

**PROPOSED GARAGE & RECREATION BUILDING, Lower Farm Barn,
Langford, Oxon..**

PLANNING, DESIGN AND ACCESS STATEMENT

This Statement has been produced by IC Architects to accompany the application to West Oxfordshire District Council. It is to be read in conjunction with the Statement of Significance Report produced by JME Conservation Ltd..

PLANNING & DESIGN STATEMENT

1. The applicant decided to not build the building approved under 16/02859/HHD.
2. The applicant now wishes to construct a detached building at the southern end of the main courtyard. An existing Dutch Barn will be removed.
3. The new building will be slightly longer than that approved under 16/02859/HHD, but the same width. It will properly "enclose" the approach courtyard to the other buildings, & provide facilities for family & visitors to look out over the existing tennis court from a new decking/terrace on the south elevation.
4. The proposal is single storey with exposed Oak trusses in the Recreation spaces & a storage facility over the garages accessed via a stone staircase on the western elevation. The attached Store will be for gardening machinery necessary for the extensive grounds to this property.
5. The gables will be 'strong' with natural stone & dressed stone copings. North & south elevations will express Oak posts & bracing with Oak horizontal boarding above a 600mm high natural stone plinth detail.
6. There will be no overlooking or over shadowing of any adjacent properties & no significant trees or shrubs will need removing.
7. We believe the proposal will reinforce & be sympathetic to the past agricultural configuration of the other (now converted) barns.
8. On the basis of the above we believe that the submission is appropriate for the site and location, has due regard to the amenity of neighbouring properties and will not have any undue visual impact in relation to its surroundings.

ACCESS STATEMENT

1. This statement relates to a proposal to build a detached Recreation building incorporating 3 garages & a Store. Access for emergency vehicles will remain as existing directly off of the main road via the private gated driveway.
2. Waste/recycling accommodation will not be affected by this proposal.
3. The new accommodation will comply in all respects with Part M of the current Building regulations & a hard surfaced pathway will be laid up to the entrance to the Recreation facility.