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DESIGN & ACCESS STATEMENT

WOOTTON PLACE

Wootton
Woodstock
OX20 1EA

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CONTENTS

1.0 Introduction

2.0 The Site

2.1 Aerial View

2.2 Existing Site Plan

2.3 Existing Site Photographs

2.4 The Proposed Site

3.0 The Main House's Design Proposal

3.1 Form, appearance and new functions

3.2 Material Palette

3.3 Proposed Drawings

4.0 The Stables and Pool House's Design Proposal

4.1 Form, appearance and new functions

4.2 Material Palette

4.3 Proposed Drawings

5.0 Plant Enclosure Design Proposal

5.1 Form, appearance and new functions

5.2 Proposed Drawings

6.0 Previous Applications

1.0 INTRODUCTION

Listed building consent and planning permission for Wootton Place was granted on the 26th May 2022 under application 22/00779/LBC & 22/00767/HHD

This Design & Access Statement has been prepared to accompany a variation of conditions planning application & an application for listed building consent to West Oxfordshire District Council for the proposed changes to the approved development at Wootton Place. It is to be considered an addendum to the original Design & Access Statement which was produced by MBA in December 2021. The changes as outlined in this statement are in our view very much in keeping with the original consent.

As the detailed construction drawings have progressed, our client has requested some modest changes which can be considered relatively minor in nature. The full extent of the changes can be seen in the accompanying drawings, however a brief summary of the changes are as follows

Main House

- Internal lining of stable walls to provide insulation to the spaces
- Removal of existing ground bearing slabs and addition of new insulated ground bearing slabs
- Minor alteration of the internal slab level to the existing library
- Addition of a new pair of doors to the east elevation of the stables
- Minor reconfiguring of rooms at FF and SF level
- New opening in wall to Rose Bedroom and the previous en-suite to the guest bed
- Reinstatement of the bedroom above the library
- Leveling of floor joists to the guest bed with the hallway, and in turn raising the ceiling height of the Boot Room (we believe this work will take it back to its historic level)
- Replacement of roof structure serving library, study and art studio
- Insertion of metal conservation style rooflights in the new roof
- Minor internal reconfiguration of partitions at second floor level
- Insertion of 4 new conservation style rooflights to main roof

Staff Cottage

- Insertion of two conservation style rooflights to the front elevation of the staff cottage

Pool House and Gym

- Minor reconfiguring of internal spaces within the gym
- Insertion of a new door and window in the front elevation
- Increase in depth and width of Pool house along with some minor reconfiguring of the internal spaces

Site

- Introduction of an external plant area to house ASHP towards the north of the site

This Addendum Report focuses only the amendments to the approved scheme. The remaining section of this report will therefore explain what each of the changes are and why they are acceptable in design terms. A separate Heritage Impact Assessment Addendum report has been produced by Worlledge Associates, which explains why each of the proposed changes are acceptable in heritage terms.

2.0 THE SITE

2.1 Aerial View

Not to scale

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Aerial photo showing the full extent of the site, the location of each buildings, areas of interest and access points are numbered below.



Site Boundary

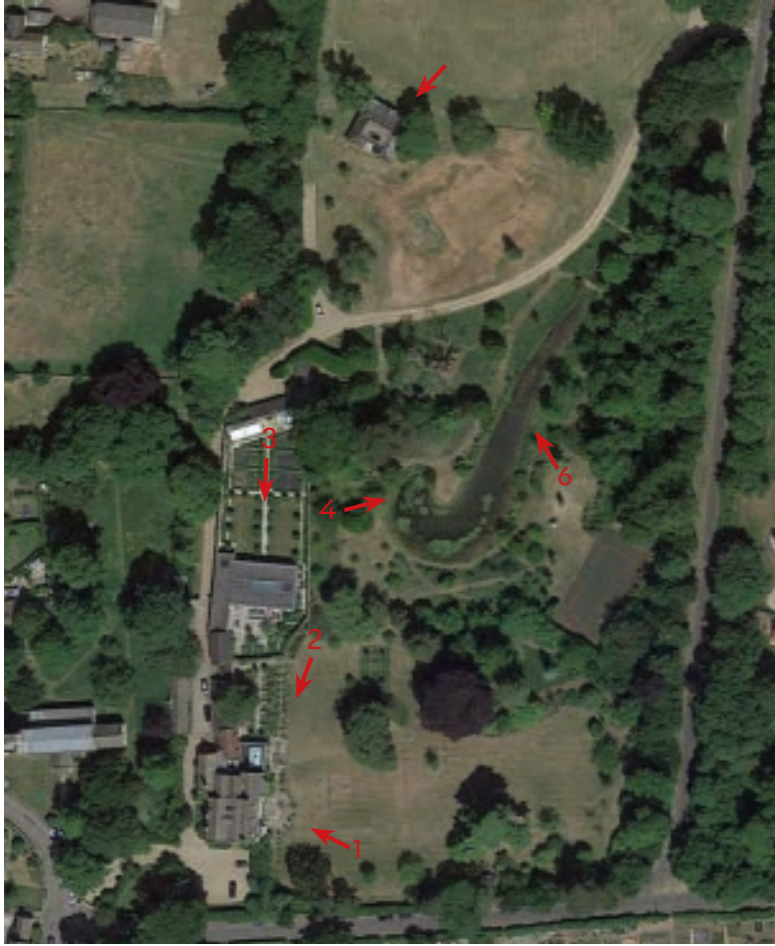


- 01. Main house
- 02. Eastern stable block
- 03. Western stable block
- 04. Grain store and single storey cottage
- 05. Two storey cottage
- 06. Wellness/leisure facility/pool house
- 07. Walled garden
- 08. Greenhouses and garden stores
- 09. Cricket pavilion
- 10. Lake
- A. Main Entrance
- B. Secondary Entrance

1



2.2 Existing Site Photographs



1 view towards main house



2 view towards main house



3 view towards poolhouse from walled garden



4 view towards lake



5 view towards cricket pavilion



6 Wild Rabbit buildings forming boundary wall

3.0 The Main House's Design Proposal Changes

3.1 Form, appearance and new functions

Ground Floor Level

At the ground floor level, a number of minor changes are proposed to suit the clients requirements and improve the living standards in the dwelling. The majority of the changes at this level have come out from the need to modernise the building to the current building regulations, whilst maintaining the character of the dwelling.

In the stable blocks, it is proposed to retain these rooms as approved in the previous consent, however, to make these spaces habitable new M&E equipment and insulation is required to be compliant with the current building regulations. To do so will require the removal of the existing floor slabs in the stables and after some careful under-pinning work to the walls in that area, new insulated floor slabs will be installed. The finished floor level of these slabs will match the existing levels. The room that is proposed to be a guest bedroom within the old stables will have its historic cobbles carefully removed and then reinstated later to maintain the character of the room. The walls are to be lined internally to provide insulation and prevent water ingress from the stone walls. The details to this can be seen in drawing 20072-400 P1.

The existing Library is to have its panelling removed and stripped back to its original core. The floor slab is then to be lowered and made flush with the adjacent hallway. The door leading from the library to the covered walkway is to be replaced with a crittall style door to match the one leading out from the office. We believe that the existing door is non original and a recent addition. In the original application we had proposed that the window in the Office Lounge (now Art Studio) is to be replaced with a crittall style window, in this amendment we are seeking permission to convert the window into a pair of doors to match within the same opening width.

The non original roof over the Library and Office is proposed to be replaced to create a vaulted ceiling internally. Within the roofspace we are seeking to install new metal conservation style rooflights to provide natural light to the spaces below. These rooflights are designed to sit flush with the roof covering and be in keeping with the style of the dwelling.

First Floor Level

On this level a few minor layout changes are proposed. The master bedroom is to largely stay as designed, but with the addition of a WC and small entrance lobby to the bedroom. The dressing area and master suite have swapped positions, and we are now seeking to better utilise the existing openings to the entrance hall.

The 'Snore Room' now benefits from its own dressing area, with a new centralised opening in the wall to connect the spaces together, creating a walk in wardrobe.

The floor joists to the Guest Bedroom situated above the Boot Room is to be raised and made level with the adjoining hallway, and the steps removed to make it more accessible. It is believed that these joists has previously been lowered as a part of the previous works to the house, and therefore raising them will take them back to its historic level.

It is proposed to reinstate the bedroom that once was over the Library. Doing so will not require any new openings to be formed as we are seeking to use the dormers and door openings that are already present.

Second Floor Level

On this level it is proposed to rearrange the layout of some of the bedrooms to better utilise the space. The newly formed corridor will be naturally lit by the insertion of metal conservation style rooflights, which then enables two large bedrooms with en-suites to be formed. Aside from the introduction of these rooflights no major works to the roof are proposed.

3.2 Material palette Main House

These images express the primary palette of materials to be used for the openings and new Garden Room on the external envelope of the Main House.

Reference Images

- 1
Columned' opening between Family Living Room and Formal Dining Room
- 2
Glazed doors to evening terrace from Family Living Room
- 3
Contemporary Garden Room with slimline glazing and cotswold stone
- 4
New crittall doors to existing openings

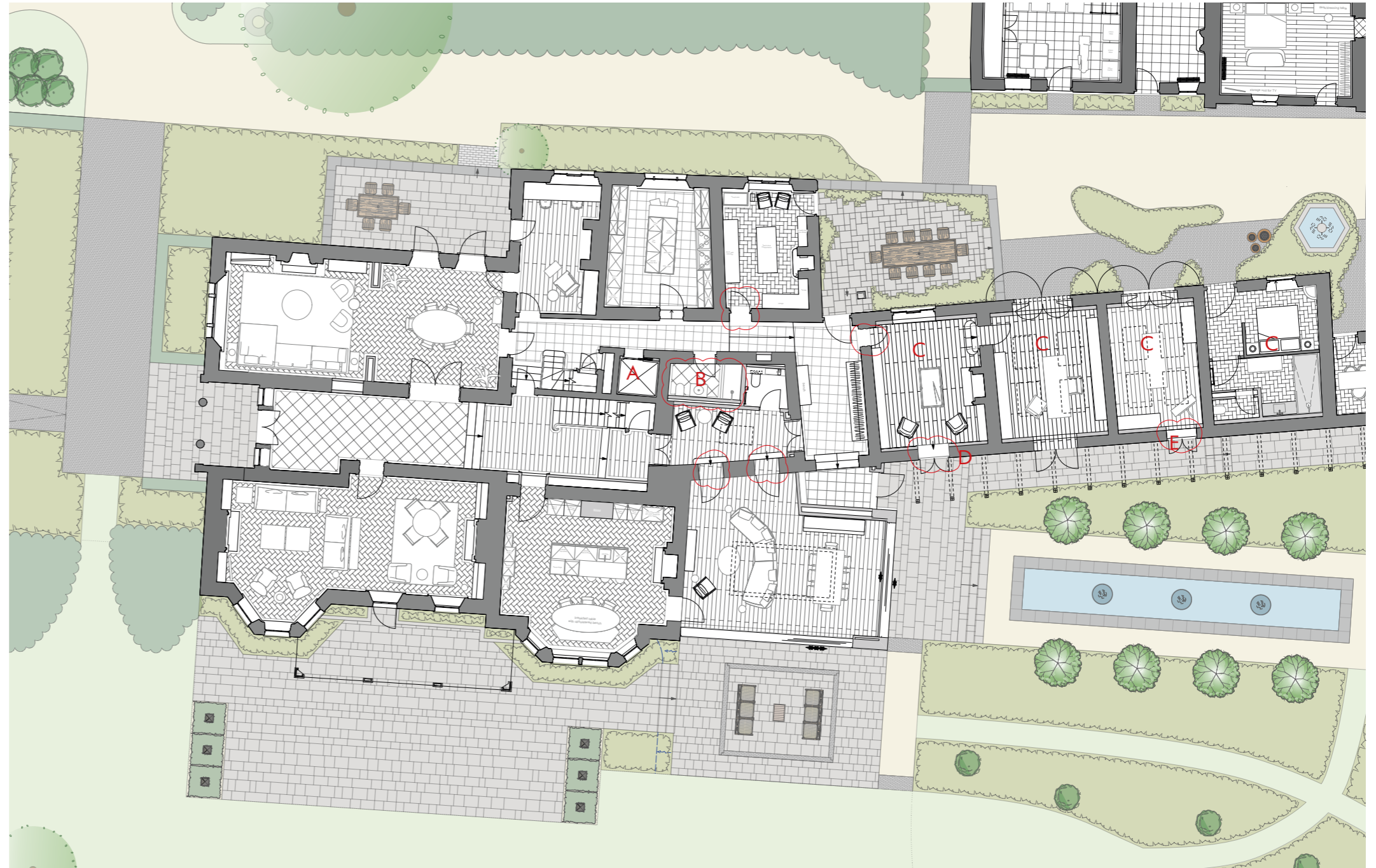


3.3 Proposed Drawings

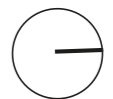
3.31 Plans

Not to scale

- A: Lift Shaft reinstated
- B: New Powder Room.
- C: Floor slab to be replaced
- D: New crittal style double door
- E: New crittal style double door to replace existing window



1



Not to scale

A: New WC in Master Suite

B: Existing openings retained

C: Minor repositioning of rooflights.

D: New ensuite

E: New partition

F: New opening in wall

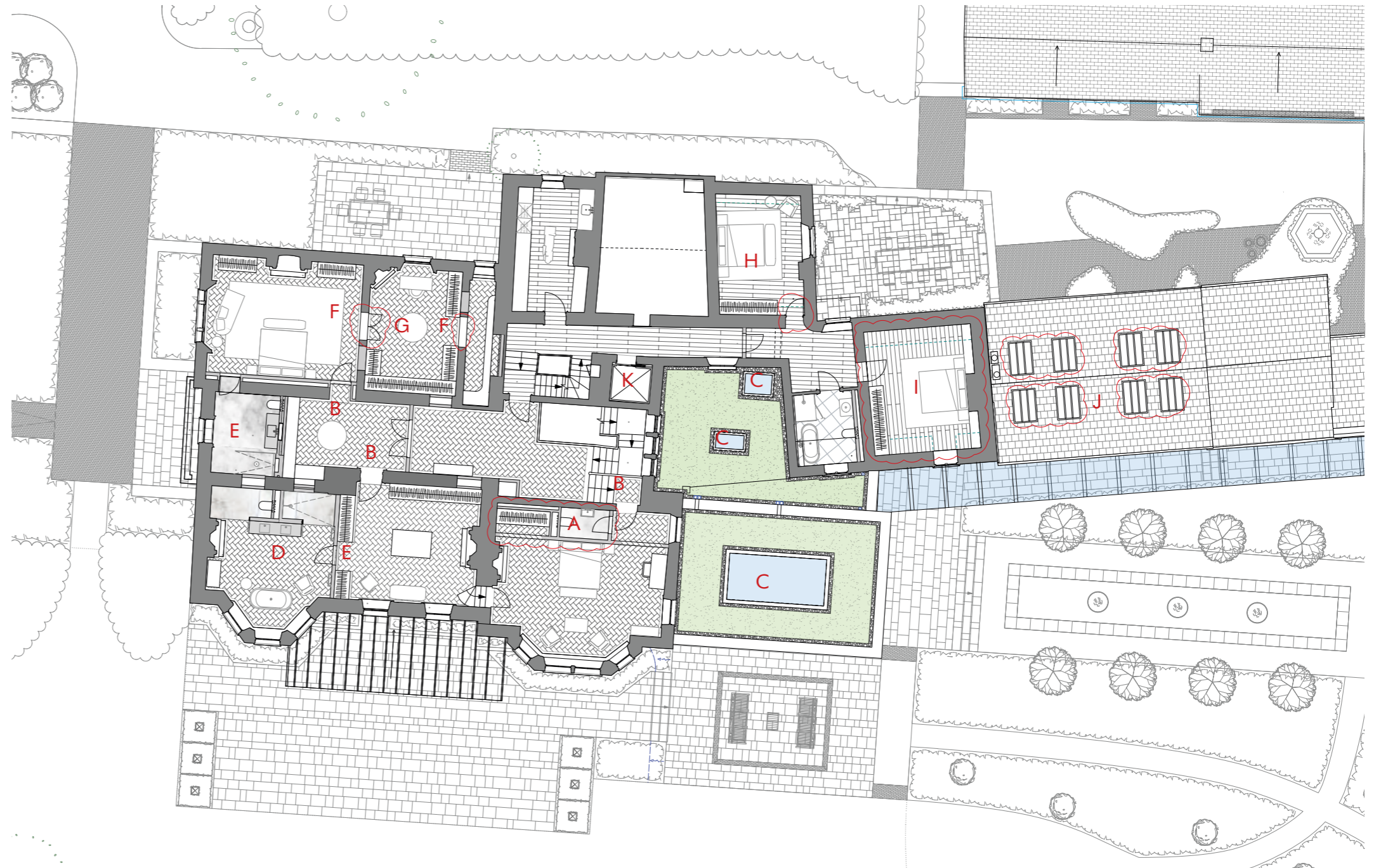
G: Existing bedroom and en-suite omitted and new dressing area created

H: Existing floor raised to be flush with hallway

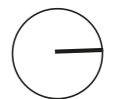
I: Historic floor reinstated to create additional bedroom

J: Existing roof replaced and new conservation style rooflights inserted

K: Lift shaft reinstated

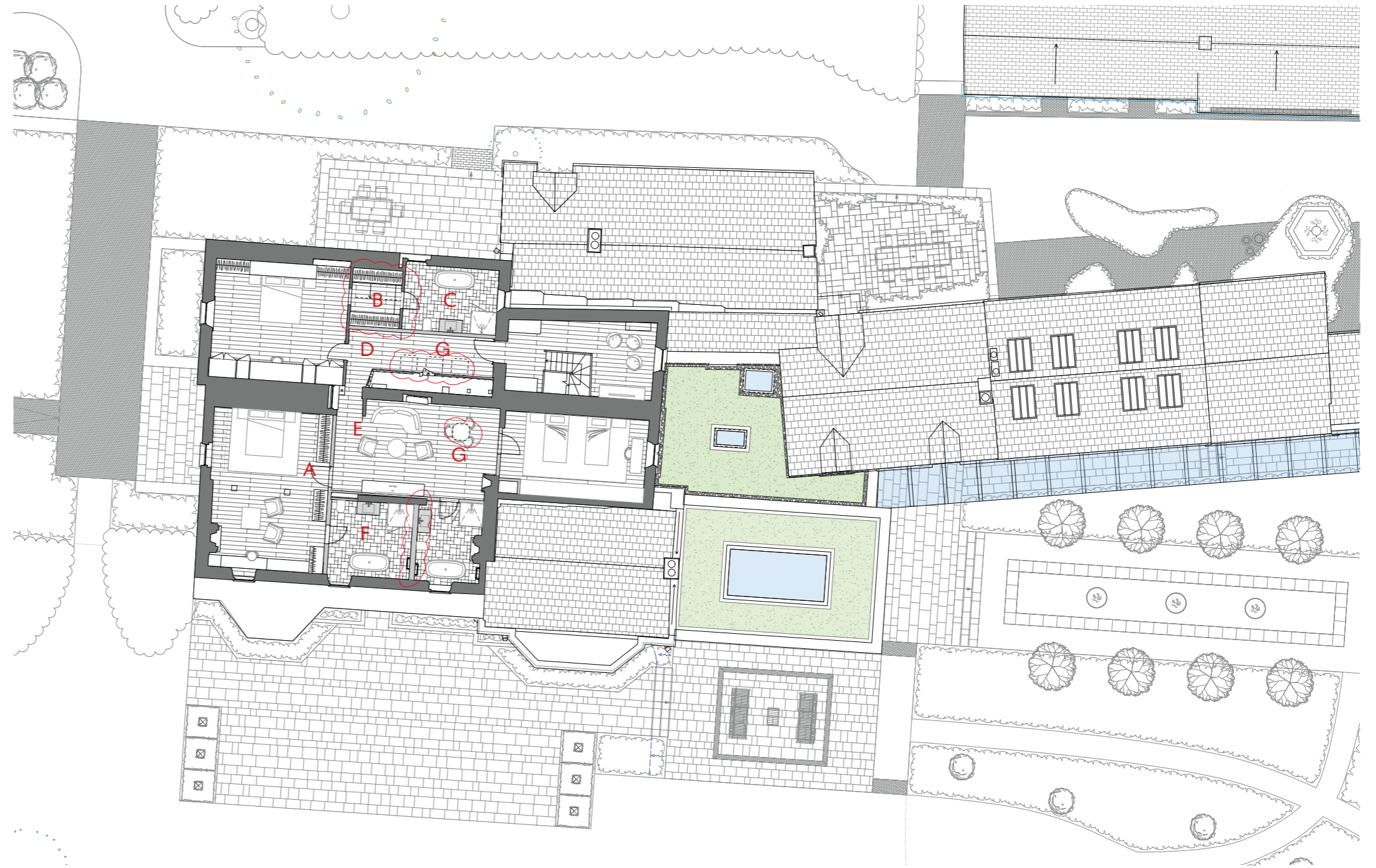


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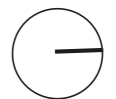


Not to scale

- A: Door to bedroom to be relocated
- B: Existing bathroom reconfigured to dressing room
- C: New en-suite
- D: New hallway
- E: Partition to bedroom removed
- F: En-suite made larger
- G: Conservation style rooflights inserted into sloping roof



1



3.32 Elevations

Not to scale

A: New crittall door

B: New crittall door to stable in new opening

C: New crittall door to stable in place of existing timber window

D: New conservation style rooflights



2

Elevations

1
Proposed North Elevation of Main House

2
Proposed East Elevation of Main House and Eastern Stable Block