



## DESIGN AND ACCESS STATEMENT

**Document Ref:** 541\_03\_04.01\_5165\_JC

**Project:** Proposed Garaging and Ancillary Accommodation

**Location:** North Rye House, Donnington, Moreton-in-Marsh, GL56 0XU

**Client:** Mr & Mrs Redwood

**Date:** 1<sup>st</sup> November 2023

**Revision:** First Issue

## Introduction

### Background and Design Brief

North Rye House is a substantial property located in the heart of the Cotswolds two miles north of the village of Broadwell and two miles west of the village of Donnington. The house sits in the middle of its own estate which amounts to approximately 148 acres, primarily comprising paddocks and pasture. The primary dwelling on the property is set within an area of mature woodland and beautifully landscaped formal gardens. There are no rights of public access across the land and the existing house cannot be seen from any public vantage points.

The site has been subject to a number of planning applications over recent years with the applications pertinent to the main dwelling highlighted below:

- **23/02341/FUL – Approved** – Demolition of existing dwelling and erection of a replacement dwelling with associated leisure wing.
- **23/01172/FUL – Approved** – Erection of a stable building and outdoor menage, access track, siting of ground mounted solar panels, plus repositioning of agricultural barn approved under 22/02335/AGFO.

## Design Proposal

### General Design Approach

This design and access statement supports an application for the demolition of existing stable block and storage barn and the provision of a garage and ancillary accommodation building. The Cotswolds region boasts a rich architectural heritage characterized by local materials and traditional design elements. Our design aims to seamlessly blend with the regional vernacular while offering a functional and sustainable solution to meet our client's needs.

### Site Layout

#### Amount, Scale and Size

The size and proportion of the garage and ancillary accommodation will be carefully considered taking precedent from the Cotswolds vernacular to maintain harmony with the surrounding buildings, landscape and wider Cotswolds area. The structures will not exceed the height of the main dwelling and will be appropriately spaced from other buildings to respect the setting of the extant replacement dwelling and wider estate wide improvements.

Landscaping around the new structure will be carefully planned to maintain and enhance the existing natural surroundings. The use of native plants will be emphasized to seamlessly integrate the buildings into the local environment.

When viewed in context with the broader landscape, these differences are of no significance visually.

### Form & Materials

The garage and ancillary accommodation building has been designed in a manner that respects the hierarchy of the property. They will be secondary in scale, height, and prominence to the primary residence.

The proposed form and materials have been selected to adhere to the traditional Cotswold architectural style, using locally sourced limestone for construction. The design will feature steeply pitched roofs with natural stone slates, mullioned windows, and other characteristic elements that echo the Cotswold vernacular.

These materials have been deemed appropriate due to position of the site on the edge of the village which lies in a predominantly agricultural area interspersed with rural vernacular including barns and outbuildings.

### **Access**

The existing site access off the Fosseyway is to be retained with the existing track leading to the house. Adequate parking spaces will be provided in addition to electric vehicle charging points.