



PROPOSED DWELLING
THE OLD FORGE, 26 OAKLEY WOOD ROAD, BISHOPS TACHBROOK

985-DAS

DESIGN & ACCESS STATEMENT

18 September 2018

1.0 Description of proposed development

- 1.1 The proposal is for the erection of a single storey residential dwelling to land to the rear/side of 26 Oakley Wood Road, Bishops Tachbrook, CV33 9RW.

2.0 Site assessment

- 2.1 The application site is on the south side of Church Hill and located within the grounds of The Old Forge, 26 Oakley Wood Road, which includes 23 Church Hill.
The land is the west of the existing buildings, to the rear of the Old Forge and to the side of 23 Church Hill
- 2.2 The Old Forge is a Grade II Listed Building (refer to Heritage Statement 985-HS) and within the Conservation Area.
- 2.3 The Old Forge and 23 Church Hill form a 'L' shape on the junction of Oakley Wood Road and Church Hill, wrapping around a rear garden.
There is a gap in the street scene between 21 and 23 Church Hill partly filled with non-indigenous Leylandii, old Christmas trees, hedging above a small brick retaining wall.
- 2.4 The Old Forge is mainly two storeys, with the first floor partly in the roof.
The property is constructed of pitch roof, including cat slides, dormers, finished with timber shingle tiles, render walls, black painted timber windows, fascia's and verges.
- 2.5 23 Church Hill is a link single storey (bottom of 'L'), constructed of pitch roof, finished with slates, render walls, black painted timber windows, fascia's and verges.
- 2.6 On the north side of Church Hill are two storey properties and on the south side to the west of the site are a pair of dormer bungalows.
The properties were constructed mid 19 century mainly of pitch roofs with concrete tiles, facing brickwork walls and white plastic windows.

3.0 Planning history and policies

- 3.1 Planning Permission W/12/1542 and Listed Building Consent W/12/1543/LB were granted in March 2013 for the demolition of single storey store; alterations and refurbishment to workshops (former forge) to incorporate the buildings into the main house and the insertion of two dormers to the first floor roof planes.
The permission and consent have been implemented.



- 3.2 A pre-commencement application PRE/18/0025 was submit in January 2018 and feedback was:
- The principle of housing on this site is acceptable.
 - There is no over-riding architectural vernacular in this location, however, the use of appropriate materials and design queues from the surrounding properties should be accommodated.
 - The sensitive context of the listed building should be respected and conservation architect commented *'this is a sensitive site located in the curtilage of a Grade II Listed building, known as The Old Forge, in the heart of Bishop Tachbrook's Conservation Area. A low lying, one storey structure could potentially be accommodated in this location, especially as it would be set back slightly from the road therefore reducing its visual impact. However, the structure would need to be highly sympathetic to the setting and carefully designed in order to mitigate the impact on the appearance of the LB and CA. It should not seek to dominate the LB, but rather complement it with traditional materials including timber for the windows (painted black), metal rainwater goods (black), domestic slate roof, white render and perhaps some timber paneling.*
 - The position of the proposed dwelling appears to sit comfortably within the street scene, creating a step between 23 and 21 Church Hill.
 - It was recommended a traditional front facing relationship with the main highway.
 - A sensitive design, which is subordinate to the listed building.
 - There should be no conflict with the Council's adopted 45-degree guidance from the neighbouring properties and also from the owner's dwellings, which according to the updated drawing provided, appears to be able to be achieved.
 - Adequate distance separation between the proposed and existing properties does appear to be able to be achieved.
 - Highways to be consulted during application.
 - Parking as Council's Vehicle Parking Standards guidance.
 - Ecology may ask for further information.
 - Open space contribution would be required.
 - The development may be CIL liable.

3.3 Relevant policies from the Local Plan 2011 – 2029 are:

H1 - Directing New Housing

BE1 - Layout and Design

BE3 - Amenity

TR3 - Parking

HS1 - Healthy, Safe and Inclusive Communities

HS4 - Improvements to Open Space, Sport and Recreation Facilities

CC2 - Planning for Renewable Energy and Low Carbon Generation

FW2 - Sustainable Drainage

FW4 - Water Supply

HE1 - Designated Heritage Assets and their setting

HE2- Conservation Areas

Guidance documents

Residential Design Guide.

45 Degree Guideline

Distance Separation Guideline

Vehicle Parking Standards SPD

Open Space SPD.



4.0 Neighbour Consultation

- 4.1 The applicant has written to the neighbours at 21, 24, 26 & 28 Church Hill, advising of the proposed development and offering them the opportunity view and comment on the drawings. So far no-one has taken up on the offer.

5.0 Design

- 5.1 The design looks to infill the gap in the street scene to provide a single storey 2 bedroom home. It considers and address the comments made the planning officer and conservation architect at the pre-application consultation.
- 5.2 The massing and setting have been carefully designed in order to mitigate the impact on the appearance of the Listed Building and Conservation Area. The proposal is for a low-lying subservient building to the Old Forge and has the street appearance similar to 23 Church Street.
- 5.3 The use of traditional materials, slate pitch roofs, white render walls, timber shingle feature panels, black painted timber windows, fascia's and verges is sympathetic to the appearance of The Old Forge and 23 Church Hill.
- 5.4 At the front the building has been set back form the road to reduce the visual impact and forming a step between 21 & 23 Church Hill.
- 5.5 The existing brick retaining walls have been curved round to provide an opening into the site, but still providing a soft landscape visual break with the properties either side.
- 5.6 The proposed layout is a smaller 'L' shape to compliment The Old Forge, but retains a traditional frontage and does not compete with The Old Forge. The rear wing takes advantage of the depth of the garden and the set back of 21 Church Hill, with a glazed gable and the family living room opening out into a secure garden.
- 5.7 The building is positioned so it does not conflict with the 45-degree guideline form the principle windows. Privacy is also maintained as the building is single storey and enclosed by an establish hedge and new 1.8m high close board fences.
- 5.8 The building meets the distance separation guide, although they don't fully cover the relation of single storey dwellings with other dwellings. The distance between The Old Forge and proposed blank gable is in excess of 17.4m. There is no guide for single storey to two storey across public roads, however the recommended distance is 22.0m for two storey to two storey and the distance is slightly below this, at 21.6m. The guide recognises imposing the full 22m separation distance can run counter to the objective of achieving good design, and a separation distance of 15m may be permitted. It also recognised within Conservation Areas, where the overriding need is to preserve or enhance the character or appearance of the area, the provisions of this guidance will not be directly applied.
- 5.9 The proposal is subservient to the Listed Building, sits well in the street scene, reflects the existing detailing, complements it using traditional materials and enhances the Conservation Area.



6.0 Security & Crime Prevention

6.1 The proposal will comply requirements of Secure by Design and Part Q of the Building Regulations.

6.2 As the property is an infill it will improve natural surveillance.

7.0 Drainage

7.1 The foul drain will connect to the existing system on site.

7.2 The storm water discharge to soakaway.

7.0 Amenity

7.1 The property will have a substantial secure and private rear garden.

7.2 The Old Forge and 23 Church Hill will still have substantial secure and private rear gardens.

7.3 The applicant will agree to an open space contribution, if applicable.

8.0 Access and Parking

8.1 A new drive is to be provided at the front of the property with vehicle and pedestrian access.

8.2 There is sufficient parking for two cars to comply with the Vehicle Parking Standards.

8.3 The existing sheds will be retained in the garden to provide secure cycle storage.