

**The Old Stables and Coach House  
Foscote Manor**

**Design and Access Statement**



## DESIGN AND ACCESS STATEMENT

### Introduction

1. This Design and Access Statement is intended to explain the rationale behind the planning application to insert a rear dormer window and to merge two cottages into one.
2. This Statement includes details of the site, commentary on the use, amount, layout, scale, landscaping and appearance, along with the accessibility of the site. The Design Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site.
3. The Statement is considered to be fully in accordance with Government Circular 01/06 "Guidance on changes to the Development Control System".
4. This Statement also reflects the following steps as set out by the CABI's document Design and Access Statements, How to Write, Read and Use Them". These are:
  - a. Assessment
  - b. Involvement
  - c. Evaluation
  - d. Design

### The Site

5. Foscott (also called Foscote and Foxcote) is a small hamlet to the North East of Buckinghamshire near the village of Maids Moreton. It is a civil parish within the Aylesbury Vale district of Buckinghamshire.

The parish of Foscott or Foxcott covers 718 acres, of which 501 are permanent grass, 157 arable and 47 woods or plantations. The land falls from over 400 ft. above the ordnance datum in the north-west to about 260 ft. in the south and south-east. The Ouse with one of its tributaries and the Grand Junction Canal form a portion of the county boundary. In the middle of the parish stands Foscote Manor House, a large stone building with a tiled roof, the property of the trustees of the late Mrs. Lawrence Hall. There was a capital messuage here in 1333. Edward Grenville is said to have built the present house about 1656 and it was considerably restored by Lawrence Hall in 1868. The garden front is divided into three bays by Doric pilasters. There is an original staircase, but perhaps not in its original position.

The Manor House is Grade II listed.

The site also includes the Old Stables and Coach House which are the subject of this application and are separately Grade II listed for their Group Value.

Evolution of Scheme

- 6. The planning application is seeking consent for the insertion of a dormer window on the rear elevation to match the existing dormer windows and to merge two cottages into one to provide enhanced living accommodation.

Planning History

- 7. The Stables achieved planning and listed building consent for their change of use in 1995, subject to the planning and listed building consent applications 87/01341/APP and 87/0134.

Design and Appearance

- 8. There is no alteration to the front (main) elevation. To the rear it is proposed to insert a dormer window to provide daylight into a first floor bedroom to match those inserted in 1995.

The internal alterations are minimal. Although two cottages are to be merged it is only necessary to form one new internal door opening through an original wall.

- 9. The architectural detailing and materials will match.

Scale

- 10. The scale of the dormer window is diminutive to the main roof slope.

Access

- 11. There will be no change to the access.

Conclusion

- 12. The proposals are minimal. There is no loss of historic fabric.



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