



Design and Access Statement

Erection of an Oak Framed Storage Outbuilding at Saltway Cottage,
Coln St Aldwyns, GL7 5AW

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Introduction

This Design and Access Statement has been prepared by Prime Oak to accompany a Householder Application for an Oak Framed Outbuilding at Saltway Cottage, Coln St Aldwyns, GL5 5AW.

This statement should be read in conjunction with the drawings enclosed with the accompanying applications, including:

- Completed Red Lined Location Plan at 1:1250 (drg. 86730/01);
- Completed Existing Block Plan at 1:500 (drg. 86730/02);
- Completed Proposed Block Plan at 1:500 (drg. 86730/03);
- Completed Proposed Roof Plan, Floor Plan and Elevations at 1:100 (86730/04)

Prime Oak will be designing and constructing the proposed Outbuilding on behalf of the applicant. Prime Oak are one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

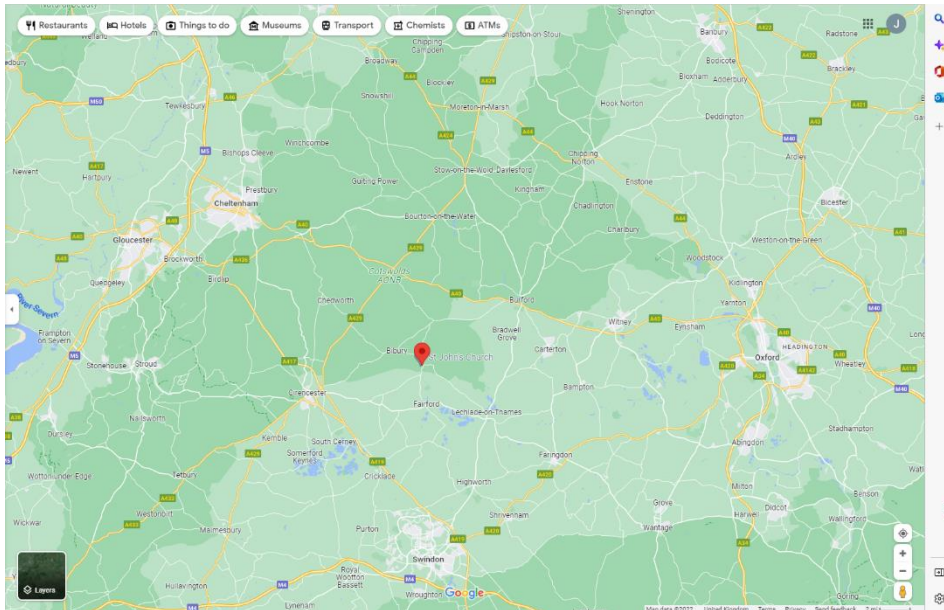
Coln St Aldwyns

Coln St Aldwyns is a village located within Gloucestershire. It is approximately 9.1 miles North East of the Town of Cirencester. The designation "St. Aldwyns" (*Culna Sancti Aylwini*) is attested from the 12th century, and differentiates the village from Coln Rogers and Coln St. Dennis, situated further along the River Coln.

The Church in the village is a predominantly 12th and 13th Century Structure, however extensive renovations took place in the 19th Century. The Church-St John the Baptist is named in dedication to St John the Baptist after his beheading. The Church is a Grade ii* listed building.

Area of Outstanding Natural Beauty

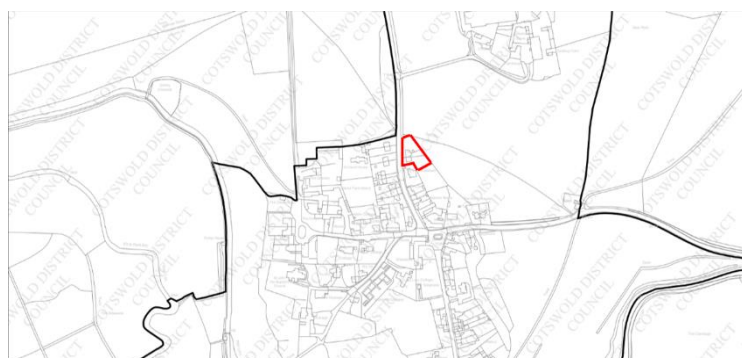
Coln St Aldwyns is located within the Cotswold Area of Outstanding Natural Beauty. Its location can be identified on the map below.



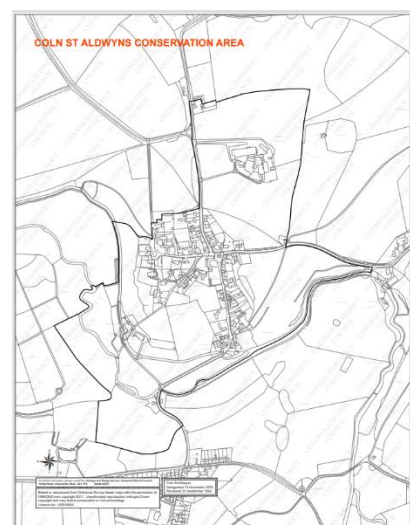
The Cotswolds AONB is the largest of the UK's 46 AONB's, with an area of 790 square miles. Development within these areas has to be able to justify an enhancement or preservation of the existing landscape.

Conservation Area

Saltway Cottage is located within the Coln St Aldwyns Conservation Area as designated by Cotswold District Council. The Cotswolds Local Plan outlines that any new development must where appropriate, "promote the protection, conservation and enhancement of the historic and natural environment".



The Local Plan continues stating in Policy EN2; "Proposals should be of design quality that respects the character and distinctive appearance of the locality".



Policy EN11 in the Local Plan identifies the necessary requirements for development within a Conservation Area.

Policy EN11 HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS - CONSERVATION AREAS

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
- have regard to the relevant Conservation Area appraisal (where available);
- do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.

Planning History

There has been extensive recent planning history at this site which has led to the proposal being put forward.

On the 4th January 2023 application nr. 23/00025/FUL was submitted for a substantially larger outbuilding at the proposed location. Measuring out at 8m x 5.3m. The Conservation Officer had substantial concerns regarding this proposal and as such, the proposal was withdrawn.

Pre-Application advice was undertaken, nr. 23/01404/PAYPRE as part of this process a site visit with both a Case Officer and Conservation Officer took place, and a suggestion that two smaller units were more preferable than a singular larger building was put forward by the Conservation Officer. To that end, it leads us to this point. On the 3rd of August a Certificate of Lawful Development was applied for, nr. 23/02436/CLOPUD. This is the most Eastern of the two units and it is our belief that this proposal is an example of Permitted Development. The more Western unit is subject to this application. It is a slightly smaller unit, and located 4m west of the Permitted Development proposal.

Proposal

The proposal would see the erection of an Oak Framed Outbuilding to be used as a Home Office and Storage area to the rear of Saltway Cottage. The Outbuilding would be located within the garden area, to the East of the existing Cottage.

Use

The intended use of this proposal is wholly domestic. It would allow the residents of Saltway Cottage to have a secure Home Office and storage facility as the world evolves to a more work from home basis, it is necessary to have this location.

Amount

The proposal is for a small 4m x 3.5m Outbuilding to be erected in the Garden to the east of the property. The building has been designed to be no larger than necessary for its intended function of providing a suitable working space. The building would be single storey in height with no room available for further expansion.

Being single storey, the new Outbuilding would be lower in height than the existing Cottage which is a significantly taller two-storey building. As such, the proposal would appear modest in comparison.

The amount of development is therefore considered entirely appropriate and would have no significant impact on the character of the surrounding rural area beyond the site. Therefore, in terms of the amount of development proposed, the proposed Outbuilding would not unduly harm the character, appearance or setting.

Layout

The proposal is located in the garden of the property towards the rear of the east facing elevation. As such the proposal would not be an isolated structure within the countryside and would remain well related in terms of its sitting to the existing dwelling. In this location it would appear as a new subservient Outbuilding to the existing Cottage. It is sheltered from public viewing with the street access being on the opposite elevation facing Westwards with a large hedge providing shelter.

Access

Access to the site will remain as it currently is. The proposal is for an Outbuilding to the rear and as such there are no material changes to be made that will have an impact on access to the Outbuilding, or access to the main Cottage itself.

Scale

As described in the 'Amount' section of this statement above, the proposed Outbuilding would be single storey and small enough and low enough to remain well screened in views from outside of the site by existing buildings and hedge lines. In any potentially longer-range views towards the site from higher ground, the visual perception would be of a timber framed building of a small subordinate scale in comparison to the existing building. In this respect the proposal would have no materially greater impact on views across the wider landscape, and the contribution this site makes to those views would not be unduly harmed.

Appearance

The proposed Outbuilding would feature a high-quality Oak Frame structure constructed from traditional but sustainable materials which offer a long lifespan. It would be constructed from an Oak Frame erected by construction methods including braced pegged joints and exposed rafter feet.

The Oak Frame would 'silver off' within a relatively short time, helping it to appear weathered-in to its surroundings. The design and use of materials would help the new Outbuilding assimilate with its rural location. Therefore, in terms of appearance, the proposal would not unduly harm the wider character of the rural area and as such would be in line with the general aims of the NPPF.

Landscape

As outlined previously, the new Outbuilding would be located to the rear of the existing Cottage. It is in a location that is well screened from pedestrian access. No trees, hedges or visually significant areas of landscaping would be removed as a result of the proposal. The character of the surrounding and wider rural area would not be unduly harmed as a result of the proposed development. In any longer-range views the proposal would appear as a subservient Outbuilding to the existing dwelling.

As such, the proposal accords with the general aims of the NPPF.

Sustainable Development

The proposed Outbuilding would be a sustainable form of development constructed of oak sourced from well managed sustainable and renewable forests.

Furthermore, the traditional pegged joint carpentry methods to be employed in the building's construction rely less on the use of modern power tools and would allow the structure to be more easily dismantled and the materials reused elsewhere if required in comparison to more conventional modern types of construction. The proposed construction method in itself is therefore highly sustainable.

Surface water drainage would employ sustainable methods, including the installation of water butts for capturing and recycling rainwater where necessary.

The intended use of this proposal, as a Home Office, would also lead to a positive impact on the environment. Being able to work from home more efficiently will deter the need for unnecessary trips using either private or public transport and as such is a clear example of sustainable development, both in design, but also in practical use.

Conclusions

As previously outlined, Policy EN11 in the Cotswold Local Plan seeks to outline where development is suitable within Conservation Areas, and the necessary steps that are to be taken to ensure that development is permitted.

- **preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;**

As outlined throughout this statement; the design of the proposal in relation to existing Cottage has been at the forefront of priorities. The scale of the proposal in relation to the existing building equates to a much smaller one-storey building. The materials used will lead to a subservient Oak Framed Building that will weather in time and would thus be entirely appropriate within the Conservation Area and not just preserve the existing character but enhance it.

- **include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;**

As stated above, the physical design of the Outbuilding is as such that it would be entirely appropriate for a Conservation Area. The Oak frame would respect the existing appearance of the area and would in time enhance the local environment.

- **will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;**

The proposal would see a minor reduction in open space within the Garden of Saltway Cottage, however this would still leave significant garden space remaining. There would be no impact on Village Greens, or public areas in general due to the placement being screened by the existing Cottage and existing Garage building. As such there would be no significant impact on the views of the Conservation Area from within the existing Cottage or outside.

This proposal would see a modest Oak Framed Outbuilding erected to the rear of Saltway Cottage in Coln St Aldwyns. Due the significance of its environment, being part of the Cotswold Area of Outstanding Natural Beauty as well as within a Conservation Area the design has been carefully thought out to minimise any impacts on either. Indeed, the design itself can justifiably argued to not just preserve but enhance the local area due to the materials used as well as its siting and size. Aside from its physical form, the intended use as a Home Office would produce a positive impact on the environment, by reducing the number of vehicular journeys required on a day-to-day basis. As such this proposal is wholly appropriate to its setting and is a clear example of sustainable development.