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Design and Access Statement
In support of
Household Planning application
construction of new garage and
external swimming pool to
Standing Barn
Taynton,
OX18 4UH

October 2021

1.0 The Application

1.1 Application Description

This design statement is offered in support of the Household Planning Application for consent of the construction of a new garage and annex to Standing Barn, Taynton, together with a new external swimming pool. The proposals are set out in application drawings listed below:

1737_000 – Site Location Plan

1737_100 – Existing Site Plan

1737_101 – Proposed Site Plan

1737_102 – Proposed Outhouse Plan

1737_103 – Proposed Outhouse Elevations

1737_104 – Proposed Pool Plan

2.0 The Site and Surroundings

2.1 Site Planning History

The application site which was previously within the curtilage of The Mead House has been subject to the following planning applications in recent history (obtained from the West Oxfordshire Public Access website);

- Refurbishment and improvements to existing converted barn including construction of glazed link to ancillary farm buildings which are to be converted to form extension to the existing dwelling and provide staff accommodation - Ref. No: 17/01827/HHD | Status: Approved
- Erection of dry stone walls and post and rail fencing to The Mead House, The Long Barn and The Standing Barn - Ref. No: 17/01827/HHD | Status: Approved
- Internal and external alterations to include conversion of outbuilding to additional accommodation and erection of new glazed link to existing house. Alterations to vehicle access arrangement by creating new driveway 18/02825/HHD

2.2 Location and Site

Standing Barn is located on the South Western edge of the village of Taynton which is within West Oxfordshire District. It is close to the Gloucestershire border and located two miles north-west of Burford. The site lies within the south west corner of the Taynton Conservation Area.

It was formally within the curtilage of Mead House from which it was separated by the formation of a new separate driveway in 2018. See Planning History above.

'Standing Barn' is not itself statutorily or locally listed but is part of another series of buildings comprising agricultural buildings identified as 'Granary and Cart shed and Attached Farm Buildings'. These outbuildings are Grade 2 listed structures



(List Entry Number 1053418).

The Standing Barn is served by a single shared drive from the local road at the North West corner of the site.

3.0 The Proposal

3.1 Outline

The proposals are intended to preserve and improve the Standing Barn through alterations which are in character with the existing buildings.

The scale and design of the proposals have been formed in order to respond to the overall scale of the group of buildings. The applicant has devoted considerable time and resources to developing sensitive proposals working collaboratively with the planning and conservation officers at West Oxfordshire District Council (WODC), and the appointed heritage consultant.

3.2 Design Principles & Planning Policy

The proposals have been developed carefully to comply with all local and national planning policy, including the following from the West Oxfordshire District Council Local Plan:

POLICY BE8 –

Development affecting the Setting of a Listed Building Development should not detract from the setting of a listed building

POLICY NE6 –

Retention of Trees, Woodlands and Hedgerows Planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic, or biodiversity value. Removal will only be allowed where it can be demonstrated that the proposed development would enhance the landscape quality and nature conservation value of the area.

POLICY NE3 –

Local Landscape Character Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.

POLICY BE4 –

Open space within and adjoining settlements Proposals for development within or adjoining the built-up area should not result in the loss or erosion of: a) an open area which makes an important contribution to: i. the distinctiveness of a settlement; and/or ii. the visual amenity or character of the locality;

POLICY BE2 –

General Development Standards New development should respect and, where possible, improve the character and quality of its surroundings and provide a safe, pleasant, convenient and interesting environment. Proposals for new buildings and land uses should clearly demonstrate how they will relate satisfactorily to the site and its surroundings, incorporating a landscape scheme and incidental open space as appropriate

POLICY BE3 –

Provision for Movement and Parking Development should make provision for the safe movement of people and vehicles, whilst minimising impact upon the environment

3.3_Scale

In scale the proposals have been designed to be appropriate and fitting to the context of the existing house. The design principles guiding the design and scale of the principal new elements are described in detail below.

3.5 Proposal Description

3.5.1_Garage, Annex and Swimming Pool

It is proposed to construct a new 4-bay garage, to serve the new extended dwelling. To the rear of the garage it is proposed to provide a small guest annexe. The proposal is to be sited within the site frontage along the driveway leading to the house. To ensure that the garage remains sympathetic to its surrounding it is modelled on the forms of the historic nearby barns. The buildings are to be constructed from local stone with a simple design in keeping with the rural agricultural aesthetic to the surrounding buildings. The pitch of the roof and the verge details are also

matching. In addition to this the garage and annex building is to be partially built into the ground to ensure it has a low profile and reduces its visual impact and ensure that it does not detract from the main house, remaining subservient. The roofline of the proposed is lower than that of the main barn.

The annexe is designed to have views which are orientated solely within the site and not toward the nearby neighbouring boundary. It is house below a small catslide roof to the rear of the garage.

A new modest, external swimming pool is to be proposed within the curtilage of the dwelling. Measuring 12x4m the pool is to be located in a private, central area of the site, as identified on the enclosed site plan, with trees and planting proposed around the pool area to provide privacy for those using the pool.

3.5.2_Landscape

As noted above, the proposed site layout and landscape design have been developed with care to ensure that the proposals enhance the setting of the heritage asset, and to minimise the impact on existing established shrubs and trees.

3.6_Planning Policy

This proposal has been developed in line with all planning policies contained in the National Planning Policy Framework and the West Oxfordshire District Council Local Plan, the most relevant of which have been identified in the text above.

4.0 Sustainable Design Strategy

4.1 Strategy

The following are key sustainability objectives for the project:

- Making efficient use of the site and retaining as much existing vegetation as possible.
- Enable for future installation of electric car charging points within the garage.
- Exploration and, where appropriate, facilitation of sustainable methods to heat and maintain the swimming pool. (e.g., heat pumps)
- Our proposals have been designed to conform and where possible exceed current Building Regulations.

5.0 Noise Assessment

It is not anticipated that the proposal will generate any adverse noise through occupation.

6.0 Daylight Assessment

The proposals will not have any impact on neighbouring properties in respect of natural light or their outlook and amenity.

7.0 Access

Access to The Standing Barn is via a driveway (approaching from the north) along the line of the previously shared driveway and it terminates in a turning circle in front of Standing Barn. As part of this proposal the route of the existing driveway is to be altered slightly so that it runs past the proposed garage before terminating in a turning circle in front of the house.

8.0 Summary Statement

These proposals provide an opportunity to restore and enhance the Standing barn and its outbuilding which have fallen into disrepair They also offer a sustainable solution to ensuring the viability of the building as a family dwelling. They have been developed in order to address the requirements of all local and national planning policy.

The applicant has adopted a collaborative approach, working with the LPA and appointed conservation specialists to ensure that the important heritage aspects of the listed buildings are fully understood, maintained and preserved through this transformative process.

Given the substance and intention of these proposals we would suggest that they should receive the full support of the planning and conservation authority and should be formally approved without amendment or unnecessary delay.