



DESIGN AND ACCESS STATEMENT

Site Address: Paxford House, Paxford, Blockley, Chipping Campden GL55 6XQ

Proposed Development:

Proposed tennis court, log store, outdoor swimming pool and plant shed.

EXISTING SITE:

Paxford House is a Grade 2* listed building with outbuildings set within large grounds, located in Blockley, Gloucestershire, within the Cotswolds Area of Outstanding Natural Beauty (AONB). The building is currently and will remain in use as a family home.

PLANNING HISTORY:

None relevant to this application.

DESIGN

Tennis Court & Log Store

The proposals include a new tennis court and log store. The court will feature a SuDS compliant porous surface and low visual impact fence. The design has been carefully considered to ensure that its visual impact is obscured and does not harm the character and appearance of the open countryside and therefore conserves the natural beauty of the Cotswolds Area of Outstanding Natural Beauty (AONB).

It is believed a tennis court previously existed on the site, on the land to the south east, therefore it is proposed to reinstate a tennis court in the same location. The site lies within the residential curtilage and is stepped back from the sightline of the main house, therefore not impacting the views from the house. The court will be screened from the road, main house and neighbors by many existing mature trees and hedging which lie along the boundary and within the site.

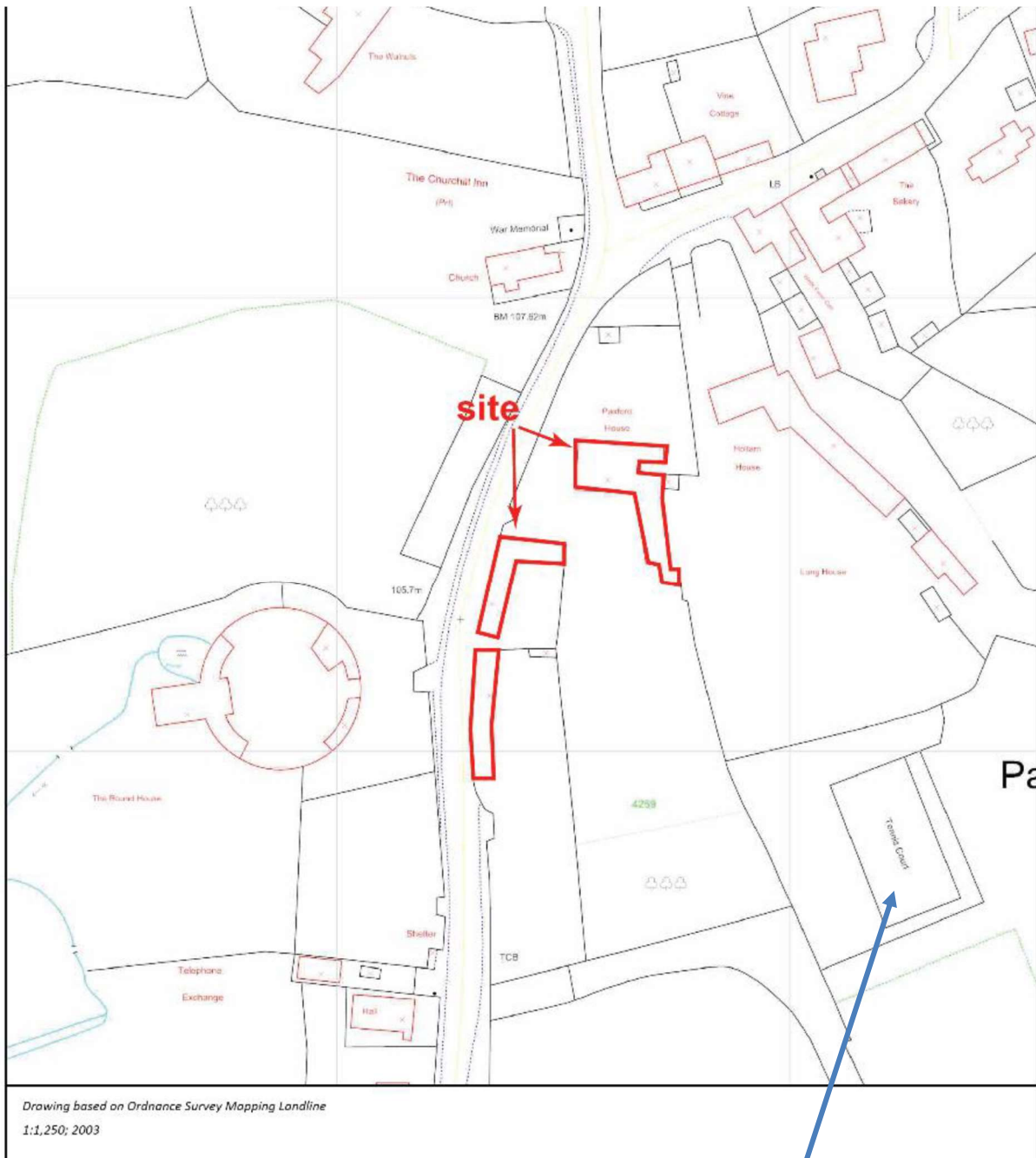


The existing site images above show the site in its current state, including an existing tennis net, maintained lawn with dense hedging and trees along the boundary.

HOLLANDGREEN LTD.

Masters Court, 1st Floor, Church Road, Thame, Oxfordshire, OX9 3FA

The following Ordnance Survey maps from 1974 and 2003 clearly show a tennis court in the same location as the proposed tennis court (identified with blue arrow).



Extract of 2003 Ordnance Survey Map



Extract of 1974 Ordnance Survey map

It is intended for the Tennis specialists Cotswold Courts, who have wide experience working in the area to construct the court. The new court surface will be a green, porous, Savanna style by Cotswold Courts which will blend in with the natural surroundings of grass and vegetation to ensure it is as inconspicuous as possible within its setting.

A black chain link fence is proposed surrounding the tennis court, which will appear lightweight and allow views beyond through to the surrounding landscape. Black heritage style obelisk posts by Cotswold Courts are proposed to support the fencing, to complement the style of the house and to provide support for climbing plants which would further improve the aesthetic of the fencing.

The fencing will be 2750mm in height at its highest point and will lower to 900mm high at the sides with small entrance gates to either side. This further enhances the aesthetic appeal of the surrounds, giving uninterrupted lines of sight and appears unobtrusive within the site.

A timber framed log store is also proposed to the north of the tennis court, located between existing trees and set lower than the tennis court to suit the existing ground level. The building will comprise a series of timber posts that would be hammered into the ground, supporting a mono pitched roof. This is to be clad with timber on 3 elevations, with space between the ground and the cladding to allow for ventilation. The floor will be the existing ground.

The physical structure of the tennis court and log store will not negatively affect the setting of the property due to their location, scale and materials.

Outdoor Swimming Pool and Plant Shed

In selecting the location for the proposed swimming pool, the impact on the views from the house and surrounding area was an important factor. A secluded area surrounded by hedging and trees within the garden to the south was identified as the most suitable location. However, following an updated tree survey, it was discovered that one of the trees in this area is a Wellingtonia and has a much larger root protection area than its crown spread. Therefore, a new location to the south of the hedge was identified.

This location is also largely hidden from view from the main house behind the high hedges within the garden and the site is currently grassland.



The existing site image above shows the site in its current state with grass surrounded by hedges and trees.

The pool is proposed be 11x5m in size, 1.4m deep, with a surrounding 600mm wide natural stone paved path and a 3m wide natural stone patio to the east. The remaining land surrounding the pool will be retained as lawn.

The internal tiles of the swimming pool will be of a dark colour to allow for the pool to appear visually as unobtrusive as possible. The dark appearance of the water will allow for the natural surrounding landscape to be reflected on the surface, blending with its environment.

The plant equipment for the pool will be housed in a small timber shed to the east of the pool, out of view from the house and clear of any root protection zones. The pool will be heated in

the summer months by an Air Source Heat Pump located next to the plant shed. The shed will be clad in timber externally and have a shallow pitched corrugated metal roof.

Due to the highly screened location and natural low level of the pool, the proposals will have minimal impact on the character or setting of the house.

Hedging and trees to the west of the pool will screen it from the adjacent barns, driveway and road.

USE AND ACCESS

The proposals are intended for domestic use by the occupiers of the dwelling and as such does not increase the parking requirements at the site and would not result in the intensification of the use of the access. They will be accessed on foot from within the garden and grounds of the house.

The land is already in established residential use, therefore no change of use is proposed.

NEIGHBOURHOOD IMPACT

The applicants own the surrounding fields to the east and south of the site and the high levels of natural screening to the north east boundary protect the site from any negative impact on the neighbouring property to the north east. The trees and hedges along the boundary and within the garden screen the proposals from the neighbours to the west.

The proposals are not considered to generate unacceptable levels of noise or disturbance. The plant shed is minimal & sited far enough away from neighbouring properties not to cause any issues with noise pollution. No flood lights are proposed with this application. Existing hedging and mature trees will form a natural barrier between the proposals and the road.

HERITAGE IMPACT

The proposals are located within the grounds of Paxford House, a Grade 2* listed building. The site of the proposed tennis court and pool is located away and largely out of sight from the main house, separated by the gardens to the south of the house. Due to the distance and location, the proposals are not considered to be harmful to the character and appearance of the setting of the house in regards to its historical significance.

TREES AND HEDGEROW

No trees or hedges will be removed or affected as a result of the proposals.

BIODIVERSITY

The sites are considered to be of low ecological value. They are currently areas of lawn within the established garden which are maintained and cut regularly. It is also believed a tennis court previously existed on the site, suggesting the site has been an area of low ecological value for many years.

DRAINAGE

The proposed tennis court surface is porous, half sand-filled artificial grass that is SuDS compliant and consequently the free drainage of surface water will be maintained. The use of a SuDS compliant surface means that there will be no run-off of surface water from the proposed tennis court.

The swimming pool will have its own backwash holding tank which will be located below ground level. This will then connect into the site foul water drainage system.

FLOOD RISK ASSESSMENT

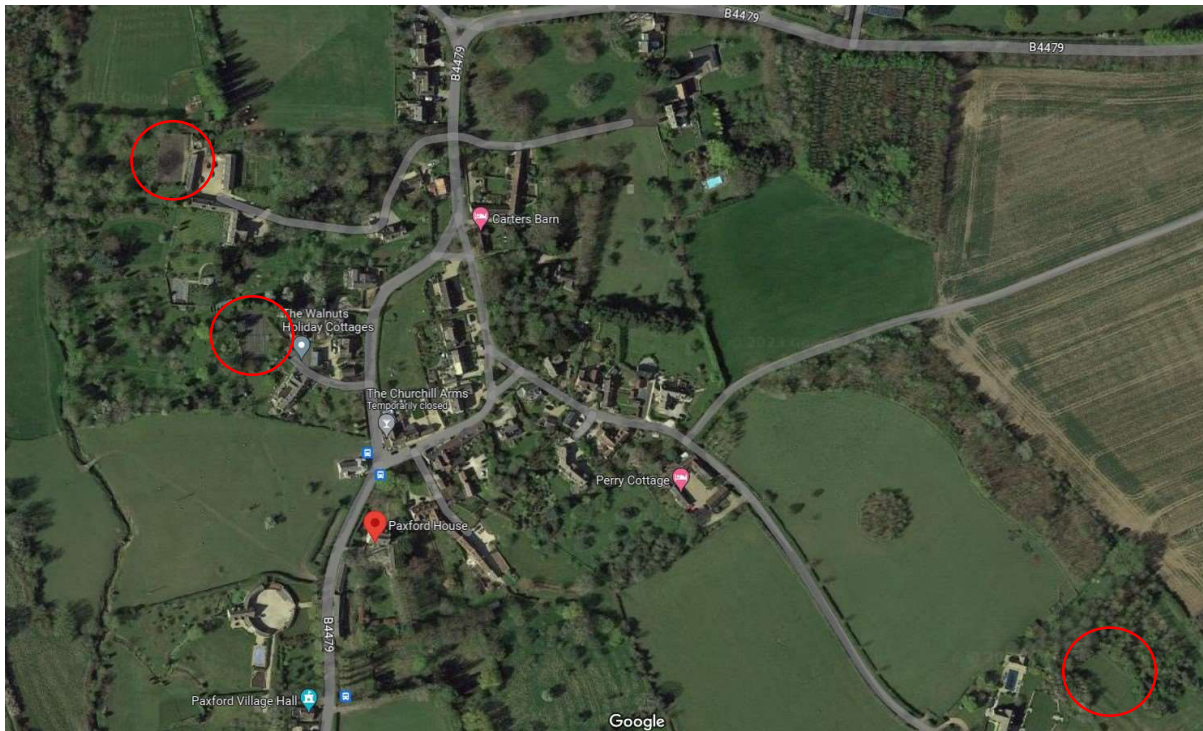
The site lies within flood zone 1 and has an area of less than 1 hectare therefore, there is no requirement for a flood risk assessment.

RECENT PRECEDENTS WITHIN THE COTSWOLDS AONB

Tennis Courts:

- **23/01618/FUL** Construction of a tennis court and associated landscaping. Latimer Farm Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XG
- **21/04152/FUL** Bobble Barn Farm House Bourton Road Little Rissington CHELTENHAM Gloucestershire GL54 2ND
- **21/03644/FUL** Change of use of land and formation of artificial grass surfaced tennis court with associated works. Quarwood House Station Road Stow-On-The-Wold CHELTENHAM Gloucestershire GL54 1JU
- **21/00801/FUL** Erection of an orangery and garden store, and creation of outdoor swimming pool and tennis court. Brook House Sherborne Cheltenham Gloucestershire GL54 3DR
- **20/03623/FUL** Formation of tennis court. Oathill Barn Rodmarton Cirencester Gloucestershire GL7 6PU
- **20/00113/FUL** Change of use of land to residential curtilage, construction of tennis court with associated works and enclosure. The Manor Great Rissington Cheltenham Gloucestershire GL54 2LN
- **19/01222/FUL** Construction of an all-weather tennis court surrounded by chain link fencing up to 2.75m in height. Brockhill House Scrubens Lane Bagpath Kingscote TETBURY Gloucestershire GL8 8YG

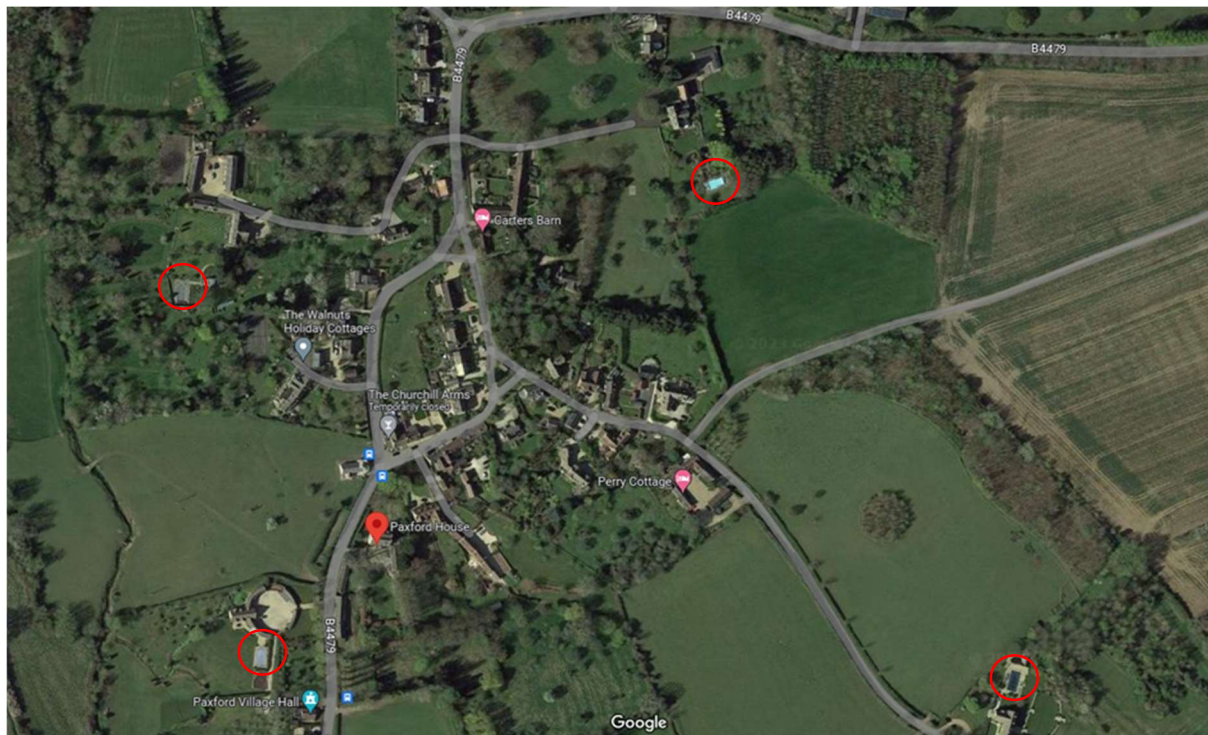
There are at least 3 tennis courts within the village of Paxford itself, which are identified on the aerial image below:



Outdoor Pools:

- **23/01790/FUL** | Extensions and alterations to existing dwelling (part retrospective) and erection of swimming pool and pool house | Longmoor House Ebrington Chipping Campden Gloucestershire GL55 6NW
- **22/02640/FUL** | Erection of a new outdoor pool (10m x 5m), including a small Plant Building (7m2) | The Retreat Conduit Hill Chipping Campden Gloucestershire GL55 6UR
- **22/00990/FUL** | Construction of external swimming pool, timber gate replacement and insertion of gas flue and roof vent | Covenant House Cider Mill Lane Chipping Campden Gloucestershire GL55 6HU
- **21/03154/FUL** | Construction of an outside swimming pool and associated plant equipment outbuilding | Charingworth Chase Dog Lane Charingworth Ebrington CHIPPING CAMPDEN Gloucestershire GL55 6NU
- **20/03732/FUL** | Creation of swimming pool and erection of outbuilding to house plant equipment | Leysgarth Westington Chipping Campden Gloucestershire GL55 6EG

There are at least 4 outdoor pools within the village of Paxford itself, which are identified on the aerial image below:



Conclusion

The proposals aim to add additional amenities to the existing family home and both the location and design has been carefully considered to be of minimal impact as possible to the character and appearance of the setting of the house. The size, scale and design of the proposals have been considered to respect the house and its surroundings. The proposals do not cause any effect or harm to the surrounding dwellings or wider landscape.