

YIANGOU

**DESIGN AND ACCESS STATEMENT & HERITAGE JUSTIFICATION
FOR ERECTION OF POOL BUILDING & ASSOCIATED WORKS AT
HOLLY BANK, WOOTTON, OXFORDSHIRE, OX20 1AE**



Yiangou Architects

June 2021

1.0 INTRODUCTION

Yiangou Architects have been appointed by Mr and Mrs Fairweather, the owners of Holly Bank, to sympathetically upgrade and adapt the main house to modern living standards, including providing new pool and leisure facilities accommodated within a new separate building.

We are working alongside Worledge Associates, who have provided valuable historic research and guidance which has shaped and influenced these proposals. Wildwood Ecology Ltd have carried out site-wide ecological assessments regarding bats, nesting birds and any other impact on wildlife. Nicholsons have designed the landscape areas within the site and have separately obtained planning permissions for their proposals.

The application is only for the erection of a new pool and leisure building within the grounds of Holly Bank and minor alterations to the existing stone outbuilding adjacent.

Our clients are keen to use the pool and leisure facility for family and charity purposes. They are heavily involved in a charity called "LEGS" which is a local exercise group for strokes and neurological conditions. <https://www.legs.org.uk/trustees>

2.0 RECENT PLANNING HISTORY

Pre-application advice:

This was sought from WODC and a response received in April 2020 (ref.19/03512/PREAPP - copy attached) , in respect to the initial design proposals for Holly Bank house and wider estate.

The initial proposals included main house internal alterations, new extension and garages/outbuilding, along with a proposed new pool and leisure building within the existing walled garden area (drawing included in this application for information purposes). This current application has been influenced by the advice given during the pre-application dialogue with WODC, as below:

"Proposed Pool Building – this is supportable – I would suggest that the wall is retained in-situ. Also, if any original features are still in-situ, they should be retained and incorporated into a design where possible."

Other recent Planning Permissions:

Planning permission was granted on 8th September 2020 for “Erection of a tennis court pavilion” (ref.20/01396/HHD). The proposals were submitted by Nicholsons Landscape Design.

Planning permission was granted on 22nd September 2020 for “Various excavations and landscaping works to include land forming the garden together with the construction of garaging and provision of car parking.” (ref. 20/01257/FUL). The proposals were submitted by Nicholsons Landscape Design, with the garage building designed by Yiangou Architects.

Planning and Listed Building Consent was granted by WODC on 14th December 2020 for “Proposed internal alterations to include new mechanical and electrical system, new bathrooms, replastering as required, non structural layout change and re- roofing including replacement rooflights.” (refs.20/01478/HHD and 20/01479/LBC).

Planning and Listed Building Consent was granted by WODC on 2nd June 2021 for “Internal and external alterations to demolish rear porch and flat roof link, and erect single storey extension” (refs. 21/00769/LBC & 21/00768/HHD).

3 SITE AND LOCATION

Holly Bank is a c.9,000 square foot detached house located to the north-east of the village of Wootton adjoining the Blenheim Estate boundary. The site is surrounded by parkland and farmland running down to the Dorn Brook on the eastern boundary.

It is accessed via a long drive, past a pair of twentieth century semi-detached cottages. The grounds benefit from mature trees and gardens with long views. To the south (accessed via a separate entrance) is a traditional courtyard of three stone barns, which are commercially let. Between these and the house is a derelict walled garden, of which only three sides remain and the greenhouses long since removed. To the east is an overgrown woodland with tennis court.

To the immediate west (i.e. behind the house) there is a stone outbuilding comprising a log store and garden store in a large, flat garden area. This area has been remodelled to remove a large earth bank that was previously close to the house (earthworks permitted under permission in September 2020 as described above).

4 ARCHITECTURAL DESCRIPTION AND HISTORY OF HOUSE

This application is accompanied by a Heritage Report by Worlledge Associates (Dated December 2019), which explains Holly Bank and its development.

Holly Bank is a Grade II Listed detached house, double pile in plan and designed in the Domestic Victorian Gothic Revival style by Oxford architect William Wilkinson. It was built 1862, but with a later (c.1919) single storey extension forming a library which replaced a glass conservatory. It is constructed from squared and coursed limestone with a gabled Welsh slate roof with moulded stone coping and stone stacks. To the principal elevations there are typically pointed tympanum arches and pelmets over plate-glass sashes. The other two elevations are simpler, with conventional sash windows in chamfered stone surrounds and flush relieving lintels above.

The south (garden elevation) has two gabled bays. The south-eastern one is a two storey bay window with dogtooth-carved eaves and the right hand one with a later French door inserted. Between the two is a two-light gothic window with foliate capital to shaft on the first floor over some French doors. To the left is a later single storey range, with a canted bay window to left.

The north-west (entrance) elevation has the front door set within a glazed double door stone internal porch with moulded pointed-arched doorway and similar Gothic windows to square bay window canted on first floor.

Internally, the house remains largely unaltered, with the principal room layout unchanged. From the main reception hall there is a fine cantilevered stone staircase to the first floor, either side of which are two large reception rooms. To the north-west end is the kitchen and service rooms.

The master bedroom faces south and there are six further bedrooms. The attic is part bedrooms and part storage. The recent permission included new bedrooms and bathrooms to this floor.

5 DESIGN PROPOSALS

Our clients are prepared to invest substantially in this house and the wider estate to form their long term family home. The proposals comprise the following:

A) Proposed internal and external alterations and extension to the stone outbuilding

The stone outbuilding would remain relatively unchanged structurally, with only a few minor interventions to internal walls to revise the arrangement to provide good domestic storage and garden equipment areas. The proposed external changes are to block up one rear facing window to accommodate a new rear single storey extension, with a back metal flue to contain the main house plant room and incoming services. This extension is necessary to remove the main plant and heat producing boilers from the house and reduce the modern intervention of large M&E plant within the main house

B) Erection of new pool and leisure building within rear grounds of Holly Bank

In line with the pre-application proposals, our clients are seeking to introduce a pool and leisure building within the ground of Holly Bank. This will serve to provide a gym, and swimming pool facilities for our clients and their family. It will also help to resolve the large level difference to the rear of Holly Bank where a large earth bank is situated.

The pool building has been designed as a single storey building, which is partly submerged into the earth bank (which conceals the pool plant room and service areas) and is fronted by a glazed, flat roof structure to contain the indoor pool. The glazed screens will provide daylight into the building and frame longer views of the gardens and wider estate.

The single storey building will be tucked under the height of the earth bank and will be concealed from longer views, it will have a green, planted roof which will blend in with the bank and landscaping to the rear.

The proposed building will not be attached to any existing listed or curtilage listed structure, it has a contemporary aesthetic (the same as the pre-application pool and leisure building that was positively received in the pre-application response mentioned above) to avoid confusing the architectural hierarchy of Holly Bank and will complement the setting.

The height of the new building has been deliberately kept low and is a similar height to the ridge of the adjacent stone outbuilding, it is considerably lower than Holly Bank house.

We have indicated the footprint and elevational heights of the previously permitted garaging building (in blue) to demonstrate the extant permission of building footprint and volume to this area. The proposed design will mean that cars and parking will be omitted from the rear grounds which we feel will benefit the property and setting.

4.0 HERITAGE JUSTIFICATION

As previously noted, the contents of this Application are to be read in conjunction with the Heritage Report, prepared by Worlledge Associates. The proposed internal changes to Holly Bank are carefully considered to respect the original house and outbuilding whilst facilitating modern family life. Holly Bank has not benefitted from any major investment for decades and is in need of a major overhaul to ensure the property can be used for modern living whilst securing its long term future and integrity.

In conclusion, we believe the proposed scheme is sympathetic to Holly Bank and its setting.

5.0 ECOLOGY

Ecology assessments, carried out by Wildwood Ecology Ltd, have found the main house used by three species of bat. The bats, their mitigation and the roofing proposals were dealt with separately and approved as part of the re-roofing / alterations approval granted in 2020.

6.0 SITE ACCESS/ TRANSPORT

Holly Bank is located on the outskirts of the village of Wootton in Oxfordshire. Wootton is approximately 2 miles north of Woodstock, whilst Oxford is just over 13 miles away. There is ample parking on site adjacent to the house and the house will remain as a private family home.

There are local bus services (No. 3, 7, 9, N7, NS3 and S3) to Oxford, Kiddington, Woodstock, Chipping Norton and Charlbury. Access to the Chiltern Line at Oxford Parkway 7 miles (trains to London Marylebone), Oxford Station 10 miles (trains to London Paddington).

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