



Design, Access &
Heritage Impact
Statement



Contents

1. Introduction
2. Site Analysis
3. Scheme Proposal & Design
4. Access Statement
5. Conclusions



Introduction

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

The purpose of this planning application is to seek approval to provide a new single-storey dwelling on the site to replace an existing stable block that is deemed previously developed land. The existing stable block and adjacent paddock to the east are within the ownership of the adjacent existing dwelling known as 'Micheli'.

The applicants wish to provide a new dwelling that is easily accessible to accommodate them in older age. They wish for the new dwelling to be within close proximity to the existing house so relatives can provide necessary support. The new dwelling however is designed to be separate from Micheli with its own dedicated access.

The proposals include the demolition of the existing stable block and erection of a new single-storey dwelling with two bedrooms, bathroom, and kitchen/dining/living space. Parking spaces for two cars are proposed along with associated landscaping to provide outdoor amenity space.

This Design and Access statement describes the design rationale that supports the proposals. It should be read alongside the proposed drawings, Planning Statement and supporting documentation.



Site Analysis

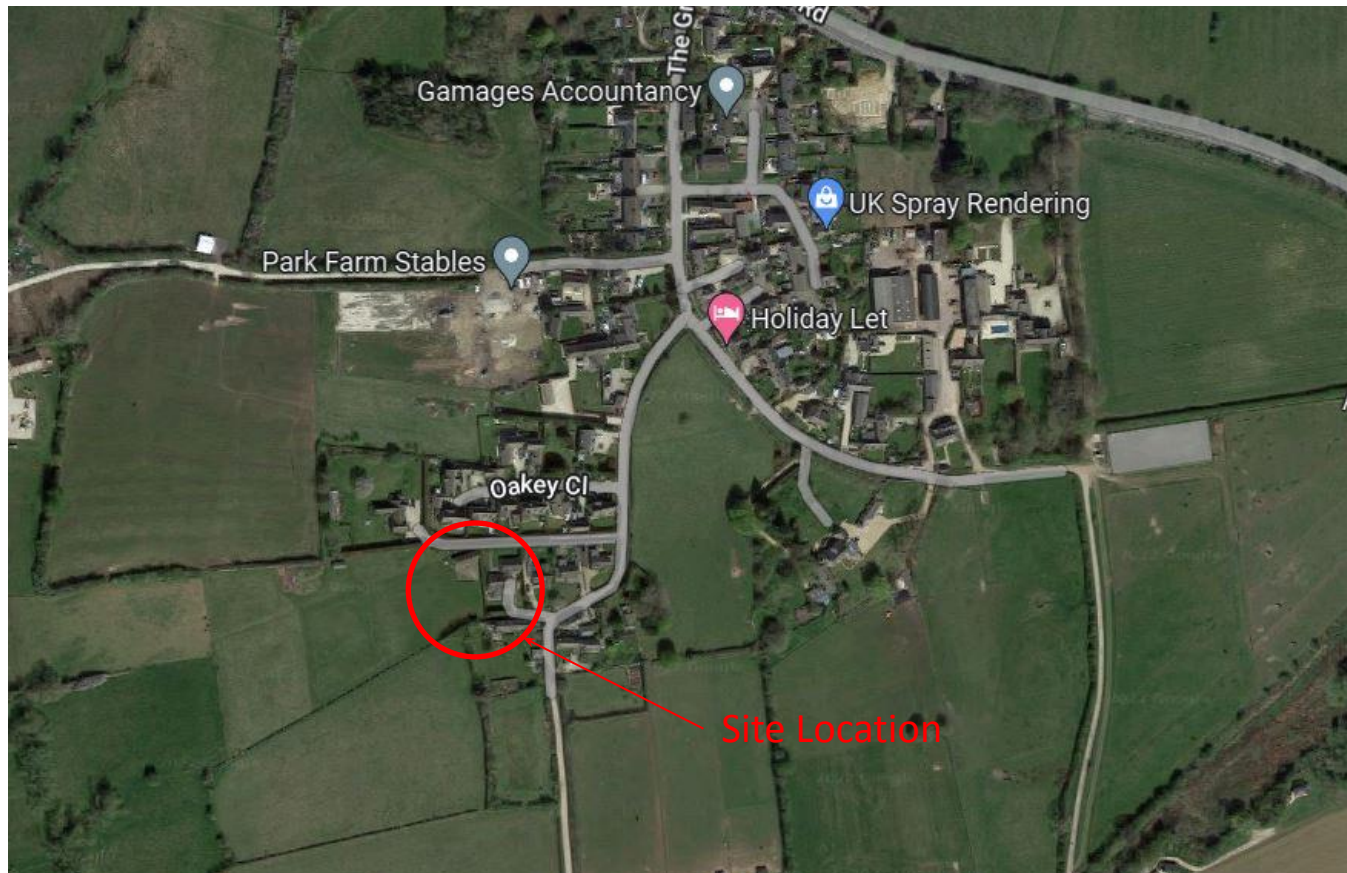


Figure 1: Aerial Photograph of southern end of Alvescot showing site location

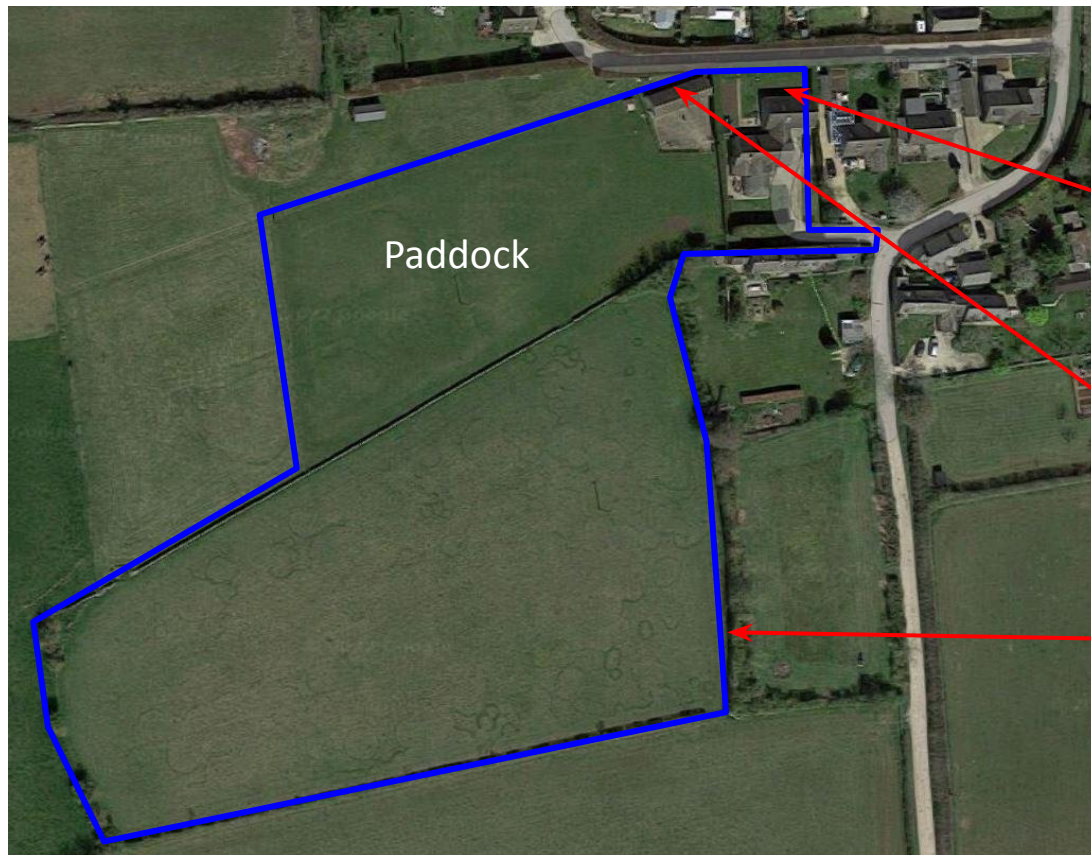


Figure 2: Aerial Photograph of Site

Existing Site & Context

The site is situated on the south-western edge of the the village of Alvescot, located 2 miles south of Carteton in West Oxfordshire. An OS plan extract is provided as part of the submission.

The application site is located off a unnamed road joining 'The Green'. It is immediately west of the existing dwelling known as Micheli with which it shares an access drive. The site is not visible from the public highway. The site is surrounded by a collection of nearby residential properties which are a mix of detached 1960s bungalows to the east and traditional cottages on the south side. To the north is a private drive to a detached property called Avening set in substantial grounds. Further to the north is Oakley Close which is a collection of 11 modern residential properties.

The existing stables and the proposed new dwelling lie outside of the Alvescot Conservation Area. The stable block is not a Listed building and does not fall within the curtilage of a Listed building. The existing and proposed access falls within the Alvescot Conservation Area where it adjoins the public highway (via the unnamed road).

The West Oxfordshire Residential Design Guide states that Alvescot is both a linear and dispersed settlement that has evolved haphazardly over time, the main characteristic being large gaps between areas of development. The application site is consistent with this general characteristic and replacing the existing stables with the proposed dwelling on the same site would therefore not detract from the dispersed character of the village.

The application site is an existing stable block within an existing paddock. The stable block is located in a small fenced area at the north-east corner of the paddock and is of late 20th century construction. The adjacent paddock is characterised by low-level traditional rubble stone walls and hedgerows along its southern boundary to the adjacent cottage 'Amberley' (formerly Red Gate). To the north the site is bounded by an existing wire fence and tall dense hedgerow that forms the boundary to the driveway for the dwelling 'Avening'. There are views south and west across the paddock and adjoining countryside towards a belt of established trees.



Key plan



Photograph A: View of the access lane towards Micheli from the highway (unnamed road)



Photograph B : View east from paddock towards stables and Micheli



Photograph C: View of southern elevation of existing stables



Photograph D: View west across paddock from paddock entrance



Photograph E: View east from paddock showing paddock entrance and existing access lane



Photograph F: View of existing stables west elevation

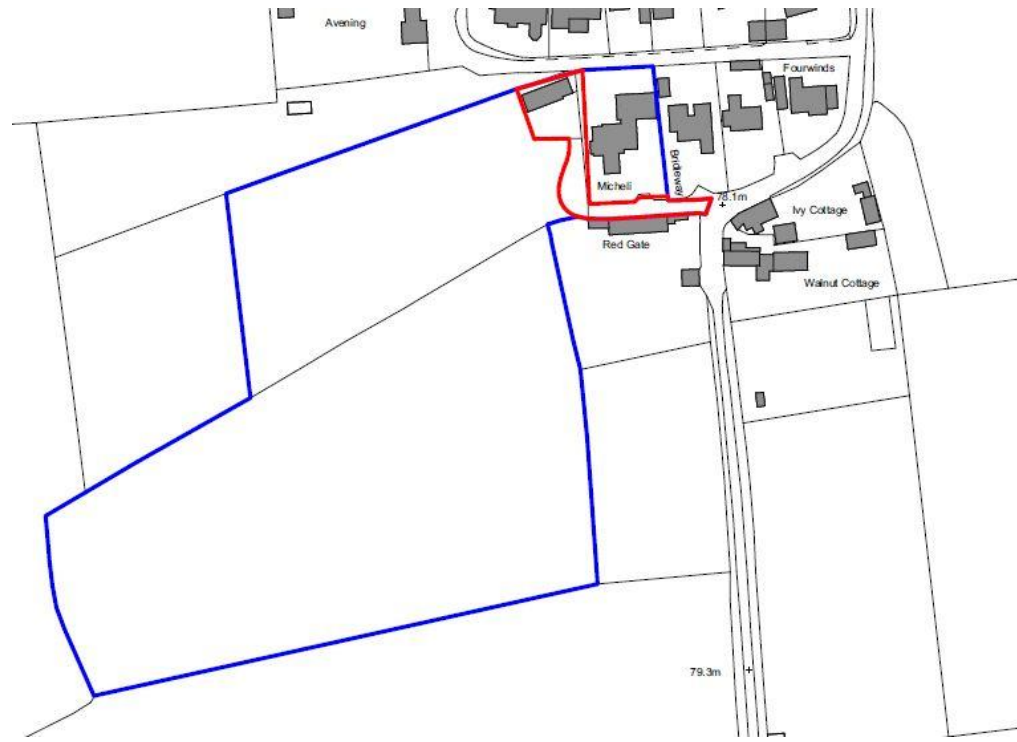


Figure 3: OS Location Plan Extract

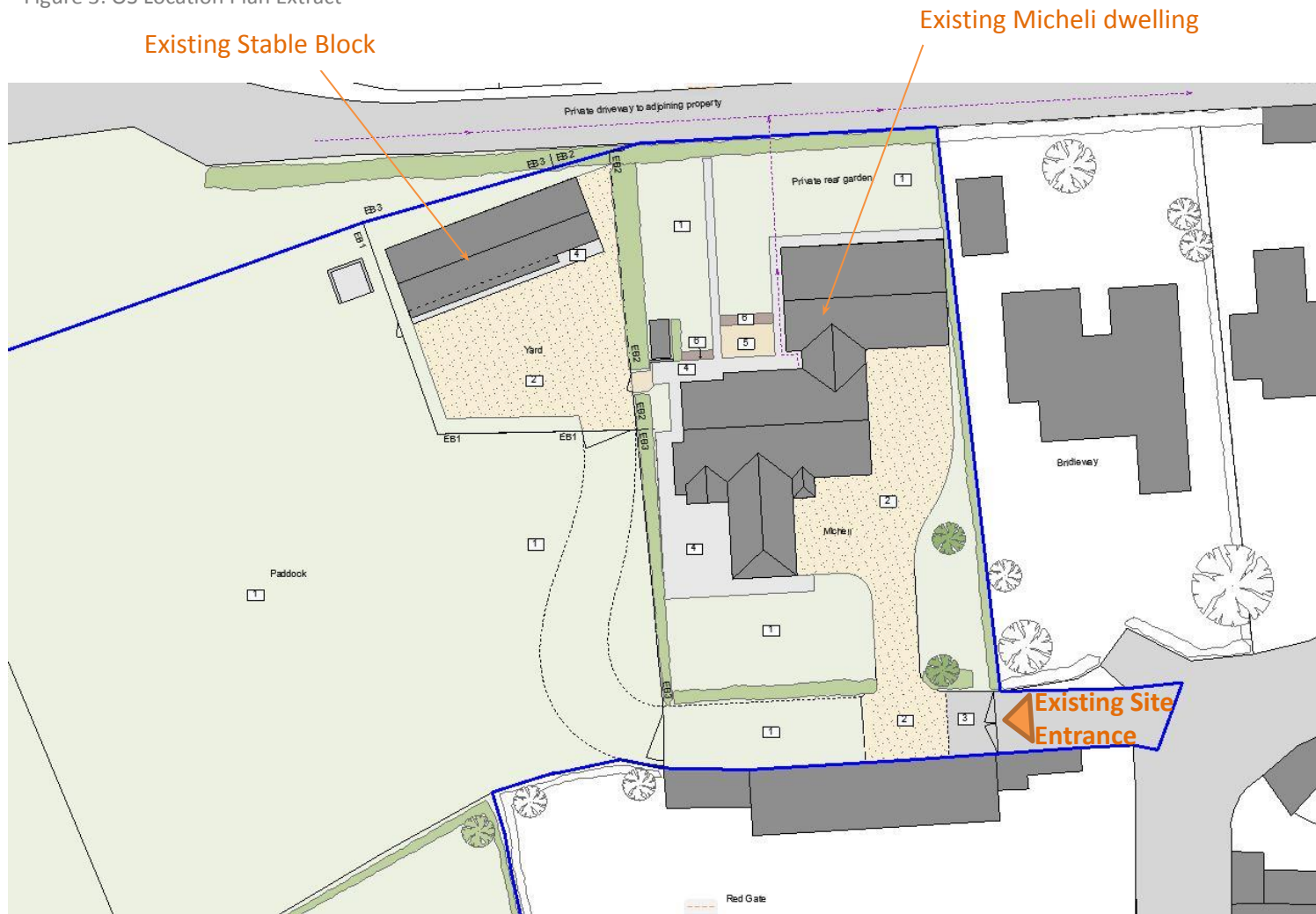


Figure 4: Existing Site Plant

Existing buildings

Figures 3 and 4 illustrate the existing buildings within and surrounding the site. It is bound to the north by a tall hedgerow and private driveway to 'Avening'. There is considerable built form to the north and the stable block does not project beyond the notional built settlement line established by the residential curtilages directly to the north and south of the site.

The site is a small paddock with an existing masonry stable block at the north east corner of the site. The stable building is a single-storey, linear building of buff concrete blockwork construction with three internal rooms divided by concrete walls. There is a fourth open bay to the eastern end of the block. The building has a pitched roof of plain concrete roof tiles with half round clay tile ridge. There are wooden stable doors and small windows to the southern elevation to each stable bay, with no doors or windows to the north, west or east. The roof steps back on the southern elevation above the open bay to the western end. There is an area of concrete hardstanding along the south of the building adjacent to the stable doors which lies beneath the overhang of the roof.

Vehicular & Pedestrian Access

The existing vehicular and pedestrian access to the site is provided from an access shared with Micheli. This provides access to the paddock at the western end of the track through a metal field gate. Access to the stable area is provided through a field gate along the southern boundary. The application site is defined by a timber post and rail fence. There is an existing vehicle access across the paddock to the stable.

There is a small gate through the existing hedgerow between the stable block and Micheli, providing pedestrian access between Micheli private rear garden and the stable yard.

Services & Utilities

Water, electric and telecom services are available from the existing Micheli dwelling. The existing dwelling is served by an oil fired boiler. There are water and electrical services to the existing stable block.



Figure 5: Photograph of southern elevation of existing stables



Figure 6: Elevation drawings of existing stables

Existing Trees & Vegetation

There are no trees on the site and the proposed development does not propose the loss of any trees.

Flood Risk

The site is within Flood Zone 1 which is classed as an area with a low probability of flooding. A Flood Risk Assessment (FRA) is therefore not required as part of the application.

Heritage Impact Assessment

The majority of the site does not fall within a designated conservation area but the existing site access does. There are no listed buildings near by to the application site. The proposed design is sensitive to and reflects the traditional character of Alvescot, reflected in the traditional building form and the use of timber casement windows, natural slate roof, coursed random limestone walls and dark stained timber weatherboarding. These are all features referenced in the Alvescot Conservation Area Appraisal. Despite adhering to the design guidance, the new dwelling is sited far enough away as to have only limited relationship with the listed buildings located towards the historic centre of the village. 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 and the proposals would cause no harm to the heritage asset.



Scheme & Design
Proposals

Scheme Proposals

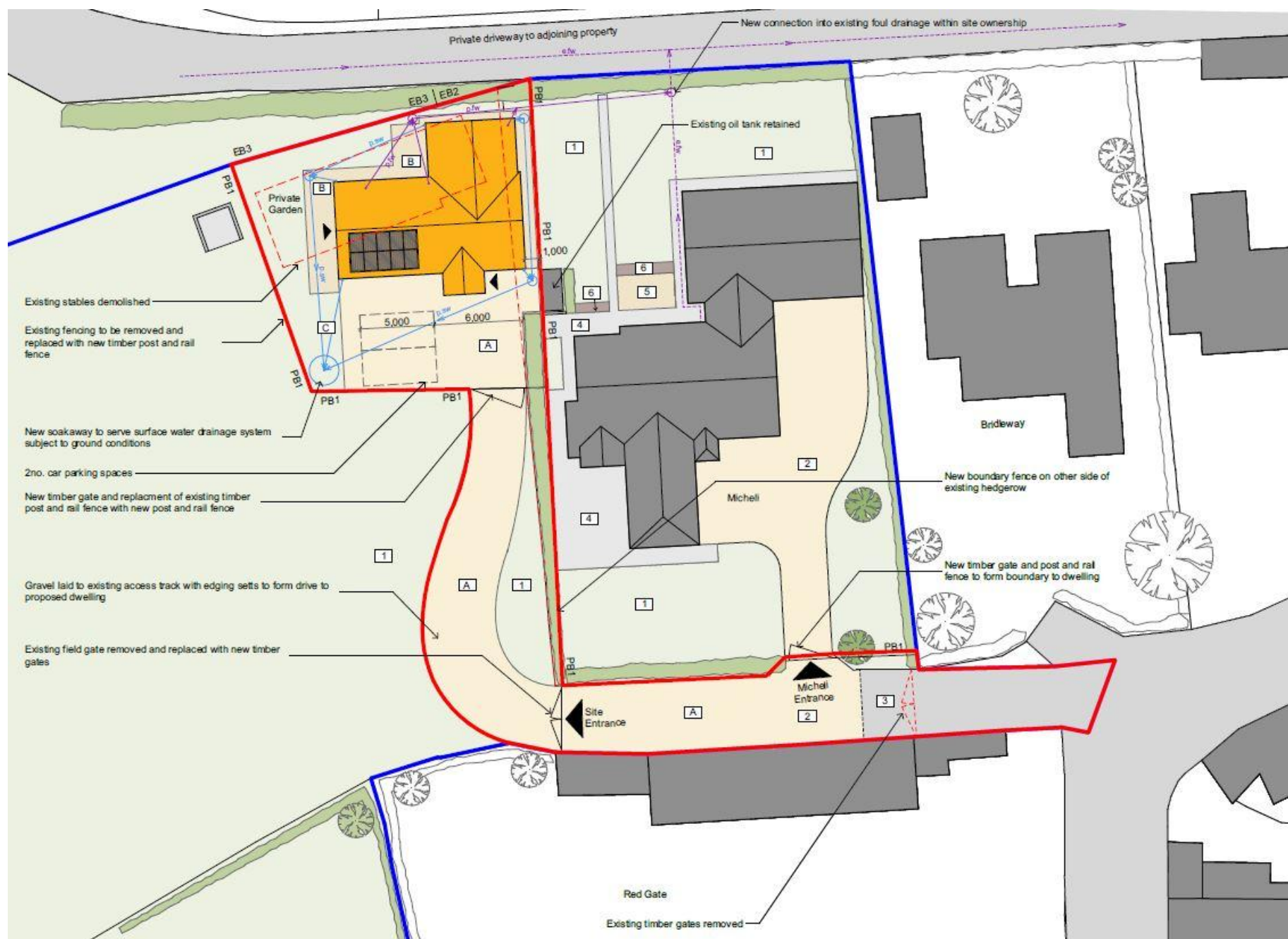


Figure 7: Proposed Site Plan

The submitted proposals are to demolish and existing stable block and to construct a replacement dwelling.

The general design intention is to provide a modest and appropriate amount of new accommodation within the site constraints of the stable block site. The design has been developed to respect the character and appearance of nearby buildings and is traditional in character, reflecting a simple barn like form using local vernacular materials.

The new single-storey dwelling is designed to reflect the proportions of the existing buildings in the immediate vicinity. There is a main linear form running east to west, in a similar orientation as the existing stables. There is a small porch on the front (southern elevation) and small projecting gable to the north and rear of the site.

To the front of the new dwelling, there is a small gravelled area in the same location as the existing stable yard. The existing informal track access in the paddock will be gravelled and edged to form a suitable driveway to the dwelling. The access will remain as existing via the unnamed road; the existing gate position has been adapted to suit the proposed layout and to maintain the use of the paddock for agricultural use.

Use

The submitted proposals are to change the use of previously developed land to form a new single storey, detached residential dwelling with 2 bedrooms and surrounding private amenity space. Given the existing residential use that surrounds the site we submit the proposals represent a compatible and justifiable land use.

Amount

The application is for a modest single detached 2 bedroom residential dwelling with sufficient private amenity, landscaping and parking. The proposals do not represent a significant enlargement of the original stable building footprint and has been designed in such a way to appear subservient to the larger Micheli property.

We consider the proposed accommodation to be of a reasonable amount appropriate to the existing site and surrounding area. The accommodation is provided entirely at ground floor level to make it accessible and to limit any negative visual impacts from surrounding areas.

Site Layout & Approach

The proposed dwelling is sited to the northern edge of the site and is not visible from the public highway. A vehicle parking and turning area is provided directly to the south of the new dwelling. Access is via the formalised track that runs across the existing paddock.

The parking area is sized to allow for sufficient manoeuvring for vehicles within the site.

The siting of the new single-storey dwelling towards the northern boundary of the site ensures that the existing tall hedgerow to the northern boundary screens the development from view from existing development to the north.

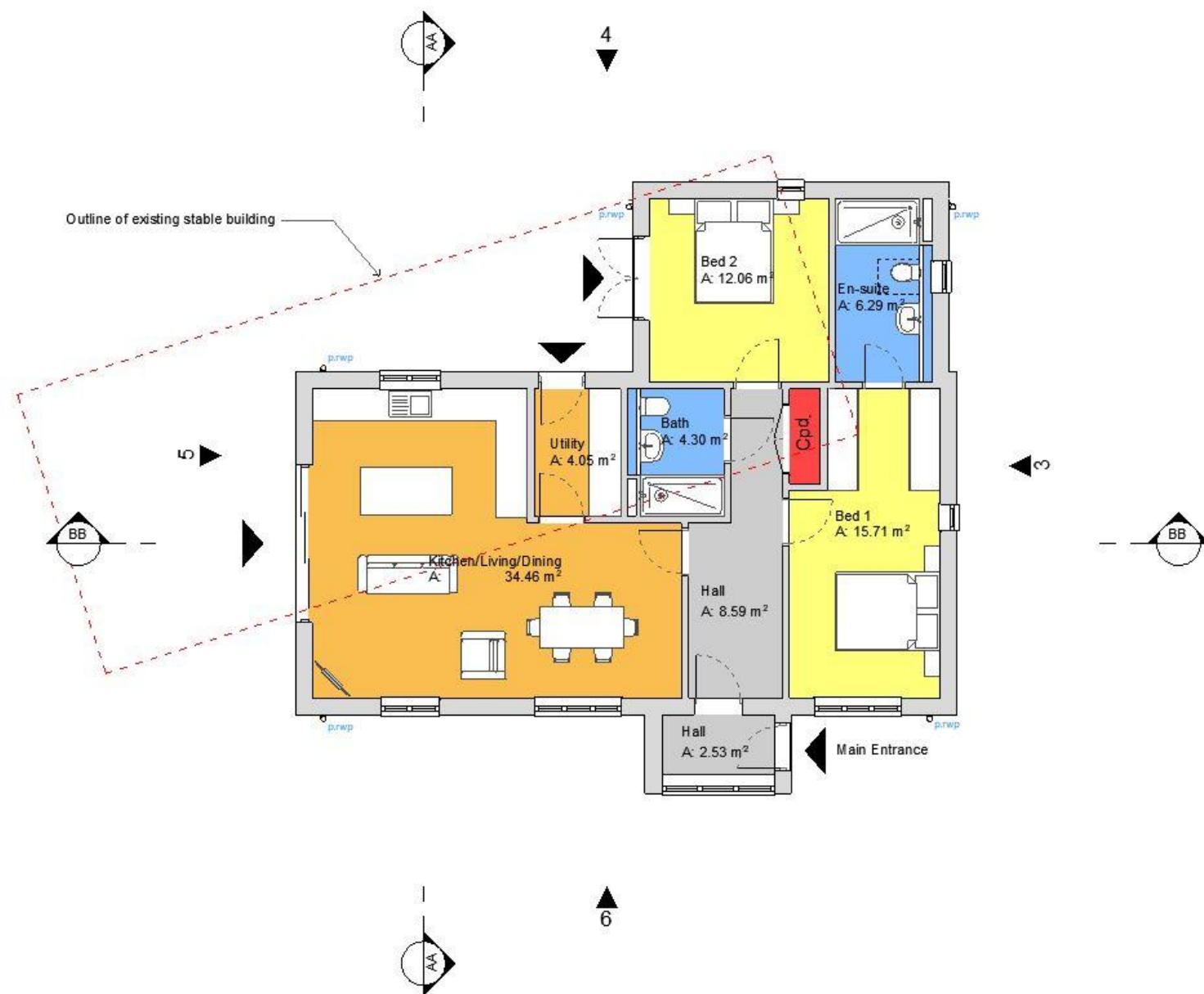


Figure 8: Proposed Ground Floor Plan



Figure 9: Proposed Elevations

Solar Orientation

The orientation and siting of the proposed dwelling is dictated by the existing stable and the shape of the site. The entrance is expressed with a glazed gable to the southern elevation along with several smaller windows to the living area and main bedroom. Sliding doors to the western elevation open out to the private garden with views across the paddock taking advantage of evening sun. There are limited openings on the northern and eastern elevations that are in close proximity to the tall hedgerows along the boundaries.

Light and Noise Assessment

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

Figure 10: Proposed Elevations



Figure 10: Proposed perspective view and materials palette



Appearance & Materials

The predominant building materials in the surrounding area are natural random coursed limestone walling and slated/tiled pitched roofs. The proposed design integrates natural high quality materials in a sensitive composition with stone walling and slate roof coverings as the predominant materials. The buildings main axial core is constructed of natural limestone walling. Stained timber boarding is proposed as a secondary complementary material to the northern 'wing' of the dwelling and to the porch. The building design complements the traditional pattern of buildings and materials found in the area to create a sensitive design proposal that blends well with its environment. The building pattern reflects the subservient nature of small agricultural buildings within the area.

Overall the design proposals are a carefully considered, deliberate and appropriate response to the character of the area and rural nature of the site. The development presents itself as a sensitive and elegant design that is carefully blended into the setting using traditional materials and traditional building shapes.

Landscaping

The scheme involves a relatively simple and minimal approach to landscaping. The site has a mixture of grassed lawn areas and patio adjacent to the new dwelling. It is proposed to replace and renew the existing timber post and rail fence that forms the boundary between the existing stable yard and paddock. Access gates are re-configured as indicated on the proposed site plan.

The other boundary treatments on the site are to remain as existing.

The landscaping proposals create a clear hierarchy in terms of privacy with a clear distinction between the driveway, access/parking area to south of the dwelling and the private garden areas to the 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 or ground source heat pump technology to provide renewable energy. Photovoltaic panels are proposed to the main south roof to provide renewable electricity.

Reuse & recycle

The existing stable building is not appropriate for re-use as a residential building. Existing masonry will be crushed and re-used to form sub bases for the proposed driveway.

Ecology & Bio-diversity

Existing ecology and protected species have been assessed and impacts considered in the accompanying ecology reports submitted with the application.

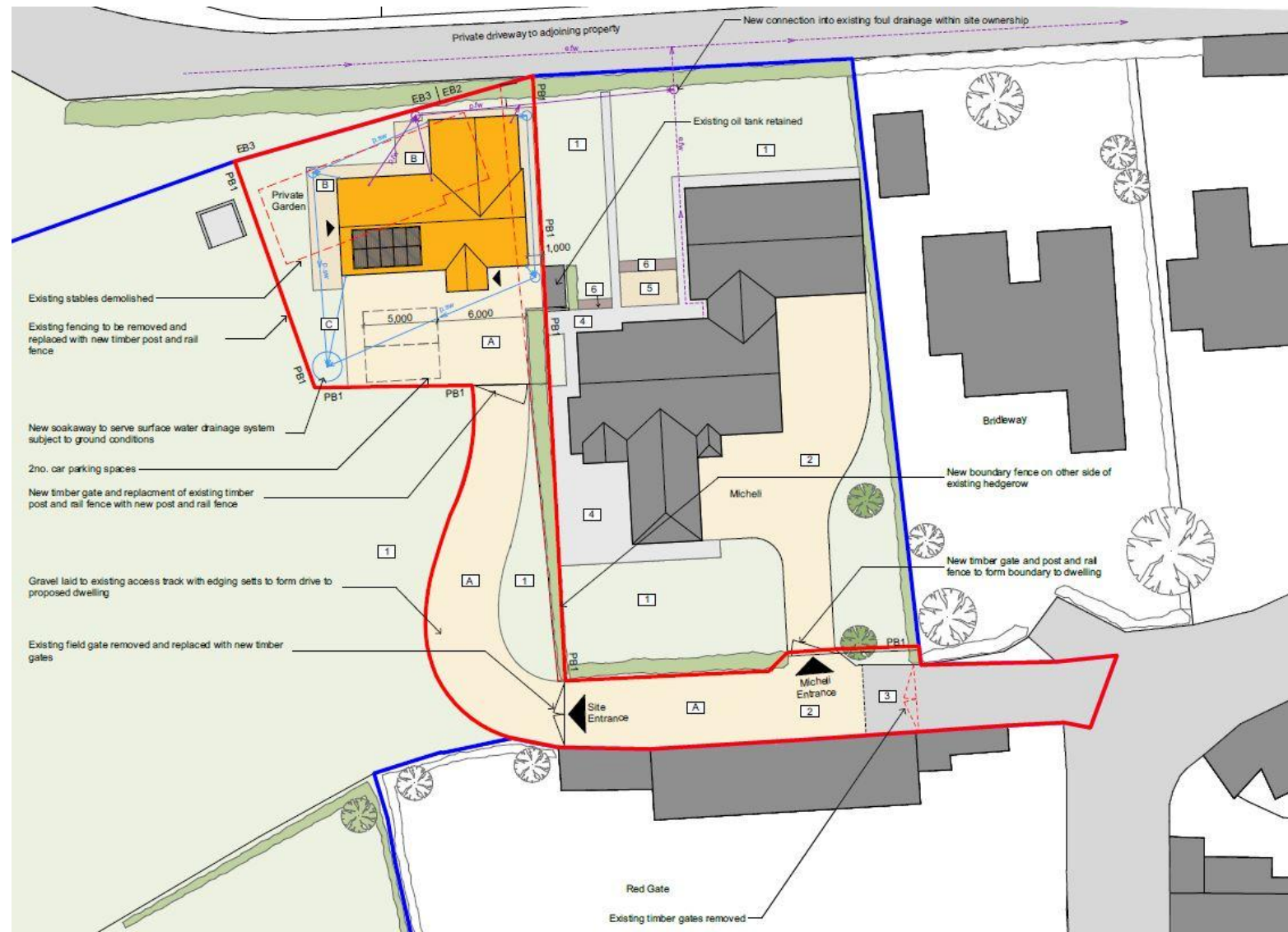


Figure 11: Extract of Proposed Site Plan



Car Parking

Private vehicles & Bicycles

The scheme proposes to re-use and formalise the existing access through the paddock to provide vehicular access. The proposed dwelling includes sufficient parking and turning provision proportionate to the scale of development. The parking area allows sufficient manoeuvring to enter and exit the site in forward gear.

Refuse and Service vehicles

Bin storage is provided adjacent to the utility room. Refuse collection will be adjacent to the access for Micheli.

Pedestrians

Pedestrian access will be via the new and adapted access.

Mobility & Wheelchairs users

The single level proposed dwelling has been designed with mobility in mind, in order to provide whole life adaptability for the applicant. There is level access through the main entrance door, and utility room. The principal living areas are on a single level and main living areas will have low threshold sliding glazed doors to allow easy access to amenity areas.

Designing for Whole Life Adaptability

The aim is to create a lifetime home for our clients that is suitable for older age. The building has been designed with all accommodation accessible at ground floor level that can be used to suit our client's health and mobility needs.



Conclusions

The proposals have been specifically developed and uniquely designed to respond to the characteristics of the site. The design is modest 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 a modern, sustainable house, sensitive to its surroundings whilst providing a flexible and accessible house for elderly living. 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, topography and existing vegetation ensure that the proposals do not have any detrimental impact upon the character of the surrounding area.

This Design & Access Statement demonstrates that the proposal complies with the material planning considerations, and 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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