



**TEMPLATE:
DESIGN AND ACCESS STATEMENT FOR DUAL PLANNING APPLICATION
AND LISTED BUILDING CONSENT**

Name and address of proposed development site –

College Cottage, 58 High Street, Burford, OX18 4QF

List Description

Please provide the grade of the building (I, II, II) and a copy of the list description*

Grade II listed terraced dwelling situated within the Cotswolds Area of Outstanding Natural Beauty and Burford Conservation Area.

Listed Entry Number: 1266883

Listed Entry Name: College Yard, 58, 60, 62 High Street

BUFORD AND UPTON HIGH STREET AND SIGNET (West Side) SP2512 (Enlargement) Nos 58, 60, 62 7/129 (College Yard) 12.9.55 (Previously listed as "New College").

GVII

Burgage development. Probably C17 and C18 remodelled C19. Rubble with Cotswolds stone roofs, roofline stepped up. Frontage angled with plot. 2 storeys. Irregular casement windows, mostly C20, roughly 4:4:2. Plain doorways, irregularly placed with modern doors. To East end is a 2-storey weatherboarded extension with jettied 1st floor (C20). College Yard consists of the rear extension of premises of Muriel Beach Thomas, College Cottage, Cobble Court Cottage and Cobble Court. This well preserved example of burgage development is very picturesque,

Proposed Development –

Please provide a brief description of the proposed development

Renovation. Do not intend to change layout. Simply new kitchen / bathroom, floors, walls, heating, plumbing.

Assessment of the surroundings of the proposed development –

In what sort of area will the proposed development be located? Consider its character and landscape as well as its social and economic characteristics.

Will be respectful of the heritage area & minimal disruption. Work is internally focused.

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as the Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.

Yes I have have several conversations with English Heritage for listing details and any prior works and how to approach retaining and respecting the historic nature of the area.

Evaluation –

How has your evaluation of the surrounding area and any consultation affected your final scheme ?

The initial plan was full renovation and modernisation - that is now not full (I.e. looking to retain the original windows and doors with original ironmongery)

DESIGN COMPONENTS

Proposed Use -

*How does the proposed use for the site fit in with the surrounding area ?
How does your proposed development fit in with the relevant planning policies ?*

Internally focused work - little no no impact to College Yard access.

Amount of development –

e.g. number of residential units; floorspace; volume.

Why is that an appropriate level of development ? Does it fit in with the surrounding area ?

One residential unit (College Cottage only, having square footage of circa 1000sq ft). Internally focused work is appropriate level of development which fits in with the surrounding area.

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

No changes - as original.

Scale –

How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?

No changes - as original.

Landscaping –

Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application.)

There are no garden areas, front or rear.

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

No changes - as original. Clean & tidy up.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance ? if there are any impacts, how will these be minimised or mitigated ?

No changes - as original. Historic features will be retained to preserve the importance of the surrounding area.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

College Cottage is set back from Burford high street, accessed only via a mediaeval archway into College Yard. No changes to exterior - as original.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues ? If so, please give details.

Yes contractors have visited the site to provide technical advice and stated no issues on access.

Relevant Policies -

How have the relevant policies influenced your proposals ?

Respectful of all relevant policies and looking to preserve the historic nature of the building and surrounding area. Initial plans have been made with this in mind.

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

No issues with access to the proposed development which will be easily and safely.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

No changes - as original.

Emergency access

Is there sufficient access for the emergency services ?

Yes.

Please feel free to add any further design and access information that you feel may be relevant to your application.

Thank you.