

SUPPORTING STATEMENT

VARIATION OF CONDITION 2 OF PLANNING PERMISSION
20/01756/FUL (AS VARIED BY PLANNING PERMISSION
21/02109/S73) AND CONDITION 2 OF LISTED BUILDING CONSENT
20/01757/LBC (AS VARIED BY PLANNING PERMISSION
21/02229/S73) FOR THE 'DEMOLITION OF MODERN BUILDINGS AND
EXTENSIONS, ALTERATIONS AND EXTENSIONS TO EXISTING
BUILDINGS AND ERECTION OF NEW PURPOSE-BUILT BUILDINGS TO
PROVIDE HOTEL ACCOMMODATION AND GUEST FACILITIES.
PROVISION OF NEW EXIT ROAD, CAR PARKING, INFRASTRUCTURE,
LANDSCAPING (TO INCLUDE RETENTION, CREATION AND
ENHANCEMENT OF PRIORITY HABITATS) AND OTHER ANCILLARY
WORKS

EYNSHAM HALL, NORTH LEIGH WITNEY, OXFORDSHIRE

INTRODUCTION

This statement has been prepared to support E H Hotels 2018 Limited's planning application to vary condition 2 of planning permission 20/01756/FUL and condition 2 of listed building consent 20/01757/LBC for the demolition of modern buildings and extensions, alterations and extensions to existing buildings and erection of new purpose-built buildings to provide hotel accommodation and guest facilities. Provision of new exit road, car parking, infrastructure, landscaping (to include retention, creation and enhancement of priority habitats) and other ancillary works at Eynsham Hall North Leigh Witney Oxfordshire.

The proposal seeks minor revisions to the Spa Lodges located on the west side of the site.

The location of the buildings and their context within the wider site proposal are evident on the attached Landscape Masterplan (Drawing 1587 L10 AF) and Spa Lodges Detail Plan (1587 L41).

This statement provides an analysis of the site and its surroundings, identifies the proposed minor changes to the approved scheme, assesses the potential impact of the proposed minor changes on the approved scheme and other material considerations

PLANNING HISTORY

The site has a detailed recent planning history that can be summarised as follows:

20/01756/FUL - Full planning permission was granted by West Oxfordshire District Council on the 28th September 2020 for the 'Demolition of modern buildings and extensions, alterations and extensions to existing buildings and erection of new purpose-built buildings to provide hotel accommodation and guest facilities. Provision of new exit road, car parking, infrastructure, landscaping (to include retention, creation and enhancement of Priority Habitats) and other ancillary works (Amended plans)'.

20/01756/LBC – Listed Building consent was granted by West Oxfordshire District Council on the 28th September 2020 for the 'Demolition of modern buildings and extensions, alterations and extensions to existing buildings and erection of new purpose-built buildings to provide hotel accommodation and guest facilities. Provision of new exit road, car parking, infrastructure, landscaping (to include retention, creation and enhancement of Priority Habitats) and other ancillary works'.

20/02602/CND – Discharge of Condition 4 (Archaeological Written Scheme) of planning permission 20/01756/FUL was granted on 12th October 2020.

20/03048/CND - Discharge of Condition 6 (Construction Environmental Management Plan) of planning permission 20/01756/FUL was granted on 22nd December 2020.

20/02811/CND – Discharge of Condition 3 (Phasing Plan) of planning permission 20/01756/FUL was granted on the 15th February 2021.

20/03081/CND - Discharge of Condition 11 (External Lighting Plan) of planning permission 20/01757/LBC was granted on the 15th February 2021.

20/03080/CND - Discharge of Condition 7 (External Lighting Plan) of planning permission 20/01756/FUL was granted on the 15th February 2021.

21/02109/S73 - Variation of condition 2 of planning permission 20/01756/FUL and condition 2 of Listed Building Consent 20/01757/LBC (west side) – Granted 4th November 2021.

21/02991/CND – Discharge of condition 7 of Listed Building Consent 20/01757/LBC - discharged.

21/02992/CND – Discharge of condition 6 of Listed Building Consent 20/01757/LBC – discharged.

21/03620/S73 Discharge condition 25 of planning permission 20/01756/FUL to allow amendments to drainage strategy – discharged

22/00202/LBC Demolition of modern buildings and extensions, alterations and extensions to existing buildings and erection of new purpose-built buildings to provide hotel accommodation and guest facilities. Provision of new exit road, car parking, infrastructure, landscaping (to include retention, creation and enhancement of Priority Habitats) and other ancillary works – Granted 18th October 2022.

22/01268/S73 - Variation of condition 2 of planning permission 20/01756/FUL to allow revisions to Spa Bath House and relocation of electricity substation – Granted 5th October 2022.

22/01602/LBC - Alterations to allow revisions to Spa Bath House and relocation of electricity substation currently located north of Building 15 to the compound immediately to the east of the Spa Bath House – Not Required

22/01740/CND - Discharge of condition 4 (comprehensive landscape scheme) of planning permission 21/02109/S73 –Granted 26.08.2022.

22/02002/S73 Variation of condition 2 of planning permission 20/01756/FUL (as varied by planning permission 21/02109/S73) to permit the relocation and redesign of Gamekeepers Lodge - Granted 5th October 2022.

22/03254/FUL - Erection of a Coach House for hotel guest accommodation – awaiting determination



PROPOSALS

Background

Since the grant of Planning and Listed Building consents in September 2020, all pre-commencement conditions have been discharged and work has commenced on site.

As a consequence of the continuing and changing impact of the Covid-19 Pandemic, the project's developers and operators have been forced to re-assess the financial basis of the scheme, the changes in demand emerging in the hospitality sector and their wider operational arrangements.

Whilst the developers remain fully committed to the scheme, reflected in their commitment to proceed with scheme notwithstanding the difficulties in working safely during the pandemic, they have identified changes in market demand which need to be addressed to reinforce the long term viability of the overall scheme.

In respect of visitor accommodation, the operational / promotion team identified a growing demand for self-contained family accommodation, where extended family groups can holiday together whilst enjoying the wide range of available on-site facilities and local visitor attractions.

In seeking to address this issue, the operational and design teams have reviewed the approved scheme and identified some minor changes to the of proposed new buildings located in the western section of the site.

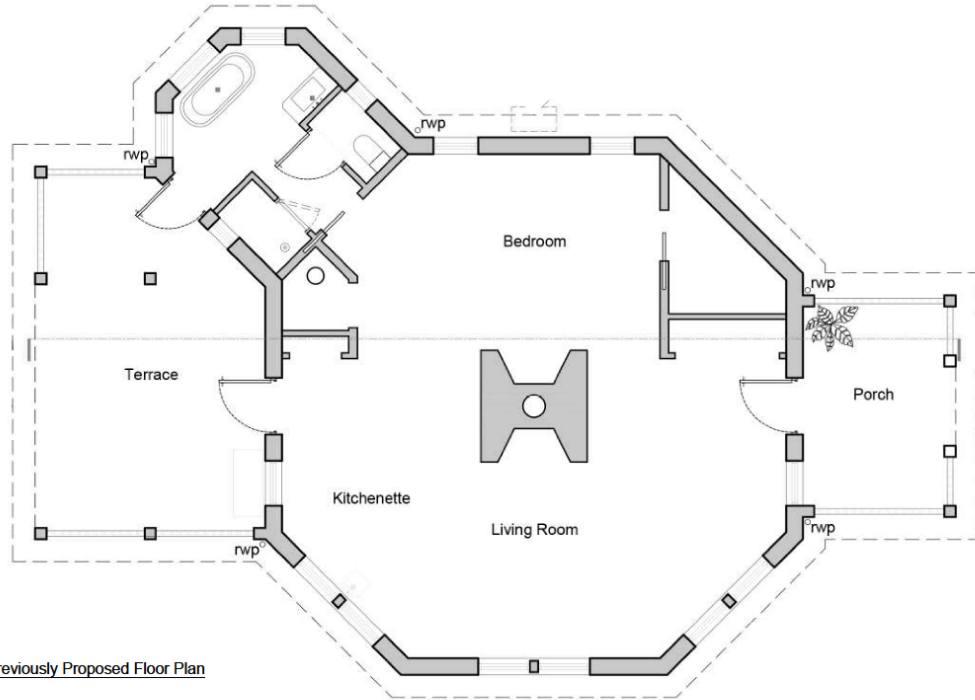
This application relates solely to the proposed changes to the Spa Lodges identified on the attached approved site plan.

Whilst the proposed minor changes to the Spa Lodges are illustrated on the submitted replacement elevation and plan drawings, and detailed below, to aid comparison the approved and proposed building plans and elevations are illustrated on the attached drawings :

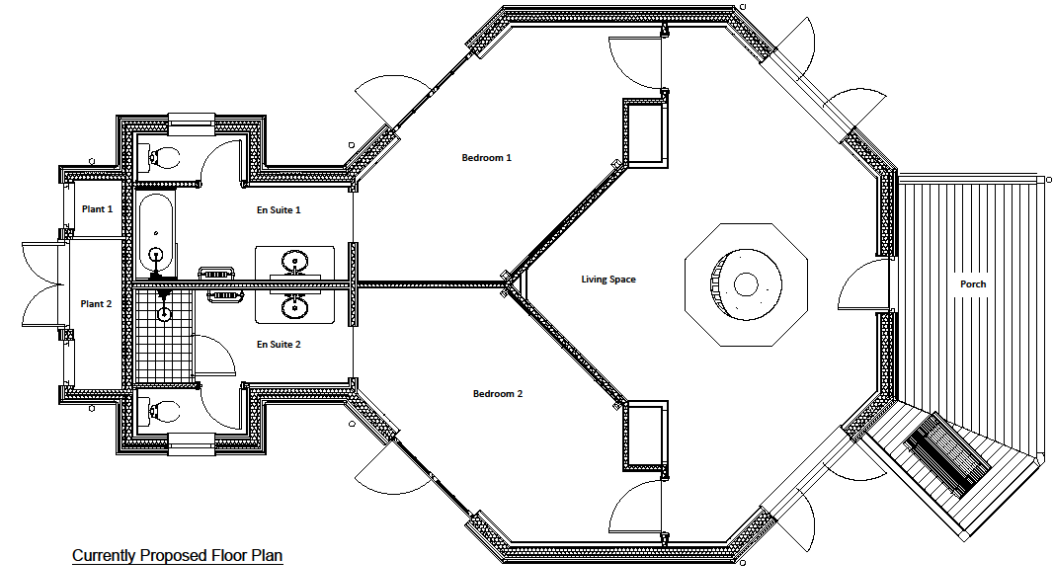
- The location and orientation of the building remains unchanged
- The external finishes mirror those originally approved
- The footprint at ground floor and 1st floor is reduced
- The pitch and height of the hexagonal roof has been reduced
- The rear terrace has been omitted
- Minor adjustments are proposed to window and door openings on all elevations and internal layout.

As the comparison drawings confirm, the principle change from the approved design is the proposed reduction in the pitch and height of the Spa Lodges.

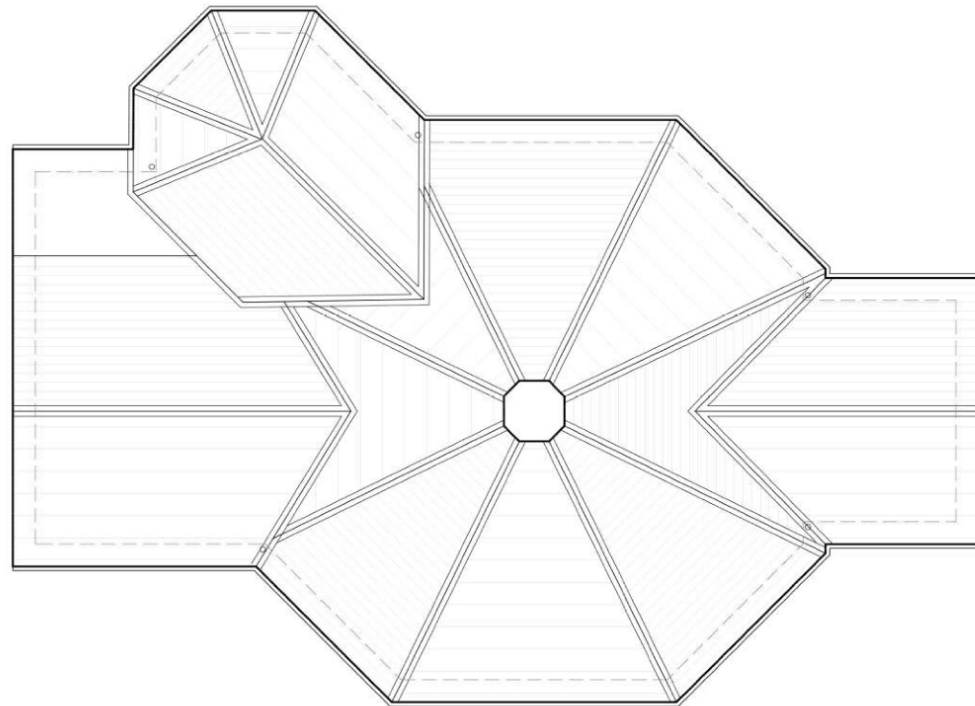
The reduction in height mirrors the pitch and height of both the existing Larder and Dairy Buildings located on the east side of the site, illustrated on the attached drawings which accompanied the original site wide planning and listed building permissions (LPA Ref. 20/01756/FUL and 20/01757/LBC).



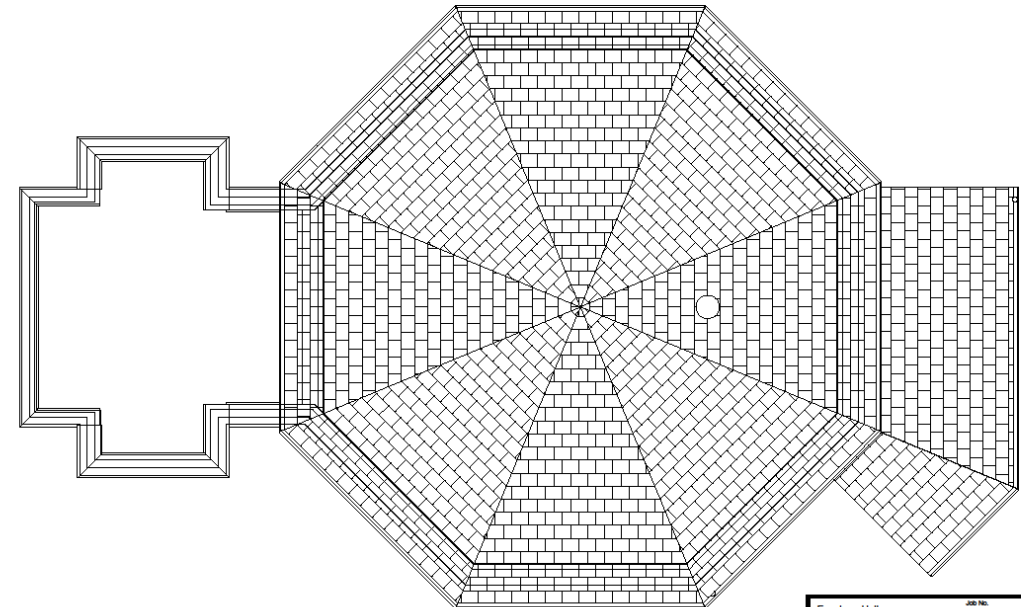
Previously Proposed Floor Plan



Currently Proposed Floor Plan



Previously Proposed Roof Plan



Currently Proposed Roof Plan

Eynsham Hall		Job No:	20_089
North Leigh, Witney		Client:	(SPA)AL001
OX29 6PN		Date:	January 2023
Spa Lodges - Comparison Floor and Roof Plans		Scale:	1:50 @ A3
		Drawn by:	WS
		Checked by:	
		Approved by:	
Architects		Town planners	
Environmental & Urban design			
1st Fl, Crosses Business Park		www.c2jarchitects.co.uk	
North Leigh, Oxford, OX29 6PN		tel: 01235 340000	

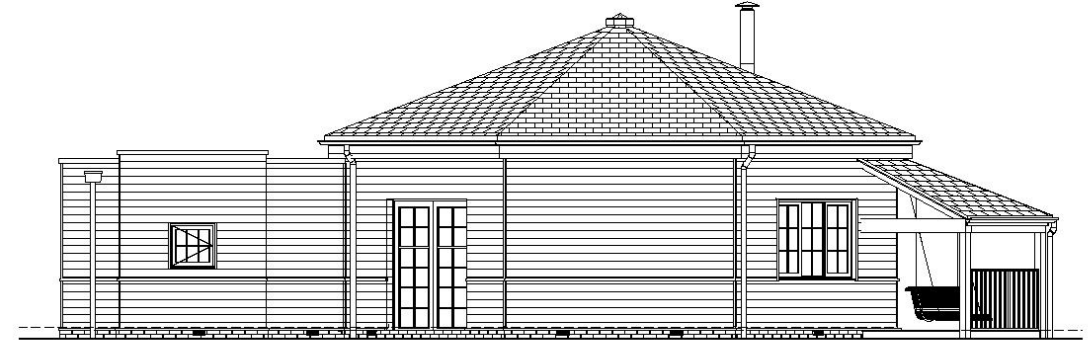




Date	Drawn	Checked	Description
1/23	WS	WS	1:50 & 1:100 @ A1



Previously Proposed Elevation 1 (1:50)



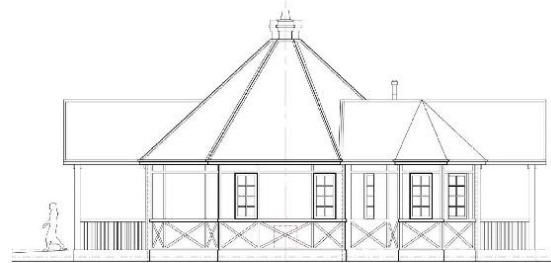
Currently Proposed Elevation 1 (1:50)



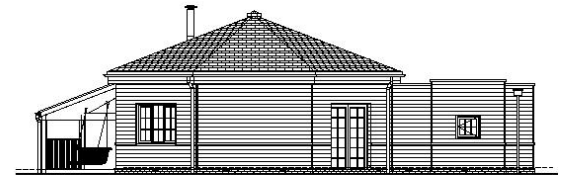
Previously Proposed Elevation 2 (1:100)



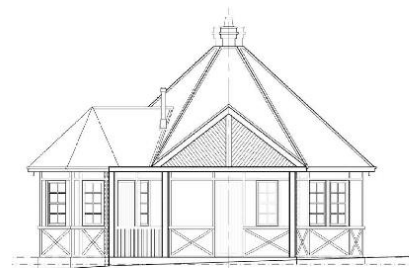
Currently Proposed Elevation 2 (1:100)



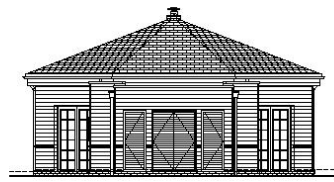
Previously Proposed Elevation 3 (1:100)



Currently Proposed Elevation 3 (1:100)



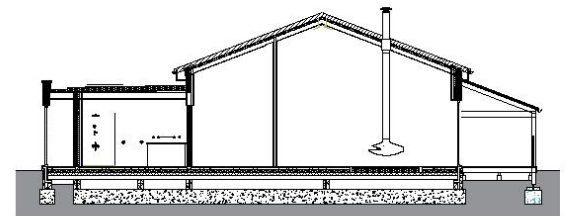
Previously Proposed Elevation 4 (1:100)



Currently Proposed Elevation 4 (1:100)



Previously Proposed Section (1:100)



Currently Proposed Section (1:100)

Eynsham Hall North Leigh, Witney OX29 6PN	JOB No. 20_089	Rev. (SPA)AL002
Title Spa Lodges - Comparison Elevations		
Date January 2023	Drawn WS	Scale 1:50 & 1:100 @ A1
 C2J Architects Town planners Environmental & Urban design		
<small>Unit 14, Cornhill Business Park, North Leigh, Witney, Oxford, OX29 6PN www.c2jarchitects.co.uk 01235 360000</small>		



The reduction in roof height will further assist in assimilating the buildings into the established surrounding wooded area and further reduce the visual impact of the proposal.

Full details of the proposed minor amendments to the scheme are seen in submitted drawings.

Ecology

Ecology Solutions were commissioned by the developers to undertake an Ecological Assessment of land at Eynsham Hall, Oxfordshire, which supported the initial Planning (PP/20/01756/FUL) and Listed Building (PP/20/01757/LBC) applications.

Given the minor natures of the proposed scheme changes, it is considered the conclusions previously reached within the initial Ecological Assessment remain valid. Therefore, as concluded within the Ecological Assessment, the development proposals accord with all legislation and planning policy of relevance to ecology and nature conservation and, indeed, should continue to be viewed as an opportunity to secure significant ecological enhancements at a landscape scale, contributing towards objectives set out within the Wychwood and Lower Evenlode Conservation Target Area (CTA).

Trees

Landmark Trees were initially commissioned by the developers to undertake a Tree Survey and Condition Survey which supported the initial Planning (PP/20/01756/FUL) and Listed Building (PP/20/01757/LBC) applications relating to the site.

As the proposals don't extend the footprint or change the location of the Spa Lodges and reduce the height of the buildings, the changes will have no material impact on existing trees.

Transport

Mode Transport Planning were initially commissioned to prepare a Transport Assessment (TA) in support of E H Hotels 2018 Ltd development proposals which were subsequently granted Planning (PP/20/01756/FUL) and Listed Building (PP/20/01757/LBC) consent in June 2020.

The proposal will not generate any additional demand or trip generation, hence the proposed access arrangements will continue to operate well within acceptable modelled capacity parameters.

On the above basis, it is recommended that the no objection response by OCC on the permitted scheme will remain intact, with no notable transport differences resulting from the amended proposal.

Visual Impact

As the attached approved Landscape Masterplan which supported the initial planning consent confirms, the above mentioned buildings are located in an area identified as 'The West Woods' which is extensively screened by established mature trees to the north and east extending towards the main hall and 'The Plantation' to the west.

































Proposed minor changes to the Spa Lodges will not result in any increase in mass, height or form which would increase visibility of these buildings from limited vantage points in the immediate vicinity of these properties.

In design terms, the proposed minor changes to the detailing and form of the buildings clearly illustrated in 'comparison' drawings, could not reasonably be considered to deviate from the adopted architectural style approved under the terms of the current Planning and Listed Building consents issued in 2020.

Where changes are proposed to the external finishes, they mirror both the approved schemes for the respective buildings or adjacent buildings, the attached approved material schedule. And in respect of the roof design the existing Larder and Dairy Buildings.

Consequently, the submitted proposals could not reasonably be considered to detract from the approved architectural style



Material Family Type 1	Material Family Type 2	Material Family Type 3	Material Family Type 4	Material Family Type 5	Material Family Type 6
<p>Walled Garden Accommodation Walled Garden Restaurant</p>	<p>Main Hall Orangery North Lodge</p>	<p>Bath House (Spa)</p>	<p>Stores (East) Stores (West) Staff Accommodation (West)</p>	<p>Lindsay Building (Pre-Function) Stables Fitness Centre Concierge (West) Craft Studio Gamekeeper's Lodge</p>	<p>Spa Lodges South Lawn Pod</p>
<p>Facade: Mixed Red Brick with rough mortar/ fine lime render slurry for texture</p> 	<p>Facade: Natural stone to match existing</p> 	<p>Facade: Natural Stone</p> 	<p>Primary Facade: Vertical timber board</p> 	<p>Facade: Mixed Buff Brick with rough mortar/ fine lime render slurry for texture</p> 	<p>Primary Facade: Herringbone timber boards and battens</p> 
<p>Roof: Natural Slate</p> 	<p>Roof: Natural Slate</p> 	<p>Facade (Lower): Mixed Dark Brown Brick</p> 	<p>Roof: Natural Slate</p> 	<p>Roof: Natural Slate</p> 	<p>Roof: Natural Slate</p> 
<p>Flashing/ Trims/ Other: Dark Grey</p> 	<p>Flashing/ Trims/ Other: White</p> 	<p>Roof: Zinc Roof with glazed panels/ roof-lights</p> 	<p>Flashing/ Trims/ Other: Dark Grey</p> 	<p>Flashing/ Trims/ Other: Dark Grey</p> 	<p>Flashing/ Trims/ Other: Dark Grey</p> 
<p>Windows: Critical style metal windows. Dark Grey</p> 	<p>Windows: Metal framed glazing system in 'greenhouse' style. Colour:</p> 	<p>Flashing/ Trims/ Other: Dark Grey</p> 	<p>Windows: Critical style metal windows. Dark Grey</p> 	<p>Windows: Critical style metal windows. Dark Grey</p> 	<p>Windows: Critical style metal windows. Dark Grey</p> 
<p>Walled Garden Restaurant Windows: Timber framed glazing system in 'greenhouse' style.</p> 	<p>Stone Quoins: Natural stone to match existing</p> 	<p>Windows: Critical style metal windows. Dark Grey</p> 			
<p>Walled Garden Restaurant Pergola: Natural Timber</p> 				<p>Lindsay's Stables/ Concierge/ Craft: Timber Canopies etc.: Natural Timber</p> 	
				<p>Lindsay Building Glasshouse: Timber framed glazing system in 'greenhouse' style.</p> 	
			<p>Store (East) & Store (West) Roof: Dark Grey metal roof cladding</p> 	<p>Lindsay Building Facade in-fills: Brick to match existing</p> 	

CONCLUSION

The proposed amendments to the previously approved scheme are minor in detail, form and use and do not materially impact on the significant environmental, economic and social benefits the development will provide to the area and West Oxfordshire District as a whole; and will enhance the site and its surroundings whilst preserving and enhancing the setting of this historic building complex.

Accordingly, the proposals are considered to comply with approved Local and National Planning Policies.