

goldbyarchitects

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DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT
Site address: Chestnut House, Ham Lane, Aston, Bampton, Oxfordshire, OX18 2DE
List Description: <i>Address not listed on the heritage register (or graded), but the house is situated in the Aston Conservation Area.</i>
Proposed Development or Works: <i>Refurbishment and extension of existing circa 1970's house to include a new timber frame garage, single level addition to the rear housing a new kitchen, dining and living space, internal reconfigurations and refurbishment as well as a new bedroom addition to the upper level. External works include rendering the existing stone finish and replacement windows and doors throughout.</i>
Consultation: <i>No consultation has occurred.</i>
DESIGN COMPONENTS
Layout: <i>The proposed layout was formed by current site constraints including site boundaries, orientation and entry & access points. The proposed garage is located to minimise impact from the street and neighbours and utilise the existing driveway location. There are established large trees which minimise visibility of the garage from Ham Lane, and the garage is located on an existing driveway area. The single storey addition to the rear follows the existing orientation of the building and maintains the side setbacks to the north and south to respect neighbouring properties. The existing layout consisted of a series of small, individual rooms, not conducive to modern family living. The interior has been substantially opened up and replanned to improve visibility, flow, daylight and views to the rear, whilst considering impact to neighbouring properties and surrounding context.</i>
Scale: <i>The scale is consistent with the proportions of the existing building. The ground floor addition is a similar rectangular form, clearly separate from the retained portion of the dwelling via the use of internal courtyards. This defines a clear boundary between the new and old. It also follows a similar width to the existing house and aligns with the side boundaries to minimise impact to neighbouring properties. The bedroom addition to the upper level aligns with the existing first floor footprint and is designed to blend in with the existing roofline and form. By re-rendering the exterior and replacing the windows to match throughout, the design intent is for the house to feel like a cohesive design, and not just an obvious add-on, uplifting the appearance of the existing building and being more sympathetic to the conservation area.</i>
Appearance: <i>The painted render exterior to the street facing elevation is consistent and complimentary to surrounding properties adjacent to and close by to the site which predominantly consist of stone, render and timber cladding. Traditional window detailing has been proposed to the replacement windows, making the house appear more cottage-like in appearance. A timber-framed garage and front door also adds a traditional touch to the frontage, in-keeping with the surrounding properties and materiality. Timber cladding is also proposed to the ground floor rear addition, contrasting against the retained portion of the existing house, whilst sympathetic to surrounding neighbours and countryside beyond.</i>

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HISTORIC BUILDING CONSERVATION ISSUES
<i>The building itself is not a listed building but sits within the Aston Conservation Area.</i>
Historic and special architectural importance of the building: <i>Whilst the building is not listed, it does sit within the Aston Conservation Area, therefore careful consideration has been given to the additions and renovations of the proposed works. As mentioned above, this includes materiality, sympathetic detailing (particularly to the front elevation), and ensuring the additions are cohesive and complimentary to surrounding buildings.</i>
Setting: <i>Chestnut House sits within a leafy setting (off Ham Lane), adjacent to a small contemporary development in Wheelwright Court. The surrounding properties are of similar style and materiality to Chestnut House consisting mainly of stone, render and timber cladding. Chestnut House is a substantial detached dwelling with a wide frontage, driveway and open fields to the rear. It is heavily screened to the front by existing shrubs and trees on the site (and to adjacent sites). It has limited visibility from the street.</i>
ACCESS COMPONENTS
<i>No changes are proposed in terms of access to the house due to retention of the existing dwelling, although improvements have been made internally in terms of opening up the layout, flow and liveability, as well as parking provisions.</i>
Technical advice - <i>No.</i>
Degree of access Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? <i>Yes</i>
Future access requirements Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details. <i>Yes. Due to improvements to the internal layout including an open-plan kitchen / living area, future adaptation would easily be possible. The converted garage (playroom) could also be used as a downstairs bedroom, serviced by the enlarged downstairs WC. This is also large enough to convert to a small wet room if required in the future.</i>
Emergency access Is there sufficient access for the emergency services ? <i>Yes</i>