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6 October 2023

Dear Mr Shaw

Planning, Design & Access Statement

Amendments to previously approved wraparound extension to Electric Barn cinema (to alter the fenestration to rooms and add pergola and covered way).

Soho Farmhouse, Great Tew, OX7 4JS

Introduction

Further to our site meeting, please find enclosed an application for planning permission for the Council's formal consideration in respect of the development described above. A payment of £298.00 (inclusive of the planning portal charge) to cover the application fee has been paid.

This Planning, Design and Access Statement should be read alongside the following plans and drawings prepared by Soho House Design and Portus + Whitton landscape architects.

- Farmhouse Masterplan – 1:1250@A0 – drawing ref: 118_MP_GA_00_00_03 Rev Z
- Existing Ground Floor Plan – 1:100@A2 – drawing ref: 44/2105/PL_401
- Existing Roof Plan – 1:100@A2 – drawing ref: 44/2105/PL_402
- Existing Elevations – 1:100@A2 – drawing ref: 44/2105/PL_403
- Proposed Ground Floor Plan – 1:75@A1 – drawing ref: 2325_SH_PL_GA_00
- Proposed Roof Plan – 1:75@A1 – drawing ref: 2325_SH_PL_GA_RF

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- Proposed Elevations – 1:100 & 1:50@A1 – drawing ref: 2325_SH_PL_EL_01
- Glazing Schedule Sheet 1 – 1:50@A1 – drawing ref: 2325_SH_PL_GLAZING SCHEDULE_01
- Glazing Schedule Sheet 1 – 1:50@A1 – drawing ref: 2325_SH_PL_GLAZING SCHEDULE_02

Background

The ‘wraparound’ extension of the Electric Barn cinema at Soho Farmhouse was first approved by the grant of planning permission 16/04398/S73, in April 2016.

The extension formed part of a wider set of proposals to allow changes to the hotel and leisure facilities at Soho Farmhouse. The extension was designed as a single storey ‘wraparound’ to two sides of the existing Electric Barn cinema building, housing a two-lane bowling alley and three additional treatment rooms. The new treatment rooms were linked to the existing Cowshed Spa facilities in the former threshing barn to the south east, by a second Glasshouse building, also approved as part of application reference 16/04398/S73 (see Figure 1 below).



Figure 1

The design of the extension was subsequently amended under permission reference 19/02411/S73 and, most recently, by planning permission reference 21/02441/S73, approved on 3 September 2021. Both sets of these later proposals were entirely contained within the approved building envelope but required some minor changes to the internal arrangement and the detail of the elevations. Both applications 19/02411/S73 and 21/02441/S73 also omitted the second glasshouse link building previously approved by the earlier 16/04398/S73 consent. A copy of the latest Site Layout Plan approved by 21/02441/S73 is included below as Figure 2.

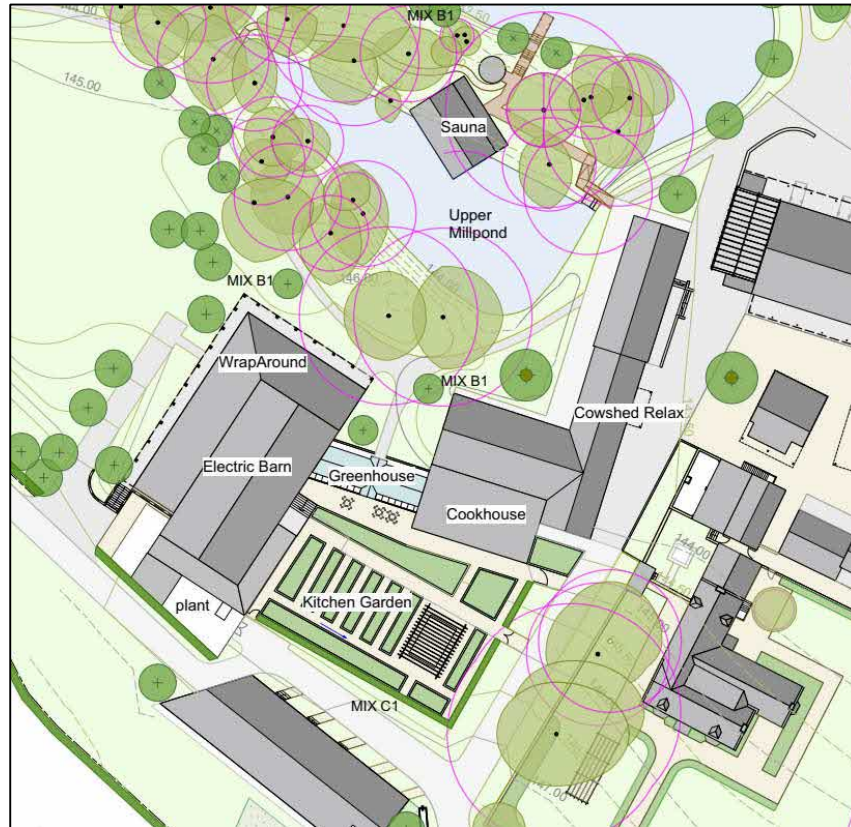


Figure 2

In the summer of 2022, the shell of the building approved by 21/02441/S73 was constructed, alongside the implementation of permission reference 21/03344/FUL for the enhancement of the Farmhouse Wellness Facilities. Permission reference 21/03344/FUL approved outdoor hot tubs within the existing Mill Pond, and sauna pods within a newly planted woodland setting.

Work on the fit-out the wraparound extension was paused following completion of the shell of the building to allow the operations team running the Cowshed Spa to review the latest set of approved plans. The review determined that some minor changes would be necessary in order to meet the most recent requirements for Cowshed’s wellness facilities.

The Proposal

This application seeks planning permission for minor changes to the internal layout and fenestration of the ‘as-built’ approved scheme, together with a new detached pergola to the north west and a covered walkway link to the main Cowshed Spa building to the south east.

Taking each of these in turn.

- The alterations to the internal layout amend the previously approved plan as follows:

from -

reception, cryo chamber, changing rooms, WC facilities,

to -

reception, three treatment rooms/area, waiting area, WC facilities.

- The approved plant and storage areas will provide a yoga studio and plant and storage areas.
- The amendments to the doors and windows are to add Crittall style steel framed units in place of timber, to match those used elsewhere across the site.
- The detached pergola provides cover for four outdoor ice baths. This is a simple open sided timber structure with a profiled metal roof to match a similar pergola constructed in the walled garden.
- The covered walkway is a simple open sided timber frame causeway with profiled metal roof, providing a link between the new facilities in the Electric Barn wraparound and the existing Cowshed Spa.

Details of the proposed elevations are included as Figure 3 below.

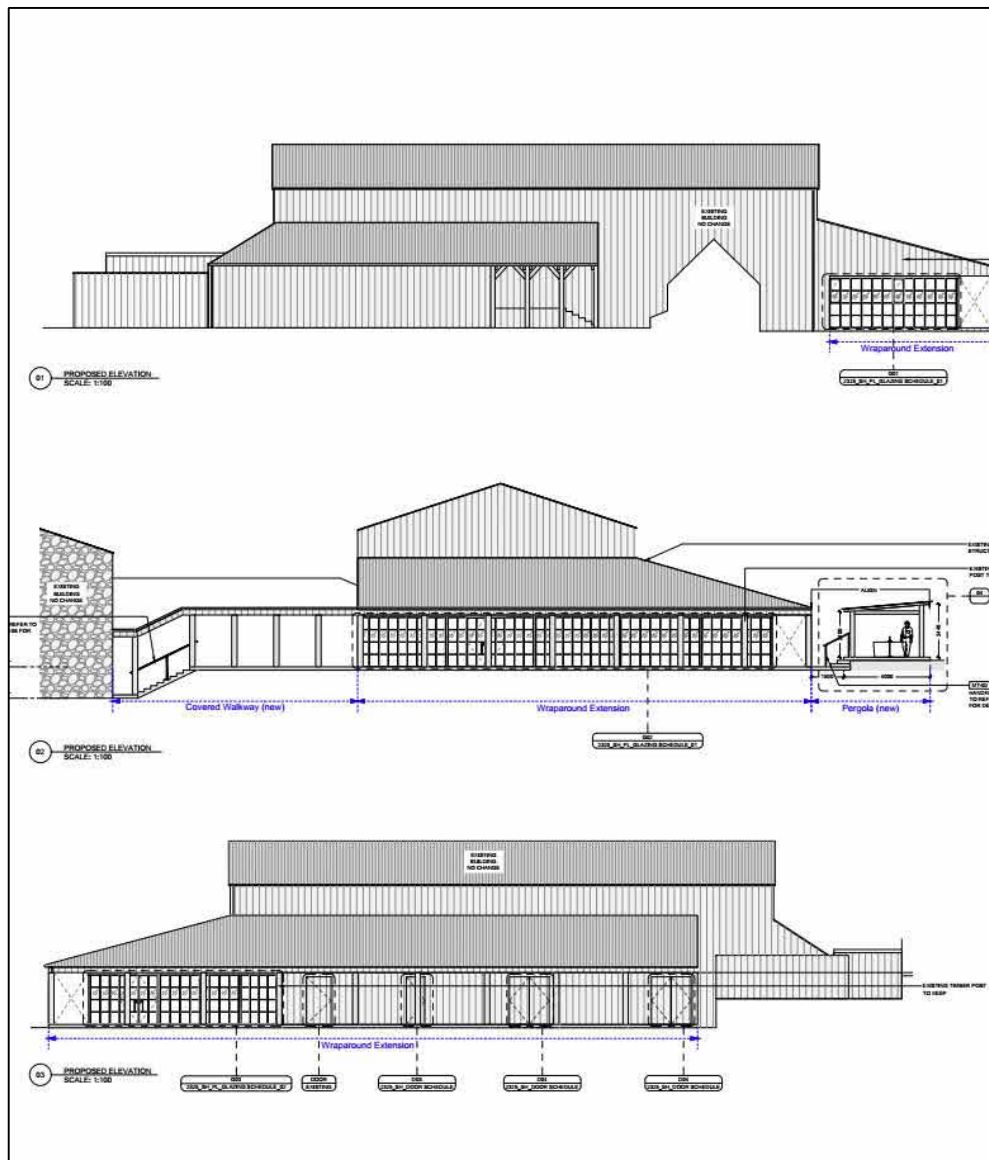


Figure 3

The minor alterations proposed including the new covered walkway do not involve any changes to the height, scale or massing of the extension already considered acceptable, and the pergola is a very small addition similar to other pergola type structures found elsewhere on the site. The proposed development does not therefore pose any further visual impact and the architectural language and use of materials are consistent with the approved scheme and other buildings at Soho Farmhouse.

Access

All level and clear access considerations designed in the approved scheme have been maintained in these new proposals.

Conclusion

We can confirm that other than the changes identified on the plans/drawings and described here in this Planning, Design and Access Statement, all other aspects of the development at Soho Farmhouse remain unchanged by this application.

The proposals are minor in our view and do not cause any material planning harm. As such, it is hoped that officers will agree that the proposed changes accord with relevant development plan policies and will recommend that planning permission is granted.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



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