion, is considered to visually improve the amenity of Clanfield and the Bampton Road and that the scale of the new works is acceptable in comparison with the existing dwellings around it.

EVALUATION

As previously noted, the proposal for the Proposed Additions and Alterations has been carefully crafted to be in relation to the existing neighbouring properties and has taken into account the dictates of the Clanfield area. The new works will improve the amenity of the immediate environs and will further improve the amenity of the neighbourhood area as a whole.

DESIGN

The design as submitted is considered the result of an appraisal of the local area and an examination of the needs of the client. The design has been developed to adhere to the aesthetic of the Clanfield area and is not at odds with the local authority's planning policies.

USE

The function of the Proposed Additions and Alterations is to retain the building's original purpose as a domestic dwelling. As a result of the works the site will be better utilised for its original use and will provide a domestic dwelling that is more workable for its occupants.

ACCESS

One access from the Bampton Road will be removed, while a second will remain. The existing access to the rear will be removed while a new access will be provided. On-site parking for three cars will remain as existing.

SUSTAINABILITY

The roof will be upgraded to contemporary thermal standards.

The existing front and rear gardens are landscaped with additional planting provided.

All materials will be to Building Regulation standards or better.

A new energy efficient heating system will be installed.

The New Additions will be thermally efficient to Building Regulation standards or better.

The existing house will be upgraded to contemporary thermal standards where possible.

ARBRICULTURAL STATEMENT.

There are no trees or bushes on or near to the property that will be affected by the works.

FLOOD RISK ASSESMENT

Environment flood risk maps show that the property does not lie within areas of flooding from rivers or sea or areas of extreme flooding without defences.

RIGHTS OF WAY AND COUNTRYSIDE ACCESS

There are no rights of way affected by the proposed extensions and no change or obstruction to walking, cycling or riding routes or countryside access.

BIODIVERSITY

It is considered that this is not applicable. The area of the proposed extension is already paved and heavily trafficked.

HERITAGE STATEMENT

It is considered that this is not applicable to this project.

SURFACE WATER

Surface water will run to soakaways.

FOUL WATER

The property is connected to the local authority drains and the existing system will be connected to.

DAYLIGHT AND SUNLIGHT ANALYSIS

The proposed new single storey extension is to the rear north elevation and will not impinge on the light or view of the neighbouring properties on either side. The pitched roof is the same height as the previous extension and the building does not project out into the garden further than the neighbour's extension.

The proposed single storey level rear facing windows and doors do not impinge on the amenity of neighbours to either side.

The two dormer windows look out onto the street and the new rooflights are above eye level.



CONCLUSION

The occupants, with their need to accommodate themselves, will benefit from the Proposed Additions and Alterations.

Furthermore, the proposal will not adversely affect the Bampton Road or Clanfield in terms of scale, language and materials and being an appropriate development, it will enhance the immediate environs of the building in the local area.

Wallingford Architecture Ltd.

25th June 2021.