



Design & Access Statement



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Introduction

This Design and Access Statement has been prepared in support of the full planning application for land adjacent to Priory Barn in Alvescot, Oxfordshire.

The purpose of this planning application is to seek approval to provide a new 4 bedroom residential dwelling and outbuilding.

The proposals have been designed in accordance with the Alvescot Conservation Area Character Appraisal and the West Oxfordshire Design Guide. Planning Policies OS2, OS3, OS4 and EH10 have also been taken into account.

This Design and Access statement describes the design rationale that supports the proposals. It should be read alongside the proposed drawings, other supporting documentation and the Planning Statement prepared by Edgars submitted as part of the application.





Figure 1: Aerial Photograph of Alvescot

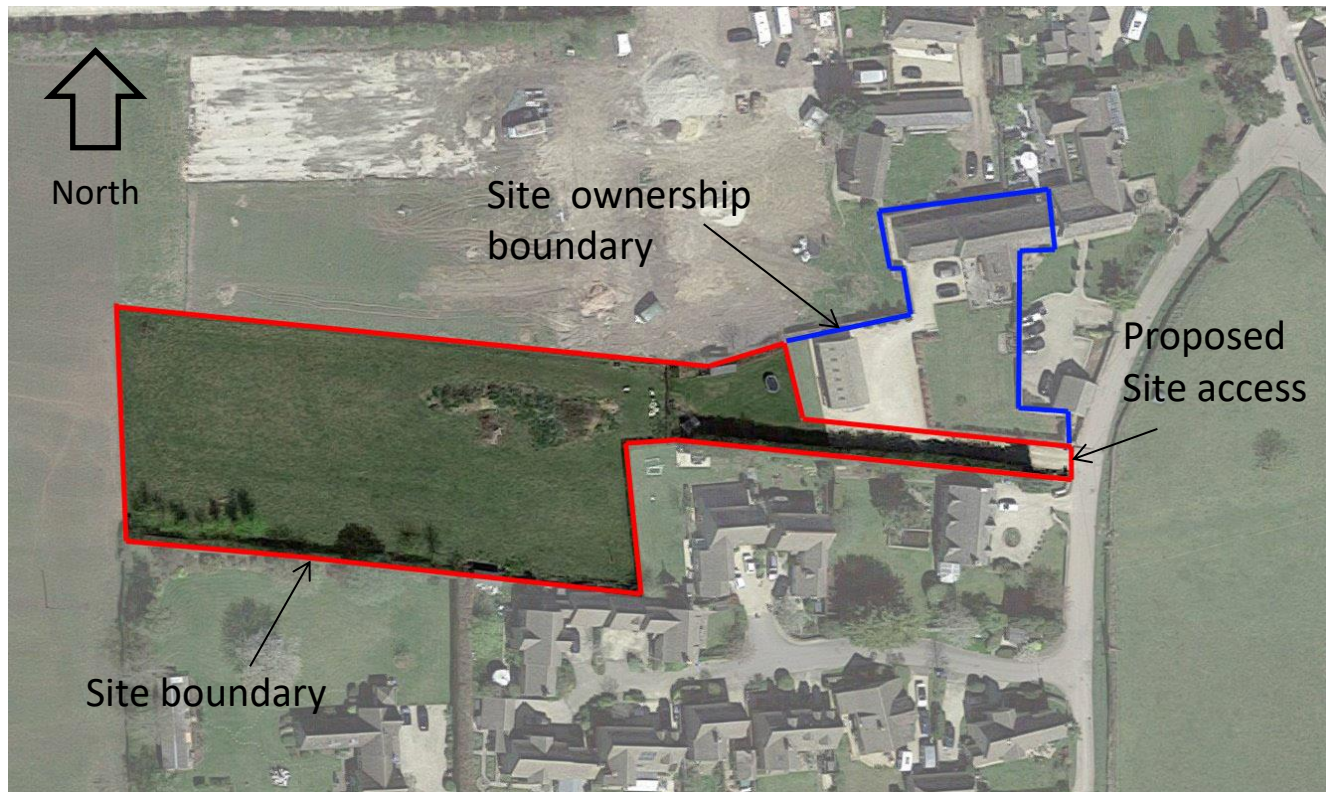


Figure 2: Aerial Photograph of Site

Existing Site & Context

The site is situated in the village of Alvescot, located 1.5 miles south of Carterton and 6 miles south-west of Witney in West Oxfordshire.

An OS plan extract is provided as part of the submission. The application site is located in the Lower End of Alvescot between a new housing development at Park Farm to the north and Oakey Close to the south, and is situated to the south-west of Grade II Listed Priory Barn. Also to the north-east of the site is the Grade II Listed Park House, Tawney Cottage and Little Barn.

Both the West Oxfordshire Residential Design Guide and the Alvescot Conservation Area Character Appraisal state that Alvescot is both a linear and dispersed settlement, with distinctive 'clusters' set apart from the main concentration, giving a fragmented development pattern.

Alvescot lies within the Thames Vale region of West Oxfordshire but adjacent to the southern edge of the Limestone Wolds region. Alvescot was traditionally a small farming community and lies on flat, fertile land suited to agriculture. It has a high proportion of 18th century houses and cottages.

The site is currently paddock land owned by the adjacent property of Priory Barn, and although this property lies in the Conservation Area along with the existing site access, most of the application site lies outside the Conservation Area boundary.

The southern boundary of the paddock runs adjacent to residential housing, the eastern boundary is enclosed by existing residential development and the outbuilding belonging to Priory Barn as well as the site access. The western boundary comprises of open views over the fields and to the northern boundary a new residential housing development of 5 houses are being built. The boundaries are mainly timber post and wire fence with varying thicknesses of native hedgerows. The site is located within the built limits of the settlement, and perceived to be part of the residential area of Alvescot, infilling between the residential development to the north and south of the site.



Key plan



Photograph A: View of Priory Barn and Park House in background.



Photograph B : Existing access to Priory Barn and Application Site beyond.



Photograph C: View towards North-East Corner of Site



Photograph D: View towards South-West Corner of the Site.



Photograph E: View of Application Site with Northern boundary to right of photo.



Photograph F: View towards South-East Corner of Application Site

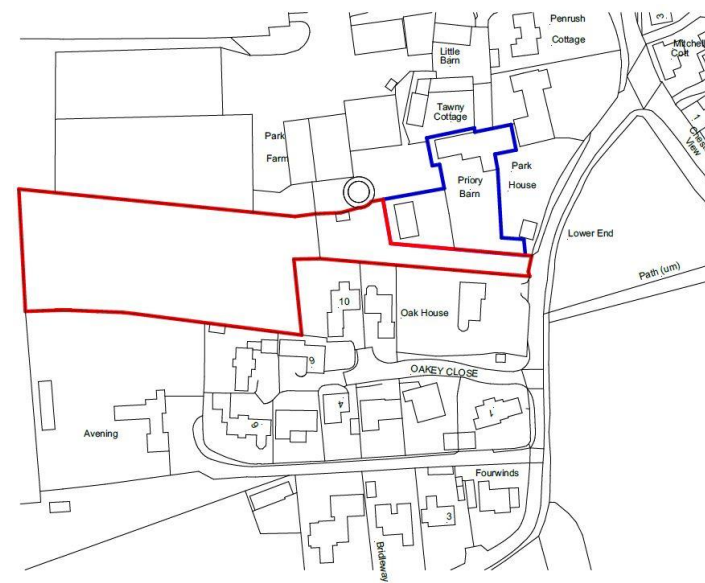


Figure 3: OS Location Plan Extract

Existing buildings

Figures 3 and 4 illustrate the existing buildings surrounding the site. It is bounded to the north by a new housing development at Park Farm, to the south by Oakey close, and to the east by the outbuilding of Priory Barn.

The site is a paddock owned by the occupants of Priory Barn.

Vehicular & Pedestrian Access

The existing vehicular and pedestrian access to the site is provided from a shared driveway with Priory Barn directly off the Lower End road. This provides access to an existing outbuilding and car parking area in front of Priory Barn with a timber field gate leading into the paddock.

Services & Utilities

Water and electric services, and telecom facilities are available adjacent to the site.

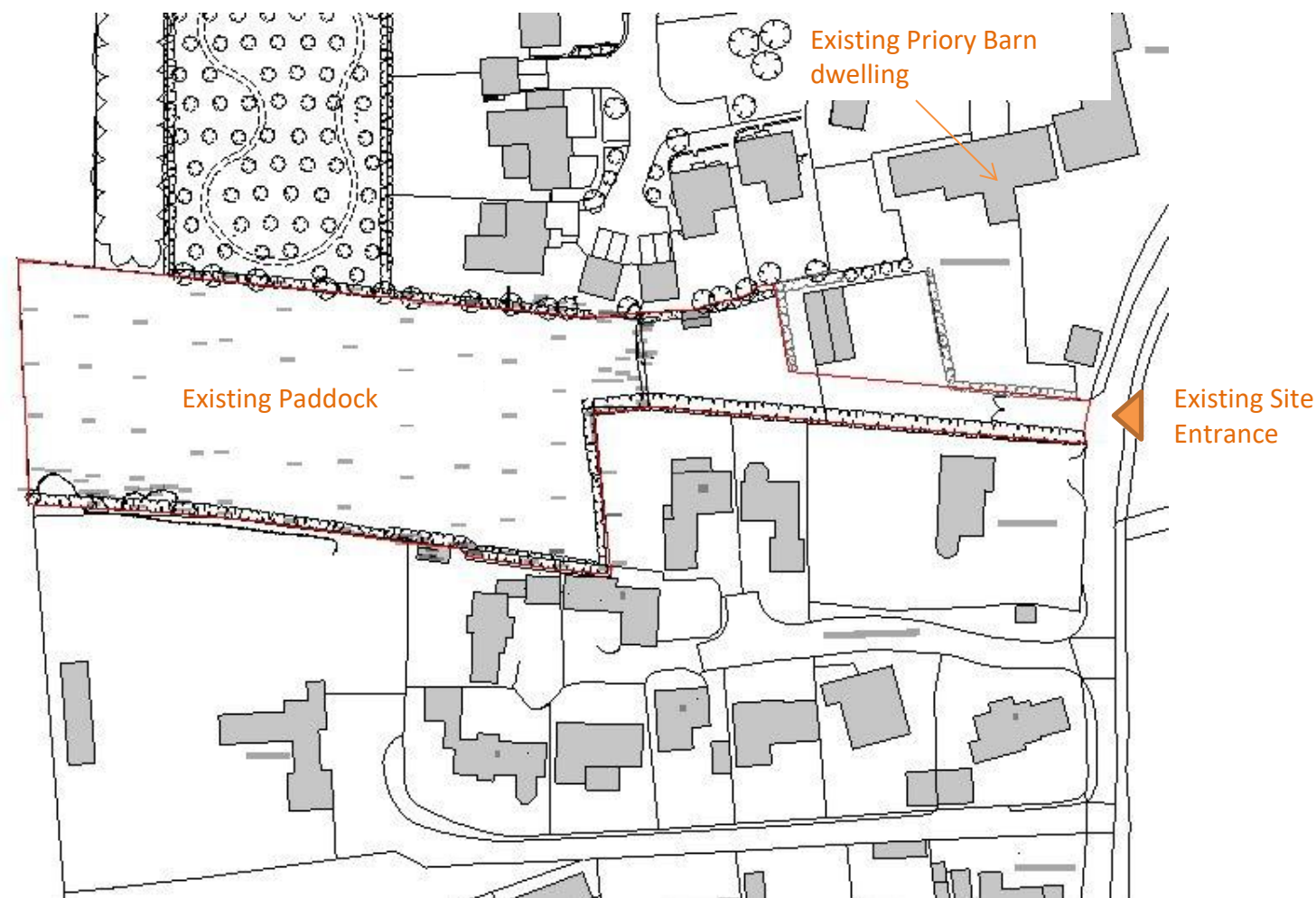


Figure 4: Existing Site Plan



Figure 5: Photograph of paddock with the new residential development to the right



Figure 6: Photograph of Grade II listed Park House



Figure 7: Photograph of Grade II listed Priory Barn.

Existing Trees & Vegetation

There are a few scattered trees in the south-west corner of the site. Most of the site boundaries have varying thicknesses of hedgerow.

The proposed development does not propose the loss of any trees. Landscape enhancement is proposed to buffer the western boundary.

Flood Risk

The site is within Flood Zone 1 which is classed as an area with a low probability of flooding.

Heritage Impact Assessment

The majority of the site does not fall within a designated conservation area but the existing site access does. There are the following Grade II listed buildings near by to the application site.: Priory Barn, Park House, Tawney Cottage and Little Barn. The proposed design is of a sensitive and traditional character and encompasses some of the features found on these buildings such as roof dormers, raised parapet gables, long extruded plan form and narrow gable ends. The new dwelling is sited far enough away as to have little impact upon these historic assets. No sensitive views from the listed buildings are affected by the proposals. On this basis we submit that the scheme is acceptable from a heritage perspective.



Scheme & Design
Proposals



Scheme Proposals

The submitted proposals illustrate the proposed design to construct a new dwelling on paddock land adjacent to Priory Barn.

The proposed development seeks to infill a parcel of land that is bounded by residential development to the north, east and south. The house has purposely been located to maintain the building line of the houses being built to the north and the existing houses to the south to avoid encroachment beyond this established line of development. The area of private garden is aligned with those to the north and will be separated by a timber post and rail fence. The area beyond will be planted as a tree orchard and wildflower meadow with a native copse to the western boundary edge reflecting that approved to the north.

The house has been designed to sit sensitively within its site and reflects the density and development pattern of the surrounding area. It utilises the existing access to Priory Barn from the road and a new outbuilding is proposed to allow for parking 2 cars and an enclosed garden store. There is further parking to the front of the house. An access and field gate through into the adjacent orchard/meadow has been provided.

Use

The submitted proposals are to convert part of an existing paddock into a residential property with a 4 bedroom house, private garden and outbuilding. The remainder of the paddock will be planted as a tree orchard and wildflower meadow to enhance the biodiversity of the area. The proposed development is compatible with the uses in the surrounding area.



Figure 8: Proposed Site Plan

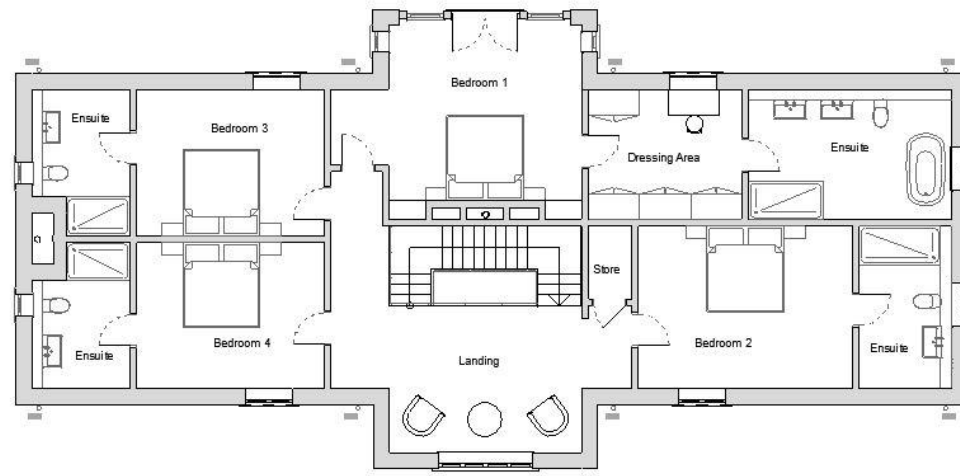


Figure 9a: Proposed First Floor Plan

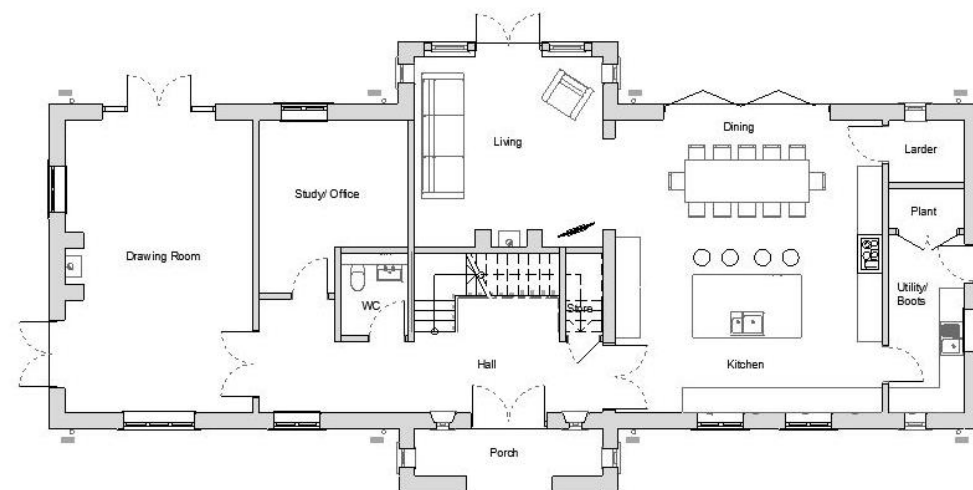


Figure 9b: Proposed Ground Floor Plan

Amount

The application is for a single detached 4 bedroom residential dwelling set within private grounds with a detached outbuilding with parking for 2 cars and a garden store.

We consider the proposed accommodation to be of a reasonable amount appropriate and proportionate to the existing site and surrounding area. The accommodation is provided over two floors with the first floor partly within the roof space to limit building height, mass and any negative visual impacts from surrounding areas.

Site Layout & Approach

The proposed dwelling is sited to the eastern edge of the site. A vehicle parking and turning area is provided to the east in front of the new dwelling accessed from the existing access road serving Priory Barn. An outbuilding is proposed further east along the access road sited adjacent to an existing shed.

The parking area is sized to allow for sufficient manoeuvring for vehicles within the site to enter and exit in a forward gear. There are private garden areas to the south and west of the proposed dwelling. The main façade has been developed to maintain a similar extruded pitched roof building form to echo the existing surrounding linear historic structures. The remainder of the site to the west will be planted as a tree orchard within a wildflower meadow, and a large native copse to the western boundary to provide bio-diversity and landscape enhancement.



Figure 10: View of East Elevation



Figure 11: View of West Elevation

Solar Orientation

The orientation and siting of the proposed dwelling is dictated by the surrounding development pattern. The building has been located as to not go beyond the established building line of the village edge.

The north and south facing elevations have minimal amount of glazing to prevent overlooking to neighbouring properties. The largest amount of glazing is on the west façade to maximise the views across the fields.

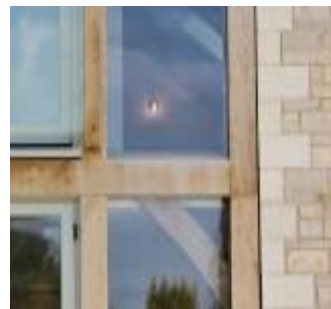
Light and Noise Assessment

The proposed design does not impact upon any rights of light to surrounding properties due the offset distance between buildings. The proposal is for residential use and is therefore compatible with surrounding residential properties.

Figure 10: Proposed Street Elevation



Figure 12: Materials Palette



Appearance & Materials

The surrounding houses in Alvescot are generally built from local coursed rubble limestone with stone slate roofs. They have simple plan forms and predominantly timber casement windows. The proposed design reflects this local character and fits in very well with the surrounding context. There is a strong local and consistent character of long frontages, narrow gables and steeply pitched roofs, all of which are incorporated into the submitted proposals.

The proposed design integrates natural high quality traditional materials in a sensitive composition with stone walling and stone slate roof coverings as the predominant materials. The building design aims to compliment the traditional pattern of buildings and materials found in the area to create an attractive yet sensitive design proposal that blends well with its environment. The oak frame on the west elevation takes its cue from the adjacent Priory Barn but interpreted in a more contemporary manner with opening double doors and Juliette balcony at first floor.

Overall the design proposals are a carefully considered, deliberate and appropriate response to the character of the area. The development presents itself as an elegant design that is carefully blended into the setting using traditional materials and traditional building forms. The new house integrates into the existing settlement well as the design has qualities taken from the surrounding buildings that make Alvescot distinctive. The proposals preserve and enhance the character of the area and attention has been given to the design, scale, massing and use of materials.

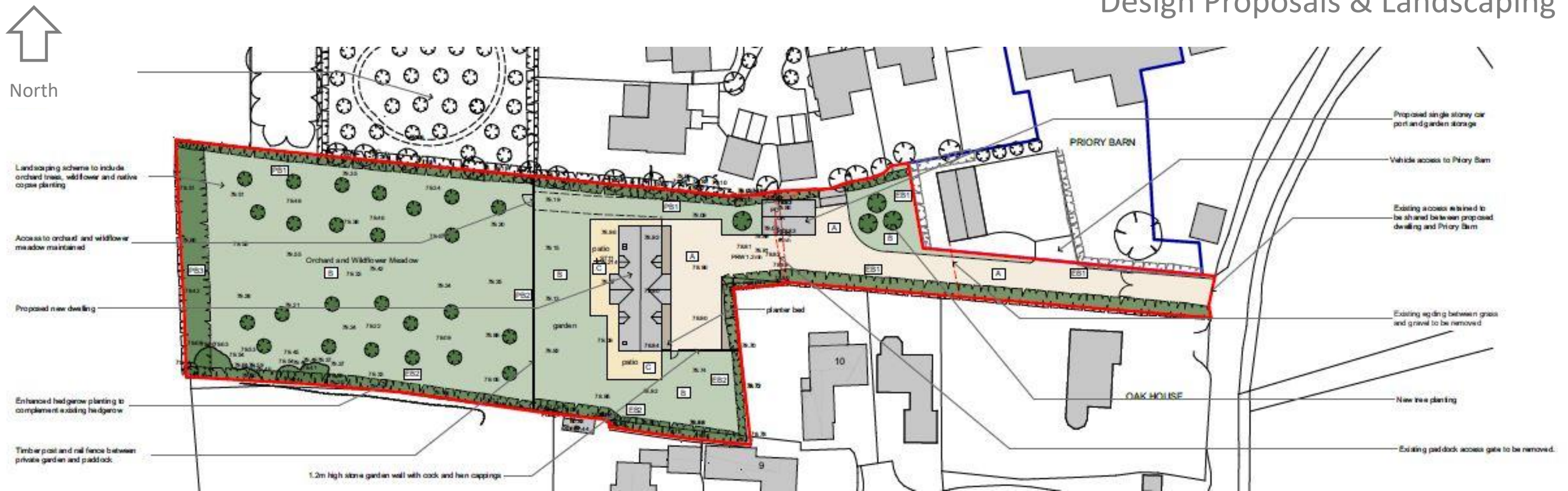


Figure 13: Proposed Site Plan

Landscaping

The scheme adopts a relatively simple and minimal approach to landscaping. The existing paddock is divided into two main areas with a timber post and rail fence. The eastern end is laid mainly to lawn with patio areas to provide amenity to the new dwelling. The western end will be planted with orchard trees and wildflowers as the site to the north. Boundary treatment will generally remain unaltered other than enhancing existing hedgerows to increase levels of privacy. It is not proposed to remove any trees or hedges within or adjacent to the site. A native copse will be planted on the western boundary.

The landscaping proposals create a clear hierarchy in terms of privacy with a clear distinction between the driveway, access/parking area to the east and the private garden areas to the south and west.

Energy Efficiency

The building will meet and exceed the latest version of the Building regulations to control water and energy use. The building is proposed with a fabric first approach with high levels of insulation, air tightness and high performance glazing.

It is envisaged that space heating and hot water will be provided using air source heat pump technology to provide renewable energy.

Ecology & Bio-diversity

Existing ecology and protected species have been assessed and impacts considered in the accompanying ecology reports submitted with the application. A suitable mitigation and enhancement scheme will be implemented should approval be granted.



Access Statement

Private vehicles & Bicycles

The scheme utilises an existing vehicular and pedestrian access and driveway. The proposed dwelling includes a generous parking and turning area. The parking area allows ample manoeuvring to exit the property in forward gear and to accommodate emergency vehicles access to the site. An outbuilding is proposed with parking for two cars.

Refuse and Service vehicles

Bin storage is provided adjacent to the garage. Refuse collection will be as existing for Priory Barn ie. at the end of the shared access road with the junction to the road.

Pedestrians

Pedestrian access will be via the existing access.

Mobility & Wheelchairs users

There is level access thresholds proposed at all door openings. All of the main living spaces are located on the ground floor.



Conclusions

The proposals have been specifically developed and uniquely designed to respond to the specific characteristics of the site and surrounding heritage and non designated heritage assets. The design is traditional with contemporary elements that are appropriately discreet and sensitive in scale, appearance and materials. We believe that the submitted proposals are of a high standard of design that follows the aims of local and national planning guidance.

The proposal will provide an attractive and sustainable house, sensitive to its surroundings whilst using modern elements that reflect that it is a building of today designed with the future in mind. The property would be constructed using a limited palette of high quality materials with high levels of energy efficiency.

The positioning and scale of the building has been carefully considered so that it does not adversely impact upon the wider landscape. The siting and existing as well as proposed vegetation ensure that the proposals do not have any detrimental impact upon the character of the surrounding area. The residential curtilage will not extend beyond the line that has been set in the site to the north.

The proposed dwelling would be a high quality addition to the area, an excellent example of carefully and sensitively integrating new buildings into the existing environment. This Design & Access Statement demonstrates that the proposal complies with the material planning considerations, and the accompanying planning statement demonstrates that the proposed complies with the relevant planning policies. Therefore the applicant respectfully requests that the local planning authority grants planning permission for this proposal.



Notes & Qualifications

- 1) Presentation output scale is A3.
- 2) Drawings shown are not to scale

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