Design and Access Statement

For

The Red House
High Street
Great Oakley,
Essex,
CO12 5AQ

26th JAN 2024
OSG JOB NO. 22_1238

Passion,
Creativity,
Experience.

Contents

Fig 00. Street view of existing building

OSC
ARCHITECTURE

The Red House
Introduction

01

Terms of Reference

Client:

Great Oakley Community Hub

Maybush Inn Public House
Great Oakley
Essex

goch.org.uk

Architect:

OSG Architecture Ltd.

Unit 2A, Capital House
4 Jubilee Way,
Faversham,
Kent
ME13 8GD

[redacted]

osgarchitecture.com

Fig 01 Street View A of site as existing

Fig 02 Street View B of site as existing

Introduction

This Design and Access Statement has been produced to support the demolition of Red House to allow the construction of two conventional arrangement 2-bedroom dwellings to fill in the end of the terraced houses and match the exact appearance of the Red House.

In addition, the scheme involves an infill extension between the Red House and The Maybush Inn to form a further 1-bedroom flat incorporating a multi-use community facility to the Public House at ground level.

The Site

The Red House is located at High Street, Great Oakley and has been uninhabitable and vacant for a long time. Although not listed, the Red House has been assigned a great historic importance due to its prominent corner plot location within the Great Oakley Conservation Area.

Previous planning application (Application No: 21/00080/FUL) involving the conversion of the existing Red House into two self-contained flats was granted permission by Tendring District Council.

This previous approach has been investigated in detail and, as the reports included in this statement show, the technical delivery of the project due to soil condition and current state of the building could make the delivery of the refurbishment unviable and unsafe.

Consequently, this scheme considers the demolition and reconstruction of the Red House to match the appearance of the existing building in the greatest detail, conscious of its historic importance to the local community.

The proposal consists of the above as well as the change of use of garden area behind the public house from residential to use associated with Public House / Community Use.

Fig 03. Site Location

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Site Location

Site Address: The Red House (and The Maybush Inn Public House)
High Street
Great Oakley
Essex
CO12 5AQ

Site Area: 466.4 m² / 0.11 ac

The Red House
The Site

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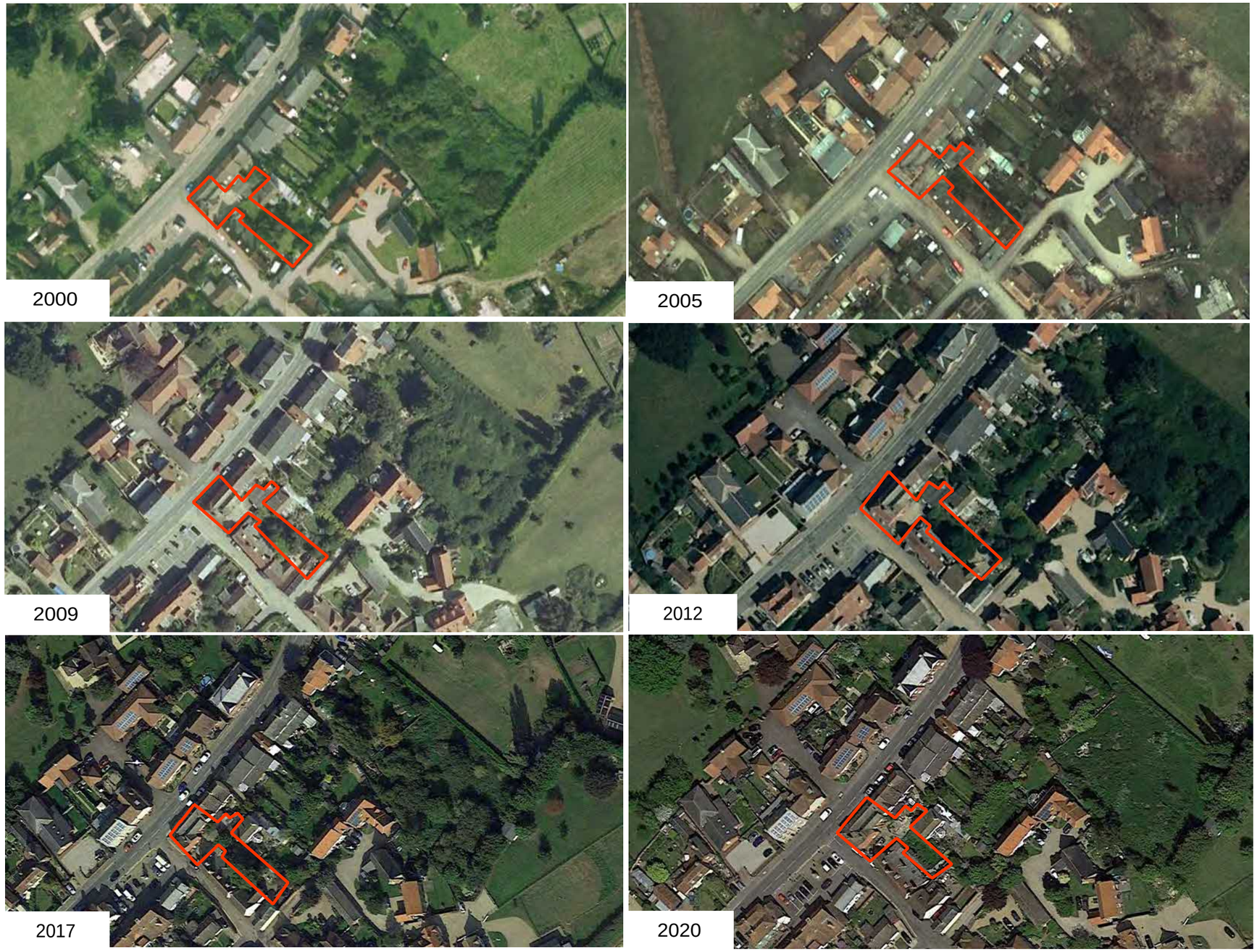

Fig 04. Site History

Site History

The Red House is located within Great Oakley Conservation Area designated in 1973 on a prominent corner plot. Red House is currently vacant and was last used as a single dwelling. It forms a double fronted, dual aspect end of terrace house. The original property has been substantially altered and extended. On the southern side of the property is an enclosed courtyard which formerly contained a number of lean-to structures that have been demolished on safety grounds. The garden area extends to the rear of the Maybush Inn Public House.

Not only is the Red House vacant but it has stood empty for a number of years. In part it is open to the elements and is suffering from severe structural defects over most of its structure. Both the internal and external fabric (walls, floors, roof, etc) are defective due to structural movement, water damage, and infestation from wood boring insects. The damage extends to components such as windows, doors, staircase etc. the building has also been unsympathetically altered and adapted and includes modern white UPVC windows and concrete render which has been applied externally over the original brickwork.

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Fig 05. Flood Risk

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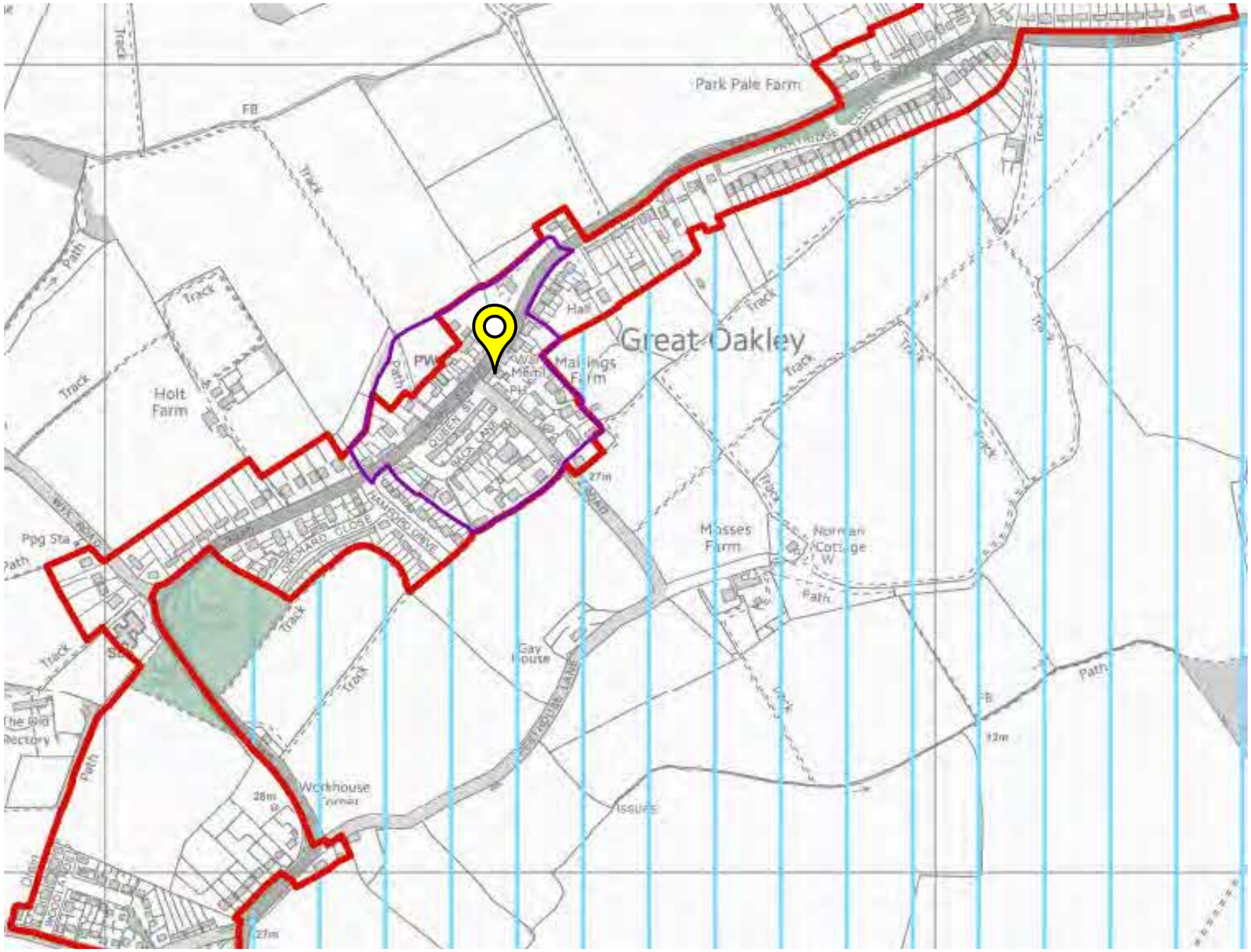
- Selected Point
- Flood Zone 3
- Flood Zone 3: areas benefiting from flood defences
- Flood Zone 2
- Flood Zone 1
- Flood Defence
- Main River
- Flood Storage Area

Flood Risk

The Environment Agency's Flood Map indicates the site is in Flood Zone 1.

Therefore, the risk of flooding due to rivers and seas is very low, and a flood risk assessment will not be required. The above takes into consideration, any flood defence barriers.



Key

- Coastal Protection Belt
- Conservation Area
- Safeguarded Open Space
- Settlement Development Boundaries

Fig 06. Local Plan

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Local Plan

The site lies within Tendring District Council's Local Plan

The site is listed within a designated conservation area and there are several listed buildings close by.

Views Out
Views In
Existing Pedestrian Access
Existing Vehicle Access
Grade II Listed Building

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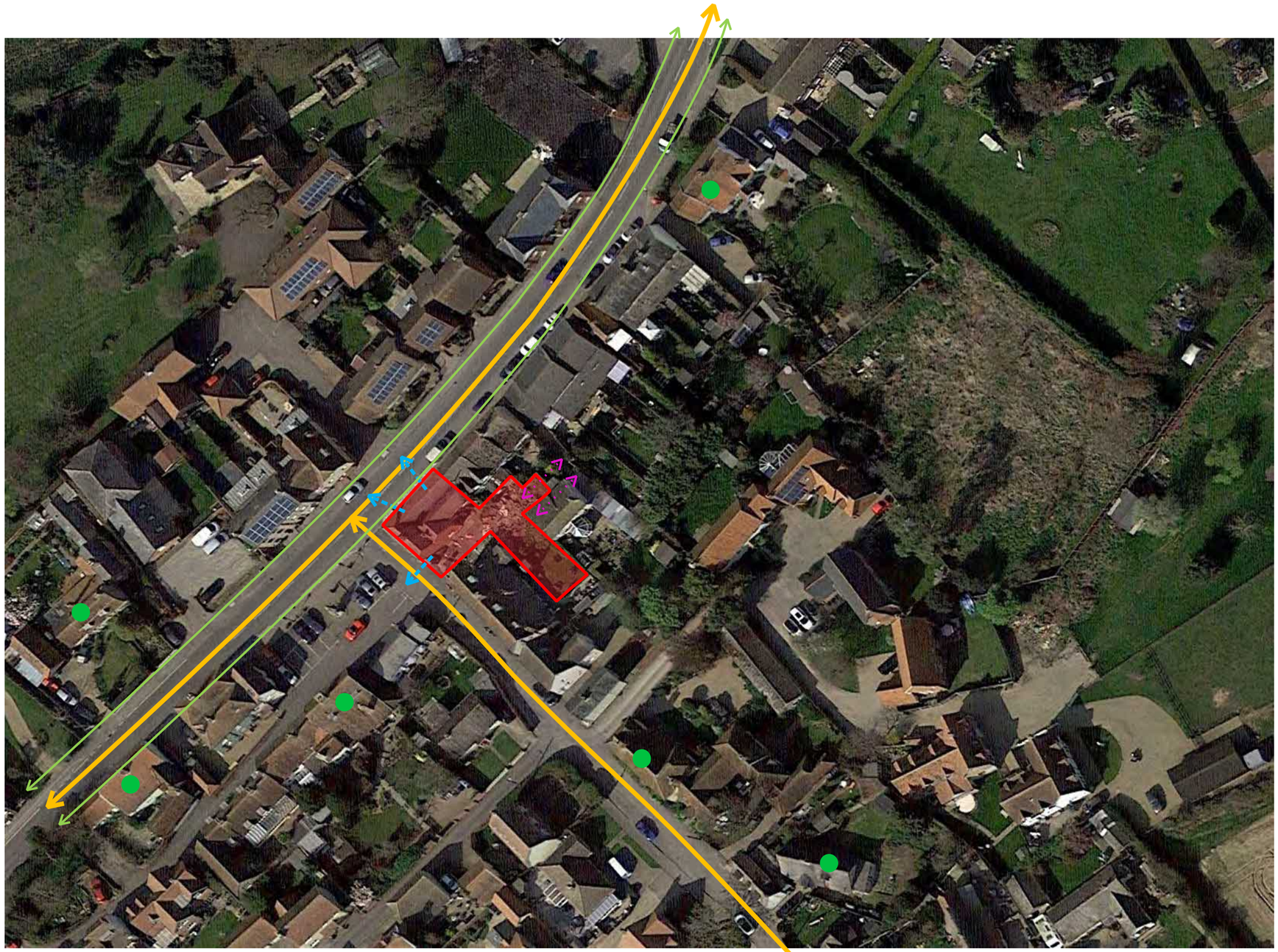


Fig 07. Opportunities & Constraints

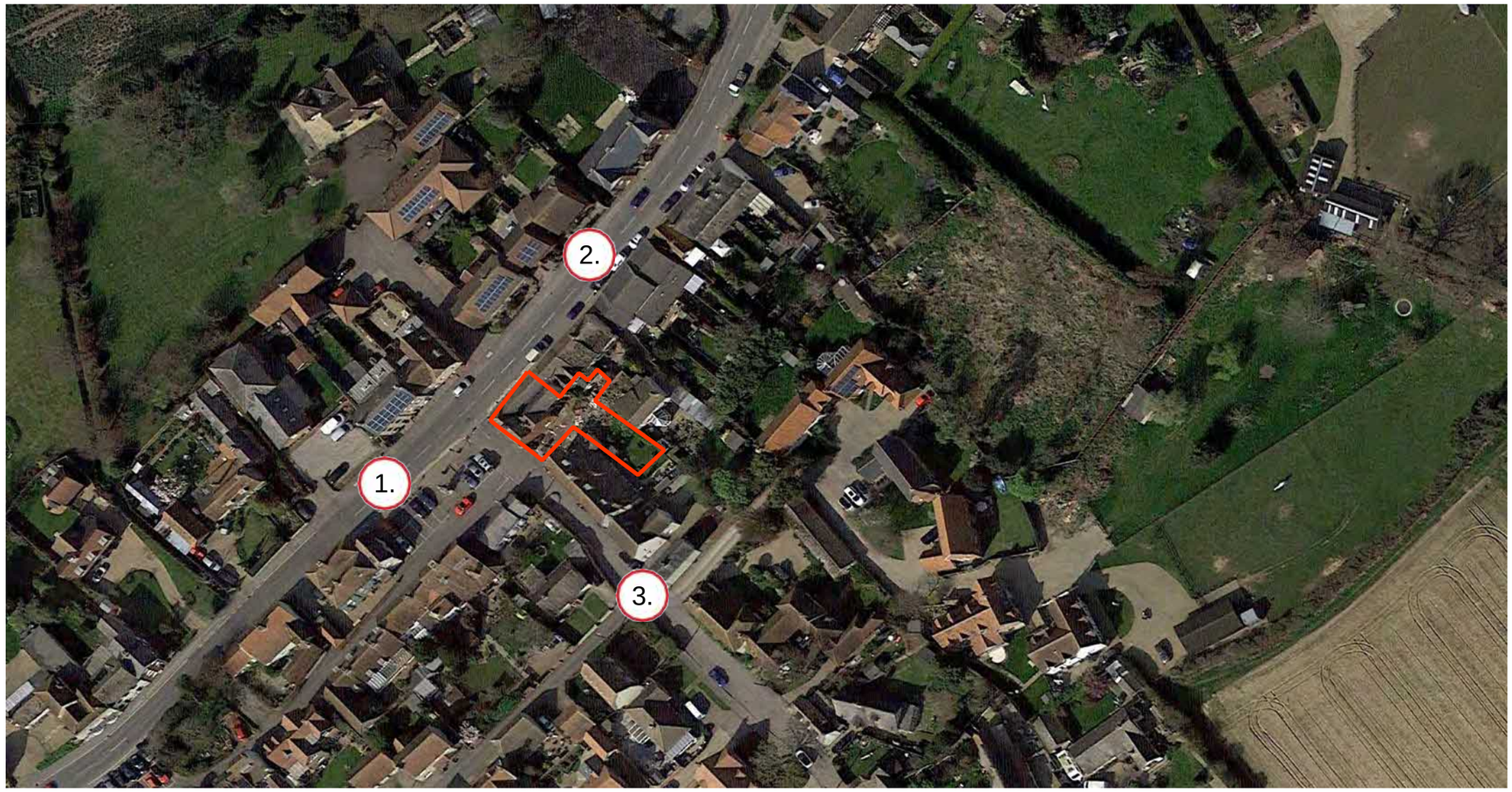
Project Title

Opportunities

- Site is easily accessible due to its location close to High Street.
- Location on a prominent corner makes the building a landmark for local community

Constraints

- The site lies within designated Conservation Area
- Poor Structural Condition of existing building
- Several Grade II Listed Buildings found in close proximity to the site



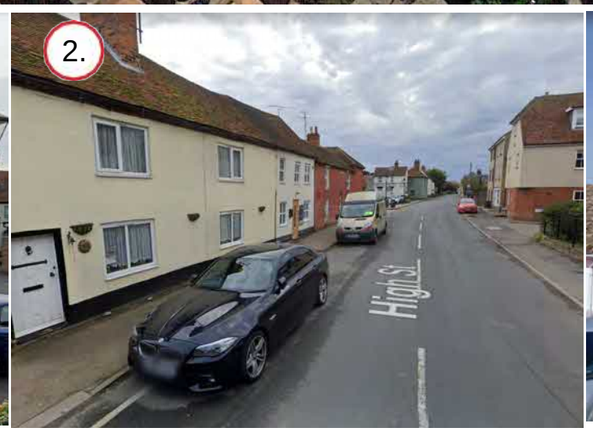


Fig 08. Conservation Area

Conservation Area

Great Oakley Conservation Area was first designated in 1973. The boundary was slightly amended in 1982, omitting the modern housing on the site of the Corn Mill from the Conservation Area.

The Conservation Area occupies the historic core of the village, clustered around the High Street, Queen Street, Back Lane and Farm Road. The western boundary runs along the rear boundaries of modern bungalows on the east side of Hamford Drive. The eastern boundary includes the modern development at Maltings Farm. The north and south boundaries mark the transition from the settlement to the surrounding agricultural land. An appraisal was adopted in 2006.

Great Oakley's significance is predominantly derived from its historic interest as a small, rural market village. Its special interest derives from the architectural interest of the tightly knit pattern of vernacular houses clustered around the central marketplace, reflecting the area's medieval origins.

Character Analysis

Great Oakley is a small, compact and predominantly residential conservation area. It is unusual within Tendring District as an early nucleated village, clustered around the central marketplace, rather than being a dispersed settlement around a green or along a road.

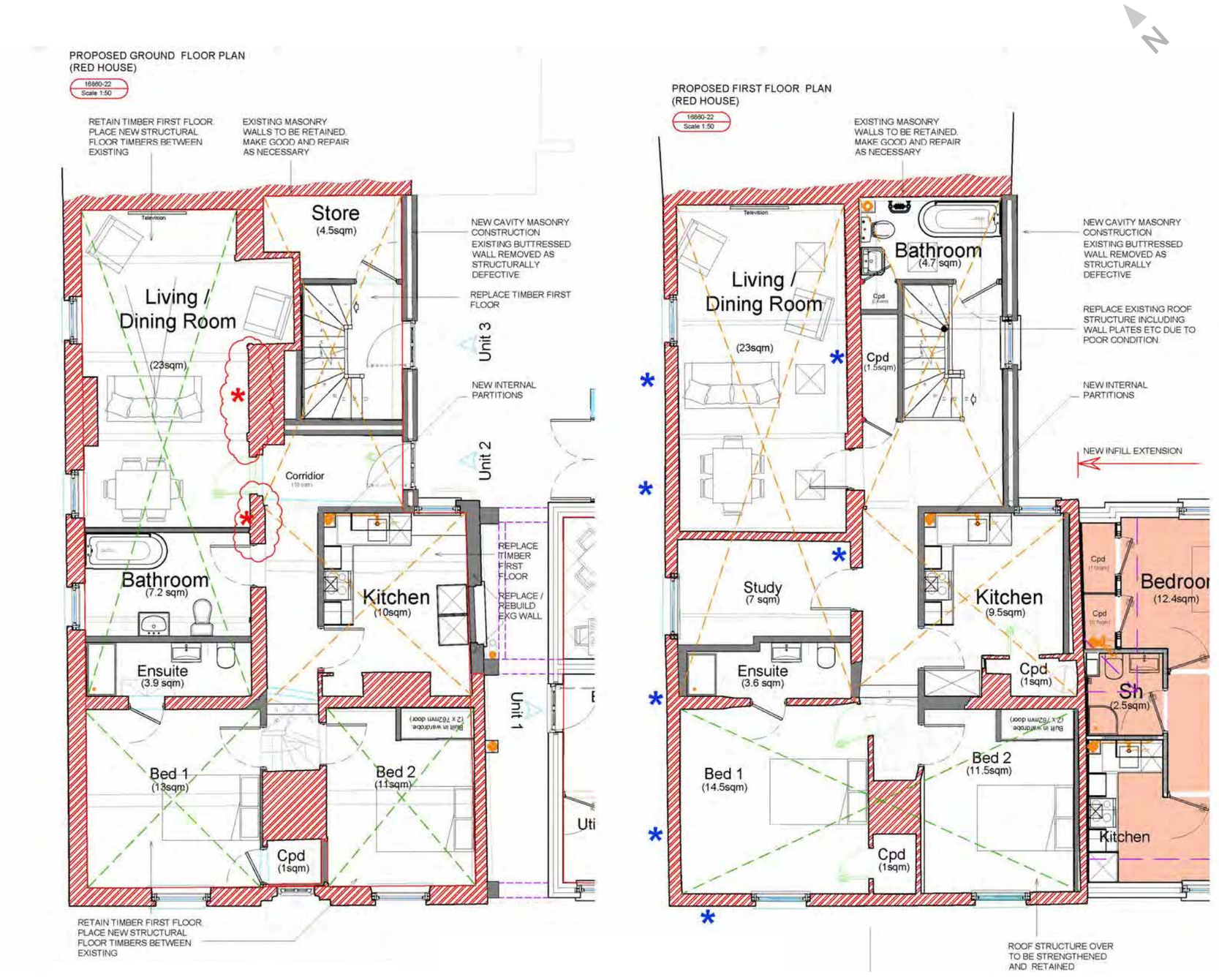
Few villages of this size would have had a marketplace, as these are more commonly associated with larger towns, suggesting that Great Oakley was likely to have been a focal point in the surrounding agricultural districts because of its market.

The core of the Conservation Area is a tightly knit pattern of vernacular houses, grouped around the small scale road network, which developed parallel and to the south of the main road, reflecting the area's medieval origins and historic development.

Fig 09. Character Analysis

The Red House Previous Planning Consent

03

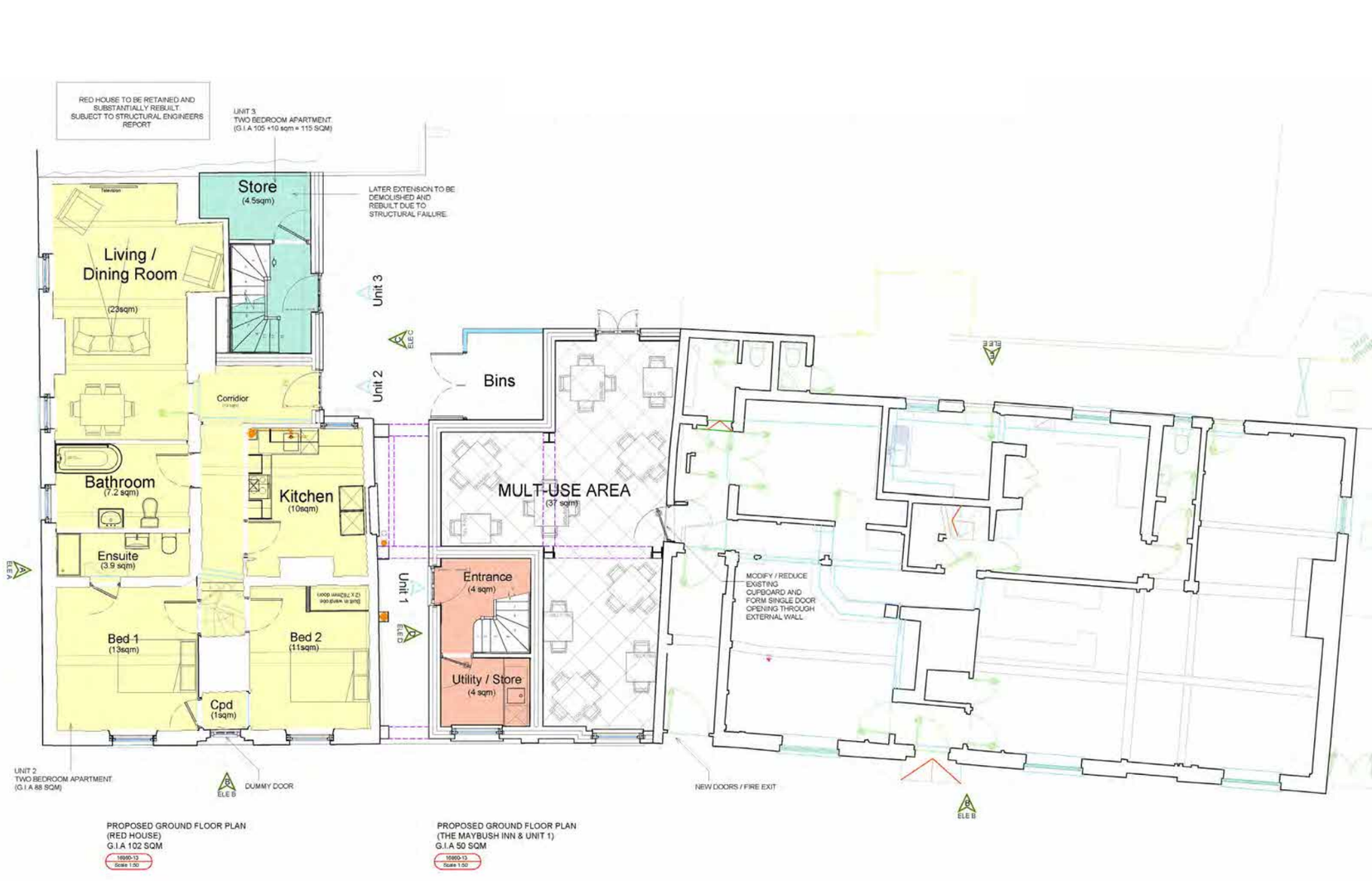


Design Intent

Previous planning application identified the need for enhancing the community facilities at Maybush Inn by refurbishing the Red House and building an infill extension to Maybush Inn.

Additional explanation of the refurbishment of Red House is shown in Fig. 10.

Fig 10. Previous Consent – Design Intent



Design Intent - Layout

The Red House aimed to be converted into two self-contained flats and the layout shown on the following drawing retains as much of the original building construction as possible. A further new build flat was incorporated within the infill extension.

A multi-use extension for the Maybush Inn was incorporated at ground level.

Fig 11. Previous Consent - Ground Floor Plan

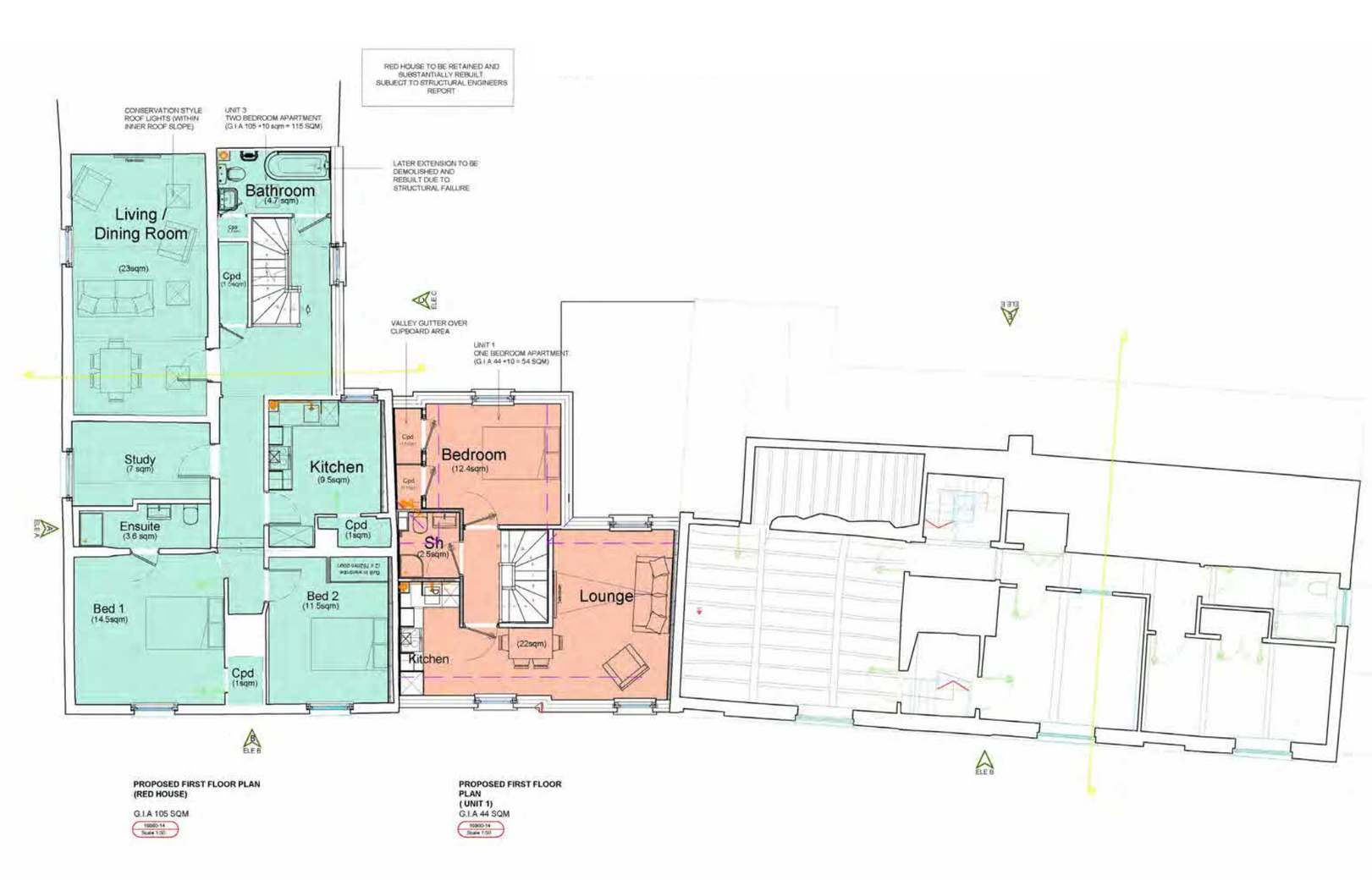


Fig 12. Previous Consent - First Floor Plan

Design Intent - Scale

The design and scale previously proposed are in line with the former dwellings that were located between Red House and the Maybush Inn (refer to historic photo above). This is the design reference used for the new development. It can be seen that roof ridge heights are similar to the former building and connect to existing roof profiles.

The refurbishment of The Red House carefully considered the height, form, proportions, design and materials.

Fig 13. Previous Consent -Proposed Elevations

Fig 14. Previous Consent -Proposed Elevations

The Red House
Technical Delivery

04

SOIL INVESTIGATION EASTERN LIMITED

FACTUAL REPORT OF INVESTIGATION

AT: - The Red House, Farm Rd, Gt Oakley CO12 5QA

ON: - 31st August, 1st & 2nd September 2022

FOR: - Great Oakley Community Hub Ltd

REF: -

JOB No: - GO4080

SOIL INVESTIGATION (EASTERN) LTD
Unit 8, Hill Farm, Church Lane, Ford End, Chelmsford, Essex, CM3 1LH.
TEL. 01245 237555

5. DISCUSSION

5.1 The ground investigation revealed the anticipated geology to the extent that there is a disturbed mixture of sands and gravels and sandy gravelly clays down to the top of the London Clay, which was encountered at 2.9m in borehole 1, and 3.2m in borehole 2. The boreholes also revealed 800mm of concrete and fill material at the surface and also in borehole 2, loose upper natural ground to at least 1.4m and arguably to the top of the sandy silty clay at 2.3m. This is indicated by blow counts ranging from 3 to 9 on the Mackintosh Probe at 1.0m and 2.0m depths. In borehole 1, the in-situ vane tests at 1.0m also tends to show relatively soft conditions with a safe bearing capacity based on the hand-held vane test of just 100kPa, improving at 2.0m to 160kPa.

5.2 Whilst the soil at 1.0m might be sufficient to take the anticipated loads, settlements might be high and we would tend to recommend founding the new build at between 2.0m and 2.3m below current ground level where the in-situ testing indicates a safe bearing capacity of at least 160kPa, and settlements at these sorts of loads should be well within allowable tolerance.

5.3 As anticipated, all of the foundations to the existing buildings are shallow and underpinning is clearly indicated where any new build is going to adjoin existing. As indicated above, our recommended depth for the foundations is between 2.0m and 2.3m and it is clear that underpinning to this depth will be required to the existing.

5.4 There might be an issue with water seepage into the underpinning pad excavations in that there was water seepage in both boreholes at between 1.6m and 2.0m. These boreholes did not experience any water strike (indicating significant flow) until between 2.4m and 2.7m. The water seepage above this depth may well be dealt with by bailing or short-term pumping. There is also an issue with the stability of the sides of the excavation. Any underpinning will be carried out in short lengths, which will minimise the chances of collapse but some consideration might need to be given for temporary shoring during the course of the work especially if there is any significant water seepage.

Fig 15. Soil Investigation Report

Soil Investigation Findings

A series of investigations have been carried out IN August and September 2022 in order to assess the current state of site and the viability of the project. As seen in Fig. 16, the soil investigations emphasise the shallow nature of the soil and existing foundation:

'As anticipated, all of the foundations to the existing buildings are shallow and underpinning is clearly indicated where any new build is going to adjoin existing.'

Moreover, the report identifies additional issues such as water seepage and the stability of the sides of the excavation which would require underpinning to be carried out in short lenghts.

Showing wall damage on Northeast Elevation

Showing wall cracking and moisture ingress

Showing rotten valley boards and wall plate

6.0 Conclusion

The building is in a very poor condition. In many areas the structure has surpassed serviceable limits. In the areas of the building which are salvageable, the structure and its foundations need considerable repair and strengthening.

We do not believe that a "piece by piece" scheme of replacement / strengthening works is practicable within the existing structure. Whilst schemes and measures can be considered to cater for the myriad structural defects on a case-by-case basis, the overall level of the intervention required to the existing building would be significant and these works in our opinion would be difficult to undertake(given the limited space) and would high risk in terms of safety. The condition of the existing building is such that it appears to be very fragile, and we believe any works which cause significant disturbance or movement to the structure could lead to instability.

There are various walls that need replacement, and these would need to be installed on relatively deep foundations due to the poor ground conditions. (As noted in the soil investigation.) This would result in the requirement to underpin any walls that are to be retained on site as well as the walls to the adjacent historic buildings that are close to the site, risking disturbance / damage.

We have considered the viability of retaining the external façade on the Farm Road and Harwich Road elevations and replacing the structure behind. This would require temporary a structural framework would need to be constructed outside of the building and this would require the partial closure of Farm Road and Harwich Road. These temporary works would be combined with some internal scaffolding and framework to support the walls which are to be retained and strengthened. The implication of such work is very likely to be hazardous and high risk. The retained facades would still need to be largely replaced due to the poor condition of the masonry, and substantial additional structure would need to be installed to laterally restrain these walls in the long term. The walls would need to be underpinned as otherwise they would likely be undermined by the foundations for the new walls and structure. This could cause instability and movement of the historic building adjacent, which is also likely to have little or no foundations.

Fig 16. Structural investigation report (Extract)

Fig 17. Photos showing damage to existing structure (Extract from the Structural Investigation Report)

Structural Inspection of the Red House

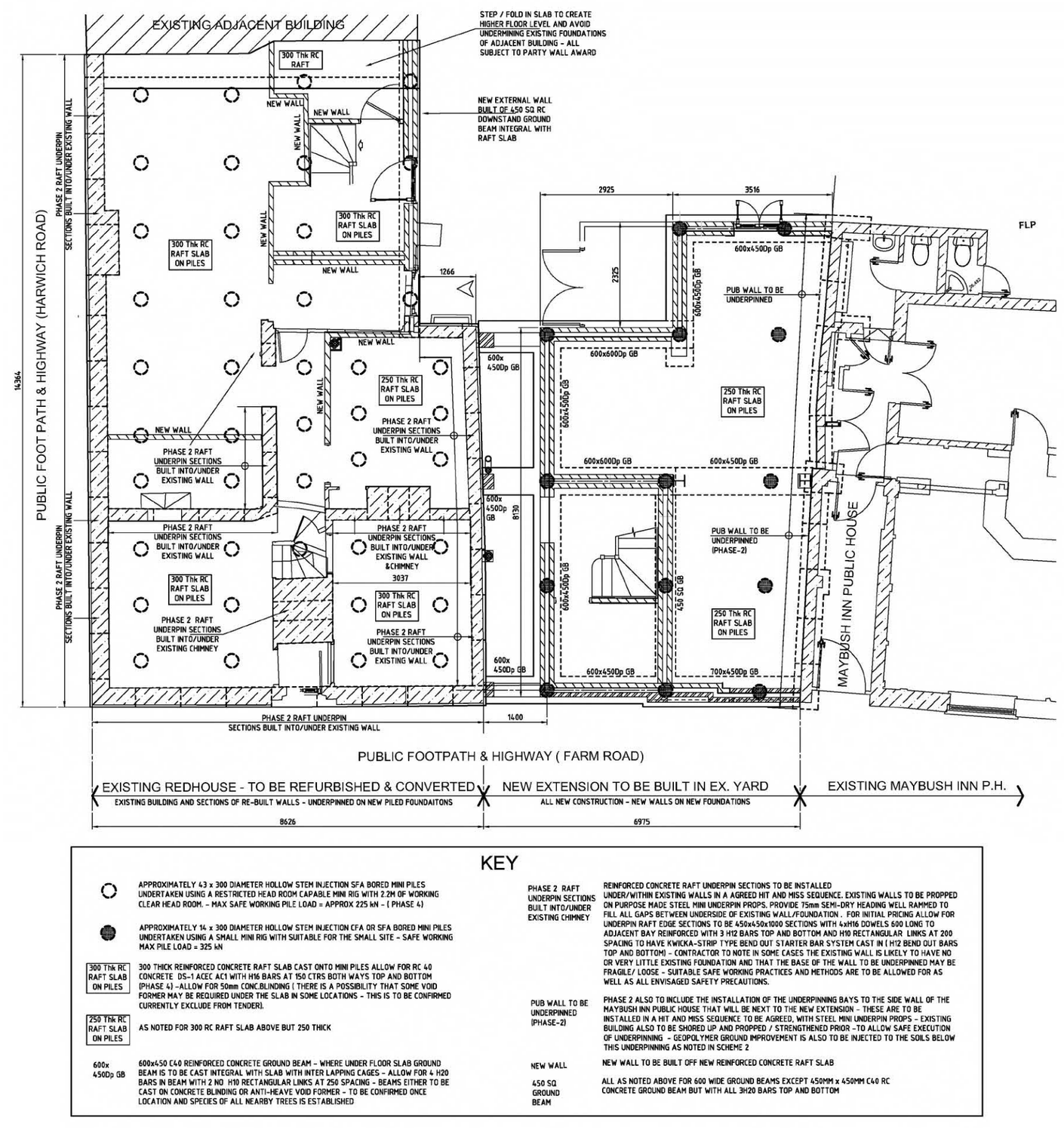
An additional investigation was carried out in January 2024 to assess the current structural condition of the Red House and the viability of any potential refurbishment.

The report highlighted the very poor structural condition of the house, presenting numerous wall cracks, deteriorated timber, weakening of the poorly bonded brickwork, collapse of the chimney, and ingress.

Although the report acknowledges the possibility '*to cater for the myriad structural defects on a case-by-case basis*', given the very poor condition of the building, such an approach would be difficult to undertake and dangerous in terms of safety, making a potential refurbishment impracticable. Furthermore, any strengthening works would require underpinning which could cause instability to adjacent buildings, '*likely to have little or no foundations*'.

Additionally, although acknowledged in the report, the refurbishment would only be possible in parts of the building that are structurally salvageable. Thus, even when retained, existing facades will have to be '*largely replaced due to the poor condition of the masonry*'.

Based on these findings, the report recommends that '*from a structural engineering point of view, a re-build scheme is likely to be a far better option; it will involve considerably less structure, temporary works, and risk*'.



KEY

○	APPROXIMATELY 43 x 300 DIAMETER HOLLOW STEM INJECTION SFA BORED MINI PILES UNDERTAKEN USING A RESTRICTED HEAD ROOM CAPABLE MINI RIG WITH 2.2M OF WORKING CLEAR HEAD ROOM. - MAX SAFE WORKING PILE LOAD = APPROX 225 kN - (PHASE 4)
●	APPROXIMATELY 14 x 300 DIAMETER HOLLOW STEM INJECTION CFA OR SFA BORED MINI PILES UNDERTAKEN USING A SMALL MINI RIG WITH SUITABLE FOR THE SMALL SITE - SAFE WORKING MAX PILE LOAD = 325 kN
300 Thk RC RAFT SLAB ON PILES	300 THICK REINFORCED CONCRETE RAFT SLAB CAST ONTO MINI PILES ALLOW FOR RC 40 CONCRETE DS-1 ACEC AC1 WITH H16 BARS AT 150 CTRS BOTH WAYS TOP AND BOTTOM (PHASE 4) -ALLOW FOR 50mm CONC.BLINDING (THERE IS A POSSIBILITY THAT SOME VOID FORMER MAY BE REQUIRED UNDER THE SLAB IN SOME LOCATIONS - THIS IS TO BE CONFIRMED CURRENTLY EXCLUDE FROM TENDER).
250 Thk RC RAFT SLAB ON PILES	AS NOTED FOR 300 RC RAFT SLAB ABOVE BUT 250 THICK
600x 450Dp GB	600x450 C40 REINFORCED CONCRETE GROUND BEAM - WHERE UNDER FLOOR SLAB GROUND BEAM IS TO BE CAST INTEGRAL WITH SLAB WITH INTER LAPPING CAGES - ALLOW FOR 4 H20 BARS IN BEAM WITH 2 NO H10 RECTANGULAR LINKS AT 250 SPACING - BEAMS EITHER TO BE CAST ON CONCRETE BLINDING OR ANTI-HEAVE VOID FORMER - TO BE CONFIRMED ONCE LOCATION AND SPECIES OF ALL NEARBY TREES IS ESTABLISHED
PHASE 2 RAFT UNDERPIN SECTIONS BUILT INTO/UNDER EXISTING CHIMNEY	REINFORCED CONCRETE RAFT UNDERPIN SECTIONS TO BE INSTALLED UNDER/WITHIN EXISTING WALLS IN A AGREED HIT AND MISS SEQUENCE. EXISTING WALLS TO BE PROPPED ON PURPOSE MADE STEEL MINI UNDERPIN PROPS. PROVIDE 75mm SEMI-DRY HEADING WELL RAMMED TO FILL ALL GAPS BETWEEN UNDERSIDE OF EXISTING WALL/FOUNDATION . FOR INITIAL PRICING ALLOW FOR UNDERPIN RAFT EDGE SECTIONS TO BE 450x450x1000 SECTIONS WITH 4xH16 DOWELS 600 LONG TO ADJACENT BAY REINFORCED WITH 3 H12 BARS TOP AND BOTTOM AND H10 RECTANGULAR LINKS AT 200 SPACING TO HAVE KWICKA-STRIP TYPE BEND OUT STARTER BAR SYSTEM CAST IN (H12 BEND OUT BARS TOP AND BOTTOM) - CONTRACTOR TO NOTE IN SOME CASES THE EXISTING WALL IS LIKELY TO HAVE NO OR VERY LITTLE EXISTING FOUNDATION AND THAT THE BASE OF THE WALL TO BE UNDERPINNED MAY BE FRAGILE/ LOOSE - SUITABLE SAFE WORKING PRACTICES AND METHODS ARE TO BE ALLOWED FOR AS WELL AS ALL ENVISAGED SAFETY PRECAUTIONS.
PUB WALL TO BE UNDERPINNED (PHASE-2)	PHASE 2 ALSO TO INCLUDE THE INSTALLATION OF THE UNDERPINNING BAYS TO THE SIDE WALL OF THE MAYBUSH INN PUBLIC HOUSE THAT WILL BE NEXT TO THE NEW EXTENSION - THESE ARE TO BE INSTALLED IN A HIT AND MISS SEQUENCE TO BE AGREED, WITH STEEL MINI UNDERPIN PROPS - EXISTING BUILDING ALSO TO BE SHORED UP AND PROPPED / STRENGTHENED PRIOR -TO ALLOW SAFE EXECUTION OF UNDERPINNING - GEOPOLYMER GROUND IMPROVEMENT IS ALSO TO BE INJECTED TO THE SOILS BELOW THIS UNDERPINNING AS NOTED IN SCHEME 2
NEW WALL	NEW WALL TO BE BUILT OFF NEW REINFORCED CONCRETE RAFT SLAB
450 SQ GROUND BEAM	ALL AS NOTED ABOVE FOR 600 WIDE GROUND BEAMS EXCEPT 450MM x 450MM C40 RC CONCRETE GROUND BEAM BUT WITH ALL 3H20 BARS TOP AND BOTTOM

Structural Engineering Reports

Structural Engineering surveys investigated different construction approaches related to existing site conditions. Such investigations concluded that:

Ground beneath the building is poor until around depth of 2.2m and the ground water has been found to be present shallower.

The soil conditions on site are such that excavation sides will need to be supported - deep traditional underpinning has been deemed unsuitable as this is likely to be difficult to install due to the ground conditions and high risk to safety and to the building.

Scheme 1 – Piled Underpinning

This scheme uses a piled raft slab foundation to underpin the existing building. The new build extension will also be supported on shall piled raft and ground beams.

The end walls to the Maybush Inn are very shallow and found in made ground - these will need to be underpinned using traditional underpinning dug and cast in bays in a hit and miss sequence to prevent them from being undermined by the new extension foundations - this traditions underpinning will also require geo-polymer ground improvement to be installed below as per scheme 2.

Cost: £290,000 + VAT

Fig 18. Concept Scheme 1 – Piled Underpinning

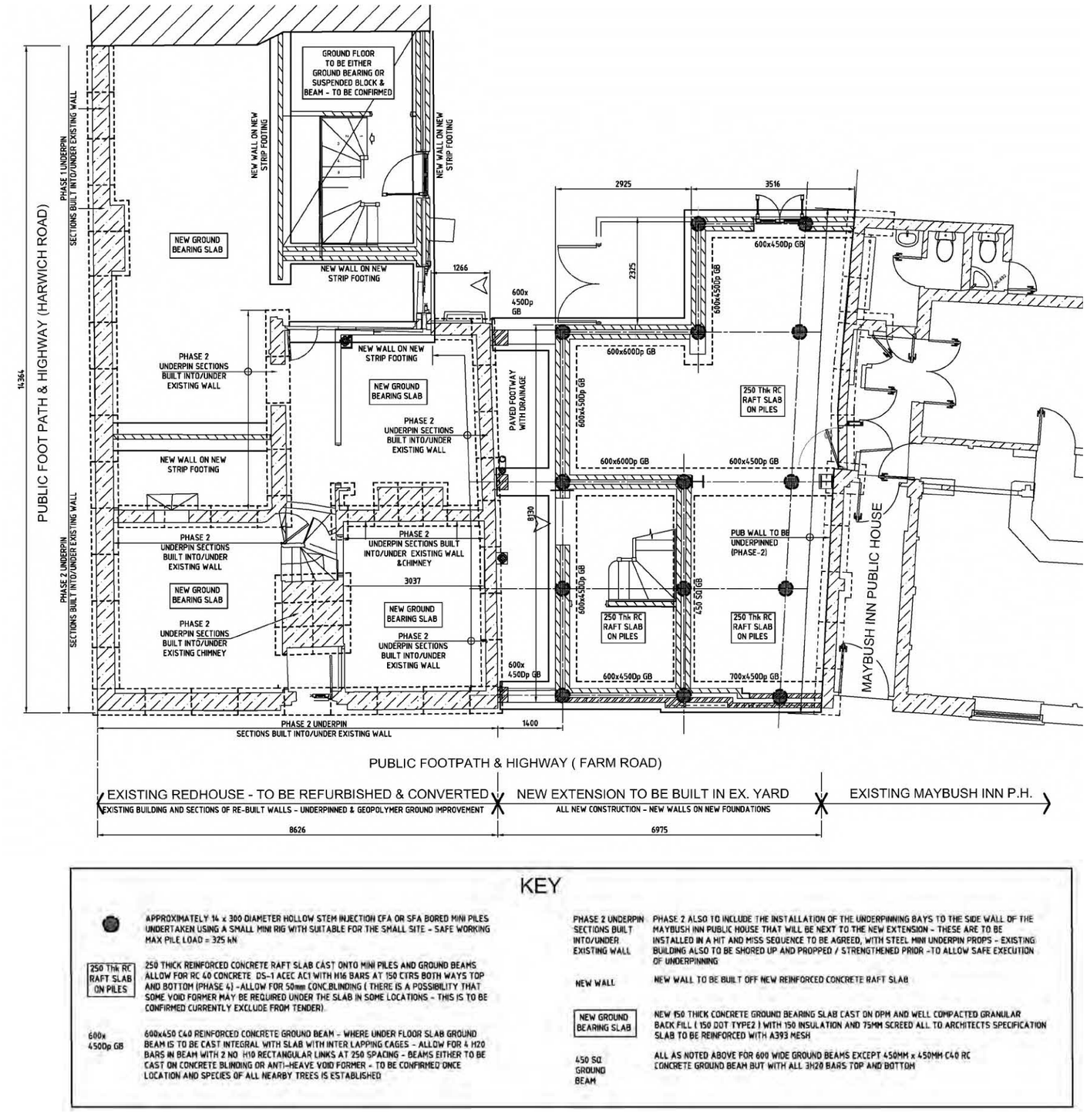


Fig 19. Concept Scheme 2 – Existing building on traditional underpinning and geo-polymer ground improvement

Scheme 2 – Existing building on traditional underpinning and geo-polymer ground improvement

This scheme uses shallow underpinning to extend the depth of the foundations where they are insufficient or where they would be at risk of being undermined by the new works or any future works in the highway.

The ground beneath this underpinning is then to be improved using a injected geo-polymer system designed and installed by specialists to strengthen the ground beneath the underpining such that it is capable of supporting the building without undue settlement the new build extension will be supported on shall piled raft and ground beams.

Cost: £237,000 + VAT

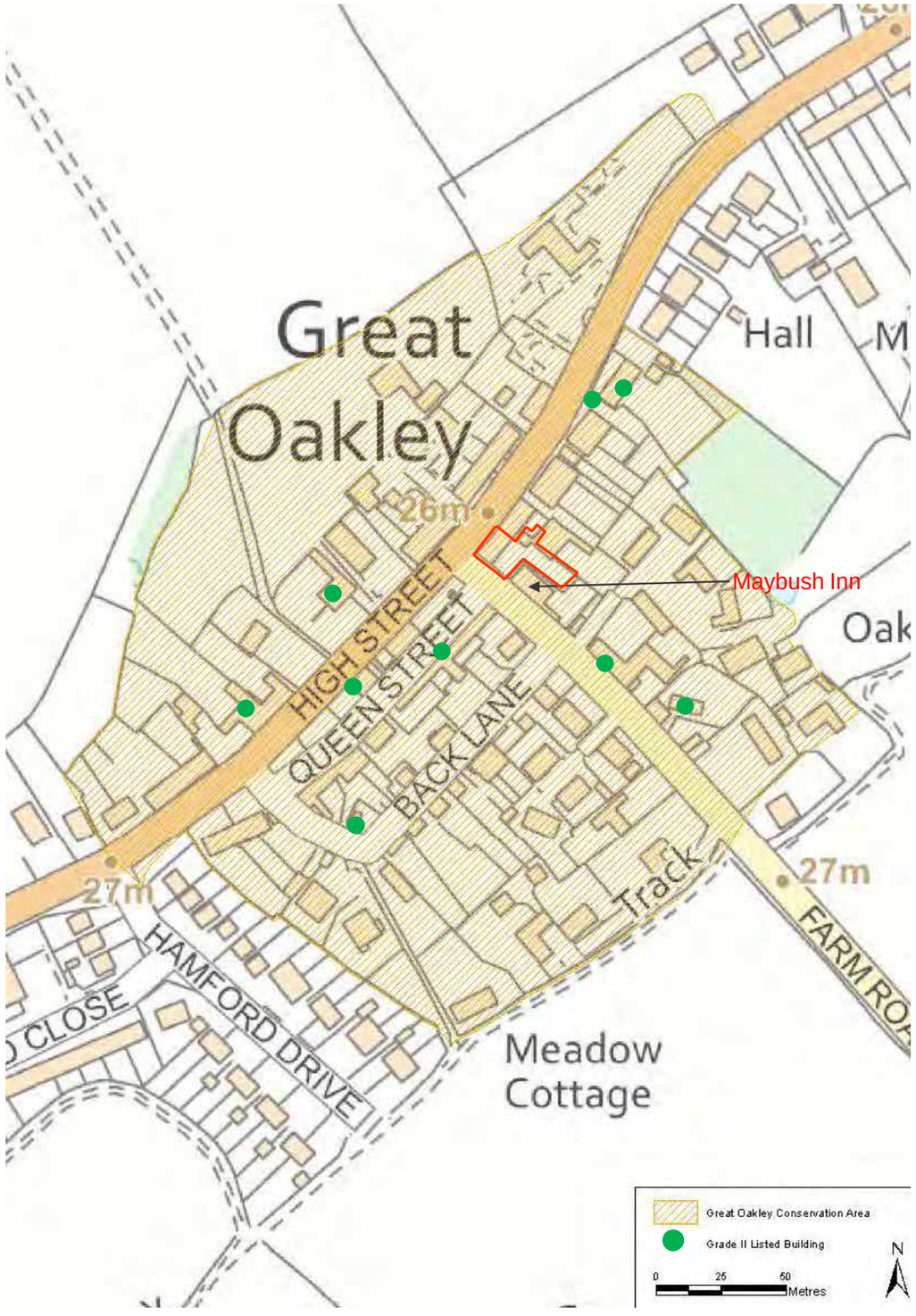


Fig 20. Map of Designated Heritage Assets

Heritage Statement

The site forms part of Great Oakley's conservation area. As a non-designated heritage asset, the Red House is of low significance. It is acknowledged that the Red House has made a considerable contribution to the streetscape due to its location on the corner of Farm Road. However, due to its current deteriorated condition, its significance has been considerably reduced.

Sitting adjacent to the Red House, the Maybush Inn, also a non-designated asset, '*derives its significance from its age and architectural character, plus the social values and contributions to the area typically associated with public houses*'.

As shown in the Heritage Report, case law '*regarding demolition/redevelopment of non-designated heritage assets which make a positive contribution to conservation areas has been found to be acceptable where the replacement buildings are also deemed to make a positive contribution to the character and appearance of the area.*'

It is also stated in the NPPF Paragraph 139 that '*significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings*'.

Thus, considering the very poor structural condition that the Red House is currently showing, the best approach to minimise any impact on the character and appearance of the conservation area while providing a safe building to be used by the community would consist of a like-for-like replacement building.

Not only will this approach provide a significant public benefit, but it will also promote the aforementioned standards of sustainability resulting from potential improvements to the overall carbon footprint of the new built.

Summary of structural and financial considerations

As the building fabric is deteriorating at an alarming rate and the cost of refurbishment proves that the building is beyond economic repair, such approach becomes unviable.

Consequently, the demolition and reconstruction of the Red House proves to be the safest and most viable option.

Additionally, the new build will be sympathetic to the historical significance of existing house and will aim to reproduce its character in the greatest detail.

The Red House Pre-Application response

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Fig 21. Proposed Pre-Application site plan and elevations

Conclusion

The application site falls within the Settlement Development Boundary for Great Oakley and there is also an extant planning permission in place for similar works; therefore, the principle of the residential development is acceptable. Furthermore, the enhanced community facilities are in accordance with Policy HP2 and is supported.

ECC Place Services (Heritage) have confirmed that they do not raise an objection to the proposed like-for-like replacement of the building subject to receipt of full details, and Officers do not consider there to be harm to neighbouring amenities. While ECC Highways have previously objected to the lack of any parking provision, Officers previously weighed this harm up against the wider benefits of the scheme and concluded the benefits outweighed this level of harm.

Taking the above into consideration, it is likely that in the event of a future planning application being submitted that it could be supported.

Please note that this letter is not binding on the Council. Any final decision on a planning application will rest with authorised officers under the Council's delegation scheme or elected members on the Planning Committee. However, if an application is received within 12 months of this letter and there has been no material change in planning policy or site-specific circumstances then the advice in the letter is unlikely to change.

Fig 22. Pre-Application response (Extract)
23/30173/PREAPP

Pre-Application response
Ref. No. 23/30173/PREAPP

A pre-application advice request was submitted to the Tendring District Council on 05/09/2023, which detailed the financial, structural, and historic implications of the demolish and re-build approach.

The response received on 2/10/2023 (Fig. 22) outlines the potential support for this approach, with ECC Place Services (Heritage) confirming their support for a proposed like-for-like replacement of the Red House.

The Red House Proposal

06

Fig 23. Proposed Site Layout

Proposed Site Layout

The scheme aims to recreate the existing layout of the Red House as well as an extension infill to Maybush Inn as shown in Fig. 23.

Additionally, the scheme aims to create open green space at the back of the buildings to be used as community space.

The proposed flat roof, although different than the current roof design, is meant to achieve the minimum head heights at first floor of the Red House while. As shown in the next chapter, this approach does not affect the elevations, maintaining the same aspect as the existing Red House.

Fig 24. View 01

Fig 25. View 02

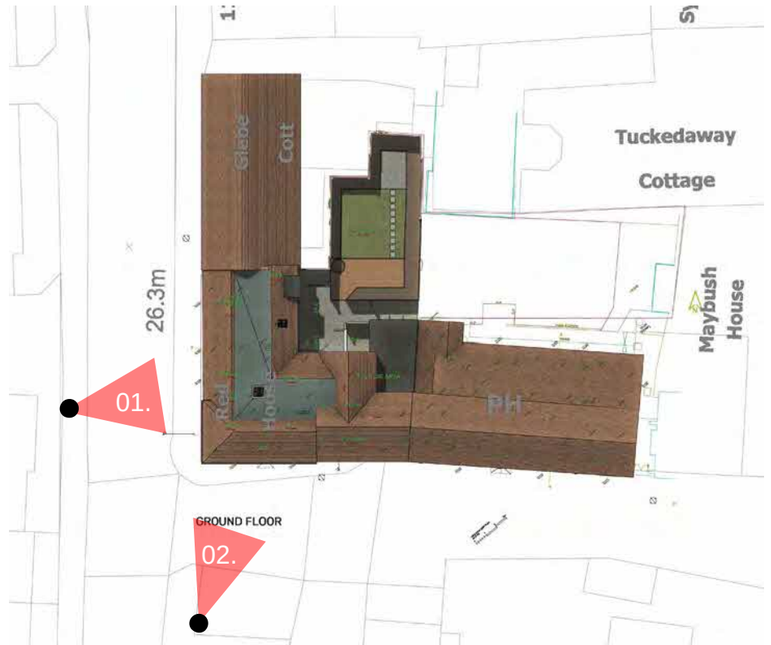
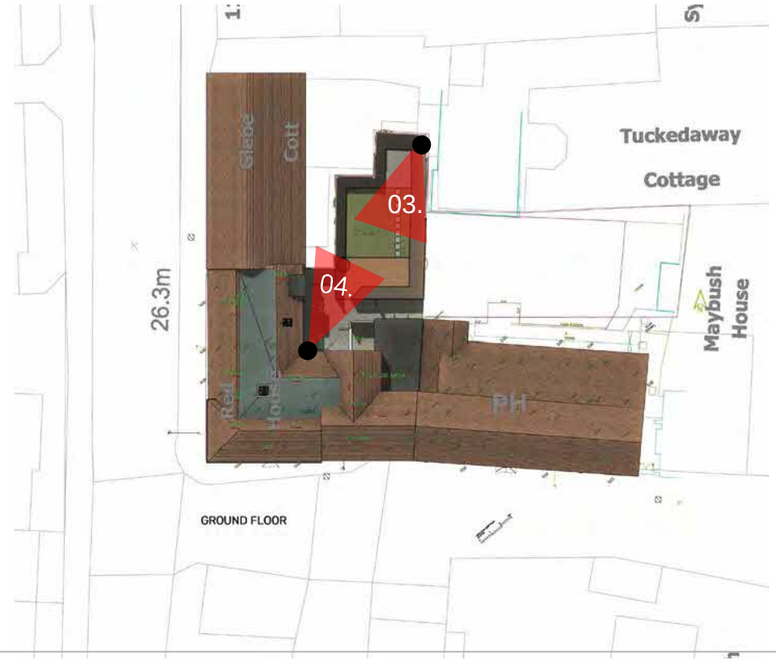


Fig 26. View 03

Fig 27. View 04



The Red House
Unit Layout

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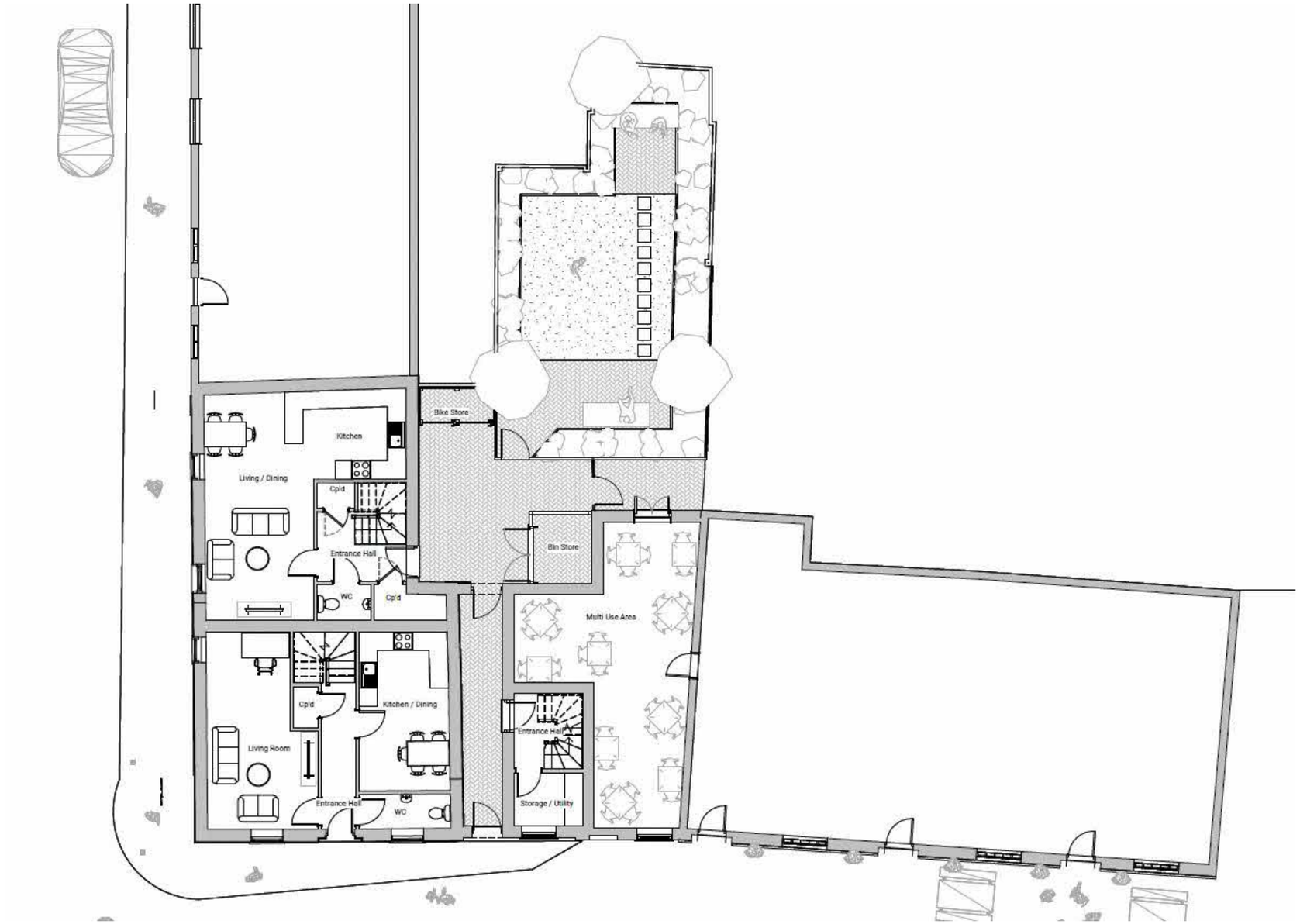
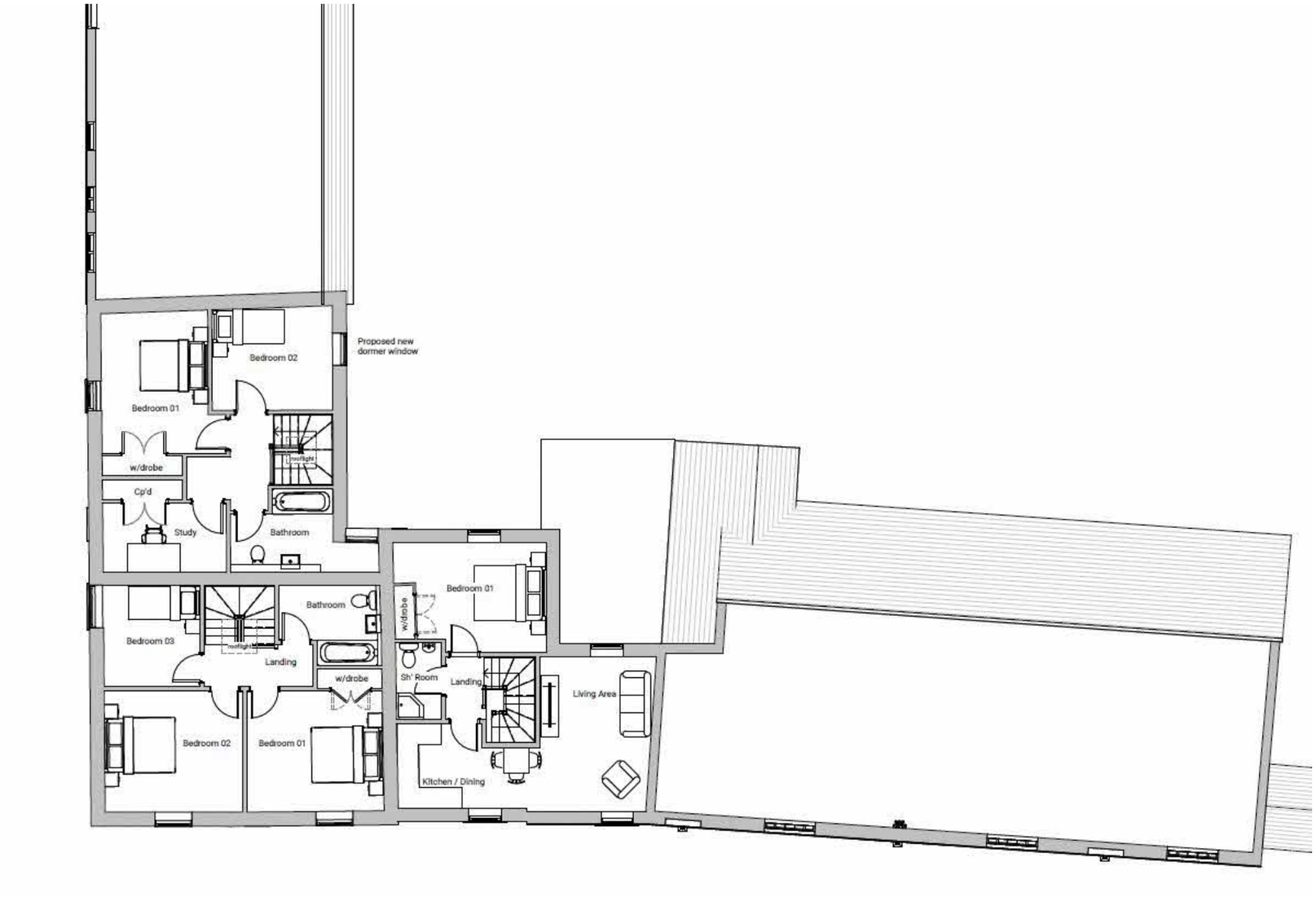


Ground Floor Plan

The ground floor plan shows the provision of the living space and kitchen area of the two 2-bedroom houses and a multi-use space area provided by the infill extension between The Red House and Maybush Inn.

Access through the back garden is provided through the main gate which can be accessed from the main street.

Fig 28. Proposed Ground Floor Plan



First Floor Plan

The first floor features the bedrooms and study area of each house, together with bathrooms and storage space. Moreover, the infill extension comprises one additional 1-bedroom flat on the first floor.

Fig 29. Proposed First Floor Plan

Clay tiles to match existing appearance

Brick layering details

Plinth to recreate similar appearance of the main facade

Render – to match external finish of the Red House

Window sills

Fig 30. Front Elevation

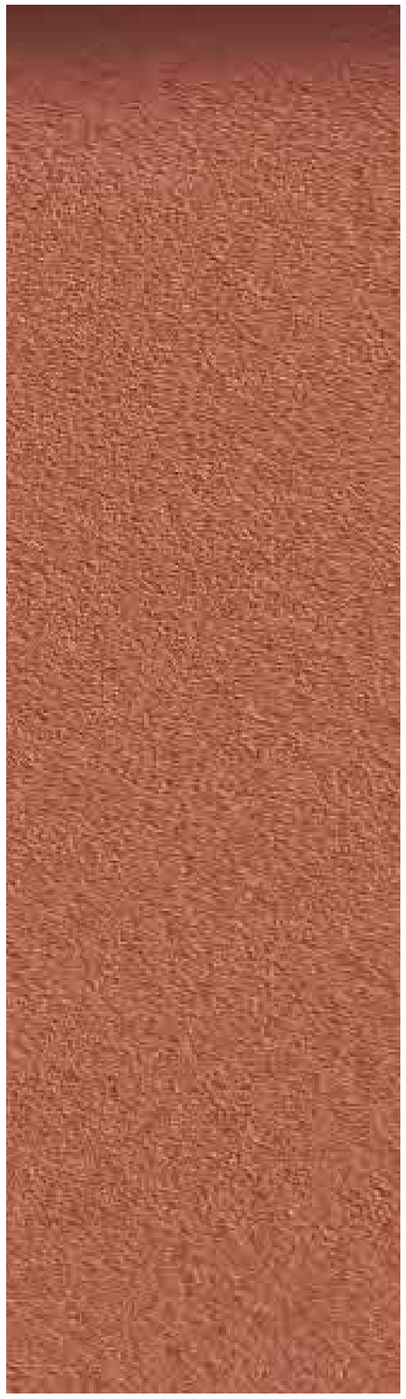
Appearance

The proposal aims to replicate the appearance of the Red House by using the same material palette and architectural details as shown in Fig. 22

Fig 31. Rear Elevation

Fig 32. Side Elevation

Fig 33. Side Elevation 2



Render to match existing colour

Red Bricks

Clay Tiles

White Window Frames

Fig 34. Materials

Materials

The majority of buildings within the Conservation Area are timber-framed and rendered, but there are also examples of red brick construction, such as the former Wesleyan Methodist Church or Mill House Cottages on the High Street, and weatherboarding, such as Grade II listed Florence Cottage on Back Lane.

The materials chosen for the proposal at Red House aim to reproduce the existing materiality on site. This includes the use of render and red bricks, clay tiles and white window frames as shown in Fig. 26.

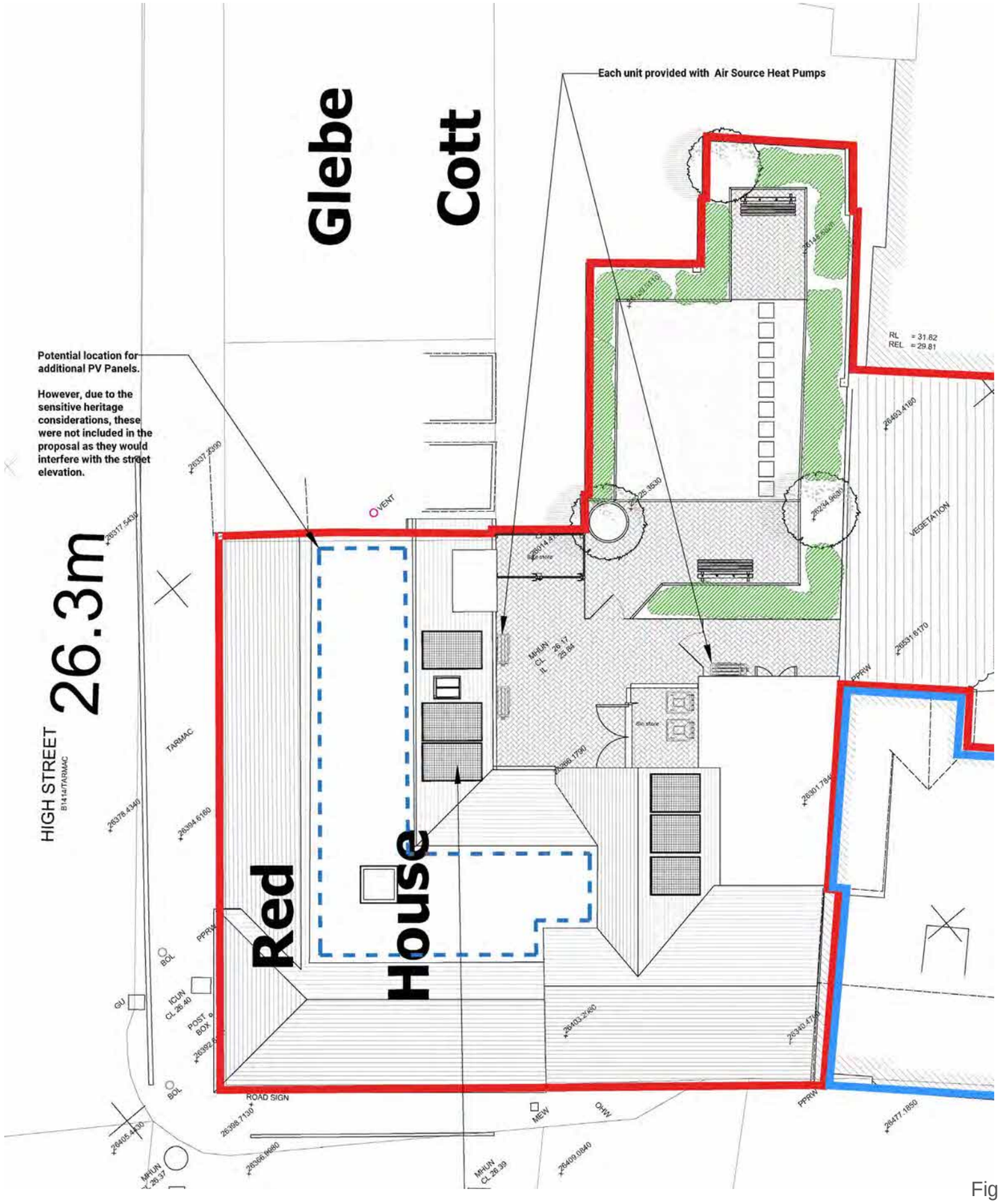


Fig 35. Renewable Energy Generation Plan

Sustainability Strategy

The proposed new build will meet high levels of energy efficiency through the use of materials that achieve current standards required by the building regulations. The design includes the use of natural lighting, which reduces the cost of artificial lighting with the development.

The Applicant is looking to install low-carbon technologies such as PV panelling, air source heat pumps, etc., to support a fabric-first approach to make the property as energy-efficient as possible.

This approach is to create a more energy-efficient and carbon-reduced scheme.

Due to the sensitive heritage considerations of the project (given its location in the conservation area and as a locally listed building), the location of the solar panels was carefully considered so that they did not interfere with the building's appearance from the main street.

However, there is potential for additional solar panels if using the flat roof.

The Red House Conclusion

08

Fig 36. Artist’s Impression

Conclusion

The preceding proposal for the site at Red House, High Street, Great Oakley aims to promote a high-quality, safe and fiinancially viable scheme sympathetic to the historical significance of the site to help meet the needs of our client.

This has been a process focused on sensitivity to the surroundings and subtly giving the proposals a strong sense of place, with the overall aim of enhancing the local area and built environment.

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