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Construction
Services Ltd

Design and Access Statement



Project:

25 Brookfield Close, Milton-under-Wychwood

Description:

Proposed extension and reordering to create ancillary
accommodation

Prepared by:

I.Povey –2023



1.0 Introduction

This document has been prepared to support a Householder Planning application for 25, Brookfield Close, Milton-under-Wychwood.

It is proposed to build over existing single-storey elements and extend the property to create ancillary accommodation to house the applicant's elderly parents. In addition, a garage will be constructed to replace an existing integral garage that will be converted to increase living space within the ancillary accommodation.

A Pre-Planning application was submitted by the applicant in September 2022 with feedback received on 16th December 2022. The alterations proposed in this application reflect this feedback.

This application is supported by the following drawings:

25.BC.MuW. SU.01-A	Existing Details
25.BC.MuW. SU.02-A	Existing Site Details
25.BC.MuW. PR.01-B	Proposed Details
25.BC.MuW. PR.02-B	Proposed Site Details
25.BC.MuW. PR.03	Proposed Sections

2.0 Site Appraisal

Milton under Wychwood is a picturesque village located approximately 4 miles north of Burford, and approximately 6 miles south of Chipping Norton. The village is one of three named after the ancient forest of Wychwood. The others are Shipton-under-Wychwood immediately to the east of the village and Ascott-under-Wychwood located approximately 2 miles to the east.

Brookfield Close is located on the northern extent of the village, to the west of Church Road. It forms part of a wider housing estate constructed in the late 1970's. The estate is characterised by detached and terraced two-storey properties constructed from reconstituted stone with concrete tiled roofs.

Many of the properties have been subject to later extensions of varying size and form.



Above – Brookfield Close

Nr 25 is positioned in the southwest corner of Brookfield Close and consists of a two-storey detached dwelling. It is not listed and is not located within any conservation area. It is, however, located within the Cotswold Area of Outstanding Natural Beauty.



Above Site Location Plan

The property has been subject to later extensions in the form of a rear single storey flat roof structure, which looks to have been undertaken in two phases. Currently, ground floor accommodation consists of a Lounge / Diner, hallway, WC, kitchen, utility, study, sunroom and integral garage. First-floor accommodation consists of three bedrooms, a study, and family bathroom.



Above Existing Floor Plans

The building occupies a good-sized plot with generous parking facilities to the front elevation, and a well-screened rear garden.

Apart from the original application for the estate (planning reference W76/1018), there are no further planning records for the property.



Above –rear elevation



Above –previous extensions



Above –existing courtyard and shelter (siting of proposed extension)



Above –neighbouring garage and site of replacement garage

3.0 Design Proposals

To allow the applicants to care for their elderly parents and prevent the need for them to enter a nursing home, it is proposed to enlarge the property to create the required facilities.

The applicants have investigated the option of moving within the area they love. They have twice had offers accepted on suitable properties, only for both purchases to fall through. Therefore, the applicants are now looking to enlarge Nr 25 to reflect their needs.

The proposal will consist of utilising the existing single-storey elements to the rear of the property and above part of the garage, to enlarge the first-floor accommodation. In addition, the existing side extension will be extended forwards to enlarge both the ground and first floors.

The ground floor layout is to be reconfigured to create ground floor ancillary accommodation. As the sunroom and garage will be needed to form the necessary accommodation, it is proposed to create new facilities on the side and rear of the building.

The first-floor layout will also be revised to convert an existing study into an ensuite bathroom. An existing bedroom will be reduced in size and the study will be relocated into the remaining space. A new bedroom and bathroom will be created within the side extension.

Whilst the alterations will create the necessary facilities, the overall form of the extension is subservient to the existing building with all new structures set back from the principal elevation.

The proposed alterations have been illustrated in drawings 25.BC.MuW.PR.01-B, 02-B and 03.

4.0 Pre Planning Feedback

Pre Planning feedback was received from Mr Emile Baldauf-Clark on 16th December 2022 as part of application 22/02463/PREAPP. At this stage, only preliminary sketches were presented with no detailed measurement of the building undertaken. The property has since been surveyed.

The feedback stated:

‘.I am of the overall opinion that the overall scale of development proposed is too large for the modest size of the existing house. This applies mostly to the first-floor extension denoted in A2 on the accompanying plans as the proposed extension creates an awkward roof structure especially when viewed from the front..’

The feedback goes on to say ‘

... The West Oxfordshire Design Guide states that “As an overarching principle, the scale, form and character of the original property should be sympathetically reflected in any proposed changes”. Whilst the property is of no real historic value, in my opinion, the proposed extensions and alterations added together would be transformative on the host dwelling and unsupportable’

Based on this feedback, various design approaches have been investigated to achieve a sympathetic and subservient solution that does not detract from the character of the original building. It is therefore felt to be compliant with The West Oxfordshire Design Guide.

In relation to the garage, the feedback states:

‘..The proposed new garage/ store building in its current form would likely be too large and would be more acceptable if it matched the extent of the neighbouring garage only..’

The garage design has therefore been revised and reduced to reflect the neighbouring garage in size, form, and material.

5.0 Final Design Justifications

Amount of Development

The proposals are felt to be in keeping with, and subservient to, the existing building. To the principal elevation, both eaves and ridge heights have been reduced on the proposed extension.

Including the garage, the proposed alterations will increase the internal floor area by over 62% whilst increasing the overall footprint by only 50%.

Use

The building will be retained as a private dwelling (C5)

The extension will provide ground floor ancillary accommodation to allow the applicant to care for their elderly parents.

Layout

Much of the original ground floor will be retained with the majority of alterations focused on the garage and previous single-storey extensions.

On the ground floor, ancillary accommodation will be created, consisting of a sitting area, bedroom, walk-through wardrobe, and wet room. Cooking and dining facilities will be shared.

The garage and sunroom will be integrated into the accommodation therefore replacement facilities will be created on the east side and rear of the property.

On the first floor, an existing study will be converted into an ensuite bathroom. An existing bedroom will be reduced in size and the study will be relocated into the remaining space. A new bedroom and bathroom will then be created on the side extension.

Materials

All materials proposed will be respectful of the existing building, surrounding area, and wider AONB

Design

The appearance of the extension will reflect the existing building in both style and form, however, it has been positioned and finished to remain subservient.

The proposed extension is set back from the principal elevation and finished at high level with render rather than recon stone. This will provide differentiation between new and existing parts of the building.

Sustainability

The Applicants have been particularly mindful of the environmental impact of the dwelling, both in terms of 'embodied' energy and the ongoing running of the house

Using the principle of "Fabric First", it is proposed that all new walls and roofs will be insulated to comply with and potentially exceed Part L1 of the Building Regulations

Scale

For the additional facilities created by the alterations, the impact of the proposal is minor.

All proposed works will remain subservient and sympathetic to the existing structure.

Landscaping

No landscaping works are proposed as part of this application.

Access

The existing parking facilities are sufficient to support an existing vehicle therefore no alterations are proposed to the access.

The ancillary accommodation will share the existing main access door.