

APH Associates Ltd

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DESIGN & ACCESS STATEMENT

SITE:- Shilbrook House, Shilton, Oxon, OX18 4AB

CLIENT:- Mr. & Mrs. A. Berisford

Proposed Development:-

Proposed Conversion of Garage into Kitchen, Reconstruct garage roof, Glazed link between new kitchen and main house. Internal and External Alterations. Re-roofing existing extension roof.

Full Planning Application

Prepared By:- APH Associates Ltd

Drawing Nos:- 2216-01-Survey
2216-04A-Proposed
Site and Block Plan

Date:- August 2022

Introduction

Shilbrook House, Shilton is a Grade II Listed Building and is within the Shilton Conservation Area.

It is intended to convert the existing garage into the new kitchen area, which will be accessed via a glazed flat roof link from the main house. The existing kitchen will become the hall with a ground floor wc. The existing Living Room window will be removed and the opening enlarged to suit new Crittal Metal French Doors with Powder Coated finish

Description

The proposed garage conversion will involve removing the existing twin sloped pitched roof and reconstructing to run parallel with the main garage roof with a vaulted ceiling in the new kitchen. The new pitched roof will be covered with concrete roof tiles to match existing and a new lead valley will be formed.

The existing side extension to the main house will be re-roofed with natural blue slates to replace the existing natural stone slates and concrete roof tiles, which are lighter in weight and therefore more suited to the roofline. (can be seen on Forge Cottage in the village)

The rainwater goods will be Cast Iron to match the existing.

The new glazed link between the converted garage and main dwelling will have a flat roof with EPDM finish and the front and rear walls will be Crittal Metal doors and fixed screen with Powder Coated Finish.

The new external windows will be purpose made painted timber and the new external doors will be Crittal Metal doors and sidelights with double glazing and powder coated finish.

It is intended to provide a velux conservation rooflight on the south east and north west elevation to provide natural light and ventilation to the first floor bathroom. Velux rooflights are also intended over the converted garage to the inner roof slope (SW elevation) and therefore will not be seen.

The proposed garage conversion and glazed link 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 new glazed link is 1.800m overall x 1.500m on plan with an overall height of 2.650m to top of flat roof.

The proposed new link extension will enhance the appearance of the area as it will be constructed in a traditional manner using material to match the existing. The link extension is subservient to the existing dwelling both in scale and proportion.

The original stone built house will not be affected by the proposed extension.

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 vehicular entrance will be increased in width by 1m to allow safer entrance and exit from the site.

Planning History

W85/1675 – Planning Permission to demolish existing garage, erect new garage

W91/1394 dated 27th November 1991 – Planning Permission to Construct new kitchen extension.

W91/1395 dated 27th November 1991 – Listed Building to Construct new kitchen extension.

07/0706/P/FP dated 4th June 2007 – Planning Permission for Alterations and extension to existing garage.

Planning Policy

The planning policies of the West Oxfordshire Local Plan 2011-2031, policies OS2, OS4, H6, EH9, EH10, EH11 and EH12 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

H6 Existing Housing

EH9 Historic Environment

EH10 Conservation Areas

EH11 Listed buildings

EH12 Traditional Buildings

Photos



Existing North West Elevation



Existing North West Elevation



Existing South East Elevation



Existing South West Elevation



Existing South East Elevation