

JESSOP & COOK
ARCHITECTS



66 Churchway, Iffley Village , Oxford

Design, Access and Justification Statement

for

New Outbuilding

at

66 Churchway,
Iffley Village,
Oxford,
OX4 4EF

Planning Issue
September 21
Ref: P.1559

Design, Access and
Justification Statement

for

New Outbuilding

at

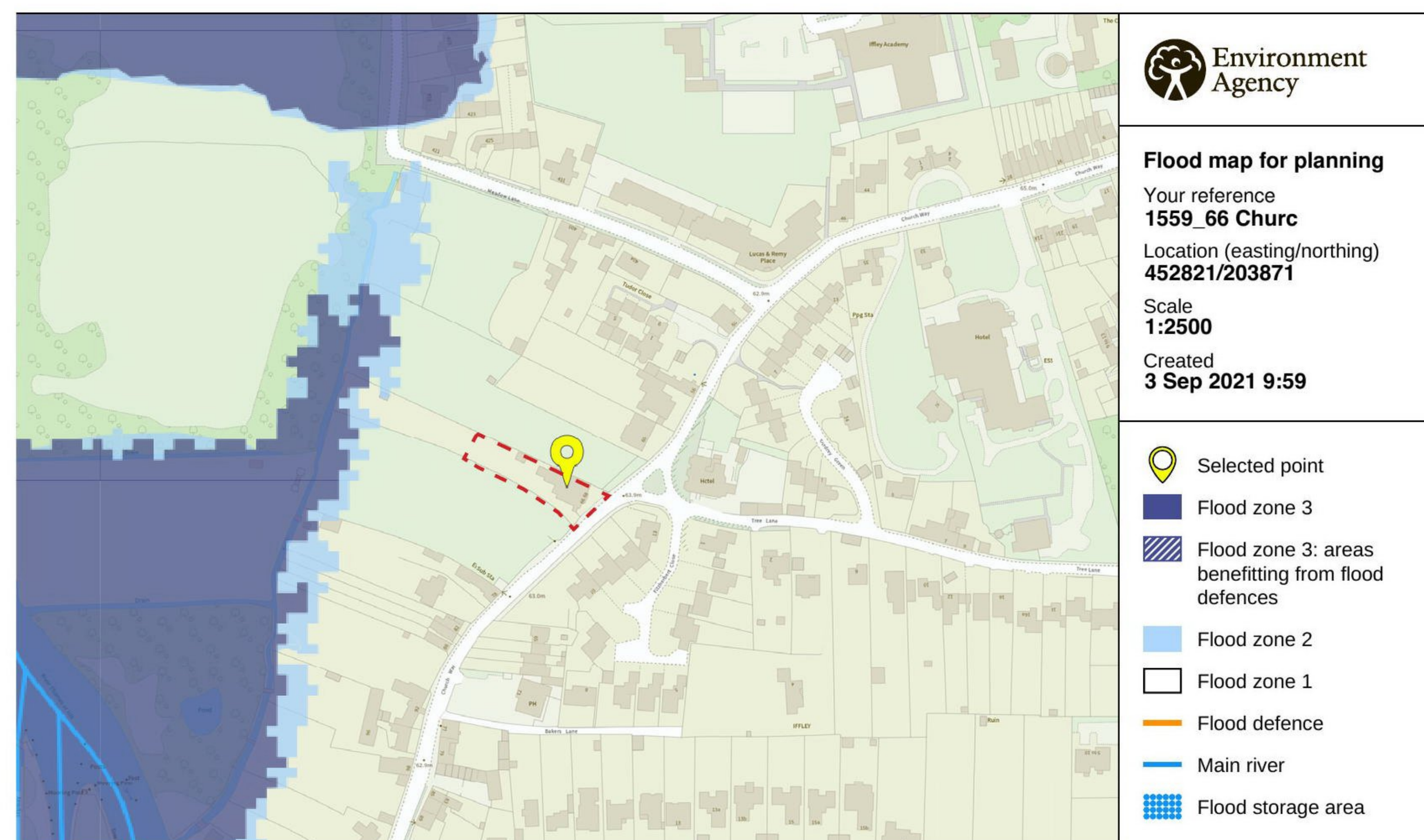
66 Churchway,
Iffley Village,
Oxford,
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[Figure 01] Site Location Plan [Not to scale]



[Figure 02] Flood risk map above indicates the site marked with yellow pointer is part of Flood Zone 1 meaning a low probability of flooding. Dashed red line as indicative site boundary. [Source: <https://flood-map-for-planning.service.gov.uk>]

PART I | The Process

1.1 Introduction

On behalf of Mr Vyvan Salmon, Jessop and Cook Architects have been instructed to submit a retrospective planning application for the retention of an outbuilding to be used ancillary to and for the enjoyment of the existing dwelling of No.66 Churchway. The outbuilding is intended to be used as a workshop. The site lies within the administrative area of Oxford City Council (OCC).

The structure is partly built as shown within the photographs presented within this design and access statement. This planning application is submitted on the basis the structure, by reason of its size and location, does not benefit from permitted development rights.

Separate discussions have also been undertaken with OCC's Enforcement Officer to prevent enforcement action against the structure it has been agreed that a retrospective planning application is to be submitted to OCC no later than Tuesday 7 September 2021. A Householder Application was deemed acceptable by the Enforcement Officer in an email dating the 03.09.21.

1.2 Site analysis

1.2.1 Location

No.66 Churchway is located on the main street of Iffley Village and falls within the Iffley Village Conservation Area, North Section. The proposal is situated to the rear of No.66 Churchway at the far end of the property.

1.2.3 Access

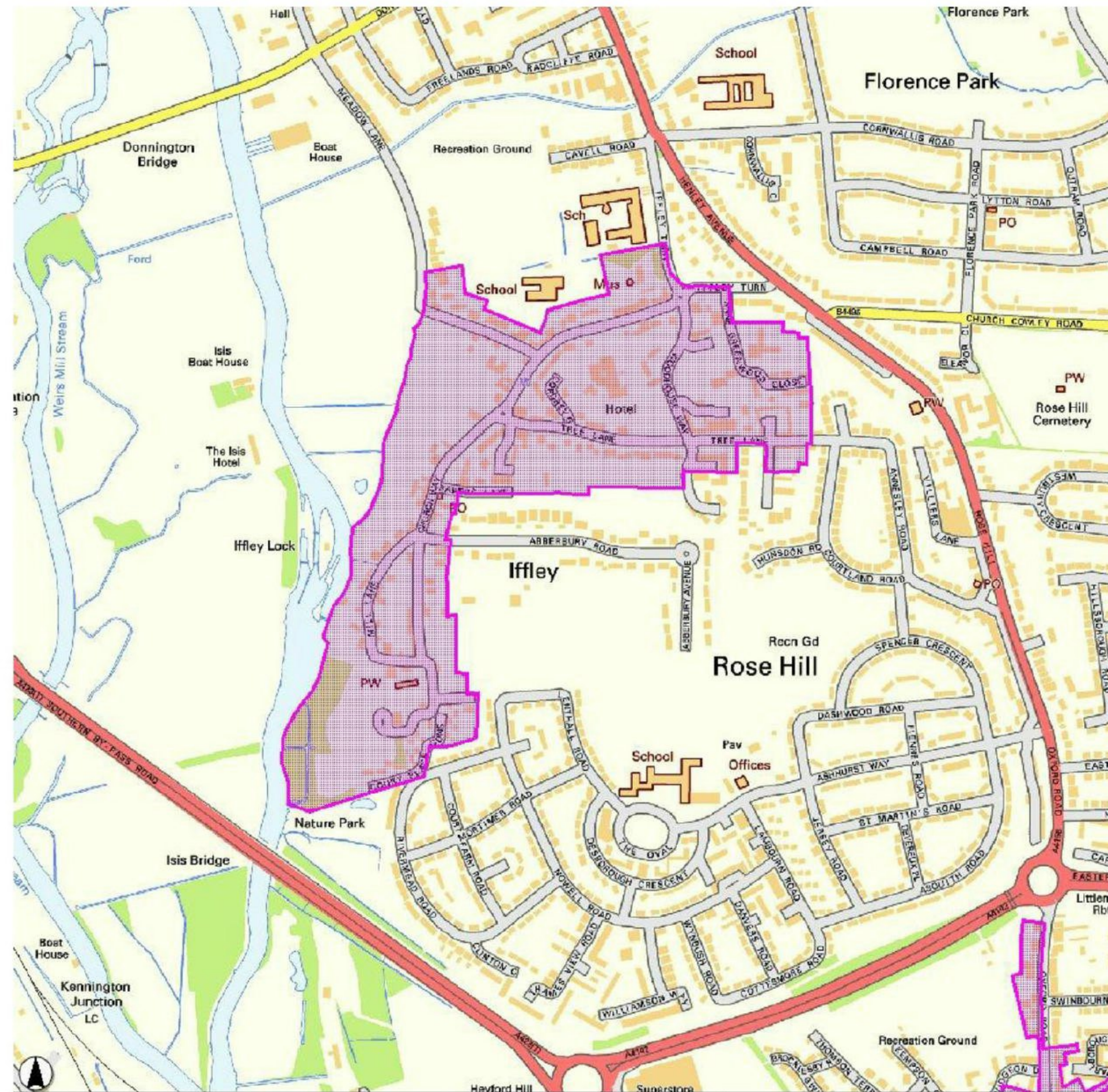
No.66 Churchway can be accessed from Churchway road. Access can be gained to the rear of the property through the existing house and from the gate on the driveway leading to the garden and rear of the property.

1.2.4 Flooding

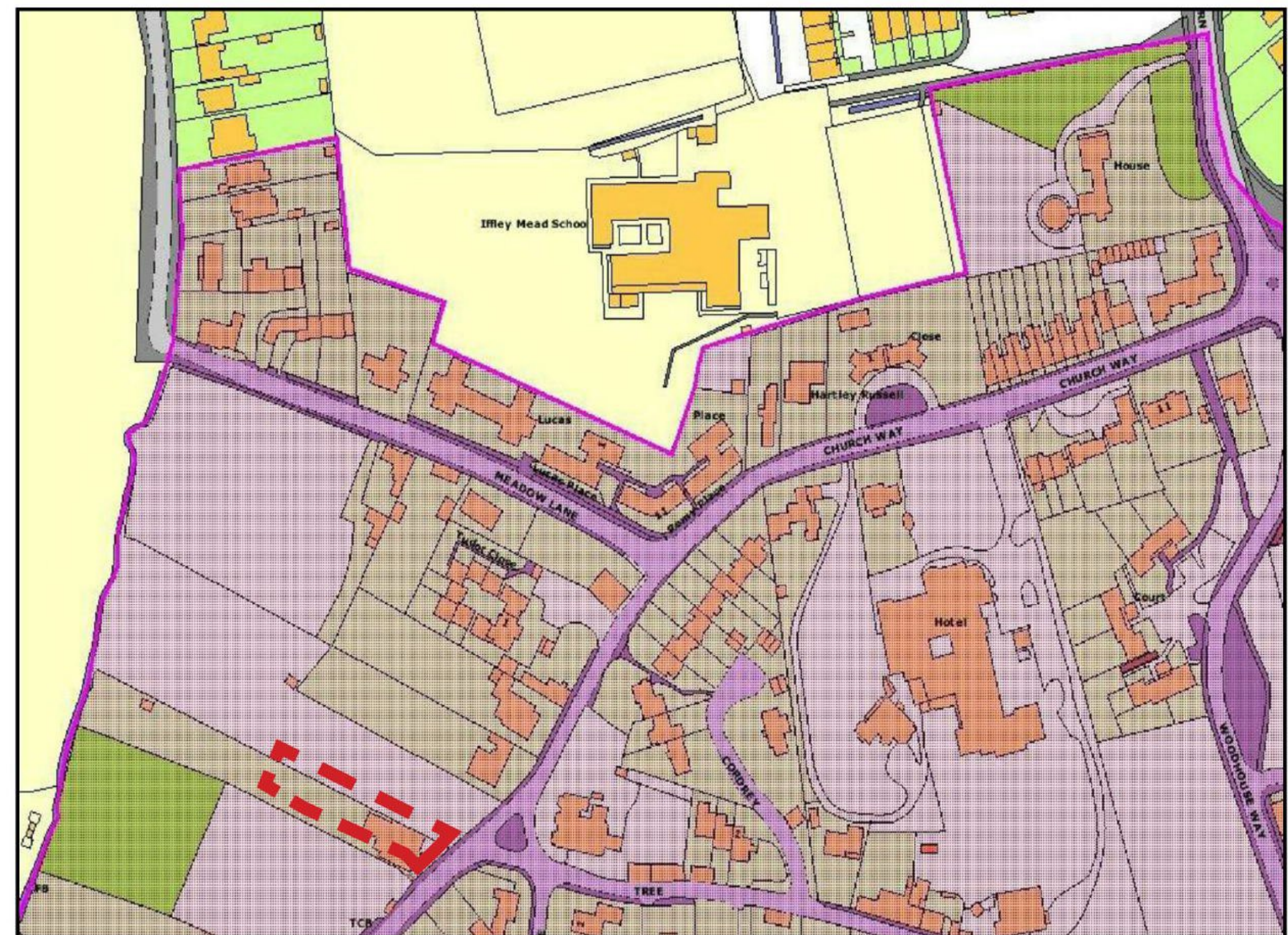
According to the GOV.UK 'flood map for planning service' website, 66 Churchway, OX4 4EF is located in flood zone 1 which is considered to be low risk of flooding [See Figure 2]. Following the advice set out from this source, a flood risk assessment is not needed for this proposal.

1.3 The Building

1.3.1 The Existing Site



[Figure 03] Iffley Village Conservation Area Map (Source: Iffley Village Conservation Area Appraisal)



[Figure 04] North Section - Conservation Area (Source: Iffley Village Conservation Area Appraisal)

The existing No.66 Churchway dwelling ranges in architectural styles and materials due to the nature of several extensions and erections over time. The main materials are timber, render, red brick and slate tiles. The building varies in height from single storey to three storeys.

1.3.2 Footprints

The site has an area of approximately 1273 sq metres.

No.66 Churchway existing dwelling has a footprint of approximately 276 sq metres with the building ranging in storey heights from 1 - 3 storeys.

There is also an existing open side storage shed in the garden with a footprint of 18 sq metres.

The new outbuilding has a footprint of 59 sq metres.

1.4 The Setting: Iffley Conservation Area

All information has been taken from the 'Iffley Village Conservation Area Appraisal'

1.4.1 Iffley Village Conservation Area Appraisal

Iffley has been designated as a conservation area. This highlights the areas special architectural and / or historic interest, the character or appearance of which it is desirable to preserve or enhance. It is therefore essential to consider the 'Iffley Village Conservation Area Appraisal' for any development taking place within this area. The following has been listed from the appraisal to be key information relevant to this application and is key in informing the resulting proposal for this application.

Summary of significance relevant to this application:

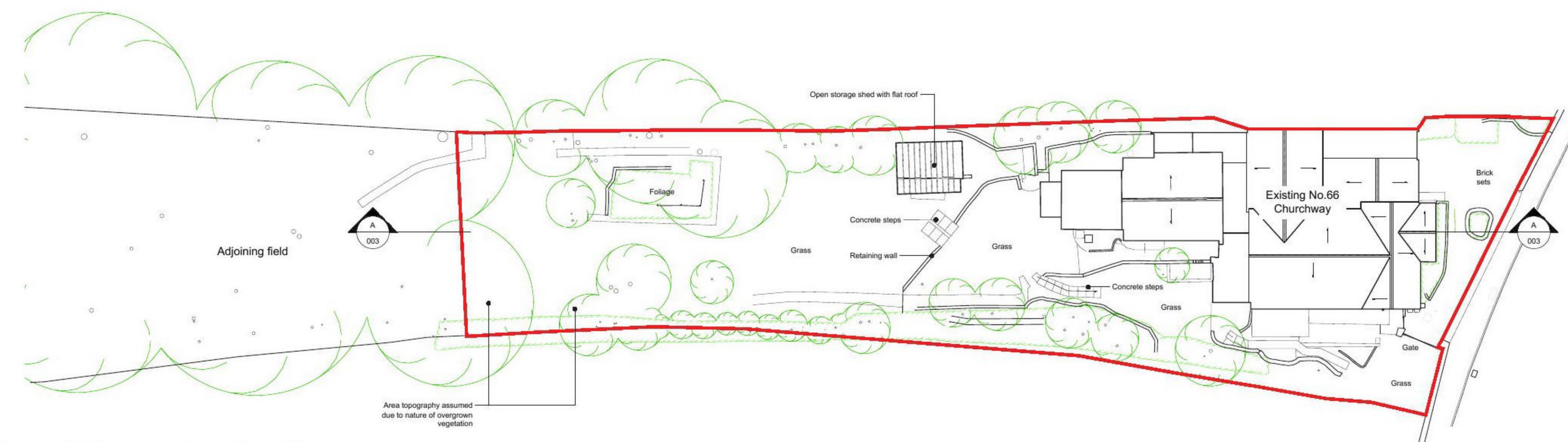
- “ii. Its history as a rural community is still evident in the character of many of the buildings and surviving green spaces, grazed by sheep, horses and cattle.*
- vi. The architectural heritage of the village is heterogeneous, from 12th century to contemporary, the character of which depends on a delicate balance between ancient and modern.*
- vii. The gardens, trees, hedges, walls and remaining open spaces are as important as the built elements in creating the unique character of the conservation area.”*

Summary of vulnerability relevant to this application:

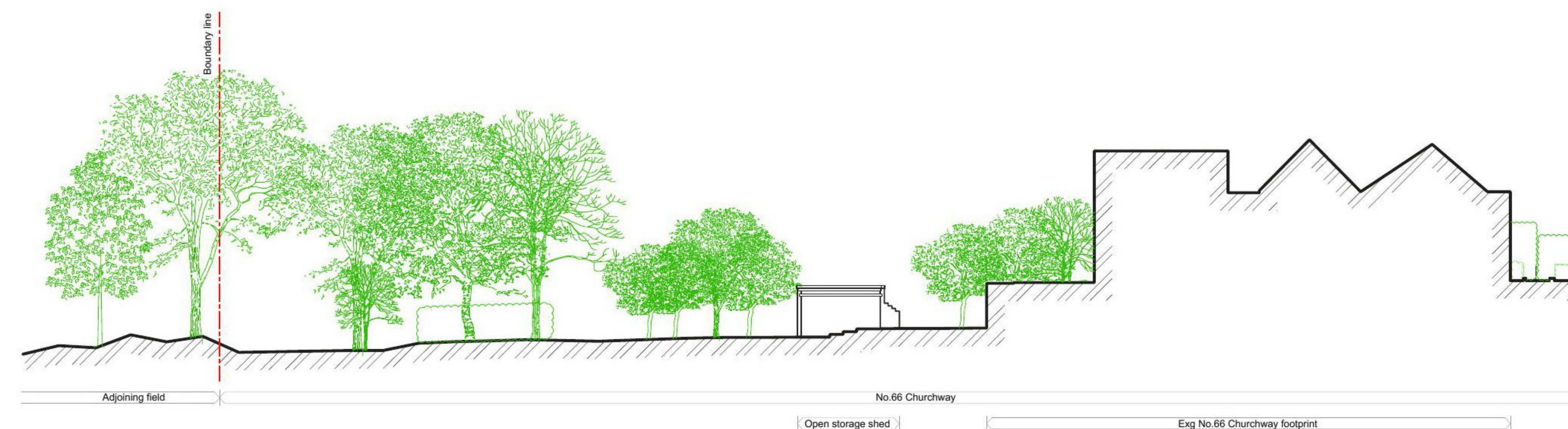
- “ix. The remaining open green areas, the spaces between buildings and the large gardens that characterise part of the village, are vulnerable to development.”*

Design Considerations for 'North Section'

- *“There is no predominant form of architectural style within the village, reflecting its evolving nature through the centuries”*
- *“One of the key features of Church Way is the diversity of architectural styles.”*
- *“Iffley retains a strong rural character”*
- *“The conservation area boundary was drawn around the historic core of the village and though there has been significant development during the last fifty years, Iffley has retained a high degree of historic integrity, its links with its former agricultural origins”*



[Figure 05] - Existing Site Plan



[Figure 06] - Site section showing the amount of vegetation and screening on site



[Figure 07] - View from the field south of the site towards the property



[Figure 08] - View of the field to the North of the site taken from the road

“The oldest buildings in the village, generally towards the south, are low range, one and two storey, stone-built houses, generally related to agricultural use. As the village moved away from its rural roots to a residential suburb in the mid-1800s, houses were of a much grander scale, both in terms of height and floor plan, generally sited within large garden plots creating a green and spacious character throughout the village.”

key features of north section:

- ii. Old trees and well planted substantial gardens
- iii. Remaining open green spaces
- iv. Long views across the undeveloped fields out of the conservation area.
- v. Architectural diversity

1.4.2 Churchway green space

The site of 66 Churchway is situated between the “two remaining fields providing open views from Church Way to the water meadows and the river, that between nos. 60 and 66 is still owned by Donnington Hospital Trust” and the second field between 66 and 78 Churchway including the adjoining field to the rear of 66 Churchway are owned by Oxford City Council.

The field adjoining the rear of 66 Churchway was previously owned by Donnington Hospital Trust and was maintained and cared for by the applicant of the application for 30 years until its ownership changed. In the 30 year period, the applicant protected and maintained the old trees, well planted substantial vegetation and the many badger runs, as well as planting many new trees and increasing biodiversity in this area.

1.4.3 Conclusions for the proposal

Architectural Style: With the above design considerations and summaries in mind, It would be appropriate to design with high quality building materials and construction details that are implemented in a way that references the strong heritage of the conservation area. A style that speaks of the “strong rural character” and its “former agricultural origin”. For a building of this size and proposed use, adhering to an agricultural style would be within keeping, such as a timber barn / horse stable appearance.

Form: The Iffley Village Conservation Appraisal states clear importance on the need to retain green space within the area, specifically regarding the character generated by the “Large garden plots creating a green an spacious character throughout the village” and highlighting the importance of retaining the views out over the “remaining open green spaces” and “long views across the undeveloped fields out of the conservation area”. Adhering to these values, the proposal will retain the large amount of vegetation on site and bordering 66 Churchway so as to screen the proposal and to make sure these views from Churchway and adjoining fields are not disturbed. The proposal will be of a single storey nature so as to limit its impact on these views. The natural sloping of the site towards the rear naturally aids in lowering the proposal to greater reduce its impact on views.

Materiality: Following on from the previous sections, the proposal will include high quality materials with contemporary construction detailing to make sure the structure is of a high class and standard design. These will be implemented in a way that respects that heritage of the area, adhering to a rural, agricultural character. Stained



[Figure 09] - Street view 1 from outside of property



[Figure 10] - View taken from the end of the existing house on site



[Figure 11] - View taken from the field to the south of the site



[Figure 12] - View taken from the field to the north of the site

black ship-lap timber will clad the building horizontally to give the appearance and feel of a traditional agricultural barn or stable. Interlocking slate style tiles will clad the roof, in keeping with neighbouring properties and being of a high quality. Dark powder coated aluminium and timber framed windows and doors will be implemented to blend into the colour palette of the timber, whilst also being of a high quality and environmentally sustainable nature.

In conclusion, the proposed building will be of a simple and elegant design that adheres to the historic and agricultural nature of Iffley. The form is designed to have minimal impact on views from the surroundings and so as not to interrupt views across the important green spaces and fields.

PART II | Design

2.1 Amount

The proposed scheme will provide a single storey outbuilding for ancillary use to the existing dwelling of no.66 Churchway. The outbuilding will be used as a general workshop. The scheme will utilise all existing access. The footprint of the proposed outbuilding is 59 sq metres. As the structure is under 100 sq metres, then CIL is not required.

2.2 Use

The new outbuilding will be used as a general workshop, where domestic / household furniture will be crafted / repaired along with the general storage of machinery and equipment. The space is not intended for any other uses than to act ancillary to, and provide enjoyment for, the existing dwelling and its inhabitants. This is apparent from the lack of provision of kitchen, WC's or any other appliances and installations that would be indicative of and essential for future conversions and dwelling.

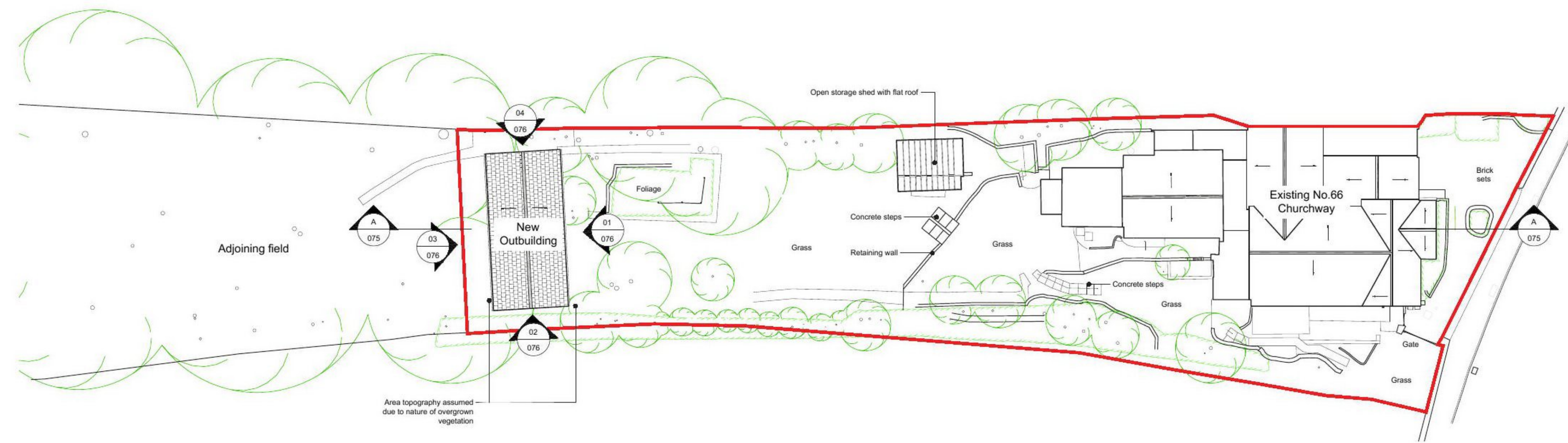
2.3. Scale

Great attention has been made to the scale of the proposal. As previously mentioned, it is of the most importance to retain the existing views from around the site and to create as minimal an impact as possible. Figures 09-12 demonstrate the minimal impact that has been created from the proposal. The minimal scale and impact can be contributed to a number of design considerations:

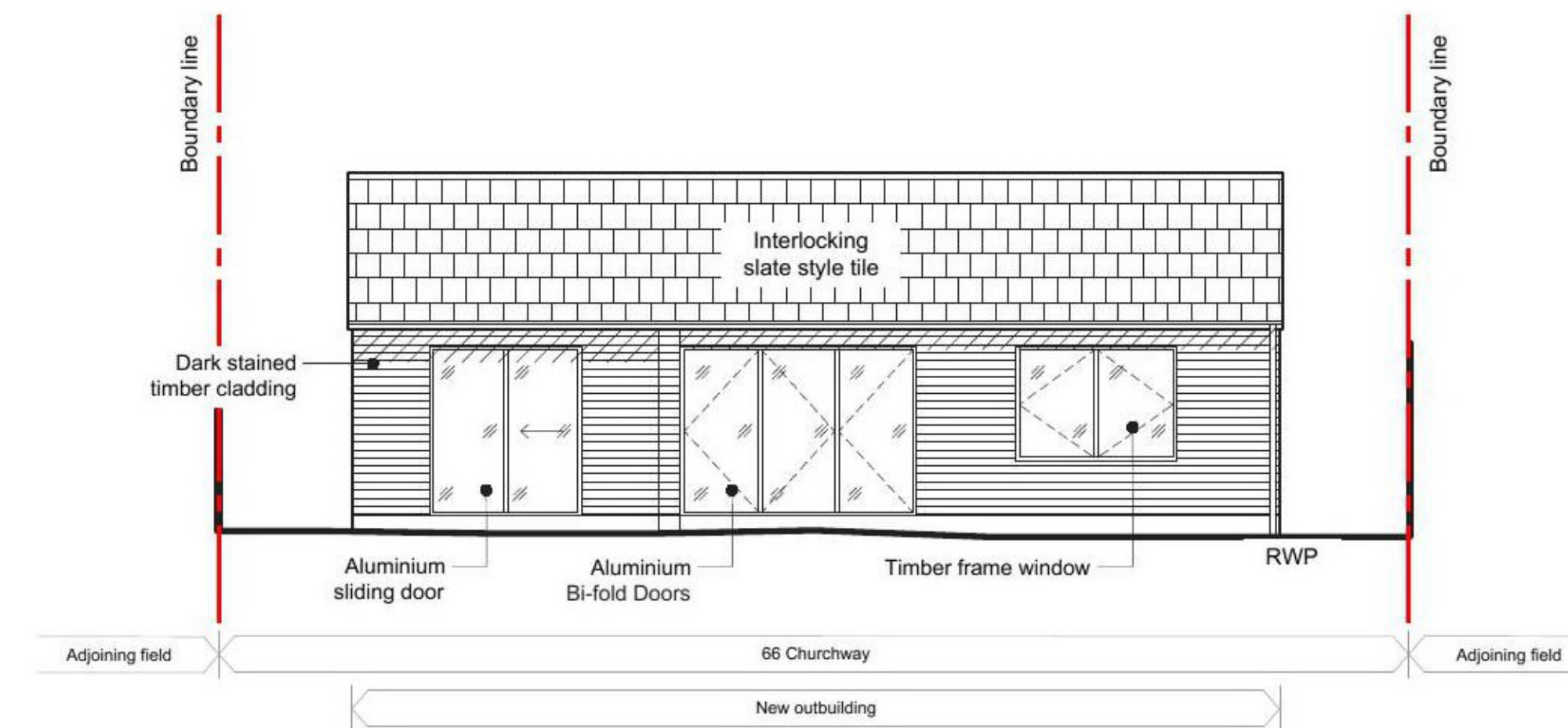
- Retention of all existing vegetation; trees and shrubs so as to screen the proposal
- As the site naturally slopes down from the main street by over 3.5 metres, the building height is naturally perceived as much lower from the main street of Churchway.
- The outbuilding designed as a single storey structure.



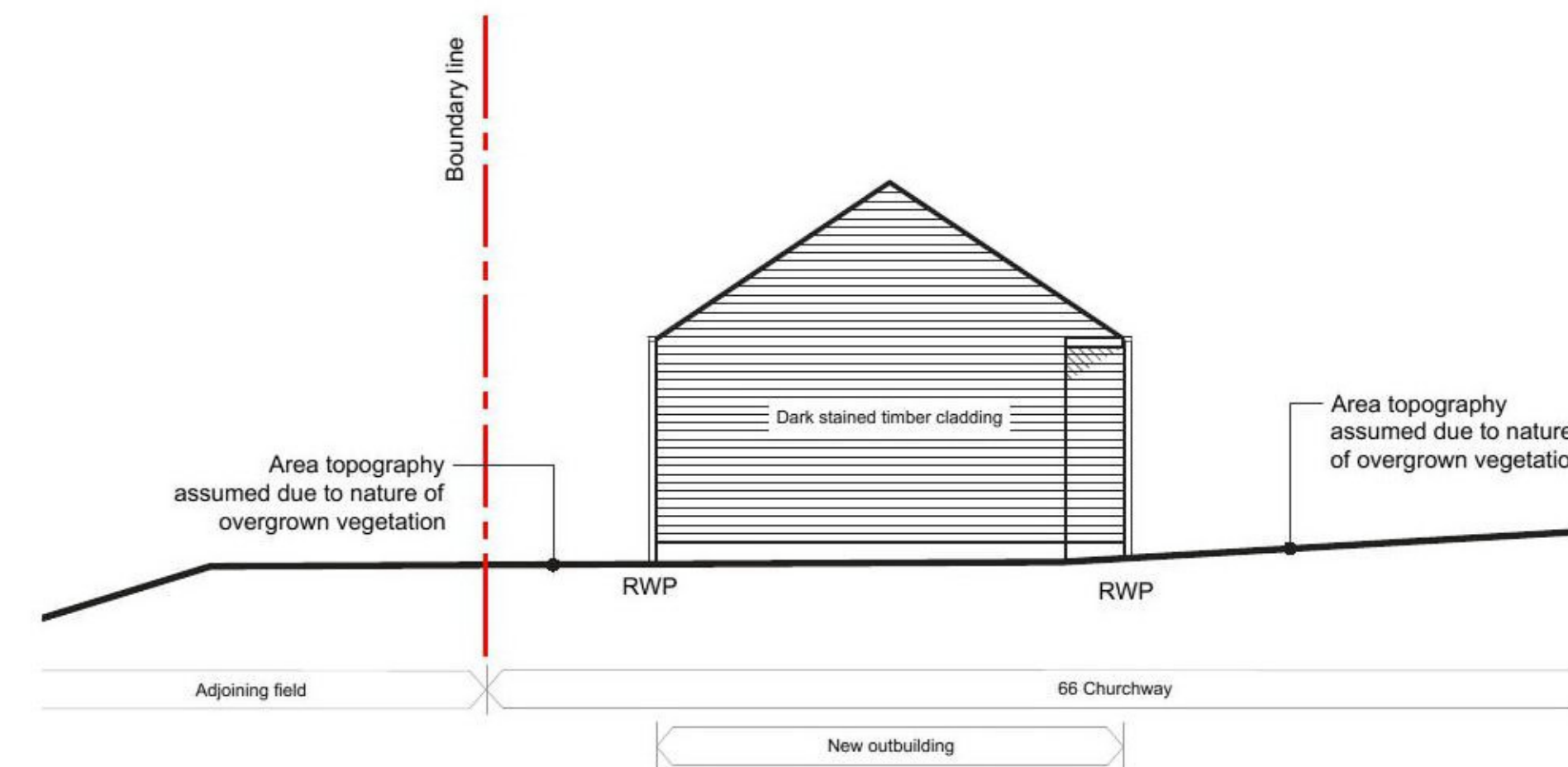
[Figure 13] - Proposed Site Section



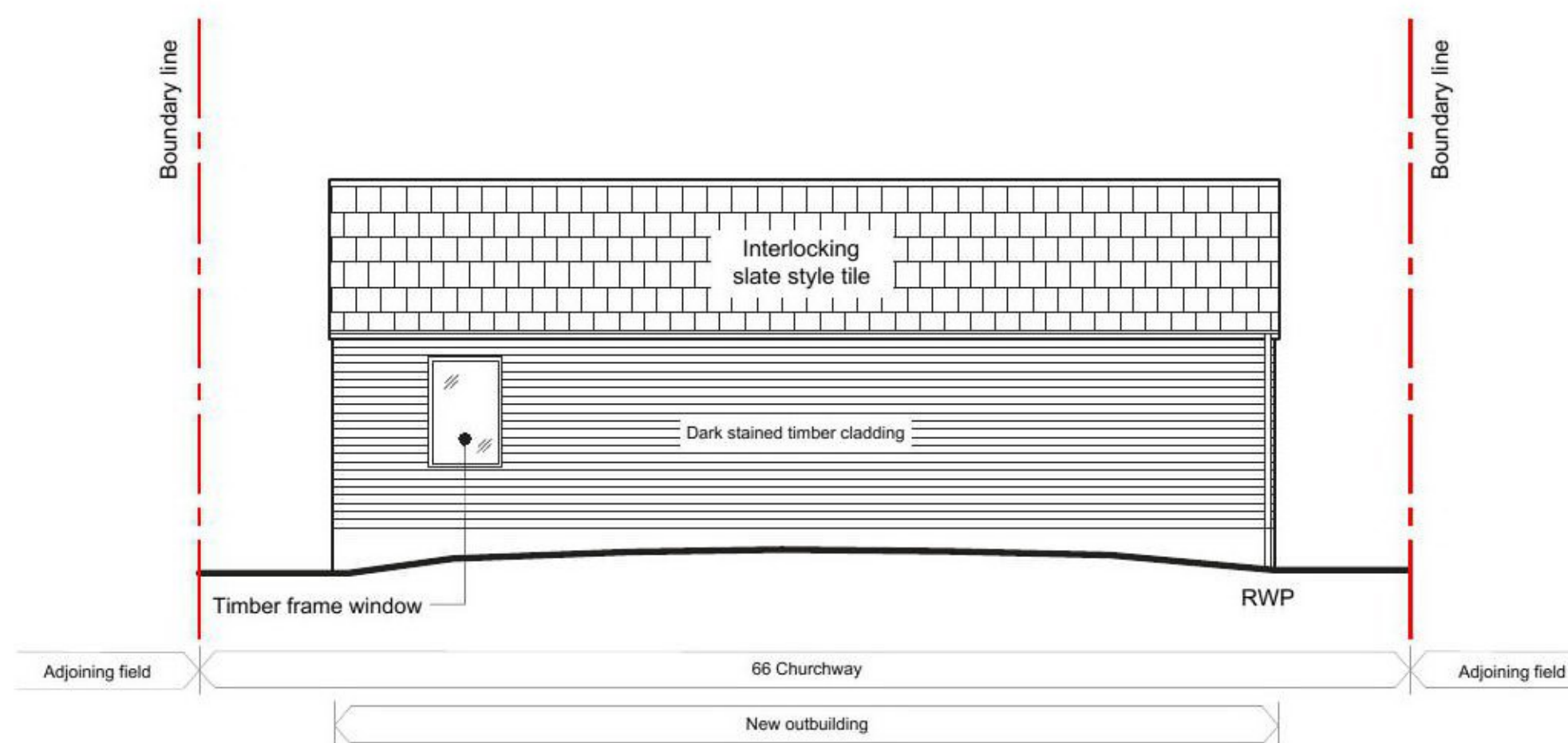
[Figure 14] - Proposed site plan



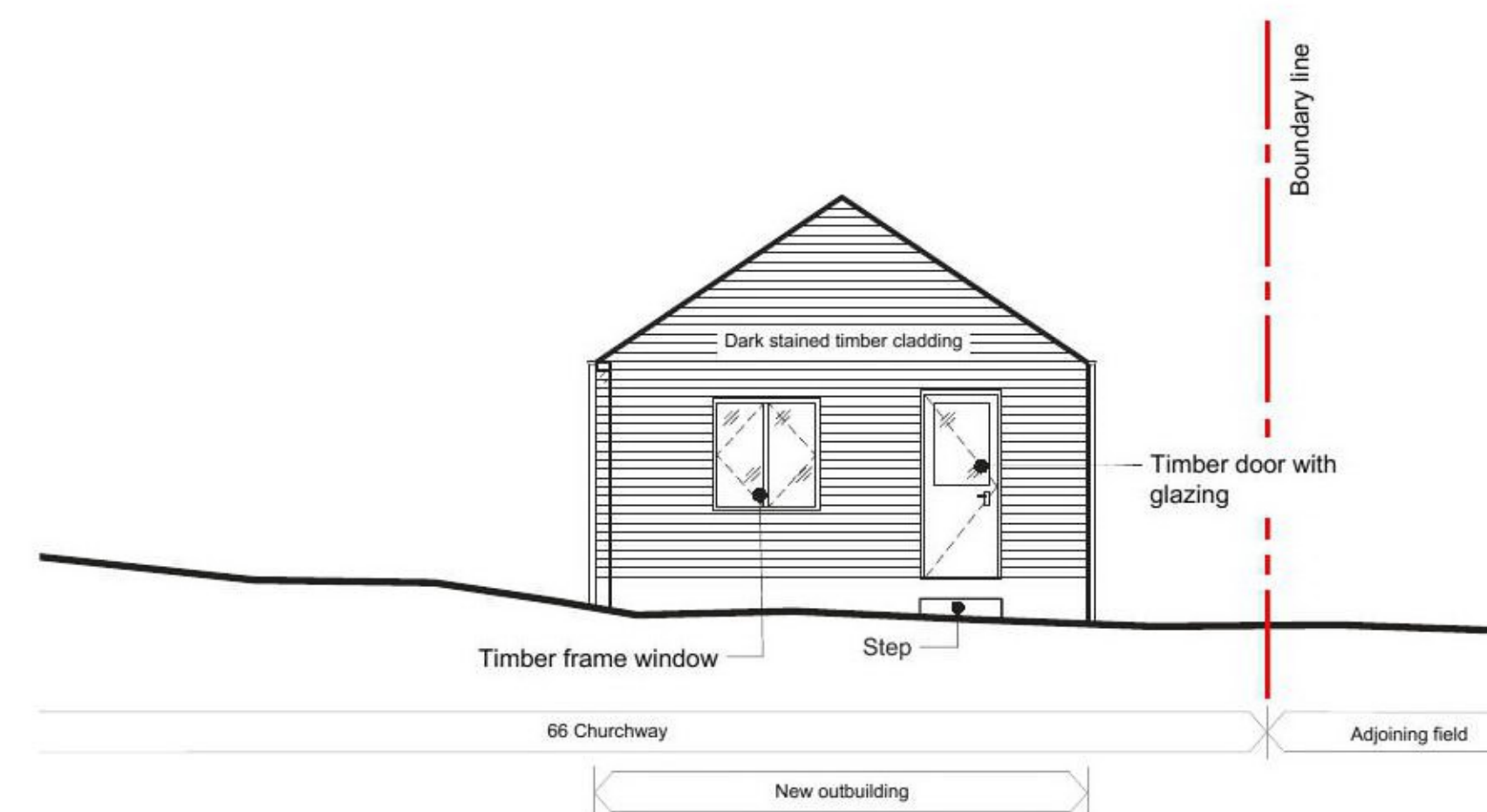
ELEVATION 1 - SOUTH/EAST



ELEVATION 2 - SOUTH/WEST



ELEVATION 3 - NORTH/WEST



ELEVATION 4 - NORTH/EAST

[Figure 15] - Proposed Elevations of the outbuilding

2.4 Appearance

The design is explained in further detail in the accompanying drawings in this application.

The appearance has been designed to be in a keeping with the agricultural heritage of the north section of the Iffley conservation area. Whilst being architecturally diverse, it adheres to a traditional agricultural barn appearance or horse stables and so respects the heritage of the conservation area and the adjoining old horse fields to the site. A dual pitch roof construction utilises slate style interlocking tiles. Stained black ship-lap timber will clad the external walls and gables. A combination of dark powder coated aluminium and traditional timber framed windows and doors will be installed that blend into the colour palette of the dark walls whilst providing an environmentally friendly and sustainable construction product.

2.5 Sustainability

The proposal will assist in increasing the social sustainability of the site by providing further enjoyment to the inhabitants of no.66 Churchway, catering to the hobby of carpentry, woodworking, and furniture making for the current owner.

Environmentally sustainable measures and values will be adhered to for the construction and use of the new outbuilding, such as: The use and procurement of locally sourced and sustainable materials, such as the timber for structural elements and for the external cladding. High performing U-value materials, insulation, windows and doors to create a thermally high performing structure. Energy efficient appliances for the workshop. Retention and continued care towards shrubs and trees on site for screening of the outbuilding, maintaining a bio-diverse site.

2.6 Daylight and Sunlight Assessment

As the proposed outbuilding is a single storey structure and that the closest neighbouring property to the outbuilding is 69 metres away. A daylight and sunlight assessment is not necessary for this application.

PART III | Access Statement

The proposal does not impact existing access on site. Existing access will be utilised to access the proposal.

PART IV | Conclusion

The new outbuilding will provide an ancillary space for the domestic requirements associated with the enjoyment of No.66 Churchway. The proposed structure adheres to the values set out in the Iffley Village Conservation Area for the North Section area and actively improves the connection to the rural and agricultural heritage of the area, whilst still creating an architecturally diverse proposal. The proposal has minimal impact on its surroundings and promoting sustainable values for the site.

PART V | Appendix

Appendix A - Planning Application Cover Letter / Arron Twamley Planning

Ref: 071

07 September 2021

Development Management
Planning Services
Oxford City Council
St. Aldates Chambers
109-113 St Aldates
Oxford
OX1 1DS

Dear Sir or Madam,

**PLANNING PORTAL REFERENCE: PP-10195595
RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF WORKSHOP/OFFICE AT 66 CHURCH WAY,
IFFLEY, OXFORD, OX4 4EF**

On behalf of Mr Vyvyan Salmon, Jessop and Cook Architects and Arron Twamley Planning Ltd have been instructed to submit a retrospective planning application for the retention of a workshop/office (herein the 'structure') at 66 Church Way, Iffley. The site lies within the administrative area of Oxford City Council (OCC).

The structure is partly built as shown within the photographs shown within the accompanying Design and Access Statement.

This planning application is submitted on the basis the structure, by reason of its size, does not benefit from permitted development rights.

Separate discussions have also been undertaken with OCC's Enforcement Officer (reference: 66 Church Road - Unauthorised Outbuilding). To prevent enforcement action against the structure it has been agreed that a retrospective planning application is to be submitted to OCC no later than Tuesday 7 September 2021.

The planning application is accompanied by the following documents:

- Planning Application Forms including Certificate of Ownership and CIL form;
- Design Access and Justification Statement
- Drawing P.1559_001_Site Location and Existing Block Plan
- Drawing P.1559_002_Existing Site Plan

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Chartered Town Planner
Director: Arron Twamley BA (Hons), Dip TP, MRTPI
Registered in England and Wales, Company No. 12254820 VAT Registration Number 356004718

- Drawing P.1559_003_Existing Site Section
- Drawing P.1559_070_Proposed Block Plan
- Drawing P.1559_071_Proposed Site Plan
- Drawing P.1559_072_Proposed Ground Floor Plan
- Drawing P.1559_073_Proposed Roof Plan
- Drawing P.1559_075_Proposed Site Section
- Drawing P.1559_076_Proposed Elevations
- Payment for Application Fee (paid directly by applicant)

Background

66 Church Way comprises a residential dwelling. The site has existing car parking on the open frontage and a large mature garden to the rear, which enfolds out into the fields beyond. The surrounding fields are used for horse grazing and are relatively open and form an important rural gap within the village. The adjacent field is allocated for housing under Local Plan policy SP42 for 29 houses (see below for further details).

The garden also comprises an existing open sided log store which is located immediately behind the dwelling.

The site falls within the Iffley Village Conservation Area and within the Iffley Meadows SSSI Impact Risk Zone.

The site is not subject to flooding, although the adjacent fields are partly located within Flood Zones 2 and 3.

The applicant has erected a 11.5m (Length) x 5.3m (Depth) x 4.5m (Height) workshop (the structure) within the garden of 66 Church Way. The structure comprises breeze block construction with slate effect tiled roof on standard foundations. The external walls are proposed to be clad in stained black ship-lap timber.

The structure comprises an 'open planned space' with no internal subdivisions. There is no WC/bathroom, Kitchen or living space planned for the structure. The enclosed planning drawings clearly show the openings and design details of the doors/fenestration which are considered sensitive to the site and its setting.

The planning history for the site:

- 10/01983/FUL. Application of additional brick skin at ground and first floors on existing front gable extension. Change of use of ground floor from 'non-residential institution (use class D1) to form a self-contained one-bedroom dwelling. Approved 16 September 2010.
- 09/01547/FUL. Erection of two storey front extension. Change of use from office (D1) to residential (1x2 bed flat). Withdrawn 25 September 2009.
- 98/00166/NFH. Retention of use of former shop / office on part of ground floor as Health Centre (68 Church Way). Approved.
- 89/00041/NFH. Two storey side extension with room in roof space. Approved.
- 87/00919/NFH. Demolition of existing garage. Two storey and single storey side extension to provide hall, landing, staircase and garage. Approved.
- 86/00047/NFH. Three storey rear extension including cellar, conservatory at side and alterations to boundary walls to create vehicular hardstanding. Approved.
- 84/00696/NFH. Change of use from retail and residential to single family house, including alterations to front elevation. Withdrawn



Planning Policy Context

Relevant policies, SPGs and Government Guidance includes:

National Planning Policy Framework (updated 20 July 2021)

- Section 2. Achieving sustainable development
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

National Planning Practice Guidance

Relevant guidance from Planning Practice Guidance includes:

- Design: process and tools
- Effective use of land
- Healthy and Safe Communities
- Light Pollution
- Natural Environment
- Noise
- Renewable and Low Carbon Energy

Oxford Local Plan 2036 (adopted 8 June 2020)

- S1 Presumption in favour of sustainable development
- H14: Privacy, daylight, and sunlight
- RE1: Sustainable design and construction
- RE4: Sustainable and foul drainage, surface and groundwater flow
- RE8: Noise and vibration
- G1: Protection of Green and Blue Infrastructure Network
- G2: Protection of biodiversity and geo-diversity
- G6: Residential Garden land
- DH1: High quality design and placemaking
- DH2: Views and building heights
- DH3: Designated heritage assets
- DH4: Archaeological remains
- DH5: Local Heritage Assets
- DH7: External servicing features and stores
- M5 Bicycle parking
- Appendix 6 – 6.1 Design Checklist and 6.2 Oxford's Conservation Areas

Oxford Policies Map 2036

There are no specific designations which affect the site, however as detailed the application site falls within the Iffley Village Conservation Area. It is also located adjacent to a site allocated for housing under Local Plan Policy SP42 (Land at Meadow Lane).

Policy SP42 states:



'Planning permission will be granted for residential development at Land at Meadow Lane. The minimum number of homes to be delivered is 29. Other complementary uses will be considered on their merits. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated. Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study. A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.'

Community Infrastructure Levy

The CIL Charging Schedule came into effect from 21 October 2013. It applies on development that creates 100m² or more of new build floorspace measured as Gross Internal Floor Area (GIA). The CIL rates for 2021 are £148.64 per m². Given the overall size of the structure at under 100m² CIL is not therefore required.

KEY ISSUES

The key issues to this development proposal are considered to be:

- **Principle of Development**
- **Achieving Well-Designed Development**
- **Impact on Historic Environment**
- **Impact on Natural Environment**
- **Impact on Residential Amenity**
- **Flooding**
- **Sustainability**

Principle of Development

The structure is required by the occupants of 66 Church Way for uses associated with the enjoyment of the C3 dwelling house.

The structure will be used for the storage of garden furniture and machinery, cycle storage, domestic/household goods, and space for the maintenance/repair and restoration of domestic machinery/furniture. Part of the structure will also be used as a home office.

The provision of out building/s within the curtilages of dwelling houses are a common form of development within the locality and this proposal is no different in that respect. Owing to the overall size of the structure the proposal exceeds the allowances set out within Permitted Development Rights Class E (this includes buildings incidental to the enjoyment of a dwelling house).

In such circumstances planning permission is required if the structure exceeds:

- 4 metres in the case of a building with a dual-pitched roof;
- 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwelling house;
- 3 metres in any other case;

Achieving Well-Designed Development

The development plan requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The



Development Plan provides policies to support this aim and emphasises the importance of responding to setting and local character.

The structure is sited at the bottom of the rear garden between the end of the dwelling and the rear garden boundary. The structure is relatively well screened to the front and side by existing mature trees, hedges and shrubs and therefore blends easily into its surroundings. From within the site the feeling is one of containment rather than openness of the surrounding fields. The site does not therefore form part of the rural gap which forms part of the heritage asset, in this case the conservation area.

The structure has been designed to resemble a 'rural stable' and therefore constitutes a simple/modest low-level building without undue harm to its setting. It will not therefore appear out of keeping within the context of the garden or from the surrounding open fields (which appear rural in nature). External elevations will be finished in black stained ship-lap timber and this will help the structure to blend in.

The resultant design of the structure is considered in keeping with the existing house in terms of its scale and proposed use of matching/complimentary materials. The proposed materials can be conditioned if deemed necessary.

The proposed fenestration and door openings will comprise timber frames with clear glazing (as detailed on the proposed planning drawings). These are considered to complement the design of the structure and are in keeping with the setting.

Overall, and subject to an appropriate worded condition to control the appearance of materials, the proposal is not considered to be unacceptably out of character with the existing house or local area, and therefore complies with the adopted development plan.

Impact on Historic Environment

The site falls within the Iffley Village Conservation Area with the nearest listed buildings being grade II listed Tudor Cottage, Townsend Close (including wall and gate), number 92 (Rivermead) and Number 94. On the basis the site is well screened/contained by existing landscaping, both within the application site and along Church Way, there is considered to be limited impact on the above listed heritage assets.

It is noted this part of the village will change as a result of the proposed housing development (for 29 dwellings) at Meadow Lane (Local Plan policy SP42) in any event. Therefore, the impact of this development is considered to be far greater on the heritage assets than the application site.

Impact on Natural Environment

On the basis the application site comprises formal garden land, which is laid to grass with some trees, there will be very little in the way of ecology impact and therefore mitigation measures are not required for the structure. Any trees lost owing to the development can be replaced if deemed necessary and can be subject to a landscape condition if required.

The proposal, owing to its limited scale and domestic nature, is also considered to have no impact on the nearby Iffley Meadows SSSI.

Impact on Residential Amenity

On the basis the application site occupies an isolated location away from other properties there will be no impact on residential amenity in respect to noise or overlooking.

The structure is not of a form or scale that would be experienced as oppressive, and the design will prevent an unacceptable overbearing impact to adjacent properties and their gardens. Being a single storey structure there



will be no impact on daylight sunlight, and the distance and orientation of the adjacent properties means there will be no loss of light. On balance the effect on this area is considered acceptable.

On the above basis, the development will not have an unacceptable effect on adjacent occupiers and complies with policies within the development plan.

Drainage/Flooding

As stated the application site is not subject to flooding. Although development will add to the level of non-porous surfaces on site, resulting in some increased level of rain water run-off, the proposals will not result in an unacceptable risk of flooding and therefore complies with the development plan.

Sustainability

The structure is designed to be sustainable and benefits from the following:

- U-Values for Walls, Floor and Ceilings that go beyond building regulations to achieve the equivalent of Code 4.
- New energy efficient appliances
- Providing more robust shelter for bicycles encouraging sustainable transport
- Locally sourced materials will be used as much as possible.
- Retention and continued cared towards shrubs and trees on site for screening of the outbuilding, maintaining and promoting a bio-diverse site.

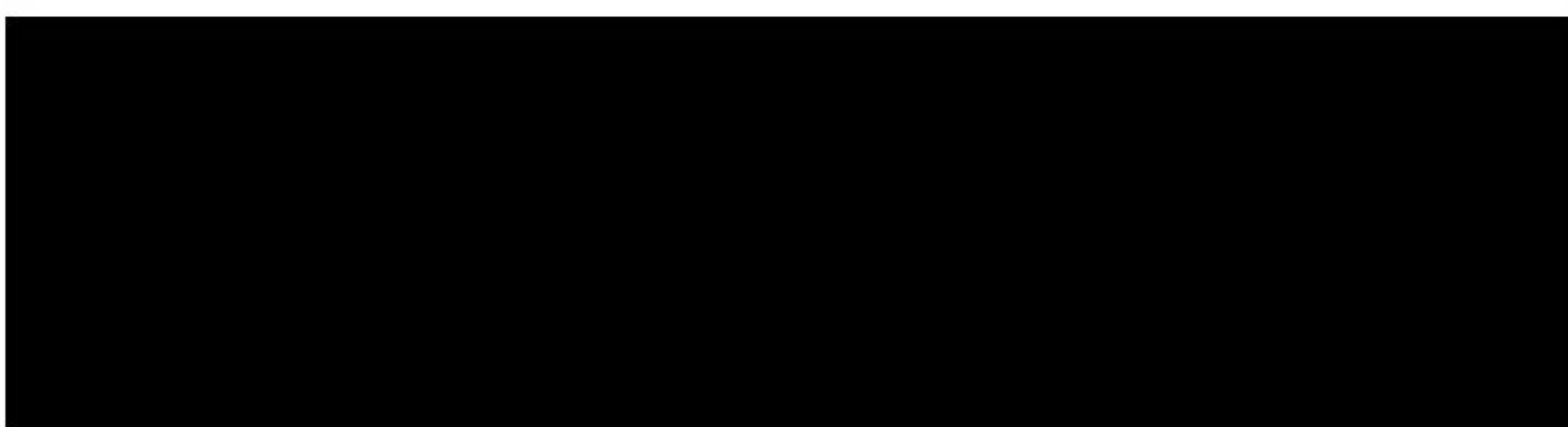
In summary the proposed development represents a sustainable and acceptable form of development within the garden of 66 Church Way, Iffley. The development is considered to meet the requirements of the NPPF and the development plan, and would bring about the following benefits:

- a development that meets the domestic requirements associated with the enjoyment of the C3 dwelling house (at 66 Church Way);
- a development which is reasonable in scale;
- a well-designed place demonstrated through high quality design;
- a sustainable form of development;
- conservation and enhancement of the natural and historic environment; and
- provision of climate change and drainage benefits.

We therefore consider the structure should be given retrospective planning consent at the earliest opportunity.

If you have any further questions please do not hesitate to get in contact.

Yours sincerely



Arron Twamley
Director
Arron Twamley Planning (ATP) Limited

