

Planning & Listed Building Consent Application

Design & Access Statement

In support of applications for alterations to:

5 The Grange, Kingham, OX7 6XY

May 2023

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AERIAL PHOTO SHOWING THE LOCATION OF THE PROPERTY AT 5 THE GRANGE, KINGHAM TO THE NORTH,

Section 01_Introduction

01.1_This Design and Access Statement has been prepared by Melanie Williams Architecture & Interiors in support of a Planning Application made on behalf of the applicants Mr and Mrs Robinson, for the minor alterations to their newly acquired home at no. 5 The Grange, Kingham.

The application seeks to make minimal alterations to the property to allow for a replacement rear porch to link to the existing double garage, enabling internal access between house and garage spaces whilst improving security by limiting access to the rear garden.

This Design & Access Statement should be read in conjunction with the drawings submitted as part of this application and seeks to describe the proposed alterations in detail.

Section 02_Background Information & Context

02.1_Site and Surrounding Area:

The property at no.5 forms part of The Grange, an attractive development of detached homes in a quiet cul de sac off of Church Street, one of the main village roads.

02.2_This small development features stone built properties, built around 1980, all set within established gardens. It sits within both the Kingham Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. Each property in the Grange consists of 2 storeys plus a pitched concrete tiled roof each with their own driveways leading to a garage.

02.3_An access driveway sits to the side of the property leading to its own double garage. The garage is single storey with pitched concrete tiled roof and is constructed of reconstructed Bradstone stone matching that used in the construction of the main house.

02.4_No. 5 The Grange has previously been extended to the rear with a single storey extension which included the addition of a small rear single storey porch. This porch is so small that there is no practical use of space possible within. The space and arrangement of doors and windows does not allow for any furniture, seating or storage to be incorporated so the interior space is awkward, impractical and unusable.





PHOTOS OF THE FRONT & SIDE OF THE PROPERTY AT 5 THE GRANGE, KINGHAM, SHOWING THE DRIVEWAY, SIDE GATE AND GARAGING BEYOND.

02.5_The house is accessed either via the front door set central to the front elevation, or via the small porch to the rear. A timber gate leads to the rear garden from the driveway which sits to the side of the property and this allows access to the porch as well as the rear terrace and garden. The garage is not attached to the house but the awkward relationship and space between the rear porch and the garage makes it feel as if the porch should have been linked to the garage.



PHOTOS OF THE FRONT & SIDE OF THE PROPERTY AT 5 THE GRANGE, KINGHAM, SHOWING THE DRIVEWAY, SIDE GATE AND GARAGING BEYOND.

Section 03_Description of Works & Design Principles

Proposals seek to replace the existing unusable and impractical small rear porch with a better planned rear porch that links the main house to its garage. This will not only allow for a more usable internal space to function as a boot room / utility room but would also allow for the residents to access the garage without traversing the external terrace. It would also mean that the timber fence and gate is replaced by solid construction of Bradstone to match the existing house and garage and allow for improved security by limiting access to the rear garden from the side of the house.



Proposals for no. 5 The Grange, Kingham, OX7 6XY

The replacement porch is proposed to be built in materials to match those of the existing house and garage and would maintain a pitched roof over the newly created space, in keeping with the current roof scape arrangement.

Proposals also seek to reposition the existing rear glazed patio doors to suit a remodeled kitchen and to install a new double glazed picture window to the rear façade to increase natural daylight within the existing living room.

In addition to the minor alterations to the ground floor rear windows, proposals seek to install a new window to the side elevation to match that to the opposite side of the living room's fireplace. This again is in aim to improve the natural daylight within the existing interior space which currently feels dark. Whilst seeking to add this window, proposals plan to remove a window on the same side elevation and to close up the wall as shown in the supporting plan and elevation drawings.

The proposals for the minor alterations to this property, listed below, are underpinned by 3 principles:

- To preserve, enhance and improve the condition, character and architecture of the property as a whole and its setting. To improve the quality of some of the more recent extensions that have taken place.
- To respond sensitively to the existing house by replicating stonework and window details already in use around the building and details found on neighbouring properties, improving the quality of the rear façade and the flow of internal spaces.
- To improve the occupiers experience of using the building as a family home, increasing opportunity for access between the house and its garage and rear garden, increasing the amount of natural daylight to the interior and creating improved, sustainable, practical and well lit interior spaces.

Section 04_Access

No changes are proposed with respect to the main street access to no.5 The Grange, Kingham.

A new stable door access is proposed to the side elevation fronting the driveway which would replace an existing side gate and rear porch door accessing the main house.

A new single, wider garage door is proposed to replace the two single standard width garage doors allowing for easier manoeuvrability when parking cars within the garage.

Section 05_Summary

We feel that the proposed minor alterations to no.5 The Grange, described in this Design & Access Statement, represent a high quality, sensitive and considered architectural response that will positively improve and enhance the quality of the building and it's internal and external spaces, whilst respecting its existing character and the character of its wider setting. The alterations are aimed at improving the home for its owners so that it remains a much loved family home for years to come.

We hope that the proposals will be viewed favourably by West Oxfordshire District Council's Planning & Conservation Department.

