

**APH Associates Ltd**  
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**DESIGN & ACCESS STATEMENT**

**SITE:- Sandford House, Bampton, Oxon, OX18 2ND**

**CLIENT:- Mr. & Mrs. A. Harris**

**Proposed Development:-**

Proposed Alterations, Re-built walls and Raised Roof to Workshop/Garage

**Full Planning Application**

**Prepared By:- APH Associates Ltd**

**Drawing Nos:-** 2112-01-Survey  
2112-02A-Proposed  
Site and Block Plan

**Date:-** September 2022

## **Introduction**

Sandford House, Bampton is a Grade II Listed Building within the Bampton Conservation Area.

The proposals are to remove the existing roof structure over the existing detached workshop, carefully remove the existing defective and unstable stone wall and re-build incorporating wall insulation and block inner skin, partly raise the stone walls and construct a new pitched roof over with slate finish. The gable ends will be stone structure with a window inserted.

## **Description**

The re-built external walls would be constructed with natural stone bedded and pointed in gauged mortar to match the existing structure (re-use existing stone), with wall insulation board and block inner skin. The new pitched roof over the workshop will be covered with Natural Spanish Blue Slates laid to standard gauge to match existing.

The new external windows and doors will be painted timber with double glazed units and natural stone sub-cill will be provided to new windows and timber facing lintols over new openings.

The rainwater goods will be Alumasc Powder Coated Aluminium gutters and downpipes on support brackets.

The alterations and raised roof to the workshop will not affect the neighbouring properties and does not affect their amenity area, right of light, is not over dominating and due to the area of the site, will sit comfortably in this location.

The internal layout remains open and accessible to people of all abilities, and the requirements of Part M of the building regulations are taken into consideration within the design.

The size of the existing single storey workshop is 7.590m x 5.290m on plan, with an overall height to the ridge of the new pitched roof is 5.500m and to the eaves is 2.260m.

The alterations and raised roof to the workshop will enhance the appearance of the area as it will be constructed in a traditional manner using material to match the existing.

The alterations and raised roof to the workshop does not affect the existing historic fabric or finishes to the main Listed Building

## **Planning History**

14/1087/P/FP – dated 18<sup>th</sup> September 2014 - Planning Permission was granted for General refurbishment to include conversion of attic to provide additional living space with two dormer windows in south elevation

14/1088/P/LB – dated 18<sup>th</sup> September 2014 - Planning Permission was granted for General refurbishment to include conversion of attic to provide additional living space with two dormer windows in south elevation

21/01019/HHD – dated 10<sup>th</sup> June 2021 – Planning Permission was granted for Proposed Alterations and Raised Roof over existing Workshop/Garage.

21/01020/LBC – dated 10<sup>th</sup> June 2021 – Listed Building Consent was granted for Proposed Alterations and Raised Roof over existing Workshop/Garage.

### **Access**

The proposal would not result in a significant intensification of the existing access as indicated on the drawing and will also provide adequate off road parking. The existing entrance provide's good visibility in both directions. The proposal would not therefore raise any undue concerns with regard to highway safety and access. The proposed hardstanding area will be finished with gravel to allow adequate ground drainage.

### **PLANNING POLICY**

The planning policies of the West Oxfordshire Local Plan 2011-2031, policies OS2, OS4, EH9, EH10, EH12, EH13, and the advice given in the West Oxfordshire Design Guide and the NPPF, have been the basis for preparing this scheme.

OS2 Locating Development in the right places  
OS4 Good Quality Design  
EH9 Historic Environment  
EH10 Conservation Areas  
EH12 Traditional Buildings  
EH13 Historic Landscape Character