



EXISTING HOUSE



EXISTING HOUSE



EXISTING WALL IN DILAPIDATED STATE (ADJACENT ROSEBROOK SEEN TO THE LEFT)



EXISTING WALL IN DILAPIDATED STATE (ADJACENT SANTOY SEEN TO THE RIGHT)



HOUSE FROM THE ROAD (NOTE POOR CONDITION TREE)



EXISTING WALL OPPOSITE AT CIRCA 1.7m HIGH

DESIGN AND ACCESS STATEMENT

COTSWOLD LODGE IS AN UNLISTED DORMER BUNGALOW SITUATED WITHIN BAMPTON CONSERVATION AREA ON ASTON ROAD. IT HAS BEEN THE SUBJECT OF RECENT PLANNING APPLICATIONS (21/00646/HHD AND 22/00665/HHD) WITH THAT WORK ALMOST COMPLETE. THE PREVIOUS APPLICATIONS INCLUDED A FRONT AND REAR EXTENSION WHICH HAVE BROUGHT THE HOUSE UP TO DATE AND REMOVED AN UNSAFE 40 YEAR OLD REAR EXTENSION.

THIS APPLICATION SEEKS TO COMPLETE THE WORK TO INCLUDE PRIMARILY A REAR SWIM SPA AND A FRONT CAR PORT FOR 2 CARS BUT FURTHER WORK TO REBUILD THE FRONT BOUNDARY WALL.

THE EXISTING HOUSE IS WELL SET BACK FROM THE ROAD BY SOME 15m AND THE FRONT GARDEN/ DRIVE COMPRISES A CONCRETE RAMP UP TO THE BUILT IN GARAGE WITH THE MAJORITY OF THE GARDEN AREA GIVEN OVER TO GRAVELLED AREAS. THERE IS A DESIRE TO ACCOMMODATE A CAR PORT AND A TRADITIONAL OAK FRAMED 'OPEN' CARPORT IS THOUGHT TO BE THE MOST APPROPRIATE BOTH FOR THE EXISTING BUILDING AND THE WIDER CONSERVATION AREA. IT IS DESIGNED IN SUCH A WAY AS TO MATCH THE WIDTH/ HEIGHT AND THEREFORE APEX OF THE EXISTING WINDOW BAY ON THE EAST SIDE. THE STRUCTURE MOSTLY COMPRISES THE OAK FRAMING WITH TIMBER CLADDING TO THE GABLE ENDS AND ROOF TILES TO MATCH THE EXISTING REDLAND CONCRETE TILES. WE HAVE POSITIONED THIS CAREFULLY NOT JUST TO HARMONISE WITH THE EXISTING HOUSE AND THE BAY WINDOW BUT ALSO WE HAVE UNDERTAKEN A CHECK USING THE BRE DOCUMENT 'SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GOOD GUIDE TO PRACTICE (2022)' TO ENSURE THAT WE ARE BEING GOOD NEIGHBOURS WITH THE ADJACENT PROPERTY 'ROSEBROOK' AND THAT WE SIT WITHIN THE 25 DEGREE LINE FROM THE CENTRE LINE OF THEIR WINDOW, WHICH WE DO. THIS STUDY CONFIRMS THERE WILL BE NO ISSUE WITH RIGHTS OF LIGHT.

Drawing Record				
Rev	Date	By	Comments	Checked
P01	30.11.23.	JAA	ISSUED FOR PLANNING	

SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants and / or specialist drawings/ documents and any discrepancies or variations are to be reported to the architect before the affected work commences. Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of the content of these files is at your own risk. Reference should always be made to the hard copy which is superior to the digital format. Any document produced by yourselves which contains part or all of this data remains your responsibility and attributed to yourselves. Whilst we make every effort to ensure that it is scanned for viruses, we cannot guarantee that it does not contain any.

Client
ANDREW OGG BA Dip Arch RIBA

Consultants
JAA ARCHITECTURAL DESIGN
CDeC LTD (STRUCTURAL ENGINEERS)

Job Title
PROPOSED CAR PORT AND REAR POOL
COTSWOLD LODGE, ASTON ROAD,
BAMPTON, OXFORDSHIRE, OX18 2AF

PLANNING			
Drawing Title			
DESIGN AND ACCESS STATEMENT			
Scale @ A3	Date	Drawn	Checked
NTS	29.11.23.	JAA	
Job No.	Drawing No.	Revision	
0017	AL(01)1000	P 01	

OS MAP REPRODUCED UNDER LICENSE VIA PROMAP. MEASURED SURVEY BY DATUMLINE SURVEYS FROM 18.01.21.

AGENT DETAILS:
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OUR INTENTION IS TO BREAK UP AND REMOVE THE IMPERMEABLE CONCRETE RAMP AND REPLACE WITH A WIDER AREA OF HERRINGBONE LAID BLOCK PAVERS. THESE WILL UTILISE A PERMEABLE MORTAR AND JOINTING COMPOUND TO AID DRAINAGE AND AVOID RUN OFF. AT THE FRONT OF THE PROPERTY WE WANT TO ADDRESS THE BOUNDARY WALL WHICH IS SOMEWHAT DILAPIDATED. THE INTENTION IS TO RAISE IT TO APPROXIMATELY 1.7m IN HEIGHT TO AID WITH PRIVACY, ROAD NOISE AND IN THE PROCESS REBUILD THE WALL. WE HAVE UNDERTAKEN A STUDY WITHIN THE VILLAGE LOOKING AT SIMILAR BOUNDARY STONE WALLS OF VARYING AGES AND HEIGHTS AND OUR PROPOSALS WOULD BE VERY MUCH IN KEEPING WITH WHAT ALREADY EXISTS WITHIN THE CONSERVATION AREA. AS EXISTING THE WALL IS SOLID, THE INTENTION IS TO REBUILD THE WALL AS CUT STONE WITH A CONCRETE BLOCK CORE, THIS SHOULD ALLOW FOR A MORE THAN SUFFICIENT QUANTITY TO RE-USE THE EXISTING STONE TO A HIGHER LEVEL WITH A MORE ROBUST CONSTRUCTION. WE FURTHER AIM TO ADD AUTOMATIC GATES AND A PASS GATE TO THE ENTRANCE WHICH WILL BE A WOOD EFFECT ALUMINIUM FINISH FROM THE SAME MANUFACTURER AS THE DOUBLE GARAGE DOOR TO THE MAIN HOUSE AS PART OF THE EARLIER PLANNING APPLICATION.

THERE IS AN EXISTING TREE CLOSE TO THE ENTRANCE WHICH WOULD BE IMPOSSIBLE TO ACCOMMODATE WITH THE PROPOSED WORKS. HOWEVER, THIS HAS BEEN ASSESSED AS BEING A CATALPA, A NON NATIVE TREE WHICH WE WOULD PROPOSE TO REMOVE, THIS IS NOT UNDER A TPO, AND IT'S NOT FELT THIS CONTRIBUTES GREATLY TO THE CONSERVATION AREA. IN MITIGATION IT IS PROPOSED TO PLANT EXTENSIVELY AS ILLUSTRATED ON THE GROUND FLOOR PLAN. BOTH BETWEEN THE REBUILT WALL AND THE CAR PORT BUT ALSO A SECTION ADJACENT TO THE DRIVEWAY AND HOUSE GIVEN OVER TO FRUIT AND NUT TREES AND POLLINATOR FRIENDLY PLANTS AND FLOWERS. IN A SIMILAR VEIN THERE ARE OTHER MEASURES INCLUDED WITHIN 'GREEN INFRASTRUCTURE' SUCH AS THE PROPOSED WATER BUTT AND PERMEABLE PAVING.



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TO THE REAR A SWIM SPA IS PROPOSED. THIS WILL BE PARTIALLY SUBMERGED WITH SURROUNDING DECKING BUT IS NONETHELESS NOT AN IN GROUND SWIMMING POOL AND COULD ULTIMATELY BE LIFTED OUT.



BAMPTON STUDY TOUR OF EXISTING BOUNDARY WALLS TO BOTH PUBLIC AND PRIVATE BUILDINGS



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