

**DMD**

The DMD Group

**DESIGN STATEMENT**

**PROPOSAL FOR 2 NEW DWELLINGS OFF OLD BURFORD ROAD, BLEDINGTON. 0X7 6UT**

**DEC 2023**

## THE DMD GROUP

---

The design methodology undertaken by The DMD Group on all of our projects can generally be described as Analysis - Synthesis - Appraisal.

This process ensures all issues affecting the project, and its associated design, are taken into consideration - creating a robust proposal which maximizes the opportunities presented on site.

Our process involves a careful analysis of all of these issues in parallel, to produce design proposals which can be assessed objectively in terms of their performance in each aspect - both individually and collectively.



## **1. INTRODUCTION**

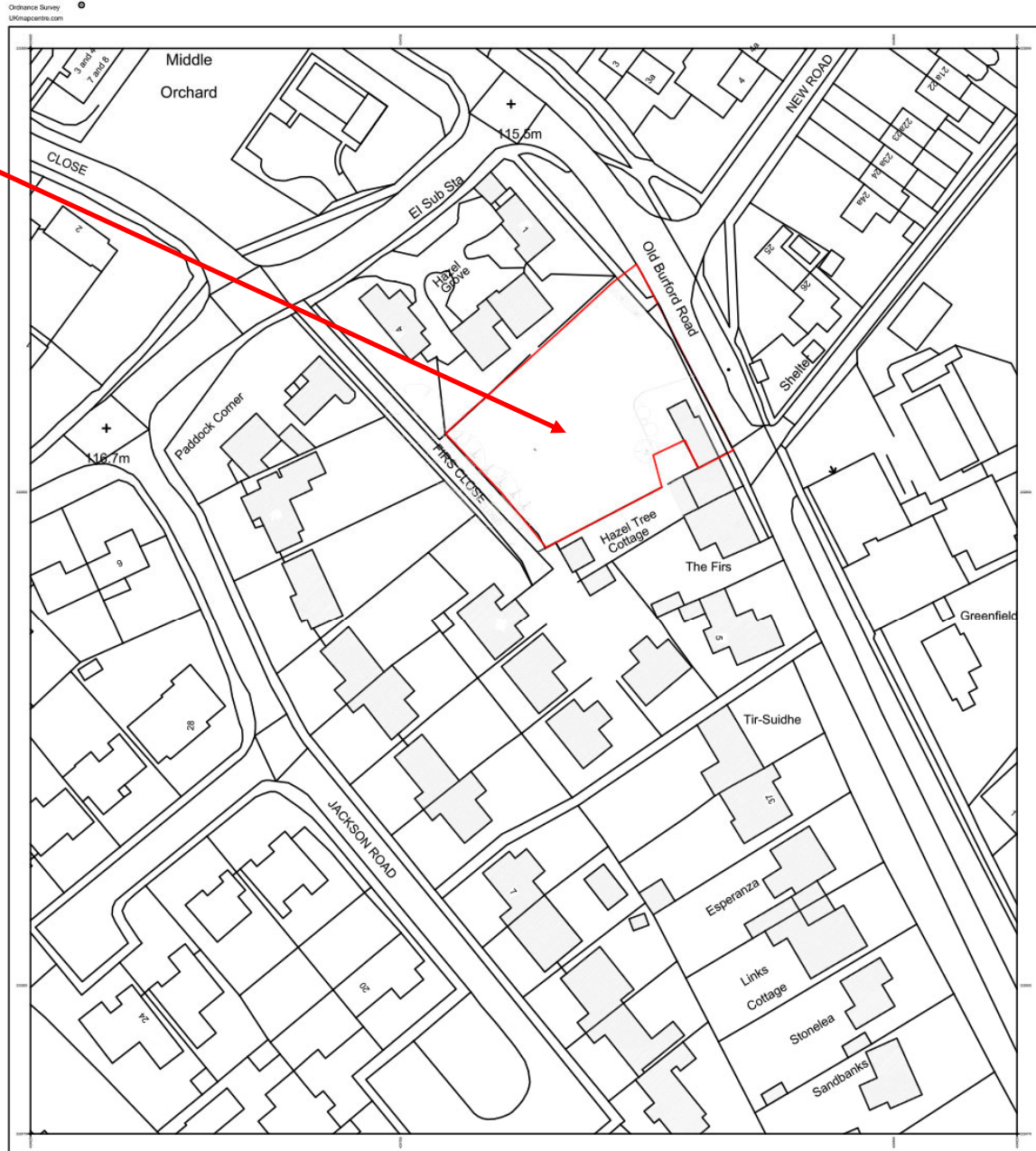
---

**1.1** This statement has been prepared to accompany a FULL planning application in relation to;  
A PROPOSAL FOR 2 NEW DWELLINGS OFF OLD BURFORD ROAD, BLEDINGTON. OX7 6UT

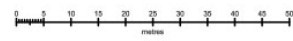
### **1.2 Index;**

- 1.0** Introduction.
- 2.0** Site Location and Description.
- 3.0** Design Proposals.
- 4.0** Materials
- 5.0** Summary and Conclusions.

## 2. SITE LOCATION



Serial number: 276396  
© Crown copyright and database right 2023  
Ordnance Survey Licence 100049957  
Reproduction in whole or in part is prohibited  
without the prior permission of Ordnance Survey.



## 2. SITE LOCATION AND DESCRIPTION

### 2.1

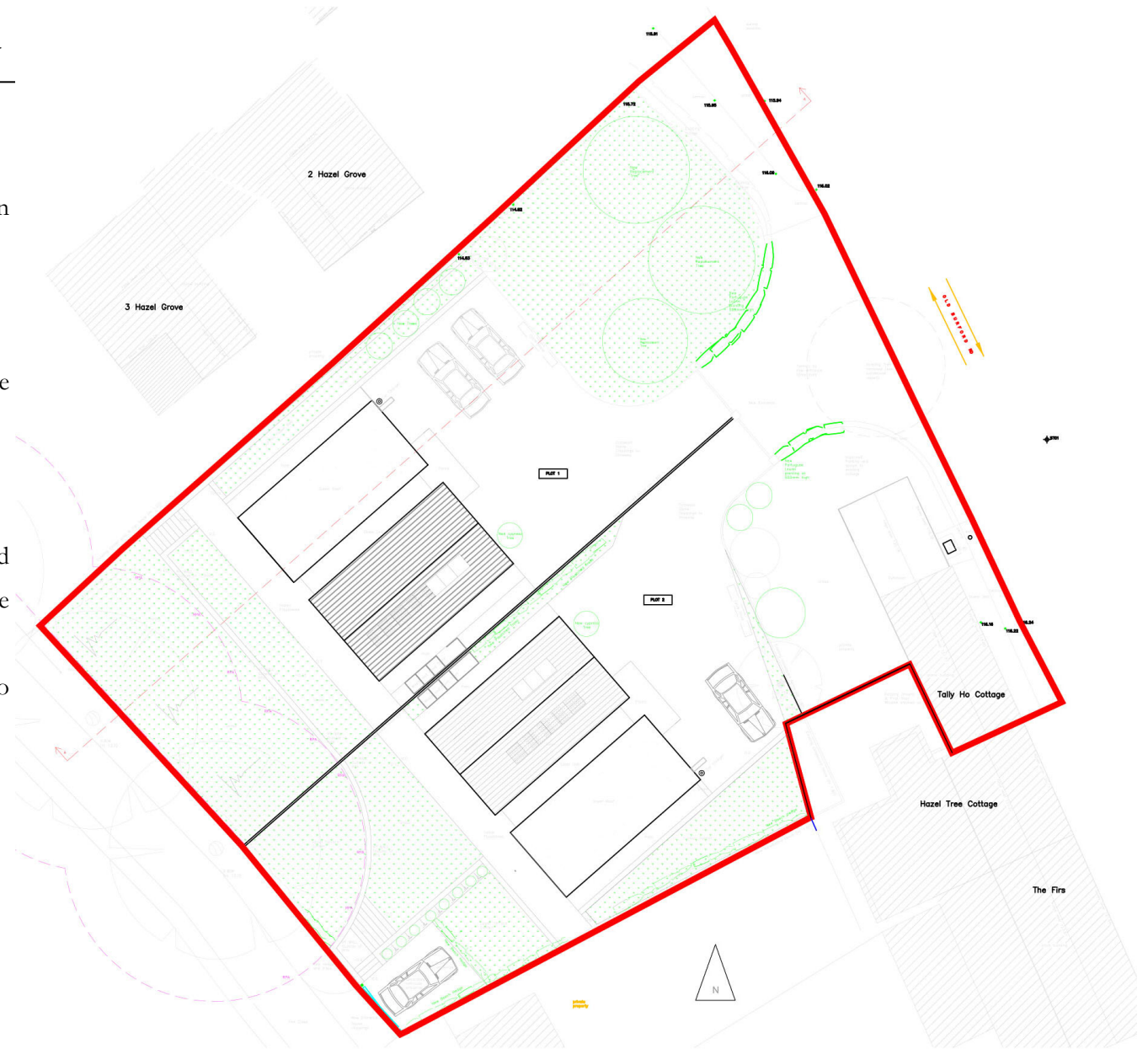
The site is located to the side of Tally ho cottage in the center of the village of Bledington.

### 2.2

The site was previously used as a large vegetable garden and is quite large in size at 0.41 acres.

### 2.3

With dual frontage onto both the main old burford road and also onto Fir's close to the rear - this site represents a clear opportunity to considerably improve this setting in the form of introducing two high quality new build family homes.





## 2. SITE LOCATION AND DESCRIPTION

---





### 3. DESIGN PROPOSALS



PROPOSED FRONT ELEVATIONS

### 3. DESIGN PROPOSALS

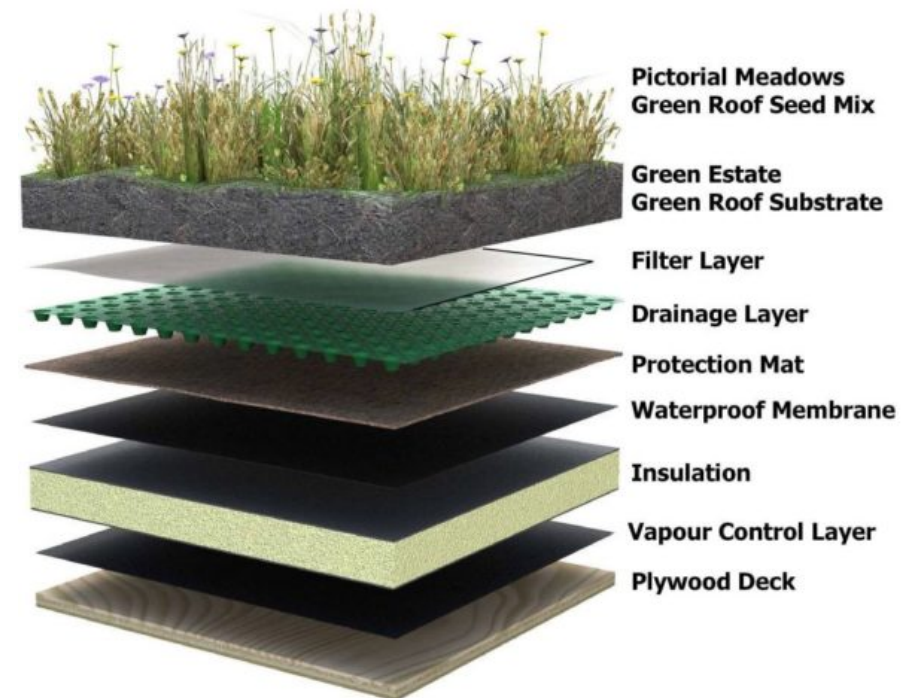
#### Semi Intensive Green Roof

To ensure the proposals are not overbearing and fit within this context we have split both the buildings into two forms separated by a glass link.

The main form consists of a two and a half storey stone building under a pitched roof. The second lower form reads as a subservient with its flat green roof. This low profile approach allows the site to breathe in terms of scale while also allowing it to retain an open feel towards its boundaries.

The green roofs are proposed as semi intensive green roofs, these type of roofs will allow flowers and wild grasses to flourish.

We have designed each end and the sides of the flat roofs without an up stand as this will allow trailing plants and vegetation to hang down and trail over the edges to create a soft landscaping aesthetic to the street scene and surrounding context.





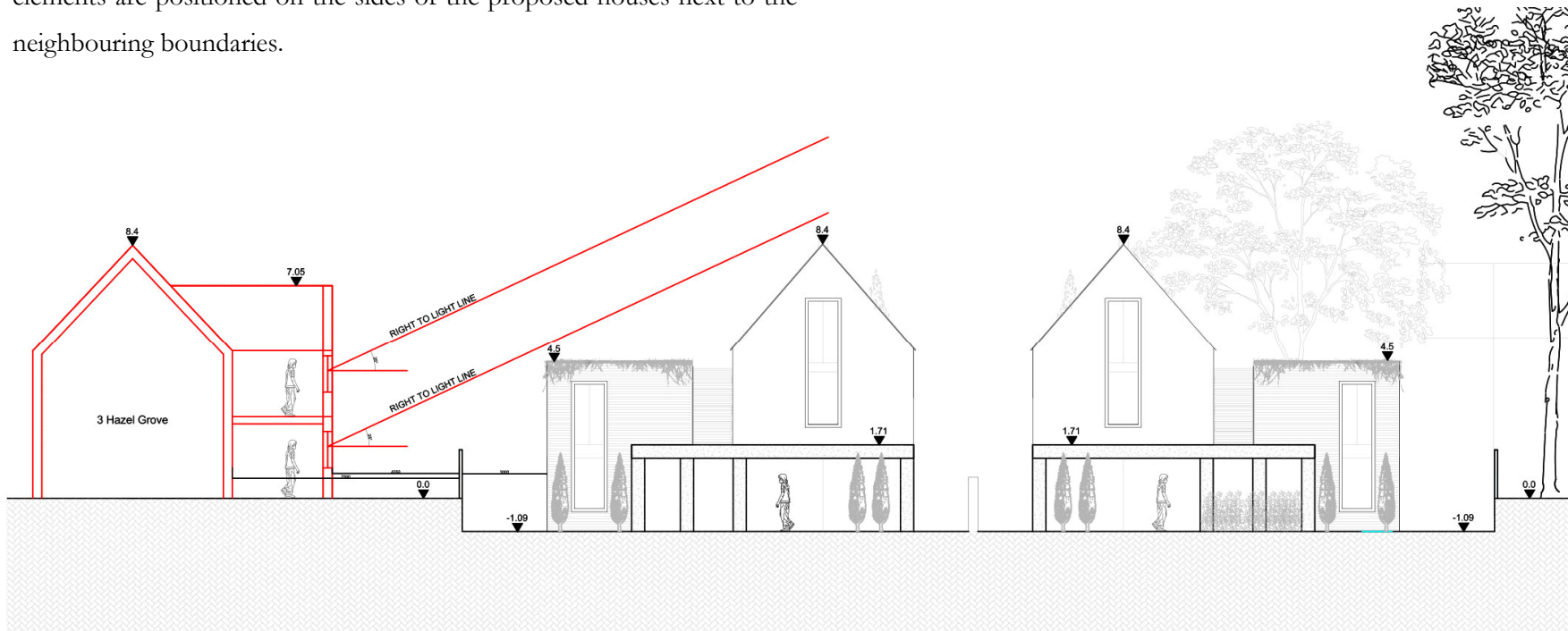
### 3. DESIGN PROPOSALS

---

#### Amenity Standards

We have paid special regard to the surrounding neighbour's and their amenity standards. The below image shows how we have placed the proposals at an adequate distance away from the existing houses in Hazel Grove to ensure their right to light is not effected.

In addition, to ensure the proposals do not produce an overbearing effect we have arranged the buildings so that the lower profile green roof elements are positioned on the sides of the proposed houses next to the neighbouring boundaries.



PROPOSED REAR ELEVATIONS

### 3. DESIGN PROPOSALS

---

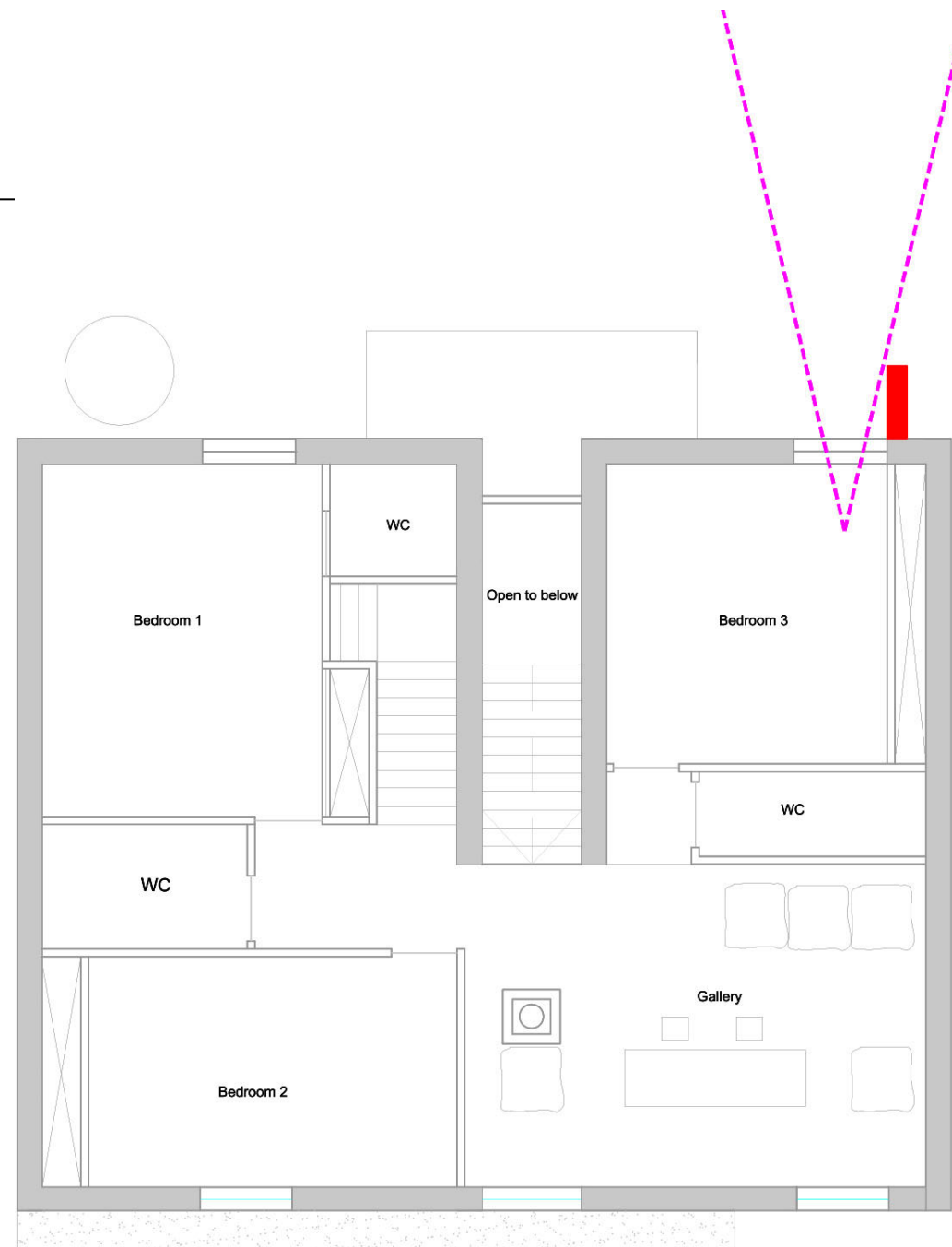
#### Amenity Standards

##### Overlooking

All the proposed windows are orientated away from the existing surrounding properties.

To avoid any potential overlooking from the proposed front elevations at a higher level - we have designed the windows in these elevations to ensure outlooks are private.

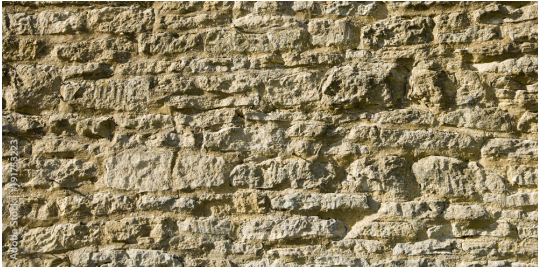
To achieve this, from the upper level windows on the green roofs we has designed in a minimal projecting timber clad arm - this discrete device ensures the outlook from the windows is straight and more towards old Burford road and not to the side towards any higher level windows of the surrounding existing properties.



First Floor = 106 sqm

### 3. Materials

---



Cotswold Stone walling



Siberian Larch left to weather naturally.



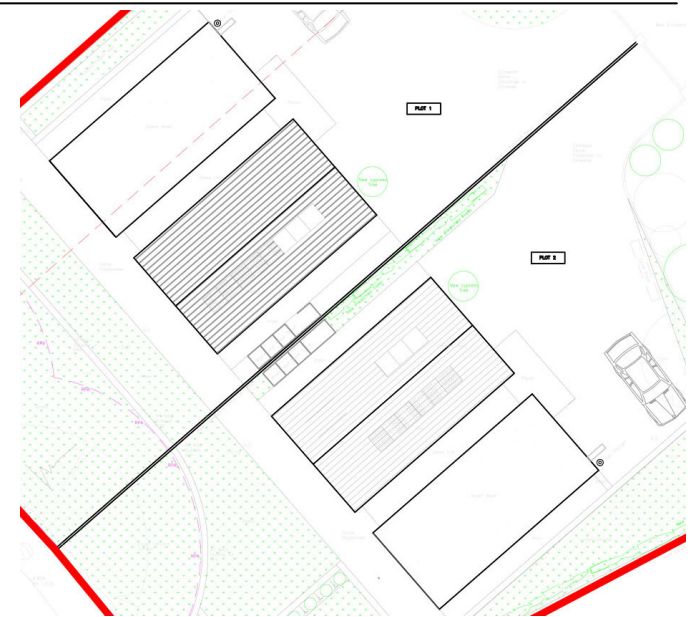
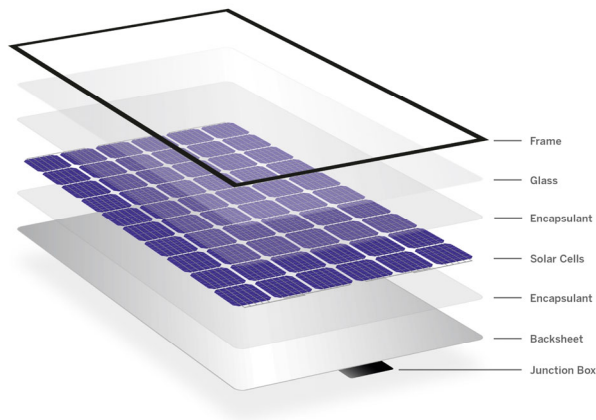
Cotswold Stone effect tiles to pitched roofs



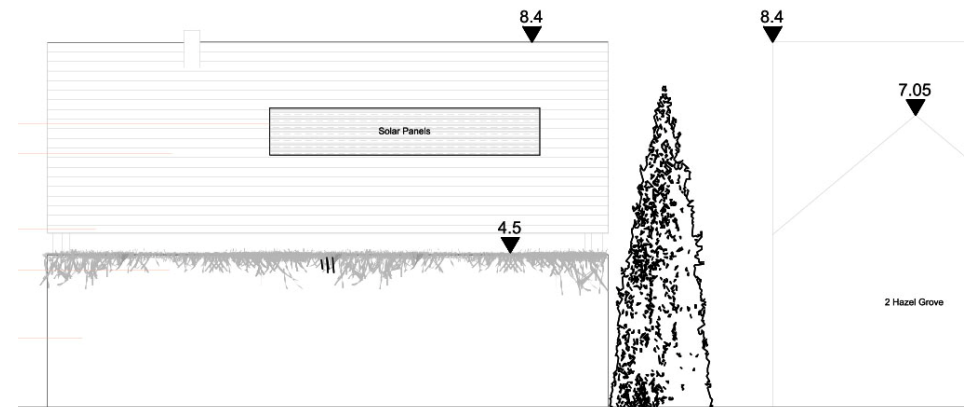
### 3. Sustainable Design Features

Solar Panels are proposed on the south eastern sides of the sloped pitched roofs. These solar panels can be seamlessly integrated with natural stone effect tiles to retain the designs crisp lines and their modernist approach.

The proposed velux array on Plot 1 will align with the solar panels to give an overall harmonious composition to this sloped roof while on Plot 2 only solar panels are proposed to the south eastern slope so as to ensure no overlooking onto Hazel cottage.



Roof plan showing Solar Panels



Elevation showing Solar Panels on pitched roof

## 5. SUMMARY AND CONCLUSIONS

---

The DMD Group feel these proposals have been carefully considered with the sites context in mind.

This large site is located in a built up area of the village and it can comfortably cater for two high quality new build family homes.

With the above in mind, we hope the council will look favourably on this application.

