



**TEMPLATE:**

**DESIGN AND ACCESS STATEMENT FOR DUAL PLANNING APPLICATION AND LISTED BUILDING CONSENT**

Name and address of proposed development site –  
Hillside Cottage, Little Barrington, OX18 4TE

List Description

*Please provide the grade of the building (I, II\*, II) and a copy of the list description*  
Grade II listed: description from [historicengland.org.uk](http://historicengland.org.uk) – “BARRINGTON THE GREEN, SP 2012-2112 Little Barrington Village 11/80 Hillside 23.1.52 GV II House adjoining The Black Dog (q.v.). Early-mid C18 with later extensions. Coursed squared and dressed limestone. Stone slate roof with ashlar stacks. Rectangular plan with small extension to the right gable end. Two storeys and attic; Single-storey, single-bay extension to right. Symmetrical, two-windowed facade, all 3-light stone-mullioned casements with horizontal glazing bars. Central early studded plank door within a flat-chamfered surround with a flat stone canopy with moulded margin supported on moulded brackets. Single-light casements with flat-chamfered surrounds in gable ends lighting attic. Fixed 2-light wooden casement to the extension to right. Flat coping at gable ends. Gable-end stacks with moulded cappings and skirtings. Interior not inspected.”

Proposed Development –

*Please provide a brief description of the proposed development*

- Secondary glazing to the windows at the front of the property and the side windows on the top floor

Assessment of the surroundings of the proposed development –

*In what sort of area will the proposed development be located? Consider its character and landscape as well as its social and economic characteristics.*

The village of Little Barrington is a picturesque Cotswolds village located just off the A40. There is a village green with pretty listed homes surrounding it. The proposed works are to improve the thermal properties of the cottage without compromising its character.

Consultation -

*How have you consulted the local community, special interest groups (e.g. national amenity groups, such as the Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals? If so, please give details.*

No, because the appearance of the building is not being altered

Evaluation –

*How has your evaluation of the surrounding area and any consultation affected your final scheme?*

All works need to be in sympathy with existing look of building.

<b>DESIGN COMPONENTS</b>
<p>Proposed Use -  <i>How does the proposed use for the site fit in with the surrounding area ?  How does your proposed development fit in with the relevant planning policies ?</i></p> <p>The proposed work is in line with planning policies: the character of the building is maintained, while enhancing the thermal properties.</p>
<p>Amount of development –  <i>e.g. number of residential units; floorspace; volume.  Why is that an appropriate level of development ? Does it fit in with the surrounding area ?</i></p> <p>N/A</p>
<p>Layout -  <i>How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?</i></p> <p>N/A</p>
<p>Scale –  <i>How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?</i></p> <p>N/A</p>
<p>Landscaping –  <i>Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application.)</i></p> <p>N/A</p>
<p>Appearance –  <i>Explain and justify the external appearance of the development and the choice of materials/finishes.</i></p> <p>The secondary glazing is fitting into the mullion to minimise its appearance inside and outside as well as being removable, so that the mullion itself and glazing are unaffected.</p>
<p><b>HISTORIC BUILDING CONSERVATION ISSUES</b>  <i>It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.</i></p>
<p>Historic and special architectural importance of the building –  <i>Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance ? if there are any impacts, how will these be minimised or mitigated ?</i></p> <p>The thermal performance of the windows will be enhanced without affecting the existing mullions.</p>
<p>Setting –  <i>Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.</i></p> <p>None.</p>
<b>ACCESS COMPONENTS</b>

<p>Technical advice - <i>Have you taken any technical advice on access issues ? If so, please give details.</i></p> <p>N/A</p>
<p>Relevant Policies - <i>How have the relevant policies influenced your proposals ?</i></p> <p>N/A</p>
<p>Degree of access <i>Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.</i></p> <p>N/A</p>
<p>Future access requirements <i>Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.</i></p> <p>N/A</p>
<p>Emergency access <i>Is there sufficient access for the emergency services ?</i></p> <p>Yes</p>
<p>Please feel free to add any further design and access information that you feel may be relevant to your application.</p>