22003 | Barngate /Barngate, Boot Lane, Dinton

Design and Access Statement

1.0 Introduction

This Design and Access Statement accompanies an application submitted to Buckinghamshire Council – Aylesbury Area for ***Householder Planning Consent***, for the re-arrangement of the internal layout at ground floor and roof modifications with correspondent changes to the elevations at Barngate, Boot Lane, Dinton, HP17 8UJ

2.0 The Site and Surrounding Area

Dinton is a village in Buckinghamshire, in the south of the district of Aylesbury Vale on the ancient turnpike leading from Aylesbury to Thame. It is within the civil parish of Dinton with Ford and Upton. Barngate is located to the south-eastern edge of Dinton.

Boot Lane connects few single storey and two-storey residences, which are very varied with gable frontages and pitched roof frontages. Some of them have a single storey garage block next to the house. Most houses in the area are built of brickwork, render, stone, timber cladding and clay tiles.

The access to Barngate is through Boot Lane and the closest buildings are The Cottage to the southeast and Crispins Corner (Stocks) to the north-west, both bungalows which have been largely extended and rebuilt respectively during the past.

Barngate, with its render and dark clay tiles, is situated on the eastern side of Boot Lane, set in the open countryside.

The property benefits from having off-street parking and a large garden to the rear and front. The garden boundaries are covered by bushes, and the boundaries are demarked by timber fencing and high walls.

The site does not lie within a conservation area or green belt and there are no areas of nature, archaeology, or areas of biodiversity interest within the site.

3.0 Planning History

There are several planning applications recorded for the site on the Buckinghamshire Council – Aylesbury Area website.

- 78/00382/AV_ Proposed Bay window. Approved, March 1978.
- 00/02533/APP_ Single storey extension and erection of replacement garage/carport. Approved, November 2000.
- 06/00028/APP_ Single storey rear extension - Approved, February 2006.
- 15/02878/APP_ Erection of replacement building to provide new stables, tack room and hay barn. Approved, October 2015.
- 15/A2878/DIS_ Submission of details pursuant to Condition 3. Discharge - Satisfies Requirements.
- 17/04579/APP | Construction of an equestrian manege. Approved, February 2018.
- 17/A4579/NON | Non-Material Amendment sought on planning permission 17/04579APP relating to raise proposed finished level by 600mm. Refused, June 2018.
- 18/03043/APP | Construction of an equestrian manege amendment to 17/04579/APP. Approved, October 2018.

- 19/01126/APP | Construction of a wooden summerhouse in garden. Approved, July 2019.
- 23/00455/APP| Householder application for erection of part single and part two storey side extension and roof modifications with correspondent changes to the elevations. Approved, Mar 2023.

4.0 The Proposals

The principle aims of the design are:

- Improve the existing ground floor layout to be suitable for the needs of a modern-day family.
- Minimise the impact on the neighbouring home and surrounding environment.
- Integrate the proposed extension without losing the character of the building.

There will be no change of use from the current residential use, and no alterations are proposed to the boundary walls and fences, except where the works are proposed.
The number of bedrooms in the house will not be increased.
The proposed works include some roof modifications, without increasing the existing ridge level.
The proposed layout will allow to get a separate living room at the ground floor with a good connection to the garden. The garage will be retained. A good size utility and an office will be also located at the ground floor.
Changes are proposed on the fenestrations to reflect the proposed internal layout and the location of them has been considered during the design process to maximise natural light and ventilation and to avoid any impact on overlooking on the amenity of the neighbouring properties. The design improves the use of natural light and forms links to the outside.
The buildings will be also naturally ventilated with openable windows and trickle ventilation.
There will be no impact in terms of sun and light on any neighbour's garden due to the distance between the two buildings and their orientation. There will be no overlooking on the adjacent properties.

5.0 Materials & Appearance

Whitish render is proposed on the elevations to give a cohesive whole with the addition of some contemporary elements in timber.
Proposed roof finish for the new gables, existing house and garage is grey slate, with the addition of some rooflights as indicated in the drawings.
The proposed windows will be aluminium window. Aluminium will be also the front door and all the folding- sliding doors.

6.0 Landscaping

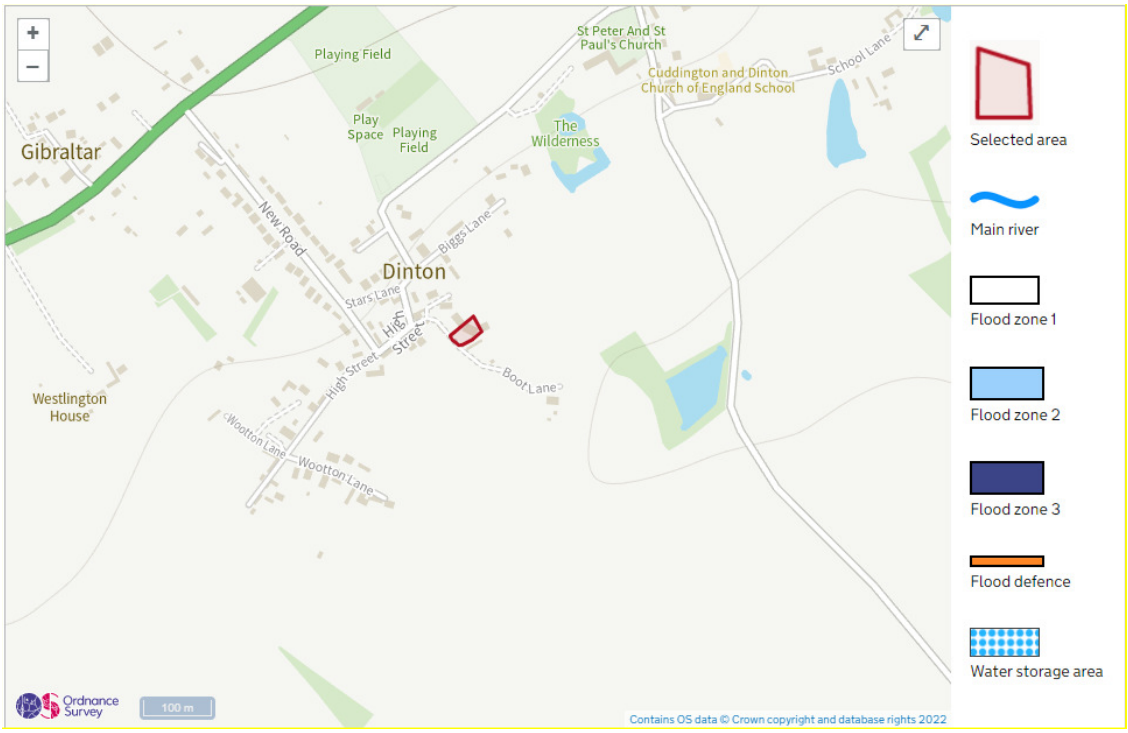
The existing landscaping will be unaffected.

7.0 Car Parking & Access

The existing garage will be retained (same location and size), hence there will be no change to the current parking arrangements.
There will be no alteration to site access and escape for vehicles or people.

8.0 Flood Risk Assessment

The extract taken from the Environmental Agency flooding for planning confirms that the proposed works do not lie within the area at risk from flooding and this can be confirmed via their website. Map from environment agency website.



9.0 Conclusion

This document, which is not a standalone document and must be read with the plans which constitute the principal information, explains how the proposed roof modifications will improve the internal layout, without increasing the existing ridge level.

The architectural appearance will be in keeping within the area, and the proposed alterations will be introduced in a sympathetic and cohesive manner. The north-east/south-east elevations will help to improve the aesthetic of the building and have a better connection to the garden. The internal layout has been rearranged to maximise the solar gain in a highly sustainable manner. Better daylighting will also reduce energy consumption and carbon emissions.

There will be no impact on neighbour's properties.

In conclusion the proposed works complement the form, style and materials of the more traditional buildings found in the area with some more contemporary additions.

The proposal will make a positive contribution to the character, appearance and local distinctiveness of the place, creating a sense of place and landmark, due to its high-quality design, its appropriate scale and articulated massing, the use of natural materials and the clever blend of traditional and contemporary design features.

The development will add significant visual interest to the area, and it will not damage in any way the amenity of neighbours or street safety. The proposal fits comfortably on the site.

Appendix A

Existing Site Photographs

LYNN PALMER
ARCHITECTS LTD

109 High Street, Thame, OX9 3DZ Tel: 01844 318501