



DESIGN AND ACCESS STATEMENT

**RESERVED MATTERS APPLICATION FOR TWO HOUSES WITH
ACCESS OFF SHIFFORD LANE FOLLOWING OUTLINE APPROVAL
REF: 16/00783/OUT**

LAND TO REAR OF 138 ABINGDON ROAD, STANDLAKE

MARCH 2019

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1.0 INTRODUCTION

- 1.1 This statement has been prepared to demonstrate that the principle and details of the proposed development are acceptable when considered in relation to relevant policies, guidance and Government advice.
- 1.2 The proposed development is for two family dwellings and this application is for the approval of reserved matters following outline planning permission under reference: 16/00783/OUT.
- 1.3 The following paragraphs set out the detailed elements of the reserved matters including layout, appearance, scale and landscaping with justification for the proposal that responds directly to the site context, constraints and opportunities. The overarching principle of the scheme focusses on providing a high-quality environment in which to live that will complement and integrate well with the surrounding area.

2.0 DEVELOPMENT DESCRIPTION

- 2.1 This application is for two new 4 bedroom family homes that will be 1.5-2 storeys in height making use of room in the roof space.
- 2.2 The new development will be located across the width of the site, facing Shifford Lane. A single vehicle access is proposed to the centre of the site that will serve both new properties. Private off-street car parking, including a double garage, is also provided for each new property.

3.0 SITE ANALYSIS

- 3.1 The site is located within Standlake village which is approximately 5 miles to the southeast of Witney and 7 miles west of Oxford.
- 3.2 The application site is located on the west side of Abingdon Road towards the southern end of the village. The site area is currently used as rear garden space associated to 138 Abingdon Road, which in the majority, is flat in terms of topography and laid to lawn.
- 3.3 The common boundary to the north is shared with the rear garden space associated to 128 Abingdon Road. A low timber post and rail fence, with limited existing landscaping is located along the west boundary leading to open fields. The boundary to the south is directly adjacent to Shifford Lane, a timber close board fence and scrub growth bounds the lane including mature trees which are located on Highways land. These trees are nearing their end of life, with one having broken members which are causing damage to existing overhead cables running along the lane. A request has been made to County Highways to have these trees removed.
- 3.4 The surrounding area is characterised by traditional family homes, generally constructed from stone. The properties are typically large detached, two storey dwellings that occupy the width of their respective site.

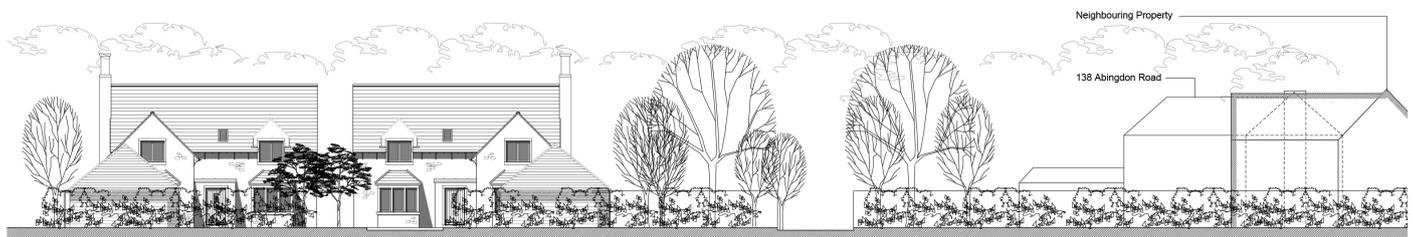


4.0 DESIGN

Layout and Scale

- 4.1 The proposed layout has evolved following consideration of the Local Planning Authority's comments. It was identified that residential development would be appropriate for the site but that this should respect the scale of surrounding developments. The detailed proposal includes two new dwellings, however efforts have been made to reduce and break up the overall massing. The detailed layout proposes fully detached garages which are set further away from the new houses in order to provide adequate spacing between the built forms. With this in mind, the new dwellings have been re-positioned slightly more central within the site to ensure a sense of openness is retained to each side.
- 4.2 The location of the new vehicle access is maintained as per the approved outline planning permission. The single access point is located slightly off centre to the southern boundary along Shifford Lane, providing off street for both dwellings. Adequate turning can also be achieved within the site to ensure highway safety.

4.3 The proposed development is 1.5 storey to the eaves making use of the room created in the roof space. The outline scheme proposed full two storey dwellings, however it was felt that the overall massing could be further reduced by lowering the eaves level. A street elevation has been provided to show the new buildings in context to the immediate neighbouring dwellings. The street elevation demonstrates that the overall scale is in keeping with the neighbouring dwellings and successfully appears subordinate in terms of massing. It is also important to note that the general view of the development from Shifford Lane will include Mulberry School which stands as a much more dominant form in the street scene that will be read against the proposed development. The proposed development has been designed to appear as a reduced scale cottage style form of development which has been set back from the street scene. It is therefore considered that the scale of the development is appropriate within the context of the surroundings and will have no adverse impact on the general character and appearance of the surrounding area.



Appearance

- 4.4 The site location and the various surrounding developments provides an opportunity to include a combination of traditional and contemporary design features and external materials. However, given the character of the immediate surroundings, it was felt that the built form should make use of traditional roof pitches and proportions where possible to help blend with the neighbouring properties.
- 4.5 The external materials will make use of traditional tumbled stonework including plain roof tiles and feature oak frames. The contemporary elements will include glazed gable features and thin profile metal frame windows. This combination of materials will help tie the traditional and contemporary elements of the design. It is intended that a schedule and samples of the all materials would be submitted to the LPA for approval.
- 4.6 It is important to note that the proposed development will provide a scheme that will both complement and enhance the immediate surrounding area.
- 4.7 Sample images are provided below to give a flavour of the design intention:



Stone surrounds



Feature gable brackets



Thin profile windows

Landscaping

- 4.8 The hard and soft landscape scheme has been considered and designed to be sympathetic with the surroundings. The emphasis is on providing a high-quality environment in which to live, including improvements to the external areas of the site to ensure these spaces are used and enjoyed.
- 4.9 Variations in paving treatments, boundary treatments (including soft landscaping) will be incorporated to define spaces throughout the scheme. The planting scheme will make use of native species to support existing ecology and wildlife.

5.0 Sustainability

Energy

- 5.1 The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review.
- 5.3 The emphasis is towards improving the fabric of buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door openings. Air leakage from the buildings will also be minimised by the adoption of good detailing and responsible workmanship.
- 5.4 By the adoption of these principles, heating demand, and consequently the size of boiler will be minimised, and will be of a highly efficient design. All boilers will be to a class 5 specification, with nitrogen oxide emissions no greater than 70mg/kWh.
- 5.5 In brief, energy consumption across the site will be minimised by employing all or in part the following measures:
- High performance double glazing and high levels of insulation to floors, walls and roofs to reduce energy demand.
 - Orientation of buildings to maximise passive solar gain
 - Use of accredited details to minimise air leakage and eliminate cold bridging around openings
 - Integrated energy management controls
 - White goods to be A rated where supplied.
 - Lighting to use energy efficient fittings
 - Mechanical ventilation carefully designed so as not to create excessive air changes
 - Whilst the buildings will be designed to achieve high levels of air tightness, adequate levels of controllable natural ventilation will also be incorporated, in the form of trickle vents.
 - User information, highlighting energy efficiency.

Water

5.6 Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Low flow shower heads
- Water metering
- Dual flush cisterns
- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses
- Drought tolerant planting with landscaping schemes, and advice to occupiers
- A flood risk assessment for the site has been carried out

Waste and Recycling

5.7 To avoid un-necessary waste, and to encourage the recycling of waste materials the following will be adopted;

- A site waste management plan will be submitted for approval to avoid construction waste
- Adequate provision will be made both inside and outside of dwellings to enable the sorting and collection of recycled materials from domestic waste
- All properties will be provided with compost bins

Materials

5.8 The form of construction should encourage the use of locally sourced materials, and those that have low embodied energy.

Ecology

5.9 The soft landscaping will incorporate mainly native species with the aim of providing suitable habitat for a variety of wildlife across the site.

5.10 The proposed development will be of no harm to protected species as the existing building is not considered to provide a suitable habitat. However, necessary checks will be undertaken as required as part of the demolition of the buildings and recommendations of any ecologists will be acted upon.

Pollution Control

5.11 It is essential that the proposed development does not increase levels of pollution, with this in mind the following measures will be adopted:

- The site management plan will minimise noise, dust and odour
- Products that release harmful chemicals will be avoided
- Any hazardous materials on the site (for instance resulting from demolitions) will be identified and safely removed

- The provision of new landscaping will assist in neutralising the release of CO2
- Where appropriate, the provision of SUDs drainage systems will protect water quality

Transport and access

5.12 The site is within close proximity to a range of local services and is served by regular bus services. Cycle stores are also provided to promote sustainable modes of travel to and from the site.

Health and well being

5.13 It is important that the scheme design creates an environment that reduces anti-social behaviour, crime, fire hazards and poor health. These factors are encompassed as follows:

- The current standards of Part E of the Building Regulations have significantly improved sound insulation between dwellings
- The site management plan will seek to manage construction noise from the site
- Each property has access to external areas of amenity space
- Care has been taken to ensure that public areas are overlooked, accreditation under the Secure By Design scheme will be sought, and the advice of crime prevention officers taken into account

Climate Change Adaptation

5.14 It is now clear that the UK climate is in a state of change, and the proposed design has to reflect these alterations.

- The site is not in a flood risk area
- The development would not increase the likelihood of flooding
- The structural design is adequate to withstand increased wind loading.
- Surface water drainage utilises SUDs systems where appropriate
- Water conservation measures will be adopted
- The site has good connectivity to transport networks

6.0 CONCLUSION

- 6.1 Our design philosophy extends to providing a sympathetically designed development which positively integrates into the existing surroundings. By using the land to its full potential, the proposal will also make a worthwhile contribution to the number and mix of local housing.
- 6.2 The design process has guided the scheme to a conclusion which integrates successfully with the surrounding built form. The site is in a sustainable location with good access to local services, employment opportunities, public transport routes and amenities.
- 6.3 The impact upon the amenities of the occupiers of neighbouring residential dwellings is not harmful in terms of loss of outlook, light and privacy by way of the siting, scale and design of the proposed properties.
- 6.4 In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore, we consider that this reserved matters application should be supported.