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DESIGN & ACCESS STATEMENT

SITE:- Ramblers Cottage, The Walk, Station Road, Alvescot, Oxon, OX18 2PU

CLIENT:- Mr & Mrs. S. Dixon

Proposed Development:-

Proposed New Swimming Pool

Full Planning Application

Prepared By:- APH Associates Ltd

Drawing Nos: 2137-01-Swimming Pool
Site Plan

Date:- July 2021

Introduction

Ramblers Cottage, The Walk, Alvescot is not a Listed Building but is within the Alvescot Conservation Area. It is a stone built structure and the roof is covered with natural stone slates.

The reason for the application is to construct a Swimming Pool is for the enjoyment of the owners of Ramblers Cottage and will be used for leisure purposes. It will not impact on nearby Listed Buildings or on the character and visual appearance of the Conservation Area.

Description

The swimming pool will be constructed with blockwork with a lime render finish to external face. Reconstructed Stone paving is provided to the top of the swimming pool wall and around the perimeter.

The size of the new raised swimming pool is 10.000m x 5.000m overall on plan and will be level with the external ground level.

The Swimming Pool will not affect the neighbouring properties and does not affect their amenity area, right of light, is not over dominating and due to the area of the site, will sit comfortably in this location.

Planning History

13/9785/P/FP – dated 30th July 2013 – Planning Permission was obtained for the sub-division of the existing property into three dwellings

17/01874/HHD – dated 9th August 2017 – Planning Permission for Proposed Pitched Roof 2-bay Carport (Amended Plans)

PLANNING POLICY

The planning policies of the West Oxfordshire Local Plan 2011-2031, policies OS2, OS4, EH9, EH10, EH12, EH13, H6 and the advice given in the West Oxfordshire Design Guide, have been the basis for preparing this scheme.

H6 Existing Housing

OS2 Locating Development in the right places

OS4 Good Quality Design

EH9 Historic Environment

EH10 Conservation Areas

EH12 Traditional Buildings

EH13 Historic Landscape Character