



Stockford
Chiltern View Barn

Design & Access
Statement

Content.

1. Introduction	1
2. Site Context	2
3. Existing House	4
4. Site Analysis	6
5. Planning	8
6. The Proposal	11
7. Conclusion	16

01

Introduction

This Design and Access Statement (DAS) has been prepared on behalf of Matthew Stockford in support of a proposed replacement dwelling at Chiltern View Barn, Ford, Aylesbury.

This statement is to be read in conjunction with the supporting drawings and documentation provided within the planning submission. This statement describes how the design responds to the physical context of the site, as well as other criteria that have informed the design of the replacement dwelling.

We have used this DAS not only as a vehicle for presenting and explaining the scheme, but also as a tool for developing the design through a rigorous process of assessment and evaluation. We have used the following criteria to focus the assessment and design process:

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscape
- Access

Context is a vital ingredient for a successful scheme. Therefore prior to any design work being undertaken, the design team gained a full understanding of the site, its planning policy context and the surrounding area, in order to create a scheme that responds to and respects its context and character.

Overview

Our client purchased the property due to its location and magnificent views over the surrounding fields. The existing house however does not meet their current and future needs in terms of accommodation.

They are keen to build a new dwelling that will not only meet their needs for accommodation, but will still respect and compliment the surrounding landscape and context.

The Project Brief

The proposal will span across a single floor in order to minimize its impact on site, incorporating accommodation for four bedrooms, en-suites, a shared bathroom, a utility, an open plan kitchen, dining and living space and circulation.

The client would like to maximize the great views surrounding the property, using carefully considered glazed elements, still in keeping with the barn/ agricultural vernacular to the site and allowing for high utilization of natural lighting.

The client requires wheelchair access, which has led to the design choice of a single storey dwelling, and has signed off that the proposal meets all of his requirements in terms of access to and within the property.



VIEW OF EXISTING HOUSE

Description

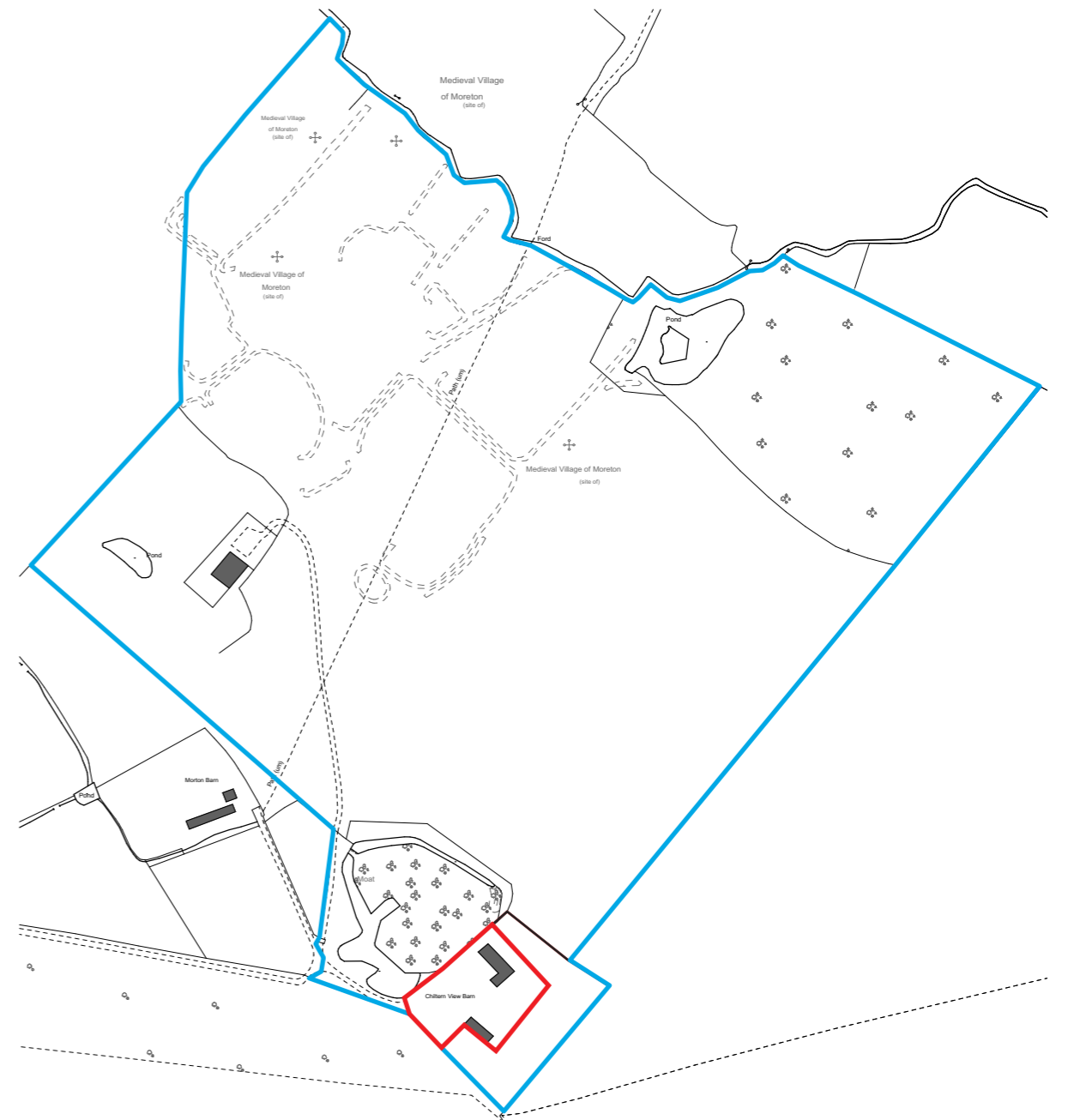
The property is accessed via a private shared driveway, comprised of a detached two storey 5 bedroom converted barn and separate outbuilding set within a substantial plot with views over open countryside. To the immediate northwest of the main house is a historic moat associated with the lost medieval village of Moreton. The property is not locally or nationally listed, not within a conservation area or an area subject to flooding.

Schedule of Existing Areas and Volumes

Site Area - 0.4ha

Gross Internal floor Area:
House: 261m²

Existing Building Volume:
House: 910m³



SITE LOCATION PLAN



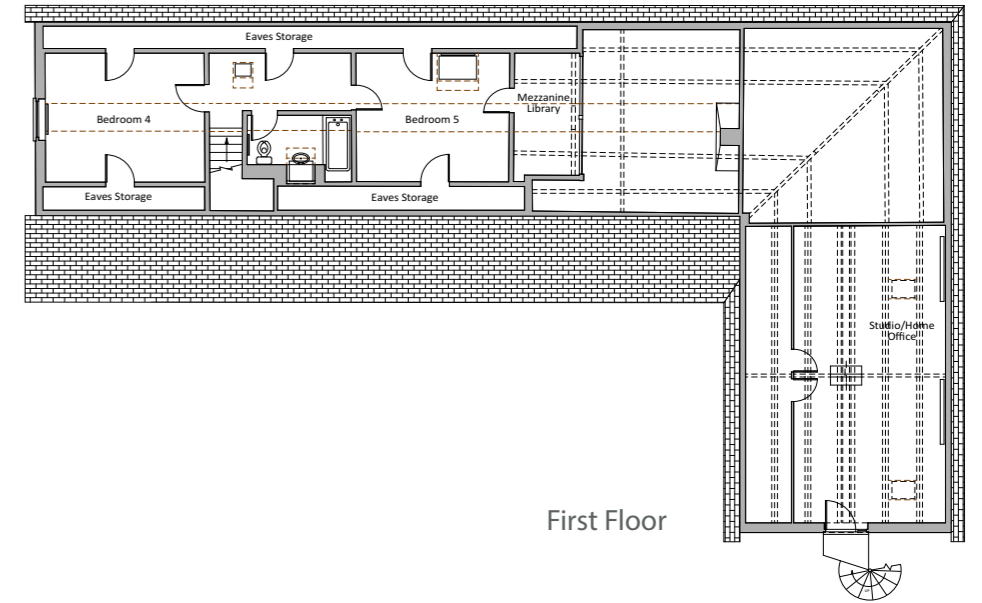
AERIAL VIEWS

Existing House

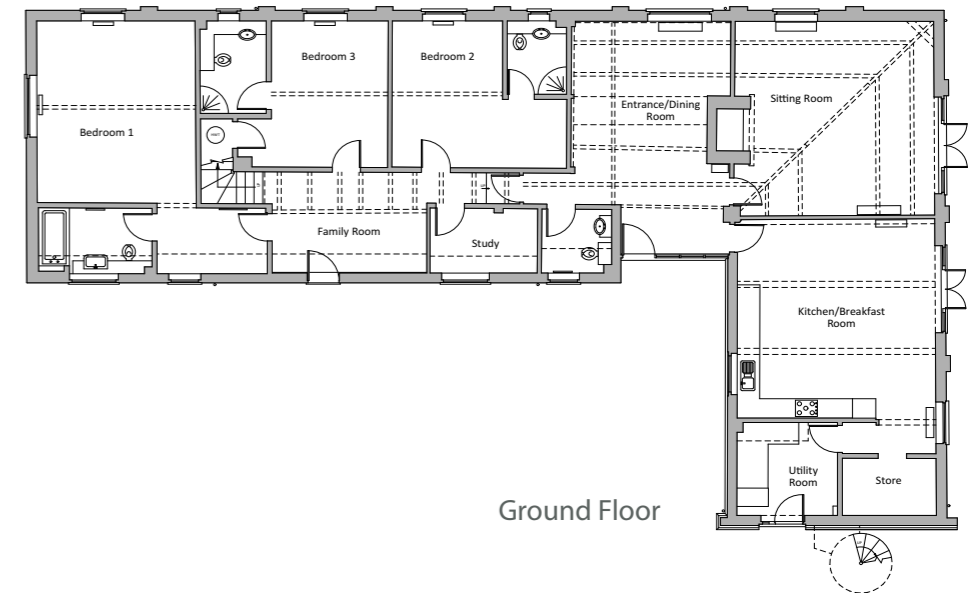
Chiltern View Barn is a detached private residential dwelling with a separate outbuilding. The property was converted following planning approval in the late 1990s. The main house contains five bedrooms arranged over the ground and first floors, with living accommodation at the lower level and a first floor home office. The detached outbuilding contains a double garage, granny annex, storage, two small stables.

The buildings are constructed in red brick with black timber cladding, and slate tiled roofs. External doors and windows are black painted timber framed. Due to the age and construction of the buildings they are generally poorly insulated, with limited opportunities to improve their thermal performance.

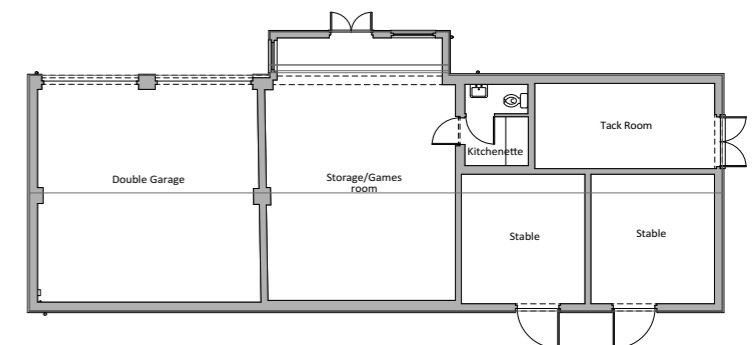
The applicants would like to take this opportunity to replace the existing dwelling, creating a new high quality house that maximizes the potential of the plot and stands as an example of exemplary contemporary design.



First Floor



Ground Floor



Outbuilding

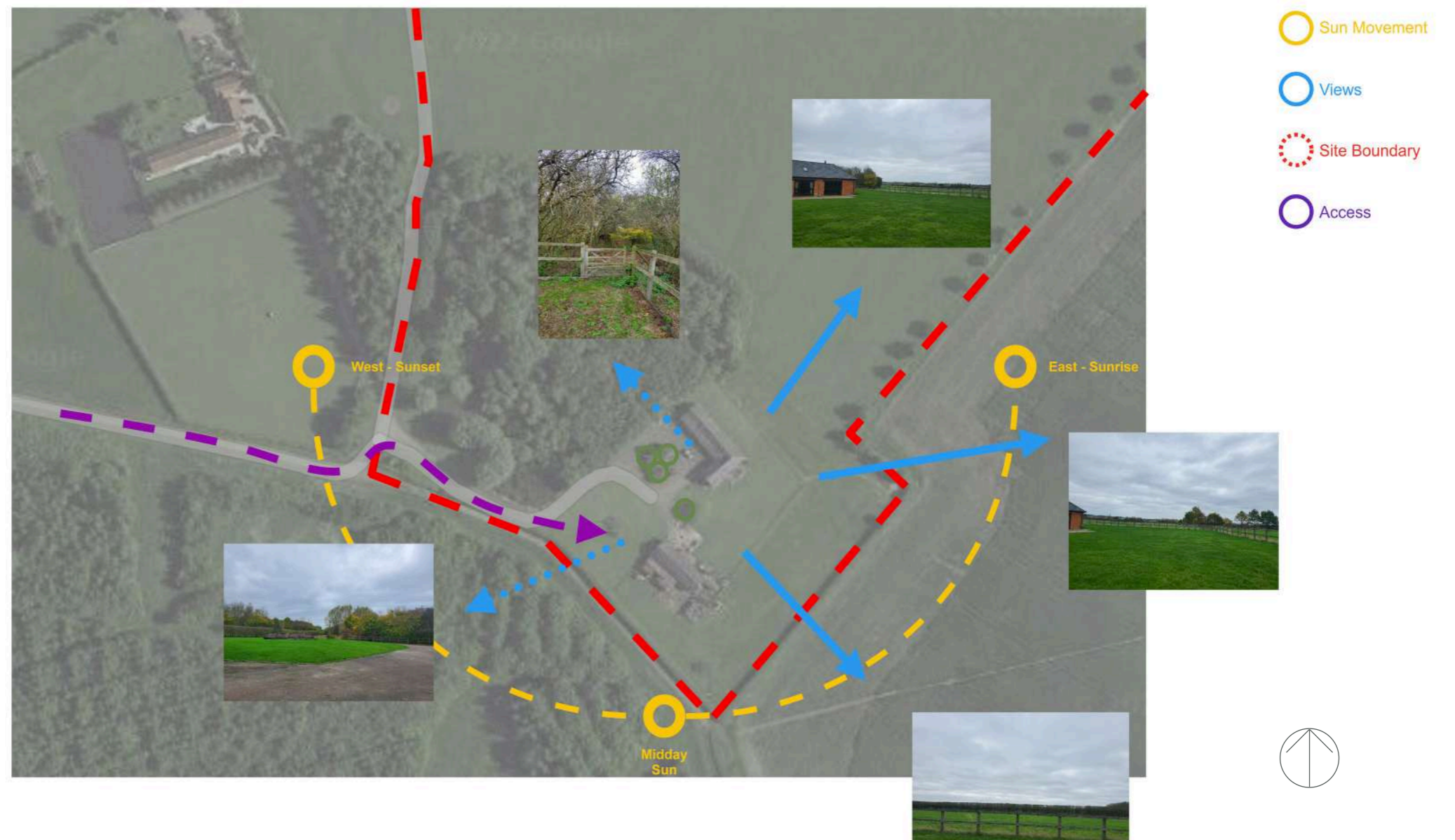
PLANS OF EXISTING HOUSE





EXISTING SITE IMAGES

Site Analysis



The main house is located to the northern end of the residential plot, close to the wooded area and historic moat, with the outbuilding located directly to the south. The south eastern and south western boundaries are marked by low continuous hedgerows, with views across open countryside from the northeast to the southeast. To the immediate south west is a public footpath.

The site itself is relatively level, with a gentle incline of around 1m from the northwest to southeast.



EXISTING SITE CONTEXT IMAGES

05 Planning

There was one previously approved planning application for this site, for the conversion of the existing barn into a dwelling.

Application Ref:
98/02009/APP | CONVERSION OF BARN A TO DWELLING - AMENDMENT TO 97/1937/APP | Chiltern View Barn Water Lane Ford Buckinghamshire

Approved: Wed 21 Oct 1998



AYLESBURY VALE DISTRICT COUNCIL

Form T.C.P.4

TOWN AND COUNTRY PLANNING ACT, 1990

The Town & Country Planning General Development Orders,

Application No: A/98/2009/APP

TO: Robert Burns & Associates
2 Church Street,
Aylesbury,
Bucks.
HP20 2QS.

Oxcroft Ltd
Brookspur House
106 Bishopstone
Bucks
HP17 8SL

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Subsequent to your application received on 16th September 1998 and in pursuance of their powers under the above mentioned Act and Order the Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:**

Conversion of Barn A to Dwelling - Amendment to 97/1937/APP

AT: Moreton Farm, Ford, Aylesbury, Bucks

subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.
- 3 No demolition or alteration of any existing building or any part of any existing building other than the demolitions and alterations shown on the approved drawings shall take place without the prior written consent of the Local Planning Authority.
- 4 The scheme of landscaping and tree planting previously approved under permission No. 97/1937/APP by the Local Planning Authority shall be carried out not later than the first planting season after the first occupation of building hereby approved or completion of the development, whichever is the sooner.
- 5 Any tree or shrub which forms part of the previously approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

The reasons for imposing the above conditions are:-

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990.

Cont.

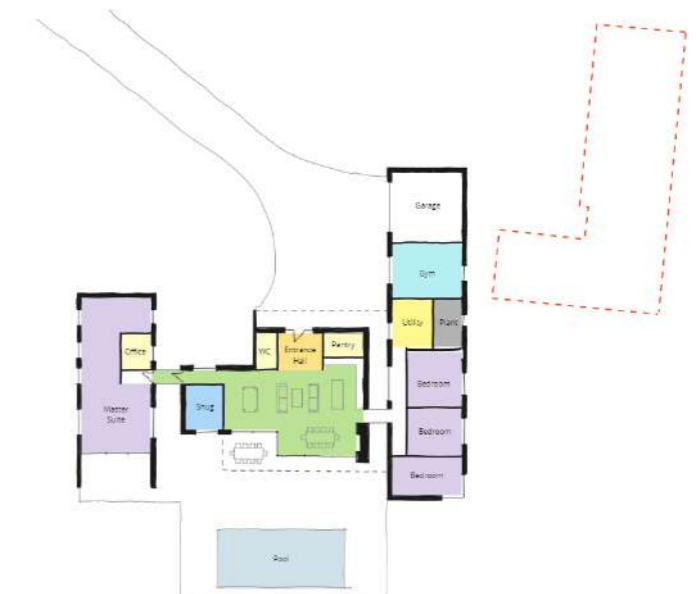
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Consultation & Design Response

There has been two pre application meetings with Buckinghamshire Council and further comments and communication following.

The first submission was included in a document dated December 2022 with the meeting taking place remotely via Microsoft Teams with Bibi Motuel on 23 January 2023. The pre application letter dated 23 January 2023 was written in response to our submission as well as the meeting. The report highlights the following key issues:

Buckinghamshire Council Comments	Design Response
A replacement dwelling that is on a completely different footprint as the one that it would replace, and which would be 90% larger in terms of volume, would not be acceptable on this site as it would have no policy support.	The proposed footprint location has been reconsidered and will sit directly on the footprint of the existing house to be demolished in order to minimize the impact on the site and surrounding context. The proposed layout has also been reconsidered, for a more compact design, which has resulted in a lower increase of volume compared to the existing, therefore reducing the impact the proposal will have on the site.
You state that due to the buildings age and construction that they are poorly insulated, but it is not clear why they could not be retrofitted with improved insulation.	Retrofitting the existing buildings with improved insulation will reduce the internal area, and likely impact on the structure of the barn, therefore minimizing potential benefits.
The open air pool would be another domestic element that could detract from the rural character of the site.	Open air pool has been omitted from the application
It would be necessary to assess where views are from local footpath/bridleway and how they will be affected the proposal.	With the proposed building sitting directly on top of the existing footprint and the ridge-line sitting lower, there will be a reduction on impact on views from local footpaths and bridleways.
The Landscape Officer expressed some concern over the size of the proposal as currently stands, and believes that it would require a more compact design. A courtyard approach would be something to consider.	The proposal layout has been reconsidered for a more compact design, which therefore reduces the overall impact on the site, context and views.
If a planning application is submitted, a landscape plan should be provided, with soft and hard landscape details include planting and boundary treatment, although this could be secured by condition.	The client has decided to have the landscaping secured by condition.
It is noted that the site lies within a Great Crested Newt red impact zone, which is a highly suitable habit	An ecology and newt survey undertaken by Chase Ecology, forms part of the planning application.
There is potential for a tree to be negatively affected as the new development requires this tree to be removed.	The updated proposal location results in no trees needing removal
The proposed development may also disturb non-designated earthwork and buried archaeological features associated with the manorial residence and associated settlement. The Council would expect to see an earthwork survey of the whole development area, dwelling and landscaping, to record any visible remains.	The updated proposal location results in no impact as the proposed building will sit in the same position as the existing building.



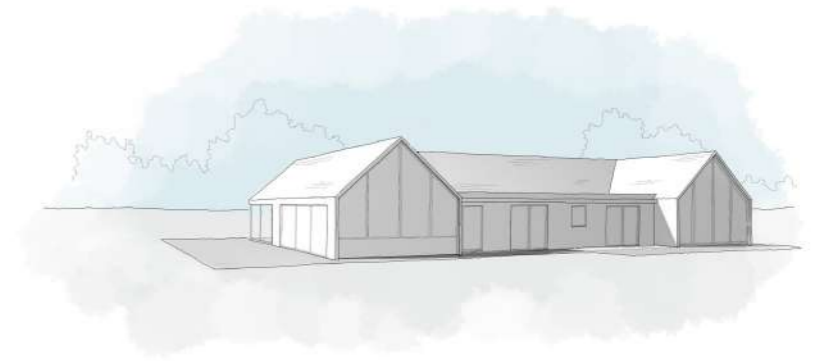
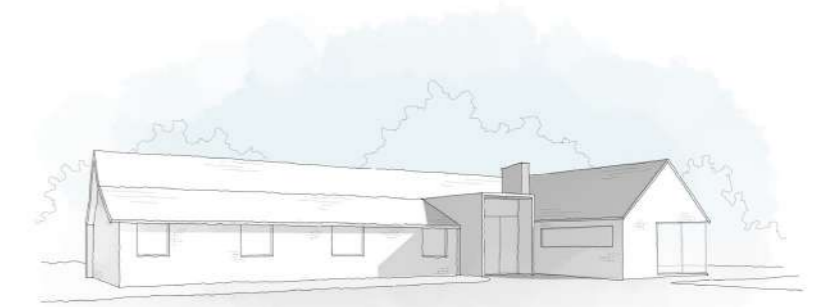
DRAWINGS SUBMITTED IN FIRST APPLICATION

The responses to the first pre application meeting were noted and a second submission for an extension and alteration option to the existing two storey house was submitted on 18 May 2023. The pre application letter dated 05 June 2023 from George Gurney was written in response to our submission. The report highlights the following key issues:

Buckinghamshire Council Comments	Design Response
It is recommended that any future proposal should include replacement planting of a native species as compensation for any trees removed	The updated proposal locations results in no trees needing removal
The area is rural and the proposed extensions would appear more domestic in nature and less agricultural/utilitarian. Given this, the proposal is likely to harm the character and appearance of this rural area.	The extension and alteration option has been abandoned. The planning application consists of a new-build design, consisting of a more compact and agricultural aesthetic that minimize it's impact on the landscape. Incorporating shallow roof pitches, the overall building height is reduced compared to the existing and thus better fitting within its rural and agricultural context.
It is considered that these alterations to the fenestration would not respect the rural agricultural character of the host dwelling and would be contrary to The Conversion of Traditional Buildings Design Guide and Policy C1 of the VALP.	Non applicable
However the proposal would introduce two rear projections, which would result in an alteration to the original L shaped form of the building, failing to respect its traditional simple form and agricultural character at this point.	The reconsidered proposal incorporates the shape and relative size of the existing L shaped form, with the addition of an extra wing. The proposed layout, form and aesthetic provides a sympathetic representation of the agricultural character, both the existing buildings and site have.
Flat roof is proposed for the extension between the two projections which is considered to be out of keeping with the design of the existing dwelling.	The new build proposal consists of three connected wings, each with shallow dual pitched roofs, reminiscent of traditional and contemporary vernacular residential barn dwellings, therefore in keeping with the sites context and aesthetic.
Overall, it is considered that the proposed extension would fail to respect the original simple, agricultural character and design of the converted barn and would appear as bulky, incongruous additions and alterations when compared to the existing dwelling.	Non applicable
From the information available it is considered that the application site has sufficient provisions for 3.5 parking spaces	The hard landscaping plans show that sufficient provisions have been provided for the required amount of parking spaces required.
The application site is within Red Impact Zone for Great Crested Newt (GCN) habitats	An ecology and newt survey undertaken by Chase Ecology, forms part of the planning application.

Following the second set of feedback, further communications were exchanged via email with more comments in regard to both of the previous pre application submissions and meetings. The report highlights the following key issues made by George Gurney on 09 June 2023:

Buckinghamshire Council Comments	Design Response
Policy C1 seeks to ensure that any extensions of former barns converted into dwellings are modest in scale and respect the character of the building	The design of the extension and alteration option put forwards in the second pre-application submission has been abandoned, for the proposal put forwards here is of a reconsidered single storey new build to replace the existing.
H4 supports proposals for a replacement dwelling where it is not significantly greater in size than the one it replaces and does not cause significant harm to the site or its surroundings.	The proposal layout and location has been reconsidered to sit on the footprint of the existing house and reduce the increase in both volume and gross internal area compared to the proposal from the first pre application submission. This results in a carefully thought out design with ridge heights sitting lower than the existing house, therefore aiding in reducing perceived size and impact on site.



The Proposal

SITE STRATEGY

The replacement dwelling has been carefully designed to suit the accommodation requirements of the applicants, responding to the site topography, and in light of all relevant planning policy.

The proposed building design sits on the footprint of the existing house, aligned with the existing North West facade. Retaining this position both minimizes its impact on the site and also maintains its current views. The footprint of the proposed replacement dwelling will be slightly larger than the footprint of the existing, however the compact design ensures a minimized impact on the site. The single storey nature of the building compared with the existing two storey house, means that the ridge height is lower, resulting in a reduced perceived impact on site compared with the existing house.

The overall orientation, on a northeast - southwest axis, will remain, with the form of the house designed to maximize natural light into the main living and sleeping spaces, as well as views over the surrounding countryside. The proposal also retains the existing outbuilding, allowing for sufficient parking for two cars within the garage and ample parking for further cars on the drive.

SUSTAINABILITY

One of the intentions behind replacing the existing building will be to significantly improve the sustainable credentials of the house. The replacement dwelling has been designed with green strategies in mind. Its form and use of large sections of glazing will maximize natural light. The external fabric will be constructed to be highly insulated. Cross ventilation will cool the building in the summer months.



Proposed Site Plan showing new house and outline of existing buildings



SCALE AND MASSING

The house has been designed in accordance with the relevant policy for replacement dwellings in the countryside. The compact design results in an increase to the existing floor area of only +10%.

The new house being only a single storey dwelling results in lower ridge heights than the existing and therefore only a +26% volume increase compared to the existing house. Due to this there is minimal impact on the site and its surroundings.

The proposal being a single storey dwelling means that access to all areas of the house is maximized, therefore ensuring that the requirements and needs of the client are met.

Schedule of Areas and Volumes

Site Area - 0.4ha (residential curtilage)

Existing Gross Internal floor Areas:
House: 261m²

Existing Building Volumes:
House: 910m³

Proposed Gross Internal floor Area:
Proposed House: 287m² - 10% increase

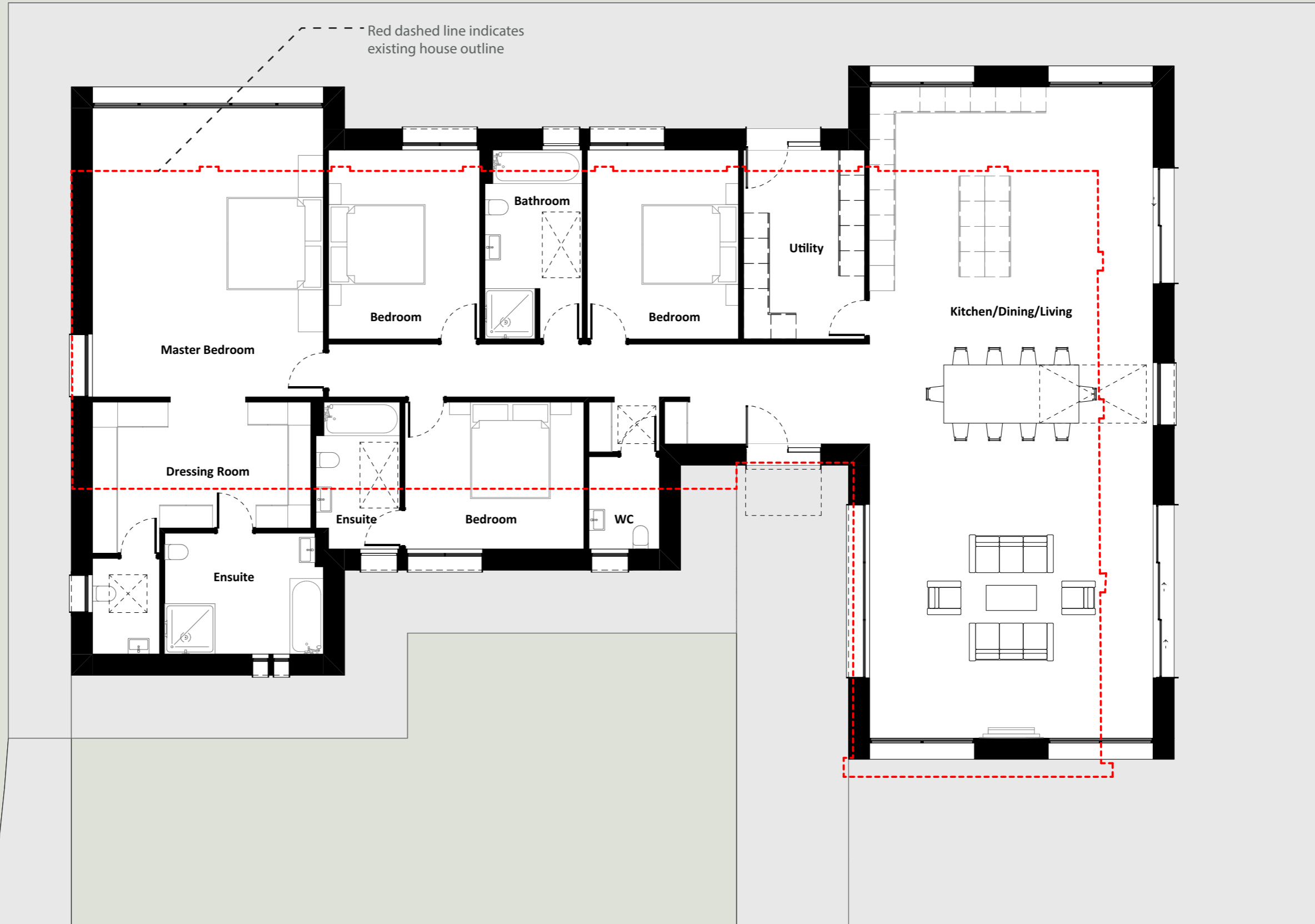
Proposed Building Volumes:
Proposed House: 1148.5m³ - 26% increase



View from West showing existing barn to be demolished (in red) in relation to the proposed dwelling (in white)



View from East showing existing barn to be demolished (in red) in relation to the proposed dwelling (in white)



Proposed Floor Plan
Scale: 1:100

DESIGN APPROACH

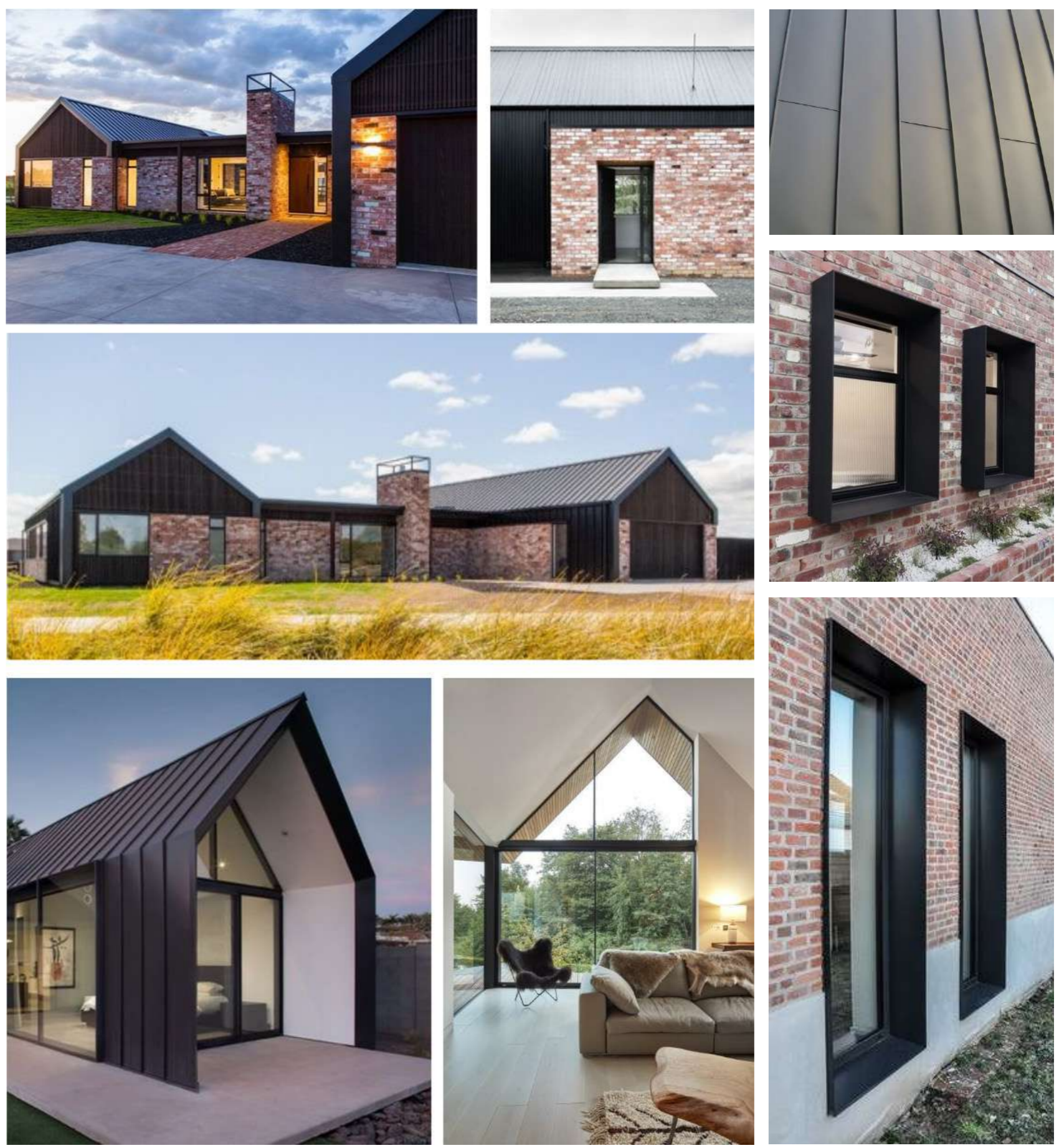
The intention is to create a new modern dwelling, using high quality materials and detailing to stand as an example of exemplary contemporary architecture. The adjacent images demonstrate the design approach, with dual pitch standing seam zinc roofs and brick facades, in a contemporary barn style. Large sections of fine framed glazed doors and windows with dark metal reveals will provide access and views over the surrounding countryside. Single storey and low pitched standing seam dual pitched roofs result in a lower ridge height than the existing house and therefore lower perceived impact.



Proposed view from driveway

MATERIALS

Proposed materials include standing seam metal cladding combined with brick provides a stylistic contrast whilst being sympathetic to contemporary barn and agricultural aesthetic found across the Chilterns and surrounding areas. Large full height glazing will allow for maximum utilization of natural light and solar gain.



Proposed precedent imagery of style and materiality

Conclusion

Summary of Proposal:

- Demolition of existing house
- Replacement contemporary dwelling

This Statement has demonstrated that the proposed development is harmonious with the surrounding area in accordance with national and local planning policy.

This document is to be read in conjunction with the accompanying planning application drawings and statements.

Holland Green has the pleasure in submitting this scheme on behalf our client as an appropriate design solution for the site.