

Proposed Alterations to provide additional accommodation at
Cambo, Peaks Lane, Stonesfield Oxon OX29 8PY

Design & Access Statement – October 2022

On behalf of Applicants Hannah & Alex Crowe

1.0 Introduction and Background

1.1 Cambo, Peaks Lane Stonesfield *(taken from original D & A Statement)*

The existing house was built around 1970, and comprises a two-storey detached house with a pitched roof and with a part-gravelled, part-planted forecourt garden, and a large planted garden to the rear. The house has four bedrooms, a free-standing garage and other garden outbuildings to the rear. Existing materials comprise reconstituted stone masonry external walls, concrete imitation stone slates to diminishing courses, and uPVC windows.

1.2 Applicant Needs *(taken from original D & A Statement)*

The applicants Hannah and Alex Crowe have recently moved to their new home at Cambo. They have two young children, at primary and pre-primary ages. To meet the needs of their growing family and also to accommodate the possibility of working from home, they seek improvements to the accessibility and amenity of their new home, to comprise:

- more direct and sheltered access at the front door, providing better space for outdoor coats and shoes, together with direct access to a larger ground floor WC, more readily accessible from the entrance
- an enlarged and improved kitchen/dining/family room; with separate pantry and utility rooms, and with improved garden access
- an enlarged and improved family bathroom at first floor level; together with an enlarged and improved main bedroom (this room is currently used as a home office)
- by conversion of the existing attic/second floor space, forming two new small home office spaces; potentially serving as occasional guest rooms; with a WC also at this floor.

1.3 Recent WODC Planning Approvals

Full planning approval for the proposed general extensions & alterations at Cambo have previously been granted Full planning approval – refer to Planning Notice 21/03805/HHD dated 10 March 2022, also appended as Appendix Two of this Design & Access Statement.

Amendments comprising an attic gable window and clarification of proposed rooflights have previously been accepted as Non-Material Amendments - refer to Planning Notice 22/02627/NMA dated 13 October 2022, also appended as Appendix Three of this Design & Access Statement.

1.4 Applicant Ambitions for a development with reduced environmental impact

The Applicants are planning to achieve a development with reduced environmental impact. Detailed design proposals, developed since the original Full planning approval, include:

- discontinuing the existing mains gas supply and installing an air-source heat pump to meet general space heating and domestic hot water requirements
- removing existing conventional radiators and installing underfloor heating at ground & first floors – running at lower temperatures
- installation of a whole-house mechanical heat recovery ventilation system
- enhancement of the existing thermal insulation, including ‘warm roof’ insulation to the existing & new roofs; and replacement of existing windows throughout, by high-performance triple-glazed combi-type windows.

This overall ambition s consistent with WODC planning guidance – see [Appendix 4](#). Some of these proposed features are indicated on the accompanying application drawings; and they will be developed further in consultation with the specialist installers, when appointed.

1.5 This Application: Proposed wood-burning stove with external flue

The installation of a replacement wood-burning stove with external flue is proposed in the context of the Applicants' general ambitions to minimise the environmental impact of the house as developed.

An existing older wood-burning stove is in place in the Sitting Room, but does not function efficiently or safely. Combustion air is drawn from room air rather than from a designed dedicated air supply; this is not compliant with current Building Regulations requirements. The existing stove does not meet current emission standards for particulates. It is also not consistent with the Applicants' ambitions for a balanced whole-house mechanical heat recovery ventilation system. The flue to the existing wood-burning stove uses the original brick chimneystack, which in itself is an air-leakage route and which forms a 'cold bridge' compromising the continuity of the proposed new insulation at roof level.

Under the proposals, the inefficient existing wood-burning stove would be replaced by a new wood-burner meeting current emissions standards and with supply of combustion air directly from the outside into the appliance. Positioning the new wood-burning stove in the external corner of the Sitting Room as shown, and adding an insulated external flue, will allow the existing chimneybreasts and stack to be removed – this will improve overall insulation as noted, and will have the secondary benefit of increasing room areas locally.

2.0 The Site and Surroundings *(taken from original D & A Statement)*

2.1 The Site

The site falls within Stonesfield Conservation Area and within the Cotswold Area of Outstanding Natural Beauty.

General site levels fall significantly from east to west; with the immediately-neighbouring houses proportionately higher to the east and lower to the west.

2.2 Parking

Access to the front (south) parking area is directly off Peaks Lane; a narrow lane predominantly serving local houses only. The existing garage is used for storage only, i.e. not for parking, and under the proposals the garage would be demolished.

Parking will continue to be on the gravelled forecourt, which accommodates up to 3 car spaces.

2.3 Existing Trees & Landscaping

There are no significant trees on those parts of the application site affected by the proposed extensions - see drawings. Existing ground cover planting adjacent to gravelled forecourt may be adapted locally for ease of circulation and parking.

The proposed ground floor side extension would occupy part of the gravelled driveway space, leading to the un-used existing garage, to be demolished.

Existing boundary planting to the west boundary, providing visual screening flanking the proposed extensions, will be retained and enhanced.

2.4 Flooding and Drainage

The application site is not located in an area at risk of flooding. Rainwater disposal is believed to be to local soakaways and will be adapted to a similar arrangement, with new on-site soakaways to be formed where necessary.

Foul drainage connections run from SVP stacks to the west side of the property, serving the existing kitchen, ground floor WC and first floor bathroom. Drain runs are to inspection chambers located to the west of the existing house; with foul drains running southwards to connect to main drains in Peaks Lane.

Under the proposals the existing arrangement will be adapted & extended; with new connections to be formed on a similar arrangement but set further west beyond the line of the proposed side extension.

2.5 Conservation & Biodiversity

No protected species are known to be present.

3.0 The Proposals *(generally taken from original D & A Statement – with changes in italics)*

3.1 Amount & Scale

Under the proposals comprising the side extensions to the west, the ground floor plan footprint measured as gross internal area, would increase by around 33%. The first floor footprint would increase by a lesser extent, of around 20%. To satisfy thermal insulation standards whilst achieving reasonable headroom in the converted attic spaces, the overall roof line would be raised by approximately 100mm.

3.2 Design Solution

Layout options have been explored and developed with the applicants; and also with WODC Planning Department through seeking planning pre-application advice.

The design of the proposed alterations & extensions closely follow the materials, character and architectural detail of the existing building. The extension is intended to be secondary in scale to the original buildings; see also points raised under pre-application advice, and subsequent design responses.

3.3 Appearance

Overall form, materials, colours and the detailed design of subsidiary elements such as fascias, soffits and rainwater goods would all closely follow the precedent of the existing building.

3.4 Potential Impact on Adjacent Properties

The Applicants have discussed their proposals with immediate neighbours, who are understood to support the proposals.

Minimal impact is expected on adjacent properties. Aspects of potential overlooking and privacy were addressed in detail at the original Full planning application.

3.5 Means of Access

Access to the adapted building will continue to be from the existing gravelled forecourt; appropriate access provision will be included in accordance with the Building Regulations.

Existing site levels necessitate steps at the existing main entrance door and under the proposals this arrangement will continue (the possibility of a ramped entrance has been explored and discounted due to lack of space). Existing internal level differences between lobby and inner hall will be removed, with the ground floor becoming one level throughout.

The geometry of the proposed new attic access stair is intended to match that of the existing stair.

Vehicular access to the site from Peaks Lane will not be affected in any way.

4.0 Conclusion *(new text)*

4.1 The proposed development, in addition to established planning approvals and comprising a replacement log-burning stove with a new external insulated flue and removal of existing chimneystack and internal chimneybreasts, is a reasonable and proportionate response to the applicants' ambitions to achieve an improved family home with a reduced environmental impact and good standards of economy and comfort.

The Applicants have responded positively to WODC planning policy guidance in respect of climate action, as outlined at Appendix 4; and they actively seek to minimise energy demand; with the proposed replacement wood-burning stove forming one element of their overall energy reduction and low-carbon strategy.

Appendix 1 – Site photographs showing the existing house & context

with some additional notes in italics



Oblique view from south-west; street-side view taken from Peaks Lane. Van is in driveway to neighbour to west. Note ground levels dropping towards the west.

Note marginal visibility from Peaks lane, of existing stack& of proposed external flue.



Face-on view from south; street-side view taken from Peaks Lane.

Note marginal visibility from Peaks Lane, of existing stack& of proposed external flue.



Flanking view from south; street-side view taken from Peaks Lane & showing relationship to neighbour to east; neighbour's side wing is set back in relation to Cambo.



Oblique view from south-east; street-side view taken from Peaks Lane & across garden of neighbour to east.

Showing Cambo staircase landing window.



Angled view showing part of Cambo west elevation with main entrance door and part-view of free-standing garage.

Proposed extensions are principally in this part of the site.



View of north elevation of main house, also of part of free-standing garage – taken from Cambo private garden to north.

Note also fall of ground levels, generally from east to west.

Note outbuildings to be demolished under established planning approvals.



View of side of free-standing garage – taken from Cambo private garden to north.

Note outbuildings to be demolished under established planning approvals.



View of immediate neighbour to west – taken from Cambo gravel forecourt, close to road-side.

Note screening planting and fall of ground levels, generally from east to west.

Appendix 2 – Previous Full Planning Approval, 10.3.22

Planning and Strategic Housing

Elmfield
New Yatt Road,
WITNEY,
Oxfordshire, OX28 1PB
Tel: 01993 861000
www.westoxon.gov.uk



Mr Steve Wolstenholme
SVVA Architects
2 Swinford Farm
Swinford
Eynsham
Oxon
OX29 4BL

Our Ref: 21/03805/HHD
Date Received: 19th November 2021
Parish: Stonesfield

Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby approves the application, as outlined below.

Proposed: Ground floor and first floor side extensions with conversion of attic. (Amended).

At: Cambo Peaks Lane Stonesfield Witney

For: Ms Hannah Crowe

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

- 3 The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

INFORMATIVES :-

- 1 Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

In the event that your proposals could potentially affect a protected species, or if evidence of protected species is found during works, then you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works (with regard to bats).

- 2 Applicants are strongly encouraged to minimise energy demand, and take climate action, through fitting:
- o Electricity-fed heating systems and renewable energy, for example solar panels and heat pumps; thus avoiding fossil fuel based systems, for example gas boilers
 - o Wall, ceiling, roof, and floor insulation, and ventilation
 - o High performing triple glazed windows and airtight frames
 - o Energy and water efficient appliances and fittings
 - o Water recycling measures
 - o Sustainably and locally sourced materials
- For further guidance, please visit:
<https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>
<https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>

APPROVED PLANS:

Reference No:	Version :	Description :
21420	P1	Location Plan
305	P10	Elevations - Proposed
002	P1 - Proposed	Site plans

Abby Fettes
Development Manager

Dated 10th March 2022

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE. THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes . If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.

Appendix 3 – Previous Approval of Non-material Amendments, 13.10.22

Planning and Strategic Housing

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Mr Steve Wolstenholme
SWA Architects
2 Swinford Farm
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Oxon
OX29 4BL

Date Received: 16th September 2022
Our ref: 22/02627/NMA
Please ask for: Darcey Whitlock
Email: darcey.whitlock@westoxon.gov.uk
Direct Dial: 01993 861697

Dear Mr Steve Wolstenholme

APPLICATION: 22/02627/NMA Amendments Following Decision

ORIGINAL APPLICATION:

PROPOSAL: Ground floor and first floor side extensions with conversion of attic (non-material amendment to allow the addition of a gable window and further roof lights).

AT: Cambo Peaks Lane Stonesfield

FOR: Ms Hannah Crowe

Thank you for your application registered in this office on 27th September 2022 relating to amendments to planning permission .

I can confirm that the drawings listed below are acceptable as a Non-Material Amendment to planning permission under Section 96A of the Town and Country Planning Act.

APPROVED PLANS:

Reference No:	Version :	Description :
302(P15)	First	Floor Plans - Proposed
303(P11)	Loft	Roof Plan
305(P13)		Elevations - Proposed
310(P9)		Roof Plan

Yours sincerely,

Darcey Whitlock
Planner

For and on behalf of Abby Fettes
Development Manager

Dated 13th October 2022

Appendix 4 – WODC Climate Action planning policies & planning Informative: forming part of the original Full planning approval:

Applicants are strongly encouraged to minimise energy demand, and take climate action, through fitting:

- o Electricity-fed heating systems and renewable energy, for example solar panels and heat pumps; thus avoiding fossil fuel based systems, for example gas boilers
- o Wall, ceiling, roof, and floor insulation, and ventilation
- o High performing triple glazed windows and airtight frames
- o Energy and water efficient appliances and fittings
- o Water recycling measures
- o Sustainably and locally sourced materials

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<https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>

The Applicants have responded positively to this WODC guidance and actively seek to minimise energy demand; with the proposed replacement wood-burning stove forming one element of their overall energy reduction and low-carbon strategy.