

APH Associates Ltd
(Andrew P. Hackling A.C.I.O.B.)

Planning & Architectural Consultant

Building Design

Building Surveyor

Glebe House

Bampton Road

Curbridge

Witney, Oxon.OX29 7PD

Tel: 01993 775889

E:mail: aphackling@hotmail.co.uk

DESIGN & ACCESS STATEMENT

SITE:- Winstone, Barns Lane, Burford, Oxon, OX18 4NE

CLIENT:- Mr. & Mrs. M. Robinson

Proposed Development:-

Alteration of Existing Vehicular Access with stone piers and metal fencing to east elevation and form new Block pavior hardstanding.

Full Planning Application

Prepared By:- APH Associates Ltd

Drawing Nos:- 2319-01B-Proposed
Site & Block Plan

Date:- August 2023

Introduction

Winstone, Barns Lane, Burford is situated in the Burford Conservation Area together with the Cotswold AONB and is located on the south east side of the town not far from the A40 and roundabout.

It is intended to increase the width of the existing vehicular access with new stone piers. Providing a new block pavior hardstanding area but retaining the existing Ronan tree.

Description

The existing vehicular access will be widened to 5m wide with natural stone piers either side (1.5m high) and stone capping. Part of the existing natural dwarf stone wall will be removed to suit.

The existing tarmac drive will be removed and a new hardstanding area will be formed with hardcore sub base and block pavior finish.

The side fencing on the north side will be vertically boarded on timber posts.

The new fencing on the east side will be black metal railings fixed to top of existing stone dwarf wall.

Planning History

W96/0238 – Dated 1st May 1996 – Planning Permission Granted to Construct two storey rear extension and conservatory

W96/0446 – Dated 1st May 1996 – Planning Permission Granted to Demolish existing sunroom

PLANNING POLICY

The planning policies of the West Oxfordshire Local Plan 2011-2031, policies OS2, OS4, EH10, H6 and the advice given in the West Oxfordshire Design Guide, have been the basis for preparing this scheme.

H6 Existing Housing

OS2 Locating Development in the right places

OS4 Good Quality Design

EH10 Conservation Areas

PHOTOS



Existing East Elevation as viewed from Barns Lane