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DESIGN AND ACCESS STATEMENT Planning Application

Midway,
Lancott Lane,
Brighthampton,
OX29 7QJ



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1.0 INTRODUCTION

1.1 Documentation

This Design and Access statement is submitted on behalf of Mr and Mrs Ward for alterations and extension to the Grade 2 Listed property Midway, Lancott Lane, Brighthampton, Oxfordshire, OX29 7QJ.

This document is to be read in conjunction with the supporting documentation accompanying the pre-planning application being drawings:

E01	Rev B	Existing Plans and Elevations	1:100 @ A1
(including)		Location Plan	1:1250 @ A1
PA01	Rev B	Proposed Plans and Elevations	1:100 @ A1
(including)		Proposed Block Plan	1:500 @ A1
PA02	Rev A	Proposed Window and Door Details	1:20 @ A

1.2 Client Brief

The client's vision is to provide additional ground floor living space for a frail family member enabling supervised care within the main house whilst maintaining privacy and retaining the enjoyment of the heritage asset.

1.3 Design Objectives

- To contribute to the continued enjoyment of the listed building.
- To increase the internal usability of the ground floor space.
- To improve the safety of the internal space.
- To provide an extension sympathetic to the listed building.

2.0 LOCATION AND HERITAGE ASSET

2.1 Site Context

The site is located under West Oxfordshire District Council, in the Parish of Standlake, situated on Lancott Lane, a quiet, unmade lane exiting from A415 Abingdon Road - the primary route connecting Standlake to Brighthampton.



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Figure 1: Google Maps – Location in relation to Brighthampton and Standlake.

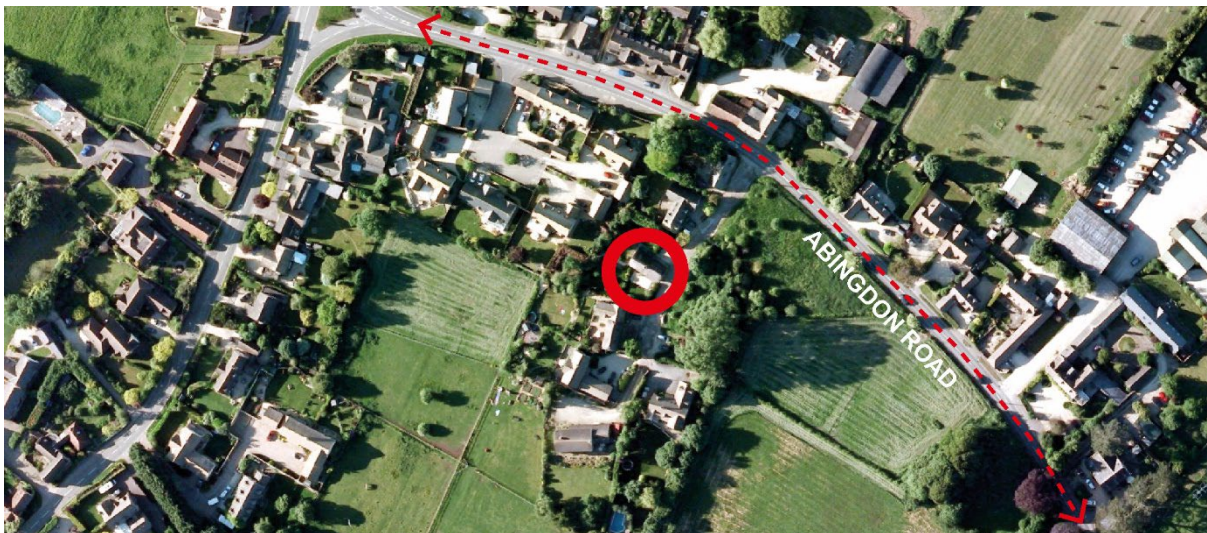


Figure 2: Google Maps – Location on Lancott Lane





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Figure 3: Google Maps – Approach from Abingdon Road along Lancott Lane



Figure 4: Interior living space (pre-development)



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Figure 5: Rear Garden (pre-development)

2.2 Heritage Asset

The building was first listed on the 17 October 1988:

“Grade 2...House, Dated EBF/1675 on fireplace bressumer; C18 extension to right. Coursed limestone rubble; colourwashed brick on limestone rubble plinth to right: gabled thatch roof; ridge (originally end) stack of stone finished in rendered brick. One-unit lobby-entry plan with rear outshut extended to 2-unit plan. One storey and attic: 2-window range. Timber lintels over C20 door and one- and 3-light casements; 2-light half-dormer casement to left and similar dormer casement to right. Interior: room to left has winder stairs adjoining open fireplace with stop-chamfered bressumer a stepped-ovolo-moulded beam and timber-framed rear wall. Chamfered beam and 19 winder stairs to right. Side-purlin roof.”

Historic England. 1988. *Midway*

3.0 USE AND NEED

3.1 Use

The listed building will continue its use as a dwelling, enjoyed as a retirement home by Mr and Mrs Ward since they purchased the property in 2017. The alterations and extension, if permitted, will increase the flexibility and safety of the internal space, improve circulation throughout the ground floor, and facilitate the greater requirement for supervised care. The extension adjacent to the current Lounge will provide a much-needed ground floor Bedroom and ancillary Ensuite. The use of the open



plan Dining Room and Kitchen, and the existing Lounge, will retain their position and use. At first floor level, the use will continue to provide the living quarters and bathrooms.

3.2 Need

Due to the ailing health of the spouse who currently resides in a nearby care home, supervised care will be required daily at the property. Mobility issues also mean the spouse can no longer make use of the first floor living quarters. The proposed alterations and extension will provide a bedroom and wet room adjacent to the existing ground floor living space, dining space and kitchen. The proposal will allow the spouse to return home, therefore improving the quality of life for both inhabitants through care and companionship. Enabling the spouse to return home also vacates a care bed within the nearby care home which can be utilised for residents who do not have the ability to live at home.

The layout of the extension is heavily considerate of the end-user by ensuring all spaces are wheelchair-friendly and always accessible. The floor plan shows several 1500mm turning circles to illustrate the accessibility of the space.

4.0 THE PROPOSAL

The proposal is for a single storey extension to the western side of the existing property which measures approximately 3.703m in width and 5.4m in length, and with a GIA of 14.5sqm. The eaves height is 1.95m with the top of the roof no more than 4.52m. This enables a comfortable living space for the client.

The location of the extension and proposed window positions allow views of the south facing garden space and will not have a negative impact on overbearing, overlooking, loss of light or loss of privacy on adjacent properties.

There will be a requirement to remove a window from the existing lounge to allow for a new internal door to be provided into the proposed extension. There are no proposals to undertake works to the remainder of the listed building.

5.0 APPEARANCE

5.1 Design

The design principle is for the extension to appear subservient to the listed building whilst emulating materials from the existing property.

The proposed extension roof pitch matches that of the main building with its ridge line set lower in a similar manner to the roof over the colourwashed brickwork part of the building.

The proposed window design is in-keeping with the existing window styles being 2-light and 3-light casements. The proposed door design matches that of the garden summerhouse.

5.2 Materials

The extension materials have been selected to provide a passive appearance to that of the listed building:

- A simple brickwork plinth is adorned with horizontal timber boarding reflective of the materials provided on the listed building east elevation and of the garden summerhouse granted planning permission in 2019.
- The slate roof material marries that of the rear outshut roof of the west elevation.
- Windows and external doors will be painted timber to match the existing windows and doors to the main property and garden summerhouse



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6.0 ACCESS

6.1 Vehicular Access

The proposed alterations and extension will not affect the vehicular access or local transport links.

6.2 External Access

The proposed alterations and extension will not affect the existing entrances into Hall 1 and the Kitchen/Dining Room.

The proposed extension will offer an additional external access route through the Bedroom. Due to the use of the proposed extension by a frail family member, disabled level access will be provided into the garden to ensure regular use of the outdoors is maintained.

6.3 Internal Access

Again, due to the use of a frail, and potentially wheel-chair reliant user, the internal access from the existing lounge into the bedroom and ensuite will be level with no trip hazards to ensure a safe internal environment for the clients to live within.