

# WOODVIEW COTTAGE / OXFORD

[DESIGN & ACCESS STATEMENT]

October 2023 - rev 1  
job no: 844

# Executive Summary

This design and access statement has been prepared for the householder application of a double storey side and rear extension to the existing dwelling at Woodview Cottage

- The proposal enhances the architectural quality and setting of the site and surrounding area
- The form of the proposal has been carefully crafted to be sensitive to the character of the existing dwelling



# This Statement

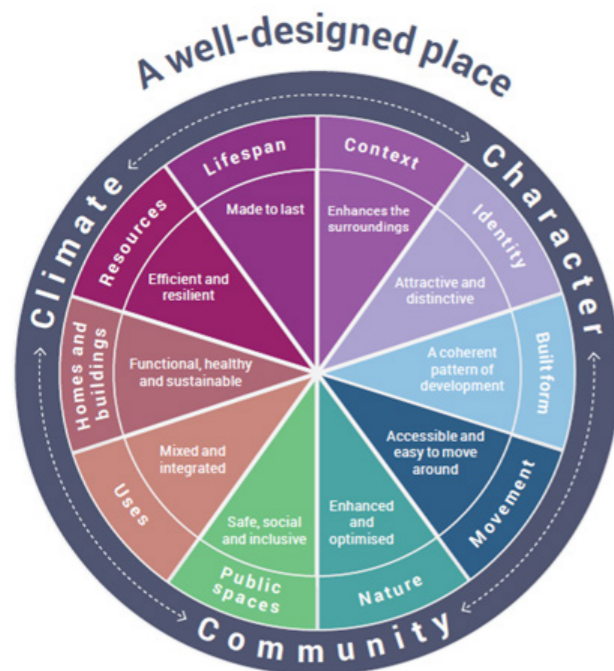
Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m<sup>2</sup>

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation



## Design Guidance Documents

There are many design policy documents that inform the process of design at the pre-construction stage, these include the National Model Design Code, Building for a Healthy Life and reports such as Better Building Beautiful Commission. In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide - Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

## Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

## Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design. The following are important components for good design that this statement discusses:

### Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

### Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

### Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

### Scale

The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

### Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

### Detailing

Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level of detail. The touch and feel of a building is just as important as the aesthetics.

### Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

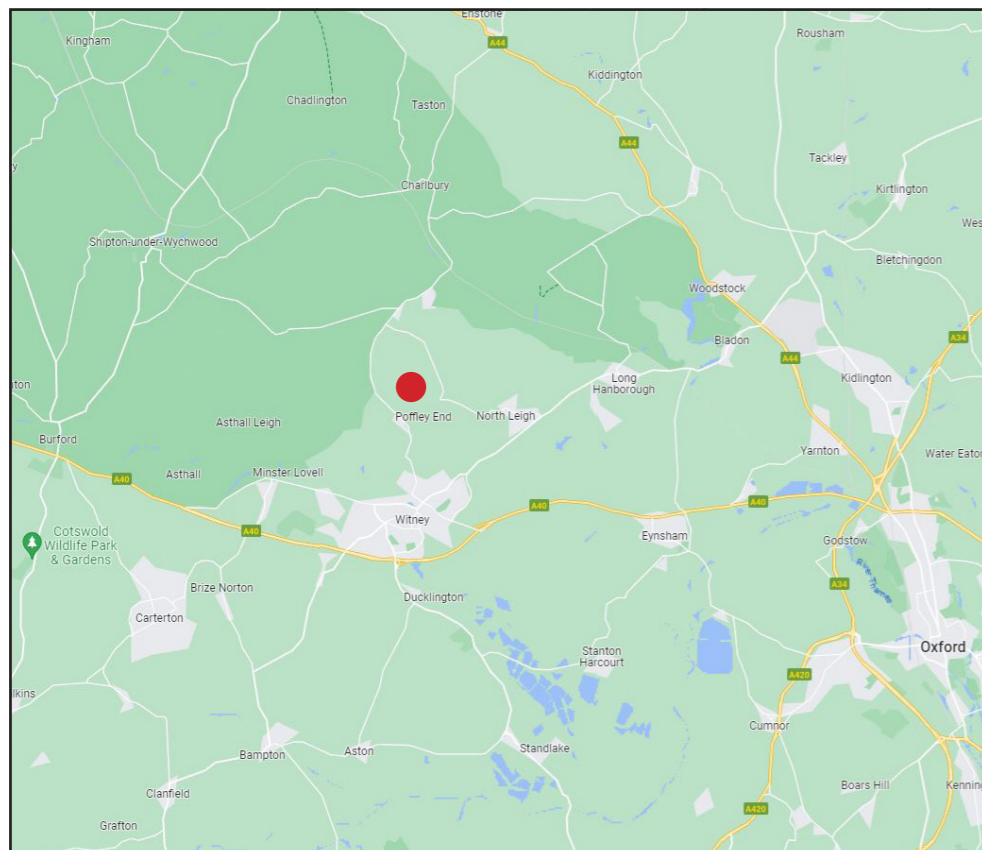
## The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.









**Regional location**

- The site is in a village called Hailey, about 2 miles north of Witney, Oxfordshire.
- The modern core of Hailey lies along the main road linking the two towns; with the two earlier Ends - Delly and Poffley - located down lanes that branch off this main road at either end of the Middletown portion of the village.



**Aerial view**

- Woodview cottage is positioned on the south of Wood Lane, Hailey.
- Hailey is set in an elevated and smoothly rolling landscape bounded by the Cotswold uplands to the north and the deeply-incised Windrush valley to the south.



**Site location plan**

- The red line illustrates application boundary
- Total site area 572.1m<sup>2</sup>
- The site currently has a 2 bedroom dwelling with a parking shelter.







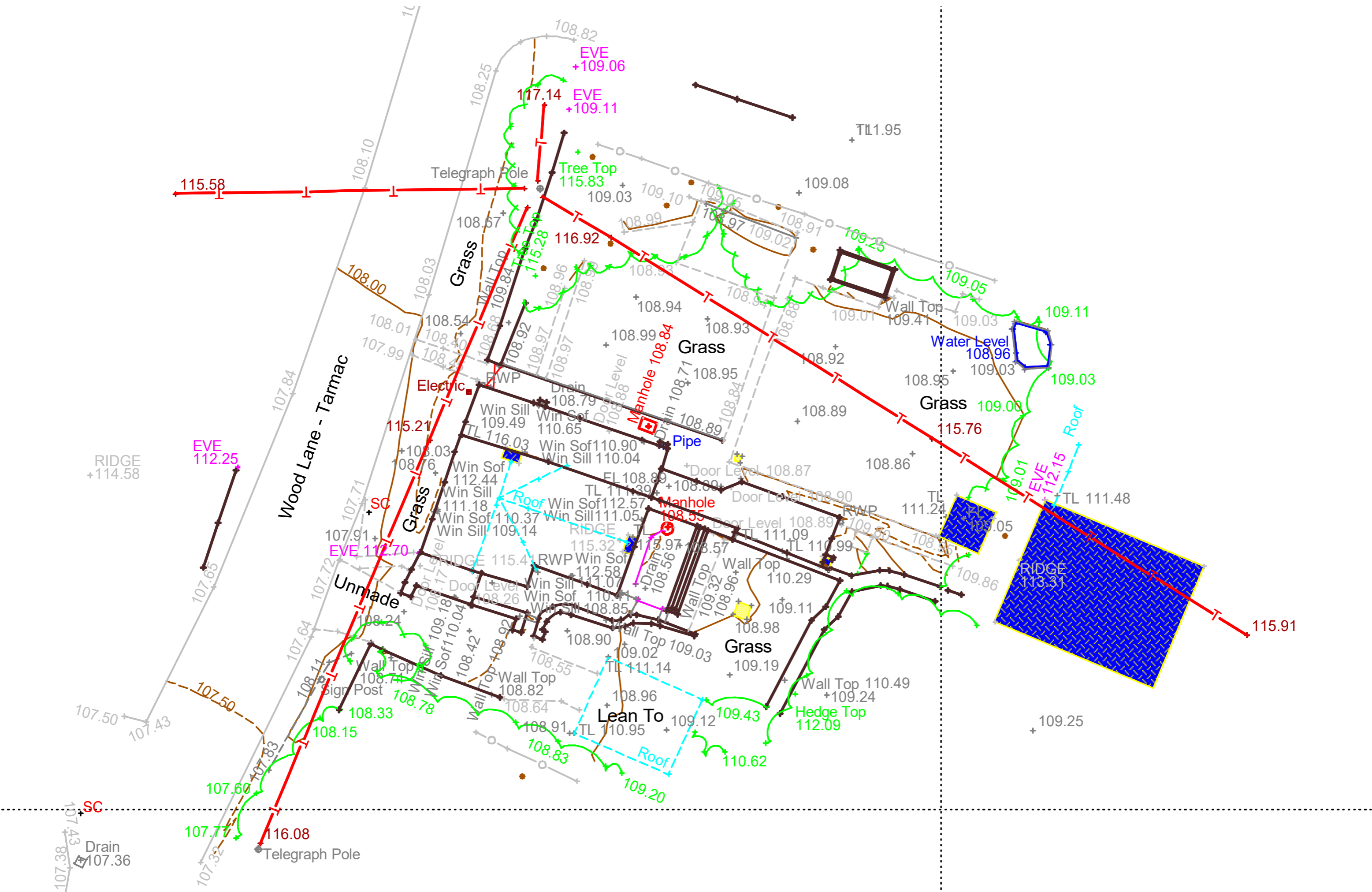
# Existing Site

[SITE ANALYSIS]

The application site is an existing two-bedroom dwelling with a first floor extension to the side and rear. The site has a garden and an existing shelter for a parking space.

















# Conservation Area

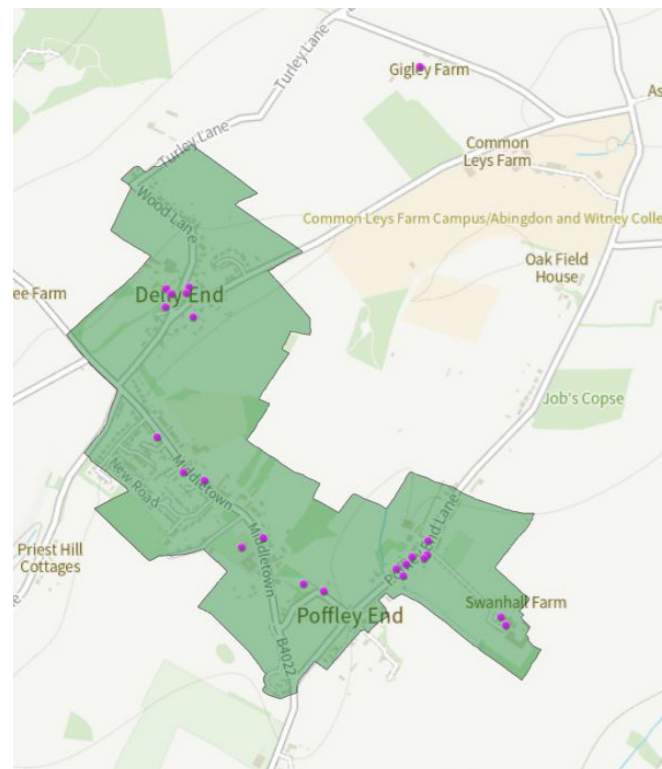
[CULTURE & HERITAGE]

The proposal site lies within Oxford's Hailey conservation area.

The Conservation Area lies in an elevated and smoothly rolling landscape bounded by the Cotswold uplands to the north and the deeply-incised Windrush valley to the south. The southern portion of Hailey overlies cornbrash limestone and adjoins an area of glacial deposit to the east.

The architecture of Hailey is largely vernacular in character. Most of the period houses and cottages date from the 17th and 18th centuries and feature local grey, oolitic limestone employed in coursed rubble form. Roofs are predominantly of stone slate. Two- and three-bay ranges, stone or brick stacks, and 20th-century windows predominate. Although consistent in their use of materials, the buildings exhibit a wide variety of plan forms.

Hailey also contains a large volume of 20th-century housing, the majority of which is concentrated in Middleton.





# Site layout

[DESIGN PROPOSAL]





# Design Components

[DESIGN PROPOSAL]

## USE

The proposed extension of Woodview Cottage provides an additional bedroom overall, and allocated bathrooms to each bedroom, enhancing the quality of living in the dwelling. The existing north wing first floor extension, not part of the original dwelling, is demolished and a two storey extension is proposed on the east and south side of the dwelling.

## AMOUNT

The new bedroom sizes are more than compliant with National Space Standards, which are set out in the table below, this provides quality habitable spaces.

## LAYOUT

The proposal is efficiently structured to achieve space standards whilst responding to the local character of the area.

The entrance is relocated to the south-side of the dwelling, increased glazed entrance allows efficient use of the solar orientation.

The front facade materials remain in character with the cotswold stone, and diminishing slate. Two hipped dormers introduced to provide an outlook for the loft bedroom.

The Southern elevation features proposed glazing which provide good levels of natural light for longer periods of the day, as well as feature patio doors for access to the garden. The glazing is situated in areas where there is little or no overlooking to other sites.

## SCALE

This proposal responds to the local character and scale - Hailey features a range of building scales, proportions, and features.

## APPEARANCE

This proposal is in keeping with the local materials use of cotswold stone, and diminishing slate. As well as the introduction of quality materials as powder coated window frames, and lead clad dormer.

## LANDSCAPING

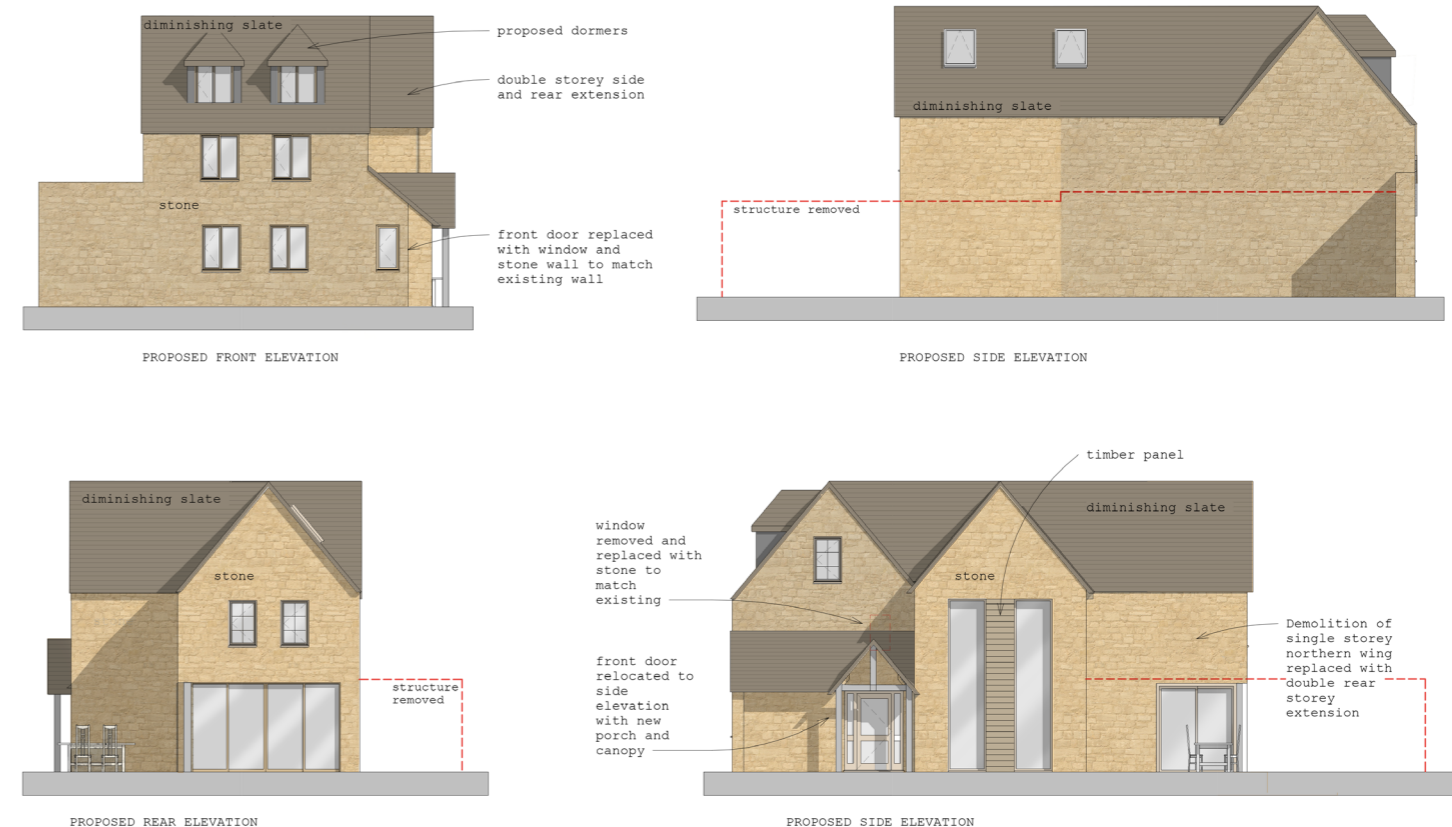
The existing dwelling features defensible planting which is further enhanced in this proposal, carefully landscaped with defensible planting to reduce overlooking and retaining a sensitive outlook for occupants.

## ACCESS

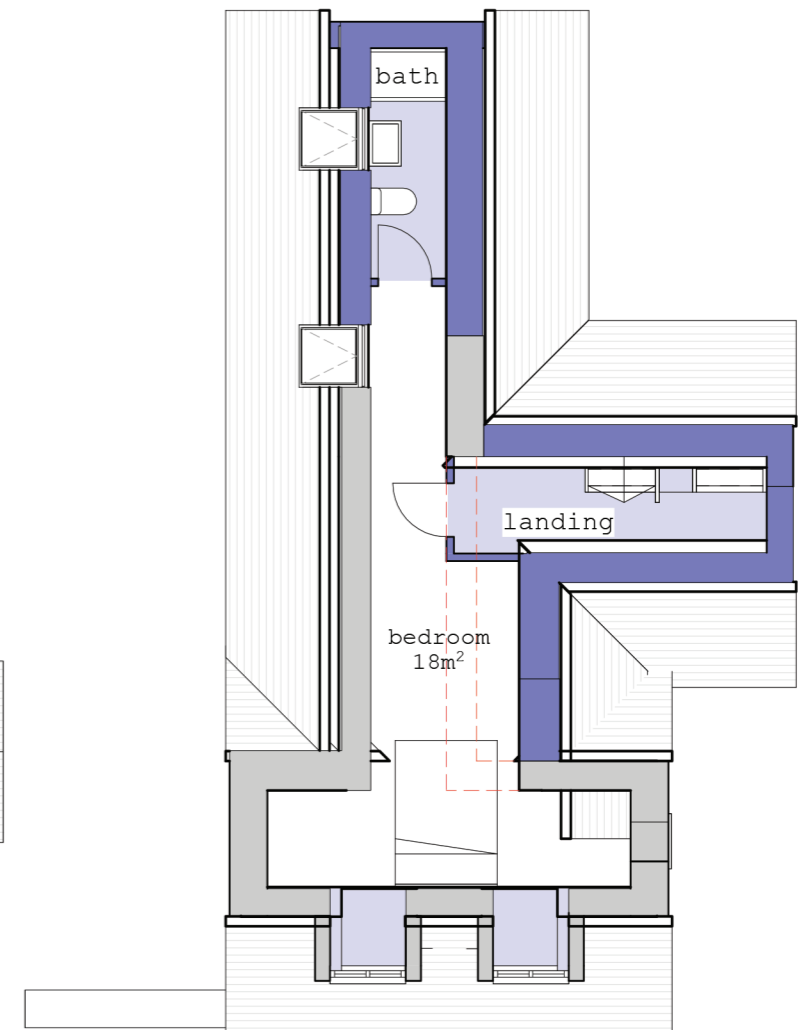
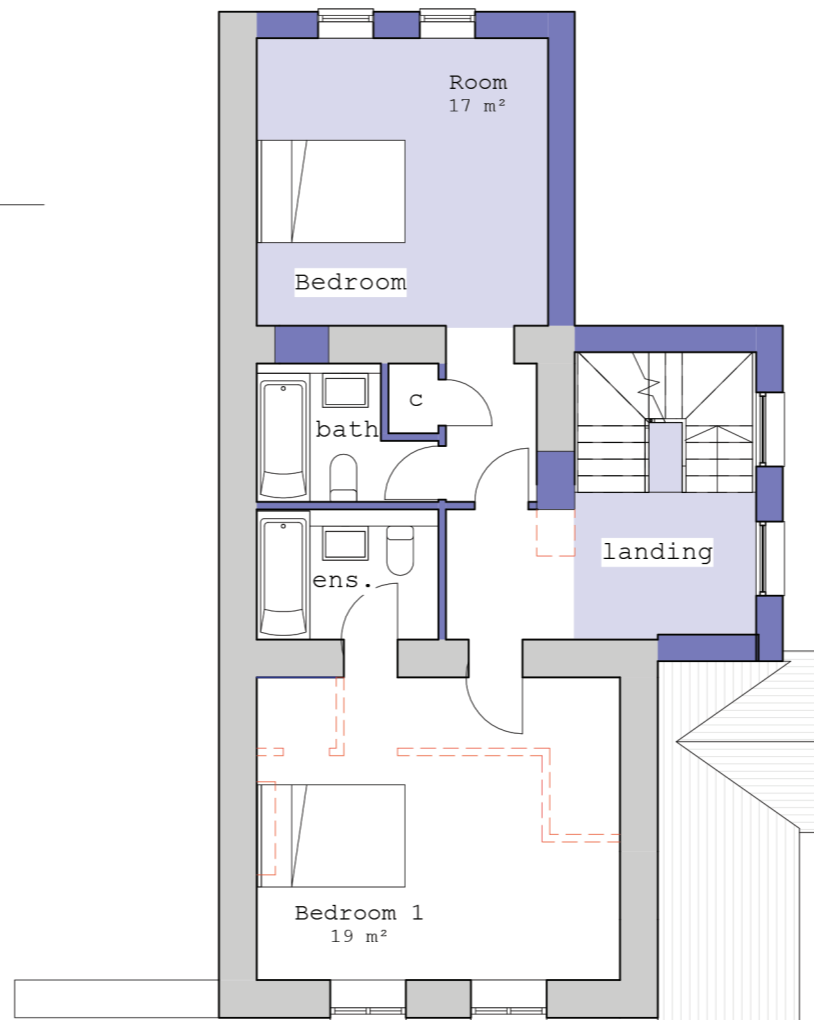
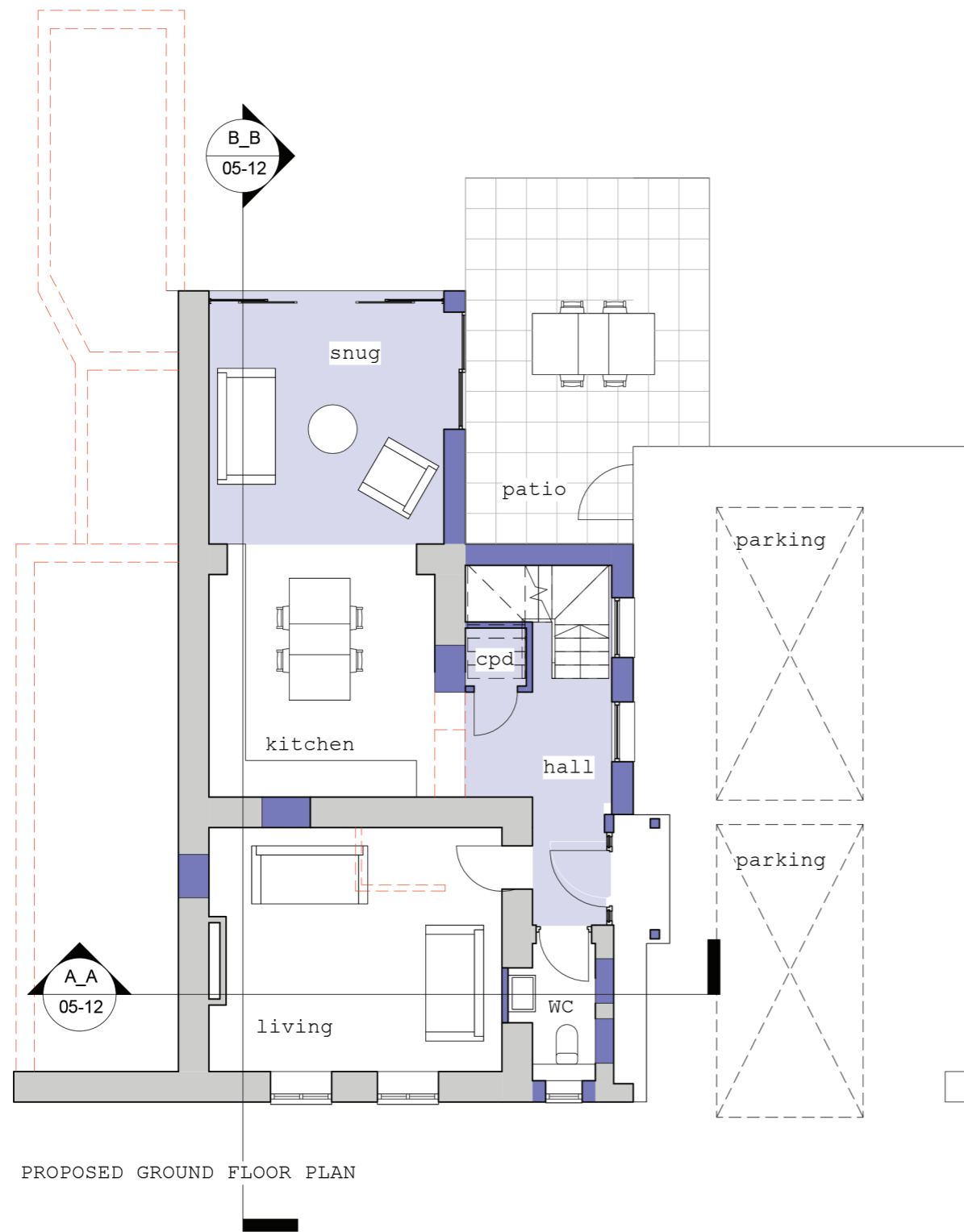
The site has vehicular and pedestrian access from Wood Lane which also allows for curbside refuse collection.

Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	









# Appearance & Material

[DESIGN PROPOSAL]

## APPEARANCE & Material

The appearance and Materials for this scheme have been informed and driven by the local character of buildings. Field Road features a row of terrace houses with an alternation of patterned buff and grey brick, of which the grey has been used as a main brick in the scheme. The listed building north of the sight and the general material of listed buildings around Castle Hill feature render or painted render, which has been adopted in the scheme as an alternating facade material along with the grey brick.

This proposal responds directly to the local character and scale of adjacent building scale, proportions, and features. The storey height steps down along the site in respect and sensitive to the listed buildings north of the site, whilst the form steps in reflection of the terrace units on Field Road.

A feature curved wall has been positioned on UNIT 1 as a modern response to the multi-storey bow window of the listed building north of the site.



Proposed brickwork, grey with light buff mortar, laid with various brick bonds



diminsihging slate, to match the existing roof material









# Sustainability

[DESIGN PROPOSAL]

The Proposal has been designed with sustainability and low-energy use in mind. The design aims to adhere to the following sustainable criteria:

## ENERGY & CO2

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficiency techniques.

- optimise the use of the energy from the sun and limit heat losses
- optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation
- use of energy (e.g. thermally massive materials, levels of insulation, energy efficient white goods and use of green / brown roofs)
- local energy generation from renewables
- minimise CO2 emissions associated with operational energy consumption
- solar space heating and natural lighting maximised through glazing position
- Use of renewable energy such as PV, ASHP, GSHP & wind
- A-rated appliances to be recommended

## WATER

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

- water saving devices to achieve a maximum consumption of 105 litres per person per day
- recycling rainwater and reduce the use of potable water
- collection, treatment and re-use of grey water
- roads and paths be located away from areas of potential flooding
- incorporate harvesting and re-use of rainwater
- sustainable drainage systems (SUDS) and how will they be incorporated
- no substantial ground works reducing risk of floodwater diversion
- surface water is to be discharged into soak-aways to disperse rainwater on-site
- water butts can be installed to collect rain water for gardening

## MATERIALS

Aim: To retain local character and promote the use of materials with a low environmental impact.

- materials to help retain local character
- ensure long life
- ensure a low environmental impact
- responsibly sourcing materials
- re-using existing structures
- materials selected to be harmonious with the local environment
- development adds to local character positively
- standard building products in ample supply ensure low transportation burden and availability from local sources

## WASTE

Aim: To minimise the production of waste and maximise re-use and recycling.

- audit of materials present on the site
- assessment of the materials that could be re-used (conversion)
- use of construction, demolition waste and recycled materials
- storage and recycling of waste for all users of the site
- minimise waste sent to landfill
- contractor to manage waste responsibly including separating waste during construction
- waste and recycling bins to be integrated into council network reducing burden on transport
- garden provided includes space where user is able to compost household waste

## POLLUTION

Aim: To minimise damage to the environment through air, surface water, land, noise or light pollution.

- noise and light pollution
- nitrogen oxide emissions and global warming potential of insulants / refrigerants
- release of pollution into the atmosphere
- pollution transported through surface water runoff
- development sited to minimise the impact of flooding
- development has been situated to reduce unwanted communication between proposal and surrounding house, including spread of noise and light
- A-rated appliances will reduce reliance on harmful refrigerants
- no harmful materials are required for the construction or maintenance of the building
- development is outside flood risk areas, reducing likelihood of contaminants from flooded surface water

## HEALTH AND WELL-BEING

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.

- incorporate private outdoor space and external views
- adequate and appropriate lighting
- sufficient daylight
- ventilation & air quality
- the needs of future occupants
- private garden area offers opportunity for range of healthy activities
- large areas of glazing provide views out and connection to garden
- level access allows flexibility of user and provides for less ambulant
- 

## ECOLOGY

Aim: To retain, protect and enhance wildlife habitats and natural features.

- wildlife habitats and natural features on and adjacent to the site retained, protected and enhanced
- not using previously undeveloped land
- removal of contamination from the land
- no substantial trees felled or cut back
- substantial planting proposed with the development

## TRANSPORT

Aim: To reduce the need to travel through appropriately located development.

- promote alternative and sustainable modes of transport such as walking, cycling and the use of public transport
- reduce the need to travel, especially by car
- provide cycle storage
- public transport networks considered
- cycle storage is provided in the garage

## INNOVATION

Aim: To recognise innovation in the field of sustainability.

- innovative sustainability measures in terms of a procurement strategy, design feature, management process or technological development

## LIFESPAN

Aim: To sustain their beauty over the long term an emphasis on quality and simplicity.

- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
- adaptable to their users' changing needs and evolving technologies; and
- well-managed and maintained by their user.







